



Introduction

Brighton Township offers a range of community facilities to its residents and businesses and cooperates with different agencies to provide important public utilities. The quality, availability and cost of these elements are among the many factors influencing growth and redevelopment. Residential, commercial and especially industrial users make location decisions based, in part, upon the ability of a municipality to meet their present and future needs in a cost-effective manner. As competition between communities grows and as technology advances, citizens and business owners will expect more from local governments. In order to keep pace with this dynamic trend, Brighton Township must continually upgrade and diversify facilities and services.

Community facilities include schools, parks, public safety and Township offices, all of which are provided to serve the needs of residents and businesses in Brighton Township. Utilities, including public water and public sanitary sewer services, are also discussed in this chapter.

Existing Community Services and Facilities

Government Administration. The Brighton Township administration offices are located in the Township Hall on Buno Road, north of Spencer. The offices of the Supervisor, Assessor, Treasurer, Clerk, Manager, Building Official, Planner and support staff are located in this building. The building, which was built in 1983 and renovated in 2000, is approximately 5,500 square feet in size and houses a staff of eighteen full and part-time employees.

Water and Sewer. Availability of water and sewer utilities has a significant impact on the development pattern of the Township. Sites with these improvements are often attractive to developers; therefore, the Township must take care to expand these services to appropriate locations. Special consideration for the timing and location of new public water and sewer now can ultimately affect future development in Brighton Township.

- **Water.** The predominant water supply in Brighton Township is provided by individual well systems. Some of the older and more densely developed subdivisions are provided with water via community wells. These areas include the Country Club Annex, Harvest Hills, Greenfield Pointe, and Osborn, Fonda, Island, and Briggs Lakes. The Livingston Community Water Authority (LCWA), which includes Brighton Township as well as Green Oak and Hamburg Townships, has prepared a future water service plan that outlines areas in Brighton Township that will someday be serviced. The LCWA is now providing service to an area along Whitmore Lake Road (Old US-23) from the Township's southern boundary to Grand River Avenue. The Country Club Annex will soon be connected to this supply. On January 1, 2020 the FIB system reverts to Brighton and Green Oak Townships. Discussions should begin in the future about integrating the FIB system into LCWA. *Map Five* depicts when specific areas in the Township are expected to gain access to the public water supply.
- **Sewer.** Similar to public water, the Township supplies public sewer to some of the community's older and more dense developments.

Sewer transmission lines run along Grand River, Old US-23, and Hilton and provide service to many of the residential developments within the southwestern portion of the Township. In addition to these areas, the residential development located off of McClements, has offered public sewer service for its homes as well. *Map Six* indicates which areas in the Township currently have access to public sewer. The remainder of the Township utilizes individual septic systems. A high density of septic systems in areas with unsuitable soils, high groundwater or near bodies of water can have significant impact on the quality of the Township's water resources. Measures need to be taken to protect the Township's natural resources and prevent contamination due to the overuse of septic systems.

Public Safety. Brighton Township residents are currently protected through fire services provided by the Brighton Area Fire Authority and police protection through the Livingston County Sheriff's Department and the Michigan State Police. Maintaining high quality public safety services will always be important to the perceived safety of the area.

- **Fire Services.** Prior to July 1999, Brighton Township provided a twenty-four hour on-call volunteer fire fighting force. Since then, the Township has become a member of the Brighton Area Fire Authority (BAFA), which serves Brighton Township as well as the City of Brighton and Genoa Township. A part-time day crew, consisting of three paid on call fire fighters, and a full time Lieutenant, is available Monday through Friday from 6:00 am to 6:00 pm. BAFA provides fire inspection and site plan review services. In addition to the full-time employees, a volunteer force consisting of sixty-one volunteers is on-call twenty-four hours a day, seven days a week. The volunteers are required to complete 320 hours of course work in fire fighting as well as eighty hours of course work in medical first response. The Authority currently has two full time day shift Lieutenants and a full time Deputy Chief of Operations, in addition to the Chief and Secretary. The Fire Marshal Division has a part time Fire Marshal and

secretary with two full time Inspectors.



The Brighton Area Fire Authority has

a mutual aid agreement with neighboring communities in Livingston County. This agreement helps the communities work together and collectively use fire equipment by automatically dispatching equipment to the site of a fire in a neighboring community. Because fire trucks and other capital equipment are quite expensive, shared use through this agreement provides the Township with the best possible coverage.

The Brighton Area Fire Authority currently has four fire stations, two of which are located within Brighton Township. The north station is located on Old US-23, south of Hyne, and the south station is found on Weber, just west of Old US-23. The third station and administrative office is located in the City of Brighton on Grand River, just north of Main. Construction of the fourth station in Genoa Township was completed in 2004. Plans are underway to open a fifth station in Genoa Township at the intersection of Beck and Chilson Roads in 2007 (to be funded by Genoa Township). The Authority will assume full responsibility for Genoa Township on July 1, 2007, including fire protection and inspection services for that area. The Authority used to contract this area to the Howell Area Fire Authority; however, due to a business decision, the Authority will not be renewing the contract and will use the monies formerly paid to Howell to man stations with their own personnel. While the demand for fire protection has increased approximately 10% over the past ten years, the current fire chief does not see a need for a full-time force.

The Brighton Area Fire Authority hopes that in the future they can share a Fire Station with Green Oak Township Fire Department on the southeast border of Brighton Township for improved response in that area.

- **Police Services.** Police protection in Brighton Township is a collaborative effort between Livingston County and the State of Michigan. Primary police protection in Brighton Township is provided through the Livingston County Sheriff's Department, who has jurisdiction over all county roads. The State of Michigan maintains a branch headquarters on the east side of Old US-23, south of Spencer Road. Both of these agencies share the policing

responsibilities through a “closest car” agreement, whereby emergency calls are dispatched to both offices with a request that the closest patrol car respond. Due to the location of the State Police post in Brighton Township, they typically respond to the majority of calls received by central dispatch.

Because Brighton Township is not highly populated, nor high in crime, it is not cost effective to establish its own police department at this time. However, as the Township continues to grow, there may be a need to discuss the possibility of establishing a separate Township department in the future. At that time, the Township should consider, among the various options, regional partnering opportunities similar to those implemented for the regional fire department, or part-time or paid on-call arrangements that may be a more efficient use of Township resources.

School Facilities. Four different public school districts and several private schools serve Brighton Township residents. Geographically, the Brighton Area School District covers the largest portion of Brighton Township, incorporating the southern two-thirds of the Township. The Howell Public School District incorporates areas near Clark Lake and Woodland Lake, while the Hartland Consolidated School District covers areas north of Newman Road and east of Hunter Road. The Huron Valley School District also covers a very small area of land in the northeast section of the Township; however, no enrollment comes from Brighton Township, as the only land that lies in the Huron Valley School



District is part of the General Motors proving grounds property and currently contains no residents.

Four public schools are located within Brighton Township. Spencer Elementary School, located on Spencer near Van Amberg, and Hilton Road Elementary school, located on Hilton west of Old US-23, are part of the Brighton Area School District. Lakes Elementary and Farms Middle Schools are

both on Taylor and are under the jurisdiction of Hartland Consolidated Schools. In addition to these public schools, a number of Township students attend private schools in or near the Township including Cornerstone Presbyterian, Shepherd of the Lakes, Brighton Montessori, Maple Tree Montessori and St. Patrick Catholic School (located within the City of Brighton). These schools, as well as other public facilities are depicted on *Map Seven*.

It should be noted that construction of new schools, expansion of curriculum and some relocation of students has occurred since the last Master Plan in 2001. More specifically, Howell High School, responding to increasing enrollment, is undergoing significant renovations. Once finished, the newly renovated building will be named Parker High School. Meanwhile, construction of the new Three Fires Middle School has been completed and is currently replacing McPherson Middle School. McPherson has been closed during reconstruction of the High School and is currently being used as the High School's Freshman Campus. Howell High School still counts students of the Freshman Campus into their total enrollment, and *Table Thirteen* now compares enrollment at the existing Three Fires Middle School against that of the former McPherson Middle School. This configuration will again change after the new High School construction is completed in 2009, when the Freshman Campus students will merge again with the remainder of High School students, and the Freshman Campus building will revert back to the McPherson Middle School.



Since the previous Master Plan, a new Maple Tree Montessori school was built in 2003, with operations serving students in pre-kindergarten through third grade. In addition, the Cornerstone Presbyterian private school expanded their curriculum to include students through grade six, and the Shepherd of the Lakes school now serves students through second grade.

The schools that serve Brighton Township, with their 2001 and current student enrollment for each school, are identified in *Table Eleven*.

Table Eleven School Enrollment			
School District	School	Enrollment	
		2001	2005-2006
Brighton Area	Hornung Road Elementary (K-5)	544	595
	Hawkins Elementary (K-5)	527	550
	Lindbom Elementary (K-5)	548	548
	<i>Spencer Elementary*(K-5)</i>	<i>531</i>	<i>433</i>
	<i>Hilton Road Elementary*(K-5)</i>	<i>465</i>	<i>460</i>
	Miller Intergenerational School (K-5)	477	614
	Scranton Middle (6-8)	821	822
	Maltby Middle (6-8)	821	840
	Brighton High (9-12)	2,229	2,224
Hartland Consolidated	<i>Lakes Elementary* (K-4)</i>	<i>581</i>	<i>510</i>
	<i>Farms Intermediate* (5-6)</i>	<i>739</i>	<i>836</i>
	Ore Creek Middle* (7-8)	727	910
	Hartland High (9-12)	1,312	1,681
Howell	Latson Elementary (K-5)	572	539
	Howell High (9-12)	2,183	2,517
	Freshman Campus (9)		
	McPherson Middle (6-8)	896	
	Three Fires Middle (6-8)		930
Private	<i>Cornerstone* (K-6)</i>	<i>113</i>	<i>130</i>
	<i>Brighton Montessori* (Pre-K)</i>	<i>(K-5)</i> <i>104</i>	<i>(K-6)</i> <i>90</i>
	<i>Maple Tree Montessori* (Pre-K - 3)</i>	-	78
	Saint Patrick (1-8)	260	359
	<i>Shepherd of the Lakes* (Pre-K - 2)</i>	<i>118</i>	<i>90</i>
		<i>(Pre-K)</i>	<i>(Pre-K - 2)</i>

** Indicates a school facility that is located within Brighton Township*
 Source: Michigan Department of Education

Recreation. Brighton Township is fortunate to have access to several local and regional public parks as well as to several private or neighborhood facilities. As the population in Brighton continues to grow, so will the need for additional recreation areas. As evidenced by the demographic analysis in Appendix A, the population in Brighton is aging. That is, growth in the older sectors of the population is higher than that of the younger sectors. The Township must consider these demographic changes when developing new parks and amenities. Many of the residents in newer residential subdivisions and condominium developments are benefiting from community facilities provided as part of their development. To augment these facilities, and to address the needs of all residents of the Township, additional facilities must be contemplated for the future. The following describes the parks

and recreation facilities currently available to Brighton Township residents.

- **Local Parks.** Presently, there are no developed Township-owned parks or recreation facilities in the Township. Township residents rely on County or State parks, schools, privately owned facilities, or Township lakes and streams for recreation.

The only Township-owned parkland is “Sunset Park,” which was established through a public/private development agreement between Brighton Township and Sunset Sand and Gravel. This 60+ acre park is expected to be developed within the next couple of years and will feature passive recreation areas, picnic areas, fishing dock, wading beach, tot lot, jogging path, fitness course, sledding hill, cross country skiing areas, and an active recreation area with tennis courts and fields for soccer, lacrosse, and rugby. In addition, the Michigan Department of Natural Resources maintains a 3.5 acre boat launch, which provides public access to Woodland Lake off of Hilton Road.

Kensington Metropolitan Park, a Huron-Clinton Metropolitan Park Authority property, covers 340 acres in the southeast corner of the Township and offers a diverse range of recreational opportunities. The 4,357-acre park offers a variety of recreation facilities including an 18-hole golf course and ball diamonds and activities including swimming, boating, hiking, fishing, picnicking, bicycling, and horseback riding. A variety of winter activities including ice skating, cross-country skiing and sledding are also available. This park is very accessible to Township residents and will likely continue to be the most important recreational amenity in the foreseeable future.



Playground facilities and open parkland are offered at all of the elementary schools within the Township. In addition, Township residents also can use playground facilities at all of the elementary schools in the neighboring communities as well as the Imagination

Station located in downtown Brighton.

Public athletic fields are also found throughout the Township. Farms Middle School has twenty acres of parkland including a number of ball diamonds and fields and Spencer Elementary School has ten acres of park land including a lighted baseball diamond used by summer softball leagues. Baseball diamonds are also located behind the North Fire Station.

Additional playfield space is accessible to Brighton Township residents at locations in neighboring communities. Scranton and Maltby Middle Schools as well as Brighton and Hartland High Schools provide athletic fields, tennis courts, track facilities and a swimming pool.

Brighton Township provides funding to the Southeastern Livingston County Recreation Authority (SELCRA), and in turn, they provide recreational programming needs for the community. SELCRA serves the Township as well as the City of Brighton, Genoa Township, and Green Oak Township by offering a variety of athletic programs for both children and adults. Brighton Township residents accounted for 42% of the participation in SELCRA programs in the 2000-2001 school year. SELCRA sponsored leagues include basketball, soccer, volleyball, baseball, and softball.

- **Regional Recreation.** In addition to local community facilities, Brighton Township residents have the benefit of numerous regional recreation facilities provided by the Huron-Clinton Metropolitan Park Authority, County, and State. Below is a brief description of parks located within a fifteen minute drive of the Township.
 - **Huron Meadows Metropark (Huron-Clinton Metropolitan Authority Park).** Located along the Huron River three miles south of Brighton, this 1,539-acre park features an 18-hole public golf course and golf-activity center.
 - **Lyon Oaks (Oakland County Park).** This 1,024-acre park was developed in the spring of 2002. The park, located west of Wixom on Pontiac Trail, contains a new Arthur Hills designed

18-hole golf course, driving range, banquet and meeting facilities, dog park, nature center, picnic areas, and a trail system.

- **Brighton Recreation Area (Michigan State Park).** Located in Howell, this 4,947-acre park offers campsites, organization camp, and cabins. Other facilities include picnic equipment, playgrounds, beach house, boat launch, and complete equestrian facilities.
- **Highland Recreation Area (Michigan State Park).** This 5,524-acre park located in White Lake Township has campsites, an organization camp, and cabins. Other facilities include picnic equipment, playgrounds, beach house, boat launch, and nature trails.
- **Island Lake Recreation Area (Michigan State Park).** Located along the Township's southeastern edge, this 3,466-acre park offers campsites, an organization camp, and cabins. Other facilities include picnic equipment, playgrounds, and a boat launch.
- **Pinckney Recreation Area (Michigan State Park).** This 11,000-acre recreation area located in Pinckney has campsites and an organization camp. Other facilities include picnic equipment, playgrounds, a beach house, and a boat launch.
- **Proud Lake Recreation Area (Michigan State Park).** Located along Wixom's western border, this 4,000-acre recreation area has campsites, an organization camp, mini cabins, and tent rentals. Other facilities include picnic equipment, playgrounds, a beach house, and boat launch.
- **Seven Lakes State Park (Michigan State Park).** This 1,410-acre site located in Fenton offers camping sites. Other facilities include picnic equipment, playgrounds, a beach house, and boat launch.
- **Huntmore Golf Course.** This 18-hole golf course is part of a larger Planned Unit Development located off of Old US-23, just north of McClements Road. It provides 18 holes of golf and is open to the public.
- **Mt. Brighton Ski Resort.** This resort is a regional recreation area located west of W. Grand River Ave. and south of I-96 in the City of Brighton. Mt. Brighton offers 18 holes of golf along with

skiing and lodging facilities. It is a regional destination, especially during the winter, as Mt. Brighton is one of few area ski resorts.

Determining Factors

When planning for community facilities and services, it is important to understand the impacts they have on the community. While these impacts are usually positive, poor planning for their location and development can stress the transportation system, the natural environment, and local neighborhoods. Through discussions with Township staff, officials, and a public involvement process, the following issues were identified as it relates to community facilities planning:

Water and Sanitary Sewer. Public water and sewer is currently available to parts of the Township. Expansions of the public water and sewer systems can greatly increase development demand, and can also allow the Township to accommodate higher development densities. Alternatively, opinions about development are somewhat conservative in that many residents wish to see future development at densities similar to that which currently exists in the Township. The availability of public water and sewer should be considered when deciding future residential densities and will determine where major public facilities can be accommodated. Future utility expansions must be carefully considered so that they will advance the Township's vision rather than hindering its land use planning efforts. The Township should also maintain their policy to refuse commercial raw waste, which should be disposed of in safer alternative ways.

Police and Fire. Brighton Township residents are provided emergency services through the Michigan State Police, Livingston County Sheriff and Brighton Area Fire Authority. As the Township continues to develop, the Township should ensure that high quality response times are maintained. The Brighton Area Fire Authority may expand its boundaries or partner with other communities, such as Green Oak Township in the future.

Lake Safety. The Township also faces safety concerns on the many Township lakes. At the present time, the lakes are not patrolled. In the future, the Township lakes may require additional safety services that may be provided by the MDNR.

Schools. Schools often locate in more rural areas that offer land at a less expensive rate than in more urban areas. This can lead to undesired development in the outlying areas of a community and additional strain on local resources. These locations require more travel for buses and parents, which can create localized congestion in the areas surrounding the school. In addition, they often encourage residential development, which then increases demand for utilities and services in areas not previously planned for.

The appeal of communities for residential development is partly dependent on the quality of the schools and educational opportunities that are available. Therefore, it is important that the school districts and the Township communicate regarding development activities so that the necessary changes to school facilities and/or resources can be properly planned. Likewise, the Township should keep informed of any changes to the available educational services so that it understands the potential impacts these changes might have on the education offered to its residents.

Large Institutions. Larger institutional uses including educational campuses and large churches, because of their size and function, can create significant impacts on a neighborhood unless properly planned for. Their needs are very different than the small-scale institutional uses found in residential neighborhoods. They are usually located on major roadways to serve the traffic generated by the use and require large parcels of land to accommodate the sizable buildings, parking areas, and facilities that typically are required for their function. In the future, all large-scale institutions should be considered a special land use, required to develop along major thoroughfares in areas that can be supported by existing infrastructure, and obtain Planning Commission approval, as to minimize negative impacts on surrounding neighborhoods. Specific size thresholds distinguishing small and large scale churches or other places of worship are addressed in the Zoning

Ordinance. Building area, number of parking spaces and trips generated are all suggested measures to help distinguish between the small and large institutions.

Parks and Open Space. There is a general lack of publicly owned recreation property in Brighton Township. Many residents own large parcels of land that serve their own private needs, or live in clustered open space developments that offer private open space. But, other areas of the Township are being developed at higher densities and have a greater need for access to parks and recreation facilities. Public parks and other gathering places can provide additional recreational amenities not available on individual residential lots or development-specific open spaces. The need for public recreational opportunities will increase as the density of development increases in other areas due to the municipal services that are made available and as Brighton Township continues to attract new households.

Pathways. The lack of public open space results in limited recreational experiences and a lack of connectivity between public places. Providing non-motorized transportation facilities, as set forth in the Township's Pathways Plan, which is available at the Township offices, will offer improved and safer opportunities for rollerblading, jogging, walking and cycling. Pathways also improve access to the scenic resources found in the Township and the public open spaces that are found in the area.

Community Services and Facilities Goals and Recommendations

The following goals and recommendations were developed to give direction to the Township Board, Planning Commission and the community in general when making policy decisions regarding future community facilities. Because the issues discussed in this Chapter are so integral to the public health, safety and welfare, the Township should refer back to these goals and recommendations on a regular basis, especially when considering extensions of public services, new facilities or when other agencies or organizations undertake their own planning processes. The statements below should be considered in total, not as

separate statements, in order to consider the affect on the overall quality of life in Brighton Township.

Goals. The following goals are statements of general need that should be addressed when considering future community facilities and services.

- **Continue to provide the quality of life that Brighton Township residents have come to expect by offering public facilities and services to meet current and future demands.**
- **Provide a comprehensive system of public and private parks, pathways, recreation facilities and open space throughout the Township that is accessible to residents, and to enhance the quality of life for all residents including children, teenagers, adults, senior citizens, and the physically challenged.**

Recommendations. Evaluation of community facilities during the site planning and development process will help improve and protect the quality of life for area residents. Improvements or expansions to public systems and services should consider the following recommendations.

- **Utility Planning.** Because land use policy can impact the expansion of and improvements to local utility providers, the Township should actively pursue coordinated efforts to provide the needed services to residents.
 - **Water and Sewer Service.** There is a strong desire among residents to maintain the pastoral character of Brighton Township. Careful utility planning for public water and sewer service is critical to ensuring this vision is maintained. In some cases, expansions of these systems can inadvertently drive development; therefore, routing and sizing of new pipes needs to consider the planned land use strategy. The Township should maintain service districts within which the majority of public resources will be spent. Services in areas outside the district should not be improved or expanded beyond what is



needed to maintain existing levels of service. This policy must be continually reviewed to ensure it is consistent with current land use plans.

- **Electric Service.** As the Township has grown, the number of electric poles has increased along the local roads. In higher density areas, these poles can dominate the landscape and affect public perception and economic growth. The Township should pursue general ordinances and policies that encourage new electric lines are buried. In less dense areas, above-ground poles should still be considered so as not to excessively or unnecessarily raise the cost of electric services or disrupt natural features. Other ways the Township can ensure lower rates is to work with utility providers in their planning of new sub-stations or generator sites. Local land use regulations that impose strict standards often discourage providers from upgrading service. The Township should work with these companies in an attempt to locate electric facilities in areas that provide natural visual buffers, require minimal grading, and where appropriate access is available.
- **Gas Service.** Some areas of the Township are still served by individual propane tanks. In areas of very low-density development, the spacing of homes is such that it is not desirable for utility companies to serve them. The Township should begin discussions with residential neighborhoods to determine their desire and need for community-wide natural gas service, and to discuss possible utility or land use policy alternatives.
- **Wireless Telecommunication Service.** In today's society, wireless communication access is becoming more and more common. Wireless fidelity service, or "Wi-fi" is becoming more popular as a means to attain wireless internet, phone and video services. A typical misconception is that all proposed telecommunication towers must be approved. While Federal legislation does regulate the development of towers so wireless providers are not unfairly burdened by restrictive local ordinances, the Township does have some authority over the development of towers. The Telecommunications Act prohibits local communities from denying the development of telecommunication facilities to the point where they cannot actually provide service to residents. It is



intended to ensure that all residents have access to these facilities, but it does not preclude the Township from regulating them. The law allows communities to identify sites where these facilities can be located with minimal review or regulatory process. It also enables local municipalities to regulate development of specific sites with respect to fencing/buffers, landscaping, access, facility design, etc. To properly plan for wireless communication service, Brighton Township should evaluate sites that it owns where providers could lease space for new towers or facilities and where a lease fee can be charged that financially benefits the entire community rather than a few individuals. In addition, they should consider working with a consultant to help identify areas of deficient service where towers are likely to be needed as well as priority protection areas where towers can negatively impact viewsheds and community character. With this inventory, the Township can develop reasonable regulations to ensure new telecommunication facilities will not significantly alter the landscape but can still maintain adequate service levels for all residents. Any regulations enacted should include requirements that new wireless towers must be built with additional space that will be made available to other providers, and should provide expeditious review processes for any new antenna proposed to locate on existing towers or on pre-approved sites.

- **Public Safety.** Historically, community safety is a major consideration when locating new developments or deciding where to live. While Brighton Township remains a very safe community, and local police and fire agencies currently provide adequate service, consideration should be given to future needs. As more homes and buildings are developed, additional police patrol and fire staff, facilities and apparatus will be needed. The Township must continue communications with these agencies to determine when current services are no longer meeting demand, or when the Township should consider alternative service options, such as partnering with neighboring communities, contracting for additional County service, or if a new department will be needed for the Township alone. When appropriate, the Township should refer to the County's Hazard Mitigation Plan to determine appropriate safety needs that must be

addressed.

- **School District.** Similar to public safety, school sites are also drivers of development. As such, the Township needs to consider the most appropriate location for schools, given land use and financial constraints. The Township can assist schools by adopting zoning regulations that include development incentives for those willing to donate land for new school sites. These incentives should only be offered in locations where the Township has determined a new school should be located.

- **Parks and Recreation.** To address future recreation needs, the Township should consider ways to serve residents at a low cost to the community. In addition to the pathways proposed in the recently adopted Pathways Plan, private facilities can provide just such a service. The Township should continue to develop ordinances and regulations that provide incentives to residential developers that offer such facilities as part of their development. In addition, they should maintain a healthy relationship with SELCRA, the County parks and recreation department, as well as with local schools and churches to see where sharing of services or facilities will offer a cost savings to all parties involved. Finally, the Township should draw upon local residents' willingness to volunteer their time and support for park acquisition and development and recreation planning efforts.

Implementation Strategies

The actions below are specific recommendations that may be used to accomplish one or more of the above policies. *Table Twelve* should act as a checklist of items that the Township should work toward completing.

Table Twelve		
Community Facilities and Services Implementation Strategies		
Actions	Priority	Responsibility *
Coordination		
Work with representatives of the franchised utilities to discuss and coordinate needs.	Ongoing	TB, UC, PD
Continue to work with the Livingston County Public Health Department to monitor arsenic levels and other environmental limitations.	Ongoing	TB, UC
Maintain regular communication with school districts serving Brighton Township, to inform them of proposed development activity that might require changes to school facilities.	Ongoing	PC, PD
Ensure development follows a logical pattern for utility expansion, within defined utility service areas, that provides connections between contiguous developments, and considers the timing and sequencing of improvements to areas that will represent a logical extension of the existing systems and where impacts to natural features are minimized.	Short-Term	UC, PC
Continue to support SELCRA, and coordinate with them to plan for active and passive recreational resources to Township residents.	Short-Term	TB, PD
Promote public safety programs and services to proactively increase the feeling of safety in neighborhoods and for local businesses.	Ongoing	TB, HA, PC, PD
Continually review the needs of the community to ensure that quality fire protection and acceptable response times will be maintained.	Ongoing	TB
Promote shared stormwater systems amongst developments to reduce environmental impacts and maintenance issues.	Long-Term, Ongoing	TB, PC, HA
Regulations		
Where possible, require public utilities to be buried along main corridors or locate them in the rear of properties where feasible.	Long-Term	UC, PC

**Table Twelve
Community Facilities and Services Implementation Strategies**

Actions	Priority	Responsibility *
Require parkland and recreational facilities (public or private) be provided in large residential developments for the use of residents.	Long-Term	PC
Encourage private-sector funding of public improvements and upgrades.	Short-Term	TB, PC, PD
Utilize zoning, subdivision, and site plan review to protect the character of lands less suitable for development and to encourage residential developers to provide usable open space for property owners or tenants.	Short-Term, Ongoing	TB, PC
Preserve and/or restore areas with unique natural features, such as trees, forests, natural drainage areas, wetlands and nature trails as a way of providing community-wide passive recreation opportunities.	Long-Term, Ongoing	PC
Improvements and Public Policy		
Locate fire services in efficient, central locations that ensure adequate coverage and acceptable response times for the entire Township.	Ongoing	TB
Use electronic media and newsletters to inform the public of the various facilities and services available to them.	Ongoing	TB, PD
Make utility improvements a priority in areas designated for high-density development, especially on main corridors.	Short-Term	UC, TB, PC
Complete an inventory of Township owned land and identify potential sites for the development of active and passive recreational facilities, both within neighborhoods and community-wide.	Ongoing	TB, PD
Pursue funding sources for the acquisition and/or development of additional recreation resources, including parkland and greenways.	Short-Term	TB, PC, PD
Continually pursue implementation of the Township Pathway Plan and develop coordinated public pathways that accommodate walking, jogging, bicycles, rollerblades, and other forms of non-motorized travel. The specific locations for major pathways are shown the Pathways Plan.	Short-Term	TB, HA, PD
Ensure adequate provisions for the on-going maintenance of pathways.	Ongoing	TB
Develop greenways by coordinating the connection of open space, natural areas, and recreational lands.	Long-Term	PC, PD

**Table Twelve
Community Facilities and Services Implementation Strategies**

Actions	Priority	Responsibility *
Protect community aesthetics and promote safety by planning for well-sited and well-designed personal wireless service facilities that fit unobtrusively in the Township’s environment.	Short-Term	PC, PD, UC
Evaluate options for acquiring future recreational sites based on the expectations of Township residents in the future as they become available or additional studies are completed and funding becomes available.	Long-Term, Ongoing	TB, PC
Ensure private open space will be maintained through specific agreements or subdivision/condominium documents.	Ongoing	TB, UC

* PC= Planning Commission, TB=Township Board, PD= Planning Department, UC=Utilities Committee, HA=Homeowners Association