

Napoleon Township Master Plan

2019 Edition

The 2019 edition of the *Napoleon Township Master Plan* was adopted by the Napoleon Township Planning Commission on February 28, 2019



Napoleon Township Planning Commission Acting Chair

The 2019 edition of the *Napoleon Township Master Plan* was adopted by the Napoleon Township Board on March 12, 2019



Napoleon Township Clerk

NAPOLEON TOWNSHIP

6755 Brooklyn Road
P. O. Box 385
Napoleon, Michigan 49261
Telephone: (517) 536-8694
FAX (517) 536-0112

*John Hummer, Clerk
Anita Graham, Treasurer*

Dan Wymer, Supervisor

*Julie Wilson, Trustee
Lori Bacon, Trustee*

Napoleon Township Board

**2019 Edition of the *Napoleon Township Master Plan*
Resolution of Adoption**

WHEREAS, Napoleon Township is responsible for creating a Master Plan to guide future development within the municipality as required by the Michigan Planning Enabling Act (PA 33 of 2008); and

WHEREAS, the Township Board created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission undertook a thorough study of the natural and cultural features, population, and existing land use and public infrastructure of the municipality; and

WHEREAS, the Planning Commission drafted development policies and a future land use map and zoning plan element designed to implement those policies; and

WHEREAS, the 2019 edition of the *Napoleon Township Master Plan* contains the maps and descriptive and other matter intended by the Planning Commission to form the document; and


WHEREAS, the Planning Commission held a public hearing on the 2019 edition of the *Napoleon Township Master Plan* on March 12, 2019; and

WHEREAS, the Planning Commission found that the 2019 edition of the *Napoleon Township Master Plan* is necessary for the continued development of the municipality; and

WHEREAS, the Township Board reserved the right to adopt the 2019 edition of the *Napoleon Township Master Plan*, as allowed by the Michigan Planning Enabling Act.

NOW, THEREFORE BE IT RESOLVED the Napoleon Township Board hereby adopts the 2019 edition of the *Napoleon Township Master Plan*.

I, John Hummer, Clerk of Napoleon Township, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Township Board at a meeting thereof held on the 12th day of March 2019.


John Hummer, Clerk
Napoleon Township, Michigan

Making informed decisions based upon the entire Township and build trust and integrity by working together to achieve common goals for our community.

NAPOLEON TOWNSHIP

6755 Brooklyn Road
P. O. Box 385
Napoleon, Michigan 49261
Telephone: (517) 536-8694
FAX (517) 536-0112

John Hummer, Clerk
Anita Graham, Treasurer

Dan Wymer, Supervisor

Julie Wilson, Trustee
Lori Bacon, Trustee

Napoleon Township Planning Commission

**2019 Edition of the *Napoleon Township Master Plan*
Resolution of Adoption**

WHEREAS, Napoleon Township is responsible for creating a Master Plan to guide future development within the municipality as required by the Michigan Planning Enabling Act (PA 33 of 2008); and

WHEREAS, the Township Board created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission undertook a thorough study of the natural and cultural features, population, and existing land use and public infrastructure of the municipality; and

WHEREAS, the Planning Commission drafted development policies and a future land use map and zoning plan element designed to implement those policies; and

WHEREAS, the 2019 edition of the *Napoleon Township Master Plan* contains the maps and descriptive and other matter intended by the Planning Commission to form the document; and

WHEREAS, the Planning Commission held a public hearing on the 2019 edition of the *Napoleon Township Master Plan* on February 28, 2019; and

WHEREAS, the Planning Commission found that the 2019 edition of the *Napoleon Township Master Plan* is necessary for the continued development of the municipality.

NOW, THEREFORE BE IT RESOLVED the Napoleon Township Planning Commission hereby adopts the 2019 edition of the *Napoleon Township Master Plan* and recommends its adoption by the Township Board.

I, Eric Maes, Chair of the Planning Commission, do hereby certify that the foregoing is a true and original copy of a resolution adopted by a majority of the members of the Napoleon Township Planning Commission at a meeting thereof held on the 28th day of February 2019.



Jeff Kirkpatrick, Acting Chairman
Napoleon Township Planning Commission

February 28, 2019

Making informed decisions based upon the entire Township and build trust and integrity by working together to achieve common goals for our community.

Table of Contents

Introduction

| | |
|------------------------------------|-----|
| Why Create a Master Plan | 1-2 |
| What is a Master Plan | 1-2 |
| Master Plan Principles | 1-2 |
| Future Land Use and Zoning | 1-3 |
| Use of the Master Plan | 1-4 |
| Keeping the Plan Current | 1-6 |
| How Did the Plan Develop? | 1-6 |
| Who Will Implement the Plan? | 1-6 |
| Planning Commission | 1-6 |
| Zoning Board of Appeals | 1-7 |
| Township Board | 1-7 |
| Other Planning Efforts | 1-7 |

Community Description and Issue Identification

| | |
|--|-----|
| Location | 2-2 |
| Population/Demographics | 2-3 |
| History | 2-5 |
| The Unincorporated Village of Napoleon | 2-5 |
| Napoleon Township | 2-5 |
| Natural Resources | 2-6 |
| Topography | 2-6 |
| Soils | 2-6 |
| Water Resources (Hydrology) | 2-6 |
| Woodlands | 2-7 |
| Community Facilities and Services | 2-7 |
| Township Offices | 2-7 |
| Police and Fire | 2-7 |

Parks and Recreation 2-8

Cemeteries 2-8

Schools and Libraries 2-8

Healthcare Facilities 2-9

Utilities 2-9

Roadways 2-10

Other Modes of Transportation 2-10

Existing Land Use 2-11

 Agricultural 2-12

 Residential 2-12

 Commercial 2-12

 Industrial 2-12

 Exempt 2-12

Winter 2018 Community Survey 2-13

 Development and Growth Issues 2-13

 Quality of Life and Community Services 2-14

 Comments 2-15

Community Policies and Plans

Development Goals and Policies 3-2

 Assumptions 3-2

 Definitions 3-3

 Mission Statement 3-3

 Development Goals 3-4

 Policies Directed Toward Achieving Development Goals 3-4

Future Land Use Plan 3-8

 Residential 3-8

 Commercial 3-10

 Light and Heavy Industrial 3-11

Parks and Institutions 3-11

Environmentally Sensitive Areas 3-11

Zoning Plan 3-12

 Zoning Districts 3-12

 Dimensional Standards 3-14

 Rezoning Criteria 3-15

 Relationship to the Future Land Use Map 3-16

Appendices

Demographics

Population History A-2

Population Projections A-3

American Community Survey A-4

Age and Gender A-5

Race and Ethnicity A-6

Disabilities A-7

Educational Attainment A-8

School Enrollment A-9

Households and Families A-10

Household Income A-11

Employment by Industry A-12

Employment by Occupation A-13

Dwellings and Vacancy Rates A-14

Housing Types A-15

Housing Costs A-16

Means of Travel to Work A-17

Travel Time to Work A-18

Winter 2018 Community Survey

Development and Growth Issues B-2

Quality of Life and Community Services B-8

Relationship to the Township B-8

Comments B-12

Mapping

Base Map C-2

Areas/Settlements C-3

Topography C-4

Agricultural Soils C-5

Hydric Soils C-6

Hydrology C-7

Community Facilities C-8

School Districts C-9

Water District C-10

Sewer Districts C-11

Transportation C-12

Airport Zones C-13

Property Assessment C-14

Aerial C-15

Future Land Use C-16

Zoning Map C-17

Capital Improvements Program

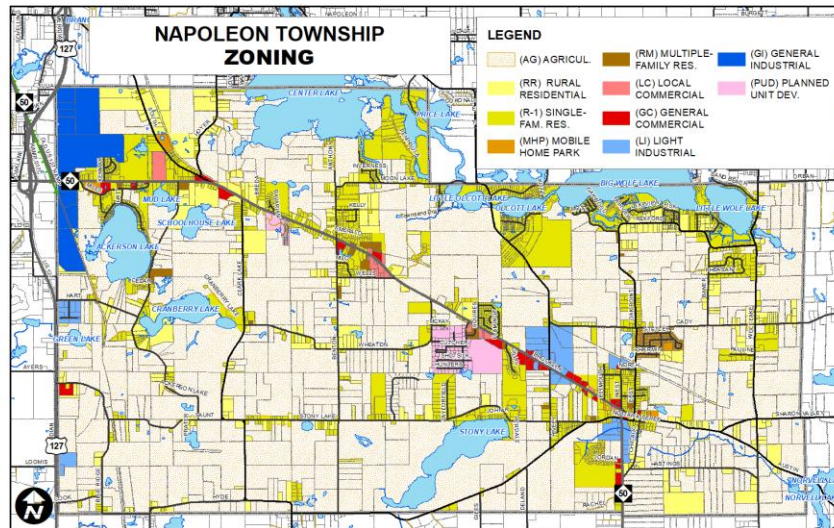
What is a Capital Improvements Program? D-2

Why Prepare a Capital Improvements Program? D-2

Developing a Capital Improvements Program D-3

 Establishing Objective Criteria D-3

 Establishing a Process D-4



CHAPTER 1

INTRODUCTION

Why Create a Master 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's 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 Napoleon 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 Napoleon 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 Napoleon 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 Napoleon 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 the public's understanding of the planning process and describes how goals for Napoleon 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 Napoleon 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 Napoleon Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is critical. 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 implementation.

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 Napoleon 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 Napoleon Township have a current (no more than 5 years old) parks and recreation plan.

- **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 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 the decisions that are based on that 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 third edition of the *Napoleon Township Master Plan*. The Township adopted the first master plan edition in 2005.

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 Napoleon 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;
- 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 devel-

op 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

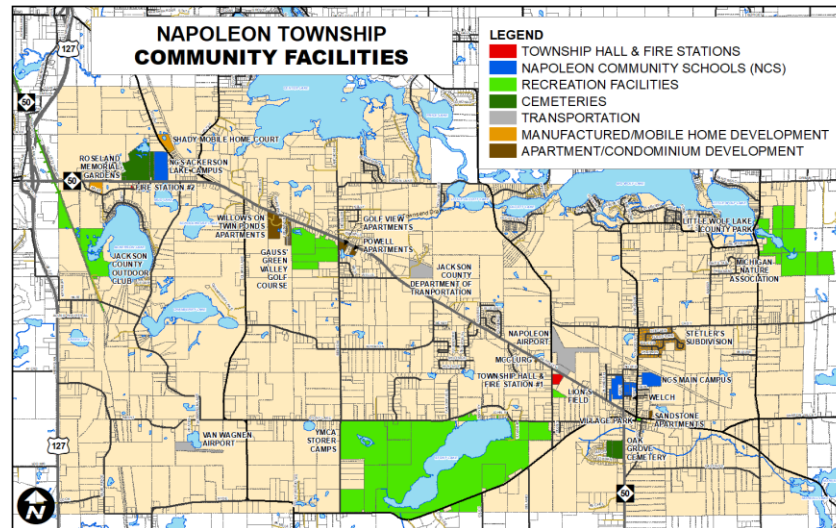
The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

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 transportation, recreation, 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.

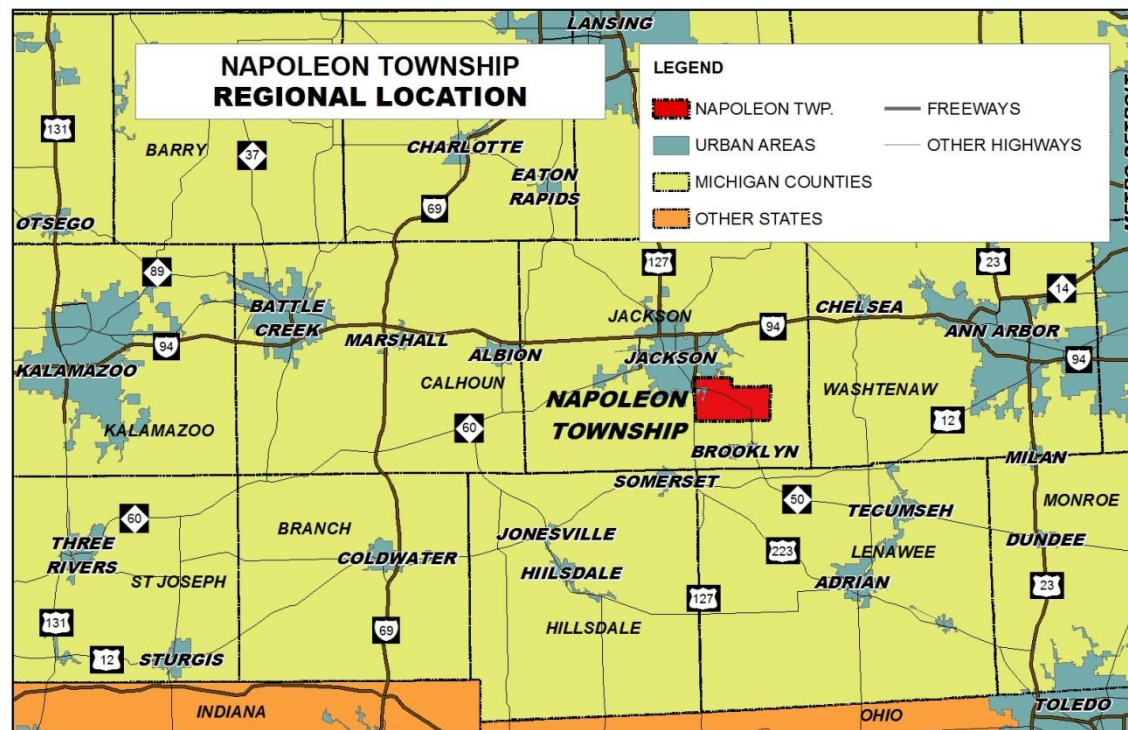


CHAPTER 2

COMMUNITY DESCRIPTION AND ISSUE IDENTIFICATION

Location

Napoleon Township is located in southeastern Jackson County in south-central Lower Michigan. It is surrounded by Leoni Township to the north, Grass Lake Township to the northeast, Norvell Township to the east, Columbia Township to the south, Liberty Township to the southwest, and Summit to the west. The City of Jackson is located nearby to the northwest and the Jackson Urbanized Area extends into the northwest portion of Napoleon Township along US-127 and Brooklyn Road (M-50). This proximity provides Napoleon Township residents access to Jackson's cultural, higher educational, shopping, and employment opportunities. The unincorporated village of Napoleon is located at the intersection of M-50 and Austin Road (see the Areas/Settlements map).



Population/Demographics

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

- **General Population.** The population of Napoleon Township was 6,776 in 2010, according to the U.S. Census. It is projected that the population will grow to 7,082 by 2035 and then will remain steady through 2045 (i.e., 7,094).
- **Age and Gender.** The median age of Napoleon Township residents was estimated to be 43.0 years, according to the American Community Survey. Generation X —people between 35 and 54 years of age in 2015— was estimated to be the largest age group, comprising an estimated 28.6% of residents. Baby Boomers —people between 55 and 74 years of age in 2015— were estimated to be the second largest age group, comprising an estimated 22.7% of residents. Millennials —people between 15 and 34 years of age in 2015— were estimated to be the third largest age group, comprising an estimated 22.1% of residents. The iGeneration and younger —people 14 years of age and younger in 2015— was estimated to be the fourth largest age group, comprising an estimated 17.8% of residents. The Silent Generation and older —people 75 years of age and older in 2015— was estimated to be the smallest age group, comprising an estimated 8.8% of residents. Males comprised an estimated 52.0% of the Township's population.
- **Race and Ethnicity.** Napoleon Township has a homogeneous population. An estimated 96.5% of Township residents are white. Only an estimated 2.7% of residents consider themselves to be Hispanic (Latino/Latina).
- **Disabilities.** An estimated 11.0% of Township residents are disabled. An estimated 28.2% of residents at least 65 have some type of disability and an estimated 18.5% have an ambulatory disability. Only an estimated 10.2% of residents 18 to 64 years old are disabled and only an estimated 6.1% have an ambulatory disability.
- **Educational Attainment.** An estimated 34.0% of the 4,777 Township residents at least 25 years old have high school diplomas and an additional 28.3% had some college education, but no degree. An estimated 30.2% have some type of college degree (e.g., associate's, bachelor's, or graduate). An estimated 7.5% have no high school diploma.
- **School Enrollment.** An estimated 45.0% of 1,672 Township residents at least 3 years of age and enrolled in school are attending elementary school (i.e., grades 1-8). An estimated 26.4% are attending high school. An estimated 18.4% are attending college or graduate school. An estimated 10.2% attend nursery school or kindergarten.

- **Households and Families.** Most residents live in the estimated 2,802 households in the Township. Families comprised an estimated 64.0% of households. However, an estimated 28.8% of households consist of a single person. Other non-family households comprise an estimated 7.2% of households. The estimated size of the average household is 2.41 people and the average family size is 2.96 people.
- **Household Income.** The Township's median household income is estimated to be \$53,259 and the median family income is \$63,000. The per capita income is \$29,560.
- **Employment by Industry.** An estimated 23.4% of the 3,260 employed Township residents at least 16 years old work in the manufacturing industry. An estimated 17.9% are employed in the educational and healthcare and social assistance industries. An estimated 13.7% work in the retail and wholesale trade industries. Each of the other industries (45.0%) employs less than 10.0% of residents.
- **Employment by Occupation.** An estimated 27.5% of the 3,260 employed Township residents at least 16 years old work in sales and office occupations. An estimated 26.8% are employed in management, business, science, and arts occupations. An estimated 21.3% work in service occupations. An estimated 16.1% are employed in production, transportation, and material moving occupations. An estimated 8.3% work in natural resources, construction, and maintenance occupations.
- **Dwellings and Vacancy Rates.** It is estimated that the Township contains 3,149 dwellings. An estimated 89.0% are occupied and an additional 4.6% are used seasonally/occasionally.
- **Housing Types.** It is estimated that 84.4% of the Township's 3,149 dwellings are single-family homes. Approximately 8.7% of units are estimated to be located in multi-unit buildings. An estimated 6.9% of dwellings are mobile homes.
- **Housing Costs.** It is estimated that 22.9% of the Township's 1,635 owner-occupied households with a mortgage spend at least 30% of household income on housing. An estimated 30.0% of the Township's 750 owner-occupied households without a mortgage spend at least 30% of household income on housing. It is also estimated that 53.0% of the Township's 385 renter-occupied households spend at least 30% of household income on housing.
- **Means of Travel to Work.** Of the 3,164 employed Township residents at least 16 years old, an estimated 93.4% drove alone. An estimated 5.1% of workers carpooled. An estimated 0.7% of workers walked to work. An estimated 0.8% of workers worked at home.
- **Travel Time to Work.** Of the 3,137 employed Township residents at least 16 years old who commuted to work, an estimated 55.0% had a commute time of 15-29 minutes. An estimated 17.5% had a commute time of 60-89 minutes. An estimated 13.3% had a commute time of 10-14 minutes. An estimated 7.2% had a commute time of 30-59 minutes. An estimated 4.4% had a commute time of 5-9 minutes. An estimated 1.6% had a commute time of less than 5 minutes. An estimated 1.0% had a commute time at least 90 minutes.

History

The first settlers of Napoleon Township were Native Americans. One of the oldest Native American campsites in Michigan is located at Stony Lake and dates to around 11,000 years ago. A total of 17 Native American campsites of various ages have been identified in the Township. Major Native American travel routes, or “Indian trails” passed through the Township. One followed the high ground along Blue Ridge, crossing M-50 at Wells Road. South Stony Lake Road follows the path of the old Nottawa Sepee Trail. The name is preserved as Nottawa Sepee Street where the trail passed through the unincorporated village of Napoleon and continued eastward along Austin Road.

The Unincorporated Village of Napoleon

Mr. A.B. Goodwin became the first settler of the unincorporated village of Napoleon in May of 1832. The settlement was named after Napoleon Bonaparte. In 1857 the Jackson branch of the Michigan Southern Railroad was completed through Napoleon. The railroad was considered to provide a lasting benefit by keeping Napoleon in touch with the world. The lumberyard and feed mill at the north end of the unincorporated village are still situated along its abandoned right-of-way.

The unincorporated village of Napoleon was and is the core of Napoleon Township. All of the Township’s 19th century structures, the Napoleon Post Office, and most of today’s businesses are located there. The unincorporated village in this sense includes roughly the land between East and West Avenues from the rail bed on the North to the creek from Stony Lake to the Raisin River on the South. Mail delivery in the unincorporated village is only by PO Box.

Napoleon Township

The Michigan Territory Legislative Council created Napoleon Township on March 29, 1833. At that time, the Township consisted of geographic townships 3 and 4 south (T3S and T4S) and geographic ranges 1 and 2 east (R1E and R2E) (i.e., the present day Townships of Columbia, Napoleon and Norvell as well as the southern third (approximately) of present day Leoni Township and the southern half (approximately) of present day Grass Lake Township). Present-day Napoleon Township was created in 1859.

Napoleon was recognized as having some of the finest farms in Jackson County and a good road network which linked the Township with Jackson and Brooklyn. A 1916 Citizen Patriot article by the Honorable Edward W. Barber stated that:

Fifty years from now — aye, fewer than that — rural life will be far more attractive and desirable than it has ever been. With the increase of population, the pressure upon subsistence will be more intense. Indeed, the future of such rural towns as Napoleon is more promising and hopeful than has been the case at any time in the past.

Napoleon Township has since changed significantly. In terms of land use, only 31.2% (6,103.7 acres) of the Township's 19,578.0 acres (excluding some rights-of-way and lakes) are now taxed as agricultural land (see the 2018 Property Assessment table) while 54.6% (10,690.0 acres) are taxed residential. Napoleon Township is still promising and hopeful but far from the Honorable Edward R. Barber's idyllic agrarian vision.

Natural Resources

A variety of natural resources are pertinent to land use planning in Napoleon Township.

Topography

The topography is gently rolling. The highest point of 1,048 feet above sea level is located in the southwest corner of the Township, west of Blue Ridge Road and south of Saunt Road (see the Topography map). A high point of 1,030 feet above sea level is located east of Ackerson Lake, between Schoolhouse Lake and Cranberry Lake. High points of 1,022 feet above sea level are located along the southern Township border near Deland and Giles Roads. A high point of 1,010 feet is located south of Cady Road and east of Wolf Lake Road. The lowest point of 934 feet above sea level is located along the northern Township border, east of US-127. Most of the lakes in the Chain of Lakes along the northern border of the Township are 938 feet above sea level.

Soils

Soils that are agriculturally productive soils and those that drain poorly are important to identify:

- **Agricultural Soils.** Bands of the most agriculturally productive soils are located in the southeastern corner of the Township as well as in the vicinity of Stony Lake and Cranberry Lake, located in the southcentral and southwestern portions of the Township, respectively (see the Agricultural Soils map).
- **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. Accordingly, hydric soils are located in the vicinity of many of the Township's lakes as well as other low-lying areas in the Township (see the Hydric Soils map).

Water Resources (Hydrology)

Most of Napoleon Township lies within the Upper Grand River Watershed, including the Chain of Lakes (i.e., Center Lake, Price Lake, Olcott Lake and Little Olcott Lake, and Big and Little Wolf Lakes. However, most of the southern border of the Township is located in the Raisin River Water-

shed, including Stony Lake and Norvell Lake (see the Hydrology map). The extensive drainage pattern, along with rolling topography, can result in wetlands and flooding at certain times of the year.

Napoleon Township participates in the Federal Emergency Management Agency's (FEMA's) Federal Flood Insurance Program. A 100-year flood-plain is associated with the Chain of Lakes and another low area along the northern border of the Township (see the Hydrology map). Wetlands are located in the vicinity of the Chain of Lakes and other lakes in the Township. Wetlands also follow the low areas within the Township (see the Hydrology map), similar to hydric soils. The locations of flood plain areas and wetlands should be carefully studied because they present potential difficulties to development. It may be technologically feasible to develop in these areas but the long term threat of flood damages may make these undesirable locations for development.

Woodlands

Significant portions of the Township are forested. These woodlands are found in the vicinity of the Township's various lakes and watercourses as well as interspersed with farmland other developments (see the Aerial Photo map). Because they add to the aesthetics of the Township, it may be desirable to regulate the intensity of development in some of the wooded areas.

Community Facilities and Services

A variety of facilities and services are provided by the Township as well as other entities:

Township Offices

The Napoleon Township Offices are located on the south side of Brooklyn Road (M-50), east of Napoleon Road (see the Community Facilities map). The Offices also house a branch of the Jackson District Library as well as the Township's Police Station and Fire Station #1. The Township Offices are fully backed up by a natural gas powered generator and can act as a refuge in a crisis.

Napoleon Township Offices
6755 Brooklyn Road
PO Box 385
Napoleon, MI 49261
(517) 536-8694
www.napoleontownship.us

Police and Fire

The Township is protected by its own Fire Department which responds as necessary to fire and emergency situations. Its equipment array is designed to deliver a large quantity of water to areas not served by hydrants, to respond effectively to a variety of rescue situations, and fight grass fires. The Fire Department provides fire protection under contract to the northern third of Norvell Township and is a member of Jackson County's mutual aid system. The Township is also served by its own Police Department, with support from the Jackson County Sheriff's Department

and the Michigan State Police. The Police Station and Fire Station #1 are located within the Napoleon Township Offices (see the Community Facilities map). Fire Station #2 is located on the north side of Miles Road (south of Brooklyn Road (M-50) and north of Ackerson Lake).

Parks and Recreation

The Township maintains its Village Park within the unincorporated village of Napoleon; the park is bounded by Austin Road, Chicago Road, Not-tawa Sepee Street, and East Avenue (see the Community Facilities map). Lion's Field contains 2 ball fields on Napoleon Road and a softball field is located behind the Township Offices. Little Wolf Lake County Park provides access to Little Wolf Lake. Napoleon Community Schools maintains its athletic fields as well as playgrounds and associated recreation facilities on its main campus and the Ackerson Lake campus. The Green Valley Golf Course, the YMCA Storer Camps, Napoleon Airport, and the Jackson County Outdoor Club also provide recreational opportunities. The Michigan Nature Association owns undeveloped land east of Little Wolf Lake.

Cemeteries

The Township contains 2 active cemeteries, both of which are found along Brooklyn Road (M-50) (see the Community Facilities map). The Township's Oak Grove Cemetery is located south of the unincorporated village of Napoleon (north of Chicago Road). Roseland Memorial Gardens is a private facility located north of Ackerson Lake. A third cemetery (Eldred) is no longer open to burials.

Schools and Libraries

Most of Napoleon Township is served by Napoleon Community Schools (see the School Districts map). However, a portion of the western border of the Township (south of Ackerson Lake) is served by Jackson Public Schools. Several other local school districts are adjacent to the Township. Napoleon Community Schools and all of the adjacent school districts are part of the Jackson County Intermediate School District.

The main campus of the Napoleon Community Schools is located within the unincorporated village of Napoleon and contains Ezra Eby Elementary School, Napoleon Middle School, Napoleon High School, and Pirate's Cove Preschool and Child Care Center (see the Community Facilities map). The Ackerson Lake campus is located on Brooklyn Road (M-50) in the western portion of the Township and contains Ackerson Lake High School and Ackerson Lake Community Center.

Various colleges are within commuting range of the Township, including Jackson College, Baker College, and Spring Arbor University. The Napoleon Branch of the Jackson District Library (JDL) is located within the Napoleon Township Offices in the unincorporated village of Napoleon. There are 12 other branches of the JDL, including the main Carnegie Branch in Downtown Jackson.

Healthcare Facilities

There are no major healthcare facilities in the Township. However, they are available in the City of Jackson. Henry Ford Allegiance Health is capable of providing long-term care. Additional specialized care is available in Lansing and Ann Arbor. A Med Plus After Hours Clinic is located nearby in the Village of Brooklyn.

Utilities

- **Municipal Water Service.** Households, businesses, and institutions throughout most of Napoleon Township rely upon private wells to supply the water they use. However, the Township does provide municipal water service to properties in the unincorporated village of Napoleon and its surrounding area (see the Water District map). Municipal water is pumped from a facility located south of the unincorporated village from 2 wells. The system is backed up by diesel generator.
- **Municipal Sewer Service.** Households, businesses, and institutions throughout most of Napoleon Township rely upon septic tanks. However, the Township does provide municipal sewer service to several areas (see the Sewer Districts map). The first sewer district serves properties in the unincorporated village of Napoleon and the surrounding area as well as the YMCA Storer Camps. The second sewer district —built jointly with Grass Lake Township— serves properties along the eastern portion of the Chain of Lakes (i.e., Olcott Lake, Big Wolf Lake, and Little Wolf Lake). The third sewer district serves properties in the vicinity of Ackerson Lake as well as the Kenmar subdivision. The first 2 districts connect to the Leoni Waste Water Treatment Plant. The third district connects to the Jackson City Wastewater Treatment Plant.
- **Electricity, Gas, Telephone, Cable Television, and Internet Services.** Consumers Energy provides electricity and natural gas to households, businesses, and institutions throughout the Township. Comcast is the major provider of cable television and internet services. Landline telephone service is provided by AT&T, which also provides some internet and cable television services. Cell phone service is available from various providers.
- **Solid Waste Disposal.** Households, businesses, and institutions throughout Napoleon Township contact directly with the trash hauler of their choice, often including recycling. Modern Waste Systems also operates a drop-off site which can be utilized to properly dispose of recyclable materials. It is located off of Brooklyn Road (M-50), south of the unincorporated village of Napoleon.

Roadways

The public roads that traverse Napoleon Township are maintained by 2 public agencies. The Michigan Department of Transportation maintains state highways. The Jackson County Department of Transportation maintains county primaries and county local roads. Private roads are maintained by their owners.

- **State Highways.** Brooklyn Road (M-50), which traverses Napoleon Township and the unincorporated village of Napoleon, provides a direct connection to the Village of Brooklyn and the City of Jackson (see the Transportation map). M-50 also connects to Meridian Road (US-127), just west of the Township. US-127 is built to freeway standards between the M-50 and Interstate 94 (I-94) interchanges, connecting the Township to Lansing, Ann Arbor, and other destinations to the east and west. South of the M-50 interchange, US-127 provides access to Adrian, Toledo, Ohio, and other points south via US-223. M-50 also intersects US-23 far to the east of the Township.
- **County Primary Roads.** County primaries traversing the Township include South Street, Hoyer Road, Clarklake Road, Napoleon Road (north of M-50), East Avenue/Oak Point Road/Rexford Road, Wolf Lake Road (north of Austin Road), South Stoney Lake Road, Austin Road, and Sharon Valley Road; Clark Lake Road is built to Class A standards from Stoney Lake Road to M-50 (see the Transportation map).
- **County Local Roads.** All of the other public roadways in the Township are county local roads (see the Transportation map). Meridian Road (north of Hart Road), Blue Ridge Road, Cook Road, Wheaton Road (west of Benton Road), Benton Road (north of Moon Lake Road), Giles Road, Deland Road, Hastings Road, and Wolf Lake Road (south of Austin Road) are gravel roadways.
- **Private Roads.** Various private roadways are also located in the Township (see the Transportation map).

Napoleon Township supports the goal of complete streets, which “means roadways, planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle,” as defined by Public Act 51 of 1951 (State Trunk Line Highway System), as amended. Accordingly, Township officials will advise the Jackson County Department of Transportation and the Michigan Department of Transportation on future road projects within the Township regarding the inclusion of appropriate facilities. The Township will also continue its support for trail and sidewalk construction.

Other Modes of Transportation

Various other modes of transportation affect Napoleon Township:

- **Jackson County Airport – Reynolds Field.** Western Napoleon Township falls within Zone D of the airport zoning area developed for the Jackson County Airport (see the Airport Zones map). 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).
- **Local Airports.** Napoleon Airport, a private airfield, is located northwest of the unincorporated village of Napoleon. Van Wagnen Airport, a private airfield, is also located in Napoleon Township.
- **Pipelines.** There are several underground pipeline corridors traversing Napoleon Township according to the National Pipeline Mapping System (<https://www.npms.phmsa.dot.gov/>).
- **Railroads.** The Norfolk Southern Railway operates a rail spur that serves the western edge of Napoleon Township (see the Transportation map).

Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for Napoleon Township. Assessing data compiled by the Township was utilized to determine existing land use in 2018. The Township Assessor assigned 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 Napoleon Township can be divided into the following land uses (see the Property Assessment map):

2018 Property Assessment

| Land Use | % |
|----------------------------------|--------|
| Agriculturally Assessed Property | 31.2% |
| Residentially Assessed Property | 54.6% |
| Commercially Assessed Property | 7.3% |
| Industrially Assessed Property | 2.1% |
| Exempt Property | 4.7% |
| Other Property | 0.1% |
| Total | 100.0% |

Agricultural

Agriculture is still an important component of the Township with 31.2% of the Township dedicated to this land use in 2018. It appears that those properties are often commingled with primarily residential land uses distributed unevenly throughout the Township. 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 was conducted.

Residential

Residential properties covered 54.6% of the Township in 2018. 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 25.4% of the residential land was classified as being vacant.

Commercial

Commercial properties occupied 7.3% of the Township in 2018. Significant portions of the commercial properties are concentrated in the vicinity of the unincorporated village of Napoleon as well as along the US-127 and M-50 corridors. However, it is important to note that the YMCA Storer Camps are included in the commercial category.

Industrial

Industrial properties occupied 2.2% of the Township in 2018. Significant portions of the industrial properties are concentrated in the vicinity of the unincorporated village of Napoleon as well as along the US-127 corridor.

Exempt

Exempt properties occupied 4.7% of the Township in 2018. Some of the exempt properties are concentrated in the vicinity of the unincorporated village of Napoleon.

Winter 2018 Community Survey

Napoleon Township residents and property owners were asked to answer a short questionnaire in the winter of 2018 in order to provide an opportunity for input into the development of the 2018 edition of the *Napoleon Township Master Plan*. A total of 247 surveys were returned. The results of the survey are summarized below. See Appendix B for a complete analysis of the survey.

Development and Growth Issues

What is your opinion of the following?

| | | Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree | No Opinion |
|---|---|----------------|-------|---------|----------|-------------------|------------|
| Unique natural features (e.g., woodlands, flood zones, wetlands, etc.) should be protected | + | 50% | 35% | 11% | 3% | 1% | 1% |
| Farmland should be preserved | + | 44% | 36% | 16% | 2% | 0% | 1% |
| The rural character of Napoleon Township should be preserved | + | 39% | 37% | 17% | 7% | 0% | 0% |
| Additional industrial development should be encouraged – | - | 9% | 24% | 30% | 21% | 15% | 1% |
| More commercial development should be encouraged | + | 13% | 42% | 27% | 8% | 9% | 2% |
| Further residential development should be encouraged | + | 15% | 36% | 30% | 10% | 8% | 0% |
| Alternatives to single-family housing and apartment complexes (e.g., duplexes, 3-plexes and 4-plexes, townhouses, work/live, etc.) should be encouraged | - | 5% | 23% | 23% | 24% | 24% | 2% |
| I would support a millage to maintain local public roads in the Township | + | 13% | 34% | 14% | 17% | 22% | 1% |
| I would support further development of water and/or sewer service, improving water quality in the Twp. | + | 12% | 24% | 27% | 15% | 18% | 3% |
| I would support a fire/police millage to fund expanding services | + | 13% | 29% | 25% | 18% | 14% | 1% |
| I would support the development of a water trail along the Chain of Lakes | - | 15% | 24% | 17% | 17% | 24% | 3% |
| I would support the establishment of licensed medical marihuana facilities | - | 6% | 9% | 13% | 15% | 54% | 2% |

What sewer district serves your property?

| | | | |
|----------------------------------|---------------------------|------------------------|--|
| "Village"/Stony Lake = 5% | Ackerson Lake = 8% | Wolf Lake = 27% | My property is not served by a sewer district = 61% |
|----------------------------------|---------------------------|------------------------|--|

Quality of Life and Community Services

Please rate the following:

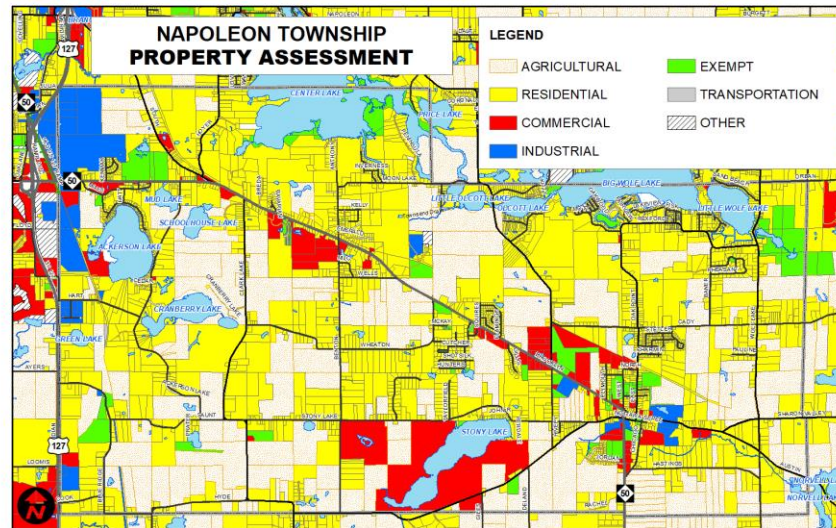
| | | Excellent | Good | Average | Poor | Very Poor | No Opinion |
|---|---|-----------|------|---------|------|-----------|------------|
| Napoleon Township as a place to live | + | 34% | 45% | 18% | 3% | 0% | 1% |
| The administration of Napoleon Township | + | 11% | 40% | 31% | 4% | 1% | 13% |
| The Napoleon Branch of the Jackson District Library | + | 15% | 37% | 17% | 3% | 0% | 29% |
| The Napoleon Township Fire Department | + | 31% | 48% | 11% | 0% | 0% | 9% |
| The Napoleon Township Police Department | + | 32% | 42% | 18% | 0% | 1% | 6% |
| Napoleon Public Water Service | + | 4% | 9% | 11% | 5% | 2% | 69% |
| Napoleon Public Sanitary Sewer Service | + | 6% | 20% | 17% | 4% | 2% | 51% |
| Napoleon Township's Village and Lions Parks | + | 8% | 35% | 27% | 6% | 1% | 23% |
| Napoleon Township's Oak Grove and Eldred Cemeteries | + | 7% | 27% | 28% | 3% | 3% | 33% |
| Wolf Lake County Park | - | 4% | 17% | 27% | 18% | 10% | 24% |
| Roads and Streets | - | 2% | 5% | 29% | 35% | 29% | 1% |

Please provide your relationship to the Township: (please "✓" all appropriate responses).

| | | | |
|--------------------------------|-----------------------------------|---------------------------------------|-------------------------------------|
| Township resident = 84% | Employed in Township = 14% | Township. property owner = 68% | Township Business Owner = 5% |
|--------------------------------|-----------------------------------|---------------------------------------|-------------------------------------|

Comments

A wide variety of written comments were provided by survey respondents. Many respondents commented on the condition of the local roadway network and identified specific roadway segments in need of repair. There were also numerous comments regarding a local roadway millage — pro and con — as well as taxation and service fees (e.g., sewer) in general. Poor property maintenance (e.g., junk cars and other detritus) in the Township, including two mobile home parks, was another common theme. The loss of the local grocery store was commented on by several respondents. Various comments were also made about parks and recreation, including trails (water and terrestrial).



CHAPTER 3

COMMUNITY POLICIES AND PLANS

Development Goals and Policies

The Township's anticipated future land use pattern is based upon the following development goals and the policies designed to implement them. Assumptions upon which those goals and policies were formed and certain definitions are included to provide context.

Assumptions

- **Agriculture.** Agriculture will continue its long-term decline. Farmers will continue to put their lands up for sale. Township farmers may be more inclined to put their lands up for sale than farmers in many other areas because average Township soil quality is significantly lower than both County and State average qualities. Because of the continued decline, agricultural use cannot be relied upon to provide the open space that people prefer. The Township must seek other alternatives. There is no longer a distinct agricultural area within the Township. Agricultural and residential uses are now intermingled throughout the Township.
- **Unincorporated Village of Napoleon.** New investment in the Township should be encouraged where development already exists. The unincorporated village of Napoleon, with its existing concentrated mix of uses and community facilities, should be reinforced as the economic and cultural center of the Township. Infill development should be encouraged within the boundaries of the settlement (see the Areas/Settlements map, Appendix C), preserving rural character elsewhere in the Township.
- **Residential Development.** Residential development will continue at a moderate pace. As currently, it will be based on migration from Jackson due to people wanting to upgrade their environment and attracted by our schools, and people from east of the Township seeking more affordable housing. Although new residential development will continue to be primarily comprised of single family dwellings, a mix of residential types should be encouraged within the unincorporated village of Napoleon and other areas of dense residential development.
- **Commercial Development.** Services will tend to follow residential development and resultant commercial development will seek to locate principally in the unincorporated village of Napoleon as well as elsewhere along M-50. Availability of services will be a convenience to residents and reduce traffic by shortening their trips to acquire those services. However, the economics of mass marketing will continue to prevail and any new enterprises will likely be small and serve the local community.
- **Industrial Development.** Although appropriate areas are provided, industrial development is unlikely given recent experience.

- **Open Space.** People prefer open space (i.e., rural character). Open space can take various forms: cultivated and fallow land, woodlands, wetlands, parks, lakes, large open areas within new developments, etc.
- **Wetlands.** Napoleon Township is blessed with an abundance of wetlands. Among other benefits, they provide a significant base of open space, favoring the preference of residents.

Definitions

- **Open Space/Residential** – This term, which appears below and on the Future Land Use Plan, is intended to describe lands that are contiguous and: actively farmed, fallow, wetlands, woodlands and/or used for low-density residential. The term is utilized because residentially used agriculturally zoned acreage is common and the two uses are very much intermingled.
- **Low Density Residential** – Low-density residential development is defined as 1 dwelling or less per acre.
- **High Density Residential** – High-density residential use is defined as exceeding one dwelling per acre.
- **Limited Industrial** – Uses, which emit a minimum of noise, vibration, smoke, dust and dirt, gases or offensive odors, glare and radiation.
- **General Industrial** – Large scale and more intense industry and manufacturing uses.
- **Parks and Institutions** – Governmental and public, quasi-public, or private entities providing a service to the general public.
- **Environmentally Sensitive Areas** – Lakes, streams, wetlands, etc.
- **Undefined Terms** are assumed to have the commonly accepted meaning.

Mission Statement

Plan and direct Township growth to occur in ways that will preserve quality of life, property values and community identity—reinforcing the unincorporated village of Napoleon as the economic and cultural center of the Township—while providing opportunity for residents and continuing to maintain necessary services.

Development Goals

- **Open Space/Residential.** Facilitate residential development while preserving open space, particularly wetlands and prime cultivated agricultural lands. This goal recognizes the inevitability of development, the assumption that people like a feeling of openness, the intermingling of residential and agricultural use, the interdependency of the community and the environment, the need for recreation, and the need to preserve the environment for future generations.
- **Wetlands.** This goal recognizes the importance of wetlands. Napoleon Township believes in the importance of protecting wetlands to provide open space and protect water quality.
- **Economic Development.** Preserve the economic base by promoting both commercial and industrial enterprises. Promote efforts to provide services as opportunity is presented. The purpose of this goal is to provide convenient services and employment and to retain our youth, concentrating development in the unincorporated village of Napoleon. Recognize that the Township is but a part of the broader commercial and residential region known as the Jackson Urbanized Area.
- **Agricultural Preservation.** It is recognized that agriculturally assessed lands account for only 31.2% of total Township acreage in 2018. There are areas of most productive agricultural soils. An unknown portion may be actively farmed. Promote preservation of such actively farmed lands as agricultural use, but recognize the right of the owner to dispose of his property.

Policies Directed Toward Achieving Development Goals

- **All Development**
 - Encourage preservation of watersheds, wetlands, and woodlands. Restrict development unless sufficient features are present or measures taken to allow building or development without damage to the environment.
 - Encourage adequate landscaping to create an aesthetically pleasing environment. Consider enhancements such as boulevards, trees and shrubs, and buffers.
 - Maintain strict building code and zoning law enforcement to ensure public safety, prevent deterioration of the housing stock, and preserve property values.

- Recognize that the traffic volume impact of a development, while minimal in a given instance, is significant in the collective effect of development. Interact as appropriate with entities responsible for roads.
- Be mindful of the service requirements of development.
- Promote minimization of street access points and driveways along major roads.
- Respect wellhead protection restrictions.
- **Agricultural Preservation** – Agriculture, alone among the various other uses, is a preservation type rather than a development type. Napoleon Township seeks to:
 - Promote preservation of actively farmed prime properties outside of the unincorporated village of Napoleon.
 - Promote low density in open space/residential areas. It is recognized that agricultural use is now almost totally intermingled with residential use and that very little of the Township can be described solely as an agricultural area.
 - Encourage farming of small tracts of land.
- **Residential Development**
 - Promote infill development in the unincorporated village of Napoleon and the development of tracts of land where residential development already exists, as opposed to only the road frontage, where possible.
 - Follow the Condominium Act (PA 59 of 1978, MCL 559.101 et seq.) and the Land Division Act (PA 288 of 1967, MCL 560.101 et seq.).
 - Where possible, include open spaces in development plans. Promote sufficient open space to serve each dwelling unit through yard setbacks or separate open space.
 - Investigate the creation of a lake residential zoning district to address relief from current setback requirements.
 - Encourage a high percentage of home ownership and permanent housing, while recognizing that there will likely be additional needs for various types of multi-family housing.
 - Provide for alternatives, such as cluster development, missing middle housing, and senior citizen housing.

- Relate residential densities to the proximity of other residential and actively farmed areas and sewer and water services. Adjust lot size downward to compensate for open space in development plans.
- Review the impact of development on lakes, streams, and wetlands for potential flow or seepage of nutrients or pollutants.
- Ensure that road access to vacant parcels is provided.
- Investigate amending the Zoning Ordinance to allow for the installation of handicap ramps within required setbacks when necessary.
- **Commercial Development** – Commercial development benefits residents by reducing the effort and time required to obtain services and the impact on the transportation system by reducing travel.
 - Encourage commercial infill development in the unincorporated village of Napoleon.
 - Encourage commercial development in the Zoning Ordinance.
 - Ensure that parking areas are provided and appropriately sized.
 - Ensure that traffic volume relates to the capacity of transportation facilities.
 - Recognize the use of the internet to work and conduct business.
 - Regulate signage consistently.
- **Industrial Development** – Encourage industry, recognizing the benefits of augmenting the tax base and providing employment for Township residents and others.
 - Concentrate, rather than disperse, industrial uses along the US-127 corridor and the unincorporated village of Napoleon.
 - Zone lands for both light and heavy industry.
 - Review proposed industrial uses for their impact on the environment and surrounding uses.
 - Buffer industry from residences and other uses in proportion to the disruptive effect of the particular industry on those uses.
 - Ensure that expected traffic volume is within the capacity of transportation facilities.

- **Transportation** – It is recognized that the chief potential negative effect of development is the degradation of transportation system efficiency and that control of the transportation system rests elsewhere than the Township. It is also recognized that the effect of development on the transportation system is more evident on a collective basis than in a single development. Accordingly, Napoleon Township should do the following:
 - Interact with entities responsible for the roads. Promote adapting transportation systems to development or development to the transportation system. Promote planning and altering the system to reflect current and expected traffic volume.
 - Require appropriate State and County permits. Where appropriate, coordinate the road frontage portion of site plans and expected traffic volumes with appropriate transportation entities.
 - Maintain appropriate setbacks from roads.
 - Encourage landscaping at the connection of development to the road to promote the appearance of the particular development and the collective appearance of the Township.
 - Provide for interconnection of developments where appropriate.
 - Review signage as a part of site plans.
 - Investigate the need to amend the Napoleon Township Private Road Ordinance and ensure that private roads are built to the specified standards.
 - Encourage shared service drives along thoroughfares to provide safer access.
 - Recommend correction of road inadequacies to the appropriate entity, especially when safety is an issue.
 - Provide for complete streets and other non-motorized facilities in the Township, as appropriate.

PA 51 of 1951 (State Trunk Line Highway System, MCL 247.660p) defines complete streets as “roadways planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle”.

Future Land Use Plan

The Master Plan represents a vision of how Napoleon Township might look in the future. The horizon is 2040. The Plan does not suggest that the Township will develop to the limits identified on the future land use map (see Appendix C). 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 Napoleon 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, Appendix C). 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 Napoleon 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 (see Appendix C) was not designed, nor was it intended, to mirror the Zoning map (see Appendix C). 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 seven land use categories within Napoleon Township (see the Future Land Use map, Appendix C). A description of each land use category is presented below.

Residential

The Future Land Use map (see Appendix C) projects that residences will continue to be a major land use in Napoleon Township. Two categories of residential development are planned for:

- **Open Space/Residential.** Given that it is recognized that agricultural use is now almost totally intermingled with residential uses and that very little of the Township can be described solely as an agricultural area, agricultural and low-density residential areas are grouped into a single category. For example, approximately a third of the acreage in Napoleon Township is assessed agriculturally and a considerable portion of the Township is zoned agricultural but contains low-density residences. Both of those uses include fallow lands, woodlands and wetlands of unknown acreage. The area classified as Open Space/Residential is colored yellow.
- **High Density Residential.** High-density residential uses include dense clusters of single-family residences— located primarily within the unincorporated village of Napoleon and around the various lakes with Township— as well as various multi-family residential blocks and manufactured housing projects. High-density residential development requests present some specific issues to consider: conformity with existing use —particularly in the case of greater than single family development— the existence of gravel roads, the availability or likelihood of the extension of sewer service, special environmental constraints and the issue of spot zoning. Multi-family dwellings will likely be most appropriate near existing high-density development. The areas classified as High Density Residential are colored orange.

The following issues are pertinent to the future development of residential land in Napoleon Township:

- **Conflict between Agricultural and Residential Uses.** A Township goal is to promote the preservation of actively farmed prime properties outside of the unincorporated village of Napoleon. The plan also recognizes that residential and agricultural uses are very much intermingled. There is then the potential for conflict between uses. In practice, there has been minimal conflict. Conflict normally involves animal husbandry but are few because State law provides protection for farming if good practices are followed, thus protecting both agricultural and residential uses.
- **Open Space Development.** Developments may also have a combination of residential uses with higher densities. Clustering of dwellings is encouraged, particularly in areas where environmentally sensitive lands exist. The Zoning Ordinance's PUD and Open Space Community overlays provide for higher densities and the inclusion of commercial uses in an Open Space Community. It is necessary in this development option to match the total acres of the open space development plus bonuses to the calculated total of equivalent units in conventional development.
- **Selecting Low Density, High Density or Open Space Development.** Counterpoising low and high density development begs the comparison of acreage converted to residential use under the approaches. For instance, 10 houses built on 5-acre parcels convert 50 acres whereas 10 houses built on ½ acre parcels only convert 5 acres. Selection of an approach will be the result of the perceived preference

of buyers, the vision of the seller or developer, the interpretation of this Plan, and application of the Zoning Ordinance. The prevalent view appears to be that higher density development is more likely to conserve open space. Open space development appears to “marry” the two approaches.

The Open Space/Residential classification is currently populated with low-density residential development and thus presents a certain uniformity. It is likely that single parcels will continue to be sold and that parcels will also continue to be divided into multiple parcels by land splits as provided in the Land Division Act. It is appropriate then to continue low-density lot size in this classification. Open space developments are also possible if they meet open space requirements and are equivalent, recognizing bonuses, in total units to conventional development.

The High-Density Residential classification on the Future Land Use map is principally populated with high-density use. The types of uses encouraged are the same as existing uses: single-family, two-family, and multiple-family residential. It is important that use is consistent over a relatively broad area and existing properties do not suffer a negative effect from new development particularly in regard to the introduction of other than single-family use into what is a single-family area. High-density development is intended for the High Density classification and where appropriate proximate to the High Density classification.

Open space development has the advantage of accommodating development while preserving open space and the accustomed character of the community. Given expected loss of farmland, open space development is the key device available to the Township to preserve the Township’s character.

Commercial

Commercial areas are indicated on the Future Land Use map (see Appendix C) in the unincorporated village of Napoleon as well as a few other areas along Brooklyn Road (M 50). The southwest corner of the Township along US-127 is also reserved for commercial development because it has visibility from, and access to, that major roadway. Sufficient land appears available in these areas to meet needs for years to come. Shared driveways along thoroughfares are encouraged, where possible, for greater safety. The commercial category does not differentiate between local and general commercial uses. However, it is reasonable to expect that general commercial uses will generate larger traffic volumes and be more intensive than local commercial uses, causing some incompatibility with nearby residential use unless adequately buffered. Local commercial areas and offices will be lower impact, generate low traffic volumes, and be less intrusive than other commercial uses. The areas classified as commercial are colored red.

Light and Heavy Industrial

The Future Land Use map (see Appendix C) contains two types of industrial areas to accommodate both light and heavy industry and encompasses relatively large tracts to better control and isolate industry from other uses. The Township prefers light industry in areas that can affect existing residential use. However industrial development might be appropriate for some locations if it can be demonstrated that the impact will be minimal on adjoining uses. In given instances adequate buffering may mitigate the impact on adjoining uses. A large area in the northwest portion of the Township along US-127 had been targeted for heavy industrial development. The parcels in this area have visibility from and access to a major road where significant industrial development has already taken place. Existing areas of light industry have been identified within the unincorporated village of Napoleon. A new area of light industrial development is proposed along Meridian Road (US-127). The areas classified as light industrial are colored light blue and those classified heavy industrial are colored dark blue.

Parks and Institutions

The Future Land Use map (see Appendix C) identifies where parks and various institutions are located within the Township. Their locations are shown as overlay areas which extend through all Future Land Use classifications. Primary among them are properties owned by Napoleon Community Schools, Napoleon Township, other public entities, and some private institutions. For example, the YMCA Storer Camps are located around Stony Lake, the Napoleon Airport is located in the unincorporated village of Napoleon, and Roseland Memorial Gardens are located along Brooklyn Road (M-50), east of US-127. The areas classified as parks and institutions are striped green.

Environmentally Sensitive Areas

The Future Land Use Plan identifies environmentally sensitive which extend through all Future Land Use classifications. Special care must be taken in developing the areas for any use. These are environmentally unique natural features that benefit the public ecologically and esthetically. Their preservation is an overriding concern. Wetlands and floodplains, for example, act as water retention and water purification systems that hold water during periods of excess moisture and keep surrounding properties from flooding in heavy rains and during winter runoff. The Township's extensive wetlands have particular significance in that they provide a base of open space.

Although one of the goals of the plan is the preservation of wetlands, the plan recognizes that within or around these environmentally sensitive areas may be land suitable for development. If it is determined that environmentally sensitive areas will not be significantly impacted by a particular development, the Township may allow development provided other governmental regulations are followed and permits obtained. If in a particular instance it is determined that development will ultimately degrade the environment, then it is appropriate that the public's interest be

protected by denying zoning change, site plan approval and Building or Zoning Compliance Permit issuance. The areas classified as environmentally sensitive are crosshatched.

Zoning Plan

The Master Plan provides the basis for zoning in Napoleon 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 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 Napoleon 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 Napoleon 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 (see Appendix C) relate to the districts on the zoning map".

Zoning Districts

Article 3 of the [Napoleon Township Zoning Ordinance](#) established the following zoning districts (please see the Zoning map):

- **Agricultural District (AG).** *The AG District is intended to encourage the retention of the best lands in agricultural production, to protect viable agricultural enterprises, and to prevent the encroachment of incompatible land uses into agricultural areas. These regulations are designed to exclude uses and buildings which demand public services and infrastructure such as major thoroughfares and public sewer, water and drainage facilities.*
- **Rural Residential District (RR).** *[The purpose of this district is] to provide a district which encourages single family residential development on larger lots than those in the R-1 District; to provide a buffer between the AG District and other districts; to conserve and protect wetlands and local groundwater recharge areas and other natural features; to preserve and protect the rural character of the Township; and to minimize the demand for public services and infrastructure by limiting the district's population density.*
- **Single Family Residential District (R-1).** *The intent is to provide a district in which the principal use is single family residential and other uses normally associated with residential neighborhoods. Other private and public uses are permitted subject to conditions which will*

ensure the use's compatibility with the residential character of these districts. The density of the districts shall be held to a level which can be supported by existing natural resources conditions and by local public utilities, services and infrastructure.

- **Multiple Family Residential District (RM).** *The intent is to provide a district which allows for low rise multiple family dwellings and the recreational amenities and facilities designed to serve the needs of residents of multiple family developments as well as other compatible uses. The district shall be located in areas where the natural resource base is capable of supporting such development and which can be adequately served by public utilities, services and infrastructure.*

In addition, the RM District is to serve as a transition zone between areas of lower and higher intensity development.

- **Manufactured Housing Park District (MHP).** *The intent to provide a district which encourages good manufactured housing residential development, in areas where the natural resource base is capable of supporting such development and is served by the necessary public services and infrastructure.*
- **Local Commercial District (LC).** *This district is intended to encourage planned integrated groupings of low impact and low intensity office, retail, service and administrative establishments which will provide convenience and comparison goods and personal and professional services without unjust disruption to adjoining and neighboring properties.*
- **General Commercial District (GC).** *This district is composed of those areas of the Township along major roads or thoroughfares whose principal use is and ought to be integrated groupings of higher impact and intensity commercial, retail and service establishments which serve the entire Township and surrounding areas while protecting adjacent districts against the encroachment of incompatible uses.*
- **Limited Industrial District (LI).** *The district is designed to create a low density development with spacious yards to provide attractive settings as well as to help ensure compatibility with non-industrial neighboring lots. This district is intended to permit only those uses which emit a minimum of noise, vibration, smoke, dust and dirt, gases or offensive odors, glare, and radiation.*

The LI District is so structured as to permit, along with any specific uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, is not permitted.

- **General Industrial District (GI).** *[The purpose of this district is] to provide land for large scale and more intense types of industrial and manufacturing uses. It is the purpose of these regulations to permit the development of certain industries; to protect the abutting residential and commercial properties from incompatible industrial activities; and to restrict the intrusion of nonrelated uses such as residen-*

tial, retail and commercial businesses. To these ends, certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of the uses permitted in this district.

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in the Schedule of Regulation (Section 3.11) of the Napoleon Township Zoning Ordinance:

| Zoning District | Min. Lot | | Max. Lot Coverage | Min. Setbacks | | | Max. Height | |
|--|----------------|----------|-------------------|---|--|---|-----------------------|----------|
| | Area | Width | | Front | Side | Rear | Dwellings | Other |
| AG Agricultural All Permitted | 5 acres | 300 feet | 10 percent | 60 feet from road right-of-way, except 90 feet from centerline on major roads | 30 feet except 60 feet from road right-of-way on a corner lot and 90 feet from centerline on major roads | 50 feet | 35 feet or 2½ stories | 100 feet |
| RR Rural Residential All Permitted | 2 acres | 200 feet | 20 percent | 45 feet from road right-of-way except 90 feet from centerline on major roads | 30 feet, except 35 feet from road right-of-way on a corner lot and 90 feet from centerline on major roads | 35 feet | 35 feet or 2½ stories | 15 feet |
| R-1 Single Family Residential | | | 30 percent | 35 feet from road right-of-way, except 90 feet from centerline on major roads | 10 feet and the sum of two sides not less than 25 feet, except 35 feet from road right-of-way on a corner lot and 90 feet from centerline on major roads | 20 feet | 35 feet or 2½ stories | 15 feet |
| Sewer | 10,000 sq. ft. | 80 feet | | | | | | |
| Septic | 15,000 sq. ft. | 120 feet | | | | | | |
| Other | 1 acre | 120 feet | | | | | | |
| RM Multiple Family Residential | | 120 feet | 25 percent | | | 20 feet plus 15 feet transition strip if abuts residential property | 35 feet or 2½ stories | 35 feet |
| Single Family | 15,000 sq. ft. | | | | | | | |
| Multiple Family | See 3.4.3 | | | | | | | |

| Zoning District | Min. Lot | | Max. Lot Coverage | Min. Setbacks | | | Max. Height | |
|---|----------------|----------|-------------------|---|---|---|-------------|---------|
| | Area | Width | | Front | Side | Rear | Dwellings | Other |
| LC and GC Local and General Commercial | | | 35 percent | 35 feet from road right-of-way, except 90 feet from centerline on major roads; includes 20-foot curbed, landscaped transition strip | 20 feet except 35 feet from road right-of-way on corner lot and 90 feet from centerline on major roads, plus a 15-foot transition strip if it abuts residential | 20 feet plus 15-foot transition strip if abuts residential property | 35 feet | 35 feet |
| Sewer | 10,000 sq. ft. | 75 feet | | | | | | |
| Septic | 15,000 sq. ft. | 100 feet | | | | | | |
| LI Limited Industrial | | | 35 percent | 35 feet from road right-of-way, except 90 feet from centerline on major roads; includes 20-foot curbed, landscaped transition strip | 20 feet except 35 feet from road right-of-way on corner lot and 90 feet from centerline on major roads, plus a 15-foot transition strip if it abuts residential | 35 feet | 35 feet | 35 feet |
| Sewer | 20,000 sq. ft. | 80 feet | | | | | | |
| Septic | 1 acre | 150 feet | | | | | | |
| GI General Industrial | 10 acres | | 35 percent | 35 feet from road right-of-way, except 90 feet from centerline on major roads; includes 20-foot curbed, landscaped transition strip | 20 feet except 35 feet from road right-of-way on corner lot and 90 feet from centerline on major roads, plus a 15-foot transition strip if it abuts residential | 35 feet | 35 feet | 35 feet |
| Sewer | | 150 feet | | | | | | |
| Septic | | 300 feet | | | | | | |
| Major road/thoroughfares include, but are not limited to, the following roads located in Napoleon Township: Austin Road, Brooklyn Road (M-50), Cady Road, Clark Lake Road, Napoleon Road, South Street, Stony Lake Road (North and South), and Wolf Lake Road (north of Austin Road). | | | | | | | | |
| Manufactured Homes, Planned Unit Residential, and Open Space Community requirements not included in this chart. | | | | | | | | |

Rezoning Criteria

The most common zoning application of the land use plan is during the rezoning process. A rezoning should be required to meet set criteria in order to be considered consistent with the land use plan. The Planning Commission and Township Board must consider the following criteria when considering a rezoning request:

- 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

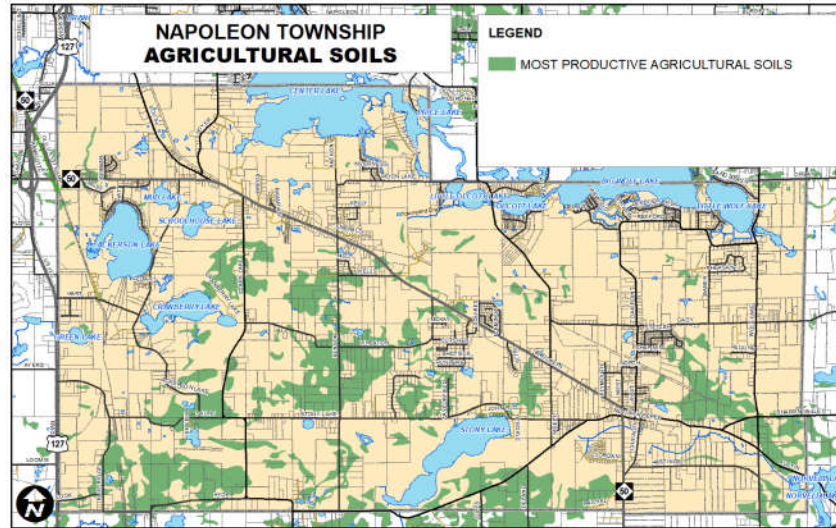
The remainder of this element equates the various zoning districts included on the Zoning map (see Appendix C) with the various land use categories included on the Future Land Use map (see Appendix C).

- **Open Space/Residential Areas.** Open space/residential areas are addressed generally on the Future Land Use map (see Appendix C). The following zoning districts or development options equate to those areas:
 - AG — Agricultural District
 - RR — Rural Residential District
 - R-1 — Single-Family Residential District
 - PUD — Planned Unit Development (Article 10 of the Zoning Ordinance)
 - Open Space Community (Article 11 of the Zoning Ordinance)

The AG District has a minimum lot size of five acres and RR District has a minimum lot size of one acre. Both specify single-family dwellings as well as certain other permitted and conditional uses. Only the AG District allows animal husbandry on parcels larger than 5 acres. The development of one-acre lots on agriculturally zoned land requires their rezoning from AG to RR.

- **High Density Residential Areas.** High-density residential areas are addressed generally on the Future Land Use map (see Appendix C). The following zoning districts or development options equate to those areas:
 - R-1 — Single-Family Residential District
 - RM — Multiple Family Residential District
 - MPH — Manufactured Housing Park District

- PUD — Planned Unit Development (Article 10 of the Zoning Ordinance)
- Open Space Community (Article 11 of the Zoning Ordinance)
- **Commercial Areas.** Commercial areas are addressed generally on the future land use map (see Appendix C). The following zoning districts or development options equate to those areas:
 - LC — Local Commercial District
 - GC — General Commercial District
 - PUD — Planned Unit Development (Article 10 of the Zoning Ordinance)
- **Limited Industrial Areas.** Limited industrial areas are addressed generally on the future land use map (see Appendix C). The following zoning districts or development options equate to those areas:
 - LI — Light Industrial District
 - PUD — Planned Unit Development (Article 10 of the Zoning Ordinance)
- **General Industrial Areas.** Limited industrial areas are addressed generally on the future land use map (see Appendix C). The following zoning districts or development options equate to those areas:
 - GI — General Industrial District
 - PUD — Planned Unit Development (Article 10 of the Zoning Ordinance)
- **Parks and Institutions.** Parks and other institutional uses are identified on the future land use map (see Appendix C). However, they do not equate to any specific zoning districts.
 - No zoning district equates to parks and institutions
- **Environmentally Sensitive Areas.** Environmentally sensitive areas are identified on the future land use map (see Appendix C). However, they do not equate to any specific zoning districts.
 - No zoning district equates to environmentally sensitive areas



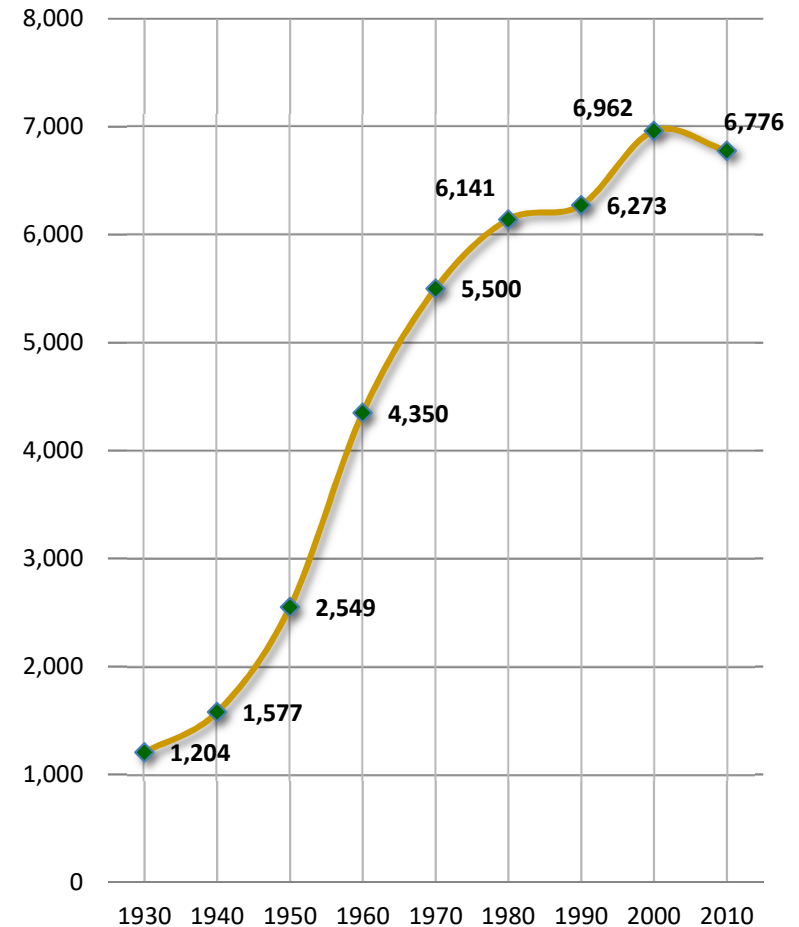
Appendix A

Demographics

Napoleon Township Master Plan

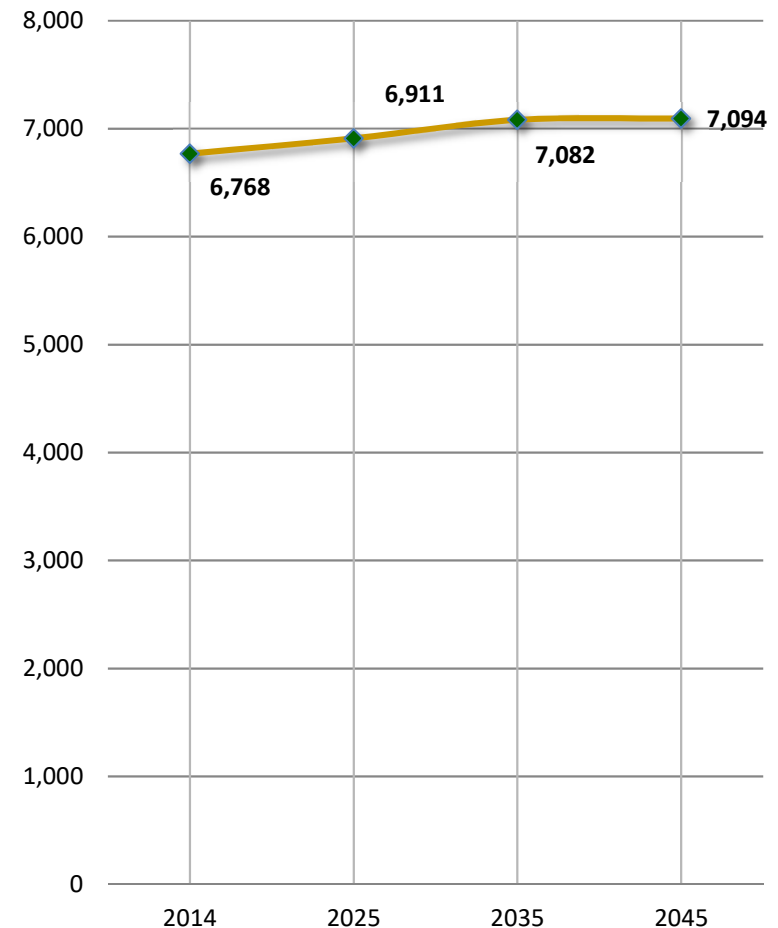
Population History

- The Township was home to 6,776 people in 2010, according to the U.S. Census
- The adjacent figure shows that the population:
 - Increased 31.0% between 1930 and 1940
 - Increased 61.6% between 1940 and 1950
 - Increased 70.7% between 1950 and 1960
 - Increased 26.4% between 1960 and 1970
 - Increased 11.7% between 1970 and 1980
 - Increased 2.1% between 1980 and 1990
 - Increased 11.0% between 1990 and 2000
 - Decreased 2.7% between 2000 and 2010



Population Projections

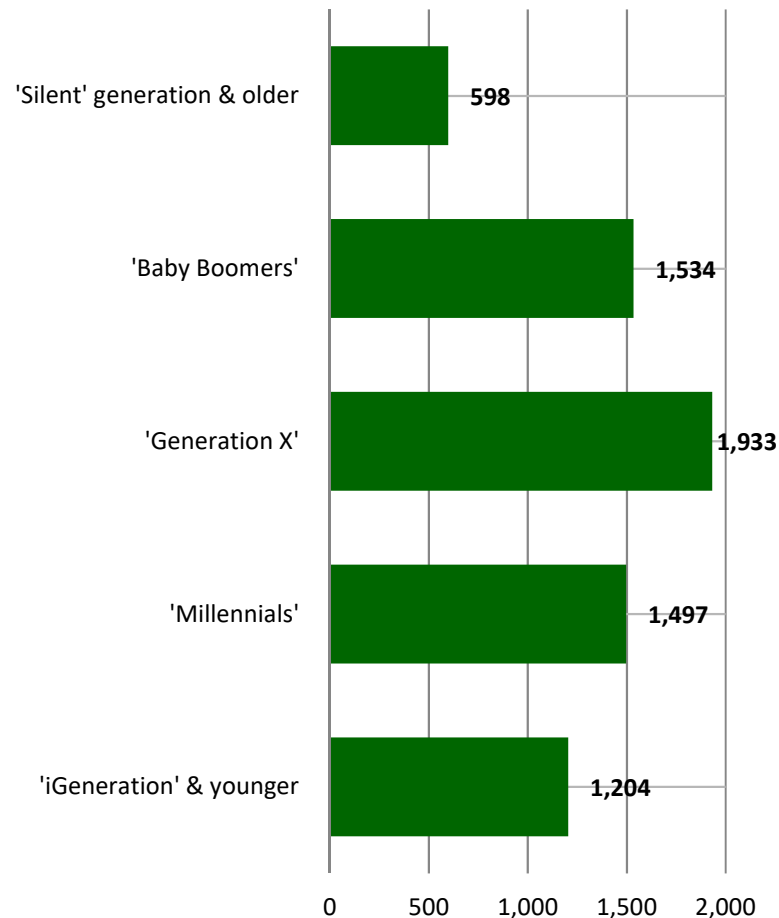
- The population projections utilized in this plan were developed for the Jackson Area Comprehensive Transportation Study (JACTS)
- The 2014-2045 projections are grounded on historic census trends and Regional Economic Models Inc. (REMI) forecasts
- Utilizing that information, it is reasonable to expect that:
 - The population will increase 4.7% by 2045
 - The 2014 population for the Township is estimated to decrease by -0.1% to 6,768 residents
The American Community Survey (ACS) estimates that the population was 6,765 residents in 2014 (i.e., 2010-2014)
 - The 2025 population is projected to be 6,911 people, a 2.1% increase from 2014
 - The 2035 population is projected to be 7,082, a 2.5% increase from 2025
 - The 2045 population is projected to be 7,094, a 0.2% increase from 2035



American Community Survey (ACS)

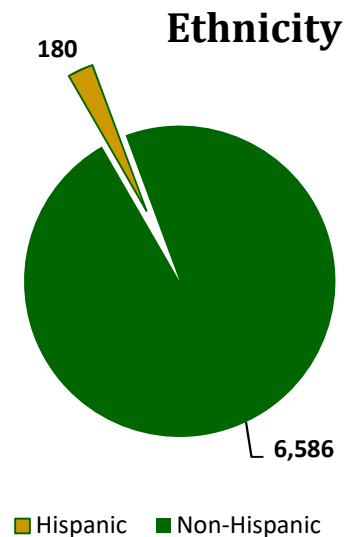
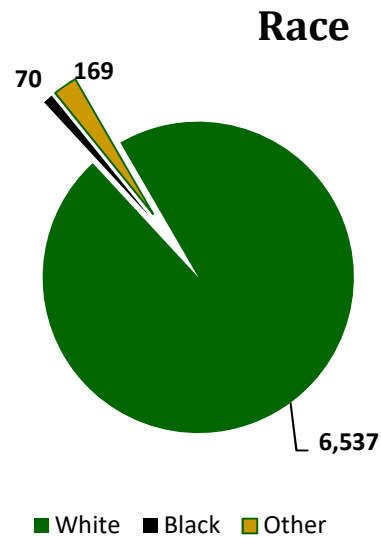
- The use of estimates provided by the U.S. Census Bureau's American Community Survey (ACS) provides more up-to-date demographics than the decennial census.
- Although the ACS produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.
- Jurisdictions the size of Napoleon Township (i.e., with populations <20,000) are provided five-year average estimates on a regular basis.
- The reporting period available at the time this plan appendix was developed is 2011-2015.

Age and Gender: 2011-2015



- The estimated median age of Napoleon Township residents was 43.0 years
- The adjacent figure illustrates the generations to which those residents belonged in 2015:
 - The 'Silent' and older generations (i.e., people ≥ 75 years old) — 8.8%
 - 'The Baby Boomers' generation (i.e., people 55-74 years old) — 22.7%
 - The 'Generation X' generation (i.e., people 35-54 years old) — 28.6%
 - The 'Millennials' generation (i.e., people 15-34 years old) — 22.1%
 - The 'iGeneration' and younger generations (i.e., people ≤ 14 years old) — 17.8%
- Finally, it is estimated that males comprised 52.0% of the Township's population

Race and Ethnicity: 2011-2015



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

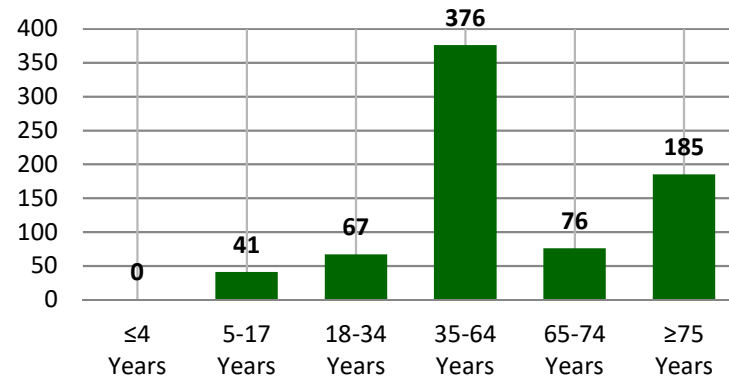
- An estimated 96.5% of the Township's population was white
- An estimated 2.7% of the Township's residents considered themselves Hispanic

Disabilities: 2011-2015

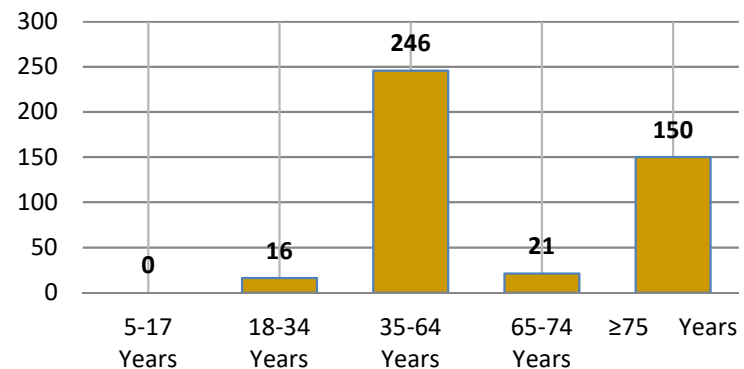
Disabled residents are a significant component of Napoleon Township's population

- An estimated 11.0% of Township residents were disabled in some way
- ≤4 years
 - An estimated 0.0% of residents ≤4 years of age were disabled in some way
- 5-17 years
 - An estimated 3.4% of residents 5-17 years of age were disabled in some way
 - An estimated 0.0% of residents 5-17 years of age had an ambulatory disability
- 18-64 years
 - An estimated 10.2% of residents 18-64 years of age were disabled in some way
 - An estimated 6.1% of residents 18-64 years of age had an ambulatory disability
- ≥65 years
 - An estimated 28.2% of residents ≥65 years of age were disabled in some way
 - An estimated 18.5% of residents ≥65 years of age had an ambulatory disability

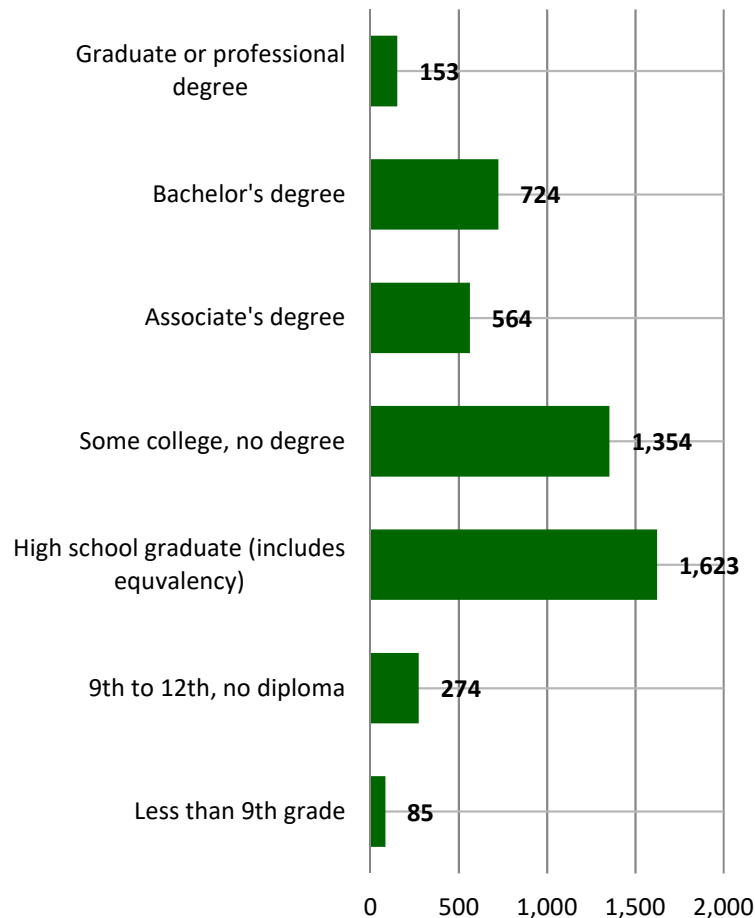
Some Type of Disability



Ambulatory Disability



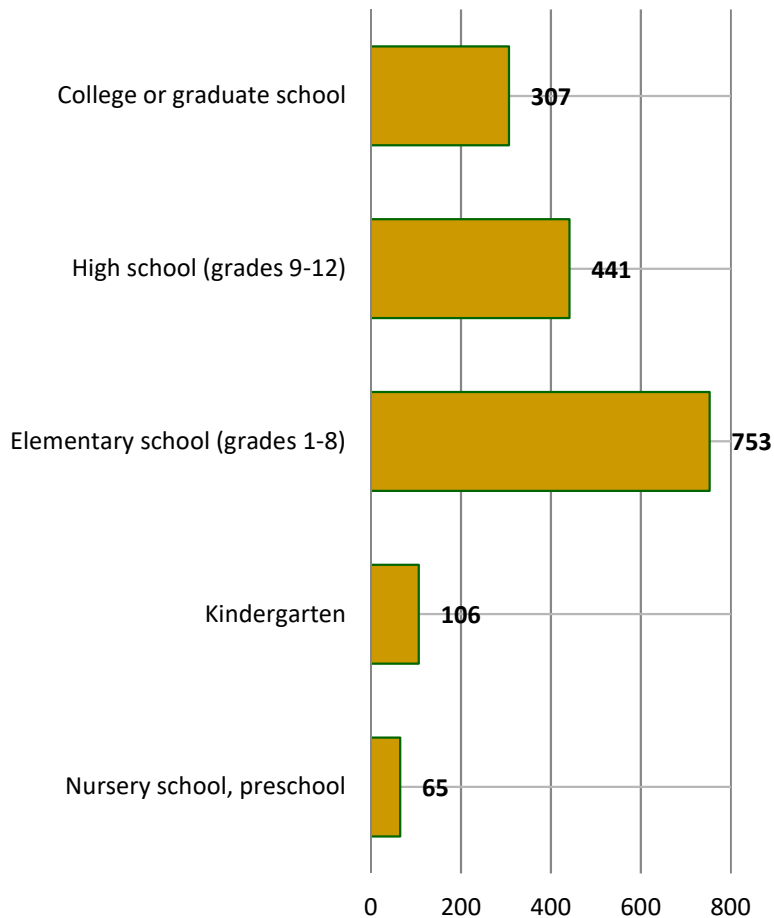
Educational Attainment: 2011-2015



The estimated educational attainment of the 4,777 Napoleon Township residents 25 years old or older in 2015 was as follows:

- Less than a 9th grade education — 1.8%
- 9th to 12th, grade education, no diploma — 5.7%
- High school graduate (includes equivalency) — 34.0%
- Some college education, no degree — 28.3%
- Associate's degree — 11.8%
- Bachelor's degree — 15.2%
- Graduate or professional degree — 3.2%

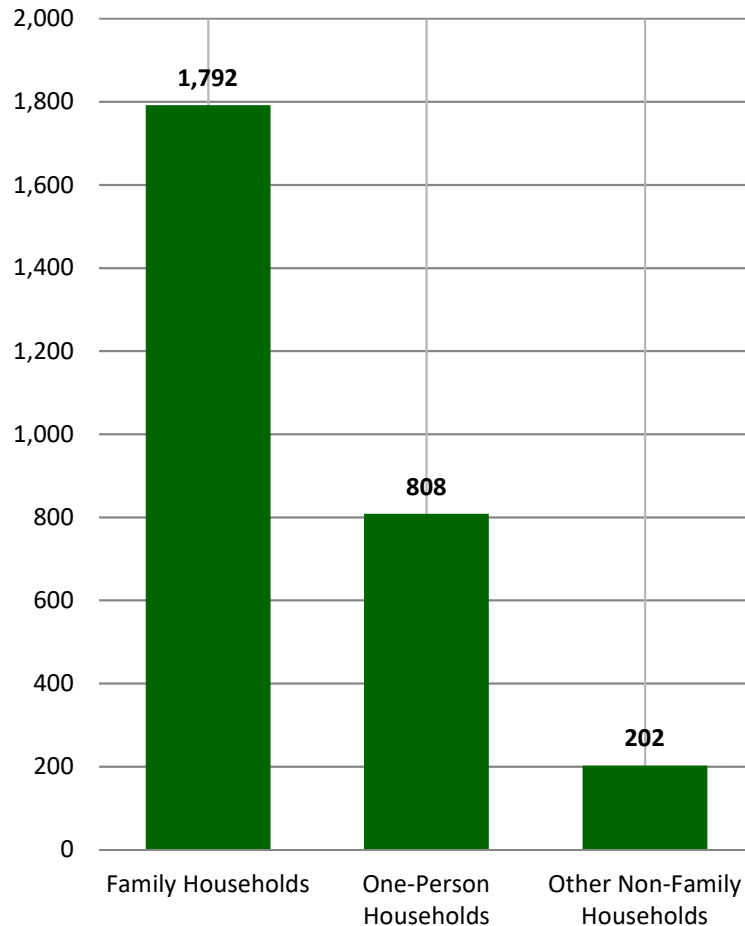
School Enrollment: 2011-2015



The enrollment of the estimated 1,672 Napoleon Township residents, 3 years old and older, attending school in 2015 was as follows:

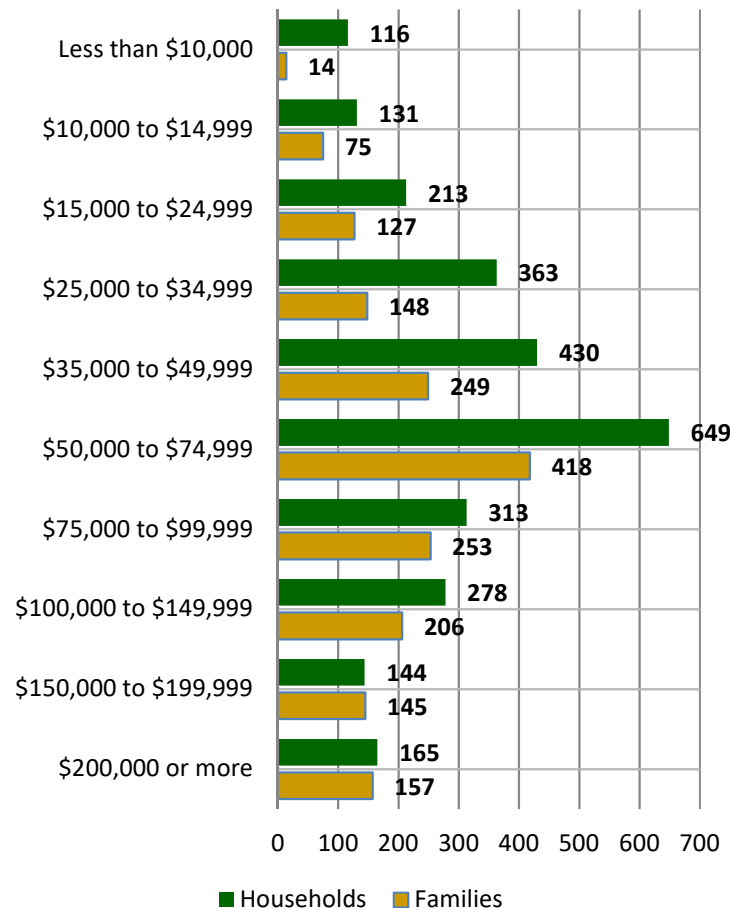
- Nursery school, preschool — 3.9%
- Kindergarten — 6.3%
- Elementary school (grades 1-8) — 45.0%
- High school (grades 9-12) — 26.4%
- College or graduate school — 18.4%

Households and Families: 2011-2015



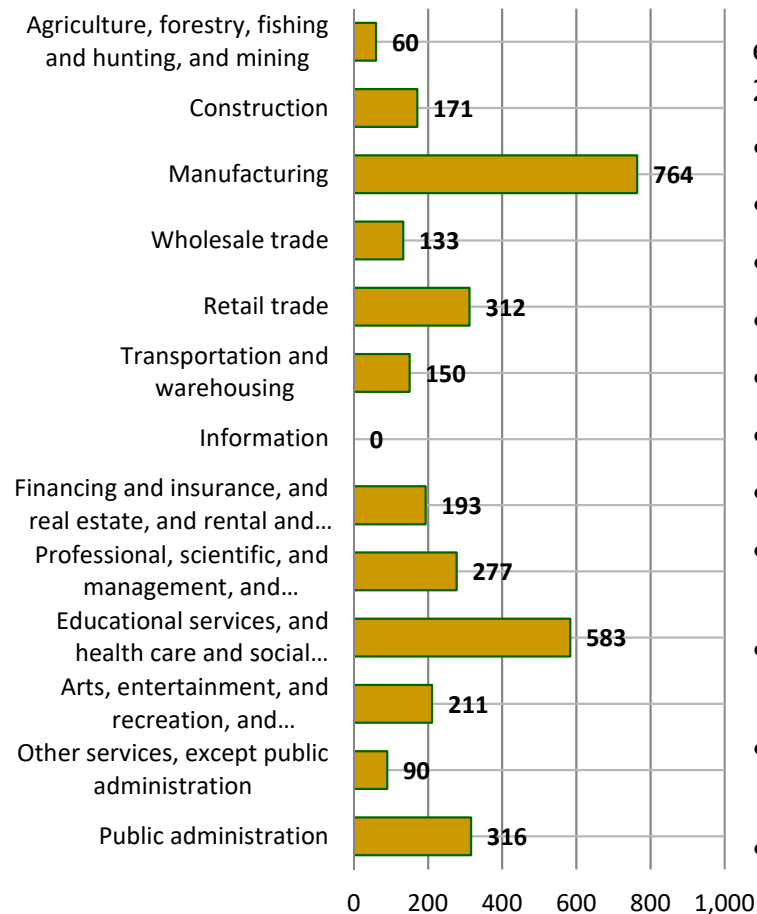
- Most people live in the estimated 2,802 Napoleon Township households
- Families comprised an estimated 64.0% of households
- An estimated 28.8% of households were comprised of a single person
- Other non-family households comprised the remaining estimated 7.2% of households
- Estimated average household and family size was 2.41 people and 2.96 people, respectively (please see the ACS note)
- *There were also an estimated 144 seasonal or occasional homes (i.e., households)*
- *Group quarters (e.g., nursing homes, etc.) were home to an estimated 15 people*

Household Income: 2011-2015



- There were an estimated 2,802 households and 1,792 families in Napoleon Township in 2015
- The estimated median household income was \$53,259
- Households with an income of:
 - \$24,999 or less comprised an estimated 16.4% of Township households
 - \$25,000-\$49,999 comprised an estimated 28.3% of Township households
 - \$50,000-\$99,999 comprised an estimated 34.3% of Township households
 - \$100,000 or more comprised an estimated 20.9% of Township households
- The estimated median family income was \$63,000
- Families with an income of:
 - \$24,999 or less comprised an estimated 12.1% of Township households
 - \$25,000-\$49,999 comprised an estimated 22.2% of Township households
 - \$50,000-\$99,999 comprised an estimated 37.4% of Township households
 - \$100,000 or more comprised an estimated 28.3% of Township households

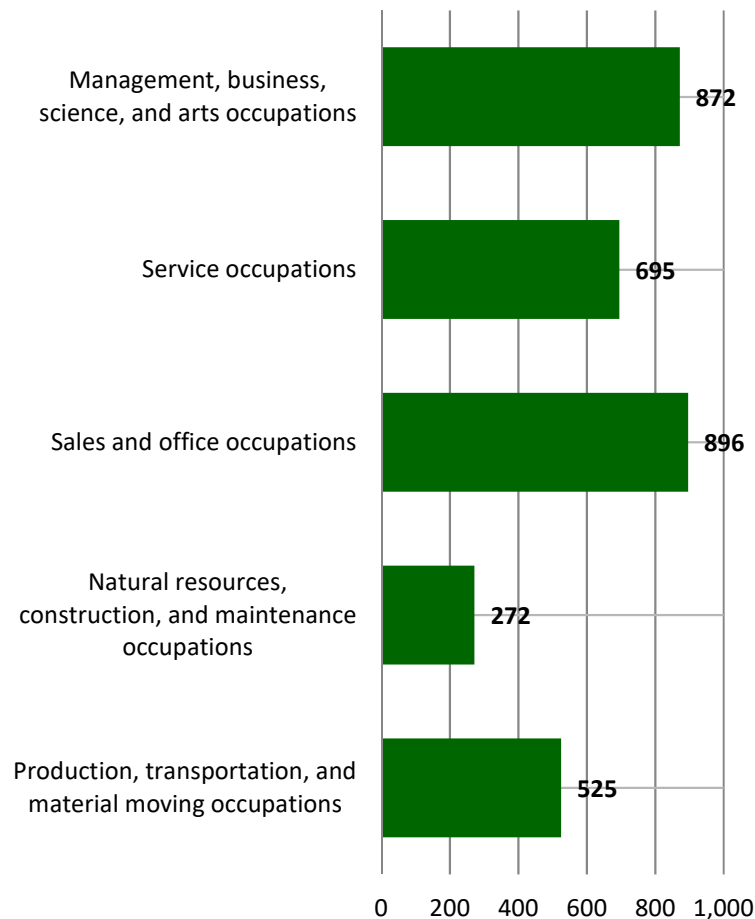
Employment by Industry: 2011-2015



The employment by industry of the estimated 3,260 civilian employees, 16 years old or older, living in Napoleon Township in 2015 was:

- Agriculture, forestry, fishing and hunting, and mining — 1.8%
- Construction — 5.2%
- Manufacturing — 23.4%
- Wholesale trade — 4.1%
- Retail trade — 9.6%
- Transportation and warehousing — 4.6%
- Information — 0.0%
- Financing and insurance, and real estate, and rental and leasing — 5.9%
- Professional, scientific, and management, and administrative and waste management services — 8.5%
- Educational services, and health care and social assistance — 17.9%
- Arts, entertainment, and recreation, and accommodation and food services — 6.5%
- Other services, except public administration — 2.8%
- Public administration — 9.7%

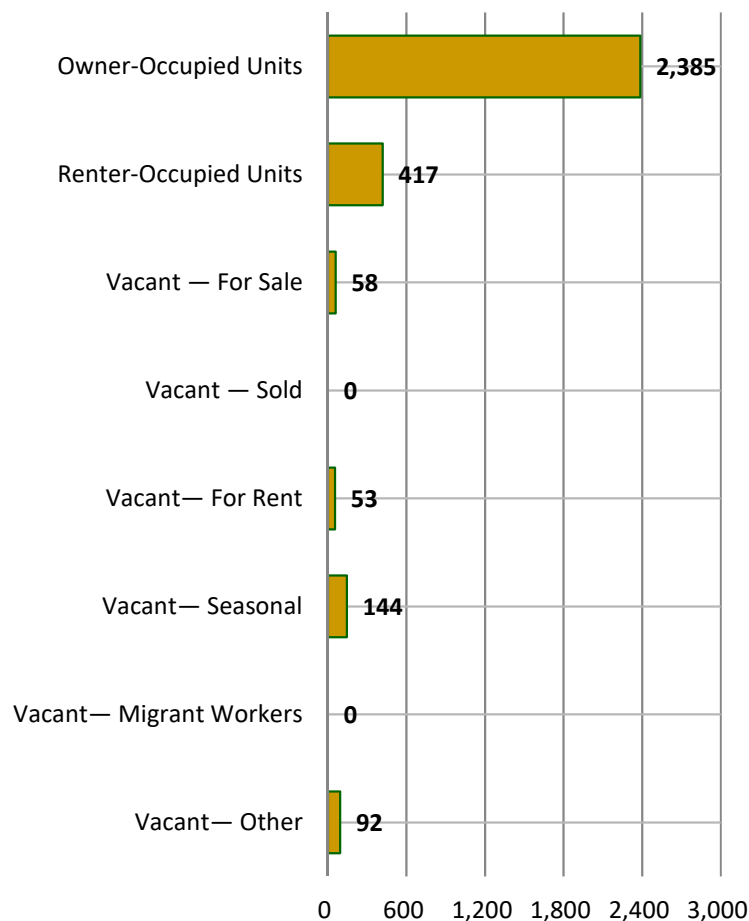
Employment by Occupation: 2011-2015



The employment by occupation of the estimated 3,260 civilian employees, 16 years old or older, living in Napoleon Township in 2015:

- Management, business, science, and arts occupations — 26.8%
- Service occupations — 21.3%
- Sales and office occupations 27.5%
- Natural resources, construction, and maintenance occupations — 8.3%
- Production, transportation, and material moving occupations — 16.1%

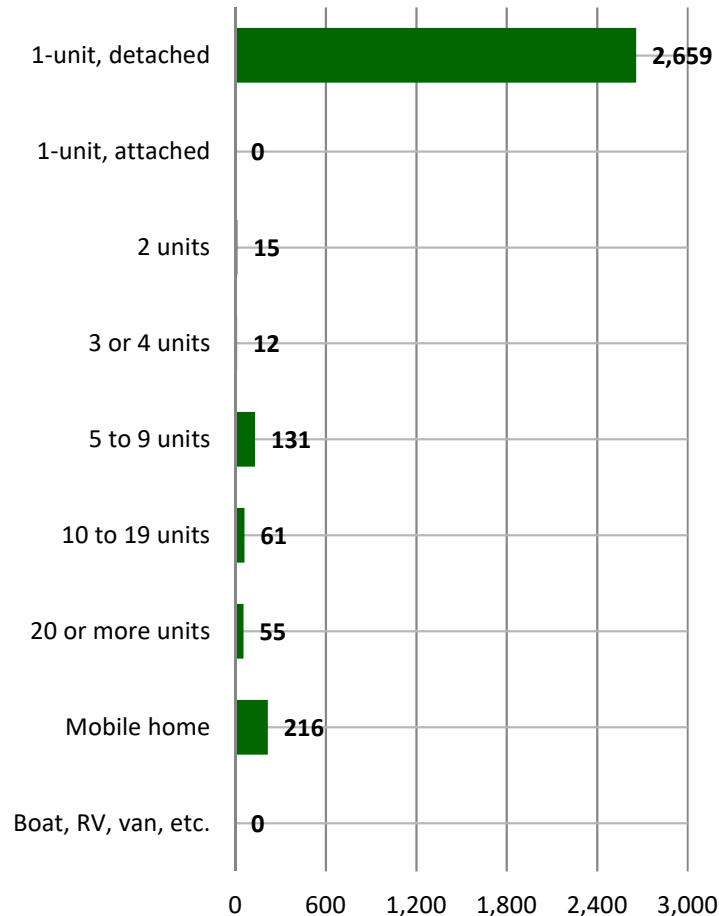
Dwellings and Vacancy Rates: 2011-2015



Napoleon Township had an estimated 3,149 dwelling units in 2015

- An estimated 89.0% of those dwellings were occupied
 - Owner-occupied — 75.7%
 - Renter-occupied — 13.3%
- An estimated 11.0% of those dwellings were vacant
 - For sale — 1.8%
 - Sold, but vacant — 0.0%
 - For rent — 1.7%
 - Used seasonally/occasionally — 4.6%
 - Used to house migrant workers — 0.0%
 - Otherwise vacant — 2.9%

Housing Types: 2011-2015



Napoleon Township had an estimated 3,149 dwelling units in 2015

- An estimated 84.4% of dwellings were single units
 - An estimated 84.4% of dwellings were detached single units
 - An estimated 0.0% of dwellings were attached single units
- An estimated 8.7% of dwellings were located in multi-unit buildings
 - An estimated 0.5% of dwellings were duplexes
 - An estimated 0.4% of dwellings were in 3-4 unit buildings
 - An estimated 4.2% of dwellings were in 5-9 unit buildings
 - An estimated 1.9% of dwellings were in 10-19 unit buildings
 - An estimated 1.7% of dwellings were in ≥20 unit buildings
- An estimated 6.9% of dwellings were mobile homes

Housing Costs: 2011-2015

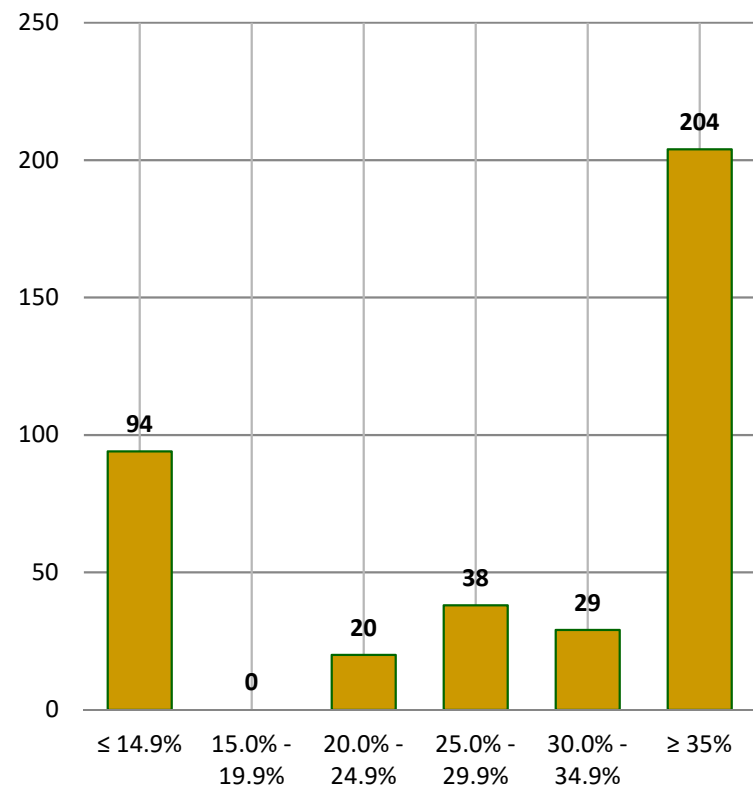
Napoleon Township had an estimated 385 renter-occupied households in 2015 for which gross rent as a percentage of household income was determined:

- An estimated 60.5% of those households who rent spent $\geq 30\%$ of household income on rent
 - An estimated 53.0% of rental households spent $\geq 35\%$ of household income on rent
 - An estimated 7.5% of rental households spent 30.0% - 34.9% of household income on rent
- The estimated median monthly rent paid by the 385 rental households for which rent was charged was \$712 in 2015

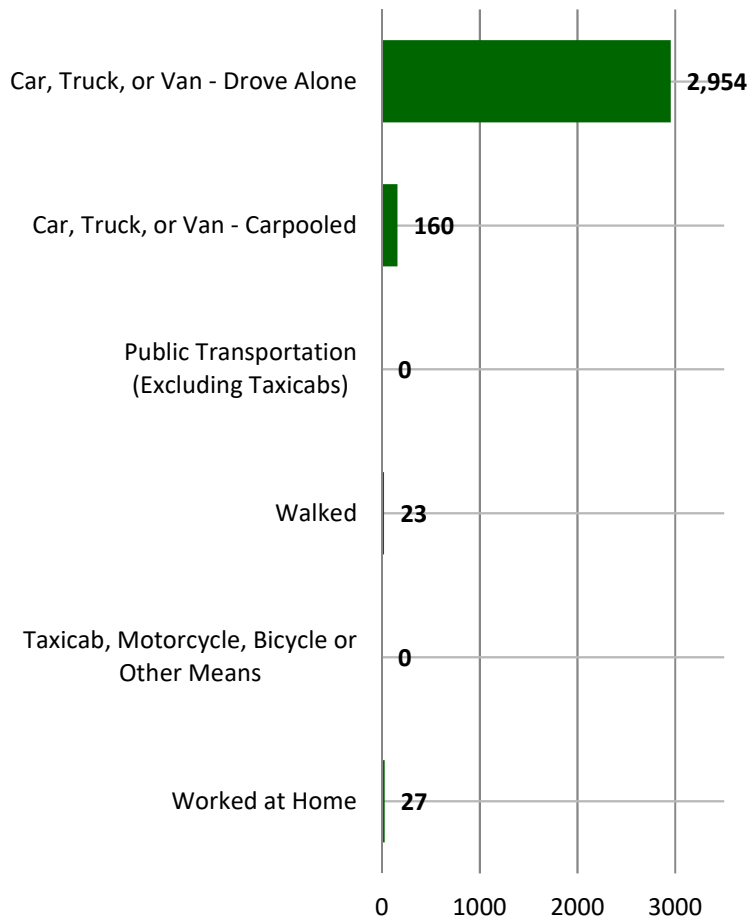
Napoleon Township had an estimated 2,385 owner-occupied households in 2015:

- Of the estimated 1,635 owner-occupied households in 2015 with a mortgage:
 - The median monthly owner cost was \$1,138.
 - An estimated 22.9% of those households spent $\geq 30\%$ of household income on housing
- Of the estimated 750 owner-occupied households in 2015 without a mortgage
 - The median monthly owner cost was \$463
 - An estimated 14.8% of those households spent $\geq 30\%$ of household income on housing

Gross Rent as a Percentage of Household Income



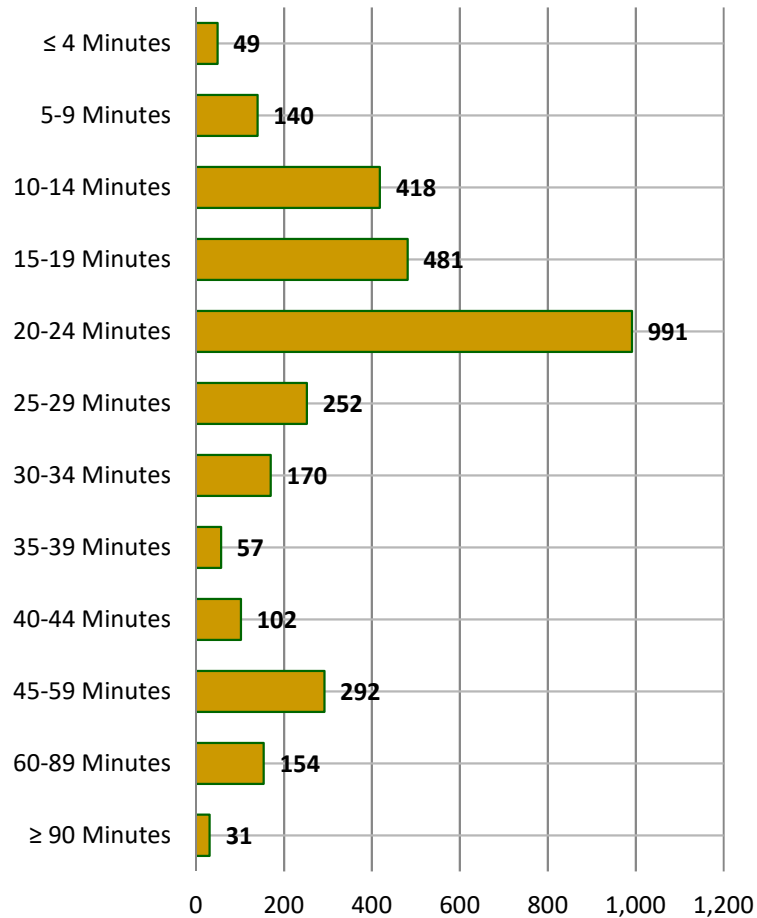
Means of Travel to Work: 2011-2015



Napoleon Township had 3,164 people, 16 years or older, for whom travel to work data was estimated in 2015

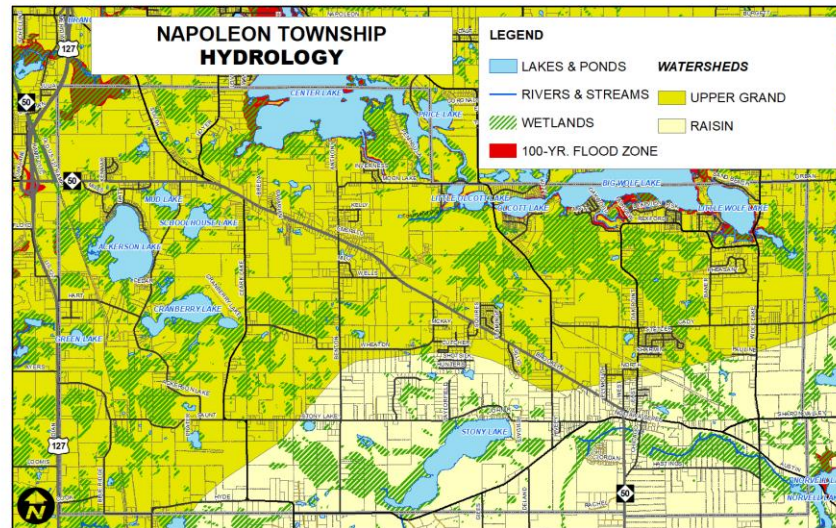
- An estimated 0.8% of people worked at home
- An estimated 99.2% of people commuted to work:
 - An estimated 93.4% drove alone in a car, truck or van
 - An estimated 5.1% carpooled in a car, truck or van
 - An estimated 0.0% took public transportation (excluding taxicabs)
 - An estimated 0.7% walked
 - An estimated 0.0% took a taxicab, bicycle, or other means

Travel Time to Work: 2011-2015



The Township had 3,137 commuters for whom travel time to work data was estimated in 2015

- An estimated 1.6% had a commute of ≤4 minutes
- An estimated 4.4% had a commute of 5-9 minutes
- An estimated 13.3% had a commute of 10-14 minutes
- An estimated 55.0% had a commute of 15-29 minutes
- An estimated 7.2% had a commute of 30-59 minutes
- An estimated 17.5% had a commute of 60-89 minutes
- An estimated 1.0% had a commute ≥90 minutes



APPENDIX B

WINTER 2018 COMMUNITY SURVEY

The Napoleon Township Planning Commission conducted a community survey during the winter of 2018 in order to collect the opinions of Napoleon Township residents, property owners, and business owners, as well as people employed in the Township. Approximately 3,800 surveys were mailed out with the Township's property assessment notices. A total of 247 surveys were returned to Napoleon Township (n=247).

The following introduction was included on the survey:

*The third edition of the Napoleon Township Master Plan is currently under development by the Planning Commission. An important part of the planning process is to collect the opinions, wants, and needs of the people who live, work, own property, and/or own businesses in Napoleon Township. Accordingly, the Planning Commission is conducting this survey to gather opinions on the facilities and services it provides as well as potential Township policies. Please take a few minutes to complete and return this survey form so that together, we can secure Napoleon Township's future. All responses will be kept confidential - a signature is not required. Additional comments regarding any of the survey questions may be added at the end of the survey form. Please take only one survey per person by dropping it off at the Township Offices, mailing it directly to the Township, emailing it to zoneadmin@napoleontownship.us, or taking it online at www.napoleontownship.us. Please provide your response by April 2, 2018. If you have any questions regarding the survey, please visit the Township Offices at 6755 Brooklyn Road, Napoleon, or call 536-8694. Thank you for your cooperation and assistance. **Your opinion matters!***

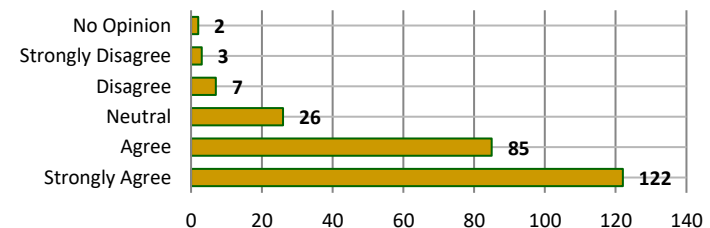
Survey responses are summarized by question on the following pages of this appendix.

Development and Growth Issues

What is your opinion of the following:

- **Unique natural features (e.g., woodlands, flood zones, wetlands, etc.) should be protected**

Approximately 85% of respondents selected 'agree' (35%) or 'strongly agree' (50%) when asked if unique natural features should be protected. 'Neutral' was selected by approximately 11% of respondents. Approximately 4% of respondents selected 'disagree' (3%) or 'strongly disagree' (1%). Approximately 1% of respondents selected 'no opinion'. (n=245)



- **Farmland should be preserved**

Approximately 80% of respondents selected 'agree' (36%) or 'strongly agree' (44%) when asked if farmland should be preserved. 'Neutral' was the response selected by approximately 16% of respondents. Approximately 2% of respondents selected 'disagree' and a single respondent selected 'strongly disagree'. Approximately 1% of respondents selected 'no opinion'. (n=245)

A couple of written comments were also provided:

- *Need farmers to feed people.*
- *If it makes sense. Smaller portions here.*

- **The rural character of Napoleon Township should be preserved**

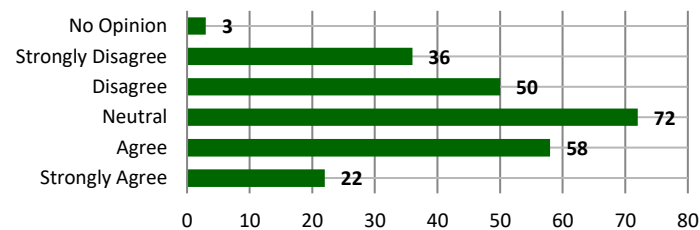
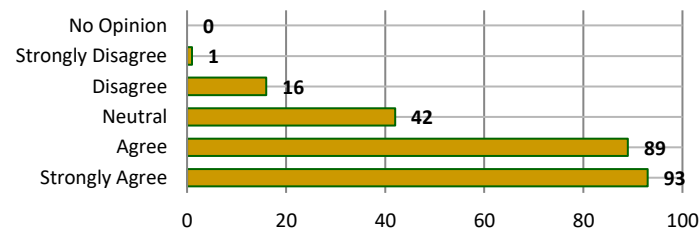
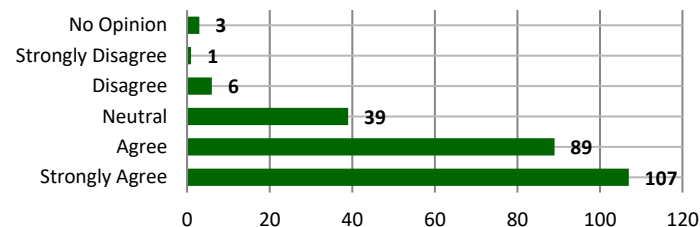
Approximately 76% of respondents selected 'agree' (37%) or 'strongly agree' (39%) when asked if the Township's rural character should be preserved. 'Neutral' was the response selected by approximately 17% of respondents. Approximately 7% of respondents selected 'disagree' and a single respondent selected 'strongly disagree'. None of the respondents selected 'no opinion'. (n=241)

A written comment was also provided:

- *Need growth also.*

- **Additional industrial development should be encouraged**

Approximately 33% of respondents selected 'agree' (24%) or 'strongly agree' (9%) when asked if additional industrial development should be encouraged. 'Neutral' was the response selected by approximately 30% of respondents. Approximately 36% of respondents selected 'disagree' (21%) or 'strongly disagree' (15%). Approximately 1% of respondents selected 'no opinion'. (n=241)

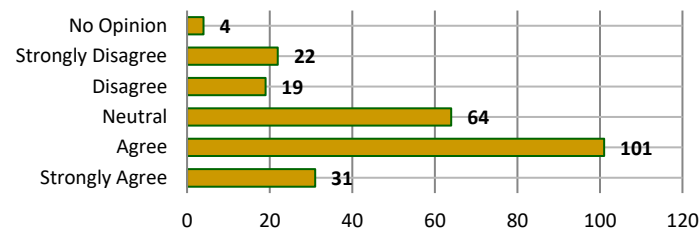


A few written comments were also provided:

- *These must be carefully encouraged while balancing and maintaining a rural community.*
- *Master plan. Where designated by planning.*
- *I don't want any farm lands or wet lands used for industrial development.*

- **More commercial development should be encouraged**

Approximately 55% of respondents selected 'agree' (42%) or 'strongly agree' (13%) when asked if more commercial development should be encouraged. 'Neutral' was the response selected by approximately 27% of respondents. Approximately 17% of respondents selected 'disagree' (8%) or 'strongly disagree' (9%). Approximately 2% of respondents selected 'no opinion'. (n=241)

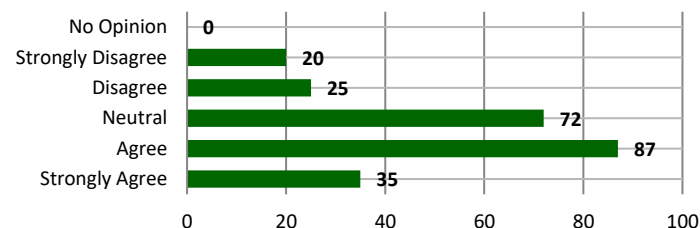


A few written comments were also provided:

- *These must be carefully encouraged while balancing and maintaining a rural community.*
- *Master plan. Where designated by planning.*
- *We need a grocery store.*

- **Further residential development should be encouraged**

Approximately 51% of respondents selected 'agree' (36%) or 'strongly agree' (15%) when asked if further residential development should be encouraged. 'Neutral' was the response selected by approximately 30% of respondents. Approximately 18% of respondents selected 'disagree' (10%) or 'strongly disagree' (8%). None of the respondents selected 'no opinion'. (n=239)



A few written comments were also provided:

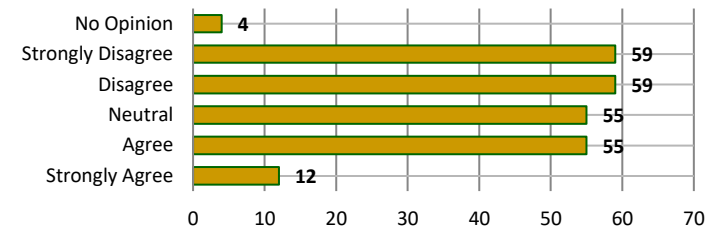
- *These must be carefully encouraged while balancing and maintaining a rural community.*
- *Master plan. Where designated by planning.*
- *No use of farm lands or wet lands for residential use.*

- Alternatives to single-family housing and apartment complexes (e.g., duplexes, 3-plexes and 4-plexes, townhouses, work/live, etc.) should be encouraged**

Approximately 28% of respondents selected 'agree' (23%) or 'strongly agree' (5%) when asked if alternatives to single-family housing and apartment complexes should be encouraged. 'Neutral' was the response selected by approximately 23% of respondents. Approximately 48% of respondents selected 'disagree' (24%) or 'strongly disagree' (24%). Approximately 2% of respondents selected 'no opinion'. (n=244)

A couple of written comments were also provided:

- *Napoleon Township needs to maintain its rural character.*
- *Not trailer parks.*

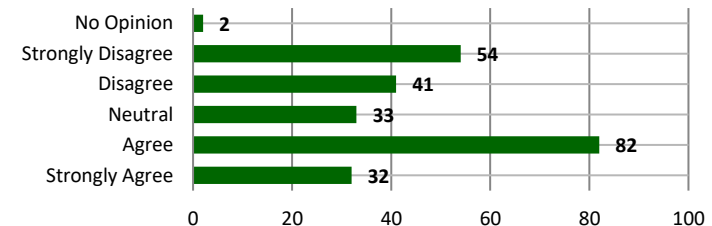


- I would support a millage to maintain local public roads in the Township**

Approximately 47% of respondents selected 'agree' (34%) or 'strongly agree' (13%) when asked if they would support a local public road millage. 'Neutral' was the response selected by approximately 14% of respondents. Approximately 39% of respondents selected 'disagree' (17%) or 'strongly disagree' (22%). Approximately 1% of respondents selected 'no opinion'. (n=244)

Various written comments were also provided:

- *Oh [expletive redacted] no! (see back).*
- *Need to know more info.*
- *Don't know what current money is available.*
- *Didn't we just approve this?*
- *No not see. Already support improve[ments].*
- *I pay enough and get nothing now!!*
- *Use gas tax.*
- *We are already being taxed for roads!*

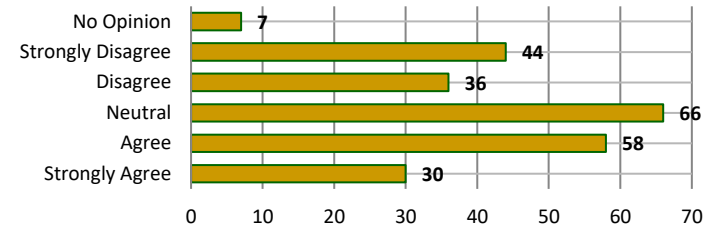


- I would support further development of water and/or sewer service, improving water quality in the Township**

Approximately 36% of respondents selected 'agree' (24%) or 'strongly agree' (12%) when asked if they would support further development of water and/or sewer service. 'Neutral' was the response selected by approximately 27% of respondents. Approximately 33% of respondents selected 'disagree' (15%) or 'strongly disagree' (18%). Approximately 3% of respondents selected 'no opinion'. (n=241)

A few written comments were also provided:

- *I would love to be on "city" water not my well.*
- *Need to know more info.*
- *Only within current budget.*

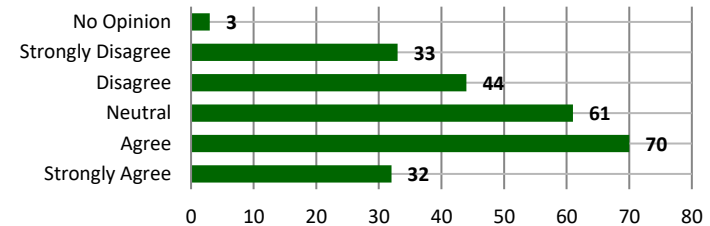


- I would support a fire/police millage to fund expanding services**

Approximately 42% of respondents selected 'agree' (29%) or 'strongly agree' (13%) when asked if they would support a fire/police millage to fund expanding services. 'Neutral' was the response selected by approximately 25% of respondents. Approximately 32% of respondents selected 'disagree' (18%) or 'strongly disagree' (14%). Approximately 1% of respondents selected 'no opinion'. (n=243)

A few written comments were also provided:

- *No, they are fine and do a good job.*
- *Would need more information.*
- *Dependent on programs.*

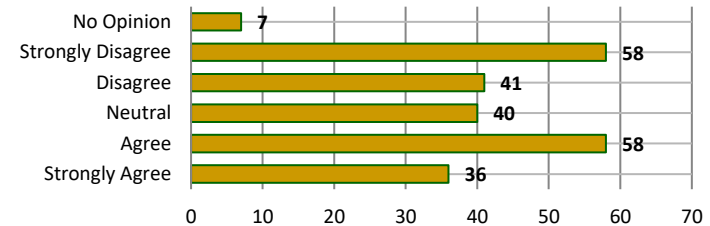


- I would support the development of a water trail along the Chain of Lakes**

Approximately 39% of respondents 'agreed' (24%) or 'strongly agreed' (15%) when asked if they would support the development of a water trail along the Chain of Lakes. 'Neutral' was the response of approximately 17% of respondents. Approximately 41% of respondents 'disagreed' (17%) or 'strongly disagreed' (24%). Approximately 3% of respondents had 'no opinion'. (n=240)

A few written comments were also provided:

- *Why, to spend money?*
- *No No.*
- *Yes! ☺*
- *Would this challenge private ownership?*

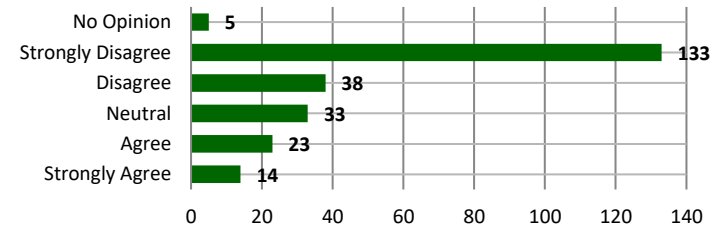


- I would support the establishment of licensed medical marihuana facilities**

Approximately 15% of respondents 'agreed' (9%) or 'strongly agreed' (6%) when asked if they would support the establishment of licensed medical marihuana facilities. 'Neutral' was the response of approximately 13% of respondents. Approximately 69% of respondents 'disagreed' (15%) or 'strongly disagreed' (54%). Approximately 2% of respondents had 'no opinion'. (n=246)

A few written comments were also provided:

- *Spelling?*
- *Spell it correctly with a j (in English). No No No.*
- *Why does the Chief of Police have all the say over this? Let us vote on it!*

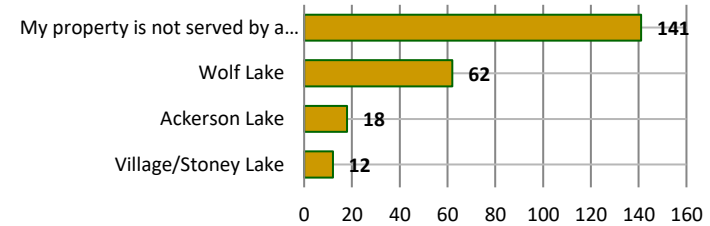


What sewer district serves your property:

The properties of approximately 5% of respondents were served by the 'Village/Stony Lake' sewer district. The properties of approximately 8% of respondents were served by the 'Ackerson Lake' sewer district. The properties of approximately 27% of respondents were served by the 'Wolf Lake' sewer district. The properties of approximately 61% of respondents were not served by a sewer district. (n=233)

Various written comments were also provided:

- *Strongly do not want sewer system on Wolf Lake Road.*
- *Napoleon Township water system.*
- *No idea.*
- *Thank God [that my property is not served by a sewer district]!*
- *By Olcott Lake.*
- *Olcott Lk.*

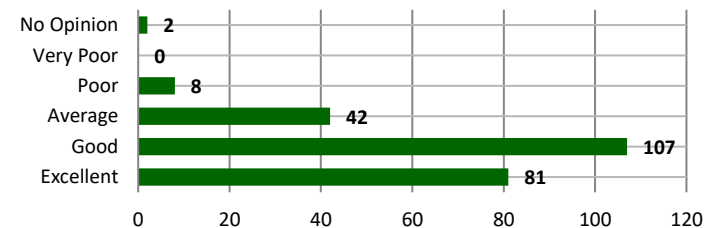


Quality of Life and Community Services

Please rate the following:

- **Napoleon Township as a place to live**

Approximately 79% of respondents selected 'excellent' (34%) or 'good' (45%) when asked to rate Napoleon Township as a place to live. Approximately 18% of respondents selected 'average'. Approximately 3% of respondents selected 'poor' and none selected 'very poor'. Approximately 1% of respondents selected 'no opinion'. (n=240)



- **The administration of Napoleon Township**

Approximately 51% of respondents selected 'excellent' (11%) or 'good' (40%) when asked to rate the administration of Napoleon Township. Approximately 31% of respondents selected 'average'. Approximately 5% of respondents selected 'poor' (4%) or 'very poor' (1%). Approximately 13% of respondents selected 'no opinion'. ($n=235$)

A written comment was also provided:

- *See below.*

- **The Napoleon Branch of the Jackson District Library**

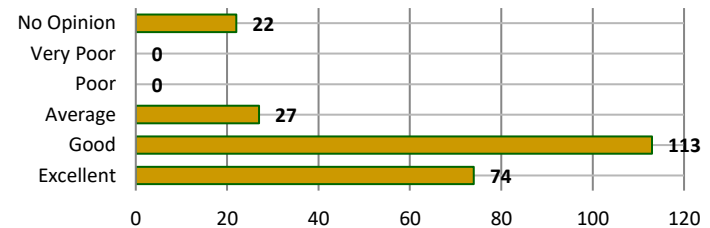
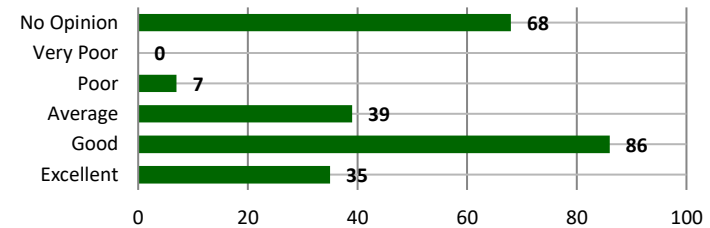
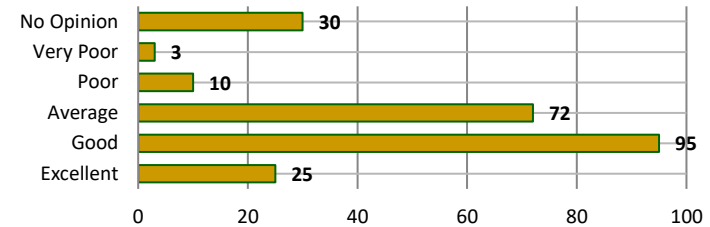
Approximately 52% of respondents selected 'excellent' (15%) or 'good' (37%) when asked to rate the Napoleon Branch of the Jackson District Library. Approximately 17% of respondents selected 'average'. Approximately 3% of respondents selected 'poor' and none selected 'very poor'. Approximately 29% of respondents selected 'no opinion'. ($n=235$)

A couple of written comments were also provided:

- *Schedule events also that are at other libraries.*
- *Too small.*

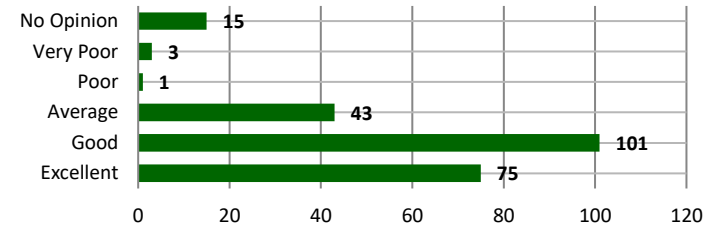
- **The Napoleon Township Fire Department**

Approximately 79% of respondents selected 'excellent' (31%) or 'good' (48%) when asked to rate the Napoleon Township Fire Department. Approximately 11% of respondents selected 'average'. No respondents selected 'poor' or 'very poor'. Approximately 9% of respondents selected 'no opinion'. ($n=236$)



- **The Napoleon Township Police Department**

Approximately 74% of respondents selected 'excellent' (32%) or 'good' (42%) when asked to rate the Napoleon Township Police Department. Approximately 18% of respondents selected 'average'. No respondents selected 'poor' and 1% selected 'very poor'. Approximately 6% of respondents selected 'no opinion'. ($n=238$)

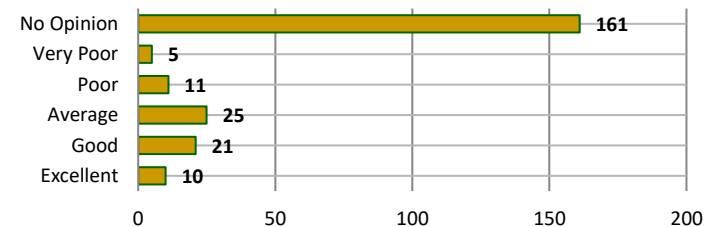


- **Napoleon Public Water Service**

Approximately 13% of respondents selected 'excellent' (4%) or 'good' (9%) when asked to rate the Township's public water service. Approximately 11% of respondents selected 'average'. Approximately 7% of respondents selected 'poor' (5%) or 'very poor' (2%). Approximately 69% of respondents selected 'no opinion'. ($n=233$)

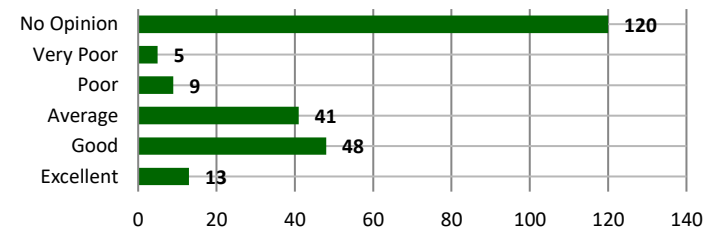
A couple of written comments were also provided:

- *(I have a well).*
- *Quality of water.*



- **Napoleon Public Sanitary Sewer Service**

Approximately 26% of respondents selected 'excellent' (6%) or good (20%) when asked to rate the Township's public sanitary sewer service. Approximately 17% of respondents selected 'average'. Approximately 6% of respondents selected 'poor' (4%) or 'very poor' (2%). Approximately 51% of respondents selected 'no opinion'. ($n=236$)

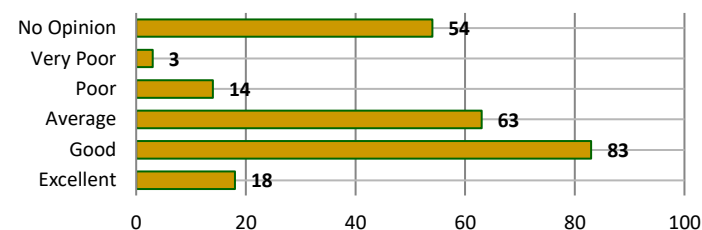


- **Napoleon Township's Village and Lions Parks**

Approximately 43% of respondents selected 'excellent' (8%) or 'good' (35%) when asked to rate the Township's Village and Lions Parks. Approximately 27% of respondents selected 'average'. Approximately 7% of respondents selected 'poor' (6%) or 'very poor' (1%). Approximately 23% of respondents selected 'no opinion'. (*n*=235)

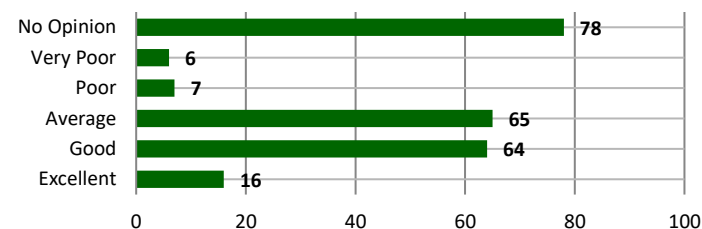
A written comment was also provided:

- *Lions [Park is] excellent.*



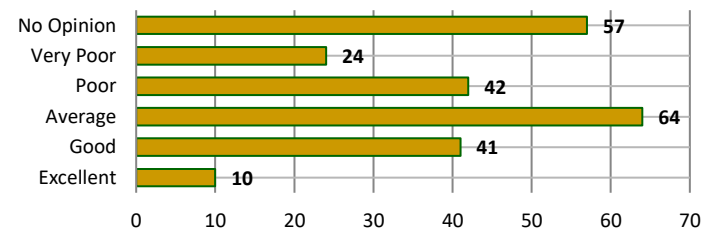
- **Napoleon Township's Oak Grove and Eldred Cemeteries**

Approximately 34% of respondents selected 'excellent' (7%) or 'good' (27%) when asked to rate the Township's Oak Grove and Eldred Cemeteries. Approximately 28% of respondents selected 'average'. Approximately 6% of respondents selected 'poor' (3%) or 'very poor' (3%). Approximately 33% of respondents selected 'no opinion'. (*n*=236)



- **Wolf Lake County Park**

Approximately 21% of respondents selected 'excellent' (4%) or 'good' (17%) when asked to rate Wolf Lake County Park. Approximately 27% of respondents selected 'average'. Approximately 28% of respondents selected 'poor' (18%) or 'very poor' (10%). Approximately 24% of respondents selected 'no opinion'. (*n*=238)

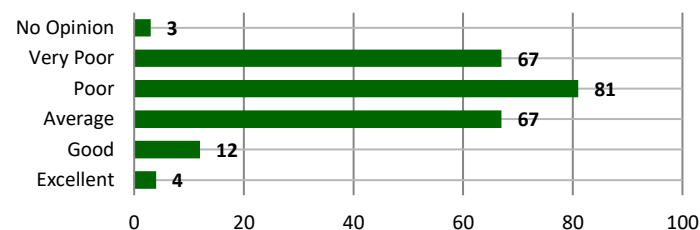


• Road and Streets

Approximately 7% of respondents selected 'excellent' (2%) or 'good' (5%) when asked to rate Napoleon Township's Road and Streets. Approximately 29% of respondents selected 'average'. Approximately 64% of respondents selected 'poor' (35%) or 'very poor' (29%). Approximately 1% of respondents selected 'no opinion'. (*n*=234)

A few written comments were also provided:

- *Kenmar subdivision ☹️.*
- *Side streets need to be kept up more.*
- *[Very poor] around schools.*

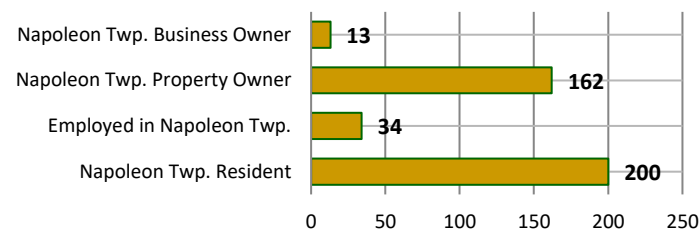


Relationship to the Township

Approximately 84% of respondents selected 'Napoleon Township Resident' when asked about their relationship to the Township. Approximately 14% of respondents selected 'Employed in Napoleon Township'. Approximately 68% of respondents selected 'Napoleon Township Property Owner'. Approximately 5% of respondents selected 'Napoleon Township Business Owner'. (*n*=238)

A couple of written comments were also provided:

- *Not at present [employed in Napoleon Twp.].*
- *Was [a Napoleon Twp. resident] for 23 years and will be again.*



Comments

A wide variety of written comments were provided by survey respondents. Many respondents commented on the condition of the local roadway network and identified specific roadway segments in need of repair. There were also numerous comments regarding a local roadway millage — pro and con — as well as taxation and service fees (e.g., sewer) in general. Poor property maintenance (e.g., junk cars and other detritus) in the Township, including two mobile home parks, was another common theme. The loss of the local grocery store was commented on by several respondents. Various comments were also made about parks and recreation, including trails (water and terrestrial).

| |
|--|
| We would like to have sewer service on Oak Point Rd. |
| Are you there to help everybody or just special friends and family? |
| Road millage – We already have several taxes increases to address this and now you want another one. Oh [####] no. Jackson County Dept. of Transp. Needs to be held accountable and do their job. You should be advocating for the township to get our roads fixed. Feed, taxes, extra millages for everything and costs keep going up but my wages <u>are not</u> . |
| It would be nice if the township would take more note, and make people in the Stetler trailer park take care of all the junk cars and trash in the park. Our family is to the point where they don't want people and friends know where they live! |
| I think the enforcement officer could do a better job of enforcing the laws about people's yard being a total disaster. Some of the yards in Stetler are a disgrace. The Chrysler 300 across from the beauty shop has been in the same spot for at least 4 years now. |
| The township board needs to get its act together. You've been elected to lead the people of the township so all the work before you was no a waste "Be objective" "diligent". |
| We love living in the safe, friendly community where my husband grew up and where we've raised 3 kids. We definitely support any endeavors to improve roads and sidewalks (they are TERRIBLE!), schools (LOVE the improvements to the H.S. and upcoming safety measures!). Would like to see more emphasis on encouraging single-family dwellings, walking routes (we have a dog and there's 1 sidewalk in the village and we can't go on school property☺) and more shopping venues – fresh foods/meats, etc. |
| I have lived in Napoleon my whole life, and I have slowly watched the neighborhood of the Stetler mobile home subdivision become worse over the years. People living in unapproved structures (example there is someone living in a motor home on an empty lot on Stetler Drive). Tremendous amounts of "junk" and garbage in people's yards. I along with other would like to see the sewer put throughout the subdivision. There are also frustrations with the Oak Grove cemetery. On numerous occasions I have contacted the township hall in regards to my grandparent's head stone slowly sinking and leaning in the ground, and nothing has been done about it. At one time I was proud to say that I lived in Napoleon but there are certain areas that I think get neglected (example the Stetler Mobile home subdivision). I feel that it is off the beaten path and no one really cares about us. |
| 1. A small grocery store would be a huge benefit to the town. 2. Access to Wolf Lake would be wonderful. Maybe a larger park for Big Wolf Lake! 3. Roads and streets are terrible to the point of embarrassing☹. |
| Whatever they did to East Street did <u>not</u> improve it – waste of money. |
| Street light on Elkton Dr. not lighting consistently, on/off sporadically. Thanks for all you do for our community☺. |
| As I was told in a meeting, regardless of zoning, the Township Board can pretty much do what they want! What good is a new master plan – when you only follow the parts the Board feels like! |

| |
|---|
| All roads in Settler subdivision are <u>very</u> bad. We all pay taxes and should like our roads mixed, <u>not patched</u> (new roads). |
| Stetler Mobile Home Park needs sewer and water. Also all streets need to be repaved. Appreciate the new sidewalks and need help keeping them clean after snow storms. West St. needs crossing guards during bus hours. People don't slow down. |
| The trail would be a great idea – we are lacking good trails in the area. |
| We pay extra on gas and license plate renewals. <u>No</u> on a millage to maintain township roads! |
| <u>No</u> millage to maintain township roads. |
| No comments, everything is below average compared to other townships. You send out a survey with no return envelope or postage = poor. |
| Moon Lake Rd. and Bonnymede Roads are in need of repair. Several large potholes. |
| I pay my taxes on my home. Why doesn't [name redacted] or his parents pay theirs? Check it out if you dare. |
| M-50 is great now but side roads are in bad condition with pot holes. Some have been that way for too long, i.e. Norvell Road. |
| I would support a millage/assessment to repave my road but a blanket endorsement for township roads I would vote no on. |
| Thank you! |
| Library (Jackson district) waste of tax dollars – should be closed. Reduce police staffing by at least 50%. No new taxes at all. Less government spending by all sectors of government! |
| We just moved to Napoleon Twp. in Dec. 2017. We have not yet had to use any of these services. |
| The roads are in terrible condition, as you know. |
| DNR does not enforce laws uniformly. Leave duck blinds up permanently. |
| The township should find ways to fund subdivision road resurfacing/reconstruction by working with the road commission and landowners. We were disappointed to have the local grocery store close. We need more than a Dollar General to support a growing rural/residential community. It was good to see the hardware store project and abandoned houses removed. The house trailers across the street need to be redeveloped with livable housing. It looks like an attractive nuisance and safety issue to me. All township staff are very responsive to all our questions and request for help. Rose is great and Jane is very good. Township Board should put more meeting agendas and minutes on the website. It is not always convenient to attend Board meetings. |
| Senior adult female. |
| Senior adult male. |
| Keep a balance [of farmland rural character, industrial, commercial, and residential]. |

| |
|---|
| Please focus funding on fixing roads not on 'nice to do/have items' like biking/water, or hiking trails that only a small percentage of residents use. |
| The library needs an expansion – it's <u>too</u> small. Road conditions are very poor (especially Napoleon and Portage Rds.). Close the Ackerson Lake fire house – it is a waste of money. *Keep marihuana facilities out of Napoleon Township!* *Rescue personnel need EMT-basic level of care*.* If marijuana facilities are allowed, people would move out, drug dealers would come in, and property values would decline. |
| I wouldn't mind seeing M50 built up with more business but not the farm and wooded areas of Napoleon that make it a wonderful place to live and raise children and enjoy rural life style. |
| I would support renewing the millage for the township building for maintenance and upgrades. |
| Sewer service is way more costly than expected. In the public meeting before we hooked up we were told the cost would <u>never</u> exceed \$40.00 per quarter. |
| Township roads and streets rated average in comparison to all roads in Jackson County – many roads need attention – pot holes and road edges are in need of repair. |
| Napoleon Township, in the past has appeared to have stagnant growth and leadership. Currently there seems to be a positive leadership direction. A water trail may have some value. BUT, once in place, who will provide funds to maintain the facilities? Definitely no to any type of marihuana facility in the Township. |
| The pot holes on Wolf Lake should have been fixed ages ago. I've lost 2 tires in one hit. One more and I'm coming in to see why not. |
| Fix Moon Lake Bridge with higher bridge so boats can go under. Huge! |
| Need better drinking water supply to Ackerson Lake area. Water supply is serviced by individual wells. Which water problem most haven't checked their water content samples in years. Also people aren't even aware a possible problem within their drinking water is present. Suggest all owner residents submit water sample to State of Michigan to examine water supply to Ackerson Lake area. Thank you. |
| Gas tax money used to be earmarked for local road maintenance. Somehow that is no longer the case. Also, somebody changed the definition of road maintenance so now chip sealing is a capital improvement item. Don't forget, our sales tax was increased and they said we would never have to pay for new roads and bridges again – untrue! |
| Very disappointed that I have to pay for sewage on Wolf Lake since I do not use the grinder pump the winter months when the property is closed. I think it is not fair. It only raised the cost of owning property on the lake. Also that I cannot vote since I do not live there. |
| Can't see anything on the corner of East and Austin!!! |

When we moved into this home in 1971 we had the best water around always drank it right from the tap, no iron so the taste was great, everyone who came commented on our wonderful water, yes other people had problems with theirs from that oil spill so we had – were forced to have public water run into our homes. This public water creates rust in sinks and toilets. The water smells and we can't drink it from the tap. I had to get a filter for my kitchen tap. I then refrigerate it before drinking and I have a good septic system so don't need or want sewer service.

Wolf Lake County Park is a shame – old, unkempt bldgs. Should be torn down. Very old playground equipment not to code or kept up. Need more trees for future shade. Village Park – need water spigot – (new flag when needed), better garbage service – trim existing trees as some BIG branches are dead (safety issue), plant some more trees to have shade and beauty for future. Sidewalks all around the park for walkers to use (exercise). Safe place to walk. Roads are too busy and dangerous to walk. Park would be great – easy access!!

The Township Village Area (M-50 and Austin Rd.) are poorly developed and an eyesore. Start there with a Township plan!

Need a grocery store – local-

Please replace Moon Lake Road Bridge.

It would be nice to know of any places to go if weather is called to evacuate our homes. Looks like the churches, schools, are locked up tight!

Would support "limited" industrial and commercial development to the extent of increasing revenue to maintain or decrease residential. Library too small, very limited resource.

A tax is already in effect for road repairs through gasoline usage. Why should I agree to an additional tax to specifically repair our roads when one already exists? The taxes generated from current gas stations in this township need to go to our roads. If it is not, where is it going? Lansing, Detroit? Hold our lawmakers accountable for putting taxes to use instead of voting themselves raises.

The less government does, the better off we are.

Water trail has been on Chain of Lakes all my life (62 years old). Put in at Wolf Lake County Park across street. Take out at Michigan Center Park or Michigan Center public access and cut off 1.5 miles. A complete waste of money. Raise the bridges!

The state and county have plenty of money to fix the roads. The gas tax, increased registration fees, casino taxes, income taxes, property taxes, sales taxes all provide enough to fix the roads.

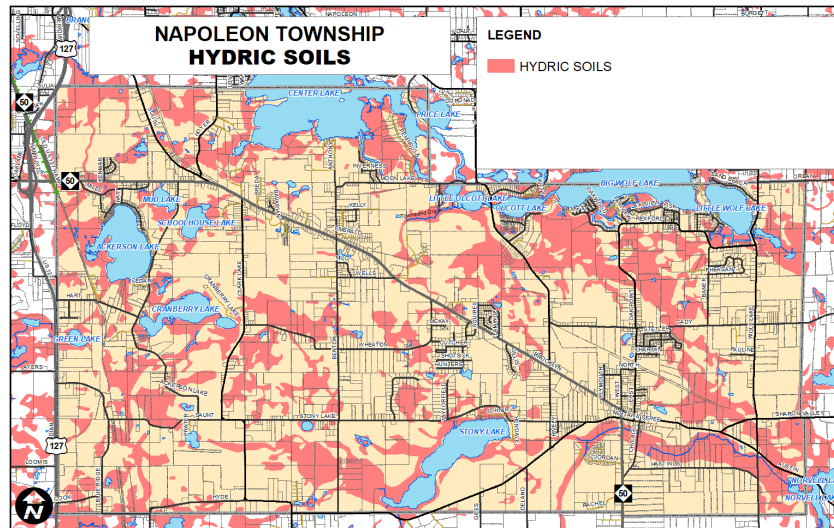
No more oil wells or gravel pits.

I have noticed more property for sale than in the past years. Not sure the reason, perhaps [an] aging population. I have noted that in the past as property values rise, property owners are more apt to move. Perhaps more people are looking for property and this represents a good time to move.

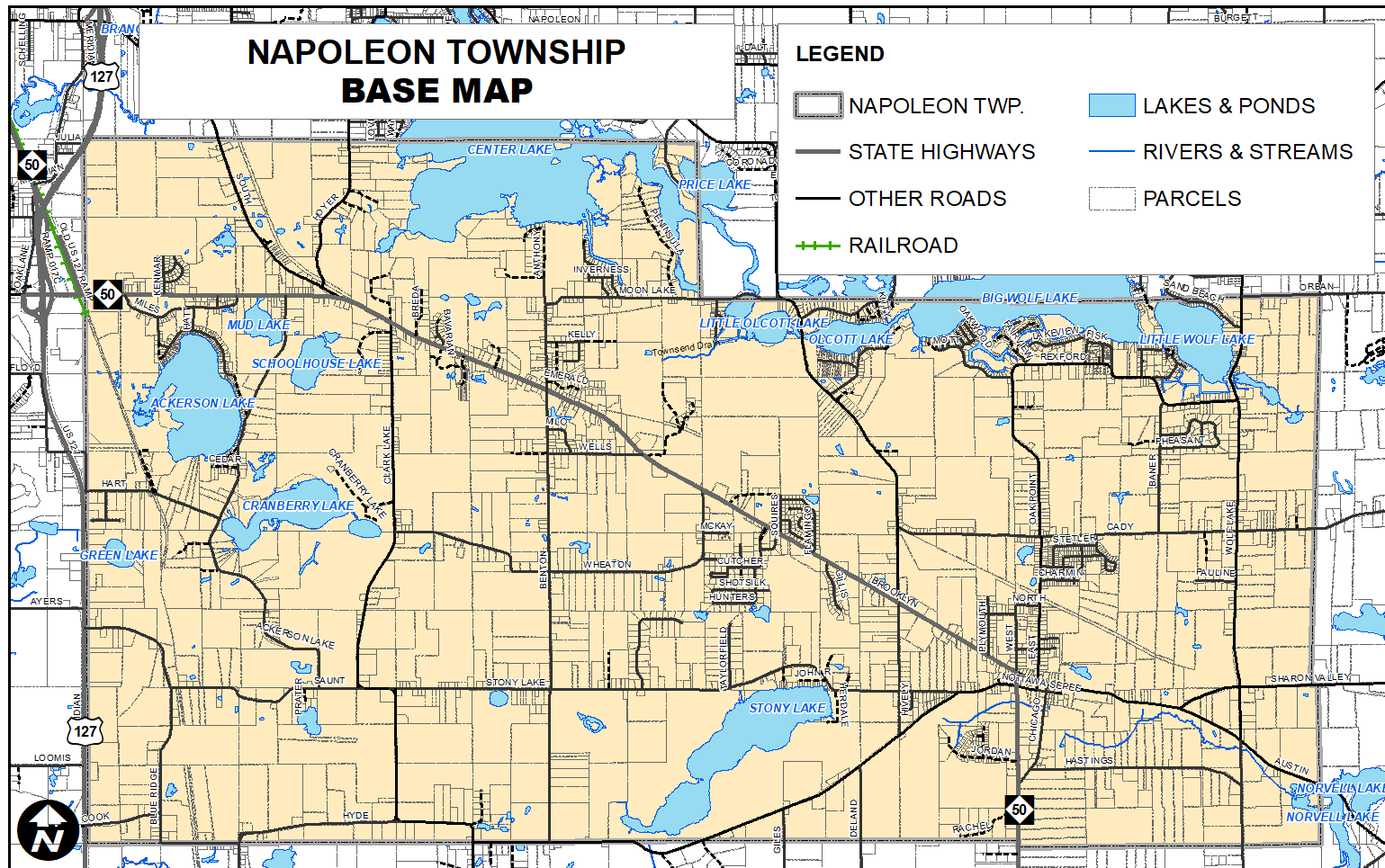
| |
|--|
| I would love to see hiking and biking sidewalks built on Napoleon and Moon Lake Roads. They have many individual areas that would be beautiful to walk or bike across especially by the bridges. However, there are many turns and the traffic is too fast to make walking or biking on the road safe. Thank you! |
| Being as you have exceptionally limited staff in the Napoleon township offices, they should be cross trained in as much as possible. For new residents it's very hard to keep being transferred to people who have limited hours. Or always having to be transferred [be]cause no one knows how to get the info you are asking for. |
| There's much room for improvement especially with roads. The area around the schools are horrible and could very well be the cause of an accident. Norvell, Cady Rd., Sharon Valley Napoleon, East/Oak Ave., every one of these needs work – what an atrocity!! When will the abandoned trailer park be cleaned up? |
| Taxed too much now for services provided. Zoning Department does not follow through with complaints – if he does the lawyer dismisses claims without all details. |
| Napoleon Rd. needs to be fixed. While you are at it, widen it and add bike lanes. |
| Road millage should be means tested rather than a flat rate. I <u>do not</u> support <u>any</u> marihuana business, use, or facility anywhere in this Township!!! |
| Library should be open on Saturday. |
| JCRC does a very poor job of taking care of the roads they tear up with their truck and equipment. Something needs to be done between the township and the JCRC. The speeders on our road that we asked that something be done [about] has been ineffective. |
| The roads leading into Napoleon have become trashed by only one element Modern Waste. Allowing of non-tarped haulers. Enforce the tarp law. Steve Rose – not a good steward of our community. Phil Duckham – not a good steward of our community. The Township must hold these types accountable! |
| <u>Strongly agree</u> to keep Camp Teetanka as a Boy Scout Camp. <u>Do not</u> want public access or a trailer camp or rent outs. <u>No private owner</u> . |
| Strongly keep Camp Teetanka as a Boy Scout Camp!! 😊. <u>Not</u> to be sold to private party!! Do not want public access or trailer park! |
| Don't be like Columbia they are a bunch of crooks and idiots. |
| You raised my taxes. If you give me what you say it's worth show me the money and you can have it. |
| Would like water service at Ackerson Lake Rd. |
| Napoleon Township needs to (make) some property owners CLEAN UP THEIR PROPRTY such as on Cady Rd. A certain house trailer. Also our x-mas lights look <u>so bad</u> . Would be better <u>without</u> any, compared to the small towns around us. What a shame!!! I love Napoleon and have been a resident for 42 <u>years</u> , but think a lot could be done to improve the look of our town. Clean up, streets, and x-mas lights. Take pride in <u>our</u> town! |

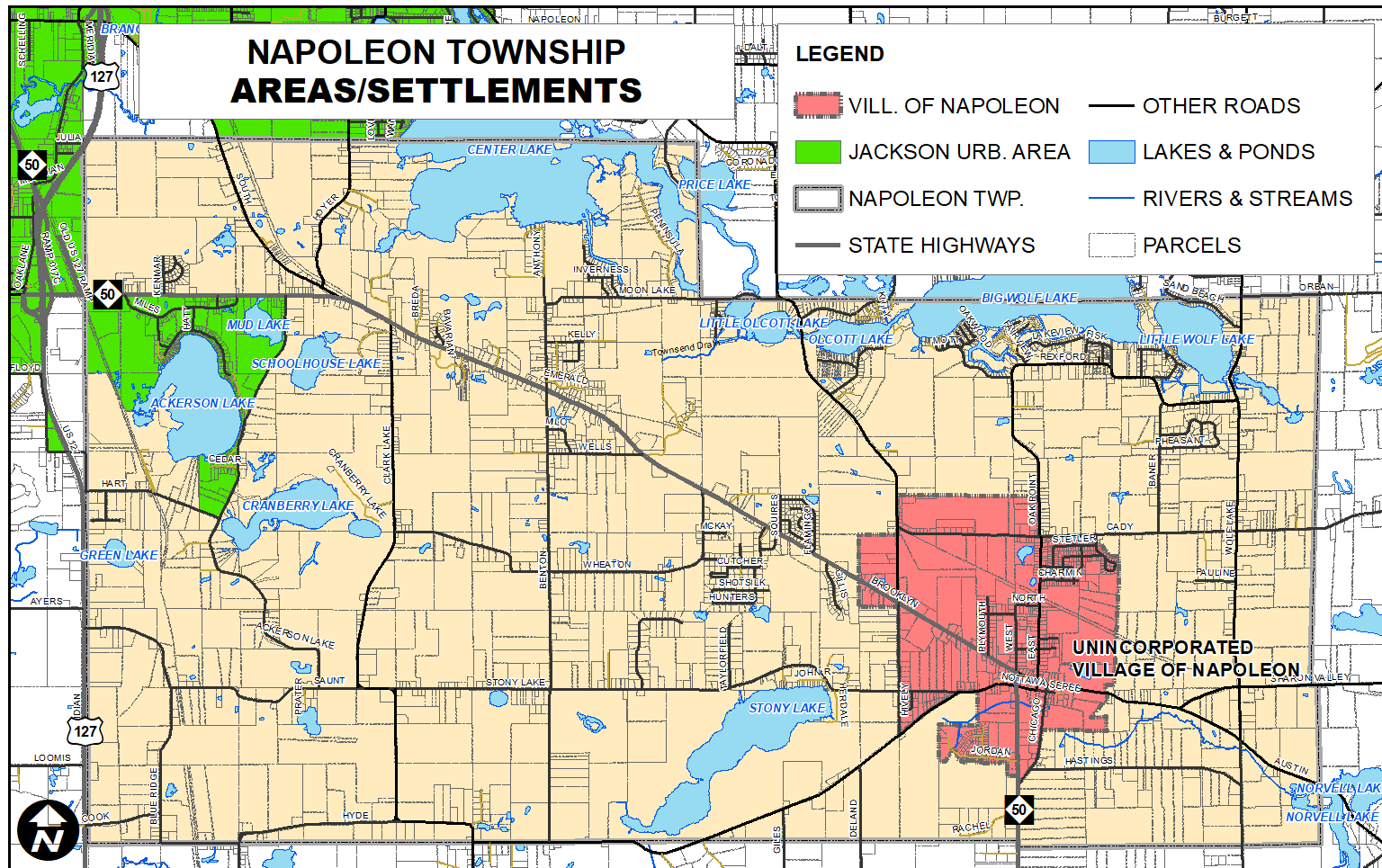
| |
|--|
| Further residential development is strongly discouraged because the abandoned houses of Brooklyn Road (trailer park and surrounding areas) need to be demolished and taken care of before any new development should be considered. |
| Would like to see the speed limit on south St. between M-50 & US-127 reduced to 40 mph. |
| I believe Napoleon Township is a great place to live and raise children. Keep the [text illegible] and small town type of atmosphere. Developing sewer and water, not something I would support! Developing industry a big NO! Public roads big issue would support vote for millage. Napole- ons biggest issue. Never for Napoleon Police Dept.! Parks and recreation needs work. |
| East and Oak Point Rd. need to be prepared. |
| My husband and I travel around the U.S.A. Napoleon Township is very poor. The houses are poorly maintained and a lot of property in this town- ship has trash, old cars, junk all over the place. People aren't made to keep their property up. It looks like rural Kentucky or Alabama around here. We stay only because our home is located close to our family. We also enjoy many friends in this area. We are embarrassed by the way people around here trash their homes and the neighborhood roads are crumbling away! |
| Our community is a great place to live. The school system is outstanding and the majority of residents care about keeping it that way. Our Town- ship leadership keeps a low profile which is fine with me. |
| Thanks for providing this survey. Add a slow sign on Austin Rd. by the park for vehicles coming from the east! West Ave. needs resurfacing. Slow sign on Austin by Post Office (pedestrian crossing). Need a grocery store. |
| Push the schools, public buildings, and businesses to turn off unnecessary lighting from 10 pm to 6 am. Wasting electricity. Convert buildings security lighting to LED and motion sensors. Preserves night sky. Ordinance it if necessary! Review and cost analyze the constant resurfacing of bus routes immediately surrounding school area. Proper concrete roads/curbs would likely have a 30 year life span versus 36 months of black- top and constant patching. Fix the water fountain – squirts on wall. |
| I am retired so I can't support any new taxes. |
| Lack of enforcement of the many many eyesores such as cars/junk in yards. Building/houses falling apart. On a positive note, the resurfacing of M-50 is appreciated. The new hardware/dollar general and subway are a plus to our area. Is the trailer park on M-50 near Aggies going to be razed and select a business that would have a positive impact in the community? We hope that the Township [illegible text] the Modern Waste disposal site. Who in their right mind would have a garbage disposal operation in the town area? We have witnessed the terrible smell in the summer and wonder about rats/animals being attracted. |
| My little piece of heaven! Napoleon Michigan since 1971. |

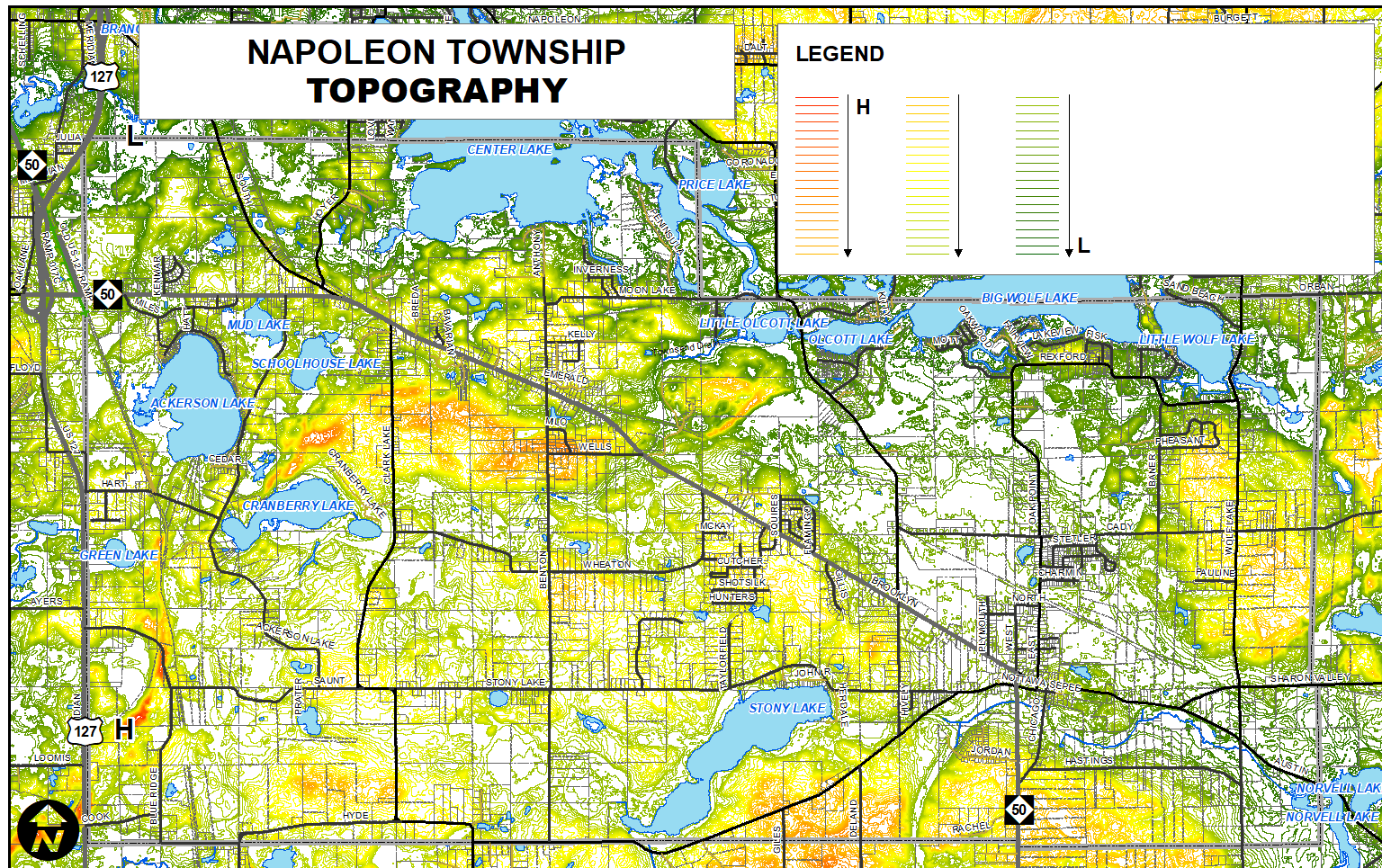
| |
|---|
| Too much “chattel” allowed to be stored in yards!! Area is looking terrible. Ban gun fire in residential areas!! Or bordering residential area! Quarterly trash/household pick-up for Township residents to rid their property of excess “chattel” might be helpful. Does Napoleon have a business plan for coordinated appearance of business development along main thoroughfare? |
| Sewer rates are way too high. Started at \$57 per quarter, now at \$129 per quarter. Typical government money grab. |
| Sewer rates are way too high. They cost more for sewer than water and sewer in Detroit Area. |
| We are paying more tax on gas, higher registration fees for vehicles, and since our home value just went up 12% we will be paying higher property taxes this year. The state needs to pass down Napoleon Township’s fair share of the taxes and fees for roads. It used to be part of the Township’s budget so why did that stop? I use the roads more than the library or schools! |
| Establish street lights on Moon Lake Rd. |
| No marihuana. Better roads, replace roads that are crumbling – we are years behind with road maintenance. A grocery store is <u>sadly</u> missed, and for me, Dollar General isn’t an answer. DGs make me cringe. There is zero “local” feel to them. Please, please, please keep our library. Books are just needed in this world. We are so fortunate to have the library in our midst. Also, love the sky dive business at the airport. Please try and remove the abandoned trailer homes located in that old trailer court on Brooklyn Rd. (located near Dollar General). |
| Taxes are way too high at Ackerson Lake. Being retired is hard. It’s like you want older people to move out of Napoleon. Also need someone to go around and look at the junk in yards and get it cleaned up. Start on Cedar Road. Thank you. |
| Definitely would support a millage for roads. Do not include anything else in millage, no hidden add-ons. Make it for roads only. Township should quickly pursue development of trailer park on M-50. Like the idea of American Backyard moving there. Township should strictly enforce ordinances of residential properties that need ‘cleaning up’. |
| Just paid my portion for Fox Farm “new road”. We’re taking a breather from any additional road tax increases at this time. Lions Park pretty good, Village a Main intersection could use improvements. Would be willing to help fund improvements. |

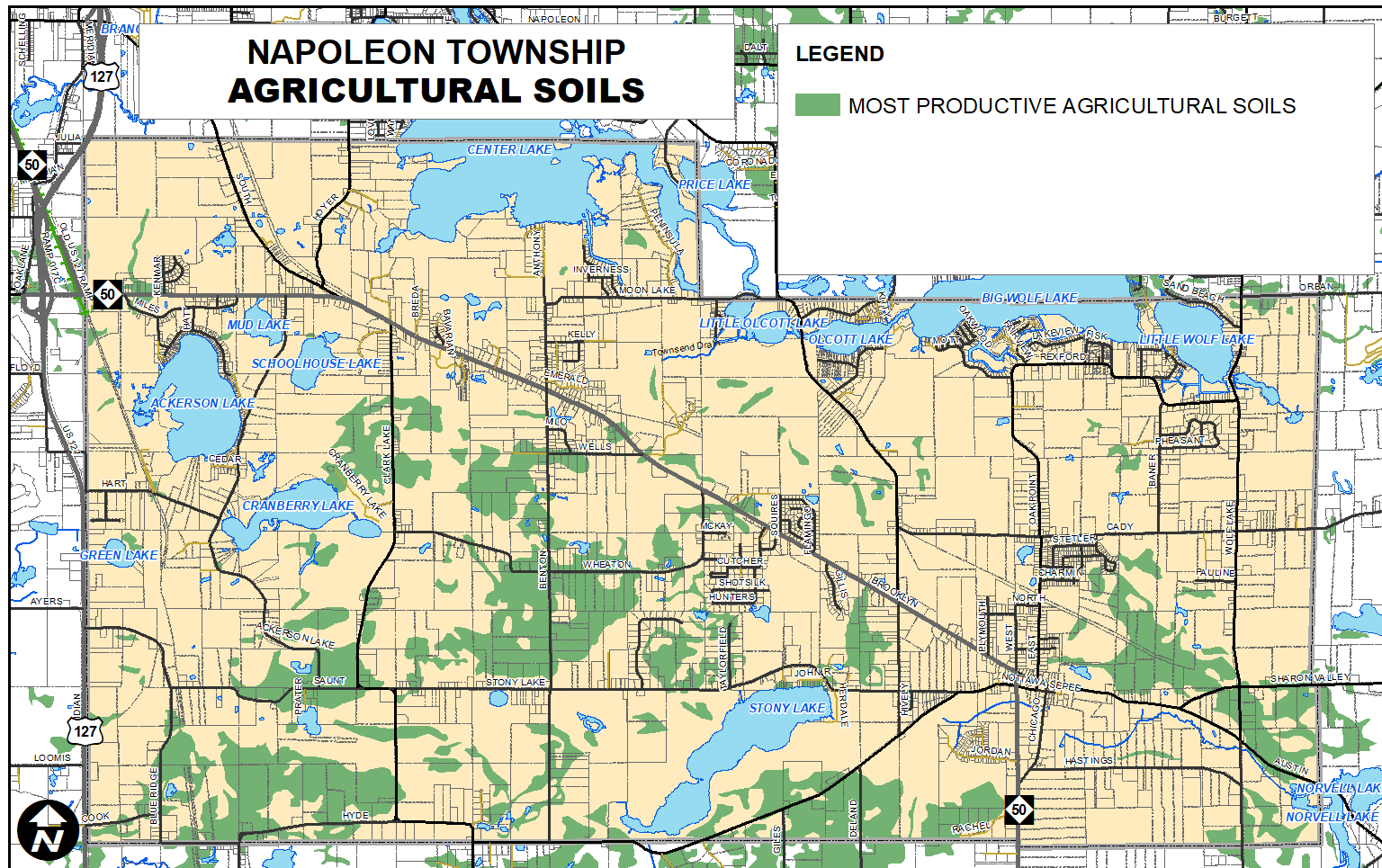


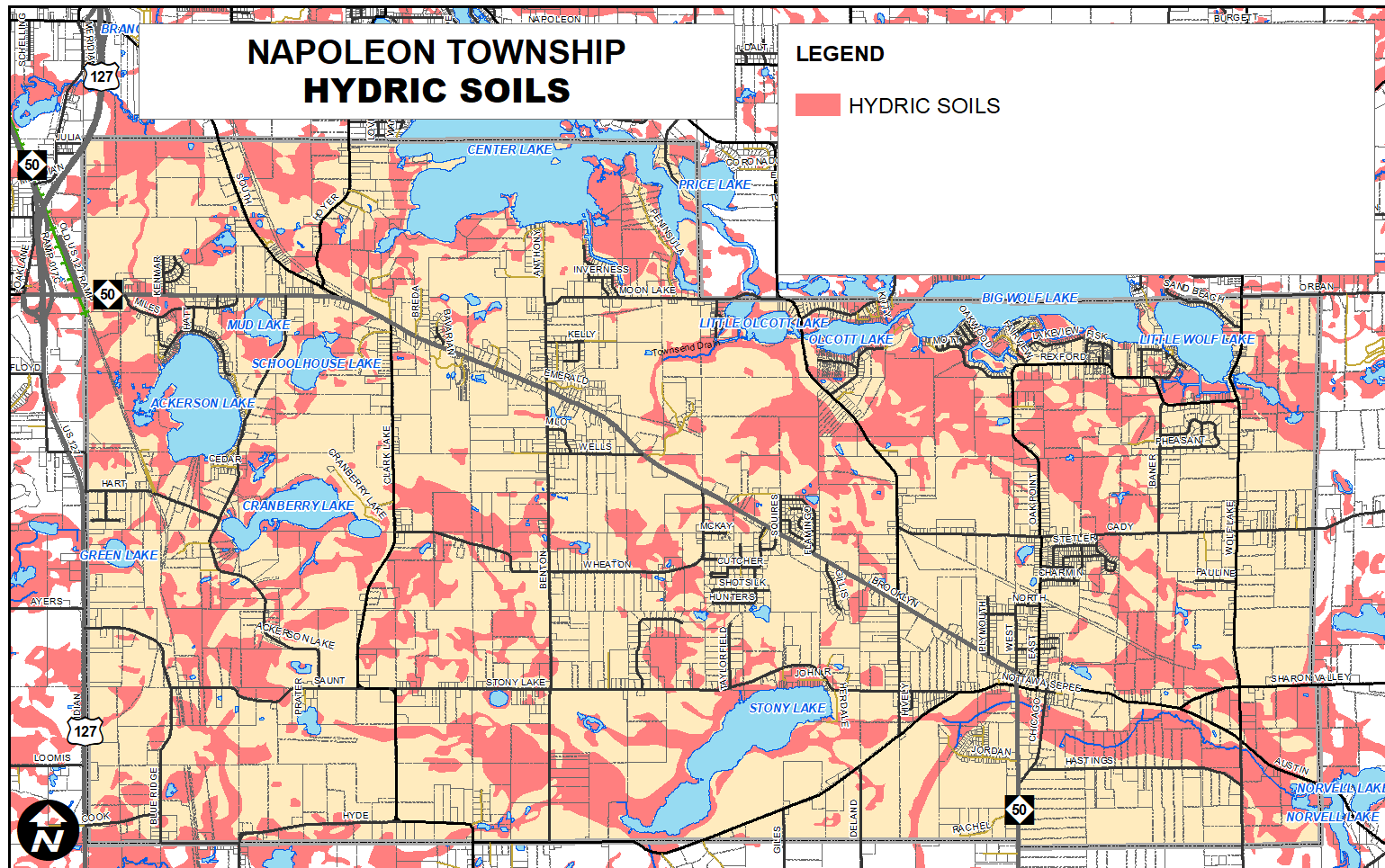
APPENDIX C
MAPPING

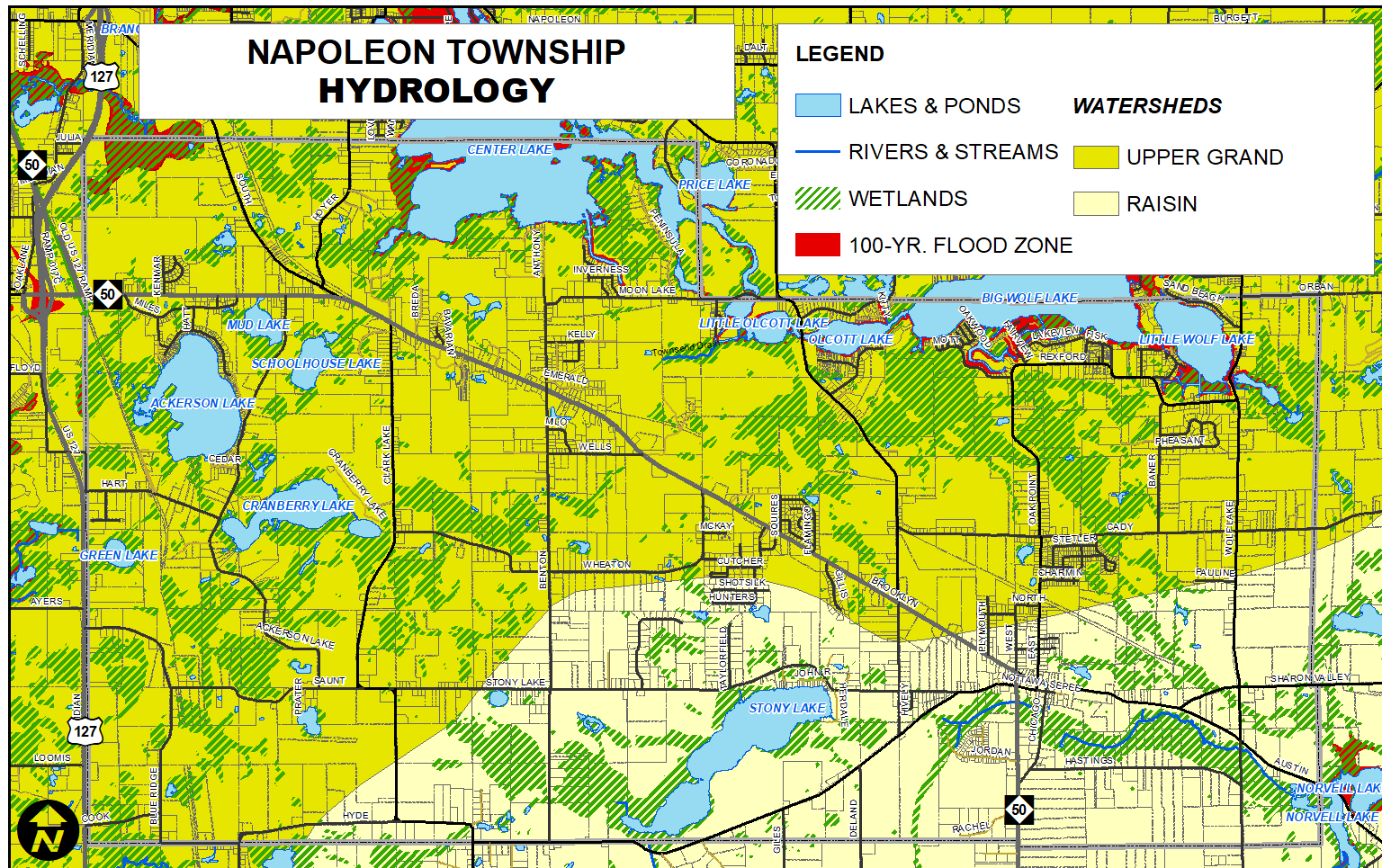


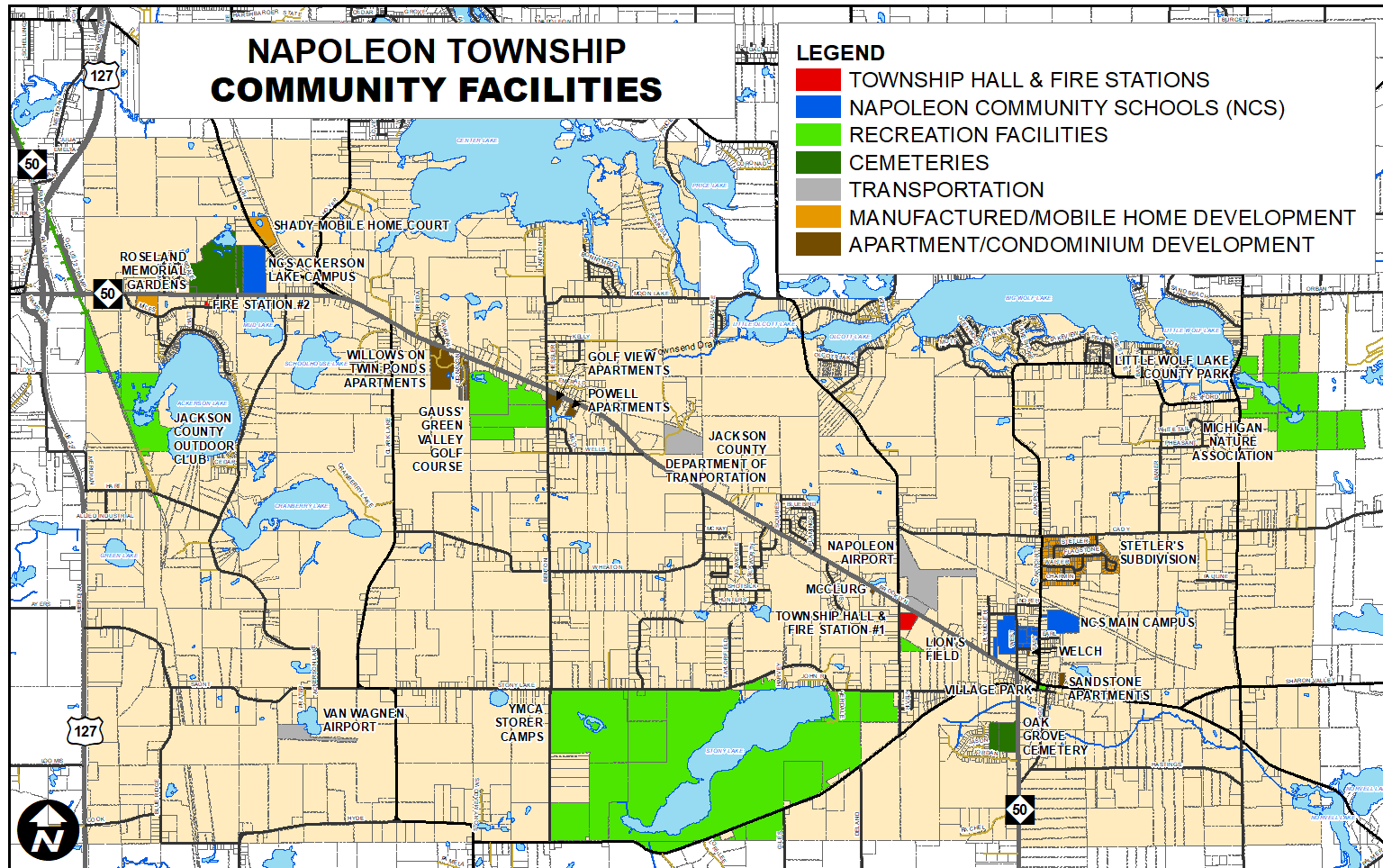


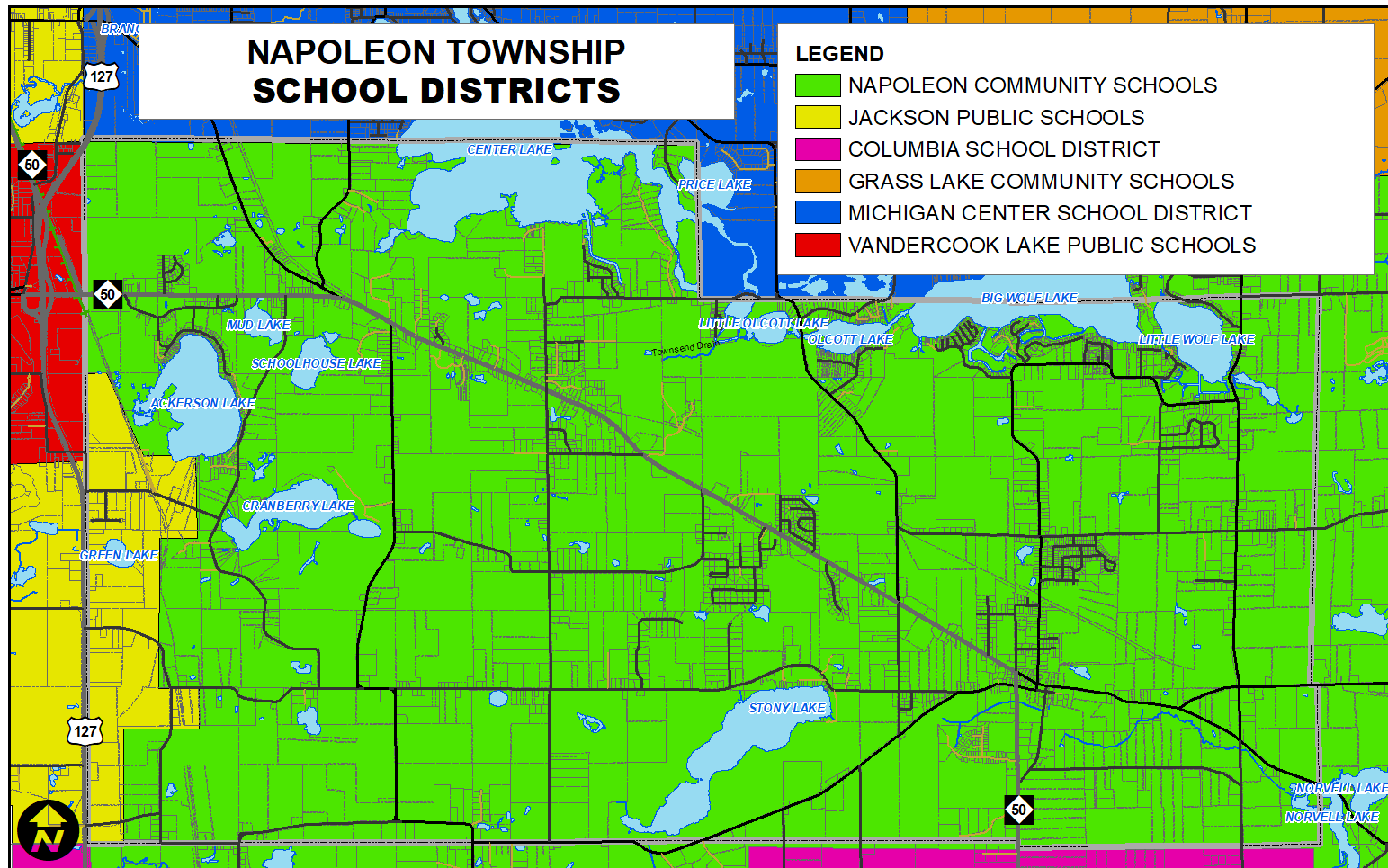


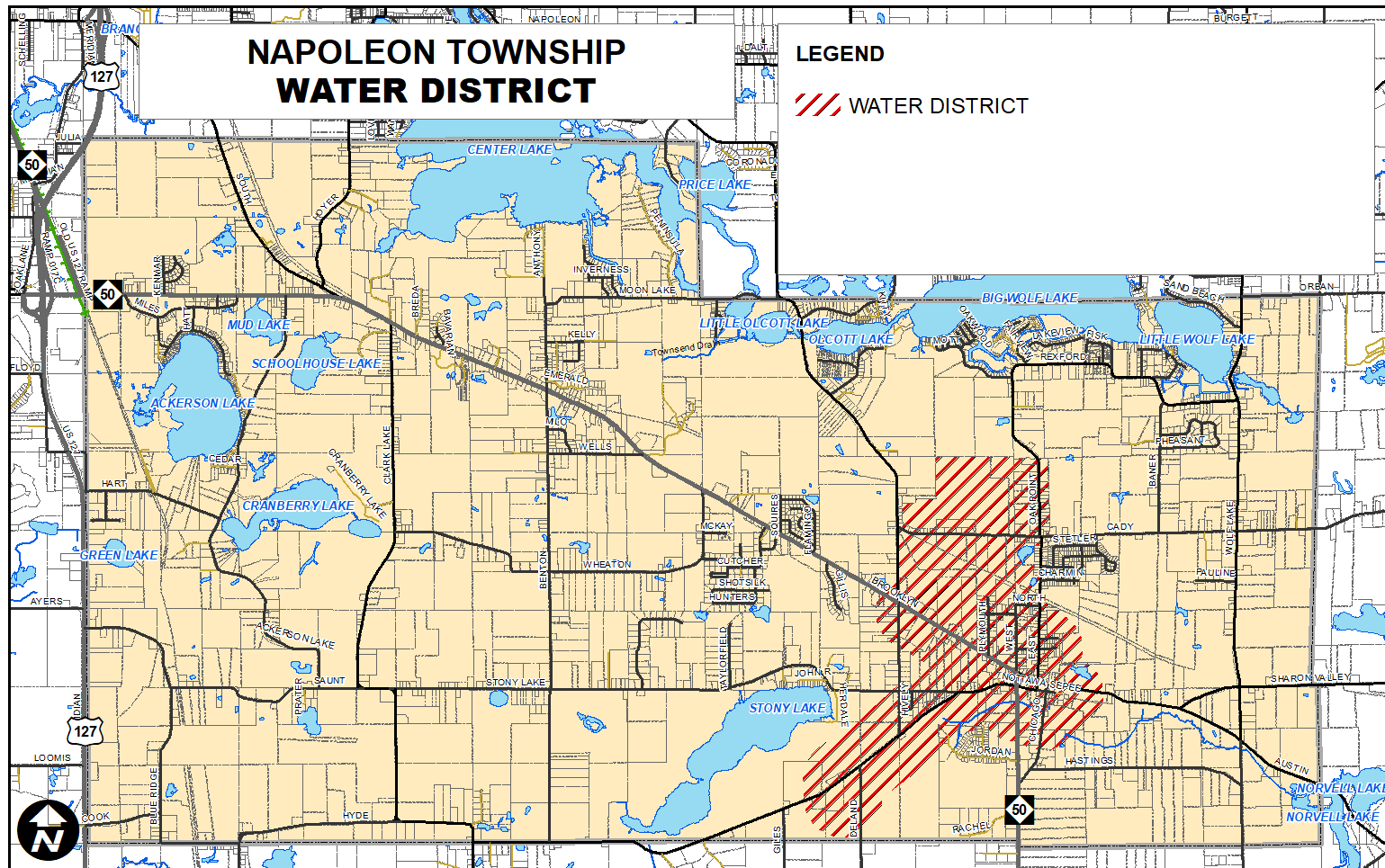


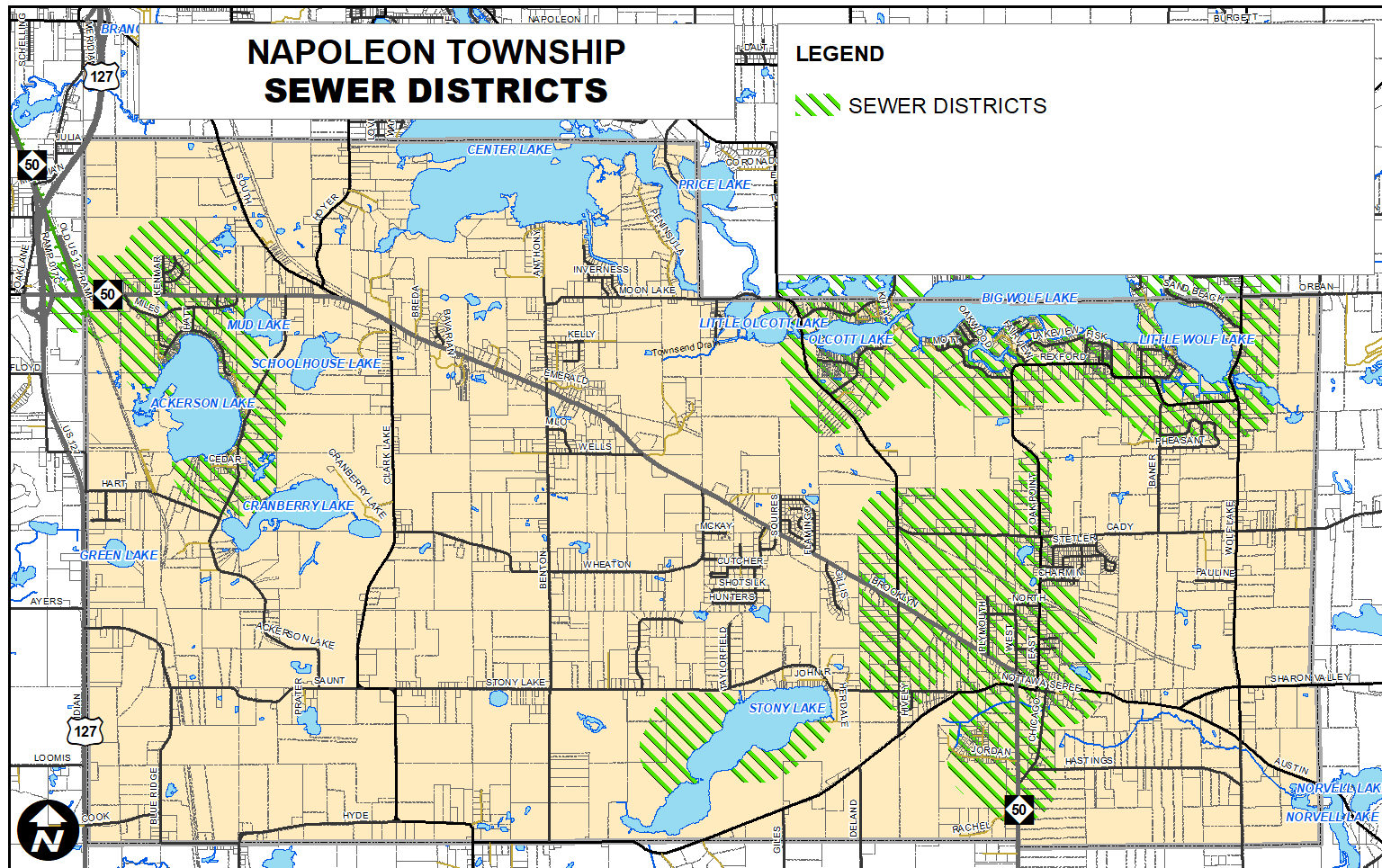


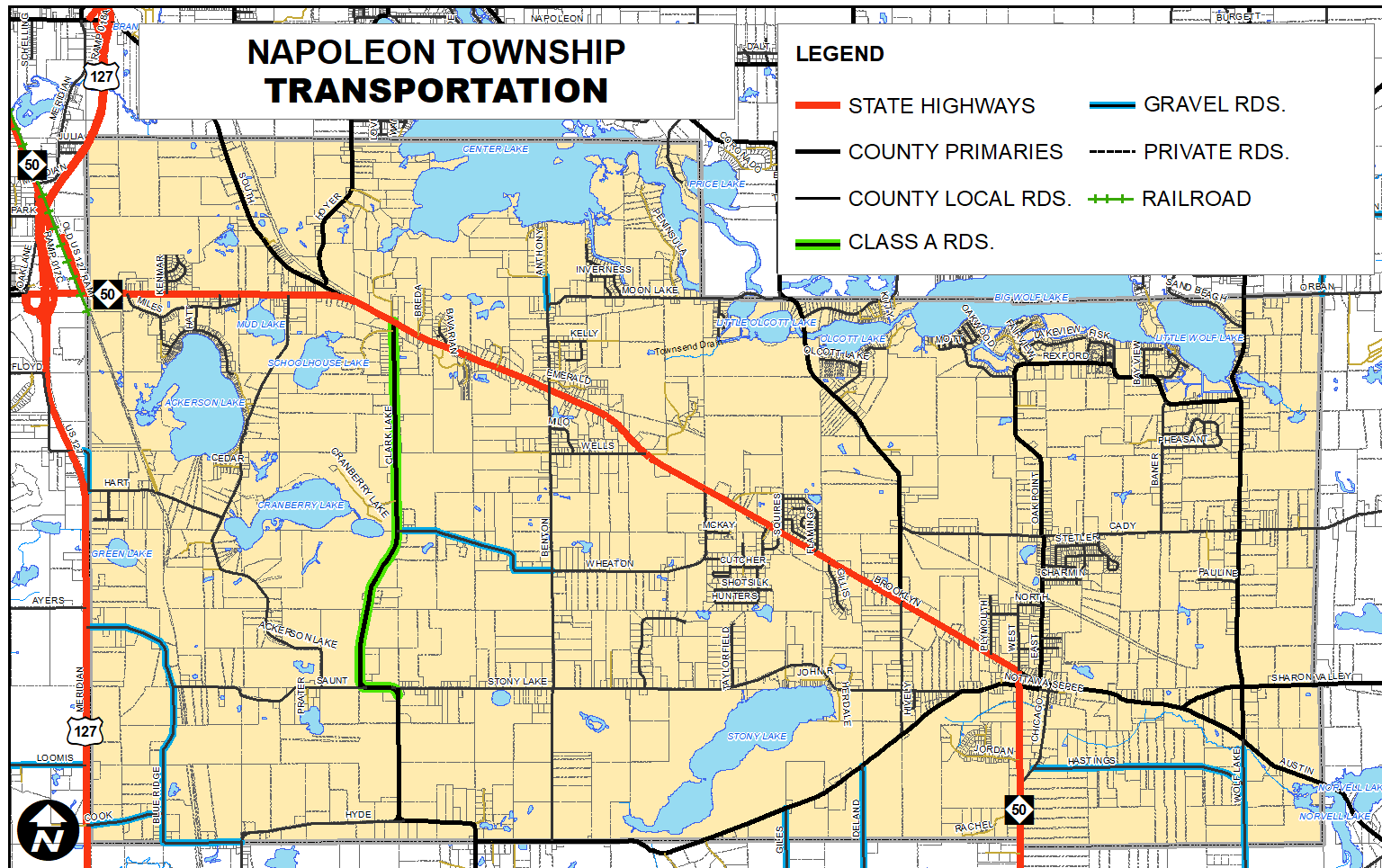


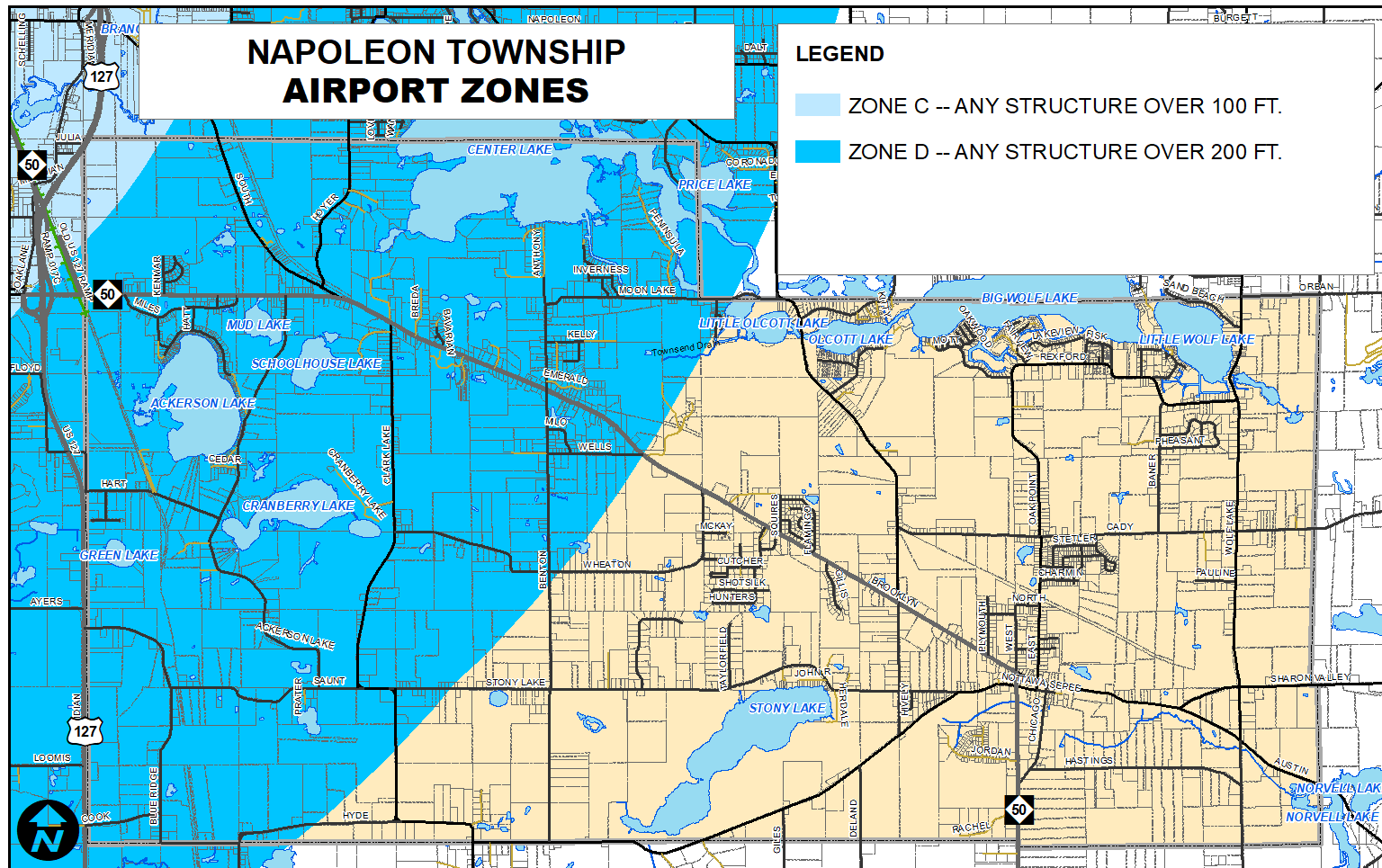


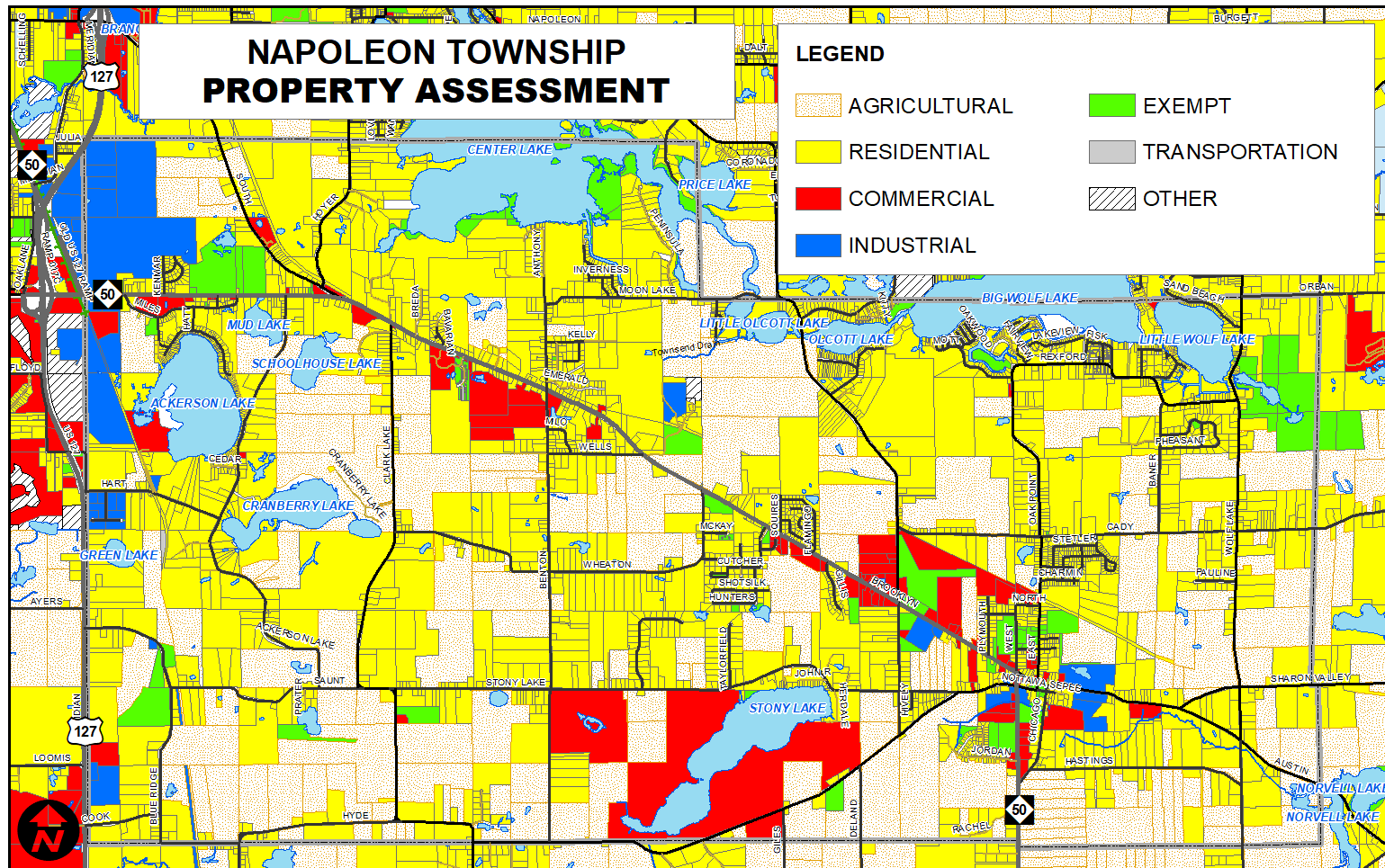


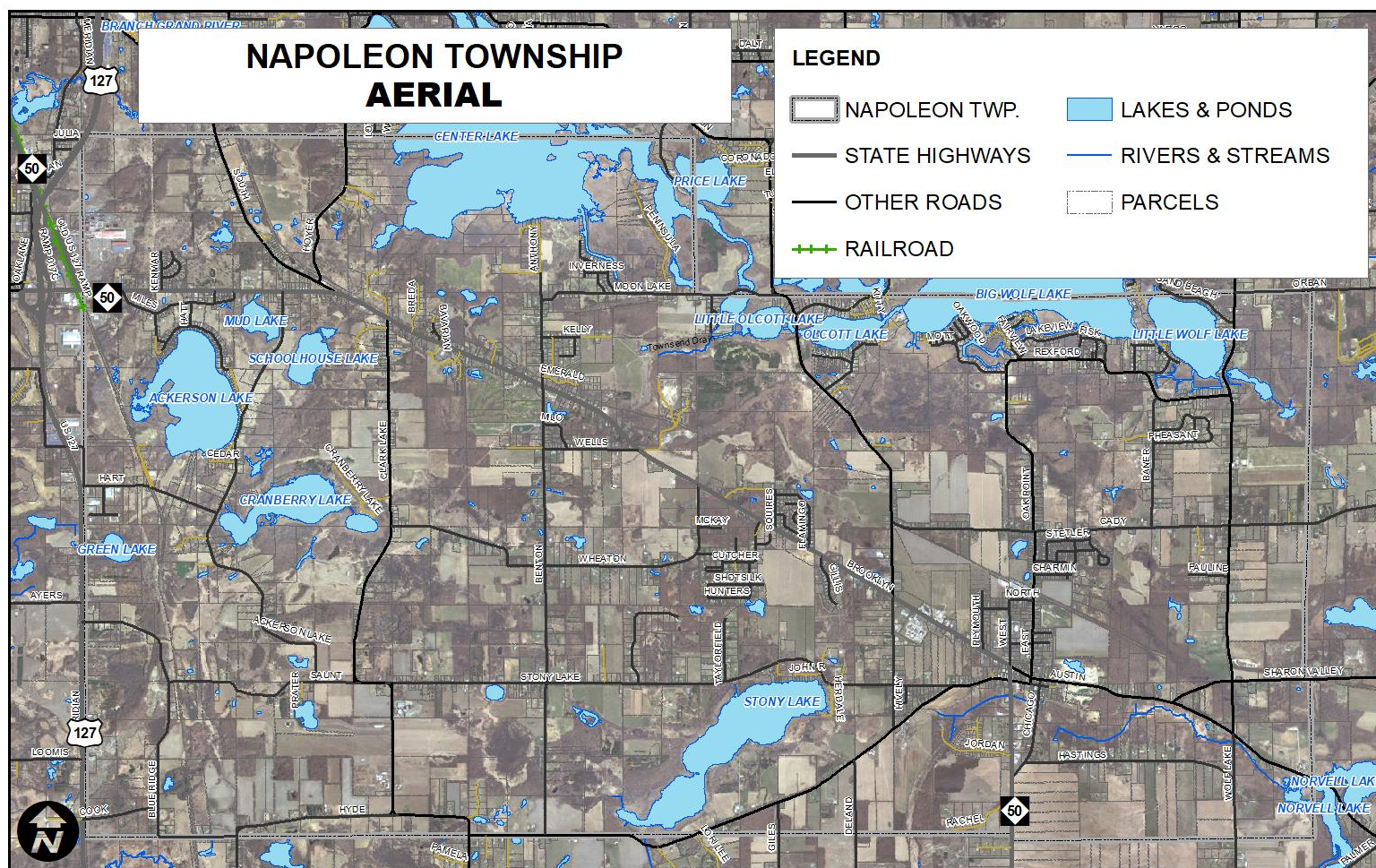


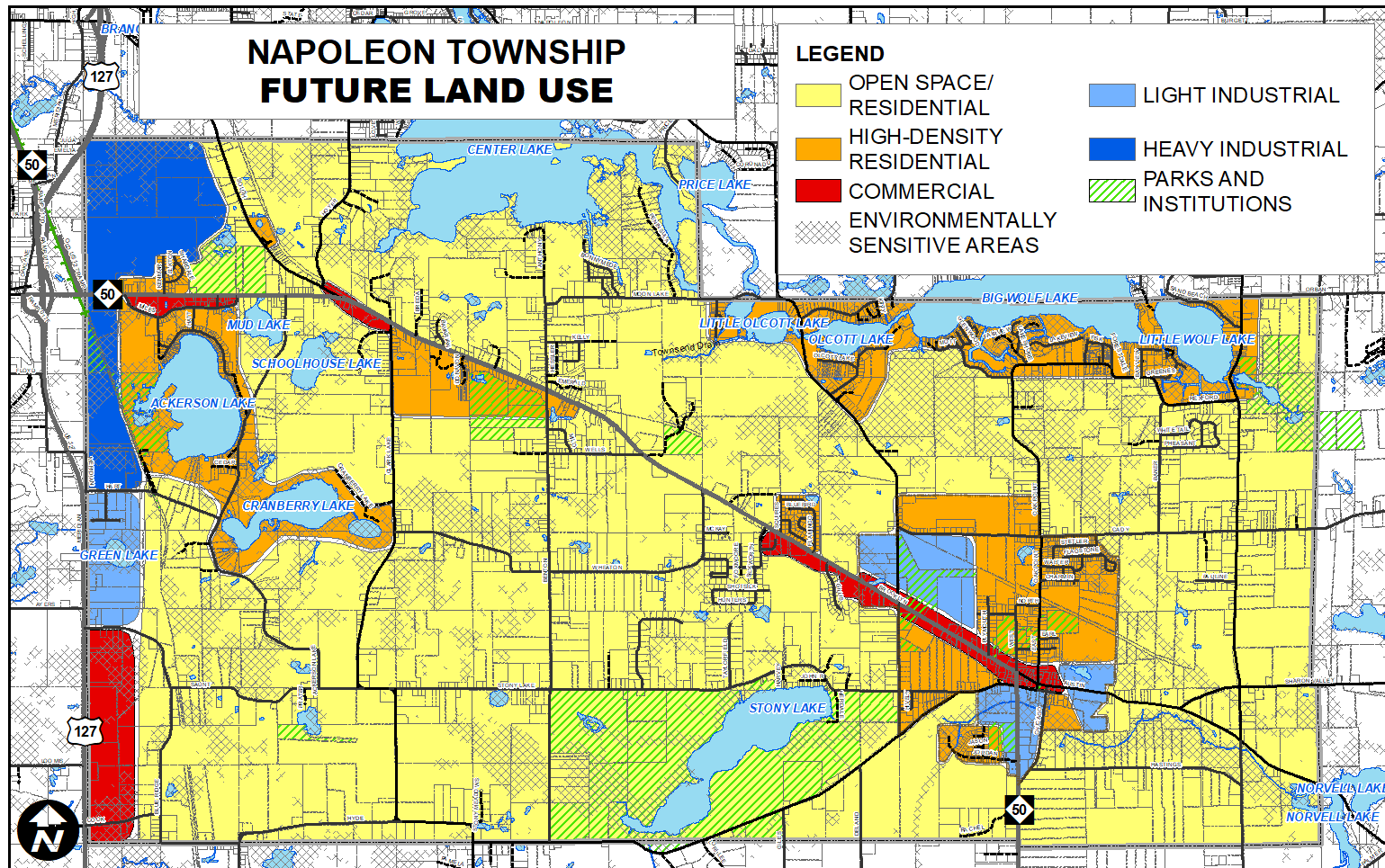


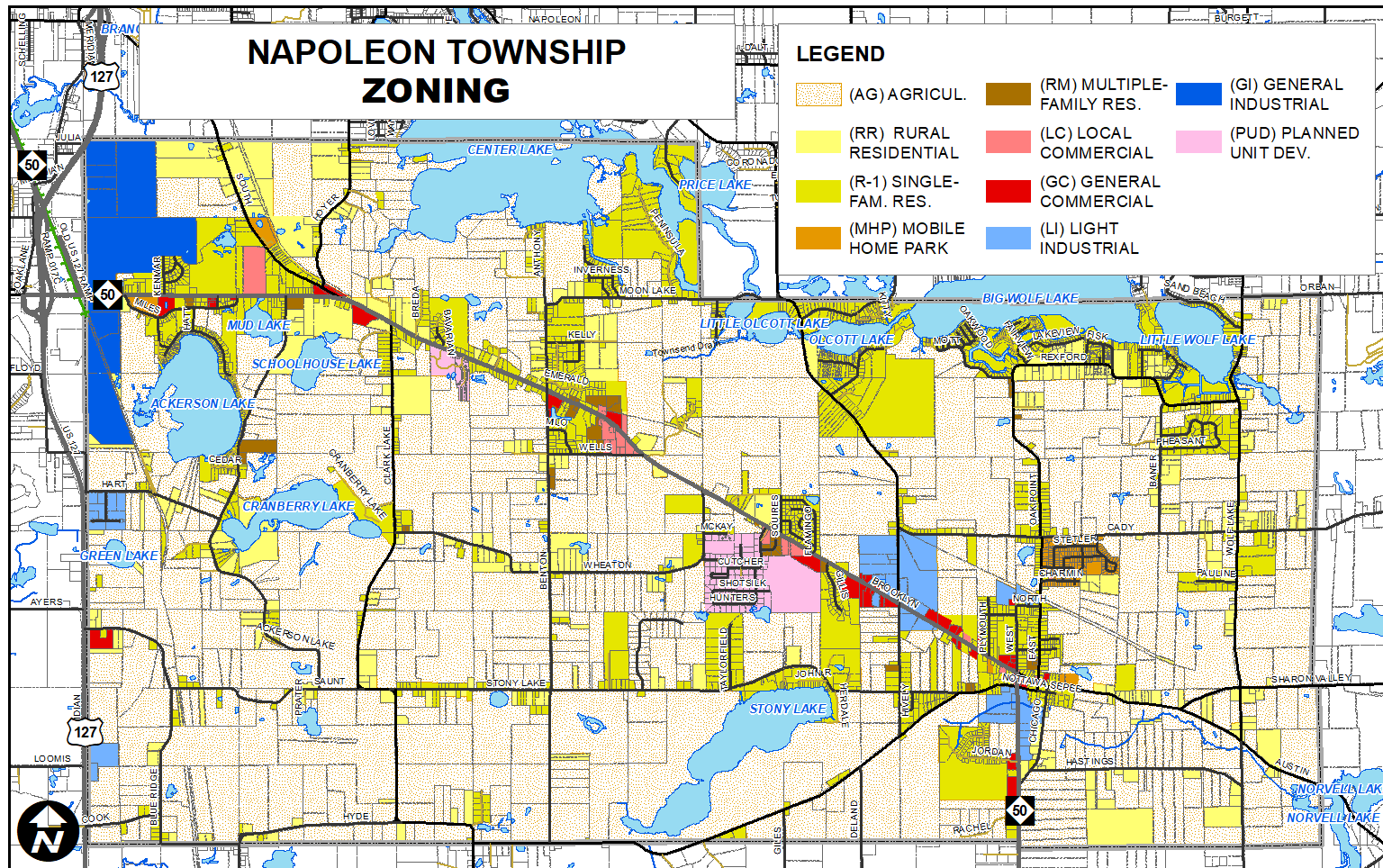


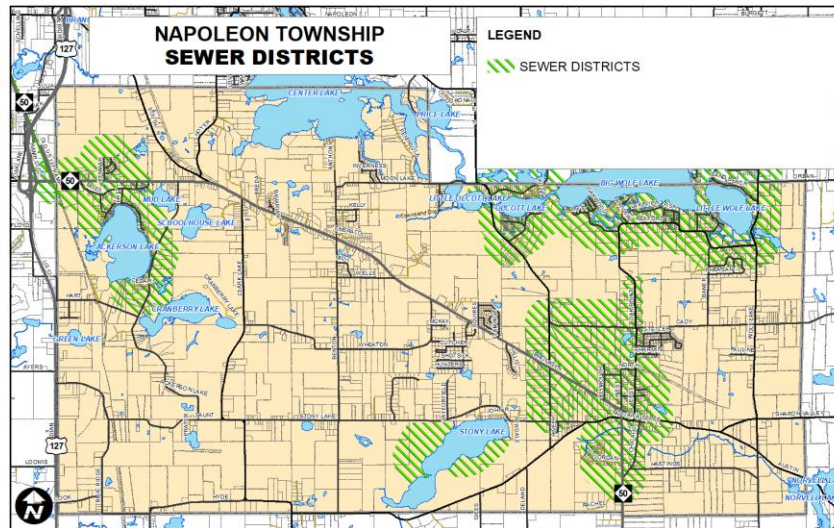












APPENDIX D

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 Napoleon 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 Napoleon 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.”

