



Warren Road Planning Study

Background Information

December 2, 2025

Meeting Outline

- Background Presentation
- Description of Workshop Exercise
- Exercise
- Follow Up and Next Steps



Background Information



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- Planning Area
 - Natural Features & Soils
 - Groundwater
 - Protected Lands Map
 - Existing Land Uses & Zoning
 - Future Land Uses

Planning Area

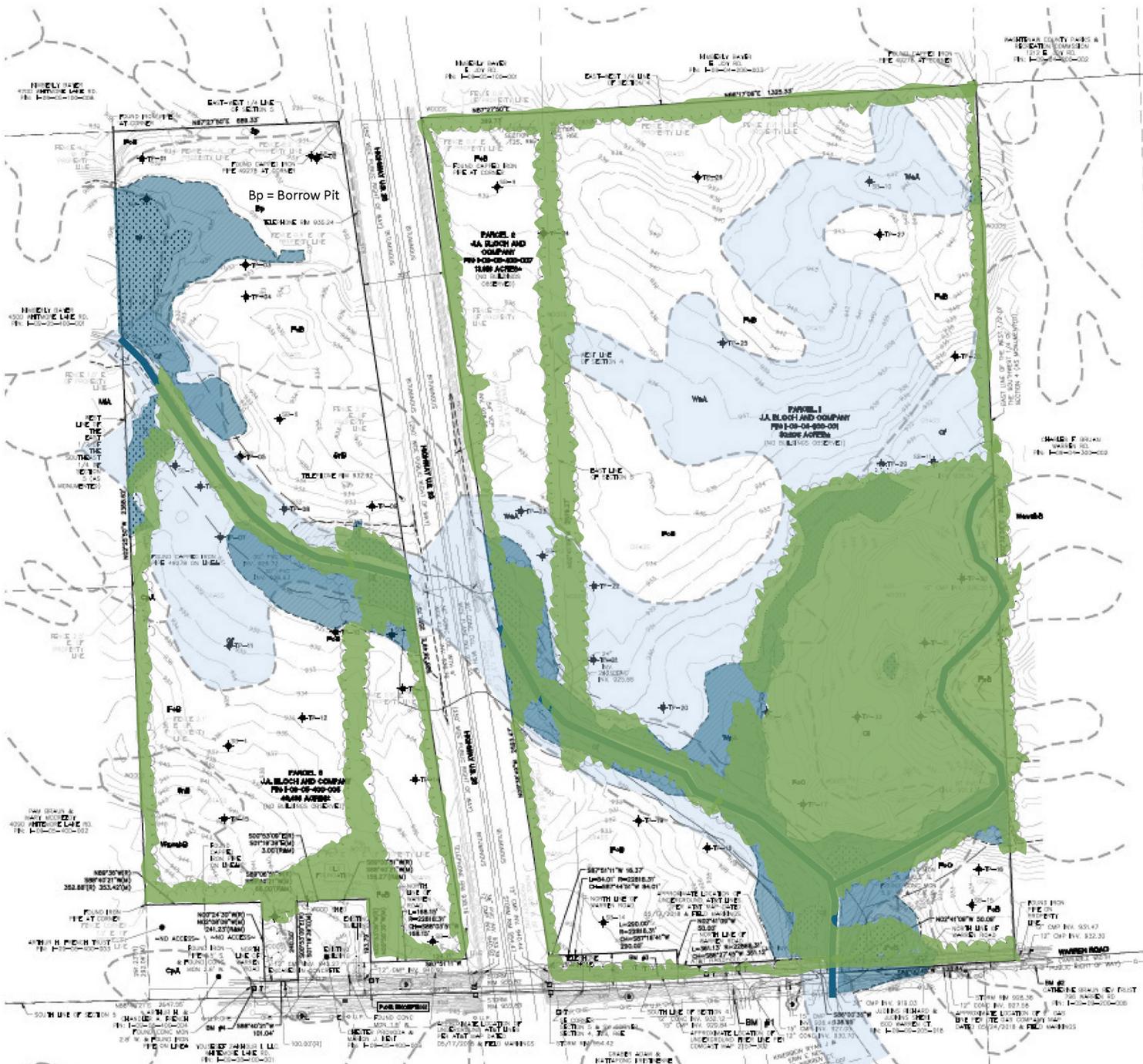


Source: Google Earth

Planning Area

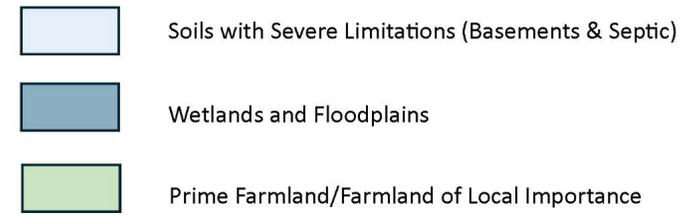
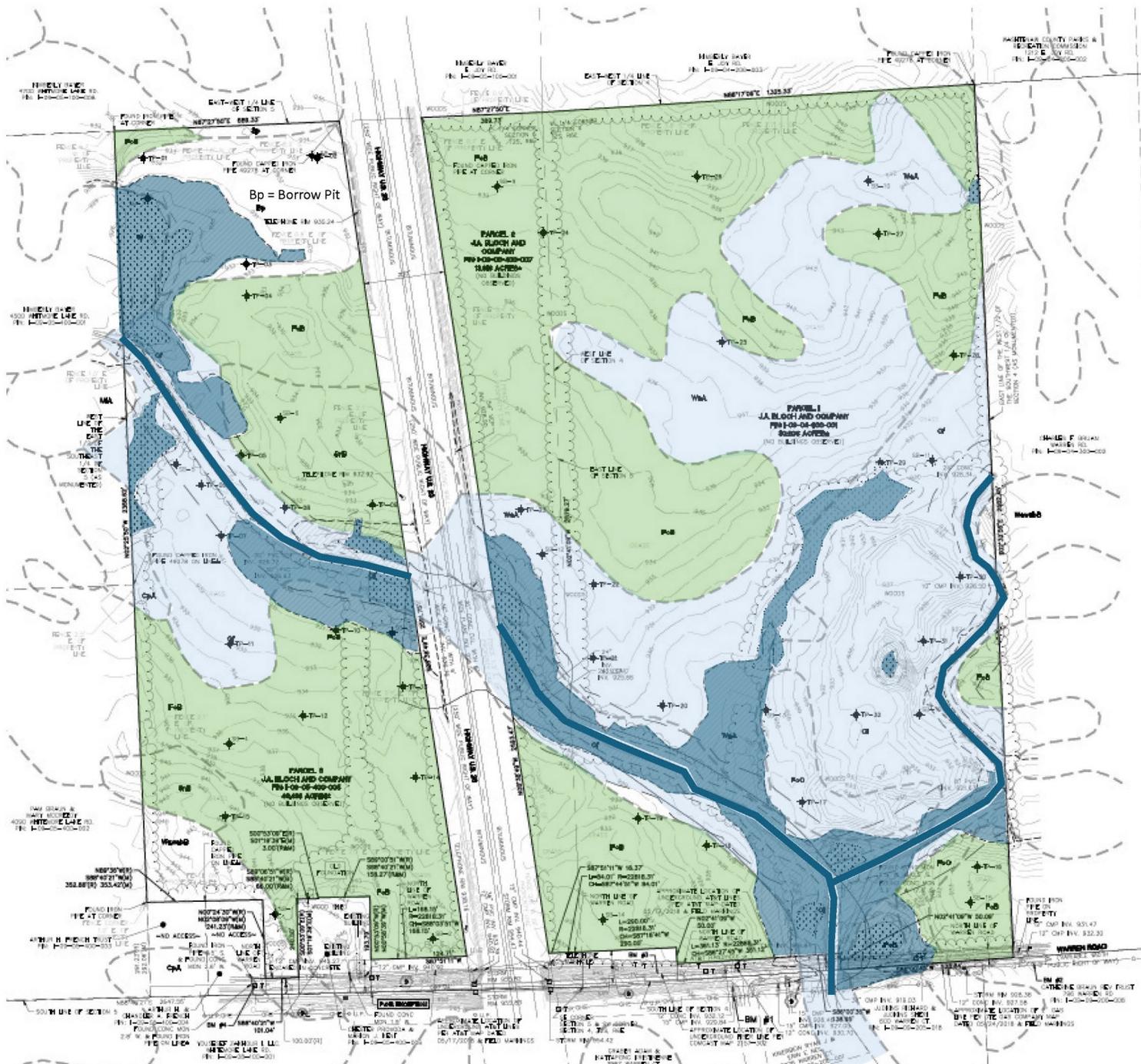


Source: Google Earth



- Soils with Severe Limitations (Basements & Septic)
- Wetlands and Floodplains
- Woodlands and Vegetation

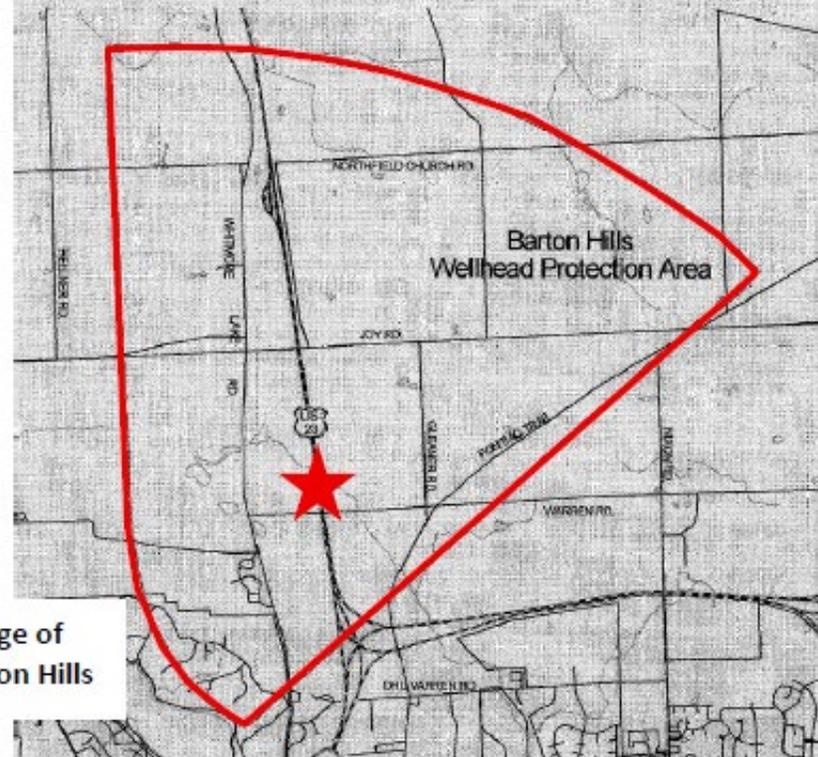
- Hilly sloping to streams
- Soil limitations
- Water features
- Woodlands & Hedgerows



- Prime farmland & farmland of local importance
- Same soils have slight or moderate limitations for basements & septic systems (i.e., buildable areas)

Groundwater

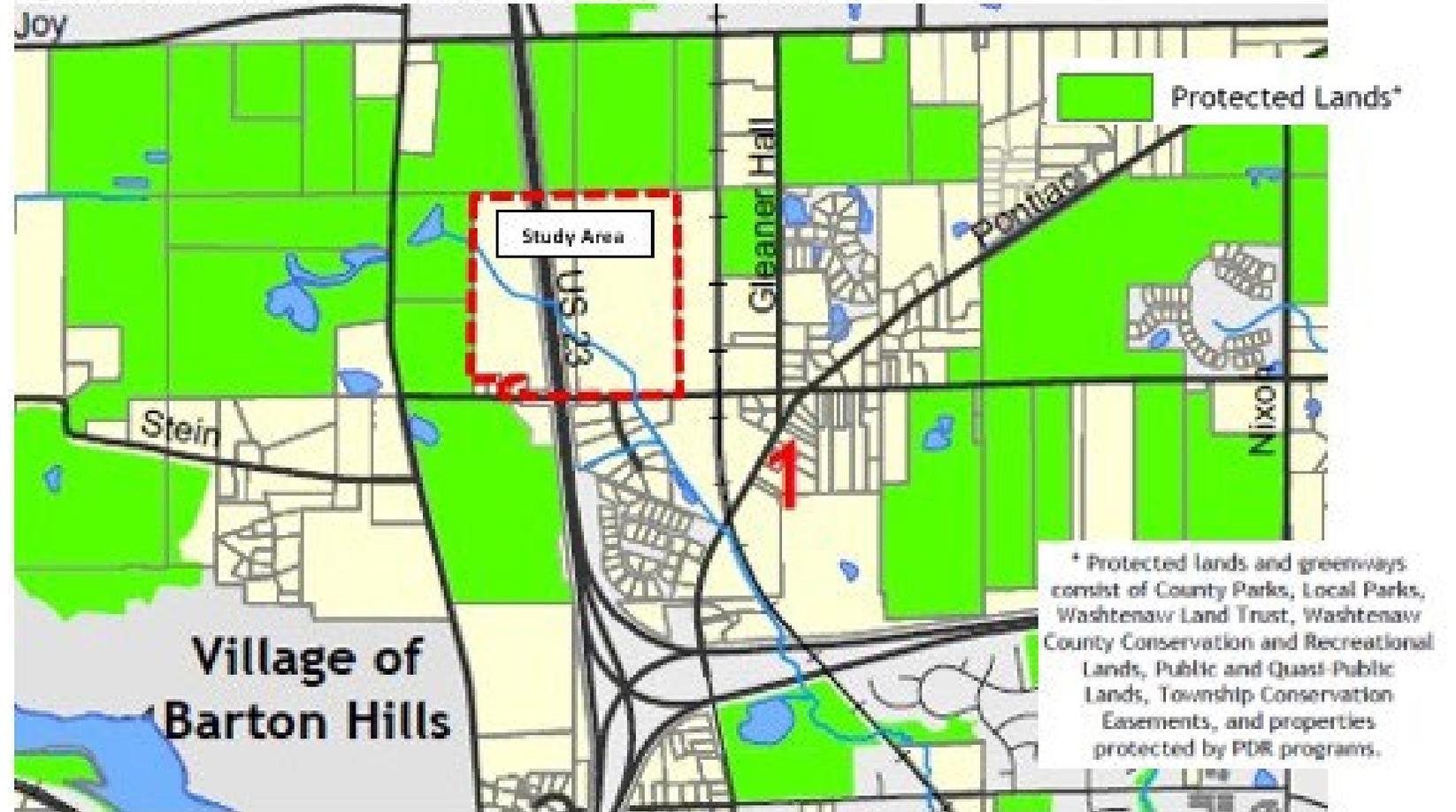
Figure 1: Barton Hills Village Wellhead Protection Area



- Wellhead Protection Area Boundary
- Warren Road Study Area

Protected Lands Map

Figure 4: Master Plan Protected Properties Map (2025 Document)



Public Services Map

Figure 5: Water Service Map (2025 Document)



Figure 6: Sanitary Sewer Service Map (2025 Document)



Planning Considerations



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- Master Plan – Future Vision
 - Existing Land Use
 - Zoning Designation – What's Allowed

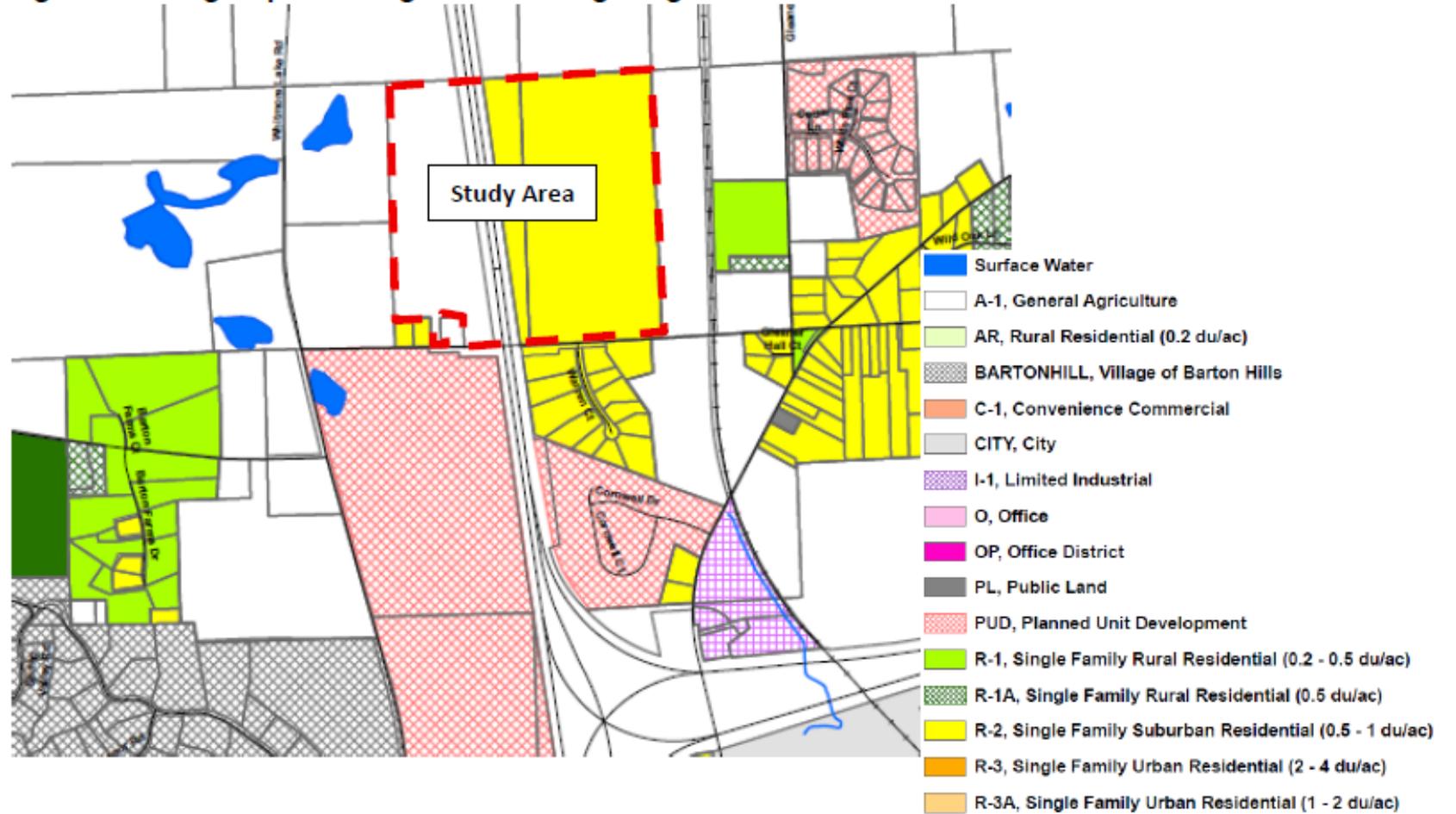
Existing Land Uses & Zoning

Table 3. Existing Land Use & Existing Zoning of Study Area and Adjoining Parcels

Parcel	Existing Land Use	Existing Zoning
Warren Road Study Area		
East Parcels	Agriculture	R-2 – Single-Family Suburban Residential (0.5 – 1 du/ac)
West Parcels	Agriculture	A-1, General Agriculture (0.1 du/ac)
Adjoining Parcels		
North	Agriculture	A-1, General Agriculture (0.1 du/ac)
South	Agriculture	R-2 – Single-Family Suburban Residential (0.5 – 1 du/ac) and PUD - Planned Unit Development (south parcel developed as R-2, or 0.5 – 1 du/ac)
East	Agriculture	A-1, General Agriculture (0.1 du/ac)
West	Agriculture	A-1, General Agriculture (0.1 du/ac)

Zoning Map

Figure 2: Zoning Map Reflecting Current Zoning Designations



Tonight's Exercise

- Break into small groups
- Each small group will discuss the subject site, it's current conditions, surrounding land uses and determine:
 - Appropriate land uses
 - Where these land uses should be located
 - Can locate roads, trails, etc. on subject site
 - Areas to be preserved
- Land uses include:
 - Agriculture; large and/or small farms (5-10 ac. with home sites)
 - Residential
 - Public Lands (Township Hall, Community Center, Parks)
 - Recreation
 - Open Space Preservation
- Reconvene into large group and report back



Questions?



Next Steps

- Summarize input results and present to Planning Commission, who will discuss.
- Using input and background studies, prepare draft Warren Road Planning Study Report, and share with Planning Commission at regularly-scheduled meeting.
- Revise/finalize draft per Commissioner comments; PC recommends adoption to Township Board.
- Township Board reviews draft; comments on or adopts.



