

Chapter 3 EXISTING LAND USE

This chapter examines the pattern and arrangement of existing land uses and public infrastructure in the Township.

LAND USE CLASSIFICATIONS

An existing land use inventory provides a foundation upon which current and long-range planning recommendations and decisions can be made. **Map ELU-1** illustrates existing land uses in the Township, based on a field survey conducted during May and June of 2000. The survey indicated that commercial and industrial activities remain primarily clustered within the Bridgewater Hamlet, consistent with the Township's historic development pattern.

Over 70% of the Township's land area is comprised of agricultural uses, with commercial crop production as the predominant agricultural activity. The one significant land use change since the 2000 survey is the development of attached residential housing along Joann Trail on the eastern border of the Bridgewater Hamlet. The partially completed development is shown below in Figure 3-1. The following is a summary of the land use classifications used in the survey:

Table 3-1 Land Use Classifications, 2000

Land Use Classification	Description
Agricultural	This category includes all land area used for crops and pastureland. If the land appeared to have been farmed in the last few years, though not during the last growing season, it was included in this classification.
Single Family Residential	This category includes areas containing single-family or two-family dwelling units and accessory structures.
Multiple Family Residential	This category includes all multiple-family land uses, where three or more separate dwelling units occupy a single building on a lot.
Mobile Home Park	This category includes planned mobile home parks and their related accessory buildings and recreational areas.
Commercial	This category includes land areas where office uses, retail sales, and service establishments are found.
Industrial	This category includes uses with or without buildings where materials are processed, fabricated, assembled or manufactured; or where industrial equipment, materials or wastes are stored outdoors.
Public & Quasi-Public	This category includes land area and facilities such as churches, cemeteries, schools, and government buildings; and public and private recreational uses, such as golf courses and parks.
Extractive	This category includes extractive activities that are primarily carried out upon the surface of the earth through open excavation, such as sand, gravel and rock quarry removal operations.
Inactive & Natural	This category includes woodlands, water bodies, and open and vacant land.

- AGRICULTURAL
- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- COMMERCIAL
- INDUSTRIAL
- EXTRACTIVE
- PUBLIC
- QUASI PUBLIC
- INACTIVE & NATURAL
- UTILITY CORRIDOR

EXISTING LAND USE 2000

BRIDGEWATER TOWNSHIP

MAP ELU 1

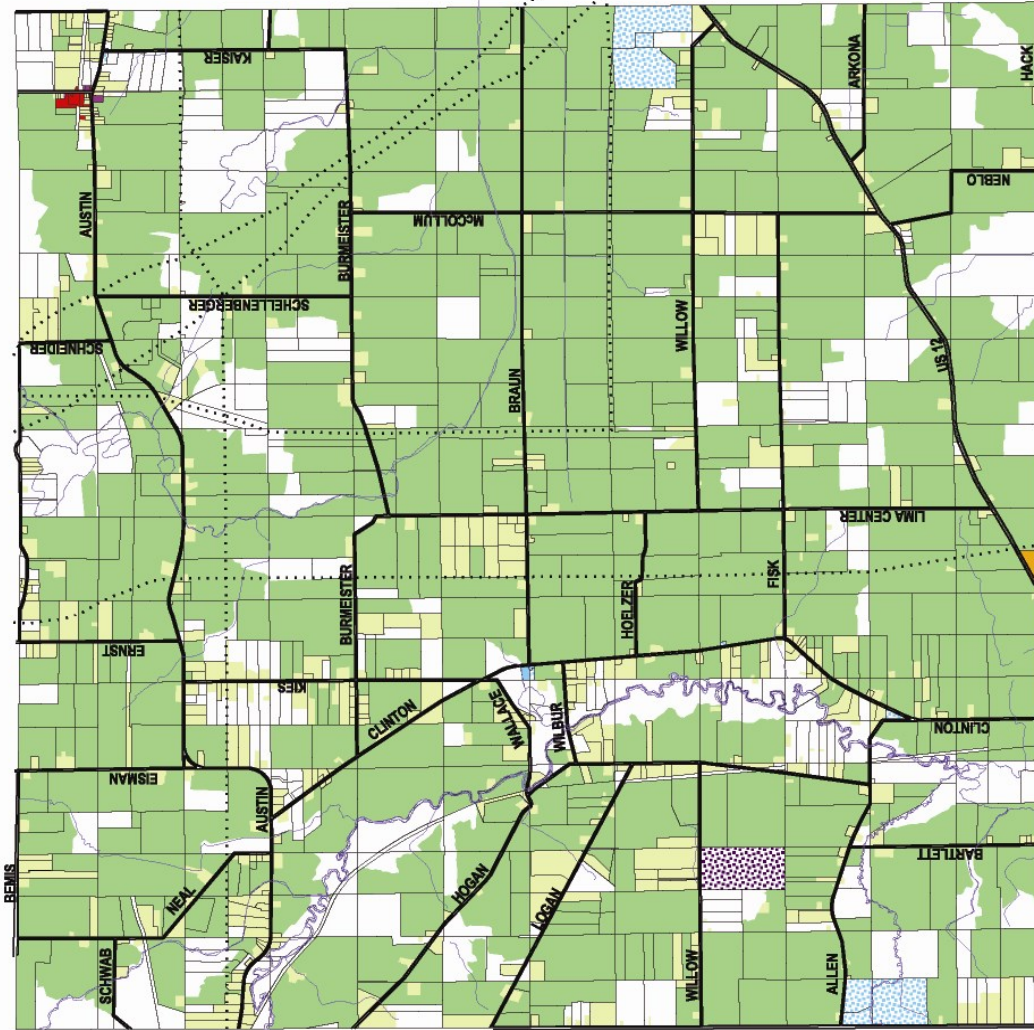
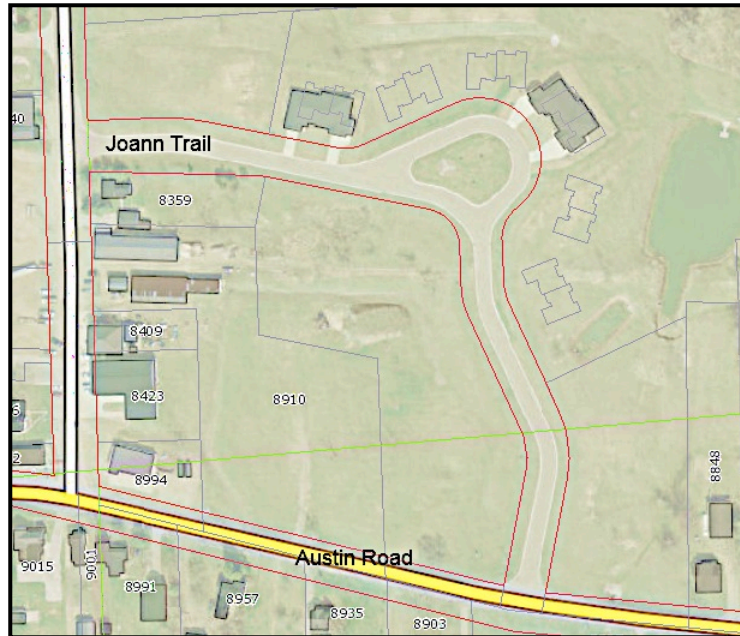


Figure 3-1 Bridgewater Hamlet, Joann Trail Development, 2013



LAND USE ANALYSIS

This section provides some additional details and analysis about existing land uses .

Table 3-2 Percent of Total Land Use, 2000

Land Use Category	Total Area (acres)	Percentage of Total Land Area (%)
Agricultural	16,689	71%
Single Family Residential	2,086	9%
Multiple Family Residential	12	> 1%
Mobile Home Park	0	0%
Commercial	10	> 1%
Industrial	3	> 1%
Public & Quasi Public	215	1%
Extractive	81	> 1%
Inactive & Natural	4,263	18%
TOTAL	23,359	100%

Agricultural Uses

Agriculture is the most prominent land use within Bridgewater. 16,689 acres of land are used for agricultural purposes, comprising about 71% of the Township’s total land area. According to July, 2013 data provided by the Michigan Department of Agriculture, approximately 4, 600 acres are currently protected by “PA 116 agreements” that restrict non-farm development on the land for a period of time.

Public Act 116 of 1974, now codified as Part 361 of Michigan’s Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended), established the state’s farmland preservation program. Intended to restrict development of agricultural parcels, this program uses voluntary agreements between the state and landowners to reduce the effective property taxes on the land for the period of enrollment.

A total of 59 separate PA116 agreements are currently active in the Township, with end dates from 2014 for older agreements to as far as the year 2100.

Residential Uses

Approximately 2,098 acres are used for residential purposes, making up less that 10% of the Township’s total land area.

- Single-family and two-family residential: Single-family homes are dispersed throughout the Township. Most are located on large lots and adjacent to agricultural land. There are some concentrations of homes on smaller lots, primarily in the Bridgewater Hamlet, including the partially completed two-family or duplex development on JoAnn Trail east of Boettner Road and north of Austin Road.
- Other residential uses: There are few multiple-family residential or mobile home park uses within the Township.

Commercial Uses

Commercial uses are primarily clustered in the Bridgewater Hamlet, occupying approximately ten acres of land.

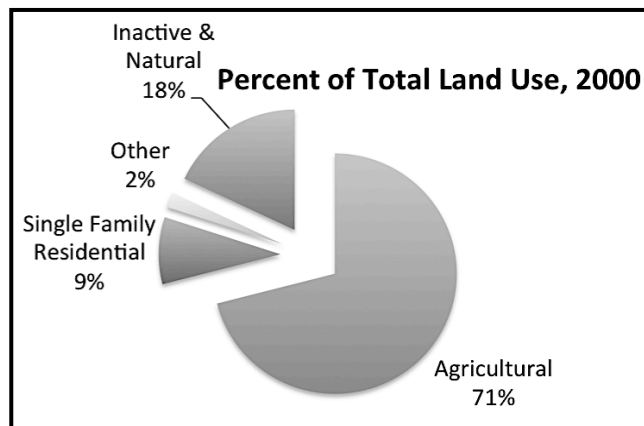
Industrial Uses

There are only three acres of land used for industrial purposes. All of these uses are located within the Bridgewater Hamlet.

Public & Quasi-Public Uses

Public and Quasi Public uses comprise only 1% of the Township’s total land area, with 215 acres devoted to these uses. Quasi-public uses include the golf course located near Willow Road and US-12, two churches, two cemeteries, and the former High Scope property in the southwest corner of the Township now occupied as a monastery. Public uses in the Township include the Township Hall and two county nature preserves.

Figure 3-1 Percent of Total Land Use, 2000



Extractive Uses

There is a single extractive use in the Township, located on an 81-acre site south of Willow Road in the southwest corner of the Township.

Inactive & Natural

Woodlands, water bodies and vacant land make up 4,263 acres of land, or 18% of the Township's total area. Much of the land in this category is heavily wooded, especially along the Raisin River, as well as around Columbia, Schaffer, and Joslin Lakes in the northeast portion of the Township.

HISTORIC RESOURCES

Due to the early settlements of Saline, Clinton, Manchester and the surrounding farmland, there are numerous historic homes, barns, and places in the Township. Twelve historic barns in the Township have been highlighted for their unique design elements in publications prepared by the Washtenaw County Historic Preservation office.

INFRASTRUCTURE

The following is an updated summary of existing conditions associated with public roads, sewage treatment, potable water supplies, emergency services, schools, and other community facilities and services in the Township:

Existing Road Network.

The highest volume roads in Bridgewater Township are US 12, Austin Road, Clinton Road, and Schneider Road:

- US-12 is a two-lane state highway crossing the southeastern corner of the Township.
- Austin Road is a two-lane county primary road that serves as the Township's main east-west travel route between the City of Saline to the east and the Village of Manchester and the M-52 state highway to the west.
- Clinton Road is a two-lane county primary road that runs north-south past the Township Hall, extending south into the Village of Clinton in Lenawee County and beyond (as Tecumseh Road) to the City of Tecumseh.
- Schneider Road is a two-lane county primary road that connects north from Austin Road near the Bridgewater Hamlet into Freedom Township and, via Pleasant Lake Road and Parker Road, to the Village of Dexter and the Jackson Road business district in Scio Charter Township.

The majority of the Township's roads are unpaved. Typically, these roads carry very low volumes (under 400 vehicles per day). The ability of unpaved roads to carry high traffic volumes depends on their width, alignment, and state of maintenance.

Public Sewer and Water.

The Township provides sanitary sewer services only within a designated service area in the Bridgewater Hamlet. All other parcels in the Township are served by private septic systems. Potable water in the Township is supplied via private wells.

Community Facilities and Schools.

1. Township Hall:

The historic Bridgewater Township Hall is located on the west side of Clinton Road, at the intersection of Braun road. In 2001, the Township purchased 7.93 acres of land adjacent to the Township's existing 2.3-acre site, which also includes a cemetery with graves dating back to the 1830s. In 2013, the Township completed a series of interior and exterior renovation projects, including barrier-free access improvements, an interior renovation to restore the historic character of the facility, and new windows. At this time, there are no plans to expand the Township Hall.

2. Police and Fire:

The Township contracts for fire protection services from the Village of Manchester and the Village of Clinton. Both of these communities have mutual aid agreements with each other and other communities such as the City of Saline when necessary. There are no fire station facilities in the Township. Police protection is provided by the Michigan State Police, along with limited road patrol and response by the Washtenaw County Sheriff's office. There are no police station facilities in the Township.

3. Sewer and Water:

In 2001, the Township Board took action to correct failing on-site septic systems within the Bridgewater Hamlet area that ultimately led to implementation of a Township-owned and operated sanitary sewerage system for the Hamlet. Water service is not being planned. Additional information about this system, including the sewer district boundaries, is provided in Chapter 8 (Bridgewater Hamlet Area Plan) of this Master Plan.

Outside of the Township, the closest public sewer and water services are provided within the villages of Manchester and Clinton. The Village of Manchester is located approximately 1/2 mile northwest of the Township. Manchester Township surrounds the Village and borders Bridgewater's western boundary. The Village of Clinton borders Bridgewater Township's southwestern boundary.

Manchester upgraded their wastewater treatment plant capacity in the early 1990s, and the plant may still have capacity available. The Village of Manchester has no plans to extend services into Manchester Township's rural residential area adjacent to Bridgewater Township. The Village of Manchester has maintained a policy that services will not be extended unless the area to be served is annexed by the Village.

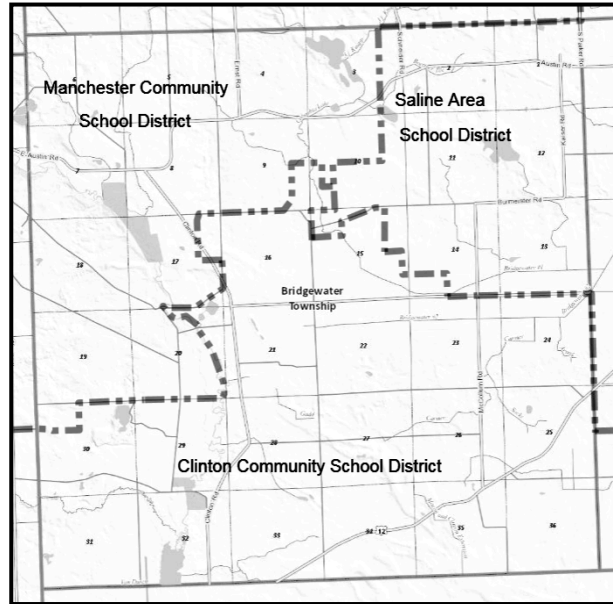
The Village of Clinton also may have additional capacity available in their wastewater treatment system. However, Clinton has maintained a policy that services will not be extended north beyond the Lenawee – Washtenaw County line that separates the Village from Bridgewater Township.

4. Schools:

There are no public school facilities in the Township. The people of Bridgewater Township are served by three school districts:

- Clinton Community Schools in the southern part of the Township;
- Manchester Public Schools in the northwest part of the Township; and
- Saline Area Schools in the northeast part of the Township.

Figure 3-2 School Districts, 2013



5. County facilities:

There are two nature preserves in the Township, which are owned by Washtenaw County and managed by the county Parks and Recreation Commission:

- Erwin-Stucki Preserve, west side of Clinton Rd. approximately 0.6 miles south of Austin Rd.; and the
- Riverbend Preserve, south side of Allen Rd. 0.25 miles west of Clinton Rd.

