



Hanover Township Master Plan
2022 Edition

The 2022 edition of the Hanover Township Master Plan was adopted by the Hanover Township Planning Commission on _____, __, 2022

Hanover Township Planning Commission Chair

The 2022 edition of the Hanover Township Master Plan was adopted by the Hanover Township Board on _____, __, 2022

Hanover Township Clerk

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***Hanover Township Master Plan
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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 Hanover 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 that is kept up-to-date will help Hanover 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 Hanover 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 Hanover 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 that 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 Hanover 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 Hanover 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 Hanover 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 planning commission or the township board, with considerable input from municipal staff and/or consultants (e.g., engineers, planners, administrators, etc.). 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 Hanover 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 Hanover 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 2022 edition of the *Hanover Township Master Plan*.

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 Hanover 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 develop the Master Plan. The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

Zoning Board of Appeals

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

Township Board

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

Other Planning Efforts

Township staff and other township committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include 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.



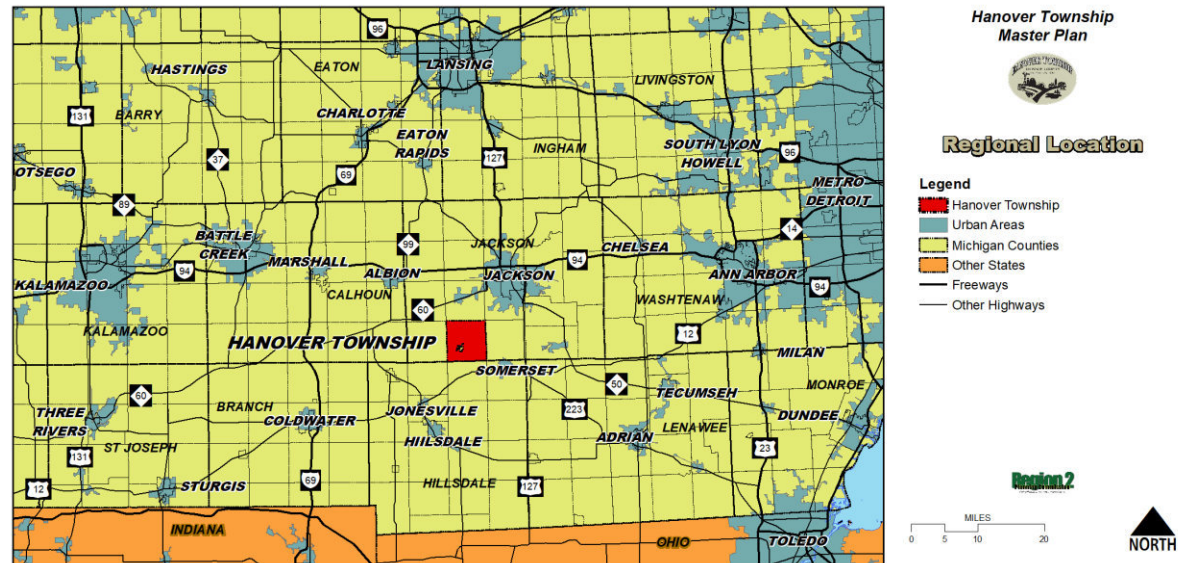
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Chapter 2

Community Description and Issue Identification

Regional Location

Hanover Township is located in southwestern Jackson County, in south-central Lower Michigan, along the border with Hillsdale County. Various roadways, connecting with M-60 to the north and US-127 to the east, provide easy access to the community. The Jackson Urban Area is located nearby to the north, providing Township residents access to Jackson's cultural, higher educational, shopping, and employment opportunities. The Village of Hanover is located within Hanover Township.



Settlements

The Village of Hanover is located within southwestern Hanover Township, at the intersection of Rountree Road (Jackson Street) and Hanover Road (State Street) (see the Villages map in Appendix C). The unincorporated village of Horton is located in northeastern Hanover Township, at the intersection of Moscow Road with Cochran Road (Main Street). The southeastern corner of Hanover Township—near Pine Hill, Farwell, and Round Lakes—is also densely settled. ***While the Village of Hanover is legally part of Hanover Township, as an incorporated village it conducts its own planning and zoning. Therefore, the Village of Hanover is largely excluded from this master plan.***

Population/Demographics

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

- **General Population.** The population of Hanover Township was 3,254 people in 2010, according to the U.S. Census. The estimated population of the Township was 3,238 in 2018. Projections produced by the Jackson Area Comprehensive Transportation Study (JACTS) predict that the population will grow slightly to 3,442 residents by 2025, 3,517 by 2035 and 3,528 by 2045.
- **Age and Gender.** The median age of the all Township residents in 2018 was 42.5 years [39.7 years statewide].* Baby Boomers —people between 55 and 74 years of age in 2018 — were estimated to be the largest age group, comprising an estimated 30% of residents [23% statewide]. Generation X —people between 35 and 54 years of age— was estimated to be the second largest age group, comprising an estimated 29% of residents [25% statewide]. Millennials —people between 15 and 34 years of age— were estimated to be the third largest age group, comprising an estimated 21% of residents [26% statewide]. Generation Z and younger generations —people 14 years of age and younger— were estimated to be the fourth largest age group, comprising an estimated 15% of residents [18% statewide]. The Silent Generation and older generations —people 75 years of age and older— were estimated to be the smallest age group, comprising an estimated 6% of residents [7% statewide]. Females comprised an estimated 50.3% of Hanover Township's population [50.8% statewide].
- **Race and Ethnicity.** An estimated 94% of Hanover Township residents were white in 2018 [79% statewide]. Only an estimated <1% of residents considered themselves to be Hispanic (i.e., Latino/Latina) [5% statewide].
- **Disabilities.** An estimated 12% of Township residents were disabled in some way in 2018 [14% statewide] and an estimated 5% had an ambulatory disability [8% statewide]. The rate of disability rose with age. For example, an estimated 41% of residents at least 75 years of age had some type of disability [49% statewide] and 13% had an ambulatory disability [31% statewide].
- **Educational Attainment.** An estimated 94% of Hanover Township residents at least 25 years old in 2018 graduated from high school [90% statewide]. An estimated 41% had some type of college degree (i.e., associate's, bachelor's, or graduate) [38% statewide].

* Median age data was not available for Township residents living outside of the Village of Hanover.

- **School Enrollment.** An estimated 41% of Township residents at least 3 years of age and enrolled in school in 2018 were attending elementary school (i.e., grades 1-8) [39% statewide]. An estimated 36% were attending high school [21% statewide]. An estimated 4% attended nursery school or kindergarten [11% statewide]. An estimated 19% were attending college or graduate school [29% statewide].
- **Households and Families.** All residents lived in the estimated 1,276 Township households in 2018. Families comprised an estimated 75% of households [64% statewide]. However, an estimated 23% of households consisted of a single person [29% statewide]. Other non-family households comprised an estimated 2% of households [7% statewide]. The estimated average size of all Township households was 2.56 people [2.49 statewide] and the average family size was 3.01 people [3.08 statewide][†]. It is estimated that 0% of the population lived in group quarters [2% statewide].
- **Income[‡].** The median household income for all of Hanover Township in 2018 was estimated to be \$60,662 [\$54,938 statewide]. The median family income was \$76,215 [\$66,691 statewide] and the median non-family income was \$32,188 [\$32,341 statewide]. The per capita income was \$31,418 [\$30,366 statewide].
- **Employment by Industry.** An estimated 27% of employed Township residents at least 16 years old in 2018 worked in the ‘manufacturing industry’ [19% statewide]. An estimated 26% were employed in the ‘educational services and healthcare and social assistance industries’ [23% statewide]. An estimated 10% worked in the ‘retail trade industry’ [11% statewide]. Each of the other industries employed <10% of residents.
- **Employment by Occupation.** An estimated 29% of employed Hanover Township residents at least 16 years old in 2018 were employed in ‘management, business, science, and arts occupations’ [36% statewide]. An estimated 28% worked in ‘production, transportation, and material moving occupations’ [17% statewide]. An estimated 18% were employed in ‘sales and office occupations’ [21% statewide]. An estimated 20% worked in ‘service occupations’ [18% statewide]. An estimated 5% were employed in ‘natural resources, construction, and maintenance occupations’ [8% statewide].
- **Means of Travel to Work.** An estimated 87% of Hanover Township residents at least 16 years old for whom travel to work data was estimated in 2018, drove alone [82% statewide]. An estimated 10% of workers carpooled [9% statewide]. An estimated 1% of workers used some other form of transportation [4% statewide]. An estimated 3% worked at home [4% statewide].

[†] Median household and family size data was not available for Township residents living outside of the Village of Hanover.

[‡] Median income data was not available for Township residents living outside of the Village of Hanover.

- **Travel Time to Work.** The estimated travel time to work was 22.2 minutes for all Township residents at least 16 years old for whom travel time to work data was estimated in 2018 [24.5 minutes statewide][§]. An estimated 51% of workers had a commute time of 15-29 minutes [38% statewide]. An estimated 25% had a commute time of 30-59 minutes [27% statewide]. An estimated 11% had a commute time of 10-14 minutes [15% statewide]. An estimated 8% had a commute time of 5-9 minutes [11% statewide]. An estimated 5% had a commute time of less than 5 minutes [3% statewide]. An estimated 1% had a commute time of 60-89 minutes [4% statewide]. An estimated 0% had a commute time at least 90 minutes [2% statewide].
- **Dwellings and Vacancy Rates.** It is estimated that the Village contained 1,339 dwellings in 2018. An estimated 93% were occupied [85% statewide]. An estimated 10% of occupied dwellings were renter-occupied [29% statewide].
- **Housing Types.** It is estimated that 92% of Hanover Township's dwellings in 2018 were single-family homes [72% statewide]. Approximately 1% of units were estimated to be located in multi-unit buildings [5% statewide]. An estimated 7% of dwellings were mobile homes [5% statewide].

Natural Resources

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

Topography

Hanover Township's topography is gently rolling, with a total difference of 180 feet in elevation within its boundaries. The highest point of 1,178 feet above sea level is located on the east side of Grover Road (south of Folks Road) on the Township's western border (see the Topography map in Appendix C). The low point of 998 feet above sea level is located on the south shore of Cross Lake along the Township's northern border.

Soils

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

- **Most Productive Agricultural Soils.** Soil types that are the most agriculturally productive have been identified, taking into consideration prime farmland, as recognized by the Natural Resources Conservation Service (NRCS), and average yields for various crops. Various areas of productive agricultural soils are located throughout the Township (see the Agricultural Soils and Preservation Areas map in Appendix C).

[§] Median travel time to work data was not available for Township residents living outside of the Village of Hanover.

Research conducted by the American Farmland Trust (AFT) similarly identified significant portions of agricultural land within the Township as nationally significant or among Michigan's best agricultural land (see the Agricultural Soils and Preservation Areas map in Appendix C). The AFT research also identifies the significant amount of existing forestland and woodland in the Township (see the Forestland and Woodland map in Appendix C).

- **Hydric Soils.** Soil types that are poorly drained and subject to occasional flooding (i.e., hydric) have been identified by the Natural Resources Conservation Service (NRCS). Hydric soils are often associated with Hanover Township's wetlands as well as other low-lying areas (see the Hydric Soils map in Appendix C).

Surface Waters

The Township contains various aquatic resources:

- **Watersheds.** A couple of watersheds extend into Hanover Township (see the Watersheds map in Appendix C). Although the Kalamazoo River Watershed covers most of the Township, the Upper Grand River Watershed extends slightly into its northeastern and southeastern corners. Please visit the websites of the Kalamazoo River Watershed Council (<https://kalamazooriver.org>) and the Upper Grand River Watershed Council (www.uppergrandriver.org) to learn about their local watershed management planning efforts.
- **Lakes and Ponds.** Farwell Lake, Pine Hill Lake, Fox Lake, Hinman Lake, Round Lake, and Spencer Lake, along with associated ponds, are located in the southeastern corner of Hanover Township (see the Surface Waters map in Appendix C). The Horton Mill Pond is located in the unincorporated village of Horton. Cross Lake is located along the Township's northern border. Bibbons Lake, Horse Shoe Lake, Rustein Lake, and associated ponds are located near the Village of Hanover.
- **Rivers and Streams.** The North Branch of the Kalamazoo River traverses the Township from its east-central border northwesterly to its northwestern border via the unincorporated village of Horton (see the Surface Waters map in Appendix C). The South Branch of the Kalamazoo River flows through southern Hanover Township, south of the Village of Hanover. A few streams also flow through the Township.
- **Flood Zones and Wetlands.** The Federal Emergency Management Agency (FEMA) has not established any flood zones in Hanover Township. The National Wetlands Inventory (NWI) delineated wetlands along both branches of the Kalamazoo River, along other streams, and in some other low-lying areas (see the Surface Waters map in Appendix C).

Community Facilities and Services

The Township, as well as other entities, provide a variety of facilities and services, enhancing the quality of life in Hanover Township.

Township Hall

The Hanover Township Hall is located at 311 Farview Street, in the unincorporated village of Horton, on the next street east of Moscow Road (see the Community Facilities map in Appendix C). Hanover Township's administrative offices are located in the Hall and the Township's various boards/commissions meet there. The Township also maintains an online presence at <https://hanover-twp.org/>.

Cemeteries

Hanover Township operates and maintains four cemeteries, three of which are located within the Township. Horton Cemetery is located on the south side of Tripp Road, west of Moscow Road, and Liedley Cemetery is located on the north side of Cochran Road, east of Liedley Road (see the Community Facilities map in Appendix C). Richards Cemetery is located on Moscow Road at the southern Township border. The Hanover Cemetery is located within the Village of Hanover.

Parks and Recreation

Hanover Township does not maintain any parks. However, the Jackson County Parks Commission maintains the Alfred R. Snyder County Park in the unincorporated village of Horton (see the Community Facilities map in Appendix C). A traditional county park is located on the south shore of the Horton Mill Pond, containing a picnic shelter, playground, gazebo, and portable toilets; the park also contains a significant wetland area on the south side of the unincorporated village. Hanover-Horton Youth Baseball maintains a facility on the east side of the Township Hall in Horton. The Hanover Horton Historical Society provides the Conklin Reed Organ Museum on the east side of the Village of Hanover and American Legion Post #270 is located on the north side of Hanover. Perrine Park is located in the Village of Hanover.

Police, Fire, and Rescue Services

The Hanover Township Fire Department provides fire protection/rescue services within the Township and its fire station is located in the Village of Hanover; a satellite fire barn is also located on the north side of Main Street in the unincorporated village of Horton (see the Community Facilities map in Appendix C). The fire department participates in Jackson County's mutual aid system. The Jackson County Office of the Sheriff and the Michigan State Police protect the Township. The Jackson Community Ambulance (JCA), a private firm, provides ambulance services. The County of Jackson dispatches police, fire, and rescue services through its 911 Central Dispatching Service.

Schools and Library

The Hanover-Horton School District serves the majority of the Township (see the Public School Districts and Schools map in Appendix C). However, Concord Community Schools serves students living in the northwestern corner of the Township. Hanover-Horton Elementary School is located on the east end of the Village of Hanover and Hanover-Horton Middle and High Schools are located along Moscow Road (see the Community Facilities map in Appendix C).

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

Healthcare Facilities

There are no major healthcare facilities in Hanover Township, but many are available in the Jackson Urban Area. Henry Ford Allegiance Health (Jackson) is capable of providing long-term care. Regional hospitals are located in Lansing and Ann Arbor. Various assisted living facilities/nursing homes are located in the Jackson Urban Area.

Transportation Facilities and Utilities

Hanover Township is served by a variety of transportation facilities and utilities:

Roadways

No state highways cross Hanover Township. Accordingly, the Jackson County Department of Transportation maintains all public roadways traversing the Township. The Village of Hanover maintains its own street system. Their owners maintain private streets.

- **Local Roads.** Local roads are designed to provide access (i.e., ingress and egress) to the properties they abut. They comprise the majority of the roads traversing Hanover Township (see the Street Network map in Appendix C), but generally carry small amounts of traffic on a daily basis. Many of them are gravel roads.
- **Primary Roads.** In addition to providing access to the properties they abut, primary roads are designed to carry through traffic, providing connections to other parts of Jackson County. They comprise a smaller segment of the roads in Hanover Township (see the Street Network map in Appendix C), but generally carry larger amounts of traffic on a daily basis. Moscow Road is constructed to all season standards, capable of carrying commercial truck traffic throughout the entire year.
- **Private Roads.** Various private roads traverse the Township, mostly near some of its lakes (see the Street Network map in Appendix C). They are designed to provide access to the properties they abut.

Primary roads are eligible to receive federal funding for their maintenance and construction. The Region 2 Planning Commission (R2PC) is the Metropolitan Planning Organization (MPO) designated to oversee the distribution of the federal funding allocated for Jackson County. As part of its duties the R2PC produced the *2045 Long Range Transportation Plan*, which provides greater detail about the roadway network as well as the other modes of transportation serving Jackson County (available on www.region2planning.com). The R2PC also coordinates the surface rating program for federal-aid eligible roads and streets in Jackson County.

Other Modes of Transportation

Various other modes of transportation serve and/or affect Hanover Township:

- **Airports.** No airports are located in the Township. However, the Jackson County Airport – Reynolds Field is located nearby in Blackman Township (within the Jackson Urban Area). The airport’s zoning ordinance establishes zones in which structures above a certain height require a permit prior to construction. Zone D, which requires a permit for structures taller than 200 feet, extends into northern Hanover Township.
- **Nonmotorized Transportation.** Hanover Township’s roads are available for use by pedestrians and bicyclists. Consequently, this Master Plan states that the 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 (JCDOT) on future road projects within Hanover Township regarding the inclusion of appropriate nonmotorized facilities (e.g., sidewalks, bike lanes, paved shoulders, trails, etc.). In addition, the *Jackson City + County Nonmotorized Plan* will also provide guidance regarding the development of nonmotorized transportation facilities within Hanover Township (see the Hanover Horton Rail Trail and Hanover Nonmotorized Network maps in Appendix C).
- **Railroad.** There are no active railroads in the immediate vicinity of Hanover Township. A railroad used to traverse the Township, connecting the Village of Hanover with the unincorporated village of Horton, but Consumers Energy purchased most of the former right-of-way (see the Community Facilities map in Appendix C). It is a potential trail according to the *Jackson City + County Nonmotorized Plan*. Amtrak operates its Wolverine Service, which transports passengers between Chicago (Illinois) and Pontiac (Michigan) daily, with stops in Jackson, on an active railroad traversing the central portion of Jackson County. The Norfolk Southern Railway also operates a freight service on the railroad.
- **Pipelines.** Various underground pipeline corridors traverse Hanover Township (see the Gas and Liquid Pipelines map in Appendix C).

Utilities

- **Municipal Sewer Service.** Hanover Township provides sanitary sewer service in the area of Round and Farwell Lakes (see the Round/Farwell Sewer map in Appendix C).
- **Electricity, Gas, Telephone, Cable Television, and Internet Services.** Consumers Energy provides electricity and natural gas, respectively, to Township households, businesses, and institutions. Frontier Communications is the provider of landline telephone service. WOW! and Frontier Communications provide cable television and internet services. Cell phone and satellite TV services are available from various providers.
- **Solid Waste Disposal.** Households, businesses, and institutions in Hanover Township contract directly with the trash hauler of their choice, often including recycling.

Existing Land Use

An inventory of existing land use is an important factor in the development of the Future Land Use Plan element of the Master Plan. Assessing data compiled by Hanover Township was utilized to determine existing land use on January 11, 2021. The Township Assessor assigned a numeric code to each property as part of the assessment process, which was then translated into broad categories. Most rights-of-way are not included in the calculations. For the purposes of this Plan, that data was then utilized to divide Hanover Township into various land use categories (see the Property Assessment map in Appendix C):

- **Agricultural.** Agriculturally assessed properties comprised approximately 50.7% of Hanover Township.
- **Residential.** Residentially assessed properties comprised approximately 46.0% of the Township.
- **Commercial.** Commercially assessed properties comprised approximately 0.7% of Hanover Township.
- **Industrial.** Industrially assessed properties comprised approximately 0.5% of the Township.
- **Exempt.** Exempt properties comprised approximately 2.1% of Hanover Township.

2021 Property Assessment

Land Use	
Agricultural	51%
Residential	46%
Commercial*	1%
Industrial	0%
Exempt	2%
Other	0%
Total	100%

* May include fraternal societies, golf courses, and apartment complexes with more than four units

- **Other.** Other properties that were not assessed comprised approximately 0.1% of the Township.

Hanover Township 2021 Community Survey

Hanover Township residents, people who own properties and businesses, and people employed or attending school in the Township were asked to answer a short questionnaire during the winter of 2021 in order to provide an opportunity for input into the development of this edition of the *Hanover Township Master Plan*. A total of 103 surveys were returned. The overall results of the survey are summarized below. See Appendix B for a complete analysis of the survey.

Development and Growth Issues

Respondents were asked to state their opinions regarding the following aspects of Hanover Township:

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Opinion</i>
I am satisfied with the mix of business types within the Township (excluding the Village of Hanover)	20%	39%	22%	13%	4%	2%
I feel there is a good mix of uses in the Township (excluding the Village of Hanover).	16%	43%	24%	10%	2%	5%
The Township should attract more industry.	12%	29%	18%	22%	17%	1%
It is important for the Township to work with the Michigan Department of Transportation to maintain and improve the appearance of the Moscow Road corridor.	24%	51%	15%	4%	4%	2%
Hanover Township should encourage alternatives to single-family housing and apartment complexes (e.g., townhouses, condominiums, planned unit developments, etc.).	6%	12%	31%	19%	28%	5%
Hanover Township has historic structures that should be preserved.	35%	42%	12%	6%	3%	3%
Hanover Township should enhance its natural resources (e.g., river, lakes, wetlands, etc.).	42%	34%	11%	7%	5%	1%
<i>Parks and Recreation</i>						
The Kalamazoo River should be developed as a water trail.	25%	26%	24%	11%	12%	3%
County parks, recreation facilities, and programs meet my needs.	12%	43%	28%	12%	2%	3%
Nonmotorized trails should be developed in Hanover Township.	24%	26%	23%	13%	11%	3%

Community Facilities and Services

Respondents were asked to state their opinions regarding the following community services:

	<i>Excellent</i>	<i>Good</i>	<i>Average</i>	<i>Poor</i>	<i>Very Poor</i>	<i>No Opinion</i>
Utility and tax bill payments at Hanover Township Hall	27%	40%	17%	1%	2%	13%
Jackson County Office of the Sheriff	13%	47%	28%	4%	2%	7%

	<i>Excellent</i>	<i>Good</i>	<i>Average</i>	<i>Poor</i>	<i>Very Poor</i>	<i>No Opinion</i>
Hanover Township Fire Department.	41%	49%	6%	0%	0%	5%
Trash Days provided by Hanover Township.	41%	36%	10%	4%	0%	9%
Hanover Township Cemeteries	15%	32%	22%	0%	0%	31%
Round/Farwell Sewer	7%	23%	15%	3%	4%	47%
Hanover Township's road network	4%	35%	42%	14%	5%	0%
Elected and appointed boards and commissions	8%	36%	36%	3%	2%	14%
Public sidewalks (e.g., coverage and condition)	1%	20%	27%	19%	1%	31%
Overall, your opinion of Hanover Township as a place to live	36%	48%	15%	1%	0%	0%

Horton

Respondents were asked their opinions of the following aspects of Horton:

	<i>Very Good</i>	<i>Good</i>	<i>Average</i>	<i>Poor</i>	<i>Very Poor</i>	<i>No Opinion</i>
Street and pedestrian lighting in Horton	7%	39%	25%	5%	2%	22%
Visual appearance of Horton	11%	27%	40%	13%	1%	8%
Parking in Horton	13%	29%	34%	10%	0%	15%
Visibility of Directional Signs in Horton	16%	39%	31%	2%	1%	12%

What other uses would you like to see in Horton?

This was an open-ended question with 55 responses (*see page B-18 for a listing of all of the responses*). The largest grouping of responses were for various types of restaurants, coffee shops, bakeries, and bars. Car washes comprised the second largest grouping of responses. The status quo (i.e., keeping things as is) was the next largest grouping of responses. Grocery stores and pharmacies each received several responses and laundromats and banks each received a couple of responses. Respondents also identified a wide variety of single uses. The need for better cell phone service and the importance of Moscow Road were also identified.

General Information

Respondents were asked to provide the following information about themselves:

	<i>Hanover Township resident</i>	<i>Village of Hanover resident</i>	<i>Owner of Township/Village property</i>	<i>Employed in Township/Village</i>	<i>Township/Village business owner</i>	<i>Student in Township/Village</i>
Relationship to the Village	83%	5%	57%	6%	7%	0%

	<i>'Silent' and older (born in/before 1945)</i>	<i>'Baby Boomer' (born 1946-1964)</i>	<i>'Generation X' (born 1965-1980)</i>	<i>'Millennial' (born 1981-1996)</i>	<i>'Gen. Z' and younger (born in/after 1997)</i>
Generation (i.e., Age)	16%	53%	13%	17%	1%

	<i>≤ \$24,999</i>	<i>\$25,000 to \$49,999</i>	<i>\$50,000 to \$99,999</i>	<i>≥ \$100,000</i>
Annual Household Income	15%	23%	32%	30%

	<i>Not Applicable</i>	<i>Hanover Township</i>	<i>Village of Hanover</i>	<i>Elsewhere in Jackson County</i>	<i>Hillsdale County</i>	<i>Lenawee County</i>	<i>Other</i>
Place of Work	43%	11%	3%	25%	2%	2%	13%

	<i>Not Applicable</i>	<i>Hanover-Horton School District</i>	<i>Private/Parochial Schools</i>	<i>Other</i>
School Attendance	69%	28%	1%	2%

	<i>1 Person</i>	<i>2 People</i>	<i>3 People</i>	<i>4 People</i>	<i>5 People</i>	<i>>5 People</i>
People Per Household	11%	56%	17%	11%	3%	2%

General Comments

Respondents were given the opportunity to provide general comments:

This was an open-ended question with responses from 55 people (*see page B-21 for all of the responses*). The largest grouping of comments concerned satisfaction with the rural character/small town feel of the Township. The poor condition of roads within the Township comprised the second largest grouping of comments. Concerns of blight within the Township comprised the third largest grouping of comments. The pros and cons of additional industrial, commercial, and residential development were also discussed. Concerns over the management/cost of the Round/Farwell sewer were voiced. Those in favor/opposition of nonmotorized trails contributed a few comments. Respondents also commented on a variety of other topics.



***Hanover Township Master Plan
2022 Edition***

Chapter 3
Community Policies and Plans

Goals and Objectives

The development of Hanover Township's Master Plan is based on goals for the particular types of land uses and objectives that are more specific to attain the goals. In looking toward the future, Hanover Township is interested in managing its growth. Instead of growth being an end, the Township sees it as a means to a final goal of a prosperous community providing necessary services in an efficient manner through stages of orderly development. The following goals and objectives are intended to achieve a well-planned community that will minimize land use problems and maximize opportunities for each interest whether it be farming, industry, or residential living, to be provided with appropriate locations and services.

Agriculture

- **Goal.** Agricultural lands should be protected and preserved from encroachment by harmful and incompatible land uses, thus preserving the opportunity to pursue a living from agricultural means.
- **Objectives**
 1. Encourage the protection of lands identified as having value for generalized or specialized activities from incompatible and unnecessary development.
 2. Follow the requirements of the Michigan Right to Farm Act and the Generally Accepted Management Practices (GAAMPs) developed under its authority.

Residential

- **Goal.** Residential land uses should be focused on the development and maintenance of attractive living environments which contain a suitable mix of housing types, provide for the preservation of existing housing, and are located and designed in compatibility with adjacent land uses.
- **Objectives.**
 1. Encourage development in areas that have reasonably good access to county primary roads.
 2. Encourage residential growth on soils that are suitable for septic systems and where future sewer service is feasible.

3. Protect flood plains, wetlands, and other unsuitable soils from residential encroachment, but utilize scenic potential of these areas in residential site design.
4. Encourage the location of residential areas away from incompatible land uses whenever possible, and utilize acceptable visual, landscaping, or physical buffers between industrial or commercial uses.
5. Encourage the design of new residential development so as to take full advantage of site characteristics and when linking new developments to existing residential areas to encourage proper circulation design.
6. Provide sufficient amounts of land for future construction of moderate and high density residential uses including manufactured home parks and multiple-family development.
7. Encourage the location of manufactured homes in parks and subdivisions rather than on scattered single lots.

Commercial

- **Goal.** Commercial development should relate to an overall land use plan and in particular to the rural nature of Hanover Township, and should provide services and products in locations which are readily accessible to residents and which promote efficient and safe traffic patterns.
- **Objectives**
 1. Encourage centers of commercial development and discourage strip commercial development.
 2. Encourage the location of major commercial areas at the intersection of major roads at locations with safe accessibility.
 3. Commercial development should be designed and situated so as not to interfere with adjacent residential development.
 4. Encourage good design of shopping facilities including attention to maximum convenience and satisfaction of shoppers through appropriate location of functions, signing, landscaping, and good lighting.

Industrial

- **Goal.** Maintain existing industries and attract new enterprises that will provide employment opportunities to community residents and strengthen the local tax base.

- **Objectives**

1. Encourage industrial development in areas where county primary roads built to all season standards are available.
2. Encourage industrial development in areas where proper utilities are available.

Transportation

- **Goal.** Develop a transportation system that will meet the needs of the Township, now and in the future.

- **Objectives**

1. Promote the creation of complete streets (as defined by Public Act 51 of 1951) where appropriate.
2. Implement the *Jackson City + County Nonmotorized Plan* where appropriate.

Future Land Use Plan

The Master Plan represents a vision of how Hanover Township might look 20+ years in the future. The Plan does not suggest that the Township will develop to the limits identified on the future land use map. Rather, the Plan is intended to guide the community through its daily decision making processes so that future development will be consistent with the goals adopted in this Plan.

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

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

The Future Land Use map was not designed, nor was it intended, to mirror the Zoning Map. Zoning is the tool used to carry out (i.e., implement) the Plan. Therefore, the Zoning Map will not look exactly like the Future Land Use Map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the Plan in most cases or the Plan should be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the Plan. However, in areas where several requests are made for rezoning, it may be necessary to consider amending the Plan if changing land use patterns warrant a change in the Plan. The Future Land Use Plan is comprised of five land use categories and two overlay land use categories within Hanover Township (see the Future Land Use Map, Appendix C). A description of each land use category is presented below.

- **Agricultural.** The purpose of the Agricultural classification is to recognize that agriculture continues to be the predominant land use within the Township. Accordingly, most of the properties located outside of the unincorporated village of Horton, the outskirts of the Village of Hanover, and the various lakes in the southeast corner of the Township are located in this land use category.
- **Low-Density Residential.** The purpose of the Low-Density Residential classification is the maintenance and further development of single-family dwellings within the unincorporated village of Horton, along Hanover Road east of the Village of Hanover, and the lake area located in the southeast corner of the Township. A new area of low-density residential development is also proposed on the south side of the Village of Hanover along Rountree Road.
- **Medium-Density Residential.** The purpose of the Medium-Density Residential classification is to allow for the maintenance of the existing manufactured housing (i.e., mobile home) park as well as some expansion. Small multifamily developments are also encouraged in this area, which is adjacent to the Village of Hanover.
- **Commercial.** The purpose of the Commercial classification is to allow for the maintenance/redevelopment of the commercial areas in the unincorporated village of Horton. A second commercial area is proposed for the intersection of Moscow Road and Hanover Road, where commercial development has existed in the past.
- **Industrial.** The purpose of the Industrial classification is to maintain the industrial businesses located in the Township and to allow for the limited development of some new industry off of Hanover Road, east of the Village of Hanover.

- **Overlay**

- **Public.** The purpose of the Public classification is to recognize the existence of the various community facilities (e.g., schools, cemeteries, etc.) within the Township.
- **Parks.** The purpose of the Parks classification is to recognize the existence of parkland within the Township.

Zoning Plan

The Master Plan provides the basis for zoning in Hanover 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 Hanover 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 Hanover Township. Finally, the MPEA also requires the Zoning Plan to “include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map”.

Zoning Districts

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

- **Open Districts.** *Open Districts are established to protect land best suited for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses, and to retain land suited for open space and recreation use for the future.*
 - **Agricultural District (AG-1).** *The intent of this district is to protect, maintain, and preserve agricultural and open space areas in the Township which are or may be exceptionally productive and have particular value for agricultural or open space activities. Development of urban character is discouraged from this district and thus prevented from encroaching upon these agricultural and open space resources and disrupting these areas.*
- **Residential Districts.** *The Suburban Residential District and Multiple-Family Residential District are designated principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and*

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

- **Suburban Residential District (RS-1).** *This district is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems, can be [feasibly] provided.*
- **Multiple-Family Residential District (RM-1).** *This district is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses or amenities which support, complement, or serve such a density and intensity.*
- **Commercial Districts.** *The Local Commercial District and the General Commercial District are designed to limit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, and utility service; advance public safety; and protect surrounding property. The commercial districts are designed to regulate the location of these business uses according to a well-considered plan which determines the types of such uses and the intensity of land, street, and highway use in each such district; potential nuisances and hazards which may cause unsafe conditions; and the relationship of commercial uses to each other and to other areas devoted to agricultural, residential, or industrial use and to streets and highways. The purpose of each commercial district is further stated below.*
 - **Local Commercial District (C-1).** *This district is designed to encourage planned and integrated groupings of stores that will retail convenience goods and provide personal services to meet regular and recurring needs of the neighborhood resident population. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.*
 - **General Commercial District (C-2).** *This district is intended to encourage planned and integrated groupings of retail, service, and administrative establishments which will retail convenience and comparison goods and provide personal and professional services for the entire area and to accommodate commercial establishments which cannot be practically provided in a neighborhood commercial area.*

- **Industrial Districts.** *It is recognized by this Ordinance that the value to the public of designating certain areas for certain types of industrial uses is represented in the employment opportunities afforded to citizens and the resultant economic benefits conferred upon the Township of Hanover. In order that this value may be maintained and this use encouraged, this Ordinance has established a zoning district designed to regulate the location of industrial uses according to a well-considered plan which reflects the types of such uses and the intensity of land, street, and highway use in each such district; potential nuisances and hazards which may cause unsafe and unhealthy conditions; and the relationship of industrial uses to each other and to other areas devoted to agricultural, residential, or commercial use and to streets, highways, and other means of transportation. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of these districts have been excluded. The purpose of this industrial district is further stated below.*
 - **Light Industrial District (I-1).** *This district is designed to provide suitable space for light industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning districts. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.*
 - **Limited Light Industrial District (I-2).** *This district is designed to provide for limited types of industrial uses and commercial activity that are compatible with one another and with adjoining non-industrial districts. To be compatible with commercial uses, the industrial uses in this district will generate a limited amount of heavy truck traffic. Also, the outside storage of any materials is prohibited.*

These uses operated in a safe, non-objectionable and efficient manner and are compatible in appearance with adjoining non-industrial zoning districts. These uses generate no more noise, glare, odor, dust, vibration, pollution or hazards than are allowed in Section 5.81. All uses require a detailed site plan according to Section 5.64(c).

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in Section 4.5 of the Hanover Township Zoning Ordinance:

Zoning		Lot Requirements			Minimum Yard Requirements***			Maximum Building Height Requirements		
District	Symbol	Minimum Lot Area	Minimum Lot Width	Max. Lot Coverage	Front	Side	Rear	Principal	Accessory	
Agricultural	AG-1	1 Acre	150'	10%	35'****	30'	30'	2-1/2 story or 35'	80'	Single-family detached dwelling unit.
		5 Acres	300'			60'*				All other uses.
Suburban Residential	RS-1	10,000 sq.'	80'	30%	35'	10' 25' tot 35'*	20' 50'**	2-1/2 story or 35'	25'	Single-family detached unit with central sewerage and water systems.
		15,000 sq.'	100'							Single-family detached unit w/o central sewerage & water systems.
		1 Acre	120'							All other uses.
Multi-Family Residential	RM-1	10,000 sq.'	80'	25%	25'	10' 25' tot 35'*	25'	2-1/2 story or 35'	25'	Single- & two-family detached dwelling unit w/central sewerage & water system.
		15,000 sq.'	120'							Single- & two family detached dwelling unit w/o central sewerage & water systems.
		15,000 sq.'	120'							15,000 sq.' for first 3 dwelling units plus 2,000 sq.' for each additional dwelling unit.
		½ Acre	120'							All other uses.
Local Commercial	C-1	10,000 sq.'	75'	25%	35'	20' 35'*	35'	35'	--	With central sewerage & water system.
		15,000 sq.'	100'							Without central sewerage & water system.
General Commercial	C-2	10,000 sq.'	75'	25%	35'	20' 35'*	20'	35'	--	With central sewerage & water systems.
		15,000 sq.'	100'							Without central sewerage & water systems.
Light Industrial	I-1	20,000 sq.'	80'	25%	35'	20' 35'*	35'	35'	--	

Zoning		Lot Requirements			Minimum Yard Requirements***			Maximum Building Height Requirements		
District	Symbol	Minimum Lot Area	Minimum Lot Width	Max. Lot Coverage	Front	Side	Rear	Principal	Accessory	
Limited Light Industrial	I-2	15,000 sq.′	100′	25%	35′	20′ 35′*	20′	35′	--	

* Corner Lot

** Abutting a body of water

*** Also see Section 4.5.5

**** See Section 2.2.11

Rezoning Criteria

The most common zoning application of the Master Plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the Master Plan:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this element equates the various Zoning Districts included on the Zoning Map with the various land use categories included on the Future Land Use Map.

- **Agricultural** — Agricultural areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
 - Agricultural District (AG).

- **Residential** — The following residential areas are included on the Future Land Use Map:
 - **Low Density Residential** — Low-density residential areas are addressed generally on the Future Land Use Map. The following zoning district currently equates to those areas:
 - Suburban Residential District (RS-1).
 - **Medium Density Residential** — Medium density residential areas are addressed generally on the Future Land Use Map. The following zoning district currently equates to those areas:
 - Multi-Family Residential District (RM-1).
- **Commercial** — Commercial areas are addressed generally on the Future Land Use Map. The following zoning districts equate to those areas:
 - Local Commercial District (C-1).
 - General Commercial District (C-2).
- **Light Industrial** — Light industrial areas are addressed generally on the Future Land Use Map. The following zoning districts equate to those areas:
 - Light Industrial District (I-1).
 - Limited Light Industrial District (I-2).
- **Public** — Public institutions are also included on the Future Land Use map as an overlay land use category:
 - No zoning district equates to public institutions.
- **Parks** — Parks are also included on the Future Land Use map as an overlay land use category:
 - No zoning district equates to parks.



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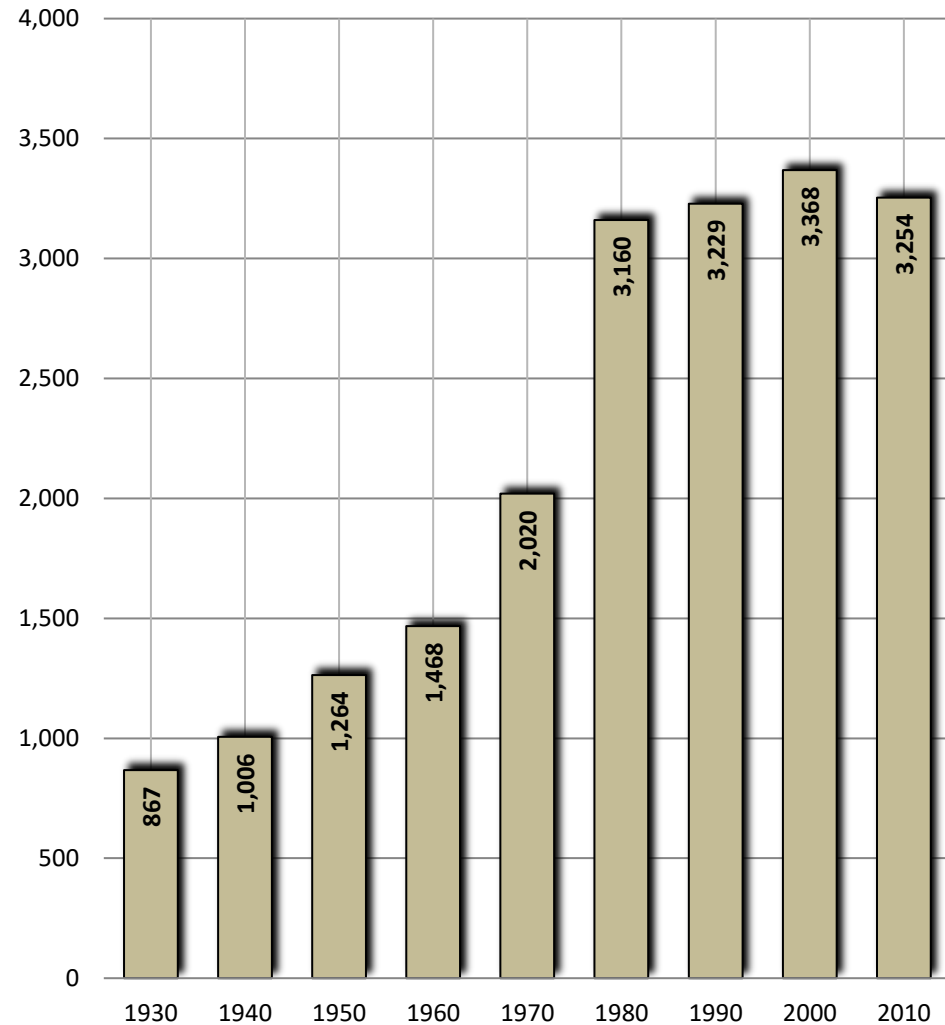
Appendix A
Demographics

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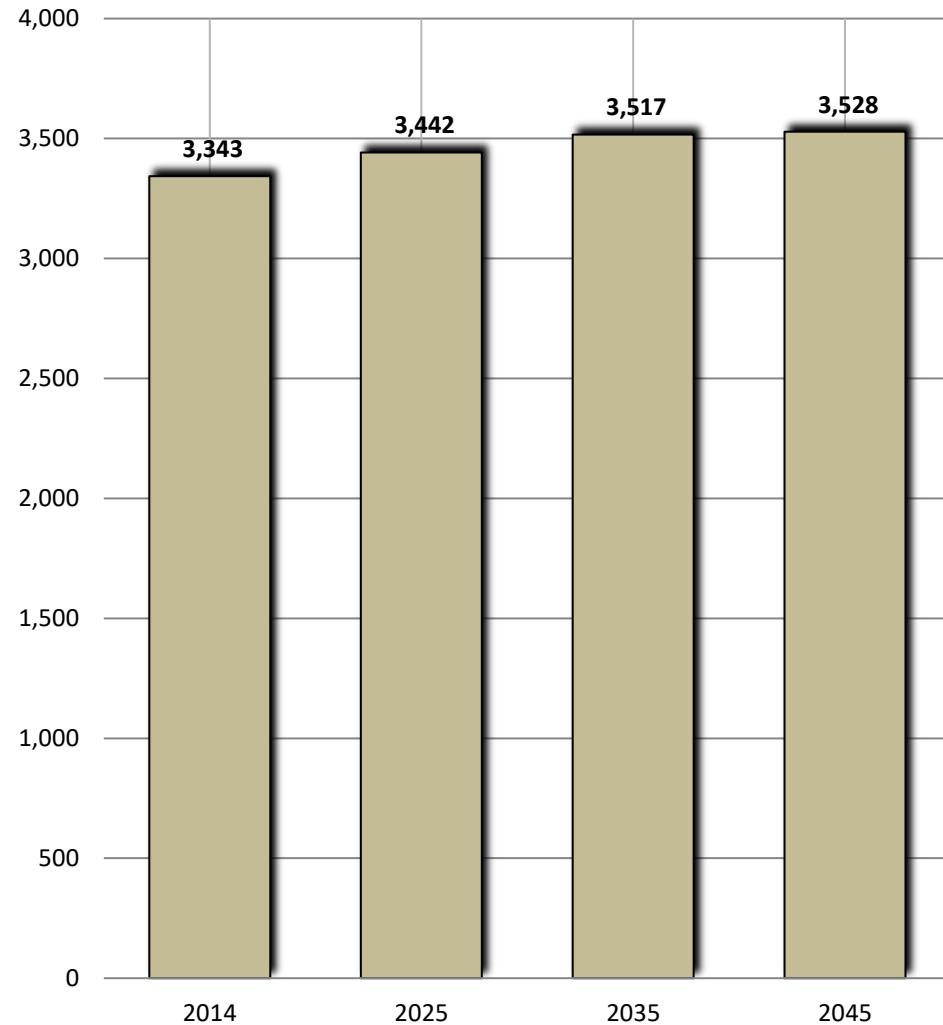
Population History

- The Township grew from 867 residents in 1930 to 3,254 residents in 2010 according to the U.S. Census, a 275% increase.
- The adjacent figure shows that the population:
 - Increased 16% between 1930 and 1940 to 1,006 residents.
 - Increased 26% between 1940 and 1950 to 1,264 residents.
 - Increased 16% between 1950 and 1960 to 1,468 residents.
 - Increased 38% between 1960 and 1970, to 2,020 residents.
 - Increased 56% between 1970 and 1980 to 3,160 residents.
 - Increased 2% between 1980 and 1990, to 3,229 residents.
 - Increased 4% between 1990 and 2000 to 3,368 residents.
 - Decreased 3% between 2000 and 2010 to 3,254 residents.



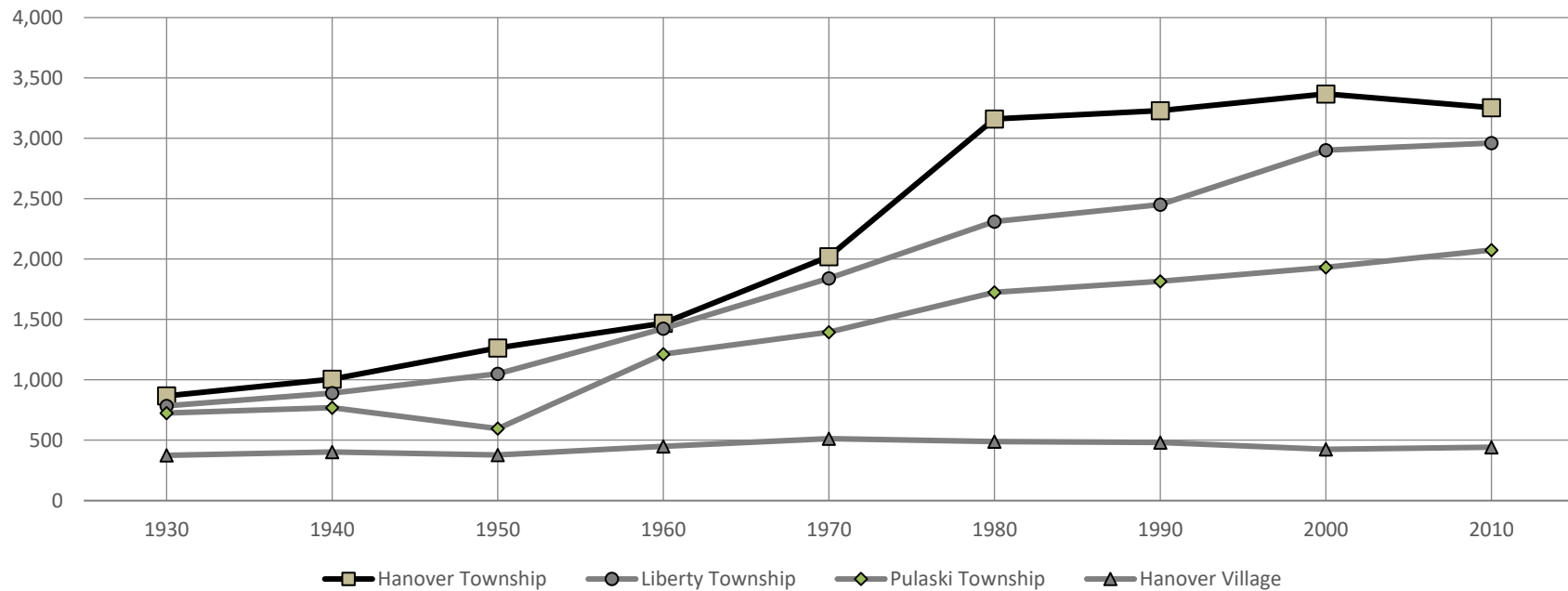
Population Projections

- The population projections utilized in this plan were developed for the Michigan Department of Transportation's (MDOT's) Jackson travel demand model. The 2014-2045 projections are grounded on Regional Economic Models Inc. (REMI) forecasts.
- Utilizing that information, it is reasonable to expect that the population will increase an average of 0.2% per year between 2010 and 2045.
- The adjacent figure shows that:
 - The 2014 population was estimated to be 3,343 people, an annual average of 0.7% per year between 2010 and 2014.
 - The 2025 population was estimated to be 3,442 people, an annual average of 0.3% per year between 2014 and 2025.
 - The 2035 population was estimated to be 3,517 people, an annual average of 0.2% per year between 2025 and 2035.
 - The 2045 population was estimated to be 3,528 people, an annual average of 0.2% per year between 2035 and 2045.



Comparative Historic Population Growth

- The population of Hanover Township grew from 867 people in 1930 to 3,254 people in 2010, an increase of 275%.
- By comparison, the population of:
 - Liberty Township grew from 785 people in 1930 to 2,961 people in 2010, an increase of 277%.
 - Pulaski Township grew from 725 people in 1930 to 2,075 people in 2010, an increase of 186%.
 - The Village of Hanover grew from 375 people in 1930 to 441 people in 2010, an increase of 18%



American Community Survey (ACS)

According to the U.S. Census Bureau, *[t]he American Community Survey (ACS) is a nationwide survey designed to provide communities a fresh look at how they are changing. The ACS replaced the decennial census long form in 2010 and thereafter by collecting long form type information throughout the decade rather than only once every 10 years.*

The reporting period utilized for this plan is 2018.

Definitions

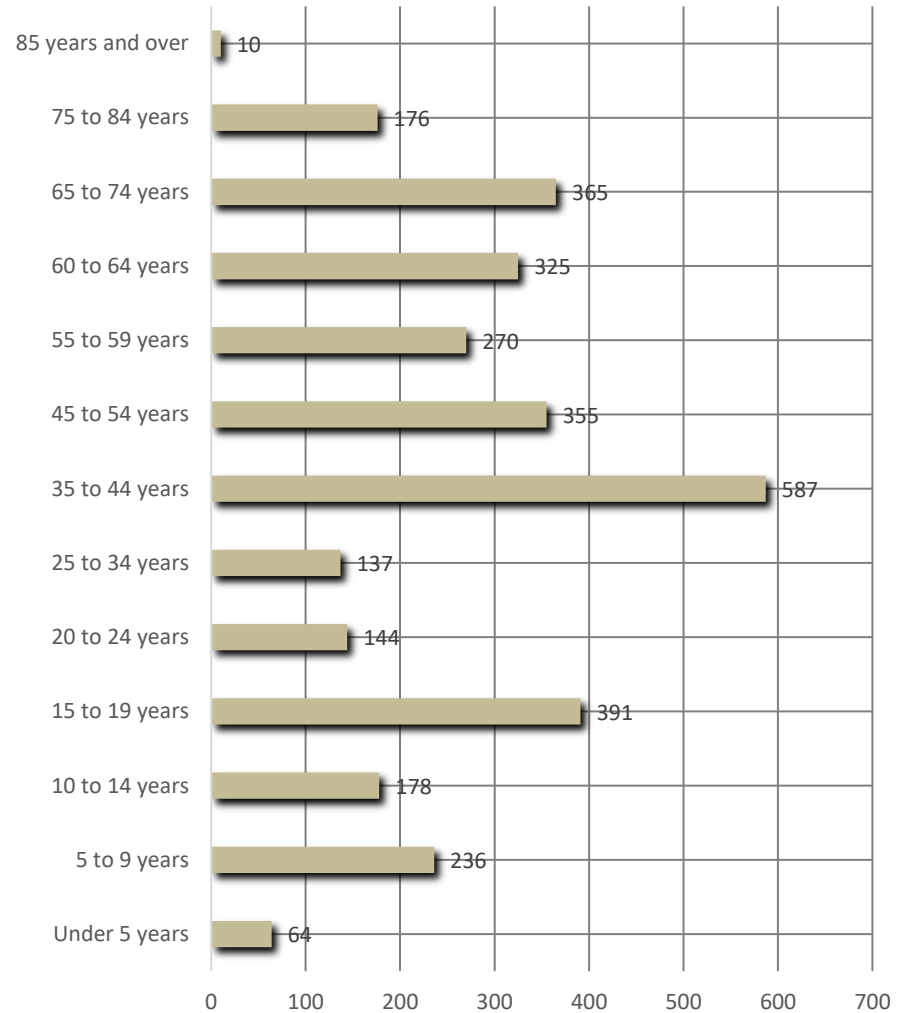
- **Group Quarters.** *The Census Bureau classifies all people not living in housing units as living in group quarters. There are two types of group quarters: institutional group quarters (for example, correctional facilities for adults, nursing homes, and hospice facilities) and non-institutional group quarters (for example, college/university student housing, military quarters, and group homes).*
- **Household Income.** *According to the U.S. Census Bureau, [t]his includes income of the householder and all other people 15 years and older in the household, whether or not they are related to the householder.*
- **Median Income.** *According to the U.S. Census Bureau, [t]he median income divides the income distribution into two equal groups, one having incomes above the median, and [the] other having incomes below the median.*
- **Per Capita Income.** *According to the U.S. Census Bureau, this is an [a]verage obtained by dividing aggregate income by total population of an area.*

Other General Notes

- **Rounding Errors.** Any totals that do not add up to 100% are caused by rounding errors.
- **Ambulatory Difficulties.** The ACS does not compile information on ambulatory difficulties for the population less than 5 years of age.
- **Hispanic.** Please note that 'Hispanic' is an ethnic rather than a racial description. Each Hispanic person is also a member of one or more races.

Age and Gender

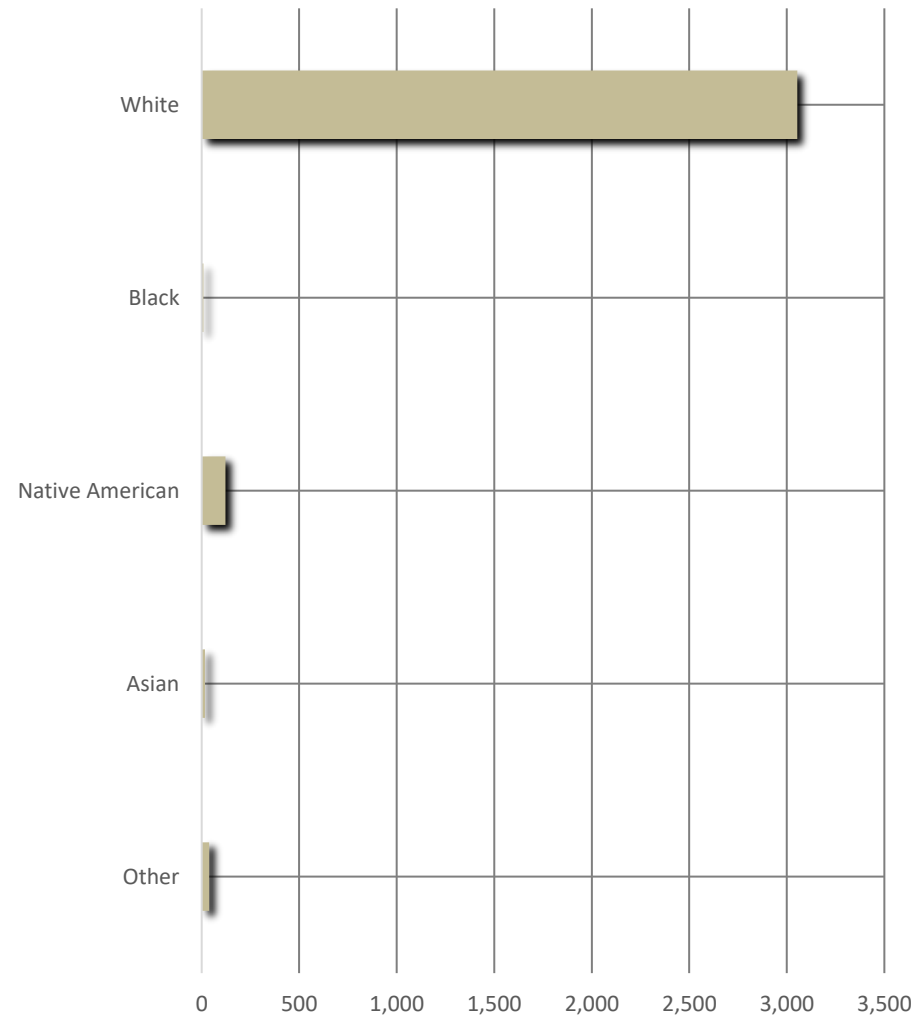
- The estimated median age of Hanover Township residents was 42.5 years in 2018 [39.7 statewide].
- The adjacent figure illustrates the generations to which those residents belonged in 2018:
 - 'Generation Z' & younger generations (i.e., people ≤14 years old) — 15% [18% statewide].
 - The 'Millennials' generation (i.e., people 15-34 years old) — 21% [26% statewide].
 - The 'Generation X' generation (i.e., people 35-54 years old) — 29% [25% statewide].
 - The 'Baby Boomers' generation (i.e., people 55-74 years old) — 30% [23% statewide].
 - The 'Silent' and older generations (i.e., people ≥75 years old) — 6% [7% statewide].
- Finally, it is estimated that females comprised approximately 50.3% of Township residents in 2018 [50.8% statewide].



Race and Ethnicity

The population of Hanover Township was homogenous in 2018.

- The adjacent figure illustrates the races to which those residents belonged in 2019:
 - White — 94% [79% statewide].
 - Black — 0.2% [14% statewide].
 - Other Races — 6% [8% statewide].
 - Native American — 4% [1% statewide].
 - Asian — 0.5% [3% statewide].
 - Some Other Race — <1% [1% statewide].
 - 2+ Races — 0% [3% statewide].
- An estimated <0.3% of Township residents considered themselves Hispanic in 2018 [5% statewide].

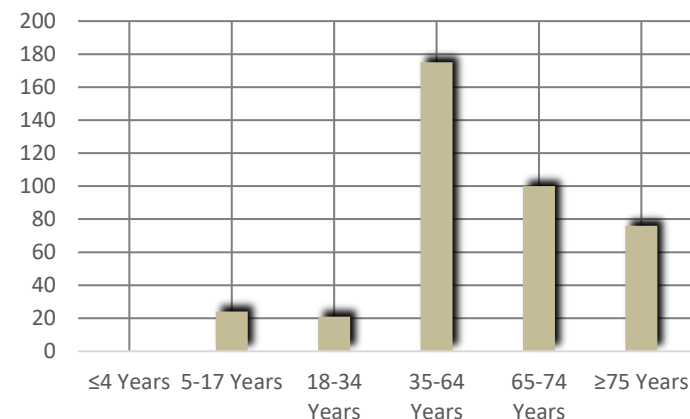


Disabilities

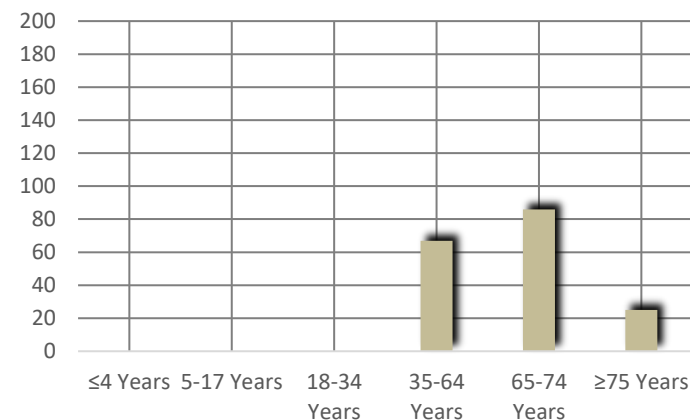
Disabled residents were a significant component of Hanover Township's noninstitutionalized civilian residents in 2018.

- An estimated 12% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [14% statewide] and 5% had an ambulatory disability [8% statewide]. *It should be noted that an ambulatory disability is not determined for residents ≤4 years old.*
- ≤4 years old:
 - Disabled in some way — 0% [1% statewide].
- 5-17 years old:
 - Disabled in some way — 3% [6% statewide].
 - Had an ambulatory disability — 0% [1% statewide].
- 18-34 years old:
 - Disabled in some way — 6% [7% statewide].
 - Had an ambulatory disability — 0% [2% statewide].
- 35-64 years old:
 - Disabled in some way — 11% [15% statewide].
 - Had an ambulatory disability — 4% [9% statewide].
- 65-74 years old:
 - Disabled in some way — 27% [25% statewide].
 - Had an ambulatory disability — 24% [15% statewide].
- ≥75 years old:
 - Disabled in some way — 41% [49% statewide].
 - Had an ambulatory disability — 14% [31% statewide].

Some Type of Disability



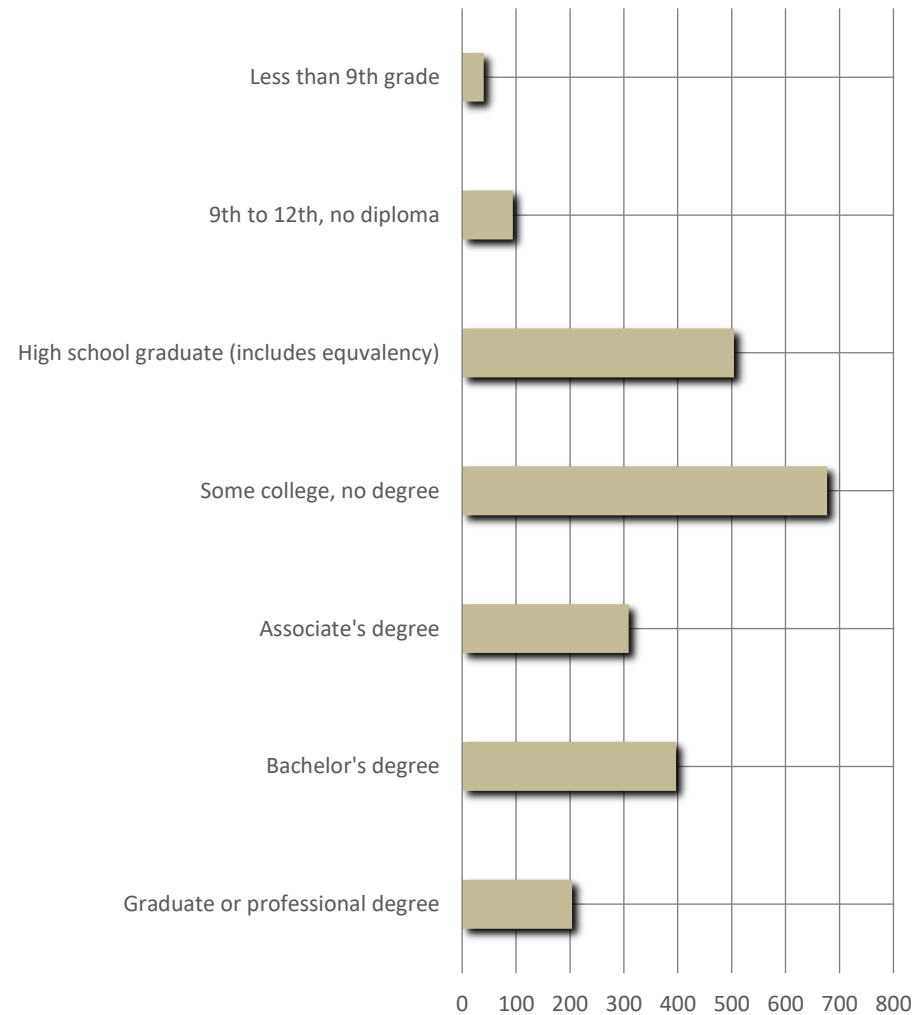
Ambulatory Disability



Educational Attainment

The estimated educational attainment of residents 25 years old or older in 2018 was as follows:

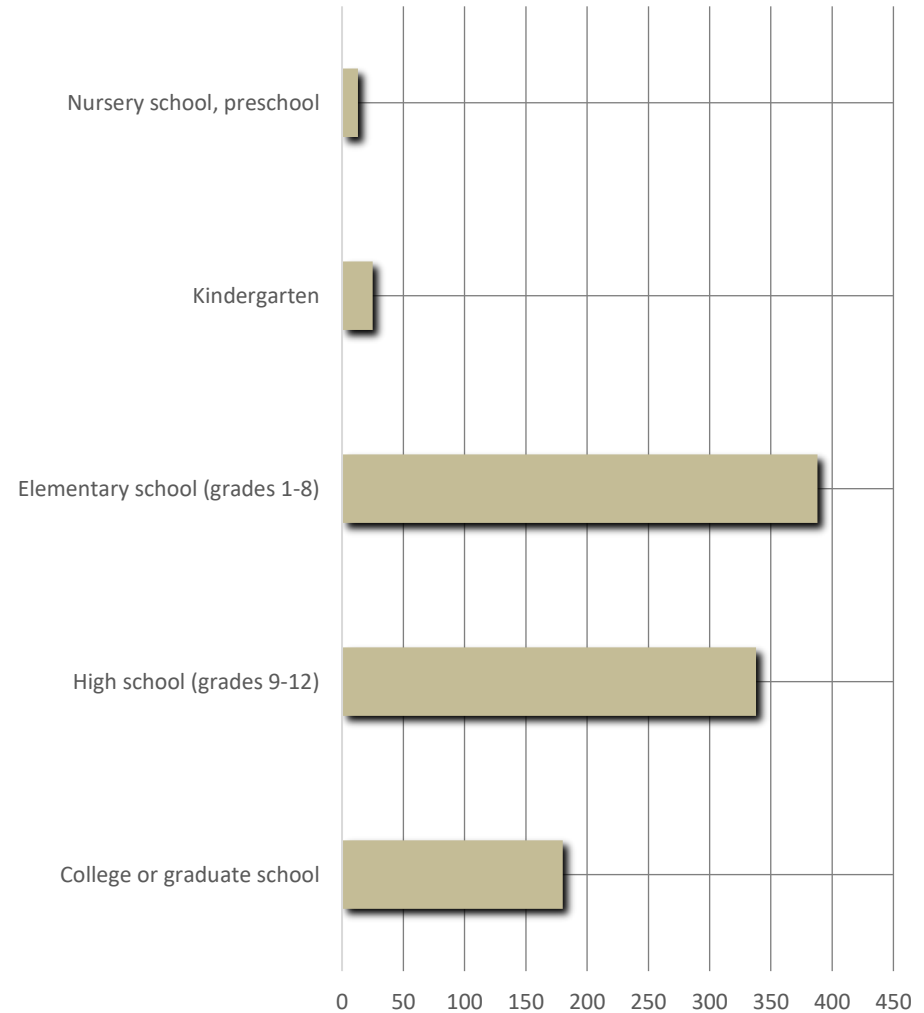
- Less than a 9th grade education — 2% [3% statewide].
- 9th to 12th, grade education, no diploma — 4% [7% statewide].
- High school graduate (includes equivalency) — 23% [29% statewide].
- Some college education, no degree — 30% [23% statewide].
- Associate's degree — 14% [9% statewide].
- Bachelor's degree — 18% [17% statewide].
- Graduate or professional degree — 9% [11% statewide].



School Enrollment

The composition of the population estimated to be 3 years old or older in 2018, and attending school, was estimated as follows:

- Nursery school, preschool — 1% [6% statewide].
- Kindergarten — 3% [5% statewide].
- Elementary school (grades 1-8) — 41% [39% statewide].
- High school (grades 9-12) — 36% [21% statewide].
- College or graduate school — 19% [29% statewide].



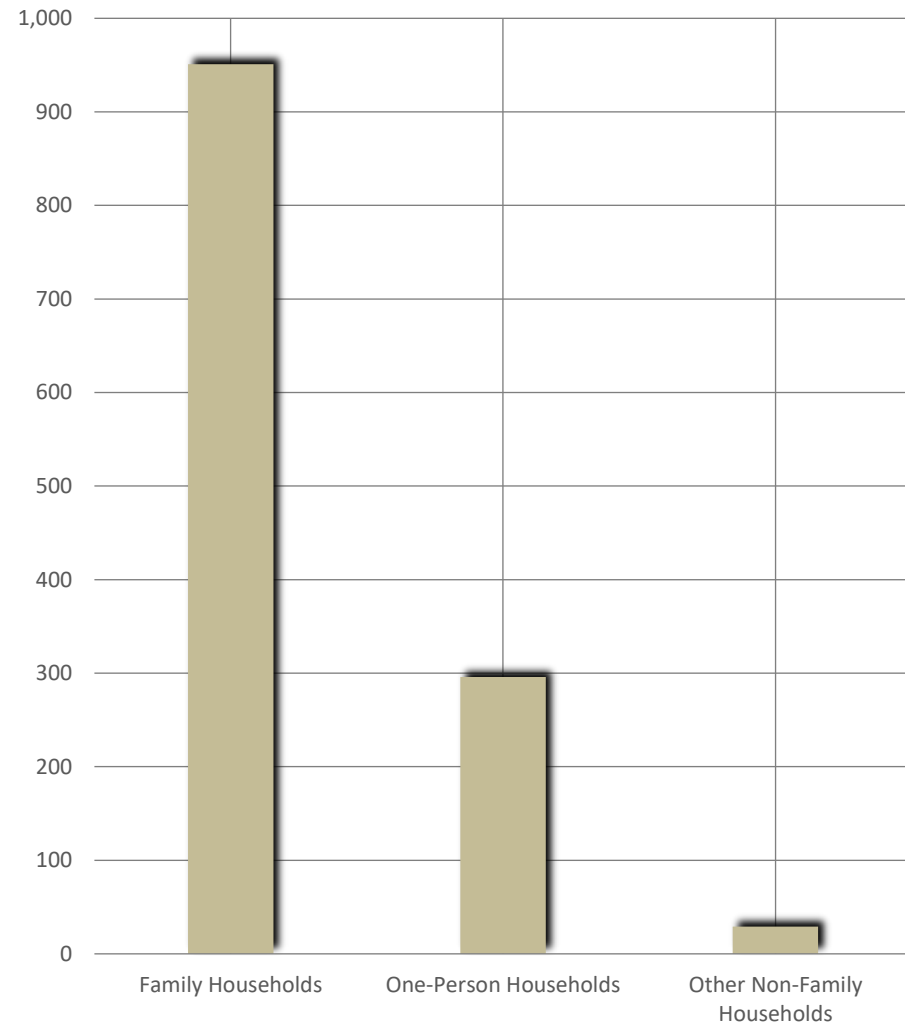
Households and Families

All residents lived in households in 2018.

- Family households comprised an estimated 75% of those households [64% statewide]
- An estimated 23% of households were comprised of a single person [29% statewide].
- Other non-family households comprised the remaining estimated 2% of households [7% statewide].
- The estimated average household and family size was 2.56 people and 3.01 people, respectively* (please see the ACS note) [2.49 people and 3.08 people, respectively, statewide].

**Includes Village of Hanover households.*

- Group quarters (e.g., nursing homes, etc.) were home to an estimated 0% of the population [2% statewide].



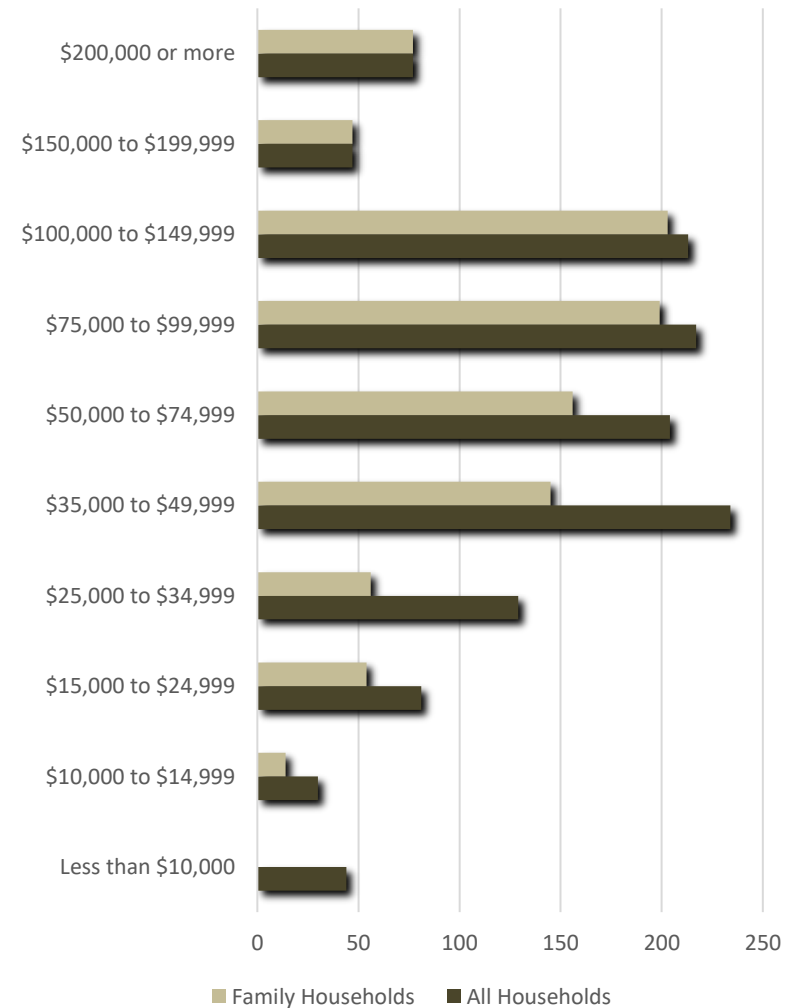
Household and Family Income

- All Households (HHs) with an income of:
 - ≤\$24,999 comprised an est. 12% of HHs [22% statewide]
 - \$25,000-\$49,999 comprised an est. 28% of HHs [24% statewide]
 - \$50,000-\$99,999 comprised an est. 33% of HHs [31% statewide]
 - \$100,000 or more comprised an est. 26% of HHs [24% statewide]
- Family Households (FHs) with an income of:
 - ≤\$24,999 comprised an est. 7% of FHs [14% statewide]
 - \$25,000-\$49,999 comprised an est. 21% of FHs [21% statewide]
 - \$50,000-\$99,999 comprised an est. 37% of FHs [34% statewide]
 - \$100,000 or more comprised an est. 34% of FHs [31% statewide]

Median and Per Capita Incomes

- Median Incomes:
 - Household – \$60,662* [\$54,938 statewide]
 - Family – \$76,215* [\$69,691 statewide]
 - Non-Family – \$32,188* [\$32,341 statewide]
- Per Capita Income – \$31,418* [\$30,336 statewide]

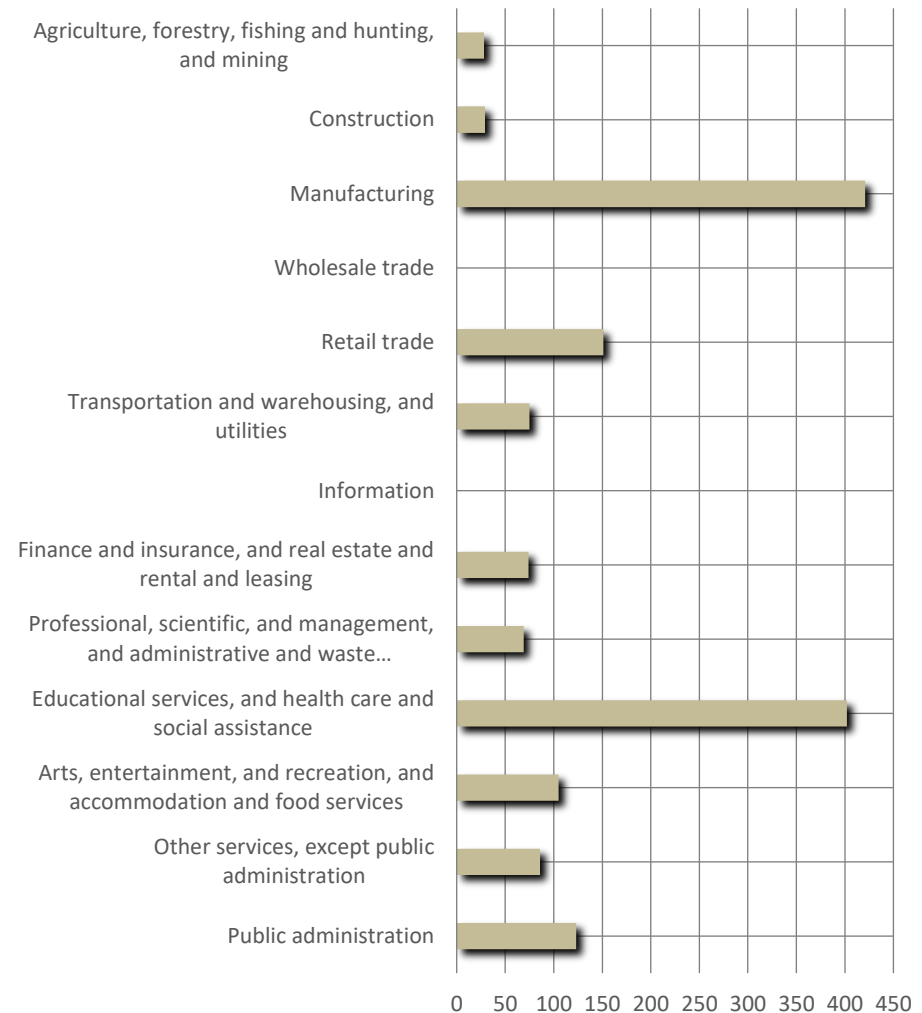
**Includes Village of Hanover households and individuals*



Employment by Industry

The estimated employment by industry of civilian employees 16 years old or older in 2018 was:

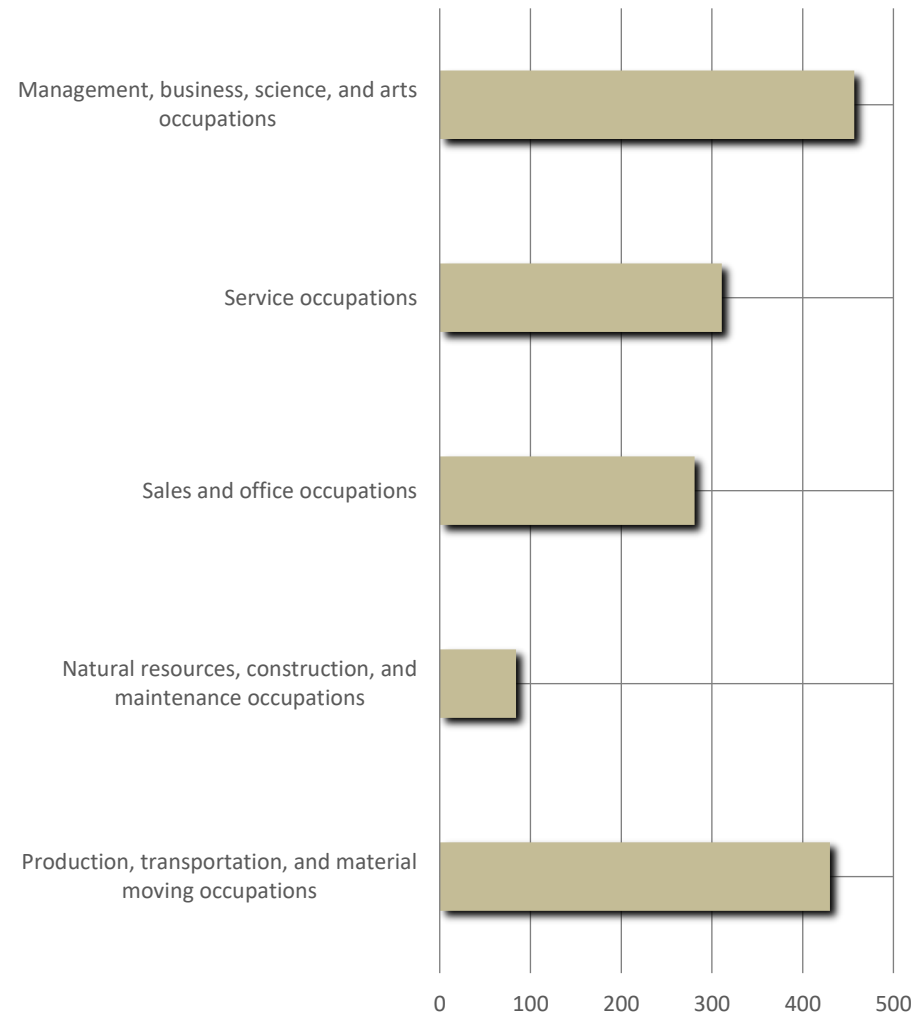
- Agriculture, forestry, fishing and hunting, and mining — 2% [1% statewide]
- Construction — 2% [5% statewide]
- Manufacturing — 27% [19% statewide]
- Wholesale trade — 0% [2% statewide]
- Retail trade — 10% [11% statewide]
- Transportation and warehousing — 5% [4% statewide]
- Information — 0% [1% statewide]
- Finance and insurance, and real estate, and rental and leasing — 5% [5% statewide]
- Professional, scientific, and management, and administrative and waste management services — 4% [9% statewide]
- Educational services, and health care and social assistance — 26% [23% statewide]
- Arts, entertainment, and recreation, and accommodation and food services — 7% [10% statewide]
- Other services, except public administration — 6% [5% statewide]
- Public Administration — 8% [3% statewide]



Employment by Occupation

The estimated employment by occupation of civilian employees 16 years old or older in 2018 was:

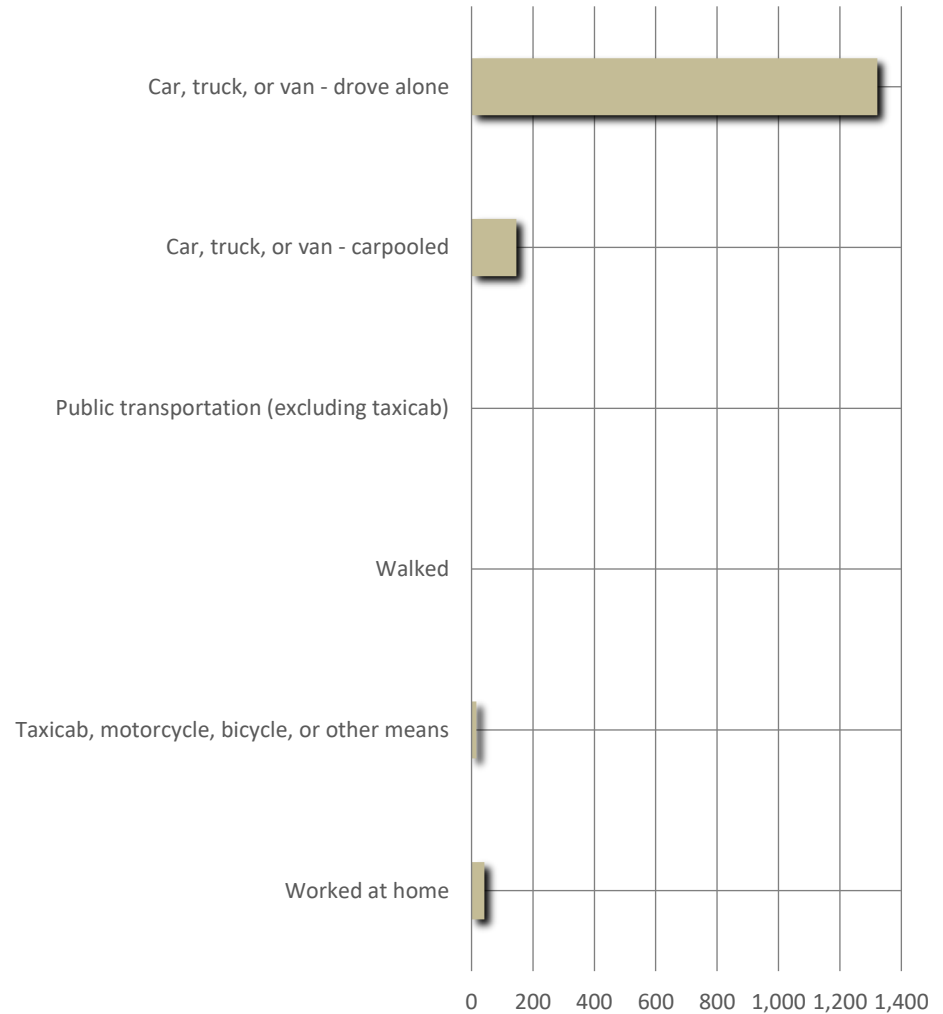
- Management, business, science, and arts occupations — 29% [36% statewide]
- Service occupations — 20% [18% statewide]
- Sales and office occupations 18% [21% statewide]
- Natural resources, construction, and maintenance occupations — 5% [8% statewide]
- Production, transportation, and material moving occupations — 28% [17% statewide]



Means of Travel to Work

People utilized various forms of transportation when traveling to work in 2018:

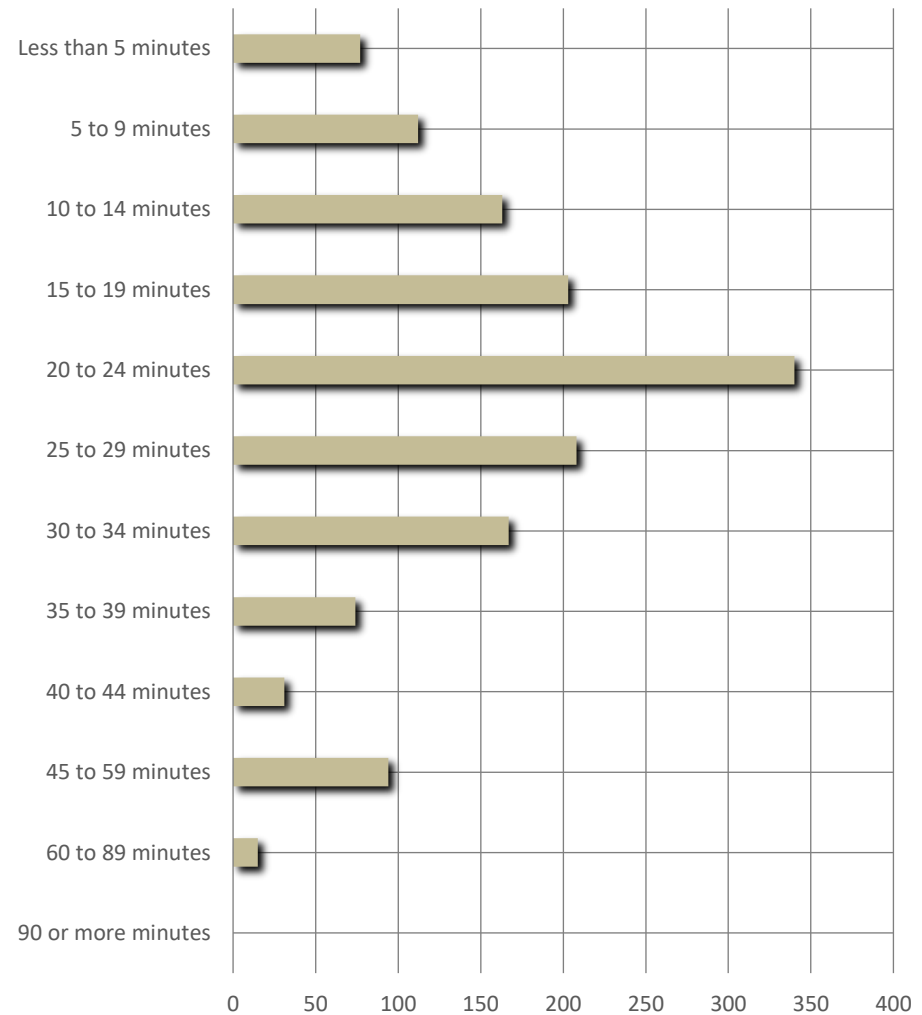
- An estimated 87% of people drove alone [82% statewide]
- An estimated 10% of people carpooled [9% statewide]
- An estimated 1% used some other means of travel [4% statewide]
- An estimated 3% worked at home [4% statewide]



Travel Time to Work

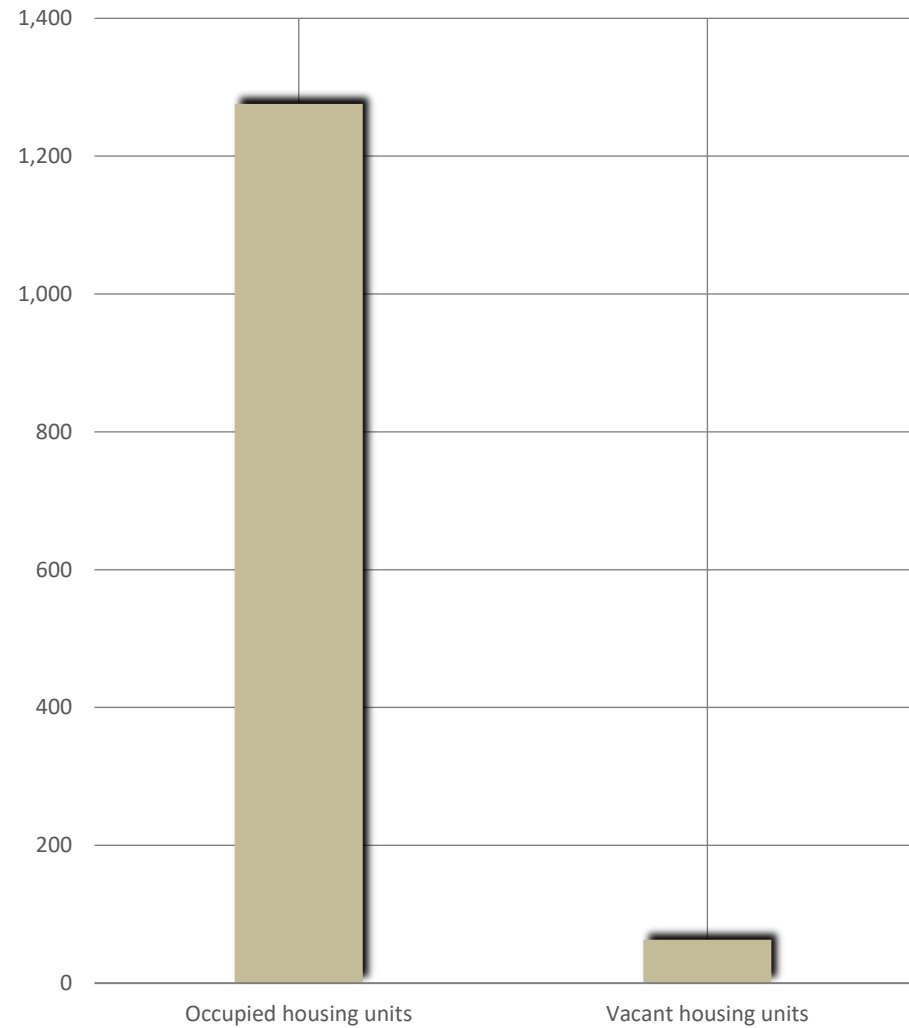
- The estimated travel time to work in 2018 was 22.2 minutes* [24.5 statewide]
- Travel time segments in 2017
 - <5 minutes — 5% [3% statewide]
 - 5-9 minutes — 8% [11% statewide]
 - 10-14 minutes — 11% [15% statewide]
 - 15-29 minutes — 51% [38% statewide]
 - 30-59 minutes — 25% [27% statewide]
 - 60-89 minutes — 1% [4% statewide]
 - ≥90 minutes — 0% [2% statewide]

**Includes workers residing in the Village of Hanover.*



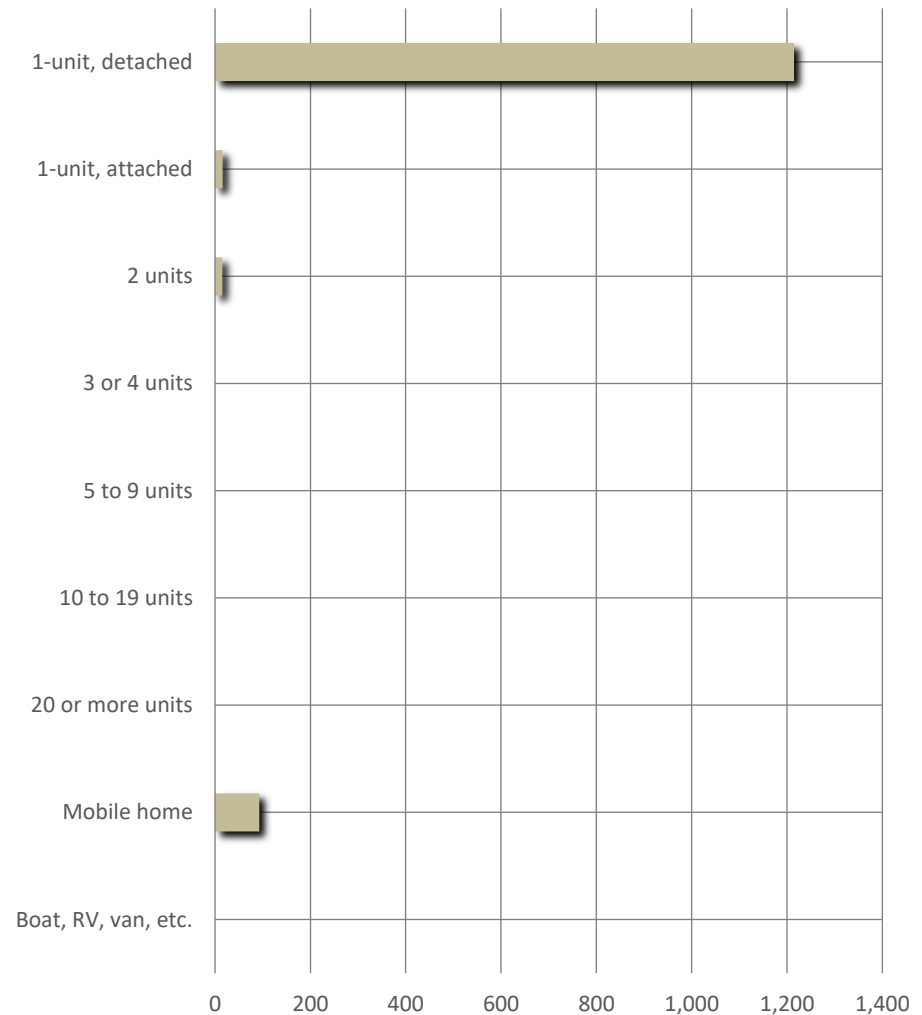
Dwellings and Vacancy Rates

- An estimated 93% of dwellings were occupied in 2018 [85% statewide]
 - Owner-occupied — 90% [71% statewide]
 - Renter-occupied — 10% [29% statewide]
- An estimated 7% of dwellings were vacant in 2018 [15% statewide]



Housing Types

- An estimated 92% of dwelling units were single units [77% statewide]
 - An estimated 91% of dwellings were detached single units [72% statewide]
 - An estimated 1% of dwellings were attached single units [5% statewide]
- An estimated 1% of dwelling units were in multi-unit buildings [18% statewide]
 - An estimated 1% of dwellings were in duplexes [2% statewide]
 - An estimated 0% of dwellings were in 3-4 unit buildings [3% statewide]
 - An estimated 0% of dwellings were in 5-9 unit buildings [4% statewide]
 - An estimated 0% of dwellings were in 10-19 unit buildings [4% statewide]
 - An estimated 0% of dwellings were in 20 or more unit buildings [5% statewide]
- An estimated 7% of dwelling units were mobile homes [5% statewide]
- An estimated 0% of dwelling units were boats, RVs, vans, etc. [0.02% statewide]





***Hanover Township Master Plan
2022 Edition***

Appendix B

2021 Hanover Township Community Survey

The Hanover Township Planning Commission conducted a community survey during the winter of 2021 in order to collect the opinions of Hanover Township residents, property owners, and business owners, as well as people employed in the Township. Surveys were mailed out with the Township's property assessment notices. A total of 103 surveys were returned to Hanover Township. (n=103)

The following introduction was included on the survey:

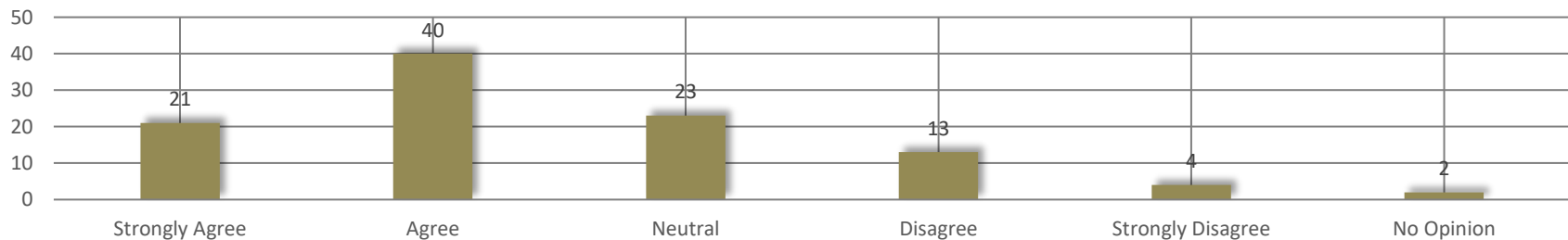
*The Hanover Township Master Plan is currently under development by the Planning Commission. A Master Plan is a document – created with community input – that guides the development of our community. Understanding the opinions, wants, and needs of people, who live, work, own property, and/or own a business in the Township is the first step in the Master Plan process. Please take the opportunity to complete and return this survey so that we can make Hanover Township a better place to live and do business. It should only take 10 or 15 minutes to answer the questions. **All responses will be kept confidential – a signature is not required.** The survey can be completed online (<https://hanover-twp.org/>) or by returning a paper copy to the Township Hall (311 Farview Street (PO Box 40)) in person, or by U.S. Mail. Please provide your response by March 18, 2021. If you have any questions regarding the survey, please call the Township Hall at (517) 563-2791. 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

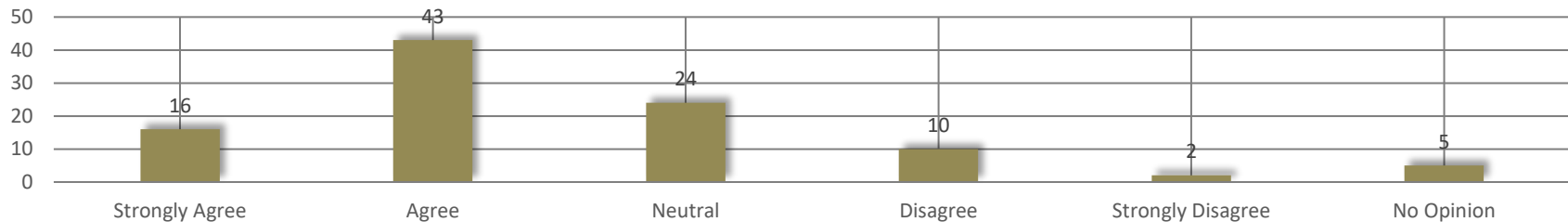
Respondents were asked to state their opinions regarding the following aspects of Hanover Township:

I am satisfied with the mix of business types within the Township (excluding the Village of Hanover)



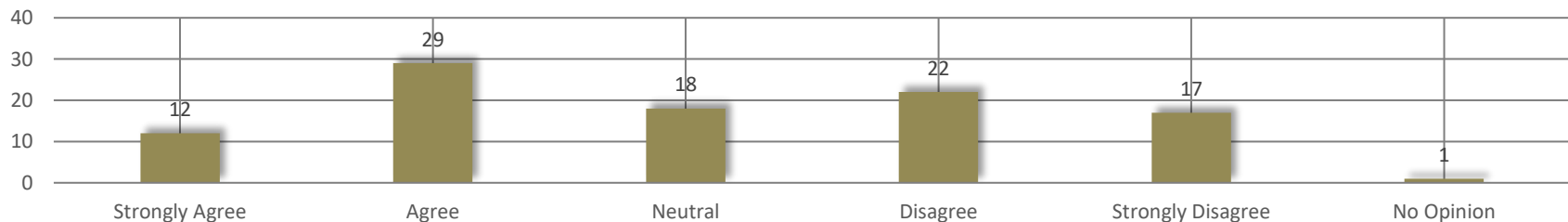
Approximately 59% of respondents selected 'agree' (39%) or 'strongly agree' (20%) when asked if they were satisfied with the mix of business types within the Township (excluding the Village of Hanover). 'Neutral' was selected by approximately 22% of respondents. Approximately 17% of respondents selected 'disagree' (13%) or 'strongly disagree' (4%). Approximately 2% of respondents selected 'no opinion'. ($n=103$)

I feel there is a good mix of uses in the Township (excluding the Village of Hanover)



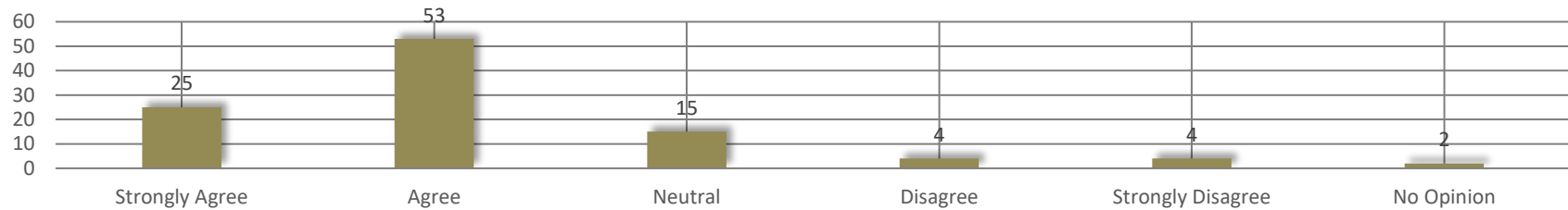
Approximately 59% of respondents selected 'agree' (43%) or 'strongly agree' (16%) when asked if there is a good mix of uses in the Township (excluding the Village of Hanover). 'Neutral' was selected by approximately 24% of respondents. Approximately 12% of respondents selected 'disagree' (10%) or 'strongly disagree' (2%). Approximately 5% of respondents selected 'no opinion'. ($n=100$)

The Township should attract more industry



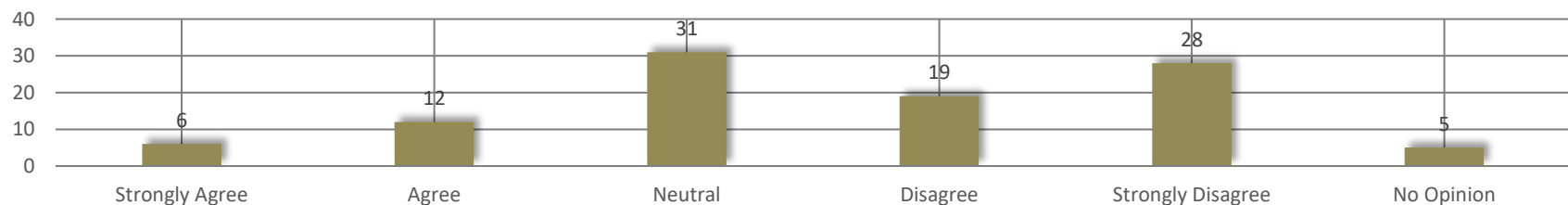
Approximately 41% of respondents selected 'agree' (29%) or 'strongly agree' (12%) when asked if the Township should attract more industry. 'Neutral' was selected by approximately 18% of respondents. Approximately 39% of respondents selected 'disagree' (22%) or 'strongly disagree' (17%). Approximately 1% of respondents selected 'no opinion'. ($n=99$)

It is important for the Township to work with the Michigan Department of Transportation to maintain and improve the appearance of the Moscow Road corridor

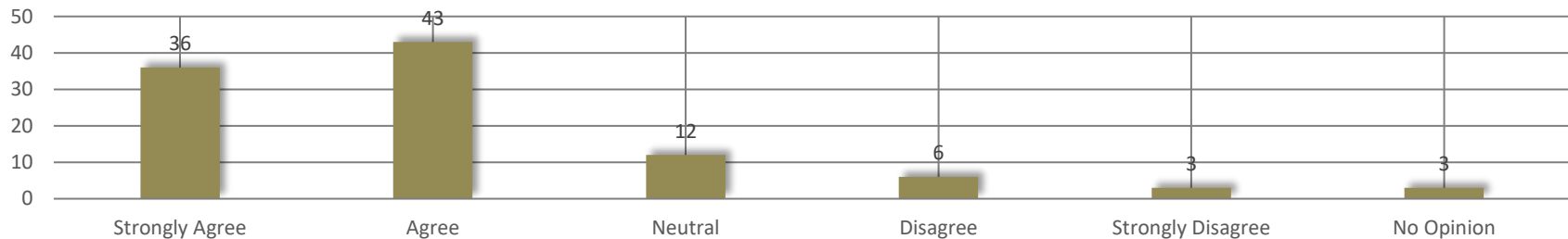


Approximately 75% of respondents selected 'agree' (51%) or 'strongly agree' (24%) when asked if it is important for the Township to work with the Michigan Department of Transportation to maintain and improve the appearance of the Moscow Road corridor. 'Neutral' was selected by approximately 15% of respondents. Approximately 8% of respondents selected 'disagree' (4%) or 'strongly disagree' (4%). Approximately 2% of respondents selected 'no opinion'. (*n*=103)

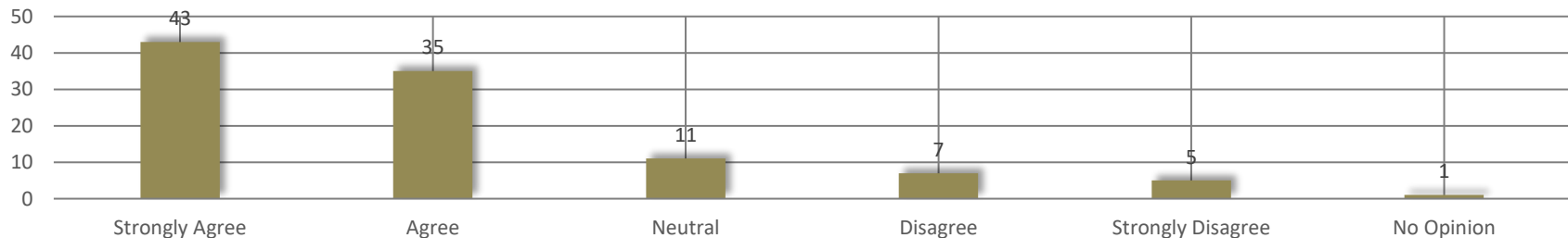
Hanover Township should encourage alternatives to single-family housing and apartment complexes (e.g., townhouses, condominiums, planned unit developments, etc.)



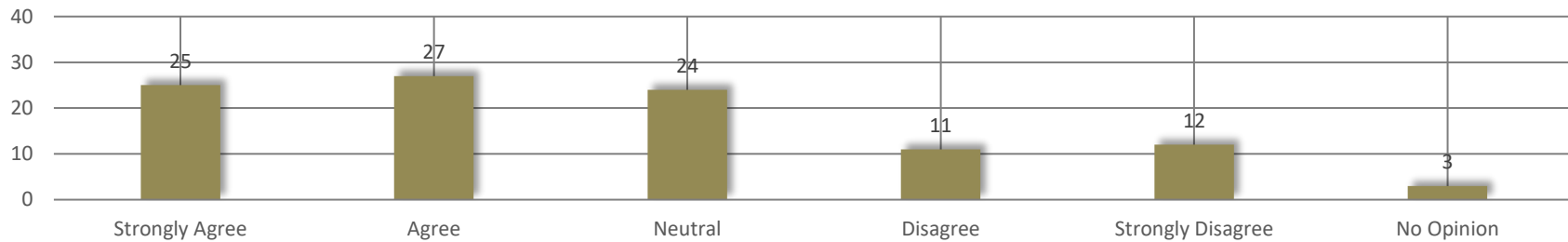
Approximately 18% of respondents selected 'agree' (12%) or 'strongly agree' (6%) when asked if Hanover Township should encourage alternatives to single-family housing and apartment complexes (e.g., townhouses, condominiums, planned unit developments, etc.). 'Neutral' was selected by approximately 31% of respondents. Approximately 47% of respondents selected 'disagree' (19%) or 'strongly disagree' (28%). Approximately 5% of respondents selected 'no opinion'. (*n*=101)

Hanover Township has historic structures that should be preserved

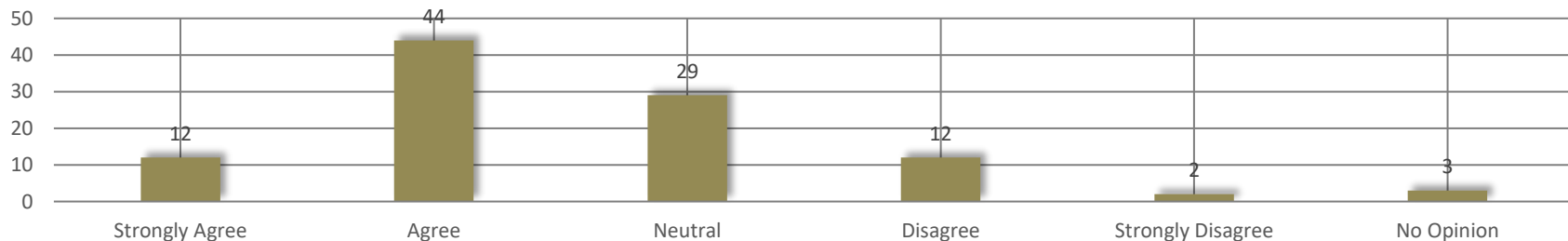
Approximately 77% of respondents selected 'agree' (42%) or 'strongly agree' (35%) when asked if Hanover Township has historic structures that should be preserved. 'Neutral' was selected by approximately 12% of respondents. Approximately 9% of respondents selected 'disagree' (6%) or 'strongly disagree' (3%). Approximately 3% of respondents selected 'no opinion'. ($n=103$)

Hanover Township should enhance its natural resources (e.g., river, lakes, wetlands, etc.)

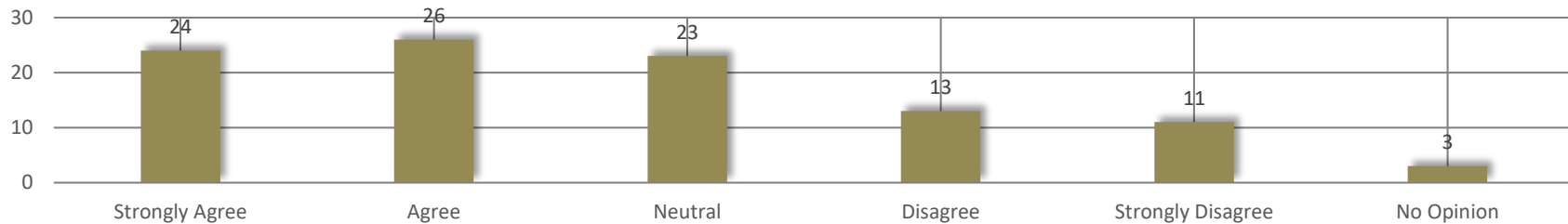
Approximately 76% of respondents selected 'agree' (34%) or 'strongly agree' (42%) when asked if Hanover Township should enhance its natural resources (e.g., river, lakes, wetlands, etc.). 'Neutral' was selected by approximately 11% of respondents. Approximately 12% of respondents selected 'disagree' (7%) or 'strongly disagree' (5%). Approximately 1% of respondents selected 'no opinion'. ($n=102$)

Parks and Recreation – The Kalamazoo River should be developed as a water trail

Approximately 51% of respondents selected 'agree' (26%) or 'strongly agree' (25%) when asked if the Kalamazoo River should be developed as a water trail. 'Neutral' was selected by approximately 24% of respondents. Approximately 23% of respondents selected 'disagree' (11%) or 'strongly disagree' (12%). Approximately 3% of respondents selected 'no opinion'. ($n=102$)

Parks and Recreation – County parks, recreation facilities, and programs meet my needs

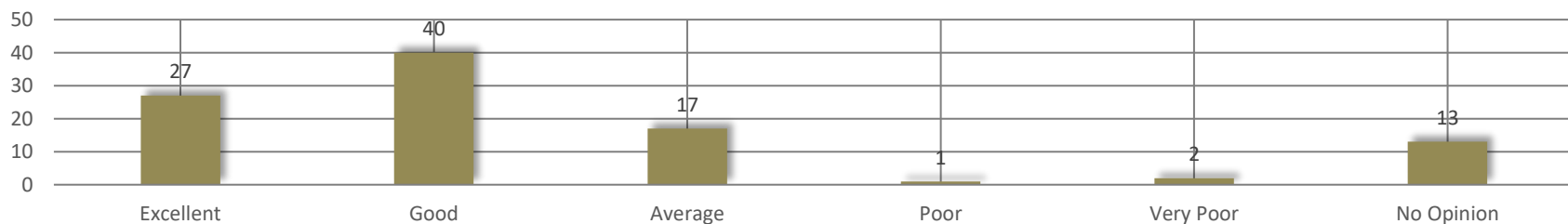
Approximately 55% of respondents selected 'agree' (43%) or 'strongly agree' (12%) when asked if county parks, recreation facilities, and programs meet my needs. 'Neutral' was selected by approximately 28% of respondents. Approximately 14% of respondents selected 'disagree' (12%) or 'strongly disagree' (2%). Approximately 3% of respondents selected 'no opinion'. ($n=102$)

Parks and Recreation – Nonmotorized trails should be developed in Hanover Township

Approximately 50% of respondents selected 'agree' (26%) or 'strongly agree' (24%) when asked if nonmotorized trails should be developed in Hanover Township. 'Neutral' was selected by approximately 23% of respondents. Approximately 24% of respondents selected 'disagree' (13%) or 'strongly disagree' (11%). Approximately 3% of respondents selected 'no opinion'. ($n=100$)

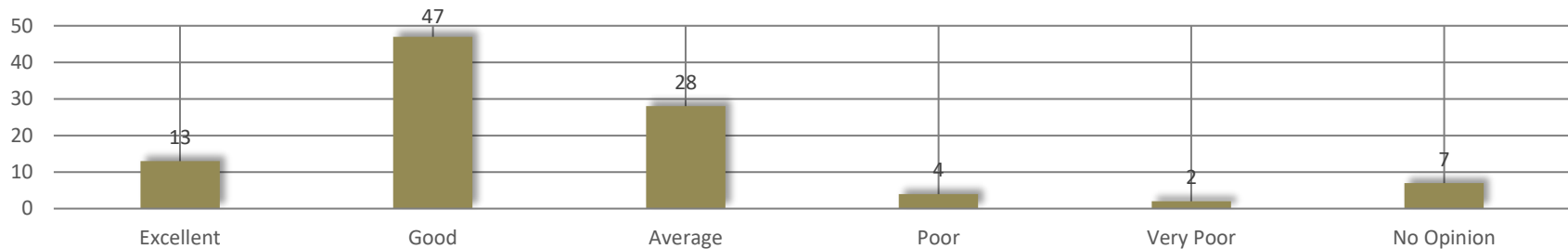
Community Facilities and Services

Respondents were asked to state their opinions regarding the following community services:

Utility and tax bill payments at Hanover Township Hall

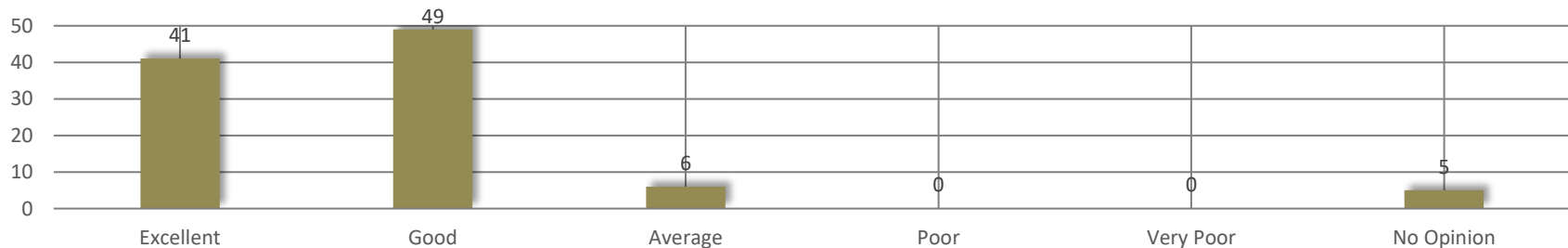
Approximately 67% of respondents selected 'good' (40%) or 'excellent' (27%) when asked to rate utility and tax bill payments at Hanover Township Hall. 'Average' was selected by approximately 17% of respondents. Approximately 3% of respondents selected 'poor' (1%) or 'very poor' (2%). Approximately 13% of respondents selected 'no opinion'. ($n=100$)

Jackson County Office of the Sheriff



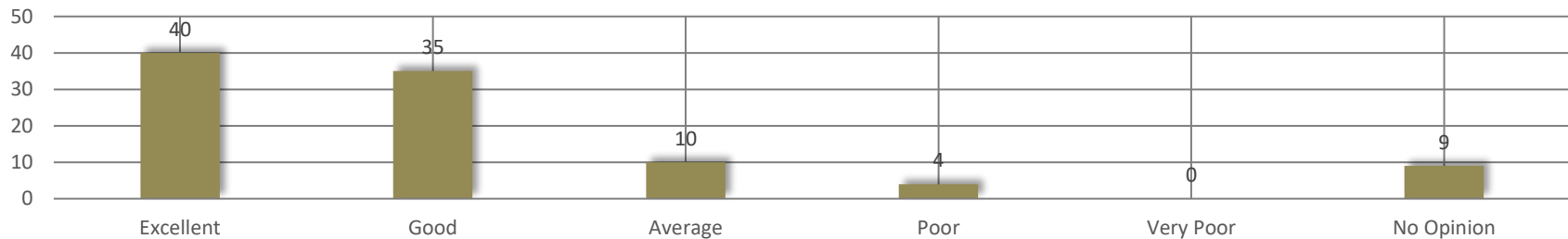
Approximately 60% of respondents selected 'good' (47%) or 'excellent' (13%) when asked to rate the Jackson County Office of the Sheriff. 'Average' was selected by approximately 28% of respondents. Approximately 6% of respondents selected 'poor' (4%) or 'very poor' (2%). Approximately 7% of respondents selected 'no opinion'. ($n=101$)

Hanover Township Fire Department



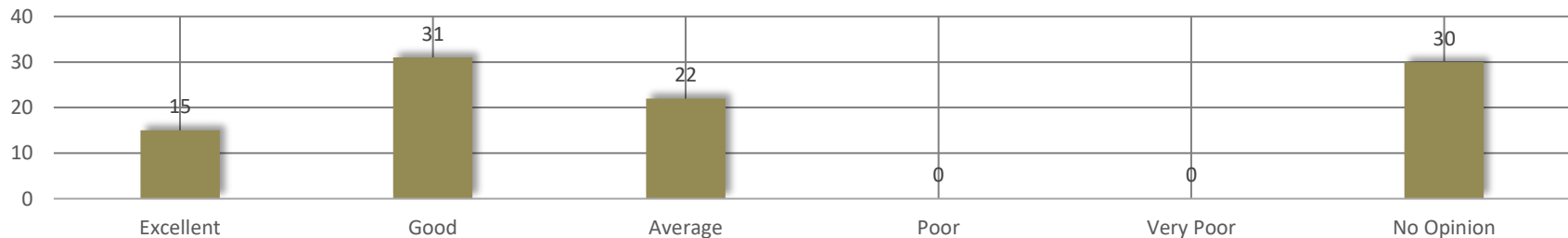
Approximately 90% of respondents selected 'good' (49%) or 'excellent' (41%) when asked to rate the Hanover Township Fire Department. 'Average' was selected by approximately 6% of respondents. Approximately 0% of respondents selected 'poor' (0%) or 'very poor' (0%). Approximately 5% of respondents selected 'no opinion'. ($n=101$)

Trash Days provided by Hanover Township



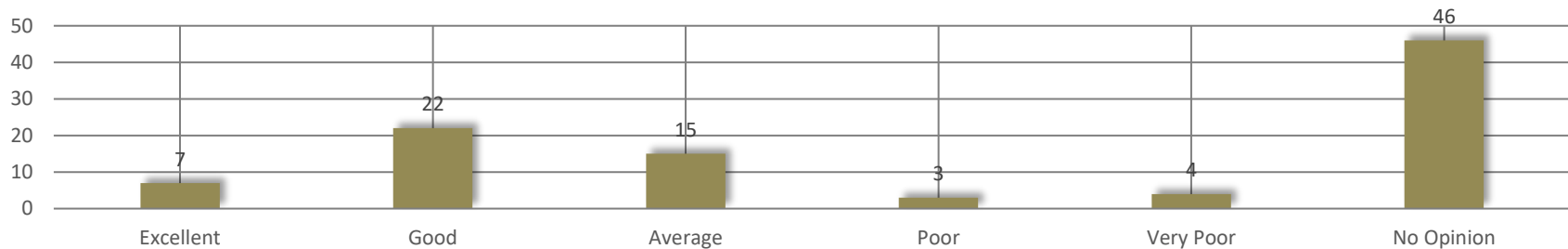
Approximately 77% of respondents selected 'good' (36%) or 'excellent' (41%) when asked to rate Trash Days provided by Hanover Township. 'Average' was selected by approximately 10% of respondents. Approximately 4% of respondents selected 'poor' (4%) or 'very poor' (0%). Approximately 9% of respondents selected 'no opinion'. ($n=98$)

Hanover Township Cemeteries



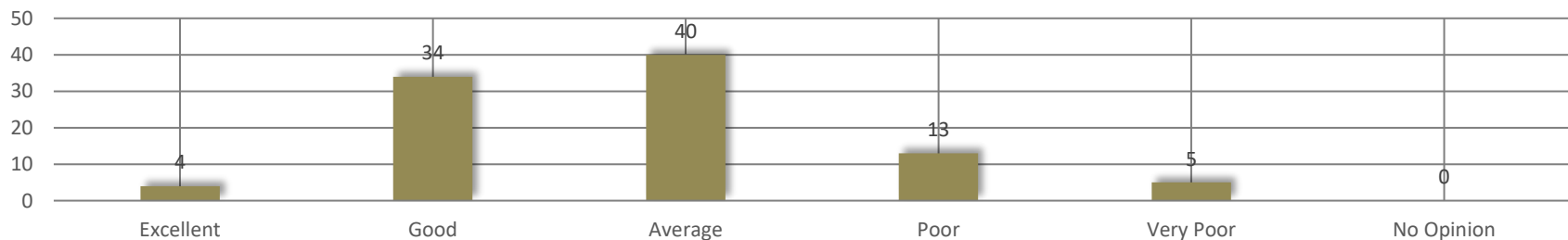
Approximately 47% of respondents selected 'good' (32%) or 'excellent' (15%) when asked to rate Hanover Township Cemeteries. 'Average' was selected by approximately 22% of respondents. Approximately 0% of respondents selected 'poor' (0%) or 'very poor' (0%). Approximately 31% of respondents selected 'no opinion'. ($n=98$)

Round/Farwell Sewer

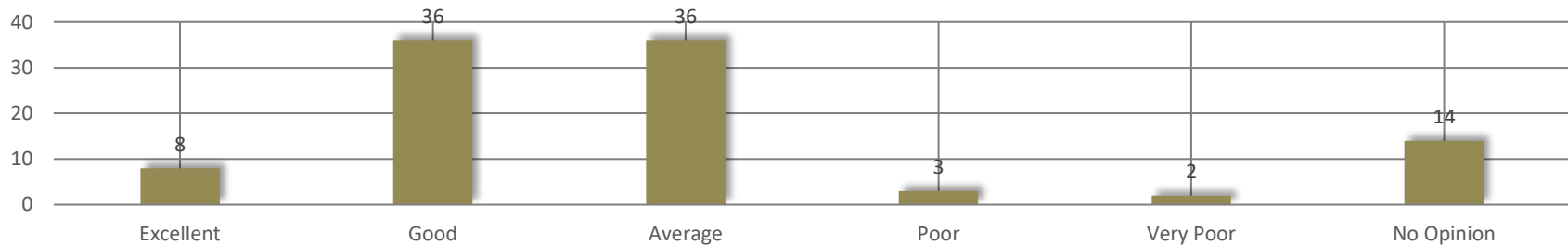


Approximately 30% of respondents selected 'good' (23%) or 'excellent' (7%) when asked to rate the Round/Farwell Sewer. 'Average' was selected by approximately 15% of respondents. Approximately 7% of respondents selected 'poor' (3%) or 'very poor' (4%). Approximately 47% of respondents selected 'no opinion'. ($n=97$)

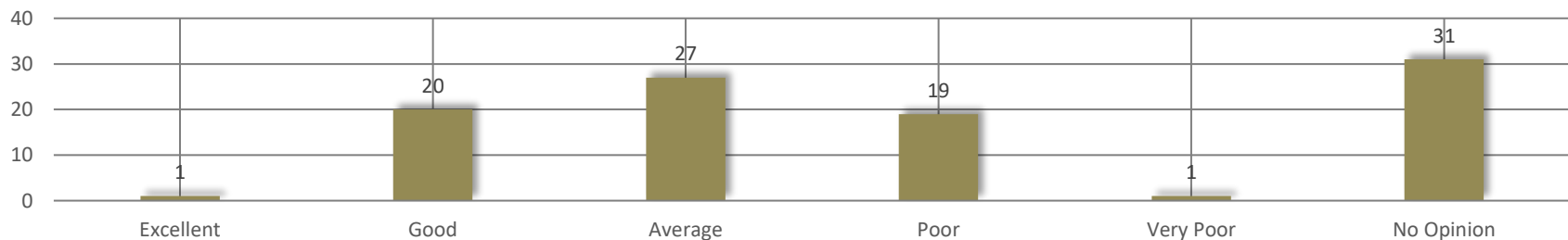
Hanover Township's road network



Approximately 39% of respondents selected 'good' (35%) or 'excellent' (4%) when asked to rate Hanover Township's road network. 'Average' was selected by approximately 42% of respondents. Approximately 19% of respondents selected 'poor' (14%) or 'very poor' (5%). Approximately 0% of respondents selected 'no opinion'. ($n=96$)

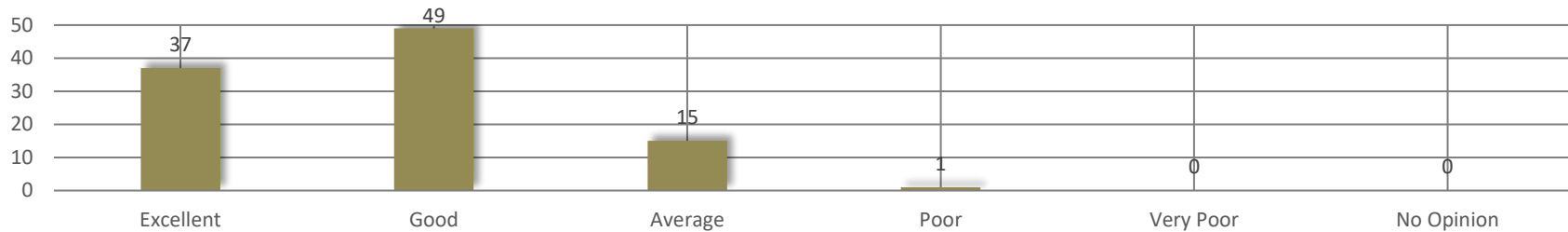
Elected and appointed boards and commissions

Approximately 44% of respondents selected 'good' (36%) or 'excellent' (8%) when asked to rate Hanover Township's elected and appointed boards and commissions. 'Average' was selected by approximately 36% of respondents. Approximately 5% of respondents selected 'poor' (3%) or 'very poor' (2%). Approximately 14% of respondents selected 'no opinion'. ($n=99$)

Public sidewalks (e.g., coverage and condition)

Approximately 21% of respondents selected 'good' (20%) or 'excellent' (1%) when asked to rate public sidewalks (e.g., coverage and condition). 'Average' was selected by approximately 27% of respondents. Approximately 20% of respondents selected 'poor' (19%) or 'very poor' (1%). Approximately 31% of respondents selected 'no opinion'. ($n=99$)

Overall, your opinion of Hanover Township as a place to live

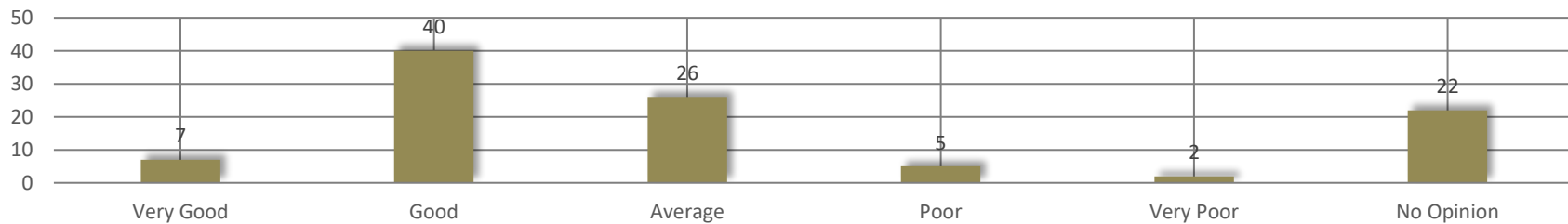


Approximately 84% of respondents selected 'good' (48%) or 'excellent' (36%) when asked to rate, overall, their opinion of Hanover Township as a place to live. 'Average' was selected by approximately 15% of respondents. Approximately 1% of respondents selected 'poor' (1%) or 'very poor' (0%). Approximately 0% of respondents selected 'no opinion'. (n=102)

Horton

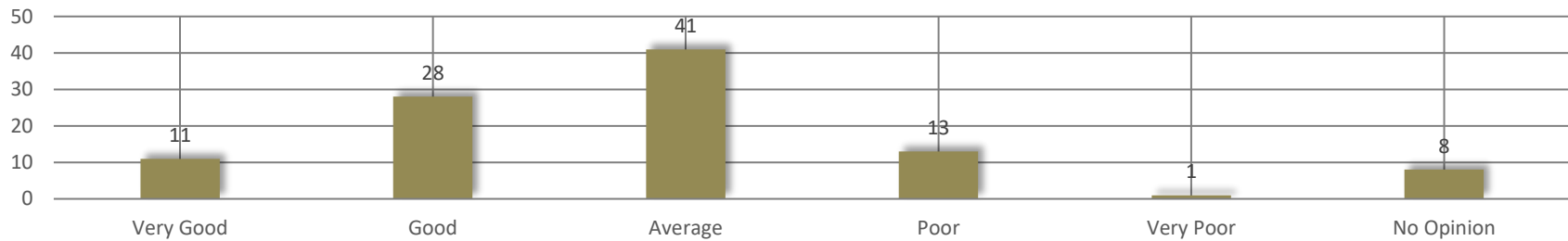
Respondents were asked their opinions of the following aspects of Horton:

Street and pedestrian lighting in Horton



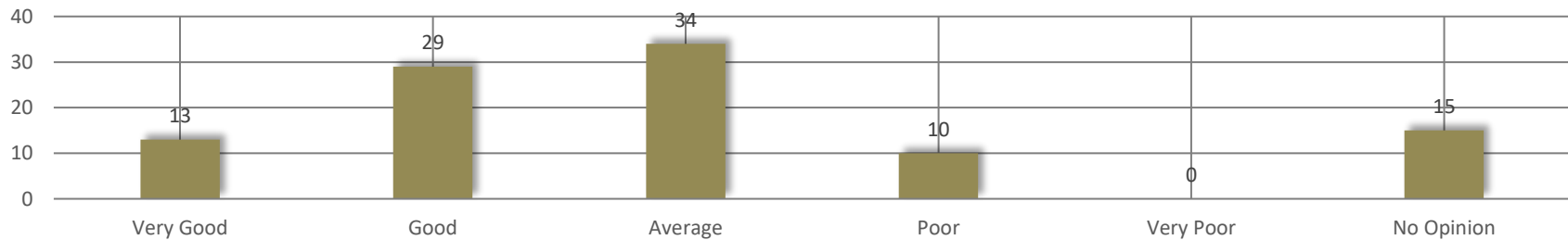
Approximately 46% of respondents selected 'good' (39%) or 'very good' (7%) when asked to rate street and pedestrian lighting in Horton. 'Average' was selected by approximately 25% of respondents. Approximately 7% of respondents selected 'poor' (5%) or 'very poor' (2%). Approximately 22% of respondents selected 'no opinion'. (n=102)

Visual appearance of Horton



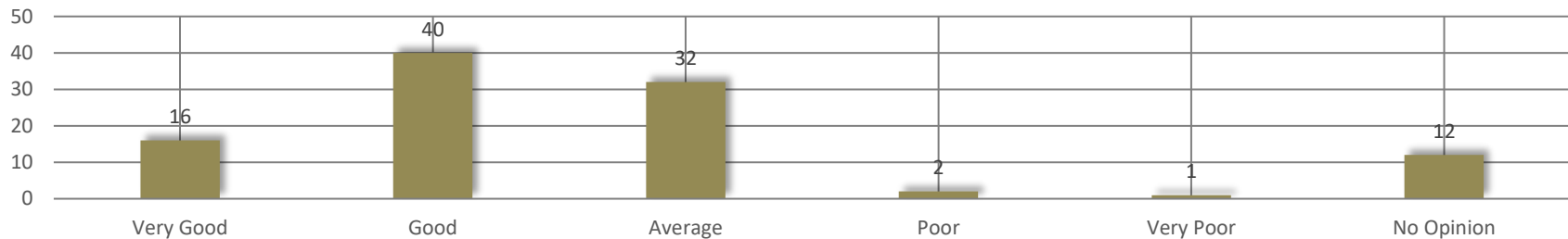
Approximately 38% of respondents selected 'good' (27%) or 'very good' (11%) when asked to rate the visual appearance of Horton. 'Average' was selected by approximately 40% of respondents. Approximately 14% of respondents selected 'poor' (13%) or 'very poor' (1%). Approximately 8% of respondents selected 'no opinion'. ($n=102$)

Parking in Horton



Approximately 42% of respondents selected 'good' (29%) or 'very good' (13%) when asked to rate parking in Horton. 'Average' was selected by approximately 34% of respondents. Approximately 10% of respondents selected 'poor' (10%) or 'very poor' (0%). Approximately 15% of respondents selected 'no opinion'. ($n=101$)

Visibility of Directional Signs in Horton



Approximately 55% of respondents selected 'good' (39%) or 'very good' (16%) when asked to rate the visibility of directional signs in Horton. 'Average' was selected by approximately 31% of respondents. Approximately 3% of respondents selected 'poor' (2%) or 'very poor' (1%). Approximately 12% of respondents selected 'no opinion'. ($n=103$)

What other uses would you like to see in Horton?

This was an open-ended question with 55 responses, represented by the adjacent word cloud (see page B-18 for a listing of all of the responses).¹ The largest grouping of responses were for various types of restaurants, coffee shops, bakeries, and bars. Car washes comprised the second largest grouping of responses. The status quo (i.e., keeping things as is) was the next largest grouping of responses. Grocery stores and pharmacies each received several responses and laundromats and banks each received a couple of responses. Respondents also identified a wide variety of single uses. The need for better cell phone service and the importance of Moscow Road were also identified.

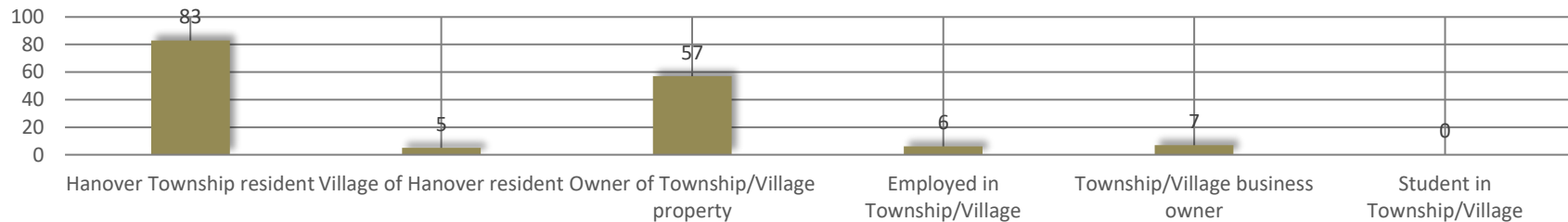


¹ A word cloud is a visual representation of common words contained in the various comments provided in response to the question. The more common the word, the larger it is represented in the word cloud.

General Information

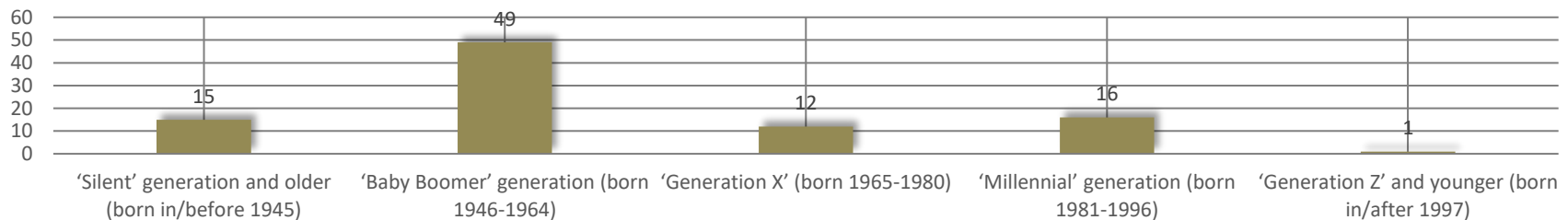
Respondents were asked to provide the following information about themselves:

Your relationship to the Township



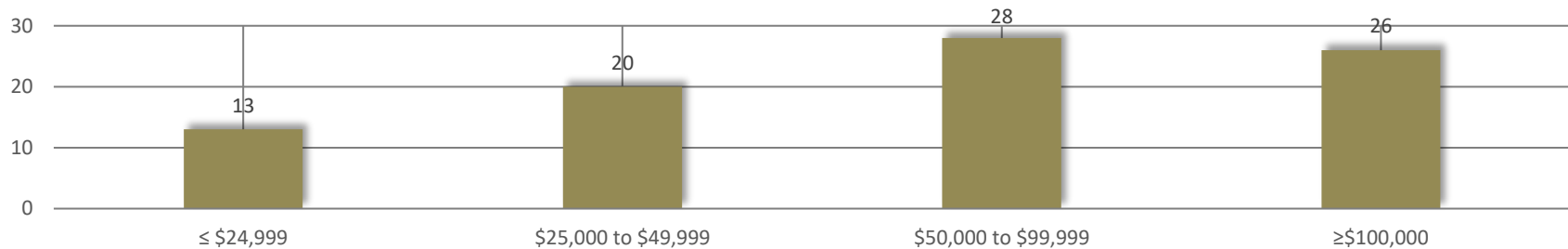
Approximately 83% of respondents were Hanover Township residents and 5% were Village of Hanover residents. Approximately 57% of respondents owned property in the Township/Village. Approximately 13% were employed (6%) or owned a business (7%) in the Township/Village. Approximately 0% were students. (*n=100 - please note that a respondent may have had multiple relationships with the Township*)

Your generation



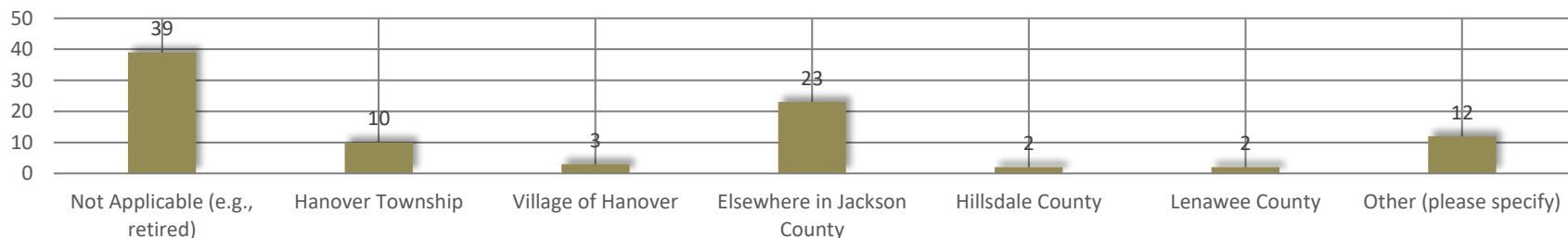
Approximately 53% of respondents were members of the 'Baby Boomer' generation. Approximately 17% of respondents were members of the 'Millennial' generation. Approximately 16% were members of the 'Silent' or older generations. Approximately 13% were members of the 'Generation X' generation. Approximately 1% were from the 'Generation Z' or younger generations. (*n=93*)

Your household income



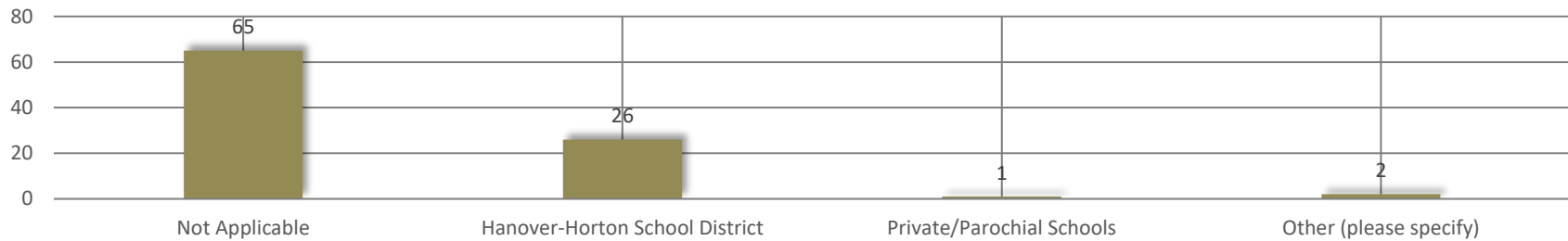
Approximately 32% of respondents had an annual household (HH) income of \$50,000-\$99,999. Approximately 30% had an annual HH income of at least \$100,000. Approximately 23% of respondents had an annual household (HH) income of \$25,000-\$49,999. Approximately 15% had an income of less than \$25,000 ($n=87$).

Where you work



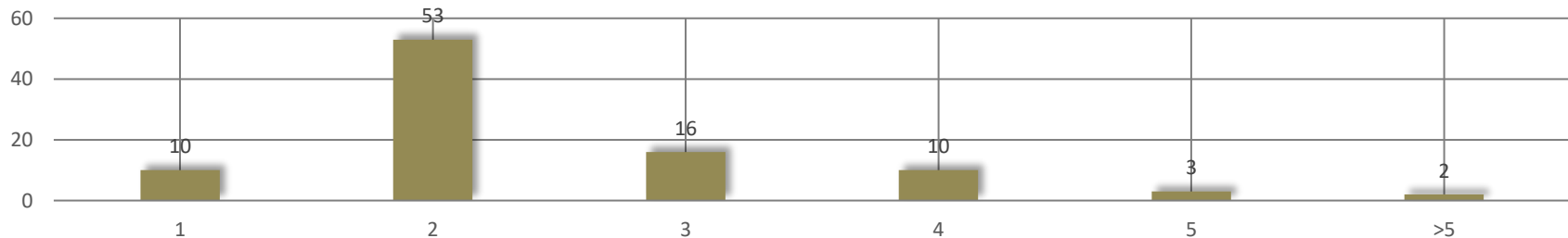
Approximately 43% of respondents indicated the question was not applicable. Approximately 14% worked in Hanover Township (11%) or the Village of Hanover (3%). Approximately 25% worked elsewhere in Jackson County. Approximately 4% worked in the counties of Hillsdale (2%) or Lenawee (2%). Approximately 13% worked elsewhere ($n=91$ - see page B-20 for the 'other' responses.).

Where your children attend school



Approximately 69% of respondents indicated the question was not applicable. Approximately 28% sent their kids to the Hanover-Horton School District. Approximately 3% enrolled their children in a private/parochial school (1%) or elsewhere (2%) ($n=94$ - see page B-21 for all of the 'other' responses).

Number of people in your household



Approximately 56% of respondents lived in a 2-person household. Approximately 28% of respondents lived in a 3-person (17%) or 4-person (11%) household. Approximately 11% lived in a 1-person household. Approximately 5% lived in a 5-person (3%) or >5-person (2%) household ($n=94$).

General Comments

Respondents were given the opportunity to provide general comments:

This was an open-ended question with responses from 55 people, represented by the adjacent word cloud (see *page B-21 for all of the responses*). The largest grouping of comments concerned satisfaction with the rural character/small town feel of the Township. The poor condition of roads within the Township comprised the second largest grouping of comments. Concerns of blight within the Township comprised the third largest grouping of comments. The pros and cons of additional industrial, commercial, and residential development were also discussed. Concerns over the management/cost of the Round/Farwell sewer were voiced. Those in favor/opposition of nonmotorized trails contributed a few comments. Respondents also commented on a variety of other topics.



Responses to Open-Ended Questions

What other uses would you like to see in Horton?

Not sure, but removal [of] a couple of old auto-service garages on Moscow might make the Village more appealing to additional retail businesses.

Car wash and cell tower to meet needs of community of Hanover area. There is no reception to speak of in Hanover Village.

A grocery store.

Laundromat, car wash, bakery in Hanover, and small restaurant (Hometown) with locally made crafts.

Furniture, groceries, jack in the box, pharmacy, and pet or farm supplies

Veterinarian

Car wash

Car wash
Car wash, restaurant
Fabric store - building supply - Hobby Lobby :)!
Moscow is a Class A road. Find locations to bring businesses and industry to Hanover Township.
Walmart. Less expensive place to eat.
Dog catcher - there are 50 dogs in Steve's Scenic Subdivision 1. The wealthier people just let theirs run wild.
Car wash and laundromat
Fitness-gym, car wash, diner serving breakfast.
County National Bank branch
Mill pond parks kept up and enhanced.
Bank
More restaurants, pharmacy
Almost anything other than gun shops and marijuana sales and tattoo parlors!
Satisfied with our small town. We do not want "big city" changes.
None
See other side
None
None - We like the small town lifestyle . We have gas station, pizza, restaurant, dollar store, hairdresser. Why hurt their business.
None
Happy with what we have.
Auto repair
Car wash, nice restaurant.
1 restaurant, 2 car wash
A McDonald's where the old ice cream place is and is for sale. Good location and would help all the other businesses.
coffee shop...car wash
restaurant,
A bakery and coffee house.
N/A
Car wash, coffee place such as Biggby, another restaurant, small grocery store or fresh section at Dollar General.

Car wash, CVS/Rite Aid/Walgreens, restaurant (not fast food)
More locally owned and run businesses from residents of the community. Electric vehicle charging area. Proper high-speed internet (more than 15Mbps) in areas outside of the immediate Moscow Road strip. A Maker Space.
None
car wash
family friendly businesses
swingers club
Car wash, welcoming park or playground for kids. Snyder Park has really [gone] downhill.
Something that will bring people here. Perhaps connecting to the Falling Waters Trail. At least connecting Hanover and Horton via the railroad track. It is not safe to bike or walk on the roadways.
Additional eatery/bar
Additional Restaurants
None
I think the business activity for our town is just fine as it is.
It would be nice to develop an industrial park for the township and to use it to attract more manufacturing industry.
A self-service car wash and a good bar.
Grocery store
Car wash
We need a high speed internet service, cable TV or Fiber lines that can be accessed
Restaurants but not fast food
More commercial businesses

Where you work

Oakland county until my Horton business becomes profitable
Wayne
Jackson
-
Retired and [disabled group].
Ann Arbor

East Lansing

Manchester

Washtenaw County

Stay at home mom

I farm in Hanover township

Ford Motor Company, Michigan Assembly

Where your children attend school

Oakland county until I am able to build my house in Horton

DaVinci

Please provide any general comments in the space provided below

My wife and I are extremely concerned over the blight that has developed on Tripp Road, just a little east of Bowerman Road. Hopefully, a "Plan" can address this. There are at least three property/home owners that have completely trashed their properties with junk, garbage, trash, abandoned autos, etc. I believe one of the property owners (on the north side of Tripp) is/was somehow associated with Larry's Garage and has numerous work trucks, damaged/crashed auto and just junk everywhere along-side and behind the house and garage. It may be the "garage" is now operating from there. A second property on the south-side of Tripp is possibly the most blight-ridden/trashed property in the township! Trash, junk and debris is strewn everywhere both in front of (out on the lawn, drive, etc.) and behind the house. The third property of concern (also on the south-side) appears to be one where in addition to numerous vehicles and other junk, semi-trucks and trailers are parked and possibly serviced from the residential property. A ramshackle garage on the property appears to be recently improved to support the service. Overall, the property doesn't look much better than some junk-yards.

We need adequate cell phone towers to take care of community. We feel that our small community attracts people who want it as it is. [We] have a problem with the fact there are so many ducks with poop and little regard to having dogs in the park. Our cemeteries are mowed but there is [not] any preservation of the older monuments. They are [in] terrible disrepair. Our roads, such as Folks that has extreme use, is in horrible repair along with other township roads. The sidewalks are horrible except in front of Lomar. How can anyone walk in Horton safely? Some places could be [cleaned]-up better -- Look at some of the homes in the township that have not kept up appearance with old vehicles and trash in yard. Primary concern is to take care of folks who have no cell reception and our roads. Thank you.

Relating to the first section, I do not want to see more industrial businesses, nor do I want to see any more apartments, condos, etc. Another restaurant, small grocery store that sells meat, fresh veggies and fruit would be nice. However, it might have a difficult time being successful. Personally, I do not want to see a lot of growth. I like Horton as it is . . . and please keep those "artists" that come to Jackson to paint buildings away from here. Thanks for the trash days!! Why not have more flowers around town? Bulbs in spring? Xmas decorations? All these things would show pride in our community.

Appearance of Horton should be improved. A grocery store in Horton would be a benefit.

A smaller apartment, condominium, townhouse complex would increase the [Township's] revenue. However, it should not be a low income housing development. The question of a nonmotorized trail isn't clear. It would depend on where and for what purpose. No fast food places i.e. McDonald, Arby's etc. Keep Hanover and Horton small town communities. Should more housing or business [be] added to our township [an increased] sewer system is needed. The residents of Farwell, Pinehill, and Rainbow Lakes that have been paying for the sewer system for years should not have to pay for any increase to a system. These residents should be paid in full soon. Therefore, these residents should only be charged for maintenance.

Farwell Lake chain of lakes sewers - original sewer contracts were total [mismanaged], and sewer rates will never stop increasing (much higher than inflation) because of the initial contracts. Sewer still does not include about 1/4 of the homes on Farwell Lake, so initial selling point of "protecting" the lake system has never been realized.

I would like an automated way to pay my sewer bill and a way to access my account on-line. My last payment was not received by the township and I was not aware until the late fee has been applied and I receive the next bill. My bank deducts the funds from my account as soon as the payment is scheduled and only reapplies the funds if they are not withdrawn after a period of time (90 days??). Makes tracking the payment a challenge.

Very happy my road is being redone after years of dodging pot holes. Not happy with summer odors from dairy farm. Unable to have windows open during warm hot weather. I know when I built home 41 years ago [] it would be close to farming. However, the dairy farm was not nearly as large as it is today. [name omitted]

Consider horse trails. Protect and promote agriculture and recreation. Discourage multifamily housing. Refuse government subsidized multi-family housing. I watched this ruin the character of the rural G.R. suburb I grew up in. The city leaders had the opportunity to make the farmland into a lovely, quiet town, and they chose "growth". They got growth, crime, failed businesses, and people's children moving to the next town.

Please explain [] use - as our home is getting older every year, yet our taxes go up every year? Our road (Folks Road) is the busiest one in the township and yet not repaved. We have all the school traffic - farm - semis. They have paved around us and just try to patch our road here and there!! We have lived in our home for 65 years, which my husband and I built from the ground up - (together)! [name redacted]

There is a whole lot to be said about peace and quiet in our township. We are done with the daily hustle. It is nice to come home and rest!

Folks Road needs to be upgraded between Rountree and Moscow Roads. Lots of truck traffic, especially farm trucks. Also lots [of] school traffic - no complaining about school because we think it is great.

Jeff, Rachel and the rest of the board have done a great job in addressing many issues throughout the Township. In future planning of the Township, areas need to be set up for commercial and industrial businesses to come. Moscow is a Class A road and is a primary link for traffic between US-12 and M-60. Logistically, many businesses have equipment and material that pass right through our Township. Without planning for growth, businesses will overlook Hanover and the ones that are currently here will have to leave when they get to a size that will require expansion. Ideally, building an industrial park could be a solution. 40-50 acres is what would be needed and it would draw 5-20 businesses into it. The township could purchase the land, set up the access and some of the utilities and then sell off sections. And in the time being before being able to sell, the land could be leased to a farmer to continue a little revenue back to the township. If you ran the numbers and looked into the potential tax revenue that it would generate, it would be beneficial.

People tell me they would not move to Hanover or Horton because of the sewage that was forced on the people here - and another township gets paid for it, and they keep raising the price tag for using it! They are never happy! If I could get a buyer, I'd move to Texas!

Fix the roads. Folks Road is terrible. Some of the resident's properties are an eye sore. Making it hard for our properties around us who take care of our surroundings. Some look like junk yards, which aren't appealing to residents in the area. Especially when it's time to sell. Having a gun range where shooting is constant is concerning. I don't appreciate hearing guns going off all day on a weekend. I do know there have been complaints.

I frequently drive past 303 Hatch Road and have oftentimes [] had to stop while their chickens and ducks cross. One time I got out of my vehicle to encourage a duck from out in front of my car and was nearly bitten by their pit bull. Also, I would like to mention how surprised I am that the appearance of this residence has not been dealt with. On several occasions as we dined with our friends the subject of this property was discussed. It seems that the greatest concern to us is how this property continues to worsen and has become the talk of the town. We have heard comments about this property for the past few years now at graduation parties, funerals, church, at dollar general, etc. It is our hope that this township would consider simply holding 303 Hatch Road residents accountable, up to the standards that we have all strived to maintain. -- Thank you.

Property values keep increasing which is understandable. Property clean-up should be should be better maintained especially in neighborhoods in the Pine Hill Lake Subdivision. Some are income issues, some remodeling, others just trash. My values went from purchase price of \$70,000 5 years ago to \$107,459 now. I [] think other properties should show pride in their investments as the other people have. Can anything be done to move them along? Or have a neighborhood clean up week? [name omitted]

Please repair the roads in the township!

We ([names omitted]) live one (1) mile north of Hanover. We like our location very much. We are disappointed at the lack of taking care of road conditions on Folks Road while, instead, they repaved Cochran/Main Street twice. Rountree Road was done and is in good condition.

Wish there were "clean up" Saturdays, where roadsides, parks, etc. could have the trash cleaned up with free pick up at different locations. Volunteers could do the work. We have a neighbor in a residential lake community with 20-30 feral cats. This has gone on for years. But I have found there is no ordinance against cats or junk cars?? Short of trapping them and taking them one or two at a time we don't know any other option. At this rate we haven't kept up with the breeding.

I believe we need to have a recycling program for our township.

Would like to see [the] wagon factory refurbished.

It would be nice if some of the old railroad beds could be used for horseback riding.

Don't change a thing [as] everything is good!!

In these troubled times, why this survey - - - We like our country setting - - This "wish list" for a few will cost \$\$\$ for the taxpayers - property owners. The improvements to Hanover Horton School are already over budget (using most of our current sinking fund). Many community residents are on fixed incomes - why do large - or any property owners want to worry about the land grab for "nonmotorized trails" or a "water trail". Drive down Horton Road - towards Ella Sharp Museum - - what did that new "trail" cost! Drive down Teft Road in Spring Arbor Township. Look at the property (front yards) of home owners.

Think about this new Biden administration and new higher taxes. Keep Hanover Township the lovely rural community it is - - (why do you think people are leaving cities). We don't know for sure what "COVID" will cost all of us - - - We hope our concerns are considered.

*Upgrade the park in Horton, a lot of room to improve. Nice location, just needs more care. Make it a place to take the kids and grand kids. *Continue to maintain a good appearance of the town. (Trash drop-off days are great!) *Horton has the basics - food, ice cream, post office, groceries (Dollar Store), gas, etc. *Always room to grow and improve.

Development & Growth: suggestions - bring car wash, drug store, laundromat. Community Facilities & Services: sewer - more customers to lower the price/cost. Signage Horton - love the signage the Lions Club had put up but need more like that to promote the area. Question for you: Why is the Township called "Hanover Township" when we clearly are "Hanover-Horton Township Community"? We have lived here for 30 years. I've never understood why these have to be so confusing: Jackson County, Hanover Township, Horton mailing address, Horton zip code (we are closer to Hanover than Horton), Jerome phone number. Do we have an identity crisis? LOL

We like the small town atmosphere and want to keep it that way! Good schools. Good people. We do not want nonmotorized trails or Kalamazoo water trail giving access to our township - there are enough areas nearby for pleasure. A number of residents are in fixed incomes and cannot afford added tax expenses. Someone pays for the wish list! This survey sounds like someone isn't aware of debt, personal, community, and state and government.

The timing of this survey wasn't in the best interest. Some people are still winter snowbirds and replies sent back by March 18? Many will not be aware of this survey or why the need with all the ill effects of government spending with Covid. Who came up with this idea and the March 18th deadline. I thought many many meetings are not open to the public now -- Zoom meetings? This sounds sneaky. This isn't the right time to increase the size of our Township and expect taxpayers to pay more for nonmotorized trails and river trails and lose their privacy.

Keep Hanover Township a small community. That's what we like most, a rural friendly place to raise a family. We like our schools. We are worried about higher taxes with added growth. Added growth can bring more crime.

Why now? I almost didn't open this survey in time. I wonder how many people will miss filling out this survey. Sounds like a higher future tax millage?

I strongly feel we need Township and sheriff supervision and regulation regarding the increasing number of water craft, mostly pontoon boats, parking all day in shallow areas and shorelines, blocking traffic flow and encroaching into personal swim areas, P.S. thanks for all the work you do. [Name omitted]

Sewer cost is a problem. Well exceeds what we were originally told. And continues to increase.

Reynolds Road is in such bad shape and all they do is put a band aid on it here and there. Towards M-60, that part of Reynolds is always being treated and worked on. Our township needs to step up. This road is heavily traveled and the township always says, you have to have it on ballot.....well, put it on ballot like all the rest of the townships do and have it taken care of. Always excuses, but nothing has been done in years - at least Moscow has been upgraded and probably needs repaving and that will be done before Reynolds!!!! Both roads need attention with more than the Band-Aids.

good place to live

N/A

Availability of high speed internet outside of the village.

Our roads are horrible. Especially Folks Rd. between Rountree and Luttenton Roads. This road especially is losing giant chunks of asphalt making huge pot-holes. Patching doesn't fix the underlying issue. It has been years since this road was properly resurfaced. It truly needs work like Rountree Rd. recently got. It would also be nice to increase the amount of businesses we have in Hanover. Especially restaurants. A car wash would also be heavily utilized. I would love to see a business get back into the mill to offer us livestock feed such as the Concord Mill does.

Both Hanover and Horton could be so much more appealing to people if a little effort was put into the upkeep of the infrastructure. The roads are pretty rough. There just isn't much reason to stick around the village/community areas, unless for holiday events, and people just want to spend time elsewhere. There are no businesses or spaces that reflect the current shift towards renewable energy or community building. Little steps would help bring people together and help them gain traction in an ever evolving world.

Taxes go up but yards around the lake [subdivision] have lots of junk old cars, semi truck boxes, added sheds to hide the junk

Sewer should be extended to the Village of Hanover to provide development opportunities.

I would like ☐ an expansion of broadband services. i.e. cable/internet. Services are close to my home, but ☐ they do not seem interested in bringing services to my home.

I have lived in Hanover township for 20 years. I enjoy the rural environment and country side. My 1st thought when I seen this survey about attracting more industry was the subject of wind farms. I am not sure what the process is when these wind mill companies come knocking on the door but I would hope they would have to go through the township to get approval. I would not want to see any windmills in Hanover township. I like the country side and that is one of the reasons I bought property here and built a house. I enjoy living here. I do not want an eyesore with the windmills. Also I think there should be more restrictions on the pot farms as well. One for the odor they produce and the appearance of the structures/ buildings.

Due to current state of the U.S. Postal Service the township should accept [the] postmark date for any property tax payments received through the mail service.

Who covers the cost of the utilities for the good ole boys [get-togethers] at the Horton Fire Barn every morning?

I would hate for industry and housing to be built up in the township where it would be detrimental to the environment and the quality of life here.

I moved to Hanover to live in the country. My husband and I moved here away from the city, to raise our kids around farms and a small town. I LOVE Hanover township as it is. The people here love how it is. We don't want big [businesses] or factories overpopulating the place. We want to see the stars at night and hear quiet in the evenings. If apartments, suburbs, factories and big businesses OR how the survey stated "attract more industry" Hanover will lose its charm. It will lose the reason why all the people in and surrounding Hanover live and moved here for. It will be disappointing and a terrible decision. If Hanover turns into what we moved away from, sadly we will have to leave Hanover and we made this our home. Don't take away what we love most about our home.

I think our town reaches the needs of the residents just fine. I believe the people who chose to move to our small town will be heavily effected if those in charge choose to bring companies here ☐ that ruin our simple living lifestyle we all enjoy. I enjoy the lack of industrial buildings and busy roads.

-Should consider an industrial park to avoid sprawl and attract business. [The school] is beginning to look like a sports complex with a school attached as an understatement rather than the other way around. We are basically a farming community. It is a good way to live and should be supported.

Zoning needs to be reopened to attract manufacturing and industry in new areas to build our tax base. Re-evaluate policies and restrictions to fit our community instead of a cookie cutter copy from other townships. Remove obsolete barriers for construction and development. Encourage community input on changes and proposals instead of "doing it for their good". Talk to residents and get opinions before the decisions are being made instead of after. This survey is a good start!

I think more needs to be done enforcing the ordinances regarding unlicensed automobiles (junk/derelict) that are accumulating. Also enforcement of the ordinance requiring minimum acreages for livestock. Both seem to apply only to a few properties but not all.

We should pursue natural gas for our households. Has anyone contacted Consumers about such a proposal?

I would like the township office hours to be more accommodating for day workers. Also I am very dissatisfied with the sewer system billing in the Farwell area. I believe we got a very bad deal on this.

I have heard the township is looking to hire a full time police officer. I have lived here over thirty years, we haven't needed one, and we still don't. I don't want to pay for something we do not need. Put the money into the parks.

Township should get rid of the alley ways. Also, we should go back to having snow removed from our sidewalk in the village.

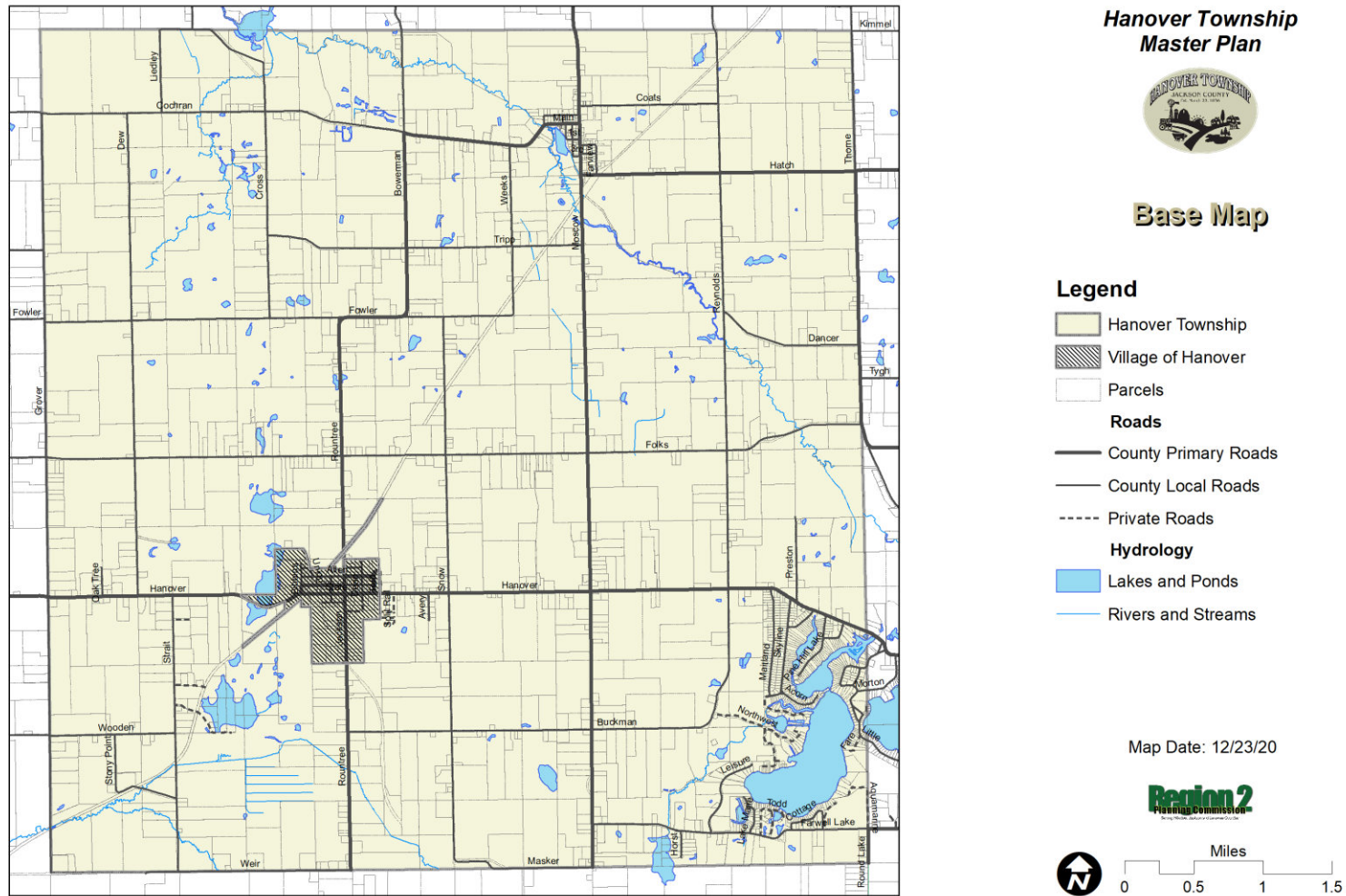


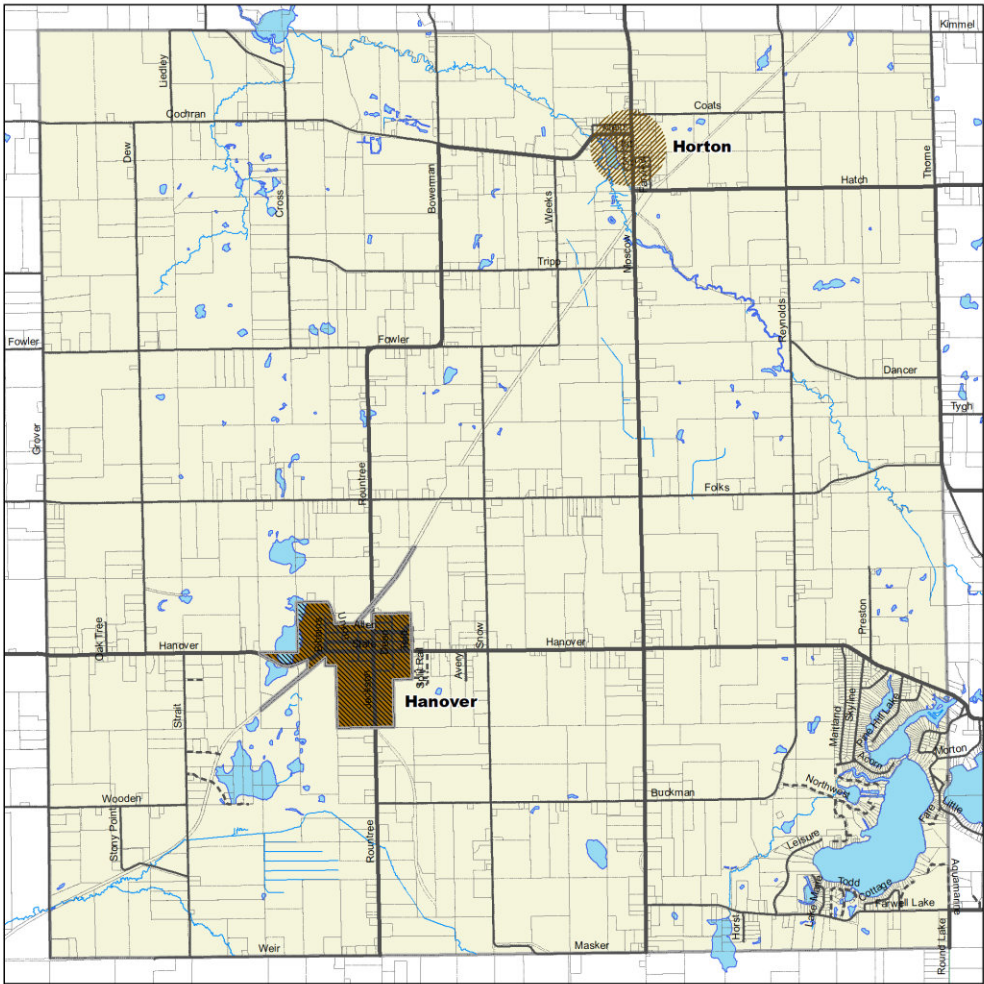
***Hanover Township Master Plan
2022 Edition***

Appendix C
Mapping

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**Hanover Township
Master Plan**



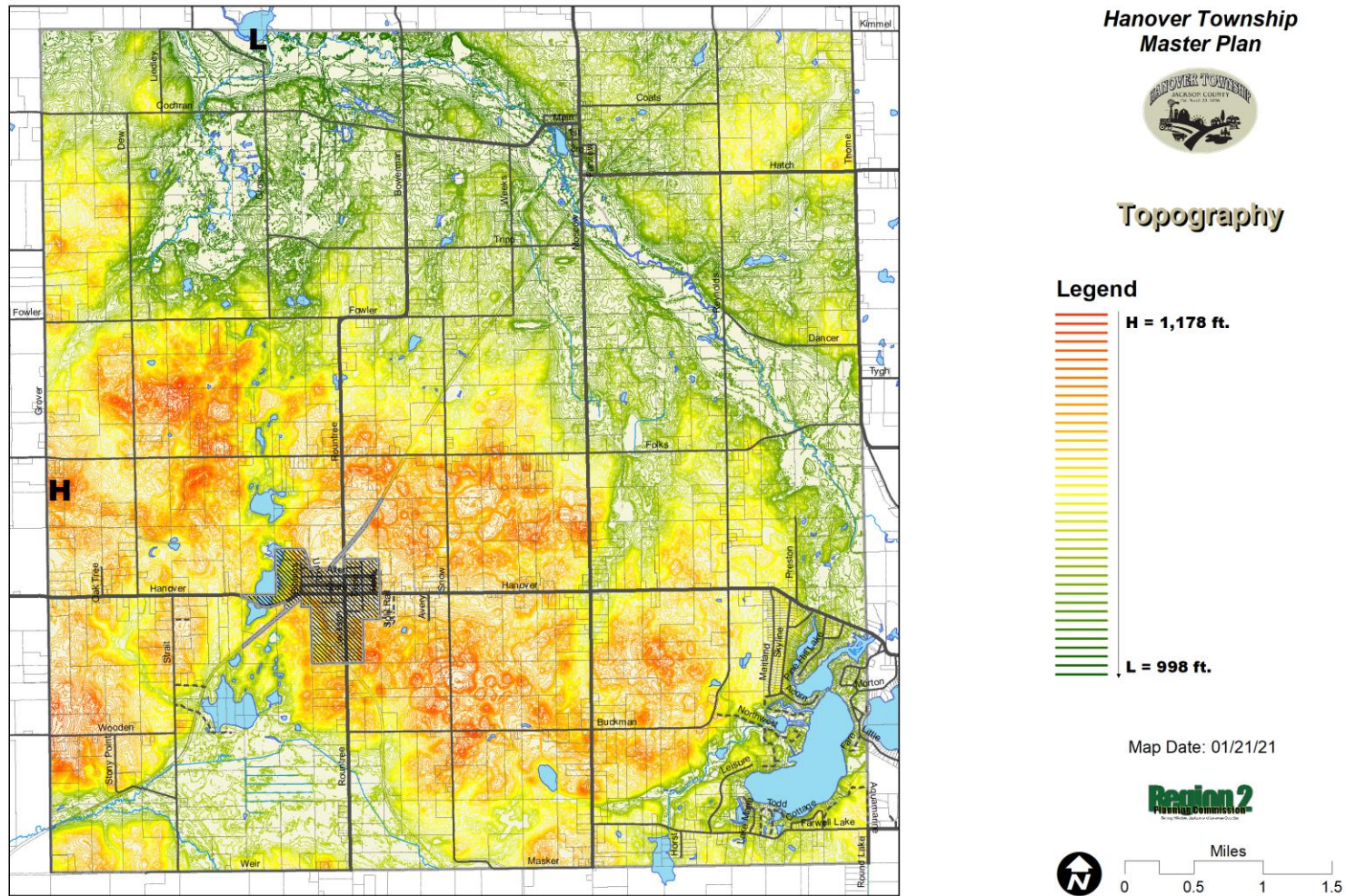
Villages

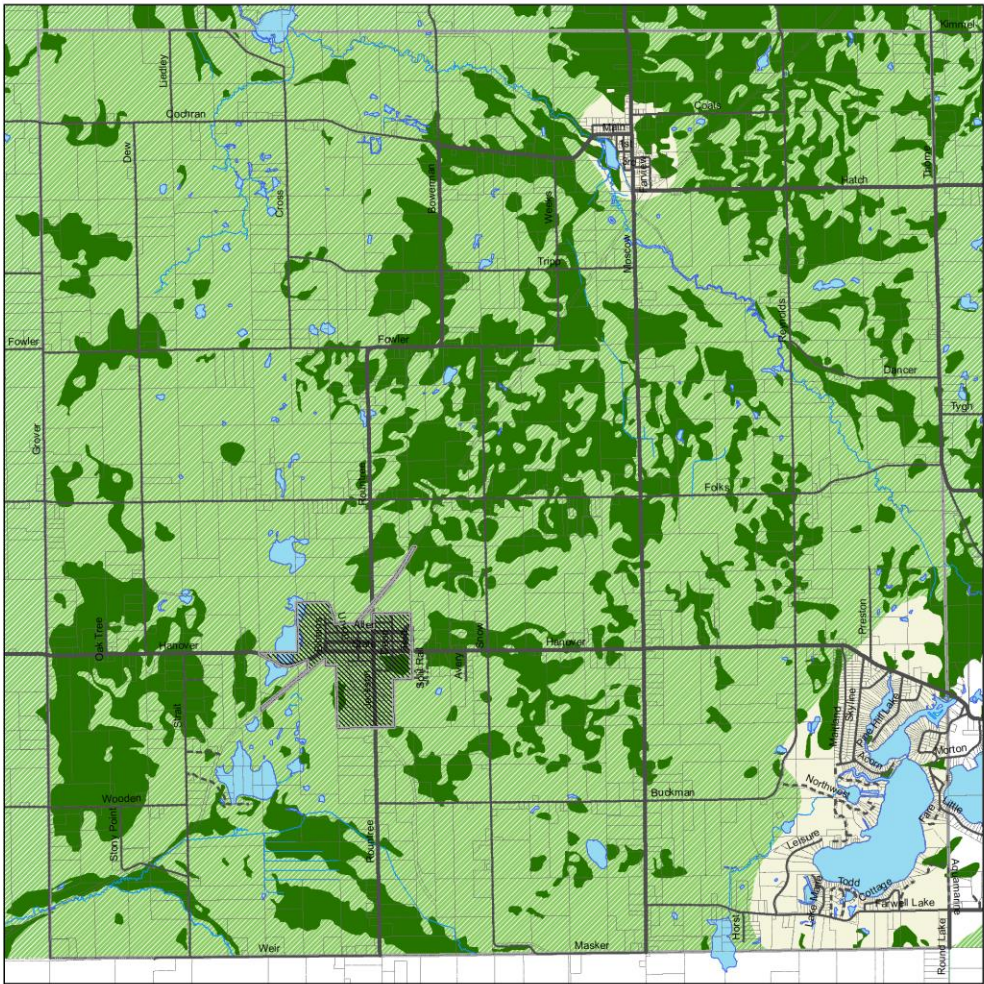
Legend

- Hanover Township
- Village of Hanover
- Unincorporated Village of Horton
- Parcels
- Roads**
 - County Primary Roads
 - County Local Roads
 - Private Roads
- Hydrology**
 - Lakes and Ponds
 - Rivers and Streams

Map Date: 01/06/21









**Hanover Township
Master Plan**



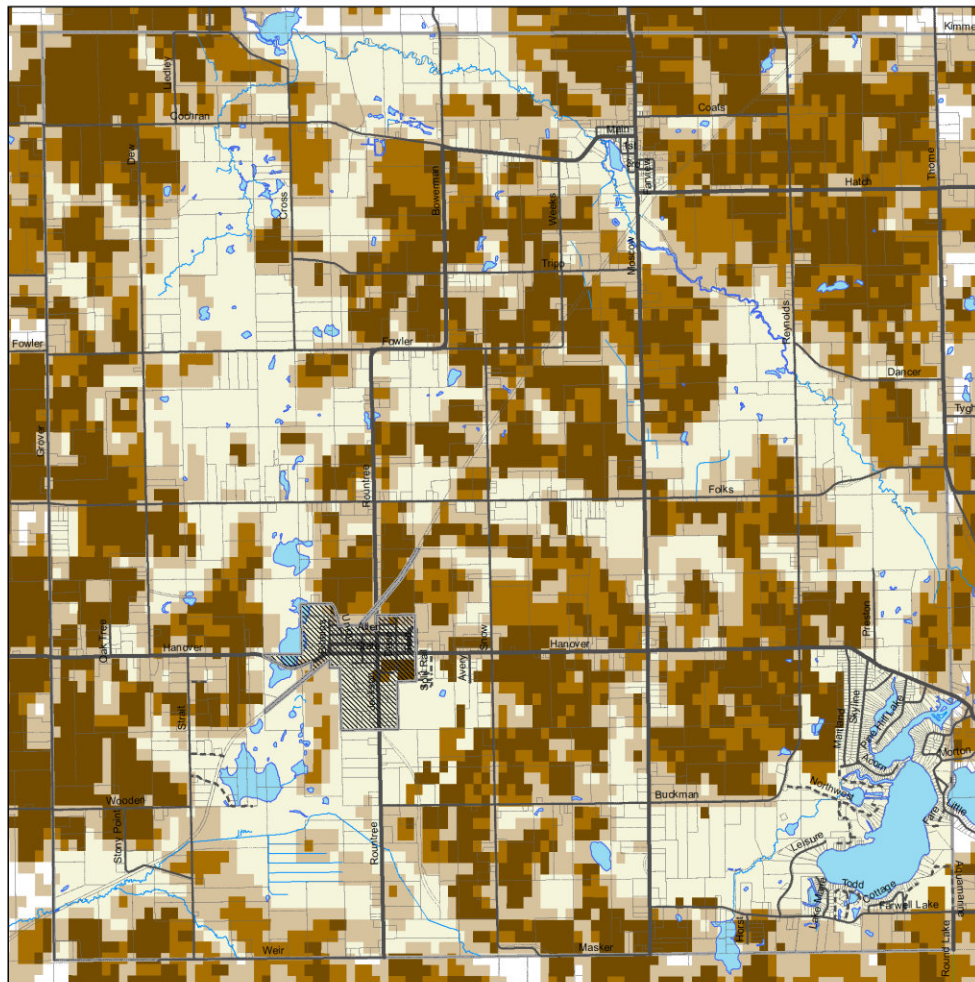
**Agricultural Soils and
Preservation Areas**

Legend

-  Most Productive Agricultural Soils
-  Recommended Preservation Areas

Map Date: 12/23/20





Hanover Township Master Plan



Quality of Farmland

Legend

- Michigan's Best Agricultural Land
- Nationally Significant Agricultural Land
- Other Agricultural Land

Notes and Data Source

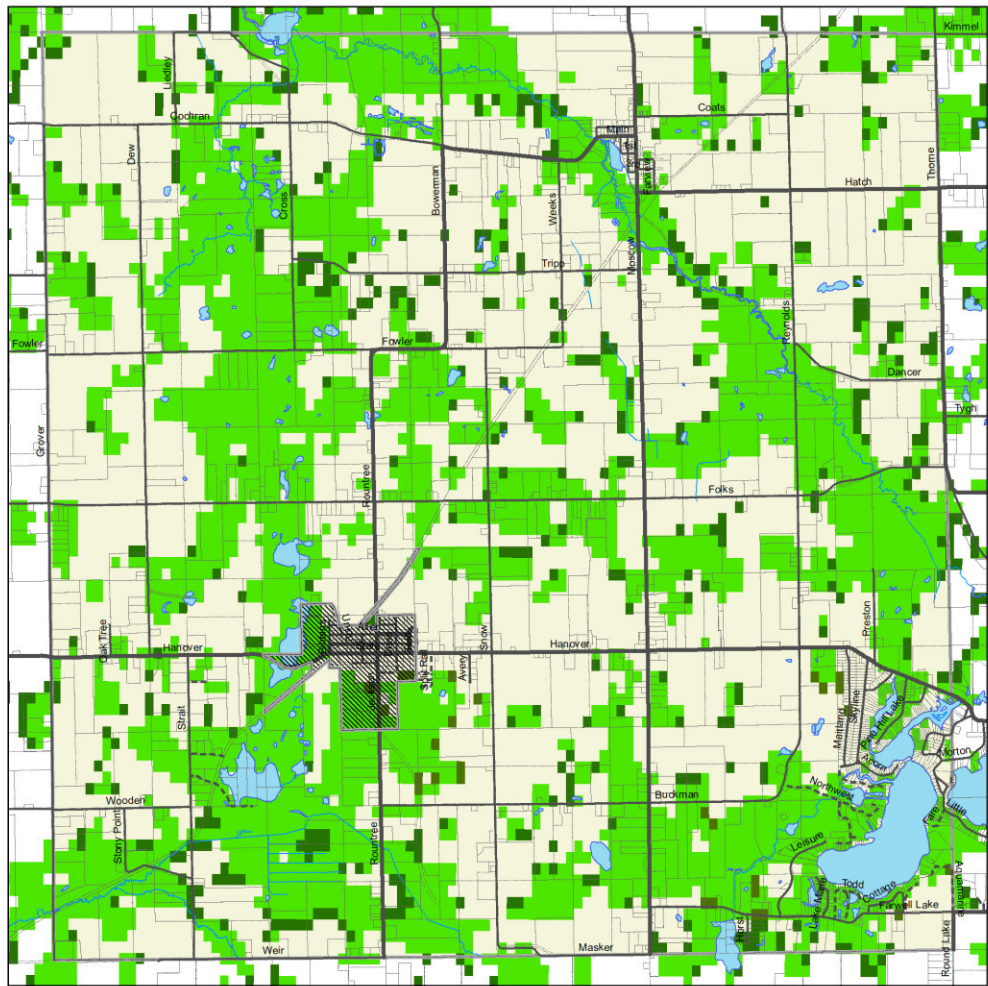
This map represents the quality of agricultural land in 2016. Nationally significant land meets the minimum productivity, versatility, and resilient (PVR) threshold set by the American Farmland Trust (AFT). Michigan's best land has a PVR value above the state's median.

The land use data is owned (and was developed) by the American Farmland Trust (AFT) and Conservation Science Partners for the Farms Under Threat program (as directed by the AFT).

Map Date: 12/23/20



Miles
0 0.5 1 1.5



Hanover Township Master Plan



Forestland and Woodland

Legend

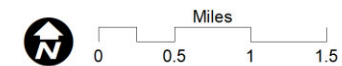
- Forestland
- Woodland
- Federal Land

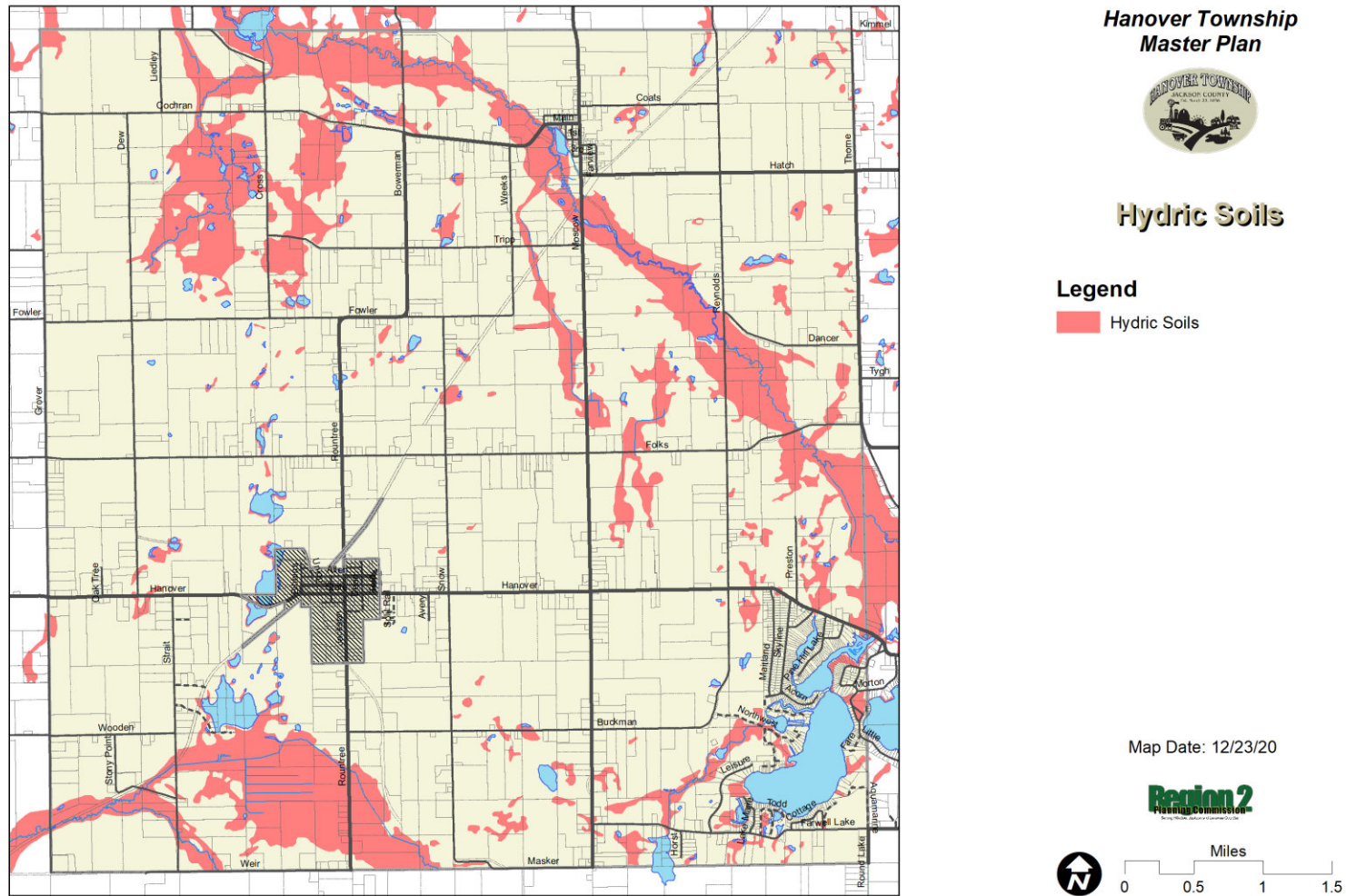
Notes and Data Source

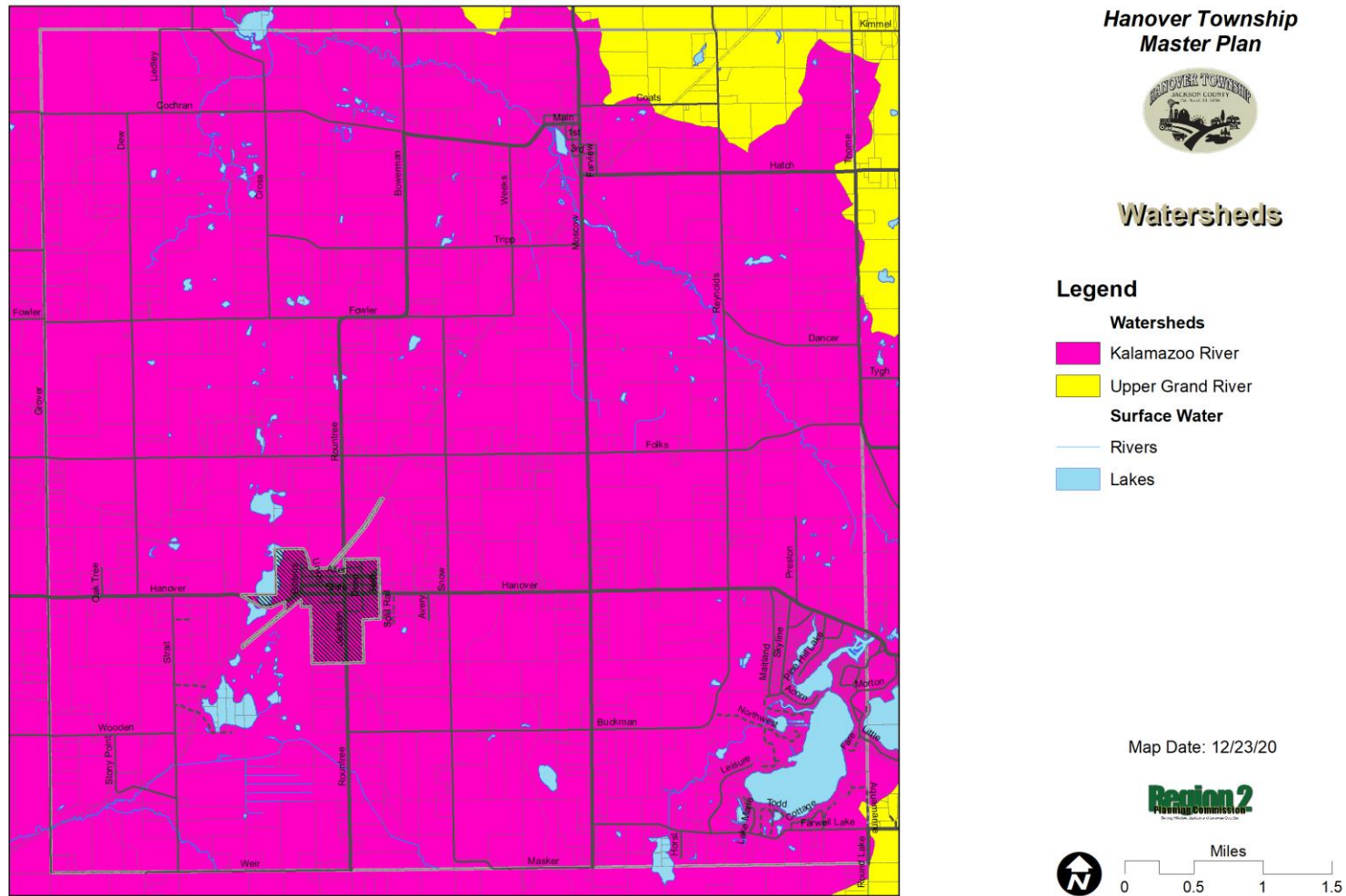
The land use data is owned (and was developed) by the American Farmland Trust (AFT) and Conservation Science Partners for the Farms Under Threat program (as directed by the AFT).

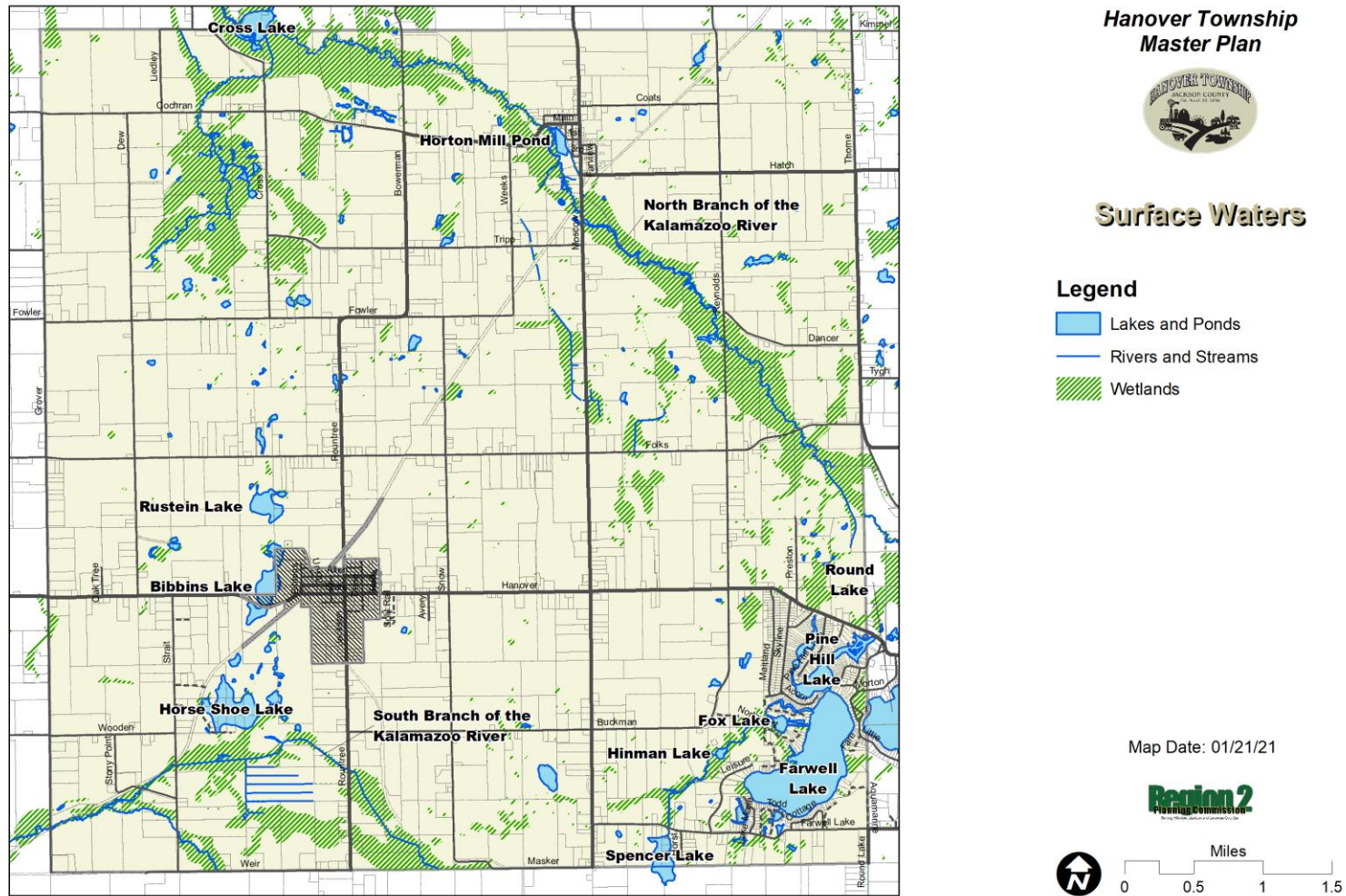
This map represents the major land uses in 2016. 'Forestland and woodland' includes 'federal lands' (with and without grazing). 'Woodland' is 'forestland' associated or adjacent to farmland.

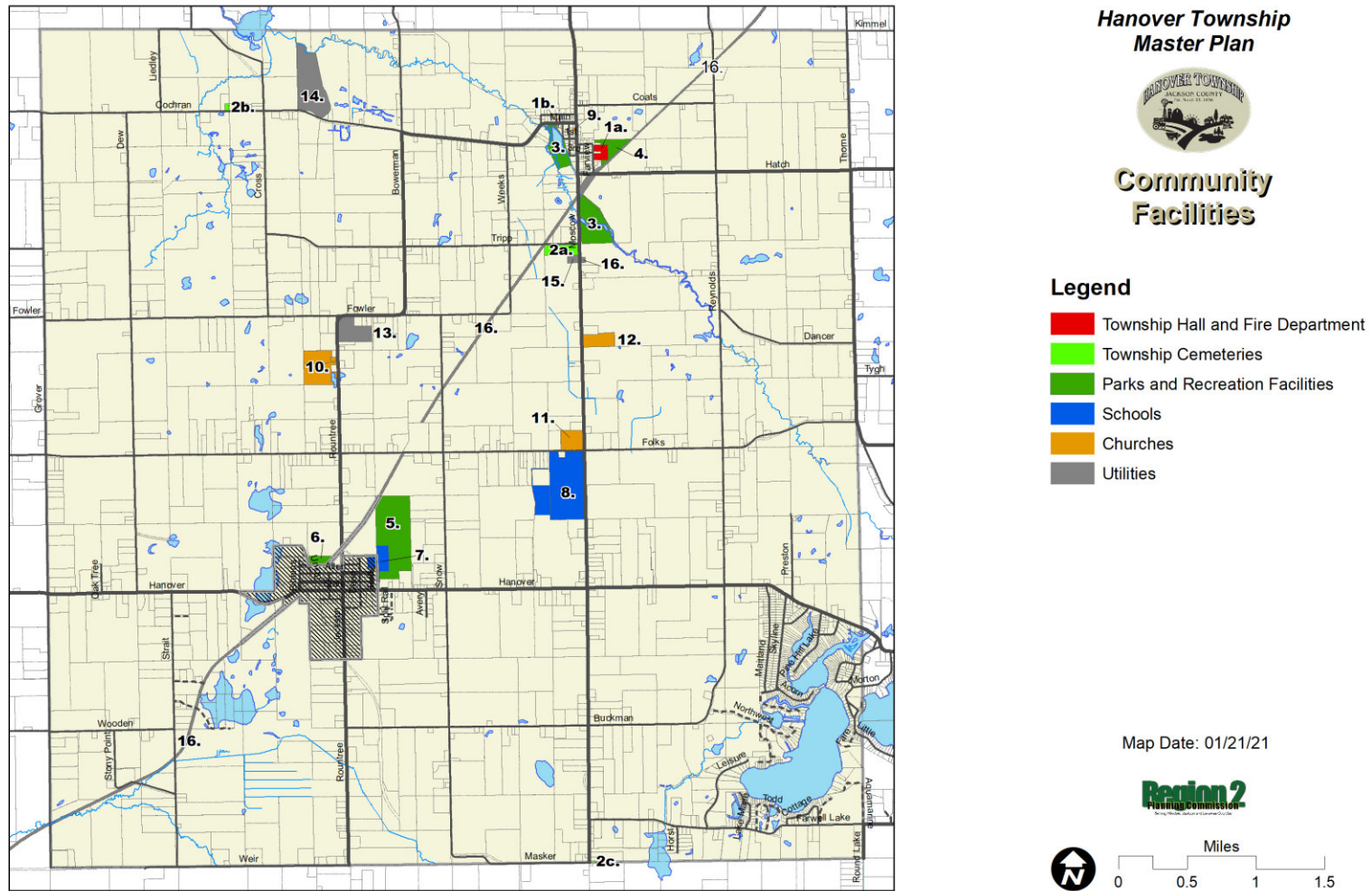
Map Date: 12/23/20











Township Facilities

- 1a. Hanover Township Hall
- 1b. Hanover Township Fire Department
- 2a. Horton Cemetery
- 2b. Liedley Cemetery
- 2c. Richards Cemetery

Parks and Recreation Facilities

- 3. Alfred A. Snyder County Park
Horton Mill Pond
- 4. Hanover-Horton Youth Baseball
- 5. Hanover Horton Historical Society
Conklin Reed Organ Museum
- 6. American Legion Post #270

Schools

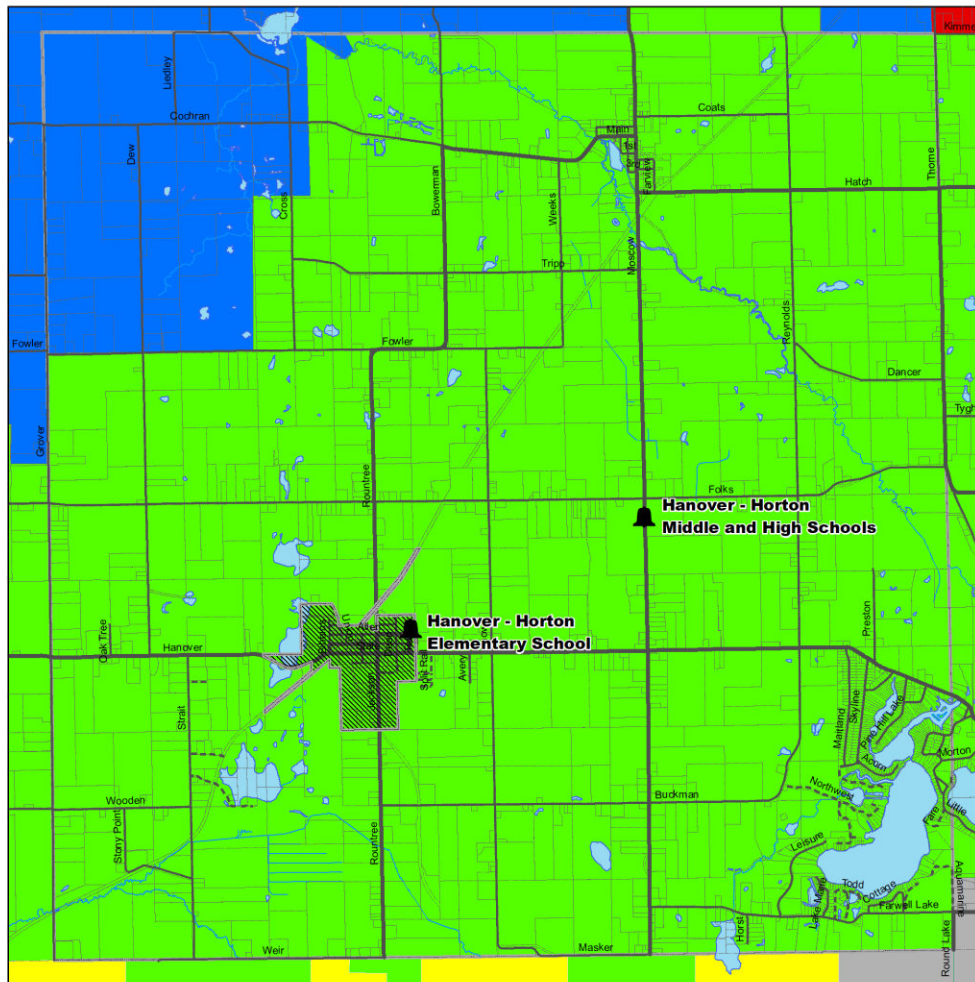
- 7. Hanover-Horton Elementary School
- 8. Hanover-Horton Middle School and High School

Churches

- 9. Horton Congregational
- 10. Horton Baptist
- 11. Hillside United Methodist
- 12. House of Restoration

Utilities

- 13. ANR Pipeline
- 14. Jackson County Department of Transportation
- 15. Frontier Telephone
- 16. Consumers Energy



Hanover Township Master Plan



Public School Districts and Schools

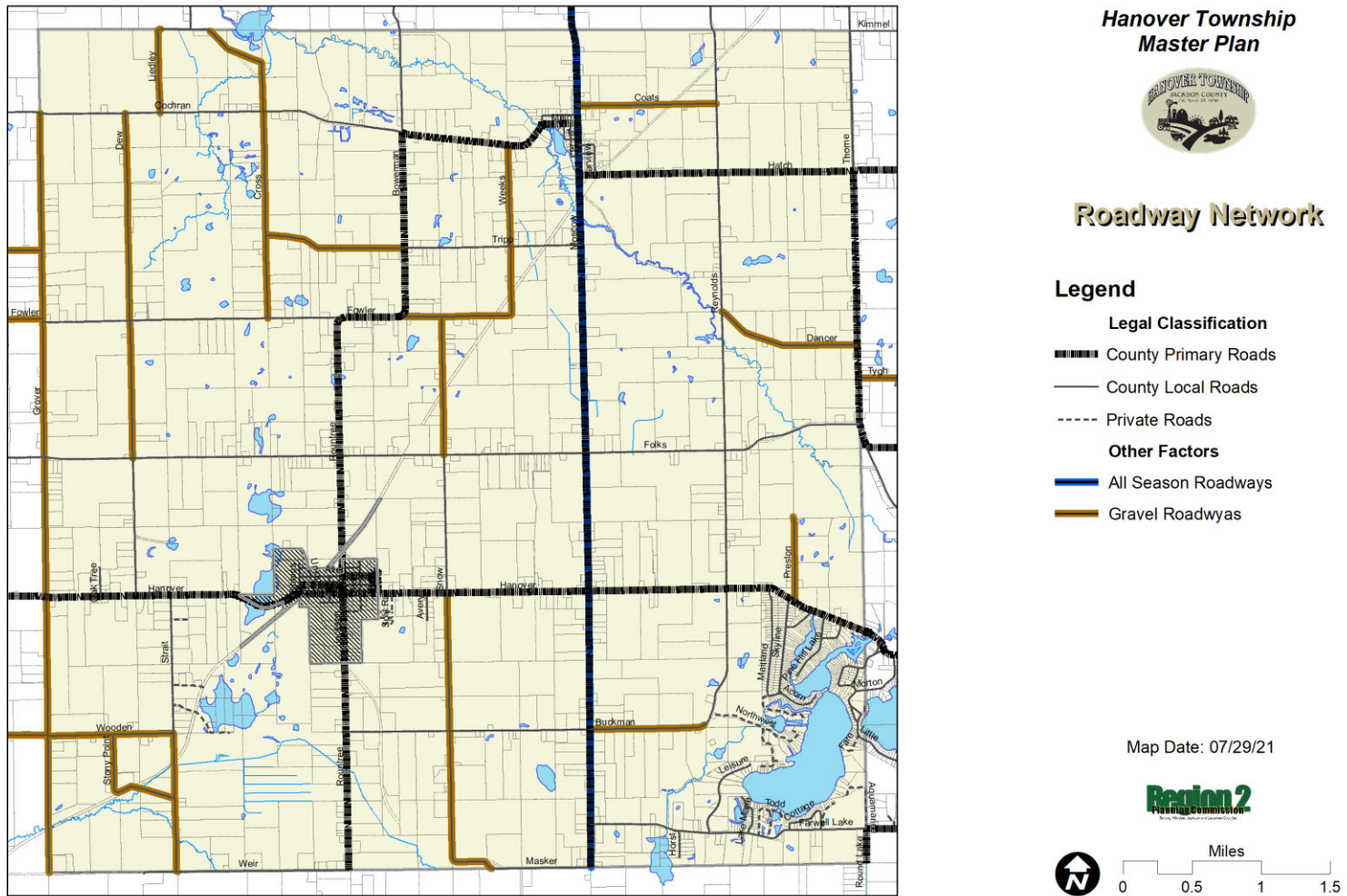
Legend

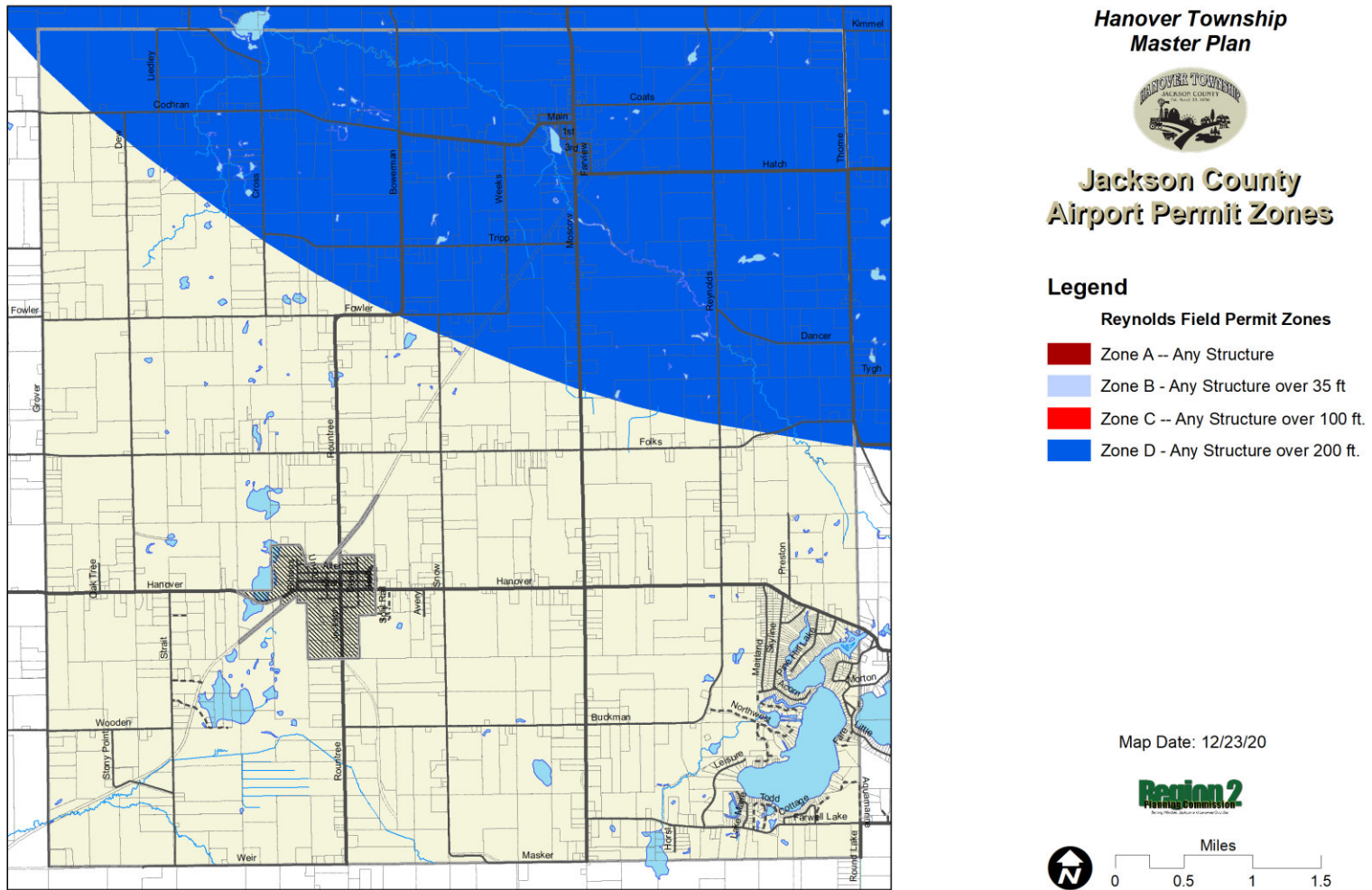
- Hanover-Horton Schools
- Concord Community Schools
- Jackson Public Schools
- Jonesville Community Schools
- North-Adams Jerome Public Schools
- Public School Sites

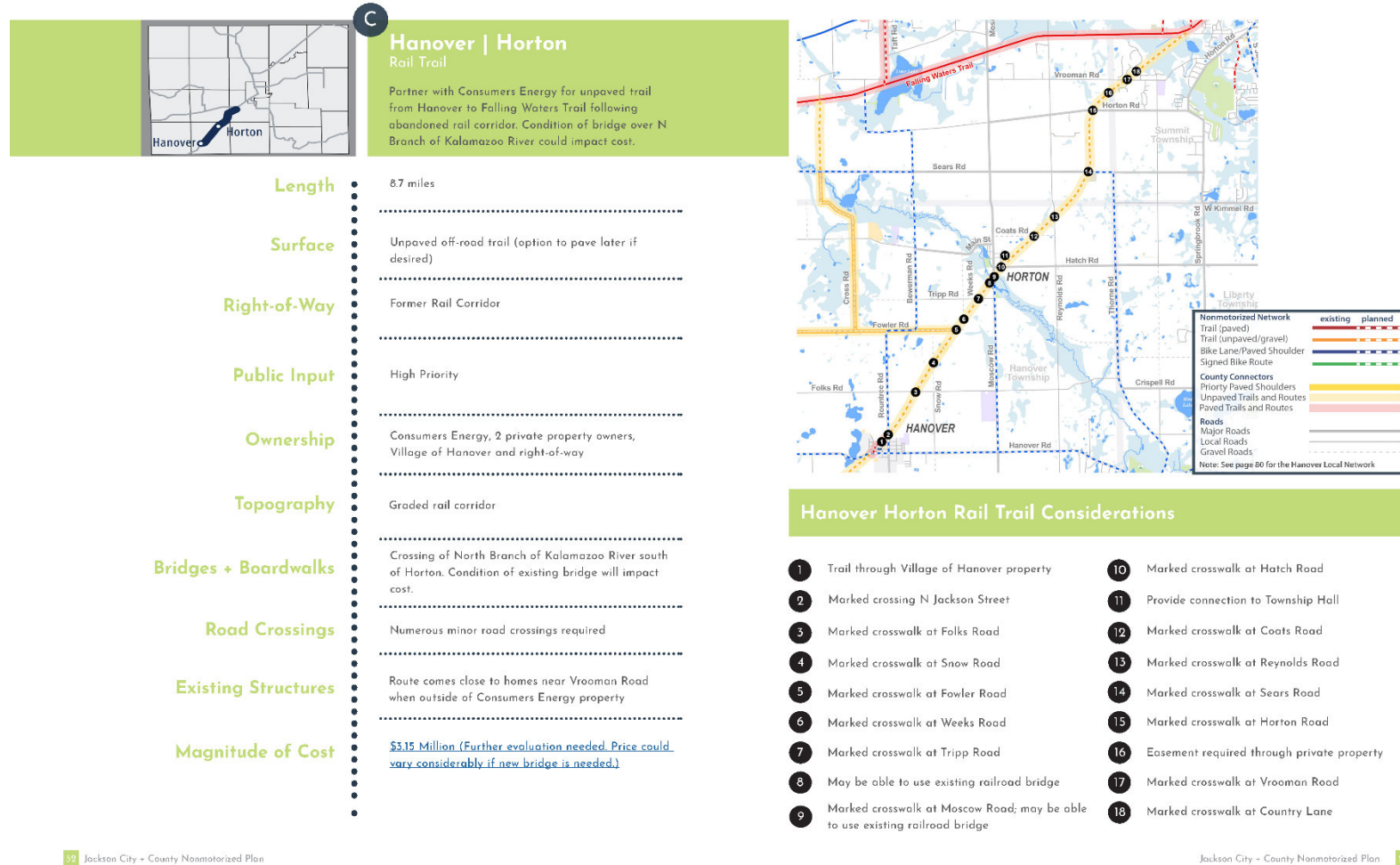
Map Date: 12/23/20

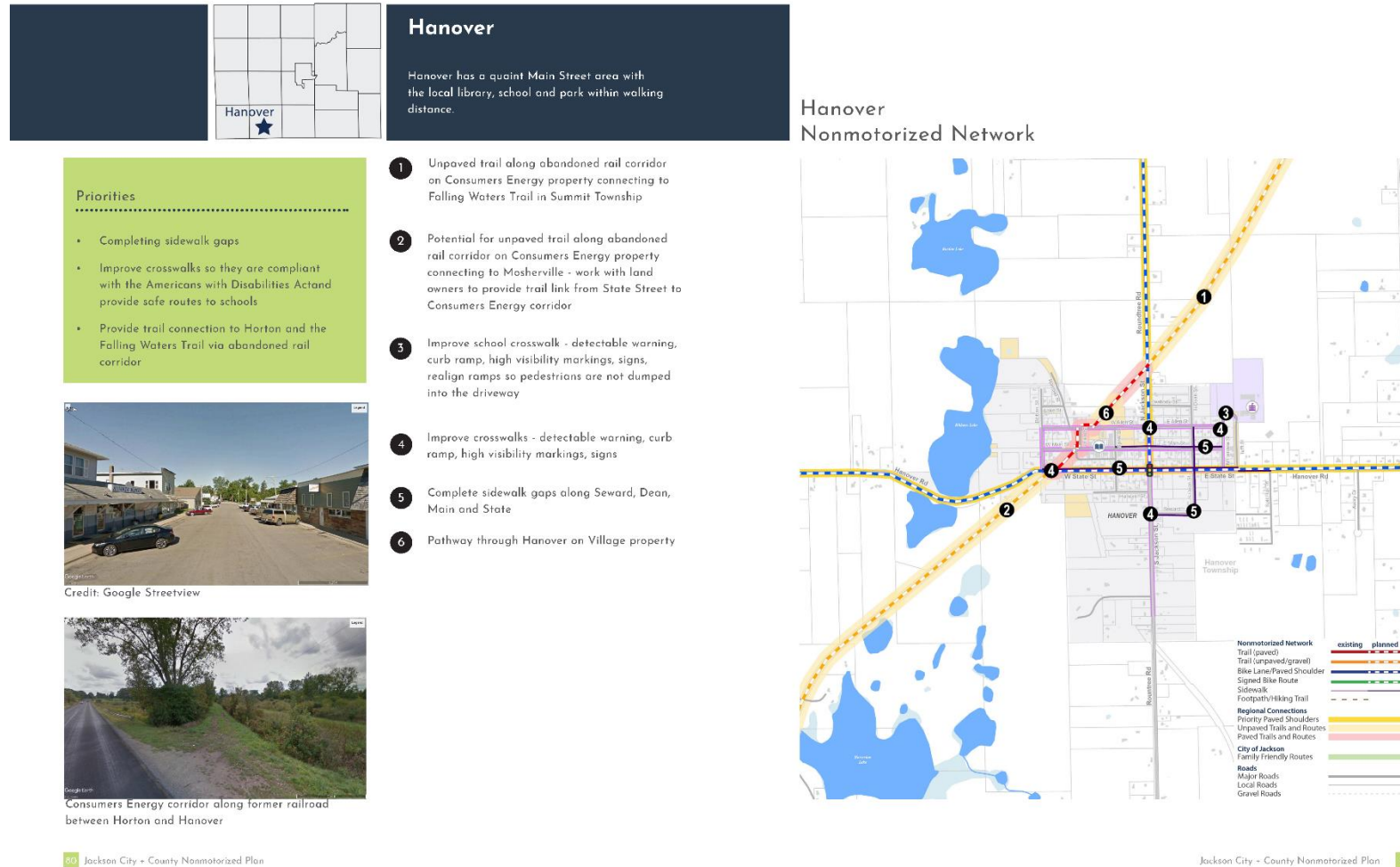


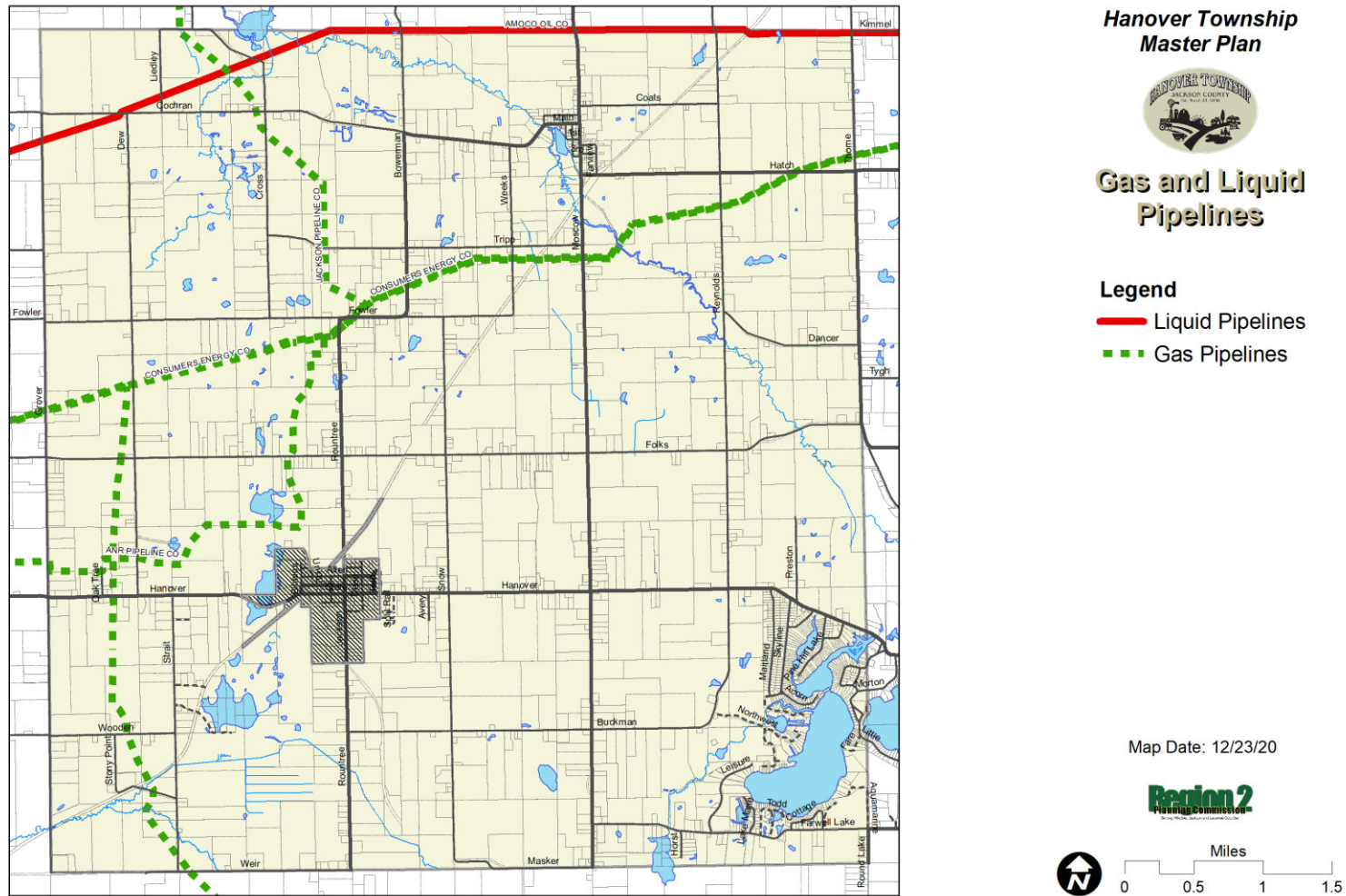
Miles
0 0.5 1 1.5

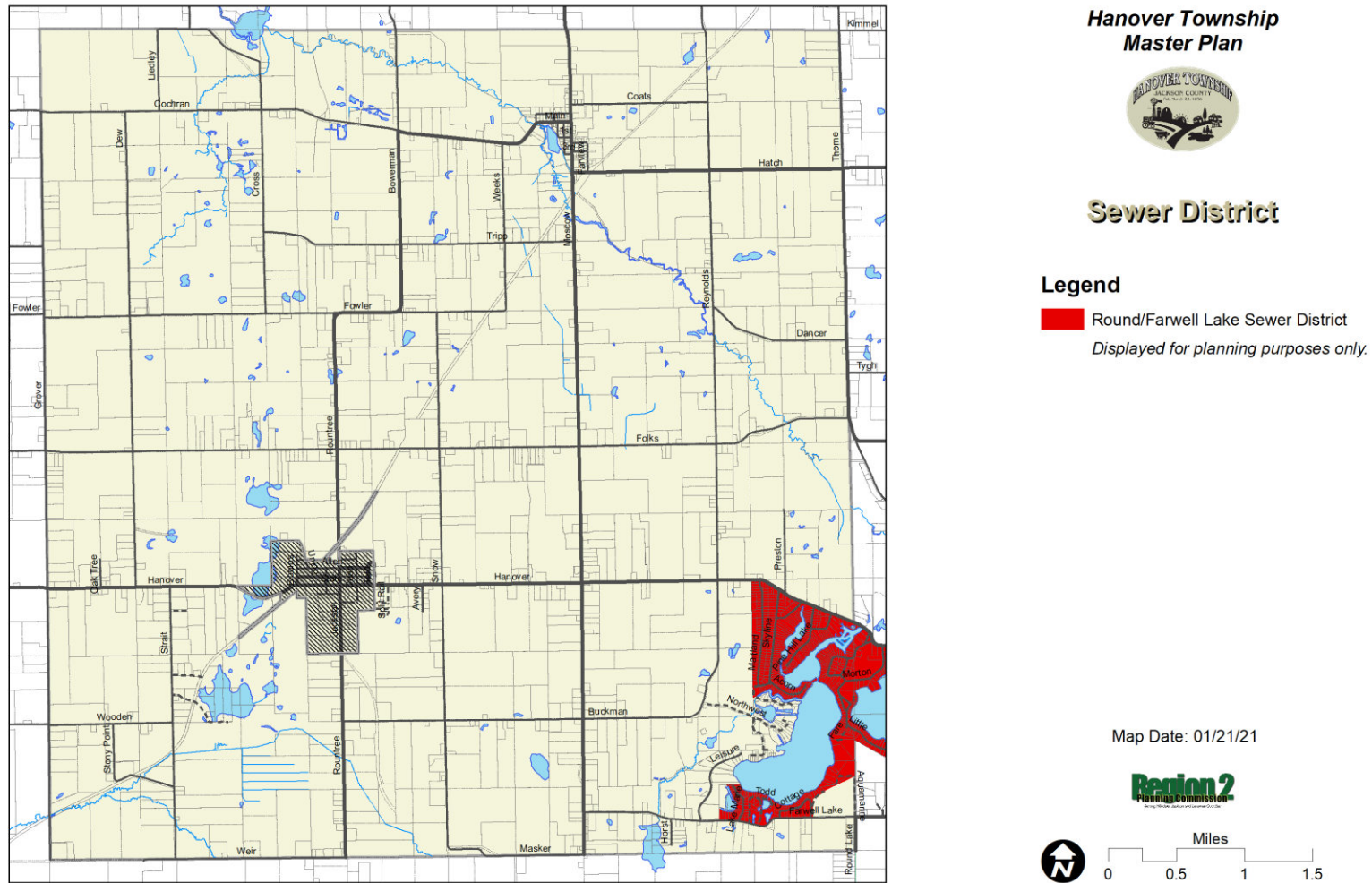


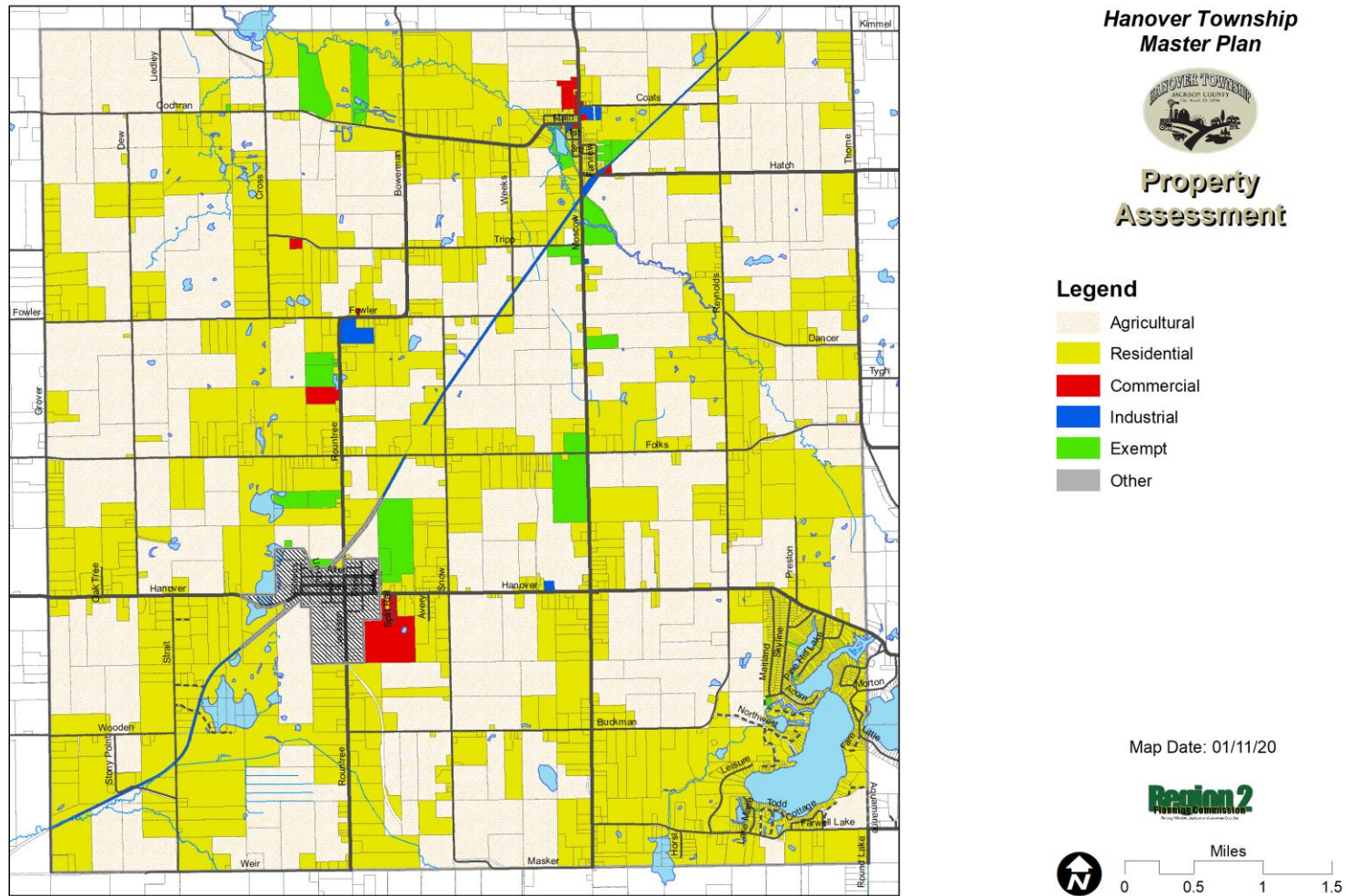


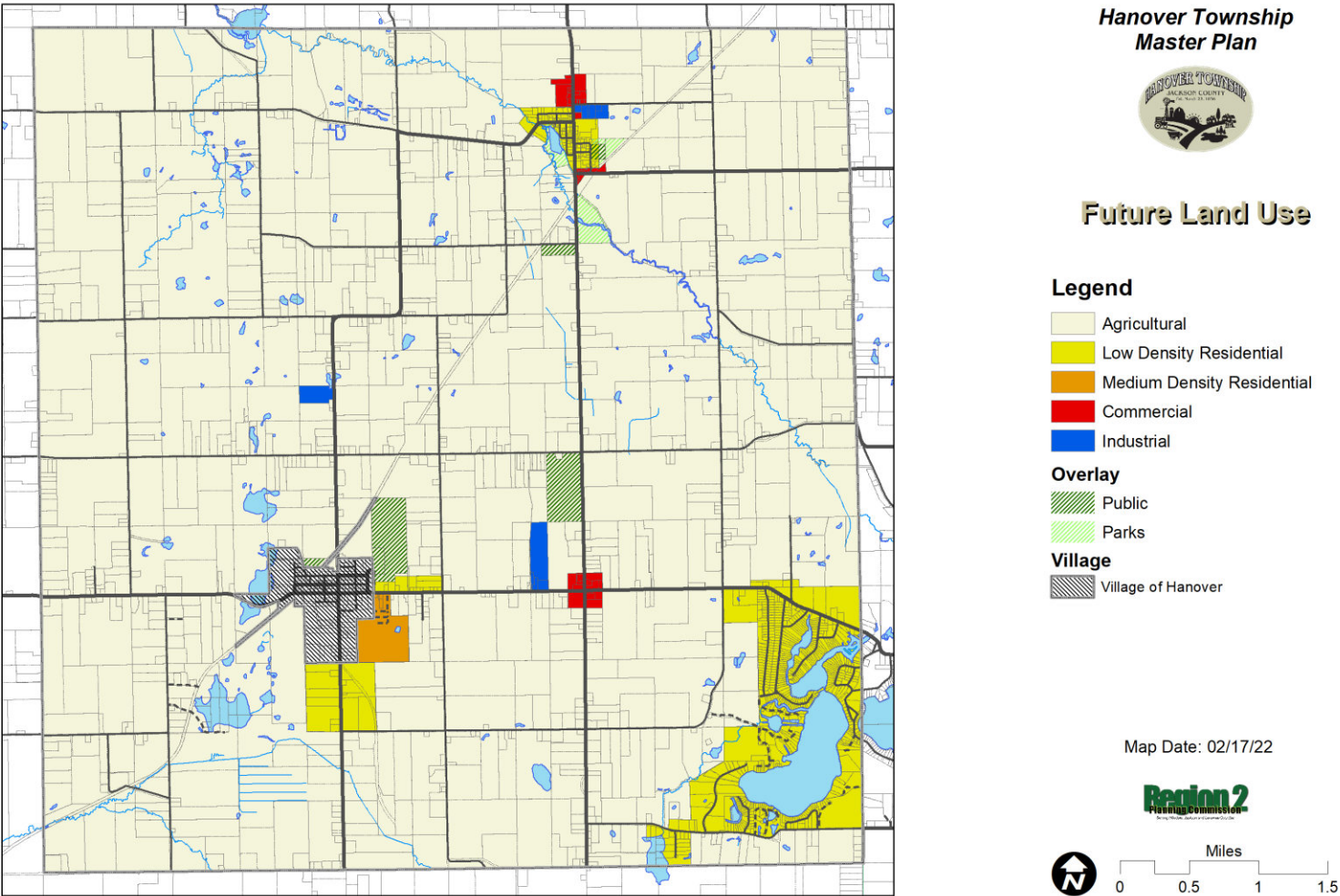


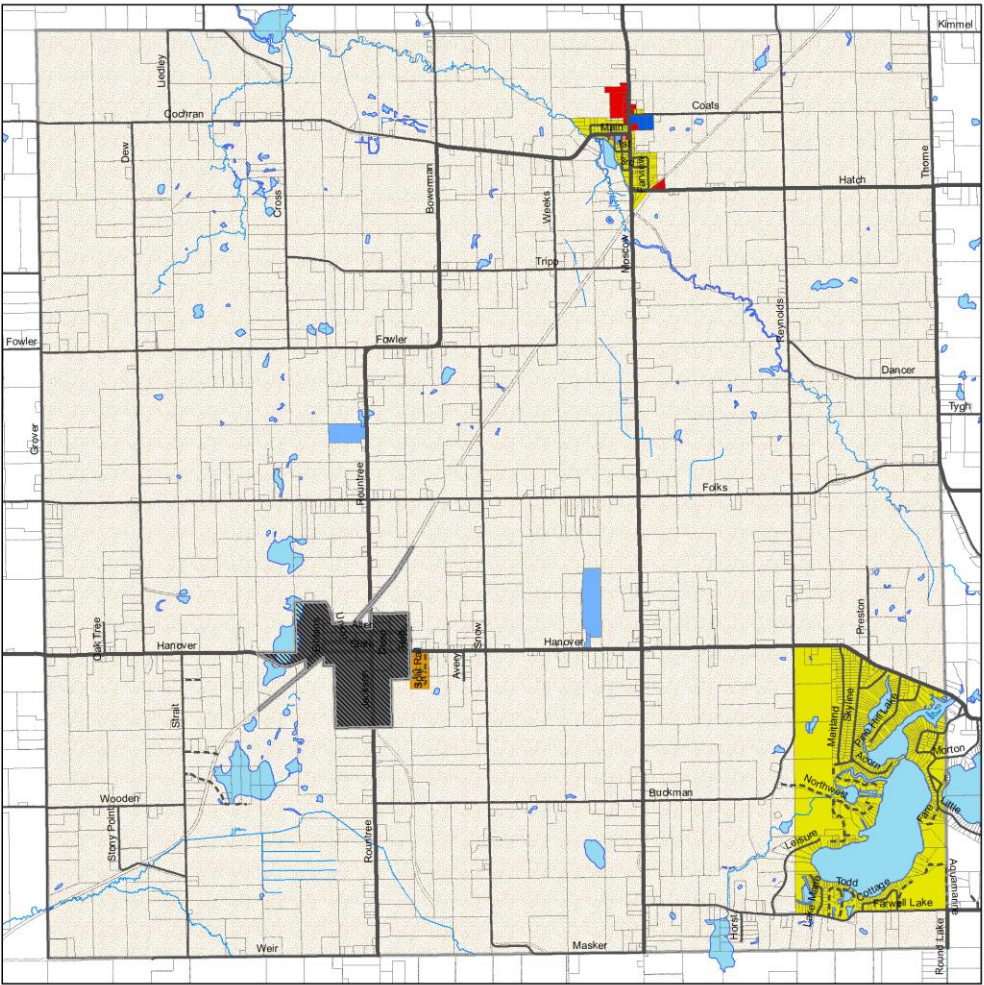












**Hanover Township
Master Plan**



Zoning

Legend

- Agricultural (AG-1)
- Suburban Residential (RS-1)
- Multi-Family Residential (RM-1)
- Local Commercial (C-1)
- General Commercial (C-2)
- Light Industrial (I-1)
- Heavy industrial (I-2)

Map Date: 09/21/20



