

Chapter 2

Regional Analysis

Introduction

The adopted plans of surrounding communities and St. Clair County may directly impact the future development of Kimball Township. Therefore, it is important to recognize such plans and to evaluate their importance to the development of the Kimball Township Master Plan.

Kimball Township is located in the east central portion of St. Clair County. The Township is bordered by Clyde Township to the north, Port Huron Township to the east and the City of Marysville to the southeast, St. Clair Township to the south, and Wales Township to the west (see Exhibit A).

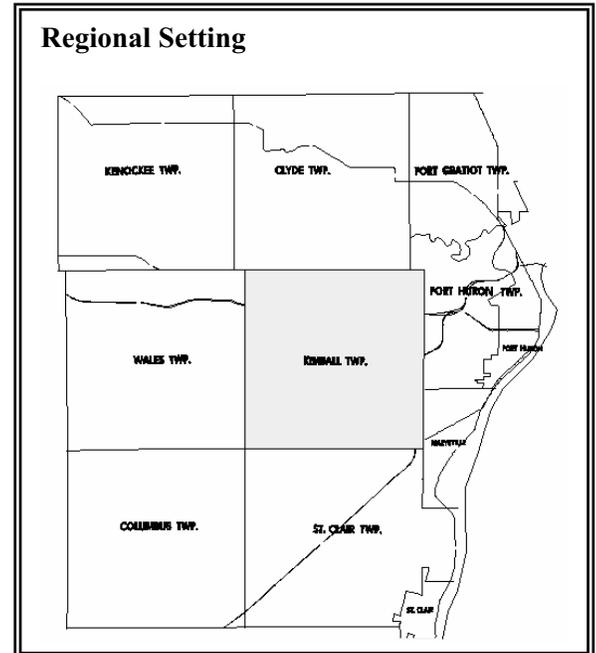
St. Clair County

The St. Clair County Comprehensive Master Plan was completed in 2000, after a three year development process. The Plan was prepared under the auspices of the St. Clair County Metropolitan Planning Commission. The Plan was based on four principal themes expressed by County residents that include: managing growth; protecting and preserving water quality; improving quality of life; and creating a sustainable countywide community.

A series of future land use alternatives were developed for consideration. The preferred Future Land Use alternative was selected because it best met the goals and objectives of the County and its citizens. Within Kimball Township, the Future Land Use Plan recognizes the sensitive environment surrounding the Pine River and offers a higher level of protection through recommending that development be controlled and special design requirements such as buffers and setbacks be implemented. Outside these protection areas, the western half of the Township is generally planned to support rural residential and agricultural uses. Urban development is generally directed to land east of Wadhams Road. Three commercial centers are designated within or near Kimball Township: one near the I-94 and Range Road interchange, the second at the intersection of Wadhams Road and Lapeer Road, and the third located east of Range Road near Gratiot Road.

Clyde Township

The Clyde Township Planning Commission adopted a Master Plan at a public hearing on June 29, 2004. Along the Township's southern boundary, the Township is generally planning for varying densities of single-family residential to develop east of Abbottsford Road. Lands located adjacent to the Black River are planned for Conservation/Open Space uses. Parcels north of Lapeer Road, east of McLain Road, are planned for a mix of commercial and light industrial uses. The density of development generally decreases west of McLain Road. Lands in these areas are planned to support low density residential uses and agricultural uses.



Port Huron Township

The Charter Township of Port Huron Planning Commission adopted a Comprehensive Development Plan in October 1996. The following text describes the planned land uses in the portion of the Township that borders Kimball Township. The source of this information is the Southeast Michigan Council of Governments (SEMCOG) composite Future Land Use map, which was derived from municipal master plans collected through 2001.

The composite Future Land Use map shows that properties along the Lapeer Road corridor are planned for commercial purposes. Medium density residential is planned to occur to the north of the Lapeer Road commercial corridor, south of West Water Street. Land south of Lapeer Road, north of I-69, is designated for low-density residential purposes. South of the I-69 expressway, property is planned for medium density residential purposes, followed by land planned for heavy industry on both sides of Griswold Road. Land surrounding the Range Road interchange with I-94 is planned for commercial development. This commercial designation continues south for properties fronting Range Road up to Ravenswood Road.

As Range Road forms the border between Kimball Township and Port Huron Township, the future land use recommendations of the Range Road Corridor Plan (described below) are also relevant.

City of Marysville

The City of Marysville Planning Commission adopted a Master Plan of Future Land Use in September of 2000. A discussion of the planned land uses in the portion of the City that borders Kimball Township is provided below. This information was obtained through the SEMCOG composite Future Land Use map, which was derived from municipal master plans collected through 2001.

The City of Marysville has designated properties in the vicinity of the Range Road/Gratiot Road/I-94 intersection for commercial uses. Continuing north along Range Road up to Ravenswood Road, properties are planned for medium density and low density residential uses.

Range Road also forms the border between Kimball Township and the City of Marysville. Therefore, the future land use recommendations of the Range Road Corridor Plan (described below) are relevant.

St. Clair Township

St. Clair Township adopted a Master Plan on February 1, 1994. The Future Land Use Map designates properties south of Yager Road for varying densities of residential and industrial purposes. A significant tract of industrially planned land lies along both sides of Gratiot Road (U.S. 25). This planned industrial area is encompassed by planned Low-Medium Density Single-Family Residential development. The recommended development density for this classification is one unit per 1-1/4 acres. An Open Space/Conservation designation follows the Pine River watercourse. To the west of the Pine River, east of Richman Road, is land planned for Low Density Single-Family Residential. This category of land use is intended to provide open area for orderly residential growth, continued agricultural use, and residential activities of a semi-rural character in areas that are presently without public water and sewage facilities, and are likely to remain without such services for an extended period of time. West of Richman Road, in Township Section 6, land is planned for Low-Medium Density Single-Family Residential development.

The Township is currently working on an update to their Master Plan. The update is scheduled to be completed in 2006. According to Township representatives, the overall planning goals for the northern portion of the Township (along the border with Kimball) are expected to remain similar to those laid out in the 1994 Master Plan.

Wales Township

Wales Township adopted its 2001-2020 Land Use Plan on March 19, 2001. The Township, which borders Kimball on its western edge, has three types of land uses planned for this area. The northern edge is planned as single-family residential and open space (adjacent to Sparling and Eckles Roads). The remainder of the border is planned for agricultural and rural residential land uses.

Range Road Corridor Plan

The Range Road Corridor Plan was prepared in 2001 by an inter-municipal committee made up of representatives from each community along the corridor. The plan provides recommendations for improvements to the roadway and development of areas along the roadway over the next 15 to 20 years. The Corridor Plan contains many elements that include a future land use plan, transportation and streetscape plan, building design standards, lot development standards, natural features along the corridor, implementation plan, and an overlay zoning ordinance.

In terms of future land uses, the Corridor Plan designates many of the lands along Range Road for higher intensity uses including neighborhood commercial, regional commercial, office, and industrial. Commercial uses are proposed at the Range Road and Lapeer Road intersection, along Range Road between Griswold Road and Ravenswood Road including the I-94 interchange, and at the Range Road and Gratiot Road intersection. Office uses are planned on the west side of Range Road between Smiths Creek Road and Ravenswood Road. Industrial uses are planned along both sides of Range Road near Griswold Road.