

Tompkins Township
2025 Master Land Use Plan
Adopted March 3, 2009



Tompkins Township Planning Commission

Mission Statement

The Tompkins Township Planning Commission shall, to the best of their ability, respect, utilize, and honor our rural heritage and address future needs and opportunities of our community when making plans for Township land use. Further, they shall educate current and future residents on their rights and responsibilities concerning land and property. When dealing with the public, they shall be fair, unbiased, and follow established procedures and standards.

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Tompkins Township

Land Use Plan

INTRODUCTION

What is the Land Use Plan?

The Tompkins Township Land Use Plan represents a guide for the future use of the resources of the Township. It reflects the judgments of elected officials and private citizens serving on the Township Planning Commission, as well as the values of the community itself.

The Land Use Plan represents a long range plan for physical development beyond day to day zoning issues and provides guidance into the future. It is a legal basis for the zoning ordinance and a policy guide to help the Planning Commission and the Township Board in making land use decisions. The Land Use Plan is a powerful expression of the Township's future intentions. The Plan is not inflexible but can and should be updated to continue to address the community's needs and opportunities. However, updating the Plan should not be casual or frequent as the long term vision has been cultivated over a period of time and should reflect the Township's agricultural heritage and protect future opportunities for agriculture.

The basic purpose of Tompkins Township's Land Use Plan is to express the shared vision of the Township's future and provide a guide to accomplish this vision. The community vision is to promote a high quality of life for Tompkins Township residents. This can be accomplished by perpetuation of agricultural land and the preservation of wetlands, woodlands and sensitive sites for open space and recreation. The Plan requires intergovernmental cooperation, active public participation, and local government support, and a strong sense of community in order to achieve this vision.

During the review of this master plan, the Region 2 Planning Commission and previous Township supervisors were contacted for input and numerous public meetings were held.

The Tompkins Township Land Use Plan consists of four general components:

1. **Background information:** Compiled through analysis of existing studies, reports and census findings, field investigations, and input from community organizations, leaders, and individuals.

2. **Community's goals and policies:** A vision of the future which anticipates growth, development, and redevelopment.
3. **Future land use plan:** A plan for physical distribution of land uses throughout the Township that respects the goals and objectives of the community.
4. **Plan implementation:** Strategies, policies, and actions to achieve the goals of the land use plan.

BACKGROUND INFORMATION

Physical Setting

Tompkins Township is located in the northwestern portion of Jackson County. The Township is bordered on the west by Springport Township, on the north by Onondaga Township in Ingham County, on the east by Rives Township, and on the south by Sandstone Township. The major urban area near Tompkins Township is the City of Jackson which lies approximately eight miles southeast of the Township.

The topography of the Township is gently rolling with elevations ranging from 890 feet to 1100 feet above sea level. Soils in Tompkins Township include primarily soils of the Hillsdale Series, a sandy loam which is well drained. Substantial areas of poorly drained soils associated with wetland areas meander through the Township. Soils well suited for agricultural purposes are located in the western and northern portions of the Township.

The Grand River flows through Tompkins Township and three broad drainage ways intersect the river in the central area of the Township. One of these drainage ways is the Sandstone Creek. This hydrologic configuration has resulted in the environmentally sensitive corridors of value for open space, ground water recharge, drainage, and wildlife habitat.

History

The following is based in part on All Around the Town published by the members of the Tompkins Home Extension Club's Historical Committee.

Settlers found Tompkins inhabited by the Woodland Indians, the Pottawatomi. There was an Indian village at Tompkins Center. In 1835 the Clinton Trail, which subsequently became M-50, was built along an old Indian path. In 1840, the Indians were removed by the government to reservations in Green Bay Wisconsin.

The rolling, hilly land of Tompkins with its abundant supply of water had great appeal to the early settlers. The Grand River and its tributary, Sandstone Creek, together with Lord's Lake and the many springs and marshes made for excellent hunting, fishing, and trapping. The Grand River and Sandstone Creek have had much influence on Tompkins Township. In the early days the Grand River, which is 270 miles long, was a source of

food and transportation. Later it was used for irrigation. Sandstone Creek, although a small stream, turned the wheels of mills at Minard, now part of Tompkins Township, and Tompkins Center. Both river and creek are now used for recreation, and there is a county park at the site of the old Minard Mill.

The first settlers arrived in 1834 and in 1838 Tompkins was set off as a separate Township. Many of the early settlers were from Tompkins County, New York, and named the Township after Governor Tompkins of New York. The first U. S. Census in 1840 lists 37 heads of households including members of the Adams, Anderson, Brown Beers, Davenport, Cranson, Dorr, Edson, Ferguson, Gordon, Godfrey, Gould, Griswold, Harris, Higby, Hix, Wells-Johnson, Lord, Minard, Lincoln, Nicholas, Pomeroy, Reider, Smith, Sanburn, Shearman, Southworth, Townley, VanBroekin, Wade, and Watten families. Some of these original families are still living in the Township. Tompkins continued to grow and John Southworth became its first postmaster. By 1860 the village had a general store, a flour and grist mill, a steam saw mill, a hotel, various trades and professions and 700 inhabitants.

The first farmers settling in Tompkins Township in the 1830's and 1840's were hardy people. They had a long and difficult journey to settle in this wilderness. Their first years were busy clearing land and building shelters, later improving their farmsteads and dwellings. They used horses and oxen to clear the land and eke out a living, gradually adding to their land base. They were independent, and at the same time, dependant on their neighbors, resulting in a close knit community. Their shared community spirit has lasted through the generations to our present time.

In the mid nineteen hundreds mechanical power in the form of tractors, replacing horses, came into general use and made it easier to farm larger acreage. During this time Tompkins had many general farms with dairy, hogs, sheep, chickens, and crops being raised on each farm. Gradually farms became larger and more specialized with dairy, beef, hogs, and cash crop farms in the latter part of the century.

The start of the 21st century finds farming still evolving with many of the original settlers' descendents continuing to farm. These descendents are concerned about the loss of farm land due to the influx of homes being built on agricultural land, their ability to continue to farm, and their sons and daughters being able to continue the tradition of the family farm.

Many individual businesses were started in the Township including garages, a cooperage, a photographic studio, a barber shop, fruit and flower farms, a guinea pig farm, a nutria colony and two hundred hives of bees, a chocolate candy factory, egg and chicken farms, a large chick hatchery, a restaurant, a gravel pit, and a brick kiln. The first store at the point of Woodard and Clinton Roads was operating by 1872 and a store is still in operation at this intersection today. This store was a typical old time general store, carrying a supply of everything. An icehouse stood to the south of it and was filled each winter from the mill pond. The flour and feed mill, in operation by 1867, also made cider in season.

Over the years, Tompkins has had a number of community organizations. Among them are a Grange which was active for almost 100 years and a 4-H Club continuously operating since 1926. Tompkins Extension Club was organized in 1923 and in 1976 two of its members were recognized for 50 years of continuous service.

Regional Influences

Tompkins Township is located just a few miles from the intersection of the main North-South interstate, 127, and the main East-West interstate, I-94, at Jackson. Jackson is the industrial, commercial, entertainment, and service center, including health care, of the area. Tompkins Township is also within easy driving distance of the state capitol in Lansing, Michigan State University in East Lansing, University of Michigan in Ann Arbor, and a major airport in Detroit. There are many other smaller towns and cities providing employment and services for Township residents.

Existing Land Use Characteristics

The land use pattern of Tompkins Township is characterized as a predominately rural area having a small concentration of development in the Tompkins Center area in the geographic center of the Township. A substantial amount of single family and, to a lesser extent, mobile home residential development extends along rural roads.

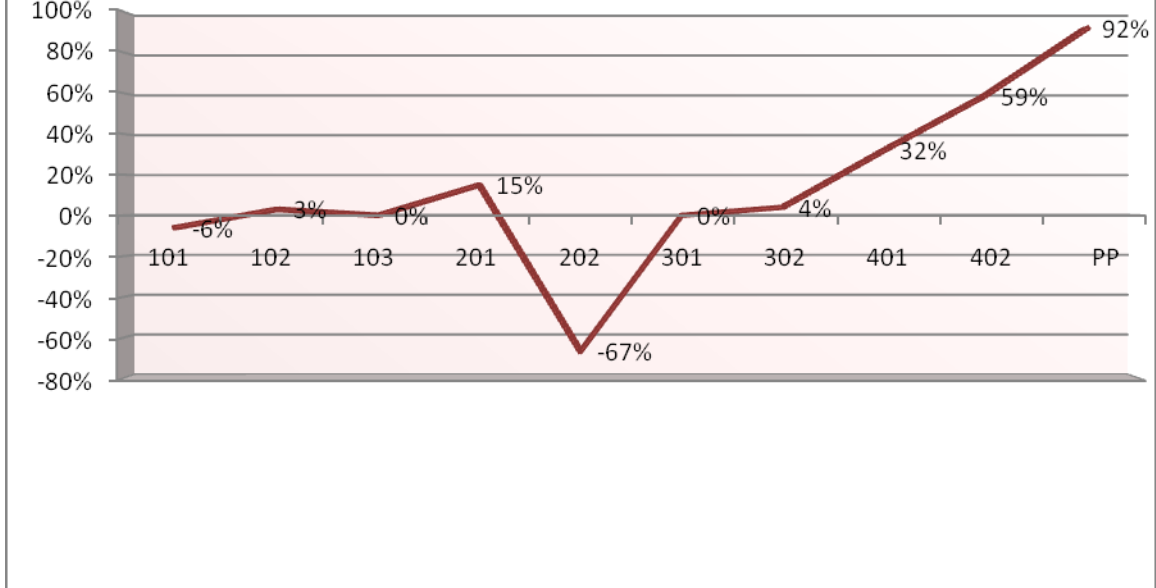
Residential Areas

Tompkins Township is experiencing increasing pressure for conversion of agricultural land to residential use. In the fifteen year period from 1982 to 1997, Jackson County converted 53,897 acres out of farmland to other uses, which was greater than any of the other 83 counties in the state. Tompkins had the second highest percentage population increase in Jackson County from 1990 to 2000 and the third highest from 1980 to 1990.

The housing rate in Tompkins has increased much faster than the population. Housing units increased from 459 to 1043 in the years from 1968 to 2000. From 1990 to 2000 the population grew by 18.8% while the housing units grew by 26.8%. This difference in growth is caused by a decrease in the average number of persons per household. Virtually all of this growth occurred on individual lots along rural roads in the Township and along Clinton Road (M-50). No mobile home parks or subdivisions are located in Tompkins Township.

Housing growth caused by people moving from the cities to rural areas has led to substantially more parcels of residential land: there was a 36.5% increase in residential parcels from 1997 to 2007 resulting in a loss of agricultural and open space land. If growth continues at this rate, Tompkins Township will not retain its historical rural character.

% Parcel Change 1997 - 2007 Tax Classification/Land Usage

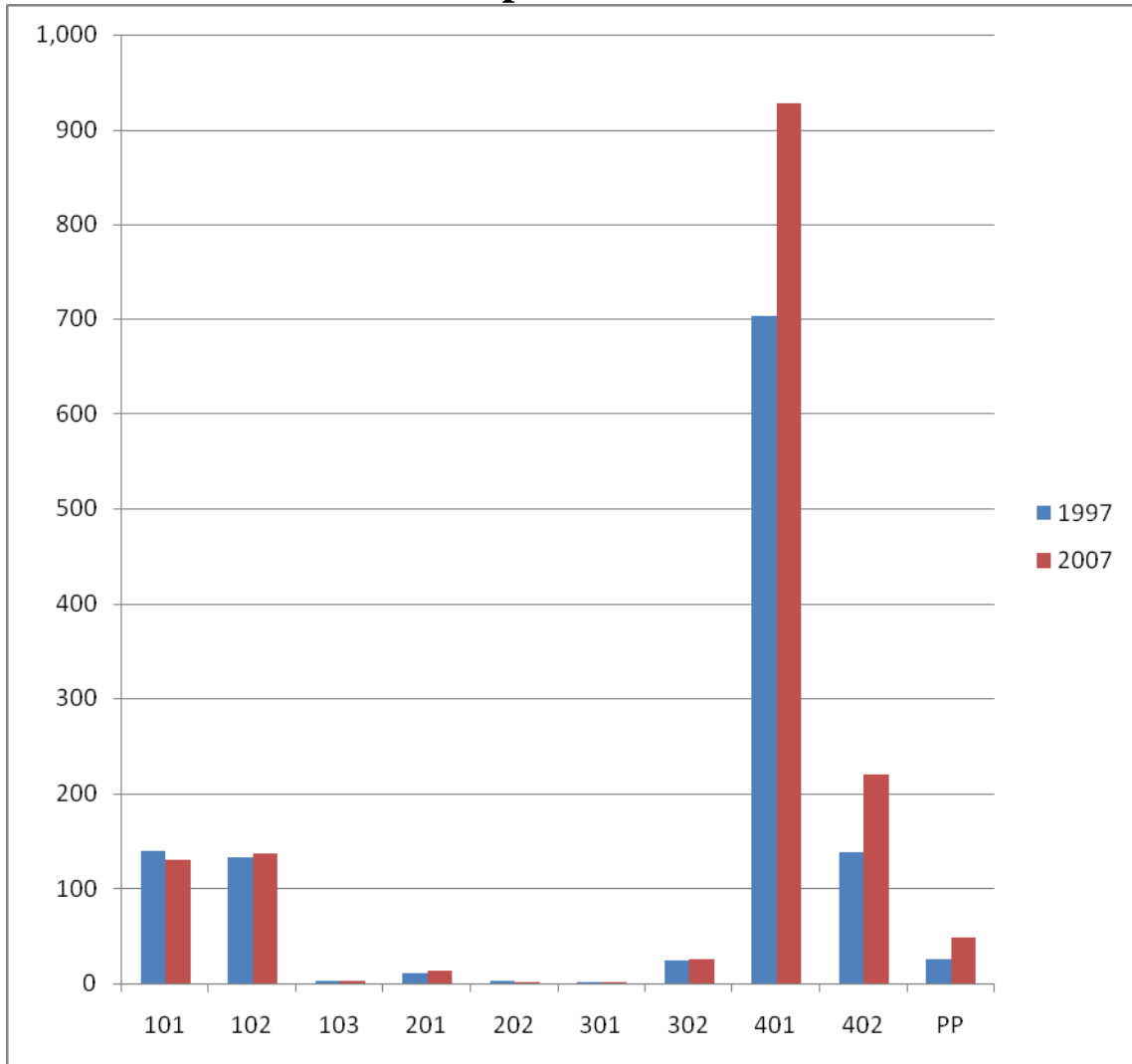


	101	102	103	201	202	301	302	401	402	PP	Total
1997	139	133	3	11	3	2	24	702	138	25	1,180
2007	130	137	3	13	2	2	25	927	220	48	1,507

101 Agriculture with buildings 102 Agriculture vacant land 103 DNR property
 201 Commercial with buildings 202 Commercial vacant land
 301 Industry with buildings 302 Industry vacant land
 401 Residential with buildings 402 Residential vacant land PP Personal Property

Percent Parcel Change 1997-2007: Land for taxing purposes is classified by use. The number of residential parcels, 401 and 402, has increased 32% and 59% respectively. The increase in residential parcels is caused by land splits of either residential or agricultural parcels. These graphs show number of parcels and does not reflect total area change in each classification. Even though residential parcels with buildings increase substantially, there is an even greater potential for residential growth in the 59% increase in the inventory of vacant residential parcels.

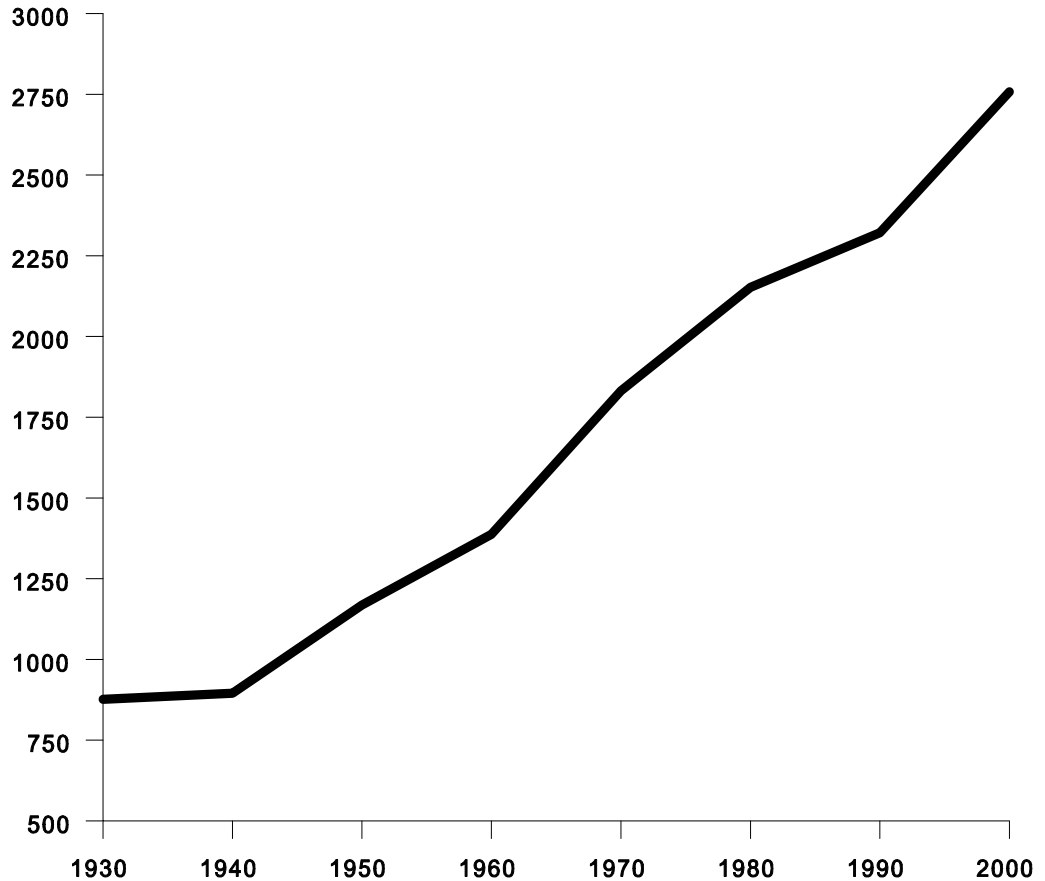
Parcel Comparison 1997 - 2007



Parcel Comparison 1997-2007: There are currently 1147 residential parcels versus 270 agricultural parcels which is four times as many residential as agricultural parcels based on tax classification. The ten year increase in residential parcels alone exceeds the total number of agricultural parcels.

The following charts and projections were prepared by Region 2 Planning Commission and provide details of Tompkins' growth using data from the U.S. Census Bureau.

Tompkins Township's Historic Population, 1930-2000



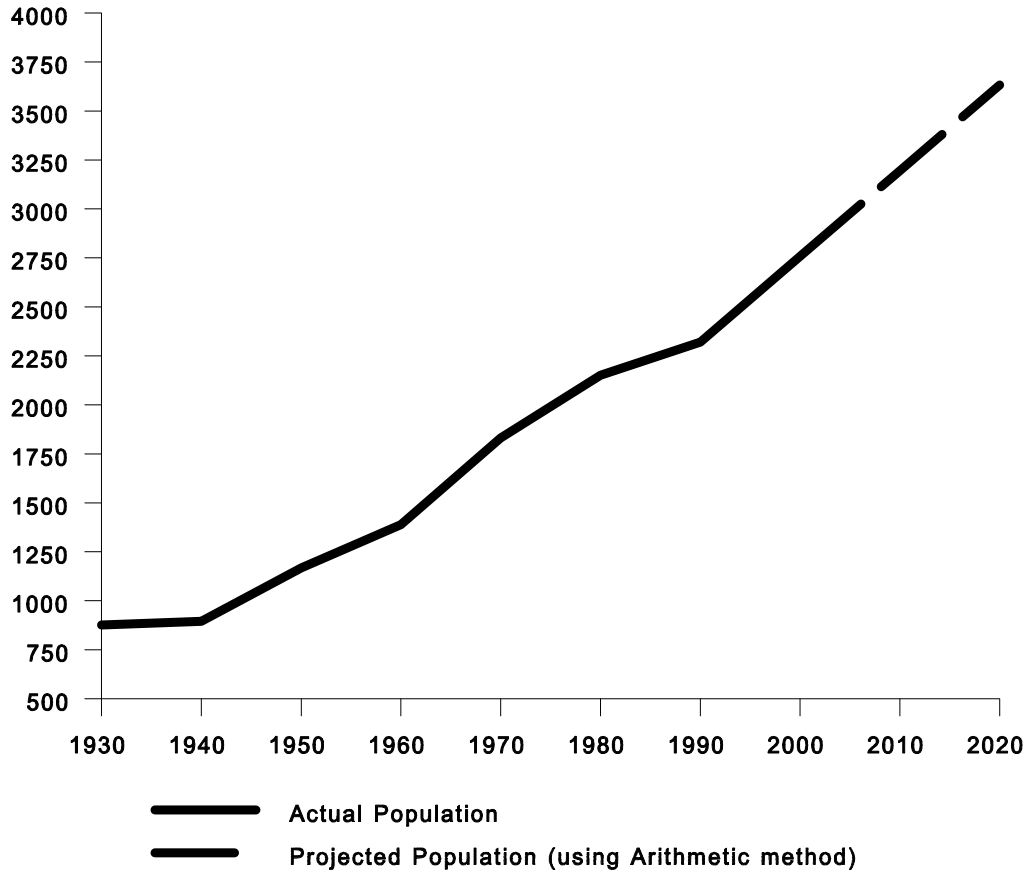
	1930	1940	1950	1960	1970	1980	1990	2000	2010	2000
1930	877	896	1168	1388	1832	2152	2321	2758	3195	3632
Percent Change		2.17%	30.36%	18.84%	31.99%	17.47%	7.85%	18.83%	15.84%	13.68%

Jackson County

	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
1930	92304	93108	107925	131994	143274	151495	149756	158422	167498	175527
Percent Change		0.9%	15.9%	22.3%	8.5%	5.7%	(1.1)%	5.8%	5.7%	4.8%

Tompkins Township's Historic Population, 1930-2000: In each decade since 1960, Tompkins Township's percentage growth rate has been more than three times Jackson County's percentage growth rate.

Tompkins Township's Historic Population and Projected



Population, 1930-2020
Population Trend, 1930-2000

1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
877	896	1,168	1,388	1,832	2,152	2,321	2,758	3,195	3,632
Percent Change	2.17%	30.36%	18.84%	31.99%	17.47%	7.85%	18.83%	15.84%	13.68%

Population Projections by Three Methods, 2000-2025

Projection Method	2000	2005	2010	2015	2020	2025
<i>Linear Regression</i>	2,758	3,017	3,301	3,611	3,950	4,321
<i>Arithmetic</i>	2,758	2,977	3,195	3,414	3,632	3,851
<i>Constant-Share</i>	2,758	2,870	2,914	2,985	3,054	3,129

Tompkins Township’s Historic and Projected Population, 1930-2020: Population has been projected using three methods, linear regression, arithmetic, and constant-share. The graph utilizes the arithmetic results which are neither the lowest or the highest results.

Population Growth Rate and Occupied Housing Unit Growth Rate

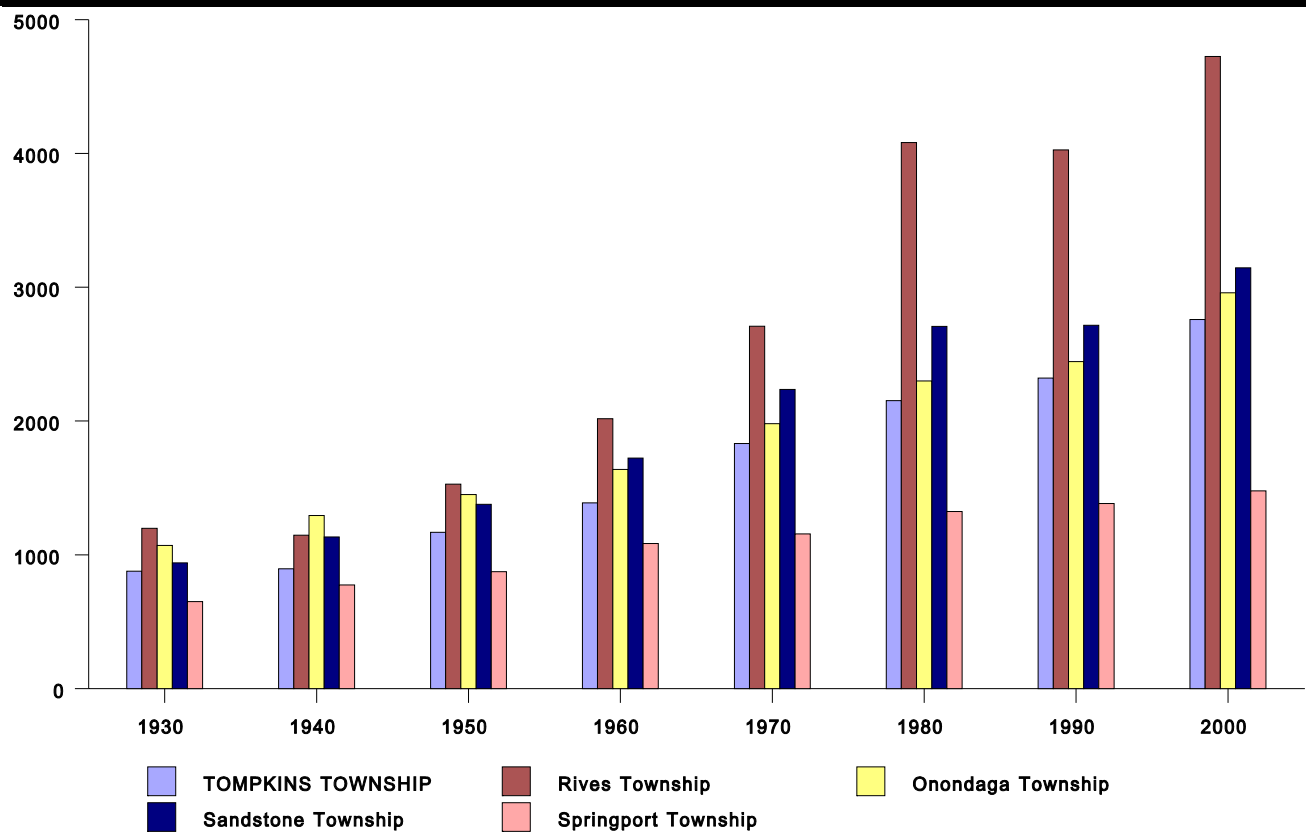
Tompkins Township, 1970s-2010s



	1970's	1980's	1990's	2000-2010 (projected)	2010-2020 (projected)
Population Growth Rate	17.5%	7.9%	18.8%	15.8%	13.7%
Occupied Housing Units Growth Rate	36.7%	12.6%	25.6%	16.2%	13.7%
Total Housing Units Growth Rate	Not Available	12.0%	26.8%	21.1%	21.2%

Population Growth Rate and Occupied Housing Unit Growth Rate
 Tompkins Township, 1970s-2010s: Increase in population is only one factor increasing demand for residential housing. Residential housing demand is also increased as the number of persons per household decreases. For example, percentage growth of population was 7.85% in 1990, but the percentage growth for housing units was 11.97%.

Area Population Growth, 1930-2000



Data for Area Population Growth, 1930-2000

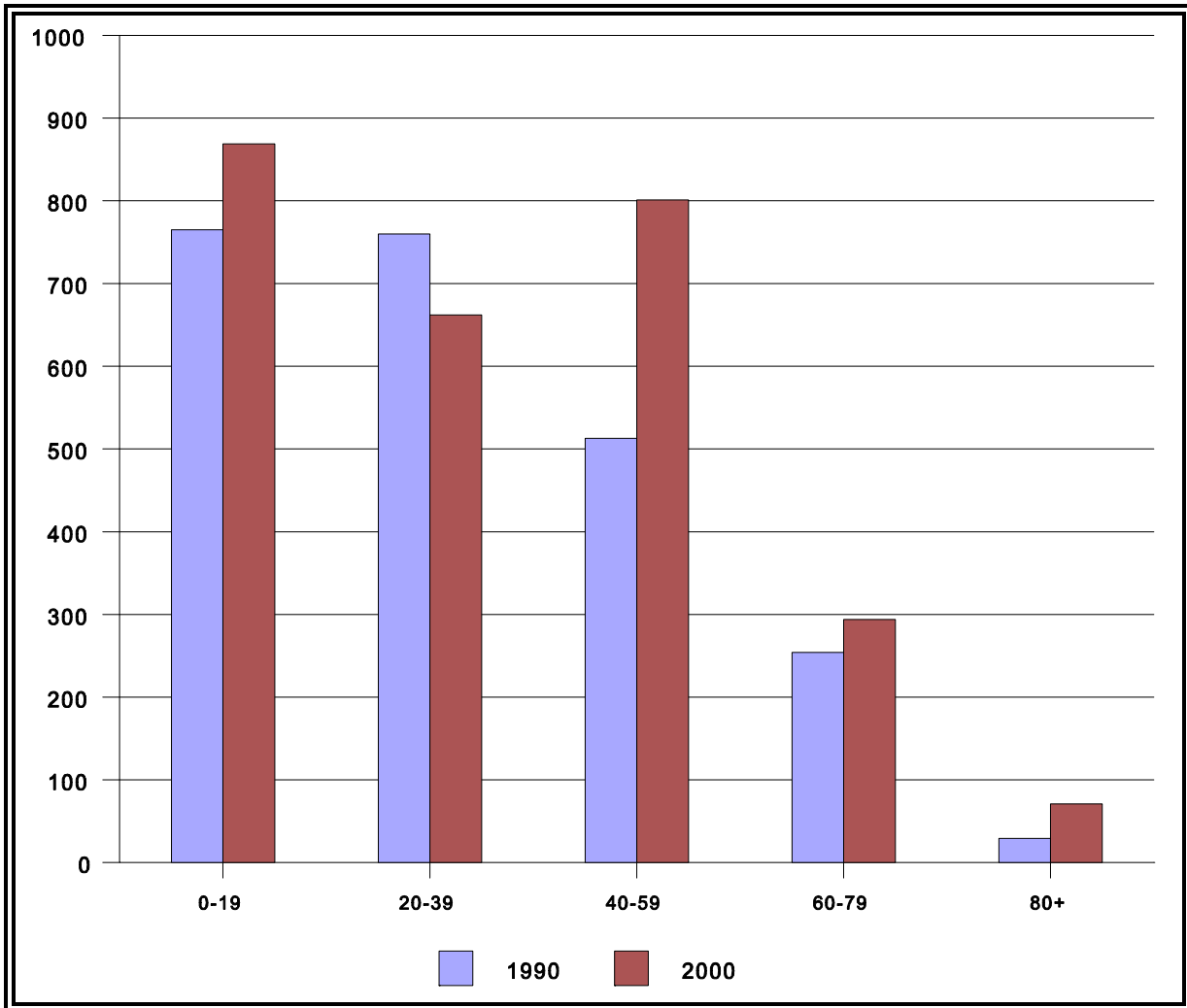
Community	1930	1940	1950	1960	1970	1980	1990	2000
<i>Tompkins Township</i>	877	896	1,168	1,388	1,832	2,152	2,321	2,758
<i>Rives Township</i>	1,198	1,146	1,529	2,017	2,708	4,081	4,026	4,725
<i>Onondaga Township</i>	1,070	1,293	1,450	1,638	1,981	2,299	2,444	2,958
<i>Sandstone Township</i>	939	1,133	1,378	1,723	2,237	2,707	2,715	3,145
<i>Springport Township not including the Village of Springport</i>	650	774	873	1,084	1,156	1,324	1,383	1,478
<i>Springport Village</i>	562	502	598	693	723	675	707	704
<i>Ingham County</i>	116,587	130,616	172,941	211,296	261,039	275,520	281,912	279,320
<i>Jackson County</i>	92,304	93,108	107,925	131,994	143,274	151,495	149,756	158,422

Percentage Growth by Decade, 1930's - 1990's

Community	1930's	1940's	1950's	1960's	1970's	1980's	1990's
<i>Tompkins Township</i>	2.2	30.4	18.8	32.0	17.5	7.9	18.8
<i>Jackson County</i>	0.9	15.9	22.3	8.5	5.7	(1.1)	5.8
<i>Rives Township</i>	(4.3)	33.4	31.9	34.3	50.7	(1.3)	17.4
<i>Onondaga Township</i>	20.8	12.1	13.0	20.9	16.1	6.3	21.0
<i>Sandstone Township</i>	20.7	21.6	25.0	29.8	21.0	0.3	15.8
<i>Springport Township not including the Village of Springport</i>	19.1	12.8	24.2	6.6	14.5	4.5	6.9
<i>Springport Village</i>	(11.0)	19.1	15.9	4.3	(6.6)	4.7	(0.4)

Area Population Growth, 1930-2000: The notable increase in Rives Township corresponds to a mobile home park. Residential housing, including mobile homes, require services provided by the township. In Tompkins Township, this type of housing is permitted on lots and taxed similarly to other residences.

Age of Tompkins Township Population, 1990-2000

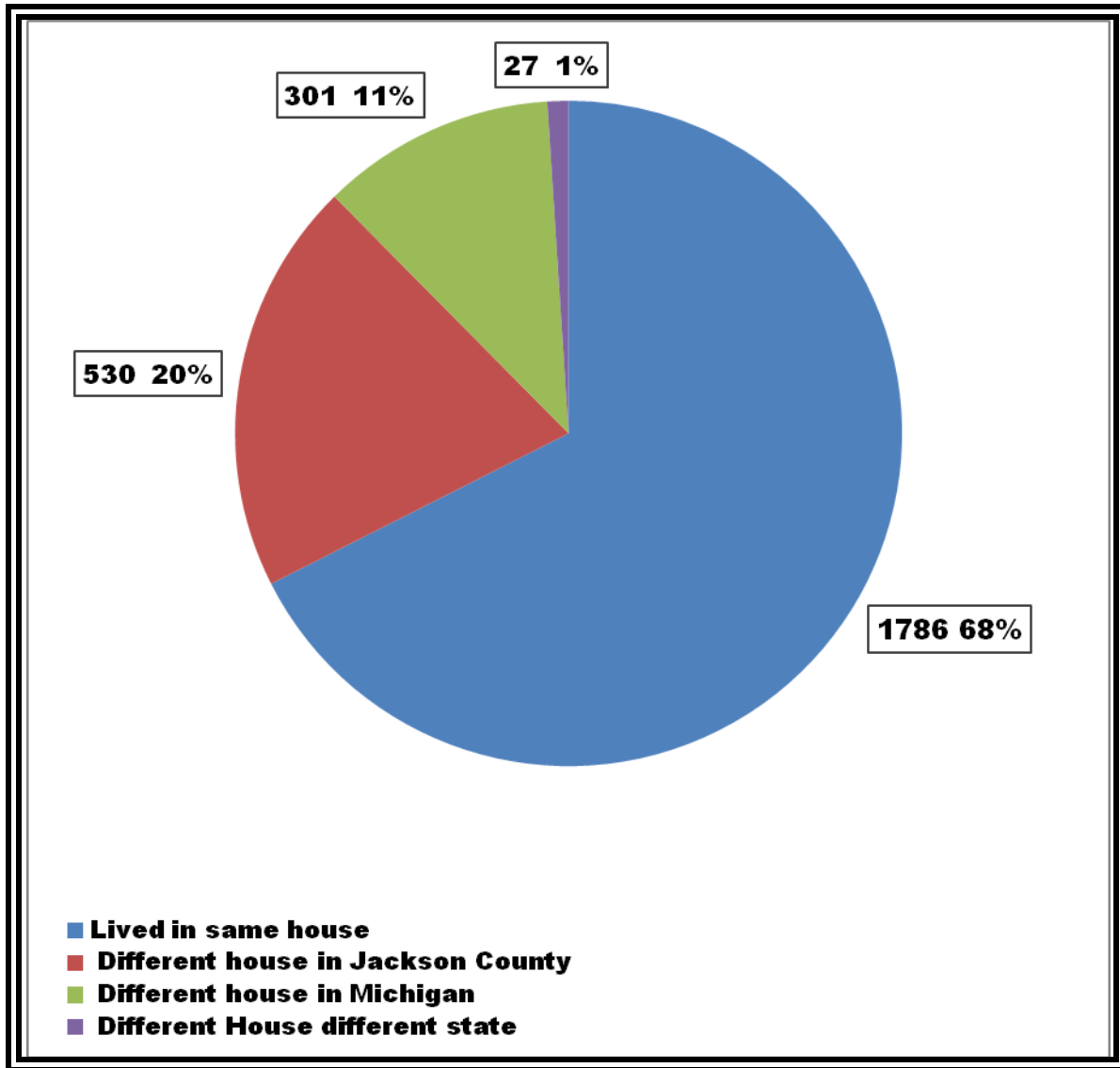


	0-19	20-39	40-59	60-79	80 +
2000	869	662	801	294	71
1990	765	760	513	254	29
% change 1990-2000	13.6	(12.9)	56.1	15.8	144.8

Age of Tompkins Township Population, 1990-2000: The population of the United States and Tompkins Township are becoming older. The median age of the township increased from 32 to 37 during the 1990's. The percentage of senior citizens will begin to grow

significantly as the “baby boom” generation, now reflected in the high number of people aged 40-59 in 2000, begins to retire. Due to a decreased birth rate and relatively few women of child-bearing age, the number of school age children has not increased in proportion to population gains.

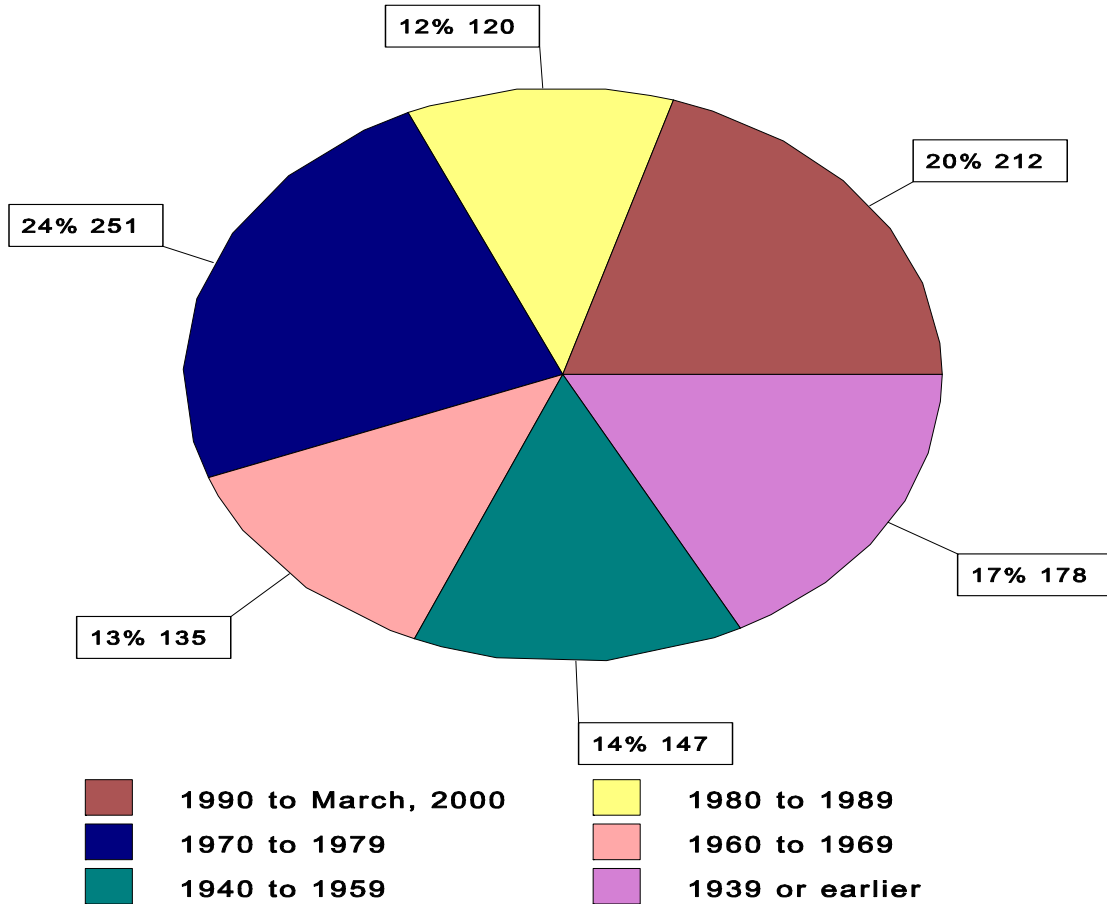
Number of People Living in Same House Since 1995



Number of People Living in Same House Since 1995: Sixty-eight percent of Tompkins Township residents lived in the same house as in 1995, more than the Jackson County overall percentage of 59 %, which reflects Tompkins Township’s agricultural base and environmental quality.

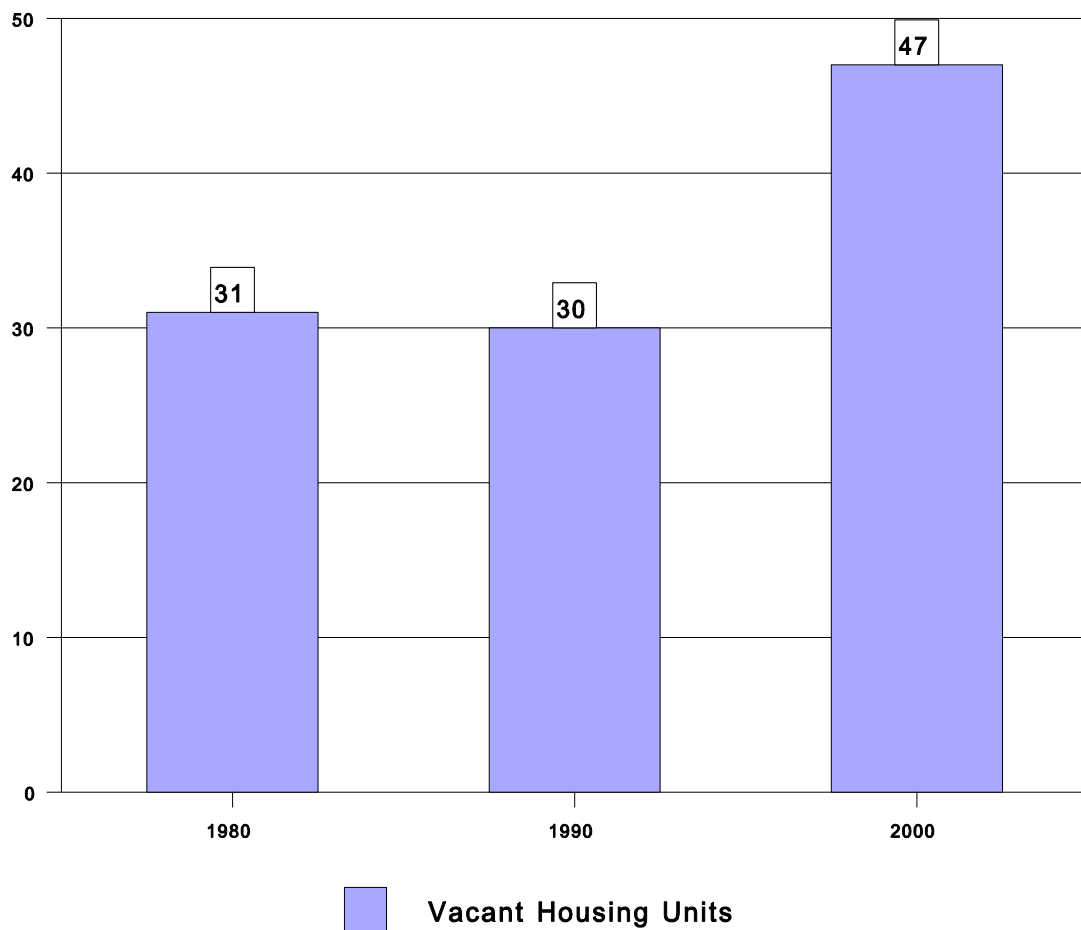
Age of Housing Units, 2000

Year Structure Built



Age of Housing Units, 2000: All eras are represented in the townships housing. There is a trend of increasing housing construction beginning in the 1970's and continuing through the present; however, the high mortgage rates of the 1980's depressed the national housing market during that decade. Fifty six percent of Tompkins Township's housing units were built after 1970.

Vacant Housing Units in Tompkins Township, 1980-2000



Vacant Housing Units in Tompkins Township, 1980-2000: The increase in vacancy is accelerating due to economic conditions. This inventory of available residential units is a valuable asset which should be used to meet the population's housing needs, which will decrease pressure on the agricultural land base.

Commercial Areas

Commercial land uses include a gas station and store at Tompkins Center, a meat market on Standish Road, a trucking firm, an RV service center, and two veterinary offices on M-50. There are also numerous home occupations including daycare, kennels, auto repair, deer processing, and professionals.

Industrial Land Uses

Industrial land uses include Jackson Flexible on M-50, gravel pits near Dixon, McCrum, Minard, and Hopcraft roads, and Hallmark Denture on Blackman Road.

Parks and Recreation

The Minard Mills Park is located at the intersection of Minard and Springport Roads and operated by Jackson County. The Stewart Property, a bequest of 170 acres to the Township from the Stewart family, is located adjacent to the Township Hall along Tompkins Road, and is designated for public use. The Michigan DNR owns three small parcels, two of which provide public access to the Grand River.

Transportation

Tompkins Township is served by a major arterial route, M-50, which diagonally crosses the Township, extending southeast to the City of Jackson and northwest to Eaton Rapids. The residential areas of the Township are proximate to this highway giving access to employment, shopping, entertainment, and health care provided in non-agricultural areas including Jackson, Lansing, and other cities.

Schools

Tompkins residents support four P-12 public school districts; Leslie, Northwest, Western, and Springport. This provides diversity but limits cohesiveness as these schools are located outside the Township.

Health Care Facilities

Health care facilities serving Tompkins Township are available through out the region including the City of Jackson eight miles to the southeast, Eaton Rapids, Lansing, and Ann Arbor.

Police and Fire Protection

Police protection is provided by the Jackson County Sheriff's Department and the Michigan State Police. Fire protection and rescue is provided by the Rives–Tompkins Fire Department. This department is paid on call volunteers and has a fire station in Tompkins Center, proximate to M-50, and supplemental stations in Rives.

Social and Economic Characteristics

Population in Tompkins Township increased from 877 persons in 1930 to 2758 in 2000. Table 3 – Tompkins Township Population Trends illustrates the population growth from 1940 to 2000 according to the U. S. Census and projects population growth by ten year intervals between 2000 and the year 2020 based on the population projections of the Region 2 Planning Commission.

COMMUNITY’S VISION, GOALS, AND POLICIES

VISION

Tompkins Township will remain an agriculture based township, with its natural resources and rural character of prime importance. Agriculture will continue to be the leading income producing segment of the township’s economy. Wetlands and upland habitat for native species will be protected and preserved. Housing and commercial uses will be limited to the amount and placement that existing infrastructure can accommodate. We will rely on intergovernmental cooperation, active public participation, a strong sense of community, and local government support to achieve this vision.

GOAL

Agricultural lands should be protected and preserved from encroachment by harmful and incompatible land uses, thus preserving farming as a viable income producing segment of the township’s economy and maintaining moderate property tax levels for all township residents.

Reasons

- All township residents benefit from the current proportion of agriculture use land to residential use land. Only 36% of tax revenue generated by agricultural land is utilized for services to agricultural land. In contrast, services to residential land cost 115% of residential tax revenue. Therefore, a shift from agriculture to residential use will increase the cost of services and taxes.

- Agriculture is the second largest income generating industry in Michigan
- Agricultural land preserves and protects open space, wetlands, streams, and wildlife. It is what makes the Township attractive.
- Tompkins Township has an agricultural history and remains the second most rural Township in the county. There are many multi-generation farms that have added to the stability of the Township, both economically and socially.
- Future energy demands may require innovative responses including greater agricultural production of energy.
- Once land is removed from agricultural production and developed for residential use in smaller parcels, it will never be economically viable to repurchase and place it back into production.

Policy

- Support and adopt programs to retain agricultural land including, but not limited to, Purchase of Development Rights, Transfer of Development Rights, PA 116, PA 260, and conservation easements.
- Limit non-agricultural uses to the amount, type and intensity that existing infrastructure can accommodate.
- Promote activities which are consistent with agriculture including home based businesses, hunting, eldercare, and equestrian activities.
- Utilize the Stewart property to provide educational opportunities relating to farming and promote farm land succession.
- Restrict location of residential development to land away from productive agricultural land.
- Require boundary fences installed by the developer before issuing a construction permit where others uses abut agricultural land and wood lots.
- Consider requiring 40 to 160 acres as the minimum in AG/OS for a residence to be constructed.
- Consider utilizing temporary moratorium on conversion of agricultural land in AG/OS to residential, commercial, or industrial uses until mechanisms are fully explored and zoning changes are adopted to preserve agricultural land.

GOAL

Lands which have significant impact on ground water recharge, rare and endangered species, or rural character and aesthetics shall be preserved to provide a safe and adequate water supply, natural appreciation, and a pleasant and uncongested environment for future generations.

Reasons

- Wetlands and upland habitat for native species currently provide plentiful clean water in the ground water, storm water retention, and cleansing, quiet open space, visual enjoyment, and recreation for residents.
- Tompkins' population is aging and will need access to local low-impact recreation opportunities.
- Physical inactivity has contributed to an epidemic of obesity, particularly among children.

Policy

- Retain wetlands, upland habitats, woodlands, and environmentally sensitive sites as open space.
- Designate recreation and open space areas between potentially incompatible land uses.
- Encourage the preservation of rural woodlands, wetlands, and wildlife.
- Promote hunting, fishing, and other land and water recreation activities that have low environmental impact.
- Provide recreation and open space areas that are easily accessible to residential areas.
- Utilize the Township's Stewart Property and Minard Park for recreation including low environmental impact activities like hiking and walking trails, education, and community activities of organizations such as the Historical Society and 4-H.
- Create a network of habitat greenways, natural enjoyment areas, and open space corridors by connecting existing natural and recreation areas.
- Utilize temporary moratorium on conversion of open space in AG/OS to residential, commercial, or industrial uses until mechanisms are fully explored and zoning changes are adopted to preserve wetlands, open space, and upland habitat for native species and public recreation.

GOAL

Rural residential land uses shall develop and maintain living environments which preserve rural character through managed growth, preservation of existing housing, and compatibility with adjacent land uses. Rural residential land is suitable for residences, schools, churches, and farming.

Reason

- Tompkins Township has historically been and remains a rural agricultural area. It is a beautiful and peaceful area, with many farms in a rolling landscape. This character has enabled it to retain many of its settling families and has attracted new residents.
- Residents benefit from the Township's tranquility, privacy, high quality habitat for native species, clean air and water, moderate taxes, ability to engage in agricultural activities, and a slower pace of life.
- Tompkins' rural character has a cooperative, intergenerational social aspect as well as an agricultural economic base and visual appeal.
- Tompkins Township has experienced a higher percentage increase in population than most other parts of the county. At this rate of growth, rural character will be lost.

Policy

- Slow housing growth, both in absolute numbers and percentage increases.
- Limit rural residential use to sites and lot size which can be supported by private wells and septic systems.
- Locate residential districts in the south and east of the Township where an extension of public sewer service is anticipated to be feasible if the amount and density of residential development necessitates provision of this service to protect public health.
- Protect all floodplains, marshland, and other environmentally sensitive areas from residential encroachment, and utilize the scenic and recreational potential of these natural areas to benefit nearby residential use.
- Encourage land owners to utilize open space overlay districts as defined in the Michigan Zoning Enabling Act 110 of 2006 to avoid road front or shot gun developments. Open space overlay districts allow the same number of houses to be grouped on a smaller portion of the land than specified in the zoning with not less than 50% of the land remaining perpetually undeveloped, as long as an extension of public sewer and water is not required.
- Locate residential areas away from incompatible land uses and utilize visual, landscape, and physical buffers between residential and industrial or commercial uses.

- Locate residential land uses in areas which have access to arterial highways within 5 minutes of driving.
- Locate new residential areas adjacent and within existing residential areas to encourage ease of circulation.
- Recognize and encourage preservation of historic structures and Centennial Homes and Farms.
- Require residential development of more dense (more units per gross acre) or intense (more stories or smaller dwelling units) design to buffer abutting residential areas by utilizing a tier of transitional densities, heights, and unit sizes.

GOAL

Commercial and Industrial land use shall relate to the overall land use plan and in particular to the rural character of Tompkins Township.

Reason

- Tompkins residents have access via highways to employment, shopping, entertainment, and health care provided in non-agricultural areas including Jackson, Lansing, Eaton Rapids, and other cities.
- Agriculture is the primary component of Tompkins' economic base and of Michigan's economic base, and our plan supports patterns of industrial development that strengthen the Township's historic agricultural base.

Policies

- Encourage a center of commercial development adjacent to existing residential areas.
- Provide for future extensions of existing or planned sites for commercial use and in time sequence consistent with access to infrastructure and demand.
- Require commercial development be designed and situated so as to avoid interference with adjacent land uses.
- Encourage good design of commercial shopping facilities to be consistent with preservation of the Township's rural character including attention to maximum convenience and satisfaction of shoppers.
- Require adequate and safe access, appropriate location of functions, protection from rough weather, signing, landscaping, street furniture, and good lighting.

- Limit industrial development to areas where major thoroughfares are available, compatible land use relationships are assured, and environmental safeguards exist.

FUTURE LAND USE PLAN AND MAP

The Land Use Plan is a practical representation of the goals which have been defined for the future development of the Township. It sets forth a plan for further development that minimizes existing and potential land use problems, capitalizes on opportunities and potentials available to the Township, and encourages development in a manner that promotes the health, safety, and welfare of Township residents. Based upon analyses of Township population trends and the economic base, the Plan is designed to enable the Township to control the location and integrate various forms of development, and to forecast an efficient program for providing the facilities and services necessary to maintain a viable agriculture based community.

The Tompkins Township Land Use Plan Map designates recreation and open space, intense agriculture areas, very low density residential and agricultural areas, residential areas, commercial areas, and major roads.

Lakes and rivers shown on the Land Use Plan Map include the segment of the Grand River which flows through the Township and the drainage system associated with the Grand River. This system and the wet soils commonly associated with it are generally included within the areas designated as agriculture and open space land on the Land Use Plan Map. These lands are important to Township drainage, ground water recharge, and habitat for wildlife. As such, these areas contribute to the highly valued rural character of the Township and they shall remain agricultural and open space.

Agricultural and open space areas denoted on the Land Use Map include areas having soils exceptionally productive for general farming. Because of the productivity of these lands, they shall be preserved for agricultural use and not for residential, commercial, or industrial uses. These lands are proximate to Springport Township and the southern portion of Onondaga Township, which is primarily agricultural.

The Land Use Plan Map also includes areas for agricultural and very low density residential uses. These areas are suited to general farming, dairy, livestock, and truck crops. The open character of this land both supports agriculture and retains the rural character of the Township.

The areas the Plan Map designates for residential purposes are limited to those portions of the Township which are supported by existing infrastructure and which rely solely on private water wells and septic systems. These areas include Tompkins Center which presently includes residential development of this type. Also included are the areas of Dixon and Blackman Roads, which are proximate to Rives and Blackman Townships. Rives and Blackman Townships are more populous and have sewer service that might be feasible to extend along M-50.

Also associated with the residential areas are commercial areas. These areas are well located in the geographic center of the Township and along M-50 in an area presently developed with commercial uses. This area may accommodate additional commercial expansion as required to serve the Township population.

No industrial areas are located on the Plan Map. Presently few industrial uses are located in the Township. Because of the lack of public sewer and water services, and the rural nature of the Township, extensive industrial growth is neither anticipated nor desirable. Potential exists for industrial development near M-50 in the southeast quadrant of the Township provided the location will not result in incompatible land use conditions or building on environmentally sensitive areas. Proposals for further industrial use could be located, on a case by case basis, solely in this area and with site specific safeguards and buffers.

The Land Use Plan includes, Minard Mills and the Township owned Stewart property, for environmentally friendly recreation including hiking and walking trails, education, and community activities of organizations such as the Historical Society and 4-H. The Michigan DNR will continue to own 3 small parcels, including two giving public access to the Grand River.

The Plan anticipates that M-50 will continue to meet residents' transportation needs; that the existing four schools districts will continue to meet residents' education needs; that health care available in Jackson, Eaton Rapids, and Lansing will continue to meet residents' health care needs; that the Jackson County Sheriff and Michigan State Police will continue to meet residents' protection needs; and, that the volunteer Rives – Tompkins Fire Department will continue to meet residents' fire protection and rescue needs.

PLAN IMPLEMENTATION

The concepts and principles which the Land Use Plan describes should be applied as the Township grows and develops. The implementation philosophy that will form the basis for putting the Plan into effect centers on **growth management and resource preservation**. The implementation of this plan will require the cooperation of the Township's Board, Planning Commission, Board of Appeals, and citizens. The effectiveness of this plan relies on the diligence with which its provisions are acted upon.

A number of tools and strategies are available to enable the Township to guide its growth and achieve the land use goals defined in the planning process. To be effective these strategies must be achievable with the resources available in the Township. **The Township Zoning Ordinance is the primary instrument the Township uses to implement its Land Use Plan.** Properly applied, the zoning ordinance reflects the realities of existing land uses and patterns and gradually, as development is proposed, directs the form and location of growth to achieve the goals of the plan.

Some specific implementation strategies of the policies enumerated above follow. These strategies are not in a ranked order. It is entirely possible that new options will be available as new legislation, court decisions, environmental, and economic forces impact Tompkins Township.

Agricultural lands should be protected and preserved from encroachment by harmful and incompatible land uses, thus preserving farming as a viable income producing segment of the township's economy and maintaining property taxes for all township residents at or near current levels.

Strategies

- Support Tompkins Township's adoption of a PDR ordinance as developed by the county.
- Change the required minimum lot size to build a residence in AG/OS to 40 to 160 acres. This technique is appropriate because it is successful in rural areas showing moderate growth pressure and is often used as a tool where farmland preservation is the goal.
- Require notification by the seller/transferor to buyer/transferee before any transfer of property of the potential beneficial application of PA 260 if land continues to be used for agricultural production. Forms explaining PA 260 can be obtained from the township.
- Require the notification by the seller/transferor to the buyer/ transferee **before** any transfer of property that agricultural related dust, noise, and odors exist in this rural township.
- Require notification by the seller/transferor to the buyer/ transferee that a boundary fence is required to be installed by the developer before the township will issue a construction permit where other uses abut agricultural lands and wood lots.

Lands which have significant impact on ground water recharge, rare and endangered species, or rural character and aesthetics shall be preserved to provide a safe and adequate water supply, natural appreciation, and a pleasant and uncongested environment for future generations.

Strategies

- Support development of recreation on the Township's Stewart property.
- Support formation of a recreation committee to develop recreation plans for the Stewart property.
- Utilize the Stewart property to educate residents about native Michigan trees, plants, and wildlife. The conservation district is a potential partner.
- Evaluate zoning setback along the Grand River and Sandstone Creek.
- Investigate intergovernmental cooperation to create linkages among recreation sites.

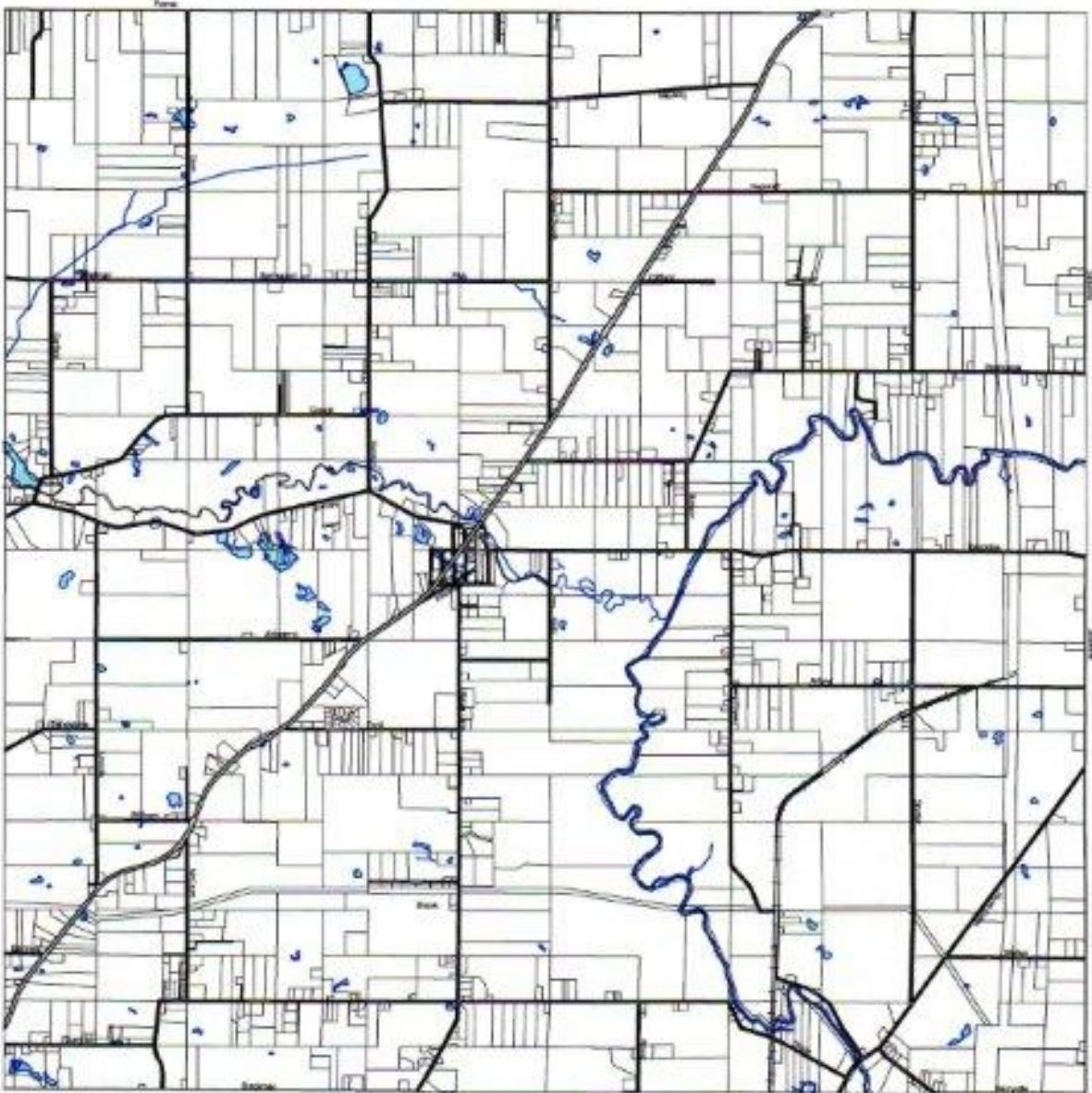
Rural residential land uses shall develop and maintain living environments which preserve rural character, through managed growth, preservation of existing housing, and compatibility with adjacent land uses. Rural residential land is suitable for residences, schools, churches, and farming.

- Encourage historic preservation.
- Encourage use of overlay districts, described in MCL 125.350, which permit the clustering of houses on a smaller portion of land than specified in the zoning ordinance if not less than 50% of the same land is perpetually maintained in an undeveloped state
- Locate all housing with safe and easy access to M-50 and primary roads.
- Locate housing with easy access to services.
- Locate housing among compatible uses.

Conclusion

In conclusion, as residential growth of Tompkins Township expands in our agricultural community, continued adaptation and respect for neighbors' boundaries with understanding of the differences within our community is required to preserve our community spirit. The commission thanks all our committed residents for their unity, participation and respect of their fellow neighbors. All land is valuable and, as long as we adapt together as a community, Tompkins Township can remain a haven for all.

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TOMPKINS TOWNSHIP
Jackson County, Michigan

BASE MAP



Map Prepared: January 4, 2008

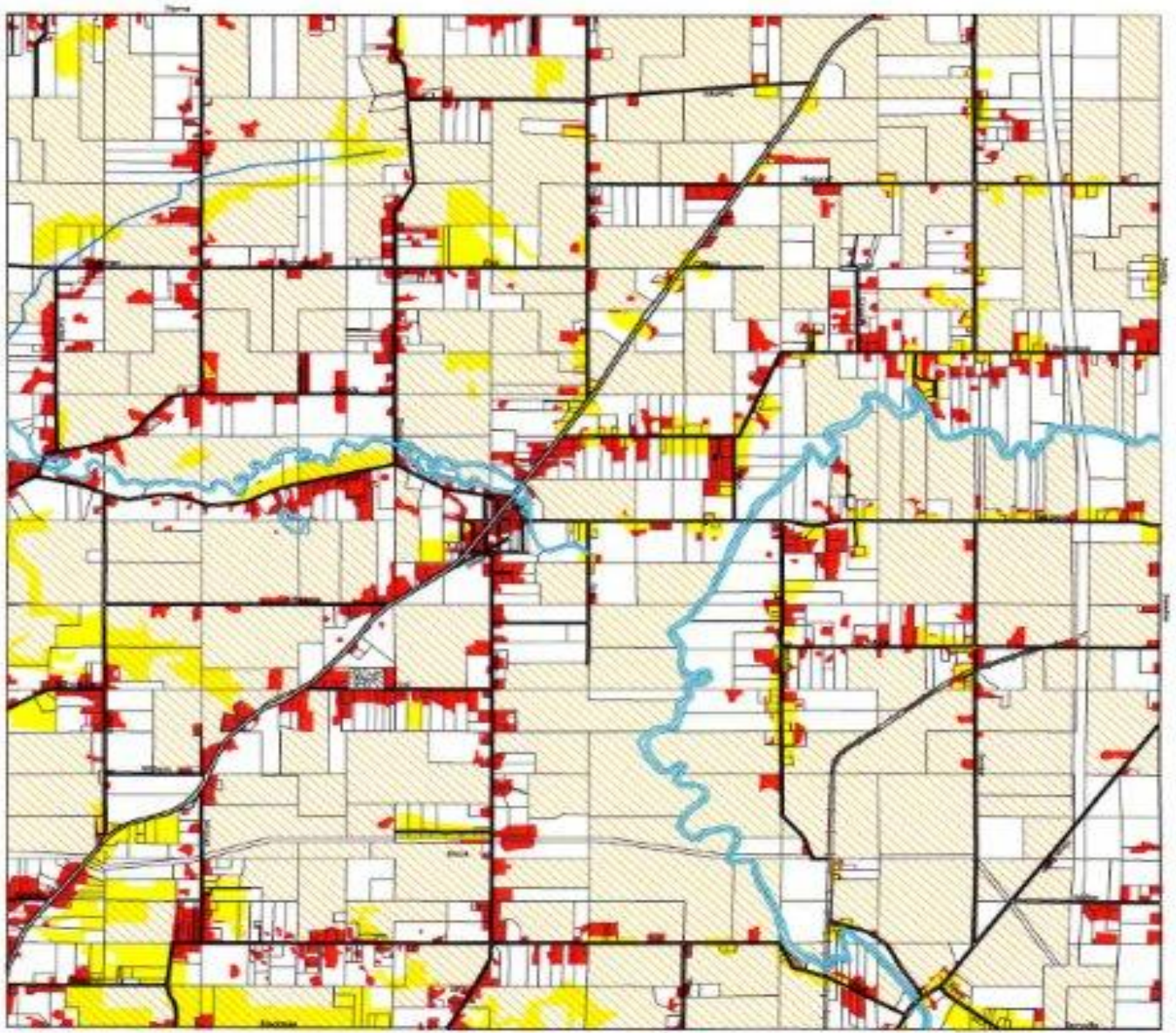
TOMPKINS TOWNSHIP
Jackson County, Michigan

RESIDENTIAL
LAND USE CHANGE
1998-2005

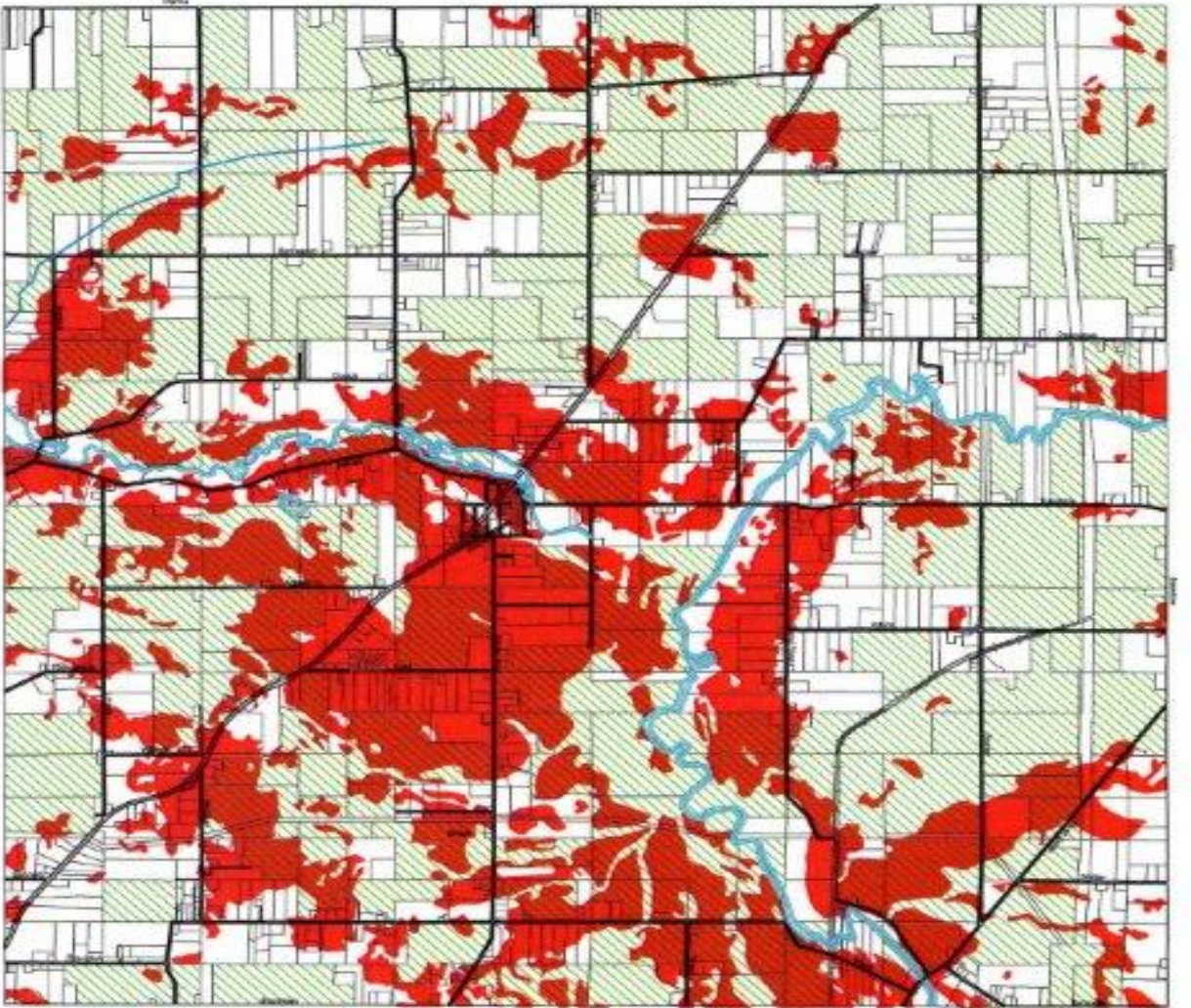
LEGEND

-  1998 Residential
-  2005 Residential
-  Parcels 40 Acres and Greater

Source: The 2005 Land Use Update was created by Michigan State University's Remote Sensing and Geographic Information Science Research & Outreach Services (MSU-RSORS) and based upon 2001 imagery. 1998 Land Use - Jackson County Comprehensive Plan.



Map Prepared: July 25, 2007



TOMPKINS TOWNSHIP
Jackson County, Michigan

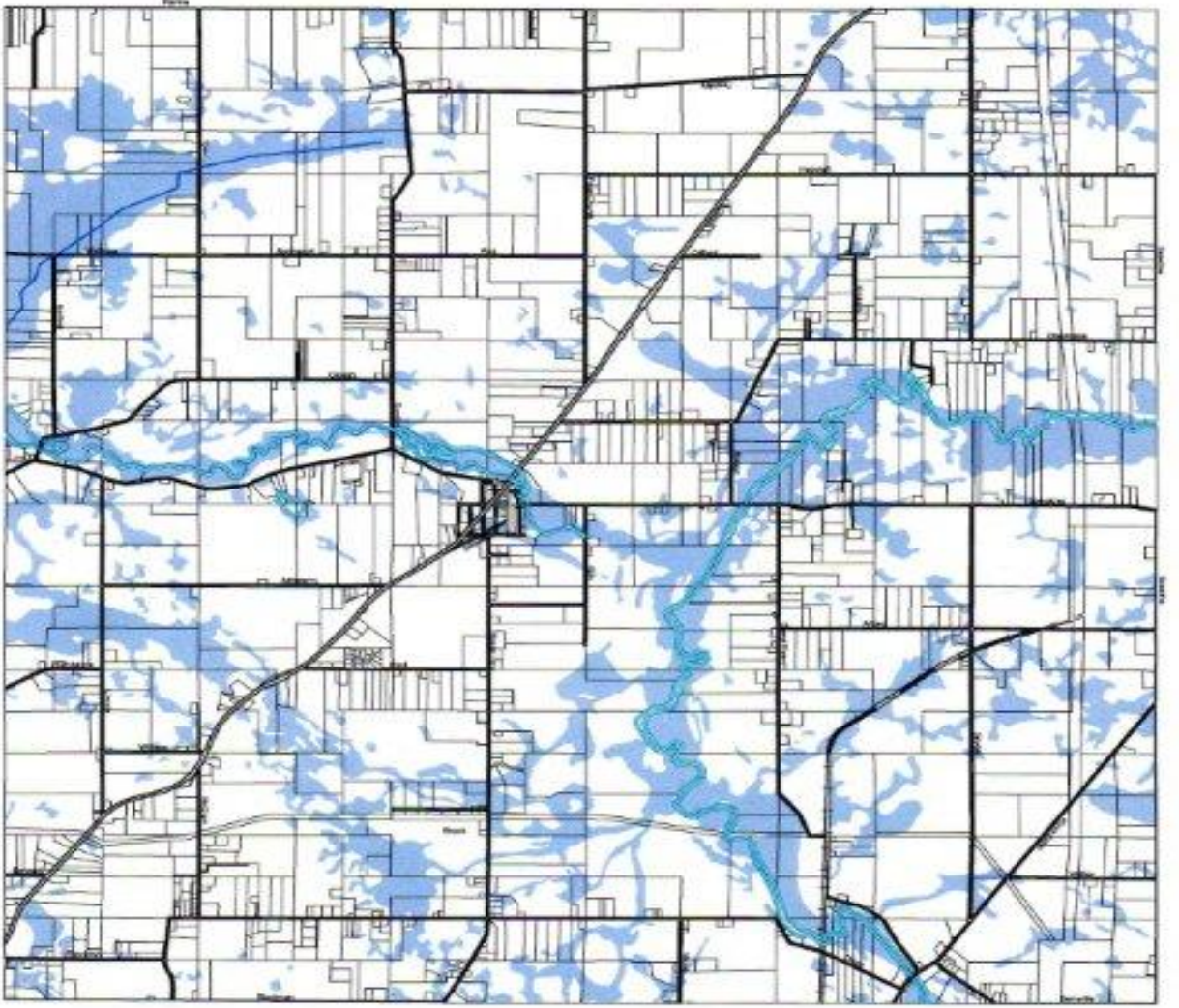
**GROUNDWATER
RECHARGE AREAS**

LEGEND

- High Recharge Areas
- Parcels 40 Acres and Greater

Source: Jackson County Soil Survey, 1978
D. Bruce Page, Professor of Geography
Central Michigan University





TOMPKINS TOWNSHIP
Jackson County, Michigan

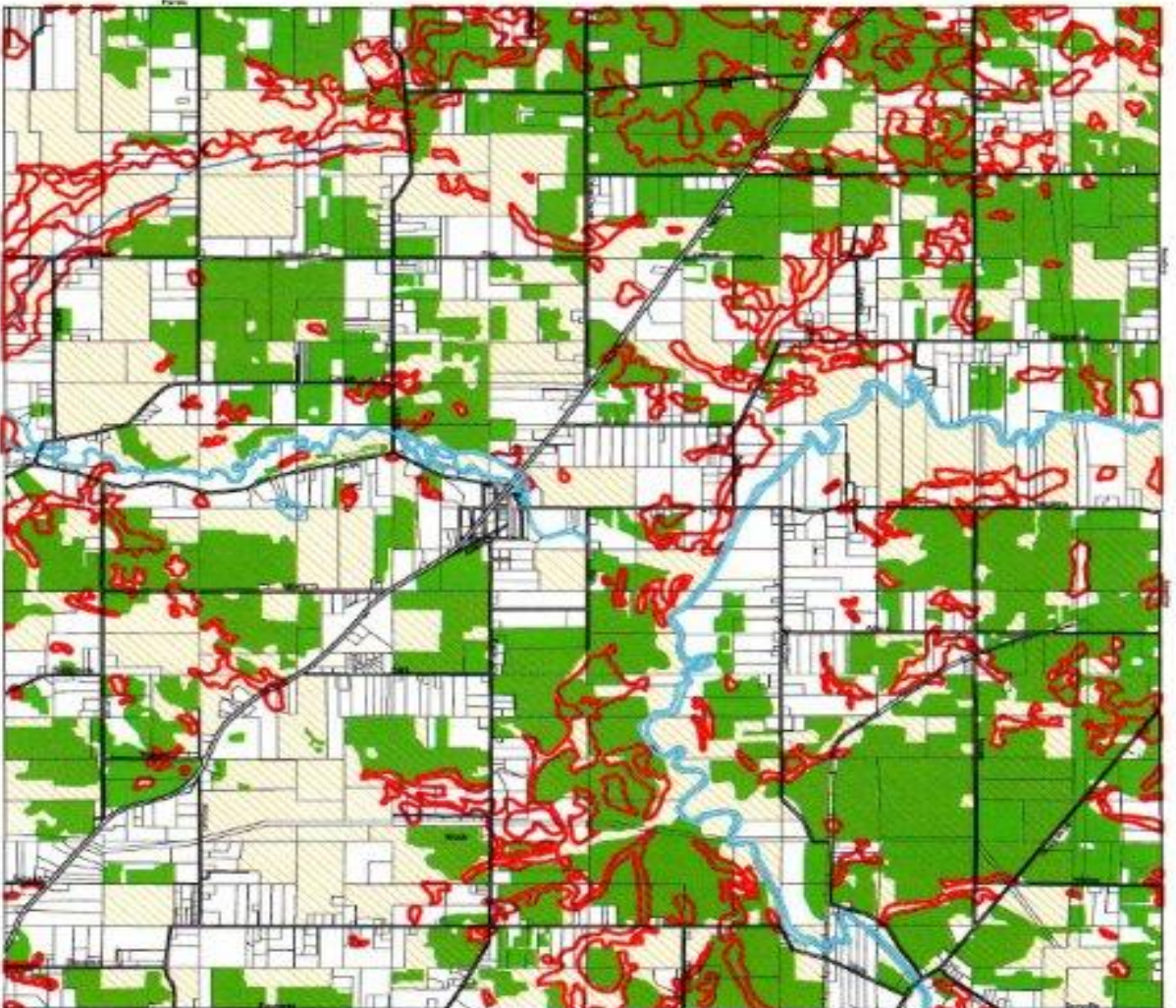
HYDRIC SOILS

Source: Jackson County Soil Survey



TOMPKINS TOWNSHIP
Jackson County, Michigan

**CROPLAND &
PRODUCTIVE AGRICULTURE**



- LEGEND**
- Productive Agriculture
 - Cropland
 - Parcels 40 Acres and Greater

Source: Cropland - The 2005 Land Use Update was compiled by Michigan State University, Forest Service and Geographic Information Science Services & Outreach Services (GIS/OSS) and based upon 2005 imagery.
Productive Agriculture - Jackson County Soil Survey, 1978
Dr. Bruce Payne, Professor of Geography
Central Michigan University



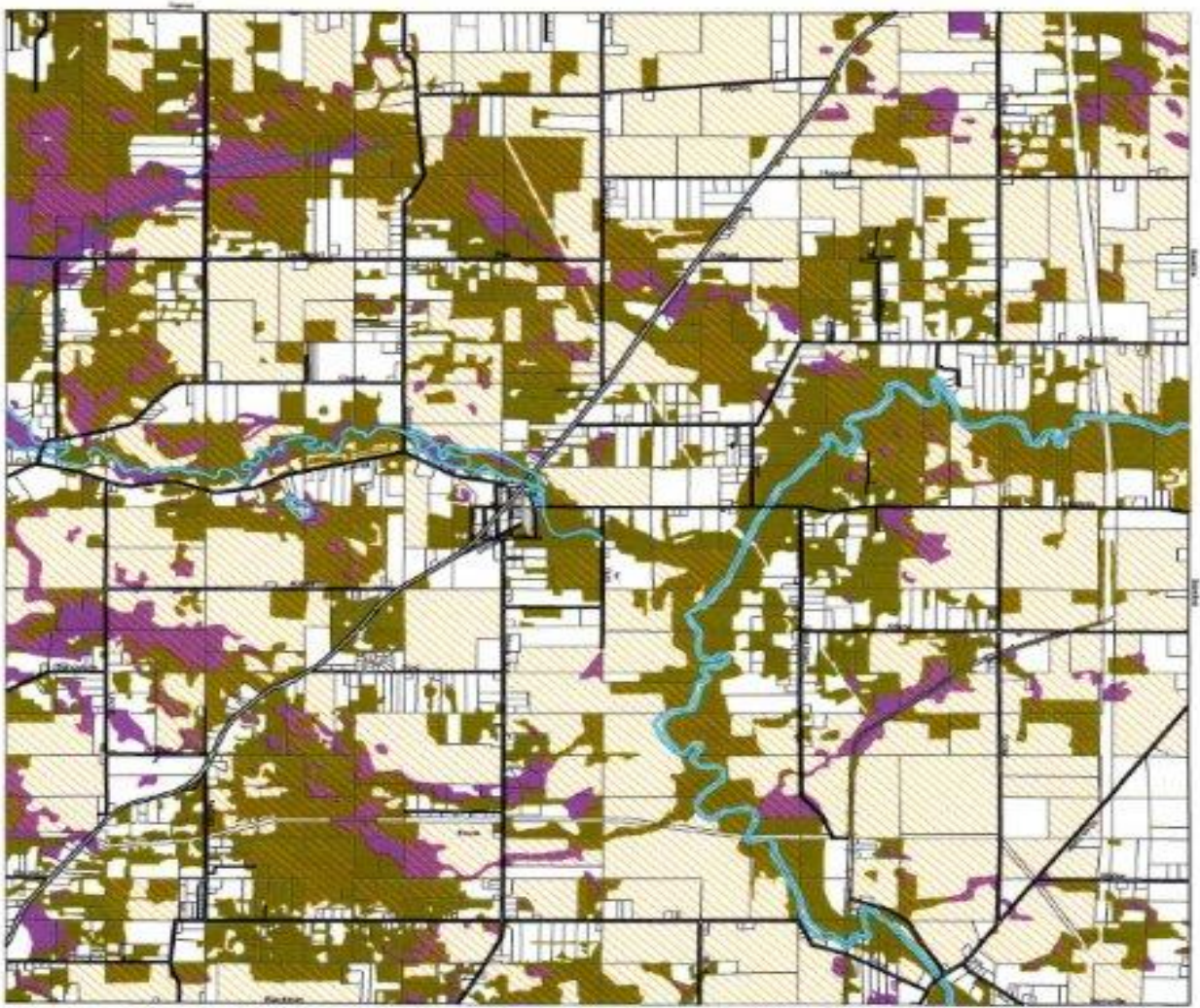
TOMPKINS TOWNSHIP
Jackson County, Michigan

FORESTED AREAS

LEGEND

-  Forested
-  Forests 40 Acres and Greater
-  Wetlands

Source: The 2002 Land Use Update was created by Michigan State University Forest Science and Geography, Forestry Science Research & Outreach Services (ForestSci) and based upon 2001 imagery.









TOMPKINS TOWNSHIP
Jackson County, Michigan

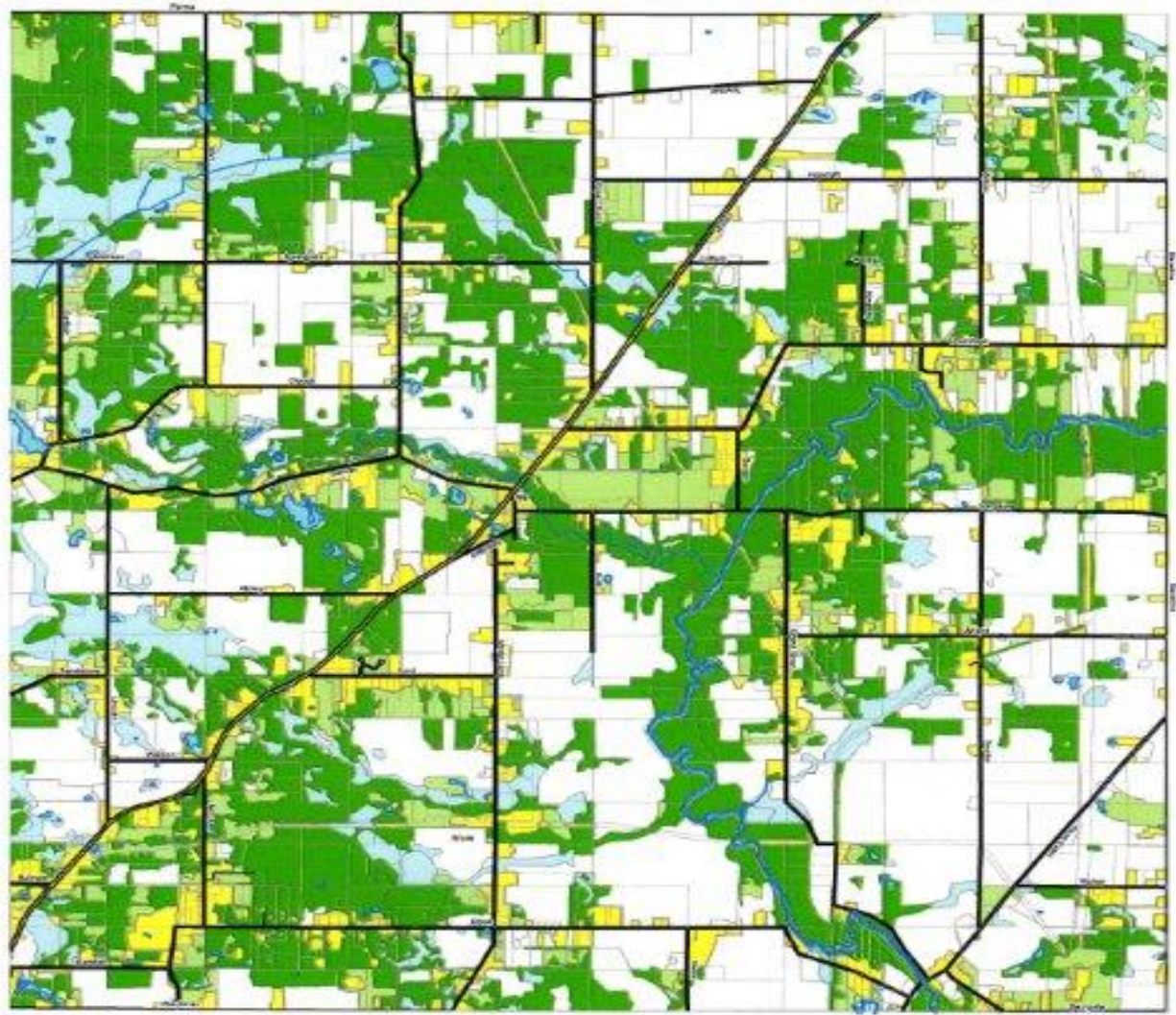
2005 LEVEL 1

LAND USE/LAND COVER

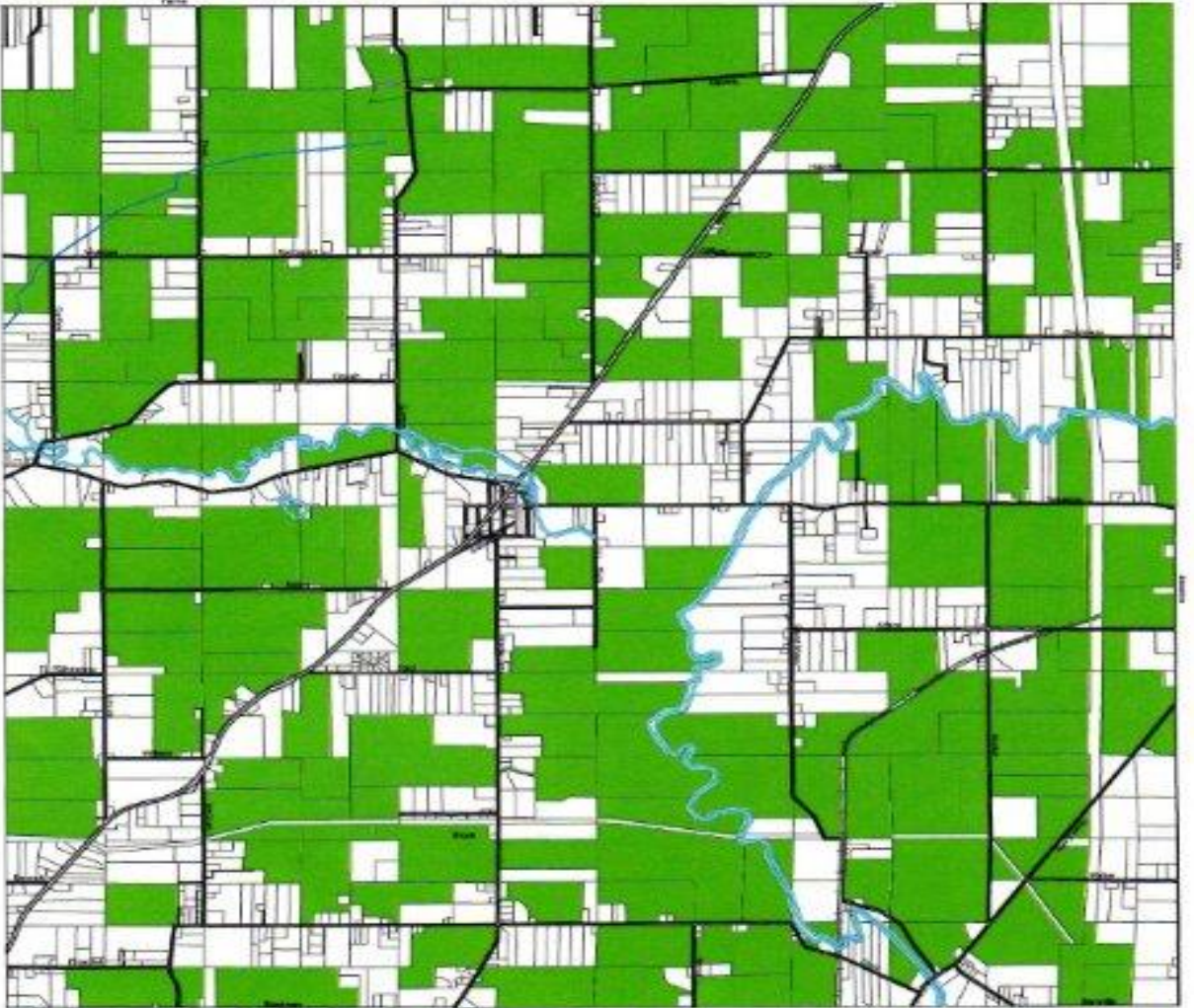
LEGEND

-  Residential
-  Agriculture
-  Grassland
-  Forest
-  Lakes
-  Wetlands

Source: The 2005 Land Use Update was created by Michigan State University Remote Sensing and Geographic Information Systems Research & Custom Services (MSU-RS) and based upon 2005 imagery.



Map Prepared: May 21, 2008



TOMPKINS TOWNSHIP
Jackson County, Michigan

**PARCELS 40 ACRES
AND LARGER**

Source: Jackson County GIS



Map Prepared: December 18, 2007

ZONING PLAN

The Tompkins Township Master Plan provides the legal basis for the zoning in Tompkins Township. Accordingly, the Plan is required to contain a special plan element known commonly as the zoning plan by Michigan’s planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), ‘special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations.’”

The MPEA – the Michigan Planning Enabling Act (PA 33 of 2008), as amended – requires “a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises” because Tompkins Township has an adopted zoning ordinance (Sec. 33(2)(d)). The MZEA – the Michigan Zoning Enabling Act (PA 110 of 2006), as amended – requires the Planning Commission to adopt and file with the Tompkins Township Board “ a zoning plan for the areas subject to zoning” in Tompkins Township (Sec. 305 (a)). Finally MPEA also requires the zoning plan to “include an explanation of how the land use categories on the future land use map relate to the districts in the zoning map” (Sec. 33(2)(d)).

Zoning is a tool to implement the goals and policies of the Tompkins Township Master Plan and it is the intent of the zoning plan to promote rezoning which is consistent with the Tompkins Township Master Plan. However, it is important to note that timing is an important factor. The zoning ordinance has a short term focus of up to 5 years while the Tompkins Township Master Plan has a long range focus of 20 or more years in the future. Accordingly, not all areas on the future land use map should be rezoned until such time that public necessity, convenience, general welfare or good zoning practice require, based on future facts and circumstances, and the infrastructure is in place to service the zoning changes.

Further, all references are to Tompkins Township Zoning Ordinance as in effect on 01/11/2009. The Tompkins Township Zoning Ordinance may be amended from time to time. The sections of the Tompkins Township Master Plan which reference any amended sections of the Tompkins Township Zoning Ordinance will change to remain consistent with those amended articles.

Zoning Districts

Article 3.01 of the zoning ordinance divides Tompkins Township into the following zoning districts:

- AGOS - - Agriculture and Open Space**
- AG - - Agriculture District**
- RS - - Suburban Residential District**
- RMH - - Mobile Home Park District**
- B4 - - General Business District**
- OSP - - Open Space Preservation Overlay District**

Article 6 of the Tompkins Township Zoning Ordinance describes the intent of these districts.

Agricultural and Open Space District - -This district is composed of large open land areas primarily devoted to general farming and other agricultural purposes or lying vacant because of soils which are either inappropriate or incapable of supporting development. The regulations are designed to protect, maintain, and preserve agricultural areas in the Township which are or may be exceptionally productive and to protect, maintain, and preserve areas which have soils which are unsuitable for development. It is the intent of this district to assure a low density of development in these areas.

Agricultural District - - This district is composed of large open land areas devoted to general farming, dairying, livestock, truck crops and an increasing number of non-farm homes. The regulations are designed to retain the open character of the land and to that end the uses are limited to farming, enterprises associated with modern farming operations, rural residence, community service buildings and recreational uses.

Suburban Residential District - - This district is composed of lands suitable for suburban or rural residences, schools, churches and farming. Although large areas of this district are in farms and open areas the uses permitted and the regulations thereof are designed to encourage further residential growth and associated home or farm areas.

Mobile Home Park District - - This district classification is designed to provide for well-located and properly developed areas to accommodate mobile home parks. This district classification is designed to provide for such use under appropriate standards to promote the health, safety and general welfare of the residents of such areas as well as the residents of adjoining premises. The area zoned for such purposes should be able to accommodate the increased traffic generated from such developments as well as the sanitary requirements of the same.

General Business District - - This district is composed of certain land and structures used to provide for the retailing and wholesaling of goods, to furnish services such as beauty shops, eating places and storage of goods. Under certain conditions it may provide for other uses and services including warehousing, trucking facilities and limited fabrication or processing of goods.

Open Space Preservation Overlay District - - The establishment of this overlay district is to satisfy the requirements of P.A. 177 of 2001 (commonly referred to as the Open Space Preservation Act). It requires that qualified townships provide, at the option of the landowner, for the clustering of residential units on a portion of the property provided that fifty percent (50%) or more of the land is preserved in permanent open space. This overlay district shall be a development option for

landowners within the following districts: “AGOS”, “AG” and, with respect to land served by a public sewer system, “RS” and “RMH” .

Dimensional Standards

Article 6 of the Tompkins Township Zoning Ordinance also provides these dimensional standards.

Agricultural and Open Space District

A. Lot Area

The minimum lot area for any dwelling or other Use by Right building hereafter erected shall not be less than two (2) acres and the width of such lot at the required front setback line for any such structure shall be not less than two hundred fifty (250) feet.

B. Yards for All Principal Structures

1. Front Yard - Every lot shall be provided with a front yard of not less than fifty (50) feet in depth from the highway right-of-way line.
2. Side Yard Width - Every lot shall be provided with two (2) side yards and each side yard shall be at least fifty (50) feet in width. Detached garages or other accessory buildings when erected shall not be nearer than six (6) feet from the side lot line.
3. Rear Yard - Every lot shall be provided with a rear yard of not less than one hundred feet in depth. Detached garages or other accessory buildings, when erected, shall not be nearer than twenty-five (25) feet from the rear lot line.

Agricultural District

A. Lot Area

The minimum lot area for any dwelling or other Use by Right building hereafter erected shall be not less than thirty thousand (30,000) square feet and the width of such lot at the required front setback line for any such structure shall be not less than one hundred fifty (150) feet.

B. Yards For All Principal Structures

1. Front Yard

Every Lot shall be provided with a front yard of not less than fifty (50) feet in depth from the highway right-of-way line.

2. Side Yard Widths

Every lot shall be provided with two (2) side yards and each shall be at least thirty (30) feet in width. On corner lots the side yard abutting the highway shall be at least fifty (50) feet. Detached garages or other accessory buildings when erected shall not be nearer than six (6) feet from the side lot line.

3. Rear Yard

Every lot shall be provided with a rear yard of not less than fifty (50) feet in depth. Detached garages or other accessory buildings when erected shall not be nearer than six (6) feet from the rear lot line.

Suburban Residential District

A. Lot Area

The minimum lot area for any one-family dwelling or other Use by Right building hereafter erected shall be not less than twenty thousand (20,000) square feet and the width of such lot at the required front setback line for any such structure shall be not less than one hundred twenty five (125) feet.

B. Yards For All Principal Structures

1. Front Yard - Every lot shall be provided with a front yard of not less than fifty (50) feet in depth from the highway right-of-way line.

2. Side Yard Widths - Every lot shall be provided with two (2) side yards and each shall be at least fifteen (15) feet in width. On corner lots the side yard abutting the highway shall be at least fifty (50) feet. Detached garages or other accessory buildings when erected shall not be nearer than six (6) feet from the side lot line.

3. Rear Yard - Every lot shall be provided with a rear yard of not less than fifty (50) feet in depth. Detached garages or other accessory buildings when erected shall be not nearer than six (6) feet from the rear lot line.

Mobile Home Park District

A. Lot Area

The minimum lot area for any one-family dwelling or other Use by Right or other Conditional Use building hereafter erected shall be not less than fifteen thousand (15,000) square feet and the width of such lot at the required front setback line for any such structure shall not be less than one hundred (100) feet. This minimum lot area requirement shall not apply to buildings in mobile home parks.

- B. Yards For All Principal Structures (Applicable to All Uses By Right and Conditional Uses, except for Mobile Home Parks).
 - 1. Front Yard - Every lot shall be provided with a front yard of not less than fifty (50) feet in depth from the highway right-of-way line.
 - 2. Side Yard Widths - Every lot shall be provided with two (2) side yards and each shall be at least fifteen (15) feet in width. On corner lots the side yard abutting the highway shall be at least fifty (50) feet.
 - 3. Rear Yard - Every lot shall be provided with a rear yard of not less than fifty (50) feet in depth. Detached garages or other accessory buildings when erected shall be not nearer than six (6) feet from the rear lot line.

General Business District

- A. Lot Area

No minimum lot area shall be required for Uses By Right or Accessory Use structures other than that required for sanitary, parking and loading facilities.

- B. Yards For All Principal Structures
 - 1. Front Yard - Every lot shall be provided with a front yard of not less than forty (40) feet in depth from the highway right-of-way line.
 - 2. Side Yard Widths - No minimum side yard width shall be required except when adjoining any other district or abutting a street, then not less than forty (40) feet.
 - 3. Rear Yard - Every lot shall be provided with a rear yard of not less than twenty-five (25) feet in depth, provided, however, when such lot abuts any RS, AG, or AGOS District it shall have a rear yard of not less than forty (40) feet in depth.

Open Space Preservation Overlay District

A. Lot Area

The parcels, lots, or sites (units) shall have a minimum lot area of no less than twenty-five percent (25%) of the minimum lot area requirement within the underlying district or 7,500 square feet, whichever is greater. The parcels, lots, or sites (units) shall have a minimum lot width of no less than fifty percent (50%) of the minimum lot width requirement within the underlying district or seventy-five (75) feet, whichever is greater.

B. Yards For All Principal Structures

1. Front Yard - Fifty percent (50%) of the underlying district but no less than thirty (30) feet.
2. Side Yard Widths - Fifty percent (50%) of the underlying district but no less than ten (10) feet.
3. Rear Yard - Fifty percent (50%) of the underlying district but no less than twenty (20) feet.

Rezoning

Whenever the public necessity, convenience, general welfare or good zoning practice require, the regulations, restrictions and district boundaries set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed, provided, however, that no action may be taken until a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. An amendment, supplement or change may be initiated by the Township Board or the Township Planning Commission, on a motion by either of these bodies, or by a verified application of one (1) or more of the owners of lessees of property within the area proposed.

Relationship of Land Use Plan – 2025 to the Districts on the Proposed Zoning Map

Recreation and Open Space areas. The following recreation and open space areas included on the Land Use Plan – 2025 correspond to the following districts on the Proposed Zoning Map:

Agricultural / Opens Space District (AG/OS)
Agricultural District (AG)

Intensive Agriculture area. The following intensive agriculture area included on the Land Use plan – 2025 corresponds the following district on the Proposed Zoning Map:

Agricultural / Open Space District (AG)

Very Low Density Residential and Agricultural area. The following very low density residential and agricultural area included on the Land Use Map – 2025 corresponds to the following district on the Proposed Zoning Map:

Agricultural District (AG)

Residential area. The following residential area included on the Land Use Plan – 2025 corresponds to the following district on the Proposed Zoning Map:

Rural Residential District (RS)








Commercial area. The following commercial area is included on the Land Use Plan – 2025 corresponds to the following district on the Proposed Zoning Map:

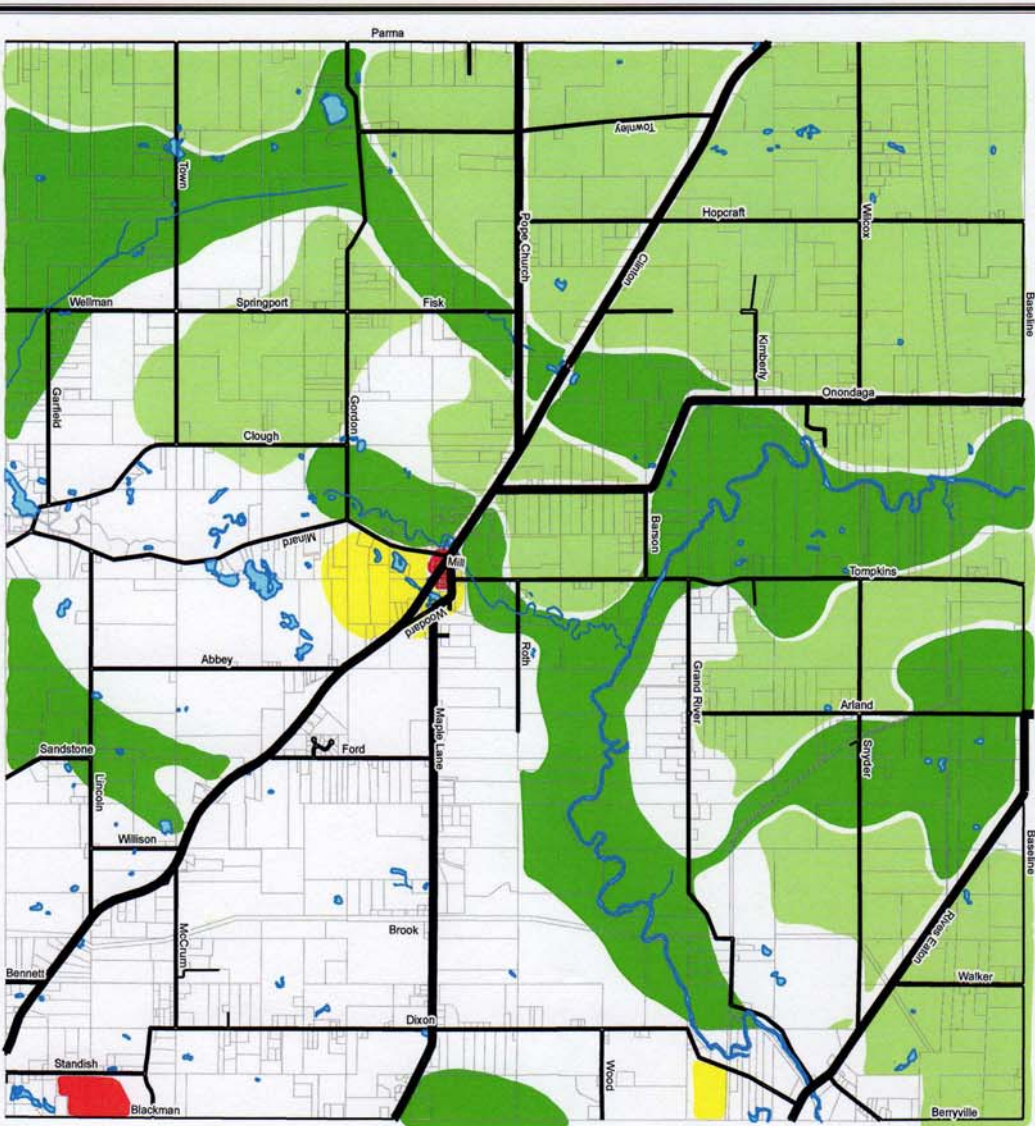
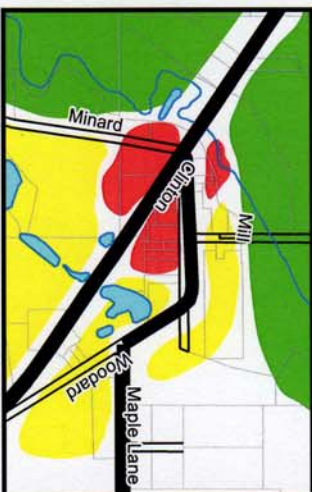
General Business District (B-4)

TOMPKINS TOWNSHIP
Jackson County, Michigan

Land Use Plan - 2025

LEGEND

-  Recreation and Open Space
-  Intense Agriculture
-  Very Low Density Residential and Agriculture
-  Residential
-  Commercial
-  Industrial
-  Major Roads



0 0.1 0.2 0.4 0.8 1.6 Miles

Map Prepared: January 9, 2009

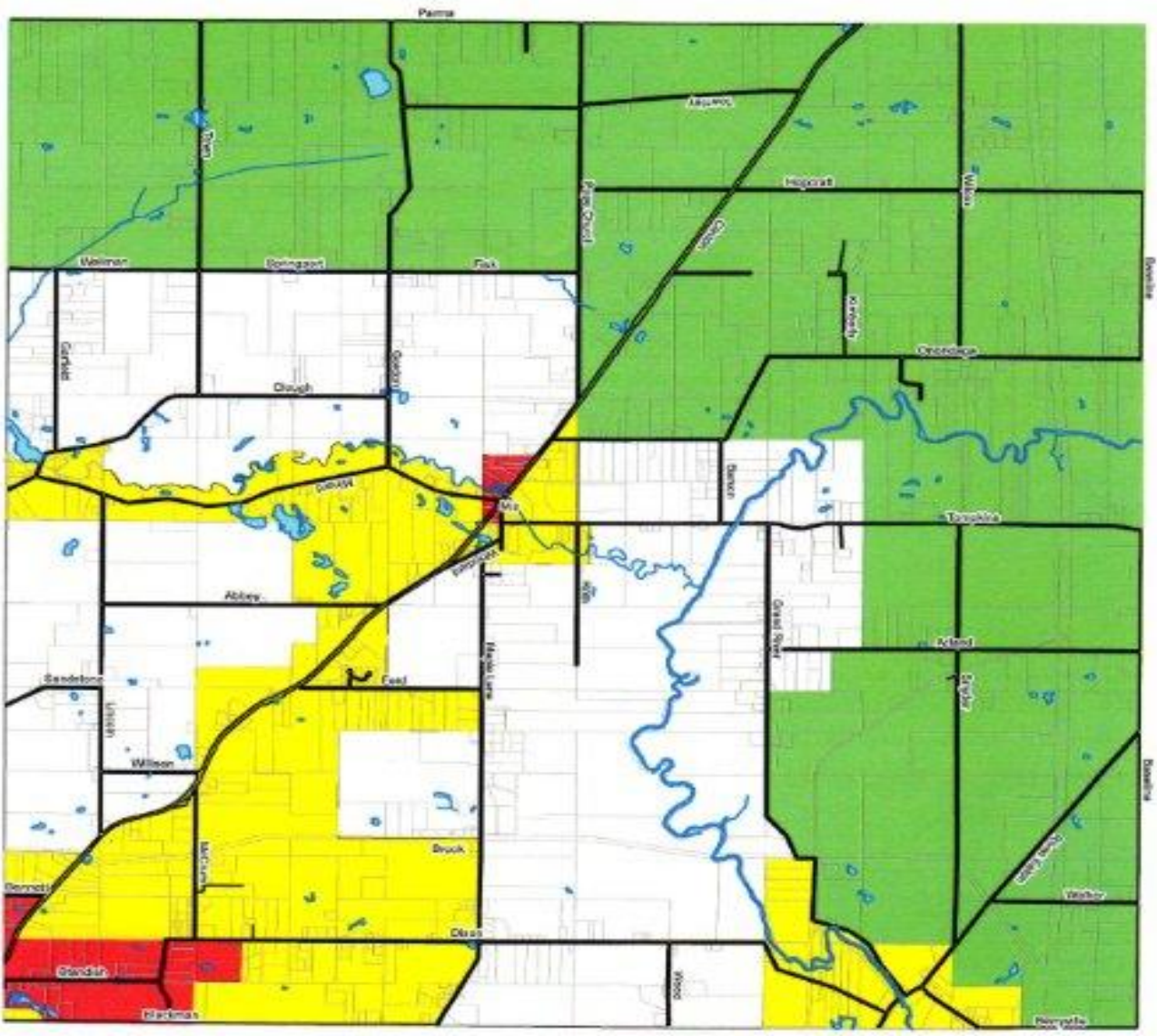



TOMPKINS TOWNSHIP
Jackson County, Michigan

PROPOSED ZONING

LEGEND

- AG/OB District: Agricultural / Open Space District
- AG District: Agriculture District
- RS District: Rural Residential District
- B-1 District: General Business District



Map Prepared: June 10, 2008