

2. REGIONAL ANALYSIS

A. Introduction

The adopted plans of surrounding communities and St. Clair County may directly impact the future development of Kimball Township. Therefore, it is important to recognize such plans and to evaluate their importance to the development of the Kimball Township Master Plan. Kimball Township is located in the east central portion of St. Clair County. The Township is bordered by Clyde Township to the north, Port Huron Township to the east and the City of Marysville to the southeast, St. Clair Township to the south, and Wales Township to the west.

B. St. Clair County

The St. Clair County 2030 Master Plan was completed in 2009 under the auspices of the St. Clair County Metropolitan Planning Commission. The Plan's philosophy "advocates neither growth nor no growth. Rather, the Master Plan advocates managed growth and change in order to preserve the rural character, unique features, and natural, cultural, and historic resources that make St. Clair County an attractive place to live, work, and play."

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

C. Clyde Township

The Clyde Township Planning Commission adopted a Master Plan at a public hearing on June 29, 2004 and has not been updated. Along the Township's southern boundary, the Township is generally planning for varying densities of single-family residential to develop east of Abbottsford Road. Lands located adjacent to the Black River are planned for Conservation/Open Space uses. Parcels north of Lapeer Road, east of McLain Road, are planned for a mix of commercial and light industrial uses. The density of development generally decreases west of McLain Road. Lands in these areas are planned to support low density residential uses and agricultural uses.

D. Port Huron Township

The Charter Township of Port Huron Planning Commission adopted a Comprehensive Development Plan in October 1996, and then updated that plan in 2009. Port Huron Township's plans for the land adjacent to Kimball Township are relevant to Kimball's Planning efforts. Port Huron Township's Future Land Use map shows that properties along the Lapeer Road corridor are planned for commercial purposes, with medium

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density residential planned to occur to the north of the commercial corridor and south of West Water Street. Land south of Lapeer Road and north of I-69 is designated for low-density residential purposes. South of the I-69 expressway, property is planned for medium density residential purposes, followed by land planned for heavy industry on both sides of Griswold Road. Land surrounding the Range Road interchange with I-94 is planned for commercial development to coincide with the commercial development in Kimball.

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

E. City of Marysville

The City of Marysville Planning Commission adopted a Master Plan in 2007. The City designated properties in the vicinity of the Range Road/Gratiot Road/I-94 intersection for commercial uses. Continuing north along Range Road up to Ravenswood Road, properties are planned for medium density and low density residential uses.

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

F. St. Clair Township

St. Clair Township adopted a Master Plan in 2006. The Future Land Use Map designates most of the land immediately south of Yager Road for Agriculture, except in the south of St. Clair County Airport, which is planned for Industry. Near the intersection of I-94 and Gratiot Road, the Township planned for a small commercial area adjacent to the commercial areas in Kimball Township and the City of Marysville.

G. Wales Township

Wales Township adopted a new master plan in 2011. The Township, which borders Kimball on its western edge, has planned for single family residential in the area north of Griswold Road, with most of the rest of the area adjacent to Kimball planned for Agriculture.

H. Range Road Corridor Plan

The Range Road Corridor Plan was prepared in 2001 by an inter-municipal committee made up of representatives from each community along the corridor. The plan provides recommendations for improvements to the roadway and development of areas along the roadway through 2020. The Corridor Plan contains many elements, including a future land use plan, transportation and streetscape plan, building design standards, lot development standards, natural features along the corridor, implementation plan, and an overlay zoning ordinance.

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