

WHEATLAND TOWNSHIP MASTER PLAN

ADOPTED
AUGUST 1998

Prepared By:

Wheatland Township Planning Commission

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HISTORICAL PROFILE

In order to better understand the present and future pattern of development in Wheatland Township it may be beneficial to research the history and profile of the community. This is potentially a source of much interest due to historical preservation efforts or building upon past development trends in certain locations. In the case of Wheatland Township, this history portrays a sense of community which has existed for over 150 years.

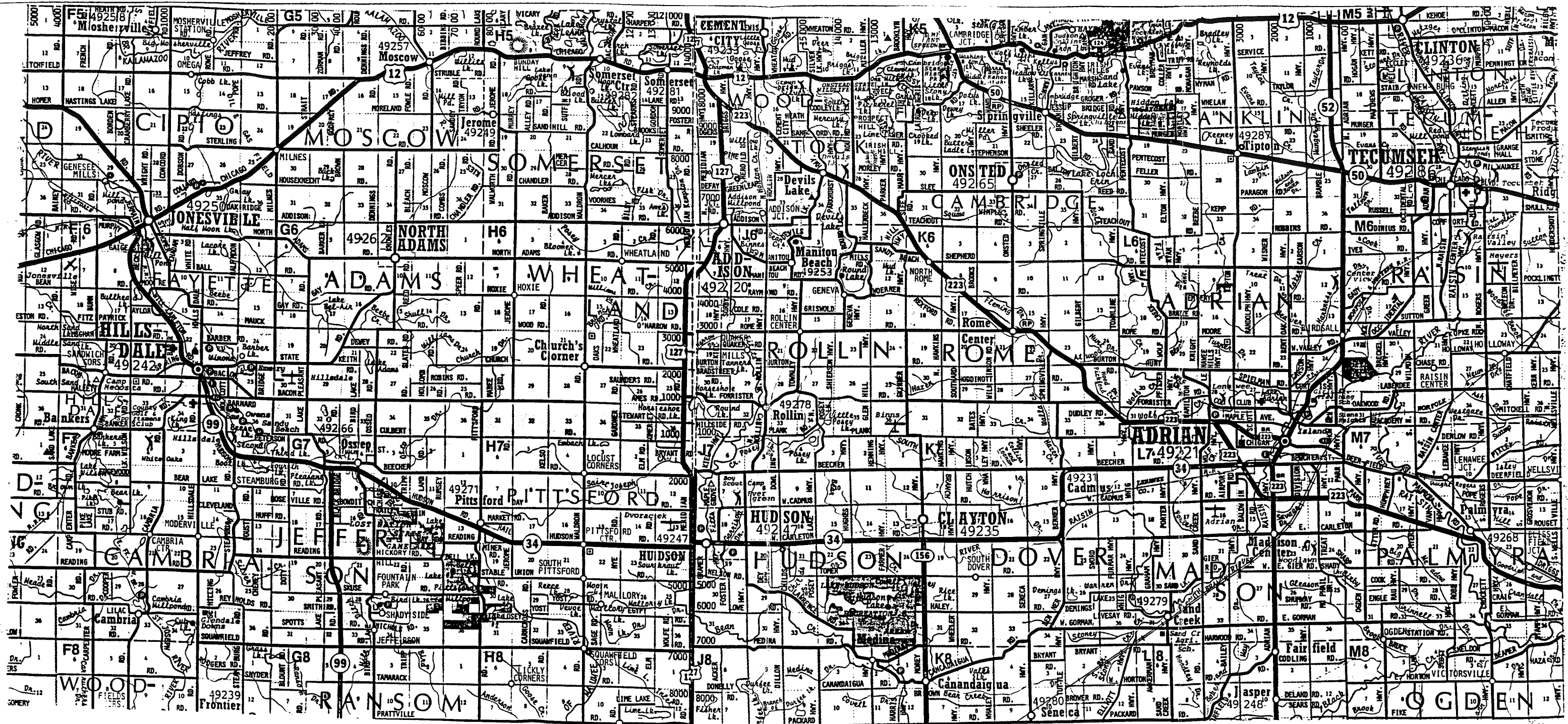
In March of 1835, the Township of Vance (now the entire County of Hillsdale) was divided into four separate townships. These townships ran the county from north to south, with Wheatland Township defined as the entire eastern quarter (now a four township area). Over the next three years, this area was divided further, first into Pittsford Township to the south (1836), Somerset Township to the north (1837) and then Wright Township from Pittsford in 1838.

The first post office for Wheatland Township had been established in what became Somerset Township, so a new post office was established at Wheatland Centre (corner of Wheatland and North Adams Roads). By the end of 1838, the Township of Wheatland contained a post office, a saw mill and a population of 729 persons. This was a period of tremendous growth considering the first white settler was documented just four years earlier in 1834. One of the more prominent individuals leading this growth was Zebulon Williams. Over the years he served in numerous township offices (supervisor, clerk and treasurer) and, in 1847, was elected to the state legislature.

The 1874 State Census identified Wheatland Township with a population of 1,398 persons (692 male and 706 female), with the number of farms stated as 208. Based upon a total township acreage of 22,662 acres, this would indicate an average farm size of just over 100 acres. By this time, an additional post office had been established at Church's Corner. The 1894 Atlas for Hillsdale County identifies at least six schools, three churches and two cemeteries.

The history of Wheatland Township, while inclusive of normal changes in land use over the years, has continuously been defined as a more rural landscape with agriculture as the primary pursuit. Several historical sketches of the township have indicated Wheatland as "the best farming township in Hillsdale County". This history is further supported in the Geographic Profile element of the plan.

Why the growth pattern did not continue in the 1900's can be traced to a number of factors, yet the primary influence relates to locational considerations away from the population centers of Hillsdale, Jackson and Adrian (in Lenawee County). With increased desire for more rural lifestyle and willingness to commute longer distances from home to work, this pattern may have now changed and more growth may occur in the years ahead.



DEMOGRAPHIC ANALYSIS

This element of the plan is to provide the background information necessary to begin the planning process. Generally, a description of the past and present conditions will allow for potential to better define the future. The following tables and demographic data are provided to lay the foundation for this future development. The surrounding townships and the overall numbers for Hillsdale County are provided for comparison purposes. Rollin Township, to the east of Wheatland in Lenawee County, was only included in the population data. Despite the growth potential at Manitou Beach (Devils Lake and Round Lake) this township also lost population between 1980 and 1990.

Population

	1990	1980	% Change 80-90
Wheatland Township	1,225	1,255	-2.39
Adams Township	2,339	2,260	3.50
Pittsford Township	1,595	1,550	2.90
Somerset Township	3,416	3,142	8.72
Hillsdale County	43,431	42,071	3.23
Rollin Township (Lenawee)	3,323	3,428	-3.06

The percentage change between 1980 and 1990 is not a significant factor in terms of the influence of population in Wheatland Township in comparison to those surrounding townships. A 5% gain to a 5% loss in population occurred somewhat randomly for communities in Hillsdale County. While population estimates are not available since 1990, a more significant data source may be an analysis of the building permit data for the communities over the last five years. This will be addressed later in this analysis. Somerset Township, directly to the north of Wheatland, has experienced more population growth, with this partly due to its central location near the intersection of US 12 and US 127. This provides greater options for commuting between employment in Hillsdale, Jackson, Ann Arbor, or Adrian.

Age Group Breakdown - 1990

	0-17	%	18-64	%	65+	%
Wheatland Township	357	29.1	720	58.8	148	12.1
Adams Township	636	27.2	1,425	60.9	278	11.9
Pittsford Township	480	30.1	940	58.9	175	11.0
Somerset Township	863	25.2	2,107	61.7	446	13.1
Hillsdale County	12,256	28.27	25,464	58.6	5,711	13.1

The age group breakdown statistics are segregated into three categories for purposes of analysis. The 0-17 age group may reflect the influence of that population on future growth in the community. Larger concentrations will impact local schools and may provide benefit in terms of locating new business due to labor availability. The 18-64 age group is typically the employed population and may influence development based upon job location and commuting patterns. The 65 and over group may reveal the need for more retirement housing or transitional needs in terms of available transportation and the location of social services. Higher concentrations in the latter two groups may indicate that population growth may be difficult to maintain due to smaller percentages in the 0-17 category. This may be the result of less affordable housing or higher property values, which may limit the ability for the younger population to remain in the community. Such trends may influence the planning process in terms of the desire to provide more affordable housing, which may equate with smaller residential lots and/or higher density housing.

Housing Units

	No. Housing Units	No. Households	Vacant Housing Units	Vacant Percentage	Owner Occupied Housing	Renter Occupied Housing	Renter Percentage
Wheatland Township	444	412	32	7.2	358	54	13.1
Adams Township	938	864	74	7.9	725	139	16.1
Pittsford Township	579	546	33	5.7	448	98	17.9
Somerset Township	1,728	1,273	455	26.3	1,159	114	8.9
Hillsdale County	18,547	15,637	2,910	15.7	12,071	3,566	22.8

The housing unit and household data reflects the distribution between owner and renter occupied households. This also defines the number of vacant housing units, which differentiates households from housing units. In many instances, these vacant units are either directed at seasonal housing, where the unit is not the principal resident, or rental units, which may not be rented at the time of census collection. Wheatland Township is characterized by a higher percentage of owner-occupied households (almost 87%), and a fairly typical vacancy condition. This may reflect the township as a stable community in which to live, with little turnover of housing stock.

Valuation/Structure

	Median Value	Median Contract/Rent	One Unit Structure	Two or More Units/Structure	Mobile Homes/Trailer
Wheatland Township	41,300	242	359	NA	85
Adams Township	40,500	254	729	20	189
Pittsford Township	36,400	258	498	15	66
Somerset Township	72,800	279	1,501	9	217
County	41,400	251	13,903	934	2,720

The valuation of the housing stock is a key element in terms of support for new housing development in a community. Private development is attracted to those areas where valuations are higher, reflecting increased demand for units and likely population growth. Stable communities are typically those that are consistent with the overall county figures, as reflected in the comparison between Wheatland Township and Hillsdale County as a whole. Again, as with other data previously listed, Somerset Township to the north is experiencing this higher valuation structure and more potential for population growth.

Type of Employment/Number of Employees - 1990

	Wheatland Township	Adams Township	Pittsford Township	Somerset Township	Hillsdale County
Government	44	112	90	185	1,966
Construction	38	65	36	118	919
Manufacturing	166	415	267	413	6,834
Transportation	17	28	22	65	625
Wholesale/Retail	70	185	96	304	3,120
Finance/Ins./Real Estate	14	32	22	25	602
Services	80	218	185	451	4,746

Employment Data

	Labor Force	Employment	Unemployment	Unemployment Rate
Wheatland Township	577	528	49	8.5
Adams Township	1,178	1,083	95	8.1
Pittsford Township	773	714	59	7.6
Somerset Township	1,633	1,532	101	6.2
Hillsdale County	20,347	18,810	1,537	7.6

The employment data presents an outdated portrayal of the economy as it now exists. This data is presented and will be more useful as the 2000 census is completed and these statistics can be compared for significant trends. Generally, the shift from manufacturing to service employment has resulted in fewer higher paying positions, yet more employment opportunity at lower wage levels.

Income

	1989 Median Annual Household Income	Percentage at \$0-24,999	Percentage at \$25,000-49,000	Percentage at \$50,000+
Wheatland Township	28,750	39.4	45.8	14.8
Adams Township	26,098	47.9	36.0	16.1
Pittsford Township	30,742	37.8	45.7	16.4
Somerset Township	35,044	31.8	46.1	22.0
Hillsdale County	26,019	47.8	37.7	14.5

The income data presents the stability in the community through its definition of a “middle class”. In the cases of Wheatland, Pittsford, and Somerset Townships, the middle class is the dominant percentage at around 46%, yet differences exist at the higher and lower wage ranges. The influence of this data may be that closer proximity to employment centers may result in higher wage levels for residential and define patterns for future growth and development.

GEOGRAPHIC PROFILE

The natural features present within a community play a vital role in defining whether the township can support additional development and the type of man-made improvements required to further such growth. In Wheatland Township, these features are generally recognized as supportive of agricultural and larger-lot residential development and less supportive of commercial and industrial land use. The following areas are addressed with regards to this profile.

LOCATION

Wheatland Township is located in eastern Hillsdale County, which is a centrally located county in the southernmost tier of counties in the State of Michigan. Locally, it lies east of the City of Hillsdale, south of the City of Jackson and northwest of the City of Adrian. These areas may also provide the closest urban markets in terms of employment and the provision of commercial services.

Transportation

Wheatland Township is accessible from both state and county road systems, with US127 providing access north to the Cities of Jackson and Lansing. Statewide east/west traffic bypasses the township to the north (US12) and to the south (M34), with these trunklines accessed via US127 or by county roads. The county road system is comprised of several improved roadways along the northern portion of the Township (Addison and North Adams), as well as several providing north/south movement along Waldron and Jerome Roads. Improvements to the county road system will have a major impact upon the potential for increased development within the Township.

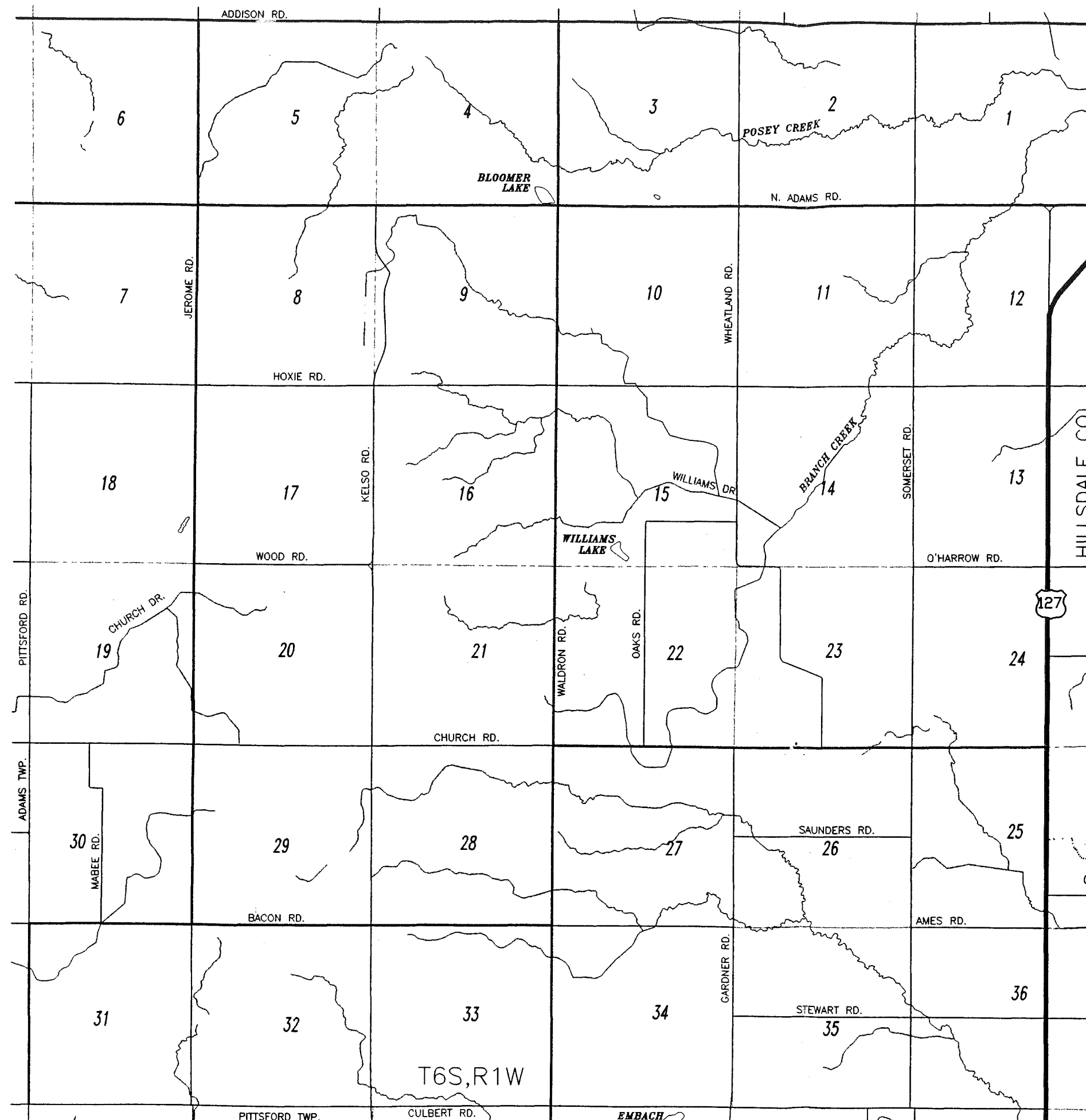
NATURAL FEATURES

Wheatland Township is characterized by level to gently rolling topography, with elevations ranging around 1000 feet above sea level. There exist several creeks in the Township which provide linkage with four river basins in Michigan; the St Joseph, the Kalamazoo, the Grand and the Raisin. The Township is also considered part of the Bean Creek Valley, which runs southerly from Devil's Lake east of Wheatland.

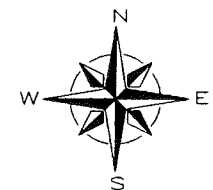
Soils

The Hillsdale County Soil Survey identifies a broad range of soil types in the Township. Most dominant are the Williamston-Conover complex and the Miami loams. Few areas exist in the Township where soils are generally suitable for installation of private septic systems. The Hillsdale County Health Department has established policy whereby minimum lot sizes have been established at ten (10) acres in order to minimize impacts of such private systems on groundwater supply.

WHEATLAND TOWNSHIP HILLSDALE COUNTY BASE MAP



- STATE TRUNKLINE
- PRIMARY (HARD SURFACE)
- LOCAL (GRAVEL)
- TRAIL



0 1500 3000 6000
1" = 3200'

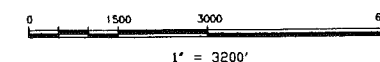
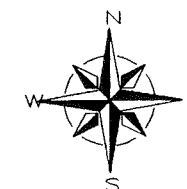
WILKINS & WHEATON
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KALAMAZOO, MICHIGAN 49007
PHONE: (616) 345-1158

SOIL BOUNDARY

SOIL

GRAVEL

STATE TRUNKLINE
PRIMARY (HARD SURFACE)
LOCAL (GRAVEL)
TRAIL



MAP COMPILED BY:
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Hillsdale County Identification Legend

November 1990

() obsolete symbols

(10A)	10B Hillsdale-Riddles complex, 2-6% slopes
(10C)	10C2 Hillsdale-Riddles complex, 6-12% slopes, eroded
(10D)	10D2 Hillsdale-Riddles complex, 12-18% slopes, eroded
(10E2)	10E Hillsdale-Riddles complex, 18-35% slopes
	11B Eleva channery fine sandy loam, 2-6% slopes
(11EV)	11C Eleva channery fine sandy loam, 6-12% slopes
(62B,63A,63B)	11D Eleva channery fine sandy loam, 12-25% slopes
(62C,12C)	12B Williamstown-Conover complex, 1-6% slopes
(12D)	12C2 Miami loam, 6-12% slopes, eroded
(12E2)	12D2 Miami clay loam, 12-18% slopes, eroded
(13A,30A,27A,27B)	12E Miami loam, 18-35% slopes
(41,28,31)	13B Conover loam, 1-4% slopes
	14 Wolcott silt loam (use Brookston)
(64A,52B,15A,53B)	15B Boyer loamy sand, 1-6% slopes
(15C2,52C)	15C Boyer loamy sand, 6-12% slopes
(15D)	15D2 Boyer gravelly loamy sand, 12-18% slopes, eroded
(15E2)	15E Boyer gravelly loamy sand, 18-35% slopes
(47A,47B,26B)	16B Fox sandy loam, 1-6% slope
(16C,47C,47C2)	16C2 Fox sandy loam, 6-12% slopes, eroded
(16D,47D,47D2)	16D2 Fox gravelly sandy loam, 12-18% slopes, eroded
(16E2,47E,47E2)	16E Fox gravelly sandy loam, 18-35% slopes
	17 Sebewa loam
(18C)	18B Glynwood-Blount complex, 1-6% slopes
(18D)	18C2 Morley loam, 6-12% slopes, eroded
(18E2)	18D2 Morley clay loam, 12-18% slopes, eroded
(18A,19A)	18E Morley loam, 18-35% slopes
(21)	19B Blount silt loam, 0-4% slopes
(54B)	20 Pewamo silt loam
(54C)	24B Spinks loamy sand, 0-6% slopes
	24C Spinks loamy sand, 6-12% slopes
(23A,63B)	24D Spinks loamy sand, 12-18% slopes
(29A)	25B Thetford loamy sand, 0-4% slopes
	29B Steamburg sandy loam, 2-6% slopes (use Owosso)
	29C Steamburg sandy loam, 6-12% slopes (use Owosso)
	29D Steamburg sandy loam, 12-18% slopes (use Owosso)
	32 Sloan silt loam, frequently flooded
	33 Houghton muck
	34 Adrian muck
	35 Palms muck
(48A,36A)	37A Matherton loam, 0-3% slopes
(49)	38 Edwards muck
	40A Lock fine sandy loam, 0-3% slopes
(66B)	42B Riddles sandy loam, 2-6% slopes
(42A)	42C2 Riddles sandy loam, 6-12% slopes, eroded
(42C)	42D2 Riddles sandy loam, 12-18% slopes, eroded
(42D)	42E Riddles sandy loam, 18-35% slopes
(42E2)	43 Histosols and Aquents ponded
	44B Leoni gravelly sandy loam, 1-6% slopes
(44C)	44C2 Leoni very gravelly sandy loam, 6-12% slopes, eroded
(44D)	44D2 Leoni very gravelly sandy loam, 12-18% slopes, eroded
	45 Napoleon muck, ponded
	46 Walkkill silt loam
(22B)	50B Coloma loamy sand, 0-6% slopes
(22C,22D,50D)	50C Coloma loamy sand, 6-18% slopes
(24E)	50E Coloma loamy sand, 18-35% slopes
	51 Glendora mucky loamy sand, frequently flooded
	53 Pits, Gravel
(57A)	57 Shoals loam, 0-2% slopes, occasionally flooded
	58B Seward loamy sand, 0-4% slopes

EXISTING LAND USE

The planning process included a review of existing land use on a section-by-section basis. The dominant land use is agricultural or vacant open space, followed by residential development on large lots and residential on smaller lots. Only a few commercial uses exist in the township.

Agricultural/Open Space

An initial step in reviewing this general type of development included an analysis of those properties enrolled in P.A. 116; the Farmland and Open Space Preservation Act. This program allows property owners to contract with the State of Michigan to preserve farmland and open space and identifies areas in the township where this intent is the strongest. In Wheatland Township, these enrollments are throughout the township, supporting the preservation of agricultural land as the primary land use. Under this program, the property owner agrees to give up their development rights for a period of time (no less than 10 years) in exchange for a tax credit, based upon their income in relation to their property tax expenditure. In most instances, those properties enrolled are larger parcels (at least 40 acres) of existing agricultural use. A list of properties enrolled in the program are provided within the appendix.

Single Family Residential

Several areas of the township support existing single family residential use, with most scattered throughout the township on larger tracts of land. There are several areas of the township where smaller residential parcels exist, with these along the primary roads such as Church Rd. and North Adams Rd., as well as along US 127.

Two Family and Multi-Family Residential

While there may be residences in the township divided into more than one unit, there do not exist any traditional two family or multiple family development areas.

Commercial

Few commercial developments exist in the township, with one located along US 127 and a couple of others along North Adams Road. Historically, the Wheatland Centre and Church's Corner areas were the primary locations for schools, churches and postal centers. In most cases, local commercial needs are met in the surrounding areas of Pittsford, Hudson, Addison and North Adams.

Industrial

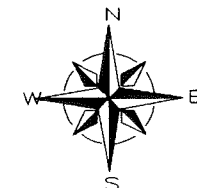
There do not presently exist any industrial uses in the township, with these uses typically defined by their concentrations of employment.

WHEATLAND TOWNSHIP HILLSDALE COUNTY LANDCOVER MAP

LEGEND

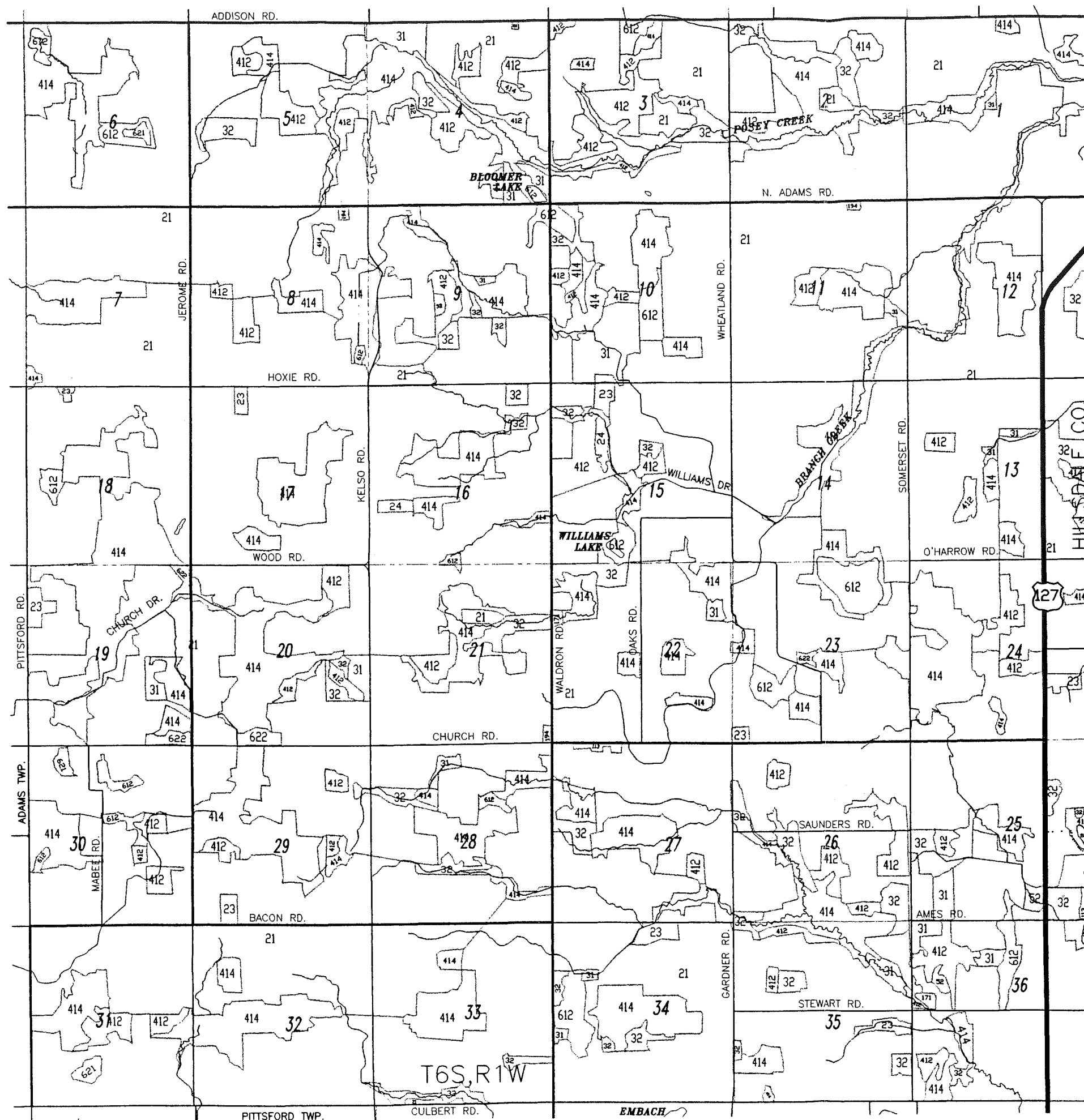
— LANDUSE BOUNDARY

— STATE TRUNKLINE
 — PRIMARY (HARD SURFACE)
 — LOCAL (GRAVEL)
 TRAIL



0 1500 3000 6000
1" = 3200'

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LAND USE/LAND COVER

MICHIGAN RESOURCE INFORMATION SYSTEM DEPARTMENT OF NATURAL RESOURCES

1.URBAN

11.RESIDENTIAL

- 111.Medium/High Rise Multi-Family
- 112.Low Rise Multi-Family
- 113.Single Family, Duplex
- 115.Mobile Home Park

12.COMMERCIAL, BUSINESS, INSTITUTIONAL

- 121.Central Business District
- 122.Shopping Center, Mall
- 124.Secondary Business District
- 126.Institutional

13.INDUSTRIAL

- 138.Industrial Park

14.TRANSPORTATION, COMMUNICATION, UTILITIES

- 141.Air Transportation
- 142.Rail Transportation
- 143.Water Transportation
- 144.Road Transportation
- 145.Communication Facilities
- 146.Utilities, Waste Disposal

17.EXTRACTIVE

- 171.Open Pits
- 172.Underground Mines
- 173.Wells

19.OUTDOOR CULTURAL, RECREATIONAL, ASSEMBLY

- 193.Outdoor Recreation
- 194.Cemeteries

2.AGRICULTURE

- 21.Cropland
- 22.Orchards, Vineyards, Ornamental
- 23.Confined Feeding
- 24Permanent Pasture
- 29.Other

3.OPEN FIELD

- 31.Herbaceous
- 32.Shrub
- 33.Savannah

4.FORESTED

41.DECIDUOUS

- 411.Upland Hardwood (Northern Zone)
- 412.Upland Hardwood (Central Zone)
- 413.Upland Aspen, Birch
- 414.Lowland Hardwood

42.CONIFEROUS

- 421.Upland Pine
- 422.Other Upland Conifer
- 423.Lowland Conifer
- 429.Christmas Tree Plantation

5.WATER

- 51.River
- 52.Lake, Pond
- 53.Reservoir
- 54.Great Lakes

6.WETLAND

61.WOODED

- 611.Forested
- 612.Shrub

62.NON-WOODED

- 621.Aquatic Bed
- 622.Emergent
- 623.Flats

7.BARREN

- 72.Beach, Riverbank
 - 73.Sand Dune
 - 74.Exposed Rock
-

ANALYSIS OF SURVEY RESULTS

In order to gain greater input from residents during the land use planning process, the Wheatland Township Planning Commission conducted a mail survey of residents. A copy of the survey and the statistical breakdown of results are presented within the appendix of this plan.

The survey was made up of fourteen (14) questions, with some directed at the background of the respondent and some at their desires for the future of the township. A total of 163 surveys were returned, with varying levels of responses for each question. These are summarized and analyzed as follows:

- 1) The first question related to where the respondent lived, with this divided into six (6) categories depending upon location. This provided a good cross-section of the township, with a high of 34 responses in the west central area (Area 3) and a low of 19 responses in the northeastern area (Area 2).
- 2) The next question concerned the location of employment, with this also divided somewhat equally, with Hudson (20), Adrian (19), Jackson (16) and Hillsdale (15) providing the most frequently named location. The highest percentage of respondents (30%) indicated that they were retired with the next highest (21%) indicating other locations than those listed, which may include those working in agriculture or at home in Wheatland Township.
- 3) The third question requested the age of the respondent, with this again a good cross-section of the community, with 40% age 45-64, 33% age 65 and over, and 27% age 44 and younger.
- 4) The next question identified the number of residents per household, with almost half (45%) reporting two residents in the household. The balance was somewhat equally divided between one person (17%), four persons (16%) and three persons (14%).
- 5) The fifth question related to owner occupancy, with only one renter responding out of 158 surveys. This reflects a common tendency for owner occupants to be more vested in the community and more concerned with efforts related to their future in Wheatland Township.
- 6) The sixth, and final, question (relating to the demographic profile of the respondents) concerned the number of years they have lived in the community. Of the total respondents, approximately 29% have lived in the township less than ten years, 30% from 10 to 25 years and over 41% have lived in the township more than 25 years.

- 7) The seventh question requested input relating to what characteristics the respondents liked the best about Wheatland Township. The “country atmosphere” rated the highest (with 41%), followed by the people and the quiet surroundings. Some general responses could be linked together to portray a rural, agricultural community, with lower crime rates, lower taxes, less regulation (unzoned) and other characteristics supportive of the “country” lifestyle.
- 8) The next question posed the opposite request; that being what the respondents liked least about the township. Poor road maintenance was cited by approximately 31% of the respondents. The presence of mobile homes, poor property maintenance and junkyards were also listed as dislikes. Several other responses were directed at the increasing development pressure and the need for zoning while others identified administrative and communication concerns at the township.
- 9) The ninth question related specifically to preferred land use type, with these prioritized from 1-5. Agricultural use was defined as most desirable and industrial use as least desirable. Single family housing was considered second most desirable while multi-family housing and office /retail were listed as next least desirable uses. This ranking is consistent with the direction outlined in questions 8 and 9 concerning the likes and dislikes in the community.
- 10) The tenth question was directed at what the minimum lot size should be in the agricultural areas. This question resulted in the most evenly balanced responses. One acre lots or less were cited by 34 respondents (approx. 24%), ten acre lots were cited by 19%, forty acre lots and two acre lots both received 17%, followed by twenty acre lots (12%) and five acre lots (11%) respectively. This question identifies the difficulty in defining agricultural land, with many supportive of larger minimum parcels yet others concerned with their ability to split their property, as they desire. Generally, the results could be divided between those wishing ten acres or more (48%) and those desiring five acres or less (52%).
- 11) The next question concerned residential development preferences. The most desired choice was single family housing on large lots. This response was followed by single family housing on smaller lots. The least desirable housing type was either multi-family or manufactured housing in a park setting. Manufactured or modular housing on its own merits was cited as both favorable and unfavorable. When combined with the single-family units on smaller lots, this may support the desire for affordable housing choices in the township.

- 12) Question number twelve inquired about the possible location of office and commercial development in the township. Approximately one-third of the respondents indicated along US-127. The next highest responses identified that commercial development should be in surrounding communities or nowhere in the township. Other responses cited the Wheatland and Church's Corners areas or in the northeast portion of the township. More general responses included along paved roads or on land that could not be farmed.
- 13) The thirteenth question asked to prioritize the type of business or industry in the township. Office uses were rated the highest, followed closely by retail and light industrial uses. Manufacturing operations were clearly the least desirable of the choices listed.
- 14) The last question asked what were the most important issues facing the township. Preserving agricultural land was cited as the issue of greatest concern followed by environmental (pollution) considerations. Growth management was identified as the third most pressing issue, with traffic and industrial pollution the least important issues facing the township.

The survey also provided a space for additional comments. These focused on keeping the township the way it is, with agricultural and residential uses. Some regulation of mobile homes and accumulation of junk were cited as needs, as were better roads and some access management (driveway) issues.

Overall, the survey provides an excellent response based upon its return, the cross-section of residents responding, the issues addressed and the direction established. This provides support for an agricultural/rural residential community, with limited commercial development (primarily in the northeast section and along US-127) and preservation of the country atmosphere. Some increased road and property maintenance is desired, but within the scope of minimal expenditure and regulation in those areas.

FUTURE LAND USE PLAN

The Future Land Use Plan establishes the direction for land use by designating areas of the township for development over the next 15-20 year period. The plan has been created based upon the analysis of the township's history, demographic profile, geographic characteristics, existing use of the land, and the survey of residents.

The result of this review and analysis is the creation of the plan, both in terms of the map and the supporting narrative for the land use designations. For purposes of this plan for Wheatland Township, six designations have been selected. The acreage calculations for each designation are intended to be very general guidelines for future development and/or for preservation of open space and agricultural lands. These are listed as follows:

Open Space

This land use designation is the least intensive in terms of allowable development. This would include areas of the township where soil conditions and/or topography may limit the use of the land, or at least require more in-depth review when requests for development are presented. Generally, these areas are designated based upon environmental sensitivity or natural drainage areas. These include the Posey Creek and Branch Creek tributaries, the Williams Lake and Williams Drain areas and smaller open areas draining the land to the southeast and southwest. As development occurs, these natural areas provide for improved drainage patterns in the Township. The Future Land Use Map identifies roughly 2,647 acres for open space, with the intent to support natural drainage, agricultural use and some single family development where specific topography and soils may support such use.

Agriculture

This land use designation provides for the largest area of the township due to existing use of land for that purpose. These areas are predominantly farms and/or single family residences on larger parcels. Properties enrolled in P.A. 116 (The Farmland and Open Space Preservation Act) may be deemed supportive of this designation when clustered together in certain areas of the township. The desired density is for one residential unit on no less than two acre parcels, with this further defined by Health Department standards for the installation of private septic systems. This land use dominates the plan with approximately 19,489 acres or 85% of the total land area.

Low Density Residential

This land use designation is supportive of those areas where single family residential development may be the primary land use. This may include areas where single family homes are in closer proximity to one another, along primary roads or

established plats and in closer proximity to commercial service areas. The desired density is for one residential unit constructed on less than a two-acre parcel but no less than a half-acre parcel, again subject to restrictions from the County Health Department. It is intended that approximately 524 acres be designated for this land use type, with this primarily along the US 127 corridor and around the Church's Corner area.

Medium Density Residential

This land use designation supports residential development established in areas where public or private infrastructure is in place or can be provided as part of the development proposal. Such development would include cluster housing, mobile or manufactured home parks, or other single-family development on smaller residential lots. For purposes of this plan, the desired density is for between two units per acre and four units per acre, depending upon the restrictions for providing on-site water and wastewater systems. Approximately 150 acres of land have been designated for this category of uses.

Commercial

This land use designation identifies areas in the township where business services of an office or retail nature can be provided to township residents or the travelling public. Stronger locational characteristics support this type of development, with state trunklines (US-127) and/or intersections with county primary roads the preferred areas. This plan has designated approximately 159 acres of land for this type of development along the US 127 corridor.

Light Industrial

This land use designation is directed at business of a heavy commercial or light industrial nature, including warehouse and storage facilities. Such use shall be established along roadways where existing infrastructure can support truck traffic and turning movements without negative impacts to surrounding residential areas. The plan seeks to designate such an area along the US 127 corridor, within close proximity of more intensive residential and commercial areas. Roughly 71 acres, or less than 1% of the land area, has been designated for this land use type.

Acreage Breakdown

The calculation of the land use designations is based upon a rough estimate of the acreage for a standard township (640 acres x 36 sections = 23,040 acres). Areas devoted to public right-of-ways have not been defined based upon the general nature of this planning effort. The calculations are as follows:

<u>Land Use Designation</u>	<u>Acreage</u>	<u>Percent of Total(%)</u>
Open Space	2,647	11%
Agriculture	19,489	85%
Low Density Residential	524	2%
Medium Density Res.	150	1%
Commercial	159	1%
Light Industrial	71	0%
	<hr/>	<hr/>
Totals:	23,040	100%

Implementation




The implementation of the Master Plan, and the direction for future land use in Wheatland Township, will be based upon the desire to first develop the US 127 corridor while preserving agricultural and open space areas in the balance of the township. The 15-20 year time horizon for this plan, with possible amendment and update every 5-10 years, should provide opportunities for development without reducing the rural and country atmosphere supported by the residents within the survey.





While this initial plan will predate any zoning ordinance for the township, the next step will be for zoning to provide the means for plan implementation. This will include the creation of zoning districts compatible with these land use designations within the ordinance text. This will leave the property owner the option of requesting a change in zoning from the likely agricultural classification of most lands in the township.

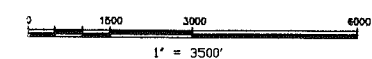
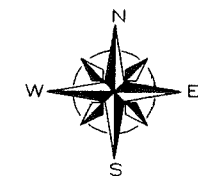
WHEATLAND TOWNSHIP HILLSDALE COUNTY

FUTURE LAND USE MAP

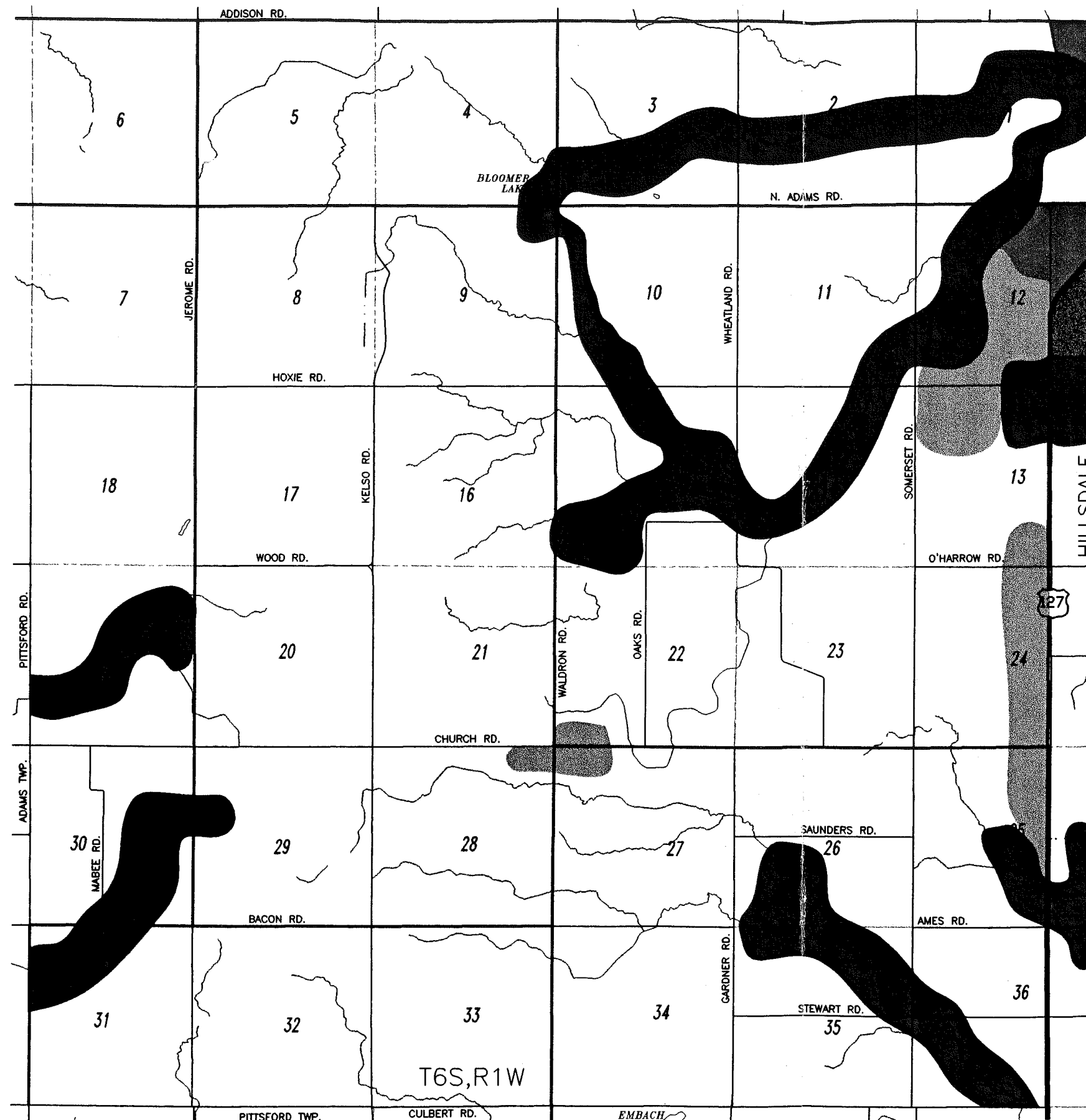
LEGEND

-  OPEN SPACE
-  AGRICUTURAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  COMMERCIAL
-  LIGHT INDUSTRIAL

-  STATE TRUNKLINE
-  PRIMARY (HARD SURFACE)
-  LOCAL (GRAVEL)
-  TRAIL



Prein & Newhof
Engineers • Surveyors • Planners • Environmental Services



APPENDIX

Contract	Date	Expiration	County	Township or City	Acres	Typ	Ans	Loc	Quarter	French
2859	01/01/1977	12/31/2003	HILLSDALE	Smith, Nicholas H						
	01/01/1977	12/31/2003	HILLSDALE	WHEATLAND	T F	667	065	01W	02	
5548			HILLSDALE	WHEATLAND	T F	0	065	01W	03	
6090	01/01/1978	12/31/2003	HILLSDALE	Harry, Robert						
			HILLSDALE	WHEATLAND	C F	80	065	01W	29	
			HILLSDALE	Refeter, Arnold V						
			HILLSDALE	WHEATLAND	C F	0	065	01W	18	
			HILLSDALE	WHEATLAND	C F	577	065	01W	19	
			HILLSDALE	WHEATLAND	C F	0	065	01W	30	
9785			HILLSDALE	Rearney, Dee M						
	01/01/1979	12/31/1988	Lien	WHEATLAND	C F	128	065	01W	34	
9702			HILLSDALE	Lehrer, Donald D						
	01/01/1979	12/31/2008	HILLSDALE	WHEATLAND	C F	52	065	01W	27	
9793			HILLSDALE	Lehrer, Donald D						
	01/01/1979	12/31/2008	HILLSDALE	WHEATLAND	C F	80	065	01W	26	
13215			HILLSDALE	Brin, Russell M						
	01/01/1980	12/31/1989	HILLSDALE	WHEATLAND	T F	120	065	01W	21	
13216			HILLSDALE	Brin, Russell A						
			HILLSDALE	WHEATLAND	T F	0	065	01W	21	
	01/01/1980	12/31/1989	HILLSDALE	WHEATLAND	T F	193	065	01W	15	
	01/01/1980	12/31/1989	HILLSDALE	WHEATLAND	T F	0	065	01W	16	
13721			HILLSDALE	Dillon, Henry J						
	01/01/1980	12/31/1999	HILLSDALE	WHEATLAND	T F	88	065	01W	05	
13722			HILLSDALE	Dillon, Henry J						
	01/01/1980	12/31/1999	HILLSDALE	WHEATLAND	T F	40	065	01W	04	
15426			HILLSDALE	Osborn, Joseph G						
	01/01/1980	12/31/1989	HILLSDALE	WHEATLAND	T F	175	065	01W	12	
	01/01/1980	12/31/1989	HILLSDALE	WHEATLAND	T F	0	065	01W	13	
15627			HILLSDALE	Potting, Pearley et						
	01/01/1980	12/31/2009	HILLSDALE	WHEATLAND	T F	100	065	01W	13	
16690			HILLSDALE	Bleich, N Randall						
	01/01/1980	12/31/2009	HILLSDALE	WHEATLAND	C F	226	065	01W	36	
17761			HILLSDALE	Jenkins, Richard J						
	01/01/1979	12/31/2009	HILLSDALE	WHEATLAND	T F	130	065	01W	23	
17762			HILLSDALE	Jenkins, Richard J						
	01/01/1979	12/31/2009	HILLSDALE	WHEATLAND	T F	152	065	01W	25	
18333			HILLSDALE	Adelman, Larry L						
	01/01/1980	12/31/2009	HILLSDALE	WHEATLAND	C F	74	065	01W	17	
19615			HILLSDALE	Wells, Urtin R						
	01/01/1981	12/31/2000	HILLSDALE	WHEATLAND	C F	79	065	01W	07	
19969			HILLSDALE	Burton, Edward C						
	01/01/1981	12/31/2015	HILLSDALE	WHEATLAND	T F	40	065	01W	33	
20167			HILLSDALE	Mari-Lou Forme,						
	01/01/1981	12/31/2030	HILLSDALE	WHEATLAND	T F	80	065	01W	02	
20149			HILLSDALE	Mari-Lou Forme,						
	01/01/1982	12/31/2030	HILLSDALE	WHEATLAND	T F	127	065	01W	01	
20538			HILLSDALE	Letherer, Charles W						
	01/01/1981	12/31/1990	HILLSDALE	WHEATLAND	C F	69	065	01W	26	
20539			HILLSDALE	Letherer, Charles W						
	01/01/1981	12/31/1990	HILLSDALE	WHEATLAND	C F	128	065	01W	27	
20848			HILLSDALE	Witte, Harvey H						
	01/01/1981	12/31/1990	HILLSDALE	WHEATLAND	T F	242	065	01W	01	
20848C			HILLSDALE	Witte, Harvey H						
	01/01/1981	12/31/2000	HILLSDALE	WHEATLAND	T F	60	065	01W	12	
21938			HILLSDALE	Letherer, Donald D						
	01/01/1981	12/31/2010	HILLSDALE	WHEATLAND	C F	45	065	01W	26	
	01/01/1981	12/31/2010	HILLSDALE	WHEATLAND	C F	0	065	01W	35	
21940			HILLSDALE	Townsend, LeVere W						
	01/01/1981	12/31/1990	HILLSDALE	WHEATLAND	C F	68	065	01W	21	
24106			HILLSDALE	Allen, William H						
	01/01/1981	12/31/2000	HILLSDALE	WHEATLAND	C F	119	065	01W	23	
24106A			HILLSDALE	Allen, William H						
	01/01/1981	12/31/2000	HILLSDALE	WHEATLAND	C F	40	065	01W	23	
24106B			HILLSDALE	Allen, William H						
	01/01/1981	12/31/2000	HILLSDALE	WHEATLAND	C F	80	065	01W	23	SE
24106C			HILLSDALE	Allen, William H						
	01/01/1981	12/31/2000	HILLSDALE	WHEATLAND	C F	40	065	01W	23	NE
24107			HILLSDALE	Allen, William H						
	01/01/1981	12/31/2000	HILLSDALE	WHEATLAND	C F	157	065	01W	26	
24108			HILLSDALE	Allen, William H						
	01/01/1981	12/31/2000	HILLSDALE	WHEATLAND	C F	100	065	01W	16	
26463			HILLSDALE	Leffingwell, Ronald J						
	01/01/1982	12/31/2011	HILLSDALE	WHEATLAND	C F	96	065	01W	34	SE
26464			HILLSDALE	Leffingwell, Mildred I						
	01/01/1982	12/31/2011	HILLSDALE	WHEATLAND	C F	116	065	01W	35	SW
27351			HILLSDALE	Brasher, Michael D						
	01/01/1982	12/31/2031	HILLSDALE	WHEATLAND	C F	74	065	01W	29	NE
28185			HILLSDALE	Miller, Burton S						
	01/01/1981	12/31/2001	HILLSDALE	WHEATLAND	T F	99	065	01W	16	SE
28896			HILLSDALE	Horton, Leah						
	01/01/1981	12/31/1991	Lien	WHEATLAND	T F	80	065	01W	25	NE
28903			HILLSDALE	Peterson, Harry P						
	01/01/1980	12/31/2001	HILLSDALE	WHEATLAND	T F	125	065	01W	00	NE NW SE

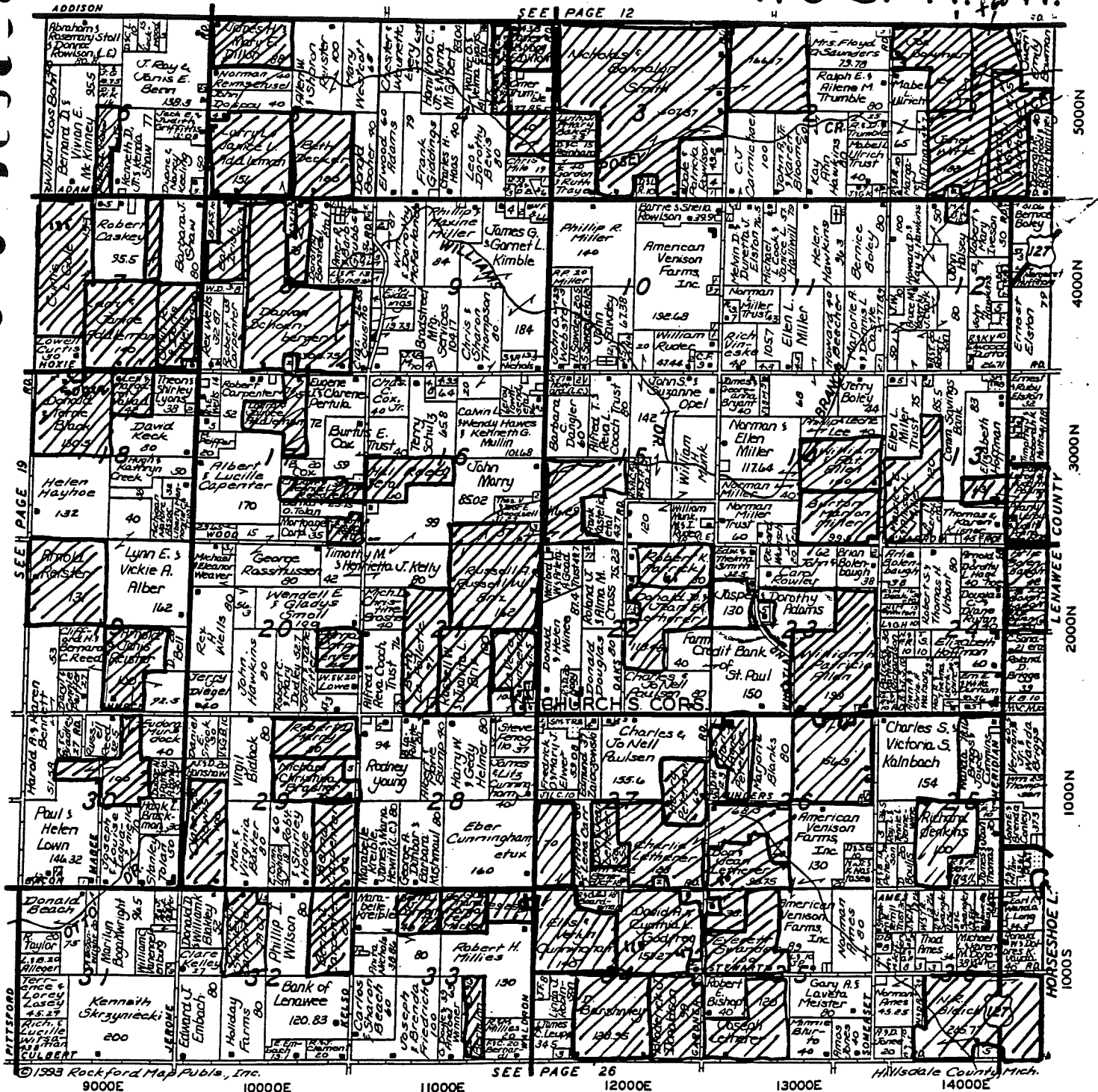
Act 116 Farmland T 06S R 01W

Contract	Date	Expiration	County	Township or City	Acres	Twp	Rng	Sec	Quarter	French
31719	01/01/1982	12/31/2021	HILLSDALE	Reed, C Neil WHEATLAND	C F	15	06S	01W	17	SE
31764	01/01/1982	12/31/2011	HILLSDALE	Lewis, Douglas D WHEATLAND	C F	28	06S	01W	04	NE
31765	01/01/1982	12/31/2021	HILLSDALE	Reed, C Neil WHEATLAND	C F	15	06S	01W	17	SW
31766	01/01/1982	12/31/2021	HILLSDALE	Reed, C Neil WHEATLAND	C F	60	06S	01W	16	SW
33129	01/01/1983	12/31/2002	HILLSDALE	Hackey, Bernard D WHEATLAND	T F	40	06S	01W	33	NE
33136	01/01/1983	12/31/2002	HILLSDALE	Adams, Larry L WHEATLAND	C F	140	06S	01W	07	SW SE
33149	01/01/1983	12/31/2012	HILLSDALE	Patrick, Lawrence E WHEATLAND	C F	61	06S	01W	22	NW
33510	01/01/1983	12/31/2002	HILLSDALE	Tucker, Robert L WHEATLAND	C F	194	06S	01W	05	SW
	01/01/1983	12/31/2002	HILLSDALE	WHEATLAND	C F	0	06S	01W	08	NE
33583	01/01/1983	12/31/1992	HILLSDALE	Haines, Roscoe E WHEATLAND	C F	94	06S	01W	06	NW SW
33767	01/01/1983	12/31/2002	HILLSDALE	Carpenter, James O WHEATLAND	C F	120	06S	01W	32	NE
	01/01/1983	12/31/2002	HILLSDALE	WHEATLAND	C F	0	06S	01W	33	NW
33768	01/01/1983	12/31/2002	HILLSDALE	Carpenter, Bernol J WHEATLAND	C F	200	06S	01W	20	SE
	01/01/1983	12/31/2002	HILLSDALE	WHEATLAND	C F	0	06S	01W	29	SE
	01/01/1983	12/31/2002	HILLSDALE	WHEATLAND	C F	0	06S	01W	32	NW
34213	01/01/1983	12/31/2002	HILLSDALE	Cunningham, Verlyn G WHEATLAND	C F	29	06S	01W	33	NE
34214	01/01/1983	12/31/2002	HILLSDALE	Cunningham, Verlyn G WHEATLAND	C F	70	06S	01W	27	SW
34215	01/01/1983	12/31/2002	HILLSDALE	Cunningham, Verlyn G WHEATLAND	C F	140	06S	01W	34	NW
35841	01/01/1983	12/31/2012	HILLSDALE	Letherer, Donald D WHEATLAND	C F	115	06S	01W	22	NE SE
37116	/ /	/ /	Temp HILLSDALE	Bolenbaugh, Arlie U. WHEATFIELD	C F	0	06S	01W	24	NE NW
	01/01/1983	12/31/2002	HILLSDALE	WHEATLAND	T F	78	06S	01W	24	
38112	01/01/1983	12/31/2012	HILLSDALE	Schoenberger, Darven W. WHEATLAND	T F	185	06S	01W	08	SE
38113	01/01/1983	12/31/2012	HILLSDALE	Schoenberger, Darven W. WHEATLAND	T F	115	06S	01W	08	NW SW
39973	01/01/1984	12/31/2013	HILLSDALE	Bowman, Joe L. WHEATLAND	T F	124	06S	01W	01	NW
40820	01/01/1984	12/31/1998	HILLSDALE	Lewis, Clarence E WHEATLAND	T F	100	06S	01W	29	NW SW
41556	01/01/1984	12/31/2003	HILLSDALE	Harrist, Jerry L. WHEATLAND	T F	100	06S	01W	21	SW SE
41744	/ /	/ /	Temp HILLSDALE	Irish, Earl J. WHEATLAND	T F	68	06S	01W	08	NW
45226	01/01/1985	12/31/1994	HILLSDALE	Swander, Everett E. WHEATLAND	T F	100	06S	01W	35	NW
45913	01/01/1985	12/31/1994	HILLSDALE	Gober, Randy P. WHEATLAND	T F	130	06S	01W	18	NW
46069	01/01/1985	12/31/2004	HILLSDALE	Vallad, Len E. WHEATLAND	T F	40	06S	01W	18	NE
46347	01/01/1985	12/31/2004	HILLSDALE	Miller, Maurice E. WHEATLAND	C F	120	06S	01W	13	NW SW
46348	01/01/1985	12/31/2004	HILLSDALE	Gale, Curtis L. WHEATLAND	C F	135	06S	01W	07	NW SW
46349	01/01/1985	12/31/2004	HILLSDALE	Gale, Curtis L. WHEATLAND	C F	18	06S	01W	07	NE
46882	01/01/1985	12/31/2074	HILLSDALE	Dacker, Beth A. WHEATLAND	C F	120	06S	01W	05	SE
49895	01/01/1986	12/31/2075	HILLSDALE	Godfrey, David A. WHEATLAND	C F	110	06S	01W	34	NE
50383	01/01/1986	12/31/2005	HILLSDALE	Reister, Arnold V. WHEATLAND	T F	131	06S	01W	19	NW
50384	01/01/1986	12/31/2020	HILLSDALE	Reister, Arnold V. WHEATLAND	T F	360	06S	01W	19	NE SE
50384A	01/01/1986	12/31/2005	HILLSDALE	Reister, Arnold V. WHEATLAND	T F	100	06S	01W	19	
50384B	01/01/1986	12/31/2005	HILLSDALE	Reister, Arnold V. WHEATLAND	T F	100	06S	01W	20	NE NW SE
52190	01/01/1987	12/31/2006	HILLSDALE	Reed, Craig A. WHEATLAND	C F	39	06S	01W	17	SE
53612	/ /	/ /	Temp HILLSDALE	Godfrey, David A. WHEATLAND	C F	47	06S	01W	34	NE
54260	/ /	/ /	Temp HILLSDALE	Smith, Nicholas WHEATLAND	C F	40	06S	01W	04	SE
Total Acres					8572					

01/21/1998

WHEATLAND

T.6 S.-R.1 W.



WHEATLAND TOWNSHIP SURVEY/FUTURE LAND USE PLAN

The Wheatland Township Board has appointed a committee of 9 people to look at future land use in the township. The enclosed survey will give you an opportunity to express your interests and concerns to the township planning committee. Your input is very valuable to us and will be used to set the direction of future land use within wheatland Township. Your time and consideration in completing and returning this survey will be greatly appreciated.

- Using the map, please indicate the section of the Township where you live.

1 Hoxie Rd	2
3	4
5 Church Rd	6

- _____
- _____
- _____
- _____
- _____
- _____

(optional)

Name and Address _____

- Where do you work?

☐ Hillsdale ☐ Jackson ☐ Coldwater
☐ Adrian ☐ Hudson ☐ Addison
☐ Jonesville ☐ Other(_____)

- Your age category.

☐ 25 or under ☐ 26 to 44 ☐ 45 to 64 ☐ 65 or over

- Number of persons in the household _____.

- Do you own or rent? _____.

- How long have you lived in Wheatland Township? _____.

- What do you like best about the township?

- What do you like least about the township?

- Prioritize the land uses you support (1 being highest or best, 5 being the lowest or least desirable):

|||||

- ☐ Agriculture ☐ Office/Commercial
☐ Single Family Residential ☐ Industrial
☐ Multi Family Residential
- AGRICULTURE: What do you think the minimum lot size should be in Agricultural areas of the township?

☐ 40 acres ☐ 10 acres ☐ 2 acres
☐ 20 acres ☐ 5 acres ☐ 1 acre

Other _____

- RESIDENTIAL DEVELOPMENT: Prioritize the type of residential development that should occur in Wheatland Township (1 being highest or best and 5 being the lowest or least desirable).

☐ Single Family on large lots
☐ Single Family on small lots
☐ Duplexes and Multi family (3 or more units)
☐ Manufactured Housing or Modular Housing
☐ Manufactured Homes in Parks

- OFFICE/COMMERCIAL:

If there were to be future office/commercial development in the township where would you prefer it to be?

- BUSINESS/INDUSTRY: Prioritize the type of business and industry you wish to attract to Wheatland Township (1 being highest or best and 6 being lowest or least desirable).

☐ Offices (Doctor/Professional) ☐ Light Industry
☐ Retail ☐ Heavy Manufacturing
☐ Other (specify _____)

- Prioritize the issues facing the township in terms of future development (1 being the highest or best, 6 being the lowest or least desirable).

☐ Agricultural Preservation ☐ Industrial Pollution
☐ Environmental Protection ☐ Growth Management
☐ Traffic ☐ Other (specify _____)

Additional Comments:

PLEASE RETURN BY FEBRUARY 15, 1998

POSTAGE WILL BE PAID BY ADDRESSEE
 WHEATLAND TWP PLANNING COMMISSION
 10942 CULBERT RD
 PITTSFORD MI 49271-9900

BUSINESS REPLY MAIL
 FIRST CLASS PERMIT NO. 4 PITTSFORD MI

Dear Property-Owner,

It is the desire of the Wheatland Township Planning Commission to be completely open and honest with all of our township's residents. To this end, we have begun the process of establishing appropriate land use guidelines by soliciting your input. We received 163 responses to our survey and have included a copy of the results for your review.

Over the coming months we will be formulating land use regulations to submit to the Township Board. Their final approval will result in a set of zoning regulations that we hope will help maintain the beauty and atmosphere of our agricultural township. During this time your opinions and suggestions are more than welcome. Plan on attending our meetings and giving us your opinions. We look forward to hearing from you.

Bill Rupnow	Russ LaFollette	Pete Wines
Judy Poling	Dave Godfrey	Christina Brasher
John Fouty	Burt Cox	Jim Crowley

We meet at the Wheatland Township Hall, 2991 N. Waldron Rd., at 7 p.m. on the third Wednesday of each month. The Township Board meets on the second Wednesday of each month.

Total surveys received: 163

1. Response per area of township:

N. of Hoxie; W. of Waldron	25	N. of Church; S. of Hoxie; E. of Waldron	27
N. of Hoxie; E. of Waldron	19	S. of Church; W. of Waldron	22
N. of Church; S. of Hoxie; W. of Waldron	34	S. of Church; E. of Waldron	28
Total Responding (T/R): 155			

2. Location of employment:

Hillsdale	15	Jackson	16	Coldwater	0
Adrian	19	Hudson	20	Addison	9
Jonesville	4	Retired	51	Other	36
T/R:				170	

3. Age of respondents:

Under 25	2	25-44	41	45-64	64	Over 65	52
				T/R:	159		

4. Residents per household:

1	26	2	69	3	21	4	25	5	10	6	5
				T/R:	152						

5. Respondents that own vs. rent:

Own	157	Rent	1	T/R:	158
-----	-----	------	---	------	-----

6. Years in Wheatland Township:

Less than 5 years	23	10-14 years	17	25-49 years	42
5-9 years	21	15-25 years	28	50 + years	21
				T/R:	152

7. What respondents like best about the township:

Country atmosphere	57	Unzoned	9	Twp pays dump fees	3
People	18	Low crime	3	Access to lakes	1
Quiet	17	Wildlife	3	Open to mobile homes	1
Farming	12	Low Taxes	2	Affordable	1
Uncrowded	9	Little Traffic	2	Availability of services	1

8. What respondents dislike about township:

Poor road maintenance	36	Paperwork (shy of 40a)	1
Mobile homes	15	Smashed mailboxes	1
Poor Property maintenance	12	People	1
Junkyards	7	Desire to attract business	1
Increasing property taxes	6	Farms being broken up	1

Lack of zoning regulations	5	Trucks on N. Adams Road	1
Development	5	Nosy busybodies	1
Power outages	4	Lack of dog control	1
Potential zoning regulations	4	Building/buying large homes	1
Traffic	3	No twp police	1
Poor twp communications	2	Lack of community activities	1
No bathroom at twp hall	1	Inability to contact twp officials	1
Farmland wasting development	1	Long distance phone expense	1
Too many large farms	1	Hoxie drain tax	1

9. Preference of township landuse:

	Most desired			Least desired			
Use	1	2	3	4	5		T/R
Agricultural	120	15	3	0	0		138
Single family	49	65	6	5	2		127
Multi-family	4	7	47	14	43		115
Office/Retail	4	2	25	54	27		112
Industrial	4	5	12	14	82		117

10. Minimum lot size preference/agricultural:

40a	25	10a	27	2a	25	Other:	1 (1/2a)
20a	17	5a	16	1a	33	T/R:	144

11. Preference in residential development:

	Most desired			Least desired			
Use	1	2	3	4	5		T/R
Lg single family	101	16	5	1	6		129
Sm single family	36	46	21	4	14		121
Multi-family	2	2	23	38	55		120
Manufactured/Modular	14	29	37	24	18		122
Manufactured in park	8	2	10	20	85		125

12. Preference in commercial development:

Along 127	40	On paved roads	2
In surrounding towns	18	Area #5	1
Nowhere in township	18	Near M-34	1
Anywhere	14	Jerome & N. Adams	1
Far from my residence	10	North end of twp	1
Wheatland Center or		Branch County	1
Churches Corners	6	Waldron Road	1
On unfarmable land	4	Busiest 4 corners	1
Area #2	3	T/R	123

13. Preference in business or industrial development:

	Most desired			Least desired			
Use	1	2	3	4	5	6	T/R
Offices	40	20	20	7	5	11	103
Retail	17	30	21	15	4	11	98
Light Industry	23	15	18	14	20	13	103
Heavy manufacturing	9	3	5	25	19	38	99
Other	14	2	4	3	3	2	28

14. Importance of issues facing township:

	Most desired			Least desired			
Use	1	2	3	4	5	6	T/R
Agricultural	108	16	6	3	2	0	135
Environmental pollution	46	52	18	6	3	1	126
Traffic	12	13	31	30	23	7	116
Industrial pollution	13	11	15	26	35	16	116
Growth management	15	19	31	26	17	9	117
Other	5	2	1	3	4	8	23

Additional comments:

Keep it as is (11), Keep commercial / industrial development out (4), Place limits on mobile homes (4), Control accumulation of trash and junk (4), Improve roads (3), Each residence should have its own driveway (2), Keep it agricultural / residential (2), Stop farms from being divided (2), Need zoning (2), Do not need zoning (2), Keep up good work (2), Road graders damage my property, Need to preserve farmland, Development is not a problem we have enough farmland, Keep developing along 127, Keep it simple, Don't limit property size, It is good to investigate zoning, We need better cooperation between farms that pollute, We need a park, We need more police to control speeders.