



A community's future is determined by many factors. Some are the result of local decisions, while others result from action taken outside the community. Very few communities are self-sufficient. Rather, the interaction between communities within the region gives each one the opportunity to grow and develop. Two regional factors can help an individual community chart its possible paths: regional location and regional influences.

REGIONAL LOCATION

Lenox Township is located on the eastern border of Macomb County approximately 40 miles north of downtown Detroit. Access to the I-94 Freeway via New Haven Road and 26 Mile Road connects Lenox with the Detroit / Windsor area to the south as well as the Port Huron / Sarnia area to the north. The Township completely surrounds the Village of New Haven, which is situated in the south central portion of Lenox. The City of Richmond is located partly within the Township, in the northeast corner, and partly within Richmond Township just north of Lenox. Neighboring Macomb County Townships and Villages include New Baltimore, Chesterfield and Macomb to the south, Ray to the west, and Armada,

Map RS-1
Regional Location



Armada Township and Richmond to the north. St. Clair County Townships adjacent to Lenox include Columbus to the north, Casco to the east, and Ira Township to the south.

REGIONAL INFLUENCES

Southeast Michigan Council of Governments

Macomb County falls within the Southeast Michigan Council of Governments (SEMCOG) seven-county region. SEMCOG provides regional planning services, such as planning for land use, transportation, recreation, and public utility extensions. SEMCOG is also active in transportation modeling, organizing data resources, and review of local applications for federal funding.

Macomb County Planning Commission

The Macomb County Planning Commission assists Lenox Township's planning efforts in a variety of ways. Services the County provides include economic development assistance, community development block grant (CDBG) program administration, subdivision review process coordination, aerial photography, and maintenance of a County-wide geographic information system (GIS) database.

LOCAL INFLUENCES

Planning for a municipality cannot take place in a vacuum. Rather, it is critical for a community to be aware of its neighbors' long-range planning goals and objectives. As noted above, Lenox Township has common borders with several townships, villages and one city. It is important to know what plans these adjacent communities have, and if they will have any impact on Lenox Township especially in the areas that immediately border Lenox Township. Map RS 2, Adjacent Community Land Use Plans, provides a visual reference.

Chesterfield Township

The north boundary of Chesterfield Township is adjacent to the south boundaries of Lenox Township and the Village of New Haven. Chesterfield is currently in the process of updating its current Master Plan, which was adopted in 1991. The existing Master Plan calls for a combination of Residential and Industrial uses on the south side of 26 Mile Road. Rural and Estate and Low Density Residential uses are recommended from the western boundary of the Township to Bates Road. Between Bates Road and Gratiot Avenue, Light Industrial and General Industrial uses are designated. On the east side of Gratiot, General Commercial is designated just south of the New Haven boundary. South of the commercial are areas of High Density Multiple Family and Moderate Density Single Family. A large area to the east of these uses is planned for Low Density Single Family. Manufactured Housing Community and Moderate Density Single Family uses are shown along the west side of Burdon Road, and Low Density

Multiple Family is indicated between I-94 and 26 Mile Road. An area of Light Industrial runs from County Line Road west to I-94. The land south of this area is designated for Rural and Estate and Low Density Single Family Residential uses.

Ray Township

The existing Master Plan for Ray Township was adopted in November of 1991; a Master Plan update is currently underway. The east boundary of Ray is adjacent to the west boundary of Lenox and is planned exclusively for R-1, Agricultural-Residential at this time. The R-1 designation is intended to promote low density residential and agricultural land uses.

Casco Township

Casco Township borders the eastern boundary of Lenox Township. The current Master Plan for Casco was updated in 1998; an update for 2004 is underway. The plan calls for Light Industrial development in the southwest corner of the Township in Section 31 east of County Line Road. Office Service Land use is recommended for Section 31 to the north of the Light Industrial along County Line Road and south of I-94. Directly north of I-94 and east of County Line Road the plan recommends Moderate Density Residential for the south half of Section 30. Residential Acreage is recommended east of County Line Road extending from the north half of Section 30 to the southeast frontage of Section 19. Land designated for Recreation use is adjacent to the Residential Acreage and extends north to Lindsay Road. Additional Residential Acreage is planned along the remainder of County Line Road adjacent to the Lenox Township border north of Lindsay and just south 31 Mile (St. Clair Highway). The southeast corner of the St. Clair Highway and County Line Road is designated for Office Service. Casco's northwest boundary from 31 Mile to 32 Mile, adjacent to the City of Richmond is planned for General Commercial consistent with the commercial character of development within the City west of County Line Road. The predominant character of the Casco land use plan is low density residential with some non-residential land uses planned in the northwest and southwest corners of the Township.

Richmond Township

Richmond Township recently updated its Master Plan; the current plan was adopted in November of 2001. The north side of 32 Mile Road adjacent to Lenox's northern boundary is designated for Secondary Agricultural from Omo Road to a point just east of Welding Road. Adjacent to the planned Secondary Agricultural the Township has identified Office/ Local Commercial land extending east to Welding Road. Property east of Welding Road and south of Armada Ridge is designated for Low Density Residential. Industrial property is planned directly adjacent to the Low Density Residential. The northwest corner of Lowe Plank and 32 Mile Road is planned for Commercial development. Urban Residential and Office/ Local Commercial are planned for the property north of 32 and east of Lowe Plank extending to the Richmond City limits.

City of Richmond

The City of Richmond updated its Master Plan for Land Use in January 2003. The existing land use plan primarily reflects Single Family Residential north of 31 Mile Road in Sections 1 and 2 along the Township's boundary with the City. South of 32 Mile the City's west boundary with the Township is currently designated for a combination of Transitional, Multiple Family and Single Family Residential. Based on our review of the future land use plan, the primary changes include the addition of an Office land use designation for the northwest corner of 32 Mile Road and Stoecker in Section 2, adjacent to the Township's northeast boundary. Land previously designated as Single Family in Sections 1 and 2 is designated for Agricultural as well as Public/Semi Public land uses. The updated Master Plan also designates the existing commercial in the historic Muttonville settlement area as Highway Commercial extending just south of 31 Mile Road and north along County Line Road.

Village of New Haven

New Haven's Master Plan was last updated in February of 1997. The proposed land use for the west portion of the Village includes a combination of Heavy and Light Industrial and Moderate Density Single Family east of Rosell Road and south of New Haven Road. The west boundary of the Village directly north of New Haven Road is designated for Moderate Density Single Family. The north boundary of the Village is planned for a combination of residential uses including Moderate Density Single Family, Single Family and Mobile Home Park and two Flood Plain areas. Moderate Density Single Family and Mobile Home Park uses are recommended for the Village's east boundary. The character of the Village's shared boundaries with the Township is planned as primarily residential with the exception of the Industrial uses identified east of Rosell and north of 26 Mile Road. Township land on the west side of Rosell has also traditionally been planned for industry.

insert Map RS 2 here

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