

Background Studies

Population

Between 1990 and 2000, Berlin increased 518 (11.1%) residents to a total population of 5,153; and increased another 2,053 (39.8%) persons to total 7,206 in 2010. The 2020 Census demonstrated almost 10% growth from 2010 to 7,900 persons. However, the Southeastern Michigan Council of Governments (SEMCOG) has projected Berlin’s population to remain approximately the same through 2045. In the year 2045, SEMCOG has forecasted that the population of Berlin will be 7,729.

The reasons for the Township’s population increase includes the continual out migration of people from urban core areas, such as Monroe and cities located in lower Wayne County, and potential new housing starts. As shown in Table 3, the Township and the surrounding area is not projected to have as significant of growth through 2045.

Table 3. – Population Comparison + Forecast

Governmental Unit	2000	2010	2020	# Change 2010-2020	% Change 2010-2020	2045 Forecast
Berlin Charter Township	5,153	7,206	7,900	694	9.6%	7,729
Village of Estral Beach	486	418	403	-15	-3.6%	444
Village of South Rockwood	1,284	1,675	1,587	-88	-5.3%	1,639
Ash Township	5,048	5,438	5,534	96	1.7%	5,239
Brownstown Township	22,989	30,627	33,194	2,567	8.4%	35,690
City of Flat Rock (Wayne County)	8,488	9,878	10,541	663	6.7%	9,902
Frenchtown Township	20,777	20,428	21,609	1,181	5.8%	22,156
Huron Township (Wayne County)	13,737	15,879	16,994	1,115	7.0%	19,901
City of Rockwood (Wayne County)	3,442	3,289	3,240	-49	-1.5%	2,952
Monroe County	145,945	152,021	154,809	2,788	1.8%	156,274
Southeast Michigan	4,833,493	4,704,743	4,830,489	125,746	2.7%	5,104,922

Source: U.S. Census; SEMCOG Community Profile – July 2022

According to SEMCOG, Berlin saw the bulk of its growth between 2000 and 2010 with the population increasing approximately 40%. Population projections depict minimal decreases through 2045. By 2045, Berlin's population is forecasted to be 7,729, which is a 2% decrease from the 2020 population.

Households

In addition to new population due to migration, the overall population can be shaped through changes in household size and composition. Throughout the country, household sizes are decreasing, which is related to the number of aging baby boomers and smaller family sizes.

A household, as defined by the U.S. Census, is all persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together or any other group of related or unrelated persons who share living arrangements.

As demonstrated in Table 4, Berlin's households increased approximately 15% to 2,972 between 2010 and 2020. This is the greatest rate of growth of the surrounding communities. Berlin and all surrounding communities demonstrated a decrease in average household size. The average household size in 2010 was 2.80 persons and decreased to 2.64 persons in 2020 (Table 5).

Table 4. – Total Households by Community

Governmental Unit	2010	2020	# Change 2010-2020	% Change 2010-2020
Berlin Charter Township	2,575	2,972	397	15.4%
Village of Estral Beach	183	203	20	10.9%
Village of South Rockwood	687	726	39	5.7%
Ash Township	2,050	2,174	124	6.0%
Brownstown Township	11,342	12,917	1,575	13.9%
City of Flat Rock (Wayne County)	3,754	4,033	279	7.4%
Frenchtown Township	7,958	8,836	878	11.0%
Huron Township (Wayne County)	5,781	6,270	489	8.5%
City of Rockwood (Wayne County)	1,295	1,337	42	3.2%
Monroe County	58,230	62,152	3,922	6.7%
Southeast Michigan	1,844,758	1,936,635	91,850	5.0%

Source: SEMCOG, Community Profile July 2022

Table 5. – Average Household Size by Community

Governmental Unit	2010	2020	# Change 2010-2020
Berlin Charter Township	2.80	2.66	-0.14
Village of Estral Beach	2.28	1.99	-0.30
Village of South Rockwood	2.44	2.19	-0.25
Ash Township	2.65	2.55	-0.10
Brownstown Township	2.69	2.56	-0.13
City of Flat Rock (Wayne County)	2.62	2.61	-0.01
Frenchtown Township	2.53	2.41	-0.12
Huron Township (Wayne County)	2.73	2.69	-0.04
City of Rockwood (Wayne County)	2.52	2.41	-0.11
Monroe County	2.59	2.47	-0.12
Southeast Michigan	2.51	2.46	-0.06

Source: SEMCOG, Community Profile July 2022

Age

In comparison with the surrounding communities, Berlin has the second lowest median age at 39.0 years; Flat Rock has the lowest median age of 37.2 years. In addition, one-third of the Township's population is between the ages of 25-44, and approximately 24% of the population is 19 years old or younger. Generally it can be determined that a young population between the ages of 25-44 are in the family forming stage of their life, which could also mean increases in the potential for population growth in the near future.

Table 6. – Percent of Population by Age Group and Median Age, 2020

Age Group	Berlin	Estral Beach	South Rockwood	Ash	Brownstown	Flat Rock	Frenchtown	Huron	Rockwood
0-4	2.9%	3.0%	1.9%	4.1%	6.4%	5.2%	4.5%	4.4%	5.3%
5-9	6.1%	4.4%	7.8%	7.1%	5.9%	7.5%	4.7%	7.0%	7.6%
10-14	6.1%	6.3%	9.5%	3.6%	6.5%	8.5%	5.7%	6.8%	7.0%
15-19	8.7%	8.4%	5.9%	3.9%	7.5%	8.0%	6.3%	8.1%	4.9%
20-24	9.2%	4.1%	6.3%	4.9%	5.2%	6.6%	8.4%	5.1%	3.6%
25-29	6.8%	6.8%	7.9%	3.1%	5.3%	6.7%	7.3%	5.2%	7.8%
30-34	4.2%	7.1%	4.8%	4.9%	4.3%	4.8%	5.0%	6.7%	4.1%
35-39	7.3%	2.7%	10.5%	4.7%	4.1%	7.1%	5.4%	4.6%	7.9%
40-44	5.9%	3.8%	5.6%	5.9%	6.7%	8.4%	5.1%	6.2%	5.0%
45-49	9.9%	5.7%	8.6%	4.2%	8.4%	5.1%	7.1%	9.4%	10.8%
50-54	7.5%	6.5%	6.3%	8.7%	8.7%	5.7%	7.9%	6.5%	4.1%
55-59	6.6%	10.6%	5.5%	11.8%	7.5%	8.5%	8.8%	8.7%	9.9%
60-64	6.4%	7.9%	6.9%	6.5%	6.6%	6.4%	6.0%	6.8%	4.8%
65-69	4.9%	9.0%	4.7%	7.4%	6.6%	5.7%	6.3%	4.4%	4.0%
70-74	3.1%	4.6%	3.3%	6.0%	5.3%	3.2%	4.7%	3.7%	4.3%
75-79	2.2%	6.5%	2.6%	4.9%	2.1%	0.9%	3.0%	3.5%	3.6%
80-84	0.8%	2.2%	0.6%	4.4%	1.4%	0.4%	1.5%	1.1%	3.5%
85+	1.5%	0.3%	1.3%	3.9%	1.6%	1.3%	2.1%	1.7%	1.8%
Median Age	39.0	48.1	39.1	52.0	44.2	37.2	43.5	42.0	42.3

Source: SEMCOG, Community Profile July 2022

Housing

The amount of housing stock increased nearly 45% in Berlin between 2000 and 2010. In the last decade (2010-2020), housing stock continued to increase; however, more modestly at 10%. Brownstown Township is 10.0%. Both Berlin and Brownstown Townships rate of housing unit growth exceeds the surrounding communities, see Table 7.

Table 7. – Total Housing Units by Community

Governmental Unit	2010	2020	# Change 2010-2020	% Change 2010-2020
Berlin Charter Township	2,866	3,156	290	10.1%
Village of Estral Beach	220	210	-10	-4.5%
Village of South Rockwood	734	768	34	4.6%
Ash Township	2,159	2,315	156	7.2%
Brownstown Township	12,157	13,374	1,217	10.0%
City of Flat Rock (Wayne County)	3,995	4,212	217	5.4%
Frenchtown Township	8,780	9,523	743	8.5%
Huron Township (Wayne County)	6,103	6,481	378	6.2%
City of Rockwood (Wayne County)	1,387	1,390	3	0.2%
Monroe County	62,971	65,845	2,874	4.6%
Southeast Michigan	2,060,749	2,087,258	26,473	1.3%

Source: SEMCOG, Community Profile July 2022

Income + Poverty

SEMCOG has provided statistics from the 5-Year American Community Survey (ACS) results as part of their Community Profile. The 5-Year ACS demonstrates that the median household income for Berlin is \$96,075 (in 2020 dollars). Table 8 compares the median income of Berlin and the surrounding jurisdictions.

Table 8. - Median Income, 2010 + 2020 (in 2020 dollars)

Governmental Unit	2010	2020	# Change 2010-2020	% Change 2010-2020
Berlin Charter Township	\$76,802	\$96,075	\$19,273	25.1%
Village of Estral Beach	\$59,717	\$58,750	-\$967	-1.6%
Village of South Rockwood	\$62,284	\$75,685	\$13,401	21.5%
Ash Township	\$70,472	\$74,385	\$3,913	5.6%
Brownstown Township	\$72,331	\$78,228	\$5,897	8.2%
City of Flat Rock (Wayne County)	\$66,796	\$57,277	-\$9,519	-14.3%
Frenchtown Township	\$61,851	\$56,131	-\$5,720	-9.2%
Huron Township (Wayne County)	\$67,101	\$72,065	\$4,694	7.4%
City of Rockwood (Wayne County)	\$62,818	\$82,969	\$20,151	32.1%
Monroe County	\$65,714	\$65,453	-\$261	-0.4%
Southeast Michigan	\$63,029	\$64,068	\$1,039	1.6%

Source: SEMCOG, Community Profile July 2022

In addition, Berlin has a lower percentage of both households and persons living below the poverty line than Monroe County and Southeast Michigan, as Table 9 demonstrates below.

Table 9. - Poverty Level Comparison, 2020

	Persons in Poverty 2020	Households in Poverty 2020
Berlin Charter Township	5.4%	7.2%
Monroe County	11.2%	10.9%
Southeast Michigan	13.8%	13.2%

Source: SEMCOG, Community Profile July 2022

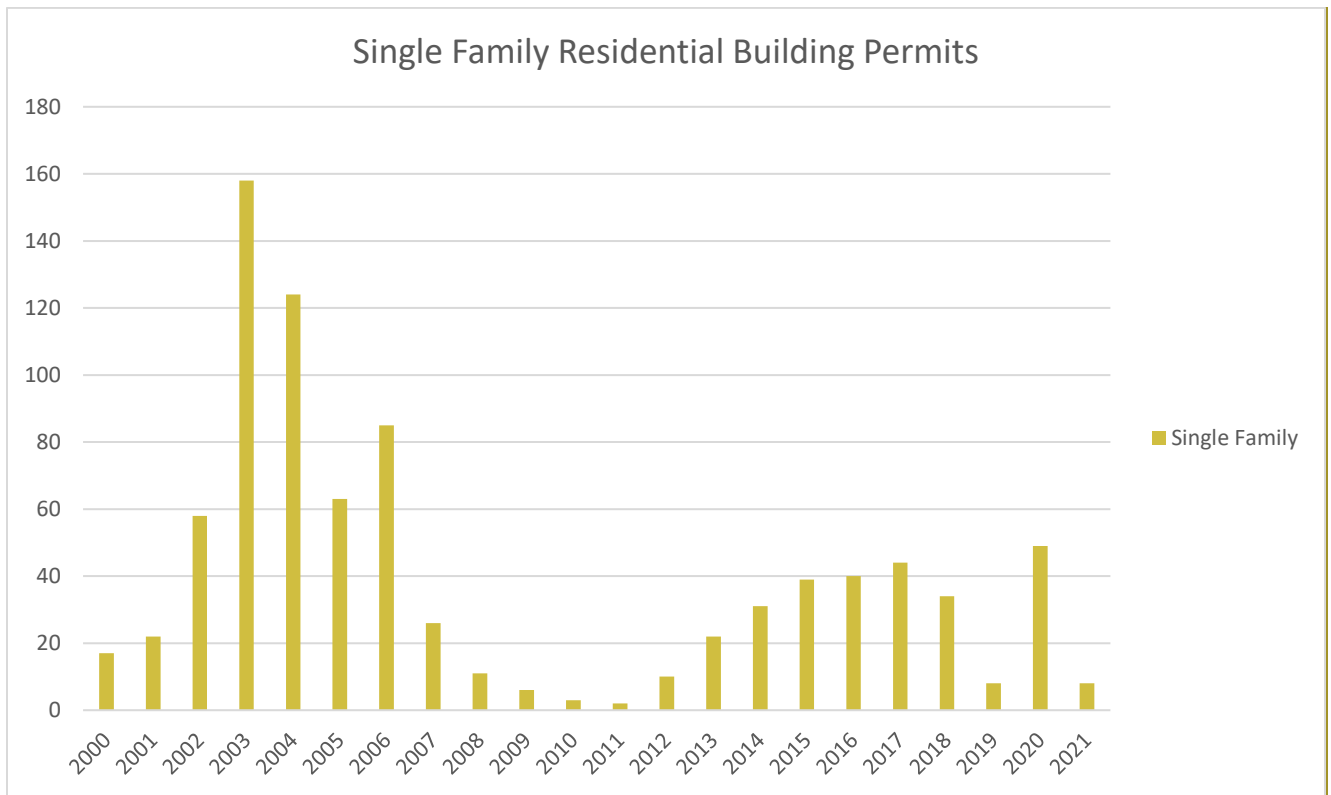
Housing Tenure

SEMCOG reported (via Berlin’s Community Profile) that 88% of housing within the Township is owner-occupied. Of the remaining 12% of housing units, approximately 5% are renter-occupied and approximately 7% are vacant. Further, median housing value in 2020 decreased 11.9% from 2010 to \$184,700; whereas the median gross rent over the same period decreased 22.3% to \$892.

New Single Family Residential Development

From 2000 to 2021, 806 new single-family residential homes had applied for building permits. The housing boom peaked in 2003 with 158 permits and declined to 26 permits by 2007. Figure 5 below demonstrates Residential Building Permits in Berlin between 2000 and 2021. In addition to single-family residential units, four (4) multiple-family units applied for permits in 2014.

Figure 5. – Single Family Residential Building Permits



Source: SEMCOG, Community Profile July 2022

Housing Cost

Table 10 on the following page demonstrates the decline of housing value from 2000 to 2010. In 2000, the median housing value (in 2010 dollars) was \$194,881 decreasing 14.4% to a value of \$166,900 in 2010. Meanwhile, median gross rent increased 8.8% from \$839 (2010 dollars) in 2000 to \$913 in 2010. The decrease in available rental housing units within the Township has impacted the cost of rental units within the Township increasing the demand and costs.

Table 10. – Housing Value (in 2020 dollars)

	Berlin Charter Township		% Change
	2010	2020	
Median Housing Value	\$209,746	\$184,700	-11.9%
Median Gross Rent	\$1,147	\$892	-22.3%

Source: SEMCOG Community Profile, 2013

Natural Resources

Berlin is situated in an area abundant in natural resources. These include Lake Erie, the Huron River and Swan Creek, the Pointe Mouillee State Game Area and agriculturally productive soils. These resources are fragile and can be easily damaged through pollution, erosion, and uncontrolled development. It is important to understand the hazards that could befall these resources, and to address measures to manage and protect the frail equilibrium between man and nature. This section will describe the natural resources of Berlin and their relationship to Berlin’s population.

Floodplain

The entire Township is located either in the 100-year floodplain or the 500-year floodplain based upon the latest FEMA updated mapping. The eastern one-third (1/3) of the Township is located within the 100-year floodplain which is primarily wetland area, and does not contain soils suitable for high-density or high-impact development. The remaining portion of the Township is considered part of the 500-year floodplain area.

Soils

Due to a seasonal high-water table, the soil types found in the Township are severely limited for septic system or on-site waste disposal use. As a result, water and soil pollution problems stemming from septic system use became apparent in the 1970’s. The Township constructed a sanitary sewage disposal system to help mitigate the pollution caused by septic system use. The Township’s soils are suitable for agricultural purposes.

Surface Water

Berlin is one of eight coastal communities in Monroe County situated on Lake Erie. All surface waters from the various drainage systems are of local origin, with Swan Creek and Port Creek having their upper reaches in Exeter and Ash Townships, and Wayne and Washtenaw Counties.

Segments of Berlin seasonally flood due to stream overflows or from high lake levels.

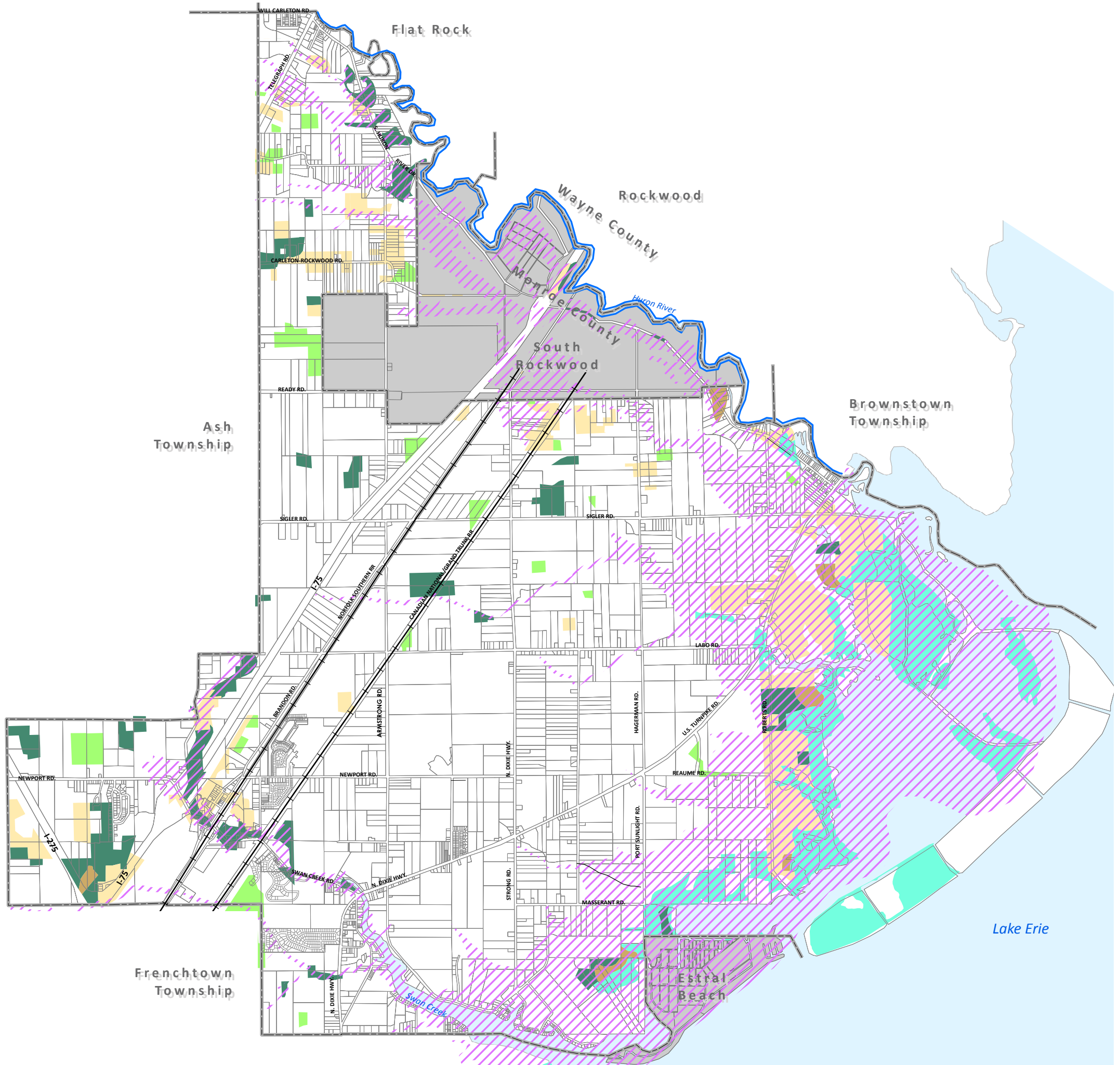
High, sustained winds from the east or northeast can push Lake Erie's water into the Swan Creek estuary and Langton Drain, surrounding the Village of Estral Beach and the lower portion of the Huron River, causing rapid rises in water levels within an extremely short period of time. Streams and drains in Berlin may overflow their banks as a result of heavy rains or early spring snow melting, especially during periods of high groundwater levels, saturated soils, or frozen soils. Most notable of these water courses are the Huron River and Swan Creek.

Groundwater

Approximately 99% of the residents in Berlin are connected to the Great Lakes Water Authority. The depth of the highest known water table in the Township is between one and two feet due to the predominance of impermeable soils. The existing wells that were not abandoned are drilled primarily into Dolomitic bedrock.

Wetlands

Wetlands represent another valuable element of the Township's water resources. Wetlands are lowland areas characterized by constant or intermittent inundation, hydric soils and specific vegetation types. They are often found in association with other water features, such as lakes, ponds or streams, but can also exist on their own in topographical depressions. Wetlands serve a wide variety of purposes, such as wildlife habitat, flood control, water filtration, groundwater recharge, scenic and recreational use, etc., and should thus be preserved whenever possible.



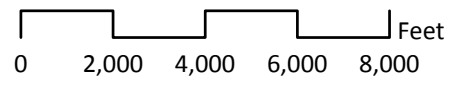
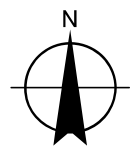
- Grassland & Shrub Area
- Hardwood Forest
- Shrub/Scrub Wetland
- Forested Wetland
- Wetland
- 100-Year Floodplain

The whole Township, with the exception of the extreme north bordering Flat Rock, is in the 500-year floodplain

Figure 6

NATURAL FEATURES

Berlin Charter Township Monroe County



Map Data Source: Monroe County Planning and SEMCOG Land Cover Data

Figure 6, Natural Features demonstrates the various wetland areas throughout the Township. These areas are primarily associated with Lake Erie, the Huron River, Swan Creek or other adjacent/nearby streams and drains. As the map depicts, there are a variety of wetland types found in Berlin such as shrub/scrub wetlands, forested wetlands, and wetlands.

Woodlands

Woodlands and tree rows form a valuable landscape fabric which provides wildlife habitat, recreational value, and substantial contribution to the scenery of the Township. While large patches of wooded area offer the most meaningful habitat, well-established tree rows can provide valuable wildlife corridors, linking one habitat to another.

Hardwood forested and grass shrub lands are located throughout the Township. Many of the wooded areas exist in combination with wetlands, and remain today because those lands have a lesser agricultural value.

Coastal Zone

With the enactment of the Federal Coastal Zone Management Act of 1972 (P.L. 92-583), the Atlantic Pacific, Gulf and Great Lakes states were provided the authority to enact their own set of procedures and requirements for coastal zone planning. At the county level, the Monroe County Planning Department has prepared a Coastal Zone Management Plan as a component to the 1993 Comprehensive Plan Update. This component superseded three previous plans that were done in 1976, 1977, and 1985. Within this plan the identification of the County's coastal boundary is addressed and a number of "Areas of Particular Concern" (APC) have been identified for inclusion into the State of Michigan's Coastal Zone Management Plan.

Due to Berlin's proximity to Lake Erie, distinct development strategies should be implemented for their coastal area. Based on the county component, this area encompasses that portion of the Township that lies east of North Dixie Highway/U.S. Turnpike. Of nineteen (19) APC's addressed by the County, three areas are sited wholly within the Township's boundaries: Pointe Mouillee State Game Area, Agricultural Lands of Importance, and the Swan Creek/ Estral Beach Flood Hazards Area. Issues of relevance to these areas include the ecological importance of the Pointe Mouillee Marsh and its past erosion problems, retention of prime agricultural lands, and sound development practices along Swan Creek and the Village of Estral Beach.

Community Facilities and Services

Berlin is governed by a typical Township Board consisting of a Supervisor, Clerk, Treasurer and four (4) Trustees. The Township Hall (built in 2001) is located at 8000 Swan View Drive, and is adjacent to the wastewater treatment plant. The Township Hall houses the offices of the Clerk, Treasurer, Assessor, Supervisor and Building Official, as well as the Zoning Administrator's Office and Water Billing Department. The water and sewer offices are located in the wastewater treatment plant. The sewage treatment plan is also located on site. The Senior Center is located at the Village of South Rockwood.

In 1996, twenty (20) acres were purchased by the Township at the northeast corner of Labo Road and North Dixie Highway in order to accommodate future needs of the Township.

Fire and Police Protection

The Township does not have its own police force. The Monroe County Sheriff responds to citizen complaints and emergencies on a call by call basis. The closest substation is located at 2979 Nadeau Road in Frenchtown Township. The Michigan State Police provides additional police protection as requested/needed.

The Berlin Fire Department provides protection from fire and related hazards. There are two (2) fire stations in the Township. Each station has its own crew, equipment, and jurisdiction.

Station 1, located on Swan Creek Road, serves the south half of the Township from Labo Road south to the southern boundary. Station 2 is located in the Village of South Rockwood on Dixie Highway. Station 2 serves the area north of Labo Road, including part of the Village of South Rockwood. The County provides ambulance service through a private contractor.

Water Service

The majority of the Township has access to the municipal water supply. Berlin (and South Rockwood) receives its water from the Great Lakes Water Authority via a thirty (30) inch main. This main runs along Dixie Highway and splits into two (2) twenty-four (24) inch mains. These mains then split and run along almost every local road within the Township to provide nearly complete coverage.

The water grid contains twelve (12) inch pipes along major thoroughfares and eight (8) inch pipes along local roads and throughout new subdivisions. A few locations are served by six (6) inch pipes.

The Township Engineer tested the water system in December 2005 by creating a “pressure distribution analysis”. The “Water Supply Analysis” report shows that the Township has a very good water system that satisfies fire flow requirements. The Township Engineer also states the system will be able to accommodate the current and future growth of the Township. They have recommended the long dead-end runs be looped in the future to provide adequate service for new developments and it improve water quality.

Sanitary Sewer Service

Sanitary sewer service is limited to the southern portion of the Township. Sewer lines are anticipated for Armstrong Road, Telegraph Road, Haggerman Road, N. Dixie Highway, U.S. Turnpike, and portions of South Huron River Drive, Strong Road, Chinavare Road, Sigler Road, and Wassanova Road. However, these lines will not be installed until development occurs in those areas. The Village of Estral Beach is served by the Township’s sewage system. South Rockwood is served by the S. Huron Valley Wastewater Treatment System.

The Township maintains and operates its own wastewater treatment facility located at the Township Hall complex at 8000 Swan View Drive. The Township Engineers performed a utility capacity analysis on the sanitary sewer system and found it adequate for all the development currently using the system. Over the past few years, the Township has spent over \$6 million upgrading the current system including installing additional tanks, refurbishing existing equipment, and upgrading pump station 6 and 7. These upgrades have enabled the plant to accommodate current capacity, all of the approved subdivisions, and future growth.

Higher density development should be located in areas served by both water and sewer services. Water and sewer services should be upgraded and extended to provide adequate services in a planned and orderly fashion. All new development should be encouraged to locate in close proximity to public services to keep costs down and to provide orderly development by the Township.

Schools

Berlin is served by three (3) school districts – Monroe Jefferson, Airport, and Flat Rock school districts. Two (2) public Elementary Schools are located within the Township. North Elementary (Monroe Jefferson School District) is located on North Dixie Highway between Armstrong and Strong Roads. Neidermeier Elementary (Airport School District) is located on South Newport Road, south of Swan Creek Road.

In addition, a third elementary school (Ritter Elementary – Airport School District) is located in the Village of South Rockwood. A small area of the northwest corner of the Township is served by the Flat Rock School District.

St. Charles Elementary is also located in Berlin at the corner of Swan Creek Road and Dixie Highway.

Parks + Recreation

Township Parks

Robert D. Laginess Park located on Brandon Road is the Township’s largest park facility. This park contains a modular play structure, swing-set, slide, benches, an accessible pathway, and picnic pavilion. A 1,155 square foot building (heated and cooled) containing restrooms and kitchen facilities is available for rent for special occasions and family events.

In addition to Laginess Park, two (2) mini-parks are located within or adjacent to residential developments, Merrill and Lillian Parks. These parks are approximately 0.5 acres in size, and have limited use, as they are primarily undeveloped.

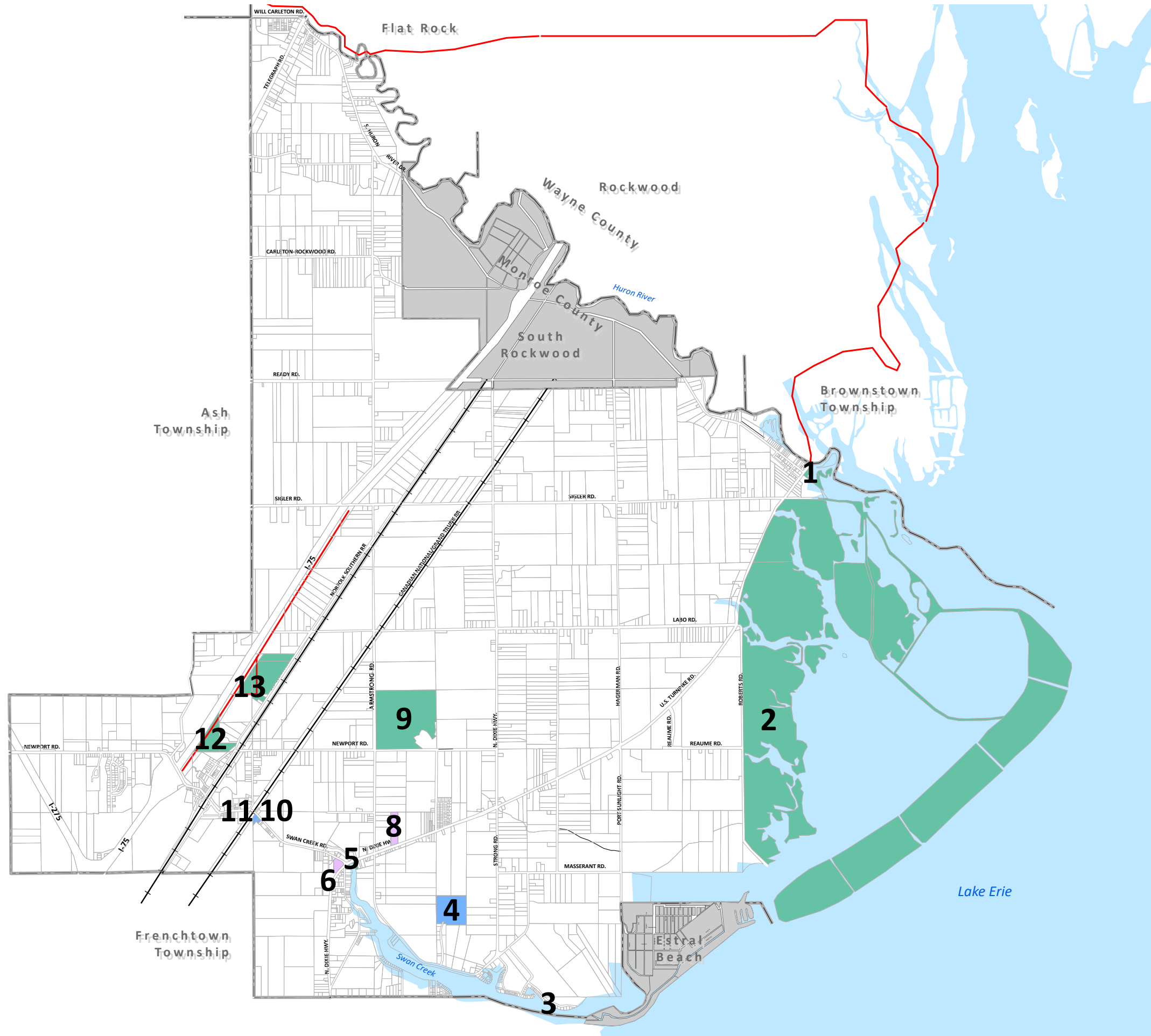
Regional Parks

A large open space owned by the Huron-Clinton Metropolitan Authority (HCMA) is located on the south side of the Huron River along the northwest township border. However, this property is not accessible to the public due to the single-family residential properties that abut it.

State Parks

The Pointe Mouillee State Game Area encompasses approximately 2,000 acres of Township land. It takes up the entire eastern shoreline (Township boundary) and juts out into Lake Erie, near the mouth of the Huron River. According to the Michigan Department of Natural Resources (DNR), Pointe Mouillee is one of the largest fresh water marsh restoration projects in the world. It consists of wetlands, diked marshes and river bayous.

The wetland dikes make excellent hiking trails. Waterfowl, shorebirds and other wetland wildlife are the primary attraction at this site. Visitors can walk to hike along the water control dikes for a good look at muskrats, waterfowl, shorebirds, wading birds, and birds-of-prey. This recreation area provides some of the best shorebird viewing in the State.



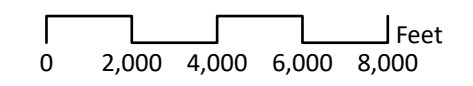
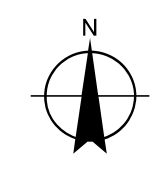
- Community Facilities
- Municipal Facilities
- School Facilities
- Bicycle Path

1. Michigan Marine Marina & Campground
2. Point Mouille State Game Area
3. Swan Boat Club
4. Waste Water/Water Treatment Plant & Township Hall
5. Swan Creek Access Site
6. St. Charles School
7. Township Library
8. North Elementary School
9. Big Al's Greens & Grill
10. Post Office
11. Fire Station
12. Fireman's Park
13. Laginess Park

Figure 7

COMMUNITY FACILITIES

Berlin Charter Township
Monroe County



Basemap Data Source: Monroe County Planning

Most of the State Game Area is open to public hunting. Restrooms are available at the area headquarters. A boat ramp and fishing are also available at this site.

In addition, the DNR provides access to Swan Creek and Lake Erie via a boat launch at the northeast quadrant of the Swan Creek Road / Dixie Highway intersection. A small fishing deck, picnic area and parking are also provided at this location.

School Recreation Facilities

Schools provide the bulk of recreational opportunity and facilities in the Township. A total of three (3) elementary schools, North Elementary (Monroe Jefferson School District), Niedermeier Elementary (Airport School District) and St. Charles Elementary (parochial) are located within the Township, providing 41.65 acres of recreational land. Each school contains a large variety of playground equipment and sports fields.

Private Recreation Facilities

Several acres of private recreation facilities are also located within Berlin, including: the Newport Fireman's Park, Swan Yacht Basin, Michigan Marine and Campground and Swan Boat Club. The Big Al's Greens & Grill offers 18 holes of golf located north of Newport Road and east of Armstrong Road, as well.

Circulation + Traffic

Road Network

Berlin is linked to the region by I-75 or I-275 which both run north and south. The I-75/I-275 split occurs just south of the Township's southern border in Frenchtown Township. Access to I-75 is only available at one (1) location within the Township at Swan Creek / Newport Road. Another I-75 interchange is provided just north of the Township border in South Rockwood. Residents can take South Huron River Drive or Carleton-Rockwood Road to access this interchange.

Adequate roads are essential to the conduct of commerce and daily activities. The automobile will continue to be the dominant mode of transportation due to scattered land use patterns, population densities and personal preferences. However, energy availability and cost will make non-motorized transportation more attractive, a factor which must be considered in future planning.

There exists a strong inter-relationship between the road system and land use patterns. The type of pattern of land use will strongly influence traffic volumes along a given road. Likewise, adequacy of a road may determine the type of

adjacent land development that occurs. Therefore, the benefit of a Transportation Plan is to assist in establishing priorities for future road improvements based on the function of Roadway services.

Roads are classified as follows:

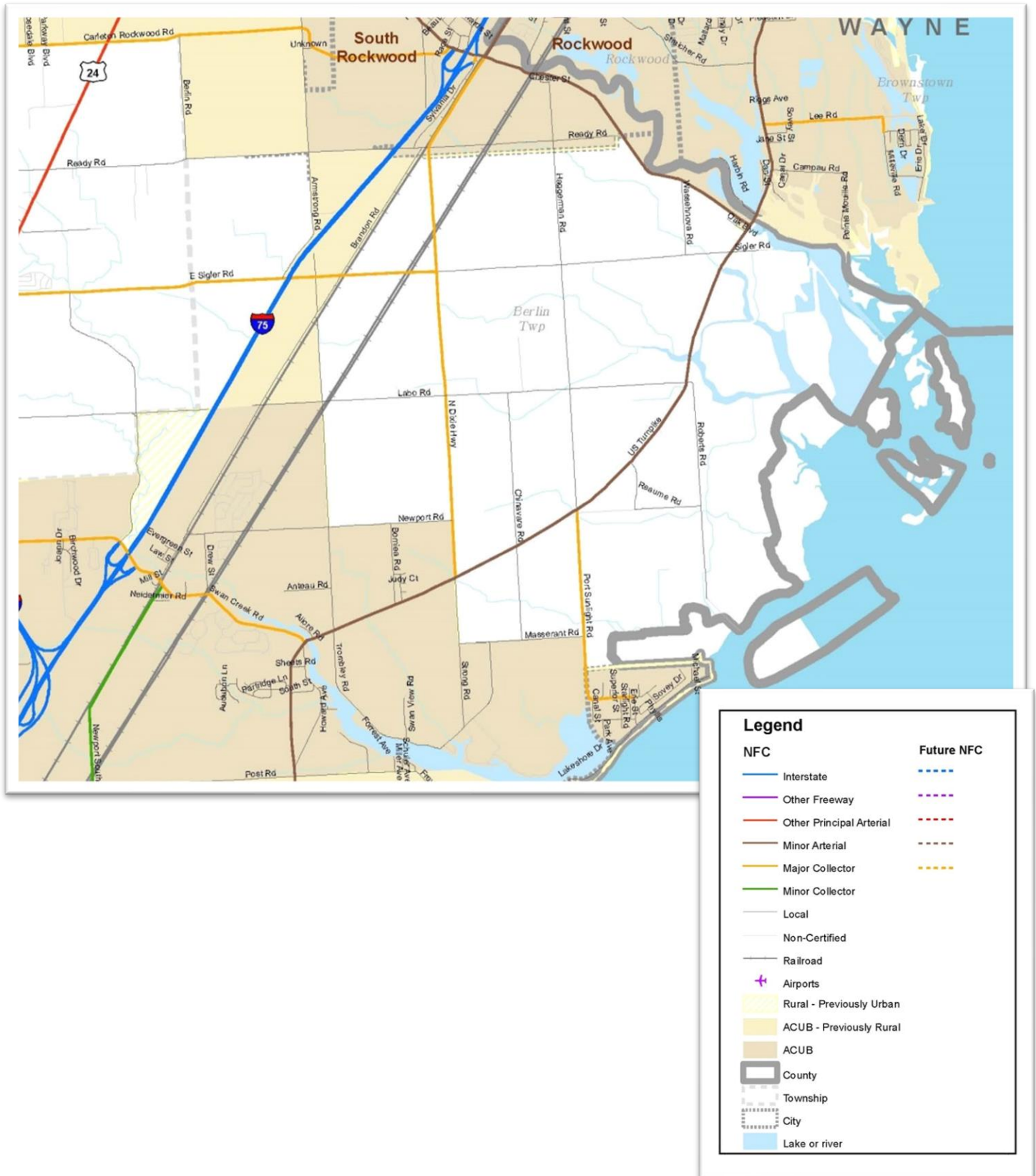
- Interstate – Provides major “through traffic” between municipalities and states.
- Principal Arterial Roads – Primary function is to carry relatively long distance, through travel movements and/or to service important traffic generators, i.e. airports or regional shopping centers.
- Minor Arterial Roads – Similar to Principal Arterial Roads, with trips carried being shorter distances to lesser traffic generators.
- Collector Roads – Funnel traffic from residential or rural areas to arterials. Collector Roads also provide some access to property.
- Local Roads – Primary function is to provide access to property, i.e., residential neighborhoods or rural areas.

The above classifications correspond to the National Functional Classification (NFC) Map for Monroe County used by the Michigan Department of Transportation (MDOT), Bureau of Transportation Planning. The road classification determines whether the road is eligible for federal aid. “Federal aid” roads include all principal arterials, all minor arterials, all urban collectors, and all rural major collectors.

The following listing describes all primary roads within Berlin along with their NFC designations:

- I-75 – Interstate
- Telegraph – Principal Arterial
- South Huron River Drive – Minor Arterial
- N. Dixie Highway/U.S. Turnpike – Minor Arterial
- N. Dixie (north of U.S. Turnpike) – Major Collector
- Port Sunlight Road (south of U.S. Turnpike) – Major Collector
- Swan Creek Road – Major Collector
- E. Sigler Road – Major Collector
- Carleton-Rockwood Road – Major Collector
- Newport South – Minor Collector

Figure 8. – Functional Road Classification



Rail Lines

Three (3) sets of rail tracks traverse the Township in southwest to northeast direction. All tracks are situated east and within one mile of I-75. Previously, Conrail owned and operated two (2) sets of tracks located in the western half of the Township. However, in 1998, Conrail was purchased by Norfolk Southern Railroad. Approximately 12 to 16 north and south bound trains pass through the Township on a daily basis. These tracks carry bulk materials.

The Grand Trunk Railroad/Canadian National owns and operates the third set of railroad tracks, which run parallel to and east of the Norfolk Southern owned tracks. These tracks also carry bulk materials.

Non-Motorized Paths

The need for pedestrian walks and bikeway facilities will increase as the population grows. In the future, constructing pathways on certain roads (e.g. Newport Road. Between I-275 and I-75) to accommodate non-motorized traffic may be necessary. Other alternatives for pedestrian and bicycle facilities include conventional sidewalks, paved shoulders dedicated and marked for bicycle use and separate bicycle pathways next to the road.

Linking bike paths to adjacent communities and neighborhoods will help in providing recreational opportunities for Township residents and residents of neighboring communities. The abandoned Grand Trunk Railroad right-of-way has potential to become a non-motorized pathway.

An existing bike trail, located along the east side of I-275, was closed after the State deemed the bridges unsafe for travel. The Township should consider opening the trail now that more residents live on the west end of the Township. However, at this time there are no plans to reconstruct the bridges. A pedestrian connection from higher density residential areas to the existing trail should also be explored.

Trails could also be developed along Swan Creek. If developed, connecting trails could link the library and golf course to the Swan Creek trail. Trail development along Lake Erie should be coordinated with the Lake Erie Trail System and the Downriver Linked Greenways Initiative.

In addition, sidewalks and non-motorized pathways should be required in conjunction with new development.

Marinas

In addition to the other forms of transportation, Township residents also have access to navigable water bodies such as Swan Creek, Huron River and Lake Erie. There are currently three (3) marinas in the Township and one (1) boat launch maintained by the DNR, which provides direct access to these water bodies.

Swan Yacht Basin and Swan Boat Club are located near the mouth of Swan Creek. Michigan Marine Marina & Campground is located on the Huron River near South Huron River Drive.

Community History of Berlin

Berlin's history – which is really the history of southeast Michigan and northwest Ohio – has been influenced by its relationship to Lake Erie, the early travel routes between Detroit, Monroe and Toledo, and by its natural resources.

Prior to European colonization efforts in the Great Lakes region around the 17th century, the area was occupied by the Ottawa, Chippewa, Delaware and Wyandot Native American tribes. The first European explorers were French and were believed to have visited the Great Lakes area around the mid- to latter 1600's, claiming these lands for their motherland France. The territory came under British control following the signing of the Peace Treaty of Paris in 1763, and later was claimed by the United States at the close of the Revolutionary War in 1783.

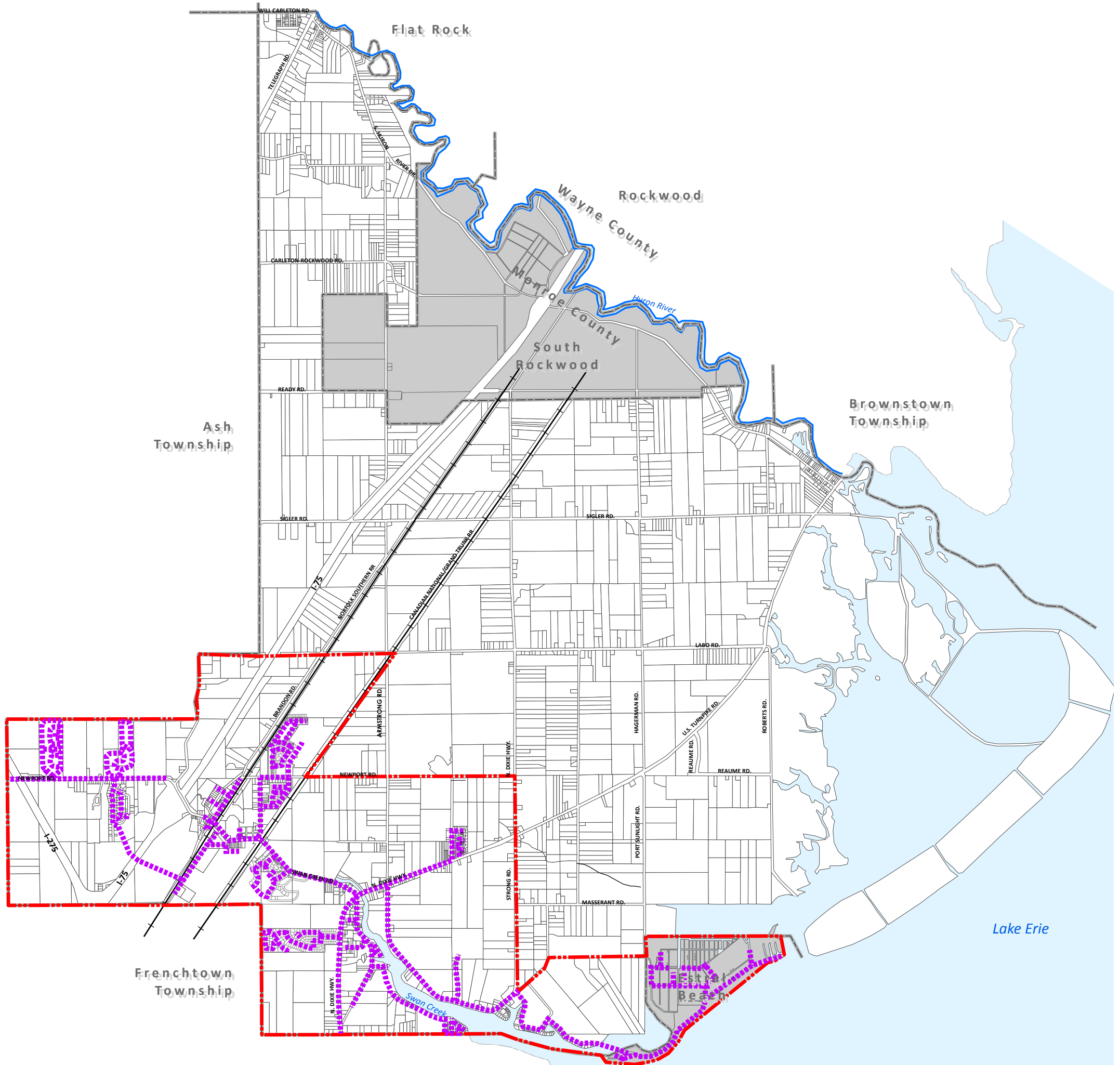
In 1785, the United States obtained a strip of land 6 miles in width, running from the River Raisin to Lake St. Clair. This tract of land includes the majority of present day Berlin, and was the only area that early settlers could utilize for cultivation. It was a land of plenty to those early inhabitants, as it had virgin forests, wildlife, waterfowl and fish, and wild fruits and berries.

In 1816, a number of French-Canadian families came with land grants secured from the government. At that time, there was only one road through this area – the U.S. turnpike (Dixie Highway) from Detroit to Monroe – which had been laid out during the War of 1812 by General Hull. Most of those early families settled in the area bounded by Mouillee Creek on the north, and Swan Creek to the south, Lake Erie to the east, and Dixie Highway to the west. This early settlement was called A La Riviere aux Cygurs or A Swan River because of the large flocks of wild swans that inhabited the nearby marshes.

Around 1825, Congress adopted legislation to colonize interior territories, which included Michigan, by establishing counties and townships. Monroe and Wayne

Counties were established, and in 1827, Governor Cass established 5 townships in the county: Frenchtown, Monroe, Raisinville, Erie and Port Lawrence. In latter years, further partitioning of the county was implemented, and in 1867, Berlin was formed out of Ash Township, which completed the present number of townships within Monroe County.

According to records, the history of Berlin is primarily focused around the religious background of its early settlers, of which, the majority were Catholic. St. Charles Church, located at North Dixie Highway and Swan Creek Road, is the most noteworthy historic structure in the Township, having been built in 1886. Two of the Township's first settlers were William White and Louis LeDuc. John Strong was the first Supervisor. The Township's name was established at the first organizational meeting by a member of the Niedermeier family after their hometown in Germany.

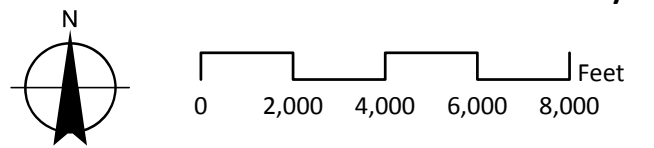


- - - - Sewer Service
- Urban Service Boundary

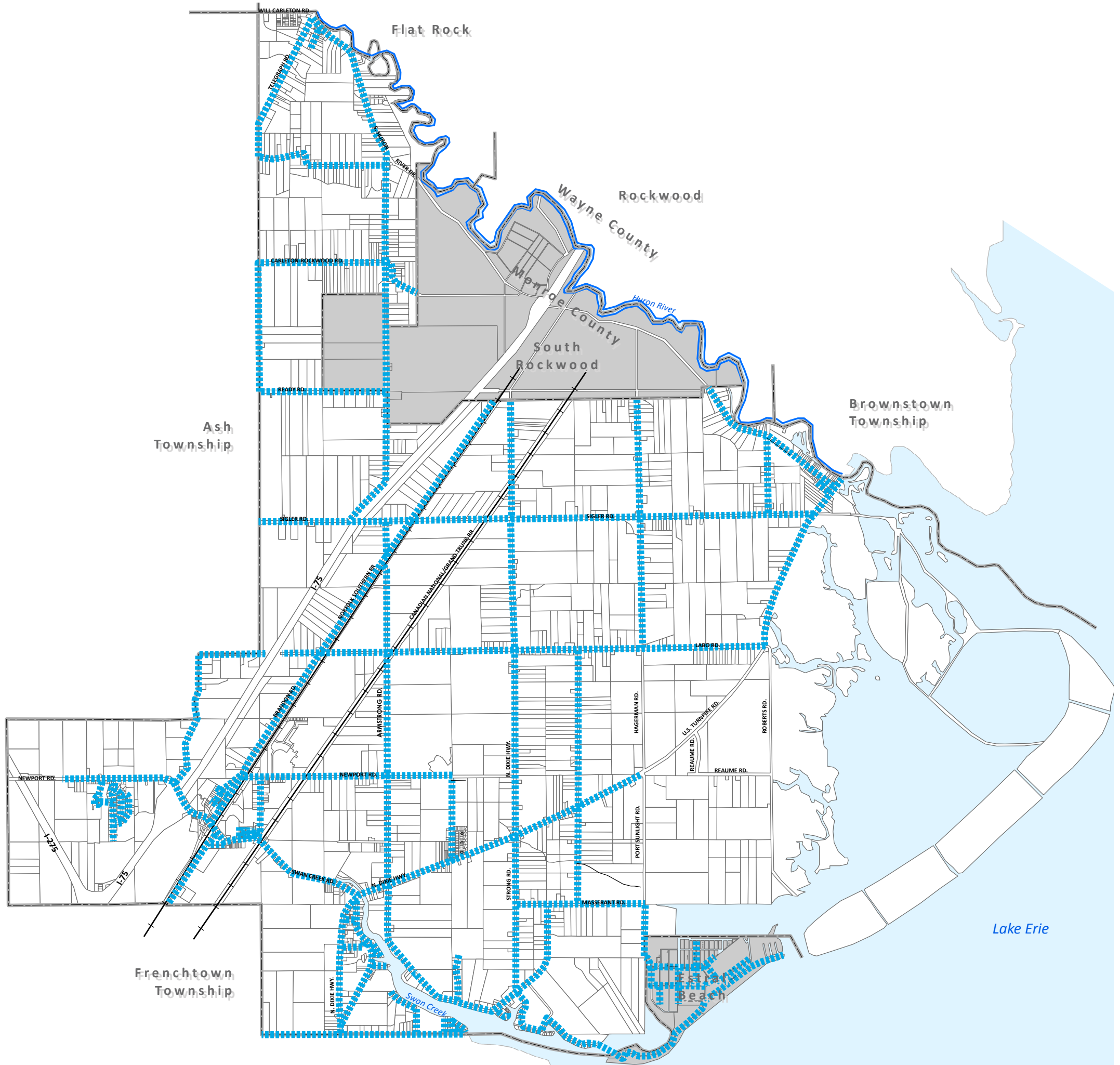
Figure 9

SEWER SERVICE AREA

Berlin Charter Township Monroe County



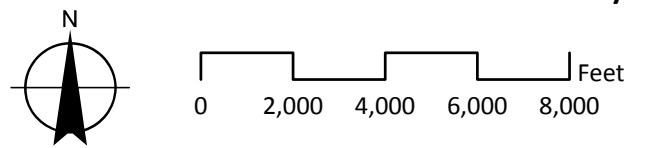
Basemap Data Source: Monroe County Planning & Hennessey Engineers



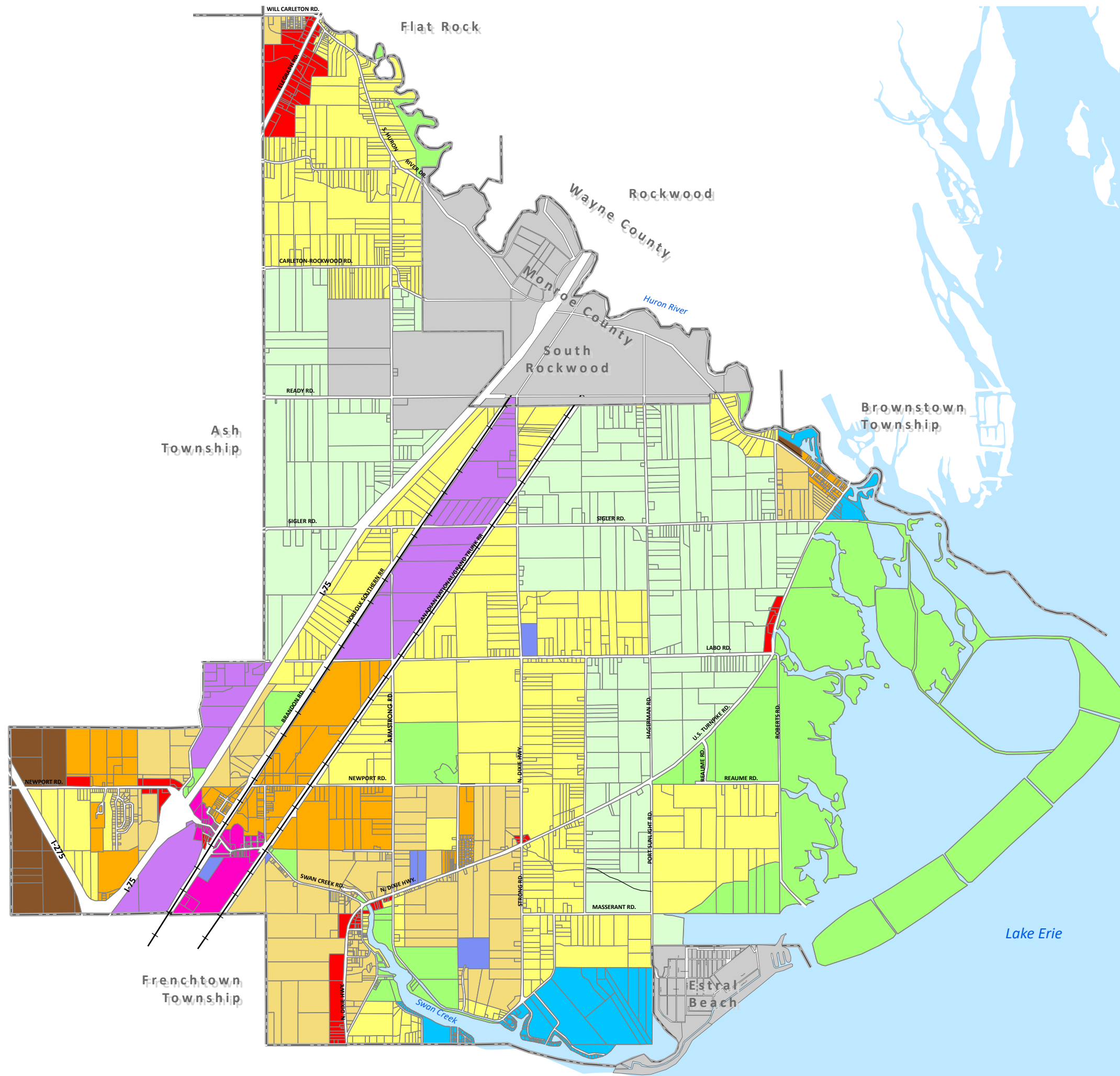
Water Line

Figure 10

WATER SERVICE AREA
 Berlin Charter Township
 Monroe County



Basemap Data Source: Monroe County Planning & Hennessey Engineers

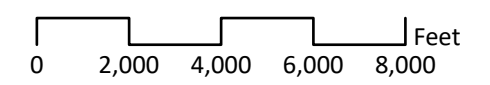
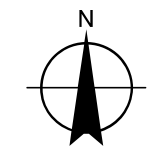


- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Housing Park
- Waterfront Development
- Commercial
- Mixed Use
- Public
- Recreational
- Industrial

Figure 4

PROPOSED FUTURE LAND USE

Berlin Charter Township
Monroe County



Basemap Data Source: Monroe County Planning