

MEMORANDUM



TO: PLANNING COMMISSION
FROM: MARK SPENCER, PLANNER *Mark Spencer*
SUBJECT: SALEM TOWNSHIP GROWTH MANAGEMENT PLAN
AMENDMENTS
DATE: MARCH 5, 2008

Salem Township has provide the Community Development Department planning staff a draft copy of their proposed Growth Management Plan (Master Plan) for comments as required by the State Planning Act. Salem Township is a neighboring municipality and it touches the City of Novi at one point, the center of the intersection of Eight Mile Road and Napier Road. After reviewing their proposed Plan, I offer the following comments.

Their Growth Management Plan proposes land uses near the City of Novi that complement the City of Novi's Master Plan for Land Use goal of preserving the character of the Southwest Quadrant of the City. Salem's Plan continues to plan for low density agricultural and rural residential land uses within two miles of Novi except for a small local commercial node at Seven Mile and Chubb Roads (one mile south and one mile west of Napier and Eight Mile roads). Land adjacent to the entire length of Eight Mile and Seven Mile Roads, except as mentioned, also continue to be planned for agricultural and rural residential uses. Most of the Township's projected growth of slightly over 5,000 residents between the years 2000 and 2030, is expected to occur south of Six Mile Road where the Township plans for suburban and urban residential uses.

The Salem's proposed Plan considers Napier Road a collector road and it does not propose any improvements to the road. Eight Mile and Seven Mile Roads continue to be east west arterial roads. Given these road designations and the areas designated for residential growth, impacts on Novi's road system should remain low.

It is the planning staff's recommendation that the Planning Commission authorize the Planning Commission Chair to send a letter to the Salem Township Planning Commission complimenting them on their proposed Growth Management Plan and state that their proposed Plan supports the City's Master Plan for Land Use. Feel free to contact me if you have any questions on this matter or if you would like to review Salem Township's proposed Growth Management Plan.

attachments



SALEM TOWNSHIP

Fred Roperti, *Supervisor*
David Trent, *Clerk*
Linda Hamilton, *Treasurer*
Paula Hornback, *Trustee*
James W. Quigly, *Trustee*
Marcia Van Fossen, *Trustee*
Brien Witkowski, *Trustee*

P.O. Box 75002, Salem, Michigan 48175

Phone: 248.349.1690 • Fax: 248.349.9350

January 23, 2008

Planning Commission Chair
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Subject: Notice of Growth Management Plan Amendment Draft

Dear Planning Commission Chair:

This letter is to inform you that the Salem Township Planning Commission has embarked upon the process of amending sections of Salem's Growth Management Plan. The proposed amendments are enclosed and should be treated as a non-binding Draft in accordance with MCL 125.327a & b of the Township Planning Act (PA 168 of 1959 as amended). The enclosed draft updates the GMP to better address the changing conditions within Salem Township and in the surrounding area. Please review the Draft and forward any comments to my attention.

If you have questions regarding this draft or future drafts please contact our Planning and Zoning Administrator, Bill De Groot, by calling (248) 349-1690 extension 18.

Sincerely,

Dwight Shusda
Planning Commission Chairman
Salem Township

Cc:
Salem Township Board
Salem Township Planning Commission
Bill De Groot, Zoning Administrator
Doug Winters, Attorney
Don Pennington, Planning Consultant



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City Clerk
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March 12, 2008

Dwight Shusda, Chairman
Salem Township Planning Commission
P.O. Box 75002
Salem, MI 48175

RE: Proposed Growth Management Plan

Dear Mr. Shusda:

Thank you for the opportunity to comment on your proposed amended Growth Management Plan. The City's Community Development Department's planning staff has reviewed the proposed amendments and reported their findings to the City of Novi Planning Commission. Based on their review, the City's Planning Commission finds the proposed Plan complementary and compatible with the future land uses proposed in the City of Novi Master Plan for Land Use for near by areas. Further, it appears that if development mirrors the land uses proposed in your Plan that the impact upon the City of Novi will be minimal.

If you desire any additional comments, please feel free to contact me or Mark Spencer, Planner, in the Community Development Department.

Sincerely,

Victor Cassis, Chairman
City of Novi Planning Commission

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

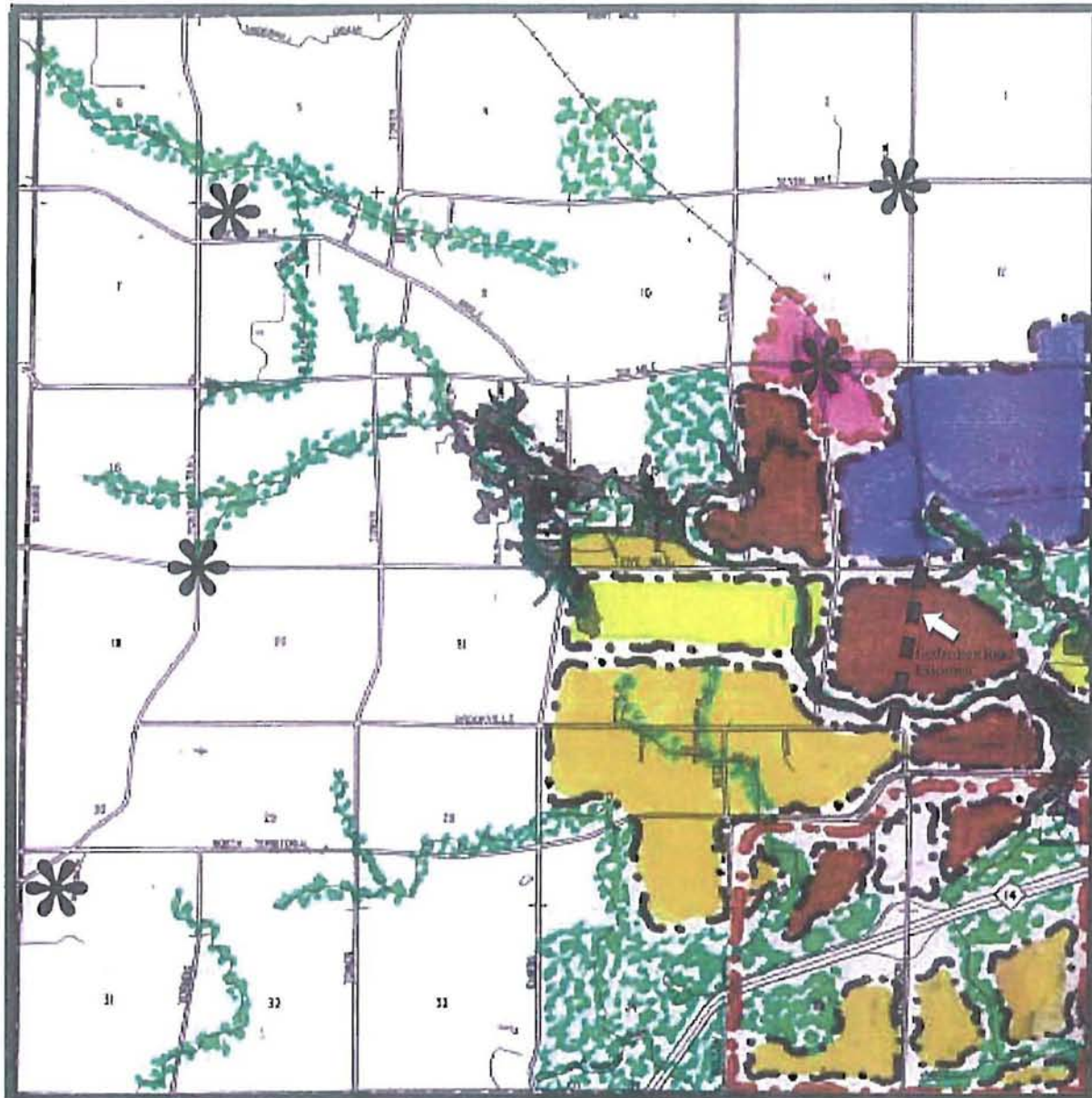
cityofnovi.org











**SALEM TOWNSHIP
GROWTH MANAGEMENT PLAN
AMENDMENT**

**FOR PLANNING COMMISSION & TOWNSHIP BOARD REVIEW
DECEMBER 3, 2007**

(FOR REVIEW AND DISCUSSION PURPOSES ONLY)



MAP: 23 LAND USE STRATEGY AND DENSITY

 Agricultural/ Residential	 Special Use Area	 Residential 1 DU/5 Ac. Min.	 Residential 1 DU/1Ac. Min.
 Recreation/ Conservation	 Small Commercial Center	 Residential 1 DU/2 Ac. Min.	 Industrial Centers

(The Map will be updated to reflect current delineations of the USD)