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INTRODUCTION

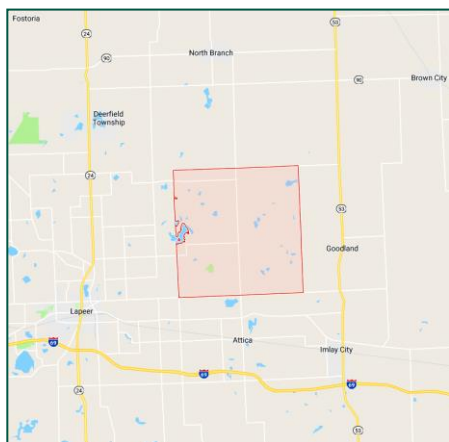
Purpose

The purpose of a master plan, according to the Michigan Planning Enabling Act, is to guide and accomplish development in the Township that is:

- (a) coordinated, adjusted, harmonious, efficient, and economical;
- (b) considerate of the character of the Township and its suitability for particular uses, judged in terms of such factors as trends in land and population development;
- (c) designed to best promote public health, safety, morals, order, convenience, prosperity, and general welfare in accordance with present and future needs of the Township.

The Act requires that the Township review and revise the master plan at regular intervals (at least once every 5 years) based on trends in the Township, and as circumstances change within the Township, surrounding areas, and the Township's plans for land use and development.

REGIONAL SETTING



Arcadia Township is situated in the central portion of Lapeer County, and is approximately 36.2 square miles in area. It is bounded on the north by North Branch Township, on the east by Goodland Township, on the south by Attica Township and on the west by Mayfield Township. These Townships are agricultural with increasing suburbanization.

Arcadia Township is primarily served by three major roads, Lum Road, Bowers Road and Lake Pleasant Road. Bowers Road is an east-west primary county road which runs along the southern border of the Township and leads about eight miles west to the City of Lapeer. Lum Road is another east-west thoroughfare which runs through the community of Lum. Lake Pleasant Road is a north-south thoroughfare that runs through the center of the Township and connects the Village of North Branch to the north and Attica Township to the South, where it intersects the east-west I-69 expressway.

About a mile south of the Township, Imlay City Road (formerly M-21) is an east-west thoroughfare that runs across the County and connects the Cities of Lapeer and Imlay City. Further south is the I-69 expressway, which extends from the Canadian border at Port Huron to Indianapolis and beyond. Although located out of the Township, these roads have had, and will continue to have, an influence on the activity within the Township.

EXISTING LAND USE

An inventory and analysis of existing land use is essential to the planning process. It provides information on the present utilization of land, and some indication for the probable direction of growth.

A detailed existing land use analysis was prepared as part of the Master Land Use Plan. The Existing Land Use Map can be found in **Attachment A**.

To facilitate the analysis, the following land use categories are utilized:

Public and Quasi-Public

This type of land use includes parks, recreation areas, governmental buildings, churches, schools and cemeteries. In Arcadia Township, this includes such uses as the Lapeer State Game Area. The

Lapeer State Game Areas Headquarters off Vernor Road





Long Lake Boat Launch Area off Five Lakes Road

Game Area consists of a total area of 6,700 acres, including 1,800 acres within the Township's boundaries. The Arcadia Township Hall, the fire station, two churches and a cemetery are located in the community of Lum. The Arcadia Hills Golf Course, the Lapeer County Sportsman's Club and the Castle Creek

Golf Course are existing recreation facilities in the Township. The Polly-Ann Trail is a non-motorized public trail on a former railroad corridor. The trail is 34 miles long, beginning in Orion township in Oakland County to the south, and terminating at Lake Pleasant Road just north of Kings Mill. The trail is open year-round and can be used for recreational purposes such as horseback riding, jogging, hiking, mountain biking and cross-country skiing.



Playground Area on Township Hall Grounds



Polly-Ann Trail Access off Lum Road

Agricultural and Vacant

Land principally devoted to crop or pasture land is considered agricultural land, however forested land and larger vacant tracts are also included in this category. The largest proportion of Arcadia Township land is classified as agricultural or vacant (parcels in excess of 15 acres in size). However, active farming has been decreasing. Farm consolidation, as well as increasing land values, has caused a reduction in the number of farms. Over the years, large amounts of agricultural land have been developed for homes. That trend has slowed down recently, but active farmers are exploring other, farm-related uses of their property.

Residential

Residential development in Arcadia Township includes homes on farms, homes on rural acreages, subdivisions and mobile homes. Interspersed with farms are rural non-farm residences. These homes are built on land that was split off from original farm acreages. Subdivisions are not prominent in the Township. The Hickory Farms Subdivision, located on the northwest corner of Jones Road and Kings Mill Road in Section 6, consists of 22 lots of approximately one-half acre each. A majority of mobile home development in the Township has occurred on individual lots. One mobile home park with 48 mobile homes has been developed on Bowers Road.

Residential Agricultural Operation on Curtis Road



Thus far, the trend in residential use in the Township has been for rural, non-farm construction along section line and quarter section line roads. Future residential development in Arcadia Township can be expected to involve the construction of single-family homes on relatively large lots.

Commercial



Idle Spur Market – Corner of Lum Road and Mitchell Lake Road

These uses include retail stores and business services. Present commercial development in Arcadia Township is essentially within the community of Lum. Lum has some vacant commercial buildings and a general store in town, the Idle Spur Market. An additional store is located in King's Mill at the intersection of King's Mill Road and Lake Pleasant Road. These establishments primarily serve the residents of the immediate area. Residents find it preferable to do most of their shopping in the City of Lapeer (about

seven miles to the west) or Imlay City (about six miles to the southeast). It is probable that future commercial development in the Township will be minimal.

Industrial

Included in the industrial category are operations where materials are processed or fabricated. Also included are junk yards, recycling facilities, and warehousing activities. Within Arcadia Township, there is relatively little industrial development. The only significant industrial business is Lumco Manufacturing on Mitchell Lake Road. The only other industrial establishment is a recycling business. The Township is not expected to have very much industrial development in the foreseeable future.

Lumco Manufacturing Facility on Mitchell Lake Rd south of Lum



A map of existing Land Use is included as **Attachment A**.

NATURAL FEATURES

In addition to the inventory of land uses, an evaluation of natural features is necessary to determine land use capabilities within the Township. Knowledge of the varying degrees of limitation of the land for development is pertinent in creating alternatives for future land use. The analysis of the natural features in Arcadia Township includes a study of the soil characteristics in relation to the use of septic tank facilities and agricultural production, a survey of slope conditions in relation to land development, an inventory of lakes, flood plains and swamp areas, and a survey of large acreages occupied by forest cover.

Soils

When analyzing the potential use of land, soils are influential in a number of ways. The three basic factors are: suitability in accommodating sewage disposal, ability to support structures, and quality for agricultural production.

Arcadia Township does not have a public sanitary sewer system. The prevailing method for sewage disposal involves the use of septic facilities. This requires soils that have good permeability. Adequate filtration is needed so effluent can filter through the soil rather than remaining near the surface. Most often, sandy loam and gravel type soils are quite porous; therefore, they exhibit adequate permeability. Nevertheless, the depth of the water table even in the sandy loam and gravel type soils remain an important factor. In Arcadia Township, even though the sandy loam soils exist, a clay loam type of subsoil which does not exhibit good drainage characteristics is also present. See **Attachment B** for USDA Soil Data for the area.

Slope

The topography in Arcadia Township generally consists of very gentle to moderate slopes. The terrain is gently rolling, with some areas of strong slope including areas that have characteristics of 12 percent slope and over. It is advisable that areas with this magnitude of slope not be used for major development projects; however, large lot single family residences and recreation facilities could occupy these areas with proper planning.

The extremes in elevation in the Township range from about 850 to slightly over 1,000 feet above sea level. The most severe slope conditions are found within the Lapeer State Game Area, a few areas in the northeastern part of the Township, and a small area in the southwest. Refer to the Topographic Map in **Attachment C** for detailed topography of the area.

Lakes, Wetlands and Water

Arcadia Township has both natural and manmade lakes. Geologically, the natural lakes in Arcadia Township are quite old. The extent of the natural aging process of lakes is evidenced by the extensive plant growth, swamps, and muck soils present in areas surrounding the lakes. There are ten named lakes located in the township. Most of the lakes are fairly small and have little development around

them. Long Lake, which is located in the Lapeer State Game Area, is the largest lake in the Township and has no development. There are five additional smaller lakes located within the Game Area.

Long Lake in Lapeer State Game Area



Wetland areas are quite prominent in Arcadia Township. Extensive wetlands are found in Sections 12, 14, 15, 21, 23, 28 and 29 of the Township.

Water quality has not been recognized as an issue in Arcadia Township thus far. Wells are being successfully utilized throughout the Township. In addition, the Township has access to potentially unlimited supplies of quality fresh water through the Flint-Port Huron water line which is located along the entire south border of the Township.

Forested Areas

Wildlife Refuge Area in Lapeer State Game Area



Arcadia Township has a significant amount of wooded land. The trees are a variety of hardwoods and evergreen trees, common throughout the surrounding region. In the upland area of the Township, the main species are northern hardwoods and pines. The low land areas almost entirely consist of northern hardwoods species. Most of the wooded areas in the Township are either farm woodlots or part of the Lapeer State Game Area. These wooded areas are important and valuable, not only for wood production, but also for rainwater absorption, windbreaks, and wildlife habitat. This natural resource should be largely preserved by proposing low-density development in these areas.

In summary; soil characteristics, slope conditions, drainage patterns and natural vegetation are the main physiographic characteristics considered in this study. It is essential that any planning for future land use emphasizes and takes into consideration the physical limitations of the natural environment. Maintaining ecological balance is a high priority in Arcadia Township. Refer to **Attachment D** for a map of physical limitations on development in the Township.

POPULATION AND HOUSING CHARACTERISTICS

Past and present population and housing characteristics will be considered when projecting future population growth and assessing the demand for new housing units and community needs.

Population Trends

Table 1 below shows the breakdown of population for Lapeer County and Arcadia Township for the 1990 and 2010 U.S. census. In that 20-year span, Lapeer County saw an 18.12% increase in population. Arcadia Township's population jumped 27.17% over that same period.

The estimated population for Lapeer County for 2015 was 88,235 which would be a loss of -0.1% as compared to 2010.

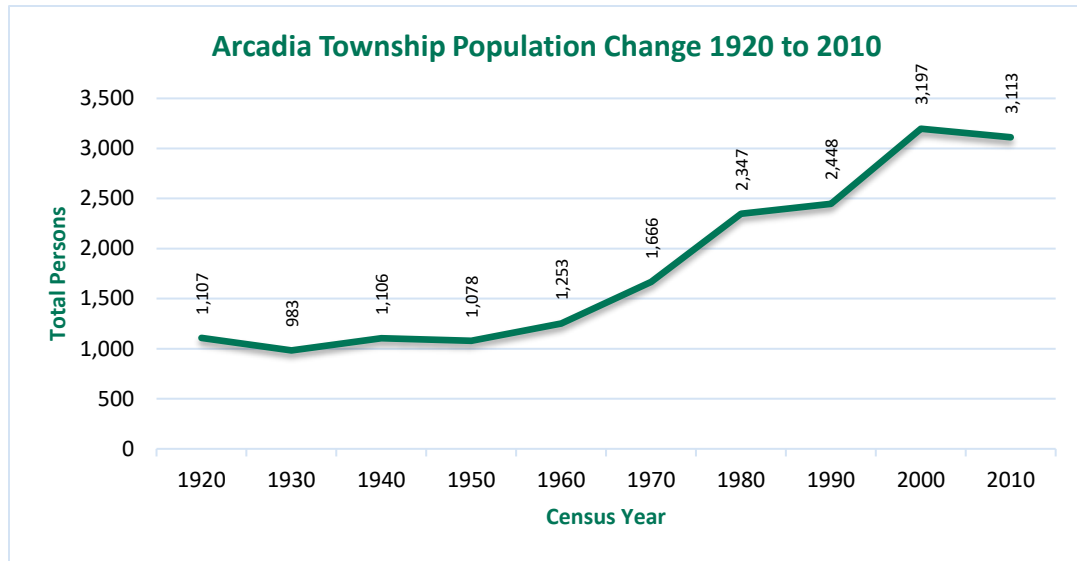
Demands from the south will continue to drive development in Lapeer County. Oakland County saw an increase of 2.3% in population, according to the 2010 census, compared to a 1.6% increase for Macomb County, and a 2.0% increase for Livingston County. These counties to our south experienced the only regional net gains in total population over that same time period. Neighboring counties to the east, west and north all saw decreases in population (-2.3% for Genesee, -2.6% for St. Clair, -2.3% for Tuscola, -2.5% for Huron and -2.2% for Sanilac counties).

Table 1 - Population for Lapeer County Townships, Cities, Villages:

TOWNSHIP	1990	2010	% CHANGE
Almont	4,660	6,583	41.27%
Arcadia	2,448	3,113	27.17%
Attica	3,873	4,755	22.77%
Burlington	1,495	1,478	-1.14%
Burnside	1,753	1,864	6.33%
Deerfield	4,903	5,695	16.15%
Dryden	3,399	4,768	40.28%
Elba	4,536	5,250	15.74%
Goodland	1,476	1,828	23.85%
Hadley	3,830	4,528	18.22%
Imlay	2,143	3,128	45.96%
Lapeer	4,519	5,056	11.88%
Marathon	4,286	4,568	6.58%
Mayfield	7,133	7,955	11.52%
Metamora	3,544	4,249	19.89%
North Branch	3,006	3,645	21.26%
Oregon	5,913	5,786	-2.15%
Rich	1,162	1,623	39.67%
CITIES	1990	2010	% CHANGE
Imlay City	2,921	3,597	23.14%
City of Lapeer	7,759	8,841	13.95%
VILLAGES	1990	2010	% CHANGE
Almont	2,354	2,674	13.59%
Clifford	354	324	-8.47%
Columbiaville	934	787	-15.74%
Dryden	628	951	51.43%
Metamora	447	565	26.4%
North Branch	1,023	1,033	.97%
Otter Lake	474	389	-17.93%
LAPEER COUNTY TOTAL	74,768	88319	18.12%

The following chart shows the population change in Arcadia Township between 1920 and 2010. The chart shows a general upward trend in population growth, with the periods of most significant growth occurring between 1970 and 1980, and 1990 to 2000.

Chart 1 – Arcadia Township Population Change, 1920 - 2010



Family Composition

Data related to family composition assists with community facilities planning for schools, parks, and in determining future housing needs. The following data describe age group distribution and family size for the township:

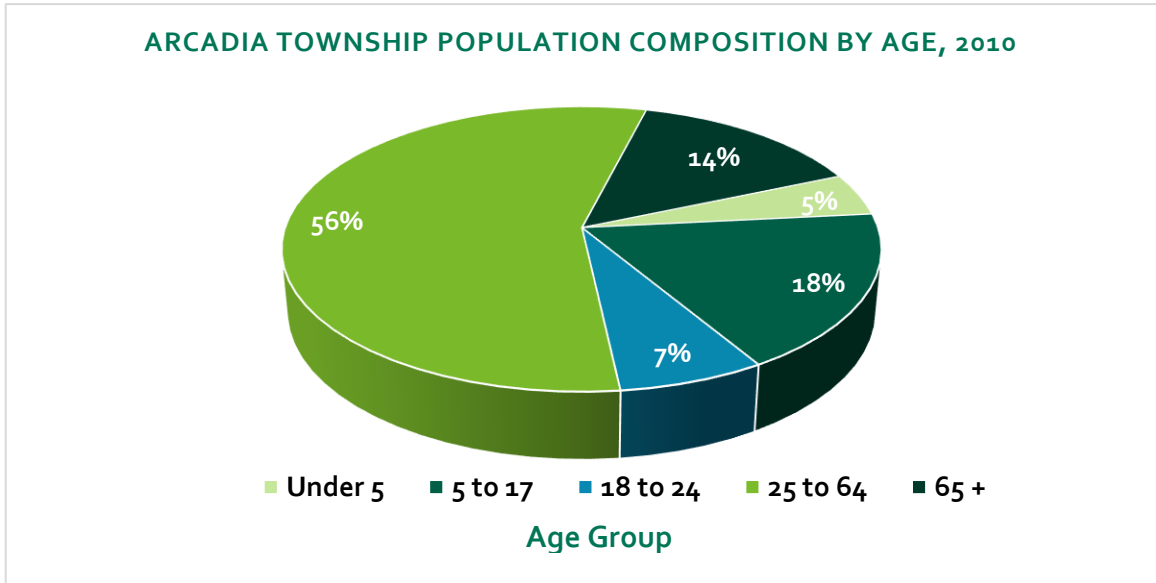
Persons under 5 constituted 4.8% of the Arcadia Township population in 2010 compared to 6.5% in 1990. This age group provides an indicator for future school enrollment.

The school-aged group of 5-17 years places the greatest burden on community services. Education is one of the largest expenditures in a community. As of 2010, 18% of the total population falls within this age group, compared to 28.7% in 1990. College age and young labor force, ages 18-24, comprised just 6.9% of the total population in 2010.

The labor force age group of 25-64 is the foundation of the community, as they are the taxpayers and property owners. In 2010, about 55.7% of the Township population was in this age group.

Senior citizens (age 65 years or older) comprised about 14.6% of the total population. The following chart shows the population composition by age group in 2010.

Chart 2 – Arcadia Township Population Composition by Age, 2010



Housing Characteristics

Knowledge of existing housing characteristics is needed to assist in projecting future needs. The Table below shows the breakdown of owner occupied, rental, and vacant residential properties in Arcadia Township. Generally, the Township can be characterized as a majority owner-occupied residential community. In analyzing the 1,256 housing units in the Township, 85.3% (1,072) are owner occupied. The remaining 14.7% (184) of the housing units are occupied by renters or are vacant. The trend will more than likely continue with single-family residences. Unless municipal sewer and water facilities are established, significant subdivision and multiple-family development will not occur in the Township.

The median value of occupied housing units for Lapeer County is \$132,300.

Table 2 – Arcadia Township Housing Units by Percentage, 2010

Housing Units, 2010 – Arcadia Township		
	Actual	Percentage
Total Housing Units	1,256	100%
Owner-Occupied	1,072	85.3%
Rental Units	87	6.9%
Vacant	97	7.7%
U.S. Bureau of Census, 2010 Census		

Building Permits

Between 1990 and 1998, the Township issued building permits for 345 dwelling units. We are not likely to see that same level of development for many years. Table 3 below shows the number of permits issued per year between 2006 and November 2018. Between 2006 and November 2018, the Township issued permits for just 43 dwelling units. Of that number, 17 permits were issued for the three-year period of 2006 through 2008. Just 26 permits were issued since 2008, a span of eight years.

Table 3 – Arcadia Township Dwelling Unit Building Permits, 2006 - 2018

Table of Dwelling Unit Building Permits, 2006 – 2018 Arcadia Township, Michigan			
Year	Number of Permits Issued	Year	Number of Permits Issued
2006	7	2013	5
2007	5	2014	2
2008	5	2015	4
2009	1	2016	2
2010	1	2017	7
2011	1	2018	3
2012	0		
Construction Code Authority, Report of Building Permits Issued, Lapeer County			

TOWNSHIP GOALS AND POLICIES

Arcadia Township saw an increase in population between the years 1990 and 2000, and a slight decrease in population between the years 2000 and 2010. Despite the slight decrease in that decade, the population trend will likely continue to increase slightly or level off in the next decade, considering the upward trend in population in Lapeer County between 1990 and 2010. The City of Lapeer is the largest commercial and economic center in proximity to the Township and is the primary location that serves the commercial needs of the Township residents, along with Imlay City. Imlay City saw a 23.14% increase in population from 1990 to 2010.

The City of Lapeer has seen some economic growth in recent years with new dining, retail, and commercial businesses moving into the area. It can be presumed that the increased economic activity in the Lapeer area has, and will continue to have, some effect on the population within the Township. In the past five years, the number of building permits issued in the Township has been relatively steady, between 2 and 7 permits per year. There is little pressure for economic growth in Arcadia Township as the population is primarily served by these neighboring communities for commercial needs. The goals of the Master Land Use Plan consider that the rural, residential, recreational, and agricultural nature of Arcadia Township is a major part of the Township's appeal to its residents and those who visit from neighboring communities.

The following recommended goals are intended to provide sound land development guidelines for Arcadia Township.

Regional

The Plan recognizes that development and population growth will transcend governmental boundaries and that regional coordination is necessary.

The Arcadia Township Master Land Use Plan utilizes a 20-year time frame. With knowledge of existing conditions and the establishment of goals and policies, a broad pattern of development can be created.

The Master Land Use Plan is comprehensive, and consideration is given to the entire Township and to all the major types of land use, such as residential, commercial, industrial, public, semi-public, and agricultural.

The Plan is generalized to allow for flexibility. Flexibility is important because economic, social and political influences may change, thus requiring changes in community policy. It is crucial that the Master Land Use Plan be periodically reviewed and updated to keep abreast of any such changes.

Finally, the Master Land Use Plan is specific to Arcadia Township; however, the Plan heavily considers and incorporates aspects of the surrounding region. Arcadia Township is a political subdivision within Lapeer County. The Arcadia Township Master Land Use Plan incorporates much of the overall scheme of development proposed by the Lapeer County General Development Plan.

Agricultural and Rural Residential

This land is intended for occupancy by those people who are engaged in some type of farming activity or who desire to live in a rural environment. Lot sizes should be a minimum of two acres. Farming activity would ordinarily occur on much larger parcels. Approximately 83 percent of the Township's land is recommended for this use.

In addition to providing areas for farming and rural living, this category is used to conserve land in those areas of the Township that exhibit some physiographic limitation or are deserving of preservation. For example, some of the soils in these areas exhibit poor percolation and are less able to support septic systems.

Most of the eastern half of the Township is proposed for agricultural and residential use. This area contains most of the Township's Class I and II agricultural soil. In addition, an extensive portion of this area exhibits drainage concerns. Most of the southwestern portion of the Township is proposed for larger lot development. Most of this area has a high-water table and may need larger parcels for septic systems. Other agricultural residential areas in the Township are located east of the Lapeer

State Game Area. Most of this area has extreme slope conditions and questionable soil characteristics for development.

Low Density Residential

This land use is intended to include small parcels as well as residential subdivisions and site condominium developments. The minimum density suggested in this category is about one dwelling unit per acre. About 5.6 percent of the land is recommended for low density development.

The land recommended for additional single-family development is found in four areas of the Township. These include the area near the intersection of Lake Pleasant Road and Bowers Road, the area around Lum and the area around Kings Mill. The Hickory Hills Subdivision in the northwest corner of the Township is also included.

Medium Density Residential

The intent of this land use is to permit more dense residential development than provided for above. The density in this category is recommended at a maximum of six dwelling units per acre. Multiple family residences may be located in the areas recommended for this density. Approximately 60 acres or 0.3 percent of the Township is proposed for medium density development.

The recommended location of higher density development in the Township exhibits some limitations. There are some areas of poor soil percolation. Therefore, when development is proposed, on-site inspection of soil and ground water conditions is essential. The area proposed for this density is in the town of Lum, near the Castle Creek Golf Course on Lum Road.

Mobile Home Residential

This land use category is especially intended to accommodate mobile home parks. The existing mobile home park is near the corner of Bowers and Lake George Roads. Any future mobile home park development is proposed for the same area.

Commercial

In Arcadia Township, commercial development is not expected to be extensive. The areas planned to accommodate future business establishments presently have some commercial development already present. The community of Lum is proposed to continue to be the primary commercial concentrations within the Township. In addition, the intersection of Lake Pleasant and Bowers Road is planned to accommodate some commercial land uses. It is anticipated that the commercial development will primarily serve local residents. The locations and size of these areas on the Land Use Plan Map are generalized. About 60 acres or 0.3 percent of the Township is planned for commercial land use.

Industrial

Arcadia Township is anticipated to primarily develop with single family residences on large lots and significant areas of open space. There have been no new manufacturing operations started within the Township during the past 50 years.

The Land Use Plan recommends only a small amount of land for industrial development. Approximately 80 acres or 0.4 percent of the Township's land area is suggested for such use. An area just south of Lum along Mitchell Lake Road is recommended for this land use. In view of the Township's agricultural and residential character and its rural location, additional industrial locations are not recommended.

Recreation-Conservation

Most of the land in the Township that is proposed for Recreation-Conservation involves the Lapeer State Game Area. Also included are several public and private recreation facilities. A large portion of the northwest part of the Township is proposed for Recreation-Conservation. Approximately 2,340 acres or 10.2 percent of the Township is included in this category.

Also slated for recreational uses is the land immediately surrounding the Township Hall. The Township owns approximately 20 acres of land. The Arcadia Township Cemetery on Lum Road comprises 9.8 acres of the township-owned land. 9.7 acres of township-owned land are dedicated to the Township Hall and Grounds in the village of Lum. This property includes the Township Hall, Fire Department, Playground Facilities and Baseball Diamonds. Approximately 50 percent of the land surrounding the Township Hall, Fire Department, and Baseball Diamonds is currently vacant. This land is well-suited for additional recreation or conservation use(s).

The Township Hall was renovated and expanded in 2018. This effort resulted in a larger meeting hall which can be used as a community gathering space. The renovation included an update to current building code requirements, and accessibility improvements for voter access. This has improved the accessibility and usability of the Township Hall and facilities for all members of the community.

Handicap Accessibility Improvements at Township Hall



Updated Township Hall - 2018



In addition to the recent renovations of the Township Hall building, future improvements to the recreational facilities immediately surrounding the Hall will make that space more attractive and useful to persons or groups looking to host community events, family gatherings, reunions, receptions, and/or other family-friendly events.

Possible improvements to the recreational area around the Township Hall include:

- New Playground Equipment
 - The only playground equipment presently on site is located north of the Hall near Lum Road which is away from much of the land and other facilities slated for recreational uses. Placement of new equipment nearer other recreational facilities on the Property is preferred;
- Soccer Fields / Walking Path
 - As approximately 50 percent of the land surrounding the Hall is presently vacant, it is well suited for low-intensity uses such as soccer fields or a designated path for non-motorized pedestrian and/or bicycle use; A designated pedestrian walking/bicycling path through the Township park could be connected to the Polly-Ann Trail via signage along Lum Road. Connecting the community recreation area with the Polly-Ann Trail would encourage increased use of this recreational asset. The trail is open year-round and can be used for many recreational purposes such as horseback riding, jogging, hiking, mountain biking, nature walks, and cross-country skiing.
- Bathroom Facilities
 - Construction of permanent and plumbed bathroom facilities to service these recreational areas is preferred;
- Pavilions
 - There is one pavilion presently on site on the north side of the Township property, near the playground area. Additional pavilions can be constructed to accommodate larger groups, or multiple

groups at one time. There are no pavilions on the south side of the Township Hall, near the baseball diamonds. Plenty of open space is available to construct additional pavilions in the baseball diamond area. Pavilions are relatively easy to construct, require little maintenance, and are attractive to anyone wishing to use outdoor recreational facilities. The availability of pavilions in a public space increases the use of the space by the community for gatherings such as birthday parties, family reunions, community events, etc. Pavilions can also be designed and constructed in such a way that they do not detract from the natural features of this recreation area;



Example pavilion style suitable for the Township Hall recreation space

- Parking Facilities
 - The Township Hall, pavilion, and playground are presently served by a 42-space paved parking lot. An additional relatively small gravel lot serves as overflow parking for access to the ball fields. The paved parking lot largely divides the playground facilities on the north side of the Hall from the vacant land on the south side that is slated for additional recreational use(s) described above. Reconfiguring the parking lot would result in a more unified recreation space on this Township land. Paving the gravel parking area and adding a paved walkway connecting the overflow parking area with the current paved walkway surrounding the ball fields will improve accessibility for all who wish to use the recreational facilities described above.

RECOMMENDATIONS

It is expected that Arcadia Township will remain largely rural and used for agricultural or residential purposes. Relatively small changes to land use planning will enhance these uses.

The Township should foster the addition of value-added agricultural business.

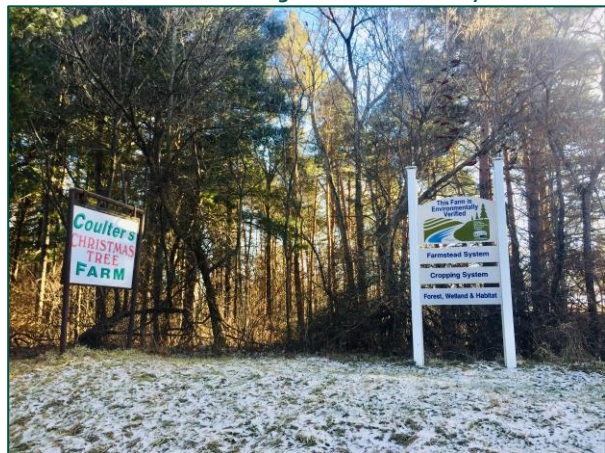
Tourism and agriculture remain Michigan's top two economic drivers. With 77% of the population living in rural communities, agriculture continues to define Lapeer County as a whole. The importance of agriculture to Arcadia Township is even more pronounced when you consider that 83% of its total land use is slated for residential-agricultural uses.

While agriculture remains important to Arcadia Township, net farm income is declining in a fiercely competitive global market. More persons who rely on agriculture as their primary source of income are finding it increasingly difficult to earn a living, and are looking for ways to diversify their operations to help sustain their family farms. Arcadia Township can support these residents by encouraging them to explore value-added agricultural businesses, with the goal of driving economic growth while also preserving the rural, agricultural feel of the Township.

A value-added agricultural business can be defined as any activity an agricultural producer performs outside of traditional commodity production to receive a higher return per unit of commodity sold. This includes activities such as agritourism and entertainment agriculture. When a farming operation opens its doors to the public and invites visitors to enjoy their products and

services, it engages in agritourism and entertainment agriculture. The Michigan Agritourism Association is a non-profit organization that supports family farms and the agritourism industry in Michigan through advocacy, education, and networking. The

Coulter's Tree Farm on Curtis Road – Michigan Agriculture Environmental Assurance Program Environmentally Verified Farm



organization is a good resource for township residents seeking to connect with the public through value-added agricultural business (www.michiganfarmfun.com).

Examples of potential consumer-focused uses of family farms include:

- Wineries
- Bed and Breakfasts
- Roadside Markets
- Greenhouses
- Farmers Markets
- You-pick or Pick-your-own Gardens
- Christmas Tree Farms
- Petting Zoos
- Seasonal Entertainment (i.e. hayrides, pumpkin patches, seasonal festivals)

The Township should consider providing for these uses in agriculturally-zoned districts, perhaps as Special Land Uses that are subject to Planning Commission review and approval.

Examples of potential consumer-focused land uses in agriculturally-zoned districts of the Township.



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