

Chapter Four

PUBLIC SERVICES

STRATEGY

Introduction

Chapter Three describes the planned pattern of land use throughout the Township. Since the character and feasibility of land use and development is influenced by the extent to which public services are available, special attention should be directed to the manner in which public services are provided and improved. For example, certain industrial operations are not feasible without public sewer. The extent of public services also impacts the perceived quality of life within a community. For example, response times by a local fire department and the availability of recreation opportunities can effect the quality of life experienced by local residents.

An important principle of the Future Land Use Strategy is that no new development should occur in the Township unless public services are adequate to meet the needs of that new development. On the other hand, public service improvements and the increased development that may result from such improvements should not jeopardize the Township's interest in managing growth and development. Thus, it is very important that future public service improvements be coordinated with the planned pattern of future land use.

Circulation

As new residential and non-residential land uses are introduced in the Township, demands upon the road network will increase. The additional residential development anticipated in this Plan, despite its overall low density, will result in higher traffic levels. This increased traffic may lessen the level of service along some of the Township's roads. Conversely, it must be recognized that road improvements may well attract new development which, in turn, will place additional demands on the road network. In regard to vehicular circulation, the Township's roadway infrastructure currently fulfills its function fairly well. This is due, in large part, to the existing low development density throughout most of the Township, the paved status of important thoroughfares, and the presence of M-52. There are comparatively limited

opportunities for safe pedestrian and non-motorized trails and linkages. This is not uncommon in a township of a low and dispersed population such as Locke Township.

Policies:

- 1) Functional classification of roads should dictate the priority of improvements when all other conditions are generally equal. The functional importance of the roads in the Township, from highest to lowest, is as follows: 1) county primary roads, particularly those segments servicing the Future Land Use Strategy's Suburban Residential Areas; 2) county local roads, particularly those segments servicing the Suburban Residential Areas, but excluding roads in a platted subdivision or similar neighborhood developments; and 3) minor roads, such as local neighborhood roads in platted subdivisions.
- 2) No new roads or road extensions should be undertaken at this time, nor should any be taken in the future except upon a clear finding of need to ensure public safety and welfare or to provide access to lots in new neighborhoods and similar new land development.
- 3) The Township will monitor development patterns and periodically explore the development of a non-motorized circulation plan to facilitate the provision of trails and linkages throughout the Township, with particular focus on linkages within and between neighborhoods and activity centers.

Sewage Disposal and Potable Water

There is no public sewer or water service in Locke Township. Residents rely upon private wells and septic systems for potable water and sewage disposal. Improperly operating septic systems can contaminate potable groundwater resources, lakes and streams. This poses a public health threat. As development intensities increase, so does the need for public sewer and water. Intensive industrial, commercial, and residential development generally have greater sewage disposal and potable water needs than can often be met by traditional on-site facilities. Failure to provide adequate sewer and water facilities to

these land uses can lead to severe health and environmental problems, while the premature provision of these services can lead to accelerated and unmanaged growth and development. Many of the township soils present severe limitations to on-site sewage disposal. This condition highlights the critical relationship between land use, development intensities, and on-site sewage disposal and potable water.

Policies:

- 1) All on-site sewage disposal and potable water facilities shall be constructed and maintained in accordance with the requirements and standards of the Ingham County Public Health Department, Michigan Public Health Department, and other applicable local, county, state and federal agencies.
- 2) No public sewer or water will be introduced by the Township except upon a finding that: a) it is necessary to maintain the public health, safety and welfare in response to a demonstrated existing or anticipated large scale contamination threat; or b) it will address a demonstrated demand for residential densities in excess of those available relying on safe on-site sewage disposal and potable water measures, and such services are to be located in a Suburban Residential Area and funding for such services will be borne by those who benefit from such services.
- 3) Any future decision by the Township to provide public sewer and/or water services is to be based on an in-depth analysis of all available options, including services provided through cooperative agreements with neighboring municipalities.
- 5) Any future introduction or expansion of a public sewer and/or water service will be in a phased and incremental manner so that an overly large geographic area will not be intensely developed at a rate beyond the Township's ability to effectively manage the rate of growth and development and ensure the public health, safety and welfare.

Storm Water Management

As buildings, parking lots and other impermeable surfaces associated with new development cover more of the Township's land surface, the quantity of storm water runoff increases. The vegetated landscape that previously absorbed and slowed much of the water associated with rainfall is replaced by impervious surfaces. Unless specific preventive measures are taken, this condition encourages flooding, soil erosion, sedimentation and pollution of area water resources. The Township's water resources, including the Red Cedar River, Squaw Creek and Wolf Creek, and its abundant wetlands, are vulnerable to degradation. Though flooding, soil erosion, sedimentation and pollution may originate from site-specific circumstances, their impact can extend to adjacent properties and more regional areas including other communities in the same watershed. Storm water management aims to minimize flood conditions, and control the quality and quantity of runoff that is discharged into the watershed system (streams, rivers, wetlands, lakes, etc.) from a development site.

Policies:

- 1) Increased quantities of runoff that occur as a result of property development will be detained on site, if necessary, to avoid placing excess demand on the capacity of the storm water system into which the runoff would otherwise be discharged.
- 2) Proposed land uses will not be permitted if the level of service currently provided by existing storm water management infrastructure and/or existing drainage patterns will be decreased, unless necessary improvements to such infrastructure or natural drainage courses are first made.
- 3) New and existing land uses will comply with all county, state, and federal regulations regarding storm water management and soil erosion, including the regulations of the Ingham County Drain Commissioner, except where local officials determine less stringent standards in site-specific instances are appropriate and will not undermine the public health, safety and welfare.
- 4) Land development proposals that discharge runoff into the Red Cedar, Squaw Creek, Wolf Creek, or other drainage courses and wetland corridors will be reviewed to ensure such discharge practices do not undermine the environmental integrity of such resources.

Police and Fire Protection Services

As community growth and land development increases, so does the demand for emergency services. Commonly referenced standards regarding fire protection suggest a maximum service radius from a fire station in low density residential areas of approximately 3 miles, and approximately 3/4 to 2 mile service radius in commercial, industrial, and high density residential areas. There are portions of the Township that are not within these recommended ranges, particularly within the central regions of the community. Commonly accepted standards for police protection levels do not exist and are frequently measured as a function of public satisfaction.

Policies:

- 1) The Township will require the provision of fire protection infrastructure (wells, water lines, etc.) for all new developments which are of such size and density that on-site infrastructure is considered critical. On-site fire protection infrastructure will generally be considered necessary for residential developments that concentrate building sites on lots of approximately one-half acre or smaller.
- 2) The Township will continually monitor police and fire protection needs and service to prevent emergency services deficiencies, and explore improving service levels. Considerations for expansion of services will include the expansion of joint services with neighboring municipalities.

Recreation

Locke Township officials recognize that the well being of its residents is affected by the availability of recreation opportunities. The Township further recognizes that the type and availability of nearby recreation facilities are important. Demands for recreation opportunities increase with population growth. Available land for recreational purposes decreases as housing and other land uses consume more of what was open space and potential outdoor recreation land. The Township does not operate any recreation facilities and its residents must rely on facilities in neighboring communities and beyond.

The extent to which residents are satisfied with the current recreation opportunities in and around the Township is not clearly understood at this time. A comprehensive survey of resident attitudes specifically addressing recreation issues in the Township has not been undertaken.

Policies:

- 1) The Township will periodically monitor the extent to which area residents are satisfied with recreation opportunities in the general area by the use of surveys, public meetings, and/or interviews.
- 2) Should sufficient public sentiment warrant, the Township will pursue the development of a MDNR-approved five year action plan which will provide a specific action plan aimed at providing needed Township facilities and enable the Township to compete for state and federal recreation grants.
- 3) The township will strive to provide recreation facilities in a manner that recognizes the particular recreation needs expressed by its residents.
- 4) The township will provide incentives to encourage the provision of open space and recreation areas within future development projects.

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