

MASTER

COMPREHENSIVE PLAN

HAMPTON TOWNSHIP
1989-2010



MILLER ASSOCIATES
28 N. MONROE
ROCKFORD, MI 49341

HAMPTON CHARTER TOWNSHIP
 COMPREHENSIVE PLAN
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FORWARD...

The Township Planning Act (Act 168 of 1959, as amended) enables and requires the Hampton Charter Township Planning Commission to prepare, adopt and periodically update a basic plan for the development in accordance with Township goals and objectives.

Although the Plan is enabled by Michigan law, **it** does not have the force of statutory law or ordinance. **It** is an official advisory policy statement for encouraging orderly and efficient use of the land for residences, business, industry, community facilities, parks and recreation areas, and for coordinating these uses with each other and with the development and use of streets, **utilities** and other public facilities and services.

Once adopted, **it** is the Township's intent to implement the Plan's recommendations until such time that specific modifications or deviations are deemed appropriate and the Plan is amended as a result of the Township's on-going long range planning program.

INTRODUCTION...

In the early 1960's the Township was served by a 20 year old zoning ordinance which was inadequate to handle the rapid growth that was beginning to occur. As a result, the Township Zoning Board was authorized to prepare a basic general plan for the Township as well as a new zoning ordinance to better control and direct future development.

Many improvements were made in the Township during the 1960's. Included was the expansion of the water distribution system throughout the Township, construction of a sanitary sewage collection system, creation and staffing of a Department of Public Works and expansion of the administrative offices at the Township Hall.

Development continued and in 1969, a Township Planning Commission was created with the responsibility of updating and making the necessary amendments to the Development Plan and Zoning Ordinance. That plan was completed and used to guide and direct growth since 1970. The 1970's was the period of greatest growth in the Township's history. During that period over 1,200 apartment units in eight different complexes, over 600 single-family homes, a 300 unit mobile home park, major shopping center and numerous individual businesses were all constructed. Public improvements included numerous sanitary sewer extensions, construction of a major storm drainage system, development of a senior citizens complex and three new Township parks, expansion of the administrative offices and the department of public works and the paving of most section line roads in the Township.

In the early 1980's local and national economic recessions greatly slowed the rate of growth in the Township although it was less affected than other communities in Bay County. During the last two years development in the Township has somewhat rebounded but at a slower rate than was occurring in the 1970's.

In 1986, the Township Board authorized the Planning Commission to update the General Development Plan so it can be an effective guide for development throughout the balance of the 1980's and the 1990's.

There are four general phases for revising the plan, as follows:

- I. Basic Studies which includes a review of population and economic data, a study of existing land use and an opinion survey of Township residents. The primary purpose is to gain an understanding of current development trends within the Township.
- II. Planning Dimensions are based on the previous studies and include projections of future population and various land use needs.
- III. General Development Plan which includes proposed land uses and public improvements for a 10 to 20 year period.
- IV. Action Plan which lists needed public improvements and assigns priorities.