

Chesaning Township



Master Plan 2018-2038



Adopted:

By Chesaning Township Planning Commission August 1, 2018

By Chesaning Township Board August 2, 2018

Chesaning Township Master Plan 2018-2038

Prepared by the Chesaning Township Planning Commission

Philip Schmiede, Chairman

Thomas Tithof, Secretary

Peter Hemgesberg

Brian White

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Township Board

Robert Corrin, Supervisor

Cathy Gross, Treasurer

Frances Kukulis, Clerk

Kenneth Hornak, Trustee

Kevin Carlton, Trustee

Bill Hedrich, Trustee

Peter Hemgesberg, Trustee

Planning Assistance Provided By:

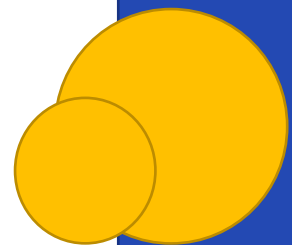
ROWE Professional Services Company

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SERVICES COMPANY



RESOLUTION OF ADOPTION

**CHESANING TOWNSHIP PLANNING COMMISSION, SAGINAW COUNTY, MICHIGAN
CHESANING TOWNSHIP MASTER PLAN**

WHERE AS the Township Board established a Planning Commission to prepare plans for the development of the township, and

WHERE AS Chesaning Township Planning Commission has prepared a draft update to the Chesaning Township Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of Chesaning Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Chesaning Township Planning Commission has determined that the plan is appropriate the for future development of the township, and

WHERE AS the Township Board has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that Chesaning Township Planning Commission does hereby adopt the updated Chesaning Township Master Plan including all maps and documents included and submits the plan to the Township Board for final approval.

Moved by: Dete HERGENBERG Yeas 5

Supported by: Brian White Nays 0

[Signature]
Planning Commission Chairperson

Thomas A Zintow
Planning Commission Secretary

8-1-18
Date

RESOLUTION OF ADOPTION
#2018-005
CHESANING TOWNSHIP BOARD, SAGINAW COUNTY, MICHIGAN

CHESANING TOWNSHIP MASTER PLAN

WHERE AS the Township Board established a Planning Commission to prepare plans for the development of the township, and

WHERE AS Chesaning Township Planning Commission has prepared a draft to the Chesaning Township Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of Chesaning Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Chesaning Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHERE AS the TOWNSHIP BOARD reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Chesaning Township Planning Commission adopted the updated Chesaning Township Master Plan including all maps and documents included and submitted the plan to the Township Board for final approval, and

WHERE AS the TOWNSHIP BOARD agrees that the plan is appropriate the future development of the township, now

THEREFORE BE IT RESOLVED that TOWNSHIP BOARD does hereby approve the Chesaning Township Master Plan including all maps and documents and hereby authorizes the submission of copies of the plan as adopted to the surrounding municipalities as required by the Michigan Planning Enabling Act.

Moved by: Hornak, Supported by: Hedrich

Yeas: Carlton, Hedrich, Hornak, Hemgesberg, Gross, Kukulis, Corrin

Nays: None



Robert Corrin, Supervisor



Frances Kukulis, Clerk

Dated: August 2, 2018

TABLE OF CONTENTS

CHAPTER 1 INTRODUCTION	1-1
EXECUTIVE SUMMARY	1-2
CHAPTER 2 COMMUNITY DESCRIPTION	2-1
COMMUNITY LOCATION	2-2
EXISTING LAND USE	2-4
POPULATION CHARACTERISTICS	2-9
HOUSING CHARACTERISTICS	2-21
AGRICULTURAL CHARACTERISTICS	2-26
NATURAL FEATURES	2-32
CHAPTER 3 GOALS AND POLICIES	3-1
ATTITUDE SURVEY SUMMARY	3-2
MISSION STATEMENT	3-5
GOALS AND POLICIES	3-5
CHAPTER 4 FUTURE LAND USE	4-1
FUTURE LAND USE CLASSIFICATION AND LOCATION CRITERIA	4-2
CHAPTER 5 ZONING PLAN	5-1
CONNECTION TO THE ZONING ORDINANCE	5-2
CHAPTER 6 IMPLEMENTATION	6-1
ZONING	6-2
OTHER TOOLS	6-2
FIVE-YEAR STRATEGIC PLAN	6-5
PLAN MAINTENANCE AND UPDATE	6-5
USING THE MASTER PLAN FOR ZONING REVIEW	6-7
APPENDIX ITEMS	
1. Notice to Surrounding Municipalities Public Hearing	
2. Surrounding Jurisdictions Addresses	
3. Notice of Public Hearing – Newspaper (Affidavit of Publishing)	
4. Notice of Surrounding Municipalities – Distribution of Adopted Plan	
5. Chesaning Township Survey Tally – Revised	

List of Tables

Table 2-1: EXISTING LAND USE (acres).....2-4
Table 2-2: POPULATION GROWTH, 1960-2010.....2-9
Table 2-3: POPULATION PERCENT CHANGE, 1960-2010.....2-12
Table 2-4: AGE DISTRIBUTION, 2010.....2-12
Table 2-5: AGE BY 5 YEAR INCREMENTS, 2010.....2-13
Table 2-6: GENDER, 2010.....2-14
Table 2-7: RACIAL DISTRIBUTION, 20102-14
Table 2-8: AVERAGE PERSONS PER HOUSEHOLD, 1970-20102-15
Table 2-9: PLACE OF WORK, 2011-2015.....2-16
Table 2-10: TRAVEL TIME TO WORK, 2011-2015.....2-16
Table 2-11: COMPOSITION OF HOUSEHOLDS, 20102-17
Table 2-12: RESIDENCE IN 2011-20152-18
Table 2-13: POPULATION PROJECTION METHOD 1.....2-18
Table 2-14: POPULATION PROJECTION METHOD 2.....2-19
Table 2-15: POPULATION PROJECTIONS.....2-19
Table 2-16: POPULATION PROJECTION METHOD CALCULATIONS.....2-20
Table 2-17: YEAR STRUCTURE BUILT, 2015.....2-21
Table 2-18: BUILDING PERMITS ISSUED, 2010-20162-22
Table 2-19: HOUSING TYPES, 2011-2015.....2-23
Table 2-20: HOUSING VALUE, 2011-2015.....2-24
Table 2-21: HOUSING TENURE, 2011-20152-25
Table 2-22: SAGINAW COUNTY FARM SIZE & NUMBER2-27
Table 2-23: SAGINAW COUNTY FARMS BY ECONOMIC CLASS2-27
Table 2-24: SAGINAW COUNTY INCOME BY SOURCES2-28
Table 2-25: SAGINAW COUNTY, FARM PRODUCTION BY SOURCES2-29
Table 5-1: FUTURE LAND USE TO ZONING DISTRICTS5-2
Table 6-1: STRATEGIC PLAN.....6-5

List of Figures

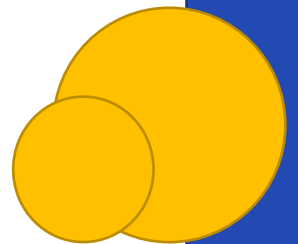
Figure 2-1: Population Growth, 1960-2010.....2-10
Figure 2-2: Age Distribution for Chesaning Township2-13
Figure 2-3: Average Persons per Household, 1970-20102-15
Figure 2-4: Average Persons per Household, 1970-2010⁴2-20
Figure 2-5: Year Structures Were Built, 2011-2015.....2-22
Figure 2-6: Housing Types, 2011-20152-23
Figure 2-7: House Values, 2011-2015.....2-24
Figure 2-8: Housing Tenure, 2011-2015.....2-25
Figure 6-1: Decision Tree for Planning Commission Review of a Proposed Text Amendment6-10
Figure 6-2: Decision Tree for Planning Commission Review of a Proposed Rezoning.....6-11

List of Maps

Map 2-1: Location2-3
Map 2-2: Existing Land Use.....2-8
Map 2-3: Population Change2-11
Map 2-4: Prime Farmland2-31
Map 2-5: Soils Associations.....2-35
Map 2-6: Wetlands2-38
Map 2-7: Floodplain2-40
Map 2-8: Steep Slopes.....2-42
Map 4-1: Future Land Use4-6

Chapter 1

Introduction



Executive Summary

Master Plans are an important part of governing a community and making sure that the end result of decisions made by a Township are ones that are the vision of those most important to a community, its residents. This plan will serve as a guide for:

- Government officials in the decision-making process that effects the community such as development and zoning decisions.
- Updating the Zoning Ordinance.
- Making goals and policies decisions such as subdivision development, zoning decisions such as variances and other zoning matters, capital improvements, and other decisions related to land use and development.
- A tool which is available for the entire community to review and gives the citizens of the Township an idea where the Township has been and where it intends to go.

The context of plan describes both physical and social characteristics of the Township. These characteristics are illustrated in Sections contained in this plan which are:

- Existing Land Use – Information about the existing land use locations that are within the Township.
- Population Characteristics – Historical summary of population trends and projects future population trends.
- Housing Characteristics – Historical description of housing types and gives insight into what may be needed in the future.
- Agricultural Characteristics – Describes the character of the agricultural land uses in the Township and illustrates trend by discussing the historical trends of agriculture in the community.
- Natural Features – Information on soils, geology, wetlands, and other information that makes up the physical environment of the Township.
- Attitude Survey Summary – A summary of the public survey conducted in January 2000. This is the guide which illustrates what the people want to see over the next 20 years.
- Mission Statement – A statement which is intended to summarize what the community wants from the Master Plan.
- Goals and Policies – The “meat of the plan”. This Section is a compilation of all the information in the plan and formed into goals (what the community is striving for) and policies (how to reach those goals).
- Future Land Use Classification and Locational Criteria – Puts land uses into distinct categories and lists information which helps determine where these land uses are best located.
- Implementation Plan – Describes the tools, such as zoning, that can be used to meet the goals and policies of this plan.

The goals and policies range from communication issues between the Township and Village to protecting the current agricultural character of the community. Changes in the current approach regarding commercial activity, recreational facilities, community education, public services, increasing housing types, and concerns regarding the quality of the Shiawassee River are all discussed.

This Master Plan has been structured to follow the want and needs of the community and describes steps of obtaining these goals. It should be noted that this is not a static document. Changes in policy and/or community characteristics or even mistakes in the plan can cause what was once a valid plan to be invalid so changes in the future may be required to maintain a valid up-to-date plan.

DESCRIPTION OF 2000 PLAN UPDATE PROCESS

In 1999, the Chesaning Township Planning Commission began work on an update to the Township Land Use Plan. From the outset, the Township wanted the update to be a joint effort with the Village of Chesaning, which had already begun on updating their Village Master Plan.

The Planning Commission began the process with a review of the existing conditions, including existing land uses, population characteristics, and the status of farming in the Township. They then undertook an extensive survey of Township residents, both in and outside the Village. The Township and Village Planning Commission then reviewed the information from the survey and evaluated its implications for changes to the direction of each of their plans.

The two Planning Commissions met jointly several times to discuss issues related to adjoining land uses, industrial expansion, extension of utilities, and annexation. The two commissions agreed on several goals and policies dealing with issues of joint concern.

Meanwhile, the Planning Commission also reviewed alternative approaches to protecting the farmland and rural open space in the Township. The Planning Commission approved revisions to the Future Land Use Map to address changes in future land use categories and land use boundaries.

The Implementation Section of the plan was then drafted to identify steps to be taken to achieve the plan's goals and to maintain and update the plan.

A joint hearing with the Village Planning Commission was held on October 10, 2000, followed by the Village Planning Commission.

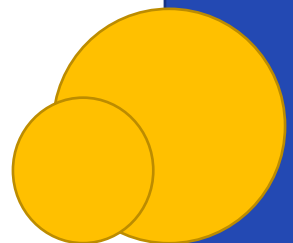
CURRENT PLAN UPDATE

The current plan update to the Master Plan was completed in 2017-2018. ROWE Professional Services Company worked with the Township Planning Commission to update the population characteristics, housing characteristics; in the Natural Features Section, a Floodplain Map was added; and the Goals and Objectives, Future Land Use Plan, Zoning Plan, and Implementation Plan were revised. As part of the update, the Planning Commission authorized a community survey to receive input.

Chapter 2

Community

Description



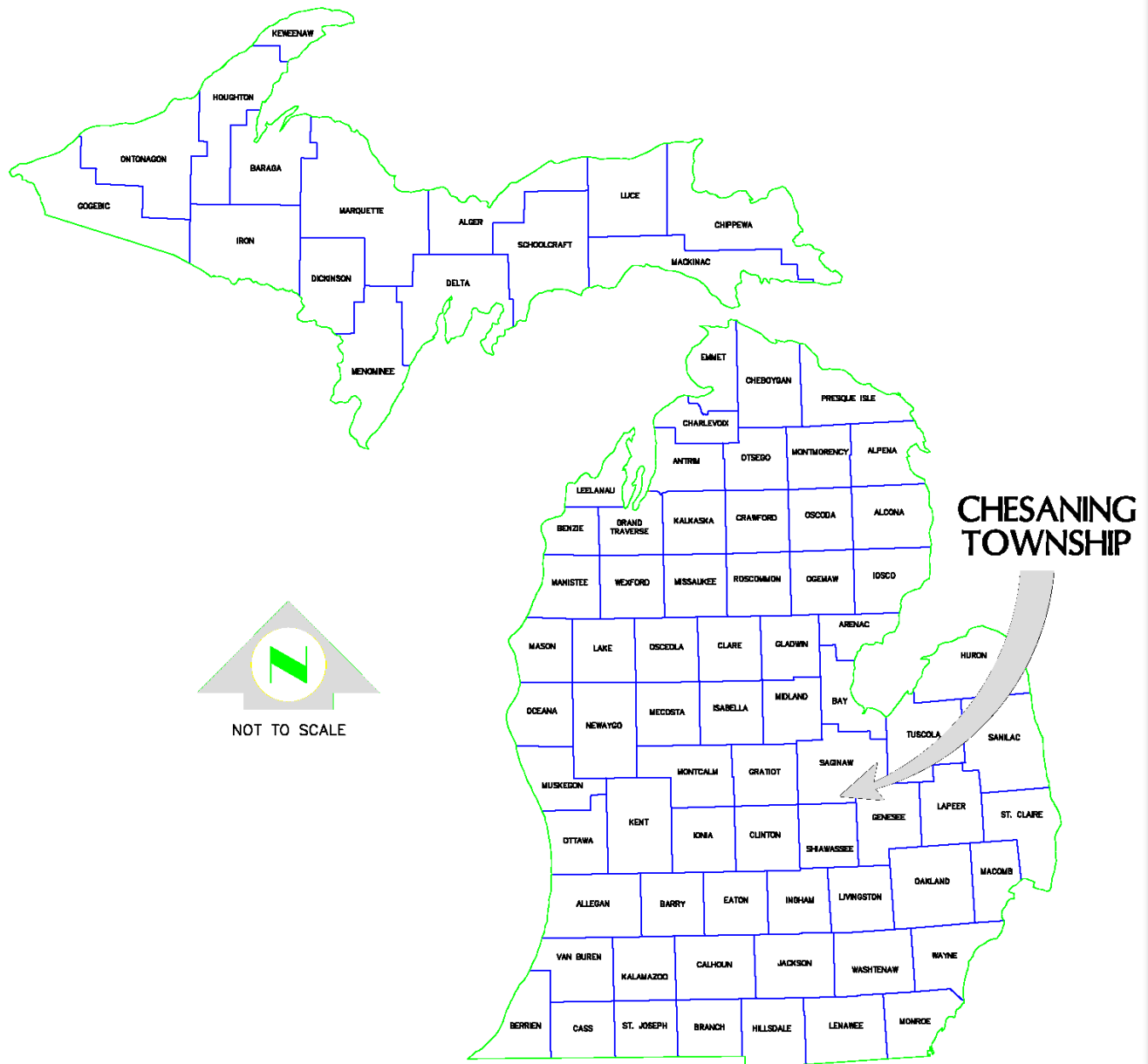
Community Location

Chesaning Township is located in the southwest corner of Saginaw County bordering Shiawassee County. Townships that border Chesaning are Brady Township to the west, St. Charles Township to the north, Maple Grove Township to the east, and New Haven Township to the south which is located in Shiawassee County (Map 2-1: Location). The major transportation routes in the area of the Township are M-57 and M-52. M-57 runs east-west through the state; it intersects I-75 15 miles east of the Village and runs all the way to Muskegon on the west side of state. This transportation route cuts through the approximate center of the Township and Village of Chesaning and is a major traffic route. M-52 runs north-south and connects the Township with Owosso to the south and St. Charles to the north.

Roads that border the Township are Gary Road (northern boundary), Gasper Road (eastern boundary), Johnstone Road (southern boundary), and Oakley Road (western boundary).

LOCATION OF CHESANING TOWNSHIP

SAGINAW COUNTY, MI
Map 2-1: Location



Existing Land Use

Existing land use is an important part of a Land Use Plan because it establishes a baseline of development in a community. This data can then be used to evaluate what land use is needed in a community and what is already well established.

In September of 1999, ROWE staff performed what is termed as a windshield survey of the existing land use within Chesaning Township. A windshield survey simply means driving through a community and noting every visible land use. In this case, all existing land uses were noted on aerial photography of the Township and then digitized for production of the existing Land Use Map. The Existing Land Use Map was updated in 2017 based on changes identified by the Planning Commission (Map 2-2: Existing Land Use). Most of the changes involved the addition of single-family residential throughout the Township; mobile home residential was removed, a small amount of woodlot in Section 27 was removed, and an existing commercial site in Section 7 was identified.

For determining acreage for the land uses listed in Table 2-1, aerial photography was once again utilized. This method uses existing land cover to delineate land use boundaries. While this method is fairly accurate in representing land cover and land use, it does not necessarily reflect land use by parcel. Instead of having legally-delineated boundaries for a given land use, visible boundaries such as a fence line is used for determining what area a land use covers. In reviewing the information, it is important to understand this difference.

<i>Table 2-1: EXISTING LAND USE (acres)</i>			
Land Use Classification	1999 (Acreage)	2017 (Acreage)	Change
Single Family Residential	1,401	1,418	1.2%
Multi-Family Residential	2	2	0.0%
Mobile Home Residential	141	133	-5.7%
Farmstead	396	400	1.0%
Commercial	171	174	1.8%
Public	177	177	0.0%
Industrial	26	26	0.0%
Extractive	17	17	0.0%
Agricultural/Open Space	14,167	14,166	0.0%
Woodlots	2,927	2,913	-0.5%
Streets/Road/Highways	780	780	0.0%
Utilities	2	2	0.0%
Total Acreage	20,208	20,208	0.0%

Single-Family Residential

Single-family residential land use within the Township is the fourth largest land use category at 1,418 acres. This land use category consists of all single-family homes. There are three areas with concentrations of single-family homes. One area is located along Sharon Road leading into Brady Township. Another area surrounds the Village of Chesaning on Sharon Road, Peet Road or M-57, Brady Road, Baldwin Road, Harris Road just north of the Village, Corunna Road, Stuart Road, Deitering Road and McKeignan Road. Larger concentrations of residential home are usually located around commercial centers like the Village of Chesaning and Chesaning Township is no exception. The last area with a high concentration of single-family homes is located near the intersection of Ditch Road and Amman Road. Single-family residential land use is expected to increase due to the attractiveness of the Chesaning area to those who currently live in more urban areas. However, the current trend in building of single-family homes is beginning to slow and these may also influence new construction within the Township.

Multi-Family/Duplex Residential

There is only one occurrence of multi-family/duplex residential occurring in the Township which is located just northeast of the Sharon Road and Ditch Road intersection. This land use covers approximately 2 acres of land area. This land use class is not expected to increase in terms of new builds unless municipal sewer and water services are extended from the Village. If new builds of this land use do occur, they will probably occur around the perimeter of the Village. Development of multi-family land uses such as apartment buildings or complexes away from the Village may occur, but it should only be allowed if a percolation test is passed for sanitary sewer in addition to proving that ground water is available to meet the needs of a multi-family development. Both of these aforementioned requirements, sufficient percolating soils, and ground water availability should demonstrate that no negative impacts will occur to pre-existing land uses.

Mobile Home Residential

There are only two areas that have small non-contiguous concentrations of mobile homes. The first is located near the intersection of Corunna Road and Chesaning Road. The other is located near the intersection of Sharon Road and Harris Road. No high densities of mobile home residential exists in the Township. If a mobile home park or subdivision does occur, sufficient percolating soils for sanitary sewer and sufficient ground water availability must be proven. No negative impacts, such as causing a water shortage, will occur causing difficulties for pre-existing land uses.

Farmstead

Chesaning Township has a rich history of farming and farmsteads. This is evident from the large number of centennial farms located within the Township. Farmsteads, for the purpose of this survey, are dwellings with existing farm accessory buildings such as barns and grain silos. Farmsteads cover approximately 400 acres of land within the Township. This land use is expected to decline because of the lack of high pay involved in farming. However, if possible farmsteads should, when possible, be preserved for their historical significance to Chesaning Township.

Commercial

Commercial land uses cover 174 acres within the Township. There are seven single areas where these land uses are found within the Township and one large concentration along Brady Road (M-57) west of the Village and extending north and south of the M-57/M-52 interchange. Encouragement of extending commercial uses further into the Township will be discouraged to preserve the already existing commercial center located in the Village of Chesaning. If more commercial development does occur, it should be centered along M-57, especially at the M-52/M-57 intersection to preserve the rural character of the Township.

Public/Semi-Public

These land uses consist of municipal buildings and other public uses. There are three cemeteries located south of the Village on Sharon Road. The Lions Hall is located on a small parcel on the west side of Corunna Road just south of the village. The last location of this land use category is south of Deitering Road and west of Stuart Road. This land use covers approximately 177 acres.

Industrial

There are two industrial uses located in the Township totaling 26 acres of land area. The largest is an occupied warehouse located just north of the Village limits and east of Sharon Road. The other is Pennington Farm Drainage located south of Sharon Road and north of Ditch Road. Due to the intensive nature of most industrial land uses, it should be demonstrated prior to development of new industries that adequate percolating soils and ground water supplies are available.

Extractive

There is only one extractive or mining operation located within the Township on the north side of Ferden Road east of M-52. This land use covers approximately 17 acres. Any new extractive operation should have a reclamation or redevelopment plan in place prior to beginning of operations. These plans will reassure that the land, once extractive operations cease, will not be left as an open pit or non-developable land.

Woodlots

Woodlots cover the second largest land area in the Township at almost 3,000 acres. Woodlots were identified in this land use survey as contiguous stands of trees. In the future, if these areas are developed, it may be to the Township's advantage to keep as many good-quality, high-caliper trees as possible. Many of these trees are mature and a new collection of trees of good quality and high caliper would take many years to reproduce.

Agricultural/Open Space

Agriculture and open space is the largest land use category in the Township, covering a little over 14,000 acres or 70 percent of the Township. Open space areas have been cleared and, in some cases, have a few trees on them but not to the extent that these areas would be classified as woodlots. Many communities try and preserve as much open space as possible to preserve rural character of the area. It may be of some interest

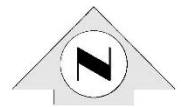
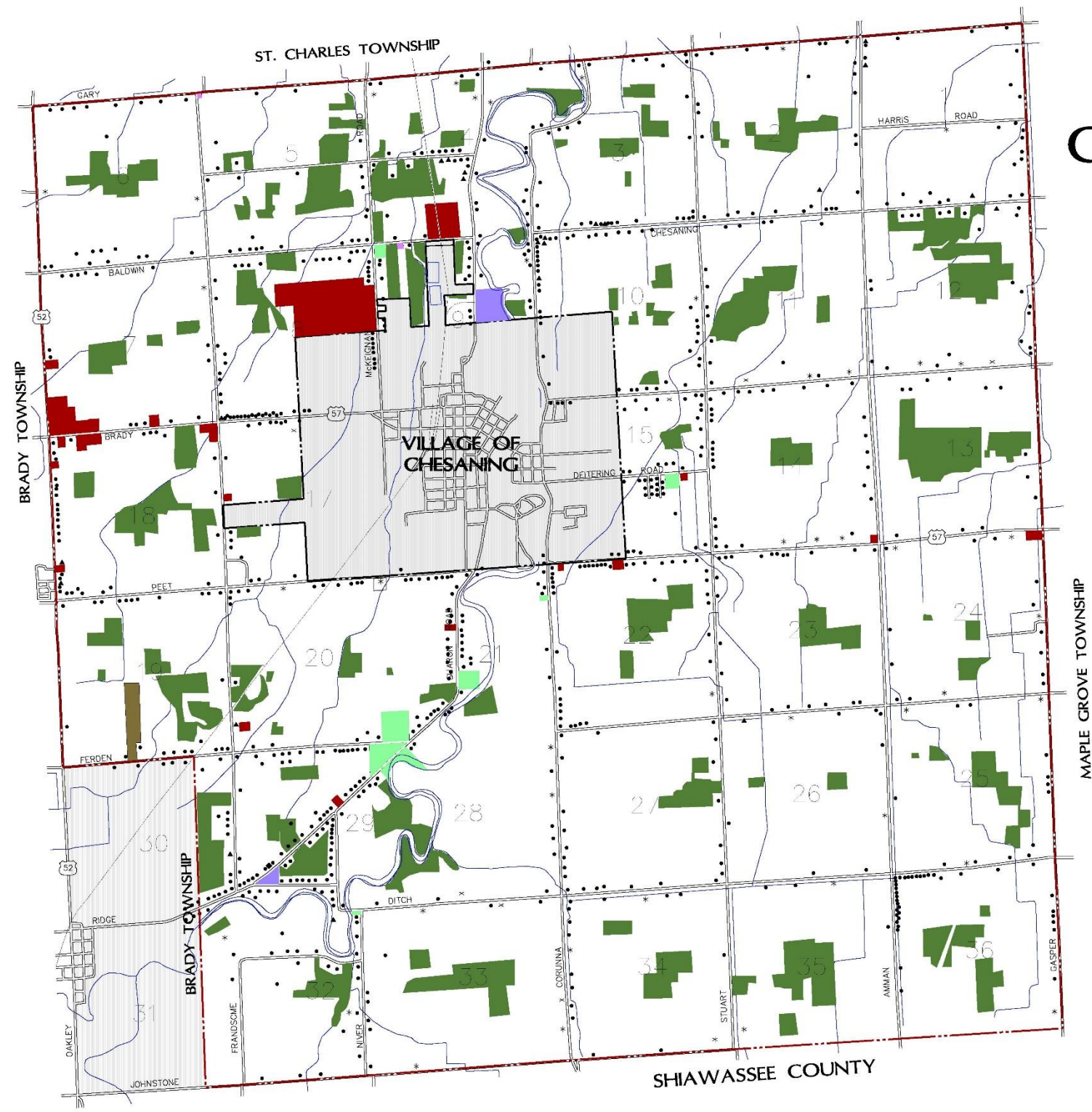
for the Township to consider adopting a conservatory policy toward these areas if a rural character continues to be important to the Township. Agricultural land use is the single largest land use and most representative of the Township's character. The Township has a great deal of prime farmlands which are typified by soils that are considered highly conducive to growing crops. The instability in crop prices results in periods when it is difficult for farmers to make adequate profits from this land. The difficulties in making high profits from growing crops makes these areas prime targets for subdivision developers. These areas are generally level to slightly sloping, and also cleared of trees which makes development of these areas relatively cheap and, as a result, very attractive to developers. This, in combination with the sometime low profits involved in growing crops, makes these areas one of the first places developers try and develop. It may be in the best interest of the Township to preserve these areas if possible to maintain the rural character and agricultural nature of the Township.

Utilities

There is only one small area of utilities located in the Township which covers about 2 acres. This land use is located south of Baldwin Road and east of McKeignan Road.

Streets/Roads/Highways

This land use category covers approximately 780 acres within the Township.



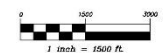
CHESANING TOWNSHIP

EXISTING LAND USE MAP

Map 2-2: Existing Land Use

LEGEND:

- SINGLE FAMILY RESIDENCE
- MULTI-FAMILY, DUPLEX
- ▲ MOBILE HOME
- * FARMSTEAD
- COMMERCIAL
- EXTRACTIVE
- INDUSTRIAL
- PUBLIC/SEMI-PUBLIC
- UTILITIES
- WOODLOTS



1 inch = 1500 ft.

NOTE: NOT TO SCALE



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Population Characteristics

It is important to examine the population characteristics of a community as part of the development of a Master Plan. The characteristics and trends of a community provide important indicators as to what future conditions could be expected, and the implications are from those conditions. These characteristics include age, race, household composition, persons per household, and commuting patterns. Examination of these characteristics provide a firm rational for basing future planning decisions.

Population Growth

In reviewing census figures for Chesaning Township, the reader must understand that two sets of numbers are often generated for a Township in Michigan that contains one or more villages. That is because Village residents are also considered residents of the Township, so often numbers are present as “XYZ Township” and then “XYZ Township” minus “ABC Village”. For the purposes of this plan, most data listed for Chesaning Township will only include data for areas outside the Village of Chesaning, unless noted otherwise.

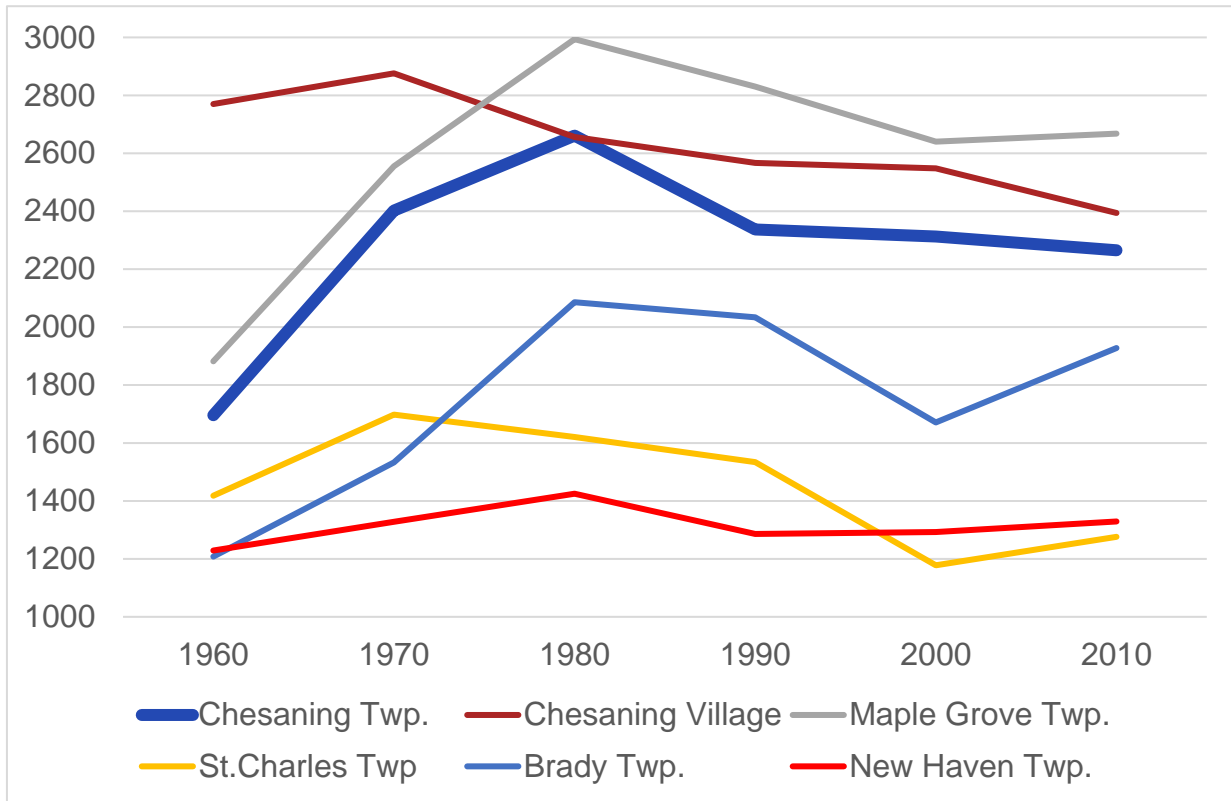
The population growth experienced by a Township and the resulting percent of change are good indicators of the health of a community. Chesaning Township’s growth from 1960 to 1980 reflected the national trend of rural sprawl. This trend created a surge in the populations of rural areas while urban areas lost their populations at alarming rates. Chesaning Township hit its peak of population in 1980, with 2,661 (Table 2-2, Figure 2-1). Since 1980, the Township has experienced a small drop in population. This drop in population has been due to a decrease in average household size as shown in Table 2-2, rather than a drop in the number of dwelling units which have continued to be built since 1980 as shown in Table 2-17 and Table 2-18. Saginaw County as a whole and other municipalities in the County show a similar trend, although most show a new increase between 2000 to 2010 (Map 2-3 and Table 2-3).

Table 2-2: POPULATION GROWTH, 1960-2010

Municipalities	1960	1970	1980	1990	2000	2010	Chng.1960 to 2010
Chesaning Twp.	1,696	2,402	2,661	2,337	2,313	2,265	33.5%
Chesaning Village	2,770	2,876	2,656	2,567	2,548	2,394	-13.6%
Maple Grove Twp.	1,882	2,555	2,994	2,830	2,640	2,668	41.8%
St. Charles Twp.	1,418	1,698	1,621	1,534	1,178	1,276	-10.0%
Brady Twp.	1,208	1,533	2,086	2,034	1,671	1,928	59.6%
New Haven Twp.	1,229	1,328	1,425	1,286	1,293	1,329	8.1%
Saginaw County	190,752	219,743	228,059	211,946	210,039	200,169	4.9%
State of Michigan	7,823,194	8,881,826	9,262,078	9,295,297	9,938,444	9,883,640	26.3%

Source: U.S. Census, 1960, 1970, 1980, 1990, 2000, 2010.

Figure 2-1: Population Growth, 1960-2010



POPULATION CHANGE IN SAGINAW COUNTY

1980-2010

Map 2-3: Population Change

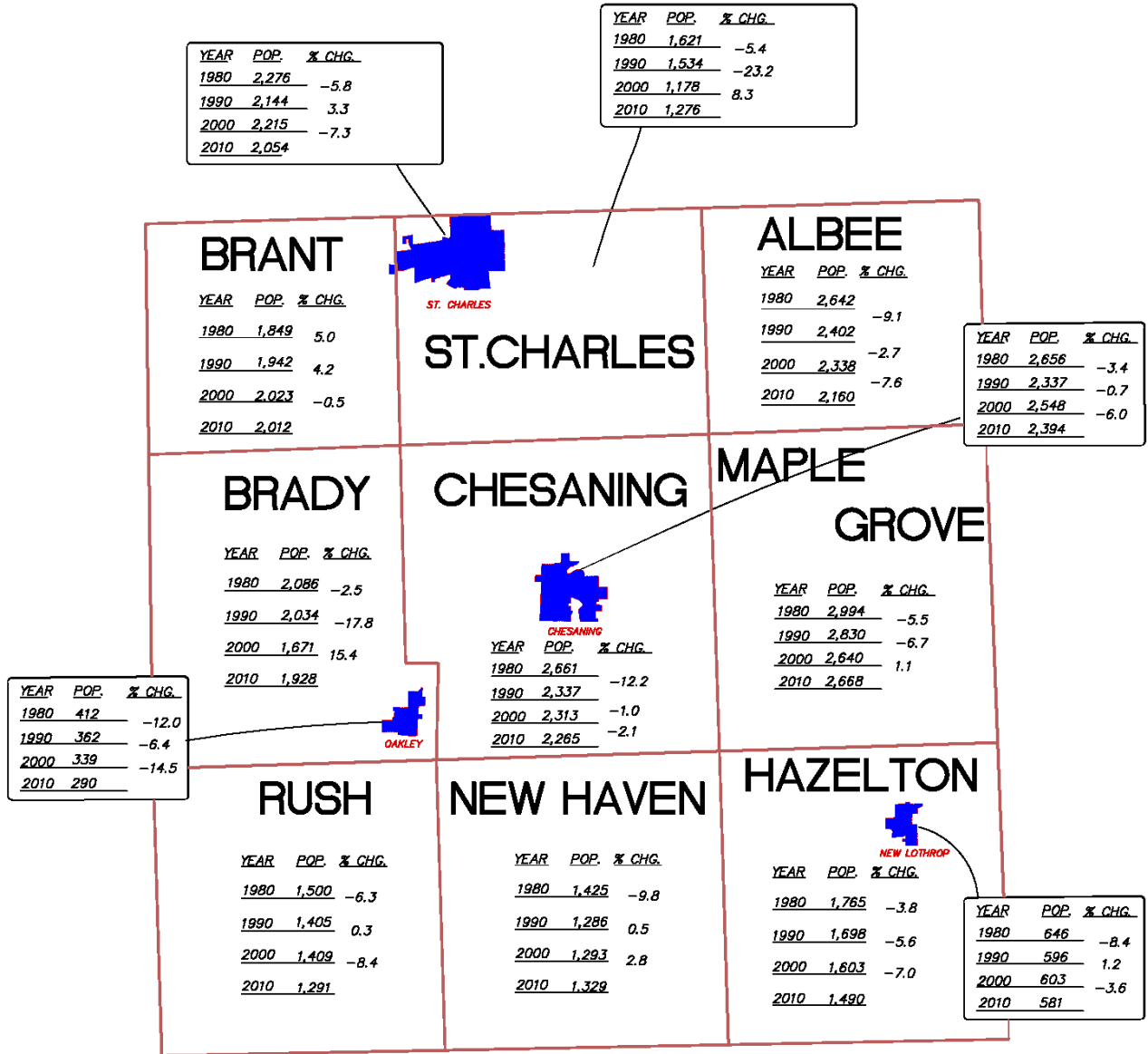


Table 2-3: POPULATION PERCENT CHANGE, 1960-2010

Municipalities	1960– 1970	1970– 1980	1980– 1990	1990-2000	2000-2010
Chesaning Twp.	41.6%	10.8%	-12.2%	-1.0%	-2.1%
Chesaning Village	3.8%	-7.6%	-3.4%	-0.7%	-6%
Maple Grove Twp.	35.8%	17.2%	-5.5%	-6.7%	1.1%
St. Charles Twp.	19.7%	-4.5%	-5.4%	-23.2%	8.3%
Brady Twp.	26.9%	36.1%	-2.5%	-17.8%	15.4%
New Haven Twp.	8.1%	7.3%	-9.8%	0.5%	2.8%
Saginaw County	15.2%	3.8%	-7.1%	-0.9%	-4.7%
State of Michigan	13.5%	4.3%	0.4%	6.9%	-0.6%

Source: U.S. Census, 1960, 1970, 1980, 1990, 2000, 2010.

Age

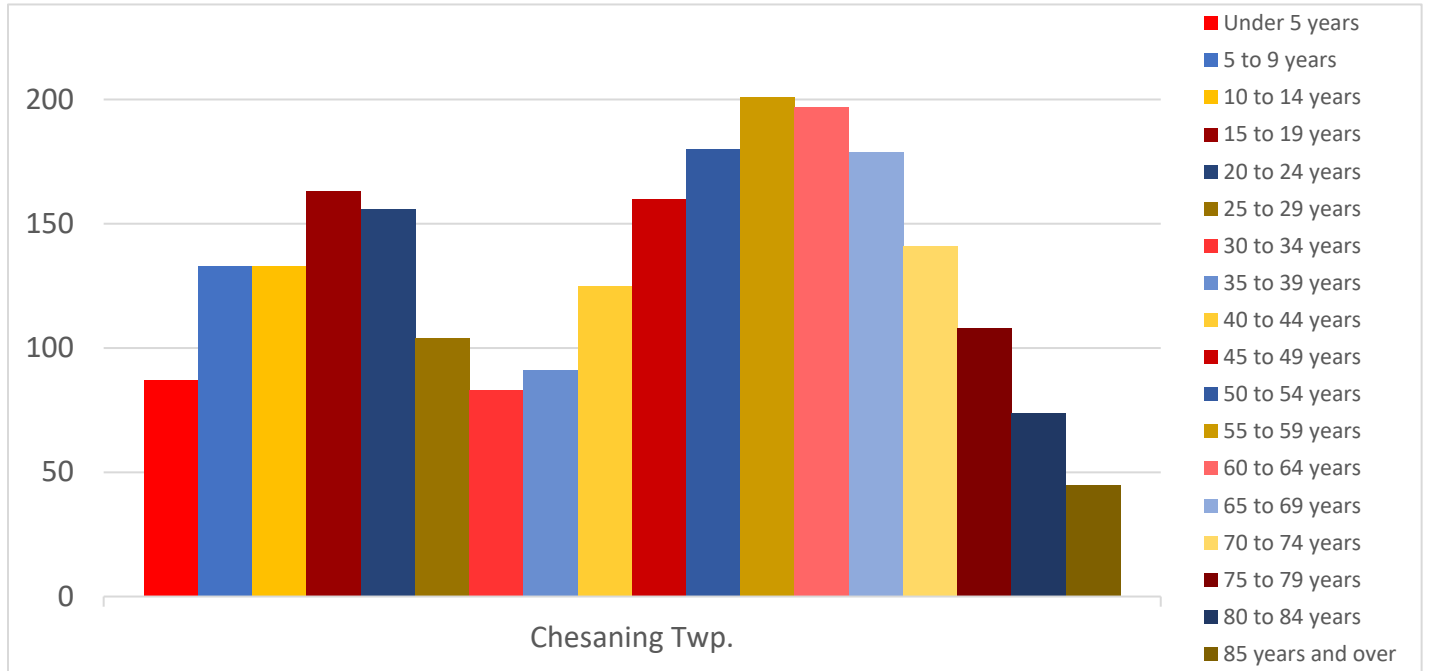
The greatest concentration of age groups in the population in the Township in 2010 were within the ranges of 35 to 59 with 39.9 percent, and 5 to 19 years with 20.9 percent (Table 2-4). This was fairly consistent with the surrounding communities and indicates that a majority of the citizens of Chesaning Township are parents with school-aged children. This is once again shown by the breakdown of the population into five-year segments (Table 2-5). Figure 2-2: Age Distribution for Chesaning Township, clearly shows the two “bulges” in the Township’s age distribution, representing the “baby boomer” and the “baby boomer echo.”

Table 2-4: AGE DISTRIBUTION, 2010

Age	Chesaning Twp.		Maple Grove Twp.		Saginaw County	
	#	%	#	%	#	%
Under 5 years	87	4.0%	148	5.5%	11,854	5.9%
5-19 years	452	20.9%	565	21.2%	42,223	21.1%
20-24 years	104	4.8%	112	4.2%	13,982	7.0%
25-34 years	174	8.0%	262	9.8%	21,940	11.0%
35-59 years	863	39.9%	969	36.3%	67,596	33.8%
60-64 years	179	8.3%	212	7.9%	11,973	6.0%
65-74 years	249	11.5%	254	9.5%	16,031	8.0%
75 years and over	157	7.3%	146	5.5%	14,570	7.3%
Total	2,162	100.0%	2,668	100.0%	200,169	100.0%
Median*	42.9		41.6		39.5	

Source: U.S. Census, 2010.
* Includes incorporated Villages and Township population.

Figure 2-2: Age Distribution for Chesaning Township



<i>Table 2-5: AGE BY 5 YEAR INCREMENTS, 2010</i>		
For Chesaning Township		
Age	#	%
Under 5 years	2,162	100%
5 to 9 years	87	4.0%
10 to 14 years	133	6.2%
15 to 19 years	163	7.5%
20 to 24 years	156	7.2%
25 to 29 years	104	4.8%
30 to 34 years	83	3.8%
35 to 39 years	91	4.2%
40 to 44 years	125	5.8%
45 to 49 years	160	7.4%
50 to 54 years	180	8.3%
55 to 59 years	201	9.3%
60 to 64 years	197	9.1%
65 to 69 years	179	8.3%
70 to 74 years	141	6.5%
75 to 79 years	108	5.0%
80 to 84 years	74	3.4%
85 years and over	45	2.1%
Source: U.S. Census, 2010.		

Gender Types

The national trend for gender distribution is for females to slightly outnumber males. This is the case in Saginaw County as a whole and the Village (Table 2-6). The presence of more males than females in Chesaning Township and Maple Grove Township is not great enough to be of any significance.

Gender	Chesaning Twp.	Chesaning Village	Maple Grove Twp.	Saginaw County
	%	%	%	%
Males	51.1%	47.7%	50.8%	48.3%
Females	48.9%	52.3%	49.2%	51.7%

Source: U.S. Census, 2010.

Racial Distribution

The population of Chesaning Township is fairly homogeneous, with 95.9 percent of the community listed as white (Table 2-7). This distribution is slightly more diversified than Maple Grove Township or Village of Chesaning (97.3 percent white). Saginaw County is more diverse with only 74.6 percent white. Nationally, the trend is for increasing racial diversity in the population.

Race and Ethnicity	Chesaning Twp.		Chesaning Village		Maple Grove Twp.		Saginaw County	
	#	%	#	%	#	%	#	%
White or Caucasian	2,172	95.9%	2,596	97.3%	2,596	97.3%	149,272	74.6%
Black or African American	6	0.3%	21	0.8%	21	0.8%	38,114	19.0%
American Indian and Alaska Native	5	0.2%	14	0.5%	14	0.5%	877	0.4%
Asian	5	0.2%	1	0.0%	1	0%	2,108	1.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%	0	0%	65	0.0%
Some Other	49	2.2%	11	0.4%	11	0.4%	4,757	2.4%
Two or More Races	28	1.2%	25	0.9%	25	0.9%	4,976	2.5%
Hispanic Origin (Of Any Race)	28	1.2%	27	1.1%	41	1.5%	15,573	7.8%
Total	2,265	100.0%	2,394	100.0%	2,668	100.0%	200,169	100.0%

Source: U.S. Census, 2010.

Household Size

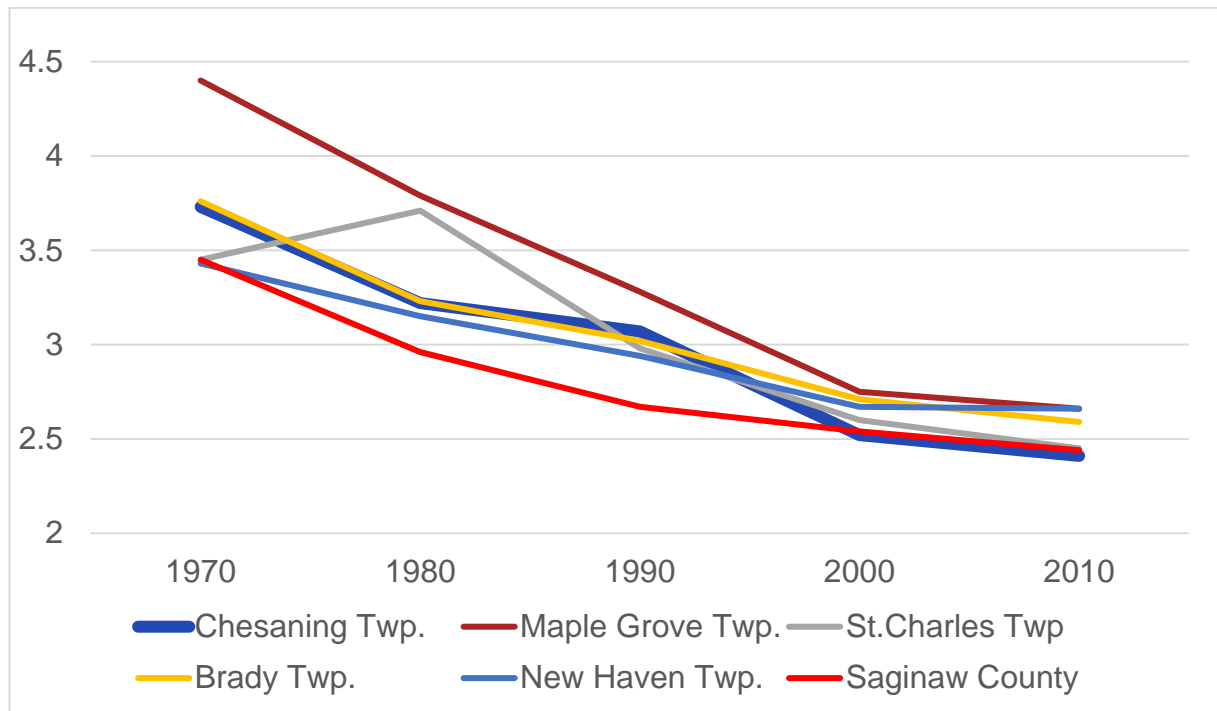
Several socio-economic factors influence the size of a household. The move as a society from agriculture to technology, and the increased economic pressure of raising and educating children, contribute to the decline in the average number of children people choose to have. Another phenomenon affecting households is the breakup of nuclear families. Causes of this trend include the increase in divorce, "millennials" not choosing

to have children, and births out of wedlock. This has resulted in an increase in the number of single-parent households. Another cause is the aging of our society in general. For example, as a family of two parents and two children grows older, each of the children leave home and establish new households. This leaves one household of two people, and two new households of one person each. The result of these trends is a decrease in the number of people per household. This means that even a community with continued growth in housing units can experience stable or falling population. As noted above, this is what Chesaning Township and other municipalities in Saginaw County are experiencing. The trend illustrated in Table 2-8 and Figure 2-3: Average Persons per Household, 1970-2010 is a gradual decrease in average persons per household.

Municipalities	1970	1980	1990	2000	2010
Chesaning Twp.	*3.73	3.22	3.07	2.52	2.41
Maple Grove Twp.	4.4	3.79	3.28	2.75	2.66
St. Charles Twp.	*3.45	3.71	2.98	2.60*	2.45*
Brady Twp.	*3.76	*3.23	3.02	2.71*	2.59*
New Haven Twp.	3.43	3.15	2.94	2.67	2.66
Saginaw County	3.45	2.96	2.67	2.54	2.44

Source: U.S. Census, 1970, 1980, 1990, 2000, and 2010.
 * Includes incorporated Villages and Township population.

Figure 2-3: Average Persons per Household, 1970-2010



Commuting Characteristics

Place of work is an important characteristic to study because it indicates the labor market that residents rely upon for employment. If most residents work in the community in which they reside, that community can have an impact on the growth of their community by actively promoting continued economic development and job growth.

Rural bedroom communities tend to have modest employment bases that do not significantly impact employment by their residents.

For Chesaning Township		
	#	%
Worked in County of Residence*	1,060	54.8%
Worked outside County of Residence*	876	45%
Worked outside State of Residence*	0	0
Total Workers (16 year and Older)*	1,936	100.0%

Source: U.S. Census American Community Survey 2011- 2015.
* Includes incorporated villages and Township population.

Table 2-9 indicates a large majority (54.8 percent) of the labor force living in Chesaning work in Saginaw County. The remaining 45 percent of the Township's population works outside Saginaw County. Just under a quarter of the working residents of the Township commutes five to nine minutes to work according to Table 2-10.

These individuals probably work in the Village of Chesaning or another nearby community. About 31.6 percent of the population take 10 to 19 minutes to get to work. Many of these people probably work in the Saginaw urban area. We assume, based on the data, that current and future residents will depend on employment outside of Chesaning Township and that the economic vitality of Saginaw, Owosso, and Flint will affect the future growth of Chesaning Township.

For Chesaning Township		
Time (minutes)	#	%
Less than 5*	227	15.6%
5-9*	316	21.7%
10-14*	254	17.5%
15-19*	205	14.1%
20-24*	138	9.5%
25-29*	53	3.6%
30-34*	91	6.3%
35-39*	31	2.1%
40-44*	25	1.7%%
45-59*	56	3.9%
60-89*	33	2.3%
90 or more*	25	1.7%
Total*	1,454	100.0%

Source: U.S. Census, American Community Survey 2011- 2015.
* Includes incorporated Villages and Township population.

Household Composition

Household composition is a term used to describe the general makeup of a household. Household composition may be broken up into five categories:

- Family Households include those with both spouses and single head of households with and without children.
 - Married couple families, composed of both spouses, with or without children.
 - Single head of household families, containing one parent and dependent(s).
- Nonfamily Households are nontraditional types of households including individuals that live alone, and two or more unrelated people living together.
 - One person household, 65 years or older.
 - Other one person, less than 65 years old.

Household composition is an important factor to consider in planning. Its interconnection with age, income, and housing demand make it a key element to the population characteristics of a community.

Table 2-11: COMPOSITION OF HOUSEHOLDS, 2010

Type of Households	Chesaning Twp.		Chesaning Village		Maple Grove Twp.		Saginaw County	
	#	%	#	%	#	%	#	%
Family Households	688	76.5%	628	61.9%	758	76.4%	52,287	66.2%
Married	583	64.8%	449	44.2%	663	66.8%	35,844	45.4%
Single Head	105	11.7%	179	17.6%	95	9.6%	16,443	20.8%
Nonfamily Households	211	23.5%	387	38.1%	234	23.6%	26,724	33.8%
1 Person 65 and older	87	9.7%	134	13.2%	87	8.8%	9,061	11.5%
Other—1 Person	183	20.4%	314	30.9%	194	19.6%	22,290	28.2%
Other Non-family Households	28	4.1%	73	11.6%	40	5.2%	4,434	8.5%
Total Occupied Households	899	100.0%	1,015	100.0%	992	100.0%	79,011	100.0%

Source: U.S. Census, 2010.

Chesaning Township contained a higher percentage of married family households (64.8 percent) than Saginaw County (45.4 percent) and Maple Grove Township (66.8 percent) (Table 2-11). This is easily explained by the large percentages of people within the age cohorts that are typically associated with the child rearing years and the lack of multi-family housing units. Married family households generally demand single-family detached dwellings. In comparison, other types of households such as a single head or with a householder over 65, usually have a greater demand for multi-family and other affordable housing types. The Township's lower percentage of these other household types, in comparison to other compositions of households, is probably a reflection of the lack of alternative housing types that result from the absence of municipal water and sewer.

Residence

Table 2-12 indicates that average 95 percent of the residents in over the period of 2011 to 2015 had lived in the same house the previous year. The percentage was slightly higher percentage of the householders in Maple Grove Township (96.3 percent). Saginaw County had a lower percentage that are within the same house (87.2 percent). The Village had an even lower proportion of the population that has been within the same house. The indication is that the Township's population is relatively less "mobile" than the County as a whole and a resident is more likely to be a long-term resident. This can have an effect on the resident's attachment to their community and their ability to take "the long view" when considering land use.

Householder Lived in the Past Year	Chesaning Twp.		Chesaning Village		Maple Grove Twp.		Saginaw County	
	#	%	#	%	#	%	#	%
Same House	1,977	95.0%	1,818	76.7%	2,454	96.3%	163,741	87.2%
Same County	80	3.8%	436	18.4%	49	1.9%	16,378	8.7%
Same State	23	1.1%	117	4.9%	32	1.3%	4,639	2.5%
Another State	0	0.0%	0	0.0%	9	0.4%	2,570	1.4%
Foreign Country	0	0.0%	0	0.0%	5	0.2%	481	0.3%
Total Population	2,080	100.0%	2,371	100.0%	2,549	100.0%	187,809	100.0%

Source: U.S. Census, American Community Survey 2011- 2015.

Population Projections

Projecting future population is an inexact science, particularly when the projections involve a relatively small existing population base. In a community such as Chesaning Township, the decisions of a few land owners to develop their property can have a significant effect on population growth. For the purpose of this plan, ROWE has prepared three alternative population projections. These projections can be used as a "range" of anticipated future population. But in any case, growth the Township should be aware of the tenuous nature of the projections. Changes in population and housing are a key indicator that should be examined as the plan is maintained.

Population Projection Method 1

Population Projection Method 1 uses an average of the population change over the last 20 years (-1.5 percent per 10 years) and projects forward. This rate reflects the impact of reduced home construction and household size on the population total. Table 2-13 shows a modest reduction in population over the next 25 years.

	1990 Census	% of County Pop.	2000 Projection	2010 Projection	2020 Projection
Chesaning Twp.	2,337	1.10%	2,357	2,344	2,308
Maple Grove Twp.	2,831	1.34%	2,856	2,840	2,796
Saginaw County	211,946	—	213,800	212,600	209,300

Source: U.S. Census 1990, 2000, and 2010.

Population Projection Method 2

Method 2 is an alternative to Method 1 in which we use the average change in population over the past 50 years. This assumes that population growth trends tend to fluctuate and that a longer trend line is more accurate. The projection in Table 2-14 shows a growth rate of 6 percent over each ten-year period.

	1980	1990	% Chng. 1980- 1990	2000	2010	2020
Chesaning Twp.	2,661	2,337	-12.2%	2,052	1,803	1,583
Maple Grove Twp.	2,994	2,830	-5.5%	2,675	2,528	2,390
Saginaw County	228,059	211,946	-7.1%	196,971	183,055	170,122

Source: U.S. Census 1990, 2000, and 2010.

Population Projection Method 3

The population projection portrayed by Method 3 is achieved by assuming an average number of housing starts by decade, and applying a vacancy rate. The remaining number of households is then multiplied by the average household size. It is assumed that the average household size will continue to decrease.

Assumptions for Method 3 Population Projections

The average number of new homes has been reduced dramatically from 12 per year in the 90s to 7 per year in the 2000s and 2 per year from 2010 to 2013 based on information on the age of housing in the American Community Survey. For this population estimate, we are projecting a modest increase in housing construction. We assume two net new houses per year from 2010 to 2020 and then a net increase of five houses per year up to 2040.

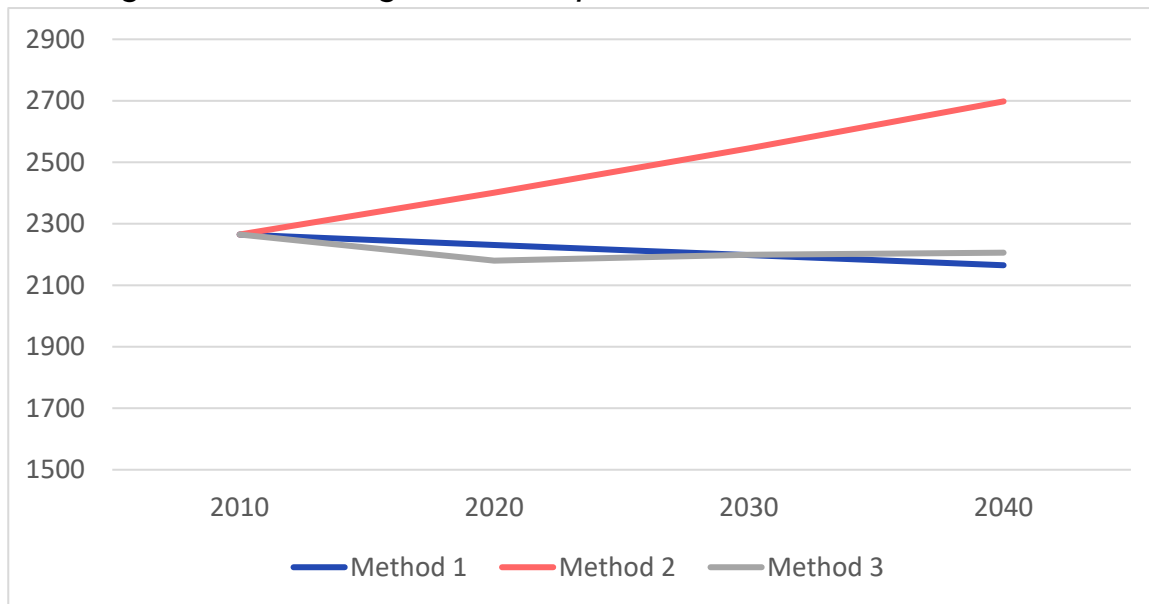
We also assume an average occupancy rate of 93 percent (similar to the 2010 census), and a reduction of 4 percent per ten years of the average household size.

The results of these assumptions are shown in Table 2-15 and Table 2-16. It shows a reduction in population in 2020, followed by a modest increase over the following 20 years. Even though this projection results in 59 fewer residents in 2040 in comparison with 2010, this is based on an assumption of 120 more homes over that period.

	2010 Census	2020 Projection	2030 Projection	2040 Projection
Method 1	2,265	2,231	2,198	2,165
Method 2	2,265	2,401	2,545	2,698
Method 3	2,265	2,180	2,199	2,206

<i>Table 2-16: POPULATION PROJECTION METHOD CALCULATIONS</i>				
	2010 Census	2020 Projection	2030 Projection	2040 Projection
Household Size	2.52	2.42	2.32	2.22
Dwelling Units (DU)	949	969	1,019	1,069
Occupied DU	899	901	948	994
Population	2,265	2,180	2,199	2,206

Figure 2-4: Average Persons per Household, 1970-20104



Population Characteristics Summary

In summary, the residents of Chesaning Township appear fairly typical of the rural Townships in the southern half of Saginaw County and northern part of Shiawassee County. Their ages are fairly evenly distributed with a heavier concentration between the ages of 5 to 19 and 35 to 59. The households in Chesaning are mainly composed of married couple households. The racial composition of the Township is more homogeneous than Saginaw County as a whole, but increasing diversity can be expected.

The average household size continues to fall as people have smaller families and their children grow and establish households of their own. This results in an increase in the total number of households, even during times of static population growth. The Township's population projections range from a modest increase to a slight decline in population (Figure 2-4: Average Persons per Household, 1970-20104). Even assuming the more optimistic projections, new home construction is not expected to exceed the ability of the Township to accommodate them while retaining its rural character.

Housing Characteristics

Housing is an important aspect of land use planning. It normally represents the largest portion of “improved” land in a community. It also represents the most significant investment most homeowners will make in their lifetime, and they are normally very protective of the residential quality of their neighborhood. Deteriorating housing can have a significant negative effect on a community. Lack of housing or an adequate range of housing types can limit the ability of some types of households to reside in a community. The value of residential property often makes up a major portion of a community’s tax base.

Housing Age

Table 2-17 and Figure 2-5 illustrate that the majority of the current housing stock in Chesaning Township is between 1960 to 1999. The largest percentage was built between 1970 and 1979. The Village and Saginaw County have the largest proportion in 1939 or earlier. All the jurisdictions have not seen significant housing development between 2000 to today. This may party have to deal with the housing crisis in the early 2000s.

<i>Table 2-17: YEAR STRUCTURE BUILT, 2015</i>								
Year Structures Were Built	Chesaning Twp.		Chesaning Village		Maple Grove Twp.		Saginaw County	
	#	%	#	%	#	%	#	%
2014 or Later	0	0.0%	0	0.0%	0	0.0%	3	0.0%
2010-2013	7	0.8%	0	0.0%	9	0.9%	559	0.6%
2000-2009	72	7.8%	0	0.0%	107	11.0%	6,642	7.7%
1990-1999	121	13.0%	85	7.2%	96	9.9%	8,269	9.5%
1980-1989	98	10.5%	99	8.4%	45	4.6%	5,426	6.2%
1970-1979	182	19.6%	203	17.3%	268	27.6%	15,395	17.7%
1960-1969	124	13.3%	140	11.9%	144	14.8%	14,590	16.8%
1950-1959	98	10.5%	154	13.1%	81	8.4%	13,183	15.2%
1940-1949	129	13.9%	108	9.2%	86	8.9%	6,694	7.7%
1939 or Earlier	98	10.5%	386	32.9%	134	13.8%	16,062	18.5%
Total	929	100.0%	1,175	100.0%	970	100.0%	86,823	100.0%

Source: U.S. Census, American Community Survey 2011- 2015.

Figure 2-5: Year Structures Were Built, 2011-2015

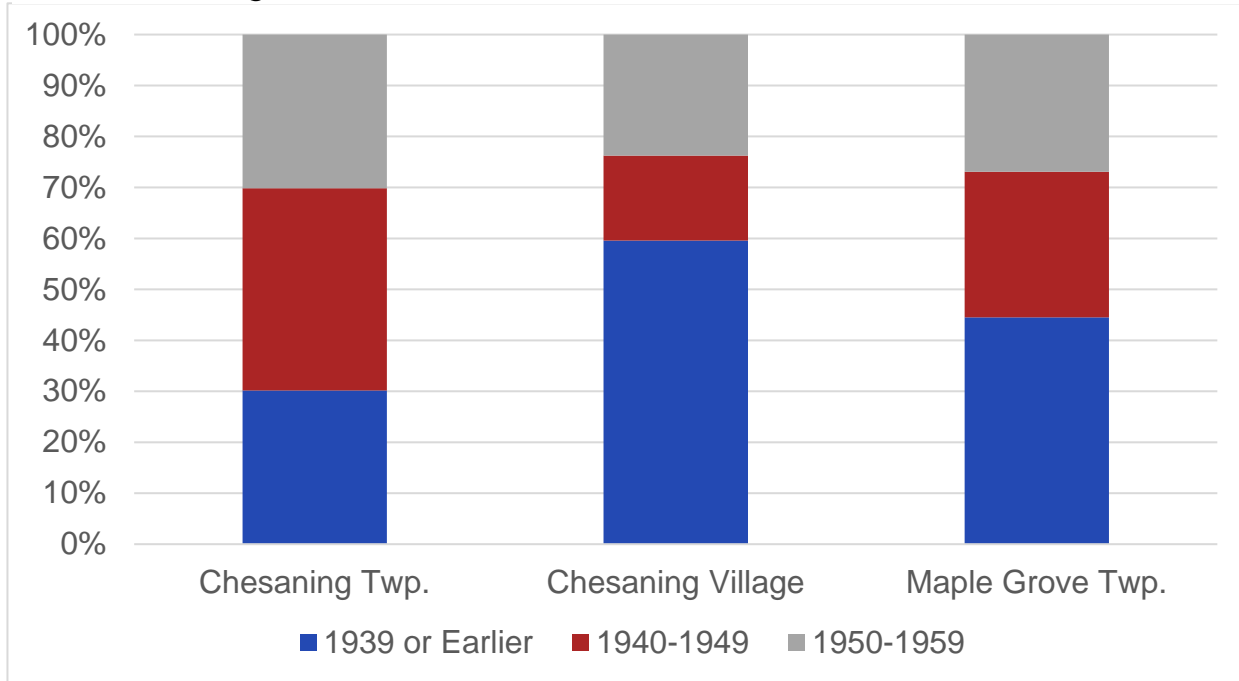


Table 2-18 shows the total amount of building permits issued in the Township and how many were issued to build a new home. The average amount of building permits is 54 per year. Besides 2010, there has been at least one new home built in the Township. The most building permits and new homes were built recently in 2015.

For Chesaning Township							
	2010	2011	2012	2013	2014	2015	2016
Total Building Permits	50	47	57	47	53	76	53
New Home Permits	0	1	1	1	2	5	1

Source: Chesaning Township Records.

Housing Types

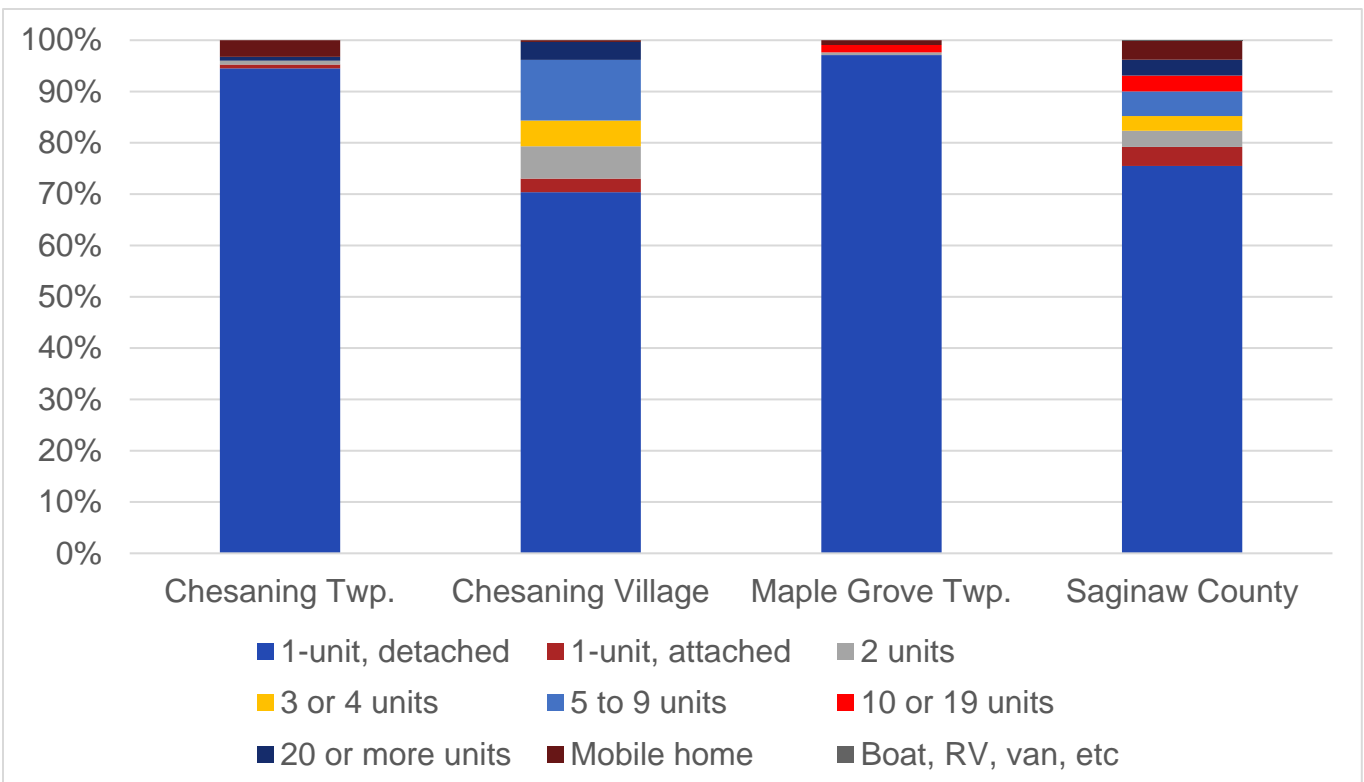
Table 2-19 and Figure 2-6 show that there is a greater proportion of one unit detached dwellings in Chesaning Township, than in Saginaw County as a whole. Maple Grove Township has a slightly larger proportion of one unit detached dwellings (97.1percent). Conversely, there is a greater proportion of multi-unit dwellings in the County, than in the Township. Generally, multi-unit dwellings tend to be developed in more urbanized areas, where utilities such as sewer and water are available. Also, urban areas tend to have larger dwelling units which are readily convertible to multifamily dwellings.

Table 2-19: HOUSING TYPES, 2011-2015

Housing Types	Chesaning Twp.		Chesaning Village		Maple Grove Twp.		Saginaw County	
	#	%	#	%	#	%	#	%
1-unit, detached	878	94.5%	827	70.4%	942	97.1%	65,554	75.5%
1-unit, attached	7	0.8%	31	2.6%	0	0.0%	3,219	3.7%
2 units	7	0.8%	74	6.3%	5	0.5%	2,716	3.1%
3 or 4 units	0	0.0%	59	5.0%	0	0.0%	2,503	2.9%
5 to 9 units	0	0.0%	139	11.8%	0	0.0%	4,158	4.8%
10 or 19 units	0	0.0%	0	0.0%	14	1.4%	2,682	3.1%
20 or more units	7	0.8%	41	3.5%	0	0.0%	2,689	3.1%
Mobile home	30	3.2%	4	0.3%	9	0.9%	3,279	3.8%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	23	0.0%
Total	929	100.0%	1,175	100.0%	970	100.0%	86,823	100.0%

Source: U.S. Census, American Community Survey 2011- 2015.

Figure 2-6: Housing Types, 2011-2015



Housing Value

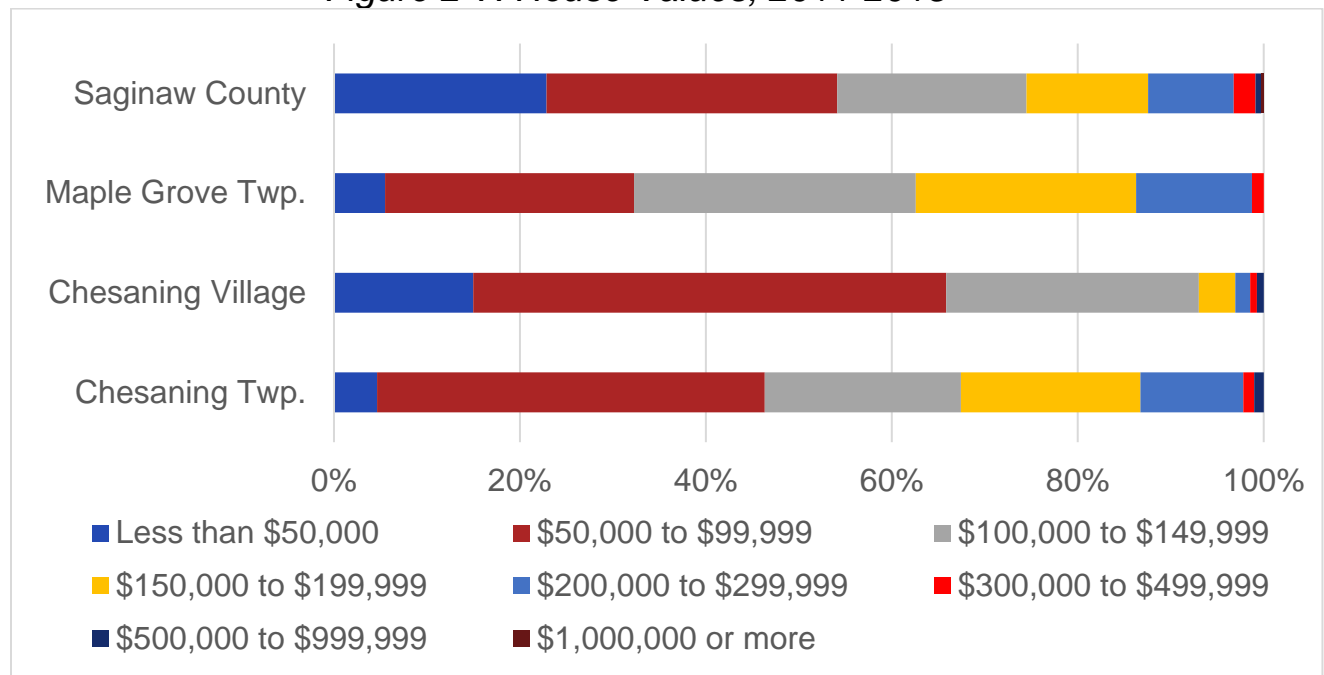
The value of housing is generally related to the structures age. While this is not always the case, as the market value of some older homes are higher than for newer homes, generally newer homes are worth more than older homes. Table 2-20 and Figure 2-7 show that the average median housing value in Chesaning Township over the period 2011 to 2015 was \$93,700, compared to \$92,900 in Saginaw County. It was not higher than Maple Grove Township's which was \$122,500. Maple Grove Township had a slightly higher proportion of one unit detached homes and more large apartment complexes with over 20 units.

Table 2-20: HOUSING VALUE, 2011-2015

Value	Chesaning Twp.		Chesaning Village		Maple Grove Twp.		Saginaw County	
	#	%	#	%	#	%	#	%
Less than \$50,000	36	4.6%	103	15.0%	48	5.5%	12,864	22.9%
\$50,000 to \$99,999	324	41.7%	350	50.9%	234	26.8%	17,597	31.3%
\$100,000 to \$149,999	164	21.1%	187	27.2%	265	30.3%	11,457	20.4%
\$150,000 to \$199,999	150	19.3%	27	3.9%	207	23.7%	7,360	13.1%
\$200,000 to \$299,999	86	11.1%	11	1.6%	109	12.5%	5,176	9.2%
\$300,000 to \$499,999	9	1.2%	5	0.7%	11	1.3%	1,321	2.3%
\$500,000 to \$999,999	8	1.0%	5	0.7%	0	0.0%	343	0.6%
\$1,000,000 or more	0	0.0%	0	0.0%	0	0.0%	152	0.3%
Total	777	100.0%	688	100.0%	874	100.0%	56,270	100.0%
Median \$*	\$93,700		\$87,400		\$122,500		\$92,900	

Source: U.S. Census, American Community Survey 2011- 2015.
* Includes incorporated Villages and Township population.

Figure 2-7: House Values, 2011-2015



Housing Tenure

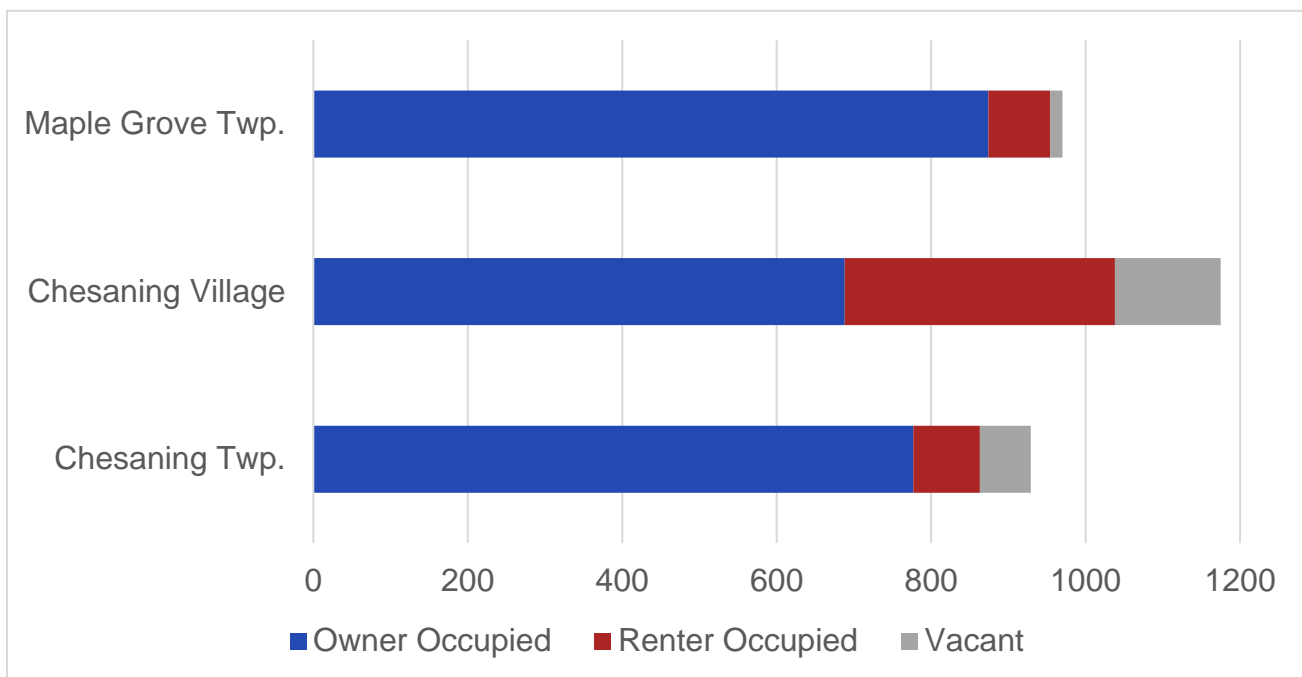
Table 2-21 and Figure 2-8 show that there was a higher proportion of owner-occupied units in the Township (83.6 percent), than in the County (64.8 percent). Maple Grove Township has a higher proportion of owner-occupied (90.1 percent), while the Village has the lowest amount of owner-occupied at 58.6 percent. This correlates with the higher proportion of multi-unit developments in the County and Village, which generally tend to be rental units. In addition, Chesaning Township and Maple Grove Township have lower vacancy rates.

Table 2-21: HOUSING TENURE, 2011-2015

Housing Occupancy	Chesaning Twp.		Chesaning Village		Maple Grove Twp.		Shiawassee County	
	#	%	#	%	#	%	#	%
Total Occupied Housing	863	92.9%	1,038	88.3%	954	98.4%	77,925	89.8%
Owner Occupied	777	83.6%	688	58.6%	874	90.1%	56,270	64.8%
Renter Occupied	86	9.3%	350	29.8%	80	8.2%	21,655	24.9%
Vacant	66	7.1%	137	11.7%	16	1.6%	8,898	10.2%
Total Housing	929	100.0%	1,175	100.0%	970	100.0%	86,823	100.0%

Source: U.S. Census, American Community Survey 2011- 2015.

Figure 2-8: Housing Tenure, 2011-2015



Housing Characteristics Summary

The housing stock consists, overwhelmingly, of single-family residences and, until the time that the Chesaning Township has municipal water and/or sewer, it can expect the majority of future development to be single-family dwellings on relatively large lots. About half of the homes were built between 1960 and 1999. The median value for the homes in the Township is 1 percent higher than in Saginaw County and is 6.7 percent higher than the Village. The Township differs from the County and Village in multi-families housing being built. Housing units that are owner-occupied make up the greatest percentage of homes in the Township. This trend is mirrored by the Maple Grove Township. Differing from the high percentage of owner-occupied housing is the County as a whole and Chesaning Village. This difference can be attributed to higher population densities that are sometimes found in cities and villages. It can be expected that the number of single-family homes will continue to outnumber multiple-family units due to the lack of public water and sewer in the Township. If multiple-family units are proposed, it would be appropriate to have a ground water study performed to predict the potential impact of such a development on surrounding wells.

Agricultural Characteristics

Farming is the predominant land use in Chesaning Township. It is appropriate to study agriculture in the Township to identify its current characteristics and the trends for the future. Agricultural information on the Township level is limited. Every five years, the United States Department of Agriculture conducts an agricultural census. Data is collected on a County level, providing a valuable frame of reference when considering the importance of agriculture in the master planning process, but reveals little about the Township. The importance of farming in Chesaning Township necessitated further exploration of the agricultural characteristics of the community, by conducting interviews with several local citizens knowledgeable of the farming activities in the Township.

From 1978 through 1997, Saginaw County's average size of farms increased by approximately 28 percent (Table 2-22). The farmers interviewed indicated that the big farms continue to increase in acreage farmed in the Township. However, the number of farms in the County decreased by 36 percent. One interviewee stated that there were only five or six full-time farmers left in the Township. This County trend of the number of farms decreasing was reinforced by the interviewees. It can be assumed that the County has had smaller farms being bought out by larger operations, indicated by the increase in the average size of farms and the decrease in the number of farms. Once again, this trend was observed by the farming community that was interviewed. Adding to the validity of this assumption is the increase of 1,000+ acre farms more than doubling from 34 in 1978 to 69 in 1997. These consolidations are fueled by the economic pressures that make the larger farm operations more profitable than the smaller individual farm. The trend is increased by the rising average age of farmers and continued low prices for farm products. One interviewee stated that commodity prices are equivalent to what was paid for cash crops in the 1940s. As some farmers retire, or as they change profession, they will rent or sell their farm land to the larger farm operations, further affecting these numbers. Additional decreases in the number of farms and the amount of land in farms are attributable to the conversion of agricultural land to residential development. The

interviewees had a difference of opinion that agricultural land in the Township was being converted to residential land use. The majority of the farmers interviewed agreed with the trend that agricultural land was being converted to residential land use but one of the interviewees disagreed and stated that he has not seen many new residential developments.

	1978	1982	1987	1992	1997
Average Farm Size	184	190	216	246	256
Number of Farms	1,817	1,702	1,424	1,294	1,163
1000 Acres +	34	40	49	64	69
500 - 1000 Acres	102	101	98	102	91
Source: Michigan Census of Agriculture 1987, 1992, 1997.					

Commercial farms in Saginaw County have seen a steady drop since 1978 of 654 farms (Table 2-23). The number of farms in the \$40,000 or more has alternated increases and decreases each year since 1978 with the peak of 407 farms reached in 1982. With the exception of farms in the \$20,000 to \$39,000 bracket, all lower economic class farms have steadily decreased. This data further supports smaller farms being bought out and consolidated by larger farming operations.

	1978	1982	1987	1992	1997
Commercial Farms	1,817	1,702	1,424	1,294	1,163
I - \$40,000 or more	358	407	349	397	379
II - \$20,000 - \$39,999	261	277	207	203	186
III - \$10,000 - \$19,999	355	296	277	211	174
IV - \$5,000 - \$9,999	336	270	213	184	125
V - \$2,500 - \$4,999	244	186	139	119	109
VI - \$50 - \$2,400	262	265	239	180	190
* 1997, 1992, and 1987 data is based on a modified economic scale. (I - \$50,000 to \$99,999, II - \$25,000 to \$49,999, III - \$10,000 to \$24,999, and VI - Less than \$2,500)					

Since 1978, the largest income producing source for farms has been crops as opposed to livestock (Table 2-24). Crops have experienced a 43 percent increase in income and livestock has seen a 16.8 percent decrease in income. Income for all farm products has increased by \$30,285,000 since 1978. Average income per farm has also seen an increase by \$42,675 over that time. This data reinforces that the large farms may be dominating the market causing the smaller farmer to either sell his/her land or rent to the larger farming establishments.

ITEM	1978	1982	1987	1992	1997
All Farm Products	\$53,749,000	\$68,323,000	\$63,621,000	\$74,553,000	\$84,034,000
Average per Farm	\$29,581	\$40,143	\$44,496	\$57,614	\$72,256
All Crops	\$42,600,000	\$55,919,000	\$49,950,000	\$61,387,000	\$74,753,000
All Livestock & Livestock Products	\$11,149,000	\$12,404,000	\$13,411,000	\$13,166,000	\$9,281,000

Source: Michigan Census of Agriculture, 1987, 1992, 1997.

Wheat and corn have seen increases in the amount produced since 1978 (Table 2-25). Wheat experienced an increase of 57 percent and corn increased by 47 percent in bushels produced. Soybeans has remained at almost 4 million bushels produced since 1982. The interviewees stated that corn, soybean, and wheat are the primary crops in the Township, with corn being the largest produced crop and wheat the smallest of the three primary cash crops. Data for navy bean and oat production is not available for the Michigan Census of Agriculture for the years studied. However, one of the interviewees stated that other crops in the Township were oats, sugar beet, potato, and dry or edible beans (navy, kidney, cranberry, and black turtle). One of the farmers indicated that specialty crops were also being farmed. He stated that one of the soybean crops that he grew was a special soybean that was exported to Japan to be processed and made into tofu. The increase in crop production correlates with the increase of income produced by crops. Conversely, all livestock produced on farms have experienced a decrease since 1978 with the exception of beef cows and sheep seeing a small increase in 1982 through 1987. The drop in the number of livestock produced in the County also correlates with the dwindling income produced by livestock. One interviewee stated that there was very little livestock left in the Township. The drop in livestock and the increase in crops produced can be attributed with the healthier lifestyle and eating habits experienced by the United States in the past two decades. Through the interview process, farmers indicated that not many livestock operations were present in the Township. All interviewees agreed that livestock present in the Township consisted of mostly beef cattle or club cows. They indicated the other livestock in the Township included swine, sheep, and horses.

Table 2-25: SAGINAW COUNTY, FARM PRODUCTION BY SOURCES

	1978	1982	1987	1992	1997
Soybeans (bu.)	2,787,814	3,790,055	4,132,161	3,715,603	3,836,000
Navy Beans (cwt.)	N/A	N/A	N/A	N/A	N/A
Oats (bu.)	N/A	N/A	N/A	N/A	N/A
Wheat (bu.)	473,961	891,232	700,739	1,404,450	1,093,064
Corn (bu.)	5,155,525	7,216,128	6,799,074	8,858,816	9,886,948
Sheep	1,099	1,181	2,454	407	433
Hens	41,984	37,717	18,392	1,651	854
Swine (est.)	8,281	8,192	7,252	6,238	4,277
Milk Cows	5,194	4,629	4,175	3,802	2,654
Beef Cows	1,182	1,352	814	780	697

Source: Michigan Census of Agriculture, 1987, 1992, 1997.

The biggest impact for the farmers in Chesaning Township has been the changing economics of farming. As the price margins for the crops and livestock have continued to fall, the farmers have been met with financial pressures related to their property values and taxes. One interviewee stated that he felt that taxes were a problem because farmers were being taxed at a rate higher than what agricultural land should be taxed. Specifically, he stated that agricultural land was being taxed at a rate more appropriate for residential land use as opposed to agricultural land use. (Recent legislation has been passed by the state to give some relief to farmers in this respect.) Another interviewee stated that taxes for school millage has financially hurt farmers. As these pressures mount, the urge to rent the farm land to a larger farm operation or to sell for residential development may become very persuasive. All the farmers interviewed agreed that much of the farmland that was abandoned by one farmer has been rented or sold to other farmers. In addition, poor weather, increased governmental controls, and environmental concerns further restrict profitability of farming. In general, the farmers are understanding and aware of the difficulties they all face.

As with any farming operation, the odor, dust, and noise may become an issue between farms and non-farm residents. Problems revealed by the interviews included:

- Adjacent non-farm residents encroaching on farm fields with lawn and shrubbery.
- Adjacent non-farm residents dumping snow onto farmland and damaging crops.
- Dumping of trash onto farm fields.
- Lack of lawn maintenance of large residential lots allowing weeds to grow and later migrate to surrounding cropland.
- Increased number of mailboxes bordering roads has made maneuvering farm equipment difficult.
- Impatient automobile drivers.
- Farmland being used for recreation by people who do not own the land.
- Concerns by non-farm residents regarding farm use of fertilizers, pesticides, and herbicides.

- The grain elevator being shut down to maintain a tourist type environment in the Village of Chesaning.

In addition, friction may arise when the farmers must transport machinery between farms down the road. Increases in conflicts such as these could increase as residential development increases, particularly if market forces move local farmers back to a larger amount of livestock as the “cash crop” of choice.

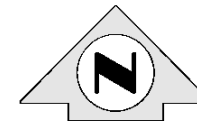
Reasons for Preserving Prime Farmland

Chesaning Township has a significant amount of land with land classified as prime farmland by the Saginaw County Soil Survey (Map 2-4). Prime farmland is a resource that is lost when the land is converted to non-farm uses such as residential development. There are several reasons for preserving prime farmland including:

- Prime farmland is the most efficiently suited to produce crops. It requires less fertilizer, labor, and energy than other soils and is normally more erosion resistant.
- The agricultural economic base of the state is dependent on continued availability of prime farmland. Although the sale of farmland for non-farm purposes often results in a one-time financial benefit for the property owner, taking the property out of production permanently reduces the agricultural production base.
- Farmland preservation reduces rural sprawl and limits the costs associated with it. The principal non-farm development that replaces crop production in rural areas is low-density single-family residential housing. This type of development increases costs. As the density of residences within an area increases, tax receipts for a community also increase. However, costs associated with this type of development tend to increase and are always higher than the corresponding tax receipts.
- Farmland preservation provides assurances to farmers within agricultural areas that non-farm residential development will not crowd them off their land due to rising land costs and nuisance complaints.

It has been argued that farmland preservation and controls are unnecessary due to the existence of PA 116 Farmland/Open Space Preservation Act, which established a voluntary program under which farmers would agree to restrictions on conversion of farmland to non-farm uses for a set period of years in return for certain tax benefits. While the program may have reduced the pace of farmland conversion in some areas, it cannot take the place of farmland preservation zoning because:

- It is a voluntary program, there is no uniformity of coverage. A farmer enrolled in it is not guaranteed that their neighbor will enroll, which means that they could still be subject to the pressures resulting from development around them.
- With the passage of Proposal A in 1994, the tax benefits of PA116 have been reduced. A significant portion of the current enrollment in the Township is expiring in the next few years and re-enrollment can be expected to be reduced, unless the program see’s favorable changes.



CHESANING TOWNSHIP

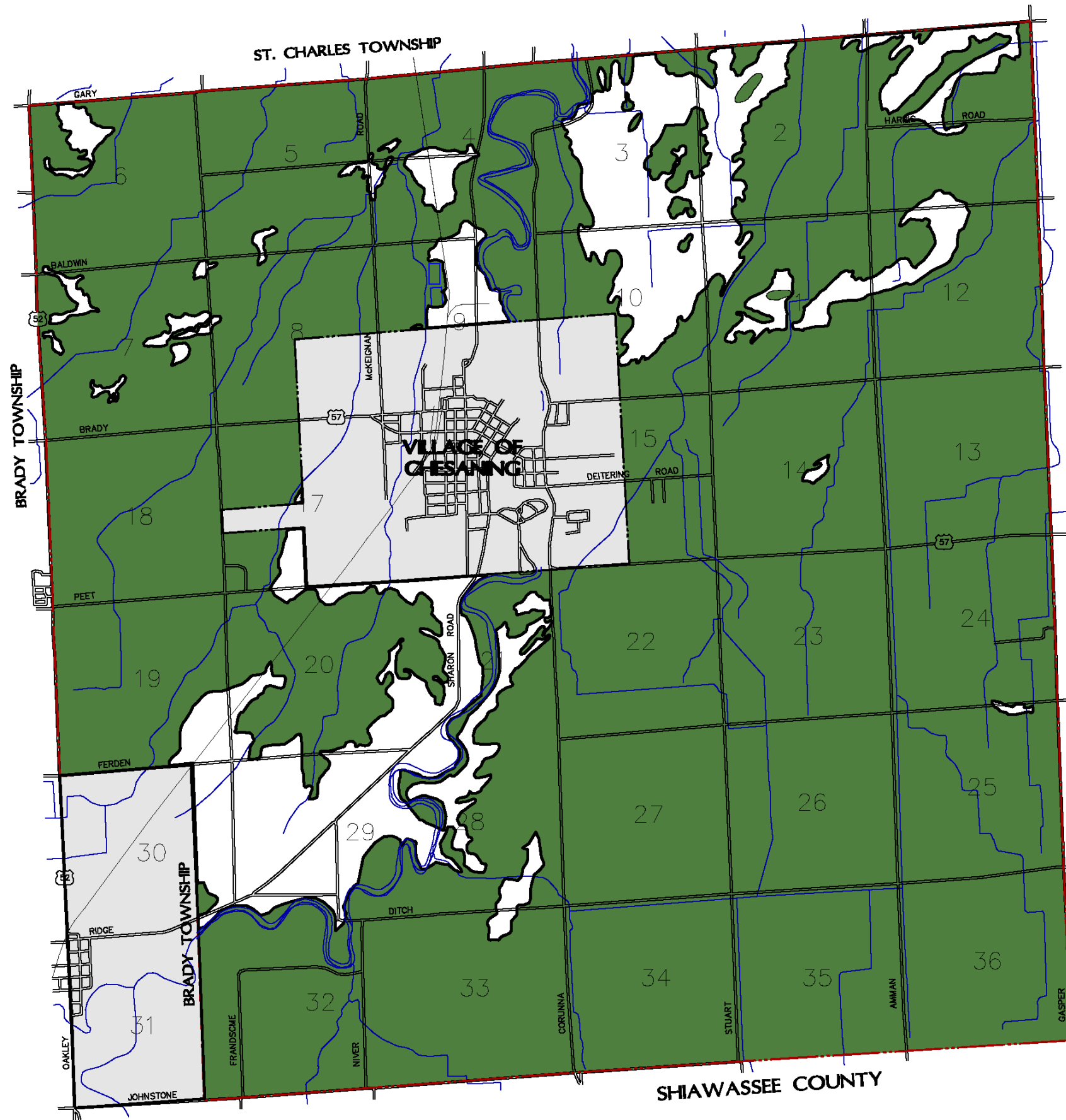
Map 2-4: Prime Farmland

LEGEND:

 PRIME FARMLAND



1 inch = 1000 ft.
NOTE: NOT TO SCALE



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Natural Features

The Chesaning Township's natural environment offers both opportunities and limitations on the type and extent of future development. Certain areas are unsuitable for septic systems, unstable for building foundations, poorly drained, and susceptible to flooding. While these factors place restrictions upon development, other natural resource factors present opportunities for development. The scenic attractiveness of the hills and fields offer a unique residential setting. It is helpful to examine these natural resource factors in detail to determine both the opportunities and constraints to future development. This examination involves an inventory of resource factors and a determination of the capability of the natural resource base to support future development.

Soils

In order to minimize construction costs and risks to the environment, future development should occur upon sites with suitable soils. Poor soils present problems such as poor foundation stability and septic field failure. The three major soil characteristics considered in the analysis of soil conditions are drainage, foundation stability, and septic suitability characteristics. Drainage is an important property of soils when considering development in rural areas that do not have a public sewer system because soils that have somewhat poor or poor drainage do not allow the "grey water" or effluent fluid that drains from septic drain fields to properly filter downward to the water table. Foundation suitability is governed by frost heave, depth to water table, compressibility, and shrink-swell potential and shear strength. Frost heave occurs during the winter months when water, which expands by 9 percent when frozen, in the soil freezes causing the soil to expand when froze and contract when thawing occurs. Depth to water table can cause problems with leakage in basements and can exacerbate a soils potential for frost heave. Compressibility of soils can cause a downward progression of foundations when a soil is not properly compacted during the building process. Compressibility can, in some cases, be corrected by amending the soil with a variety of soil particle sizes. A variety of sizes allows the fine particles to fill in the gaps between larger particles, hence creating a strong foundation for building. Shrink-swell potential is the relative change in volume to be expected with changes in the moisture content of the soil material, that is, the extent to which the soil shrinks as it dries out and swells when it becomes wet. Expansion and contraction or shrink and swell can cause foundations to crack and cave, in some cases. Shear strength is the ability of a soil to remain consolidated and in place. Typically, shear strength can be exceeded in areas where steep slopes are present and the soil is saturated. When a soil's shear strength is exceeded, the soil may move in a fashion that can be modeled by two wood blocks, one stacked on the other, sliding passed each other.

The terms slight, moderate, and severe are used to describe limitations of soils for septic facilities and site development. Slight limitations indicate that site features are generally favorable for the indicated use and limitations are minor and easily overcome. Moderate limitations indicate that use and planning, design, or maintenance is needed to overcome or minimize the limitations. Severe limitations indicate that site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

There are four major soil associations within Chesaning Township (Map 2-5). According to the Saginaw County Soil Survey, they are the Parkhill-Wixom, Sloan-Ceresco, Pipestone-Wixom-Belleville, and the Parkhill-Capac Associations. A soil association is a landscape that has a distinctive proportional pattern of soils. Each soil association has a distinctive pattern of soils, relief, and drainage. It normally consists of one or more major soils and at least one minor soil, and it is named for the major soils. The soils in one association may occur in another, but in a different pattern. Soil associations are useful as a generalized tool that allows a person to look at different parts of a community and determine appropriate uses for the land.

The Parkhill-Wixom soil association is nearly level and gently undulating, poorly drained and somewhat poorly drained, loamy, and sandy soils on water-worked till plains. These soils are located in the northwestern quarter of the Township extending south to near the border of the Township. This association borders the Village of Chesaning. Soils in this association present severe limitations for the construction of foundations because water typically ponds up in low lying areas. Frost action is high due to the high-water table and frequently wet soil. Limitations for septic tank absorption fields and sewage lagoons are severe. Wetness of soil, slow percolation, and poor filtration cause septic drain fields to improperly filter and may cause septic failure. Sewage lagoons are difficult to engineer because of seepage and wetness of the soil.

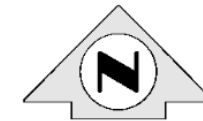
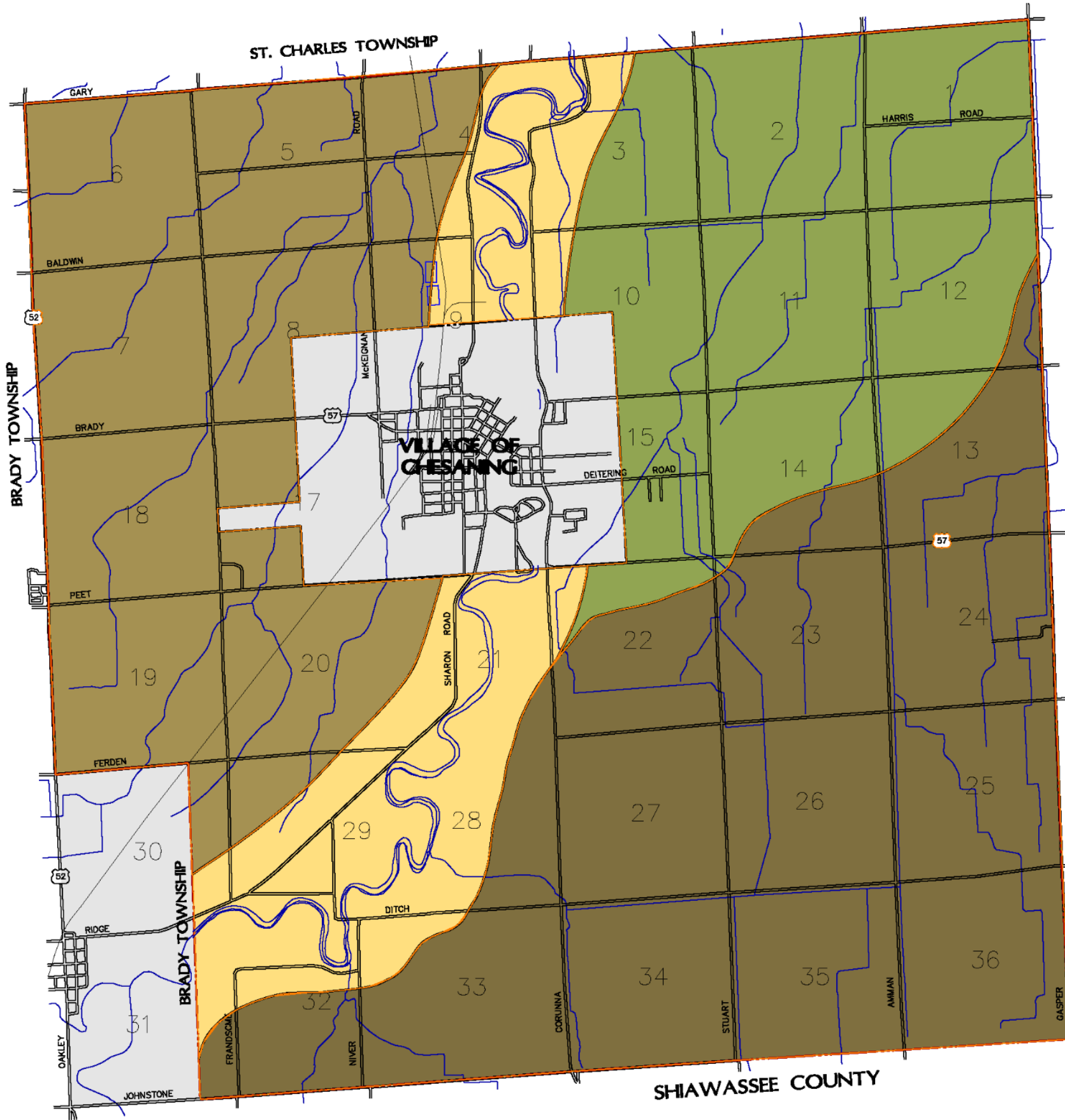
The Sloan-Ceresco soil association is typically associated with nearly level terrain, very poorly drained and somewhat poorly drained soils, and are loamy soils on flood plains. This association is located in the west half of the Township and extends from the most north border of the Township to the southern border. The path of these soils follows along the Shiawassee River and are found in the Village of Chesaning. Shallow excavations are severely limited due to wetness and dwellings with basements having severe limitations because of flooding and wetness of the soil. Septic tank absorption fields have severe limitations due to flooding, wetness of the soil, and slow percolation. Sewage lagoons have severe limitations because these soils tend to flood and are typically wet. Depths of 24 to 42 inches may exhibit moderate shrink-swell potential.

The Pipestone-Wixom-Belleville soil association is typified by nearly level to gently sloping topography, somewhat poorly drained and poorly drained soils and are sandy soils on lake plains and water-worked till plains. These soils are located in the northeast portion of the Township. Shrink-swell potential is moderate for these soils and moderate frost action is typical of these soils. There are severe limitations to shallow excavations due to the tendency of cutbanks to cave and the wetness of the soil. Dwellings with basements are severely limited because of the wetness of the soil. Septic tank absorption fields have severe limitations due to wet soils, slow percolation, and poor filtration. Sewage lagoons are not appropriate land use because the soil exhibits seepage and wetness. Frost action has a high occurrence in these soils.

Finally, the Parkhill-Capac soil association is situated on nearly level and gently undulating topography, has poorly drained soils and somewhat poorly drained soils and are loamy soils on water-worked till plains. These soils cover southeastern and part of

the southwestern portion of the Township. Soils in this series have a high potential for frost action. Shallow excavations and dwellings with basements have severe limitation due to the wetness of the soil. Construction of septic tank absorption fields are severely limited due to ponding of water and slow percolation. Sewage lagoons also have severe limitations because of ponding of water.

Of the four soil associations discussed in this Section, the Sloan-Ceresco soil association is considered to be generally unsuited to building site development and sanitary facilities. Flooding and wetness are the main management concerns with the Sloan-Ceresco soil association. The other three soils do have some limitations for development but are easier to overcome than the previously mentioned soil association. It should be noted that the information in this Section is of a general nature. When considering a site for development a more in-depth site specific characterization is necessary to have an actual picture of the characteristics of soils in the Township. This information should serve as reasoning for requesting a more detailed explanation of soils at a site before commencing development of a site.

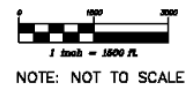


CHESANING TOWNSHIP

Map 2-5: Soils Associations

LEGEND:

- PIPSTONE-WIXOM-BELLEVILLE ASSOCIATION
- PARKHILL-CAPAC ASSOCIATION
- PARKHILL-WIXOM ASSOCIATION
- SLOAN-CERESCO ASSOCIATION



NOTE: NOT TO SCALE



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Wetlands

Wetlands are areas of land where water is found on the surface or close to the surface, either permanently or seasonally. They serve many functions, including the preservation of water quality by trapping sediments, absorbing nutrients such as phosphorus and nitrogen, and trapping and/or detoxifying many heavy metals, pesticides, and hydrocarbons. Wetlands often serve as ground water recharge areas, replenishing ground water supplies. Wetlands within Michigan serve as a storage area for excess surface water, decreasing the severity of floods, and are the habitats for fish, fowl, and other wildlife, including several endangered species and wildlife associated with recreation hunting and fishing.¹

In 1979, the state legislature passed the Goemaere-Anderson Wetland Protection Act. The act was designed to provide for the “preservation, management, protection, and use of wetlands”.² The act outlines what is considered a wetland, uses permitted in regulated wetlands, and uses requiring permits. The act also permits some local control of wetland regulations, but only in the case of communities with adopted wetland maps. In most communities, the Michigan Department of Environmental Quality (MDEQ) regulates wetlands.

The act defines a wetland as:

- “Wetland” means land characterized by the presence of water at frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh and which is any of the following:
 - Contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream.
 - Not contiguous to the Great Lakes, an inland lake or pond, or a river or stream; and more than 5 acres in size; except this subdivision shall not be of effect, except for the purpose of inventorying, in counties of less than 100,000 population until the department certifies to the commission of natural resources it has substantially completed its inventory of wetlands in that County.
 - Not contiguous to the Great Lakes, an inland lake or pond, or a river or stream; and 5 acres or less in size if the department determines that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the department has so notified the owner; except this subdivision may be utilized regardless of wetland size in a County in which the paragraph above is of no effect; except for the purpose of inventorying, at the time.³

There are no official state wetland maps that will conclusively identify which areas are

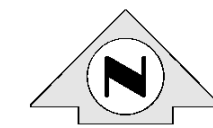
¹ Michigan Wetlands: Yours to Protect, Tip of the Mitt Watershed Council, Pg. 3

² Act 203 of the Public Acts of Michigan of 1979

³ Ibid.

wetlands and those that are not. One of two types of Maps that are commonly used as references in determining wetlands are the Michigan DNR's Michigan Resource Inventory System's (MIRIS) Land Use/Land Cover Maps, which show wetlands mapped using 1978 infra-red aerial photography. The program normally did not map land uses/cover under 5 acres in size, which means that small wetlands contiguous to a lake stream or pond, which are regulated, don't show up. The other program is the U.S. Fish and Wildlife Service, which also produces wetland maps. Although these maps are not based on Michigan's definition of a wetland, they do identify small wetlands that do not show up on the MIRIS Maps. The Wetlands Map in this plan was prepared using the FWS Maps (Map 2-6).

According to the U.S. Fish and Wildlife Service Maps that are based on 1982 aerial photography, there are wetland areas spread throughout the Township (Map 2-6). Every section in the Township has at least one wetland located within its boundaries. Many of the wetlands are associated with forested areas and surface water bodies. The highest concentrations of wetlands are located south of Peet Road, east of M-52, north and northwest of Ridge Road, west of the Shiawassee River. Other notable large concentrations can be found in Sections 1 through 13, 16 through 18, 19 through 23, 25, 28 through 30, 31, and 34 through 36. Sizable contiguous wetlands, approximately 10 acres or larger, are located in Sections 1 through 3, 6, 9, 11, 13, 18, 19, 22, 23, 27, 30, 33, and 36. The largest single contiguous wetlands are located in Sections 1, 6, 9, 11, 18, 22, 23, 30, 33, 35, and 36. Due to the fact that this analysis is based on 1982 aerial photography, wetland identified on the map may no longer exist. Although the state regulates wetland 5 acres and larger, in some areas wetlands may have been in filled or relocated to other locations in the Township. An on-site visit may be required to positively identify a location or size of a wetland when considering development of an area.

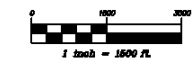


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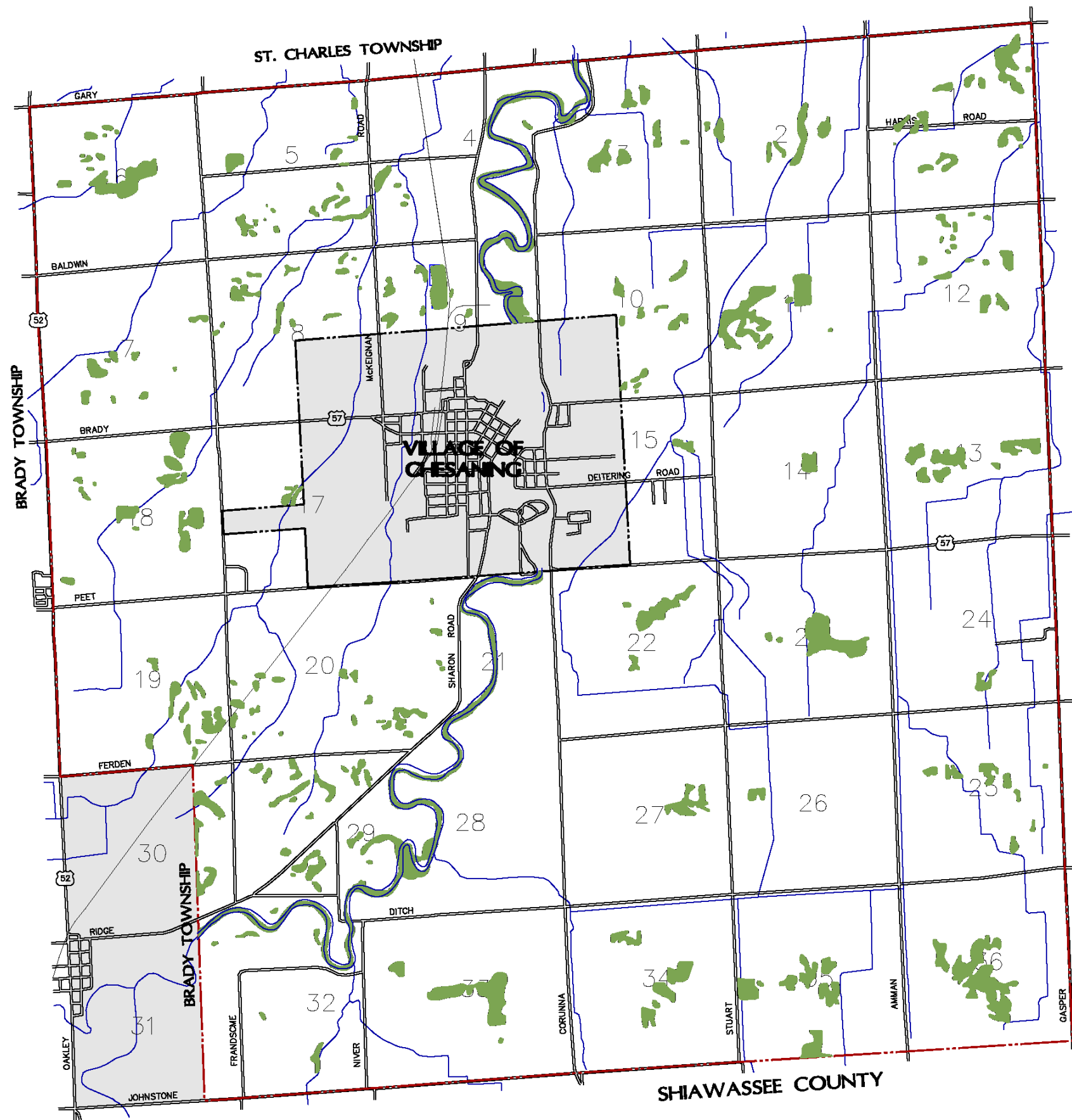
Map 2-6: Wetlands

LEGEND:

 WETLAND AREAS



1 inch = 1600 ft.
NOTE: NOT TO SCALE



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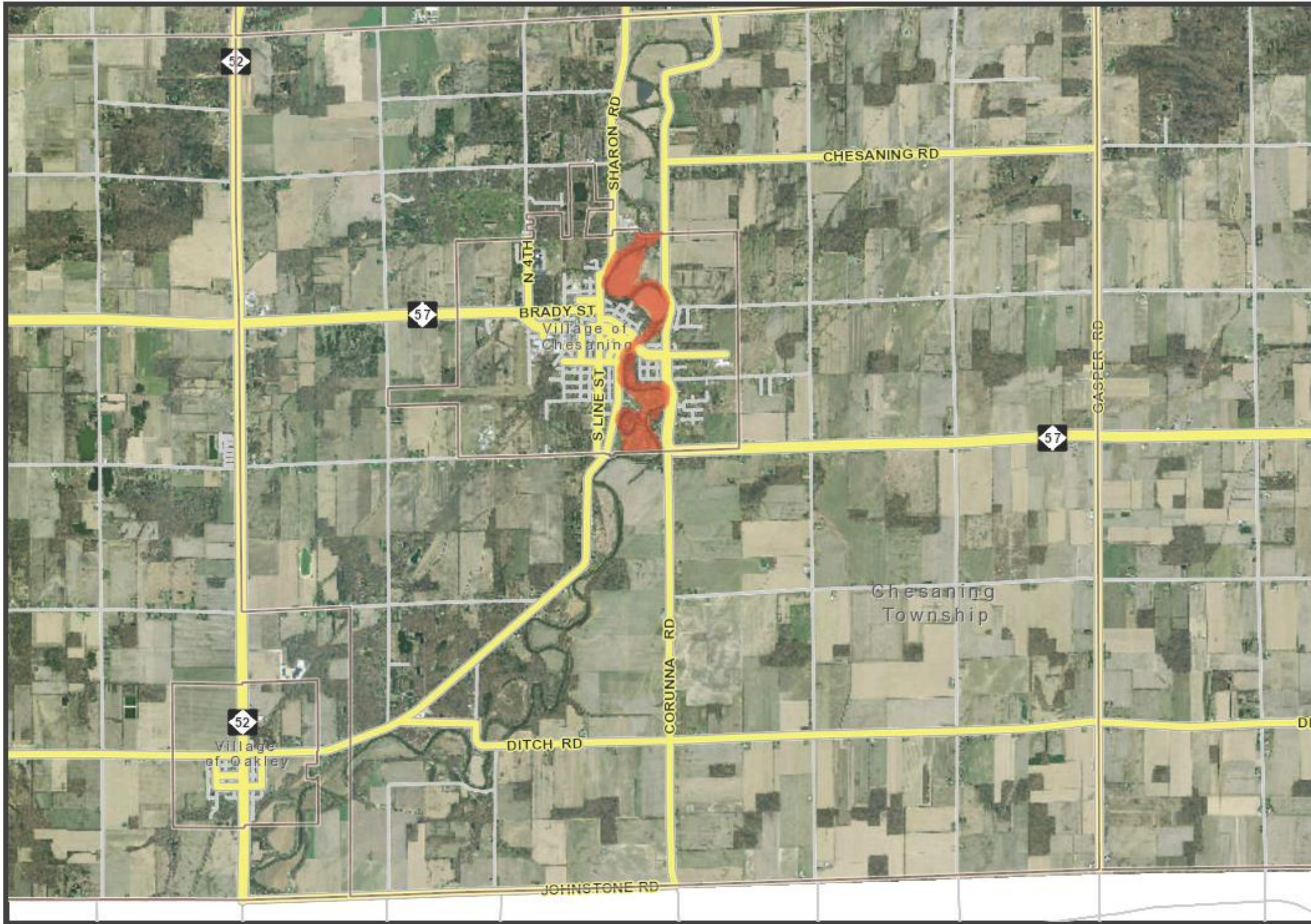
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Flood Plains

Floodplains are areas that can be regularly expected to be inundated with flood waters and are normally associated with rivers, streams, and lakes. The Federal Emergency Management Agencies (FEMA) defines a flood plain as an area with a 1 percent chance of flooding in any given year (i.e.: the 100-year flood plain). In the United States, most regulation of floodplains is directly or indirectly handled by FEMA's National Flood Insurance Program. In Michigan, the MDEQ assists FEMA in determining if a community meets the requirements for participation in the National Flood Insurance Program (NFIP) program. Under the program, local communities must adopt regulations to limit development within FEMA identified floodplains. In return, property owners in the community are eligible to purchase flood insurance through FEMA. The Township of Chesaning has participated in the NFIP program since May 25, 1984. The information contained in MDEQ's publication "Floodplain Management Manual for Local Officials" indicates that the Township is considered to be in Zone C and has no special flood hazard area and FEMA has not published a flood map for Chesaning Township. Although the Township may not be subject to the 100-year flood, it is possible that flooding could occur with the magnitude of a 100-year flood or greater magnitude. This is due to the possibility that a flood could have occurred in the past that was not previously recorded or documented by FEMA. In addition, certain structures may be damaged by local drainage problems.


Although no study has been conducted for the Township, a study was performed for the Village of Chesaning in the early 1980s and again in the 1990s (Map 2-7). The most current map is dated October 16, 1997. Flooding occurs in the Village of Chesaning when high runoff causes the Shiawassee River to overflow its banks. Ice jamming at the Broad Street bridge and dam has, in the past, caused higher flood levels than would normally be expected due to the river flow. The floodplain averages approximately 1,000 to 1,200 feet in width through the Village. At the Broad Street bridge, the floodplain narrows to about 200 feet in width.⁴ In addition, the 1988 Future Land Use Map (Map 4-1) identifies area as "greenbelt", and the Zoning Ordinance indicates that areas so designated are "flood prone."

⁴ Federal Emergency Management Agency, Flood Insurance Study, October 16, 1997



Chesaning Township

Map 2-7: Floodplain


 Map Publication:
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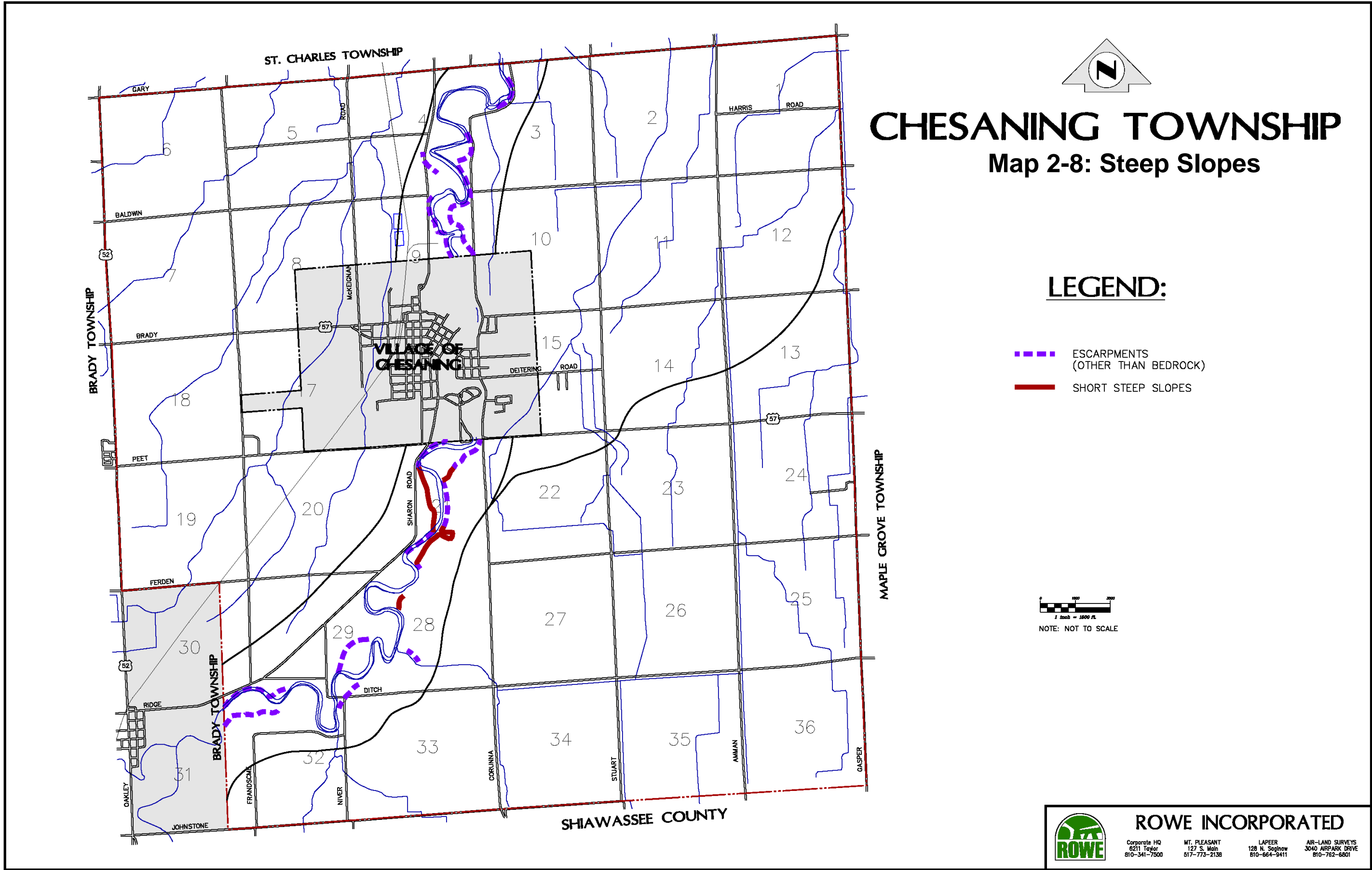
Disclaimer: This map does not represent a survey or legal document and is provided on an 'as is' basis. Saginaw County expresses no warranty for the information displayed on this map document.

Steep Slopes

Slope is an important development consideration associated with topographic features. Steep roadway grades, septic field failures, soil erosion, and excavation costs are some of the difficulties associated with severe grades. The areas of extreme slope (18 percent and greater) have been mapped (Map 2-8) to indicate the opportunities and constraints for potential development.

According to the Saginaw County Soil Survey, Chesaning Township does not have any soils associated steep slopes (18 percent or greater). Aerial photographs taken in 1982-1983 that have the soil types overlaid do not indicate any slopes greater than 12 to 18 percent. However, there are areas located near the banks of the Shiawassee River that have banks that downslope toward the river's edge. Unfortunately, the actual percent slope is not listed on the aerial photograph so it may be necessary to make field observation of these areas to determine the true slope of these areas.

Areas that contain severe slopes should remain undisturbed. These areas should be viewed as natural and aesthetic open space areas. If these areas are developed, sensitive site planning is required along these steep slopes to prevent soil erosion. Care must be taken to ensure that extensive grading is minimized and to ensure that other natural features such as vegetation and topsoil are retained.



CHESANING TOWNSHIP

Map 2-8: Steep Slopes

LEGEND:

- - - ESCARPMENTS (OTHER THAN BEDROCK)
- SHORT STEEP SLOPES

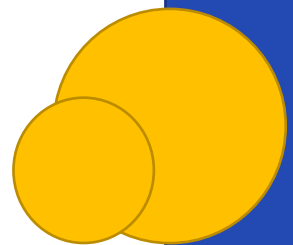
1 inch = 1600 feet
NOTE: NOT TO SCALE

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Chapter 3

Goals and Policies



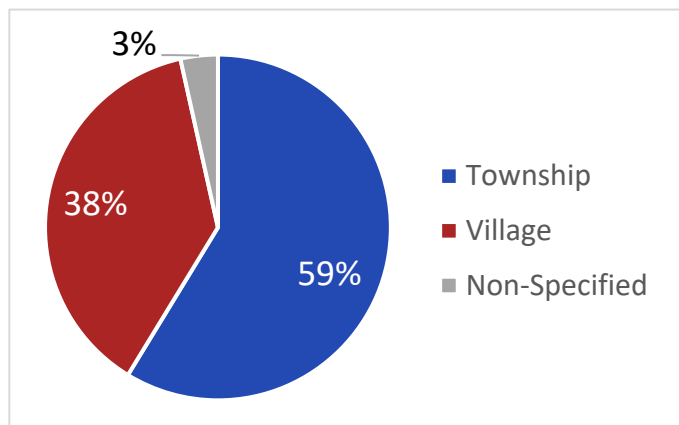
Attitude Survey Summary

To provide an opportunity for public input into the Master Plan update, the Township Planning Commission conducted an attitude survey of residents of the Township and Village. The attitude survey was mailed to residents of both communities. A total of 172 surveys were filled out and returned.

The survey was broken up into 17 different sections. Each section was structured toward specific subjects. The sections to follow identify the areas that were determined to be of concern to the Chesaning community. Appendix A shows a complete breakdown of the survey results.

General Background of Participant

A majority of the survey respondents (59 percent) lived in the Township. The Village residents completed 38 percent of the total responses. The Township intended it to be more of a Chesaning area survey than one focusing only on Township residents. The majority of the responses from the Township, Village, and non-specified owned their own home and were retired. The age breakdown of the responses was 75 and older (28 percent) and 27 percent were 50-64. Due to the number of older individuals that took the survey, many of the respondents are retired (59 percent), 34 percent are employed, 5 percent skipped the question, and 1 percent are unemployed. The majority (96 percent) of the respondents also are homeowners (1 percent “no”, 3 percent skipped the question).



Land Use and Growth

This Section was used to help determine participants opinion on types of land use and how they would like to see the Township grow. The Township and Village residents appear to agree that the loss of farmland in the Township is a concern (53 percent “no”, 41 percent “yes,” and 6 percent skipped the question) and they do not see a need for more residential subdivisions in the Township (64 percent “no”, 25 percent “yes,” and 11 percent skipped the question). The Township and Village residents primarily supported the encouragement of industrial job opportunities (14 percent “no”, 81 percent “yes,” and 5 percent skipped the question). The Township and Village residents disagreed on their vision when it comes to development of commercial and residential along Township road frontages. The majority (54 percent) of the Township residents do not support the increase in development along the road frontages (37 percent “yes” and 9 percent skipped the question), while the majority (60 percent) of Village’s residents support this type of development (29 percent “no” and 11 percent skipped the question). The top three businesses supported for all groups include light industrial (106, or 26 percent), agricultural business (73, or 18 percent), and service related business (72, or 18 percent).

Recreation

About 50 percent of the respondents indicated that the recreational facilities were not adequate for the Township (33 percent “yes” and 17 percent skipped the question). Comments near this section indicated a need for replaced backboards, rings, and nets in basketball courts, a dam to allow for canoeing, more bike paths, and swings at the Showboat Park.

Many of the respondents (69 percent) felt that the Township should provide more recreational opportunities for the community (16 percent “no” and 15 percent skipped the question). Comments on suggested improvements include extending the rail to trail, more walking and biking trails in safe locations, promote camping, fitness centers, and sports, need to utilize the river such as canoe/kayak launches, utilizing more of the parks amenities, more activities for the youth and teens in the community, and limit the amount of government recreation activities such as privatizing the Showboat Campground. A majority of the respondents (78 percent) supported more activities along the Shiawassee River in the Township (11 percent “no” and 11 percent skipped the question).

Health

There appears to be adequate medical services in the Township based on the responses (70 percent) (15 percent “no” and 15 percent skipped the question). Further questions were asked about the availability during the week and weekend for medical services. There did not appear to be a significant issue for availability of hours during the week (10 percent “no”, 73 percent “yes”, and 17 percent skipped the question), but there were some concerns about availability of hours during the weekend (52 percent “no”, 31 percent “yes”, and 16 percent skipped the question). The fire department and ambulance services were considered adequate by many of the residents (fire department 95 percent “yes”, 1 percent “no”, 4 percent skipped the question) (ambulance services 84 percent “yes”, 8 percent “no”, and 8 percent skipped the question). The Township’s residents strongly opposed (69 percent) allowing commercial medical marijuana growing/selling facilities (28 percent “yes” and 3 percent skipped the question). The Village residents were almost evenly split on the issue (49 percent “yes”, 46 percent “no”, and 5 percent skipped the question).

Housing

A majority of the respondents (65 percent) felt there was adequate availability and cost of single family housing (17 percent “no” and 19 percent skipped this question). For apartments and duplexes, the majority of responses (51 percent) indicated there was adequate availability and cost (24 percent “no” and 25 percent skipped the question). The availability and cost for senior housing and assisted living was generally determined as adequate (66 percent) (14 percent “no” and 20 percent skipped the question). Several comments indicated that the potential need for more development may be met based on the recent development of assisted living centers. There were also several comments indicating that additional condos, especially single-story, are needed.

Services

The plurality (45 percent) indicated the rural roads are well maintained and repaired

“good” (33 percent “bad” and 22 percent skipped the question). The library services were found to be adequate by a large majority of respondents (87 percent) (5 percent “no” and 9 percent skipped the question). There were several comments suggesting more hours and days of service. There were a few comments about needing more resources for the library. The residents were almost evenly split on the need for a larger post office with more parking (45 percent “yes”, 45 percent “no”, and 10 percent skipped the question). There were several comments expressing the need for more parking, but that the size is adequate. There were a few comments concerning the cost of the expansion and not being happy about the placement of the rain garden. There were also several comments indicating that the parking is adequate.

The respondents indicate there was a very high concern that crime is a problem with limited Sheriff Patrols (60 percent “no”, 27 percent “yes”, and 13 percent skipped the question). There is a high majority of the respondents (93 percent) that felt the trash pick-up and recycling is adequate (2 percent “no” and 5 percent skipped the question). There is also a higher majority (83 percent) that indicated the Township cemeteries are adequate and maintained (4 percent “no” and 13 percent skipped the question).

Possible Problems

The majority of the responses (42 percent) did not see blight as an issue (42 percent “no” and 22 skipped the question). A majority of the respondents (60 percent) indicated that pollution of the Shiawassee River is a concern (29 percent “no” and 10 percent skipped the question). The majority of the respondents (57 percent) did not see excessive traffic as a potential issue (35 percent “yes” and 8 percent skipped the question). Of those that did see it as an issue, a majority felt that the traffic contributed to the condition of the roads or bridge (54 percent “yes”, 33 percent “no”, and 13 percent skipped the question).

Living Condition

Chesaning Township is seen as a good place to live and raise a family by the majority of respondents (88 percent) (6 percent “no” and 6 percent skipped the question). Over the past 10-15 years, the majority of residents (50 percent) indicated the changes in Chesaning Township have made the Township better (20 percent “worse” and 30 percent skipped the question). There were several comments wanting to see more job opportunities in the Township including a diversity of businesses and light industrial operations. There were a few comments asking for more activities and recreational opportunities in the community.

Related to the extending of water and sewer services from the Village to Township residents were not supported by the majority of respondents (53 percent “no”, 23 percent “yes”, and 24 percent skipped the question). Several of the responses (60 percent) felt the Village and Township could improve managing future growth so the quality of life is retained and improved (9 percent “no” and 31 percent skipped the question). There were a few comments about better coordinating infrastructure projects and increased job opportunities.

The majority of Township residents (48 percent) feel the future character of Chesaning

Township should stay an attractive rural landscape (22 percent need to increase commercial development and 30 percent skipped the question). The Village residents had practically an even split between being an attractive rural landscape (26 percent) and increasing commercial development (28 percent) (46 percent skipped the question).

Summary

The Chesaning Township attitude survey was successful in identifying hopes and concerns of the community. The main theme throughout the survey for Township residents is that they wish to keep the agricultural character of the Township and focus on providing more recreational activity, especially along the Shiawassee River, and work on encouraging more industrial jobs in the area. The survey did identify many areas of concern for the public and should be utilized as a useful document over the next 20-year planning period.

Mission Statement

Chesaning Township will plan for future growth, preserve sense of community character, quality of life and recognize boundaries.

Goals and Policies

Introduction

Goals and Policies are an important part of a community's Master Plan. They serve as the framework for decision on future land use and should be referred to by Township officials to aid in policy decision making for the next 20 years. The goals and policies discussed in this plan are a vision created by the citizens of the community. The attitude survey which is discussed in this land use report provided a great wealth of information concerning the Township's residents' feelings, beliefs, hopes and concerns.

Land Use and Growth

Goal 1: Chesaning Township works with the Village of Chesaning for the betterment of both communities' economic development.

Objective:

- Increase the communication between the Township and Village governments concerning land use and growth.

Policy/Actions:

- Increase the communication between the Township and Village governments concerning land use and growth.
- Establish mechanisms for boundary adjustments and utility extensions between the Village and Township.
- Township and Village will work together to identify sites or locations with existing or planned provided utilities such as electrical power, water, sewer, and solid waste disposal should form the basis for commercial and industrial development and expansion.

Goal 2: Chesaning Township preserves its agricultural character and land.

Objective:

- Limit the loss of farmland and the encroachment of nonagricultural uses in the Township.

Policy/Actions:

- Identify and define areas of high-quality agricultural land and determine how these areas should be preserved, including consideration of the use of agricultural preservation zoning and/or similar cluster zoning options.
- Establish strict criteria for determining the appropriateness of future applications to rezone property zoned agricultural. Investigate the potential of farmland preservation methods including, but not limited to, purchase of development rights and transfer of development rights.
- Random or spot development in agricultural areas and open space areas should be discouraged so as to ensure the economic viability of agricultural enterprise.
- Limit residential subdivision development and commercial development around the Village.
- The township will encourage the preservation of woodlots and wind rows that are part of the rural character of the township.

Goal 3: Chesaning Township meets the needs of residents for commercial services, shopping locations, and job opportunities.

Objective:

- Increase the commercial base in the community.

Policy/Actions:

- The Township recognizes the importance of the Village Downtown Commercial District and does not intend to promote establishments of a competing commercial center.
- Commercial development will be encouraged within the Township in the area around the intersection of M-52 and M-57 to provide convenience level and highway service commercial uses.
- Home occupations and home businesses will be allowed in a manner that does not disrupt the character of surrounding residences within the guidelines of accepted zoning practice.

Goal 4: Chesaning Township meets the needs of residents for commercial services, shopping locations, and job opportunities.

Objective:

- Create high standards for these developments.

Policy/Actions:

- Major commercial developments should be located in proximity to main traffic routes and close to other functionally related activities such as

- professional financial, and personal services.
 - Commercial uses should be developed in such a manner that they do not harm residential areas including adequate buffers to mitigate impacts of lighting, noise, and traffic from residential land use.
 - The Township advocates recreational or open space buffer strips to serve employees as well as neighboring residents as part of Site Plan review.
 - Site Plan and SUP review of both comparison shopping facilities and neighborhood convenience shopping facilities should encourage the clustering of facilities and their design to include pedestrian circulation connected with the surrounding property, shared driveways, landscaping, and other amenities which create an attractive shopping environment.
- Increase the job opportunities within the Township for young people and adults.

Policy/Actions:

- Involve the Chamber of Commerce in attracting business that will bring jobs to our market.
- Make known to the public available job training programs in the Township and surrounding areas.

Goal 5: Chesaning Township meets the needs of residents for job opportunities by industrial land uses.

Objective:

- Work to increase the industrial base and create high standards for these developments.

Policy/Actions:

- Identify appropriate areas for industrial and office development.
- Encourage the development of light industries including agricultural business that are limited in their offsite impact.
- Related and compatible businesses should be grouped together in suitable industrial areas. They should be developed in such a manner that they do not harm adjacent residential or agricultural areas.

Recreation

Goal 6: Chesaning Township has adequate recreation opportunities for residents.

Objective:

- Develop recreational facilities consistent with the needs of the community.

Policy/Actions:

- Prepare and maintain a Parks and Recreation Plan in cooperation with the Village and school district to identify recreational need in the community and prioritize improvements. Examine the plan annually to ensure the recommendations are still appropriate.
- Investigate opportunities for funding recreational facilities, including state recreation grant funding programs or a millage.
- Provide incentives for developers to provide neighborhood parks.

- In areas where the usage would be adequate and/or otherwise appropriate, the Township would seek ways of developing plans for providing some recreational areas/facilities with residential input.
- In planning for any future capital improvements within the Township, consideration should be given to any Parks and Recreation Plan goals.

Health

Goal 7: Chesaning Township encourages adequate medical services to the residents.

Objective:

- Improve access to medical services.

Policy/Actions:

- Support opportunities to expand access to local health care facilities.
- Review the Zoning Ordinance for locations where health care facilities are permitted around the Township.
- Identify appropriate locations for medical services within the Township.
- Coordinate the Village in a policy to develop the area as a node for medical services and senior housing.

Housing

Goal 8: Chesaning Township provides an adequate variety of housing opportunities for residents of all ages and incomes levels.

Objective:

- Increase the amount of housing available for senior citizens.

Policy/Actions:

- The Township recognizes the advantages that the Village of Chesaning has in providing multi-family senior housing due to the availability of municipal water and sewer and pedestrian connections to the downtown. It supports efforts by the Village to strengthen and expand its identity as the center of senior housing and associated services in the community.

Objective:

- Increase and maintain the supply and range of housing that is available.

Policy/Actions:

- Revise zoning regulations to provide for varied types of housing development and consider reduction of minimum floor area requirements for single family homes.
- Review zoning regulation or blight ordinance to make sure rental units are being maintained.

Services

Goal 9: Chesaning Township continues to maintain quality services to residents.

Objective:

- Continue to provide well maintained Township cemeteries and library.

Policy/Actions:

- Continue to support efforts to maintain the Township cemeteries.
- Continue to support efforts to maintain the Township library.
- Review the Capital Improvement Plan (CIP) for potential improvements needed at the Township cemeteries or library.

Objective:

- Coordinate with Saginaw County to keep quality roads in the Township.

Policy/Actions:

- Continue to work with Saginaw County to alert them of road quality issues.

Objective:

- Continue to provide quality waste management and recycling program throughout the Township.

Policy/Actions:

- Continue to support efforts to maintain the Township's recycling and waste management program through participation in the Mid-Michigan Solid Waste Authority.

Objective:

- Continue to provide a high quality of emergency services.

Policy/Actions:

- Continue to maintain the Emergency Response Plan.
- Continue to support efforts to improve the police, fire, and ambulance services to Township residents.

Citizen Participation

Goal 10: Chesaning Township has a transparent and communicative government and administration.

Objective:

- Improve the understanding of the residents of how the government works.

Policy/Actions:

- Educate the community of how the Township government functions and why it makes certain decisions.
- Establish a closer relationship with schools through methods such as joint meetings or establishment of joint Township, Village, and school taskforce to address issues of common concern.
- Provide information of common processes and forms on the website through flow charts.

- Continue to provide three days a week that members of the public can come into the Township Hall.

Objective:

- Make the decision-making process more transparent and accessible to the community.

Policy/Actions:

- Make public statements either in the newspaper, or mailings, or website of issues and current events that are occurring in the Township.
- Provide meeting agendas and minutes for Township Commissions on the website.
- Research the feasibility of developing and circulating a community newsletter which would inform the residents of current events in the community. This should be done in conjunction with the Village.
- When an issue of public concern arises, it should be made in the most visible manner possible.
- Provide Township's documents such as a CIP, Master Plan, and Zoning Ordinance online.
- Develop a Public Participation Plan.
- Continue to encourage and support a working relationship between all Township Board and Commissions.

Quality of Life

Goal 11: There is a high quality of life within Chesaning Township for current and future residents.

Objective:

- Maintain and improve the quality of the Shiawassee River with an emphasis on pollution reduction, and prevention.

Policy/Actions:

- Promote/require best management practices in development of on/near river sites to limit pollution through approaches, such as standards in the Site Plan Review Section of the Zoning Ordinance, a river overlay zoning district, or general provisions requiring implementation of best management practices such as bio swales or rain gardens.
- Review Zoning Ordinance to include a provision requiring a setback from the river's banks.
- Protect the river from inappropriate development that might harm the river through discharge of point and non-point pollution.
- Promote the maintenance of an effective sewer treatment system.
- Promote public access to the Shiawassee River.

Objective:

- Maintain the quality of life and the overall feeling of the residents that the Chesaning area is a great place to live.

Policy/Actions:

- Continue to monitor residents' attitudes concerning the community through public participation opportunities on a regular basis.
- Enforce controls to promote maintenance of housing quality and minimize nuisances to residents and property owners in the community.
- Review and make amendments to Zoning Ordinance for new uses not covered such as wind energy conversions systems and medical marihuana.

Objective:

- Support education opportunities within the Chesaning area.

Policy/Actions:

- Identify strategies to involve the schools and business community in providing educational opportunities that will enrich the community as a whole.
- Identify opportunities for increasing the population of school children within the Chesaning area.
- Schools are now exempt from local zoning regulation.

Objective:

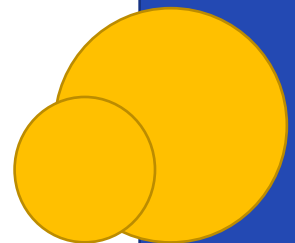
- Support efforts to reduce the problem of drug and alcohol abuse in the community.

Policy/Actions:

- Support efforts to provide recreational opportunities for children and young adults who are at risk for drug and alcohol abuse.
- Encourage efforts to provide support services in the community to help individuals with drug and alcohol abuse problems.

Chapter 4

Future Land Use



Future Land Use Classification and Location Criteria

The Future Land Use Plan outlines eight land use classifications that is made up of major categories and some sub-categories. The Future Land Use Map illustrates these land use classifications, their purpose and locational criteria (Map 4-1). The eight categories are as follows:

1. Greenbelt
2. Open Space Agricultural
3. Agricultural Rural Residential
4. Single Family Residential
5. Medium Residential
6. Commercial
7. Manufacturing
8. Public, Governmental, Institutional

The mapped areas are not meant to be set in stone, but rather to serve as a general guide for preferred land uses. The land use definition and locational criteria must also be considered when reviewing proposed land use changes.

The Future Land Use Map for Chesaning Township provides for several types of residential land uses with varying densities. Higher density residential development is identified in the medium-density land use category. It also provides for prime agricultural areas and those that are not as ideal for crop production and may in the future be utilized for rural agricultural uses. Commercial and industrial are provided for in this Section. The land use classification and locational criteria are outlined below.

Greenbelt

The purpose of this district is to protect the public health, welfare, and safety by preventing intensive development of environmentally sensitive areas and to promote appropriate uses on flood-prone land or wetlands, preserve natural resources, and minimize potential losses resulting from flood hazards. Also, these areas are intended to continue representing the rural wide-open space that characterizes the Township.

Permitted uses in this area are forestry, sod farming, outdoor plan nursery not selling at retail on the premises, field crops, horticulture, truck farming, orchard, vineyard, and apiary.

These areas are characterized by their location adjacent to the Shiawassee River in the 100-year flood plain or in land with muck soils in close proximity to the river.

Open Space Agricultural

The purpose of this district is to preserve the rural character of portions of the Township and to limit non-farm residential development outside the urbanizing portions of the Township near the Village of Chesaning. The Township shall investigate ways to promote the creation of open space developments. Random or spot development in agricultural areas and open space areas should be discouraged so as to ensure the economic viability of agricultural enterprise.

The locational criteria for open space agricultural areas include:

- Areas of concentration of prime farmland soils
- Areas not adjacent to the Village of Chesaning
- Areas where extension of water or sewer service is not anticipated

Agricultural Rural Residential

The purpose of this district is to permit appropriate non-farm uses of land while preserving the rural nature of the area, to permit gradual transition from agricultural preservation areas to more intensive uses without giving way to urban sprawl, to manage still open rural agricultural areas which are of prime potential for urban development and to permit a gradual transition from agricultural uses to more intensive use, primarily residential. Random or spot development in agricultural areas and open space areas should be discouraged so as to ensure the economic viability of agricultural enterprise. Limit residential subdivision development and commercial development around the Village.

The locational criteria for rural residential areas include:

- Areas presently developed as neighborhoods of similar density
- Areas adjacent to residential areas of similar density
- Areas properly buffered from existing or proposed commercial or industrial areas
- Areas beyond the range of municipal sewer services
- Areas comprised of land which is no longer economically viable for either agricultural or extractive purposes

Single-Family Residential

The purpose of this land use classification is to encourage and preserve attractive neighborhood environments consisting of single-family dwellings on individual lots and compatible uses. To create residential areas that will maintain their quality of life for future inhabitants.

The locational criteria for single-family residential areas include:

- Areas presently developed as subdivisions or residential neighborhoods of similar density;
- Areas adjacent to residential areas of similar density;
- Areas properly buffered from existing or proposed commercial or industrial areas;
- Areas that are serviced by existing water and sewer or have adequate ground water supplies and soils that will permit septic systems; and
- Limit residential subdivision development and commercial development around the Village.

Medium-Density Residential

Residential the purpose of this district is to promote development of moderate density residential areas, together with other compatible uses, where services and facilities are sufficient to accommodate higher population concentrations.

The locational criteria for one-, two- and multi-family areas include:

- Areas presently developed as subdivisions or residential neighborhoods of similar density;
- Areas adjacent to residential areas of similar density;
- Areas properly buffered from existing or proposed commercial or industrial and, in some cases, single-family residential areas;
- Areas adequately serviced with water and sewer services or areas that could be tied into the existing municipal water and sewer services;
- Areas with direct access to major streets; and
- Areas serviced by fire hydrants.

Commercial

This future land use area is intended to accommodate commercial activities that meet the day-to-day convenience shopping and service needs of Township residents, to promote development of offices in a manner that will complement surrounding neighborhoods, to provide a transition zone between residential neighborhoods and intensive commercial areas and to permit development of multiple-family dwellings under appropriate conditions.

The locational criteria for local business commercial areas include:

- Areas of established commercial uses;
- Areas adjacent to higher populated areas;
- Separation or adequate buffering from incompatible land uses such as single-family residential;
- Areas fronting on or with direct access to state highways;
- Areas with access to water and sewer services;
- Areas outside of agricultural open space areas;
- Limit residential subdivision development and commercial development around the Village;
- Commercial development will be encouraged within the Township in the area around the intersection of M-52 and M-57 to provide convenience level and highway service commercial uses and only extend further east than shown on the Future Land Use Map if water and sewer is extended from the village; and
- Major commercial developments should be located in proximity to main traffic routes and close to other functionally related activities such as professional, financial, and personal services.

The Future Land Use Map shows the sites of all existing commercial uses. However future commercial development should coincide with the criteria above.

Manufacturing

This land use classification is intended to encourage attractive industrial development that is in keeping with the Township's character, to permit manufacturing, processing, assembling, packaging, or treatment of products when these activities take place only inside a building, to permit compatible sales or service uses, and to prohibit residential or intensive retail uses in industrial locations. Related and compatible businesses should

be grouped together in suitable industrial areas. They should be developed in such a manner that they do not harm adjacent residential or agricultural areas.

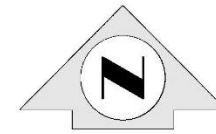
The locational criteria for limited manufacturing is:

- Areas with existing industrial uses in the Township;
- Areas meeting the locational criteria for general industrial uses except the 40-acre minimum lot size;
- Areas with access to existing water and sewer services;
- Areas with access to all weather roads;
- Adequate separation/buffering from residential and commercial development; and
- Encourage the development of light industries including agricultural business that are limited in their offsite impact.

At the intersection of Sharon and Ditch Roads is an existing operation which was a saw mill and is now a quasi-industrial use. This use is classified as industrial but the future use as industrial will be dependent on conditions when a future use is proposed.

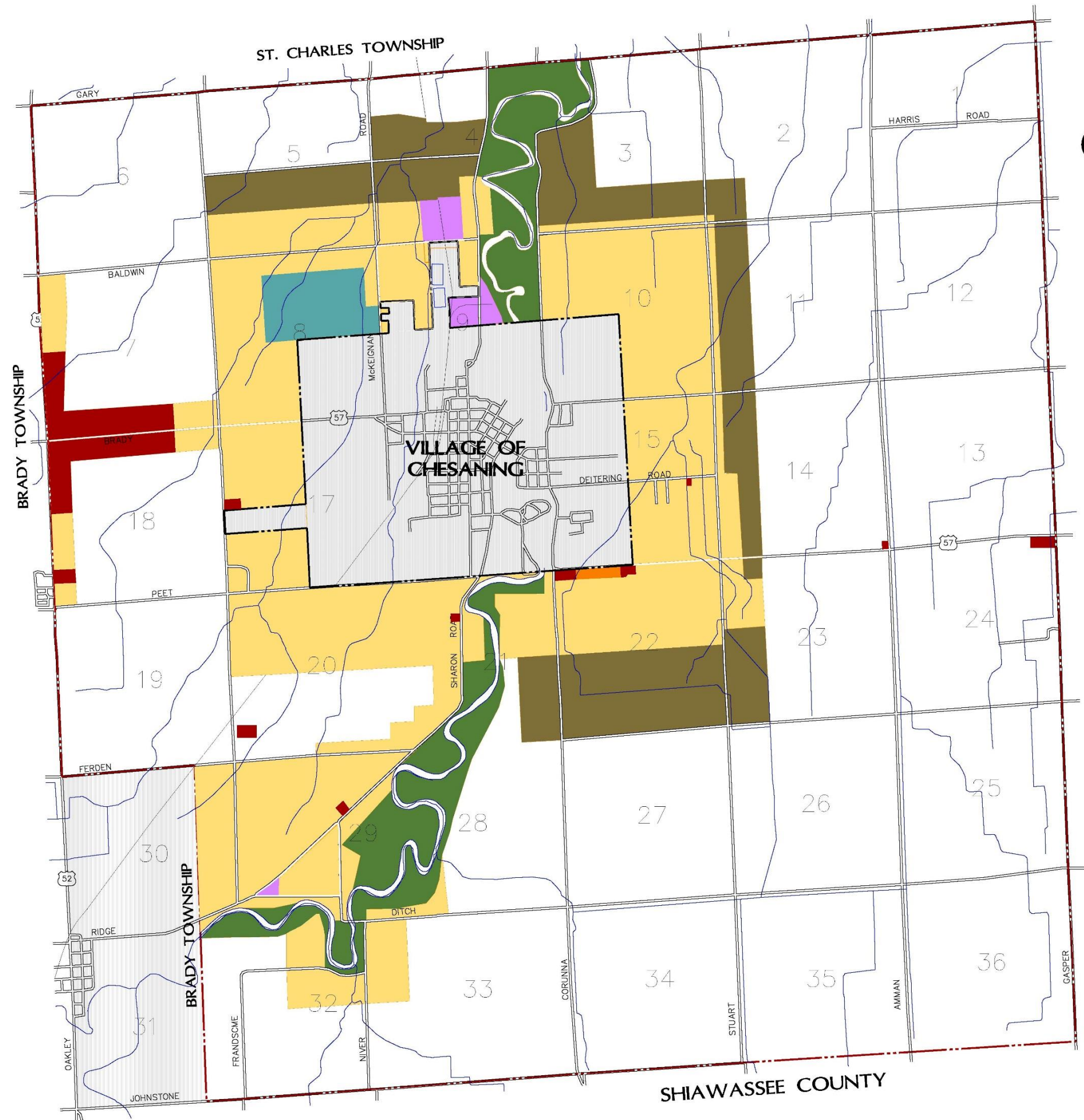
Public, Governmental, Institutional

The purpose of this classification is to identify large parcels of land set aside for a public purpose that are not likely to change use over the planning period. This plan only identifies such facilities that exist today as reflected in Map 4-1.



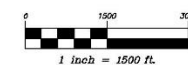
CHESANING TOWNSHIP

Map 4-1: Future Land Use



LEGEND:

-  GREENBELT
-  OPEN SPACE/AGRICULTURAL
-  AGRICULTURAL – RURAL RESIDENTIAL
-  SINGLE FAMILY RESIDENTIAL
-  MEDIUM FAMILY RESIDENTIAL
-  COMMERCIAL
-  MANUFACTURING
-  PUBLIC, GOVERNMENTAL, INSTITUTIONAL



NOTE: NOT TO SCALE

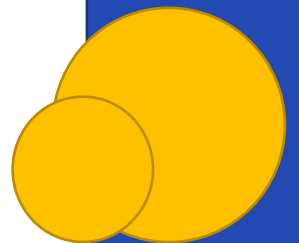


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Chapter 5

Zoning Plan



Connection to the Zoning Ordinance

Under the Michigan Planning Enabling Act (MPEA) the Master Plan must include a Zoning Plan that coordinates the Future Land Use Plan and the Zoning Ordinance. One of the pre-eminent tools used by communities to reach the goals of their Master Plan is zoning. Zoning is a regulatory power given by the state to local municipalities through zoning enabling acts. Chesaning currently has a Zoning Ordinance which was adopted in 2010. Regulatory authority is provided to a Township by the Rural Township Enabling Act. The act authorizes local units of government to establish Zoning Ordinances. The Zoning Ordinance may regulate the property use, as well as the height, size, and location of the structures upon the property. In order for an ordinance to effectively implement plan, it must reflect the goals and policies set forth by the plan. It is, therefore, necessary to update the Zoning Ordinance following any change in the plan.

<i>Table 5-1: FUTURE LAND USE TO ZONING DISTRICTS</i>	
Future Land Use Classification	Zoning Districts
Greenbelt	CG Conservation Greenbelt
Open Space Agricultural	A Agricultural Farmland Preservation
Agricultural Rural Residential	A-1A Single Family Residential
Single Family Residential	R-1 Single Family Residential
Medium Family Residential	R-2, R-3 (Merge)
Commercial	B Commercial
Manufacturing	M Manufacturing
Public, Governmental, Institutional	Permitted in Service District

The Table 5-1 above identifies the correlation between the land use classification outlined in the Future Land Use Section and the zoning districts used to implement those classifications. The plan recommends keeping the existing zoning districts.

Proposed Changes to the Zoning Ordinance

- Promote/require best management practices in development of on/near river sites to limit pollution through approaches, such as standards in the Site Plan Review Section of the Zoning Ordinance, a river overlay zoning district, or general provisions requiring implementation of best management practices such as bio swales or rain gardens.
- Protect the river from inappropriate development that might harm the river through discharge of point and non-point pollution.

Article 3 General Requirements

- Provide incentives to encourage open space preservation in agricultural areas in order to preserve the Township’s rural character.
- Home occupations and home businesses will be allowed in a manner that does not disrupt the character of surrounding residences within the guidelines of accepted zoning practice. In particular, review Section 303(18) to ensure they are adequate.

- Commercial uses should be developed in such a manner that they do not harm residential areas including adequate buffers to mitigate impacts of lighting, noise, and traffic from residential land use. In particular, review Sections 206 and 307 to ensure they are adequate.
- The Township advocates recreational or open space buffer strips to serve employees as well as neighboring residents as part of Site Plan review.
- Provide incentives for developers to provide neighborhood parks.
- Review Zoning Ordinance to include a provision requiring a setback from the river's banks.
- Review and make amendments to Zoning Ordinance for new uses not covered such as wind energy conversions systems and medical marihuana.

Article 5 District Requirements

- Random or spot development in agricultural areas and open space areas should be discouraged so as to ensure the economic viability of agricultural enterprise.
- Limit residential subdivision development and commercial development around the Village.
- Commercial development will be encouraged within the Township in the area around the intersection of M-52 and M-57 to provide convenience level and highway service commercial uses.
- Major commercial developments should be located in proximity to main traffic routes and close to other functionally related activities such as professional, financial, and personal services.
- Identify appropriate areas for industrial and office development.
- Encourage the development of light industries including agricultural business that are limited in their offsite impact.
- Related and compatible businesses should be grouped together in suitable industrial areas. They should be developed in such a manner that they do not harm adjacent residential or agricultural areas.
- Review the Zoning Ordinance for locations where health care facilities are permitted around the Township.
- Identify appropriate locations for medical services within the Township.
- Revise zoning regulations to provide for varied types of housing development and consider reduction of minimum floor area requirements for single-family homes.
- Include recognition that public schools are now exempt from local zoning regulation.

Article 6 Special Use Permit Requirements

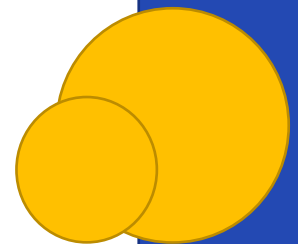
- Site Plan and SUP review of both comparison shopping facilities and neighborhood convenience shopping facilities should encourage the clustering of facilities and their design to include pedestrian circulation connected with the surrounding property, shared driveways, landscaping, and other amenities which create an attractive shopping environment.

Article 9 Administration

- Establish strict criteria for determining the appropriateness of future applications to rezone property zoned agricultural. Investigate the potential of farmland preservation methods including, but not limited to, purchase of development rights and transfer of development rights.
- Support opportunities to expand access to local health care facilities.
- Review zoning regulation or blight ordinance to make sure rental units are being maintained.
- Promote the maintenance of an effective sewer treatment system.
- Enforce controls to promote maintenance of housing quality and minimize nuisances to residents and property owners in the community.

Chapter 6

Implementation



This Section of the Master Plan identifies tools and step to maintain and improve the living environment and meet the objectives of this plan. Implementation and use of the information that follows will help the Township realize the guidelines set forth by this plan and ensure that the goals and policies as well as updates are made to the plan. Updating and maintaining the plan provides the opportunity for the community to structure the plan as changes occur in the Township.

In order to implement this plan, it will require the close cooperation of the Planning Commission and Township Board. The following text describes the steps required for implementation of the Master Plan and tools that should be used to reach the goals of this plan.

Zoning

Zoning is one of the principal tools in implementing actions a Master Plan. Recommended actions and polices related to the Zoning Ordinance are outlined in Chapter 5 Zoning Plan.

Other Tools

Besides the Zoning Ordinance, state law has provided local communities with authority to adopt other special ordinances that can be used to enforce the goals and policies of a Master Plan.

Subdivision Control/Land Division Ordinances

Although the state's Land Division Act requires the developer of a subdivision to submit a proposed plat before a Township for review and approval, it also authorizes a Township, if it wishes, to prepare a subdivision control ordinance. This ordinance may include stricter design standards, as long as they do not supersede the state act. This enables the design standards to be particular to the community's Master Plan, and to aid in its further implementation.

Site Condominium Regulations

A site condominium is differentiated from a subdivision not by its appearance, but by the way that property rights are distributed and the way in which the proposal is reviewed. As for the proposal review process, a site condominium does not need to be reviewed by state and local officials, or to obtain final approval from the Department of Commerce. They must meet local zoning requirements, though, and it is possible to include provisions for site condominiums to meet subdivision standards. In general, site condominium developments streamlines the approval process for faster development.

Township Administration Policy/Practices

- Make known to the public available job training programs in the Township and surrounding areas.
- Investigate opportunities for funding recreational facilities, including state recreation grant funding programs or a millage.

- In areas where the usage would be adequate and/or otherwise appropriate, the Township would seek ways of developing plans for providing some recreational areas/facilities with residential input.
- Continue to support efforts to maintain the Township cemeteries.
- Continue to support efforts to maintain the Township library.
- Continue to maintain the Emergency Response Plan.
- Continue to support efforts to improve the police, fire, and ambulance services to Township residents.
- Educate the community of how the Township government functions and why it makes certain decisions.
- Provide information of common processes and forms on the website through flow charts.
- Continue to provide three days a week that members of the public can come into the Township Hall.
- Make public statements either in the newspaper, mailings, or website of issues and current events that are occurring in the Township.
- Provide meeting agendas and minutes for Township Commissions on the website.
- When an issue of public concern arises, it should be made in the most visible manner possible.
- Provide Township's documents such as a CIP, Master Plan, and Zoning Ordinance online.
- Develop a Public Participation Plan.
- Continue to encourage and support a working relationship between all Township Board and Commissions.
- Promote public access to the Shiawassee River.
- Continue to monitor residents' attitudes concerning the community through public participation opportunities on a regular basis.
- Identify opportunities for increasing the population of school children within the Chesaning area.
- Encourage efforts to provide support services in the community to help individuals with drug and alcohol abuse problems.

Township Relationships with Other Organizations

- Involve the Chamber of Commerce in attracting business that will bring jobs to our market.
- Prepare and maintain a Parks and Recreation Plan in cooperation with the Village and school district to identify recreational need in the community and prioritize improvements. Examine the plan annually to ensure the recommendations are still appropriate.
- Continue to work with Saginaw County to alert them of road quality issues.
- Continue to support efforts to maintain the Township's recycling and waste management program through participation in the Mid-Michigan Solid Waste Authority.

- Establish a closer relationship with schools through methods such as joint meetings or establishment of joint Township, Village, and school taskforce to address issues of common concern.
- Identify strategies to involve the schools and business community in providing educational opportunities that will enrich the community as a whole.

Collaboration with the Village

- Increase the communication between the Township and Village governments concerning land use and growth.
- Establish mechanisms for boundary adjustments and utility extensions between the Village and Township. Include policy to prohibit uses not allowed under the Township Zoning Ordinance if property falls under the Village Zoning Authority without the Township's approval.
- Township and Village will work together to identify sites or locations with existing or planned provided utilities such as electrical power, water, sewer, and solid waste disposal should form the basis for commercial and industrial development and expansion.
- The Township recognizes the importance of the Village Downtown Commercial District and does not intend to promote establishments of a competing commercial center.
- Coordinate the Village in a policy to develop the area as a node for medical services and senior housing.
- The Township recognizes the advantages that the Village of Chesaning has in providing multi-family senior housing due to the availability of municipal water and sewer and pedestrian connections to the downtown. It supports efforts by the Village to strengthen and expand its identity as the center of senior housing and associated services in the community.
- Look into the feasibility of developing and circulating a community newsletter which would inform the residents of current events in the community. This should be done in conjunction with the Village.

Capital Improvements Plan

A Capital Improvements Plan is a plan for the development or acquisition of land, buildings, municipal infrastructure, or capital pieces of equipment and for their maintenance.

The County Road Commission maintains the public roads, although it often requests Township participation in the cost of maintaining or upgrading the roads, particularly the "local" roads (those roads that are not part of the County primary road system). Chesaning Township can impact, to some extent, the work that is done on the local roads by prioritizing with the road commission those roads they wish to improve.

The County Drain Commissioner maintains the County's drains. The Township is involved in their maintenance to the extent that they are assessed for a portion of most drain district improvement due to the benefit accrued to public land and to the extent that the Township is normally the first point to receive drainage complaints. The Township

should be aware of the impact that urbanization has in increasing drainage requirements for developing land.

The Township can review in its own CIP plan the following items:

- Review the Capital Improvement Plan (CIP) for potential improvements needed at the Township cemeteries or library.
- In planning for any future capital improvements within the Township, consideration should be given to any Parks and Recreation Plan goals.

Floodplain Regulations

State and federal statutes regulate development within identified floodplains. The Charter Township of Chesaning previously had an approved Floodplain Map (Map 2-7) prepared by the Federal Emergency Management Agency (FEMA). However, a new map of the area removed any floodplain designation of property in the Township outside the Village. Currently, although flood insurance is available to Township residents, none are required to purchase it, and the Township does not regulate construction related to a floodplain.

Five-Year Strategic Plan

In order to implement the key goals and objectives of the Master Plan, the Planning Commission has prioritized the following strategies over the next five years (Table 6-1). These strategies should help to inform the Planning Commission as it identifies its work goals for the annual planning report to the Township Board. The Planning Commission should track the completion status of strategies on this list even if they are not a responsible party.

<i>Table 6-1: STRATEGIC PLAN</i>		
Strategy	Responsible Party	Deadline
Establish mechanism for boundary adjustment	<ul style="list-style-type: none"> • Township Board and Village Council • Township and Village Planning Commission 	2018
Changes to Zoning Ordinance	<ul style="list-style-type: none"> • Township Planning Commission • Township Board 	2019
Township Parks and Recreation Plan	<ul style="list-style-type: none"> • Township Board • Parks and Recreation Committee 	2020
Work on techniques to improve Township/Village cooperation	<ul style="list-style-type: none"> • Township Board and Village Council • Township and Village Planning Commission 	2021
Capital Improvement Plan	<ul style="list-style-type: none"> • Township Planning Commission • Township Board 	2021
Five-year review of Master Plan	<ul style="list-style-type: none"> • Township Planning Commission 	2022

Plan Maintenance and Update

The Master Plan should not be considered a document that is not to be changed in the next 20 years. Changes occur all the time in communities and these changes may require that changes or updates be made to the plan. For example, if suddenly a large increase in population occurs to the extent that public water and sewer systems are needed then

the plan should be updated to meet these needs. Below are steps that the Township will adopt to ensure that the plan is adequately maintained.

Updating the Data Base

The formation of this plan was made by certain assumptions concerning the growth of the Township. These assumptions are contained primarily in the plan's data base. It is important for the Township to regularly monitor these assumptions to determine if these assumptions are still valid. If the assumptions become invalid, the Township must determine what the changes in circumstance mean for the plan goals and policies.

1. *Population Growth-* Projected growth presented in the Population Characteristics Section of this report forms the basis of the Master Plan. As noted in the narrative following the projection it is based to a large extent on assumptions regarding the future that can't be known for sure, and the projection should be continuously monitored. One way of double checking these projections is the U.S. Census. The projections in this plan are based on the 2010 population figures.
2. *Loss of Agricultural Character and Land-* In review of the existing land use of the community, the Township should review the amount of agricultural grounds that are being converted to other land uses. The Township should evaluate more restrictive strategies to preserve the agricultural character and agricultural practices.
3. *Housing Growth and Mix-* The plan makes assumptions on the growth of housing in the Township over the planning period. It assumes that, at this point, the growth will be at an average rate no greater than nine dwelling units a year and that development will be almost exclusively single-family residences due to the lack of municipal water and sewer in the Township.
4. *Housing Cost-* Housing costs should be monitored to see if they are increasing more rapidly than household income during the planning period. A marked increase in housing costs in relation to income may require more aggressive efforts in providing low cost housing, while stable costs may indicate that current strategies are working in providing a broad range of housing costs.
5. *Adjacent Planning and Zoning-* Changes or proposed changes in Master Plans or Zoning Maps of adjacent Townships should be reviewed to consider their impact on the Township's plan. If the Township has an opportunity to be involved in the planning review process before the adjacent community makes a decision regarding the planning or zoning matter, it provides the Township with the opportunity to influence the adjacent community's decision.
6. *Transportation-* The Township should monitor changes in condition of roads within the Township. The County Road Commission's road improvement schedule for area roads should also be reviewed annually for their impact on the plan.
7. *Utilities-* The plan proposes the establishment of a memorandum of understanding

that would allow for the extension of utilities into the Township from the Village of Chesaning. If these improvements occur, the ongoing effect on the development potential of the property should be evaluated. Generally, when public utilities are extended in rural areas, development usually follows and this should be taken into account.

Reviewing the Plan Goals and Policies

After reviewing any changes in the community description information outlined in this plan, the Township should review the goals and policies. Specifically, the Township is looking for goals or policies that are no longer relevant due to changes in conditions or policies that have proven ineffective in addressing goals. The Township should also attempt to gauge the attitude of the public and try to reflect those changes in attitude to the extent to which that is appropriate. Those items that are identified should be deleted or modified to better suit the current situation. The plan should be officially amended to incorporate the changes in the goals and/or policies and the basis for the changes should be reflected in a public hearing record.

Incorporating Plan Review into Rezoning Request Review

Rezoning and special use permit requests may present a situation in which it is clear that the current plan needs to be updated. It is important to incorporate review and amendment of the Master Plan as part of the Township's consideration of such requests. This is covered in more detail in the subsection on using the Master Plan for zoning reviews.

Using the Master Plan for Zoning Review

As noted before, the primary method of enforcing a Master Plan is the Zoning Ordinance. In order for that to be done effectively, the community's rezoning and special land use permit request and Site Plan review procedure should be structured so master goals and policies are considered.

Rezoning Requests

In considering a rezoning request, the primary question to ask is: "Does this request conform to our Master Plan?" Three subsidiary questions follow; "Was there an error in the plan?", "Have there been relevant changes in conditions since the plan was approved that affect the appropriateness of the proposed amendment?"; and "Have there been changes in the community's attitude that impacts the goals and objectives of the plan and affect the appropriateness of the proposed amendment?". Answering these questions should answer the question of whether or not the rezoning requested is appropriate and that should frame the evaluation of the rezoning request within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be approved. Further, it assumes that the three circumstances that would invalidate a plan are a mistake in the plan, a change in condition that invalidates the assumptions upon which the plan was built on, or a change in the goals and policies that the Township set for itself.

Consistency with the Master Plan

The proposed change is consistent with the Master Plan. This means, for rezoning changes, it should be consistent with the relevant goals and policies as well as the Future Land Use Plan. In the case of a proposed text amendment, consistency means it is consistent with most of the relevant goals and polices.

Mistakes

A mistake in the Master Plan can be an assumption made based on incorrect data, an area on the Future Land Use Map that is incorrectly labeled, or other factors that would have been corrected prior to adoption of the plan if the mistake had been identified.

Changes in Conditions

A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change, the goals, policies, and land use decisions that made sense when the plan was adopted may no longer be valid, and a rezoning that was not appropriate before, the conditions changed may now be appropriate.

Change in Policy

In the end, a plan is based on the future vision of the community held by the Planning Commission/Township Board. When that vision changes, the plan should change to reflect the new vision. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan, as long as that changed vision is explicitly incorporated into the plan.

Additional Considerations Related to Text Amendments

The changing of text of the Zoning Ordinance should be evaluated on the above standards, but also changes that may not have any impact on the goals and objectives of the Master Plan. These neutral changes are appropriate when:

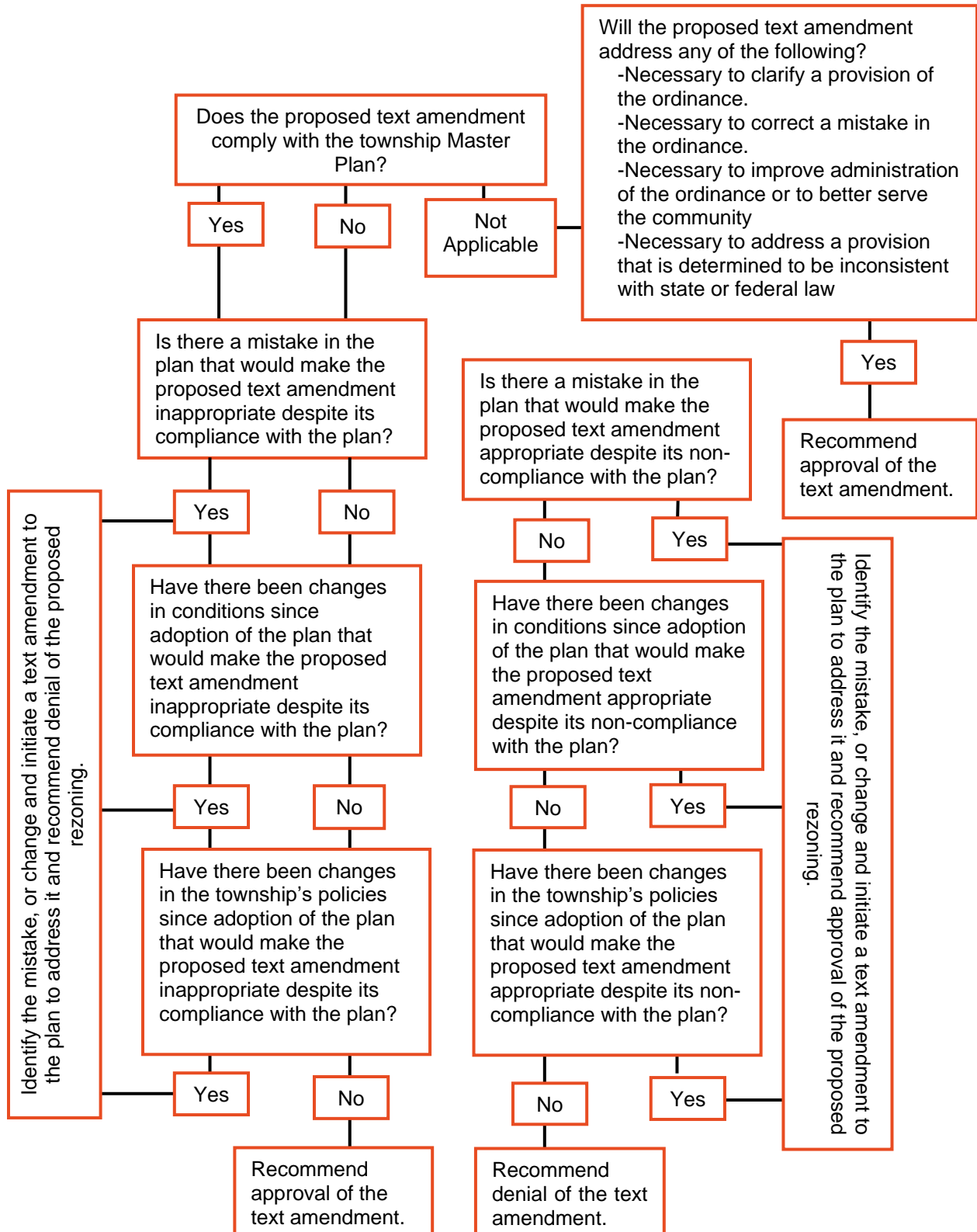
- The text change is necessary to clarify a provision in the Zoning Ordinance.
- The text change is necessary to correct a mistake in the ordinance.
- The text change is necessary to improve administration of the Zoning Ordinance or better serve the community.
- The text change is necessary to address a provision that is determined to be inconsistent with state or federal law.

Two points of caution should be made. First, the five factors used for consideration in rezonings (mistake, change in conditions, change in goals or policy) can work in reverse. They can make a proposal that otherwise seems appropriate, inappropriate. For example, a community may have set aside an area in their Master Plan for commercial development based on the assumption that utilities were being planned for extension into that area. If at some later date it turns out that utilities were not going to be extended into that areas, the rezoning to commercial would not be appropriate.

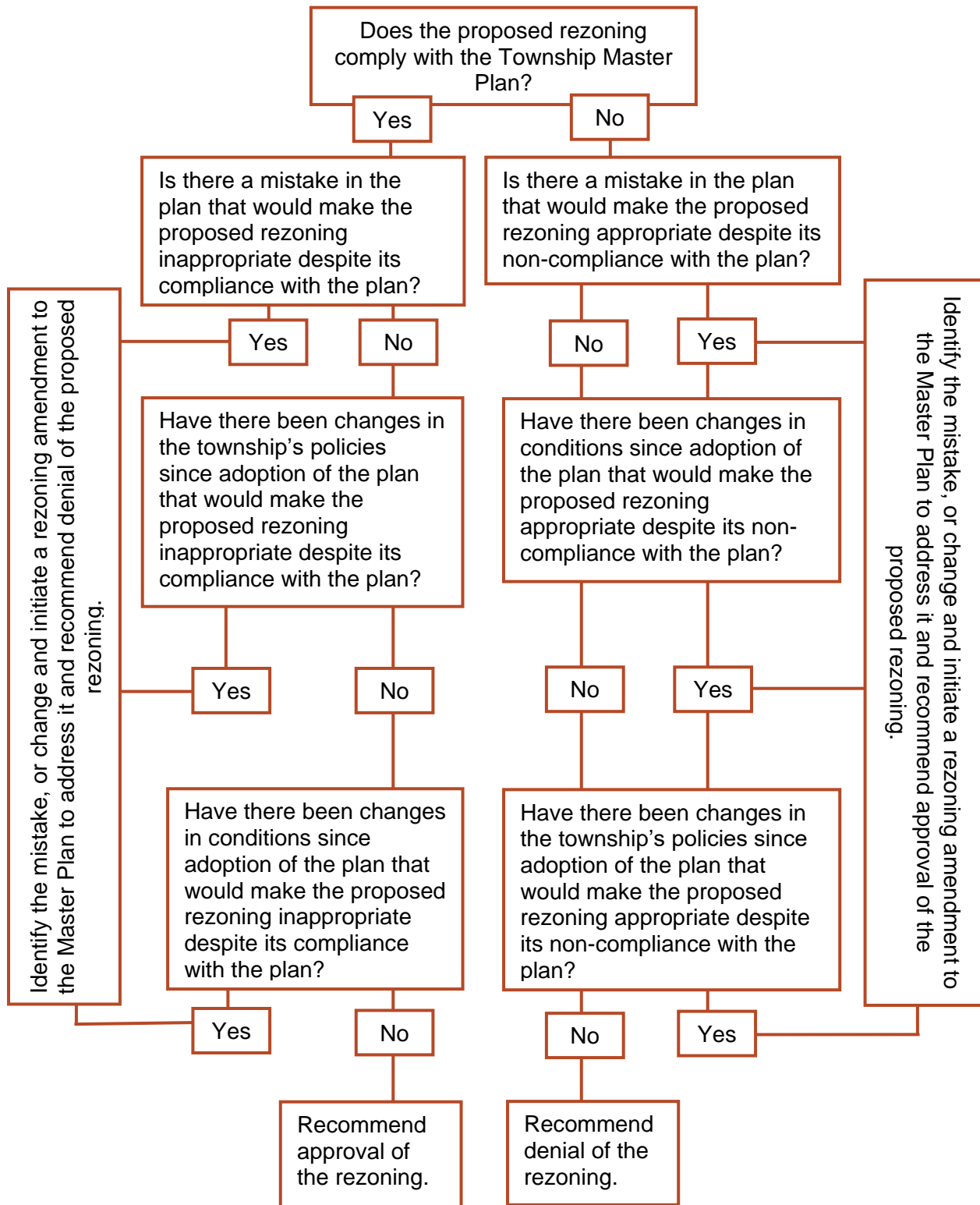
Secondly, these factors should not be used to create excuses for justifying a decision to violate the Master Plan, or to change it so often that it loses its meaning. There are

changes in conditions or mistakes that may occur that may not have a significant effect on whether or not a rezoning is suitable. These should not be latched on to as a “reason” to approve or disapprove a request. In addition, the Planning Commission should not modify policy without significant evidence that the policy is no longer appropriate or does not represent the best interest of the Township.

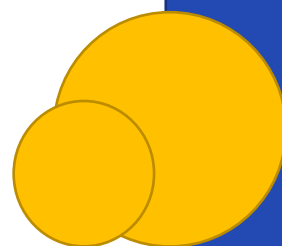
**Figure 6-1:
Decision Tree for Planning Commission Review of a Proposed Text Amendment**



*Figure 6-2:
Decision Tree for Planning Commission Review of a Proposed Rezoning*



Appendix



Appendix Items:

1. Notice of Adoption and Transmission of Master Plan
2. Notice of Public Hearing – Newspaper (Affidavit of Publishing)
3. Notice of Surrounding Municipalities – Distribution of Adopted Plan
4. Chesaning Township Survey Tally – Revised

**NOTICE OF ADOPTION AND TRANSMISSION OF
MASTER PLAN
CHESANING TOWNSHIP, MICHIGAN**

August 21, 2018

Chesaning Township adopted their Master Plan on August 2, 2018. Attached is a copy of the adopted plan for your information as required by Section 43 (5) of the Michigan Planning Enabling Act.

Chesaning Township thanks you for your cooperation and assistance in our planning process. We would also like to take this opportunity to assure you of our cooperation in a similar fashion in any planning efforts you may choose to undertake in the years to come. Please direct any correspondence or questions to:

Chesaning Township Planning Commission
1025 West Brady Street
Chesaning, MI 48616

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State of Michigan }
County of Saginaw } SS.

Affidavit of Publication

Howard K. Salisbury

being duly sworn, deposes and says (He/She) is the
editor of the Tri-County Citizen
public newspaper published in the Township of
Chesaning in said county; that the annexed printed notice
was duly printed and published for 1 successive
week(s) in said paper at least once each week

commencing on the 15th day of July,
20 18, and ending on the 15th day of
July, 20 18.



Howard K. Salisbury

Sworn to and subscribed before me this 16th day of
July, 20 18.




Notary Public, Acting in Saginaw County, Michigan

HEIDI A. RUSSELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF SAGINAW
MY COMMISSION EXPIRES Dec 28, 2023
ACTING IN COUNTY OF

My Commission Expires:

Saginaw

**NOTICE OF PUBLIC HEARING
CHESANING TOWNSHIP MASTER PLAN**



The Chesaning Township Planning Commission shall hold a public hearing on the draft Chesaning Township Master Plan at their August 1, 2018 meeting at 7 p.m. The hearing will be held at Township Hall, 1025 West Brady Street. It is open to the public.

Copies of the draft plan are available at Township Hall at 1025 West Brady Street for inspection. The Township Hall is open from 9 a.m. to 5 p.m. on Mondays and from 9 a.m. to 2 p.m. on Tuesdays and Fridays. Anyone wishing to comment on the plan but are unable to attend the public hearing should send any comments to the address below prior to August 1, 2018.

Master Plan Comments
Chesaning Township Planning Commission
1025 West Brady Street
Chesaning, MI 48616

**NOTICE OF
PUBLIC HEARING COMMENT PERIOD AND PUBLIC HEARING
CHESANING TOWNSHIP MASTER PLAN**

May 15, 2018

The Chesaning Township recently completed a draft update of the Chesaning Township Master Plan. This is notice of the initiation of the 63-day review period and public hearing for the draft plan in accordance with Section 41 and 43 of the Michigan Planning Enabling Act.

Enclosed is a copy of the draft Master Plan.

Comments should be submitted to:

Master Plan Comments
Chesaning Township Planning Commission
1025 West Brady Street
Chesaning, MI 48616

The public hearing on the Master Plan is scheduled for August 1, 2018 at 7 p.m. at the Township Hall, 1025 West Brady Street.

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Chesaning Township Survey

The Chesaning Township Planning Commission is conducting a resident survey for use in updating its Community Master Plan. Please take a few minutes to complete this survey. You may return this survey with your tax payment; or simply drop it off at the Township Hall office or in the drop box located on the front door. Thank you for your help and comments. This information will be used to best serve all township residents. This information is confidential and will not be released.

Please submit your completed survey by July 31, 2017

General Background Information

1. Age of respondent?

27,29,33,33,34,36,41,41,45,45,49,49,49,49,50,50's,51,51,51,52,52,53,54,57,57,57,57,58,58,58,58,59,59,59,60,60,>60,62,63,63,63,63,64,64,64,65,65,65,66,66,66,67,68,68,69,69,69,70+,70,70,70,70,70,71,71,72,72,72,73,74,74,75,75,76,77,77,78,78,78,78,79,80,80,80,80,82,84,84,84,85,85,88,92, None of your business

No response - 6

2. In which survey district do you live? **101**

3. Do you own your own home?

Yes - 96

No -

No response - 5

4. Are you (please circle one)

employed - 35

retired - 60

unemployed - 1

No response - 5

Land Use and Growth

5. Is the loss of farmland in the township a concern?

Yes - 45

No - 51

No Response - 5

Comment:

- Loss of woodlands is.

6. Is there a need for more residential subdivisions in the township?

Yes - 20

No - 73

No response - 8

Comments:

- Commercial, yes - Residential, no
- ?
- To reduce large acre parcels.
- Unsure.
- Not presently.

7. Do we need to increase commercial and residential development along township road frontages?

Yes – 37

No - 55

No response - 8

Comment:

- Yes, commercial development should be encouraged along M-52 & M-57 – No, residential.
- We don't need more used car lots.
- Rather than along roads, development should be clustered (ex. Subdivision, industrial park).
- Possibly.
- Keep country setting.
- Bad question – separate it. Yes & No.

8. Should the township encourage more industrial job opportunities?

Yes – 77

No - 18

No response - 6

Comment:

- No preference.

9. The township should encourage more (please circle all that apply)

service related business - 39

tourism related business - 32

light industry - 66

heavy industry - 36

agricultural business - 45

no opinion – 14

No response - 6

Comments:

- We are fine.
- None.
- Yes, of course.

Recreation

10. Should the township encourage more recreational activities in and for township residents of all ages?

Yes – 71

No - 17

No response - 13

Comments:

- Make more use of the park.
- Utilize Showboat Amphitheater.
- Need a dam even if small (deeper water).
- Need canoe & kayak launches at Parshallburg above and below damn.
- Parks/ATV riding.
- Bike trails.
- No comment.
- Yes or No (both answers circled).
- Need to promote activities to bring in visitors.
- Thanks to all the people who volunteer.
- The Showboat Park is not used to its full potential.
- More for the young.
- Walking and bike paths away from traffic.
- Have enough.
- We have beautiful parks – lots of opportunities. We use the park for walking regularly. Glad for a nice place to walk. Thank you!
- Teens need something to do.
- Only one park – Parshallburg – very small an limited usage.
- Yes, yes, yes.
- e.g., school community education programs.
- Extend rail trail to St. Charles and Owosso.

11. Should we encourage more activities along the Shiawassee River in the Township?

Yes - 75

No - 13

No response - 13

Comments:

- No, definite.
- Yes, Yes, Yes.

12. Are recreational facilities adequate in the township?

Yes - 34

No - 51

No response - 16

Comments:

- Circled word adequate - wrote ???.
- No preference.
- Need a dam back can't even canoe anymore.
- New backboards, rings, nets at basketball court.

Health

13. Are medical services adequate for the township?

Yes - 72

No - 13

No response - 16

Comments:

- Don't know.
- Don't know.
- Not close enough.
- ?
- Yes, as far as we can tell.

a) On weekends?

Yes - 30

No - 55

No response - 16

Comments:

- Don't know.
- No need.
- Don't know.
- Would be nice to have aftercare clinic.
- ?

b) During the week?

Yes - 75

No - 10

No response - 16

Comments:

- Don't know.
- Don't know.

14. Do you feel our Fire Department is adequate?

Yes - 97

No –

No response - 4

Comments:

- Thank you firefighters!

15. Do you feel our ambulance services are adequate?

Yes - 84

No – 9

No response - 8

Comments:

- Don't know.
- ?
- If 1 rig is out you wait 30+ minutes for one.

16. Do you feel commercial marijuana growing/selling facilities should be allowed in the Township?

Yes - 28

No - 70

No response - 3

Comments:

- Do not know.
- No comment.
- We are missing out on a huge revenue increase for our community. I don't use it, but am knowledgeable about it's' benefits through researching.
- Drugs are a huge problem it's all about money.
- No!!
- No it's just a step to bigger issues.
- No, No, No.
- No, Also Vape shops!
- Yes, when legal.
- No!!!!
- There are plenty of places they can go to get it this is not the type of people or business we should encourage!
- No, no, no.
- Keep country setting and low crime!
- I don't really know.

Housing

17. Is the availability and cost of

a) Single-family housing adequate?

Yes - 72

No – 14

No response - 15

Comments:

- ?
- Assuming growth of business otherwise, yes.
- Seems to be – lots of property homes seem available.
- Change codes to allow family.

b) Apartments and duplexes adequate?

Yes - 59

No - 18

No response - 24

Comments:

- No preference.
- ?
- Unknown.
- ?

c) Housing for senior citizens and assisted living adequate?

Yes - 65

No – 12

No response - 24

Comments:

- With the two under construction.
- With latest assisted care in progress.
- With 2 new ones coming.
- Don't know.
- Yes or No both marked, commented getting there.

d) Comment:

- In progress (arrow to senior citizens and assisted living).
- Don't know, we are new to the township April 17.
- We don't need 2 assisted living – need apartments for retirees.
- Have no opinion.
- Haven't been in need so have not paid attention to needs of others unfortunately.
- Do not keep up on this.
- When the two assisted living facilities are completed then a yes vote.
- Don't know for sure.
- Progress is being made.
- When there are important meetings and votes that affect our community there is not enough notice to residents. Paper, flyers, facebook, twitter, etc. should all have notices to the community!!!
- The new assisted living facilities will be helpful-if affordable. The area needs to provide jobs so people will come to live here-there is increasing need for housing and education.
- No, but for seniors its coming look west of town.
- I don't know about these things.
- Not enough info to answer.
- Will be when those 2 new facilities coming in. If helped by S.S., Medicare & Medicaid for the elderly. (Reasonable rates.)
- What we need are more people.
- ?

- Don't know.
- If not now, soon will be.
- Senior assisted living growing strong. Apartments appear to be at a ratio level for population?? No need for assisted income housing – we have plenty.
- The housing for senior citizens will be adequate upon completion of the new development.
- Allow for family development. Get rid of Rob K.
- Better educational opportunities are imperative.

Services

18. How well do you feel the Township's rural roads are maintained and repaired (please circle one)

good - 48

bad - 35

No response - 18

Comment:

- Somewhat.
- For village: Chapman Street by Malt Shop needs to be repaired.
- Need improvement.
- Don't know.
- Peet Road is terrible to the west.
- Needs improvement.
- For the most part.
- Peet Road between M52 and Front.
- Becoming better!
- Don't feel that gravel is adequate.
- But can also be better.
- The rural roads are adequate, but on-going upkeep is necessary.
- Question on priority.
- Been a mess for years.
- Ok – not great but ok.
- Not totally bad but I wish they would get Gasper Road bridge replaced or repaired.
- Most roads have little shoulders and are rather bumpy.
- The majority of the roads are fine, just a few need work.
- Poorly.
- Most are in fair to good condition.
- Ferden Road west of M-52 bad.
- Peet Road past (West) 52 bad.
- Based on budget limitations we know it's slow but needed.
- Minimal usage roads need some attention before too poor to repair.

- Peet Road needs fixing especially with all the traffic on it from fair to every weekend thing going on at the fairground. Peet Road is very BAD!
- Ok – town still needs roads repaired (Malt Shop).
- Too much money spent on gravel roads – pave please.

19. Do you feel library service is adequate?

Yes - 88

No - 3

No response - 10

Comment:

- Not used to this point.
- Don't use.
- Great library/activities.
- Don't use.
- Don't use it.
- It was until the dangerous holes in front of it were put there!
- The loss of parking at the library (due to the rain gardens) is unfortunate. This has also hurt the post office.
- Hours and days.
- No comment – do not use.
- Could be open more hours.
- We have computers.
- Poorly equipped.
- Parking was spoiled bad.
- Excellent library!

20. Should we have a larger Post Office with more parking?

Yes - 43

No - 48

No response - 10

Comment:

- No, but better parking where the post office it's located.
- Get rid of the rain garden in front of post office.
- More parking.
- More parking.
- Parking.
- Not had the opportunity to use.
- Certainly more parking.
- Post office size is fine – needs better and closer parking though.
- Longer hours so you can get there after work.
- We had enough parking until some idiots decided we need a f----- bike lane.

- Those dangerous holes again!
- The P.O. situation has worsened-and the congestion is not helped by their commercialism (ads, displays of things to sell in the office area). Parking has been made inconvenient.
- ?
- Really need this.
- No really necessary.
- Parking in front of post office would be nice.
- Should not have taken parking in front of post office. Looks ridiculous now!!
- There's always enough parking when I visit.
- More parking – size is correct.
- Post office size good, parking ok, but not defined around building.
- PO big enough, parking–yes/pave lot towards town.
- Not if we're paying for it.
- That's up to the post office, their expense.
- Post office is already "in the red".
- Post office is adequate but they took away parking for stupid planters.
- The one we have needs to be kept up better on the outside – parking in lot is plenty.
- The new barriers are dangerous.
- Re-locate to Fire Station area.

21. Do you feel crime is a problem with limited Sheriff Patrols?

Yes - 31

No - 59

No response - 11

Comment:

- But could be if the township was to grow.
- Haven't noticed a lot of crime...so I don't know.
- This is always a problem. The public needs to be more observing.
- Don't know.
- Never in paper anymore – a weekly report.
- My sisters' house was robbed several years ago.
- Not out of hand but patrols are hit and miss.
- Could always use more protection.
- Don't know.
- Crooks know the schedule.
- Peet Road needs more patrolling done for speeders and for Fair!

22. Do you feel our trash pick-up and recycling is adequate?

Yes - 97

No - None

No response - 4

Comment:

- Trash, yes, recycling, no.
- Good system.
- Especially the township; Village bins are too large.
- We stopped setting out recycling because every time they pick up newspapers are blowing out.
- Very happy.
- Very good.
- It works for me.
- I love the job they do for us and that we recycle weekly.
- Marginal.
- I thought it was.

23. Do you feel our township cemeteries are adequate and well maintained?

Yes - 82

No - 4

No response - 15

Comment:

- Rules are getting crazy, you should be able to put plastic flowers on graves, especially Memorial weekend, dead trees need trimming, trees leaning over need to be cut down.
- Have not visited yet.
- Yes, other than the river is damaging Wildwood.
- No comment.
- No comment.
- People have become discouraged by the restrictions on maintaining graves. Notice the lack of flowers/plants this year. Compare Wildwood to the Catholic Cemetery. People can no longer express their sentiments.
- Excellent job.
- They look really nice.
- Not sure.
- I am not satisfied with cemetery rules!

Possible Problems

24. Do you feel blight is a problem in the Township?

Yes - 35

No - 46

No response - 20

Comment:

- Heritage House!
- Some yards are a disgrace.
- Some.

- YES
- Don't know.
- Not where we live.
- The flea market that greets visitors to Chesaning is a disgrace.
- Yes and No.
- Some.
- No preference.
- For the most part people seem to take pride in their properties!
- But not real bad.
- Any unregulated blight is a problem. Accumulation of junk-old cars, dilapidated flea markets, etc. must not be allowed.
- At times.
- Very little.
- I live on Ditch Road and within several miles there are at least 3 houses that look like dumps.
- It is spotty. Some areas are very nice and there is occasional blight.
- Yes – more enforcement of existing rules.
- What is happening to right of ownership.
- Some yards are a disgrace.
- Is anyone checking on the amount of old cars in peoples' yards?
- Brady Road across from the fire department.
- We try to maintain our property-but there are places that are eyesores.
- Junk fences, cars.
- Junk around homes.
- The Heritage House needs to be dealt with. There are a lot of houses that need to clean up their yards.
- In some areas weeds and heavy – large items of debris.
- Yes and No both marked, commented some areas.

25. Is pollution of the Shiawassee River a concern?

Yes - 60

No - 31

No response - 10

Comment:

- There isn't a major problem is there? Don't know.
- It is a lot better than it used to be. We need Shiawassee County to clean there end up.
- Increased use of the river is good but anti-littering laws must be enforced.
- Don't know.
- Yes, always.
- With more river traffic pollution increases – farm runoff is also a concern.

- A concern – yes. I don't think there is a current problem. Need to stay on top of potential issues.
- I think its fine now, just don't want anything to hinder that.
- Always.
- ?
- The river does not start in our community so hard to place blame.

26. Do you feel excessive traffic is a concern at times?

Yes - 33

No - 60

No response - 8

Comment:

- Niver Road traffic is horrible and so is the road.
- At times.
- No – we should welcome “ALL” traffic.
- Only because of the new bike lane!
- It is with those bike lanes in the way.
- Semi traffic and large oversize truck traffic.
- Especially now that we have bike lanes that aren't used!!
- M-57 is a major highway which is needed but it also is a concern and inconvenience for those residents who live along the corridor.
- Villages' people draws and new highway pattern.
- ?
- Yes because of one lane in town now.
- Except the bike lane is never used and took up one lane.
- Not in general. There are some main thorough fares that get a lot of traffic.
- The bike path is so unneeded - large towns do not even have this – Crazy .
- Not really.
- Only heavy when we have events – this brings people to spend \$ in our area.
- Peet Road speeders are reckless driving, burn outs, etc.
- Town is now terrible – bike path is a joke and waste.

27. If you answered yes to excessive traffic, do you feel it has contributed to the conditions of our roads and bridges?

Yes - 21

No - 9

No response - 3

Comment:

- It was always bad.
- Stupid bike lane and lane marking in town.

- Traffic contributes to conditions but we need the traffic. Roads wear – that’s Michigan weather!
- Not sure.
- We are not Mackinaw Island. The bike lanes take away business to the merchants because of backup!
- The heavy truck traffic causes excessive wear as do the many other vehicles. The State needs to provide adequate funds for upkeep of the State highway.
- It’s the one lane.
- The bicycle space took away from car traffic and it’s bad for only one way!
- Downtown looks nice – appreciate the project being done.
- Yes, especially Peet Road Fair was only suppose to be once yearly now something there every weekend, big trucks/trailers.

Living Conditions

28. Do you feel Chesaning Township is a good place to live and raise a family?

Yes - 90

No - 7

No response - 4

Comment:

- Have spent 60 years here.
- It is safe – but not enough happening to keep my kids here.
- The local government leadership has done well.
- Nothing for kids No pool-No movie theatre Nothing for kids.
- The community is changing for the worse in this regard.
- Rural – far enough away from Flint or Saginaw negative influences.
- It’s a nice, quiet town – love it!
- Stores are adequate, only one grocery!
- Yes, yes, yes.
- If you keep it country not commercial.

29. Do you feel changes that have taken place in Chesaning Township in the past 10-15 years are (please circle one)

better - 47

worse - 24

No response - 30

Comment:

- Same, since there was no choice for this.
- Maybe.
- Need more businesses and factories.
- Not either.

- New to the township.
- Sure would be nice to see more young families.
- We need to encourage businesses - but it's improving.
- Same.
- Move in 11 years ago and all fell apart.
- They have lost our main attraction, Showboat revenue.
- About the same.
- Don't see any change – except bad properties.
- Except access to be better businesses.
- General direction has been good.
- Most unnecessary.
- People don't have the same pride in ownership.
- The Parshallburg parking area looks better, but could be larger.
- Not lived here long enough to comment.
- Town looks great! Just miss the Showboat.
- N/A.
- No opinion.
- Roads are worse.
- Many good projects going on.
- Sorry our Heritage House is becoming a sad spot. I know this is not in the township but I wish the downtown was more bustling with business and wish we had things to draw people to our downtown.
- What changes?
- Lost – Showboat, antique shows, industries.
- Good and bad - we need growth of jobs – badly.
- We'll have to wait and see.
- Not many positive changes, decreased home value.
- School improvements are huge (+).

30. As you think about the future of Chesaning Township are there any changes you would like to see made?

No response - 54

Please list:

- Industry in outlying areas.
- Enforce yard maintenance.
- Same
- ?
- Need more businesses and factories.
- More businesses.
- Jobs.

- Increase job opportunities.
- None.
- To new to make suggestions.
- Maybe light industry to increase jobs and families.
- MORE restaurant diversity/filled store fronts.
- Not as of right now.
- N/A
- No ATV on the road or golf carts.
- None I can think of.
- Bring events back to the town!
- Ecological activities – public involvement.
- Speed limit from Baldwin Road to Village limit lowered. 35 or 40 would be adequate.
- Better streets in town.
- Make homeowners clean their yards up.
- Take away bike lane!
- More effort needed to attract jobs.
- Yes affordable housing – condos.
- More business.
- Welcome all businesses with open arms and promote more jobs.
- Things for people and kids to do.
- More activities that attract youth.
- Need to support the Village as much as possible.
- Utilize the amphitheatre more – have events there.
- Fast food and health restaurants need to come in.
- Less taxes.
- More roads rebuilt.
- More welcoming businesses.
- None – everything ok.
- The parking in town is awful! Township Supervisor makes up his own rules.
- Get some decent leadership in the Village.
- Need to bring in jobs!! Promote river activities.
- Glad Laura Greenfelder has invested in our town – reflects on us all. I know this is not in the township but I wish the downtown was more bustling with business and wish we had things to draw people to our downtown.
- Ordinances updated.
- Encourage CenturyLink to improve DSL service or ask Charter to expand cable service.
- I would love to see it prosper again.
- If we don't create jobs (not tax funded) we are always going to struggle.
- More business – tax base.

- Peet Road fixed and more patrols, especially Fair week.
- Fire, Police, Township, Village, Post Office located together.
- More economic development.

31. Should the Village be considering extending water & sewer service to Township residents?

Yes - 16

No - 67

No response - 18

Comment:

- For new businesses.
- I would move if I had to use Village water.
- Maybe.
- Would cost a lot – water treatment plant update.
- Can't speak for everyone but we're not interested.
- Not necessary.
- Do not live in town.
- Yes and No.
- I do not like town water. I prefer my own well.
- I moved out of town away from their bad water.
- Presently we need to take care of existing services.
- Too expensive would water and sewer cost.
- Not necessary.
- As much extension as the infrastructure can allow – don't overtax the systems.
- Not sure?
- Too costly.
- Do they want it?
- Yes, as long as they have a choice.
- Depends on the situation.
- It is great the way it is.
- Maybe on some roads, M-57 West.
- Not sure what the cost would be.

32. Could the Village and Township improve upon managing future growth so quality of life is retained and improved?

Yes - 61

No – 13

No response - 27

Comment:

- Bedroom community not needed.
- No.
- Not sure.

- I don't know. Can they?
- Quality of life is the main benefit.
- More activities.
- Any future growth must be managed. It's an ongoing process.
- Limit on building height.
- Yes, cautiously.
- Allowing marijuana grow/sale facilities is the wrong direction.
- I think they're doing a great job.
- Fix Village roads & sewer system/drains.
- Need more growth for the young people.
- Community is good, ok.
- They should work together.

33. Do you feel the character of Chesaning Township, outside of the developed land surrounding the Village (please circle one)

is best kept as an attractive rural landscape - 45

is in need of increased commercial development - 22

No response - 30

Comment:

- Both, dependent on locations of development.
- If I wanted to live in town I would live in town.
- Keep money in movement.
- Increase development on 57 and 52.
- We need to encourage any job opportunities to keep citizens here.
- Yes to both.
- NO.
- Unless you farm, what is here?
- Clean up properties filled with junk.
- No.
- Yes, for increased revenue to maintain.
- No.
- A blend of attractive landscape with well kept commercial areas is best. Good Examples: St. Mary's Medical, Trinity Methodist Bad Examples: Used car lots, flea market sheds, Pumford barns, new credit union area.
- Don't need Villages expanding.
- Create jobs where needed like Trump says.
- Both – We need to have more light industry and commercial development for jobs – but also need to keep an attractive landscape.
- Commercial development should be kept closer to the Village.
- Both – I love farmland , but if one area started developing that's good for the town!

- Keep as is.
- Light commercial for the young people.
- No life is good.
- ?
- We need jobs to maintain our community for one to attract people and grow – stay sufficient and maintain community needs.
- No commercial development keep country atmosphere. People can go to Flint, Saginaw, Midland, Bay City, Lansing, or Owosso for what they need!
- Both, we need business and jobs. Both can be done.
- Not really – it is what it is, not attractive.

Note: Additional comments that could be useful in this survey are appreciated and encouraged.

- More activities like Frankenmuth does year round.
- Bad drainage along M57 in spring time tile and ditches need cleaning out!
- Maybe a nice canoe or kayak loading area at the dam.
- I like that we have a small rural town. I do not want it to become more developed. Maybe updated in areas that are already developed.
- Fresh and new ideas are needed especially to the Showboat Park!
- The loss of the Showboat week hurt the Village tremendously, the people responsible should be looked down on. We have a nice little stadium at the park. I would be having events there every week. Why don' we take advantage of what we have?
- Clean up some of the places West of town on Brady Street – cars and junk, etc.
- Individual research should be done before allowing a manufacturer in our community!
- Selling medical marijuana will attract a drug community.
- People who have run this town have brought it down.
- The current Board is doing a good job keeping on top of issues. Parshallburg is much improved and used a lot! Good. Needs to be bigger. Showboat Park looks great! Allow medical marijuana in the township.
- Most of these questions are far beyond my scope of knowledge for me to give an opinion. Only answered the ones I have experience with.
- Again, planning needs to plan the developments and eliminate spotty zoning. Cluster developments. Keep commercial development in planned areas and not along roads that stretch it out. It's easy just building along existing roads but takes planning to develop a better solution.
- Do Not Need to have Pot growing in our town! We will consider moving from Chesaning if we continue to support pot growing in our town.
- Respect the right of private ownership, taxes too high.
- Do we need such an expensive school and so many new improvements?
- Relating to #10 recreation is not a priority, they are more interested in their technology.

- Our new improved look through towns and by the high school is a plus. Our schools look nice, the Township Supervisor is a good caretaker of our community. Thank you for asking our thoughts.
- We cannot prosper on service jobs alone in this community – we must bring in light industrial options to offer jobs and stability for our community.
- Great place to live – they listen to the residents.
- Get rid of Rob K. – he doesn't know the rules. He is not willing to work with people.
- Other than home school and church our children need classes to learn right from wrong – obey the law – don't smoke or drink don't eat.
- There is no way I could consider moving to a more developed area due to the poor housing market. More economic development would encourage higher incomes and increase population. *Low education/low income area.

**The Chesaning Township Planning Commission wishes to thank you
for your help in developing our Township Master Plan.**