

2/22/2021

To: Bingham Township Planning Commission

From: Rob Carson, AICP, Community Development Director

Re: Master Plan Process Status and Process Phase Outline

Current Status:

- Existing Conditions Spatial Data is being developed (Some examples prepared and shared)
 - Prepared Examples
 - MAP: Zoning Map based upon online version (Amended date of May 2016)
 - MAP: Qualified Agricultural Properties
 - MAP: Homesteaded Parcels
 - MAP: Environmental Features & Hydrology
 - MAP: Parcel Land Use by Assessment Code
 - MAP: Land Cover by USDA 2016 data (updated with acreage /percentages & definitions: see attached)
 - MAP: Hill Shade (3 meter Lidar)
 - DATA SHEET: Prepared datasheet attached to 12/29 email with pertinent information concerning data obtained from prepared maps.
 - Under Development
 - MAP: Topography (Slopes > 25%) MAP: Soils (Hydric)
 - MAP: Soils (Prime Farmland)
 - MAP: Public Lands/Parks/Trails
 - MAP: Civic & Public Institutions (EMS/Fire/Public Safety/Civic Buildings/Schools/Library)
 - MAPS: Parcel Size Analysis Maps
 - MAP: Land cover & parcel land use overlay
- Socio-Economic Data is gathered. Updates to the Socio-Economic Profile include:
 - Commuter profile data for Bingham Township (see attached new data)
 - Data comparisons with the NW Michigan 10 County Region and the State of Michigan (see attached new data)

Upcoming Steps and Next Tasks in the Process

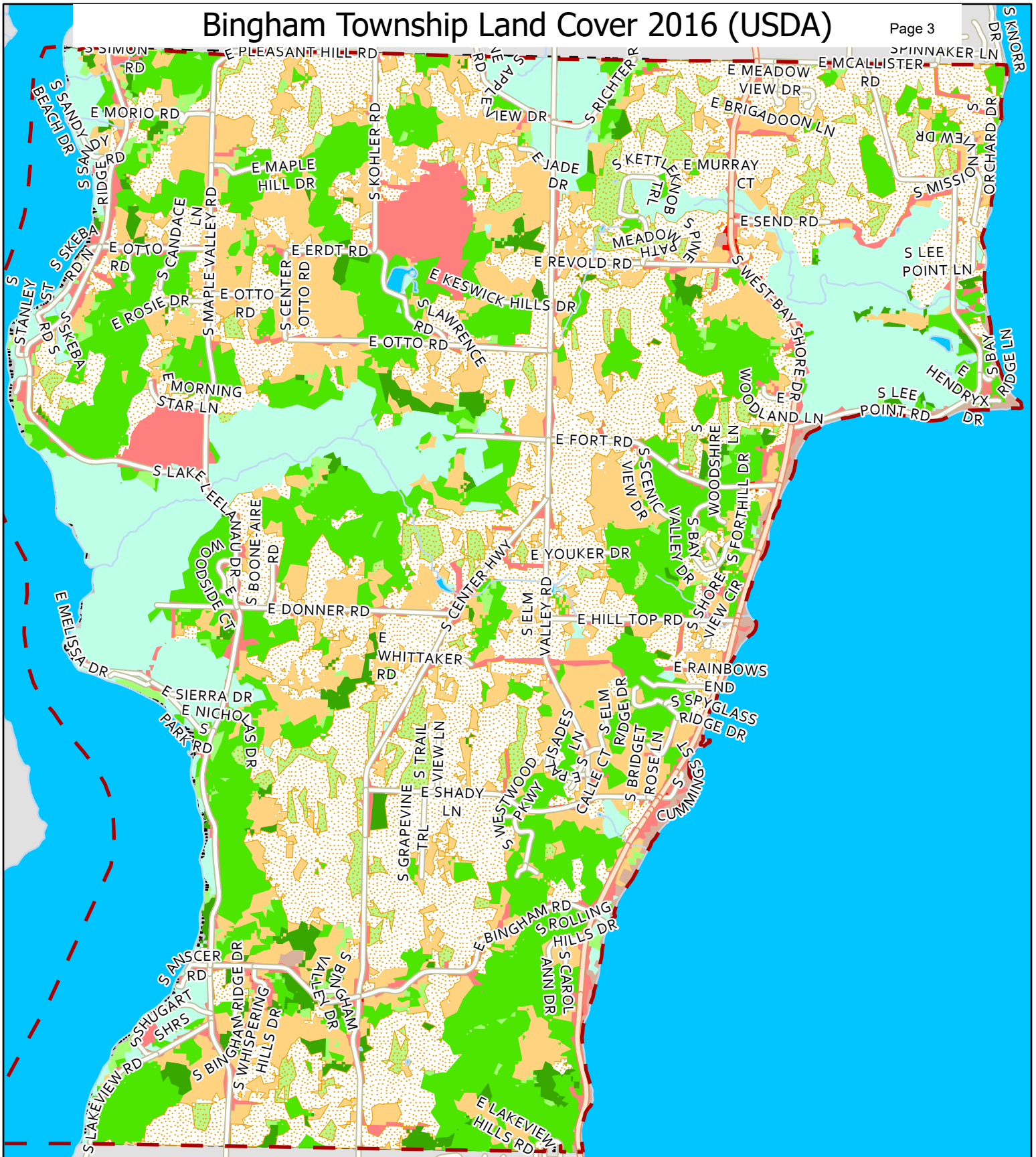
- Clarification of Assessment
 - Agriculture Assessed as Residential (Marking up Large Format Maps)
 - Clarification of Assessed Wineries as either Agriculture or Commercial
 - Definition of Assessment Codes 408 & 409
- Survey Tally and Public Input Section Outlined
- Community Description Section Development
- Socio-Economic Profile Section Development
- Public Input Sessions and Charrettes (May 2022):
 - A Public Input Session will be designed and held that will allow for the public to attend a work session at the Township Hall that will be designed to obtain the public's input on a land uses and different variations

of policy that impact land uses. The draft/tentative design of the input session/charrette will be a “drop-in” session. This is a session that doesn’t have a specific agenda or program for the public, rather stations will be set up in the Township Hall that will allow the public to meander from table to table providing input on specific topics set at each table. Topics will range from Agricultural Preservation and Residential Housing to Home Occupations and Renewable Energy considerations. The session will require several staff members from Networks Northwest to float the room as facilitators and PC members assigned to specific tables to help garner the discussion. We will develop an agreed upon scope of work for the session that will outline stations, maps and information to be developed and a series of questions at each station to stimulate conversation and garner feedback. The use of stickers and images can allow for a method of voting for certain development standards to determine public support for policy.

Immediate Next Steps:

- Continue to recruit for committee participation.
- Complete Existing Condition Mapping.
- Determine exact process for charrette.
- Tally survey statistics.
- Draft Policy Strategy Samples from BMP’s for PC Review, Critique and Synthesis
- Determine Date/Time for Public Input Session

Bingham Township Land Cover 2016 (USDA)



Legend

- | | | | | |
|---------------------------|--|---|-------------------------|--|
| Highways | Bingham_Twp_Boundary | Developed, Open Space; Developed, Low Intensity | Barren Land | Evergreen Forest |
| Roads | Developed, Medium Intensity; Developed, High Intensity | Cultivated Crops | Herbaceous; Shrub/Scrub | Woody Wetlands; Emergent Herbaceous Wetlands |
| Bingham Parcels (2021) | Hay/Pasture | Mixed Forest | Deciduous Forest | |
| Neighboring Jurisdictions | | | | |



Bingham Township Map Data and Statistics

The following data corresponds to information provided on the PRE 100% Parcel Map and the Qualified Agricultural Map

	# of Parcels	Acerage	Acerage Percentage
Total Parcels	2,065	14,549.40	100.00%
PRE 100% Qualified Parcels	1,264	9,974.40	68.56%
Qualified Agricultural Parcels	163	5,856.90	40.26%
PRE & Qualified Ag. Overlaid Parcels	133	4,920.30	33.82%

The following data is represented in the land use classification codes from your assessor.

The Codes are represented by color on the Assessed Property Classification Land Use Map.

Class Code	# of Parcels	Acerage	Acerage Percentage	Notes
0 Unkonwn	1	0.037	0.00%	Parcel Orphan
101 Agricultural Improved	68	3,036.70	20.87%	
102 Agricultural Vacant	72	2,776.20	19.08%	
201 Commercial Improved	24	293.6	2.02%	
202 Commercial Vacant	2	3.66	0.03%	
210 Commercial-BLL	4	0.26	0.00%	
301 Industrial Improved	2	37.8	0.26%	
401 Residential Improved	917	4,283.30	29.44%	
402 Residential Vacant	421	3,145.60	21.62%	
408 Residential Undetermined Code	466	680.1	4.67%	
409 Residential Undetermined Code	88	292	2.01%	
Totals	2065	14,549.26	100.00%	

The following data characterises land cover on the 2016 USDA landcover map.

Land Cover Type	Acres	Percentage
Developed High Intensity	0.74	0.00%
Developed Medium Intensity	35.32	0.23%
Developed Low Intensity	722.80	4.80%
Developed Open Space	761.38	5.05%
Barren Land	101.05	0.67%
Hay/Pasture	569.46	3.78%
Cultivated Crops	4732.71	31.41%
Herbaceous	2207.91	14.65%
Shrub/Scrub	272.31	1.81%
Mixed Forest	242.75	1.61%
Deciduous Forest	3100.75	20.58%
Evergreen Forest	368.27	2.44%
Emergent Herbaceous	119.21	0.79%
Woody Wetlands	177.82	1.18%
Open Water	1655.44	10.99%
Totals	15067.92	100.00%

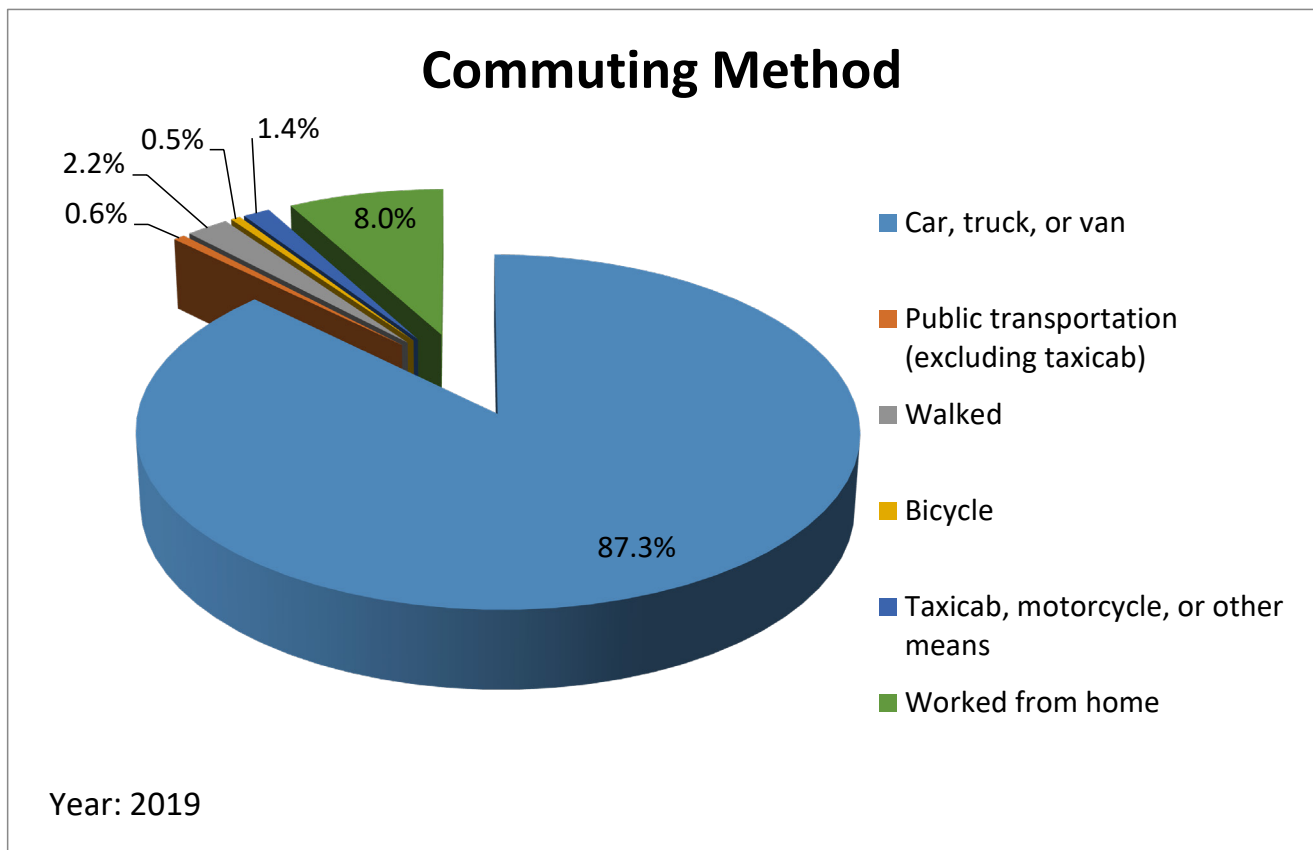
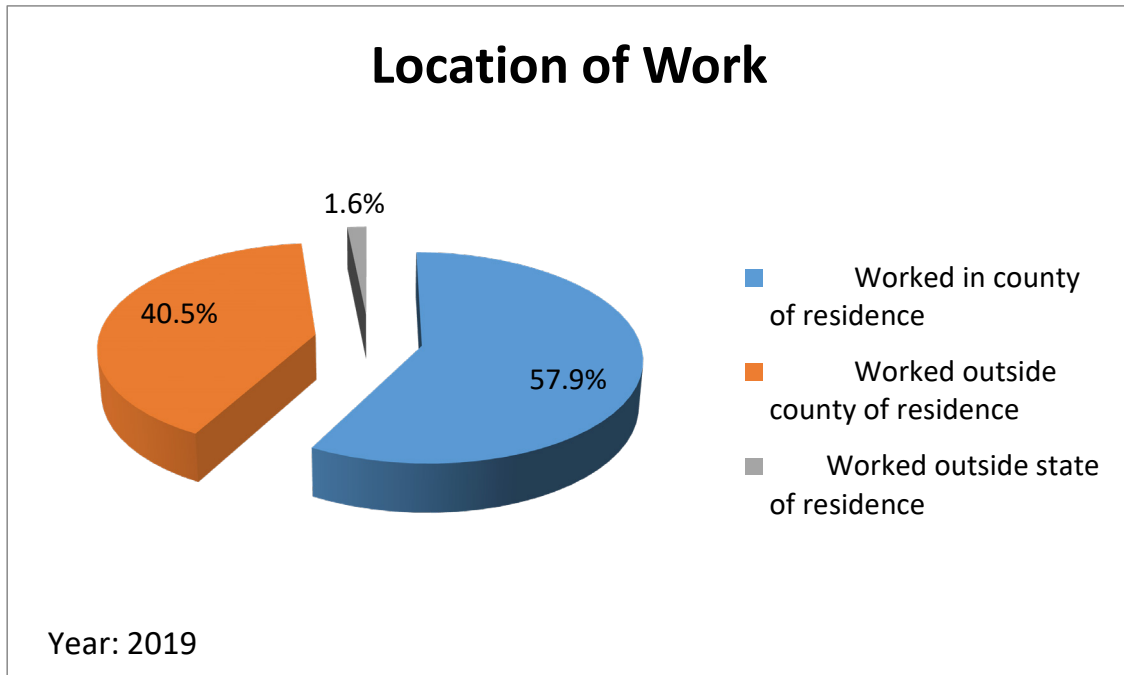
National Land Cover Database Class Legend and Description

Class\ Value	Classification Description
Water	
11	Open Water - areas of open water, generally with less than 25% cover of vegetation or soil.
12	Perennial Ice/Snow - areas characterized by a perennial cover of ice and/or snow, generally greater than 25% of total cover.
Developed	
21	Developed, Open Space - areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.
22	Developed, Low Intensity - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20% to 49% percent of total cover. These areas most commonly include single-family housing units.
23	Developed, Medium Intensity -areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50% to 79% of the total cover. These areas most commonly include single-family housing units.
24	Developed High Intensity -highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.
Barren	
31	Barren Land (Rock/Sand/Clay) - areas of bedrock, desert pavement, scarps, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.
Forest	
41	Deciduous Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.
42	Evergreen Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.

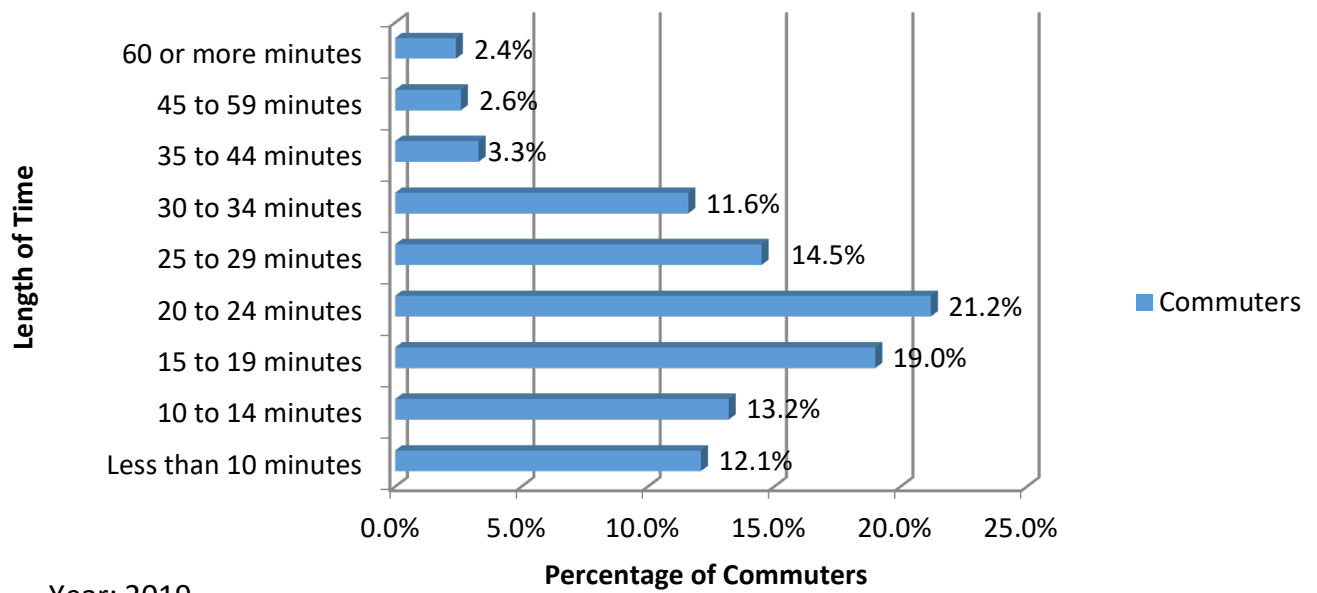
43	Mixed Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75% of total tree cover.
Shrubland	
51	Dwarf Scrub - Alaska only areas dominated by shrubs less than 20 centimeters tall with shrub canopy typically greater than 20% of total vegetation. This type is often co-associated with grasses, sedges, herbs, and non-vascular vegetation.
52	Shrub/Scrub - areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.
Herbaceous	
71	Grassland/Herbaceous - areas dominated by graminoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.
72	Sedge/Herbaceous - Alaska only areas dominated by sedges and forbs, generally greater than 80% of total vegetation. This type can occur with significant other grasses or other grass like plants, and includes sedge tundra, and sedge tussock tundra.
73	Lichens - Alaska only areas dominated by fruticose or foliose lichens generally greater than 80% of total vegetation.
74	Moss - Alaska only areas dominated by mosses, generally greater than 80% of total vegetation.
Planted/Cultivated	
81	Pasture/Hay -areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.
82	Cultivated Crops -areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20% of total vegetation. This class also includes all land being actively tilled.
Wetlands	
90	Woody Wetlands - areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.

95

Emergent Herbaceous Wetlands- Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.



Travel Time to Work



Year: 2019

Comparison Data: Bingham Township, NW Michigan, State of Michigan

Housing Affordability Index
Percent of Income for Mortgage
Wealth Index

Bingham Township	Northwest Michigan	State of Michigan
137	150	153
19.2%	14.7%	13.6%
125	89	89

