
GLOSSARY OF TERMS

100-year flood: A flood that, on the average, is likely to occur every 100 years (i.e. that has a 1% chance of occurring each year, although the flood may occur in any year).

Access management: A set of policies and standards that manage the number and location of access points (driveways) on the public road system.

Agriculture: Lands that are both productive croplands and fallow fields - places where people driving down country roads can see expanses of open land, dotted by farm houses, barns, silos, fences and sporadic trees.

Air pollution: Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Air quality: Healthfulness of the breathable air over a certain land mass or geographic area.

Appropriate farmland: Land that has soil quality, growing season, and moisture supply necessary to economically produce a sustained high yield of crops if acceptable farming methods are used.

Blueway: A water trail (or system of water trails) that is developed with launch points, camping locations and points of interest for canoeists and kayakers.

Brownfields: A site, usually in an urban area, that was previously used for industrial or commercial activity and is currently unused or under-utilized.

Buildout: A situation in which all buildable land, including farms and open spaces, is used for housing and related commercial/industrial facilities. Buildout means that houses and businesses are as close together as local zoning ordinances allow.

Business incubator: A facility dedicated to the start-up and growth of small businesses, accomplished through management and facility support systems.

Character: The image and perception of a community as defined by its built environment, landscaping, natural features and open space, types and style of housing, and number and size of roads and sidewalks.

Climate: The weather pattern that can be expected in a geographical region, based on the average weather for a month or season in previous years.

Cluster development: A development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas.

Congestion: The situation that occurs when a road's volume exceeds its capacity.

Contamination sites: Locations where human development has led to pollution of the ground at or near that development.

Drain: A dredged ditch.

Driveway: An access point for both private property and entrances to business, industrial, or commercial establishments.

Education: formal schooling, either through private academies, public schools, colleges and universities, or technical or trade schools.

Employer: Individual companies, nonprofit organizations, governmental institutions, and schools that hire members of the labor force to perform jobs over a period of time.

Employment: The number of jobs that are filled.

Employment land: Land on which people work.

Endangered plants and animals: Species of plants and animals that are listed by the federal or state government as being in danger of extinction.

Floodplain: A nearly flat plain along the course of a stream or river or around a lake that is naturally subject to flooding.

Form-based zoning: Allows market demand to determine the mix of uses within the constraints of building type set by the community. The community establishes zones of building type and allows building owners to determine the uses. The look and layout of a street is carefully controlled to reflect neighborhood scale, parking standards, and pedestrian accessibility, but building owners and occupants are allowed maximum flexibility to determine how the buildings will be used.

Geology: Physical features and processes that have occurred, or are occurring, in a region of the earth and which result in general subsurface and land surface formations.

Green building: Structures that incorporate the principles of sustainable design - design in which the impact of a building on the environment will be minimal over the lifetime of that building. Green buildings incorporate principles of energy and resource efficiency, practical applications of waste reduction and pollution prevention, good indoor air quality and natural light to promote occupant health and productivity, and transportation efficiency in design and construction, during use and reuse.

Greenway: Trails or pathways, designed for non-motorized traffic, that connect residential areas to other residential areas or commercial districts.

Greenway resources: The total collection of trails and parks within a community or a geographic area.

Government supported transfer payments: Income a person receives from the government, such as workers compensation, social security, Medicaid reimbursements, veterans benefits, unemployment compensation, and food stamps.

Housing or housing units: All buildings in which residents dwell - single-family dwellings, multiple-family

dwellings, owner-occupied houses, rental units, and manufactured homes.

Hydric soils: Wet or moist soil.

Industry: The type of business, such as automotive or plastics, in which an employer engages.

Infrastructure: The fundamental facilities that serve a county, community, or area. Infrastructure facilities include such items as transportation systems, power plants, water and sewer systems, and schools.

International trade: Commerce with Michigan's immediate international neighbor, Canada, as well as with Mexico and other foreign countries.

Labor force: The portion of residents who are 16 years of age or older and able to work, whether employed or unemployed.

Labor force mobility: The work force's ability to commute to work, either outside or inside a county.

Land cover: Undeveloped land and a definition used to identify if the land is barren or vegetated and, if vegetated, the type of vegetation.

Land use: Various ways that land, as a resource, can be utilized.

Managing growth: The overall strategies necessary to allow development in a systematic and phased manner, preserve viable farmland and important open space, strengthen existing business and cultural centers, and offer a range of affordable public services and facilities.

Minerals: Substances found in nature that are either organic or inorganic and have definite chemical composition and, usually, crystalline structure. Minerals are commonly grouped as rocks, quartz, asphalt, or coal.

Natural Beauty Roads: Roads that are specially designated through Michigan's Natural Beauty Road Act and are maintained in an undisturbed condition in order to help preserve rural and community character.

Natural gas: A combustible mixture of gaseous hydrocarbons that accumulates in porous sedimentary rocks, especially those yielding petroleum. Natural gas is usually over 80% methane mixed with minor amounts of other gases.

Non-motorized traffic: Quiet modes of transportation, such as bicycles, skates or rollerblades, riding horses, and pedestrians of all ages and physical abilities.

Nonpoint source pollution: Pollution that flows into a watercourse from any number of sources that are not easily identifiable.

Personal income: Money earned by individuals, either through employment or from other sources.

Placemaking: The process of creating squares, plazas, parks, streets and waterfronts that will attract people because they are pleasurable or interesting.

Point source pollution: Pollution that flows into a watercourse from an easily identifiable single source or point, such as a drain pipe from an industrial complex or a sewage system.

Population: The number of people who reside within a specified geographic or governmental area, such as within a township, city, village, county or state.

Pre-settlement vegetation: Plant life that existed prior to settlement by European immigrants in the 1700s and 1800s.

Prime farmland: Defined by the U.S. Department of Agriculture (USDA) as land with soils best suited to produce food, feed, forage, fiber, and oilseed crops.

Private roads: Roads constructed by private individuals or companies - not governments - for special purposes such as within a residential development or within a commercial, industrial, or office complex.

Primary cultural centers: Defined social, cultural history that exists in a certain area.

Protecting and preserving water quality: Maintaining a clean and healthy water supply for consumption and recreation.

Public facilities: The structures, equipment, or improvements needed to support delivery of public services.

Public services: Services provided by agencies. Common public services are schools, community water supplies, sewage disposal, roadway systems, utilities and police and fire protection.

Public wastewater treatment facility: A plant, usually operated by a municipality, that treats and separates human and other waste from water before returning the water to the environment.

Public water treatment facility: A plant, usually operated by a municipality, that purifies drinking water prior to making it available to the public.

Quality of life: Subjective pleasure and convenience that citizens receive from recreational facilities, public services, private and nonprofit organizations, cultural opportunities, entertainment amenities, environmental resources, historic features, good jobs, quality schools, and affordable housing options.

Regulated wetland (in Michigan): Wetlands that are adjacent to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream and not adjacent to these watercourses but are greater than five acres and located within counties with populations greater than 100,000 people.

Residential roads: Roads with the primary function of providing access to residential property, and not serving high volumes of through traffic.

Right-of-way: The overall width of the roadway, including the road itself plus additional space on both sides for shoulders, road signs, ditches or sewer pipes, and open space owned and maintained by the governmental unit or private party who is responsible for the road.

Roadway capacity: The number of vehicles that can travel through an intersection or roadway segment during a specified period of time.

Roadway volume: The number of vehicles that travel a roadway, regardless of its capacity.

Sanitary landfill: A tract of land developed, designed and operated for the disposal of solid waste in a manner consistent with governmentally established criteria.

Sanitary sewer systems: The method of disposing of sewage.

Secondary cultural centers: Social and cultural history that exists in a certain area.

Sense of place: The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place.

Sector: A distinct part of an economy, for example, the service sector, the manufacturing sector, the retail sector, the agriculture sector, the education sector, or the government sector.

Septage: The solid and liquid wastes removed from private sewage disposal systems.

Sewage: Unwanted liquid waste, either human waste (“black water”), household drain water (“gray water”), industrial sludge, or stormwater runoff.

Shoreland: The banks and adjacent land along a lake or stream.

Smart Growth: Smart growth seeks to identify a common ground where developers, environmentalists, public officials, citizens, and financiers can find ways to accommodate growth. It promotes compact, mixed-use development that offers a high-quality of living and working environment and encourages a choice of travel mode - walking, cycling, and transit, while protecting environmental features and resources.

Soil: The portion of the Earth’s surface that consists of disintegrated rock or humus - the ground used for vegetation and for cultivating crops.

Solid waste: Non-liquid waste materials generated by residents, businesses and public agencies.

Stormwater: Liquid runoff from rain and snowmelt.

Stormwater system: A series of connected drains and streams that facilitate appropriate movement of stormwater from fields, lowlands, and roadways in both urban and rural areas.

Surface water: Bodies of water on the surface of the Earth.

Sustainability: Long-term growth as a result of the county’s diverse and stable environment, economy, public services and facilities, and land use patterns.

Threatened plants and animals: Species of plants and animals that are listed by the federal or state government

as being threatened with extinction.

Topography: Elevations, relief features, or surface conditions of a geographic area.

Tourism industries: Industries which include taverns, hotels and motels, campgrounds, family restaurants and other eateries, golf courses, sporting goods stores, retail shops that cater to souvenir and recreational items, and marinas.

Traffic calming: A means of visually and physically causing drivers within a residential area to slow down and be attentive.

Traffic impact analysis: An analysis illustrating the need for improvements to the transportation network in order to accommodate the traffic generated by new development.

Transfer payments: Income received by a person for which that person has not rendered direct services, such as liability payments, corporate gifts, and insurance benefits.

Transfer station: A facility that collects waste from several neighborhood garbage routes, then compacts the waste before hauling it to a landfill.

Transportation: The various ways - navigable rivers, roads, railroads, airways, pathways, and trails - that people transport themselves and their supplies and products from one place or community to another.

Transit facilities: Public modes of transportation, such as buses, special vans, taxicabs, shuttle services, trolleys and ferries.

Transportation demand: The number of vehicle miles traveled over a certain roadway.

Transportation demand management: A coordinated program to improve the movement of goods and people through an efficient use of the existing transportation system, especially roadways that have reached a point of "critical traffic congestion."

Type II landfill: An on-land disposal facility designed and operated to accommodate general types of solid waste, such as garbage and rubbish, but not hazardous waste.

Type III landfill: An on-land disposal facility designed and operated to accommodate large volumes of certain solid waste that has minimal potential for groundwater contamination.

Unemployment: People in the labor force who are not employed.

Unique features: Land, recreational parks, archeological and historical areas, vistas and lookouts, countywide events, and miscellaneous sites or businesses that are rare in the region.

Unique farmland: Land used to grow high-valued vegetables and specialty crops.

Waste facility: Any facility that receives solid waste.

Water quality: Capability of water to support healthy aquatic life, be used for recreational purposes, and potability.

Watercourse: A stream of water, such as a river or creek, the bed of a stream that flows only seasonally, or a natural channel that conveys water.

Water treatment and purifying facility: A community structure for mechanically filtering and chemically treating water, then testing it for harmful biological organisms before pumping that water to citizens' homes.

Wildlife habitat: An area characterized by wildlife that forage, nest, spawn, or migrate through in search of food or shelter.

Woodlands: An ecosystem characterized by a more or less dense and extensive tree cover. More particularly, a plant community predominantly of healthy trees and other woody vegetation, well-stocked and growing more or less closely together.

ACRONYMS

ADMIN:	St. Clair County Administrator
AG BOARD:	St. Clair County Agricultural Preservation Board
APA:	American Planning Association
ARRA:	American Recovery and Reinvestment Act of 2009
BOC:	St. Clair County Board of Commissioners
BOM:	St. Clair County Building Operations/Maintenance
BWATC:	Blue Water Area Transit Commission
CAA:	Community Action Agency of St. Clair County
CDBG:	Community Development Block Grant
CEDS:	Comprehensive Economic Development Strategy
CIP:	Capital Improvement Program
CIS:	Community Information System
DDA:	Downtown Development Authority
DPW:	Department of Public Works
DTF:	Delinquent Tax Fund
ECON:	Economy Technical Report (St. Clair County Master Plan)
EDA:	Economic Development Alliance of St. Clair County
ENV:	Environment Technical Report (St. Clair County Master Plan)
FHWA:	Federal Highway Administration
FTA:	Federal Transit Administration
GEN FUND:	General Fund
GIS:	Geographic Information System
HUD:	United States Department of Housing and Urban Development
ITE:	Institute of Transportation Engineers
LRTP:	Long-Range Transportation Plan
LUCM:	Land Use and Change Management Technical Report (St. Clair County Master Plan)
MAP:	Michigan Association of Planning
MDEQ:	Michigan Department of Environmental Quality
MDNR:	Michigan Department of Natural Resources
MDOT:	Michigan Department of Transportation
MPC:	St. Clair County Metropolitan Planning Commission
MPEA:	Michigan Planning Enabling Act (PA 33 of 2008)
MSHDA:	Michigan State Housing Development Authority
MSUE:	Michigan State University Extension
MTA:	Michigan Townships Association
NSP:	Neighborhood Stabilization Program
PARC:	St. Clair County Parks and Recreation Commission
PDR:	Purchase of Development Rights
PFS:	Public Facilities and Services Technical Report (St. Clair County Master Plan)
RESA:	St. Clair County Regional Educational Service Agency
RTP:	Regional Transportation Plan
SAFETEA-LU:	Safe, Accountable, Flexible, Efficient Transportation Equity Act

SC4:	St. Clair County Community College
SCCBRA:	St. Clair County Brownfield Redevelopment Authority
SCCDC:	St. Clair County Drain Commissioner
SCCHD:	St. Clair County Health Department
SCCIT:	St. Clair County Information Technology
SCCRC:	St. Clair County Road Commission
SCCOTS:	St. Clair County Transportation Study
SEMCOG:	Southeast Michigan Council of Governments
SEV:	State Equalized Value
TDR:	Transfer of Development Rights
TIFA:	Tax Increment Finance Authority
TIP:	Transportation Improvement Program
TRANS:	Transportation Technical Report (St. Clair County Master Plan)
USDA:	United States Department of Agriculture
USDA-RD:	United States Department of Agriculture - Rural Development
USDOT:	United States Department of Transportation
US EDA:	United States Economic Development Administration
US EPA:	United States Environmental Protection Agency

**APPENDIX A:
IMPLEMENTATION MATRIX**