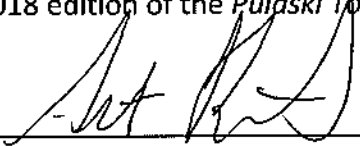




Pulaski Township Master Plan

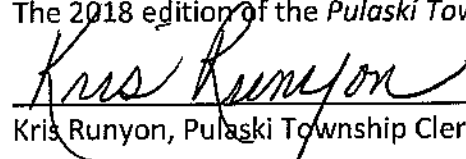
2018 Edition

The 2018 edition of the *Pulaski Township Master Plan* was adopted by the Pulaski Township Planning Commission on February 20, 2018

A handwritten signature in black ink, appearing to read "Art Riske", written over a horizontal line.

Arthur Riske, Pulaski Township Planning Commission Chair

The 2018 edition of the *Pulaski Township Master Plan* was adopted by the Pulaski Township Board on March 12, 2018

A handwritten signature in black ink, appearing to read "Kris Runyon", written over a horizontal line.

Kris Runyon, Pulaski Township Clerk

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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 Pulaski 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 Pulaski 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 Pulaski 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 Pulaski 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 Pulaski 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 the 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 Pulaski 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 Pulaski Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map 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 and public buildings, and other improvements. This information may be included in a capital improvement program (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary for plan implementa-

tion.

Development of the CIP is the responsibility of the township board, with considerable input from municipal staff and/or consultants (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 Pulaski 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 most grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires that Pulaski Township have a current (no more than 5 years old) parks and recreation plan. The Township does not have a current recreation plan on file 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

* The Township did receive a recent Passport Grant from the MDNR because it has a Capital Improvements Program (CIP).

required.

- **Transportation Improvements** — There is a clear relationship between transportation 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 first update to the Pulaski Township Master Plan. The Township adopted its first master plan in 1980.

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 the Pulaski area 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;
- 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 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.

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.

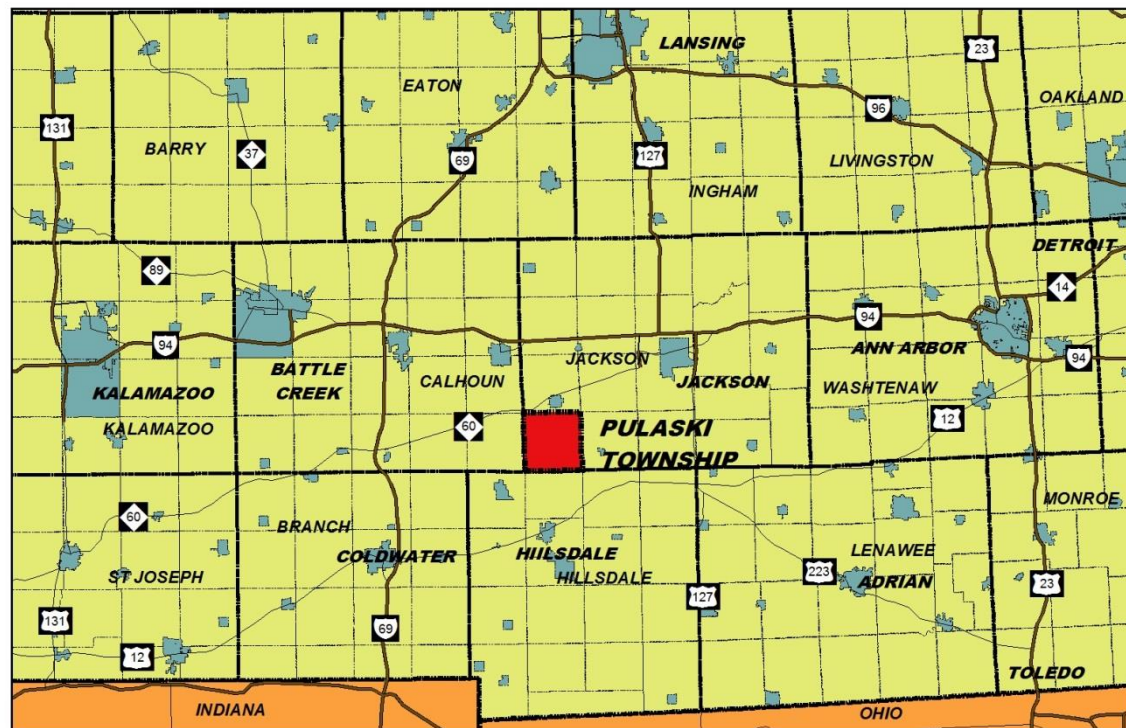


CHAPTER 2

COMMUNITY DESCRIPTION & ISSUE IDENTIFICATION

Location

Pulaski Township is located in Jackson County which is part of south-central lower Michigan. The Township is placed in southwest Jackson County and is adjacent to Hillsdale County to the south and Calhoun County to the southwest. Pulaski Township is bordered in Jackson County by Concord Township to the north, Spring Arbor Township to the northeast, and Hanover Township to the east. The Township is bordered in Hillsdale County by Moscow Township to the southeast, Scipio Township to the south, and Litchfield Township to the southwest and in Calhoun County by Homer Township to the west and Albion Township to the northwest (see the Vicinity Map). M-60 traverses Jackson County just to the north of Pulaski Township and extends northeastward to the City of Jackson.



Demographic Summary

See Appendix A for detailed population trend information. However, the data contained in that appendix is summarized below:

- General Population** — The population of Pulaski Township was 2,075 residents in 2010. With the exception of the 1940s, the Township's population grew every decade since 1930 according to the U.S. Census. However, the population is projected to decline slightly to 2,026 residents by 2035 and 2,016 residents by 2040.

- **Age & Gender** — The median age of Pulaski Township residents was estimated to be 50.8 years during the 2010-2014 time period, according to the American Community Survey. People between 45 and 54 years of age were estimated to be the largest age group, comprising an estimated 21.8% of residents. People between 55 and 59 years of age were estimated to be the second largest age group with 12.6% of the population. Males comprised an estimated 52.3% of the Township's population during the 2010-2014 time period.
- **Race & Ethnicity** — The racial and ethnic makeup of Pulaski Township is very homogeneous. The majority of the population of the Township (97.7%) was estimated to be white (Caucasian) during the 2010-2014 time period. In contrast, it is estimated that only a small minority of the population of the Township (1.2%) considered themselves to be Hispanic or Latino/Latina.
- **Disabilities** — An estimated 17.0% of Pulaski Township residents were estimated to be disabled in some way during the 2010-2014 time period. The estimated proportion of people with an ambulatory disability increased with age. For example, an estimated 17.9% of the population at least 65 years of age had an ambulatory disability while only an estimated 9.7% of residents 18-64 years of age had an ambulatory disability.
- **Households & Families** — It is estimated that Pulaski Township was comprised of 813 households during the 2010-2014 time period. The average household size was estimated to be 2.46 people. Families were estimated to comprise 69.1% of all households with an estimated family size of 2.93 people. Single-person households were estimated to comprise 24.5% of all households.
- **Household Income** — The median income of Pulaski Township households was estimated to be \$45,846 during the 2010-2014 time period. The median income of the Township's family households was estimated to be \$54,423 during the 2010-2014 time period. The median income of Township non-family households was estimated to be \$23,102 during the 2010-2014 time period. The estimated per capita income was estimated to be \$23,127 during the 2010-2014 time period.
- **Housing** — Pulaski Township had an estimated 914 housing units during the 2010-2014 time period. An estimated 11.1% of those units were vacant. However, an estimated 2.3% of vacant houses were used seasonally/occasionally; reducing the estimated vacancy rate to 8.8%. Single-family homes comprised an estimated 82.8% of the Township's housing stock. None of the units were estimated to be in multiple-family buildings, including duplexes. Mobile Homes comprised an estimated 17.2% of housing units.

Natural Resources

Most of Michigan's land forms were created by glaciers. Glaciers scratched the surface of the Earth and carried sediments. When the glaciers melted, they deposited the sediments that they carried. It is estimated that the most recent glacial period, the Wisconsin, began about 14,000 years ago and ended about 8,000 years ago. During the Wisconsin period, glaciers shaped the landscape of Pulaski Township. This section discusses the results of glaciation including topography (slope), soils, rivers, streams, and lakes.

Topography

The topography of Pulaski Township ranges between 986 feet above sea level and 1,168 feet above sea level, a difference of 182 feet (see the Topography Map). The lowest points in the Township are found along the northwestern border of the Township in the vicinity of the South Branch of the Kalamazoo River and the Swains Lake Drain while the highest point is located in the center of the eastern border of the Township. Some of the topography is moderately sloping. For instance, hills rising as high as 1,074 feet above sea level are located within a quarter mile of Swains Lake (992 feet above sea level).

Soils

As part of the development of this plan, the Planning Commission examined the suitability of the Township's soils based on two criteria – productive agricultural soils and hydric soils. The evaluation was based on the standards used by the Natural Resources Conservation Service (NRCS). The following subsections present the Planning Commission's findings.

- **Productive Agricultural Soils** — There are no large concentrations of productive agricultural soils in the Township (see the Most Productive Agricultural Soils Map). However, there are some areas of productive agricultural soils along the South Branch of the Kalamazoo River. A few spots of agricultural soils extend through the center of the Township, north and south of Wilbur Lake. Some of Hanover Township's prime agricultural soils also extend across the eastern boundary of the Township.
- **Hydric Soils**— Hydric soils are poorly drained and subject to occasional flooding. Along with other sources such as the National Wetlands Inventory and aerial photographs, they can be used to identify wetlands and other sensitive lands. Hydric soils are also associated with lakes and streams. Hydric soils are located along the South Branch of the Kalamazoo River and Swains Lake Drain as well as in the vicinity of the various lakes and ponds in the Township, and various other low-lying areas (see the Hydric Soils map).

Rivers, Streams, and Lakes

Pulaski Township is entirely within the Kalamazoo River Watershed. The South Branch of the Kalamazoo River flows through the western part of the Township, entering the municipality east of the intersection of Heath Road and Borden Road and exiting it south of Howard Road (see the Hydrology Map). The South Branch of the Kalamazoo River also traverses the extreme southeast corner of the Township.

Cushman and Wilbur Lakes are located in the northcentral portion of the Township, as is the Wetmore Drain. Swains, Gregory, Braille, Bartelle, and Mud Lakes are located in the northwest part of the municipality. The Swains Lake Drain is located to the northwest. The Beaver Creek Drain and Goose Lake are located in southwest Pulaski Township. Wetlands are located along much of these waterways and waterbodies.

The Beaver Creek Drain; the western 1.3 miles of the Swains Lake Drain in Pulaski Township; and the South Branch of the Kalamazoo River, between the Swains Lake Drain and the Beaver Creek Drain, are within a 100-year floodplain according to the Federal Emergency Management Agency (FEMA). It should be noted that improperly managed land development practices within the Township, as within any community; can further impact flood conditions both in the Township and in communities downstream.

Public Services

The purpose of this section is to present information on public services provided by various government agencies to the residents of Pulaski Township. Information is presented on police, fire, ambulance, schools, sewer and water, and transportation systems.

Township Hall

The Pulaski Township Hall is located at the south side of Folks Road, approximately a thousand feet east of Pulaski Road. The Township's administrative offices are located in the Hall. The Pulaski Township Board, the Planning Commission, and other Township commissions, committees, and boards also hold their meetings in the Hall. The Township also maintains an online presence: www.pulaskitownship.org.

Pulaski Township Hall
12363 Folks Road
Hanover, MI 49241
(517) 524-6061

The Township Hall can be opened and run as a shelter when it is determined that more than 10 families in the general area are affected by a serious event/disaster. The shelter will be run and funded entirely by the Red Cross. This process can be started by either the Red Cross or Pulaski Township if there is a significant need, such as the long power outage in the winter of 2017.

Police, Fire, and Rescue

Pulaski Township has no police department. Police services are provided by the Jackson County Sheriff's Department and the Michigan State Police. The Township maintains an all-volunteer fire department comprised of 19 people, including a Chief, an Assistant Chief, 2 Captains, and 2 Lieutenants. All of the firefighters are certified as a medical first responder or above. The department has 3 fire engines, 1 tanker, and 2 grass rigs (i.e., trucks utilized for wildland fires), 1 of which also carries the department's medical supplies. Ambulance services are provided by Jackson Community Ambulance (JCA). Emergency patients may be transported primarily to Henry Ford Allegiance Health in Jackson by ambulance or helicopter.

Schools

There are portions of 5 school districts in the Township (see the School Districts Map). The majority of students attend Concord Community Schools, Hanover-Horton Schools, or Litchfield Community Schools. However, Homer Community Schools and Jonesville Community Schools also serve students living in Pulaski Township. Concord Community Schools and Hanover-Horton Schools are part of the Jackson County Intermediate

School District (ISD). Litchfield Community Schools and Jonesville Community Schools are part of the Hillsdale County ISD. Homer Community Schools are part of the Calhoun County ISD. Several colleges are potentially within commuting range, including Baker College, Spring Arbor University, and Jackson College. The Jackson District Library (JDL) serves Township residents. The Concord and Hanover Branches are the closest of the JDL's thirteen branches to Pulaski Township.

Parks and Recreation

The Township maintains a small park behind the Township Hall. The park contains a picnic pavilion, with a playground and basketball court proposed for completion in 2018.* Swains Lake County Park contains access to Swains Lake, modern campsites (including water, electricity, and restrooms with hot showers), a swimming area, a boat launch, trails (biking, hiking & nature), and fishing. Twin Pines Campground and Canoe Liv-
ery contains access to the Kalamazoo River, modern and rustic campsites (including a picnic table and fire ring), modern restrooms with hot showers, a recreation hall for activities, a play area, and canoe and kayak rentals. Wildwood Acres Campground contains access to a private lake, campsites, flush toilets and showers, fishing, swimming, and canoe trips on the Kalamazoo River. Concord Hills is an 18-hole golf course open to the general public.

Solid Waste Disposal

Pulaski Township households and businesses contract directly with the trash hauler of their choice.

Public Sewer and Water

Public water is available on the north side of Swains Lake, provided by the Village of Concord. Pulaski contains no public sewer systems.

Other Utilities

Consumers Energy provides electricity throughout the Township. SEMCO Energy provides natural gas. Telephone and internet service is provided by Frontier Communications. Wow! provides cable and internet services in limited areas of the Township.

Transportation

Highways and roads and an airport are the two modes of transportation that directly affect Pulaski Township.

- **Highways and Roads.** Although M-60 traverses Jackson County just north of the Township, no state highways serve Pulaski Township (see the Transportation map). All of the public roads traversing the Township are maintained by the Jackson County Department of Transportation (JCDOT). Pulaski Road, Folks Road (west of Pulaski Rd.), and Hanover Road (east of Pulaski Rd.) are county primary roads;

* This is the project for which the Township received the Passport Grant from the Michigan Department of Natural Resources noted in the Introduction chapter.

Pulaski Road is built to Class A standards. All of the other public roads traversing the Township are county local roads. Many of those roads are gravel: Hutchins Road, Wheeler Road (north of Howard Rd.), Watson Road (south of Folks Rd.), Borden Road, Eckert Road, Goffe Road, Cowan Road, Wilbur Lake Road, Grover Road (south of Cochran Rd.), Lippert Road (between Pulaski Rd. and Luttenton Rd.), Hubbard Road (east of Luttenton Rd.), Fowler Road (east of Luttenton Rd.), Hanover Road (west of Watson Rd.), Wooden Road (west of Pulaski Rd. and east of Luttenton Rd.), and Goose Lake Road (west of Winfield Rd. (Hillsdale County) and east of Pulaski Rd.).

- **Airport.** The extreme northeastern corner of Pulaski Township falls within the airport zoning area developed for the Jackson County Airport-Reynolds Field (see the Transportation map). Accordingly, buildings and other structures 200 feet tall or more within Zone D must be reviewed for compliance with Jackson County Airport zoning regulations and may require permits from the Michigan Department of Aeronautics and the Federal Aviation Administration (FAA).

Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for Pulaski Township. Assessing data compiled by the Township was utilized to determine existing land use in June of 2017. 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 (please see the Property Assessment Map). “Agricultural” remains the predominant land use, encompassing approximately 78% of the acreage in Pulaski Township. “Residential” remains the other predominant land use in the Township, encompassing approximately 20% of its acreage; however, 27% of those acres are assessed as “residential vacant”. “Commercial” property accounts for less than 2% of the Township’s acreage. Together, the “industrial”, “exempt”, and “other” categories account for less than 1% of Pulaski Township acreage. Properties assessed “exempt” are owned by a unit of government or a tax exempt organization or are exempt for some other reason; they are usually akin to a “public” designation on a future land use map. Properties assessed “other” cannot be assigned to a land use category.

Property Tax Assessment

	Acres	Sq. Mi.	% of Twp.
Agricultural	18,625.0	29.1	77.66%
Residential	4,730.4	7.4	19.72%
Commercial	446.4	0.7	1.86%
Industrial	8.3	0.0	0.03%
Exempt	11.4	0.0	0.05%
Other	162.8	0.3	0.68%
	23,984.2	37.5	100.00%

Township Survey Summary

A survey was conducted in 2017 to gauge the opinions of residents, property owners, and business owners in Pulaski Township. A brief summary of some of the questions are provided on the next page. The full results of the survey are contained in Appendix B.

Quality of Life and Community Services

Respondents were asked to rate the following:

- The Township as a place to live — 77% of responses were ‘good’ or excellent’.
- The administration of the Township — 63% of responses were ‘good’ or excellent’.
- The Fire/Rescue Department — 86% of responses were ‘good’ or excellent’.
- Swains Lake County Park — 55% of responses were ‘good’ or excellent’.
- Township Hall/Pavilion — 80% of responses were ‘good’ or excellent’.
- Township cemeteries — 59% of responses were ‘good’ or excellent’.
- Paved roads — 8% of responses were ‘good’.
- Gravel roads — 7% of responses were ‘good’.

Future Land Use and Related Planning Issues

Respondents were asked the following questions:

- Should the Township strive to preserve farmland? — 97% of responses were ‘yes’.
- Should the Township strive to protect unique natural features? — 95% of responses were ‘yes’.
- Should additional residential development be encouraged within the Township? — 45% of responses were ‘yes’.
- What form should that residential development take? — 72% of responses were ‘large lots’.
- What should be the size of the large lots? — 60% of responses were ‘at least 1 acre and area’.
- Should the Township encourage additional commercial/light industrial development? — 57% of responses were ‘yes’.
- Would you support the development of water and/or sewer service around Swains Lake? — 34% of responses were ‘yes’.
- Would you support a millage to maintain local township roads? — 50% of responses were ‘yes’.



CHAPTER 3

COMMUNITY POLICIES AND PLANS

Goals and Objectives

The development of Pulaski Township's Land Use Plan is based on goals for the particular types of land use and more specific objectives to attain the goals. In looking toward the future, Pulaski Township is interested in growth which is compatible with the rural atmosphere of the community. The following goals and objectives are aimed at achieving a well-planned community which will minimize land use problems and maximize opportunities for each interest whether it be farming, residential, commercial, or recreation.

Agriculture

Goal: Agriculture lands should be protected from encroachment by harmful and incompatible land uses thus preserving the opportunity to pursue a living by agricultural means.

Objectives:

1. Encourage the preservation of large tracts of land for agriculture.
2. Encourage the preservation of soils defined as prime by the Natural Resources Conservation Service (see map).

Residential

Goal: Residential land uses should be focused on the development and maintenance of attractive living environments which contain a suitable mix of housing types including single-family homes, mobile homes, and low density multiple-family development.

Objectives:

1. Encourage residential development on a clustered basis.
2. Encourage concentrated residential development in areas accessible by county primary roads.
3. Encourage the development of a variety of subdivisions but within the market demand of the area.
4. Encourage residential growth only on soils which are suitable for individual septic systems.
5. Protect floodplains, marshlands, and other fragile environmental areas from residential encroachment, but utilize their scenic potential in residential site design.
6. Encourage the location of residential areas away from incompatible land uses whenever possible, and utilize acceptable visual, landscaping, or physical buffers between residential and commercial and industrial land uses.
7. Encourage the exclusion of through traffic in residential subdivisions, and the efficient linking of adjoining subdivisions.

8. Encourage concentrated residential development in appropriate locations within the northern half of the Township where existing patterns of residential growth are located and where available utilities including natural gas and water and where sanitation services may be available in the future.

Commercial

Goal: Commercial development should be compatible and in scale with the rural nature of Pulaski and focus on providing opportunities for convenience shopping.

Objectives:

1. Encourage commercial development in the existing commercial center at Pulaski and Folks Roads.
2. Encourage convenience retail to serve the concentrated residential development in the Swains Lake area.
3. Commercial development should be located and designed to avoid interference with adjacent residential development.
4. Limit commercial development to county primary roads when appropriate, and provide for limited commercial development at the intersection of Folks and Luttenton Roads to accommodate the commercial needs of the growing Amish community.

Industrial

Goal: Because of its rural nature, Pulaski is not able to accommodate significant industrial development which needs good transportation and utilities. However, certain low intensity industrial uses can be compatible with the rural nature of the community and can be appropriately located in Pulaski Township.

Objectives:

1. Encourage the natural resource industries to continue in a limited manner compatible to the greatest extent possible with existing land use.
2. Provide for compatible industrial uses in areas where they do not create conflicts with residential development.
3. Limit industrial development to Class A roads.

Recreation Open Space

Goal: Lands which have unique natural features should be preserved to provide recreation and natural appreciation for future generations.

Objectives

1. Preserve wetlands and woodlands by encouraging building and development only where sufficient physical features are present to ensure that such development can function without damage to the environment.
2. Encourage recreation and open space areas which can be utilized as buffers between potentially incompatible land uses.
3. Provide recreation and open space areas that are easily accessible to residential areas.
4. Attempt to connect recreation areas wherever possible with open space corridors to provide a network of recreational and natural enjoyment areas.
5. Commercial recreation operations should be located and designed to be compatible with adjacent residential areas.
6. Promote the creation of complete streets where appropriate.

Future Land Use Plan

The Master Plan represents a vision of how Pulaski Township might look in the future. The horizon is 2040 or almost 25 years. The Plan does not suggest that the Township will develop to the limits identified on the future land use map. Rather, the Plan is intended to guide the community through its daily decision making processes so that future development will be consistent with the goals adopted in this Plan.

The Master Plan consists of policies that address future land use and development of Pulaski Township over the life of the Plan. However, the Plan itself has no regulatory authority and must rely upon other tools for implementation, most notably the Zoning Ordinance. The Plan simply suggests where various land uses should be located. The Zoning Ordinance carries out the policies of the Plan by regulating the type of use that a parcel may have, the location of uses, and the bulk and density of development throughout the Township.

The Future Land Use Plan presented here is not static (please see the Future Land Use map). It is designed to be a flexible document that can and should change as the community changes. Even though the Plan is long range in nature (i.e., 20+ years), it should be periodically reviewed and updated as Pulaski Township grows and changes. There will be times when it will be necessary to deviate from the Plan. Changing land use patterns may cause certain areas on the Future Land Use map to become obsolete for a suggested use. When this happens, the Planning Commission may be required to interpret the most appropriate type of use for an area. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The Future Land Use map was not designed, nor was it intended, to mirror the Zoning Map. Zoning is the tool used to carry out (i.e., implement) the Plan. Therefore, the Zoning map will not look exactly like the Future Land Use map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the Plan in most cases or the Plan should be amended to

reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the Plan. However, in areas where several requests are made for rezoning, it may be necessary to consider amending the Plan if changing land use patterns warrant a change in the Plan. The Future Land Use Plan is comprised of nine land use categories within Pulaski Township (see the Future Land Use map). A description of each land use category is presented below.

Recreation Open Space

Pulaski Township contains lands which have unique natural features and the Township has decided that they should be preserved in order to provide recreation and natural appreciation opportunities for future generations. These lands are adjacent to the South Branch of the Kalama-zoo River, the Beaver Creek and Wetmore Drains, and many lakes (i.e., Wilbur, Cushman, Gregory, Braile, Bartelle, Mud, and Goose).

Agricultural

Agriculture continues to be the predominant land use within the Township. The Agricultural Preservation Area map contained in the *Jackson Community Comprehensive Plan* places the majority of Pulaski Township in an Agricultural Preservation Area (please see the countywide future land use map).

Residential

Low density (i.e., single-family) residential development is also a significant land use in the Township. Several residential areas are located along Pulaski Road: the Swains Lake Area, the unincorporated village of Pulaski (centered on the intersection of Pulaski and Folks Roads), and a linear area located on the east side of Pulaski Road between the other two areas.

Commercial

The Township wishes to preserve the small commercial four-corners area located at the intersection of Pulaski and Folks Roads (i.e., the unincorporated village of Pulaski) and to encourage the infill of this area with new commercial enterprises. The Township also recognizes the need for another nearby commercial area, centered on the intersection of Folks and Luttenton Roads, to accommodate the commercial needs of the growing Amish community.

Light Industrial

Light Industry continues to be a small use within the Township. It accommodates existing businesses at the intersection of Goffe and Wooden Roads, while providing for potential growth out to Pulaski Road.

Parks and Institutions

The Township also notes that it is important to recognize where parks and institutions are located. The primary parks and institutions are Swains Lake County Park, Concord Hills Golf Course, Twin Pines Campground and Canoe Livery, Wildwood Acres Campground, and the Pulaski Township Hall and Fire Station (located on the south side of Folks Road, east of Pulaski Road). There are also 5 cemeteries scattered throughout the Township. The overlay category also identifies the proposed underlying land use category if that institution ever ceases to exist.

Zoning Plan

The Master Plan provides the legal basis for zoning in Pulaski 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 Pulaski Township has an adopted zoning ordinance. 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 Pulaski Township. 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".

Zoning Districts

Article IV of the Pulaski Township Zoning Ordinance established the following zoning districts (please see the Zoning Map):

Open Districts. Open Districts are established to protect land best suited for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses, and to retain land suited for open space and recreation use for the future.

- **Agricultural District (AG-1).** The intent of this district is to set aside land suitable for agricultural development and agricultural related uses.
- **Recreation Open Space District (RC-1).** The intent of this district is to set aside those lands which, because of their physical characteristics, would be suitable for recreation and open space use.

Residential District. The Rural Non-Farm Residential District is designated principally for residential use and is limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life. The residential district

is designed to regulate the location of residential uses and dwellings according to a well-considered plan which reflects the different types of residential uses and dwellings, the different densities of population and the intensity of land use desired; potential nuisances and hazards which may cause unhealthy conditions; and the relationship of residential uses and dwellings to other areas devoted to agricultural, commercial, or industrial use and to streets. The purpose of the residential district is further stated below.

- **Rural Non-Farm Residential District (RNF-1).** This district is established to provide suitable areas for single-family dwellings at low densities to preserve a predominantly rural character in these areas fit for concentrated residential use because of the ability of the soil to absorb sewage waste from individual septic tanks.

Commercial District. The Local Commercial District is designed to limit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, and utility service; advance public safety; and protect surrounding property. The commercial district is designed to regulate the location of these business uses according to a [well-considered] plan which determined the types of such uses and the intensity of land, street and highway use in each such district; potential nuisances and hazards which may cause unsafe conditions; and the relationship on commercial uses to each other and to other areas devoted to agricultural, residential, or industrial use and to streets and highways. The purpose of the commercial district is further stated below.

- **Local Commercial District (C-1).** This district is designed to encourage planned and integrated groupings of stores that will retail convenience goods and provide personal services to meet regular and recurring needs of the neighborhood resident population. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

Industrial District. It is recognized by this Ordinance that there may be value to the public in later designating certain areas for certain types of industrial uses represented in the employment opportunities afforded to citizens and the resultant economic benefits conferred upon Pulaski Township. In order that this value may be maintained and this use encouraged, this Ordinance has defined a zoning district designed to regulate industrial uses according to a well-considered plan which reflects the types of such uses and the intensity of land, street, and highway use in the township; potential nuisances and hazards which may cause unsafe and unhealthy conditions; and the relationship of industrial uses to each other and to other areas devoted to agricultural, residential, or commercial use and to streets, highways, and other means of transportation. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of these districts have been excluded. The purpose of the industrial district is further stated below.

- **Light Industrial District (I-1).** This district is designed to provide suitable space for light industrial uses which operate in a safe, [non-objectionable] and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from

adjoining non-industrial zoning district. These uses generate a minimum of noise, glare, odor; dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.

Dimensional Standards. The following bulk, height, and setback restrictions for each district are included in Article IV of the Pulaski Township Zoning Ordinance:

Zoning District	Lot Requirements			Min. Yard Requirements			Max. Height Requirements		Minimum Transition Strip	Building and Facilities
	Minimum Lot Area	Min. Lot Width	Max. Lot Coverage	Front	Each Side	Rear	Principal	Access.		
Agricultural District AG-1	1 Acre	209.8**	10%	35'	30'	50'	2-1/2 story or 35'	80'	---	Single-family detached dwelling units or mobile homes.
	5 Acres	450**			60'					All other uses including 2 dwellings on one lot.
Recreation Open Space RC-1	2 Acres	300'**	10%	35'	30'	50'	2-1/2 story or 35'	80'	---	Single-family detached dwellings.
	5 Acres				60'*					All other uses.
Rural Non-Farm Residential RNF-1	10,000 sq. ft.	100'	30%	35'	10'	20'	2-1/2 story or 35'	25'	---	Single-family detached dwelling units with central water and sewage systems in subdivisions.
	15,000 sq. ft.	120'			10'					Single-family detached dwelling units without central sewerage and water systems.
	1 Acre	120'			35'*					All other Uses
Local Commercial C-1	10,000 sq. ft.	75'	25%	35'		20'	35'	---	15' wide and fence, wall, or hedge 4' to 6' ht. if abutting a residential district.	With central sewerage and water systems.
	15,000 sq. ft.	100'				35'			20' wide, landscaped strip if fronting a public street.	Without central sewerage and water systems.
Light Industrial I-1	20,000 sq. ft.	100'	25%	35'	20'	35'	---	---	25' wide and fence, 4' to 8' height if abutting a residential or commercial district.	---
					35'				20' wide, landscaped strip if fronting a public street.	

* Corner lot, side yard in the street side.

** Depth not to exceed width

Lot width to be measured along public street or along 66' wide access from such public street (see also 5.12)

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:

- 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 element equates the various Zoning Districts included on the Zoning Map with the various land use categories included on the Future Land Use Map.

Recreation Open Space. Recreation/Open Space areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:

- Recreation Open Space District (RC-1).

Agricultural. Agricultural areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:

- Agricultural District (AG-1).

Residential. Low-density residential areas are addressed generally on the Future Land Use Map. The following zoning district currently equates to those areas:

- Rural Non-Farm Residential District (RNF-1).

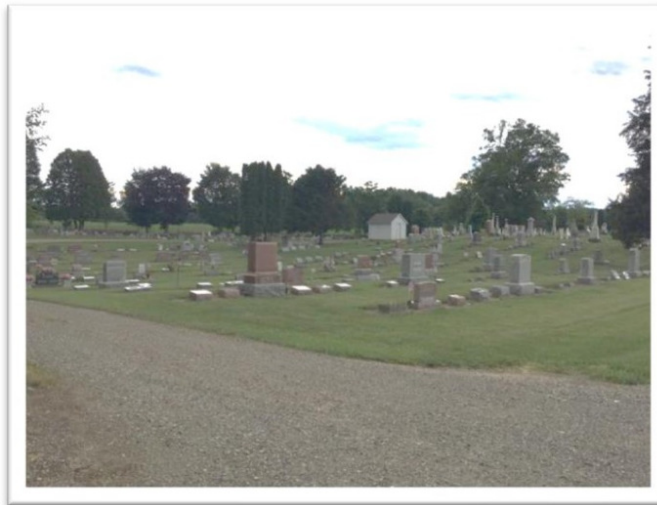
Commercial. Local commercial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:

- Local Commercial District (C-1).

Light Industrial. Light industrial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:

- Light Industrial District (I-1).

Parks and Institutions. Parks and institutions are addressed generally on the Future Land Use map. However, no zoning district equates to parks and institutions.

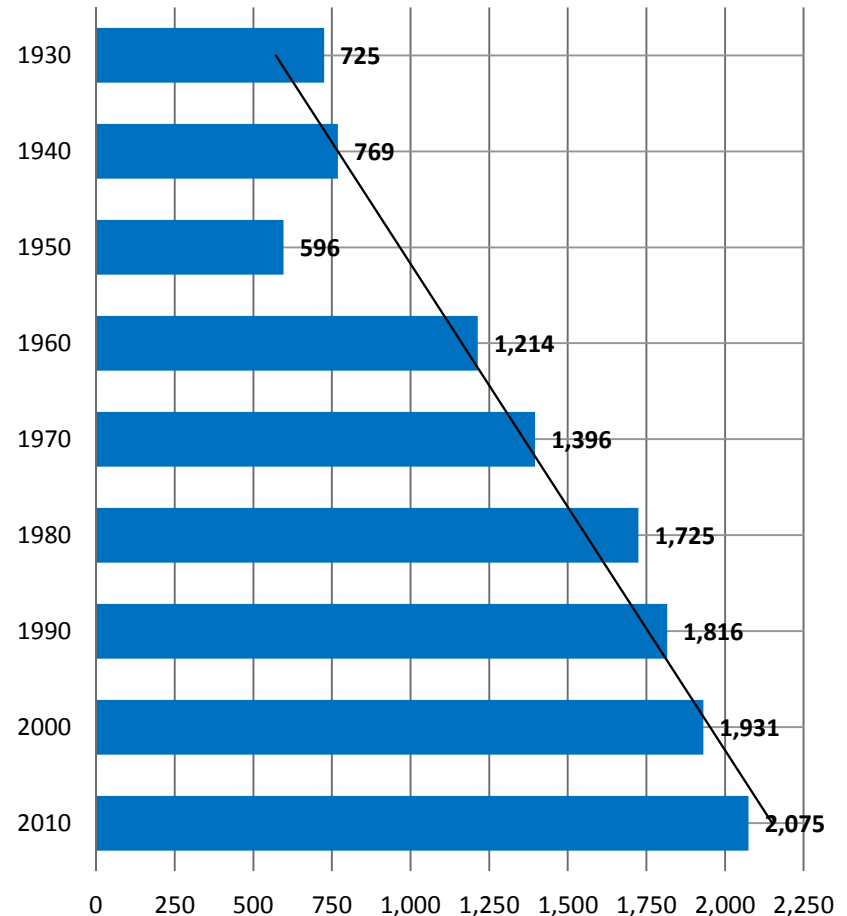


APPENDIX A

DEMOGRAPHICS

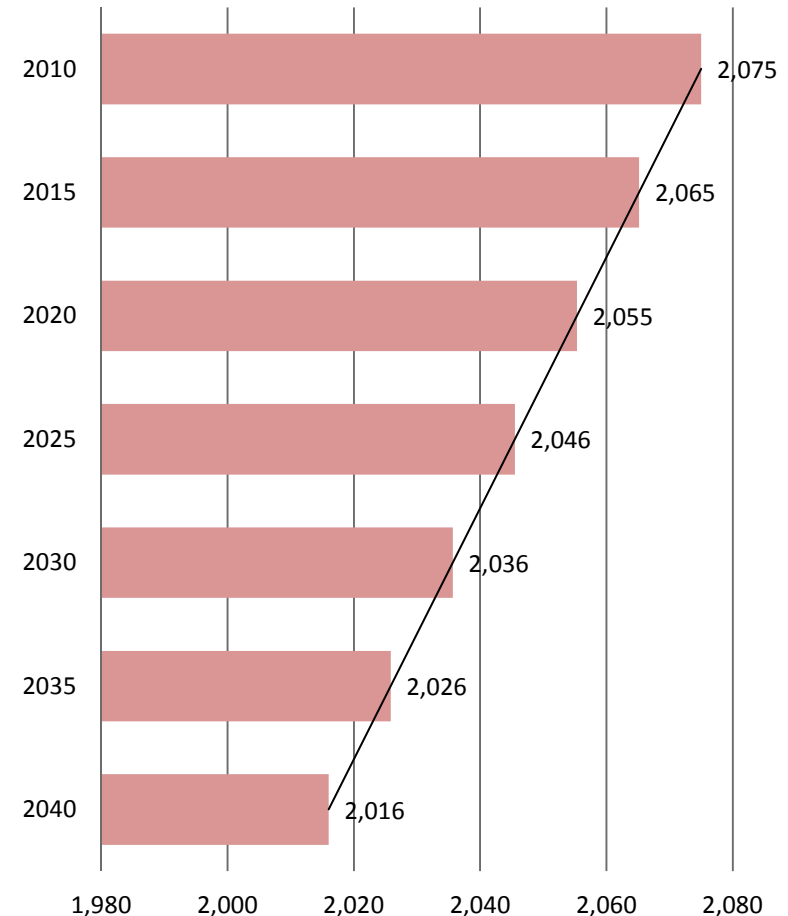
Population History

- The Township was home to 2,075 people in 2010, according to the U.S. Census
- The adjacent figure shows that the population:
 - Increased 6.1% between 1930 and 1940
 - Decreased 22.5% between 1940 and 1950
 - Increased 103.7% between 1950 and 1960
 - Increased 15.0% between 1960 and 1970
 - Increased 23.6% between 1970 and 1980
 - Increased 5.3% between 1980 and 1990
 - Increased 6.3% between 1990 and 2000
 - Increased 7.5% between 2000 and 2010



Population Projections

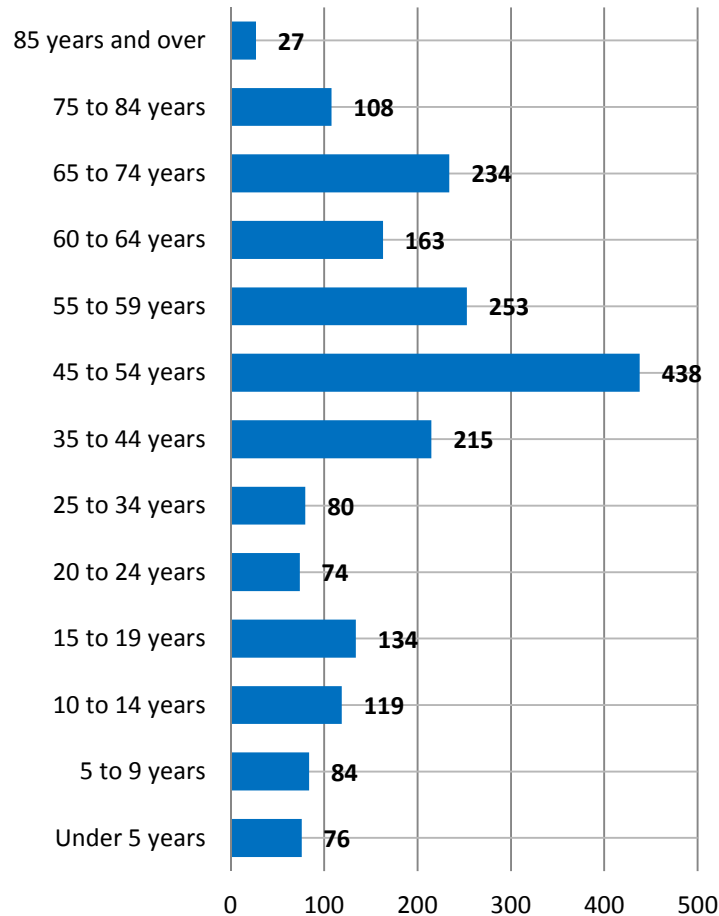
- The population projections utilized in this plan were developed for the Jackson Area Comprehensive Transportation Study (JACTS)
 - The 2040 projections are grounded on historic census trends and Regional Economic Models Inc. (REMI) forecasts
 - REMI data is based upon Cohort Survival methodology and 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:
 - The population will decrease 2.8% by 2040
 - The 2015 population for the Township is projected to be 2,065 residents
 - The American Community Survey (ACS) estimates that the population was 2005 people between 2010 and 2014*
 - The 2035 population is projected to be 2,026



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 Pulaski Township are provided five-year average estimates on a regular basis
- The reporting period available and utilized for this plan is 2010-2014

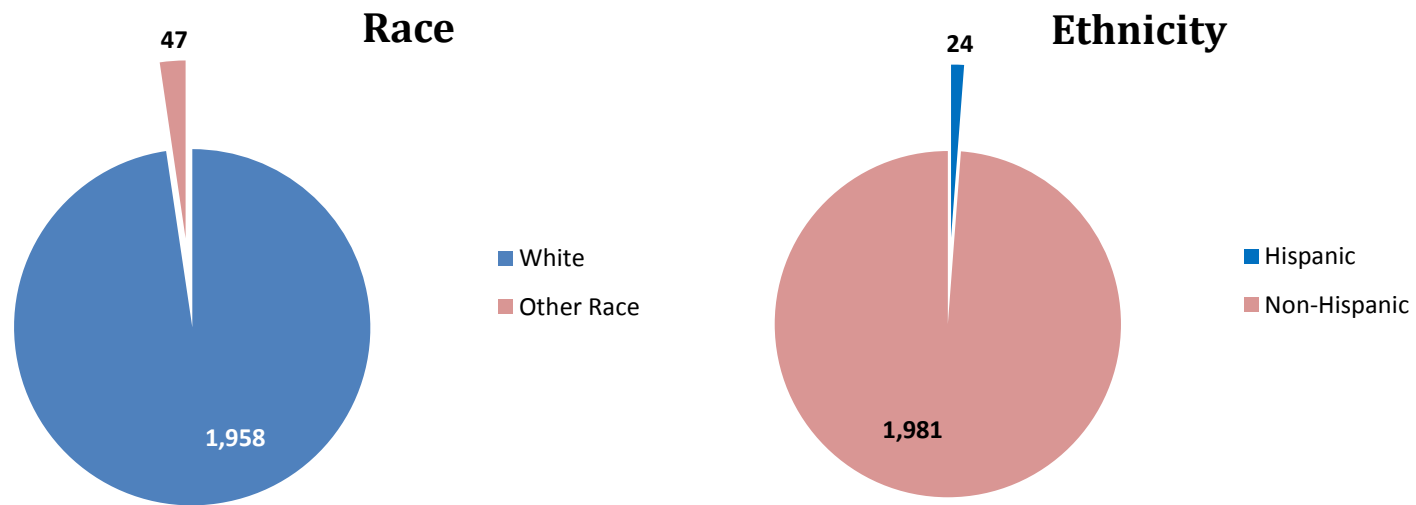
Age & Gender: 2010-2014



Pulaski Township Master Plan, 2018 edition

- The estimated median age of Pulaski Township residents was 50.8 years
- The adjacent figure illustrates Pulaski Township's age cohorts:
 - 1.3% — 85 years and over
 - 5.4% — 75 to 84 years
 - 11.7% — 65 to 74 years
 - 8.1% — 60 to 64 years
 - 12.6% — 55 to 59 years
 - 21.8% — 45 to 54 years
 - 10.7% — 35 to 44 years
 - 4.0% — 25 to 34 years
 - 3.7% — 20 to 24 years
 - 6.7% — 15 to 19 years
 - 5.9% — 10 to 14 years
 - 4.2% — 5 to 9 years
 - 3.8% — Under 5 years
- Finally, it is estimated that males comprised 52.3% of the Township's population

Race & Ethnicity: 2010-2014



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

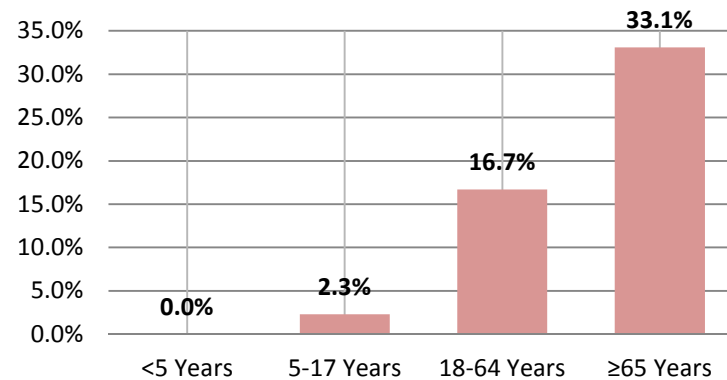
- An estimated 97.7% of the Township's population was white
- An estimated 1.2% of the Township's residents considered themselves Hispanic

Disabilities: 2010-2014

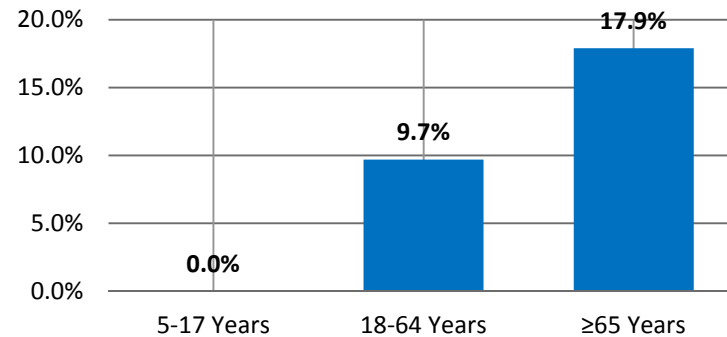
Disabled residents are a significant component of Pulaski Township's population

- An estimated 17.0% of Township residents were disabled
- <5 years
 - An estimated 0.0% were disabled
- 5-17 years
 - An estimated 2.3% were disabled
 - An estimated 0.0% had an ambulatory disability
- 18-64 years
 - An estimated 16.7% were disabled
 - An estimated 9.7% had an ambulatory disability
- ≥65 years
 - An estimated 33.1% were disabled
 - An estimated 17.9% had an ambulatory disability

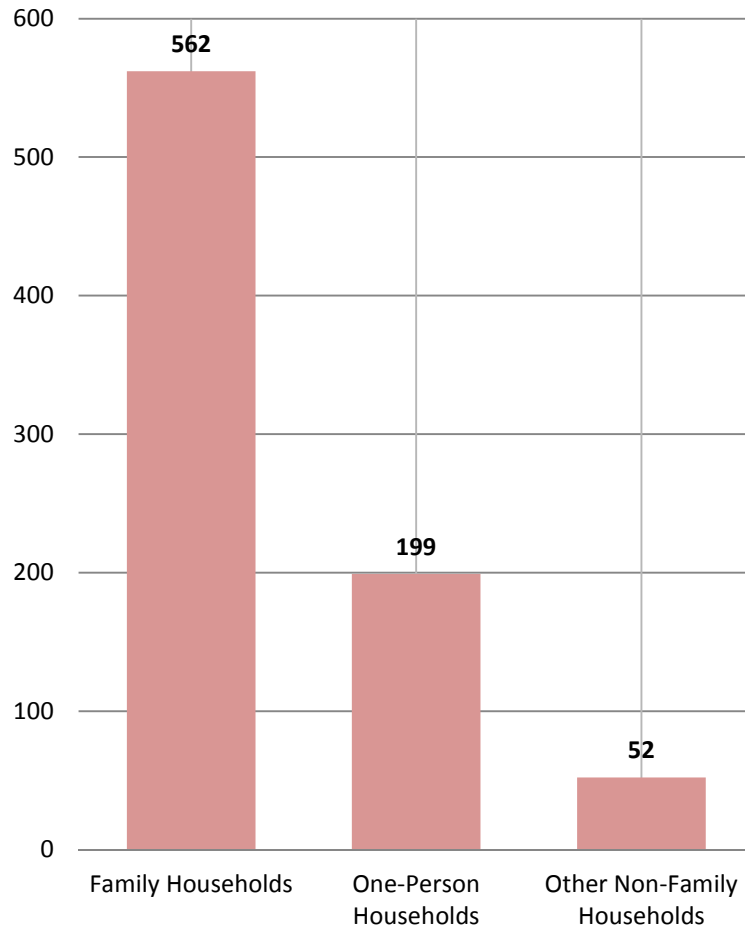
Some Type of Disability



Ambulatory Disability

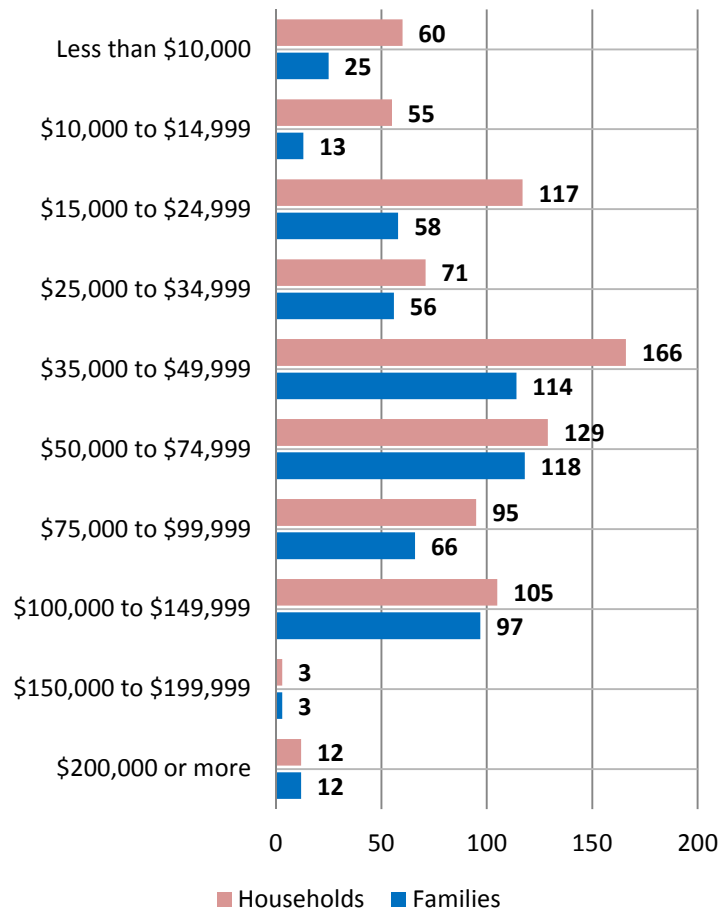


Households & Families: 2010-2014



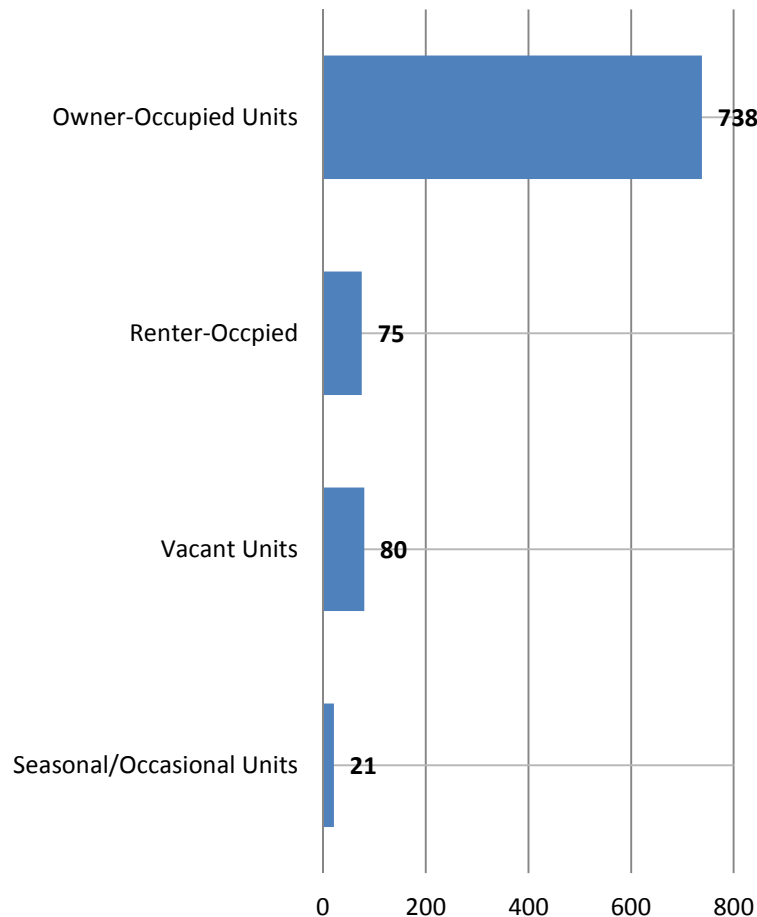
- Most people live in the estimated 813 Pulaski Township households
- Families comprised an estimated 69.1% of households
- An estimated 24.5% of households were comprised of a single person
- Other non-family households comprised the remaining estimated 6.4% of households
- Estimated average household and family size was 2.46 people and 2.93 people, respectively (please see the ACS note)
- *There were an estimated 21 seasonal or occasional homes (i.e., households)*
- *Group quarters (e.g., nursing homes, etc.) were home to an estimated 4 people*

Household Income: 2010-2014



- Estimated median and mean household income, respectively:
 - Median — \$45,846 (please see the ACS note)
 - Mean — \$55,596
- Estimated median and mean family income:
 - Median — \$54,423 (please see the ACS note)
 - Mean — \$64,530
- Estimated per capita income:
 - Township — \$23,127 (please see the ACS note)
- Estimated median and mean non-family income:
 - Median — \$23,102 (please see the ACS note)
 - Mean — \$32,945

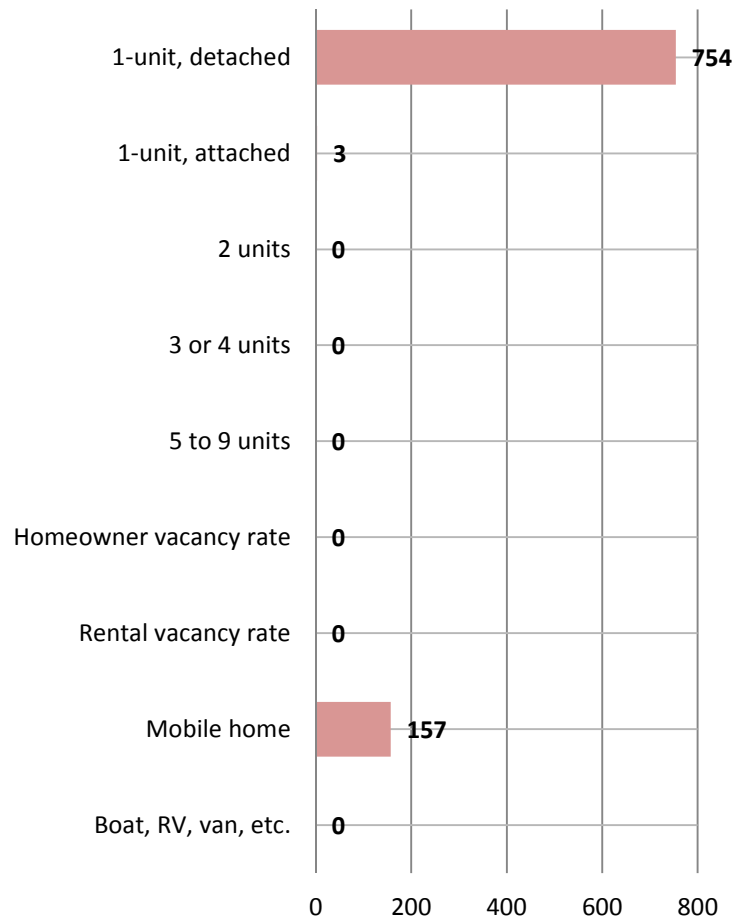
Dwellings & Vacancy Rates: 2010-2014



Pulaski Township had an estimated 914 dwelling units

- An estimated 88.9% (i.e., 813) of those dwellings were occupied
 - An estimated 80.7% of dwellings were owner-occupied
 - An estimated 8.2% were renter-occupied
- An estimated 11.1% (i.e., 101) of those dwellings were vacant
 - An estimated 2.3% of dwellings were only used seasonally or occasionally
 - An estimated 8.8% of dwellings were vacant

Housing Types: 2010-2014



Pulaski Township had an estimated 914 dwelling units

- An estimated 82.8% of dwellings were single units
 - An estimated 82.5% of dwellings were detached single units
 - An estimated 0.3% of dwellings were attached single units
- None of the dwellings were located in multi-unit buildings
- An estimated 17.2% of dwellings were mobile homes



APPENDIX B

2017 PULASKI TOWNSHIP SURVEY

**Pulaski Township Master Plan
Community Planning Survey
Winter 2017**

The planning commission of Pulaski Township is in the initial stages of creating a master plan and seeks your input into the process. Please take a few minutes to complete this survey and return it to the Township Office by April 14, 2017. Once compiled, the information will help the planning commission to develop a set of goals and policies which will influence the character of future development in Pulaski Township.

Relationship and Location

1. Please indicate your relationship to the Township (*circle all that apply*).
 - a. resident
 - b. property owner
 - c. business owner
 - d. student
2. Using the adjacent map, please indicate the areas of the Township where your property is located (*circle all that apply*).
 - a. Northwest ¼ of the Township (NW)
 - b. Northeast ¼ of the Township (NE)
 - c. Southwest ¼ of the Township (SW)
 - d. Southeast ¼ of the Township (SE)



Quality of Life and Community Services

3. How do you rate the following (<i>place an [x] or a [✓] under the most appropriate response</i>):	Excellent	Good	Average	Fair	Poor	No opinion
a. The Township as a place to live?	[]	[]	[]	[]	[]	[]
b. The administration of the Township?	[]	[]	[]	[]	[]	[]
c. Pulaski Fire/Rescue Department?	[]	[]	[]	[]	[]	[]
d. Swains Lake County Park?	[]	[]	[]	[]	[]	[]
e. Township Hall/Pavilion Facilities?	[]	[]	[]	[]	[]	[]
f. Township Cemeteries	[]	[]	[]	[]	[]	[]
g. Paved Roads?	[]	[]	[]	[]	[]	[]
h. Gravel Roads?	[]	[]	[]	[]	[]	[]

(continued on opposite side)

Future land use and related planning issues

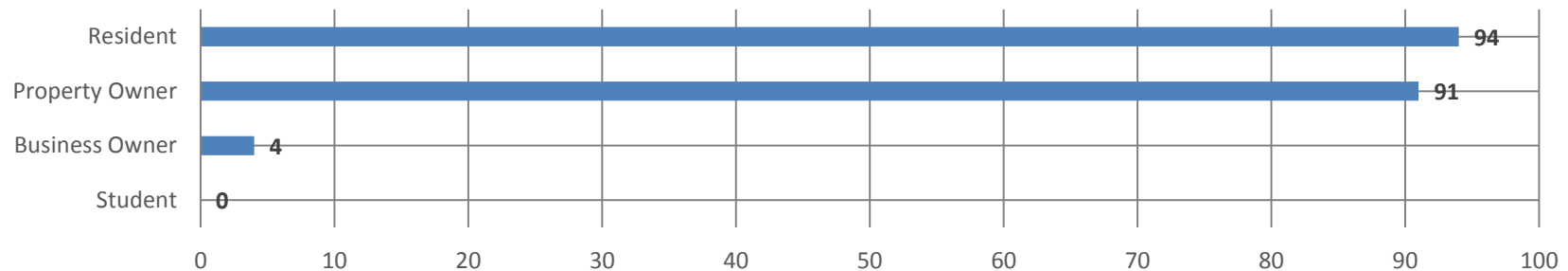
	Yes	No
4. Should the Township strive to preserve farmland?	[]	[]
5. Should the Township strive to protect unique natural features, including wooded areas, lakes, and streams?	[]	[]
6. Should additional residential development be encouraged within the Township?	[]	[]
If <u>Yes</u> , what form should that development take (<i>circle all that apply</i>)?		
(a) Subdivisions?		
(b) Medium-density housing like apartments, townhouses, or condominiums?		
(c) Large lots (<i>circle only one lot size</i>)?		
(1) At least 1 acre in area?		(3) At least 5 acres in area?
(2) At least 2 acres in area?		
	Yes	No
7. Should the Township encourage additional commercial/light industrial development?	[]	[]
8. Would you support the development of water and/or sewer service around Swains Lake, improving water quality in the Township?	[]	[]
9. Would you support a millage to maintain local roads in the Township?	[]	[]
10. What is your household income?		
<\$15,000	\$15,000-\$34,999	\$35,000-\$74,999
\$75,000-\$149,999	\$150,000-\$199,999	≥\$200,000
11. What is your age group?		
18-24	24-34	35-44
45-54	55-64	65-74
75-84	≥85	
12. How many people reside in your household?		
One	Two	Three
Four	Five	Six
		More than Six

Your Input is Greatly Appreciated!

Pulaski Township
12363 Folks Road
Hanover, MI 49241
FAX# (517) 624-9038

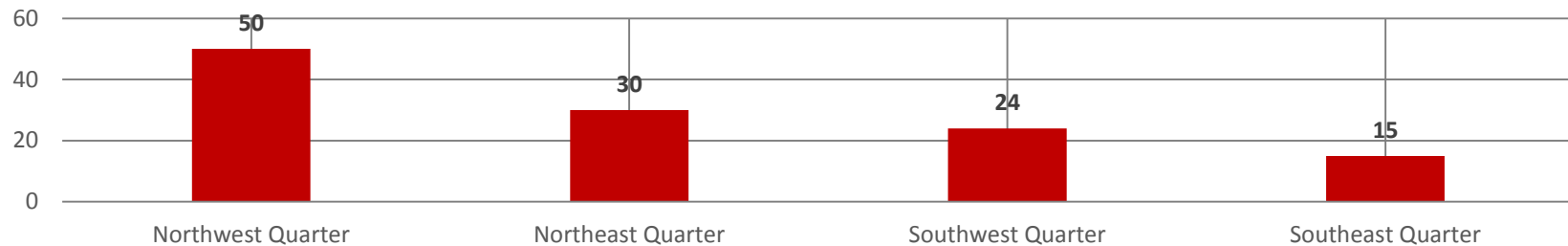
Relationship and Location

1. Relationship to the Township



Respondents were asked to indicate their relationship to the Township and were encouraged to circle all options that applied to them. Of the responses, approximately 50% were 'resident' and 50% 'were property owner'. Approximately 2% of responses were 'business owner' (n=189). Since respondents were asked to indicate multiple options if applicable, some overlap between responses occurred.

2. Location of the respondent's property

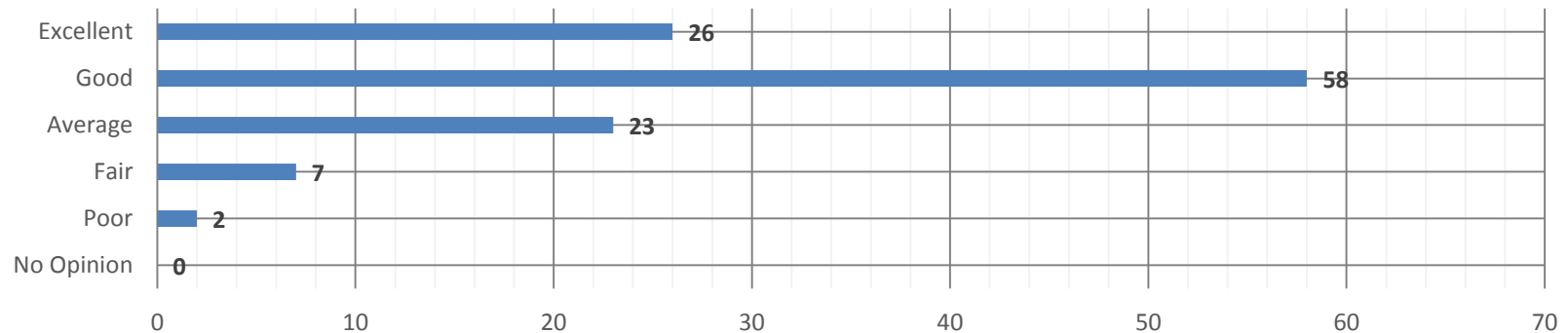


Respondents were asked to indicate the location of their properties in the Township and were encouraged to circle all applicable options. Approximately, 42% of responses were 'NW quarter', 25% were 'NE quarter,' 20% were 'SW quarter,' and 13% were 'SE quarter' (n=119). Since respondents were asked to indicate multiple options, if applicable, some overlap between responses occurred.

Quality of Life and Community Services

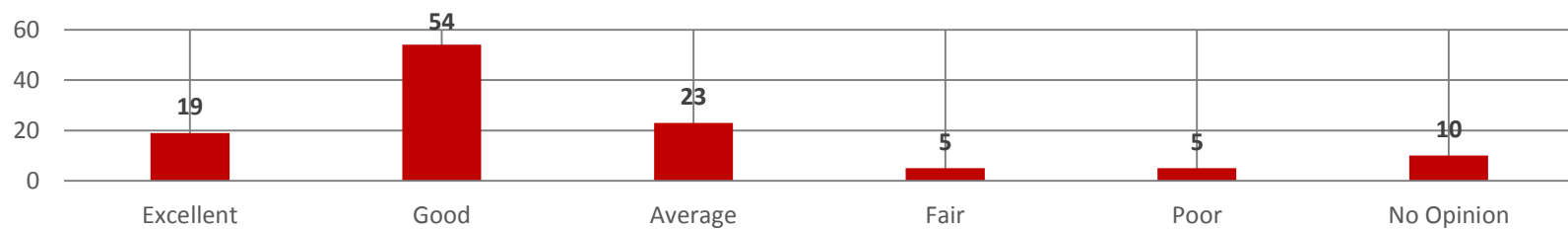
3. How do you rate the following?

a. The Township as a place to live?



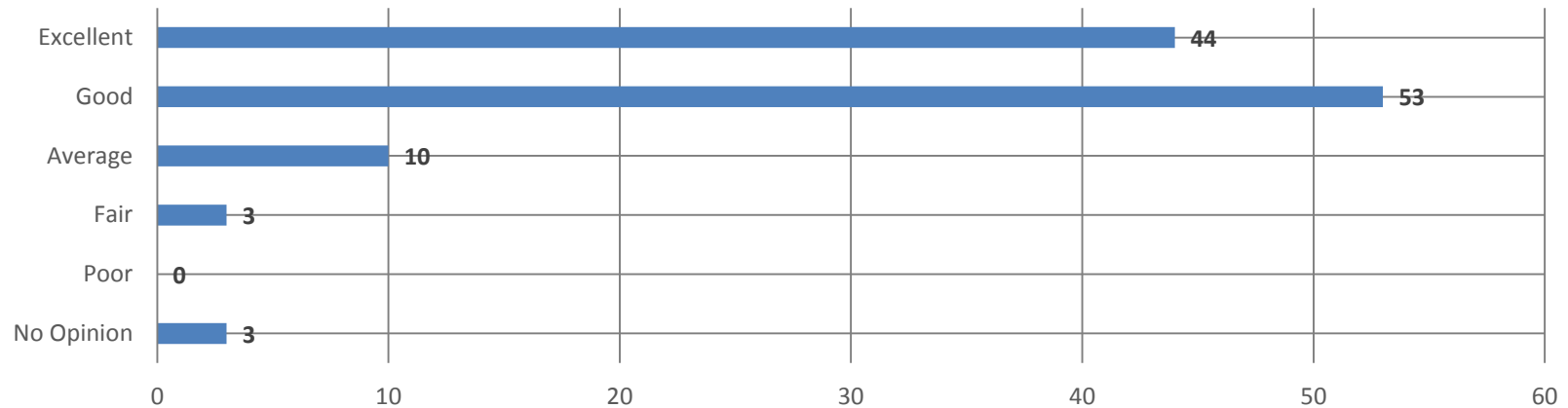
When asked to rate the Township as a place to live, 50% of responses were 'good,' 22% were 'excellent,' 20% were 'average,' 6% were 'fair,' and 2% were 'poor' (n=116).

b. The administration of the Township?



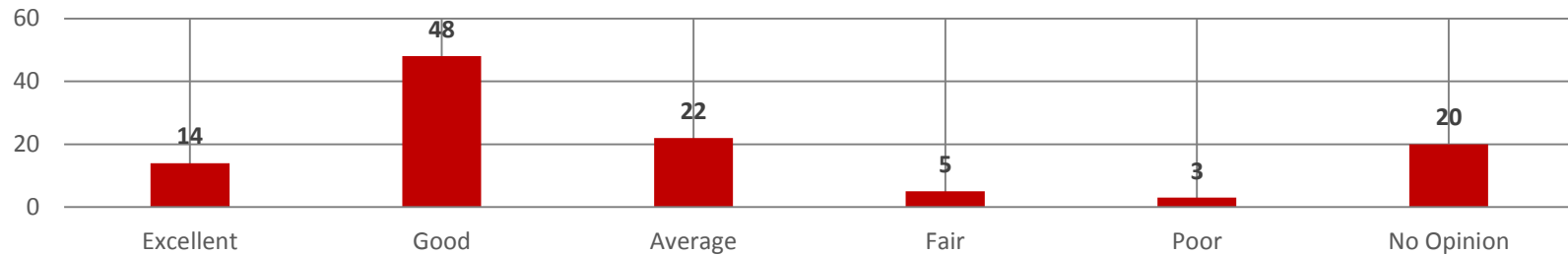
When asked to rate the administration of the Township, 47% of responses were 'good,' 20% were 'average,' 16% were 'excellent,' 4% were 'fair,' and 4% were 'poor'. No opinion accounted for 9% of responses (n=116).

c. How do you rate the Fire/Rescue Department?

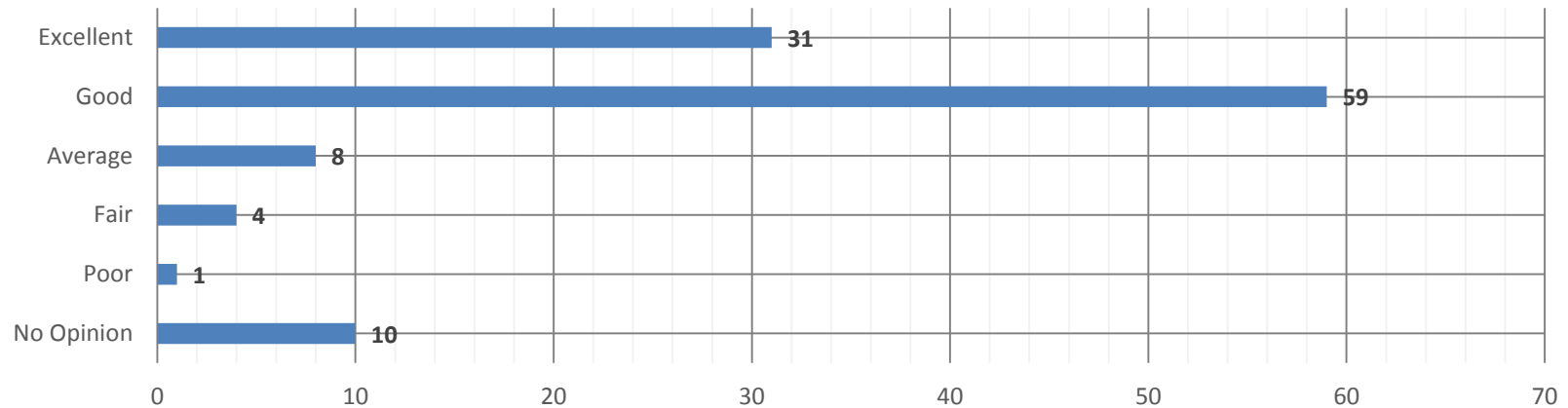


When asked to rate the Fire/Rescue Department, 47% of responses were 'good,' 39% were 'excellent,' 8% were 'average,' and 3% were 'poor' (n=113). 'No opinion' accounted for 3% of responses.

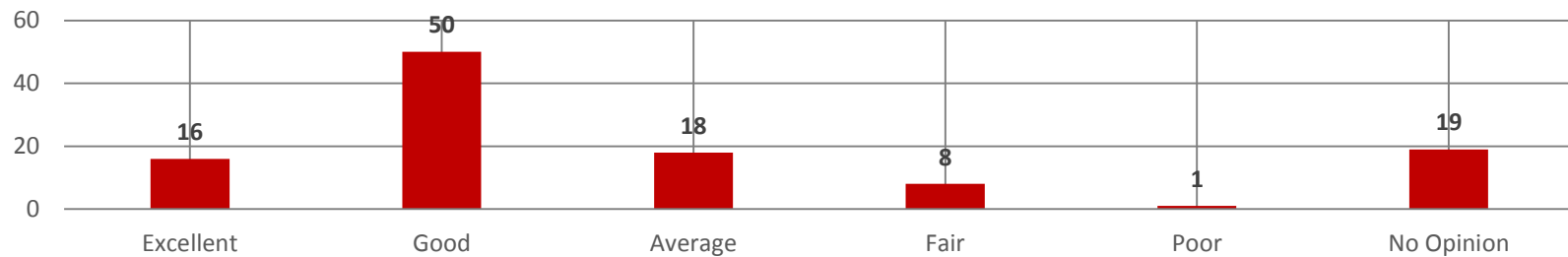
d. How do you rate Swains County Lake Park?



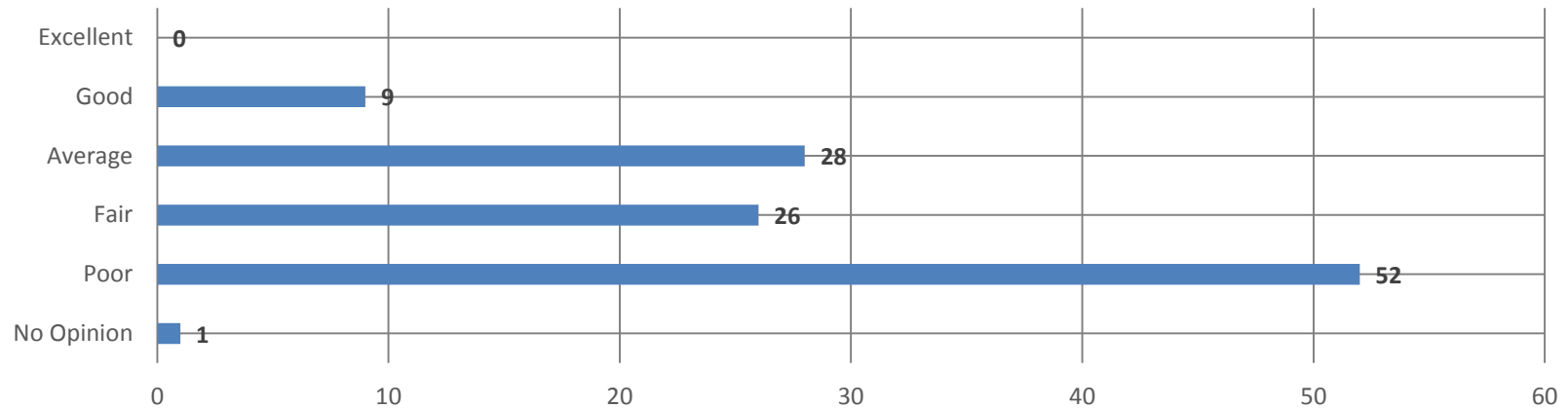
When asked to rate Swains Lake County Park, 43% of responses were 'good,' 20% were 'average,' 12% were 'excellent,' 4% were 'fair,' and 3% were 'poor' (n=112). 'No opinion' accounted for 18% of responses.

e. How do you rate the Hall/Pavilion?

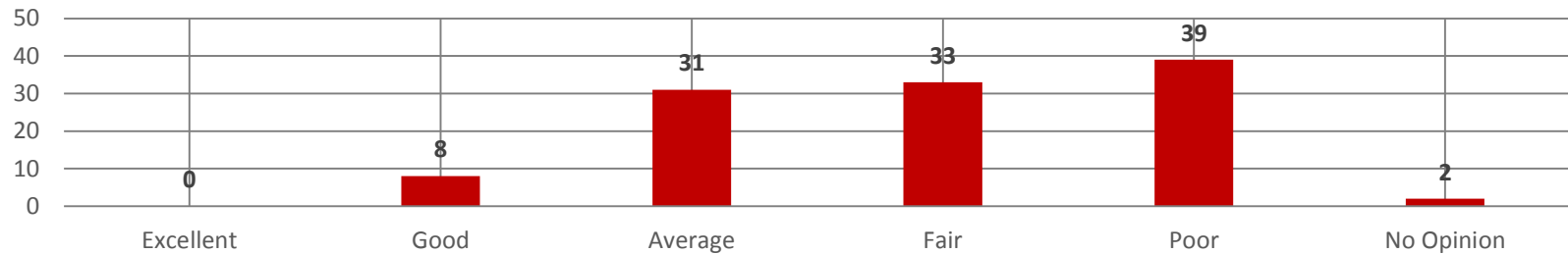
When asked to rate the Hall/Pavilion, 52% of responses were 'good,' 28% of responses were 'excellent,' 7% were 'average,' 3% were 'fair,' and 1% were poor (n=113). 'No opinion' accounted for 9% of responses.

f. How do you rate Township Cemeteries?

When asked to rate the Township Cemeteries, 45% of responses were 'good,' 16% were 'average,' 14% were 'excellent,' 7% were 'fair,' and less than 1% were 'poor' (n=112). 'No opinion' accounted for 17% of responses.

g. How do you rate paved roads?

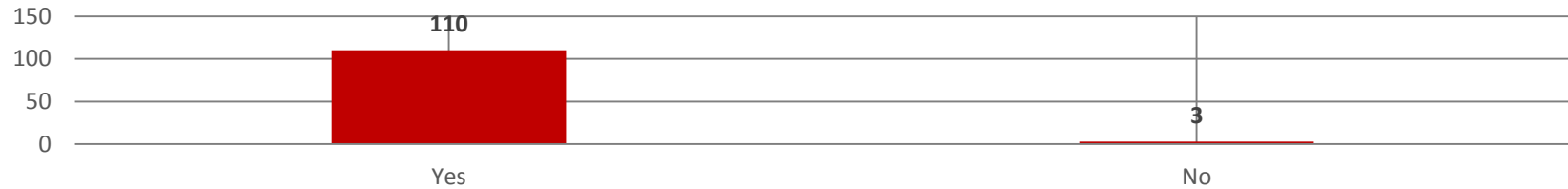
When asked to rate paved roads, 45% of responses were 'poor,' 24% were 'average,' 22% were 'fair,' and 8% were 'good' (n=116). 'No opinion' accounted for less than 1% of responses.

h. How do you rate gravel roads?

When asked to rate gravel roads, 35% of responses were 'poor,' 29% were 'fair,' 27% were 'average,' and 7% were 'good' (n=113). 'No opinion' accounted for 2% of responses.

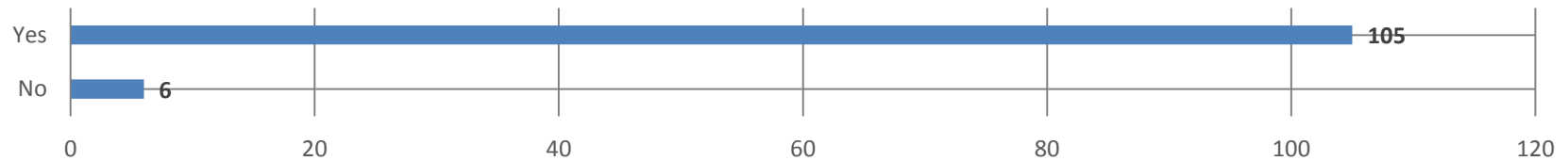
Future land use and related planning issues

4. Should the Township strive to preserve farmland?



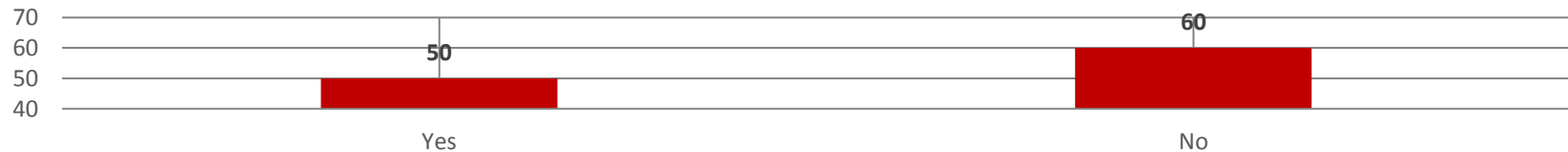
When asked if the Township should strive to preserve farmland, 97% of responses were 'yes' and 3% were 'no' (n=113).

5. Should the Township strive to protect unique natural features including wooded areas, lakes, and streams?

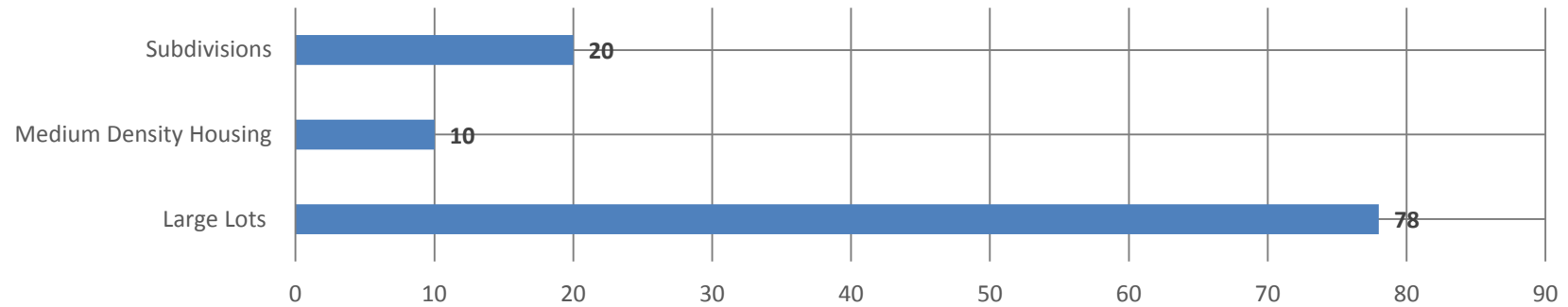


When asked if the Township should strive to protect natural features, 95% of responses were 'yes' and 5% were 'no' (n=111).

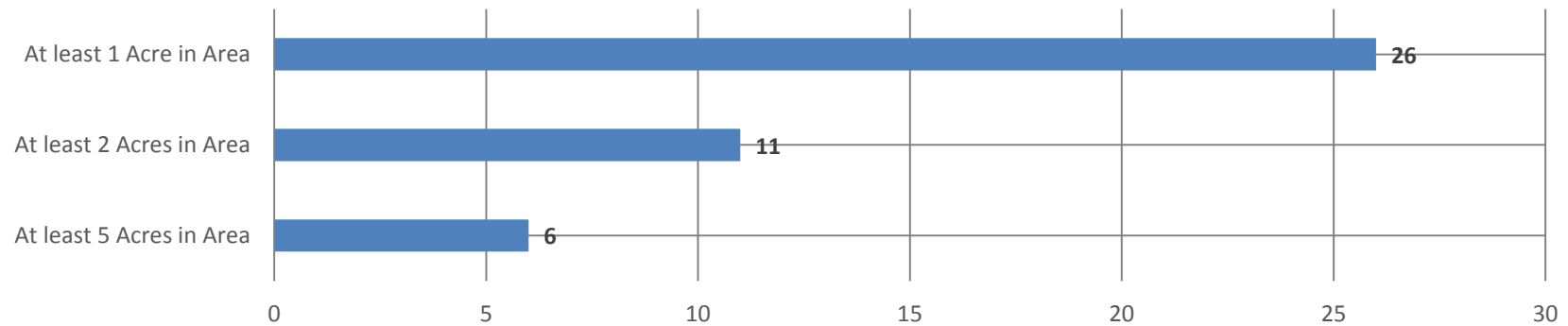
6. Should additional residential development be encouraged within the Township?



When asked if the Township should encourage additional residential development, 45% of responses were 'yes' and 55% were 'no' (n=110).

What form should that residential development take?

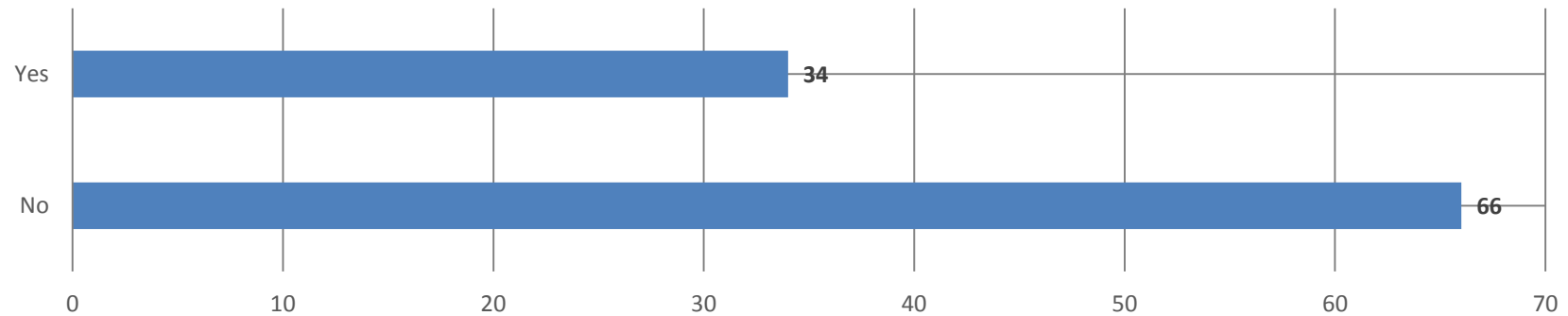
Respondents that responded 'yes' were asked to circle what form the additional residential development should take. 72% of responses were 'large lots,' 19% were 'subdivisions,' and 9% 'medium density housing' (n=108).

What should be the size of the large lots?

Respondents that chose 'large lots' were asked to circle a single lot size: 60% selected 'at least 1 acre,' 26% selected 'at least 2 acres,' and 14% selected 'at least 5 acres' (n=43).

7. Should the Township encourage additional commercial/light industrial development?

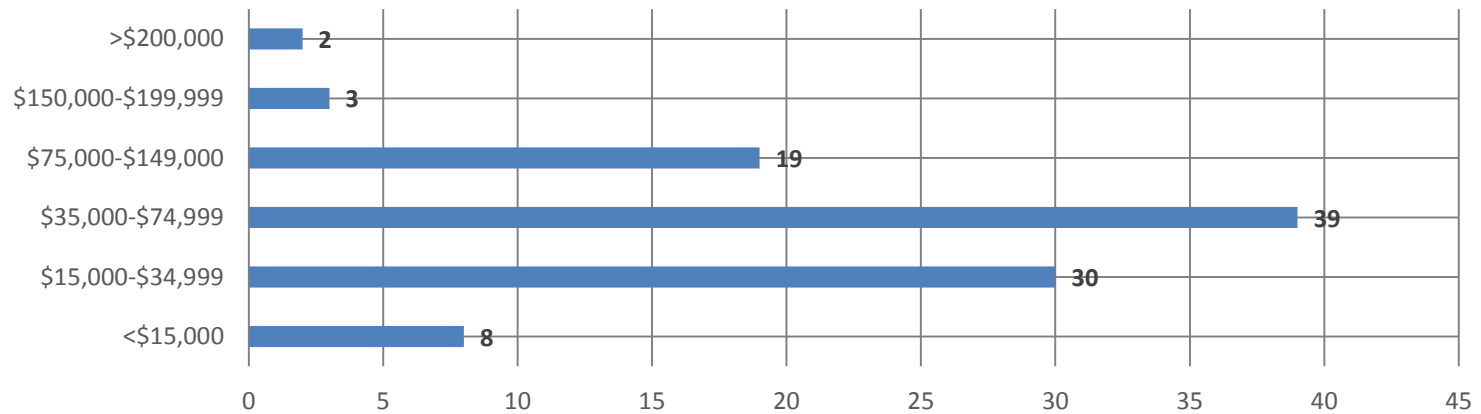
When asked if the Township should encourage additional commercial/light industrial, 57% of responses were 'yes' and 43% were 'no' (n=108).

8. Would you support the development of water and/or sewer service around Swains Lake, improving water quality in the Township?

When asked if they would support the development of water and/or sewer service around Swains Lake, 66% of responses were 'no' and 34% were 'yes' (n=100).

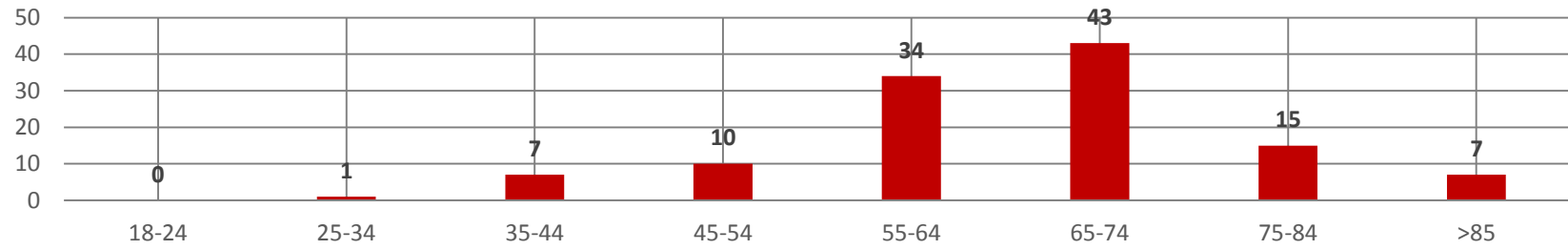
9. Would you support a millage to maintain local township roads?

When asked if they would support a millage to maintain local Township roads, 50% of responses were 'yes' and 50% were 'no' (n=109).

10. What is your household income?

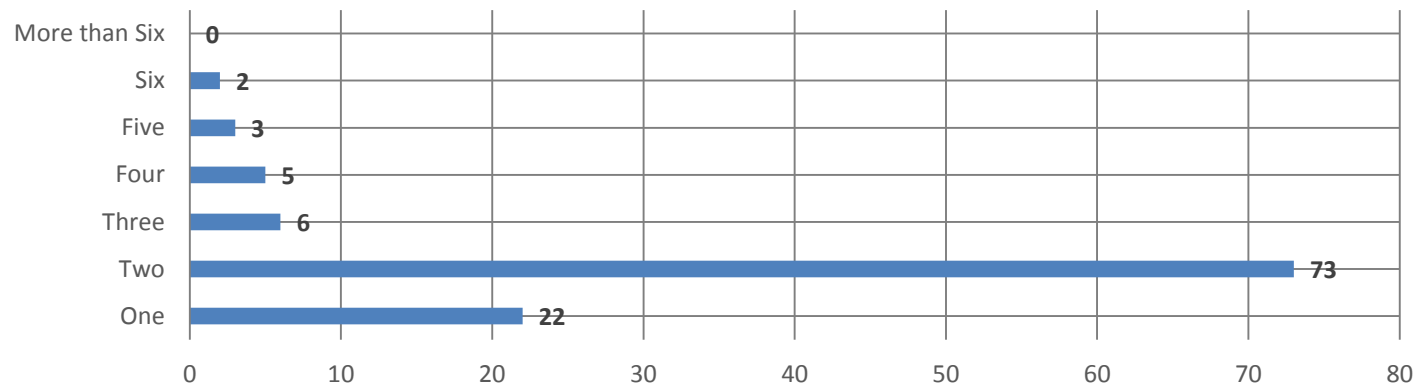
When asked to identify household income, 38% of responses were '\$35,000-\$74,999,' 30% were '\$15,000-\$34,999,' 19% were '\$75,000-\$149,000,' 8% were '<\$15,000,' 3% were '\$150,000-\$199,999,' and 2% were '>\$200,000' (n=101).

11. What is your age group?



When asked to identify age group, 37% of responses were '65-74' years of age, 29% were '55-64,' 13% were '75-84,' 9% were '45-54,' 6% were '35-44,' and less than 1% were '25-35' (n=117).

12. How many people reside in your household?



When asked to identify residents per household, 66% of responses were 'two,' 20% of responses were 'one,' 5% of responses were 'three,' 4% of responses were 'four,' 3% were 'five,' and less than 2% were 'six' (n=111).

General Comments

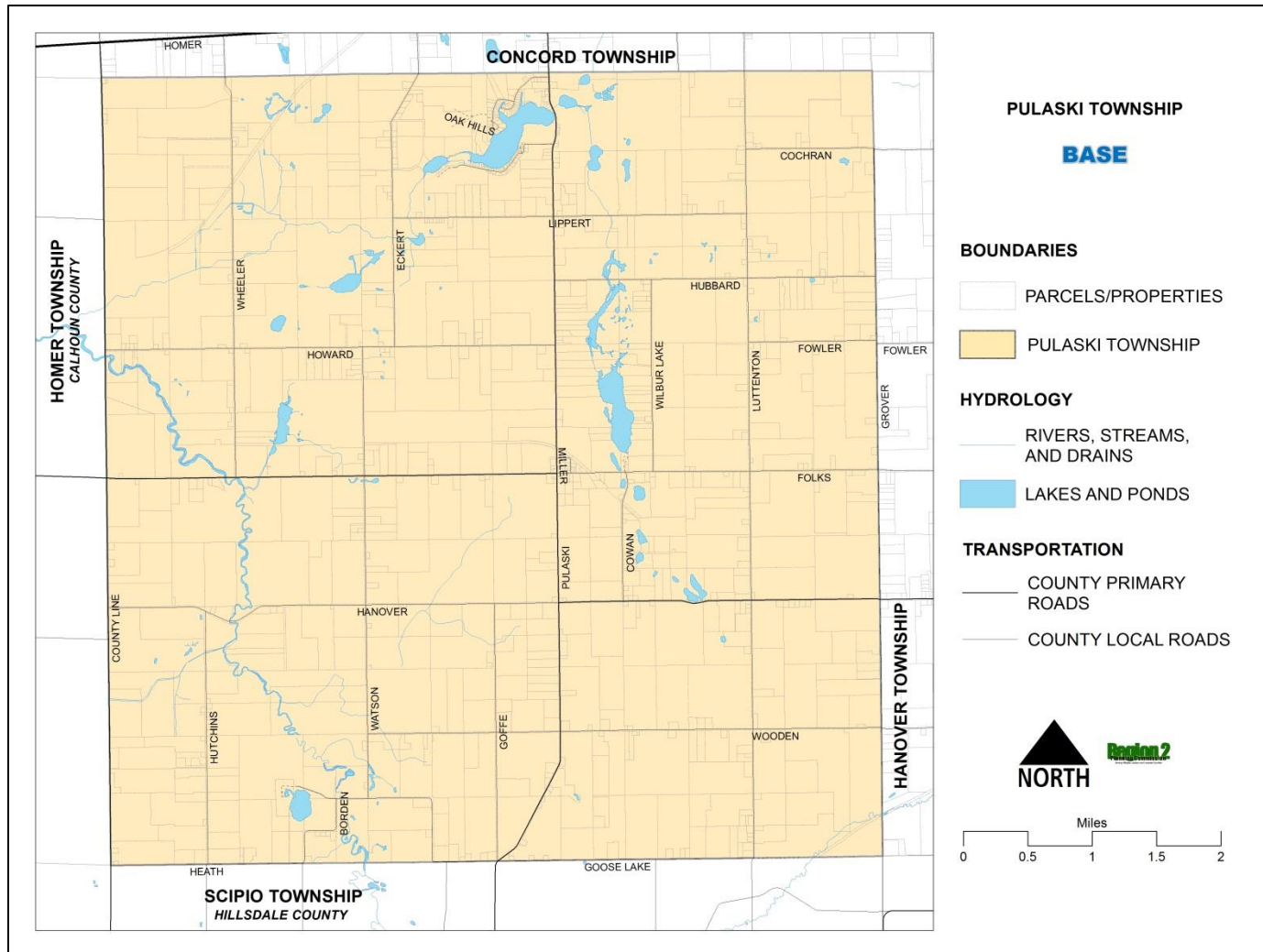
Although not specifically solicited, the following comments were provided by survey respondents:

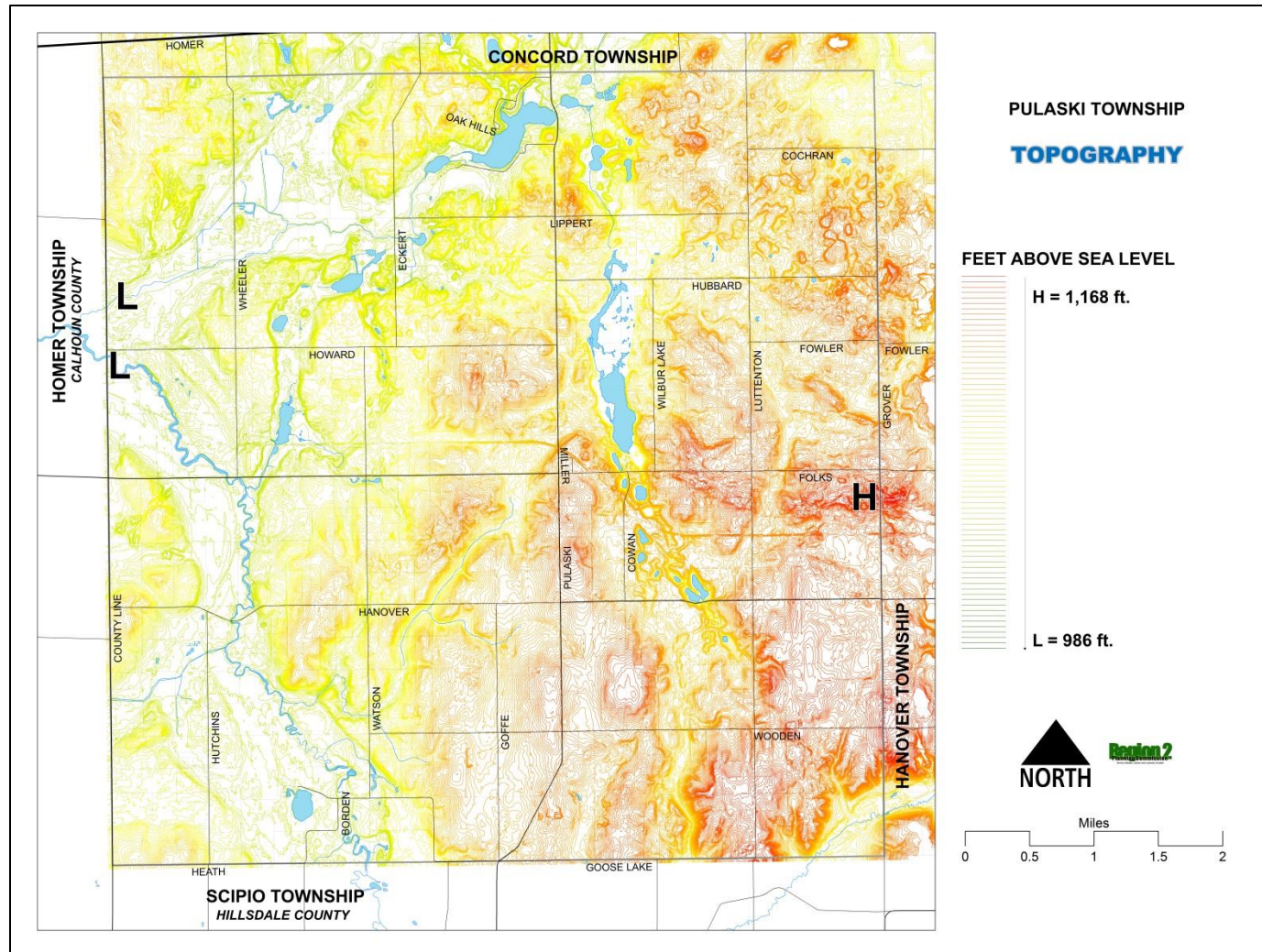
1. When are we going to get Luttenton Rd. paved?
2. When are we going to get decent internet service?
3. Support development of water/sewer at Swains Lake: “depends” (#8)
4. Support development of Swains Lake water/sewer: “Thought that was already installed” (#8)
5. Map is hard to read; we are north end of Swains Lake (#2)
6. We need to clean up all the junk in our township. Some areas look like West Virginia
7. Encourage additional residential development: No more junk trailers (#6)
8. Why would I bother with this survey? You people that run this township are going to do whatever the hell you want regardless
9. Map: section d-This a guess ‘cause your map sucks! (#2)
10. Swains Lake park quality: “Only been there once years ago wasn’t impressed” (#3)
11. Preserve farmland (#4), protect natural features (#5), addition residential development (#6): Yes without overstepping
12. Township administration: Excellent with exception of township clerk (#3b)
13. Household income: \$35,000-\$74,999 “retired” (#10)
14. Playground location switch to corner of Folks/Concord Pulaski
15. Certain properties need to be cleaned up. The Right to Farm Act (this gets used all the time) does not include vehicles that are not being used and has nothing to do with farming. It is a huge embarrassment to the whole community. Please do something about this.
16. Road Millage: “no, no, no, no. [too] much taxes already (#9)
17. Income: “To personal” (#10)
18. Support Swains Lake sewer/water: “this was thoroughly researched and decided a couple of years ago. The landowner who wants it done is mainly after \$\$” (#8)
19. Also, can you do something about the medical marijuana business moving into Concord?
20. Around Pulaski (#6)

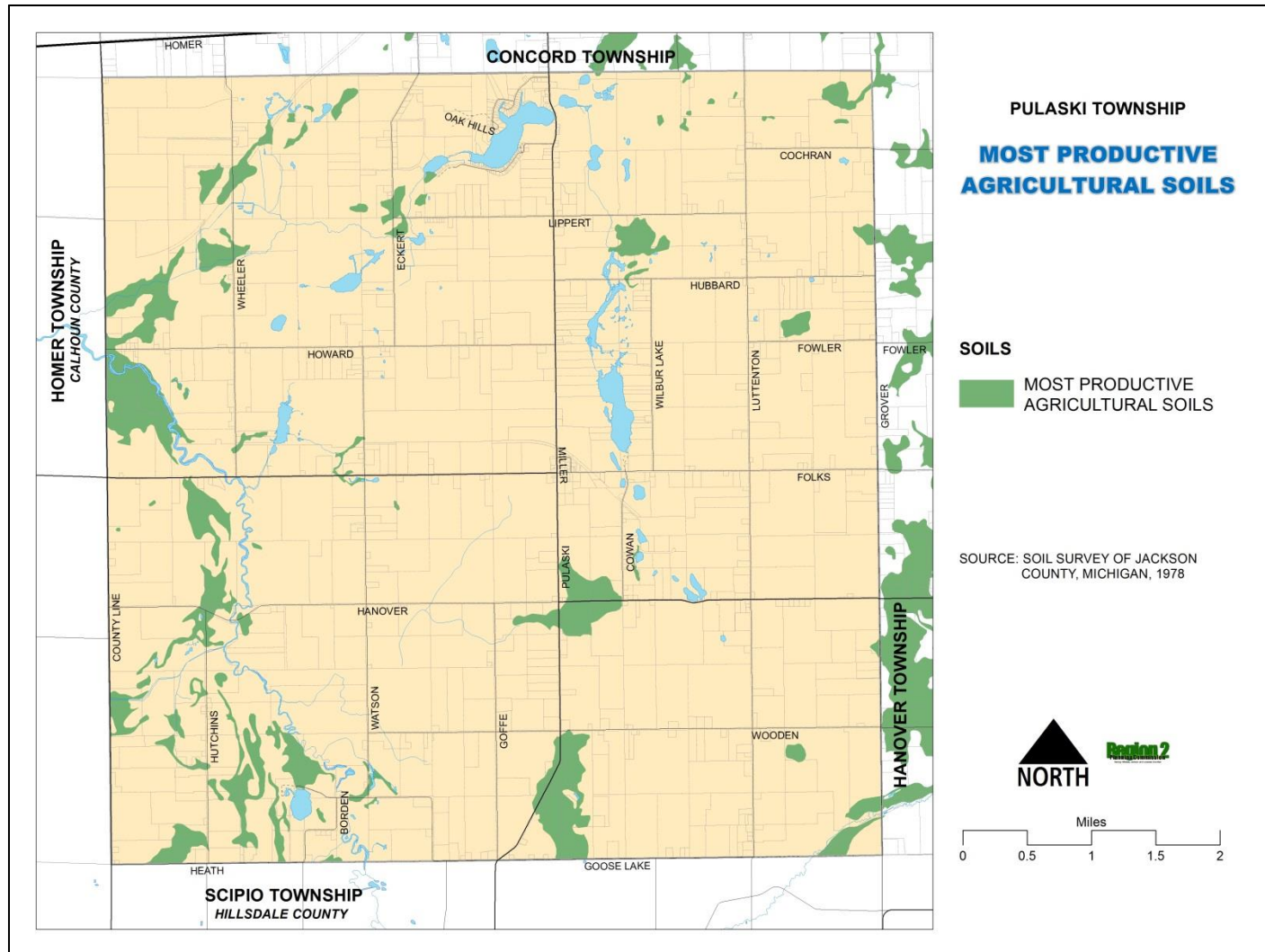
-
- 21. Need more info on what this would involve (#5)
 - 22. Would need information on why and if there would be additional taxes to the homeowners (#7)
 - 23. NOYB (#10)
 - 24. I don't answer this (#10)
 - 25. The state should help with this, as well as the feds.(#9)
 - 26. The people on the township board are getting out of control-need to think about people that have a low fixed income-Try to balance your income after losing \$1000.00 per month new taxes do not get it. Because spouse passed away.
-

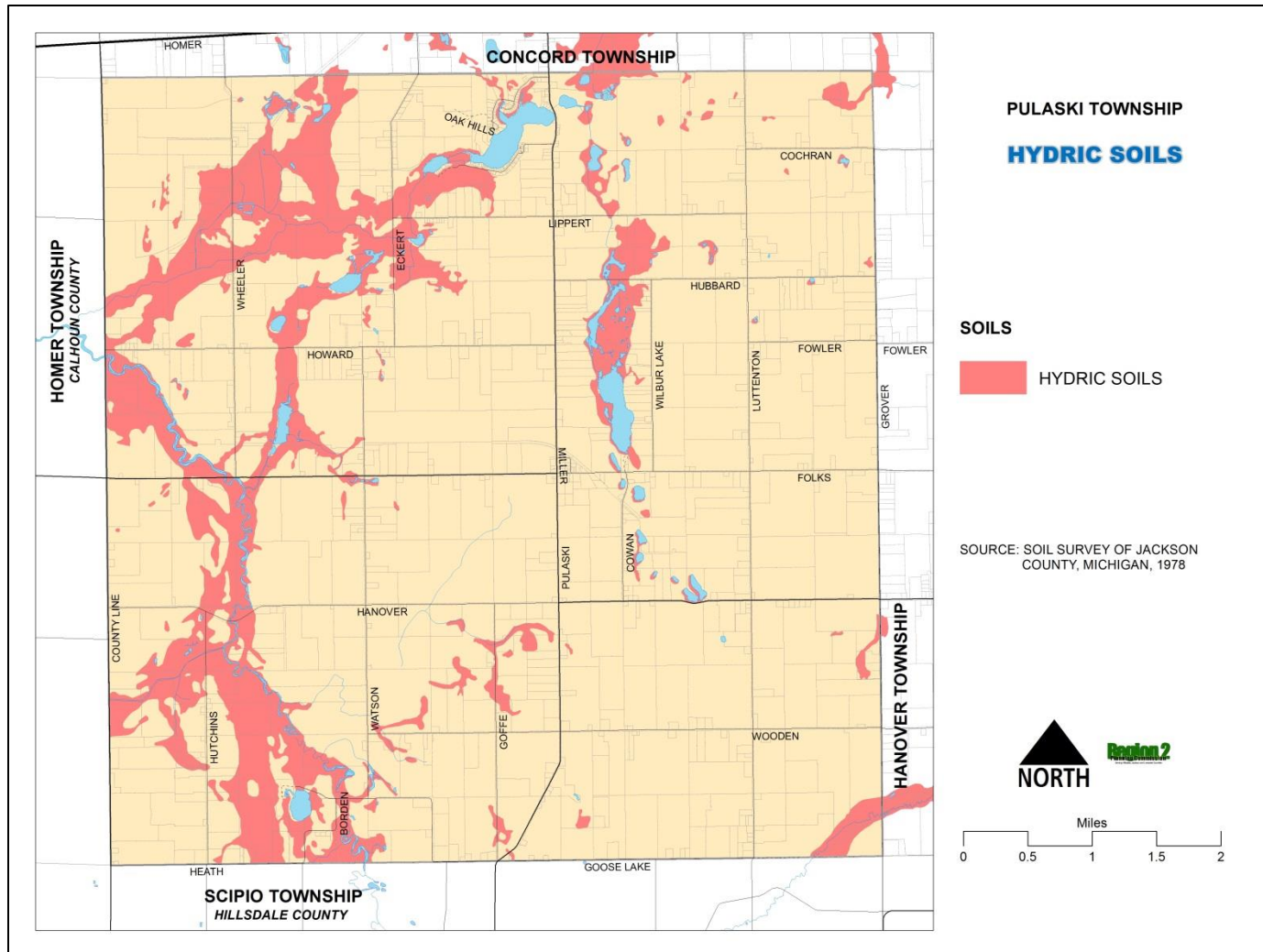


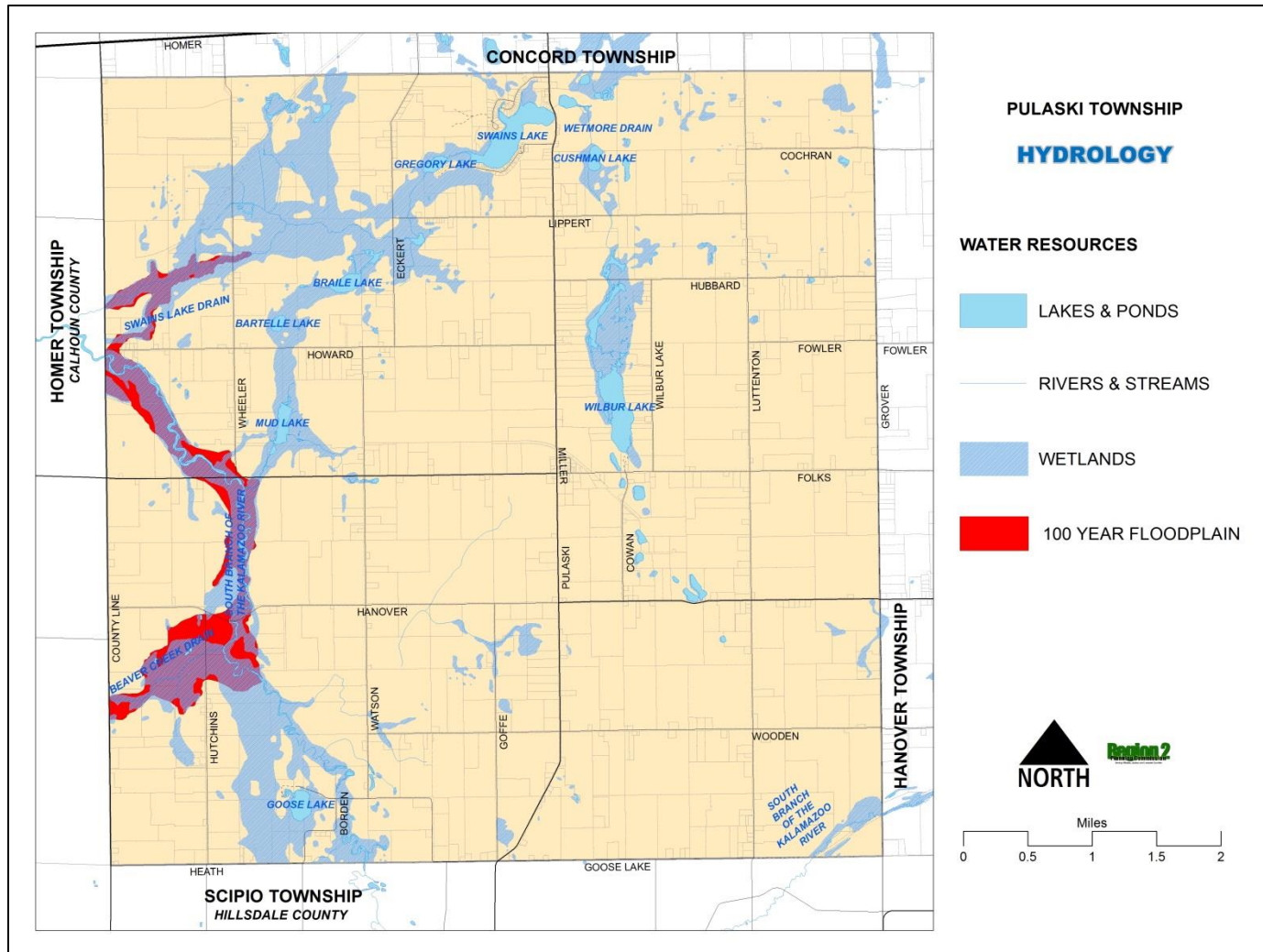
APPENDIX C
MAPS

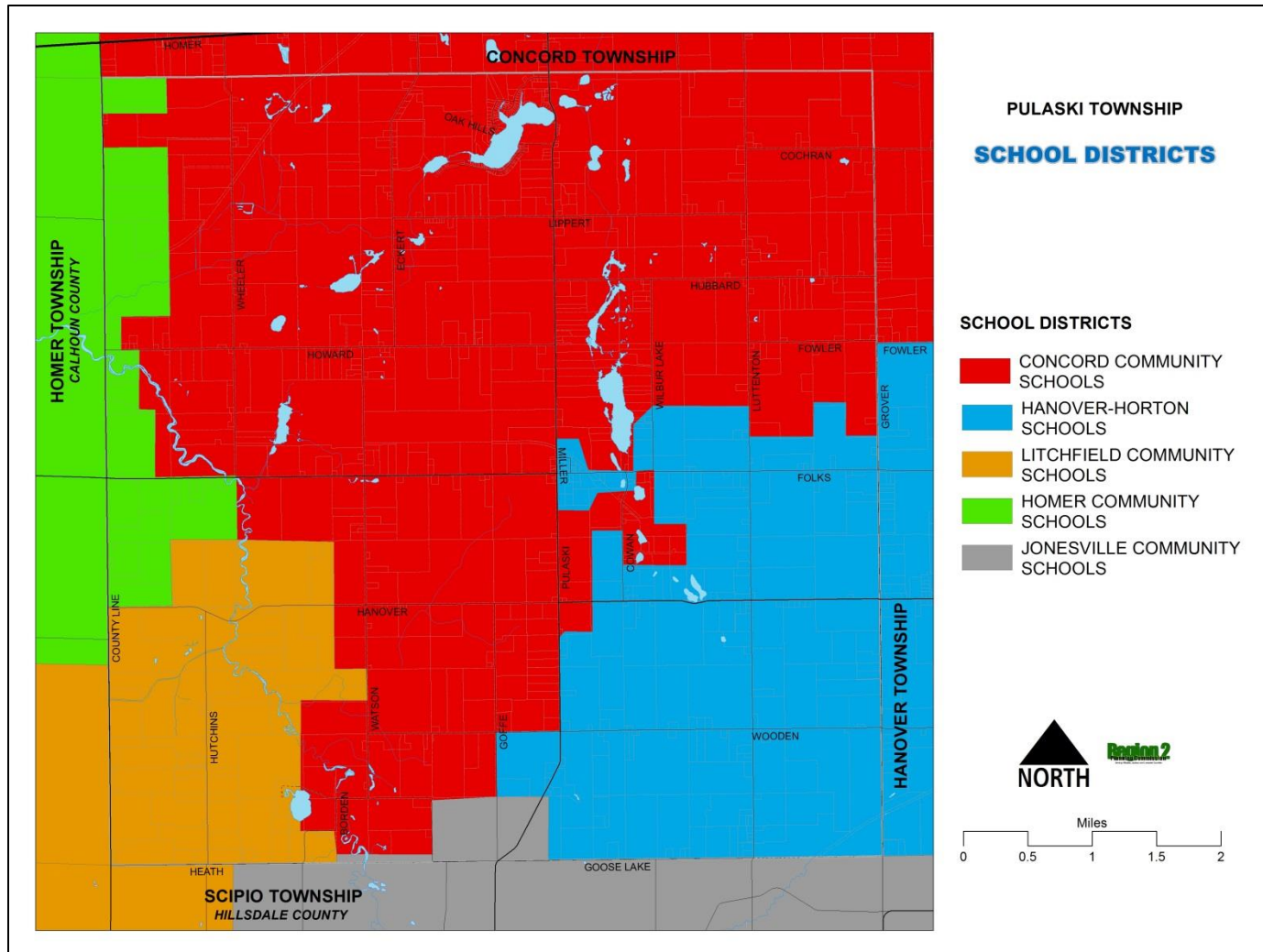


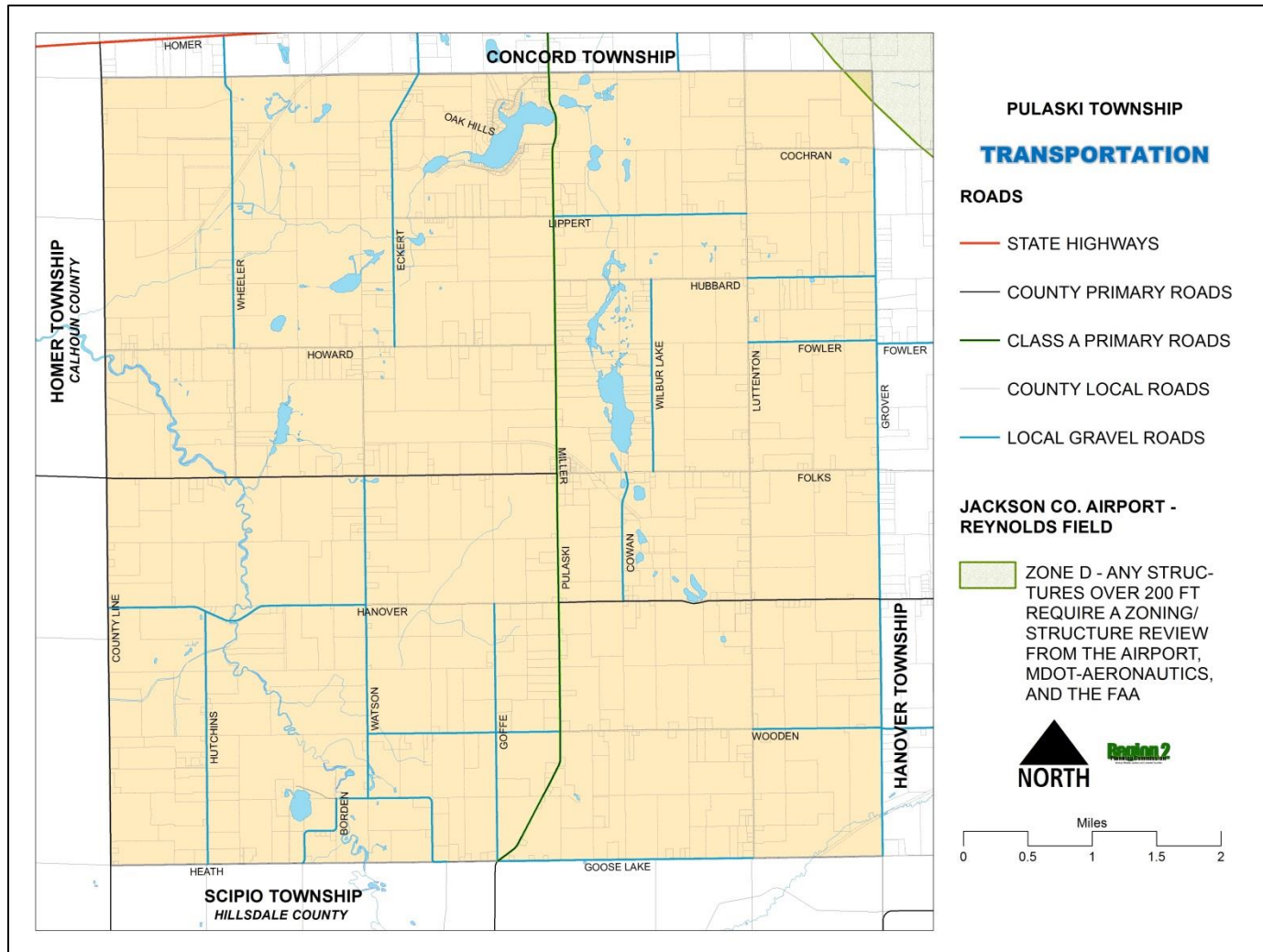


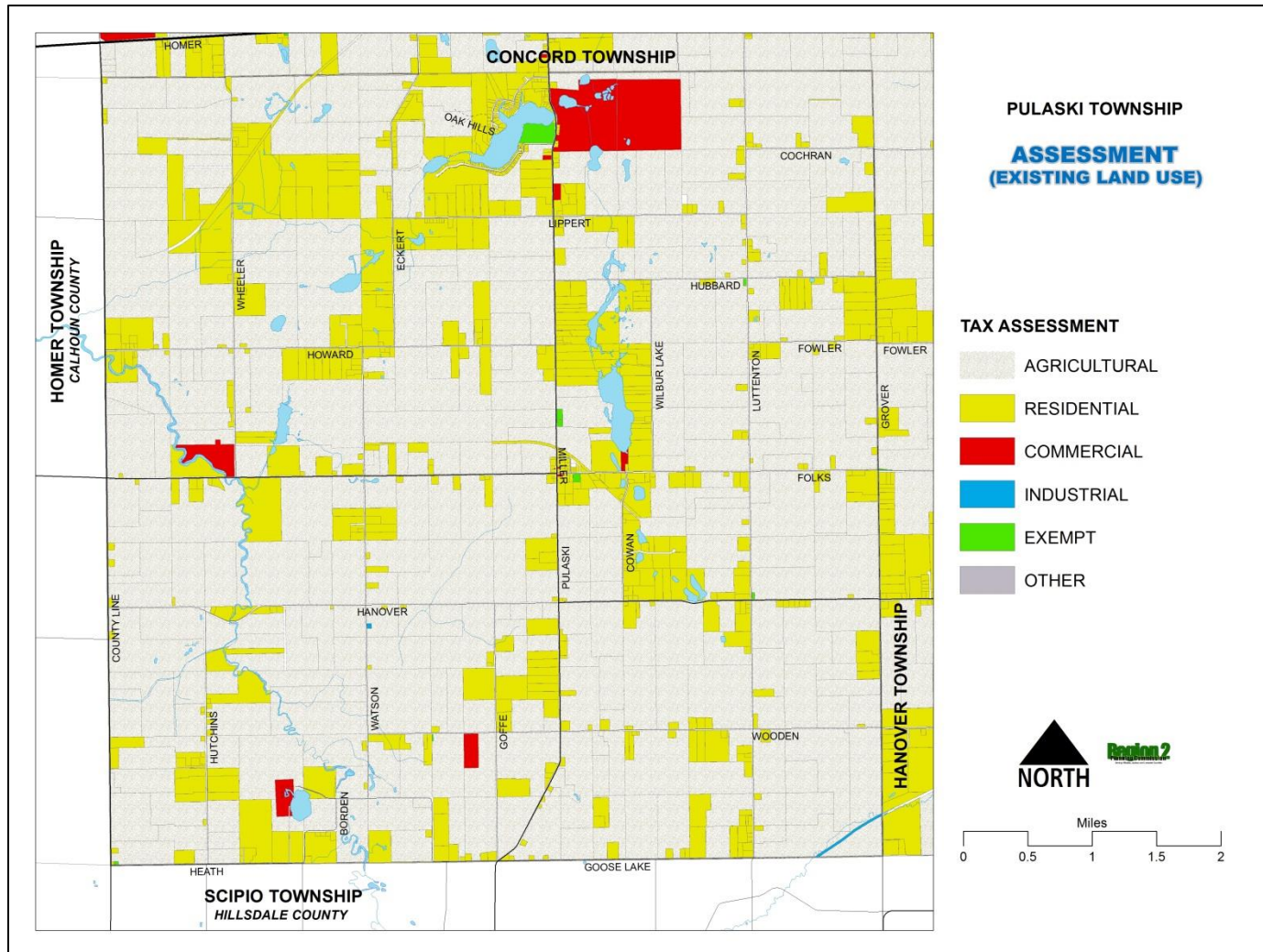


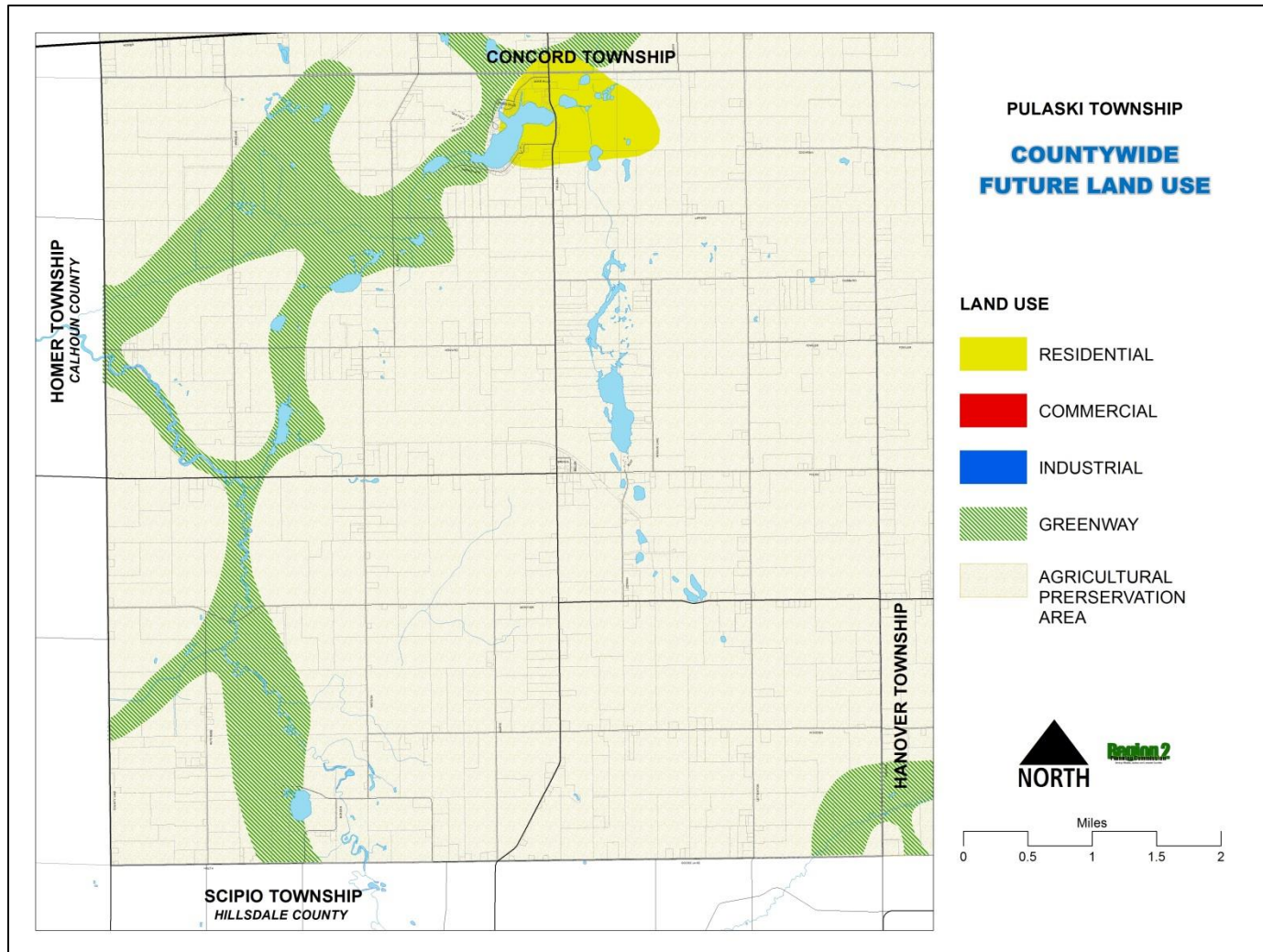


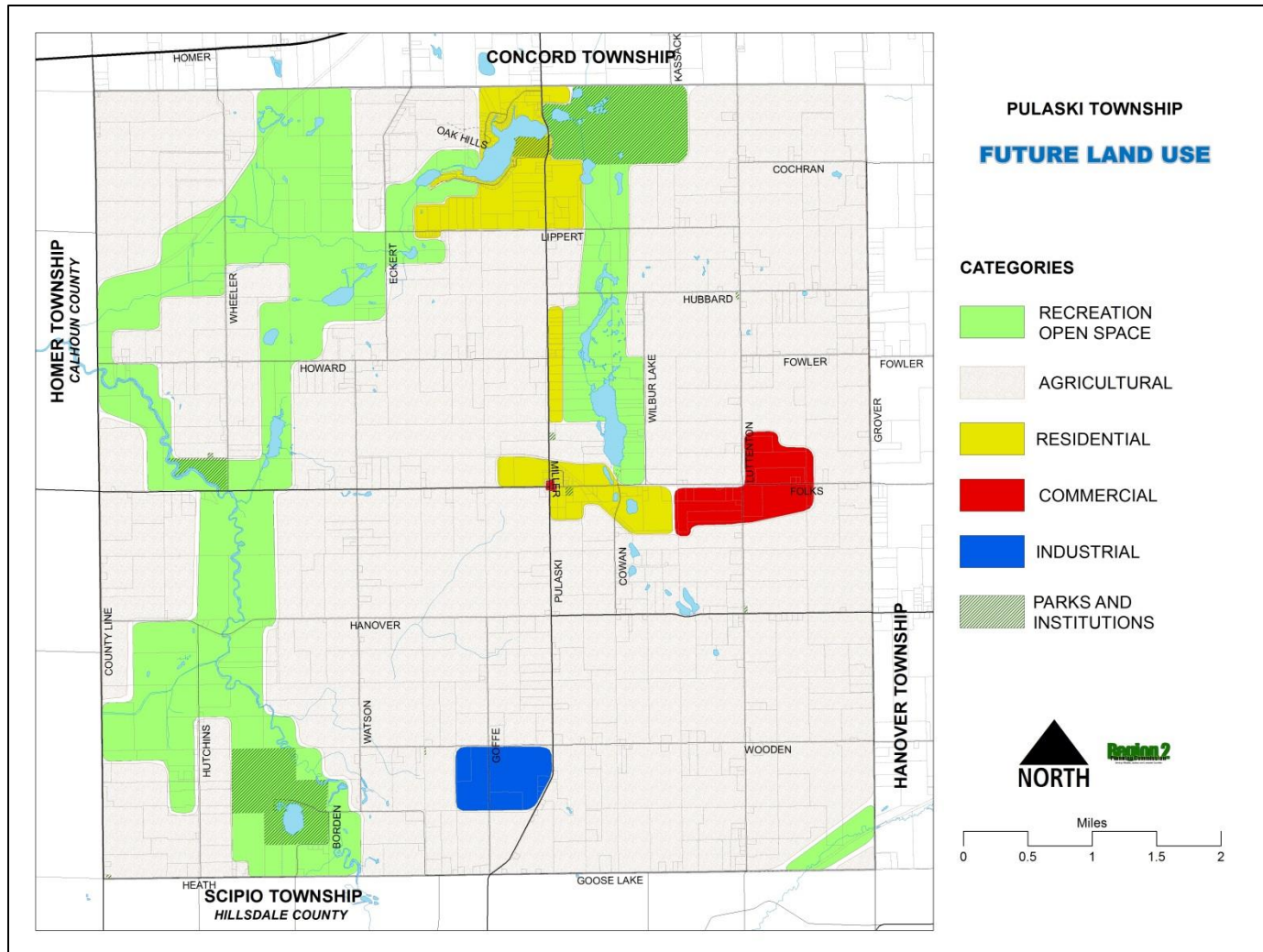


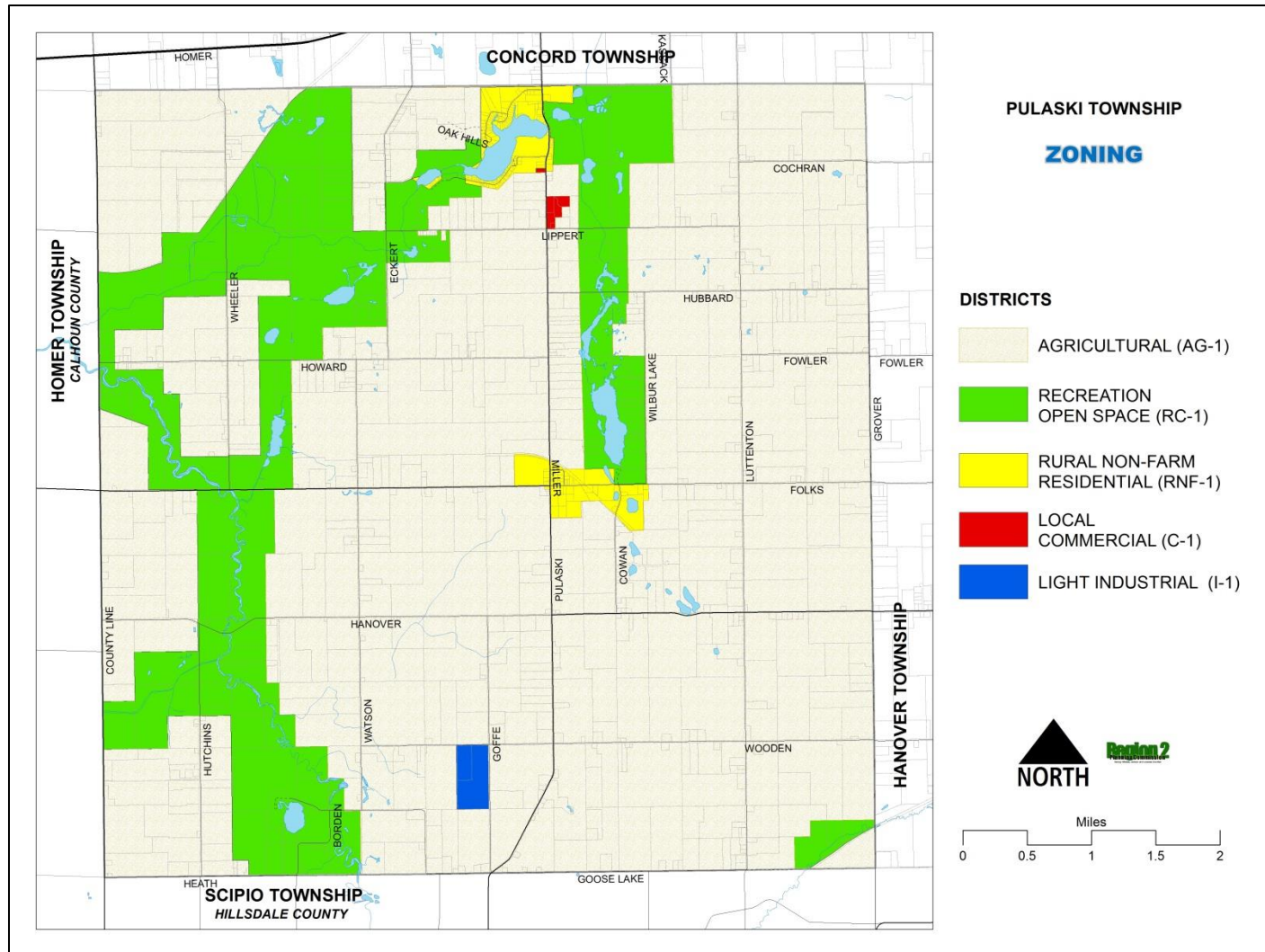














APPENDIX D

CAPITAL IMPROVMENTS PROGRAMING

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 Pulaski Township “annually prepare a capital improvements program of public structures and improvements,” upon the adoption of this Master Plan. The Township Board must “prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget” with considerable input from municipal staff or consultants (e.g., engineers, planners, administrators, etc.) and the planning commission. 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 Pulaski 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.”

