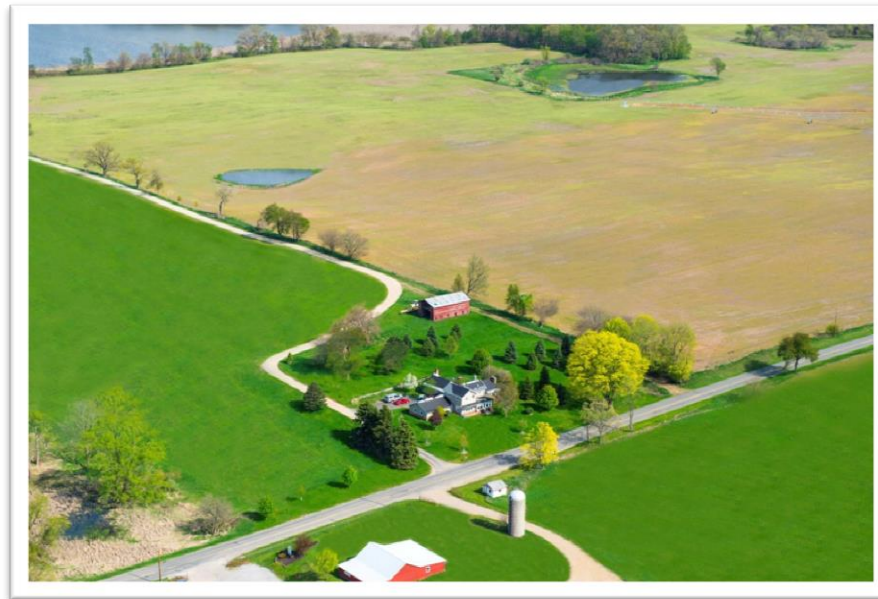


Grass Lake Charter Township Master Plan



2016 Edition

Adopted December 13, 2016

The 2016 edition of the Grass Lake Charter Township Master Plan was adopted by the Grass Lake Charter Township Planning Commission on November 17, 2016


Grass Lake Charter Township Planning Commission Chair



The 2016 edition of the Grass Lake Charter Township Master Plan was approved by the Grass Lake Charter Township Board on December 13, 2016


Grass Lake Charter Township Clerk

The 2016 edition of the ***Grass Lake Township
Master Plan*** was developed by the



Grass Lake Township Planning Commission

With the assistance of the



Region 2 Planning Commission

Mr. Dale Fisher provided the photographs included in the Plan

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CHAPTER 1
INTRODUCTION



Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20 years and to conduct a comprehensive review of their facilities and services. A successful Plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires each planning commission to prepare and adopt a Master Plan “as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to “do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;
- Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.”

What is a Master Plan?

A Master Plan provides a framework within which Grass Lake Township can evaluate its present condition and develop a vision for the future. The Master Plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help Grass Lake Township to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the Master Plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The Plan is flexible** — The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20 years. The plan is a general guide to be used by the government to give direction for the future of Grass Lake Township. It should be reviewed periodically and altered as general conditions in the community change.
- **The Plan allows for orderly development** — The land use allocations reflected in the plan are based upon the best available projections of future population levels for Grass Lake Township. The plan must realistically provide sufficient land area to meet the anticipated

needs and demands of our residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.

- **The Plan must encourage public understanding and participation** — The plan should be written in a way that aids public understanding of the planning process and describes how goals for Grass Lake Township are to be achieved.
- **The Plan must be the result of a general consensus of the community** — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The Plan must balance property rights** — The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The Plan is not a zoning map** — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the plan as rezoning requests are received and reviewed by each community.
- **Zoning is not a substitute for a Master Plan** — The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the Plan puts zoning decisions at risk of invalidation** — Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for Grass Lake Township.

Future Land Use and Zoning

The heart of the Master Plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- Adaptability of land
- Community needs
- Available services
- Existing development
- Existing zoning

The connection between the Master Plan and the zoning ordinance of Grass Lake Charter Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning maps is a critical one. That link is established through the zoning plan element of the Master Plan.

Use of the Master Plan

Completion of the Master Plan is not the end of the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a Plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of a Plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a Master Plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the Master Plan include:

- **Zoning Decisions** — Since the Master Plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements** — A useful function of the Master Plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary to implement the plan.

Development of the CIP is the responsibility of the township board, with considerable input from the municipal staff (e.g., engineers, planners, administrators, etc.) and the planning commission. Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact** — The Master Plan (as a reflection of the intensity of land use) should reflect the degree to which Grass Lake Township desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.

- **Recreation Planning** — The Master Plan (through the provision of future residential lands) will create a need for recreation/open space land. The Master Plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the Master Plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

A review of Future Land Use is also important. If a Master Plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the Future Land Use Map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires that Grass Lake Charter Township have a current (no more than 5 years old) parks and recreation plan. The Township recently filed a current recreation plan with the MDNR.

- **Approval of a public way, space, building or structure** — An often overlooked provision in state law is a requirement that the Township planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the Master Plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the Master Plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements** — There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated Plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the Plan to ensure that it is kept current. Township officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the Plan can be done at that time to keep it up to date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20 year horizon, a comprehensive update

should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is the second update to the Grass Lake Charter Township Master Plan. The Township adopted its first Master Plan in 1991 and an update to the document was completed in 2002.

Citizen participation is extremely important to the success of almost any planning effort. Citizen participation helps guarantee that the vision outlined for the future of Grass Lake Township accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the Plan was included on the agenda (open to the public);
- A community planning survey (provided to a sample of property owners);
- A public hearing on the Master Plan.

Who Will Implement the Plan?

Three distinct bodies in the Township are charged with planning and zoning: the planning commission, the zoning board of appeals, and the township board. All of their decisions and recommendations should be based upon the Master Plan. Decisions not based upon the Plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the Master Plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the township board has final authority). In this capacity, a subcommittee of the commission met to develop the Master Plan. The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

Zoning Board of Appeals

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

Township Board

As the legislative body for the Township, the township board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. It also appoints members to the planning commission and the ZBA.

Jackson County Planning Commission (JCPC)

The JCPC is responsible for reviewing and commenting upon the Master Plans prior to its adoption. The JCPC is also responsible for reviewing proposed rezonings and zoning ordinance text amendments prior to final approval by the Township Board.

Other Planning Efforts

Township staff and other township committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.



CHAPTER 2
**COMMUNITY DESCRIPTION
AND ISSUE IDENTIFICATION**



Population/Demographics

See Appendix A for detailed information on Grass Lake Township's population trends. However, the data contained in that appendix is summarized below:

- **General Population.** The population of Grass Lake Township was 5,684 in 2010 —with 79.4% of residents living outside of the Village— according to the U.S. Census. The population of the township outside of the Village increased an average of 47.7% per decade between 1940 and 1980 and an average of 28.6% per decade between 1990 and 2010. It is projected that the population outside of the village will increase 7.9% by 2040.
- **Generations.** 'Baby Boomers' and older generations comprise an estimated 46.2% of residents. 'Generation X' comprises an estimated 22.1% of the population. 'Millennials' and the younger generation only comprise an estimated 31.7% of the population. Consequently, the estimated median age of Grass Lake Township residents —including Villagers—is 41.9 years.
- **Race & Ethnicity.** The Grass Lake Area has a very homogeneous population. An estimated 96.7% of Township residents are white. Only an estimated 2.6% of residents consider themselves to be Latino/Latina.
- **Disabilities.** An estimated 9.3% of township residents are disabled. An estimated 23.2% of residents at least 65 have some type of disability and an estimated 23.2% also have an ambulatory disability. Only an estimated 8.9% of adults are disabled and only an estimated 2.9% have an ambulatory disability.
- **Households & Families.** Most residents live in the estimated 1,652 households in the Township. Families comprised an estimated 78.8% of households. However, an estimated 18.9% of households consist of a single person. The estimated size of the average household is 2.58 people and the average family has 3.03 people.
- **Household Income.** The Township's median household income is estimated to be \$61,332 and the median family income is \$71,354. The per capita income is \$28,861.
- **Dwellings and Vacancies.** It is estimated that the Township contains 1,857 dwellings. An estimated 89.0% are occupied.
- **Housing Types.** It is estimated that 92.2% of the Township's 1,857 dwellings are single-family homes. Only 5.5% of units are estimated to be located in multi-unit buildings. Finally, an estimated 2.3% of dwellings are mobile homes.

Community Facilities and Services

A variety of facilities and services are provided to Township residents, employers and employees, and visitors:

Police and Fire

The Township has one fire department facility located on East Michigan Avenue at Norvell Road, outside the Village of Grass Lake. Police service is contracted from Jackson County. Emergency Medical Service is available, though the nearest hospitals are in the Cities of Chelsea and Jackson.

Utilities

Consumers Energy provides electricity throughout the Township and gas in most areas. Telephone service is provided by Frontier Communications. WOW! is the primary cable television and internet provider in the Township. High-speed internet is available everywhere, but improved speeds are needed.

Public Sanitary Sewer and Water

The principal utilities needed for more intensive development are water service and sanitary sewer disposal. These services may be provided in a number of ways, ranging from on-site wells and septic tanks to public water and sanitary sewer systems. The Village of Grass Lake and some parts of Grass Lake Township have sanitary sewer service provided by the Leoni Waste Water Treatment Plant. The Village also has a central water system which serves some properties in the Township to the north along Mt. Hope Road. No central sanitary sewer or water facilities are provided by the Township. Consequently, most Grass Lake Township households and businesses rely on individual septic systems and wells.

In rural areas, residential development density is influenced by the presence or lack of public utilities. The cost of extending public sewer and water means that development density will have to reach a certain level to be cost effective. In other words, the costs of providing utilities are spread by the developer through the cost of the lot; the more lots, the lower the individual cost to the buyer.

Where public water or sewer cannot be provided, careful attention is needed regarding the soil structure to ensure that groundwater supplies are protected from contamination by an excessive number of individual septic systems. This does not suggest that public water and sewer should be planned for all rural areas. Instead, areas that can and will be served should be made more attractive to residential development.

Solid Waste Disposal

Solid waste collection and disposal services are provided by private contractors. Households and businesses contract with the trash hauler of their choice for the proper disposal of solid waste and recyclables. However, the Township provides a recycling drop-off center next to the Village Hall in Grass Lake which operates continuously. Grass Lake Township also provides a periodic disposal service which allows its residents to properly dispose of unwanted household items, excluding garbage.

Schools and Libraries

The Grass Lake Community School District, a part of the Jackson County Intermediate School District, encompasses the Village of Grass Lake, the majority of Grass Lake Township, and limited areas in adjoining townships (please see the School Districts Map). The District consists of an elementary school, a middle school, and a high school.

Napoleon Community Schools extend northward into the Township along Wolf Lake and Norvell Roads (north and south of Curtis Road). The Chelsea School District and Manchester Community Schools also extend slightly into the Township from the east. None of those districts operate school facilities in the Township.

The Grass Lake Branch of the Jackson District Library (JDL) is located in the Village of Grass Lake. The 1,900 square-foot facility is one of thirteen JDL branches serving county residents. A variety of programs are offered at the Branch in addition to the lending of books and other media.

Parks and Recreation

Grass Lake Township includes a number of lakes, natural areas, and public and private facilities that offer residents and visitors opportunities for both passive and active recreation. Local and state parks and private facilities provide opportunities for a variety of recreational pursuits. Please see the Grass Lake Area Joint Recreation Plan for a detailed listing of those facilities (www.grasslakect.com).

5 Healthy Towns

Grass Lake Township is part of the Five Healthy Towns Project (5H), “a ground breaking, innovative project that involves planning and funding of a communitywide wellness plan. The goal of 5H is to create the healthiest five communities in the Midwest. Chelsea, Dexter, Grass Lake, Manchester and Stockbridge, in partnership with the 5 Healthy Towns Foundation (5HF), formerly Chelsea-Area

Wellness Foundation (CWF), are working together on a wellness plan that incorporates existing programs and new strategies to impact community wellness.” The planning and construction of the proposed Knight Wellness Fitness Center and a non-motorized trail to Chelsea are components of 5H and goals of the Township.

Roadways

Grass Lake Township has 126.4 miles of roadway outside of the Village of Grass Lake (please see the Transportation Map). Interstate 94 (I-94), owned and maintained by the Michigan Department of Transportation (MDOT), comprises 13.2% of the Township’s road network. However, 25.7% of those 16.7 miles comprise on and off ramps, weigh stations, and rest areas. There are no other state highways traversing the Township. All other public roadways in Grass Lake Township are maintained by the Jackson County Department of Transportation. County primary roads comprise 25.6% of the roadway network and county local roads comprise 51.4% of the network. Primary roads include: Mt. Hope Road, Clear Lake/Francisco Roads, Wolf Lake Road, Norvell Road, Michigan Avenue (Old US-12), Grass Lake Road, and Lee Road. Only Michigan Avenue is built to all-season (Class A) standards. While all county primaries are paved, some of the county local roads are gravel (i.e., Bellman Road, Burtch Road (south of Phal Road), Craft Road, Fishville Road (south of Curtis Road), Grey Tower Road (south of Lee Road), Leach Road, Maute Road (north of I-94), Prospect Road, and Reiman Road). Only 9.8% of roadways are privately owned or otherwise unclassified.

Type I	Type II	Length	Percentage
State Highways	Interstate	12.4 miles	9.8%
	Interstate Ramps, Weigh Stations, & Rest Areas	4.3 miles	3.4%
County Roads	County Primary Roads	32.3 miles	25.6%
	County Local Roads	65.0 miles	51.4%
Private/Unclassified Roads	Private/Unclassified Roads	12.4 miles	9.8%
	Total	126.4 miles	100.0 %

The network provides efficient access to I-94 and to neighboring areas in Jackson County, as well as adequate circulation within Grass Lake Township. Many residents travel to work in other communities, particularly Jackson and Ann Arbor. The Master Plan intends to keep residential and other high volume uses where roadway access is convenient in order to reduce local road construction

and repair costs. This would allow local maintenance to focus in some years on specific high volume roads, rather than over a large network of segments, each with higher traffic volumes.

As growth continues, new demands will be created on the road system. This is particularly true where new development occurs in rural areas. Residents in these areas are particularly sensitive to traffic increases; even small jumps in traffic volumes become noticeable. Residents will voice concerns about the "heavy traffic" on their road, even though the roadway is easily capable of handling the traffic.

As new subdivisions, site condominiums, or other residential projects are considered it is important to implement a street network to ensure that adequate circulation is provided between abutting development projects. Rather than having each development provide singular access to the major public street, project approvals should include provisions for direct connectivity between future developments. Subdivision roadway maintenance is the responsibility of the subdivision or the Jackson County Department of Transportation (JCDOT), depending on roadway ownership.

These street networks improve overall traffic flow by allowing residents to access nearby residential areas without traveling on the main streets of the township. In addition, circulation between projects improves access for emergency vehicles. Finally, maintenance and snow removal costs are reduced and efficiency improved.

Railroads

An active railroad also traverses Grass Lake Township. The right-of-way is owned and maintained by the Michigan Department of Transportation (MDOT). Amtrak utilizes the railroad for passenger service between Detroit and Chicago. Norfolk Southern transports freight on the railroad.

Jackson County Airport – Reynolds Field

Grass Lake Township falls outside of the ten (10) mile hazard area developed for the Jackson County Airport. Accordingly, the height of buildings and other structures in Grass Lake Township are not affected by Reynolds Field,

Economic Development

Grass Lake Township has established two authorities—in addition to collaboration with the Enterprise Group for general activities inside or outside of those areas— that can be utilized to promote economic development in the community.

Local Development Finance Authority

A Local Development Finance Authority (LDFA) was established with the purpose of capturing tax dollars for infrastructure improvements (e.g., road improvements, water and sewer facilities, other utilities, land acquisition, etc.) needed to facilitate industrial development. LDFA districts are located along the I-94 Corridor at the Clear Lake/Francisco Road Interchange as well as the Mount Hope Road Interchange, which extends westward to the Township Line (see the Economic Development Map). There is also the potential to establish the district(s) as a Smart ZoneSM (under the Jackson Technology Park/Smart ZoneSM in Blackman Township). A Smart ZoneSM can capture up to 18 mills of school district taxes which are then reimbursed by the State of Michigan. No development projects under the LDFA had occurred when this edition of the Master Plan was adopted.

Downtown Development Authority

A Downtown Development Authority (DDA) was also established with the purpose of capturing tax dollars for infrastructure improvements (e.g., road improvements, water and sewer facilities, other utilities, land acquisition, etc.) needed to facilitate commercial development. A DDA district is located at the intersection of Michigan Avenue and Norvell Road, east of the Village of Grass Lake (see the Economic Development Map). No development projects under the DDA had occurred when this edition of the Master Plan was adopted.

Natural Resources

Generally, the value of natural features is either recognized as needing preservation, or may simply be folded into the community and integrated into the cultural (man-made) landscape. Preservation measures apply to those features which are so sensitive or valued that any alteration has negative impacts on aesthetics, property, or environmental quality. Development should either be prohibited or restricted to those projects which have only a slight effect on these features. Wetland areas are one example of lands requiring preservation techniques.

In areas where the natural features are an integral part of the community's character, but where minor changes only slightly impact the quality of life, integration may provide adequate protection. Integration allows natural features to remain undisturbed, yet exist in concert with development. The Township should carefully monitor land use in areas rich in these features in order to determine how they may properly be integrated into any proposed development.

The Township's landscape, although predominantly level, is varied. It includes lakes, wetlands, open fields, woodlot, severe slopes and drainage ways. Soils are generally sandy or loamy, and generally suitable for agriculture or development; soils in the depressions are usually mucky and poorly drained, therefore have limited potential for agriculture or development. Aquifers are extensive and shallow, resulting in adequate water supplies. A large area of the Township is recognized as a groundwater recharge area. The aquifer area is classified as unprotected and as such the area is particularly vulnerable to sources of contamination.

Forest, wetlands, and water bodies comprise 34 percent of the land area in the township, the second largest land area to agricultural/vacant uses. Wetlands within the township are primarily adjacent to water bodies, such as Goose and Riley Lakes in the North and along Willow Creek in the South and located in the State Game and Recreation Areas. The largest forested areas are located within the State Game Areas and just south of the Village of Grass Lake.

Geology

Grass Lake is part of a broad upland area of sedimentary bedrock extending from the Ohio-Indiana state line northeastward to Michigan's "Thumb". As the ice melted after the Wisconsin glaciation, a mantle of glacial drift was left on beds of sedimentary bedrock. Of varying depths, the drift formed mainly outwash plains, glacial drainage ways and kettles in the area encompassed by the Township.

Topography

Grass Lake Township is characterized by a mainly level to rolling topography, with elevations ranging from 938 to 1,126 feet above sea level (please see the Topography Map). The highest point in the Township is located near Mount Hope Road, north of I-94. The low point in the Township is located in the vicinity of Wolf Lake. Area slopes range from zero to forty percent inclines. The steepest slopes are found to the north of I-94, in the Waterloo State Recreation Area. However, the majority of Township land has a slope of zero to six percent. Most of the topographic features are the result of erosion or deposition during the Wisconsin glaciation, the latest glacial period. Marshes and areas of organic soil are important topographic features, as they are the remnants of old lakebeds and glacial drainage ways.

Water Resources (Hydrology)

Land use activities directly impact surface water and groundwater resources. In general terms, undeveloped areas such as forest lands and wetlands absorb and promote the natural infiltration of storm waters, thereby protecting water resources. Improper or

poorly planned development can greatly increase the quantity and decrease the quality of runoff waters which, in turn, can adversely impact water resources. Planning can help ensure the proper mix of development types and natural areas are maintained to protect water resources.

The Township encompasses all of Grass and Tims Lakes, and portions of Notten, Little Pleasant, Goose, and Wolf Lakes (please see the Hydrology Map). Wetland areas make up a significant portion of the submerged land. The lakes and wetlands are concentrated in two areas: a broad swath north of Grass Lake Village and another in the southern most part, with legs extending north to the Village and east along Willow Creek. Both wetland systems extend into neighboring townships. Water resources are part of a fragile system which is potentially at risk. An increased amount of rural development, coupled with poor soils unsuitable for septic systems and a high water table, may begin to threaten the quality of the Townships' water resources.

Groundwater resources may be directly affected by increasing levels of septic system use, industrial spills, underground storage tanks, and a number of other structures and uses that contribute water to underground aquifers. The vast majority of residents throughout the Township depend solely on groundwater supplies for domestic drinking water. Attempting to restore this valuable resource after contamination would be both cost prohibitive and inconvenient.

Nearly the entire Township of Grass Lake has been identified as a groundwater recharge zone by the Natural Resource Conservation Service. However, several specific wellhead protection areas have been identified: Grass Lake, extending from the southwestern corner of the Village; Tenneco Automotive, in the vicinity of Tims Lake; and Coachmans Cove in the southeastern corner of the Township. As local aquifers are generally shallow, the areas of sandy or loamy soils are vulnerable to contamination by potential point and non-point sources of pollution.

Surface water features, such as lakes and streams, are directly affected by runoff from land uses. Soil erosion, increased impermeable surfaces (such as parking lots and roofs), soil contamination, and additional recreational pressures can negatively impact surface water quality. Preserving water quality will help protect fish and wildlife resources, outdoor recreational opportunities, community aesthetics, the local economy, and area property values.

Grass Lake Township participates in the Federal Emergency Management Agency's (FEMA's) Federal Flood Insurance Program. One-hundred year floodplains, according to FEMA, occur along the southern boundary of Grass Lake Township in the vicinity of Wolf Lake, Little Wolf Lake, and Willow Creek. A one-hundred year floodplain is also located along the South Grass Lake County Drain.

Greenbelts or vegetated buffers are an effective way to protect water quality. Development, especially along water bodies, unfortunately contributes to the degradation of water quality. Many times people are drawn to live by water resources for aesthetics or recreation. Visual access is often gained by the clearing of vegetation along streambanks and lakes. This activity however contributes to reduced water quality and may lead to the eventual loss of aesthetic value.

Vegetative buffers or filter strips improve water quality by:

- reducing sediment, heavy metals, other toxic substances
- stabilizing streambanks and wetland edges from erosion
- providing fish and wildlife habitat
- reducing water temperature
- increasing aquatic species diversity

The social benefits of buffers include:

- increased recreational fishing opportunities
- increased safety for bodily contact
- improved drinking water quality
- improved wildlife viewing
- improved riparian scenery

Woodlands

As with all of pre-settlement Michigan, Grass Lake Township was once heavily wooded. Most of the trees have been through the years cleared to allow for cultivation of the land. The remaining woodlots are primarily lowland hardwoods such as ash, elm, soft maple, and cottonwood trees; or lowland conifers such as white spruce. There are several remaining heavily wooded areas: Waterloo State Recreation Area, Sharonville State Game Area, and the north side of Curtis Road near the Washtenaw County line.

Unlike certain critical environmental areas, woodlands have been relatively ignored, despite their benefits to the public. As buffers and moderators of flooding, erosion, and noise and air pollution, woodlands are important to the quality of life in the Township. In places, woodlands may lay either in small parcels, usually left from agricultural clearing, or in larger areas where farms have not been established and where intensive development has not yet occurred.

Trees within the public domain are sometimes subject to more attention. These include trees growing along township streets. Mature roadside trees are sometimes considered hazardous, but always seen as attractive and valuable. To the extent possible, road improvements should respect and maintain these important landmarks, and their contribution to community identity and rural character.

Woodlands existing on private land deserve greater concern. Some of these are large enough to support commercial forestry, while others are small stands threatened by encroaching agricultural, commercial, or residential development. Without consideration of the removal of trees during the site plan review process the Township risks losing its forest and tree resources.

Agricultural Lands

A significant percentage of Township residents are involved in agricultural production. It is estimated that 4.5% are involved in some aspect of agricultural industry whereas only 1.7% of all county residents are employed in a similar occupation. The agricultural lifestyle is a long established tradition in the Township. According to the Michigan Bureau of History there are at least five registered Centennial Farms in Grass Lake Township. The desire to remain an agricultural community is evidenced by the more than 6,700 acres of land enrolled under Public Act 116, the Farmland and Open Space Preservation Program.

The Township boundaries encompass a moderate quantity of soils defined as agriculturally prime or unique by the Soil Conservation Service. These soils are scattered throughout the Township, though the greatest concentrations are found in the southern region. Many of the remaining soil types, though not prime or unique, are highly productive soils which demand only moderate soil management techniques. The primary crop produced in the Township is corn, secondary crops include hay and Christmas trees.

Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for Grass Lake Township. Assessing data compiled by the Township was utilized to determine existing land use in 2016. The township assessor assigns a numeric code to each property as part of the assessment process which was then translated into a broad land use category. Using this process Grass Lake Township can be divided into the following land uses (please see the Property Assessment Map):

2016 Existing Land Use

Land Use	Acres	Sq. Mi.	%
Agricultural	11,452.9	17.9	39.4%
Residential	12,753.8	19.9	43.9%
Commercial	950.1	1.5	3.3%
Industrial	451.3	0.7	1.6%
Institutional	3,428.4	5.4	11.8%
Total	29,036.5	45.4	100.0%

Agricultural

Agriculture is still an important land use in the Township with 39.4% of the township dedicated to this land use in 2016. Although 17.9 square miles were dedicated to agriculture, it appears that those properties are often commingled with other land uses distributed unevenly throughout the Township. Further encroachment upon agricultural properties by other land uses may continue unless otherwise abated. However, it should also be pointed out that it is likely that the percentage of land dedicated to agriculture would be higher if an actual physical inventory of land use were conducted.

Residential

Residential properties cover 43.9% of the Township in 2016. Residential neighborhoods are distributed throughout the Township and are often located adjacent to agricultural land. The close proximity of some residences and farmland increases the potential for conflict. Many of those residences are built on large lots, creating a lot of unformed and non-contiguous open space. It should also be noted that 27.1% of the 19.9 square miles of residential land was classified as being vacant.

Commercial

Commercial properties occupy 3.3% of the Township in 2016. Most of the 1.5 square miles of commercial properties are concentrated along Interstate 94 (I-94) and the eastern edge of the Village of Grass Lake. However, commercial land is also found in the vicinity of Tims Lake and scattered in the southwest corner of the Township.

Industrial

Industrial properties occupy 1.6% of the Township in 2016. Most of the 0.7 square miles of industrial properties are located in the vicinity of Interstate 94 (I-94).

Institutional

Institutional properties occupy 11.8% of the Township in 2016. The major concentrations of institutional properties are attributed to the Waterloo State Recreation Area along the Township's northern border and the Sharonville State Game Area on its southern border. Schools, churches, and parks are also important contributors to the institutional lands found in the Township.



CHAPTER 3
COMMUNITY POLICIES AND PLANS



Various inputs into community policies and plans

The community policies and plans advocated in this document were informed by a variety of observations, opportunities, and concerns, including the following:

- Regional planning efforts
- The community planning survey
- Existing land use
- Various other observations, opportunities, and concerns addressed in Chapter 2

Countywide future land use

It is important to take into account any regional plans for future land use prior to the development of a future land use plan. The countywide future land use map included in the 2000-2025 edition of the Jackson Community Comprehensive Plan recommends residential development on the outskirts of the Village of Grass Lake as well as in the vicinity of Wolf Lake and Little Wolf Lake (see the Countywide Future Land Use map). Industrial Development is recommended within the I-94 Corridor at the Mount Hope Road Interchange. Agriculture is recommended for the vast majority of Grass Lake Township outside of the Village. In fact, most of that land is in the Plan's agricultural preservation area. Possible greenways throughout the Township are also identified. Greenways on the northern and southern borders of the Township recognize the Waterloo State Recreation Area and the Sharonville State Game Area. Other proposed greenways follow other publicly owned land as well as water resources.

Community planning survey

The Township distributed a community planning survey to property owners with the 2016 winter tax bills. The survey was also made available through the Township's website. A total of 490 surveys were returned to the Township. The primary purpose of the survey was to obtain input that could be utilized by the Planning Commission to develop Township goals and objectives. Some of the conclusions that can be drawn from the survey responses are summarized below. A complete analysis of the survey is located in Appendix C of the document.

Future land use. The following future land use issues were identified by the survey:

- Maintenance of the Township's existing rural agricultural/ residential character was important to 85.9% of respondents
- Protection of the Township's natural features was important to 95.9% of respondents
- A small majority of respondents (52.0%) supported additional residential development;
 - A large majority of respondents (74.3%) supported single family homes in rural areas and one acre parcels were identified by 39.6% of survey respondents
 - A small majority of respondents (52.7%) also identified housing options for seniors
- A significant majority of respondents (66.5%) supported additional commercial development
 - Interstate 94 interchanges at Mt. Hope Road and/or Clear Lake Road were identified by 67.1% of respondents while West Michigan Avenue, between Willis Road and the western Grass Lake Village Limit, and East Michigan Avenue, between the eastern Grass Lake Village Limit and Francisco Road, were identified by 56.7% and 50.9% of respondents, respectively
 - A small majority of respondents (50.9%) did not support limiting development to administrative/professional services along Michigan Avenue
- A significant majority of respondents (70.3%) supported additional light industrial development

Quality of life and community services. The following quality of life and community service issues were identified by the survey:

- 85.5% of respondents rated Grass Lake Township as an excellent or good place to live
- 67.1% of respondents rated the Grass Lake Charter Township Fire Department as excellent or good
- 66.3% of respondents rated the Township's administration and employees as excellent or good
- 57.1% of respondents rated the Township's parks (e.g., Sports & Trails Park, etc.) as good or average
- 34.8% of respondents rated the Township's highways, roads, and streets as excellent or good
- A majority of respondents (63.2%) supported a senior center

- A significant minority of respondents (48.3%) support a community center
- A majority of respondents (57.1%) supported a regional wellness center
- A significant majority of respondents (73.4%) supported the development of sidewalks and bike/pedestrian paths while non-motorized facilities to/from schools and in residential/commercial areas were identified by 83.2% and 62.9% of respondents, respectively
- A significant minority of respondents (48.1%) supported a millage to further develop and maintain township parks and trails

Goals and Objectives

The Goals of the Master Plan provide the underlying basis for future land use decisions by capturing the overall vision for Grass Lake Township. Goals help express the character and level of growth that will be acceptable, as well as the quality of life the Township will be able to offer its residents.

The Grass Lake Area contains a mixture of developed and rural characteristics. The “built” areas face the challenge of ensuring that existing and future neighborhoods and businesses remain attractive to residents and investors. The direction for the undeveloped areas will be the preservation of rural qualities that have made Grass Lake Township a desirable place to live. Therefore, the Community Vision may be expressed as:

Community Vision

The character of Grass Lake Charter Township will be defined by its rural, agricultural surroundings, with planned areas of commercial and industrial development designed in keeping with that character.

Goals and Policies

Community Character Goal. New development will generally reflect existing rural character, while offering a variety of commercial and industrial uses suitable for the shopping and employment needs of residents.

Community Character Policies

- The principal land uses in the Township will be residential, with varying densities situated in appropriate locations. Infrastructure will play a key role in determining suitable types and densities of development. Generally, more intensive development

will be directed to planned areas, generally in or near the Village or near I-94, while other areas will remain as low density residential development accompanied by related uses.

- The encroachment of commercial and industrial uses into residential areas will be discouraged by using appropriate land use patterns and zoning practices, such as landscape and open space buffers.
- Site plan review standards and zoning regulations will be adopted to preserve and protect environmentally sensitive areas of the township.

Residential Development Goal. Development will be encouraged which reflects, and preserves, the community values and character of Grass Lake Township by supporting existing developed areas and promoting a variety of new residential development in locations that support the Community Vision.

Residential Development Policies

- A variety of housing densities and choices will be encouraged in locations appropriate for the type and density of housing required to satisfy the varying needs and incomes of the residents of the area.
- Development of residential areas will be encouraged to provide adequate open space buffers from adjacent roadways to preserve rural views.
- Residential densities will be appropriate to the level of public services available. Moderate and higher densities will generally be located in areas where public water and sewer services can ensure a healthy living environment. Where public utilities are not available, low density development will be permitted, with a strong emphasis on the preservation of groundwater quality, support for existing agricultural operations, and rural character.
- Where appropriate, planned development will be encouraged, with open space or cluster development, to recognize the importance of preserving natural features, agricultural lands, with the intent to maintain our rural character.
- Where development is permitted along major roadways emphasis should be placed on providing internal roadways, rather than allowing direct access to the roadway for individual lots.

- The separation of dissimilar land uses through adequate landscaping, the provision of open space or buffer areas, and other means to limit conflicts between uses will be encouraged. Residential areas will be protected from the encroachment of industrial and commercial uses.

Farmland Protection Goal. The Township will encourage the protection of active farmland as a valuable resource for the community and take measures to ensure that farming operations are adequately buffered from residential development.

Farmland Protection Policies

- Land use decisions will support the desire of individual property owners who wish to keep their land in active agricultural production.
- Applicants for approvals of residential development in agricultural areas will be informed of the importance of agriculture to the community and the need to adequately inform new residents of activities related to farming operations.

Natural Features Goal. The natural beauty and features that make this area a desirable rural/village community will be preserved and enhanced by encouraging responsible development that respects the small town and rural character of the area.

Natural Features Policies

- Higher density residential development and commercial and industrial land uses will only be permitted where public sewer service is available, within the designated service boundary, so that the potential for ground water contamination or any other adverse environmental effects may be limited.
- Greenbelts, or buffer zones, should be used in transition areas between development and a natural feature or between two potentially incompatible land uses to protect the integrity of the area's natural resources.
- The Village and Township will pursue the preservation (through acquisition, donation, easements, or other similar means) of areas that merit permanent protection from development, such as sensitive natural features, desired park lands, or public open spaces.

- Development in the area will be evaluated through zoning, site plan review and other available means to encourage site and building design that take into account natural features, such as soils, topography, steep slopes, hydrology, and natural vegetation.

Business and Industry Goal. Businesses locating in commercial areas of the community will be of a scale appropriate to the small town and rural character desired by residents. Commercial and industrial uses will be located in areas that provide sufficient infrastructure and where they do not infringe on existing or planned residential areas.

Business and Industry Policies

- The Township, in conjunction with surrounding communities and countywide organizations, will encourage new businesses in appropriate locations that will promote employment opportunities and economic stability.
- New commercial and industrial uses along major roadways will utilize access management techniques to minimize traffic congestion and hazards.
- Commercial development will provide needed goods and services to area residents. Development will be encouraged to locate in existing buildings and zoned locations whenever possible. Where this is not feasible, new construction will be consistent with the character of the area and will not encroach upon residential uses.

Community Facilities and Services Goal. Update and manage facilities and services in an economically efficient manner that closely associates types and densities of development with infrastructure capacity and capability.

Community Facilities and Services Policies

- The Township will continue to work together with Jackson County and other appropriate agencies to delineate where public infrastructure would be most appropriate.
- Future land use patterns should reflect densities appropriate for areas served by public services. Utility services should not be provided where the Township intends to encourage the preservation of rural character.
- An assessment will be continued by the Township of the feasibility of building and maintaining an expanded community water and sewer facility, potentially involving multiple townships.

- Transportation considerations will be of primary importance during site plan review, particularly the use of access management techniques to limit the number and placement of drives along major roadways.

Community Cooperation Goal. Promote community cooperation to provide an adequate level of services that do not duplicate efforts that conserve Village and Township funds, act to improve the quality of life of both communities, and ensure that growth follows the direction established by the Master Plan.

Community Cooperation Policies

The formal coordinating committee will be continued whose primary objective is to ensure that the Master Plans of each community are consistent and followed by both the Village and Township.

- Membership should represent both elected officials and planning commissioners from each community. Specific duties should include:
 - advocating implementation of the Master Plan
 - continuation of dialogue regarding common issues
 - review of requests for alterations to service area boundaries
 - recommendations for future implementation steps
 - review of projects of significance to both communities
- Site plan and development approvals should be coordinated with MDOT and the Jackson County Department of Transportation to ensure that access management techniques are employed along Michigan Avenue (old US-12) and other major transportation routes within the area.

Future Land Use Plan

The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to their daily life. As a result, the way we use the land is linked directly to the quality of life of Grass Lake Township. The Future Land Use element of the Master Plan is designed to recognize existing development patterns, relevant demographic trends, and the Township's Goals and Policies.

As a guide, the Plan is not meant to be rigidly administered; changing conditions may affect the assumptions used when the Plan was originally conceived. But changing conditions do not necessarily mean that the Plan must change. Rather, the Township Planning Commission must examine those changes and decide if the principles on which the Master Plan was based are still valid. If so, the Plan should be followed.

As growth occurs it will be necessary for the Township to address difficult zoning issues brought on by the pace and increasing complexity of development plans by residents and property owners. The need to provide flexibility, coupled with the Township's desire to manage its growth, may create the need for innovative zoning solutions, such as clustering provisions, planned unit development regulations, and other techniques.

It will also be important for the Plan to be used consistently. A plan which is not actively followed and implemented may lead to problems for the Township in the future. Failure to follow the Plan may help discredit any attempt to use the Plan as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of the Plan will lend credibility to the community's attempts to implement controversial decisions on rezonings or other zoning actions. While the courts of the State of Michigan do not recognize the absolute authority of the Master Plan, they do lend much more credibility to actions supported by careful planning than those which appear to be taken arbitrarily against an individual property owner.

Finally, it is critical that the Plan be read in its entirety. Rather than attempting to isolate individual statements that may appear to support one position or another regarding the Future Land Use for the Township, the Planning Commission must consider the intent of the Plan as a whole. This requires a careful reading of the Plan to ensure that all of the Plan's considerations are included in the evaluation of any change.

Future Land Use

The heart of the Master Plan is Future Land Use. The future land uses shown on the Future Land Use map as well as future decisions by the Township will be based on several factors, including the following.

- **Community Character.** The goals and policies adopted as part of this Plan express the kind of community Grass Lake's residents' desire. A strong desire to maintain the rural character of the community is a driving force behind this Plan.

- **Adaptability of Land.** Environmental constraints have also played a part in the Plan. Of particular importance is ensuring that particular lands are able to accommodate their planned use. Of special concern is the need to protect groundwater resources by limiting higher densities and intensities of land use to where public utilities are available or can be made available.
- **Community Needs.** The Township also determined the various uses that were needed in the community. Locations for a wide variety of land uses were determined in appropriate and desirable locations.
- **Available Services.** Where the intensity of development dictates, measures should be planned to accommodate that development. Other services were also considered, including such services as adequate fire protection and other public safety measures. Road improvement issues should also be considered.
- **Existing Development.** The use of land in the future is influenced by how land is used today. Where new uses are introduced, special consideration will be given to how those uses affect uses already established nearby.

Future Land Use Classifications

Agricultural

Maintaining community character and conserving open space have been heavily emphasized throughout the process of developing the Master Plan. While it is recognized that large scale farming operations may be phased out over time, the desire to maintain an atmosphere conducive to continued agricultural activities has also been expressed among Township officials and concerned citizens. Consequently, the majority of the area recommended for agricultural uses were identified as part of the county-wide Agricultural Preservation Area identified in the *Jackson Community Comprehensive Plan*.

Portions of the township are well suited for larger lot, and agricultural use, due to the attractiveness of the township's rural setting. Grass Lake Township is trying to recognize the needs of those residents who wish to live in a lower density, rural setting, while at the same time ensuring that those same residents will not greatly affect agricultural operations or change the area's the rural character. Consequently, the area of the Township recommended for agricultural uses is greater than that proposed in the previous edition of the Master Plan

There is a general tendency to farming as a temporary use until land is converted to residential, commercial, or industrial uses. This may be appropriate in some areas where public utilities, land prices, property divisions, and growth pressures have made farming

difficult. But, in truth, farming is as much of an industry as manufacturing. While the tax benefits and employment base are not the same, farming does provide jobs and a product for sale in the marketplace. Viewing farming as an essential industry can have a profound effect on the programs developed for its continuation.

However, much of the responsibility for preserving farmland does not lie with the government; the most important link is the property owner. The pressures on small, local farm enterprises come from many sources, including:

- Land speculation drives up land values, affecting assessments on existing farmland.
- Urban sprawl brings new residents who want to live in a "rural" environment. These residents, having moved from urban areas, are often unprepared for the ordinary effects of farming. Odors, tractors and equipment along the roadways, crop dusting, and other necessary activities conflict with their expectations of rural living.
- Economic conditions, which manipulate market conditions for the crop being produced, will affect the ability of individual farmers to continue to farm profitably.

Farmers may also see their farmland as a source of retirement income. Therefore, a key to farmland preservation is the cooperation of the property owner. Farm owners may enroll in various preservation programs, such as P.A. 116, but any farmland preservation program must provide the proper incentives and motivation that will permit continued farming.

The overall amount of farmed land continues to decline as farmers are forced to sell land to subsidize their operations, and as more farmers retire and stop working the land. As expressed throughout this Plan, the Township's intent is to preserve as much of its agricultural land as possible, for as long as possible, and will take no actions which would preclude the use of land within its borders for farming.

While it is the intent of the Township to maintain agricultural operations for as long as possible, there is a general recognition that much of the land in this classification will eventually be converted from farm and vacant fields to residential use. However, the strong desire on the part of township residents to preserve their privacy and the rural character for which they moved to the area, dictates a need to limit density.

Another factor used to classify Agricultural lands was the limited ability of the Township and other authorities to provide utilities, paved roads, and other services to areas that are planned for more intense development. Lower development densities will permit the Township to provide an appropriate level of services to match the need.

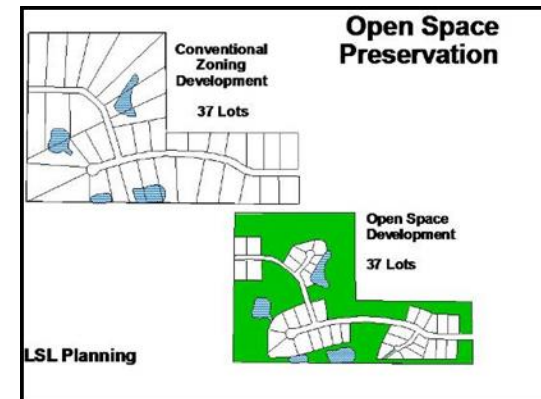
While the conversion of lands from agricultural to residential use is expected, this must be accomplished in a manner that allows the Township to manage development of these areas. Accordingly, zoning policies will seek to follow a consistent pattern of building on previous development, rather than creating isolated parcels of relatively higher density development in agricultural areas.

Preserving the rural character is important since it was for this reason that many people moved to Grass Lake Township. There are a number of practices which the Township could encourage to promote the preservation of the rural environment, including:

- Increasing the setback for homes within the Agricultural areas. Rather than viewing a strip of homes along the street, increasing setbacks would maintain a view of natural areas.
- Encouraging the preservation of trees.
- Minimizing urban vegetation (manicured lawns, flower gardens, etc.) in areas visible from the roadway. Native plantings should be maintained in these areas.
- Increasing the zoning requirements for road frontage. This would further separate the distance between homes and allow for a more "open" feeling.

Open Space Preservation. While clustering, or “Open Space Preservation” development may increase the net density for a smaller area of a larger parcel, the overall density would still fall into the requirements of the Future Land Use Plan. It would also allow for the preservation of significant natural features, provide open space for recreation, or allow the continuation of farming on interior land areas.

Open Space Preservation development provides for a concentration of development in a limited area, with the overall, or "gross density" of the site remaining the same. Although clustering may increase the net density for a smaller area of a larger parcel, the gross density should still fall into the requirements of the Master Plan and subsequent zoning regu-



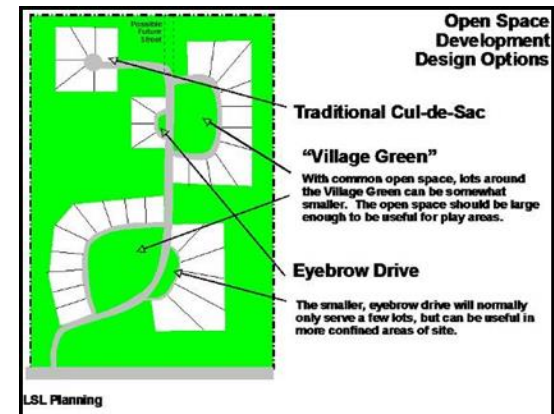
lations. The object of Open Space Preservation is not to increase the number of units developed, but to regulate the amount of land disturbed by structures, lawns, and drives.

Allowing Open Space Preservation through the use of a planned unit development (PUD) provides the opportunity to ensure that land will be kept free from future development. Apart from being a requirement of the PUD, preserved open space may be deeded in equal parts to the property owners of the cluster with restrictions on individual sales, requiring approval of a majority (or greater number) of the remaining owners. Regardless of ownership, the remaining acreage would not be permitted to be developed with additional housing units.

Open Space Preservation also permits the Township to consider development design options that go beyond the traditional “cookie cutter” lot designs often shown for larger developments.

Other land use techniques may become available for use in these areas, such as a local program for the purchase or transfer of development rights, private property restrictions through land donations or conservation easements, as well as other available public and private land preservation methods.

An amendment to the Township Zoning Act in 2002 required Townships to have Open Space Preservation language in their zoning ordinances, provided certain criteria were met.



Low Density Residential

A significant portion of the south-western area of the township, south of the Village, has been placed within the Low Density Residential classification. Another designated area north and east of the Village, but south of Interstate 94, has also been placed in a Low Density Residential classification, including Tims Lake Preserve.

This land use category enhances the conservation of rural character and preservation of sensitive natural resources. Public utilities traverse these areas and could easily expand to service proposed Low Density Residential developments. The Focus Group discussions held during the development of the previous edition of the Master Plan revealed considerable concern about the quality of groundwater that will be available in the future. Until access to public utilities is more readily available, protecting the source of well

water will be very important for the long term welfare of the Township's residents. Development in this classification must be carefully reviewed to ensure that any potential for groundwater problems is noted.

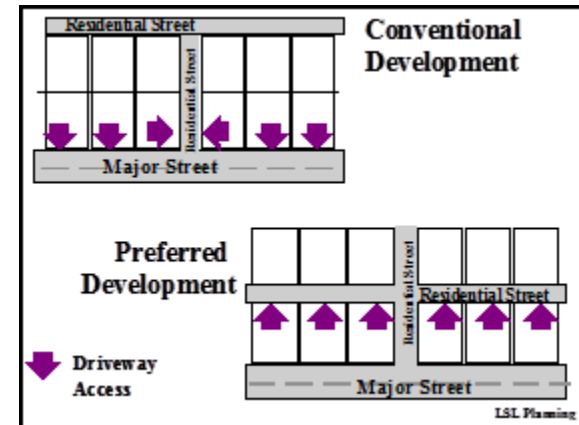
It is also likely that a significant amount of the residential development in this classification will occur along existing roadways. Although development of this nature is not unusual in rural areas, it does present some practical problems. The number of driveways along these roadways may create traffic problems, particularly in areas of relatively narrow lot widths. Although individually these driveways do not generate excessive amounts of traffic, an increase in their number on a busy roadway over time can present problems with additional turn movements, especially where vehicle speeds are high.

As development along roadways increases, property owners are also more likely to demand better maintenance. Residents indicated that improvements to existing roadways were an important issue. Maintenance concerns, including paving of gravel roads will likely become apparent as more development occurs.

Finally, homes spaced out along roadways, particularly when near the street, tend to detract from the rural character of the area when the view is more of buildings than of open space. A byproduct of strip residential development, the inefficient use of land, also occurs when homes are placed near the front property line.

A number of properties in the township are divided into relatively large lots, with the frontage taken up by individual homes. This type of development tends to create relatively deep lots which leaves sizeable areas cut off from road access and essentially unusable. Although the Land Division Act (PA 288 of 1967, MCL 560.101 *et seq.*), as amended, has improved this situation by limiting lot width to depth to a ratio of 1:4, it is still possible to create large areas of relatively isolated land.

While this may not be a problem for the original and some subsequent owners, others may look for opportunities to use the back portions of these lots for further development and seek variances or other approvals from the Township to do so. Therefore, access to interior properties will continue to be an important consideration in reviewing future development proposals.



Medium Density Residential

Medium Density Residential uses are intended to be concentrated near the Village limits, where access to utilities is more readily available, residential services are provided, and roadways are sufficient to accommodate increased traffic, or can be improved to accommodate such traffic. For example, an area located to the northeast of the Village is set aside for the extension of Medium Density Residential development. A smaller area of existing development further north is also recognized. In some portions of this area, this designation reflects existing development patterns while providing additional land for higher density development. The densities permitted, however, will require proper provisions for sanitary sewer and water service, either through public systems, or approved private, community systems. Zoning at these densities should generally not occur until utility issues are resolved.

It is the express intent of the Plan to provide for greater intensities of residential development and to avoid the potential for strip commercial development to extend south of I-94 along Mt. Hope Road, leading to the Village. An emphasis in the Medium Density Residential area will be to ensure that residential development takes place in a manner that allows the Township to properly manage development, protect environmental and natural resources, and plan for infrastructure necessary to support new development.

As with other residential designations, zoning policies will seek to follow a consistent pattern of building on previous development rather than creating isolated parcels of relatively higher density development in low density areas. This means that rezoning requests consistent with this land use classification will be evaluated to ensure that new residential development does not create pockets of higher densities in areas where low density development is currently predominate. Rather, the Medium Density development will be encouraged to build on already existing areas of similar densities, particularly ones already served by public sewer.

General Commercial

Two areas of General Commercial have been shown on the Future Land Use map. The first is west of the Village along Michigan Avenue and is intended to complement the pattern of development already occurring in the area near the Village. The second larger area is east of the Village, on the south side of Michigan Avenue, and contains the Township's Downtown Development Authority (DDA). It has been determined that commercial development of a general nature should be limited to areas nearest the Village, where the greatest concentrations of residential development occur. Further, it is the express intent of the Township to avoid providing competing lands with the development within the Village core. Instead, the designated areas are intended to provide locations for commercial development that otherwise would not be able to locate on the smaller properties within the Village.

Development within the General Commercial classification should be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes; and other factors that are consistent with the neighborhood and rural character.

Driveways will be located as far as possible from other driveways and any street intersections to minimize traffic conflicts, but generally not less than 150 feet. In most situations only a single driveway will be permitted unless a professional traffic study determines that a second drive is needed to accommodate higher volumes of traffic.

Highway Commercial/Light Industrial

Land has been placed into this mixed use classification to recognize the unique character of a narrow strip of land bordering I-94. The nature of development within this area will be affected by several factors, including the ability to accumulate sufficient land area for development sites, whether or not utility services become readily available, and whether the interchange at Mt. Hope Road is improved. As events unfold, the exact nature of development may become clearer. Regardless, many of the same design elements of controlling driveways, adequate landscaping, buffering from adjacent uses, and other similar requirements will still be necessary. Because this land use area runs parallel to I-94, the Township should also be concerned about the view from the highway to buildings and parking areas. Efforts should be made to discourage the placement of loading areas, outside storage and other unattractive features in areas clearly visible from the highway.

Highway Commercial/Light Industrial uses will generally be limited to those areas which are or may be served by public utilities. Certain highway commercial/light industrial uses may be permitted without utilities, but will usually be restricted to those operations which do not require large scale waste disposal or water use, such as auto repair businesses and small machine and fabricating shops. However, providing public water and sanitary sewer to these areas should be a high priority for the Township.

Highway Commercial/Light Industrial properties will generally have the following characteristics:

- Access to an appropriate roadway capable of accommodating the weights and/or volumes of trucks.
- Availability of public utilities.
- Sufficient property to accommodate generous setbacks for parking, loading, and other activity areas.

- Designed to limit any negative effects on existing homes or other uses.

The negative effects of this intense land use may be minimized by limiting highway commercial/industrial development to the areas bordering I-94 (e.g., interchanges with surface roads and other areas of the corridor contained in the Township's Local Development Financing Authority (LDFA). These areas present better opportunities for more intensive development. The intent is to allow for economic and employment opportunity expansion within the Township without detracting from the rural character of the rest of the community.

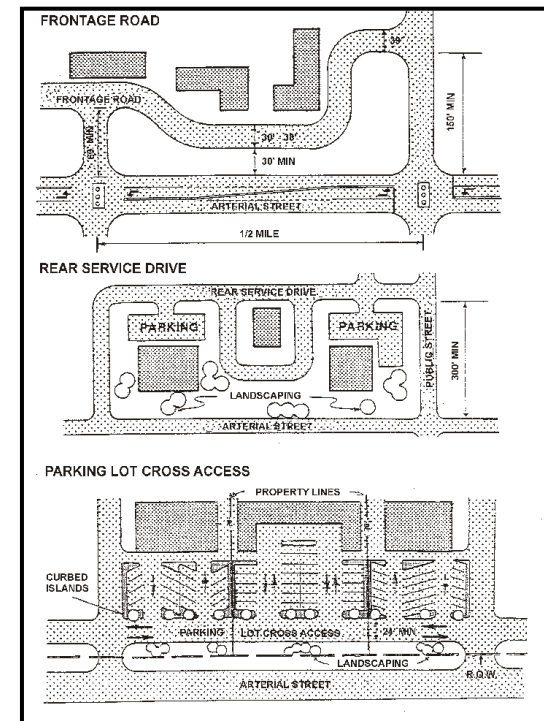
Mt. Hope Interchange. The Township has elected to allow future development around the Mt. Hope interchange in order to determine the type and style of development desired. Therefore, a mixed designation of Highway Commercial/ Light Industrial is shown. Both the highway commercial and industrial land uses planned near this interchange will benefit substantially from the newly designed and constructed interchange.

Clear Lake Interchange. The larger Highway Commercial/light industrial area, at Clear Lake Road, while intended for more intensive development, should be tightly restricted to the properties nearest the interchange, rather than encroaching on residential and agricultural development further to the north and south.

The uses intended for this classification will generally be those which emphasize highway related service, such as service stations, restaurants, and other related uses. Managing access to individual properties will receive strong consideration during the review of individual sites. The use of combined drives, service drives, and well planned access points will be stressed.

Public

This designation has been added to reflect a number of the school, church, and government-owned lands scattered throughout the township. The largest areas of public lands occur north of I-94, in the Waterloo Recreation Area and in the southwest for the Sharonville State Game Area.



Zoning Plan

The Master Plan provides the legal basis for zoning in Grass Lake Township. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan’s planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), “special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations.”

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires “a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises” because Grass Lake Township has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the planning commission to adopt and file with the township board “a zoning plan for the areas subject to zoning” in Grass Lake Township (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to “include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map” (Sec. 33 (2) (d)).

Zoning Districts

Chapters 5 through 13 of the Zoning Ordinance establish and define the following zoning districts (please see the Zoning Map):

Agricultural District (AG) — This District is intended for large tracts used for farming, or farm lands which are idle, and single-family dwellings. Agricultural uses and other uses generally associated with agriculture, single-family residential development on larger lots, and related non-residential uses are provided within the district. The overall purpose of this District is to preserve larger tracts of land for agricultural use while allowing for residential development at appropriate densities.

AG DISTRICT DEVELOPMENT REQUIREMENTS			
Yards	Front	Side	Rear
	60 ft.	30 ft.	50 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	200 ft	2 acres	Maximum 20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

Single-Family Residential District (R-1) — This District is intended primarily for single-family dwellings. Agricultural uses and other uses generally associated with agriculture, single-family residential development on larger lots, and related non-residential uses are provided within the District.

R-1 DISTRICT DEVELOPMENT REQUIREMENTS			
Yards	Front	Side	Rear
	35 ft.	15 ft.	25 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	150 ft.	1 Acre	Maximum 20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

Single-Family Residential District (R-2) — This District is composed of those areas of the township whose principle use is and should be single-family dwellings on moderately sized lots. The regulations of this district are designed to preserve and enhance those areas that are suitable for higher densities of residential development. In addition to the dwellings permitted in the zoning district, certain non-residential uses are permitted which have been regulated to make them compatible with the principal uses of this District.

R-2 DISTRICT DEVELOPMENT REQUIREMENTS				
Yards	Front	Side	Rear	
	25 ft.	10 ft. minimum /total 25 ft.	25 ft	
Lot Requirements	Residential uses - With public sanitary sewer		All uses and residential uses without public sanitary sewer	
	Lot Area	Lot Width	Lot Area	Lot Coverage
	10,000 sq. feet.	80 feet	½ acre	30%
Building Height	No main buildings and no structures shall exceed a height of two and one-half (2½) stories, but not exceeding thirty-five (35) feet.			

Multiple-Family Residential District (R-3) — This District is intended for a wider variety of residential uses, including low rise multiple family dwellings, located where access to utilities is more readily available, residential services are provided, and roadways are sufficient to accommodate increased traffic, or can be improved to accommodate that traffic. Accordingly, densities of residential

development will be dependent on utility and public services. Development should incorporate the preservation of open space and natural features. Sound design practices should be used to provide a quality living environment to residents.

R-3 DISTRICT DEVELOPMENT REQUIREMENTS			
Single Family Dwellings and Non-Residential Main Buildings			
Yards	Front	Side	Rear
	35 ft.	15 ft.	25 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	100 ft	½ Acre (21,780 sq. ft.)	Maximum 20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

Manufactured Housing Community District (R-4) — This District is intended to encourage an appropriate location for manufactured home parks and single family residential developments in areas where the natural resource base is capable of supporting that development and the property is served by the necessary public services and infrastructure.

R-4 DISTRICT DEVELOPMENT REQUIREMENTS			
Yards	Front	Side	Rear
	35 ft.	15 ft.	25 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	100 ft.	½ Acre (21,780 sq. ft.)	20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

General Commercial District (GC) — This District is intended for commercial development of a general nature near areas where greater concentrations of residential development occur. The designated areas are intended to provide locations for commercial development that might otherwise not be able to locate on the smaller properties within the Village. The General Commercial District

is distinguished from the Highway Commercial District by relying less on auto dependent businesses and providing more services related to township and area residents.

Development within the General Commercial District will be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes; and other factors that are consistent with the neighborhood and rural character.

GC DISTRICT DEVELOPMENT REQUIREMENTS			
Yards	Front	Side	Rear
	35 ft.	15 ft.	40 ft.
	No parking is permitted in the required front yard	25 ft. if abutting a Residential District or use	
Building Height	30 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	100 ft	15,000 sq. ft.	Maximum 40%

Highway Commercial District (HC) — This District is intended primarily for uses emphasizing highway related service, such as service stations, restaurants, and other related uses. Managing access to individual properties will receive strong consideration during the review of individual sites. The use of combined drives, service drives, and well planned access points will be stressed. Efforts will be made to discourage the placement of loading areas, outside storage and other unattractive features in areas clearly visible from the highway.

HC DISTRICT DEVELOPMENT REQUIREMENTS				
Yards	Front		Side	Rear
	With service drive in front yard	35 ft.	25 ft.	40 ft.
	With no service drive in front yard	40 ft.		
	No parking is permitted in the front yard			
Building Height	30 ft. (2½ stories) maximum			
Lot Requirements	Lot Width	Lot Area	Lot Coverage	
	200 ft	1 acre	Maximum 40%	

Light Industrial District (LI) — This District is intended for Industrial uses generally limited to those areas that are or may be served by public utilities. Certain industrial uses may be permitted without utilities, but will usually be restricted to those operations not requiring large scale waste disposal or water use, such as automobile repair businesses and small machine and fabricating shops.

Industrial properties will generally have the following characteristics:

- Access to an appropriate roadway capable of accommodating the weights and/or volumes of trucks.
- Availability of public utilities.
- Sufficient property to accommodate generous setbacks for parking, loading, and other activity areas.
- Designed to limit any negative effects on existing homes or other uses.

The intent of the District is also to provide opportunities for more intensive development that allows for economic and employment opportunity expansion within the township without detracting from the rural character of the rest of the community.

LI DISTRICT DEVELOPMENT REQUIREMENTS			
	Front	Side	Rear
	50 ft.	50 ft.	40 ft.
Yards	No parking is permitted in the first 35 ft. of the front yard from the front lot line	No parking, loading or other activities are permitted in the first 25 ft. of the side yard from the front lot line	No parking, loading or other activities are permitted in the first 25 ft. of the rear yard from the side lot line
Building Height	60 ft.		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	150 ft	1 acre	Maximum 40%

Rezoning Criteria

The most common zoning application of the Master Plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the Master Plan. Sec. 150.381 (c) of the township's zoning code contains standards which satisfy this requirement:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's Master Plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?

- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this chapter equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

Agricultural areas — The following open areas are included on the future land use map:

- **Agricultural areas** — Agricultural areas are addressed generally on the future land use map. The following zoning district equates to those areas:
 - **AG** — Agricultural District

Residential areas — The following residential areas are included on the future land use map:

- **Low-density residential areas** — Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **R-1** — Single-Family Residential District
 - **R-2** — Single-Family Residential District
- **Medium-density residential areas** — Medium-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **R-3** — Multiple Family Residential District
 - **R-4** — Manufactured Housing Community District

Commercial and light industrial areas — The following commercial areas are included on the future land use map:

- **General commercial areas** — General commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- **GC** — General Commercial District
- **Highway Commercial/Light Industrial areas** — Highway commercial/light industrial areas are addressed in general on the future land use map. The following zoning district equates to those areas:
 - **HC** — Highway Commercial District
 - **LI** — Light Industrial District

Public Areas — The following public areas are included on the future land use map:

- **Public** — Public areas are addressed generally on the future land use map do not equate to any district on the zoning map.



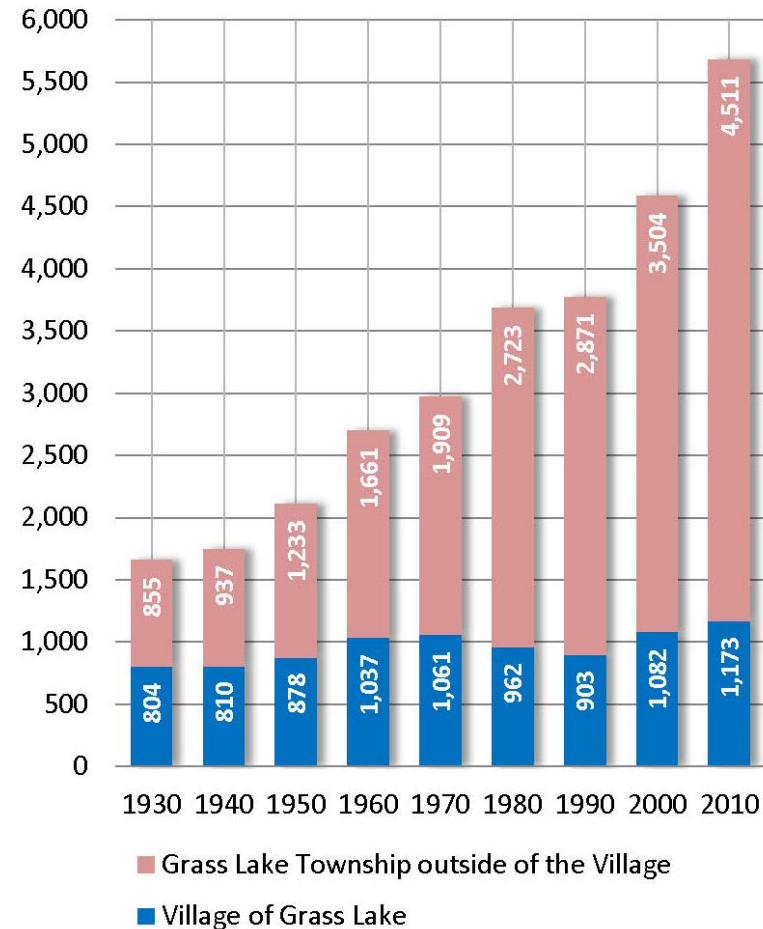
APPENDIX A DEMOGRAPHICS

A-1



Population History

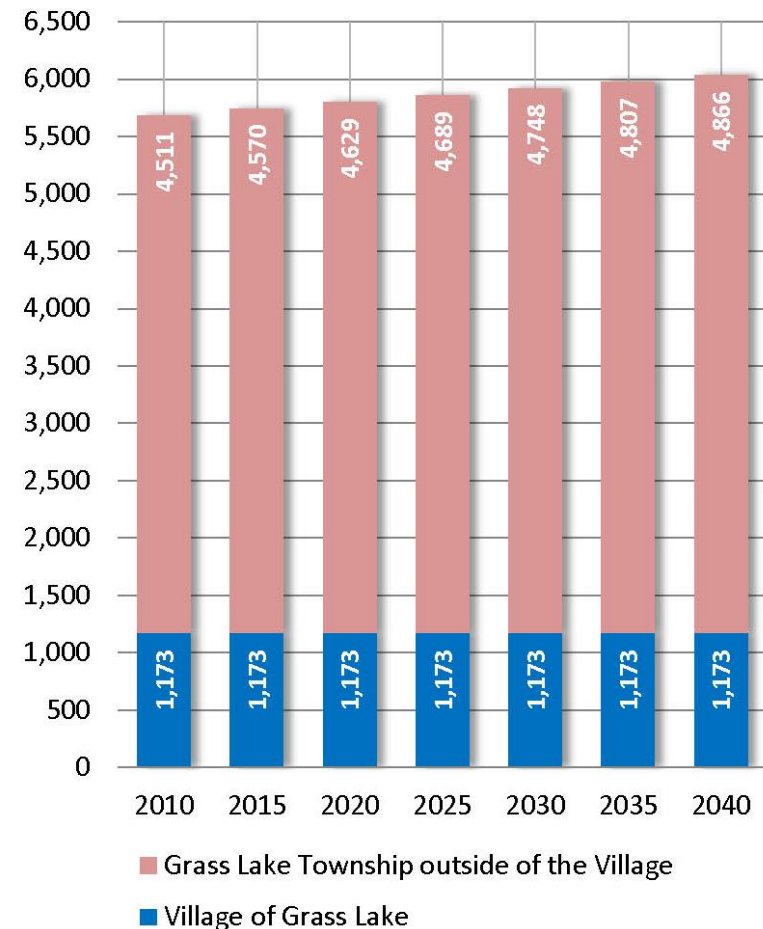
- Grass Lake Township contains the Village of Grass Lake
- The Township was home to 5,684 people in 2010, with 79.4% of residents living outside of the Village, according to the U.S. Census
- The adjacent figure shows:
 - Villagers comprised 48.5% of the Township's population in 1930, but only 20.6% in 2010
 - The population outside of the Village:
 - Increased 9.6% between 1930 and 1940
 - Increased an average of 47.7% per decade between 1940 and 1980
 - Increased 5.4% between 1980 and 1990
 - Increased an average of 28.6% per decade between 1990 and 2010
 - The Village grew 45.9% between 1930 and 2010, despite a -14.9% population loss between 1970 and 1990



Population Projections

- The population projections utilized in this plan were developed for the Jackson Area Comprehensive Transportation Study (JACTS)
 - The 2040 projections are grounded on historic census trends and Regional Economic Models Inc. (REMI) forecasts
 - REMI data is based upon Cohort Survival methodology and local factors and input
 - The projections are then “straight-lined” in 5-year increments between 2010 and 2040
- Utilizing that information, it is reasonable to expect that:
 - Population outside of the Village will increase 7.9% by 2040 and remain steady in the Village
 - The 2015 population for the Township is projected to be 5,743 residents

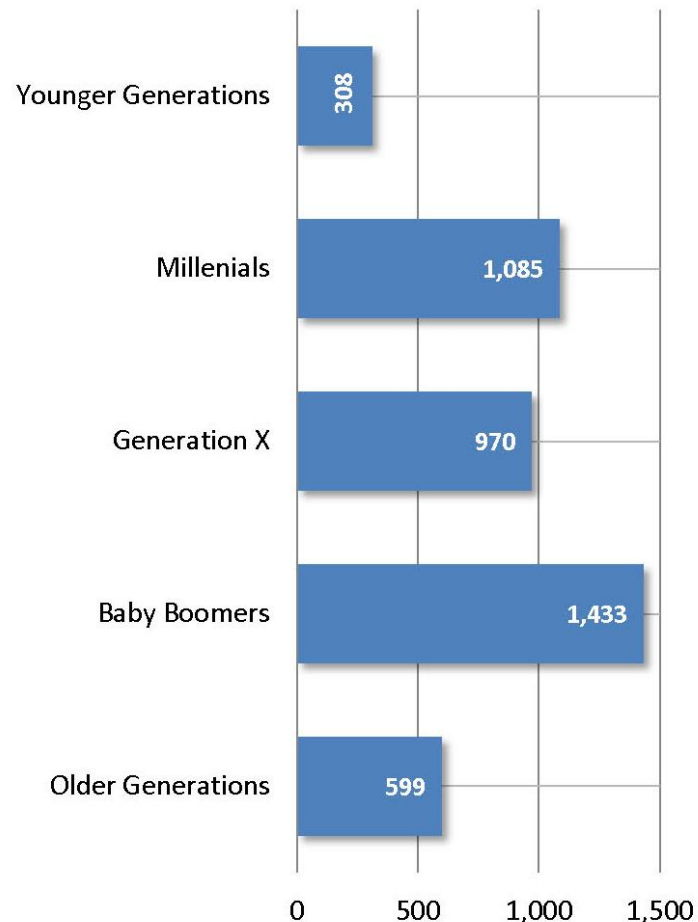
The American Community Survey (ACS) estimates that the population was 5,710 people between 2009 and 2013
 - The 2035 population is projected to be 4,807 outside of the Village and 1,173 in the Village



American Community Survey (ACS)

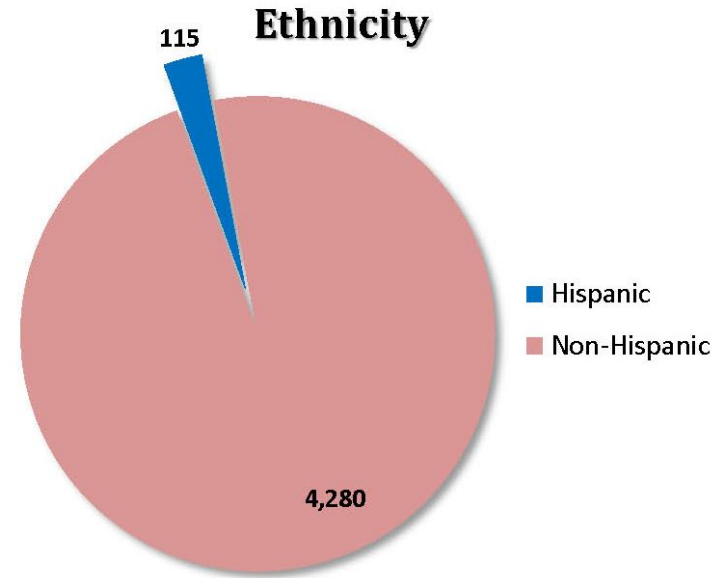
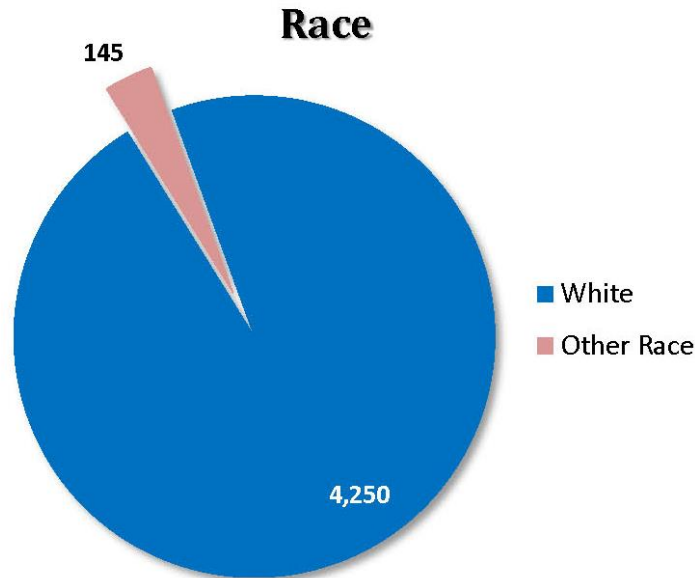
- The use of estimates provided by the U.S. Census Bureau's American Community Survey (ACS) provides more up-to-date demographics than the decennial census
- Reporting jurisdictions the size of Grass Lake Township are provided five-year average estimates on a regular basis
- The reporting period available and utilized for this plan is 2009-2013
- The U.S. Census Bureau includes village populations in the populations of the townships of which they are a part
- Village of Grass Lake data has been subtracted from Grass Lake Township for this plan whenever possible
- Please note that the median age, household and family sizes, and household, family, and per capita incomes for Grass Lake Township include the population of the Village of Grass Lake

Age & Gender: 2009-2013



- The estimated median age of Grass Lake Township residents was fairly high when compared to the national median
 - 41.9 years for Township residents (please see the ACS note)
 - 38.2 years for Village residents
 - 37.3 years nationally
- The adjacent figure illustrates Grass Lake Township's estimated generations:
 - 32.6% — 'Baby boomers' (people 45-64 in 2010)
 - 24.7% — 'Millennials' (people 5-24 in 2010)
 - 22.1% — 'Generation X' (people 25-44 in 2010)
 - 13.6% — Older generations (people ≥ 65 in 2010)
 - 7.0% — The younger generation (people < 5 in 2010)
- Finally, it is estimated that males comprised 51.6% of the Township's population

Race & Ethnicity: 2009-2013



The population of Grass Lake Township is homogenous with few racial and ethnic minorities

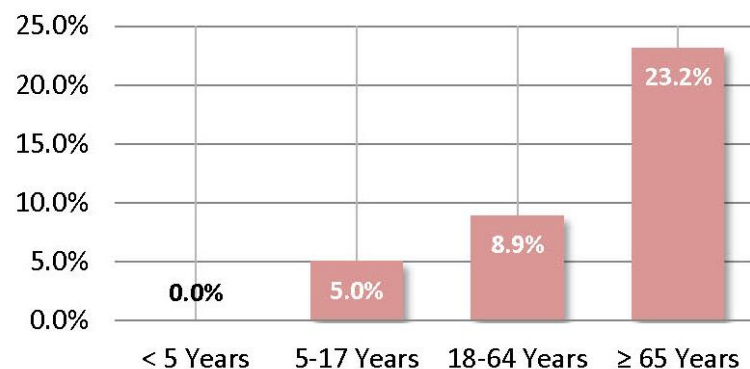
- An estimated 96.7% of the Township's population was white
- An estimated 2.6% of the Township's residents considered themselves Hispanic

Disabilities: 2009-2013

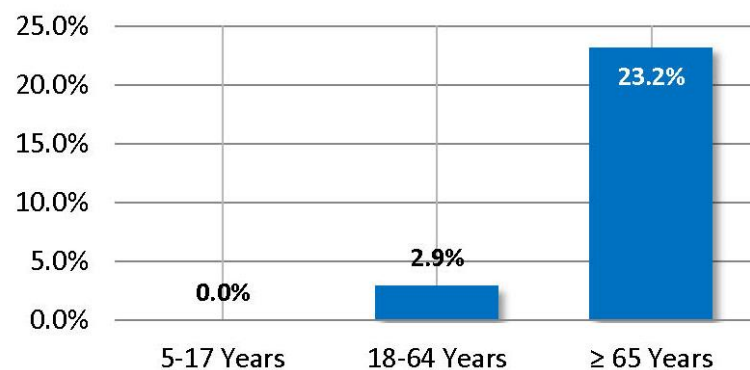
Disabled residents are a significant component of Grass Lake Township's population

- An estimated 9.3% of Township residents were disabled
- <5 years
 - An estimated 0.0% were disabled
- 5-17 years
 - An estimated 5.0% were disabled
 - An estimated 0.0% had an ambulatory disability
- 18-64 years
 - An estimated 8.9% were disabled
 - An estimated 2.9% had an ambulatory disability
- ≥65 years
 - An estimated 23.2% were disabled
 - An estimated 23.2% had an ambulatory disability

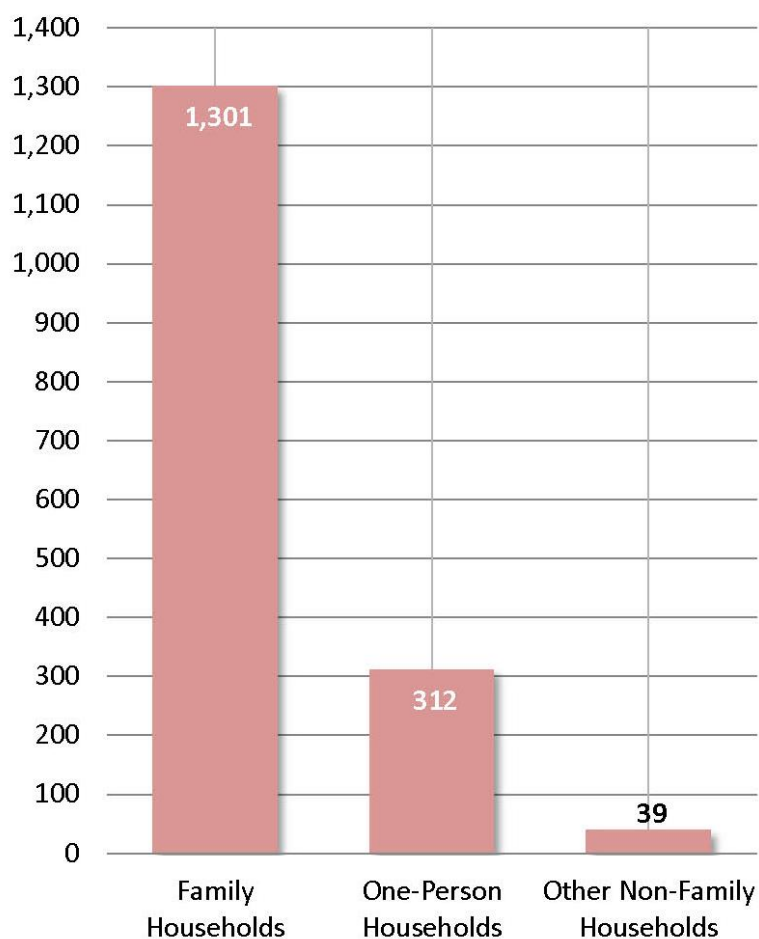
Some Type of Disability



Ambulatory Disability

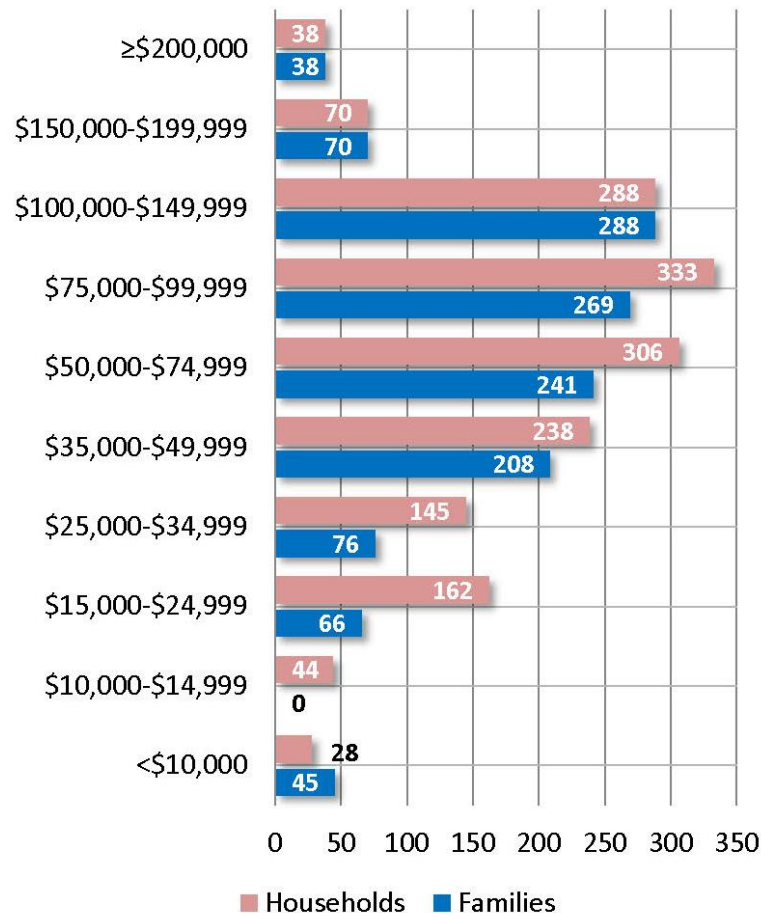


Households & Families: 2009-2013



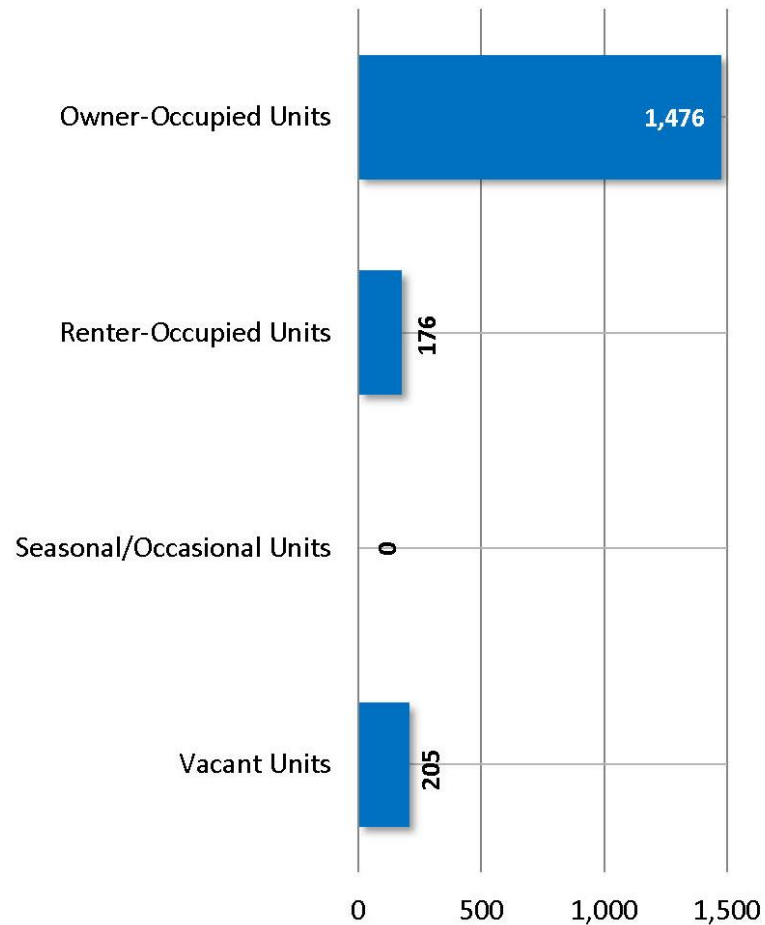
- Most people live in the estimated 1,652 Grass Lake Township households
- Families comprised an estimated 78.8% of households
- An estimated 18.9% of households were comprised of a single person
- Other non-family households comprised the remaining estimated 2.4% of households
- Estimated average household and family size was 2.58 people and 3.03 people, respectively (please see the ACS note)
- *There were an estimated 0 seasonal or occasional homes (i.e., households)*
- *Group quarters (e.g., nursing homes, etc.) were home to an estimated 56 people*

Household Income: 2009-2013



- Estimated median and mean household income:
 - Township — \$61,332 and \$73,950, respectively (please see the ACS note)
 - Nation — \$53,046 and \$73,487
- Estimated median and mean family income:
 - Township — \$71,354 and \$84,861, respectively (please see the ACS note)
 - Nation — \$64,719 and \$85,588
- Estimated per capita income:
 - Township — \$28,816 (please see the ACS note)
 - Nation — \$28,155

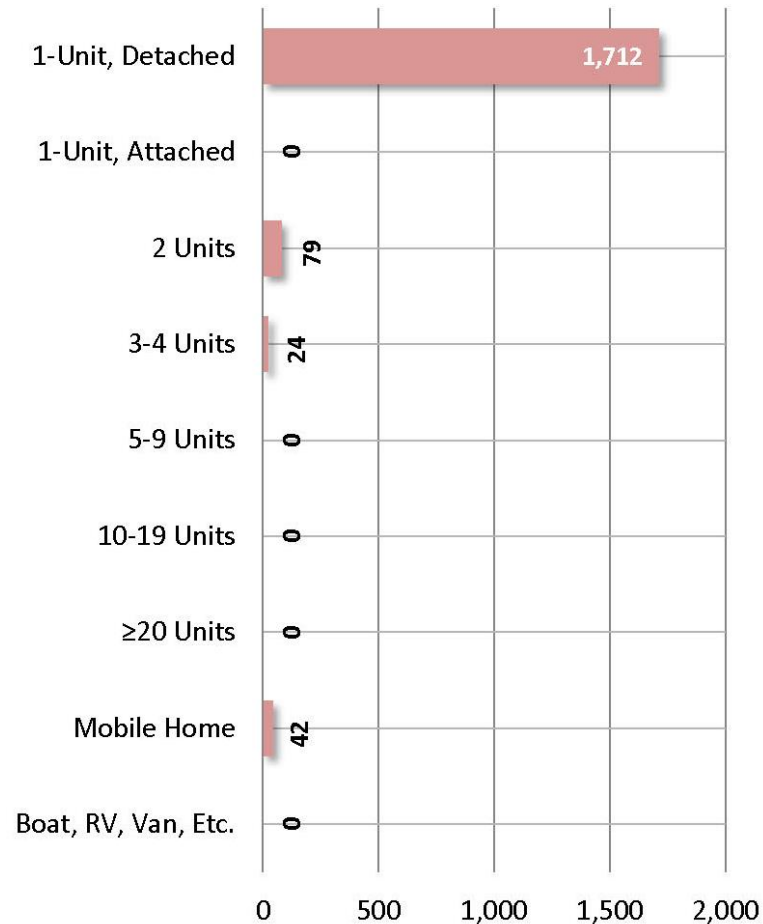
Dwellings & Vacancy Rates: 2009-2013



Grass Lake Township had an estimated 1,857 dwelling units

- An estimated 89.0% of those dwellings were occupied
 - An estimated 79.5% of those dwellings were owner-occupied
 - An estimated 9.5% were renter-occupied
- An estimated 11.0% of those dwellings were vacant
 - An estimated 0.0% of those dwellings were only used seasonally or occasionally
 - An estimated 11.0% of dwellings were vacant

Housing Types: 2009-2013



Grass Lake Township had an estimated 1,857 dwelling units

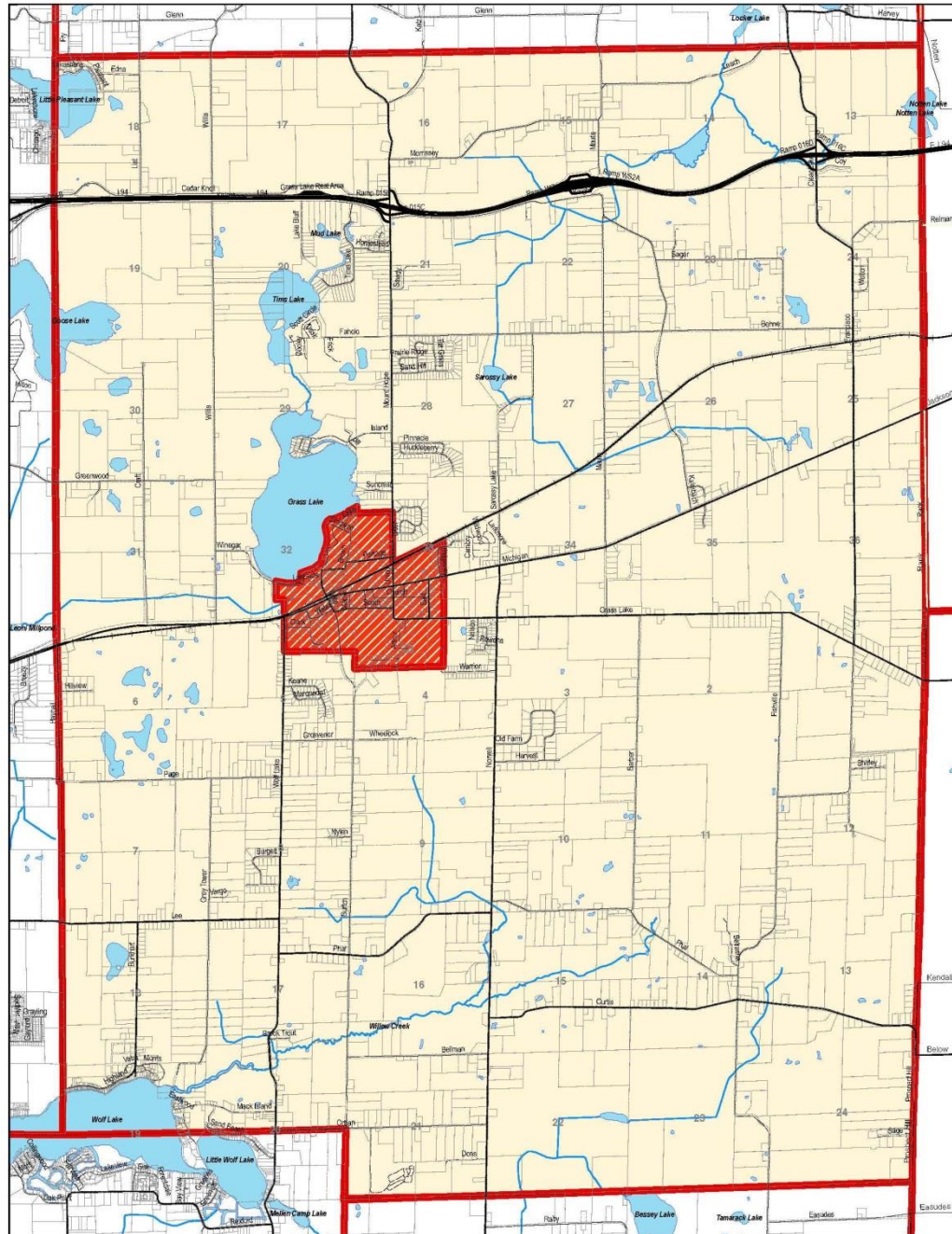
- An estimated 92.2% of dwellings were single units
 - An estimated 92.2% of dwellings were detached single units
- An estimated 5.5% of dwellings were in multi-unit buildings
 - An estimated 4.3% of dwellings were in duplexes
 - An estimated 1.3% of dwellings were in 3-4 unit buildings
- An estimated 2.3% of dwellings were mobile homes



APPENDIX B
TOWNSHIP MAPS

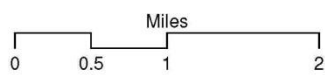
B-1



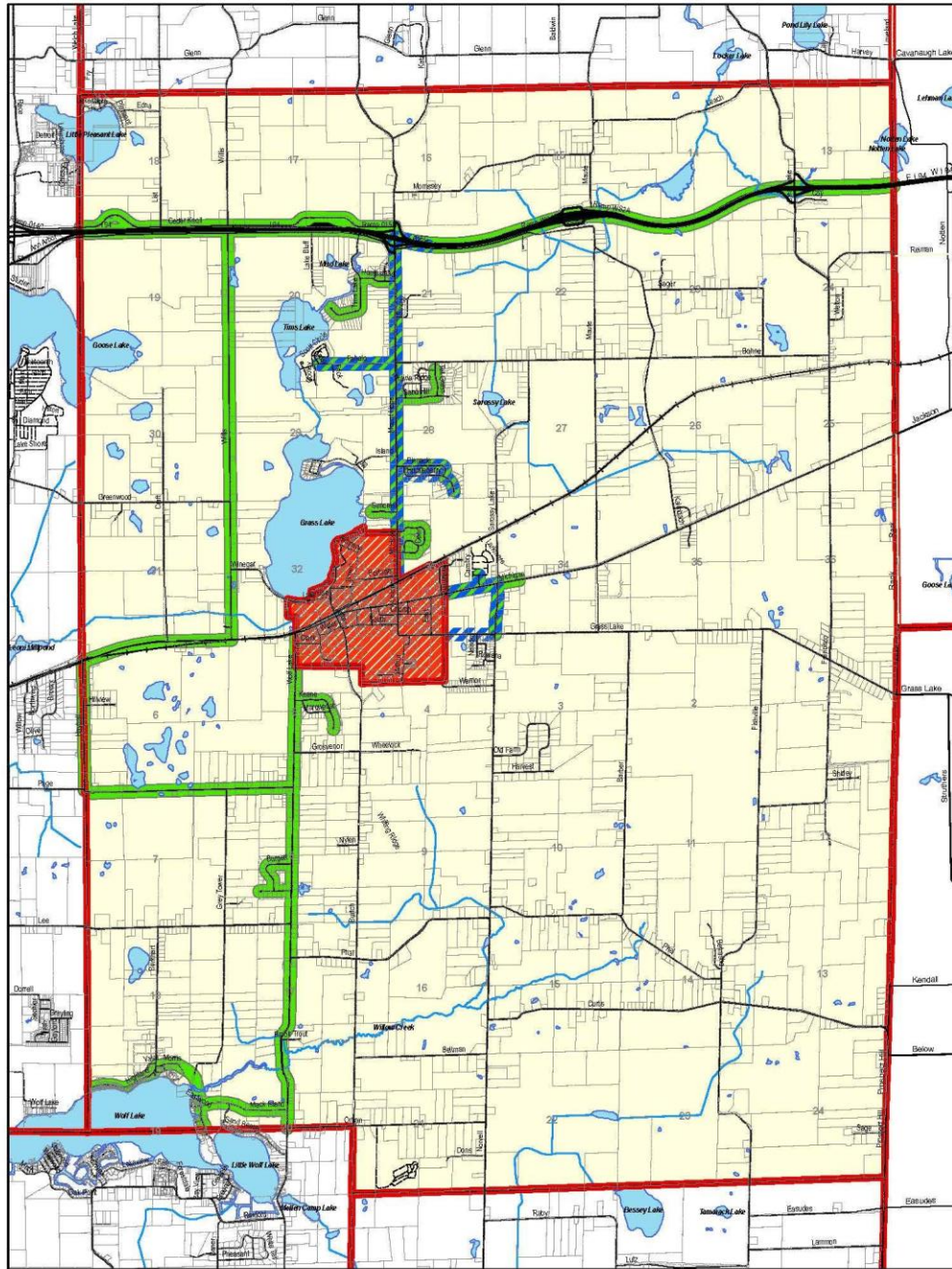


Grass Lake Charter Township Master Plan



Base Map



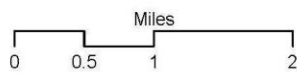
-  Village of Grass Lake
-  State Highways
-  Primary Roads
-  Local Roads
-  Private Roads
-  Railroads
-  Lakes & Ponds
-  Rivers & Streams

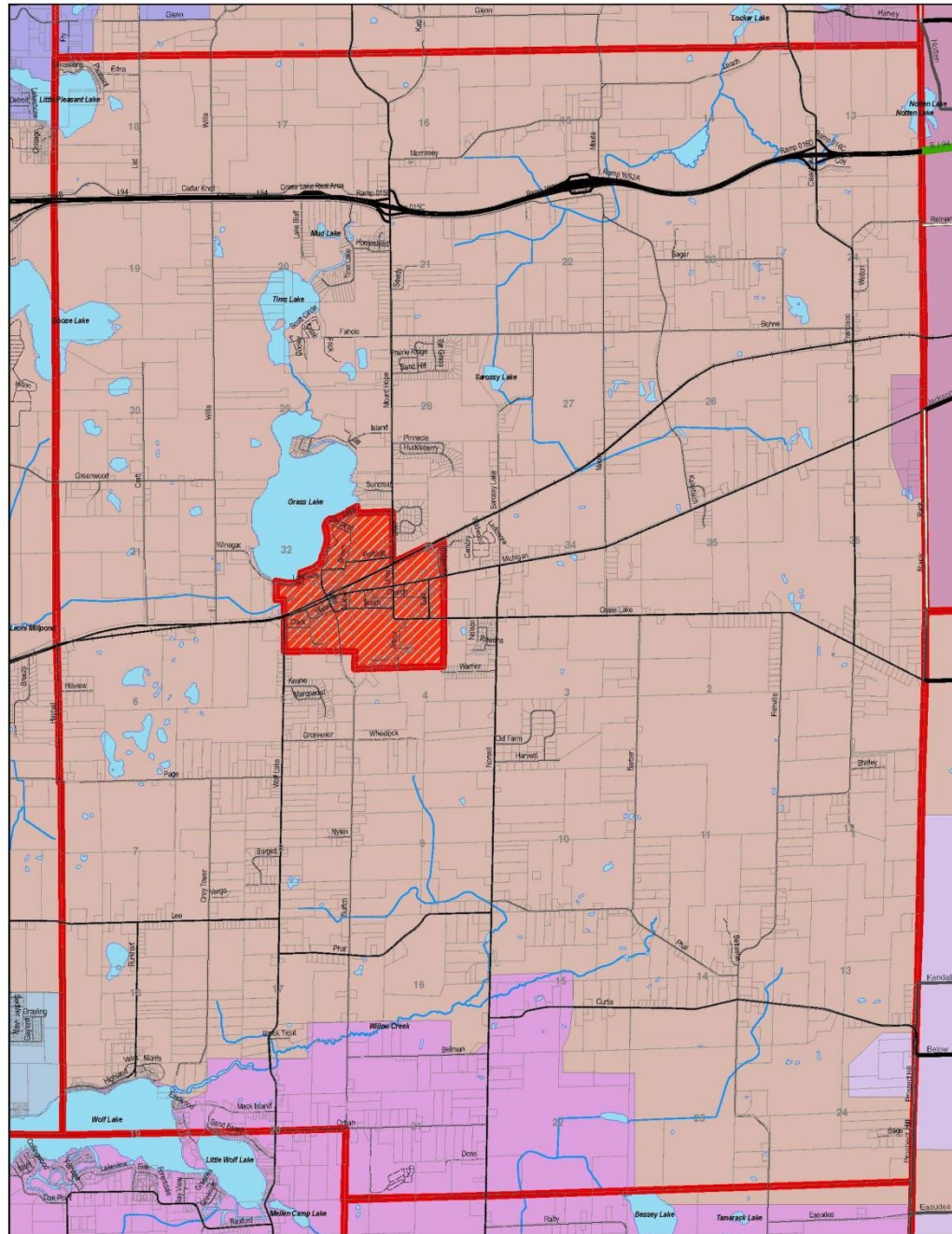


**Grass Lake Charter
Township Master Plan**

 Water Service Area
 Sewer Service Area

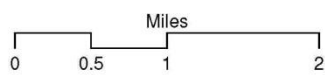
Water and Sewer

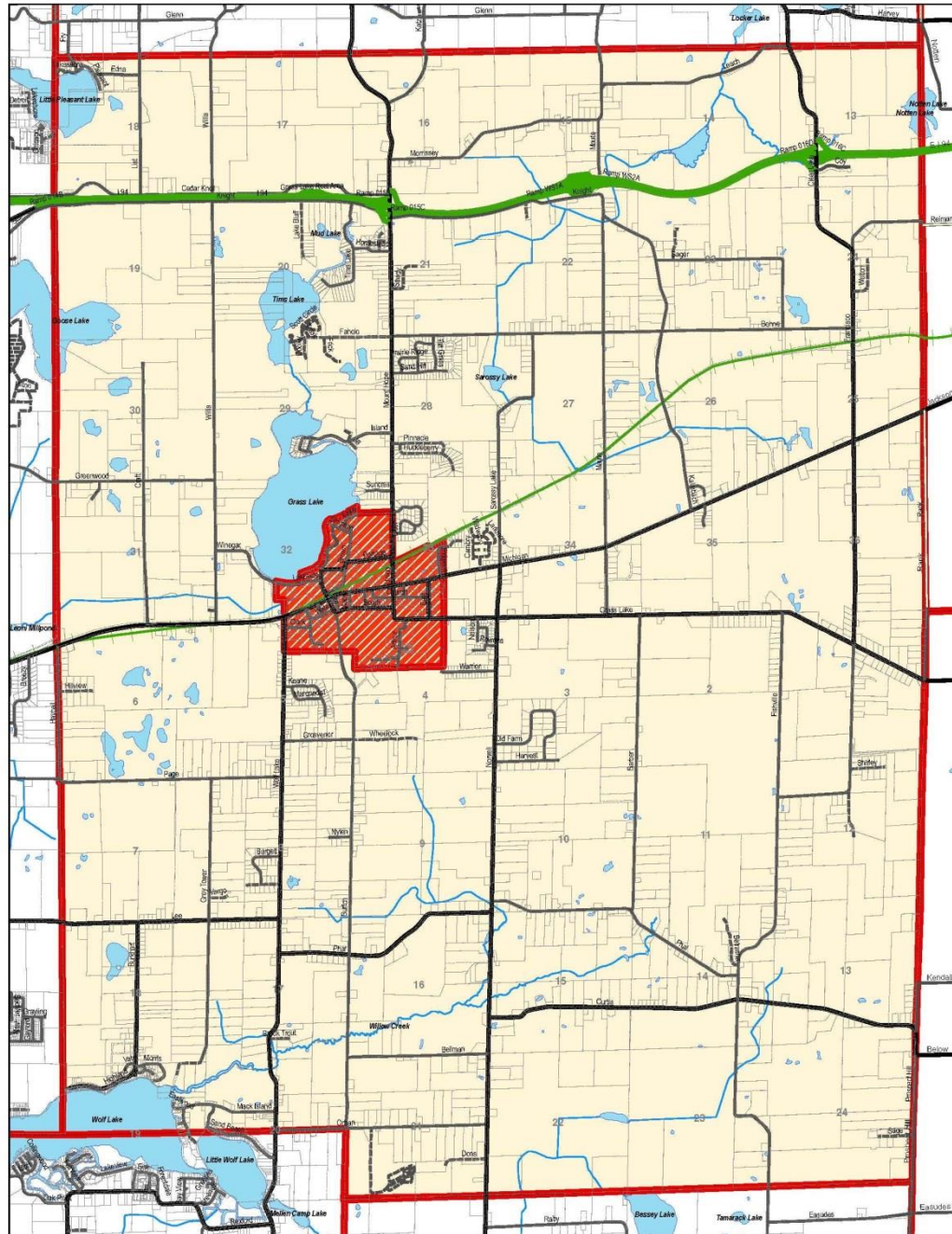




Grass Lake Charter Township Master Plan School Districts

- Grass Lake Community Schools
- East Jackson Community Schools
- Michigan Center School District
- Chelsea School District
- Manchester Community Schools
- Napoleon Community Schools

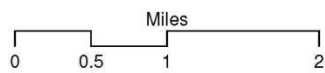


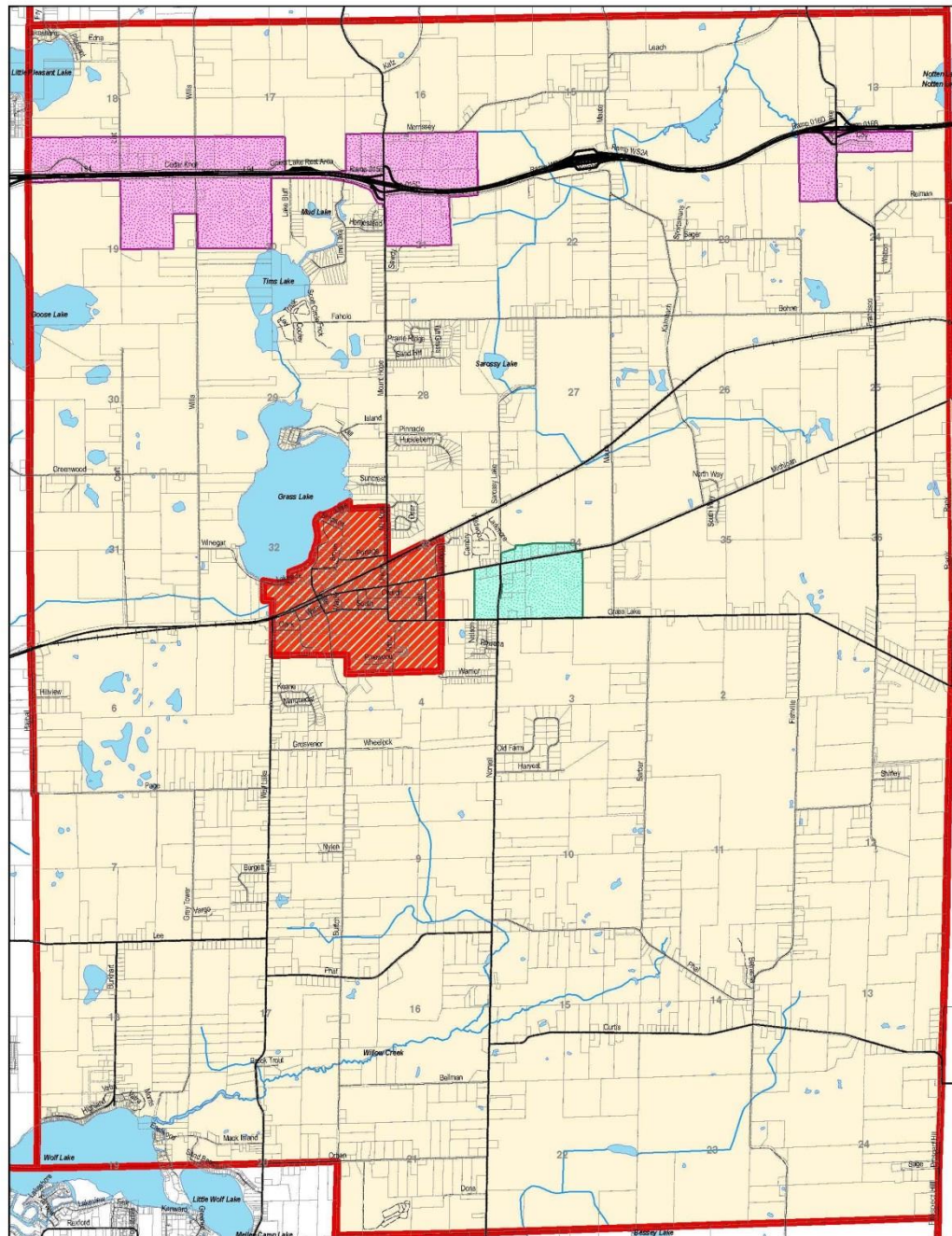


Grass Lake Charter Township Master Plan

Transportation

- Interstate
- County Primary Roads
- County Local Roads
- Private Roads
- Railroad

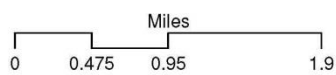


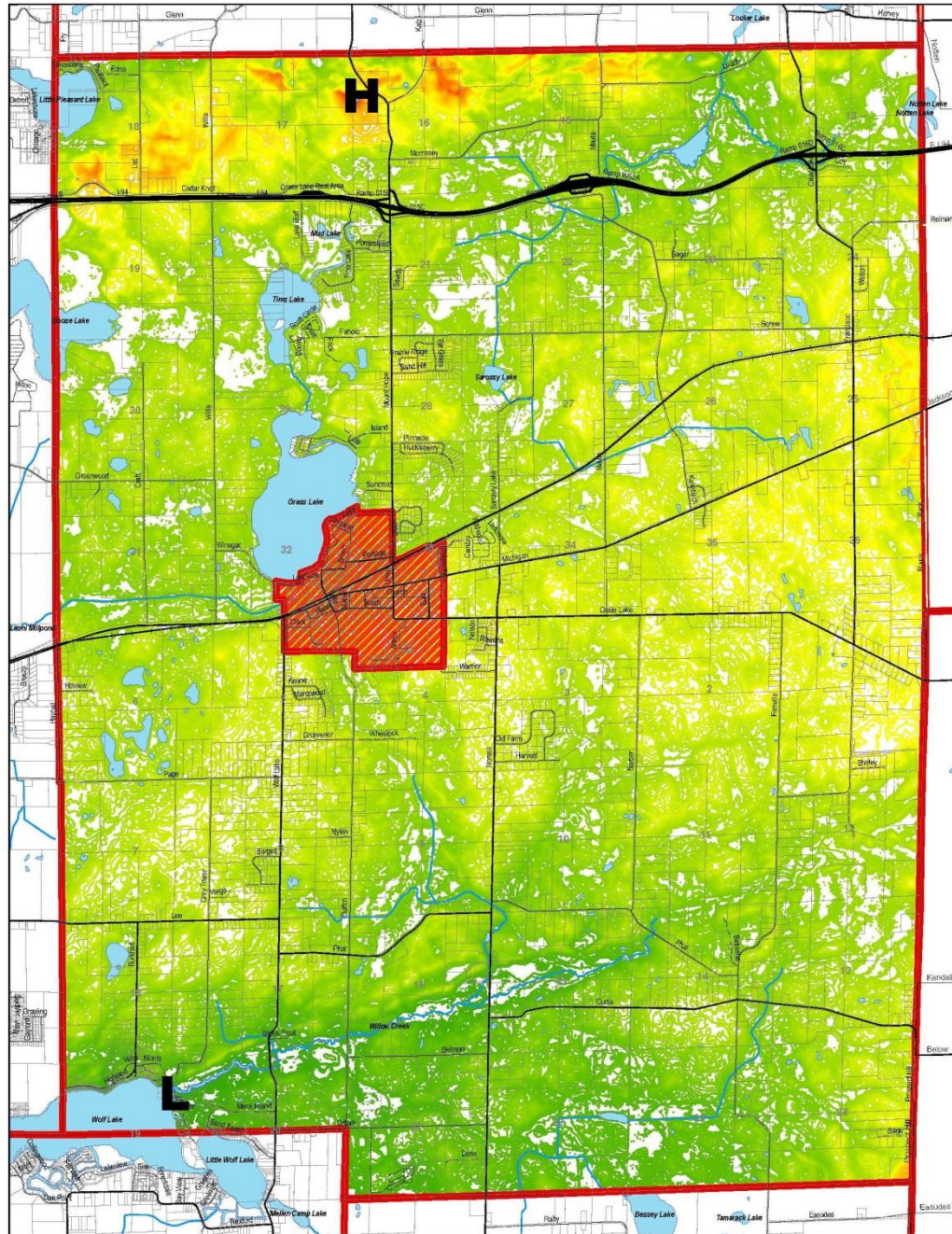


Grass Lake Charter Township Master Plan

Economic Development

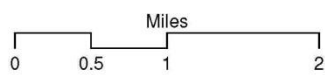
-  Downtown Development Agency (DDA)
-  Local Development Finance Authority (LDFA)

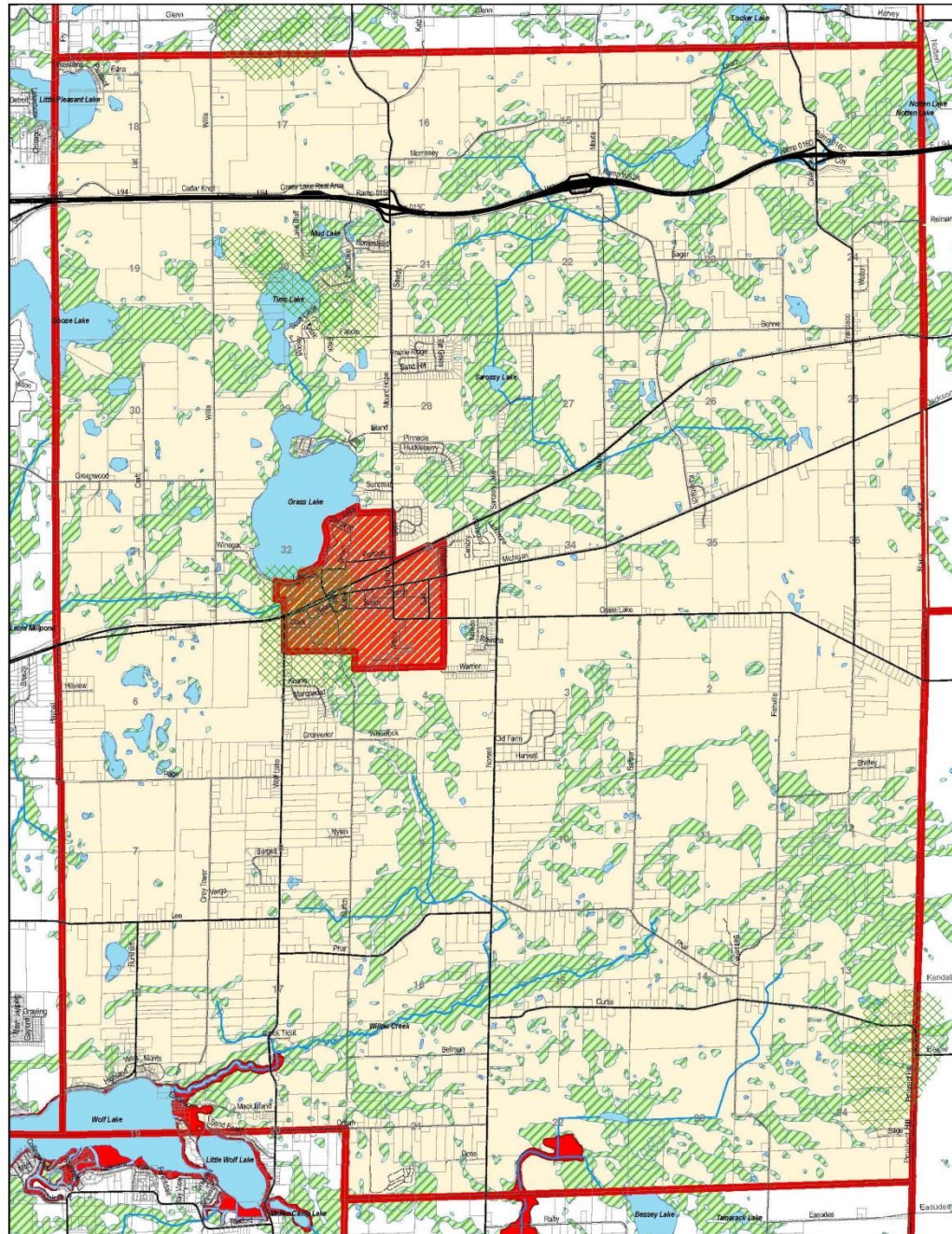




Grass Lake Charter
Township Master Plan

Topography

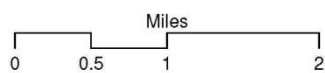


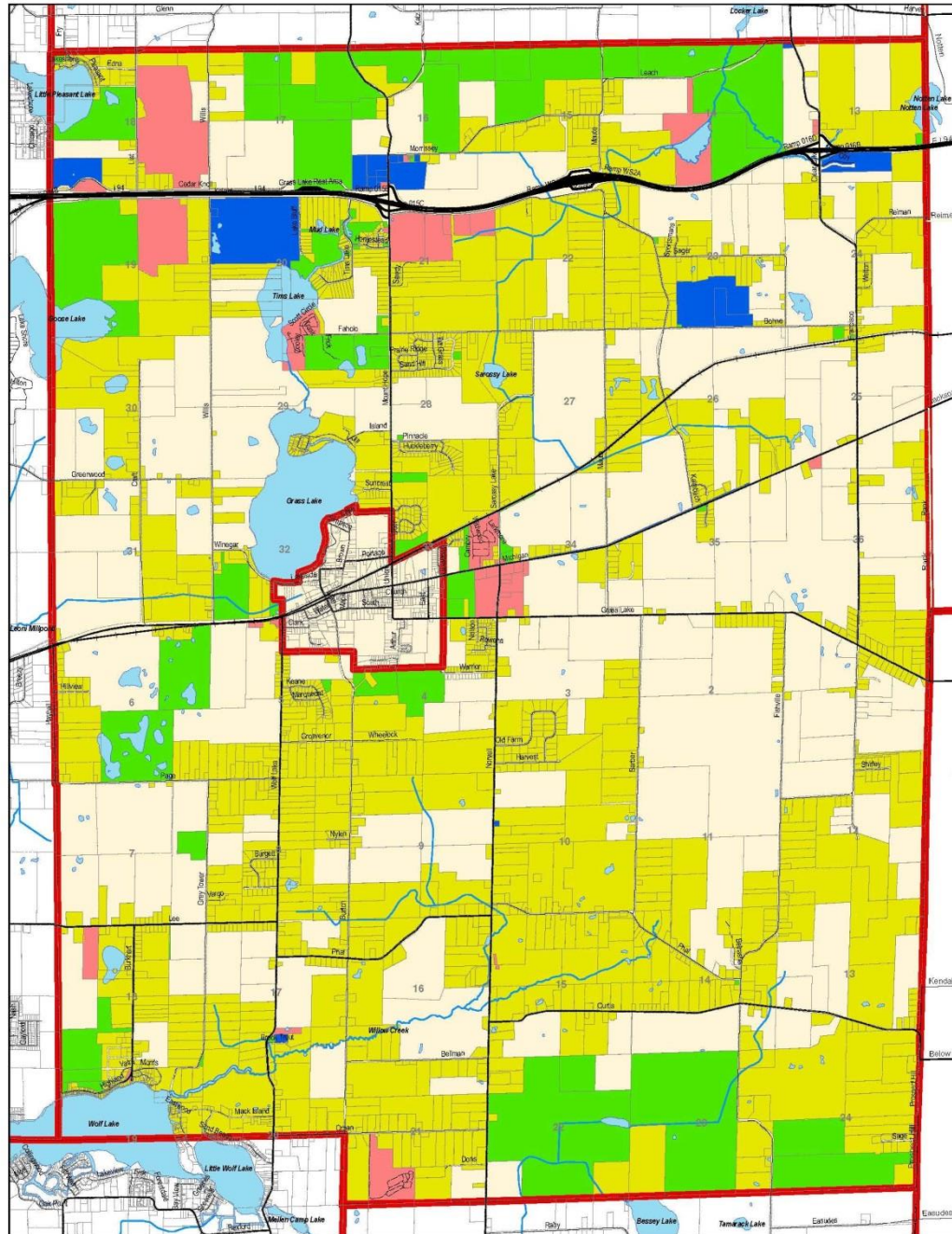


Grass Lake Charter Township Master Plan

Hyrdology Map

-  Lakes & Ponds
-  Rivers & Streams
-  One-Hundred Year Floodplain
-  Wetlands
-  Wellhead Protection Areas



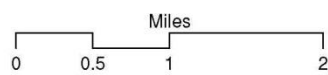


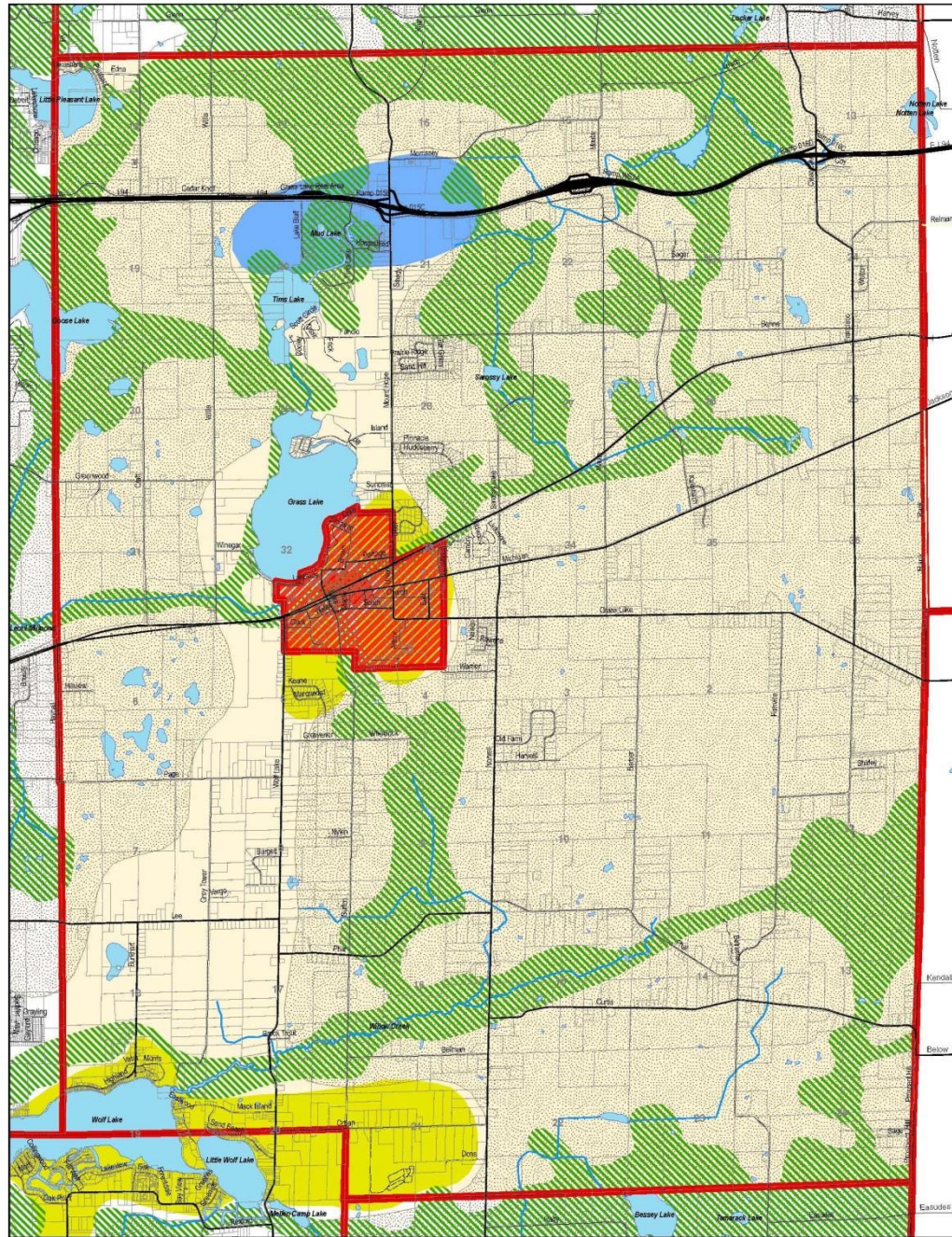
Grass Lake Charter
Township Master Plan

Property Assessment

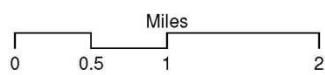
Existing Land Use

- Agricultural
- Residential
- Commercial
- Industrial
- Parks & Institutions

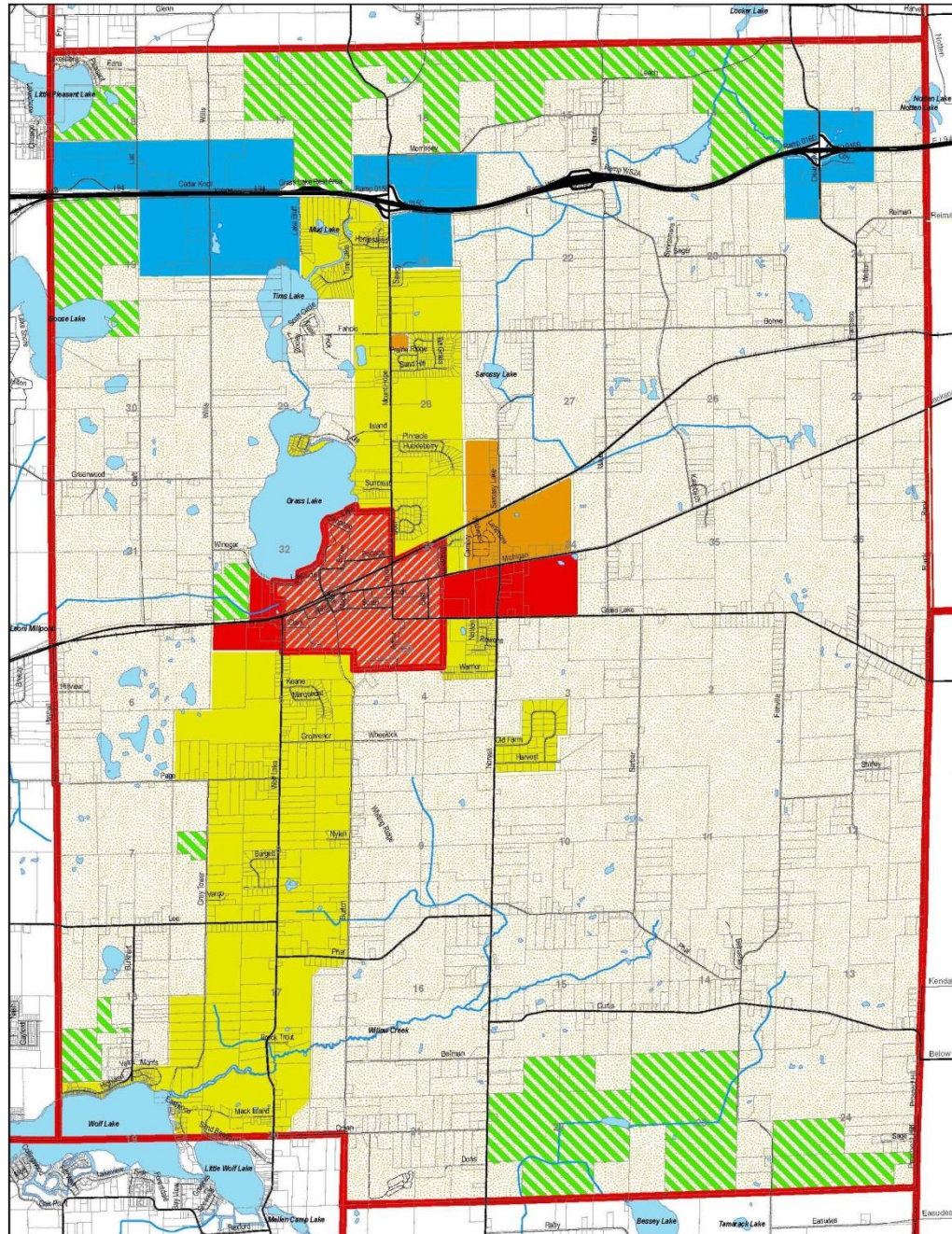




Grass Lake Charter
Township Master Plan
**Countywide
Future Land Use**

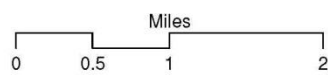


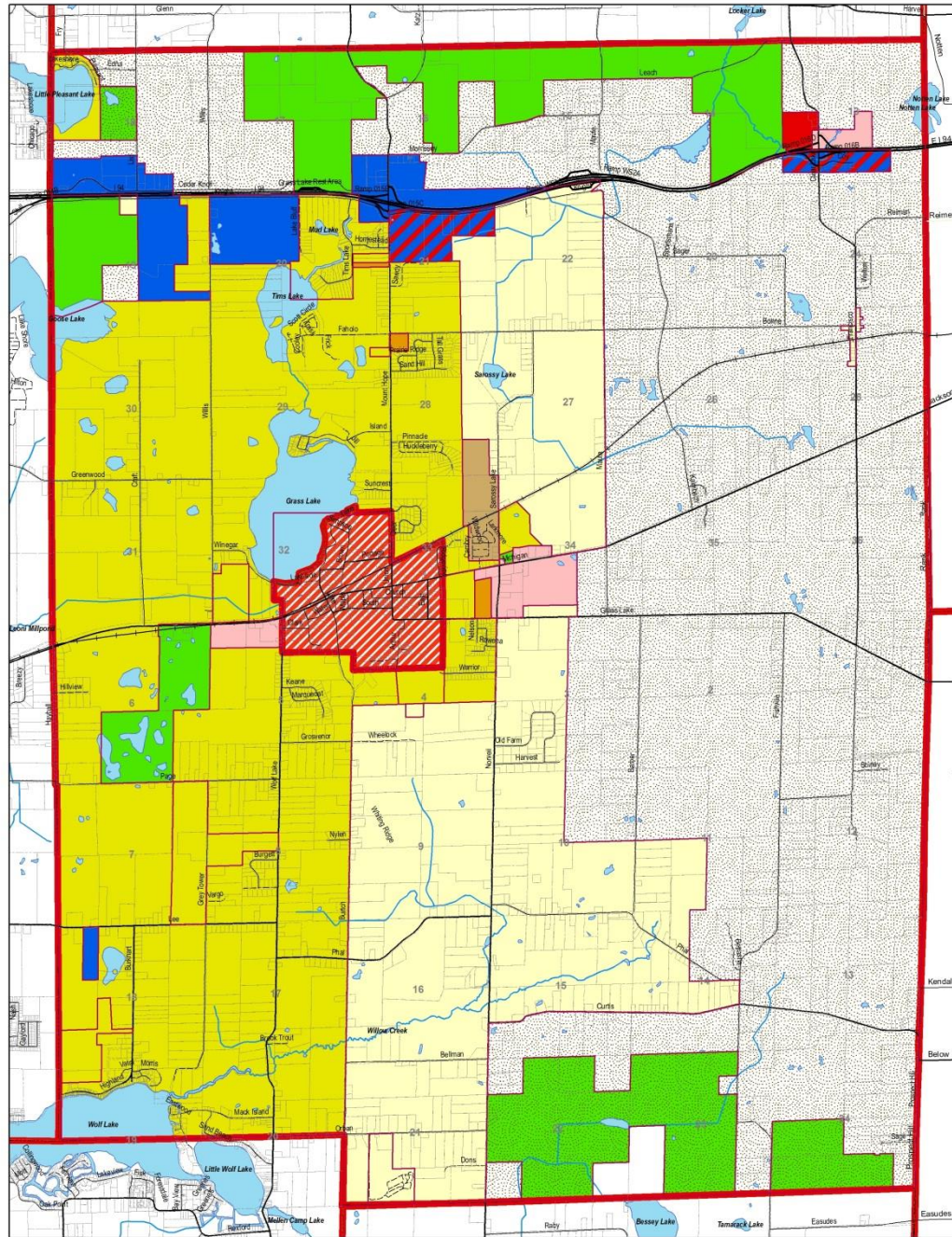
- Agricultural
- Residential
- Commercial
- Industrial
- Agricultural Preservation Area
- Possible Greenway



Grass Lake Charter Township Master Plan **Future Land Use**

- Public
- Agricultural
- Low Density Residential
- Medium Density Residential
- General Commercial
- Commercial/Light Industrial

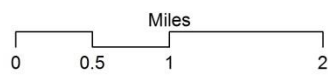




Grass Lake Charter Township Master Plan

Zoning

AG	GC
R-1	HC
R-2	LI/HC
R-3	LI
R-4	P
PUD	





APPENDIX C
COMMUNITY SURVEY

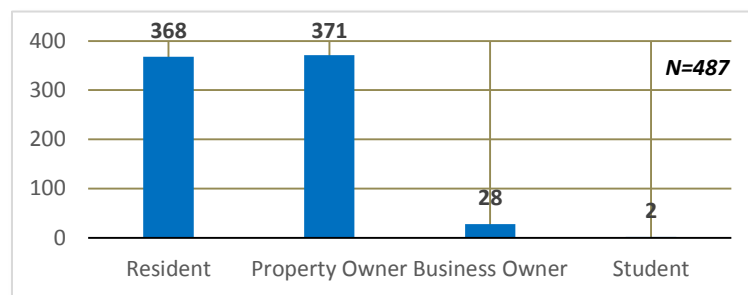
C-1



The Grass Lake Charter Township Planning Commission sought input from the general public regarding the 2016 edition of the *Grass Lake Charter Township Master Plan* during the fall of 2015 and the winter of 2016. The survey was distributed with the Township's property tax bills as well as on its website. The Township received 490 completed responses. Only 12 of the survey responses were completed online. Paper surveys comprised the overwhelming majority of survey responses

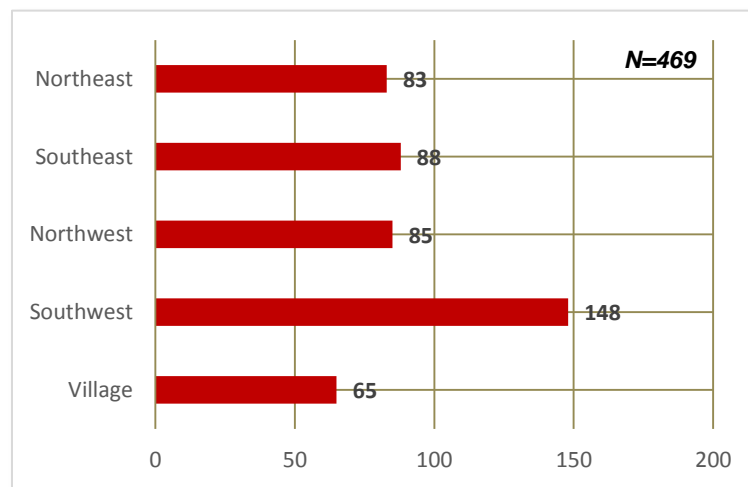
**Please indicate your relationship to the Township
(check all that apply).**

Residents comprised 75.6% of respondents and property owners comprised 76.2% of respondents. Business owners only comprised 5.7% of respondents and students only comprised 0.4% of respondents. *There were 487 responses to this question.*



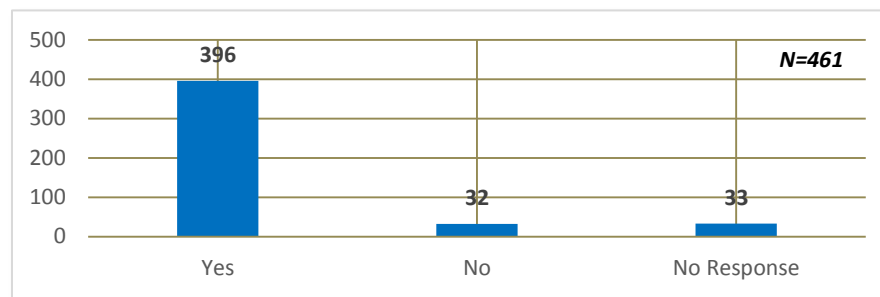
**Please indicate the area of the Township
where your property is located.**

Respondents whose property was located in the southwest portion of the Township—south of W Michigan Ave (west of the Village)/Grass Lake Rd (east of the Village) and west of Norvell Rd—comprised 31.6% of responses. Respondents whose property was located in the southeast portion of the Township—south of Grass Lake Rd and east of Norvell Rd—comprised 18.8% of responses. Respondents whose property was located in the northwest portion of the Township—north of W Michigan Ave (west of the Village)/Grass Lake Rd (east of the Village) and west of Sarossy Lake Rd—comprised 18.1% of responses. Respondents whose property was located in the northeast portion of the Township—north of Grass Lake Rd and east of Sarossy Lake Rd—comprised 17.7% of responses. Respondents whose property was located in the Village of Grass Lake comprised 13.9% of responses. *There were 469 responses to this question.*



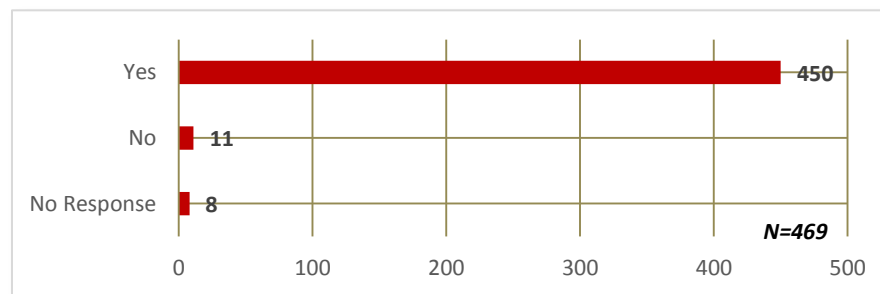
Should our Township strive to maintain the existing rural agricultural/residential character?

Maintenance of the Township's existing rural agricultural/residential character was important to respondents. For example, 85.9% of respondents answered yes to the question. Only 6.9% of respondents answered no and 7.2% of respondents had no response. *There were 461 responses to this question.*



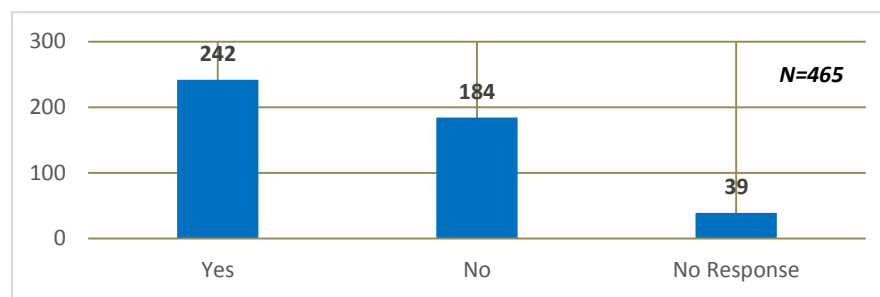
Should our Township strive to protect natural features (i.e., topography, soils, lakes, streams, drains, and their respective watersheds)?

Protection of the Township's natural features was important to respondents. For example, 95.9% of respondents answered yes to the question. Only 2.3% of respondents answered no and 1.7% of respondents had no response. *There were 469 responses to this question.*



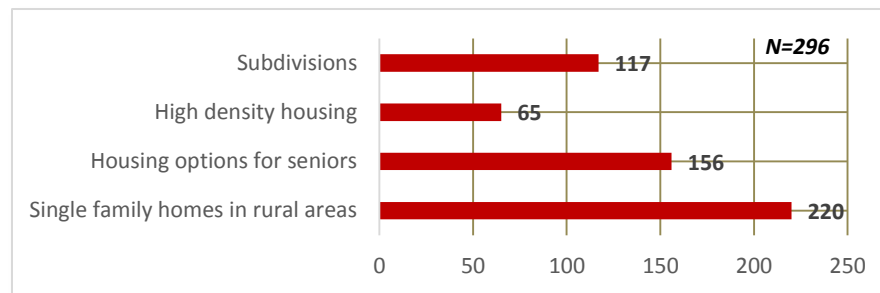
Should our Township encourage additional residential development?

A small majority of respondents supported additional residential development. For example, 52.0% of respondents answered yes to the question. However, 39.6% answered no. Only 8.4% of respondents had no response. *There were 465 responses to this question.*



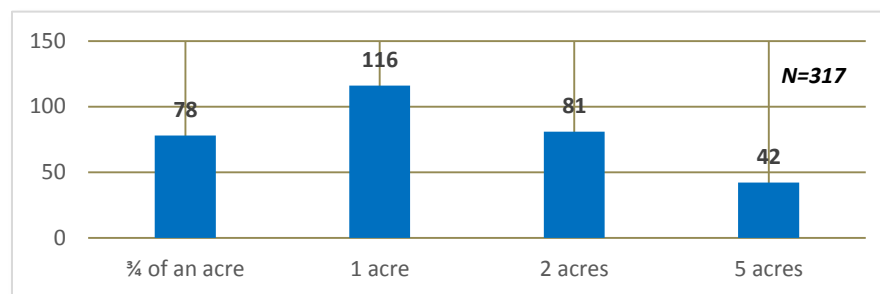
Which of the following residential developments should be encouraged (check all that apply)?

A large majority of respondents (74.3%) supported single family homes in rural areas. A small majority of respondents (52.7%) identified housing options for seniors. Substantial minorities of respondents identified additional subdivisions (39.5%) and high-density housing (22.0%) such as apartments, townhouses, and condominiums. *There were 296 responses to this question.*



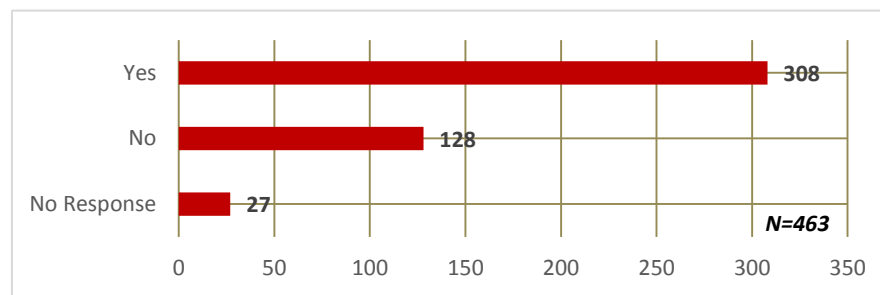
What should be the minimum parcel size for a "single family homes in rural areas"? (check only one lot size)

One acre parcels were identified by 39.6% of survey respondents. Two-acre parcels were identified by 25.6% of respondents. Three-quarters of an acre parcels were identified by 24.6% of respondents. Only 13.2% of respondents identified five acre parcels. *There were 317 responses to this question.*



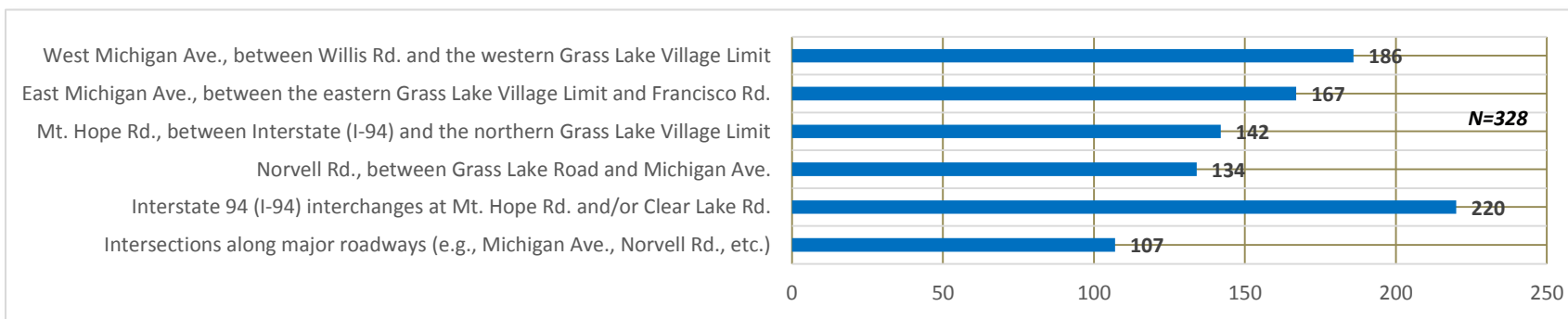
Should our Township encourage additional commercial development? (If you answer NO please skip to Question # 10.)

A significant majority of respondents supported additional commercial development. For example, 66.5% of respondents answered yes to the question. However, 27.6% answered no. Only 5.8% of respondents had no response. *There were 463 responses to this question.*



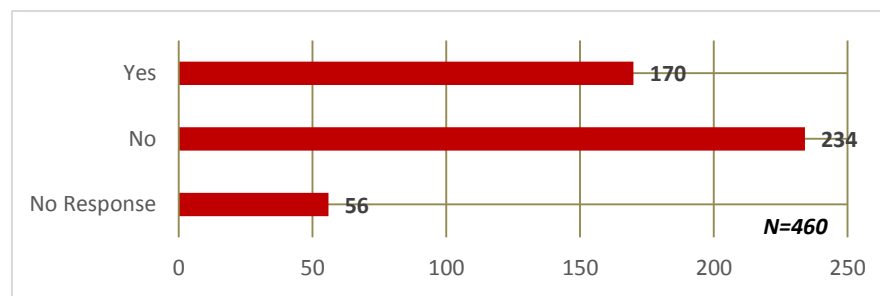
Along which roads or areas should commercial development be encouraged (check all that apply)?

Interstate 94 interchanges at Mt. Hope Road and/or Clear Lake Road were identified by 67.1% of respondents. West Michigan Avenue, between Willis Road and the western Grass Lake Village Limit, was identified by 56.7% of respondents. East Michigan Avenue, between the eastern Grass Lake Village Limit and Francisco Road, was identified by 50.9% of respondents. Mt. Hope Road, between Interstate 94 (I-94) and the northern Grass Lake Village Limit, was identified by 43.3% of respondents. Norvell Road, between Grass Lake Road and Michigan Avenue, was identified by 40.9% of respondents. Intersections along major roadways (e.g., Michigan Ave., Norvell Rd., Mt. Hope Rd., Wolf Lake Rd., etc.) were identified by 32.6% of respondents. *There were 328 responses to this question.*



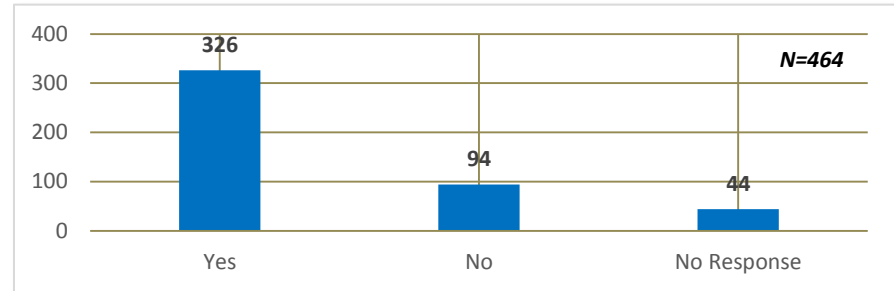
Should our Township limit the type of development along Michigan Avenue to administrative and/or professional services (e.g., medical, dental, legal, insurance, real estate, banking, etc.)?

A majority of respondents did not support limiting development to administrative/professional services along Michigan Avenue. For example, 50.9% of respondents answered no to the question and only 37.0% answered yes. Only 12.2% of respondents had no response. *There were 460 responses to this question.*



Should our Township continue to encourage light industrial development?

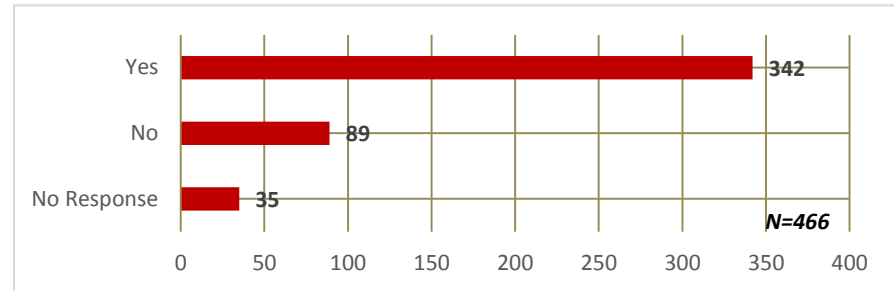
A significant majority of respondents supported additional light industrial development. For example, 70.3% of respondents answered yes to the question. However, 20.3% answered no. Only 9.5% of respondents had no response. *There were 464 responses to this question.*



Should our Township encourage development of sidewalks and bike/pedestrian paths? (If you answer

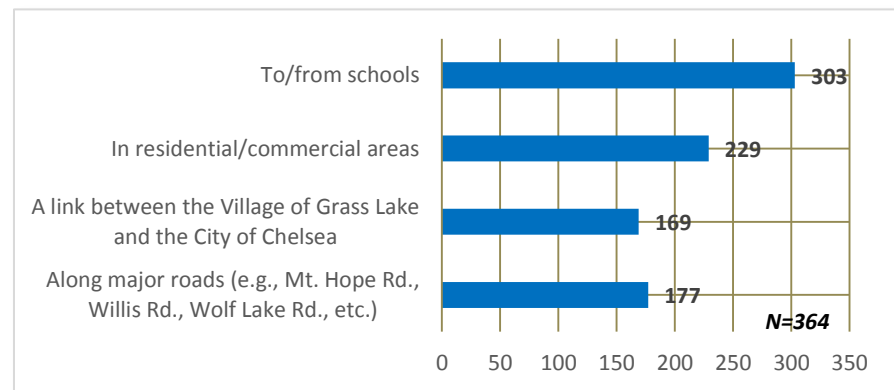
NO please skip to Question # 13.)

A significant majority of respondents supported the development of sidewalks and bike/pedestrian paths. For example, 73.4% of respondents answered yes to the question. However, 19.1% answered no. Only 7.5% of respondents had no response. *There were 466 responses to this question.*



Where should sidewalks and bike/pedestrian paths be encouraged (check all that apply)?

Non-motorized facilities to/from schools were identified by 83.2% of respondents. Non-motorized facilities in residential/commercial areas were identified by 62.9% of respondents. Non-motorized facilities along major roads were identified by 48.6% of respondents. A non-motorized link between Grass Lake and Chelsea was identified by 46.4% of respondents. *There were 364 responses to this question.*



How do you rate the following?

- ***Grass Lake Charter Township as a place to live***

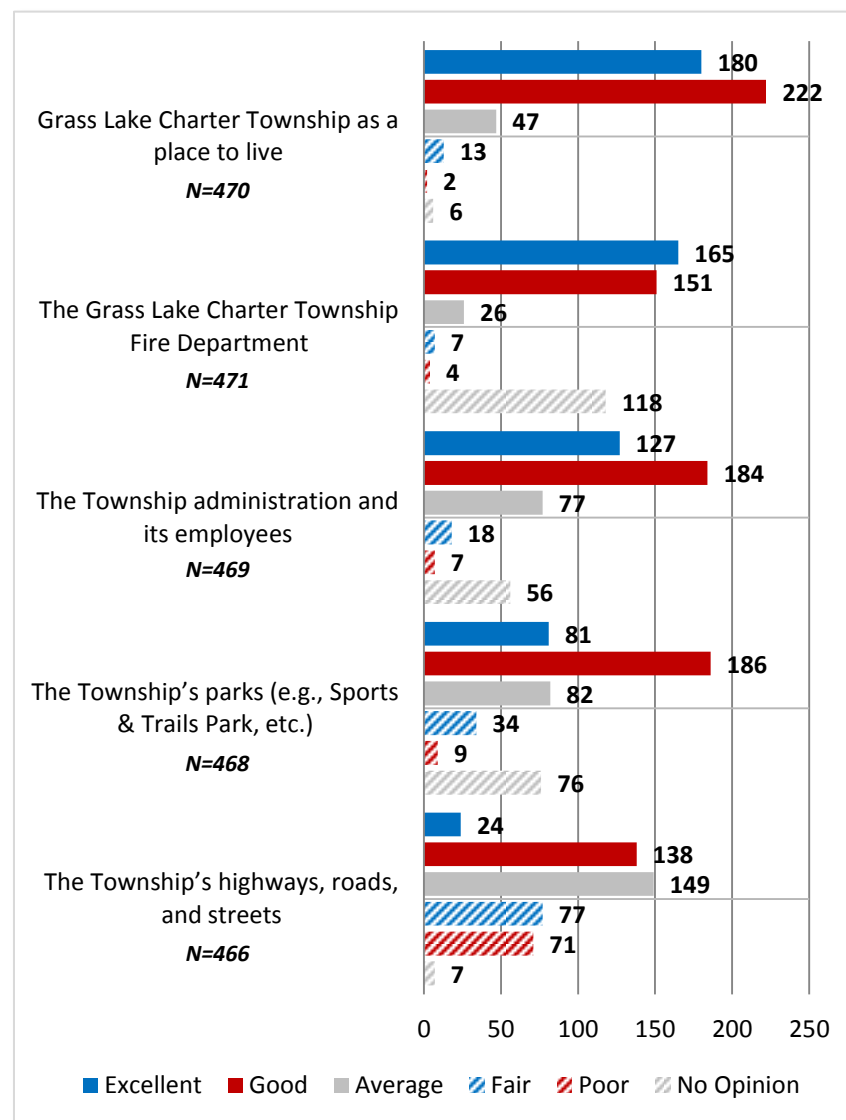
Good was selected by 47.2% of respondents. Excellent was selected by 38.3% of respondents. Average was selected by 10.0% of respondents. Fair was selected by 2.8% of respondents. Poor was selected by 0.4% of respondents. No opinion was selected by 1.3% of respondents. *There were 470 responses to this question.*

- ***The Grass Lake Charter Township Fire Department***

Excellent was selected by 35.0% of respondents. Good was selected by 32.1% of respondents. Average was selected by 5.5% of respondents. Fair was selected by 1.5% of respondents. Poor was selected by 0.8% of respondents. No opinion was selected by 25.1% of respondents. *There were 471 responses to this question.*

- ***The Township administration and its employees***

Good was selected by 39.2% of respondents. Excellent was selected by 27.1% of respondents. Average was selected by 16.4% of respondents. Fair was selected by 3.8% of respondents. Poor was selected by 1.5% of respondents. No opinion was selected by 11.9% of respondents. *There were 469 responses to this question.*



- ***The Township's parks (e.g., Sports & Trails Park, etc.)***

Good was selected by 39.7% of respondents. Average was selected by 17.5% of respondents. Excellent was selected by 17.3% of respondents. Fair was selected by 7.3% of respondents. Poor was selected by 1.9% of respondents. No opinion was selected by 16.2% of respondents. *There were 468 responses to this question.*

- ***The Township's highways, roads, and streets***

Average was selected by 32.0% of respondents. Good was selected by 29.6% of respondents. Fair was selected by 16.5% of respondents. Poor was selected by 15.2% of respondents. Excellent was selected by 5.2% of respondents. No opinion was selected by 1.5% of respondents. *There were 466 responses to this question.*

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each roadway and the desired change.)

Bike lanes for Ann Arbor -- Grass Lake

Norvell Rd!!

South St between South Lake and Mt Hope. In general all streets surfaces should be resurfaced.

Norvell Rd - resurface. Fishville Rd - resurface. Mich. Ave - as needed areas - continue improvements.

Drop off area on west side of elementary school is super dangerous.

Norvell Road - very rough. Resurfacing was good but more is needed.

Diagonal parking along Michigan Ave. downtown - although it increases parking availability - can be hazardous. Don't like having to back out into through traffic. Would prefer parallel parking or a lot.

Norvell Rd need to be repaved. Willis Rd need to be repaved.

Norvell Rd needs paving

Grass Lake Rd - rebuild surface. Norvell Rd - rebuild surface.

Norvell Rd is horrible! I really don't think we need acknowledge which roads are in bad shape. If you drive then the only good roads are the new ones!!

Grass Lake Rd between Norvell Rd and Francisco Rd.

Overpass @ I-94 and Mt Hope Road. Dark, narrow, very congested and it (seems) unsafe . . .

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each roadway and the desired change.)

Build a dog park!

Mack Island - major surface repair. Norvell Rd - major surface repair. Phal Rd - major surface repair.

Norvell is terrible

Michigan Ave - needs bike path. Norvell Road - needs bike path and speed limit reduced.

*Norvell Rd - repaved. Grass Lake Rd - repaved. Michigan Ave - repaved, Mt Hope Rd - repaved.

Mt Hope Rd from I-94 - Village Limit - 55 mph is too fast. There are many driveways onto Mt Hope and deer are always present. If we reduce to 45 mph maybe speeders will only go 55 mph instead of 65 mph.

Light at Grass Lake Rd and Norvell.

Norvell Rd.

Norvell Rd. badly needs total paving.

Norvell Road from Grass Lake Rd south to Sharon Valley, It's a very dangerous road and needs to be paved.

Wolf Lane Highlands neighborhood (Keane Dr. and Marquette) need improvement.

Needs bike lanes on all major roads!

Sarossy Lk Rd - restrict gravel truck usage and post 25 mph limit.

Grass Lake Rd. from Francisco to Norvell Rd. Fishville Rd. from Grass Lake Rd south to Phal Rd. Francisco Rd north Grass Lake Rd to Mich. Ave.

Norvell Road - the whole road.

Burtch Rd & Norvell Rd & Phal Rd - all need major work!!!

Francisco between Grass Lake and Michigan Ave.

Bohne Rd full of pot holes. Development downtown. Salvage buildings could be great attraction if owner ever sells.

Norvell Rd is really bad, even with the repaired sections. One of the worst roads and one that is apparently forgotten is Kalmbach Rd N. The traffic from the gravel pit has destroyed this road! It is very unpleasant to travel down and it's tearing up our vehicles. Thank you.

Mount Hope Road from the Village to I-94 should be resurfaced and add bike lane all the way too. Also redo Hayball Rd. It is in extreme need.

Michigan Ave and Norvell Rd needs a full time traffic light. It should operate 7 days a week. Norvell should be engineered for the heavier truck traffic it re-

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

ceives.

All the roads

All roads.

All of them!

Sand Beach. Mack Island (potholes!)

Mt Hope Rd has grooves worn in that cause my vehicle to hydroplane whenever it is wet. Evening out the surface where that wear is would be beneficial.

Norvell Rd – bad

Needs a traffic light on Mt Hop Rd at off ramp EB 94

Hayball Rd - resurface, Burtch Rd - resurface, Norvell Rd - rebuild into Class A and force bus traffic only on the bus loop from the elementary school to the high school, Willis Rd - resurface with thoughts of rebuilding into Class A in the near future. Better snow removal on Mt Hope Rd. at least from Morrissey Rd into the Village.

Main Street to many oversized trucks road get narrow because of them. Move them off Main Street and require them to be in back parking lot.

Pave Grey Tower.

Norvell Rd!

Wolf Lake Rd (but I know it is out of the village).

Norvell (number one), Phal, Burtch, many of the roads need work done to them.

General condition and better care during winter months. One snowplow??? Really???*Also - quality of water is awful. Even Township office has water brought in. This speaks volumes.

Norvell Rd needs repairing and lower weight limits.

None.

Norvell Rd, Grass Lake Rd, Mt Hope Rd, Francisco Rd.

Do away with angle parking on Mich. Ave.

More often apply pea stone on Grey Tower Rd. Pot holes on Grey Tower Rd often show. Dirt part of Grey Tower should be paved.

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

Hayball Rd.

E. Michigan Ave tire noise caused by the type of pea gravel that was used the last time the road was topped.

S. Francisco Rd between Michigan Ave and Grass Lake Rd. Norvell Rd south of Grass Lake Rd.

White lines on side of Lee Rd. We like the street lite on Lee's Wolf Lk intersection.

Norvell Rd., Burch Rd., Grass Lake

Too many dirt roads.

Just maintaining road surface. Norvell Rd is horrible - semi use highly traveled. Wolf Lake was done. Why can't Norvell be done - dangerous in winter w snow and ice on road. So uneven. Holes.

Encourage law enforcement to slow the traffic on village streets, especially Michigan Ave.

Sarossy Lake Rd needs a facelift. Norvell Rd. south of Mich. Ave past Warrior Trail needs resurface. Warrior Trail needs curb pot holes filled.

All

Norvell - repaved; Knight – repaved

The intersection of Norvell and Michigan Ave is very dangerous on weekends since the light is blinking yellow. When heading north on Norvell you have to pull way out in the intersection to see traffic coming on Mich. Ave due to cars in the dealership lot (west) and large overgrown trees (east).

Bohne Rd, Sarossy Lake Rd, Norvell Rd.

Knight Road. Speed limit signs on Willis Road.

Union St., South St., East Ave.

See above - Mr Hope needs bike/walking lane, as it is very busy.

The speed limit from Grass Lake Rd - Norvell Rd - to the high school's road, speed limit from that stop sign to high school road 40 mile per hour instead of 55 mile per hour.

Norvell re-pave 100%

Knight Rd west of Mt Hope Rd.

Norvell Rd needs repaving. Francisco Rd needs repaving. Pave Prospect Hill Rd.

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

None.

The lake is so underutilized. Why not encourage someone to open a restaurant like the one on Clark Lake. We have so few good restaurants and retail stores like Chelsea. Enjoy the street fairs and parades. How about having a car show 1016 like Jackson and Chelsea and Brooklyn have.

Norvell Rd from GL Rd south.

Norvell Rd needs to be resurfaced. Phal Rd needs to be resurfaced. Birch Rd needs to be resurfaced. Many more need work.

Knight Road needs to be repaved. Willis Road also will need to be repaired, a lot of commercial trucks use Willis Road.

Francisco Rd, GL Rd, Norvell Rd

Road maintenance is Sandy Ridge Subdivision.

Wolf Lake - paved and add sidewalk; Norvell; Craft Rd; Greenwood.

None.

Norvell Rd is the worst. Had to do a lot of car repairs and new tires. Roads are the pits. Can't have friends come over due to bad roads. Norvell Rd. is major road for MIS. You would think it would be kept up.

Norvell Rd between Michigan and Phal (bus route) - resurface. Burchart / Highland Dr. end to Lee Rd - resurface. Highland Dr - resurface (road is horrible). Grass Lake Rd Union to Norvell by middle school/elementary school - resurface.

Norvell Rd, Morrissey Rd, Willis

No specific street, but roaming across potholes is damaging to our cars and dangerous.

Grass Lake Road - to Ann Arbor / Chelsea. Michigan Ave to Washtenaw County road.

Pave: Norvell Rd - all; Burtch Rd - between Phal Rd. north into town; Phal Rd. - between Wolf Lake Rd and Norvell Rd.

Any and all. Burkhardt and Highland Dr.

I would suggest improvements on Wolf Lake Rd and Mt Hope Rd so that sidewalks for bike and pedestrians can be put in to allow for faster and safer access to downtown. Would also consider some type of path to the sports park on Willis Road.

Grass Lk Rd @ Francisco

Need traffic light at Mt Hope Rd and Seymour too many accidents.

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

Reduce speed limits on Sarossy Lk Rd, Willis Rd, Mt Hope Rd.

Repave Morrissey Rd. Bring water: sewer to Morrissey Rd.

Grass Lake Road speed limits east of Norvell Rd.

Too many heavy trucks use Fishville Rd resulting in breaking off the edges of the road. Fishville Road cannot withstand heavily loaded trucks i.e., tankers and heavy semi-trailers loaded with sand.

Sarossy Lake Rd. and train crossing tracks

We are paying surface road taxes on Hayball Rd yet the only maintenance done is filling potholes and the fill pops out every winter. Please fix.

Grass Lake Rd, Mich. Ave, Norvell, pretty much all of Grass Lake Twp.

All roadways need improvement for Grass Lake Township - Grass Lake Rd especially

Norvell Rd from Grass Lake Rd. - Township line - resurface Knight Rd Ann Arbor Rd - Mt Hope - resurface Mt Hope Rd - Morrissey Rd. - Bohne - speed reduction - poor visibility turning off of highway and service roads. Congestion at Mugg and Bopps.

Sandhill Estates roads/streets are terrible and were never completed correctly by developer. It is a real hazard. Kids have wrecked bikes in holes/cracks

Major Rds. – Mich. Ave, Mt Hope Rd, Knight Rd, Norvell Rd

Norvell Rd.

- Francisco - terrible condition due to use by heavy trucks not supposed to be here. –Mich. Ave - from Francisco to Grass Lake proper - repair.

Norvell Rd Phal Rd E of Norvell

Mt Hope Rd Bohne Rd

Francisco Rd is heavy traveled rd by farm and trucks but is holy as can be. We pay for the road but nothing is ever fixed.

Norvell Rd

Norvell Rd widen and resurface truck route Burtch Rd resurface Maute Rd resurface Willis Rd resurface Francisco Rd resurface Grass Lake Rd resurface

Round About Mt Hope/Mich. Ave Mich. Ave/Norvell Mich. Ave/Wolf Lake

All = especially corner of Norvell and Phal Rds. and all of Norvell Rd.

Sarossy patch jobs were awful and the intersection at Michigan and Sarossy has some pretty large holes and gravel areas.

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

Mt. Hope Road needs to have the speed limit lowered south of I-94.

A traffic signal at Mich. Ave and Wolf Lake Rd.

Norvell Road - Wolf Lake Road - Francisco - Fishville - repaved

Sarossy Lake Rd has a speed limit that is too high. A lot of residents have children on this Rd.

Norvell - S of Grass Lake to Harvest Drive

Willis Rd repave

Norvell Rd - repair Hayball Rd -

Wolf Lake / Sand Beach / Mac Island / Page Ave

Grass Lake Rd, Norvell Rd, Francisco Rd, Fishville Rd

The intersection of Mt Hope and Mich. - the light should be "blinking" except during school time. 7-9 and 2-5. It's not busy on Union/Mt. Hope.

The traffic lights aren't timed in sync. If you drive the speed limit through town through all 3 lights you won't make a signal light you have to sit at them all.

Norvell Road is a disaster. Need immediate attention in 2016! (from Grass Lake Road south). This is also the entrance to the GL High School. Please improve!

Norvell Rd

Knight Road is horrible Side street (around carwash) in subdivisions are in poor condition

Norvell Rd from Michigan Ave to Norvell Twp.

Willis Rd., Knight Rd, like to see Craft Rd sealed like they did Sarossy Lake Rd a few years ago. Would like to see commercial growth at village limit border on east side (i.e., restaurants) so I can keep my money here and not have to spend it in the City of Jackson all the time.

Norvell Road (between Michigan Ave and Sharon Valley Rd) Phal Road

Norvell and Phal intersection Wolf Lake Rd, Norvell Rd., Knight Rd.

-Most roads in the Village need repaved -Detour roads which bypass downtown need improved/repaved immediately.

Mt. Hope - speeds are way too fast and bad sight distances. Need sidewalks to get neighborhoods to downtown and schools. Willis needs to be resurfaced.
Boone - speeds are way too fast.

Norvell Rd, Burtch Rd, Norvell Rd, Norvell Rd, Norvell Rd.

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

Norvell Road is overdue for repaving. The loose stones that were recently put down was a waste of time and money!

Burtch Road pot holes

-Street signs with better visibility -Hayball, Knight, and Norvell need to be repaved.

Page Ave and Norvell Rd - which appears to be exempt from weight regulations. Additionally all roads impacted by heavy oil truck movement e.g. Mt Hope and Wolf Lake Rds.

Improvements only: no additions. Maintenance only. Should as patchwork: A) Knight Rd, east of Mt. Hope, B) Maute Rd behind state weight station (south side), C) corner of Knight Dr and Mt Hope; needs bush and tree removals, sight obstructing.

Fix: Norvell Rd. Residential streets thru out the Township, many of the roads north of I-94 The fix depends on the nature of the problem - could be resurfacing, filling the potholes, fixing cracks, "shaving" like they used to do before the state legislature let the people of Michigan down by not funding the towns as they once did.

Most

We live on Norvell Rd. Corrigan Propane and Modern Waste semis pound this road 7 days a week. Our house trembles when loaded trucks fly by. Our wall insulation has settled to the bottom 1/2 of walls (per energy expert test). This road will not hold up till 2017 when claims to replace are made. Patching as is done is worthless within a couple of days. Horrible on our vehicles.

Norvell Rd needs to be re-done from the dealership on Michigan south to harvest Drive. Not patched, but completely re-paired.

Most of them need improvements, especially Norvell Rd. Fishville could use some sort of paving because of the amount of traffic it gets now. The county is just making it muddy and lowering it when they scrape so much.

Michigan and Norvell - between 5 pm and 6:30 am have the light for Norvell blinking red.

Norvell Rd is terrible - resurface.

Post 55 mph signs on Mich. Ave E of Grass Lake. So many drive 45 thinking it is 45. This is Grass Lk all the way E to 95 at Sylvan.

Page Avenue, Grey Tower Rd, Lee Rd.

Roads around the school / football field/ track Road around Grass Lake (the lake, not the town)

Burtch Rd. big time!! Wolf Lake Rd will not last with all the oil trucks now using it.

All of Francisco Rd including the dirt section Grass Lake Rd paved or resurfaced

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each roadway and the desired change.)

-Norvell Rd needs repaving in areas -Intersection of Mich. Ave/Maute - weeds on west side are too high. Can't see too well when pulling out.

Wolf Lake public access could be improved. Allow areas near Wolf Lake and Grass Lake to take dogs swimming or dog park addition.

I don't think any person is happy with the roads.

Bohn Rd

Pedestrian crosswalk signals downtown (Mich. Ave and Lake Rd)

Burkhart and Lee, streetlamp. Norvell Road, totally repave. Phal Rd and Norvell Road, visibility increase. Grass Lake Rd - revamp entrance/exit to school lots.

Rural Roads - 1) Main roads traveled daily by commuters to big cities 2) Main roads the "MIS" traffic use to and from this location to I-94.

Norvell S of Grass Lake Rd.

Francisco Rd, Norvell Rd, Fishville Rd

As of now everything looks good!

Downtown area seems tight with cars parked on both sides of street. Hard to drive through when busy and very hard to back out from parking when busy. Maybe fewer spots with more angle.

Willis Rd – repaved

Truck routes - heavy truck traffic is destroying these roads.

Burtch Rd, Norvell

Norvell Rd., Hoppe Rd.

Wolf Lake Rd.

Knight Road, paving. Kalmbach Rd between Maute and Bohne, paving.

Mack Road, Bohne Road, Sarossy Road all have large limbs overhanging the Road. They are a danger during storms, or even heavy snow build-up, and should be pruned.

Willis, Grosvenor, Burtch Rd.

Grass Lake Rd from Norvell to Washtenaw Co. line. Norvell Rd.

Norvell Road south from Grass Lake Road to Sharon Valley Road must be re-paved, just like Washtenaw County did on Michigan Ave from Rank Rd to Sylvan

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

Twp. Hall.

Hayball Rd., Willis Rd., Norvell Rd.

Norvell Rd, Mack Is. Rd., Wolf Lake Rd.

Wolf Lake Rd and Mich. Ave (a light install - New streets need to be developed for growth - with ample parking area - Do your study be a professional Co - Commonwealth of Jackson used to do this -

Bohne Rd., Kalmbach Rd., Francisco Rd., Sayer Rd.

Roads need fixed not changed. Try Norvell Rd or Mich. Ave for sidewalks and bike/pedestrian paths.

North Francisco Rd, Bohne Rd.

Norvell Rd,, fix surface. Craft Rd,, grade more often. Hayball - fix surface. Craft Rd dead end part, is like a third world country road!

Rank Rd should at least be seal coated with gravel because there is so much traffic on it and the county can't keep up with the grading. Plus this is a school bus route.

Burtch Rd! Help!

Burtch Rd - needs to be repaved

I don't live in area any more so no response

Norvell Rd south of Grass Lake Rd.

Norvell Rd (all) Mt. Hope Rd (all) Bohne Rd (all) Sandhill subdivision (all)

Mich. Ave to Chelsea Mich. Ave to Jax Willis Rd

Please fix Hayball Road Page Road is dangerous to walk, run or bike on. Adding a shoulder or bike lane would be great.

Hayball Road is awful. The patching doesn't work. Page Road is dangerous. It needs a shoulder or bike path.

Norvell Rd Sand Beach Rd Mack Island Rd

MI Ave + Lake St + business area - need a left turn lane on MI Ave at light - both directions. Too narrow for cars passing business area when vehicles are parked at businesses.

Norvell is extremely dangerous!

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each roadway and the desired change.)

There needs to be a sidewalk along Mt. Hope Rd to Michigan Ave

Michigan Ave and railroad bridge (west of Willis) - so terrible, especially eastbound, east of bridge. Also, there's a pretty bad pothole on Arthur Dr, in front of the duplexes/apartments.

All maintain broken pavement. Pave all dirt roads or change road material to reduce potholes and mud.

Norvell from GL Road out. The Soggy Rank Rd.

Norvell Rd - MI to end Fishville - beg to end Curtis - beg to end MI Ave - beg to end in Grass Lake Twp.

Orban Rd by stop sign - more effort need to be enforced for truck traffic on Norvell Rd. Norvell Rd. need to be rebuilt from Michigan Ave to Sharon Valley Roads.

Norvell Rd Grass Lake Rd Phal Rd

Willis Road needs to be repaved

Norvell Rd.

Norvell Rd - Grass Lake Rd out to Rowena

Phal Road + Norvell s/b three way stop bad visibility

Main (Michigan Ave) in downtown. It's tight when any walkers, traffic cars backing out or trucks. Thank you.

Phal Road speed limit should only be 35 maximum miles per hour

Grass Lake Road Michigan Ave Sarossy Lake Rd

Pave/black top Grey Tower Rd - south of Lee Rd.

Burtch Rd (from town to Phall), Norvell Rd, Phall Rd

Hayball and Page Rds. smoother

Trying to make new roadways wide. Keep greenspace along roads and have generous setback for buildings.

Bohne Rd needs repair - gravel trains abuse it

Burtch - repaved Wolf Lake Rd - patched where needed

Norvell Rd. pave

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

Mt. Hope Rd floods in the tire tracks very easy, should be resurfaced and brought back to level.

Warrior Trail - needs to be widened to legal road width, with shoulders - pothole repair, extend sidewalk from Grass Lake Rd/Middle School Norvell Rd - needs to be re-done completely, add shoulders/sidewalk? (at least from Michigan to just south of Warrior Trail)

It is not in the Township, but the viaduct at Michigan Ave and Leoni is a major problem with attracting commerce between Jackson and Grass Lake.

Norvell Rd.

-Intersection of Norvell and Rowena Ave (stop and street sign) falling

To much information on way finding signs. Also illegible.

Repave Deer Run/Willow Tree Ln subdivision and add curbs and sidewalks Fill in large divots at seams of Mt. Hope Rd (widen?) Put traffic light at I-94 access to slow people down going over bridge.

Norvell Rd. (repave) Fishville (repave) – Mich. Ave to Curtis Sager Rd. (repave)

94 east bound and Mount Hope Rd

Ann Arbor Rd. between Exit 147 and 150. Lot of potholes. Most pot holed road on the county in my opinion.

Hayball – resurface

Norvell Rd south of Phal Rd (reduce hill that creates blind spot of northbound traffic)

Norvell Rd, Grass Lake Rd - better surface Grass Lake Rd and Fishville Rd - better sight Live on the east corner - dangerous to turn left

Norvell Rd south of Grass Lake Rd Willis Rd.

Wimble needs repair

Should try to take the hill to the east of Barrber Rd on Grass Lake Rd down a bit more so it's not so scary pulling out from the stop sign. thanks

Repair Norvell Rd from Michigan Ave to Orlean Road

Norvell Road – resurfaced

Downtown residential streets

Bohne Road - It's been torn up by all the trucks from the gravel pit. Seyer Rd. where dips at low area. Mt Hope Rd between RR tracks and highway, ruts make it dangerous with rain/snow.

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each road-way and the desired change.)

Mr. Hope Road, less traffic

Norvell Rd needs help! needs paving I would like to see Mt. Hope Rd widened a bit w/ bike path/walk path on each side

Fill the big holes on Sarossy Lake Road and Norvell Rd.

Norvell Rd - repaved Lee Rd - needs lines on Rd

Bohne Rd takes a beating from all the trucks going to/from the gravel pit. Mt Hope, the driving lanes hold water when it rains (improper crown on driving surface).

Burtch between Grosvenor and E. Michigan

Norvell between Grass Lake Rd and Phal

I am having a home built in Grass Lake and I am not living in the community yet, so have limited experience to answer these questions. But, I hope Grass Lake stays the way it is, and doesn't grow too much. That's why we're moving there. We've had good things.

Grass Lake Road all. Francisco Road repaved (between Grass Lake Rd and Mich. Ave. It is hard to get to our house because Grass Lake Rd is so bumpy and Francisco Road is falling apart - We have back issues and driving these roads is very stressful, especially after coming home from the chiropractor. Francisco Road is the worst one.

Village streets

Too many roads to list are in treacherous condition, and in the past 2-3 years it seems as if nothing has been done to correct this. The worsening and increasing pothole situation creates hazardous conditions whether driving, walking, or biking on our roads.

Weed and tree control at some intersection - township

Burkhart Rd - pot holes S. Lake Street/Burtch Rd re-pave

Norvell (south of Mi.ch Ave)

Grass Lake Norvell

Norvell Road - new road bed

Mount Hope is the artery into town from the outside world. It should be our best foot forward. It serves as a first impression to most visitors, and prospective residents and business owners/investors. We should clean it up, develop it, and nurture it.

Norvell Rd.

Which of our township's roadways and/or intersections do you feel should be improved? (Please indicate each roadway and the desired change.)

I don't have any in mind.

#1 Norvell Rd. all road need a proactive plan for maintaining

Norvell Hayball Village

Norvell Rd.

What quality of life services should Grass Lake Charter Township provide?

- ***A senior center as currently provided at the Township office***

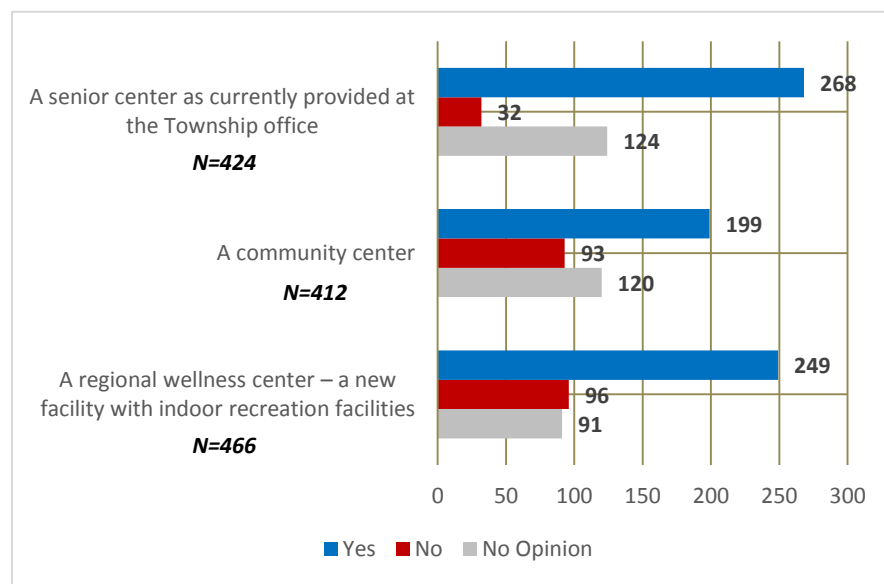
A majority of respondents supported a senior center. For example, 63.2% of respondents answered yes to the question and 7.5% answered no. However, 29.2% of respondents had no response. *There were 424 responses to this question.*

- ***A community center***

A significant minority of respondents support a community center. For example, 48.3% of respondents answered yes to the question and 22.6% answered no. However, 29.1% of respondents had no response. *There were 412 responses to this question.*

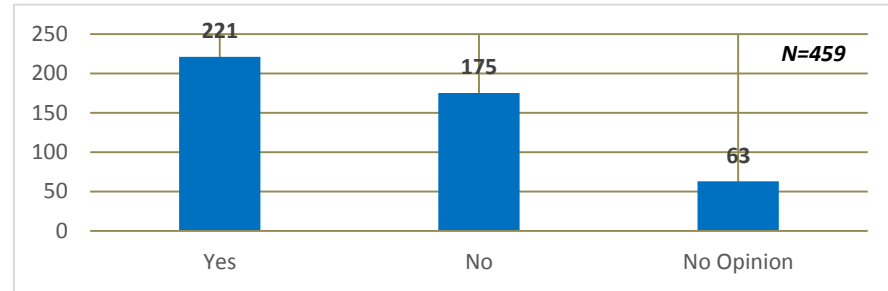
- ***A regional wellness center – a new facility with indoor recreation facilities***

A majority of respondents supported a regional wellness center. For example, 57.1% of respondents answered yes to the question and 22.0% answered no. However, 20.9% of respondents had no response. *There were 466 responses to this question.*



Would you support a 0.75 millage to further develop and maintain township parks and trails?

A significant minority of respondents supported a millage. For example, 48.1% of respondents answered yes to the question and 38.1% answered no. However, 13.7% of respondents had no response. *There were 459 responses to this question.*



Please describe any other issues you feel the Township should address:

How to attract younger generations to start families here. i.e. city [] that serve younger { } food, business, recreation, health.

Need more cafes open during breakfast, lunch, and dinner 7 days week or at least 6 days a week. Really need hiking trails - scenic around the lake.

I am one of several players who uses the courts at the park. The courts have many cracks affect the way the ball bounces and also one could get hurt on them. The courts are convenient and we would like them repair.

How bout fixing or tear down the brick building next to the library. It would make Grass Lake look much better and not so much like a dump.

Better central over severely dilapidated homes - cleanup / tear down / make needed improvements

Would like to see the downtown businesses improved and the parking on Main St eliminated - with the development of parking lots - while it's still an option. Necessary shopping, etc. currently not an option per se. If any major shopping is needed, residents still have to visit neighboring communities. If businesses are improved - that revenue can be retained within the Grass Lake community.

Improve downtown to attract more businesses. There seems to be 0 building codes and basically looks "slummish" in some area such as the auto-repair/defunct?? by the library. Encourage residents on the main street/Michigan to keep up their homes.

Annex the village - no reason to have 2 paid governments. Then . . . eliminate the blight!! Troy's toolbox is an embarrassment. Village allows open garbage exposed lumber, abandoned cars. Enforce a building code. ADA requirements.

Get better school ratings. Keep commercial properties neat and clean.

Don't spin off 5-10 acre parcels for a resident home.

Finished road ways - i.e. centerlines.

Build a dog park!

Please describe any other issues you feel the Township should address:

Improve local area surveillance and road patrols. Wolf Lake weed control.

At the Township parks allow radio control model airplanes too be flown there.

Interstate 94 - industrial park. Large 1/4 section two main rds.

There is a lack of vibrancy and growth. While preserving small town/rural area settings - there is nothing to bring people to the area. Jackson has been in decline for some time, so Ann Arbor is the closest large area for people to shop, etc. Something needs to be done to draws people to the area and make them want to stay.

Lower taxes for seniors.

Improvements of Grass Lake Park. Encourage establishment of more restaurants. Additional gyms, work out centers. Develop south side of Grass Lake for commercial businesses (bars, restaurants, bed and breakfasts, etc.) on the lake front.

Has the Twp. ever considered putting a wind farm on the old Cedar Knoll Rest Home property. It is a perfect spot and will benefit the Twp. and residents.

More local businesses/shopping to make the Village more attractive.

It would be nice to keep the area as rural as possible. When the land is gone it's gone.

There needs to be higher fines and stricter enforcement against littering on our roadways.

Downtown business's to upgrade maintain buildings. Enforce owners to take pride and maintaining store fronts, esp. downtown. The auto building on Mich. Ave. West of library is a disgrace. Owner should be made to fix building up to code and maintain. This is a reflection on our community and we should all be proud of. It has been in a state of disrepair for years. Enabling spreads blight and empathy. This should not be tolerated if we are concerned about keeping Grass Lake beautiful.

High priority - sidewalks so children can walk to school who live within 1/2 mile of school. Exercise is good. Safety girls-boys for crossing. Older children.

If Grass Lake wishes to grow it needs to encourage that growth. We need to look at the environment we are giving our children. Maintaining a small rural town is wonderful but some growth is needed. While the Cafe, Grass Shack, and VI Diner offer some restaurant options that cannot or do not cover the needs of the community so they go elsewhere - (just 1 example). It's also a shame that some of the best real estate downtown is taken by someone who does not open or sell to the public unless by appointment and even then chances are you won't get one. We travel to Blissfield who has less than us and they are thriving. And coming into GL from the west gives a very rundown view with Troy's monstrosity.

I would like to have public transportation available in Grass Lake, in particular that would connect with locations in Washtenaw County.

Hold more events by the lake, and advertise them more widely (such as outside of downtown and including edge of town on main roads).

Wellness center only if enough other support in the community.

Please describe any other issues you feel the Township should address:

Who pays for the damages to our road due to gravel pit traffic on the northeast end?? So far we have paid \$39,000.00 in property taxes that has account for some kind of road maintenance.

Road, bike paths, more policing Mt Hope Rd for speeding. Most people are traveling 60, 70 mph down this road and sometimes more!

Grass Lake needs a much larger library. Skip trails, build a modern library.

When someone inherits your home after you die that they are not penalized by raising property taxes.

Run down, blighted properties need attention. Don't need any more rental properties. Empty recycle dumpsters more often. Update DPW snow removal equipment. Sweep downtown streets more often. Crack down on speeders and tailgaters on Wolf Lake Rd and surrounding areas. Put more effort into fixing up downtown store fronts.

Newsletter a couple of times a year . . . maybe quarterly?

Just and idea: Increase taxes on vacant (non-farming) being held as an investment before raising taxes on residents. We pay for the roads and schools that make their property valuable, yet their taxes are so low they can hold vacant land for decades.

Taxes are already high. Sewer bill keeps going up. Big oil rigs going up and down Wolf Lake Road at 55 shakes the whole house and bad for roads.

Full time fire and rescue service.

(1) Architectural salvage - needs to consolidate its space on Main Str. to a minimum of two locations, instead of the 4 current ones. Be encouraged to renovate current storefronts and if possible improve accessibility. (2) Love the move towards encouraging/providing leaf removal instead of burning. Thank you so much for these efforts!!! (3) Encourage small businesses to operate on the area of the village in keeping with the fabric and personality of its residents and locale. Crafts, market-type foods and flowers/plants, bakery, Sandhill Crane tours, sandwich/deli, small cafe where music can be offered at night. (3) More networking between the local branch library and the public schools, since there is no librarian on staff in the Grass Lake School System.

How about a central single government for the Village and Township.

Never let drilling for oil or gas occur. Too detrimental to the environment.

Always put people and the environment before big business and short term profit with long-term harm.

Better phone and internet service.

Thank you for removing "this area under surveillance" sign from the gazebo! It was ugly and unfriendly, and likely not true. Please encourage community to reinstate July 4 fireworks. I'm sure volunteers will help w/ logistics and funding if offered the opportunity.

Connectivity. I feel like the ideas of the subdivisions did not take into consideration the connections to the school or village. I would hope we could improve upon that with pathways or sidewalks to the next neighborhoods.

Please describe any other issues you feel the Township should address:

Taxes are too high on Jackson County and for what? Eyesore downtown with junk buildings, small dinner to eat. Oh! We do have a bar where smokers hang out on the street corner. Get the picture. Paying high taxes for this? Schools are low quality and not an attractive place to live. There has been effort to improve downtown, Thank you! However, any resident living within a mile of sewer plant deals with the noise and odor. Again, high taxes for what? I'm for improvements but the residents are already paying high enough taxes!! We need the counties support to improve Grass Lake! Not the residents.

All homes in area should be occupied before any new homes are built. No more sand and gravel operations in township. No more bars. 1 24-hour fast-food place, not owned by Lester Bros. All town stores need to be restored to their original early 20th century look. No ugly signs.

Please see previous page.

Additional/improved/enforced blight ordinances. (1) Non-licensed/registered vehicles. (2) Dilapidated structures. (3) Yards with junk, etc.

Please maintain the rural community as is. The reason I moved here is the quite small town experience.

Growth is good for a community and its economics. Growth should not be deterred but planned. Glad to see the survey.

(1) Maintain and improve current parks trails. (2) Do not need to connect to Chelsea or Jackson. Preserve the small town atmosphere. New development in Downtown areas should reflect original design and architecture. No gas stations that look like one allowed across from PO. No need to add any additional building development at GL park or lakes.

No more taxes. Cut spending.

More family entertainment such as an indoor recreational facility such as bowling or movies, exercise, technology sales, seasonal activities such as swimming, or food establishments. Kid's recreational facility.

We need to do something to control and reduce the over abundant growth of weeds that are taking over Big Wolf Lake. It involves more than Grass Lake Township but it would help if the township passes our concern to state officials.

Clean up buildings downtown. The current improvements at Copper Nail are great and shows how nice our village can look.

Please keep roads maintained, they are falling apart and ruining our vehicles. Also looks poorly on the township that we can't keep up.

-Creation of a bike/pedestrian path from GL High School to the downtown area. Township should pursue grants for this and fundraising - not a millage. - Blight and illegal dumping is an issue in the Welch Lake area.

A larger library open daily.

Prohibit commercial chains i.e., Lowe's, McDonalds, Applebee's, anything which would be detrimental to independent small business and rural living.

I think it is awful for the residents of Andover Community to pay taxes on porches, decks, garages, patios. I'm sure the property owner is paying high taxes on the property and then residents are being charged also.

Please describe any other issues you feel the Township should address:

Slow traffic on Michigan Ave, within the village.

I grew up on Grass Lake Rd near the Washtenaw Co. line. The 10 acre and 5 acre home sites on the former Gotfredson Farm are an example of what should NOT happen to Grass Lake Township farm land. If any farm land is subdivided, there should be limited access off any existing road and lots should be platted along a cul-de-sac and not along preexisting frontage.

We already pay high taxes and for what? The Downtown area needs renovation and new businesses to attract customers. See Chelsea for a model.

Would support [the millage] if there were a time limit on the additional millage. Bohne Rd. is in terrible shape because of the significant heavy truck traffic. Why can't those organizations be responsible for the needed road upkeep??

Our downtown area needs to be maintained - not much there, but junk stores. Not appealing at all.

-Would like to see walking/biking trails around Grass Lake itself. -Seriously could use a coffee shop and maybe an ice cream shop in the area. -Kayak and small boat rentals around the lake.

Let Bass Pro come in!

I have written correspondence previously about people incinerating their garbage. This is terrible and should be banned. I can't believe it is still being allowed. I feel like I'm in China. I have asthma and occasionally I have to drive out of the village when the smoke and smell and air is so bad. I don't have central AC and it's horrible in the summer. My whole house reeks. This is an awful feature about living in Grass Lake. I'm contemplating moving.

We do not want commercial/retail development east of Mugg and Bopps (SE corner of Mr. Hope and I-94).

Downtown Main St business - specifically the antiques store that takes up most of the south side of the St. We need to encourage new businesses to take the spaces being waster by this business that does no business and brings nothing to our town.

Commercial and industrial development should be limited. I moved out here from Ann Arbor to enjoy the country living setting the quiet atmosphere.

I hate the fact we live in Grass Lake Township with a Jackson mailing address. I don't use any services from Jackson but my zip code puts me there. Live 12 miles from Jackson and 2 miles from Grass Lake (Grey Tower Rd south of Lee Road). Would prefer to have Grass Lake zip code and affiliation.. Also kept on the owners of the rundown auto repair next to the library. Looks pretty shabby and should be condemned. Been that way since I moved here 14 years ago. Thx.

I'm/we're relatively new to the area - just over 1 year. I'm still learning so don't have much input to share.

We would like to see more trails at the sports and trails park. It would be nice to walk all the way to town and back.

Attract a fast food to town. We need a small motel and hotel. Purchase the county park?

The township does a very good job!

Please describe any other issues you feel the Township should address:

I wouldn't mind paying \$75 to improve the parks but a plan - long term needs to be established. And proof that the money doesn't already exist. No marijuana or strip clubs, or casinos.

None.

Senior Center is great thing, but how do seniors get there? (1) Drive themselves (scary for some) (2) Rely in family - not everyone has any.

Roads previously noted should be addressed w/ the county.

Once our farm land is gone we can never replace it. We must protect it.

I can't afford any more taxes. They are already way to high. I'm trying to figure out why other states are a fraction of Michigan's. Alabama has no property tax for seniors.

Roads

I would really like to improve the bike and pedestrian sidewalks so that individuals in developments on Mt Hope and Wolf Lake Rd could walk or bike into town. We want to encourage healthy activity but I am hesitant to bike or walk down Wolf Lake Rd due to safety. It would be extremely helpful and could walk down for parades, Coe House or other events without having to worry about parking and taking up spots for other visitors.

Home @ 1248 Francisco. Added roof - then walls - then windows x 4. No permits displayed - Was it checked for code? Was it checked for sq. ft.?

Get with utility Co. to help get natural gas, provide a choice of phone co. and cable with high speed internet. We are neglected in "SE area". Cellphones do not work proper because we are in a dead zone. (Fishville Rd)

Better accountability for money currently get. Our taxes increased (when Leoni and Sharon went down) and we have not seen any improvements to services or facilities.

Roads, roads, roads, and more roads.

All roads within township of Grass Lake. The building auto shop next to the library is an eyesore. So is the antique building on the corner-west side. Could make G.L. look a lot better if these two buildings were cleaned up.

Speeding on heavy populated rural roads with poor visibility, ex. Maute Rd (Mich Ave - Knight), Sarossy Lk Rd., Kalmbach Rd.

Thank you for doing this and asking for input. It would be really nice to have sidewalks on Mount Hope Road from 94 to Michigan Ave. It would connect us to downtown events and businesses.

Clean up the junk in the yards. Excess cars/trailers/trucks, plain junk. Or make people put their crap in a barn!

Cars not stopping at stop sign at east street and church.

Please describe any other issues you feel the Township should address:

The Township limits the number of farm animals to acreage, but what is needed is a limit on the number of cats and dogs per household.

I live south of Grass Lake road on Francisco Rd - dirt part. This road consistently has pot holes and hardly ever gets graded yet I pay a considerable amount of property taxes.

Need more work place's more job "not parks". Jobs bring people bring "tax money for township"

1. Improve look and feel of Village "looks trashy" 2. Round-a-bouts add character and traffic movement. Kills parades though?

Sell lot next to Mugg and Bopps to them and use money for maintaining parks.

It would be nice to have a teen center somewhere for kids to hang out after school and during the summer.

The speed limit on Mt. Hope Rd south of I-94 should be lowered due to the subdivisions and houses along Mt. Hope. A 40 mph speed limit would be more appropriate than the current 55 mph speed limit. Also, the businesses in town should be required to maintain their properties. Exposed plywood should not be allowed. Building should be painted and broken windows repaired. Example the building on the S side of Michigan Ave, west of the library

Fix - repave - Norvell Road

This survey doesn't even ask the underlying question - which is whether we want to give the planning commission the power to dictate any of the restrictions outlined, or the power to set such vague goals. Our answer is NO to both. We do not want to see any action one way or the other on any of these topics. - The planning commission should stand down and mind their own business.

Another grocery store would be great.

Whatever would be best for the township (the millage).

The old Lion's Club would be great for community center - senior center - and wellness!!

Put in boat dock at county park (in town). County trucks plowing the shoulder of the roads in to our yards when plowing snow.

Thank you for your good work.

Please build a bike/walking path from the subs on Mt Hope Rd into town. As a resident of a sub I would happily pay any [] millage to have this built. It would give me piece of mind as a parent and more inspiration to spend \$ in Grass Lake as a consumer.

Why do people move to the countryside and continually try to make it a city environment?

Norvell Road

Please change the Master Plan so property owners can apply for land preservation grants.

I would love to see bike paths (not lanes) along every roads. I believe it promotes health and fitness and the type of lifestyle good for all.

Please describe any other issues you feel the Township should address:

All of the services listed under #15 are nice, but if the assessor hadn't screwed over every landowner in Grass Lake the other would be ok. Assessments are higher than you could ever sell your property/home for.

As described on previous page - quality restaurants to help keep money in this town. Many subs in this area will help support these businesses. I see it in Jackson almost every weekend when I have dinner out.

When any property is bought or sold it should be approved by the tax payers in Grass Lake not just the Board who have their own agenda.

Ban open burning

Yes on millage only if sidewalks are added. Lower speed limits on 55 mph roads. Must add sidewalks! No commercial or industrial! Encourage larger Farmers Market and Festivals. Bring restaurants to downtown (no fast-food) outdoor seating.

Cable, natural gas.

Thanks for doing a survey

-The condition of business buildings by the library and main street, very poor condition. -The cost of permits is excessive. -Highlight the area around Grass Lake (lake) could be a nice asset to community (ice hockey tournament, fishing tournament, demo derby on/lake (winter festival), bike path/trail around lake.

Office should be open Monday through Friday. Also, consider one evening or Saturday morning a month so property owners who work full-time don't have to miss work. Thank you. We need a restaurant that is open for dinner, but not fast food or drive through.

Curious as to why a cease and desist order was overruled re: wetlands violation for residential development on the cul-de-sac at the end of Suncrest Rd. on Grass Lake. Perhaps money trumped environmental concerns?

Millage too high; yes if 0.25 mill.

The use of LED lighting, sidewalks out to ea. cemetery, a maintained trail to the sports park, a sign board listing all organization in Grass Lake. In all 4 directions coming into. A billboard off of I-94 showing boar races and other activity's sell Grass Lake. Put band shell in where old lumber company used to be next to car wash, allow flashing open signs to catch people's eye as they drive thru. Put American Legion sign at Ryan's allow a sit down restaurant out by I-94 like I-Hop, Big Boy, Bob Evans. Do not allow any Dollar Stores to come to Grass Lake.

Regional wellness center if and when the demand and \$ available maybe then feasible.

Taxes are high, services low.

The few residences where trash is visible on the road. A newsletter from twp. especially regarding info i.e. large trash removal dates. Why has no election been held for Township clerk? Prior elected clerk died.

Please describe any other issues you feel the Township should address:

Some of the building fronts downtown need a face lift. When you drive through town they look terrible and it gives a bad impression of the town. More shops and restaurants downtown should be encouraged. It's a nice place to live but we drive elsewhere to eat and shop. Grass Lake Diner is great for breakfast but other than that the food choices are poor.

Use the schools to implement the services of quest #15 and #16. No new taxes!

Clean up areas of burned buildings and enforcement of blight laws. Too many eyesores around.

*We really want to thank the township for providing leaf pickup in the village. However, we would like to ban the burning of leaves along the roads. *We really appreciate the dump days. -Portions of the downtown businesses have made an effort to improve the aesthetics of their buildings. Other have not. Provide tax incentives (or millage?) for businesses to improve and provide common looking theme throughout. -Give incentives or tax breaks to Faholo to allow township to use pools. Only pools in all of Grass Lake Township.

Cut cost. Cut taxes. Don't overpay Township employees. Township jobs should be part-time or voluntary.

I have seen many road improvements in or on the side roads. Good start but still needs more pavement improvements. Please keep at it.

I was very disappointed that you poisoned Grass Lake and killed the fish(ing) to promote the boat races. There are other less drastic means available!

No thanks.

Township has a contract with WOW cable that keeps out other service providers. WOW cable is not a high quality service. Township needs to open up to let in AT&T U-verse and/or Comcast Xfinity. Either of these two companies would offer better product at a better price.

Extend municipal water.

Can't emphasize enough the need for senior housing. Currently (I for one) am contemplating moving out of area because of no senior housing facilities with access to transportation within township when I will no longer be driving a vehicle.

-Besides the high school - Grass Lake needs a place for people to exercise/workout that is for both men and women. -Need a restaurant that has regular hours other than the pizza places. -Halloween open house at firehouse needs to get better for kids. Go back to drawings for big items. Regular popcorn and have firemen interact with kids.

Parking spaces downtown at more of an angle. When parking or leaving, difficult to see traffic. Large trucks - oversized when parked on roadway stick out into traffic. Thank you for asking.

Fix roads and promote cleanliness and neatness in the township. Expand on the recycling and dump days. Promote existing businesses.

We would appreciate if the township keeps up the tennis courts that are currently at the Grass Lake County Park. The location is very convenient and the setting is very pretty!

Please describe any other issues you feel the Township should address:

Continued development of downtown Grass Lake. We need places (bakery, restaurants) to make people want to come downtown on regular days not just events (i.e., parades, tree lighting). Our family leaves town at least twice a month to eat out in Chelsea or Ann Arbor for dinner because the only option is VI or pizza. The Clear Lake Grill is great but doesn't have night hours.

Downtown Streets. Kept clean of trash Litter - cigarette butts and any other litter people seem fir to throw or leave. It would make the Village Downtown looks like you care - Been getting new people all the time.

No.

Adapt and promote the area connected to state land. Develop the area set aside according to master zoning plan aggressively. Encourage new business to located and give tax breaks accordingly.

I would like to see the town's website to have more to it. E.g. If I need a quick question answered to be able to look on there instead of calling. (Event times, village rules, etc.).

I have not lived in Grass Lake Township since the mid - 1950's. I do not feel I can answer these questions.

We moved out here from the city to get away from a lot of development, increase in taxes, and increases in traffic. We love the township/village the way it is. The wellness center in Chelsea is close enough to do the job, but keep the traffic there. I like the idea of a senior center as the seniors are the folks who've invested their lives into this community. If we wanted frenzy, we would have stayed in the city.

Leroy Darwin has to end his stronghold. Good luck in doing this. Need to create an area for people to gather and enjoy the small town feel. Small office spaces that are affordable which will draw other needed small businesses. Find other small towns and see what they have done in order to prosper. Best of luck. "If you promote foot traffic I would think you would create the need for small business, Most people just drive by".

Would support a 0.5 millage. There should be no deer hunting in a township where there id residential living or less than 25 acres of land to hunt on.

With regard to #10. Cost of maintenance increased every year with would require additional monies. Also the level at police protection is not adequate to support routine patrols for these. Additionally I want to thank you for seeking the residents' opinion. I've lived here several years and have never been of-fered this. I work during twp. meetings or I would be at every one.

Thank you for your service.

No issues. You all are doing a great job! We love Grass Lake!!

Why are there 2 school buses going down Kalmbach Road north of Old Michigan Avenue within 5 minutes of each other? The population on our road is sparse.

Children should be able to raise animals (sheep, pigs, goats, etc.) for 4H on a minimum of 2 acres if surrounded by farm land forests.

Moved home because of small town/village -agricultural atmosphere. If I wanted parks, sidewalks, industrial development [] I would move to Jackson or Ann

Please describe any other issues you feel the Township should address:

Arbor

Lower taxes or give tax breaks to downtown businesses to encourage growth. Have more festivals that are advertised. Close the "traffic jam" or as it is known "the red neck festival!"

(1) Hire a Corp that develops Master Plans for (2) commercial areas, mixed zoning, housing zoning - such as apts - condos etc. (3) Design streets and [] and sidewalks, lighting for streets (4) An area for shopping - and ample parking - (5) Improving water and sewage for these areas - Grow ares with a Master Plan - design - then appoint a committee that will select the best city-twp. plan. [], farmer, city manager and banker, Litchfield Mich Get a plan. Note = We de-veloped the best industrial park in Mich. - today they have over 4,000 jobs.

Publish meeting mins in local paper. Remember to support local business. Publish a financial report of the Township. It's our money as tax payers. It should not be a secret.

Do not allow a little building and another little building etc opening onto Main Road - Turn in to park car and have either strip section of retail business areas or individual buildings built in the same style and materials - Like in Canton on Canton Center Road - Brick with arched windows or whatever - uniform and planned look to buildings. Otherwise it will be a mess.

1. Senior center should be promoted more.. 2. The Grass Lake Park should have a loading and unloading dock. 3. Please, please, please ask the owners of the downtown buildings to reface their buildings. The garage next to the library needs a ton of work and the eye sore of the downtown architectural salvage. These buildings are ugly and keep people from moving inti town.

The downtown area with the rundown businesses - antique place, Troy toolshed looks like hell pallet place - industrial business looks like hell. Why would the Township want businesses like this if they cannot maintain their outside facility?

Limit all development along Michigan Ave.

Tax's to high

I recently moved into Grass Lake. I was a longtime resident 20+ years of Farmington. I love the cozy feel of Grass Lake but since I live south of Downtown, off Wolf Lake Rd, it is not pleasant to go through downtown. Monies need to be spent to improve the appearance of the store fronts.

Would be nice to have a part time recycling center/dump like the one at Henrietta Twp. Thanks.

Any new dev. should follow existing guidelines Develop parks trails we currently have! Do not need to connect to Chelsea or Jax. Encourage village to re-quire any new building to be respect current architectural style and never again allow a new gas station in downtown area. One near Depot is a sore eye!

Share school facilities. Tennis courts needed. Consolidate village government into township government. A waste of taxpayer dollars to pay for village trus-tees and village manager. Village police services should extend into Township. Thank you for the survey.

1. Inconsistent curb appeal of Village businesses 2. Debilitated buildings with visible garbage *Not necessarily a township issue, but the open drug dealing at

Please describe any other issues you feel the Township should address:

the BP is a huge problem and openly discussed in our community *We think it's wonderful the Township is seeking public opinion in the decision making process!

Township needs to find new source for income not by raising taxes. I own other property in Jackson County and Hillsdale County and taxes for other properties continue to go down where Grass Lake has always gone up.

Overall good.

The downtown businesses need to make the store fronts appealing. Grass Lake is a great place to live. Unfortunately I don't shop in town and must go to Chelsea or Jackson. I don't support increasing businesses in Grass Lake. I like low to no crime and a country setting. If the store fronts were appealing people driving MI Ave would stop and spend their money in our town. The businesses should be responsible to maintain the outside and don't increase my taxes.

Blight houses with junk, cars, and equipment in yards. Tree branches over power lines, broken pole on Norvell Rd.

You should send envelope to mail this back! Really!

Work with Village to get more businesses in the area. Somehow clean up area with lots of trash around them.

You should not be able to have horses or cattle that emit vapors from manure if your property is twenty acres or less especially when your property is zoned residential! We found out recently residents with residential land can have horses or cattle and can turn around and claim their land to be farm land. Some residents are renting out part of their land to others with animals and it smells (the urine and manure). It devalues the residential land next to it. At least please restrict the number to two animals one can have on their residential property that is fifteen acres or less.

The need for a pool (indoor + outdoor) Swim team, school swim lessons in gym class

We feel that commercial development needs to be encouraged - shops, dining, including chain stores, will keep \$ and people in Grass Lake. Now, people drive to Jackson or Ann Arbor for a night out or to do major shopping. There's nothing for young adults or teenagers to do in Grass Lake. It would be nice to see a drive-in, or small strip mall with various places to eat and shop. Relying on antique or historic attractions, coupled with a dilapidated downtown, won't bring that many people into our area or keep residents here long term. We need to be able to offer more options to truly be a "cool city." Something needs to be done about the blight in our areas. Rundown homes - walls caving in, vines growing through windows, unkempt yards, are not helping property values. Not to mention the safety of people living there - i.e., 3 houses in a row on Norvell starting at Grass Lake, going south. It's embarrassing, and unbelievable people can allow that to happen. P.S. Regardless of the outcome of this survey - if we're in the minority or not. We commend you for doing this reaching out.

.25 yes. Maintaining tennis courts at Grass Lake Park Love the leaf pickup program! and Would like 6 rubbish days during the year, not 4 Thank you for all you do Water level on Grass Lake is extremely low. What can be done?

Do not accept any government (HUD) money. It is the Obama Administration's way of more social justice. It is their attempt to forcefully diversify communities by bribing them. People move to this community to get away from the issues that come with diverse neighborhoods. Accepting funds for this will do the

Please describe any other issues you feel the Township should address:

exact opposite of what you're trying to accomplish, it will drive people away.

1. Running water to homes east of Mt Hope south of I-94 2. Natural gas to homes east of Mt Hope 3. Cable to homes east of Mt Hope and west of Francisco

Semi-truck and the use of jack brakes inside village limit!!! Using Michigan Ave as a drag strip. Please make new way finding signs ADA compliant Please improve holiday decoration. Example, tacky happy holiday signs. Swan removal ordinance. Allow small livestock on properties with 2 or more acres inside village limits. Combine township and village operations. Dark sky ordinance - please consider. Please consider making down town businesses remove OSB and dilapidated store fronts or improve aesthetics. Walk don't walk sign at intersections. Thanks for asking. Have a good day.

Renovation/repairing of historical buildings downtown Surveillance cameras in town, especially near the car wash where vandalism has occurred multiple times - for shame. People need to be proud of where they live and respect other property With population growth, should consider hiring more police officers- Grass Lake Police Dept. I would pay more taxes for good support. Living in Grass Lake is a privilege and there are so many wonderful people here - a very lovely community. This community would be better than Chelsea/Dexter with very careful planning and encouragement/support.

- add a bin for Styrofoam recycling. - Enforce blighted houses within the village 640 Church St. has knee high grass in the front of her house and has not mowed her backyard in over a year.

Working closely with the Village in planning/land use revisions. I think it makes sense to cooperate rather than each unit complete the process separately.

Improve the cable service. WOW is too expensive they increased my rate by 38% for same programming

Blighted houses and properties IE house at Grass Lake Rd and Norvell and other properties like it.

I personally feel that the Village assessments do not promote, or in some situations, allow for new business startup and building ownership/maintenance. I do not feel that this promotes new "destination point". Commercial development which I feel will help keep Grass Lake, as a downtown, thriving.

Clean up properties I.E. - corner of Grass Lk Rd and Norvell. Salvage business downtown buildings, Sager Rd house on hill north side of road. Wolf Lk Rd near subdivision

If assessments were fair, this might make sense. We feel we are being gouged. We would like to sell our property for our assessed value and have tried to sell it for significantly less with no luck.

I can't think of anything right now.

(1) Please continue with the Township trash removal service. (2) Please continue with the recycling at the Village office.

It's time to tear down the nursing home/Kositech building!

Recycling should be dumped more often. We appreciate that you are taking the time to get community opinions and involvement.

Property taxes are getting high enough.

Please describe any other issues you feel the Township should address:

The parking lots at the lake are so bumpy and need improving. We love all the new signs in town and how the downtown area is looking so beautiful! And we love the farmers market.

Boat dock @ county park

The township should end its sponsorship and preferential treatment regarding the Michigan Hydroplane FOR PROFIT business at the expense and inconvenience of the local taxpayers. This private business should not be allowed to control our public access park for several days over 2 or more summer weekends per year. This for-profit organization monopolizes and prevents taxpayer use of all public access park areas including the beach, playground, parking lots, the boar launch and the lake, and has recently extended its event to include a for-profit racing school. It also appears that this for-profit business has been given free storage for its race equipment year-round on taxpayer property.

Stricter rules on residential and commercial clean up. Building improvements for commercial, maintain appearance. Residential - houses with junk. Lawns need maintenance, etc. help residents who are elderly and cannot maintain their property. Free use of dumpsters, etc. Fines on ones who can maintain but do not.

The township needs to focus on economic development. Far too long little to nothing appears to have been done on bringing additional employment to our area. No sites have been identified or developed for potential investors. Meaning no roads, communication and utilities planned or ready it is going to be difficult to gain interest in GL.

Combine all three facilities [senior center, community center, wellness center] into one unit - building

New ordinance requiring any non-organic farm over (1) one acre to post signs on property lines abutting public, private, and residential areas at least 1 week before and for 3 weeks afterword the spraying of pesticides, herbicides, and insecticides. This will allow for residents to take necessary precautions to prevent toxic exposures to children and pets, and to protect their families and gardens from unwanted chemicals.

I would like a coffee shop/bakery Down town Main Street.

Improve downtown. Encourage a more uniform quaint atmosphere that will encourage foot traffic.

Provide hiking trails

A millage increase needs more explanation. "To further develop and maintain" is a wee bit vague for me.

Our downtown looks horrible, compared to other small towns in the area. The buildings and storefronts have not been maintained. Several should be torn down, and many others given serious facelifts. Our downtown has so much potential! The schools, natural features, and rural setting are great, but our downtown is in desperate need of attention. Also, your paper mailing for this survey makes no mention of this online version. You should have included the URL in the mailing, and you would have gotten many more responses!



APPENDIX D
CAPITAL IMPROVMENTS PROGRAM



What is a Capital Improvements Program?

"Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted." Examples of capital improvements include: municipal buildings (e.g., Township Halls, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP "is updated annually with the first year being the current year capital budget" according to the Michigan Planning Guidebook (May 2008).

Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that Grass Lake Township "annually prepare a capital improvements program of public structures and improvements," upon the adoption of this Master Plan. Given that the Planning Commission was exempted from this task, the Township Board must "prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget." Alternately, the task can be delegated the Township Supervisor (or a designee), "subject to final approval by the" Township Board. The CIP shows "those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Township] for all types of public structures and improvements. Consequently, each agency or department of the [Township] with authority for public structures or improvements shall upon request furnish the Planning Commission with lists, plans, and estimates of time and cost of those public structures and improvements."

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up to for a water or sewer project two or three years later. It is also important to note that "plans for new public works that are identified in the [Master Plan can] actually come to fruition through the CIP" and to ensure that "new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the" document, according to the Michigan Planning Guidebook.

Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan:

Establishing Objective Criteria

“Without objective criteria, the [capital improvements process (CIP)] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker neighborhoods,” according to the Michigan Planning Guidebook, and simply ranking proposed projects as ‘urgent,’ ‘important,’ or ‘desirable’ “leave room for disagreement in determining priority. More robust criteria are often used first to examine each project:”

- Does the proposed facility address a risk to public safety or health?
- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
 - Ensure the success of another capital improvement?
 - Meet a state or federal statutory or administrative requirement?
 - A court order?
 - A major public goal of the township board?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the Township?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in Township?

Those answers can then be used to place proposed facilities into groups based upon the following criteria:

- The proposed facility is urgent and fills a high priority need that should be met.
- The proposed facility is a high priority that should be done as funding becomes available.
- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

The criteria listed above are recommended for larger governments with the potential for many projects. The criteria used for “small communities with few projects may not be much more than ‘urgent,’ ‘important,’ or ‘desirable.’”

Establishing a Process

The Michigan Planning Guidebook recommends that a medium or large-sized community create a special committee to advise its planning commission on the capital improvements program (CIP). The committee should be comprised of the chief elected or appointed official and representatives from the planning commission, the legislative body, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:

- Prepare an inventory of all capital facilities.
- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet needs and cost estimates to all projects over the next six years.

Prepare a draft CIP that includes a review of each project against the Master Plan and CIP prioritization criteria:

- Establish financial capacity for financing public works proposals over the next six years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.

- After public review and hearing, the CIP is adopted by the township board with any agreed upon amendments.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.

The Michigan Planning Guidebook notes that “in smaller communities with few capital improvements,” such as Grass Lake Township, the process can be simplified. “Each office, agency, or department responsible for public works is asked to submit proposed public works and the planning commission as a whole reviews and prioritizes them all —ensuring they are consistent with the Master Plan.”

