

# **Bridgehampton Township Master Plan**



**December 2002**

# **Special Thanks to Planning Commissioners:**

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**The Bridgehampton Township Master Plan  
was adopted by resolution of the Township  
Board on December 30, 2002.**

# Table of Contents

<b>Introduction.....</b>	<b>2</b>
Regional Setting.....	3
<b>Existing Characteristics .....</b>	<b>4</b>
Population .....	4
Housing .....	5
Income .....	7
Employment .....	8
Transportation .....	9
Transportation Maps.....	10
Natural Features.....	11
Water Courses .....	11
Water Courses Map .....	12
Soils.....	13
Soils Map .....	15
Climate .....	16
<b>Existing Land Use .....</b>	<b>17</b>
Land Use Classifications .....	17
Existing Land Use Analysis .....	19
Existing Land Use Map .....	21
<b>Community Input Review .....</b>	<b>22</b>
Survey .....	22
<b>Community Goals and Objectives .....</b>	<b>25</b>
<b>Future Land Use.....</b>	<b>28</b>
Future Land Use Map.....	30
<b>Implementation .....</b>	<b>31</b>
<b>Appendix .....</b>	<b>34</b>
Residential Survey .....	35
Survey Results .....	37



# Introduction

Located in eastern Michigan, Bridgehampton is a rural community with a history of slow but steady population growth. This Master Plan is intended to provide a roadmap for the future of Bridgehampton, as determined by the people of Bridgehampton.

Master Plans examine the regional location and influences on a community, as well as demographic information, housing statistics, in-

come and land use to identify trends, conflicts and opportunities. Community participation in the Master Plan process is key to developing a useful plan.



**Bridgehampton Township Farm**

In the end, this Master Plan will:

- form a general statement of goals and objectives
- provide an overall perspective for the future
- guide the use of limited resources in the most efficient manner
- promote the public health, safety and general welfare
- preserve the quality of the environment in the Township and the quality of life
- guide future zoning decisions



# Regional Setting

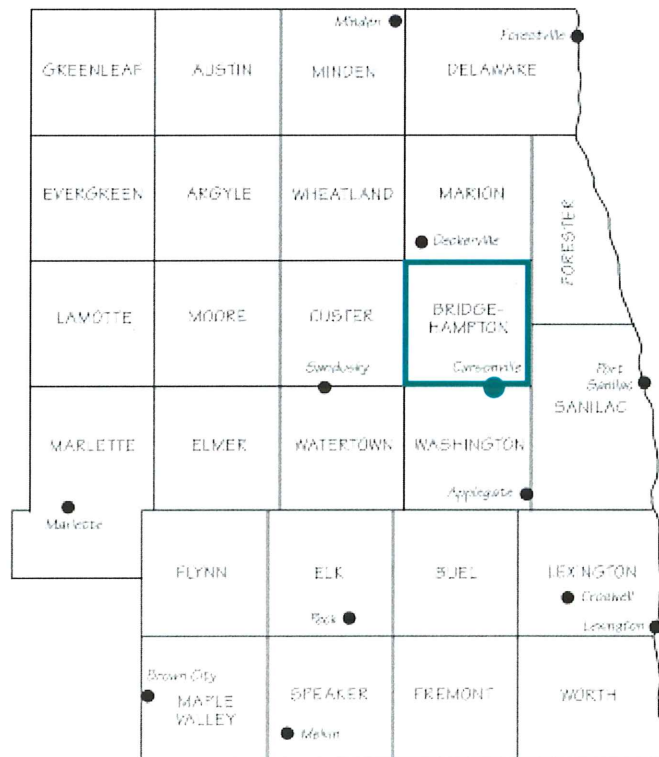
Located in the eastern portion of Sanilac County, Bridgehampton Township is a relatively small, rural community. The approximately 35.2 square mile Township is located east of Custer Township and the City of Sandusky, just south of Marion Township and the Village of

**Bridgehampton Township's location, in relation to surrounding communities, the county, the state, and major roadways, all influence the type and intensity of development.**

Deckerville, west of Forester Township and Port Sanilac, and north of Washington Township. The Village of Carsonville, which is

one square mile in size, is located within northern half of the Township. State Highway M-46 runs west to east through Bridgehampton Township and connects the City of Sandusky to Port Sanilac.

Sanilac County is one of Michigan's leading dairy counties. It's major crops include hay, wheat, oats and beans.

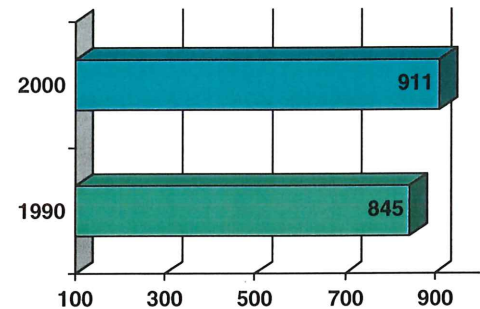


# Existing Characteristics

## Population

Bridgehampton has grown by more than 7% between the 1990 and 2000 Census, adding 66 additional citizens to bring the total Township population to 911. This is consistent with the County's growing population, which increased just more than 10% between 1990 and 2000.

Population Growth, 1990-2000



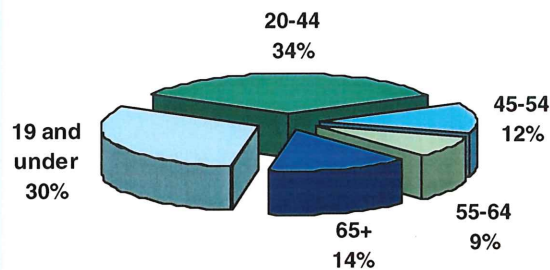
Source: 1990, 2000 U.S. Census

The largest portion of the Township's population, according to the 2000 U.S. Census, are residents between the ages of 20 and 44. This family-forming age group

comprises 33.9% of the population. The next largest age group are those 19 years old and younger, at 30.5%.

Typically, when the largest population group in a community is of an age when many families are started, it is not unusual to see dependent children the next largest age group in the

Population Distribution by Age Category

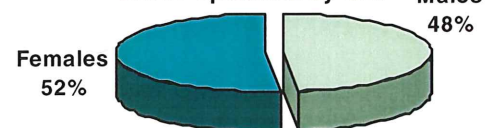


Source: 2000 U.S. Census

community. The median age in the Township is 37.8. The median age is a mid-point in the population, where half of the population is younger than the median age and the remaining half of the population is older.

The division of population by gender in the Township shows 52% females and 48% males. The higher proportion of women versus men in the Township is also

2000 Population by Sex



Source: 2000 U.S. Census

higher than the county division of population by sex, which shows an almost even division, with 50% females and 50% males.

The majority of the Township identifies themselves as white, with less than 2% of residents identifying themselves as a different race. A total of 1.3% of residents of any race identify themselves as being of Hispanic origin.

## Housing

There are a total of 333 households in the Township, according to the 2000 Census. This is a 3.6% increase in the number of households since 1990. Households are defined as all persons living in a housing unit. This includes persons living alone, families, and unrelated people living together. The average household size is 2.71 persons.

Households are further delineated by types of family households and non-family households. There are a total of 252 family house-

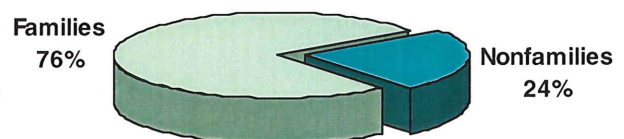
**Family households comprise the majority, 76% of all households in the Township. The high percentage of families, especially families with children, will influence the growth and stability of Bridgehampton.**

holds in Bridgehampton Township. Family households are defined by people living together who are related by birth, marriage or adoption. Family households comprise the

majority, 76% of all households in the Township. Almost 60% of all of these families are married-couples, 30% with their own children under 18 residing with them.

Single female household families account for 13.5%, with 4.5% of these as female-headed households having children under the age of 18. The high percentage of families, especially families with children, will influence the growth and stability of Bridgehampton. The average family size in Bridgehampton is 3.09 people.

**Households by Family Status**



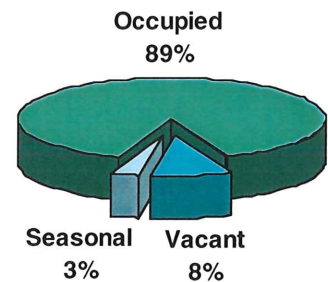
Source: 2000 U.S. Census



A total of 81 households or 24.3% of all households within the Township are non-family, which means that they are either unrelated persons living together or individuals living alone. A total of 20.7% of these non-family households are occupied by just one person.

There are a total of 376 housing units within Bridgehampton. There was an increase of eight units between 1990 and 2000. The clear majority of the housing units, 333 units or 89%, are occupied. Of the remaining 43 units, vacant housing accounts for 8% and seasonal housing accounts for the remaining 3%.

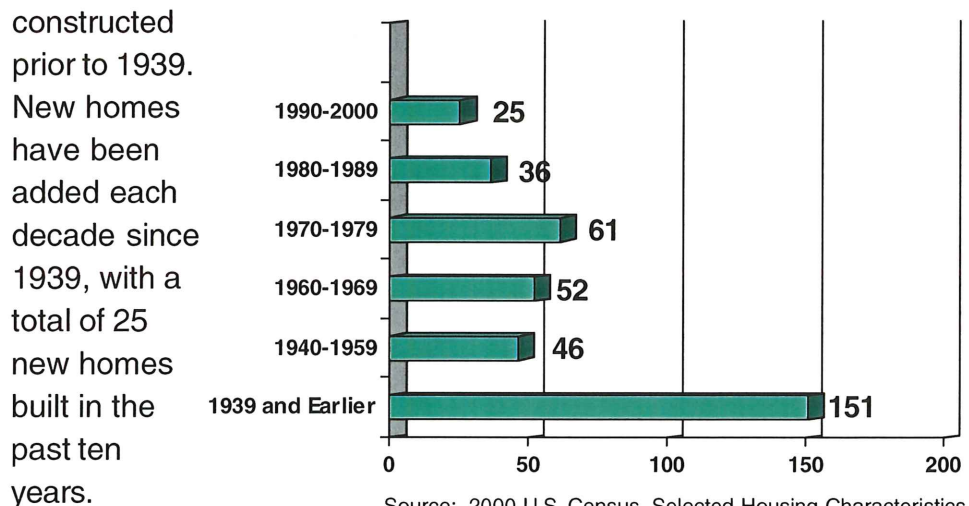
**Housing Units by Occupancy**



Source: 2000 U.S. Census

Housing can further be detailed by whether it is occupied by its owner or by a renter. Of all the occupied housing units in the Township, 266 units or 79.9% are occupied by their owner. The remaining 67 occupied housing units or 20.1%, are renter occupied. The homeowner vacancy rate and the rental vacancy rate are the same, 2.9%. The average household size of an owner occupied unit is 2.65, while the average size for a renter occupied housing unit is slightly higher, at 2.97 persons per household.

**Number of New Homes Constructed by Decade**



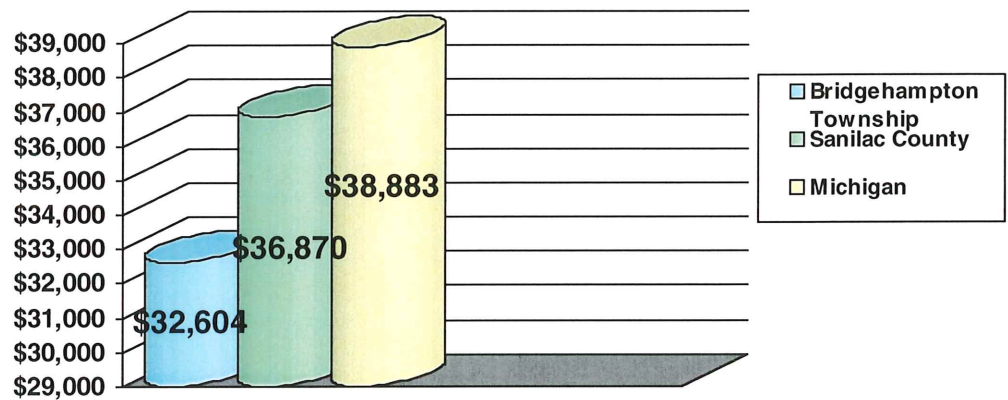
Source: 2000 U.S. Census, Selected Housing Characteristics

The majority of the homes in Bridgehampton, according to the 2000 Census, were constructed prior to 1939. New homes have been added each decade since 1939, with a total of 25 new homes built in the past ten years.

## Income

The median household is a measure that shows the income at which half of all households are above and half are below. According to the 2000 U.S. Census data the Township was below both the County and State median household levels. The County's median household income is \$36,870, whereas the Township's median household income is \$32,604.

**Median Household Income**



Source: 2000 U.S. Census

Bridgehampton's poverty rate is higher than that of Sanilac County's. According to the 2000 U.S. Census, the percent of persons living in Bridgehampton Township below the poverty rate is 8.9%. In Sanilac County, a total of 7.6% of all persons were living below the poverty rate in 2000.

## Employment

The Michigan Department of Career Development Office of Labor Market Information identified a total labor force of 378 people working in Bridgehampton. The average unemployment rate for the year 2000 for Bridgehampton Township was 6.4%. The average unemployment rate for the year 2000 for the County as a whole was lower, at 5.5%.

**According to the 2000 U.S. Census, residents age 16 years and older had an average travel time to work of approximately 28 minutes.**

There is no typical occupation for Bridgehampton residents. According to the 2000 U.S. Census,

residents age 16 years and older had an average travel time to work of 27.9 minutes. Occupations of residents are broken down into six general occupations:

- executive and professional
- technical and sales
- administrative support and service
- farming, forestry and fishing
- precision production, repair, machine operation
- transportation and material moving

Most residents, 29%, are employed in transportation and material moving. The next largest occupational category is the technical and sales occupations, with a total of 27% of residents identifying themselves in this profession. Executive and professional occupations account for 18% of the employed Bridgehampton residents. Precision production, repair and machine operations workers occupy 12% of the work force, while close behind are administrative support and service occupations at 9%. The remaining 5% of the work force identify themselves as farmers or part of the fishing industry.



# Transportation

All roads in the Township are classified according to the National Function Classification system, serve as arterial roads, collector roads or local roads. This method of classifying roads groups roads together based on the function they serve. Arterial roads serve primarily to move traffic. Collector roads also focus on moving traffic, but focus on shorter trips and also provide land access. The primary function of local roads is to provide access to land.

Located in the south of the Township and running west to east, M-46 is the principal arterial road through Bridgehampton Township. As an arterial road, M-46's primary function is to move traffic from one point to another. Vehicles traveling on arterial roads generally move longer distances.

Collector roads in the Township include Forester Road, Ruth Road, and Maple Grove Road. These roads collect traffic from local roads and provide connections to the arterial roads. Collector and Arterial roads are also known as Federal Aid highways, as they may be eligible to receive federal monies.

The H&E railroad runs along the western border of the Township for approximately 3.25 miles before moving southeast toward the Village of Carsonville.



**Traveling Bridgehampton Roads**

# Transportation Map



## LEGEND

- # OF VEHICALS (YEAR COUNTED)
- TRAFFIC VOLUME, BIDIRECTIONAL FOR A 24 HOUR PERIOD
- ARTERIAL ROADS
- COLLECTOR ROADS
- LOCAL ROADS

T.12 N.-R.15 E.,  
BRIDGEHAMPTON TOWNSHIP  
SANILAC COUNTY, MICHIGAN



SOURCE: SANILAC COUNTY ROAD COMMISSION AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

## Natural Features

This mostly rural community consists mainly of farmland and scattered woodlots. The only dense residential development occurs within the Village of Carsonville. For the most part, wildlife in the area is typical of what is found in rural communities in the lower peninsula - deer, fox, raccoons, waterfowl, possum, skunk, and other small game and typical woodland animals.

## Water Courses

There are a number of water courses throughout the Township. The Black River flows through the southwestern section of the Township. This river provides drainage for much of this southwestern quarter of the Township and so there are few man made drains in this area of the Township. Throughout the remainder of the Township however, there are a number of drains and creeks. Aside from providing adequate drainage for agricultural and some other forms of development, these water courses also provide habitat for certain wildlife.

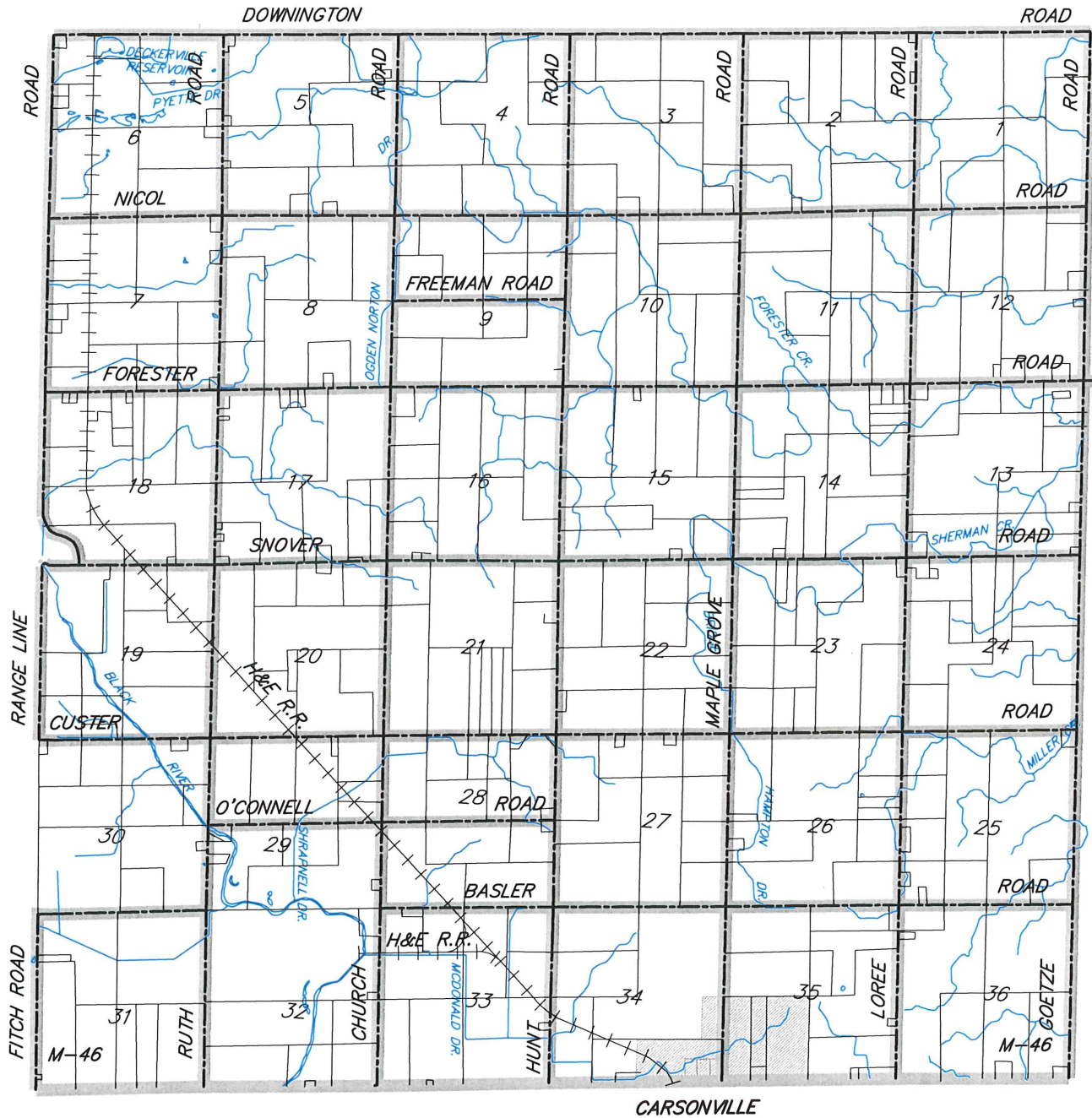
The map of water courses on the following page provides a visual description of this.



**The Black River**



# Water Courses Map



T.12 N.-R.15 E.,  
BRIDGEHAMPTON TOWNSHIP  
SANILAC COUNTY, MICHIGAN

## Soils

Soil associations are used to develop a generalized soil map, which are useful to compare different parts of the Township or locate large areas suitable for particular agricultural uses of development. The last soil survey in Sanilac County was performed in 1961. There are five soil associations within Bridgehampton Township. They are:

- Parkhill, Capac and Organic .
- Geulph and London.
- London, Iosco and Saverine.
- Palo, Gladwin and Epoufette.
- Parkhill and Capac.

Parkhill, Capac and Organic soils are found in a narrow strip in the southwestern most portion of the Township. This soil association is typically level and poorly drained. The soils are typical dark brown to black sandy loams. The soils in this association are mainly used in

**The type and quality of soils within Bridgehampton Township will help determine what areas of the Township are best suited for residential growth, commercial growth and agricultural use.**

crops to feed dairy cattle and in dry beans, wheat, and sugar beets. If adequately drained, these soils are very productive.

The Geulph and London soil association is the primary soil association in the Township. It is well distributed throughout the central portion of the Township, extending from the north to southeast corner. Typically the soils in this association are fairly well drained. Much of the land in this area is used for dairy farming and general farming, with wheat and dry beans the main cash crops. This soil association responds well to management that provides fertilization and the control of water erosion, as erosion on cultivated slopes is a problem.

The third soil association in the Township is the London, Iosco and Saverine Association. This association is found in the southwest portion of the Township, mainly surrounding the Black River and in a small section of the northeastern portion of the Township. These

soils are mostly level and poorly drained. The soils range from loamy sand to silty clay. The main types of farming in the Township are dairy and general farming. The soils need to be drained before they are cropped. Drainage can be a challenge because the sandy top soil makes it difficult to establish an adequate drainage system. When adequately drained, the soils in this association can be very productive.

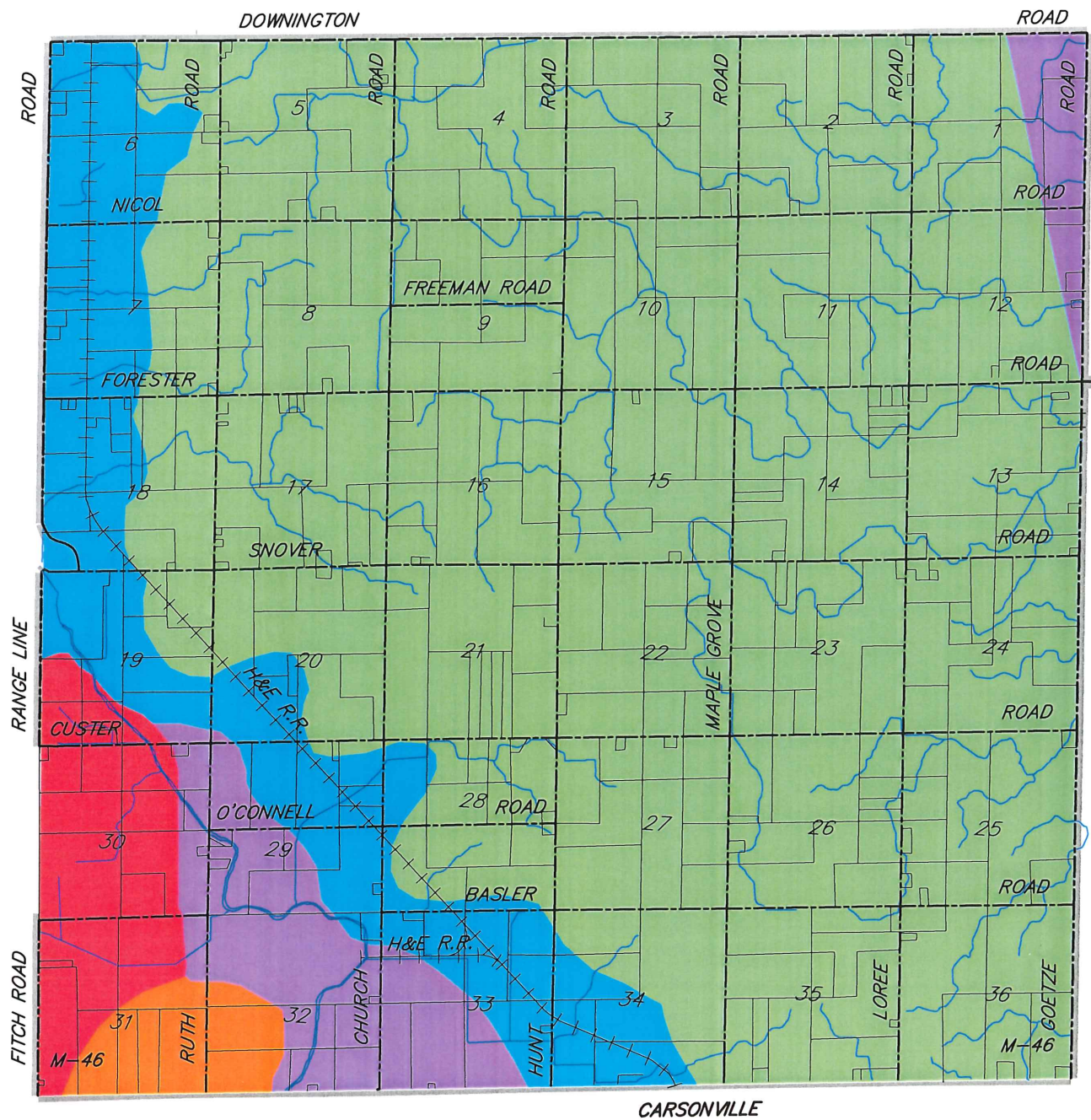
Palo, Gladwin and Epoufette soil association are found in a narrow band extending from the northwestern most point in the Township southeast to the central southern edge of the Township. Much of the land in this area is in permanent pasture and second growth forest. Many of the outwash plains are a source for gravel that is used to surface roads. The stratified sandy, silty and sometimes clay soil makes it difficult to install tile drains.

The final soil association in the Township is the Parkhill and Capac association. These mostly level and poorly drained soils are found in the southwestern portion of the Township between the western Township Border and the Black River. The soils in this association have more rapid surface drainage than the Parkhill, Capac and Organic Soil association located just north. This soil association is used for dairy and general farming. These soils are very productive when adequately drained and properly fertilized.

The Soils Map on the following page visually depicts each of the soil associations in the Township.








# Soil Map



**T.12 N.-R.15 E.,  
BRIDGEHAMPTON TOWNSHIP  
SANILAC COUNTY, MICHIGAN**

SOIL LEGEND

-  - PARKHILL, CAPAC, AND ORGANIC SOILS       - PALO, GLADWIN, AND EPOUFETTE  
 - GEULPH AND LONDON       - PARKHILL AND CAPAC  
 - LONDON, IOSCO, AND SAVERINE



*SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.*

## Climate

Even with its close proximity to Lake Huron, Bridgehampton Township experiences limited lake effect as the prevailing winds in Michigan are westerly. Periods of northeasterly winds off Lake Huron can cause modified temperatures during the summer and winter months. The lake effect, caused by the prevailing westerly winds blowing over Lake Michigan, often produces cloudiness, which modifies fall and early winter temperatures.

The day to day weather is controlled by the movement of pressure systems

across the nation and this area seldom experiences prolonged periods of hot, humid weather in the summer or extreme cold in the winter. The prevailing wind is southwesterly, averaging 10 miles per hour, according to the National Weather Service.

The Climatology Program at the Michigan Department of Agriculture has assembled detailed climate information for the Bridgehampton Township area between 1951 and 1980. According to the Michigan Department of Agriculture, summers are dominated by moderately warm temperatures with an average of nine days exceeding 90° F. On average, the temperature is 32° F or lower, 152 days per year.

Precipitation was well distributed through the year with the crop season, April through September, receiving an average of 16.47 inches or 59% of the average annual total. The average wettest month was June with 3.14 inches, while the average driest month was February with 1.30 inches. Annually, thunderstorms occur on an average of 30 days. Average seasonal snowfall was 54.2 inches. Based on the data collected, the average date of the last freezing temperature in the spring was May 11, while the average date of the first freezing temperature in the fall was October 6. the freeze-free period, or growing season, averaged 147 days annually.



**Well distributed precipitation yields beautiful greenery in Bridgehampton Township.**



# Existing Land Use

The way land is being used in the Township today describes Existing Land Use. The current use of land in a community serves as a barometer of the development trends and can highlight conflicts between land uses or land development patterns.

In order to provide a detailed account of the Existing Land Use, the consultant first used aerial photography to develop a draft of the land use map. After a draft was developed, the consultants used the draft as a guide and drove each road in the Township, correcting the map as needed to identify land that was used for agriculture, commercial development, industrial development, residential development and to identify land that was currently wooded or vacant.

**The way the land is used now, the Existing Land Use, is an important fact to consider. It shows the current trends in development and helps identify potential land use conflicts.**

The land uses in the Township are divided into seven classifications for purposes of mapping. The Township is roughly 36- square

miles. Due to roads and water bodies, acreage in the land use charts does not add up to exactly that of a 36-square mile Township.

## Land Use Classifications

### Agricultural

This classification describes all land area used for crops or pasture as well as all orchard facilities.

### Residential, Single Family

This classification is for areas with single family dwellings and accessory structures.

### Commercial

Included in this category are all parcels containing commercial facilities.



## Industrial

Included in this category is land used for processing, manufacturing, fabricating, land fills, mining, assembling materials, or for the outside storage of equipment and materials.

## Public/Semi-Public

Land area in this category is used for public and government buildings, parks and cemeteries. Schools, both public and private, as well as churches, are included in this classification. This category also includes utility easements, road right-of-way, and other infrastructure requiring land, like lagoons, and pump stations.

## Vacant/Wooded

All existing vacant or undeveloped parcels and all wooded parcels are included in this category.

# Existing Land Use Analysis

## Agricultural

Agriculture is the largest developed land use in Bridgehampton Township, accounting for 82% of all land. Agricultural land is scattered throughout the Township as there are no exclusive agricultural areas in the Township. In addition, agricultural land surrounds

### Existing Land Use in Bridgehampton Township

Land Use	Acreage	Percent
Agricultural	19,036.74	82%
Commercial	38.35	0.3%
Industrial	549.68	2.4%
Public	11.99	0.1%
Residential	874.74	3.8%
Vacant	1007.06	4.2%
Water	27.58	0.2%
Woodlot	1610.28	7%
<b>Total</b>	<b>23,156.42</b>	<b>100%</b>

Source: Spicer Group Driving Survey, Winter 2000

different types of land uses.

There are large tracts of agricultural land throughout the Township, yet almost every tract of agricultural land has developed a low-density residential ring around its perimeter.

### **Residential**

Residential land comprises almost 4% of the Township, or approximately 875 acres. Most residential land is in small tracts along road frontages throughout the Township. There are no predominate residential areas within the Township, as residential land use is scattered evenly throughout the Township. The most densely populated area in the Township is near Carsonville along M-46 and Maple Grove Road.

### **Commercial**

Commercial land is located along M-46 and scattered in very small segments mostly in the southern portion of the Township. Commercial development accounts for less than 1% of land use in Bridgehampton Township. Commercial land primarily fronts M-46, as it is an arterial road and carries a majority of the traffic through the Township and Sanilac County.

### **Industrial**

Industrial land accounts for less than 3% of land use within the Township. There is only one industrial land use in the Township the Land Fill, which is located north of M-46, south of Basler Road and extending west from Ruth Road.

### **Public/Semi-Public**

With less than 12 acres of land, public/semi-public land use accounts for less than 1% of the land use within the Township. Township schools, churches, parks, cemeteries and the Township office are designated in this category. In addition, utility easements are also included in this category.