



# **Warren Road Planning Study**

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## **Background Information**

**February 10, 2026**

# Meeting Outline

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- 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

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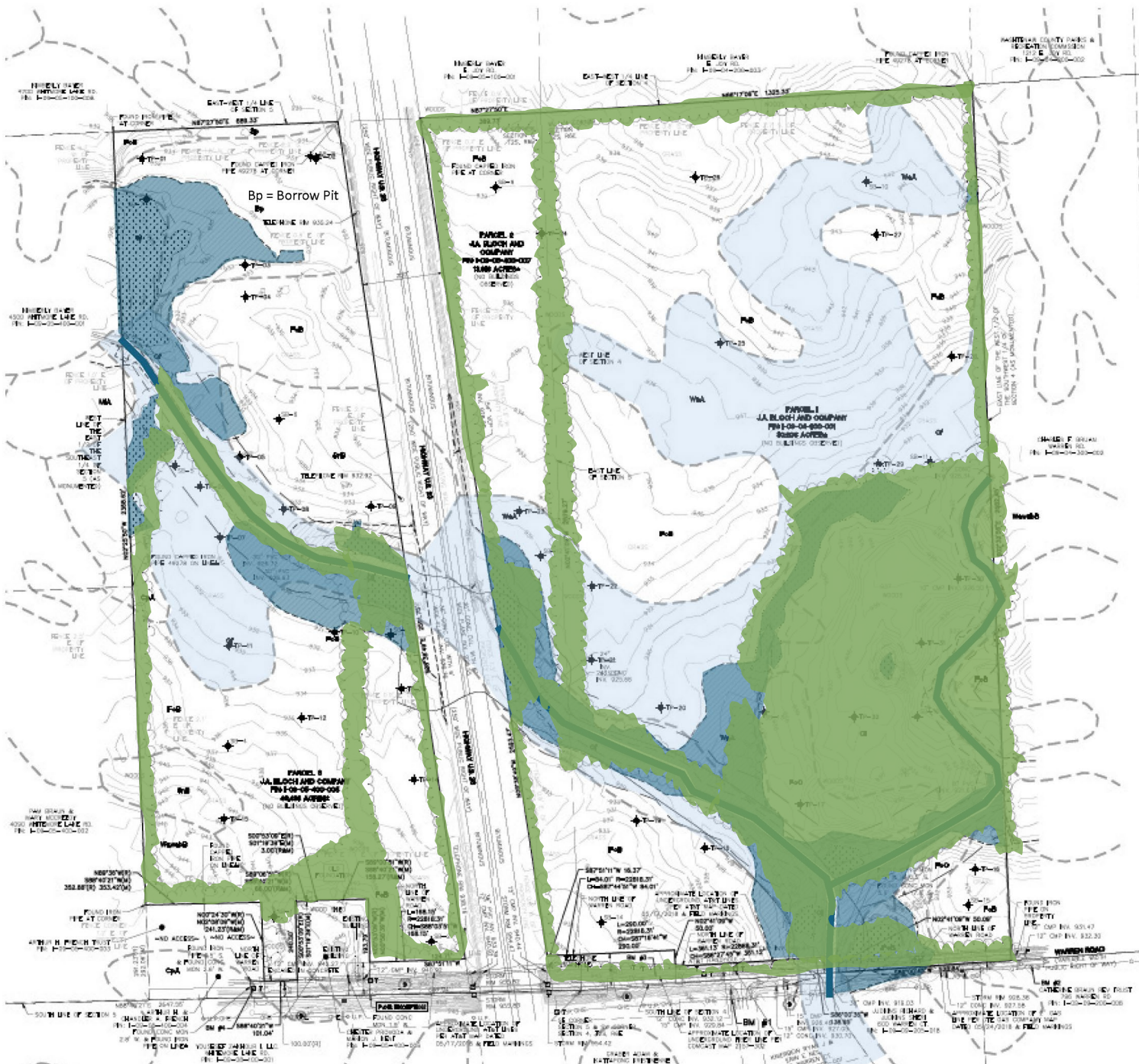
Source: Google Earth

# Planning Area

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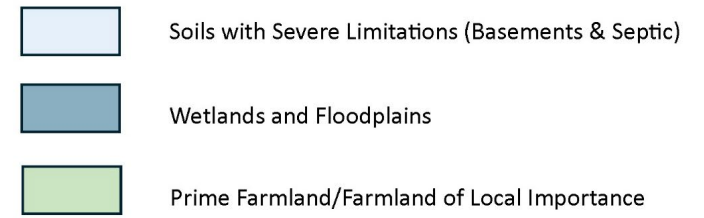
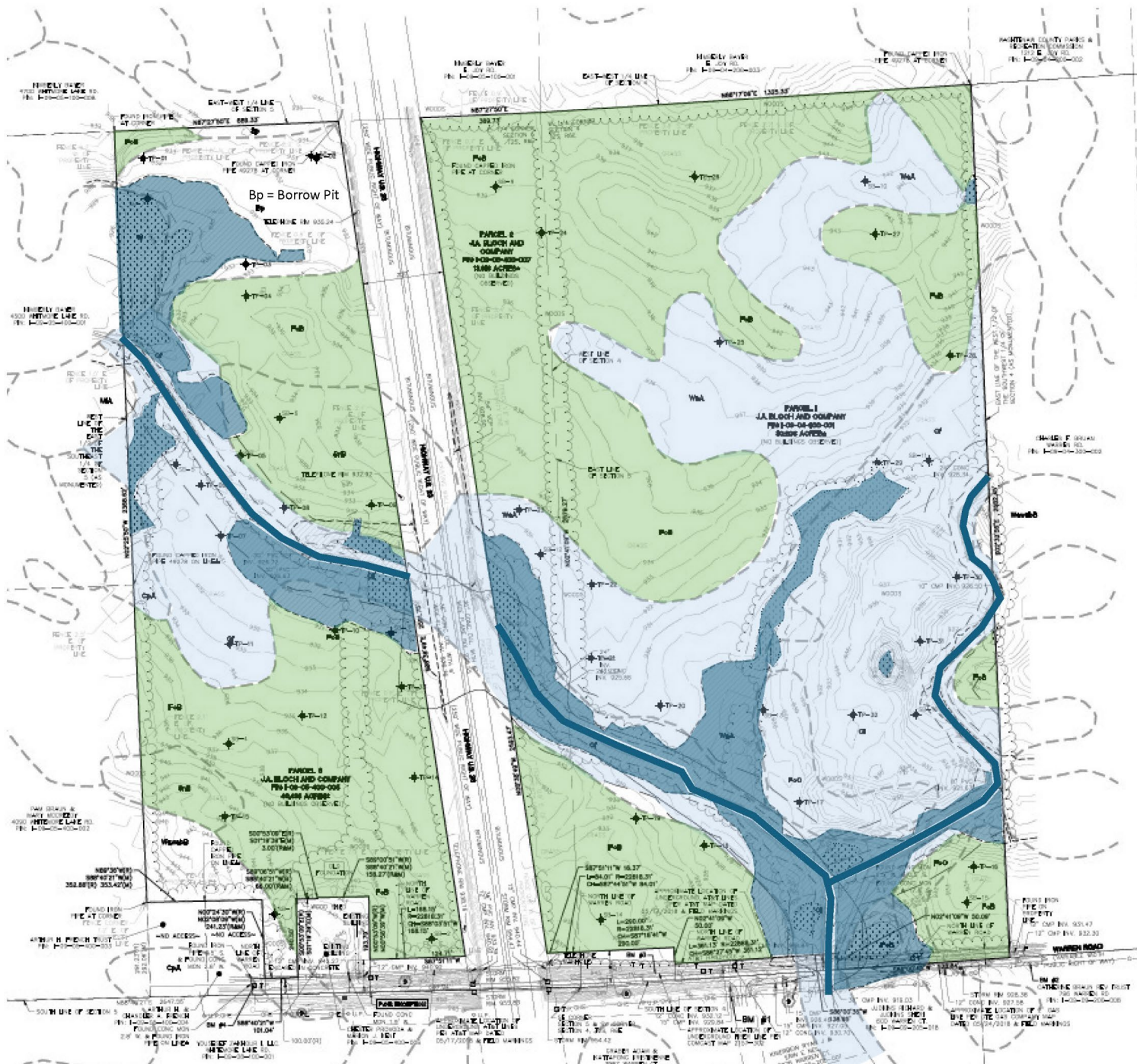


Source: Google Earth



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

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

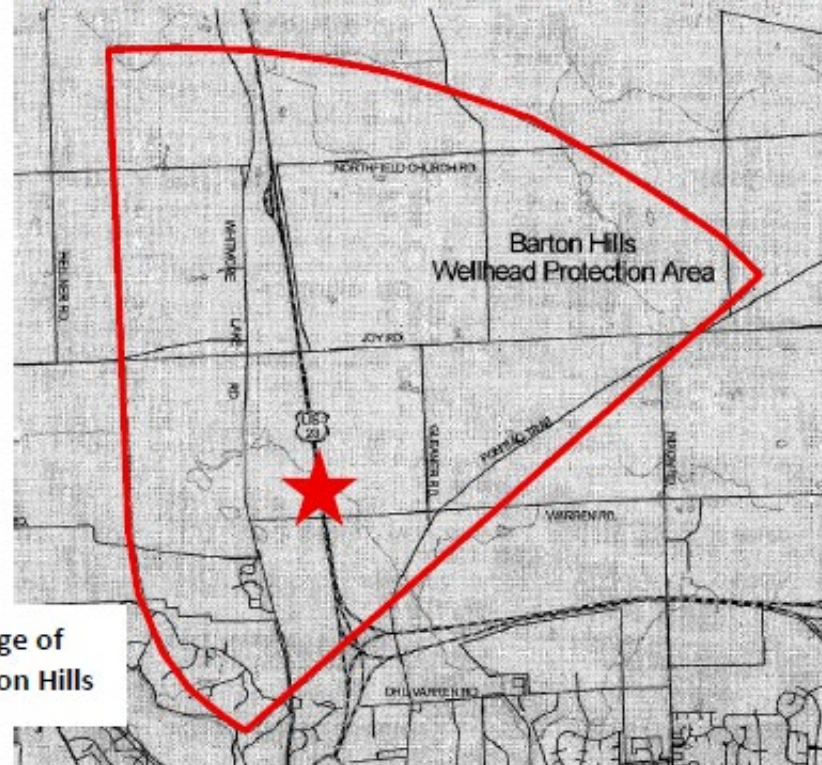


- Prime farmland & farmland of local importance
- Same soils have slight or moderate limitations for basements & septic systems (i.e., buildable areas)

# Groundwater

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Figure 1: Barton Hills Village Wellhead Protection Area



- Wellhead Protection Area Boundary
- Warren Road Study Area

# Protected Lands Map

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



# Public Services Map

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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

# Future Land Use Map

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Figure 3: Master Plan Future Land Use Map (2025 Document)



# Existing Land Uses & Zoning

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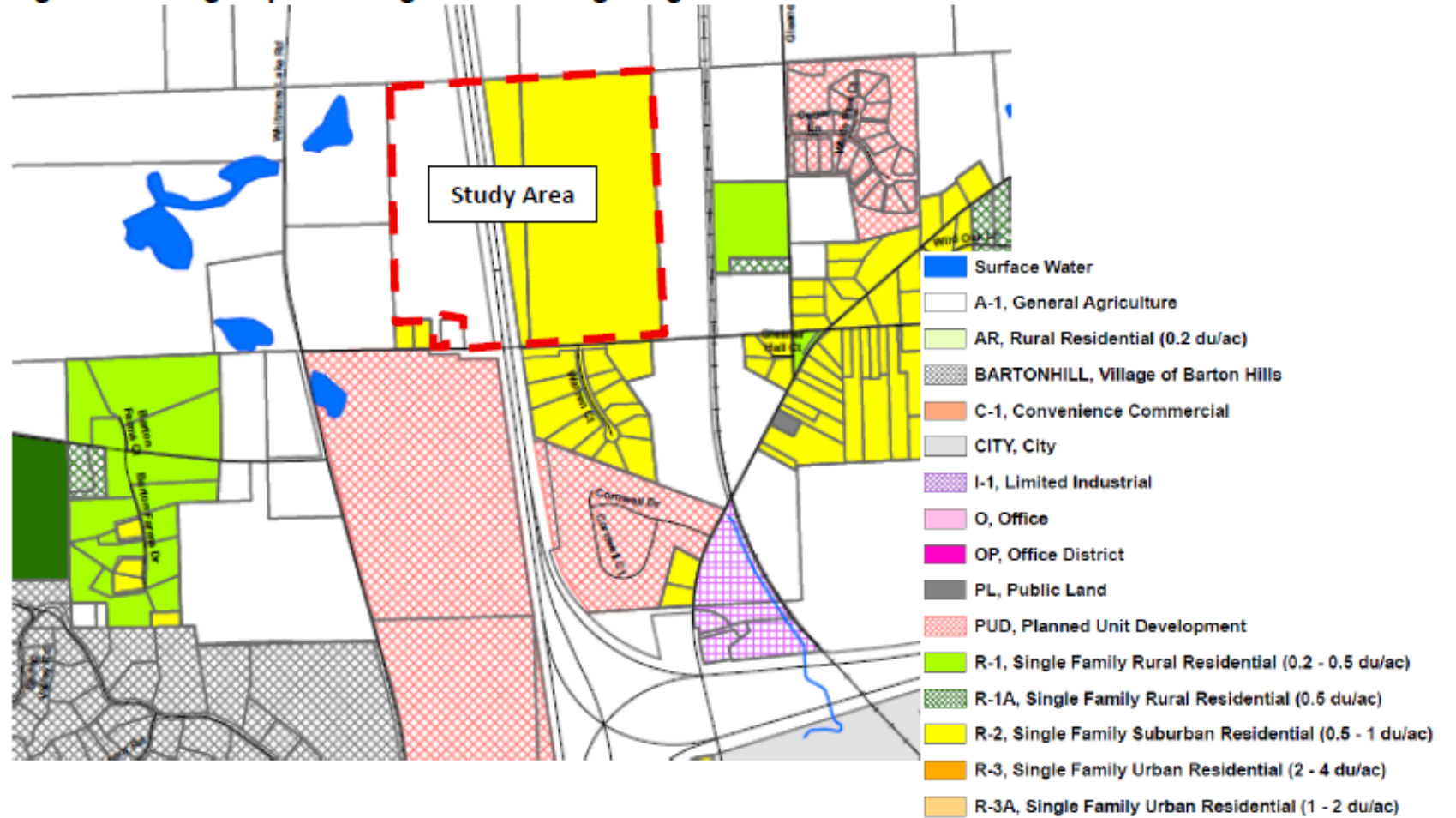
**Table 3. Existing Land Use & Existing Zoning of Study Area and Adjoining Parcels**

| Parcel                        | Existing Land Use | Existing Zoning   |
|-------------------------------|-------------------|---|
| <b>Warren Road Study Area</b> |                   |   |
| 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)  |
| <b>Adjoining Parcels</b>      |                   |   |
| 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

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Figure 2: Zoning Map Reflecting Current Zoning Designations



# Tonight's Exercise

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- 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

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- 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.



# Planning Area

# 2020 Mobile Home Park Proposal

