



Spring Arbor Township

MASTER PLAN

2020 Edition

Review Version | July 27, 2020

The Spring Arbor Township Planning Commission on [place month and day here], 2020, adopted the 2020 edition of the *Spring Arbor Township Master Plan*

Spring Arbor Township Planning Commission Chair



The Spring Arbor Township Board of Trustees on [place month and day here], 2020, adopted the 2020 edition of the *Spring Arbor Township Master Plan*

Spring Arbor Township Clerk

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CHAPTER 1

INTRODUCTION

Spring Arbor Township Master Plan, 2020 edition



Why Plan?

Municipalities have a stake in developing Master Plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20+ years and to conduct a comprehensive review of their facilities and services. A successful Plan also contributes to the public understanding of the planning process and describes how to achieve its goals.

Section 31 of the Michigan Planning Enabling Act ((MPEA) 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 [Ordinances] 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 Spring Arbor 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, implemented, and up-to-date Plan will help the Township to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

It is important to understand some of basic principles before using the Master Plan to guide future development:

- **The Plan is flexible.** The document is not a monument cast in stone that never needs adjustment or change, given that it plans for the next 20+ years. The Plan is a general guide the government can use to give direction for the future of Spring Arbor Township. Given that general conditions in the Township will continue to change, the Planning Commission should periodically review the Plan and amend the document if needed.

- **The Plan allows for orderly development.** The basis for the land use allocations reflected in the Plan is the best available projections of future population levels for Spring Arbor Township. The Plan must realistically provide sufficient land area to meet the anticipated needs and demands of 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 must aid public understanding of the planning process and describes how to achieve the goals set for the Township.
- **The Plan must be the result of a consensus of the community.** In order to minimize the possibility of arbitrary decision-making, a clear understanding of Plan elements by all is necessary and the must be followed consistently. Gaining a clear consensus during the planning process will help to ensure adherence to the Plan.
- **The Plan must balance property rights.** The law grants property owners a reasonable use of their property by law. This includes the rights of adjoining property owners to enjoy their property.
- **The Plan is not a Zoning Map.** This document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" Zoning Map. Since the Plan and Zoning Map are in reasonable harmony, it is likely that Zoning Districts will take the shape of the Plan as the Township receives and reviews rezoning requests.
- **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 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 not based upon the Plan risk invalidation if faced with a legal challenge. A decision based on the document may have additional validity, since it was not arbitrary, but follows a rational Plan for Spring Arbor Township.

Future Land Use and Zoning

The heart of the Master Plan is its depiction and descriptions for Future Land Use. Various factors help to determine Future Land Use, including:

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

The connection between the Master Plan and the Zoning Ordinance of Spring Arbor Township is often misunderstood. Accordingly, the relationship between the Plan's Future Land Use Map element and the Zoning Map is critical.

Use of the Master Plan

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

Likewise, consistent and vigorous use of the 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 that appear to be arbitrary. 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 consistency with the Future Land Use Map guarantees automatic rezoning approval. However, if a request meets all of the preconditions of the Master Plan, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the Plan should not cause automatic rejection, particularly if the recommended period review of the Plan is overdue. Instead, evaluate each request to see if the conditions originally considered prior to Plan adoption have changed. If so, the Plan may deserve reconsideration (but not necessarily be changed).
- **Utility Extensions/Capital Improvements.** A useful function of the Master Plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a capital improvement plan (CIP). The CIP is a six-year plan, updated annually, of proposed capital expenditures in a municipality.

Development of the CIP is the responsibility of the Township Board, with considerable input from the municipal staff and the Planning Commission. Its principal elements include project names, descriptions, costs, priorities, years to be completed, 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 Spring Arbor

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, note them in the parks and recreation plan.

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

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (DNR) requires that Spring Arbor Township have a current (i.e., 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's 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 action taken to implement such improvement. This ensures that the proposed improvement complies with the provisions of the Master Plan. Although the controlling authority may overrule the review, it is still required.
- **Transportation Improvements.** There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation engineers and planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated Master Plan not reviewed frequently can weaken decisions based upon the document. The Planning Commission should conduct an annual review of the Plan to ensure that it is current. Township officials and employees can assist by bringing issues not addressed in the document to the attention of the Planning Commission. Make Plan amendments at that time to keep it up-to-date and consistent with community

philosophies. For example, eliminate achieved goals and establish new ones. Where approving uses contrary to the Plan, also amend the document 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 a new edition of the *Spring Arbor Township Master Plan* first adopted in 1975 and updated in 1991, 2006, and 2012.

Citizen participation is extremely important to the success of many planning efforts. Citizen participation helps guarantee that the vision outlined for the Township's future 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 survey, and
- A public hearing on the Master Plan.

Who Will Implement the Plan?

Three distinct bodies in the Township make planning and zoning recommendations and decisions: the Planning Commission, the Zoning Board of Appeals, and the Township Board. The Master Plan should be the basis for all of their decisions and recommendations. 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 proposes amendments to zoning and other ordinances (over which the Township Board has final authority). 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 its meaning or intent is not clear. ZBA decisions are final and the circuit court considers further appeals.

Township Board

As the legislative body for Spring Arbor Township, the Board is responsible for the passage of all ordinances, including zoning and other planning-related legislation. The Board may also adopt the Master Plan. It also appoints members to the Planning Commission and the ZBA.

Other Planning Efforts

Township staff and other Township committees may also undertake planning efforts on their own or in conjunction with the Planning Commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, consult those documents whenever amending the Plan or adopting a new Plan. This consultation should also extend to regional planning efforts.

CHAPTER 2

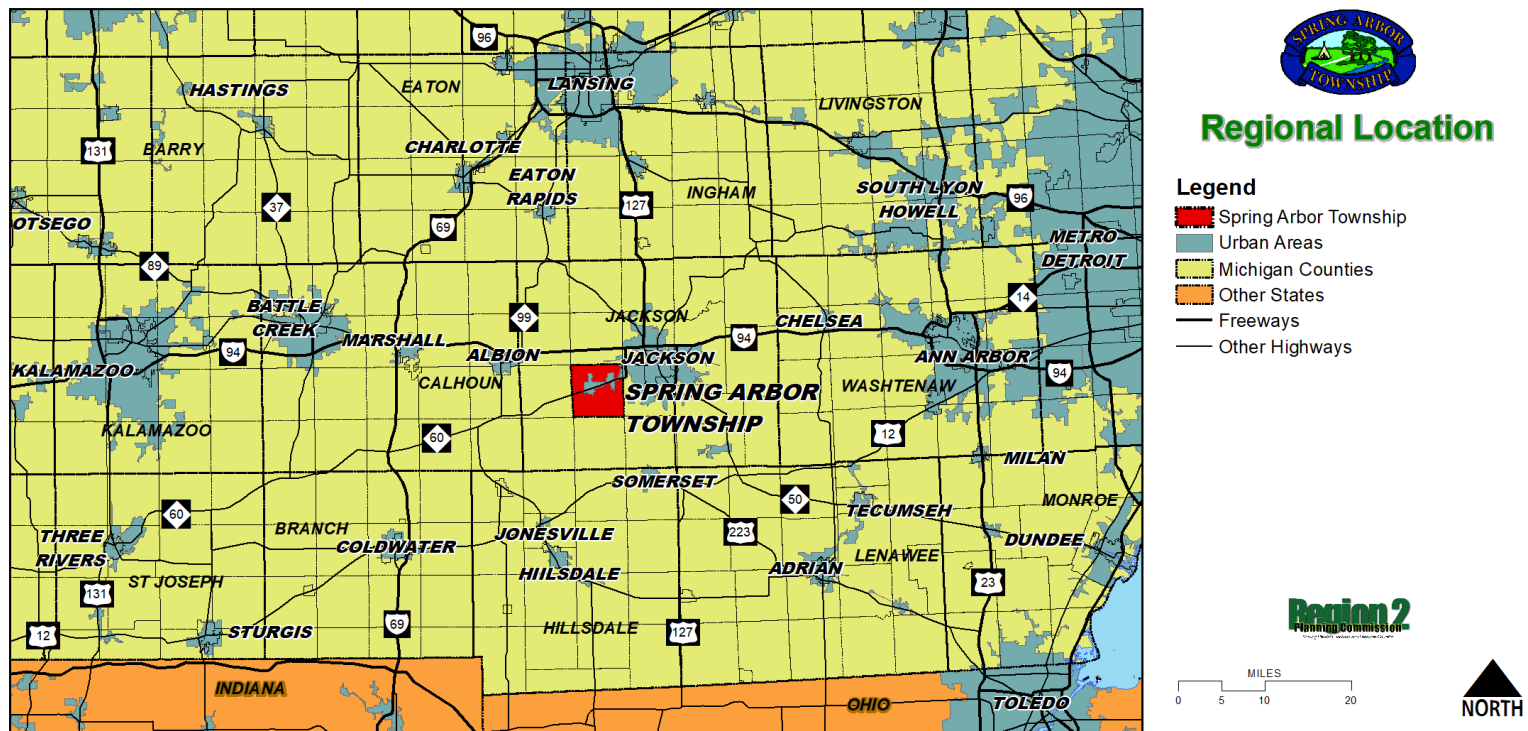
COMMUNITY DESCRIPTION AND ISSUE IDENTIFICATION

Spring Arbor Township Master Plan, 2020 edition



Regional Location

Spring Arbor Township is located in the southwestern Jackson County; approximately seven miles southwest of the City of Jackson along Spring Arbor Road (M-60) (see the Regional Location Map below and the [Base Map](#) in Appendix B). The Township borders Sandstone Township to the north, Summit Township to the east, Hanover Township to the south, and Concord Township to the west. Northbound Dearing Road and east-bound M-60 provide access to I-94. Westbound M-60 provides access to I-69. M-60 provides an alternative to US-12 for east-west traffic via I-69 and Moscow Road. Ann Arbor, Lansing, and Battle Creek are all located within an hour's drive of the Township.



Population/Demographics

The following summary of demographic trends are pertinent to the master planning process (see [Appendix A](#) for more detail):

- **General Population.** The population of Spring Arbor Township was 8,267 in 2010, according to the U.S. Census. The population of the Township has grown considerably since 1930 with most of that growth occurring during the 1950s through the 1970s. Recently, the population grew by approximately 18% (9% per decade) between 1990 and 2010. The Township anticipates that a modest growth rate will continue, resulting in a population of 9,114 by 2020 and 10,049 by 2030.
- **Group Homes.** Residents making group quarters their homes comprised 14.9% of the Township's population in 2010 as opposed to 10.6% in 2000. This, of course, is due in large part to the presence of Spring Arbor University and various retirement homes. An estimated 1,157 residents lived in college dormitories retirement homes, and other non-institutionalized group quarters.
- **Age of Population.** As is true of the nation in general, the population of Spring Arbor Township continues to increase in age. For example, the median age of Township residents increased from 32.0 in 1990, to 35.0 in 2000, to 36.3 in 2010. This is due, in part, to the aging of the "baby boom" generation as well as the presence of retirement homes in the Township. However, the presence of Spring Arbor University also helps to keep the population relatively young.
- **School Population.** An estimated 32% of Township residents attended school in between 2006 and 2010. Of the 2,616 students, 39% attended college or graduate school. Many of them were undoubtedly Spring Arbor University students. Students enrolled in one of the area's elementary, middle, and high school comprised 56% of students. The remaining 5% attended nursery or pre-school.
- **Educational Attainment.** Of the 4,883 Township residents 25 years old or older in 2010, an estimated 94% held a high school diploma between 2006 and 2010. Almost 25% attended some college and over 8% held an associate degree. Almost 22% held a bachelor's degree and 9% held a graduate or professional degree.
- **Employment by Occupation.** Of the estimated 3,831 residents 16 years in the work force between 2006 and 2010, approximately 35% were engaged in management, professional, and related services and approximately 29% were involved in sales and office occupations. Many of those residents were also engaged in service (approximately 16%) and production, transportation and material moving (approximately 12%) occupations. A few of those residents were engaged in natural resources, construction, and maintenance (approximately 12%) occupations.

- **Household Income.** The estimated median household income in the Township between 2006 and 2010 was \$60,291 and the median family income was \$67,829. The per capita income was \$22,858.
- **Commuting Characteristics.** The majority of employed residents (75.8%) worked in another community between 2006 and 2010 although a majority of them was employed (81.2%) in Jackson County and only a few worked outside of Michigan (1.2%). Almost all of the workers (83.1%) drove to their work place alone. Approximately one third of commuters drove 20-29 minutes (28.1%) or 30-44 minutes (9.1%) to work. It is possible that COVID-19 will influence commuting patterns.
- **Mobility.** The majority (83.1%) of residents between 2006 and 2010 lived in the same home they did the year before.

Natural Resources

Spring Arbor Township's natural resources are pertinent to land use planning.

Topography

Spring Arbor Township's topography is gently rolling with moderately hilly uplands. Elevations range from approximately 947 to 1,114 feet above sea level (see the [Topography Map](#) in Appendix B). The highest elevation appears northeast of the intersection of Hanover and Reynolds Roads. The lowest elevations are located near the northeastern corner of the Township.

Watersheds

Spring Arbor Township includes parts of two Michigan watersheds (see the [Hydrology Map](#) in Appendix B), both of which drain into Lake Michigan. The Upper Grand River Watershed drains roughly the eastern two-thirds of the Township and the Kalamazoo River Watershed drains its western third. Watershed councils have engaged in watershed management planning. Links to the websites for the councils follow:

- Upper Grand River Watershed Council – www.uppergrandriver.org
- Kalamazoo River Watershed Council – kalamazooriver.org

Surface Waters and Groundwater

Spring Arbor Township's lakes, ponds, rivers, streams, wetlands, and groundwater are features that attract population and contribute to quality of life for Township residents.

Lakes and Ponds. The Township contains a few lakes (see the [Hydrology Map](#) in Appendix B). Large-lot residential development surrounds Spring Arbor Lake. A county park dominates much of Lime Lake and farmland still exists nearby. A combination of agricultural and large-lot residential uses surround Cross Lake. Various ponds are also scattered across the Township. The limited development that has occurred

around the lakes and ponds has likely displaced some of the surrounding natural areas and eliminated some riparian buffers that help to maintain water quality.

Rivers and Streams. The North Branch of the Kalamazoo River traverses the southwestern corner of Spring Arbor Township (see [Hydrology Map](#) in Appendix B). Sandstone Creek, a tributary of the Grand River, flows through its eastern half. Other streams and county drains also traverse the Township. They have value for their recreational use, wildlife habitat, and drainage function, and are an important component of Spring Arbor Township's unique natural system.

Flood Zones. The Federal Emergency Management Agency (FEMA) establishes the flood zones associated with rivers and streams, as well as some lakes and ponds, through its National Flood Insurance Program (NFIP). Spring Arbor Township does not participate in the NFIP.

Wetlands. The National Wetlands Inventory (NWI) delineated the wetlands in Spring Arbor Township. Numerous small wetlands exist in a scattered fashion. Larger wetland areas associated with surface water and drainage systems meander through the Township (see the [Hydrology Map](#) in Appendix B).

Wellhead Protection Areas. Municipal wellhead protection areas are located along the northern and eastern borders of the municipality (see the [Hydrology Map](#) in Appendix B). The Township should exclude land uses that may pollute groundwater from those areas. It can also establish regulations to protect this important resource.

Soils

Agriculturally productive soils and poorly drained soils subject to flooding are important to identify.

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 located near the County's lakes, ponds, rivers, streams, and wetlands as well as other low-lying areas (see the [Hydric Soils Map](#) in Appendix B).

Agricultural Soils and Preservation Areas. Soil types that are the most agriculturally productive have been identified, taking into consideration prime farmland (as identified by the Natural Resources Conservation Service (NRCS)) and average yields for various crops. The most productive agricultural soils are scattered around Spring Arbor Township rather than unified in large areas of contiguous soils (see the [Agricultural Soils Map](#) in Appendix B). Jackson County's Master Plan also delineates an agricultural preservation area that covers all but the east-central portion of the Township.

Community Facilities and Services

The section of Spring Arbor Road (M-60) located between Chapel Road and Gordon Street, known as Main Street, is approximately three quarters of a mile long. The thoroughfare runs through the heart of the unincorporated village of Spring Arbor (i.e., the Spring Arbor CDP, (see the [Base Map](#) and [Community Facilities Maps](#) in Appendix B)). Many community facilities are located within the village.

Township Offices Complex

The Township Offices Complex is located at the southeastern corner of the intersection of Main Street (M-60) and Teft Road and bounded by Starr Road to the east (see the [Community Facilities Maps](#) in Appendix B). The Township Offices are open five days a week. The Township also conducts business online at www.springarbor.org, Facebook and other social media. The Township's public safety building, the Spring Arbor Branch of the Jackson District Library, the Spring Arbor Branch of the U.S. Post Office (i.e., Zip Code 49283), the Spring Arbor Senior Center, and Harmony Park are also located in the complex. Spring Arbor University and the Spring Arbor Free Methodist Church are located across the street.

Police and Fire Protection

The public safety building, located across the parking lot from the Township offices, houses the Township's police and fire departments.

- **Police Department.** The Township's police department consists of two full-time officers and five part-time officers. All officers, including the Chief, answer calls for service. Township police strive to protect and serve the residents and business owners with a high standard of honor and integrity through professional service. The Jackson County Sheriff's Department and the Michigan State Police also respond to calls for service.

Typical services include traffic enforcement (e.g., speeding, drunk driving, crash investigations); ordinance enforcement (e.g., junk vehicles, garbage and other junk, animal complaints); criminal investigations of state laws and local ordinances; responding to civil disputes and keeping the peace; property ordinance inspections; vacation inspections; and handling reports of missing and run-away persons.

- **Fire Department.** A volunteer fire department, led by a fire chief shared with Summit Township and one full time captain, serves the Township. The 28-member force is dedicated to public service and is on call 24 hours per day, 365 days per year. The department responds to a variety of calls (e.g., structure fires, brush fires, vehicle fires, burning complaints, downed power lines) as well as traffic accidents and medical emergencies. Under a countywide mutual aid agreement, the fire department provides resources when requested. In addition, the department responds to all calls for structure fires in several neighboring communities under automatic aid agreements. The fire department responds to about 800 calls per year with 85-90% related to medical emergencies.

A variety of educational programs for fire safety and prevention are available within the community each year. The fire department also hosts firefighter-training programs for all new firefighters throughout Jackson County. This is an example of shared services that needs to be encouraged.

Township stakeholders support well-equipped and trained fire and police departments. However, it is increasingly difficult to attract and retain qualified personnel. Costs associated with providing state of the art equipment continue to increase significantly. Considering alternative methods in the near term for desired fire and police services is appropriate in order to provide necessary levels of protection in future years.

Healthcare

Various healthcare providers serve the Township's residents although most of them are located further to the east in the Jackson Urban Area (see the [Regional Location Map](#) in this Chapter). The largest healthcare provider in Jackson County is Henry Ford Allegiance Health, which operates Henry Ford Allegiance Family Medicine - Spring Arbor in a strip mall on the east side of the unincorporated village (i.e., the Spring Arbor CDP) along the south side of Spring Arbor Road (M-60). Some Township residents also utilize other nearby hospitals such as St. Joseph Mercy - Chelsea (Chelsea). Regional hospitals are also located in Lansing and Ann Arbor.

Senior Living Facilities

Many of the Township's senior citizens reside in the various assisted living centers/nursing homes/senior apartments (i.e., Arbor Manor, the Arbor Oaks Living Center, Arbor View Estates, and Spring Arbor Assisted Living) located in the unincorporated village. Those facilities provide various levels of care including licensed assisted living, skilled care, and Alzheimer's care. Jackson County, local churches, and Spring Arbor University (SAU) offer a variety of activities for seniors. For example, County's Department on Aging provides lunch Monday through Friday, as well as a full slate of enrichment programs, at the Township's Spring Arbor Senior Center. The facility, part of the Township Offices Complex and located on Starr Road, serves all of western Jackson County and provides a place for seniors to congregate and enjoy activities (see the [Community Facilities Maps](#)).

The Community Survey and observation by some Senior Center patrons indicates the underutilization of the facility, especially by Township residents. The building is suitable for many different uses and has good parking. The Township should initiate a review in order to determine the property's highest and best use for the benefit of the community.

Water and Sewer Services

Private septic systems and wells serve properties in the majority of the Township. However, public water and sanitary sewer systems are primarily available in the unincorporated village (i.e., Spring Arbor CDP) as well as the other densely developed areas of the Township to the east and

north (please see the [Water Service Map](#) and [Sewer Service Map](#) in Appendix B). It will be necessary to make enhancements to both systems in the future. The Jackson County Drain Commissioner manages the Township's storm water facilities.

- **Water Service.** The Township purchases water service from Summit Township, which is located to the east. Multiple wells are the source of water. Testing occurs on a regular basis to assure compliance with State standards for purity. Summit Township provides maintenance for the distribution system. The Township completed water mains along M-60 in the unincorporated village (i.e., Spring Arbor CDP) in 2019 as part of the M-60 improvement project. Because of the Flint water problems, the State of Michigan now considers the Township to be its own water provider and requires that it is responsible for some of the duties previously performed by Summit Township. There are several improvements to the Township's water system currently underway and planned. It is likely that additional resources will be necessary to meet new state requirements.
- **Sanitary sewer.** The Township transports wastewater to a collection system within the unincorporated village (i.e., the Spring Arbor CDP) it maintains. The City of Jackson provides treatment of the wastewater at their facility prior to discharge into the Grand River. The Township considers inspections to be an important part of proper sewer maintenance.

Storm Water Management

Jackson County maintains a county drain system that supplements the natural drainage network provided by lakes, ponds, rivers, streams, and wetlands and designed to accommodate storm water runoff from residential, commercial, and industrial development, as well as agricultural fields, in order to prevent flooding. County drains include rivers and streams engineered to prevent flooding as well as manmade drainage courses.

- **Jackson County Drain Commissioner.** The Jackson County Drain Commissioner has jurisdiction over all drains in Spring Arbor Township. As an elected official, the Commissioner administers the state and county regulations pertaining to the construction/maintenance of:
 - Drains and storm sewer facilities
 - Inland lake level projects and other improvements
 - The platting of subdivisions, mobile home parks, and condominiums (as they related to drainage)
 - Solid waste (i.e., refuse) facilities
 - Sanitary sewer collection, transmission and treatment facilities
 - Water distribution, treatment and storage facilities
 - Water management districts and sub-districts
 - Flood control projects

The Drain Commissioner is a statutory member and chair of the Jackson County Board of Public Works, a member of the Jackson County Parks and Recreation Commission, and an appointed member of the Upper Grand River Watershed Alliance. The Jackson County Board of Public Works is involved in all facets of sanitary sewage collection and treatment, potable water distribution and treatment, and the construction of storm water sewers in Jackson County (e.g., grants, bids, funding, rights-of-way, etc.).

- **Storm water management policy.** New development within Jackson County—as mandated by the County Drain Commissioner, local governments, and the Jackson County Department of Transportation’s (JCDOT’s) site plan and driveway permit processes —must be designed to either detain or retain storm water runoff caused by the addition of impervious surfaces (e.g., roofs, driveways/parking lots, sidewalks, etc.). Current Drain Commissioner policy states the following:
 - **Retention facilities.** When an adequate outlet is not available, storm water must be retained onsite by using retention/detention facilities (e.g., ponds, swales, rain gardens, etc.) designed to accommodate a 100-year frequency storm and a rain event lasting up to 3 hours and generating up to 1½ inches of precipitation per hour.
 - **Detention facilities.** When an adequate outlet is available, storm water must be detained onsite by using retention/detention facilities designed to accommodate a 50-year frequency storm and a rain event lasting up to 60 minutes and generating up to 2½ inches of precipitation per hour.

Site plans submitted to the Drain Commissioner are required to include calculations for the proposed design of storm water facilities and must take into account total storm water runoff from the site, not just the net increase generated by the proposed development. Grand River Basin Intensity-Duration Frequency Curves are the basis for the precipitation rates (i.e., inches of rain per hour).

Electricity, Gas, Telephone, Cable Television, and Internet Services

Consumers Energy provides electricity and natural gas to households, businesses, and institutions throughout Spring Arbor Township. Comcast and WOW are the major providers of cable television and internet services. AT&T and Frontier Communications provide landline telephone service. Cell phone and satellite TV services are available from various providers.

Solid Waste Management

Spring Arbor Township households, businesses, and institutions contract for their own trash pickup and recycling services and there are currently four companies providing those services in the Township. A few communities in Jackson County that have converted to a single trash hauler/recycler. The Township formed a committee to investigate the benefits and drawbacks of mandating a single hauler service and it recommended making no change at this time.

Blighted Properties

The Township is experiencing an increase in residential properties converting to rental units. There is concern associated with the corresponding increase in inadequate property maintenance and unsafe living conditions. The Township has recently taken enforcement action to address vacant properties that exhibit deterioration and poor maintenance. In both situations the Township needs to review ordinances and enforcement to ensure that structures are adequately maintained and do not present adverse health, safety, or other undue impact on surrounding properties.

Education

Residents have access to a variety of educational opportunities available in and around Spring Arbor Township.

Local School Districts

Three K-12 school districts serve Spring Arbor Township (see the [School Districts Map](#) in Appendix B). The Western School District serves students living in the majority of the Township and many of its facilities are located in the municipality. Warner Elementary is located on Star Road and Bean Elementary is located on Noble Street (see the [Community Facilities Maps](#) in Appendix B). The Western High School/Middle School complex is located on Dearing Road. The Concord Community School District serves students residing in the southern portion of the Township. The Hanover-Horton School District serves a few residents in the southeast corner of the Township. All of the school districts score well on both state and national tests.

Spring Arbor University

The unincorporated village (i.e., the Spring Arbor CDP) is the home of Spring Arbor University (see the [Community Facilities Maps](#) in Appendix B). The University (SAU) is a Christian liberal arts institution with 1,722 traditional students and 87 staff members located on the main campus for the 2010-2011 school year. SAU also had 1,194 graduate students and 1,279 professional (off-campus) students enrolled that school year. In addition to providing excellent educational programs for students, SAU contributes to the welfare of the community by providing employment as well as recreational and cultural opportunities.

Other Colleges and Universities

Many higher education options are available to Township residents. In addition to Spring Arbor University, Jackson College and Baker College also have campuses in Jackson County. Numerous colleges and universities are located within an hour's drive of the Township, including Albion College, Hillsdale College, Michigan State University and the University of Michigan.

Transportation

Various forms (i.e., modes) of transportation serve and/or affect Township residents and businesses.

Roads

The public road network is Spring Arbor Township's primary transportation mode (see the [Roads Map](#) in Appendix B). The Michigan Department of Transportation (MDOT) and the Jackson County Department of Transportation (JCDOT) are responsible for maintaining that road system in cooperation with the Township.

- **MDOT.** Spring Arbor Road (M-60)—the municipality's main thoroughfare, maintained by the Michigan Department of Transportation (MDOT)—runs through the Township from the northeast to the southwest. The highway turns into a freeway at the eastern Township line and provides direct access to Interstate 94 approximately three miles to the north. Improvements to M-60 near the unincorporated village, including a center-turn-lane from Emerson Road to Chapel Road, relieve congestion and improve traffic safety.

The Jackson Area Comprehensive Transportation Study's (JACTS) 2035 Long Range Transportation Plan recognizes the existence of traffic congestion on M-60, particularly within the unincorporated village. The Township must continue to work closely with JACTS officials on the updating of this plan in order to ensure that deficiencies along M-60 receive appropriate attention and priority. Planned development along M-60 should minimize traffic hazards and delays. Techniques such as cluster development and shared driveways should be encouraged (e.g., access management). Minimizing the number of direct access points onto M-60 also enhances safety.

- **JCDOT.** The Jackson County Department of Transportation (JCDOT) maintains all other public roads and streets in Spring Arbor Township, with financial assistance from the municipality. There are currently no uninterrupted north/south routes through the municipality and the Township should consider alternative east/west routes, north and south of M-60. Accordingly, the Township would like to investigate the extension of (1) Richard Street east to Dearing Road and (2) Blenheim Drive east to Dearing Road.

Transit/Rideshare Services

The Jackson Area Transportation Authority (JATA) operates on a demand-response curb-to-curb service available throughout Jackson County seven days a week. Ride sharing services such as Uber and LYFT are becoming more available in the Jackson County area providing additional transportation options for Spring Arbor.

Airport

The Jackson County Airport-Reynolds Field is located on Michigan Avenue, east of M-60 in Blackman Township. The airport administers an airport Zoning Ordinance, which preserves flight paths via building/structure height restrictions that affect some eastern sections of the Township (see the [Airport Zones Map](#) in Appendix B).

Recreation, Trails, and Cemeteries

Spring Arbor Township has a variety of recreational resources that enrich the community. This includes a mix of Township and county parks, quasi-public and private recreation facilities, and non-motorized pathways and sidewalks.

Township and County Parks

Spring Arbor Township maintains several parks and a Jackson County park is located within the Township (see the [Community Facilities Maps](#) in Appendix B).

- **Harmony Park.** Located on Starr Road behind the Spring Arbor Senior Center in the Township Offices Complex, Harmony Park is home to the Snyder School House and Museum. It has two playgrounds that are used by Warner Elementary School children and the youth from the community. The park also contains a basketball court, a softball diamond, restrooms, and a large open-air pavilion.
- **Gallagher Park.** Located on the south side of Sharon Street, Gallagher Park is adjacent to the Township cemetery. The 10-acre park contains soccer, baseball and softball fields, playground equipment, and a pavilion with restrooms.
- **Falling Waters Historical Park.** Located on the southwest corner of Hammond and South Cross Roads, Falling Waters Historical Park contains several historical plaques describing regional history. Visitors may follow walking paths which lead to a Pottawatomie Indian burial ground, the first housing site in the Township (an authentic log cabin), and a medicinal herb garden.
- **Lime Lake County Park.** Located on Teft Road, Lime Lake County Park contains a swimming beach; picnic tables and grills; and playground equipment. Fishing is a popular activity as Lime Lake has few homes and a public boat ramp. The lake is also unique given that the Falling Waters Trail —located on an old railroad bed— divides the water-body into 2 sections.

Quasi-Public and Private Recreation Facilities

A couple of golf courses open to the public fall within the Township (see the [Community Facilities Maps](#) in Appendix B) and numerous other courses are available within Jackson County. Spring Arbor University and the Western School District also provide significant recreational facilities and programs available to Township residents that range from athletic contests to cultural events.

Nonmotorized Trails and Pathways

A regional trail and other nonmotorized facilities within the Township are used/planned for transportation as well as recreation.

- **Falling Waters Trail.** Located on the old Michigan Central Railroad bed (see the [Community Facilities Maps](#) in Appendix B), the 10½-mile trail runs eastward from the Village of Concord and connects with City of Jackson’s MLK Equality Trail. The Falling Waters Trail serves as a segment of the hiking portion of the Iron Belle Trail—connecting Belle Isle (a state park in the City of Detroit) with Ironwood (an Upper Peninsula community on the border with Wisconsin)—and Route 1 of the Great Lake-to-Lake Trails—connecting the cities of Port Huron (Lake Huron) with South Haven (Lake Michigan). Trailhead parking and a restroom are adjacent to the Lime Lake County Park.
- **Nonmotorized pathways and sidewalks.** Many college students and other residents also walk, run and/or bicycle along Township roadways. Currently the number of streets with sidewalks is inadequate, creating a need for improved pedestrian and bicycle access. Consequently, Spring Arbor 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” (see Section 10p of PA 51 of 1951, [MCL 247.660p](#)). Accordingly, Township officials will advise the townships, villages, and city; the Jackson County Department of Transportation (JCDOT); and the Michigan Department of Transportation (MDOT) on future road and street projects within Spring Arbor Township regarding the inclusion of appropriate nonmotorized facilities (e.g., sidewalks, bike lanes, paved shoulders, trails, etc.).

The *Jackson City + County Nonmotorized Plan* (see the [Michigan Avenue-Chapel Road Sidepath Map](#) and [Spring Arbor Nonmotorized Network Map](#) in Appendix B) and the *Jackson County Recreation Plan* (see [Volume 1](#) and [Volume 2](#)) provide a blueprint for the development of an integrated system. The Township shall encourage development of the recommended nonmotorized facilities as appropriate. For example, the planned trail along Teft Road will connect M-60 and the unincorporated village of Spring Arbor with Lime Lake County Park and the Falling Waters Trail. Those projects will require that the Township continue to collaborate with Spring Arbor University, the Western School District, Jackson County, and other partners.

- **Water Trails.** Water trails are comprised of canoe/kayak launch sites connecting together signed stretches of river (and lakes) maintained for paddling. The Kalamazoo River Watershed Council has designated portions of both branches of the Kalamazoo River as water trails. The water trail on the North Branch of the Kalamazoo River flows from the unincorporated village of Horton (Hanover Township) to the City of Albion (Calhoun County), where it joins with the South Branch to form the Kalamazoo River. The water trail on the South Branch flows from Scipio Township (Hillsdale County) to the City of Albion.

Intergovernmental Relations

Cooperation between governmental units is essential for the efficient use of resources. Therefore, it is the Township's desire to cooperate with other governmental units in pursuits toward the public good. However, the subordination of the Township's Vision and Goals to activities of higher governments should only happen when the proponents making a conflicting request clearly articulate the greater good to the larger population and demonstrate adequate funding.

Existing Land Use

An inventory of existing land use is an important factor in the development of a Future Land Use Map for Spring Arbor Township. [Appendix C](#) contains a detailed synopsis of Spring Arbor Township's existing land use survey. In brief, the survey divided Spring Arbor Township into the following broad land use categories (please see the [All Land Uses Map](#) in Appendix B):

Agricultural

Agriculture is still an important land use in the Township. While almost half (47%) of the Township dedicated to this land use, it appears that those properties are often commingled with other land uses distributed unevenly throughout the Township. Further encroachment upon agricultural properties by other land uses may continue unless otherwise abated. However, it is likely that an actual physical inventory would show a higher percentage of land dedicated to agriculture.

Residential

Residential properties also approach covering half (44%) of the Township. Residential neighborhoods are located throughout the Township and are often located adjacent to agricultural land. The close proximity of some residences and farmland increases the potential for conflict. Many of those residences are on large lots, creating numerous unformed and non-contiguous open spaces.

Property Assessment

Land Use	
Agriculturally Assessed Property	47%
Residentially Assessed Property	44%
Commercially Assessed Property*	4%
Industrially Assessed Property	1%
Exempt Property	4%
Total	100%

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

Commercial

Commercial properties occupy 4% of the Township. Most of the commercial properties are concentrated along Spring Arbor Road (M-60) extending westward into the unincorporated village (i.e., Spring Arbor CDP). Please note that the major commercial properties along the eastern Township line are golf courses that could also be included in the institutional category.

Industrial

Industrial properties occupy 1% of the Township. Most of the industrial properties are located in/near the unincorporated village although there are also some isolated industrial properties elsewhere in the Township.

Institutional

Institutional properties occupy 4% of the Township due to the concentration of institutional properties: the campuses of Spring Arbor University and Spring Arbor Free Methodist Church and senior living facilities located within the unincorporated village (i.e., the Spring Arbor CDP). Lime Lake County Park and the Falling Waters Trail are also important contributors to the institutional lands found in the municipality.

CHAPTER 3

COMMUNITY POLICIES AND PLANS

Spring Arbor Township Master Plan, 2020 edition



Various Inputs into Community Policies and Plans

A variety of observations, opportunities, and concerns, inform the community policies and plans advocated in this document:

- The Community Planning Survey;
- Interviews with Community Stakeholders (e.g., Western School District, Spring Arbor University, the Township's fire and police departments, etc.);
- Existing Land Use; and
- Issues identified in Chapter 2.

Community Planning Survey

The Master Planning Committee was very interested in the opinions of Spring Arbor Township property owners. The primary purpose of the survey was to obtain input that the Planning Commission utilized to develop the Township goals and objectives. The committee determined that a direct mail sample was clearly preferable to an online survey to generate responses from Township stakeholders. Surveys were also available at the Township offices.

In February 2019, the committee mailed a community planning survey to a random sample of 735 property owners. One hundred sixty-five surveys were returned representing a response/return rate of >22%. In addition to answering survey questions, many respondents also provided written comments that gave additional insight to stakeholder opinions. The question about moving to a single trash hauler for the Township generated more written comments than any other question. The following table summarizes some of the conclusions drawn from the survey.

By combining the 'strongly agree' and 'agree' responses, the Planning Commission identified the issues/community qualities that received the strongest support from survey respondents. For the purposes of the discussion that follows, "agree" will refer to 'strongly agree' and 'agree' combined responses and "disagree" will refer to 'strongly disagree' and 'disagree' combined responses.

Rank	'Agree' + 'Strongly Agree'	Question
#1	@91%	Should our Township strive to protect unique natural features including topography, soils, lakes, streams, drains and their related watersheds?
#2	@90%	Would you support the development of a farmers' market in our Township?

Rank	'Agree' + 'Strongly Agree'	Question
#3	@83%	Should our Township strive to maintain the existing rural/agricultural/residential character?
#4	@78%	Would you support stricter enforcement action against poorly maintained, run down or vacant properties?
#5	@59%	Should our Township encourage additional commercial (office/retail) development?
#6	@56%	Should our Township encourage development of a bike/pedestrian path linking the village/M-60 to the Western High School/Middle School complex?
#7	@56%	Should our Township encourage additional light industrial development?
#8	@49%	Should our Township encourage additional residential development?

Future Land Use. Survey respondents are generally receptive to commercial and residential development, but future development should be consistent with the rural nature of the Township and be protective of its natural resources. The survey identified the following Future Land Use issues:

- Approximately 91% of respondents believe that the Township should strive to protect unique natural features.
- Approximately 83% of respondents believe that the Township should strive to maintain the existing rural agricultural/residential character.
- Slightly more than half of respondents supported additional commercial and light industrial development while less than 22% opposed such development.
- Approximately 49% of respondents agreed that additional residential development should be encouraged while 27% disagreed.

Quality of Life and Community Services. The survey identified the following quality of life and community service issues:

- Approximately 90% of respondents support the development of a farmers' market. This was the second highest positive response on the survey.
- Approximately 78% of respondents agreed that the Township should take stricter enforcement actions against poorly maintained properties.

- Approximately 56% of respondents think the Township should encourage development of a bike/pedestrian path linking the village/M-60 to the Western High School/Middle School complex.
- The survey question about usage of the Senior Center only generated 9.4% support. The next lowest question was about usage of the library facility at 29.7%.

Other Issues Surveyed.

- When questioned if they would favor the Township contracting with a single trash hauler, 42% of respondents agreed and 43% disagreed.
- When questioned if the Township should amend the current Zoning Ordinance to allow keeping chickens in residential districts, 34% respondents agreed and 49% disagreed.

Existing Land Use

Based upon the analysis of its existing land use pattern in 2019, Spring Arbor Township developed the following observations, concerns, and policies.

Agricultural. The Township respects and appreciates the contribution the agricultural community has made to its cultural fabric. Farms also provide the majority of open spaces in the municipality. Given that open spaces are increasingly rare in our society, it is the Township's desire to preserve such spaces to the extent possible.

Over recent decades, fewer and fewer family farming operations have existed in Spring Arbor Township. The municipality will work with family farms (where possible), to permit continued profitable farming operations. The Township recognizes that the Right-to-Farm Act governs the continued usage of agricultural lands for farming, even as other development approaches such lands. Unfortunately, it does not appear practical—for the time-period contemplated by this Plan—for the Township to acquire development rights or otherwise financially assist farmers.

The Township believes that intensive livestock operations (feedlots) or other dense animal concentrations are not consistent with traditional agricultural activities and are industrial in nature. The Township believes that industrial activity has a much greater potential for detrimental environmental effect than other forms of activity. Those activities with greater potential for detrimental environmental effect require scrutiny.

Residential. Spring Arbor Township is valued by its residents for its family-friendly environment and takes residential planning and development very seriously. The municipality will encourage residential growth where its density and location can lead to continued open and rural spaces; where natural resources are not threatened; where recreational opportunities are (or will be) available; and where housing of compatible value

can be placed in proximity. The Township should plan residential areas with the health and happiness of its residents foremost in mind. Clustered housing, with green spaces and recreation areas interspersed, should be encouraged.

Commercial. Spring Arbor Township wishes to encourage commercial activity in the appropriate and designated areas. For example, new development should be required to concentrate from the unincorporated village east to Reynolds Road rather than continuing to allow the commercial sprawl found along the M-60 corridor. The Township must continue to work with the Michigan Department of Transportation and the Jackson County Department of Transportation to install the infrastructure needed to accommodate the new development while improving traffic on Main Street (M-60). Commercial growth must also take into account the health, safety and convenience of the population, its residential needs, and the preservation of the natural resources of the Township.

Industrial. Industrial business can be advantageous to a community; providing jobs, services and products and will be encouraged by the Township to the extent feasible. The Township should consider light industrial activity, located in appropriately zoned areas, within the confines of protecting our natural resources and the peace, health and happiness of Spring Arbor Township residents. The municipality finds that sufficient areas exist within Jackson County for large-scale or heavy industrial activity. Therefore, the Township does not currently plan to encourage heavier industrial activity.

Institutional. Spring Arbor University is the largest institution in the Township. The University is a tax-exempt organization and the Township recognizes that continued growth will have an impact on Township services such as sewer and water service and police and fire protection. The Township intends to encourage the growth of SAU as long as the institution continues to enhance the quality of life in the municipality. Plans call for the physical growth of the University to the north and west along Chapel Road.

Goals and Objectives

Interviews with community stakeholders, the community survey, and the information summarized in Chapter 2 are the basis for the Master Plan goals and objectives. The Township held a series of meetings with stakeholders, including the Western School District, Spring Arbor University, and the Township Fire and Police Departments.

Community Character and Environment

Protection of the Township's rural character is extremely important to the residents of Spring Arbor Township. "*Rural Character*" is a subjective quality but is typically associated with an overall perception of limited urban development, and open spaces comprised of farmland and/or other open landscapes including woodlands, wetlands, lakes, and fields. These are elements important in shaping the character of the Township and

provide vital environmental roles including wildlife habitats, water purification, groundwater recharge, and air quality. The Township has abundant natural resources and sensitive environmental features. Our goals and strategies, as a Township, should seek to preserve our natural resources and protect the ecosystem.

Effective protection of rural character and natural resources does not require the prohibition of growth and development. Managed growth and development encourage the continuation of the Township's overall rural character. The preservation of rural character and natural resources in the face of growth and development, such as platted subdivisions, condominium subdivisions and non-residential development, is dependent upon site development practices that purposely incorporate the protection of open spaces, natural resources and environmental ecosystems into the development plan.

Increased environmental knowledge, awareness, and education, when incorporated into a comprehensive planning strategy, can minimize the potential for environmental degradation and ecosystem disruption. Establishment and protection of interconnected systems of natural/environmental areas, including wetlands, lakes, woodlands, stream corridors, and open fields will provide a diverse and viable habitat for native wildlife and plants. Zoning regulations should encourage substantive protection of the Township's natural resources and rural character. The Township should review and update the Zoning Ordinance to reflect Master Plan strategies.

Goal #1. Protect, preserve and promote the rural/agricultural character of the Township, its natural features that make it a desirable place to live and work.

Strategies.

- #1a. Review proposed development in light of its potential impact upon wetlands, woodlands, lakes, and other natural resource areas.
- #1b. Assure that future land development be designed in scale with existing developed areas and respect the existing surroundings, through reasonable standards addressing density, building size, height, and other development features
- #1c. Assure that the quantity and quality of new development does not create excessive increases in air, noise, land, and water pollution, or the degradation of land and water resource environments including groundwater.
- #1d. Future development densities in environmentally sensitive areas, as defined by Federal or State authorities, should be limited.
- #1e. Increase the environmental knowledge and training of the Township Board and Planning Commission to promote responsible land use and development practices.
- #1f. Study further development of bike/pedestrian paths, especially from M-60 to the Western High School/Middle School complex.
- #1g. Create a committee to study the possibility of a farmer's market.

Commercial and Industrial Development

The Township recognizes the need for additional employment opportunities and additional services for Township residents; and to maintain a stable tax base. The Township views appropriate new commercial and light industrial development as a means of achieving those goals.

Future commercial or industrial development should: 1) comply with current Zoning Ordinance; 2) be compatible with available public services and facilities, including public safety, water, sewer availability and road infrastructure; and 3) minimize negative impacts upon the enjoyment and use of nearby lands; 4) support the retail needs and desires of Township residents. The lack of extensive public services and infrastructure need not prohibit the introduction of future light industrial operations geared to the assembly of pre-manufactured materials rather than manufacturing operations relying upon raw materials. These “light” industrial uses, along with commercial development, could improve the economic stability of the Township through increased tax revenues and employment opportunities.

Goal #2. Support expansion of commercial and industrial developments that minimize negative impacts upon adjacent land uses, respond to the predominant rural character of the community, and is compatible with available public services and infrastructure.

Strategies.

- #2a. Wherever legally permissible, local regulations should require new developments to pay for the direct and indirect public services costs to the Township associated with that development rather than imposed on existing residents. Where public interests and benefits are substantial, the Township may make exceptions.
- #2b. When considering commercial or light industrial development not currently serviced by available public water and sewer service, joint development of those services with developers and other affected entities should be a primary consideration of approval.
- #2c. Encourage the design of commercial developments/projects that reflect thorough and careful analysis of the site and enhances the community character.

Residential Development

Residential development has not significantly increased over the past several years due to economic factors and the lack of population growth. Spring Arbor Township is a very attractive place to live for many prospective residents. The Township has abundant natural resources, open spaces, and an overall rural character. Families are attracted to the local schools and the excellent access to regional employers. Environmentally sensitive areas, a lack of widely available public services, and balancing residential growth with farmland resources protection are the principal limitations to development.

Goal #3. Encourage expansion of residential development that minimizes negative impacts upon adjacent land uses, provides a stable tax base, responds to the predominant rural character of the community, and is compatible with available public services and infrastructure.

Strategies.

- #3a. Largely develop the Township as a low density, single-family residential community. Subdivisions should retain the rural character of the Township and provide adequate green spaces. Future residential development should protect continued agricultural uses.
- #3b. Design new residential developments to be compatible with the underlying natural features of the site. Preserve significant topographic features, tree stands, wetlands and watercourses, aquifer recharge areas, and keep other natural features intact wherever possible. Encourage residential planned unit developments that would retain the rural character of the land.
- #3c. Encourage residential development in areas where existing public services and/or natural conditions are adequate to support the proposed density.
- #3d. When considering residential development not currently serviced by adequate public water and sewer service, joint development of those services with developers and other affected entities should be a primary consideration of approval.
- #3e. Plan high-density residential development only where adjacent water and sewage systems exist or extensions are possible.
- #3f. The existing areas designated for mobile manufactured housing enjoy sufficient excess capacity and therefore are adequate to meet the needs of the Township's population for the period contemplated for this Plan.

Government Services, Facilities, Infrastructure, and Property Maintenance

Tax revenues dictate, in part, the extent and quality of public services. Residents do not readily support increases in taxes. Recent demographic trends suggest that new development will not significantly increase the Township's tax base. The additional demands new development will be placed on public services must be determined. The Township should seek developments designed to minimize new public costs whenever practical. To this end, it is advantageous to maintain a compact form of growth and development and, to the extent it is practical, locate higher density and intensity development near or adjacent to areas currently being served with higher levels of public services or those areas that will be served by currently planned enhancements to public services.

The Township is resurfacing all county local roads as part of a three-year effort. Increased property taxes are paying a portion of the costs. The local public road resurfacing will be complete in 2020. The widening and resurfacing of M-60 in the unincorporated village is a State project. These improvements make the Township a better place to live and work and enhances the desirability for future development.

The Township must continuously review its water and sewer systems for potential improvement. Current police and fire protection services appear to be meeting the needs of area residents. Township office and storage facilities are barely adequate and are not without functionality challenges. The Township should regularly review third party vendors to ensure they are meeting its needs, especially those that service and maintain critical functions such phone and IT systems. The current senior center is significantly underutilized and has been for the last few years.

Goal #4. Provide for efficient government services to Township residents, businesses and other community organizations.

Strategies. (The first two statements were particularly important to community survey respondents.)

- #4a. Develop and fund stricter programs for code enforcement of the following ordinances.
 - Modify the Residential Rental Ordinance to ensure adequate maintenance of properties through improved and consistent enforcement.
 - Review the resources devoted to the enforcement of the Dangerous Structures Ordinance to ensure vacant structures are adequately maintained, secured, or demolished.
- #4b. Study the use of the Senior Center for uses that benefit more of the community than it does currently. The Township should investigate potential uses, including a library and Township offices. Perhaps a starting point is to rename it the Spring Arbor Community Center.
- #4c. Maintain sewer and water systems to protect health, safety and welfare of residents. Work with developers and/or the State to expand these systems as needed in areas that are suitable for additional future development. Plan for facilities necessary to pump water for the Township to reduce dependence on Summit Township.
- #4d. Work with the Jackson County Department of Transportation and Drain Commissioner to address areas with inadequate drainage of storm water.
- #4e. Advocate with Michigan Department of Transportation and Jackson County Department of Transportation to work toward safe traffic management solutions.
- #4f. Encourage increased efficiency and effectiveness of the Township's administration and storage through planning for future needs such as space, equipment, technology and additional personnel. Consider third party services when appropriate.
- #4g. Proper oversight of Third Party Vendors should be established and, at a minimum, consist of the following activities:
 - Identify third party systems that are critical to the Township;
 - Establish a review cycle and program of critical vendors to determine the Townships interests are adequately protected;

- If a review indicates the Townships interests are at risk, develop and implement a remediation plan.
- #4h. Study the potential use of contract maintenance for upkeep of Township property. The study should include transferring maintenance requirements of privately held property to the appropriate property owner from the Township.
- #4i. The Spring Arbor Township community values the Spring Arbor Branch of the Jackson District Library (JDL) it experiences good use. However, the space it uses is cramped and does not have room for even moderately sized groups. Although another entity owns and operates the library, is an important community resource. The Township should collaborate with the JDL to locate an improved facility.

Future Land Use Plan

The Master Plan represents a vision of how the community might look in the future. The horizon is the year 2040 or almost 20 years. The Plan does not suggest that the Township will develop to the limits identified on the Future Land Use Map. Rather, the Plan guides 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 the 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 the uses, and the bulk and density of development throughout Spring Arbor Township.

The Future Land Use Plan presented here is not static (please see the [Future Land Use Map](#) in Appendix B), but is designed to be a flexible document that can and should change as the community changes. Even though the document is long range in nature (20 years \pm), periodic review will reveal needed updates as the community 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 use suggested. When this happens, the Planning Commission may be required to interpret the most appropriate type of use for an area. The review of a specific site should take into account the potential impact on the surrounding area.

The Future Land Use Map is not a parallel the Zoning Map. Zoning is the tool used to carry out 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. When that does not occur, the Township should amend the Plan to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the Plan. However, in areas where several rezoning requests occur, the Township should consider a Plan amendment if warranted by changing land use patterns. The Future Land Use Map is comprised of the following categories:

Agricultural areas

There are still significant agricultural areas within the Township, mainly within its periphery. The Township wishes to preserve these lands by concentrating new development along the M-60 corridor.

Residential areas

The Township's residential areas reflect two main development patterns.

- **Low-density residential areas.** Low-density residential areas are set aside primarily for single-family homes although it also hosts some duplexes and other low-density residential structures.
- **High-density residential areas.** The majority of the Township's high-density residential areas are located in the unincorporated village of Spring Arbor. These areas accommodate the few multiple-family complexes located outside of the Spring Arbor University Campus as well as an existing manufactured housing park and retirement complexes.

Commercial areas

Commercial areas have been identified along the M-60 corridor within the unincorporated village of Spring Arbor and to the east.

- **Office areas.** Office and professional use areas are located along the northern side of M-60 (Main Street) within the unincorporated village, to the east of Spring Arbor University. The small lots with limited parking are more appropriate for small offices.
- **Local commercial areas.** Local commercial areas are located along the M-60 corridor between Mathews Road to the west and Fairway Drive to the east. The commercial strip often buffers the residential and light industrial areas that parallel the state highway.
- **Highway service commercial areas.** Larger commercial enterprises are located at the following intersections along the M-60 corridor: Chapel Road, Dearing Road, Moscow Road, Sandstone Road, and Reynolds Road.

Light Industrial areas

The development of light industry is a priority of the Township. These areas will provide the room needed by local plumbers, electricians, and other types of contractors to establish or expand their businesses. The area near M-60 (Spring Arbor Road) and Moscow Road, just east of the unincorporated village of Spring Arbor is the location for this new development. Light industrial development is also planned for the general area along the western township line south of M-60 (Spring Arbor Road), but should not be developed until appropriate utilities have been extended to that area and the primary light industrial area to the east has been substantially developed.

Institutional areas

Finally, institutions are also a significant component of the Township.

- **Spring Arbor University (SAU).** The largest institution in the Township is Spring Arbor University. The SAU campus is located along M-60 (Main Street) and occupies a significant portion of the unincorporated village of Spring Arbor. The Future Land Use Plan recognizes the need for this institution to grow, allocating land for this expansion to the north of the existing campus.
- **Public Parks and Dedicated Open Space.** Jackson County’s Falling Waters Trail and Lime Lake County Park, the several Township parks (please see Chapter 2), and the golf courses along the eastern boundary of the Township comprise its parkland. However, the Michigan Audubon Society property along O’Brien Road and several other deed-restricted properties located in the residential areas of the Township also provide dedicated open space.
- **Other Institutions.** The municipal offices, cemetery, and wastewater collection area (lagoons) are all significant uses of land located in the unincorporated village of Spring Arbor. Warner and Bean elementary schools and the Spring Arbor branch of the Jackson District Library are also located in the village (please see Chapter 2). The Western Middle/High School complex is located along Dearing Road on the northern edge of the Township. Finally, a variety of churches are scattered across Spring Arbor Township.

Zoning Plan

The Master Plan provides the legal basis for zoning in Spring Arbor 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](#), “special plan elements are often prepared to establish a legal basis for a local regulation, such as a Zoning Plan to serve as the basis for zoning regulations.” This section will serve as the required Zoning Plan.

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 Spring Arbor Township has an adopted Zoning Ordinance (Sec. 33 (2) (d), [MCL 125.3833](#)). 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 Spring Arbor Township (Sec. 305 (a), [MCL 125.3305](#)). Finally, the MPEA also requires the Zoning Plan to “include an explanation of how the land use categories on the Future Land Use Map relate to the Districts on the Zoning Map” (Sec. 33 (2) (d), [MCL 125.3833](#)).

Zoning Districts

Articles 3 and 4 of the Zoning Ordinance establish and define the following Zoning Districts (please see the [Zoning Map](#) in Appendix B):

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

- **Agricultural District (AG-1).** The intent of this District is to set aside land suitable for agricultural development and agricultural related uses.

Residential Districts. Residential Districts are limited to dwellings and other uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life.

- **Rural Non-Farm Residential District (RNF-1).** This District provides suitable areas for single-family dwellings at low densities to preserve a predominantly rural character in these areas fit for concentrated residential use because of the ability of the soil to absorb sewage wastes from individual septic tanks.
- **Suburban Residential District (RS-1).** The intent of this District is to provide residential areas principally for moderate suburban densities and when necessary it is possible to provide urban services and facilities, including central sewerage and water supply systems.
- **Suburban Residential District (RS-2).** This District permits a moderate density of population and a moderate intensity of land use in those areas and when necessary it is possible to provide urban services and facilities, including central sewerage and water supply systems.
- **Multiple-Family Residential District (RM-1).** The intent of this District is to permit a high density of population and a high intensity of land use in those areas: 1) served by a central water supply system and a central sanitary sewerage system and 2) abut or are adjacent to such other uses or amenities that support, complement or serve such a density and intensity.

Office District. The Office District principally permits administrative and/or professional offices and those uses customarily associated with offices.

- **Office District (O-1).** This District principally permits administrative and/or professional offices and those uses customarily associated with offices. This District should prohibit high traffic generators, such as commercial establishments of a retail nature.

Commercial Districts. Commercial Districts are limited to compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, and utility service; advance public safety; and protect surrounding property.

- **Local Commercial District (C-1).** The intent of this District is 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, the District excludes certain uses that would function more effectively in other Districts and would interfere with operation of these business activities and the purpose of this District.
- **General Commercial District (C-2).** This District encourages planned and integrated groups of retail, service, and administrative establishments that will retail convenience and comparison goods and provide personal and professional services for the entire area but are not suitable in a local commercial area.
- **Highway Service Commercial District (C-3).** The intent of this District is to provide for various commercial establishments offering accommodations, supplies, and services to local as well as through automobile and truck traffic. These Districts should be provided at locations along major thoroughfares or adjacent to the interchange ramps of a limited access highway facility and should encourage grouping of various facilities into centers and discourage dispersion of these activities.

Industrial District. The ordinance recognizes the value to the public of designating areas because of the employment opportunities afforded to citizens and the resultant economic benefits conferred upon the Spring Arbor Township.

- **Light Industrial District (I-1).** This District provides suitable space for light industrial uses that 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.

Dimensional Standards

The following bulk, height, and setback restrictions for each District are included in the Zoning Ordinance (Sec. 4.6).

Zoning District	Lot Requirements			Minimum Yard Requirements			Max Building Height Requirements		
	Min Lot Area	Min Lot Width	Max Lot Coverage	Front	Side	Rear	Principal	Accessory	
Agricultural (AG-1)	1 acre	150'	10%	60'	30' 60'	50'	2.5 story or 35'	80'	Single-family detached dwelling units.
	2 acres								All other uses.
Rural Non-Farm	¾ acre	150'	20%	35'	20'	35'	2.5 story or 35'	25'	Single-family detached dwelling units.

Zoning District	Lot Requirements			Minimum Yard Requirements			Max Building Height Requirements		
	Min Lot Area	Min Lot Width	Max Lot Coverage	Front	Side	Rear	Principal	Accessory	
Residential (RNF-1)	1 acre								All other uses.
Suburban Residential 1 (RS-1)	10,000 sf	100'	30%	35'	10'	20'	2.5 story or 35'	14'	Single-family detached dwelling units with central sewage and water systems.
	15,000 sf	120'			25' total				Single-family detached dwelling units without central sewage.
	1 acre	120'			35'*				All other uses.
Suburban Residential 2 (RS-2)	10,000 sf	80'	30%	35'	10'	20'	2.5 story or 35'	14'	Single-family detached dwelling units with central sewage and water systems.
	15,000 sf	120'							Single-family detached dwelling units without central sewage.
Suburban Residential 2 (RS-2)	15,000 sf	100'	30%	35'	25' total	20'	2.5 story or 35'	14'	Two-family dwelling units with central sewage and water systems.
	½ acre	120'							Two-family dwelling units without central sewage.
	1 acre	120'							35' *
Multi-Family Residential (RM-1)	10,000 sf	80'	25%	25'	10' min	25'	2.5 story or 35'	14'	Two-family dwelling units with central sewage and water systems.
	15,000 sf	120'			25' total 25' *				Two-family dwelling units without central sewage.
	15,000 sf	100'							15,000 sf for 1 st three dwellings + 2,000 sf for each additional unit.
	½ acre	120'							All other uses.
Office (O-1)	10,000 sf	80'	30%	25'	10'	25'	2.5 story or 35'	25'	Uses with central sewage and water systems.
	15,000 sf	100'			25' total				Uses without central sewage.
Local Commercial (C-1)	10,000 sf	75'	35%	35'	20'	35'	35'	n/a	Uses with central sewage and water systems.
	15,000 sf	100'			35' *				Uses without central sewage.

Zoning District	Lot Requirements			Minimum Yard Requirements			Max Building Height Requirements		
	Min Lot Area	Min Lot Width	Max Lot Coverage	Front	Side	Rear	Principal	Accessory	
General Commercial (C-2)	10,000 sf	75'	25%	35'	20'	20'	35'	n/a	Uses with central sewage and water systems.
	15,000 sf	100'			35' *				Uses without central sewage.
Highway Service Commercial (C-3)	15,000 sf	100'	25%	35'	20'	20'	35'	n/a	
					35' *				
Light Industrial (I-1)	20,000 sf	80'	25%	35'	20'	35'	35'	n/a	
					35' *				

* Corner Lot

* * * In Central Business District, no lot requirements, yard requirements, or transition strips are required, only side yard and rear yard when abutting Residential Districts.

Rezoning Criteria

The most common zoning application for the Master Plan is the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to ensure consistency with the Master Plan. Sec. 150.381 (c) of the Township's Zoning Ordinance contains standards that satisfy this requirement:

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

Relationship to the Future Land Use Map

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

Open area. The following open areas are included on the Future Land Use Map:

- **Agricultural areas.** The Future Land Use Map addresses agricultural areas generally. The following Zoning District equates to those areas:
 - **AG-1** — Agricultural District

Residential areas. The following residential areas are included on the Future Land Use Map:

- **Low-density residential areas.** The Future Land Use Map addresses low-density residential areas generally. The following Zoning Districts equate to those areas:
 - **RNF-1** — Rural Non-Farm District
 - **RS-1** — Suburban Residential District 1
- **High-density residential areas.** The Future Land Use Map addresses high-density residential areas generally. The following Zoning Districts equate to those areas:
 - **RS-2** — Suburban Residential District 2
 - **RM-1** — Multiple-Family Residential District

Commercial areas. The following commercial areas are included on the Future Land Use Map:

- **Office areas.** The Future Land Use Map addresses office areas generally. The following Zoning Districts equate to those areas:
 - **O-1** — Office District
- **Local commercial areas.** The Future Land Use Map addresses local commercial areas generally. The following Zoning Districts equate to those areas:
 - **C-1** — Local Commercial District
 - **C-2** — General Commercial District
- **Highway service commercial areas.** The Future Land Use Map addresses highway service commercial areas generally. The following Zoning District equates to those areas:

- **C-3** — Highway Service Commercial District

Industrial Area. The following industrial area are included on the Future Land Use Map:

- **Light Industrial Area.** The Future Land Use Map addresses light industrial areas generally. The following Zoning Districts equate to those areas:
 - **I-1** — Light Industrial District

Institutional Areas. The following institutional areas are included on the Future Land Use Map:

- **Spring Arbor University (SAU).** The SAU campus.
- **Public Parks and Dedicated Open Space.** Public parks and recreation facilities as well as land set aside as dedicated open space.
- **Other Institutions.** Churches, schools, and other facilities open to the public.

Although the Future Land Use Map identifies them, they do not equate to any District on the Zoning Map.

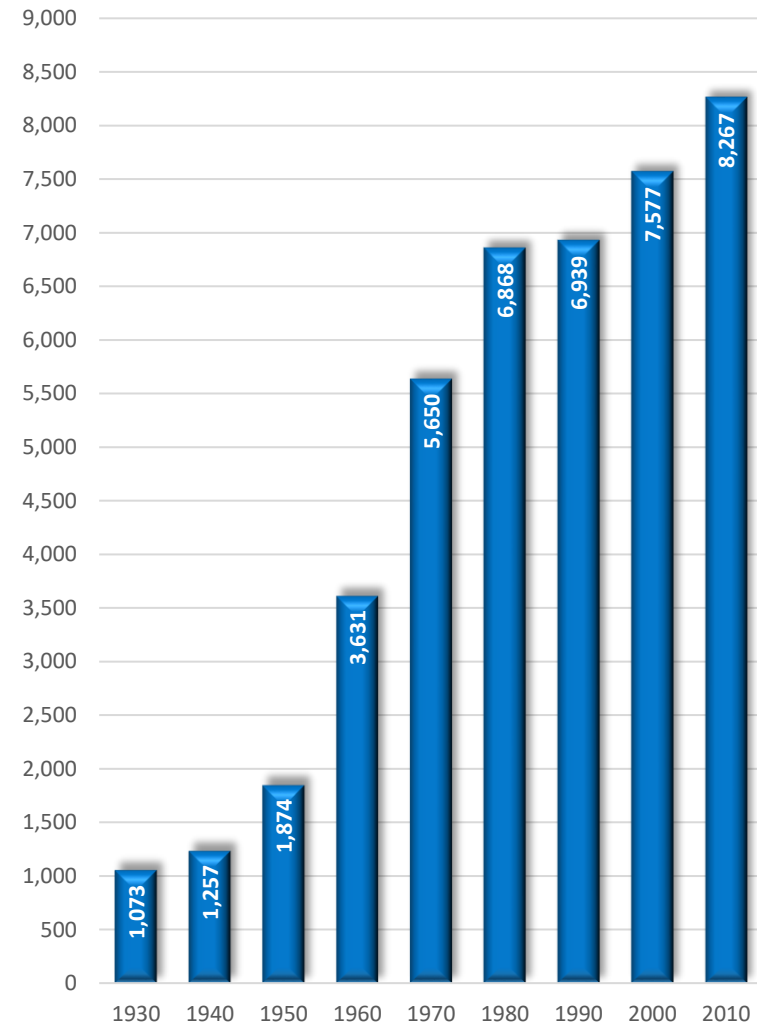
APPENDIX A
DEMOGRAPHICS

Spring Arbor Township Master Plan, 2020 edition



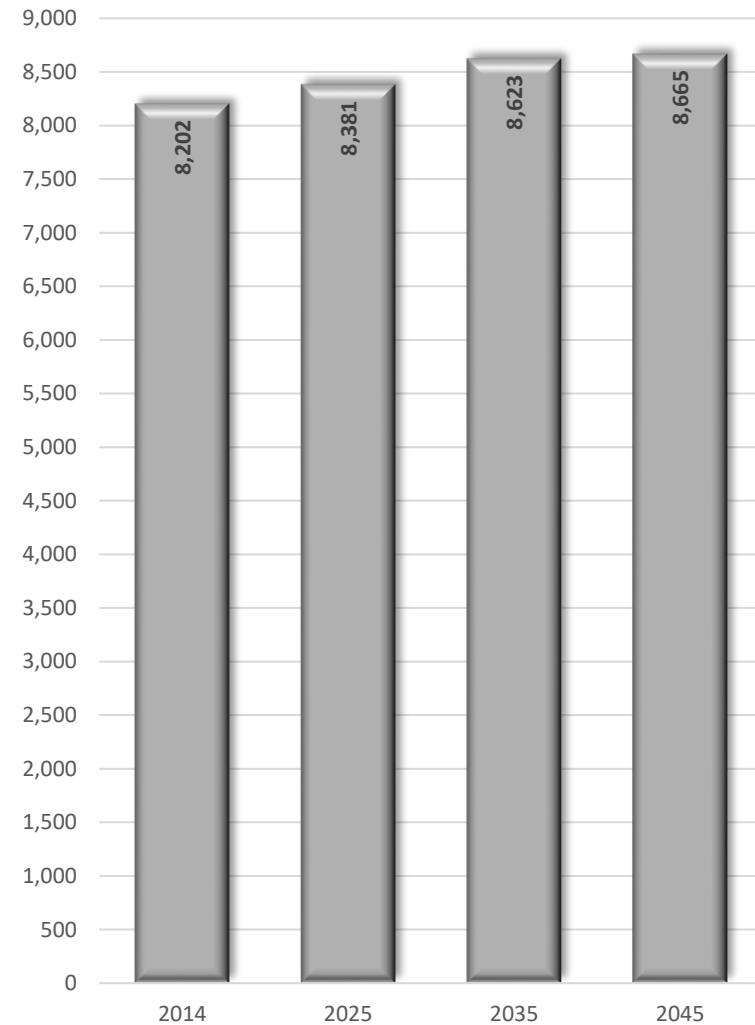
Population History

- The Township was home to 8,267 people in 2010, according to the U.S. Census.
 - The adjacent figure shows that the population:
 - Increased 17% between 1930 and 1940.
 - Increased 49% between 1940 and 1950.
 - Increased 94% between 1950 and 1960.
 - Increased 56% between 1960 and 1970.
 - Increased 22% between 1970 and 1980.
 - Decreased 1% between 1980 and 1990.
 - Increased 9% between 1990 and 2000.
 - Increased 9% between 2000 and 2010.



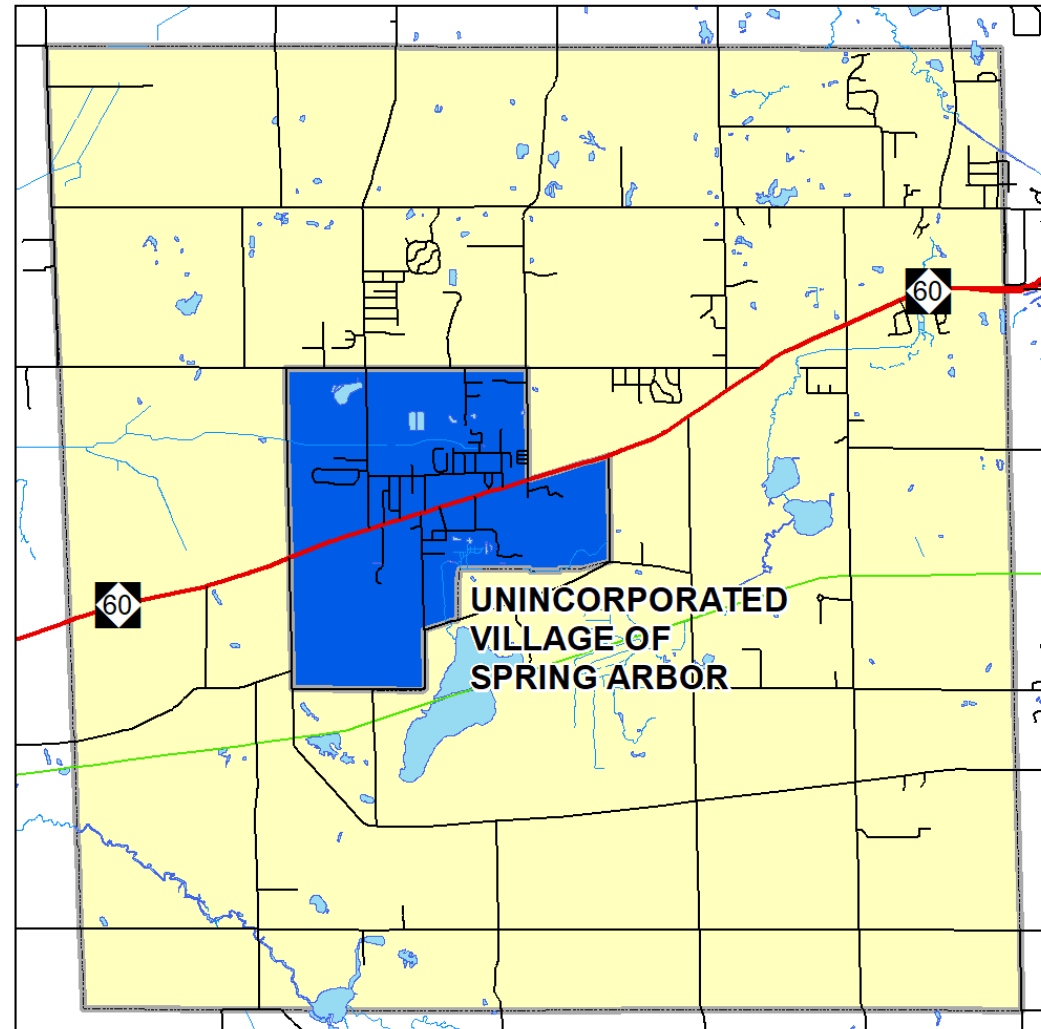
Population Projections

- The Jackson Area Comprehensive Transportation Study (JACTS) developed the population projections utilized in this Plan.
 - Historic census trends and Regional Economic Models Inc. (REMI) forecasts ground the 2014-2045 projections.
- Utilizing that information, it is reasonable to expect that:
 - The population will increase 5% by 2045.
 - The 2014 population for the Township is estimated to 8,202 people a <1% decrease from 2010.
 - The American Community Survey (ACS) estimates that the population was 8,269 residents in 2014 (i.e., 2010-2014).
 - The projected 2025 population is 8,381 people, a 2% increase from 2014.
 - The estimated 2035 population is 8,623 people, a 3% increase from 2025.
 - The 2045 population is projected to be 8,665 people, a <1% increase from 2035.



Population Concentrations

- The U.S. Census Bureau also recognizes the unincorporated village of Spring Arbor.
- An estimated 34% of Spring Arbor Township residents lived in the unincorporated village of Spring Arbor in 2017.



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.*

2013-2017 is the reporting period for this Plan, simply referred to as 2017 in the remainder of this appendix.

Definitions

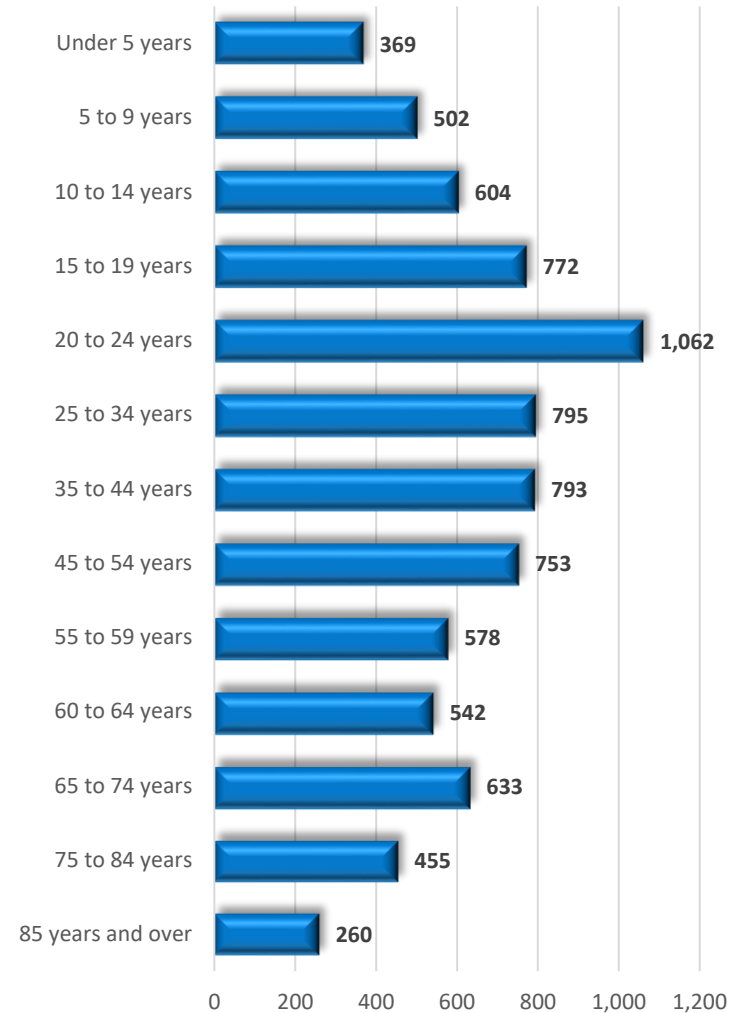
- **Group Quarters.** The Census Bureau classifies group quarters as the residence type for all people not living in households. *There are two types of group quarters: institutional group quarters (for example, correctional facilities for adults, nursing homes, and hospice facilities) and non-institutional 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 other having incomes below the median.*
- **Per Capita Income.** According to the U.S. Census Bureau, this is an average *obtained by dividing aggregate income by total population of an area.*

Other General Notes

- **Rounding Errors.** Rounding errors account for any totals that do not add up to 100%.
- **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

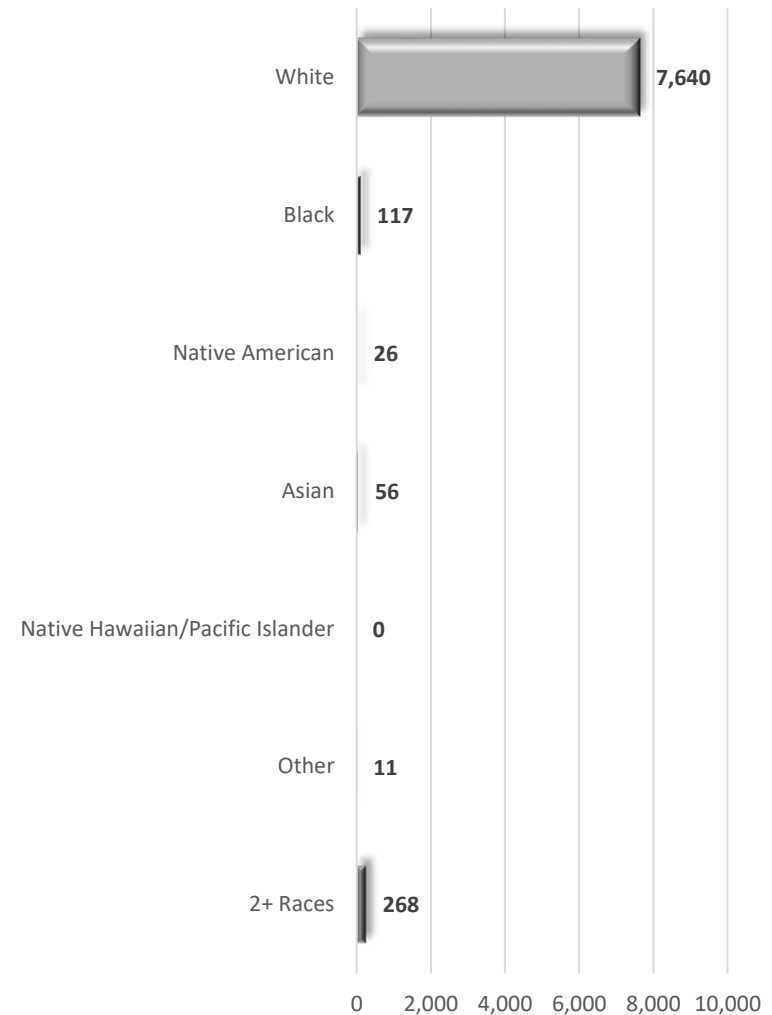
- The estimated median age of Spring Arbor Township's 8,118 residents was 34.1 years in 2017 [41.0 years countywide and 39.6 years statewide].
- The adjacent figure illustrates the age groupings to which those residents belonged in 2017:
 - 'Generation Z' and younger generations (i.e., people ≤14 years old) — 18% [18% countywide and 18% statewide].
 - The 'Millennials' generation (i.e., people 15-34 years old) — 32% [25% countywide and 26% statewide].
 - The 'Generation X' generation (i.e., people 35-54 years old) — 19% [26% countywide and 26% statewide].
 - The 'Baby Boomers' generation (i.e., people 55-74 years old) — 22% [24% countywide and 23% statewide].
 - The 'Silent' and older generations (i.e., people ≥75 years old) — 9% [7% countywide and 7% statewide].
- Finally, females comprised an estimated 53% of the Township's population in 2017 [49% countywide and 51% statewide].



Race and Ethnicity

The population of Spring Arbor Township was homogenous in 2017, but racial and ethnic minorities comprised a portion of the Township's estimated 8,118 residents.

- The adjacent figure illustrates the races to which those residents belonged in 2017:
 - White — 94% [87% countywide and 79% statewide].
 - Black — 1% [8% countywide and 14% statewide].
 - Native American — <1% [<1% countywide and <1% statewide].
 - Asian — <1% [<1% countywide and 3% statewide].
 - Native Hawaiian/Pacific Islander — 0% [<1% countywide and <1% statewide].
 - Some Other Race — <1% [<1% countywide and 1% statewide].
 - Two or More Races — 3% [3% countywide and 3% statewide].
- An estimated 2% of the Township's residents considered themselves Hispanic in 2017 [3% countywide and 5% statewide].

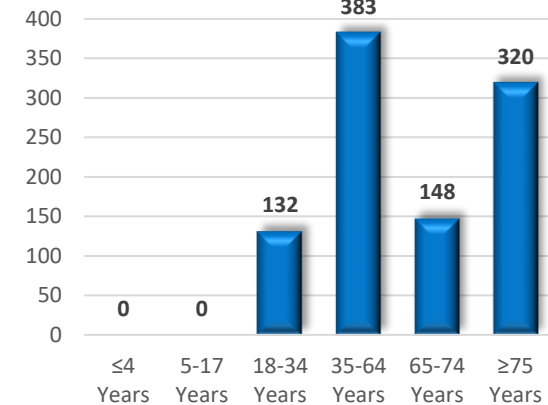


Disabilities

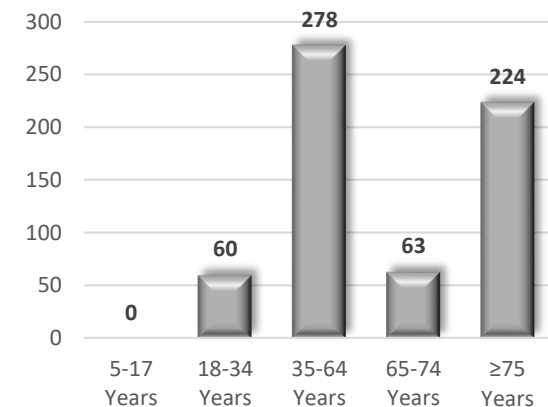
Disabled residents were a significant component of the estimated 8,012-noninstitutionalized civilian residents living in Spring Arbor Township in 2017.

- An estimated 12% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [15% county-wide and 14% statewide] and 8% had an ambulatory disability [8% county-wide and 8% statewide].
- ≤4 years old:
 - Disabled in some way — 0% [<1% countywide and <1% statewide].
- 5-17 years old:
 - Disabled in some way — 0% [7% countywide and 6% statewide].
 - Had an ambulatory disability — 0% [<1% countywide and <1% statewide].
- 18-34 years old:
 - Disabled in some way — 6% [9% countywide and 7% statewide].
 - Had an ambulatory disability — 3% [2% countywide and 2% statewide].
- 35-64 years old:
 - Disabled in some way — 14% [16% countywide and 15% statewide].
 - Had an ambulatory disability — 10% [9% countywide and 9% statewide].
- 65-74 years old:
 - Disabled in some way — 24% [26% countywide and 25% statewide].
 - Had an ambulatory disability — 10% [16% countywide and 15% statewide].
- ≥75 years old:
 - Disabled in some way — 50% [47% countywide and 49% statewide].
 - Had an ambulatory disability — 35% [30% countywide and 32% statewide].

Some Type of Disability



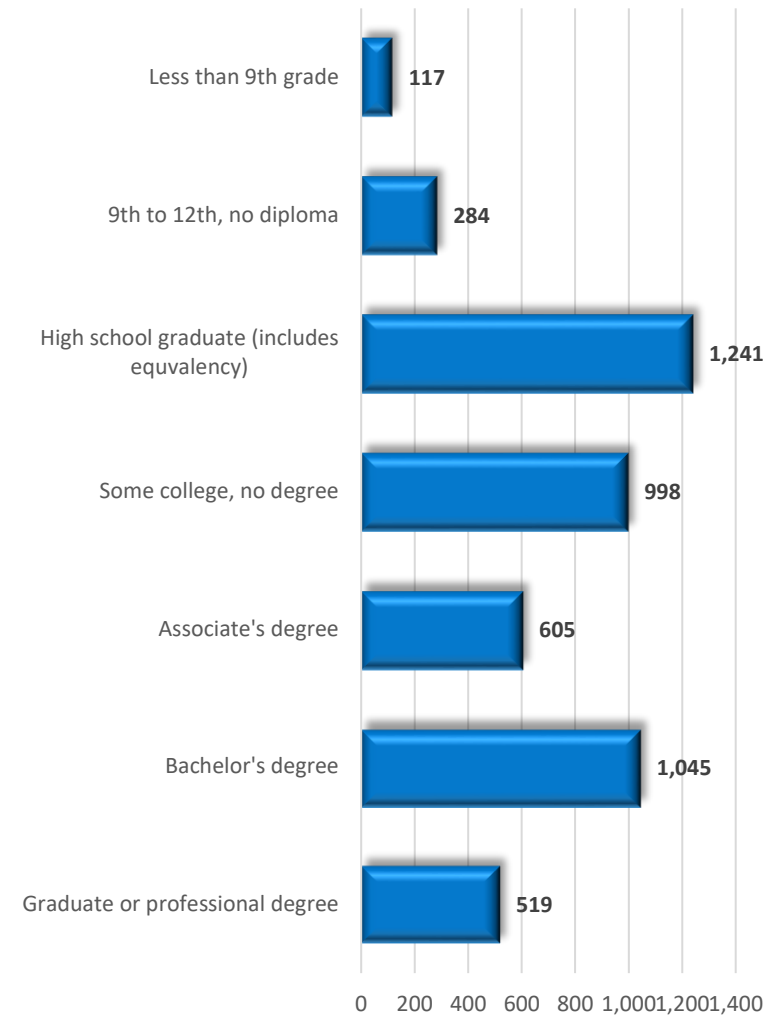
Ambulatory Disability



Educational Attainment

The estimated educational attainment of the 4,809 residents 25 years old or older in 2017 was as follows:

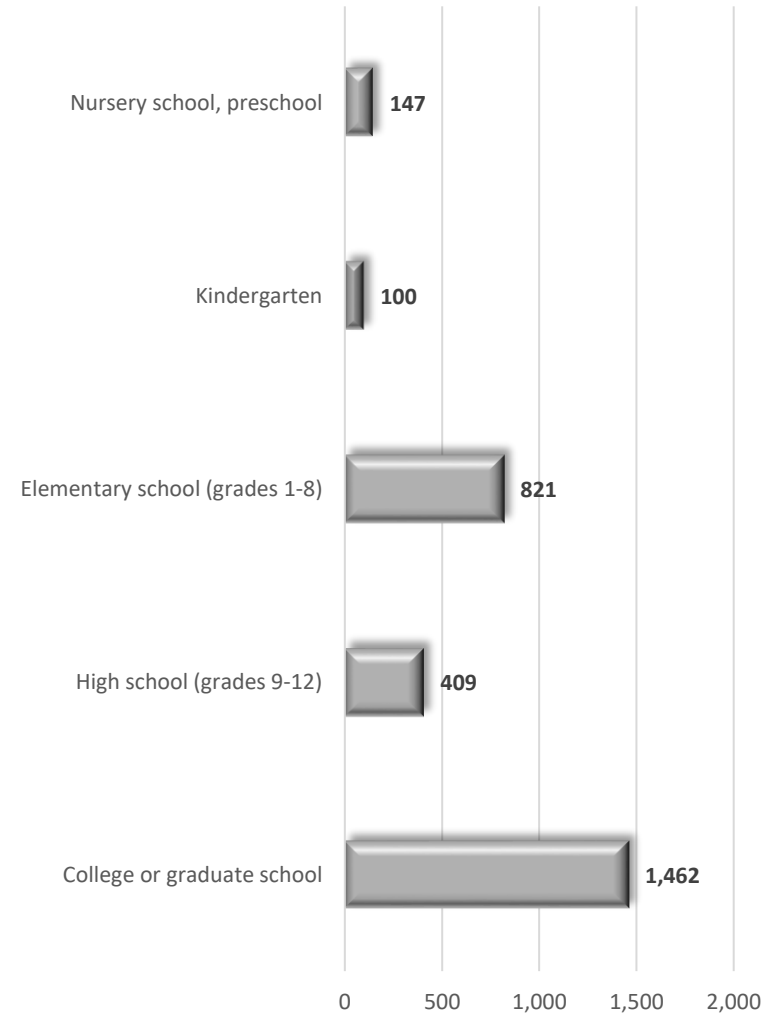
- Less than a 9th grade education — 2% [2% countywide and 3% statewide].
- 9th to 12th, grade education, no diploma — 6% [7% countywide and 7% statewide].
- High school graduate (includes equivalency) — 26% [33% countywide and 29% statewide].
- Some college education, no degree — 21% [26% countywide and 24% statewide].
- Associate's degree — 13% [10% countywide and 9% statewide].
- Bachelor's degree — 22% [14% countywide and 17% statewide].
- Graduate or professional degree — 11% [7% countywide and 11% statewide].



School Enrollment

The estimated school enrollment of the 2,939 people estimated to be 3 years old or older in 2017, and attending school, was as follows:

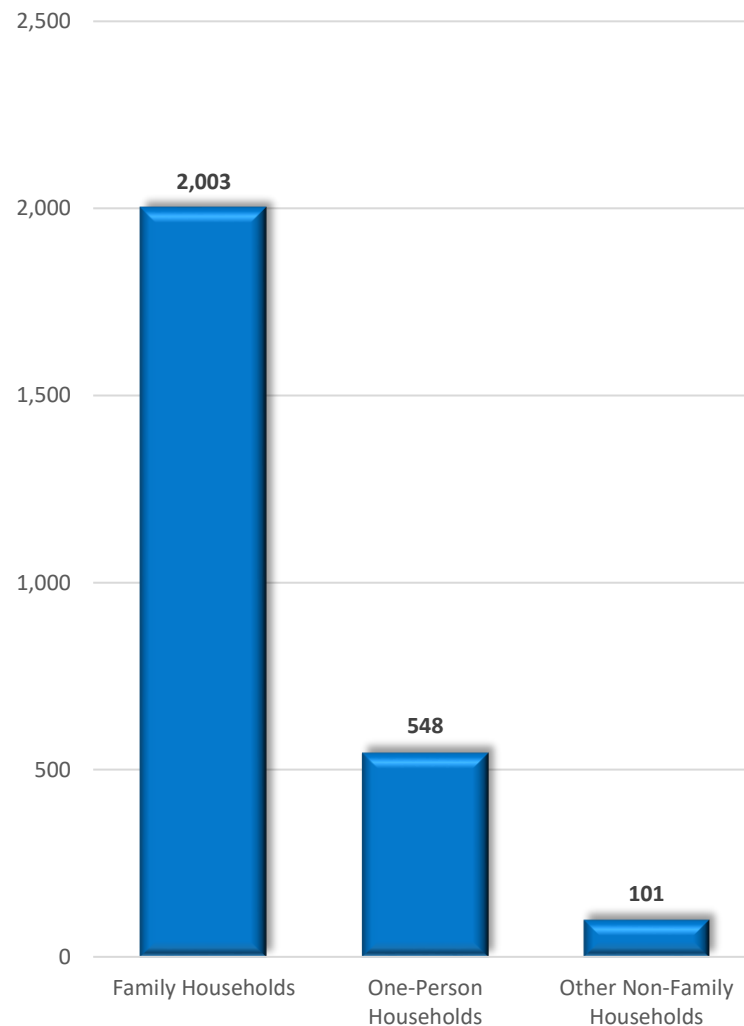
- Nursery school, preschool — 5% [6% countywide and 6% statewide].
- Kindergarten — 3% [6% countywide and 5% statewide].
- Elementary school (grades 1-8) — 28% [40% countywide and 39% statewide].
- High school (grades 9-12) — 14% [22% countywide and 21% statewide].
- College or graduate school — 50% [25% countywide and 29% statewide].



Households and Families

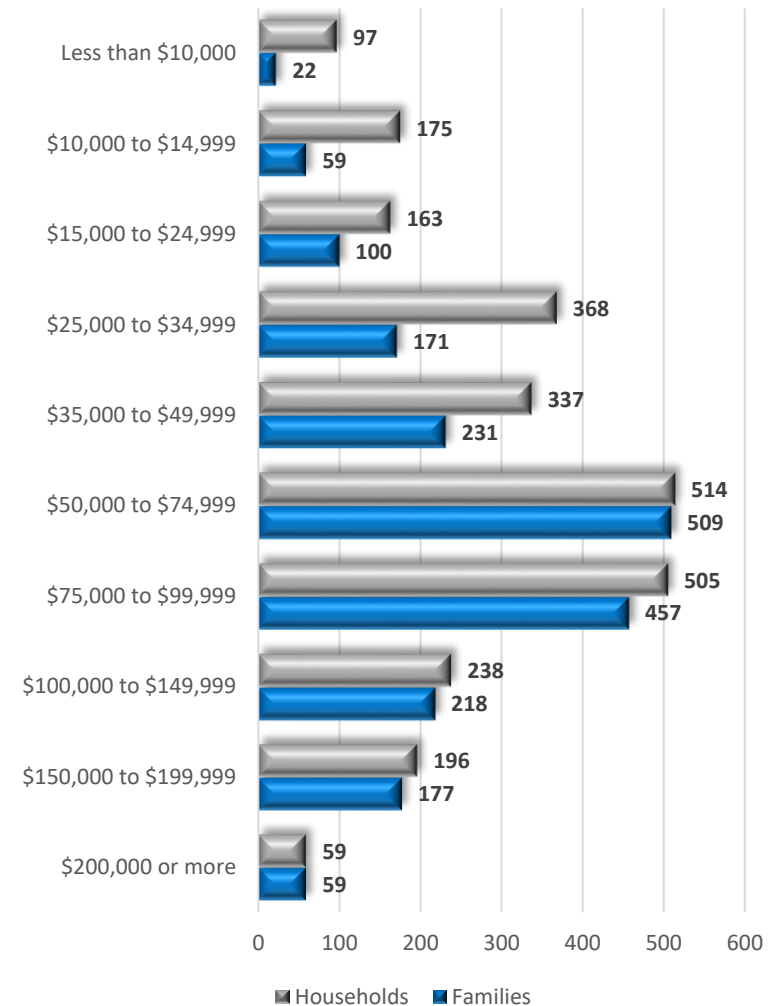
- Most Spring Arbor Township residents lived in its estimated 2,652 households in 2017.
 - Families comprised an estimated 76% of those households [66% countywide and 65% statewide]
 - An estimated 21% of households were comprised of a single person [29% countywide and 29% statewide].
 - Other non-family households comprised the remaining estimated 4% of households [5% countywide and 6% statewide].
 - The estimated average household and family size was 2.62 people and 3.02 people, respectively (please see the ACS note) [2.43 people and 2.98 people, respectively, countywide 2.49 people and 3.08 people, respectively, statewide].
- Group quarters (e.g., nursing homes, etc.) were home to an estimated 1,157 person in 2017, an estimated 14% of the population [6% countywide and 2% statewide].

The presence of a university and various assisted living facilities in Spring Arbor Township most likely contribute to the larger percentage of the population that make group quarters their home.



Household and Family Income

- Households with an income of:
 - \$24,999 or less comprised an estimated 16% of households [24% countywide and 23% statewide]
 - \$25,000-\$49,999 comprised an estimated 27% of households [26% countywide and 25% statewide]
 - \$50,000-\$99,999 comprised an estimated 38% of households [32% countywide and 31% statewide]
 - \$100,000 or more comprised an estimated 19% of households [18% countywide and 22% statewide]
- Family Households (i.e., families) with an income of:
 - \$24,999 or less comprised an estimated 9% of families [16% countywide and 15% statewide]
 - \$25,000-\$49,999 comprised an estimated 20% of families [24% countywide and 22% statewide]
 - \$50,000-\$99,999 comprised an estimated 48% of families [37% countywide and 35% statewide]
 - \$100,000 or more comprised an estimated 23% of families [24% countywide and 29% statewide]



Incomes and Poverty Status

- **Median Incomes:**

- Household -- \$56,195 [\$49,715 countywide and \$52,668 statewide]
- Family -- \$69,659 [\$ 61,359 countywide and \$66,653 statewide]
- Non-Family -- \$27,176 [\$ 29,676 countywide and \$31,333 statewide]

- **Per Capita Income:**

- Per Capita -- \$23,732 [\$ 25,952 countywide and \$28,938 statewide]

- **Population below poverty level:**

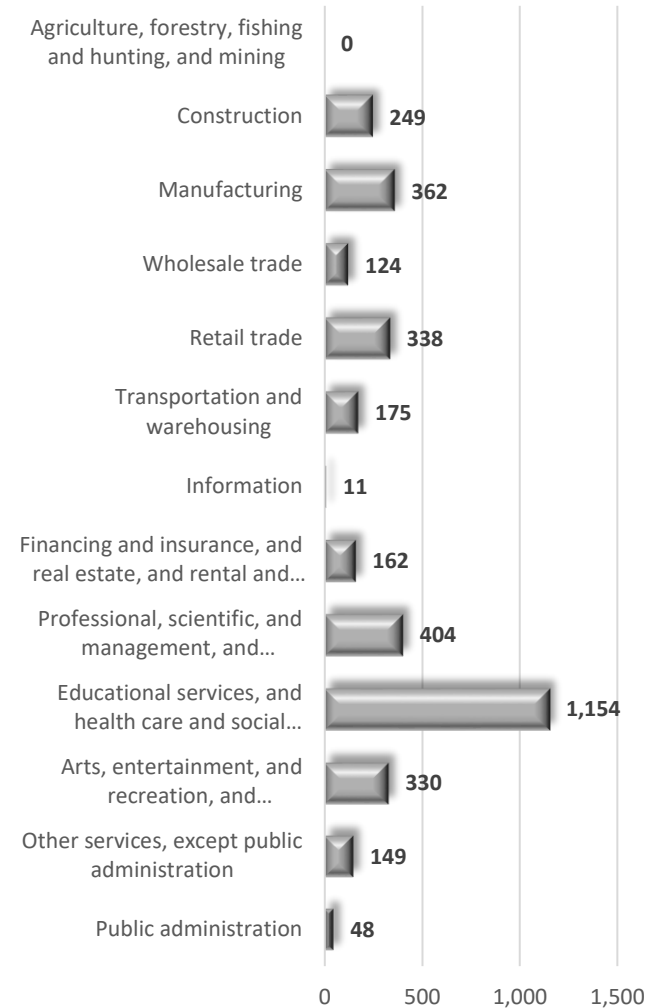
- Total population – 11% [15% countywide and 16% statewide]
- Under 18 years – 16% [25% countywide and 22% statewide]
- 18-64 years – 10% [14% countywide and 15% statewide]
- 65+ years old – 7% [6% countywide and 8% statewide]
-

Employment by Industry

The estimated employment by industry of the 3,506 civilian employees 16 years old or older in 2017 was:

- Agriculture, forestry, fishing and hunting, and mining — 0% [<1% countywide and 1% statewide]
- Construction — 7% [5% countywide and 5% statewide]
- Manufacturing — 10% [19% countywide and 18% statewide]
- Wholesale trade — 4% [2% countywide and 2% statewide]
- Retail trade — 10% [12% countywide and 11% statewide]
- Transportation and warehousing — 5% [6% countywide and 4% statewide]
- Information — <1% [1% countywide and 2% statewide]
- Financing and insurance, and real estate, and rental and leasing — 5% [4% countywide and 5% statewide]
- Professional, scientific, and management, and administrative and waste management services — 12% [7% countywide and 9% statewide]
- Educational services, and health care and social assistance — 33% [24% countywide and 24% statewide]
- Arts, entertainment, and recreation, and accommodation and food services — 9% [7% countywide and 9% statewide]
- Other services, except public administration — 4% [5% countywide and 5% statewide]
- Public Administration — 1% [5% countywide and 3% statewide]

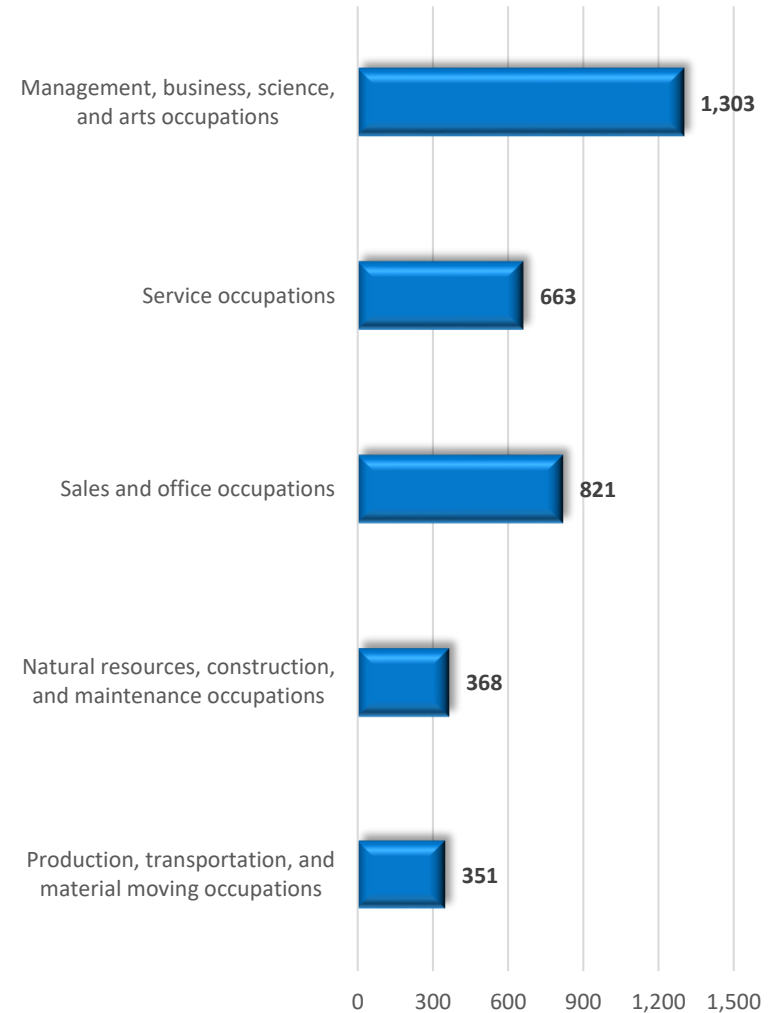
Please note that farmers do reside in Spring Arbor Township even though the ACS estimates do not identify them.



Employment by Occupation

The estimated employment by occupation of the 3,506 civilian employees 16 years old or older in 2017 was:

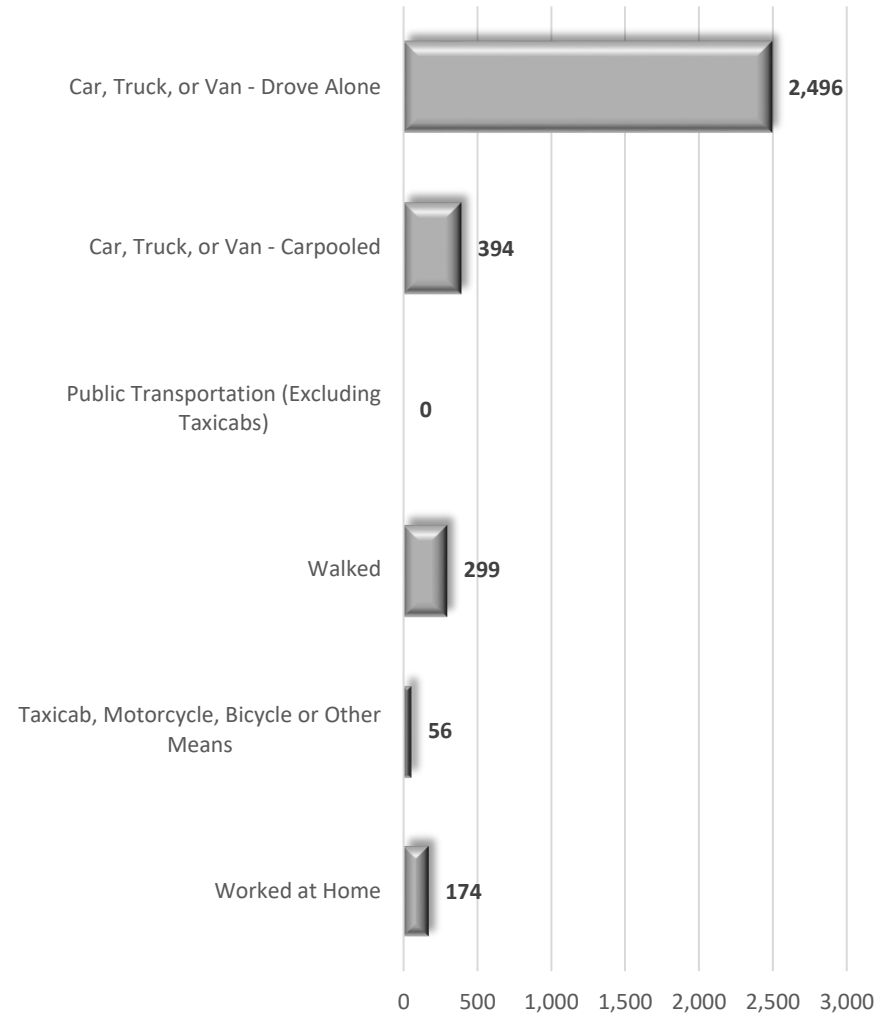
- Management, business, science, and arts occupations — 37% [31% countywide and 36% statewide]
- Service occupations — 19% [19% countywide and 18% statewide]
- Sales and office occupations 23% [24% countywide and 23% statewide]
- Natural resources, construction, and maintenance occupations — 10% [8% countywide and 8% statewide]
- Production, transportation, and material moving occupations — 10% [18% countywide and 16% statewide]



Means of Travel to Work

Spring Arbor Township had 3,419 residents, 16 years or older, for whom travel to work data was estimated in 2017

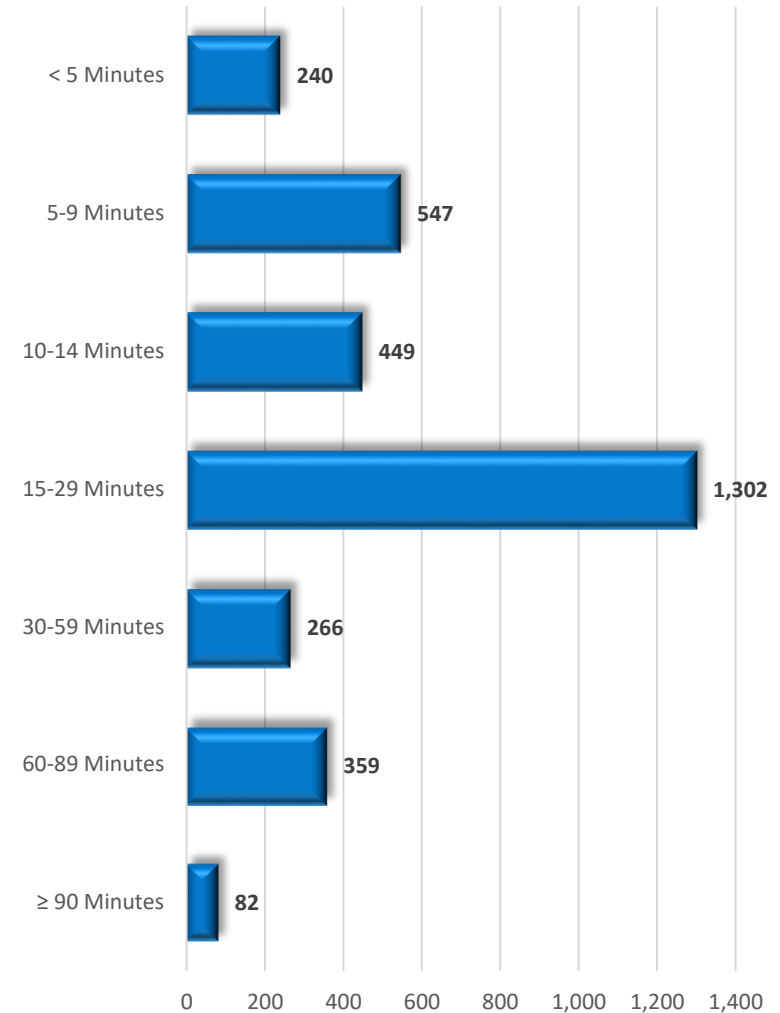
- An estimated 73% of people drove alone [84% countywide and 83% statewide]
- An estimated 12% of people carpooled [9% countywide and 9% statewide]
- An estimated 10% used some other means of travel [4% countywide and 5% statewide]
- An estimated 5% worked at home [3% countywide and 4% statewide]



Travel Time to Work

Spring Arbor Township had 3,245 residents, 16 years or older, for whom travel time to work data was estimated in 2017

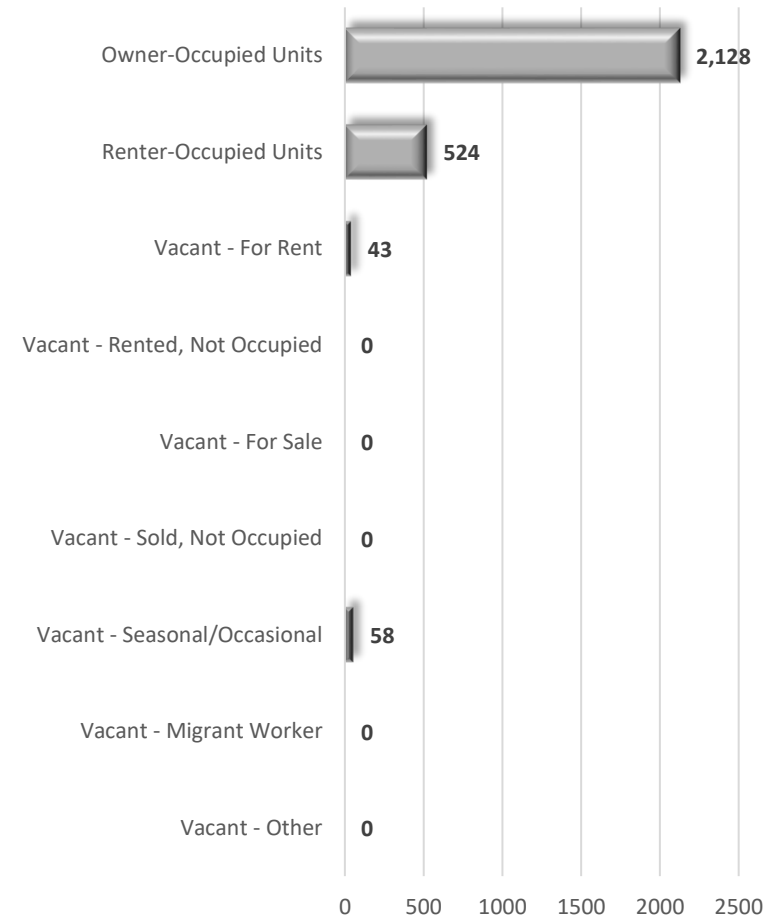
- The estimated travel time to work was 21.6 minutes [23.3 minutes countywide and 24.3 minutes statewide]
- Travel time segments
 - ≤5 minutes — 7% [3% countywide and 3% statewide]
 - 5-9 minutes — 17% [13% countywide and 11% statewide]
 - 10-14 minutes — 14% [18% countywide and 15% statewide]
 - 15-29 minutes — 40% [37% countywide and 38% statewide]
 - 30-59 minutes — 8% [12% countywide and 15% statewide]
 - 60-89 minutes — 11% [15% countywide and 16% statewide]
 - ≥90 minutes — 3% [2% countywide and 2% statewide]



Dwellings and Vacancy Rates

Spring Arbor Township had an estimated 2,753 dwelling units in 2017:

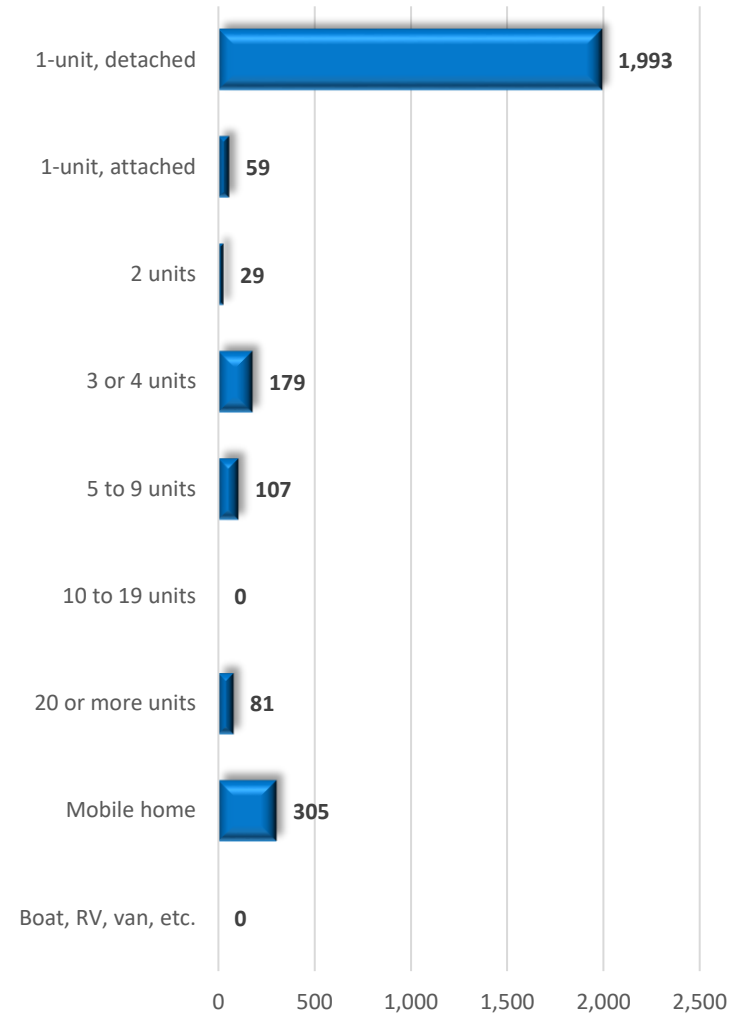
- An estimated 96% of those dwellings were occupied [89% countywide and 85% statewide]
 - Owner-occupied — 77% [65% countywide and 60% statewide]
 - Renter-occupied — 19% [24% countywide and 25% statewide]
- An estimated 4% of those dwellings were vacant [11% countywide and 15% statewide]
 - Used seasonally/occasionally — 2% [3% countywide and 6% statewide]
 - Used to house migrant workers — 0% [<1% countywide and <1% statewide]
 - Otherwise vacant — 2% [8% countywide and 8% statewide]



Housing Types

Spring Arbor Township had an estimated 2,753 dwelling units in 2017

- An estimated 74% of dwellings were single units [78% countywide and 77% statewide]
 - An estimated 72% of dwellings were detached single units [77% countywide and 72% statewide]
 - An estimated 2% of dwellings were attached single units [1% countywide and 5% statewide]
- An estimated 15% of dwellings were in multi-unit buildings [16% countywide and 18% statewide]
 - An estimated 1% of dwellings were in duplexes [3% countywide and 2% statewide]
 - An estimated 7% of dwellings were in 3-4 unit buildings [3% countywide and 3% statewide]
 - An estimated 4% of dwellings were in 5-9 unit buildings [3% countywide and 4% statewide]
 - An estimated 0% of dwellings were in 10-19 unit buildings [3% countywide and 4% statewide]
 - An estimated 3% of dwellings were in 20 or more unit buildings [4% countywide and 5% statewide]
- An estimated 11% of dwellings were mobile homes [6% countywide and 5% statewide]
- An estimated 0% of dwellings were boats, RVs, vans, etc. [0% countywide and <1% statewide]



Housing Costs

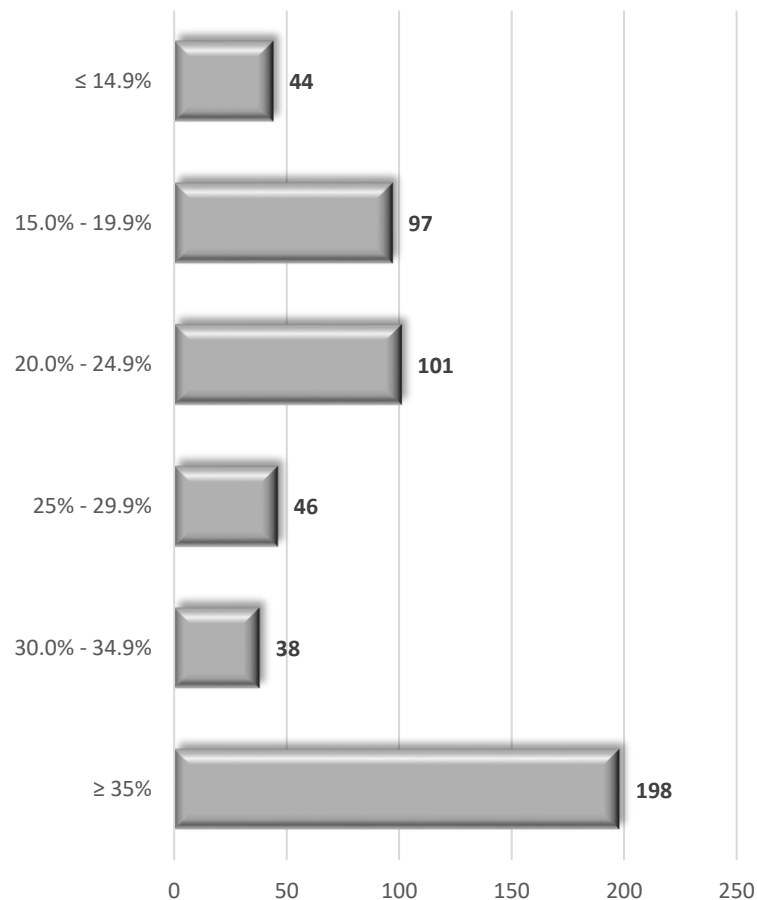
Spring Arbor Township had an estimated 524 renter occupied households paying rent in 2017:

- The estimated median monthly rent was \$684 in 2017 [\$738 countywide and \$780 statewide]
- An estimated 45% of households who rented spent $\geq 30\%$ of household income on rent [52% countywide and 50% statewide]

Spring Arbor Township had an estimated 2,128 owner occupied households in 2017:

- Of the estimated 1,153 owner-occupied households in 2017 with a mortgage:
 - The median monthly owner cost was \$1,241 [\$1,122 countywide and \$1,295 statewide]
 - An estimated 28% of those households spent $\geq 30\%$ of household income on housing [25% countywide and 25% statewide]
- Of the estimated 975 owner-occupied households in 2017 without a mortgage
 - The median monthly owner cost was \$467 [\$430 countywide and \$463 statewide]
 - An estimated 8% of those households spent $\geq 30\%$ of household income on housing [12% countywide and 15% statewide]

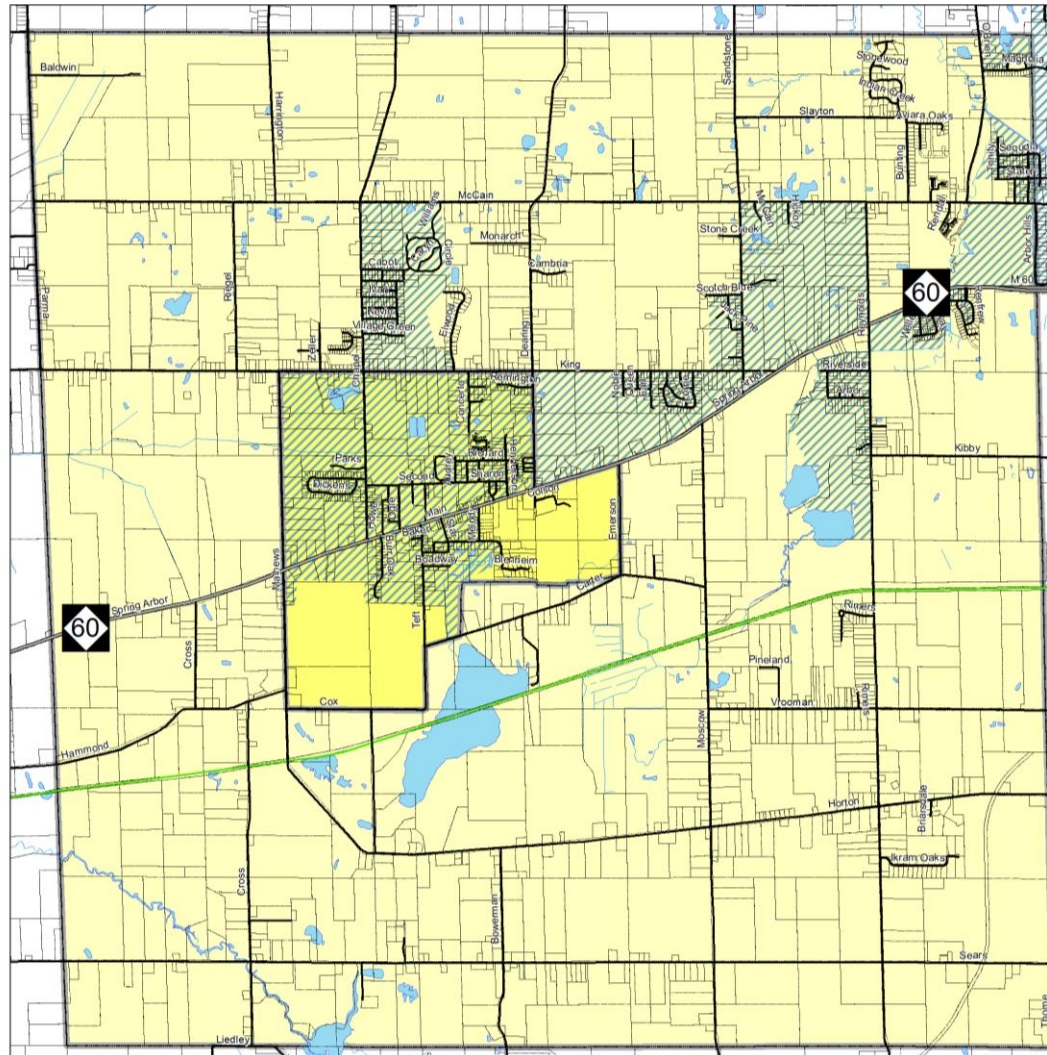
Gross Rent as a Percentage of Household Income



APPENDIX B
MAPPING

Spring Arbor Township Master Plan, 2020 edition





Base Map

Boundaries

- Parcels/Properties
- Spring Arbor Township
- Spring Arbor CDP
- Jackson Urban Area

Hydrology

- Rivers, Streams, & Drains
- Lakes & Ponds

Transportation

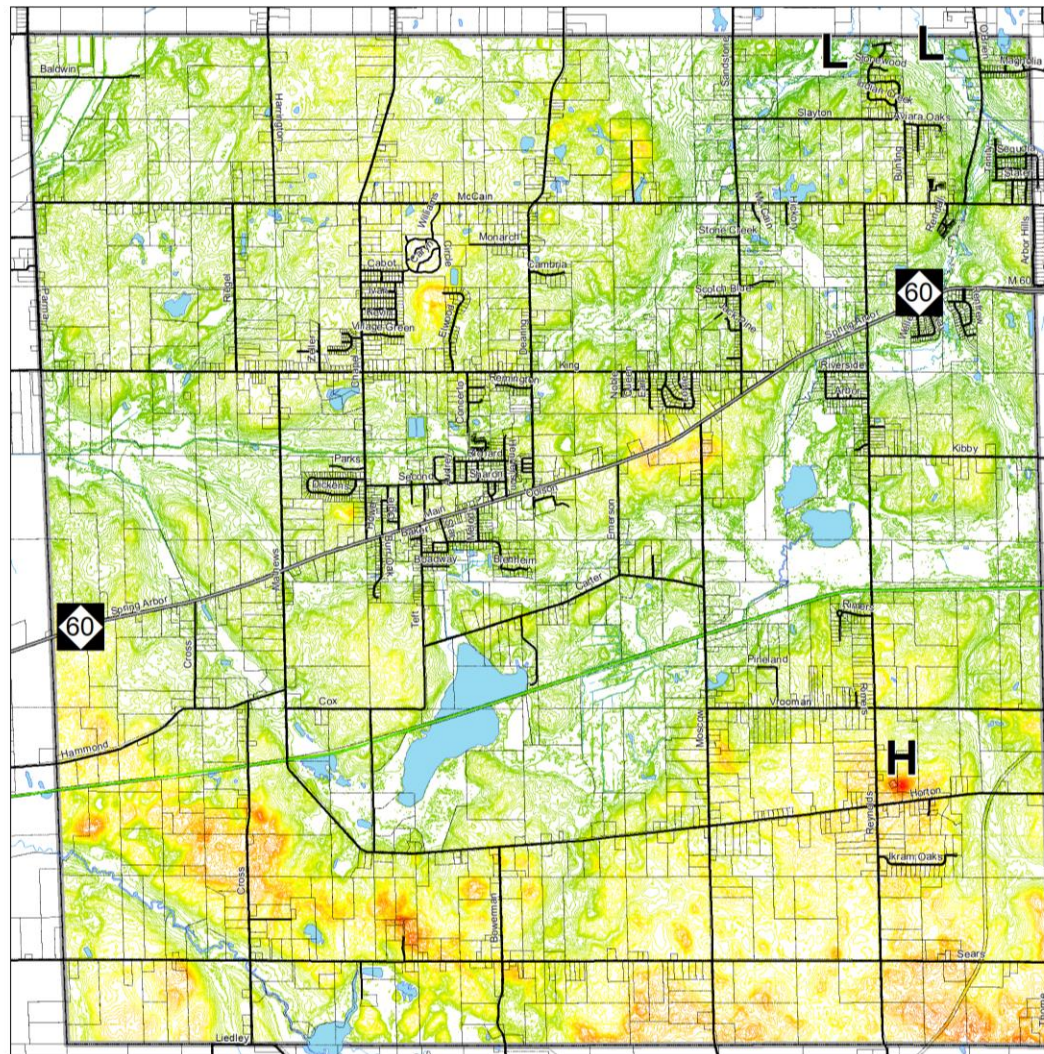
- Spring Arbor Road (M-60)
- Other Roads & Streets
- Falling Waters Trail

Parcel Layer Source

Jackson County GIS

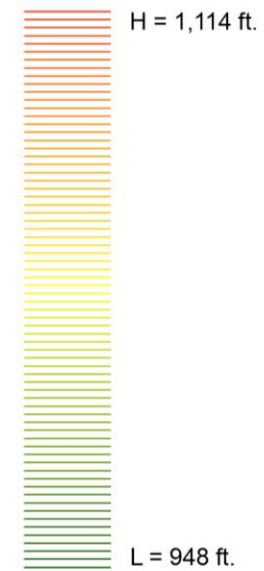
0 0.5 1 1.5 Miles





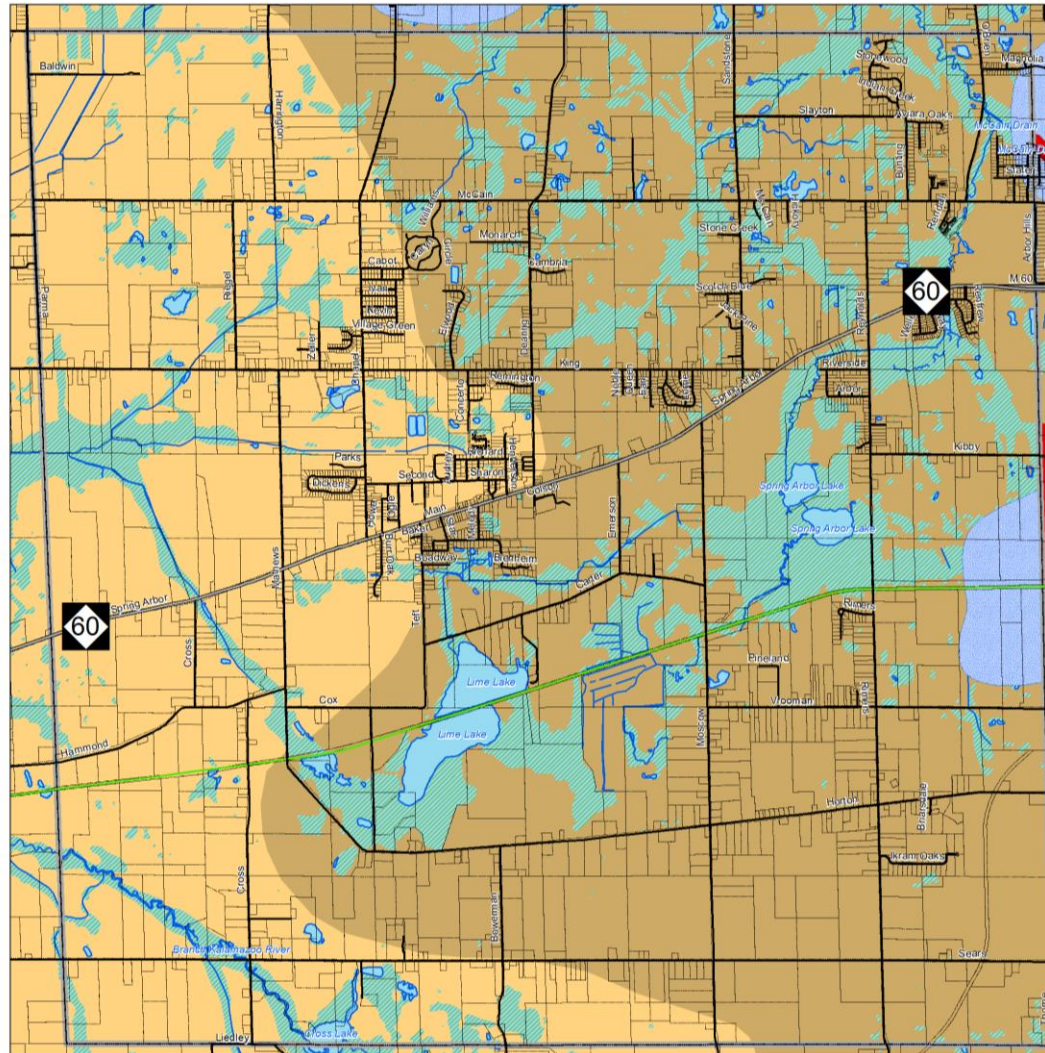
Topography

Legend



Parcel Layer Source
Jackson County GIS





Hydrology

Watersheds

- Upper Grand River
- Kalamazoo River

Flood Zones

- 100-Year Flood Zone

Surface Water

- Rivers, Streams, & Drains
- Lakes & Ponds
- Wetlands

Ground Water

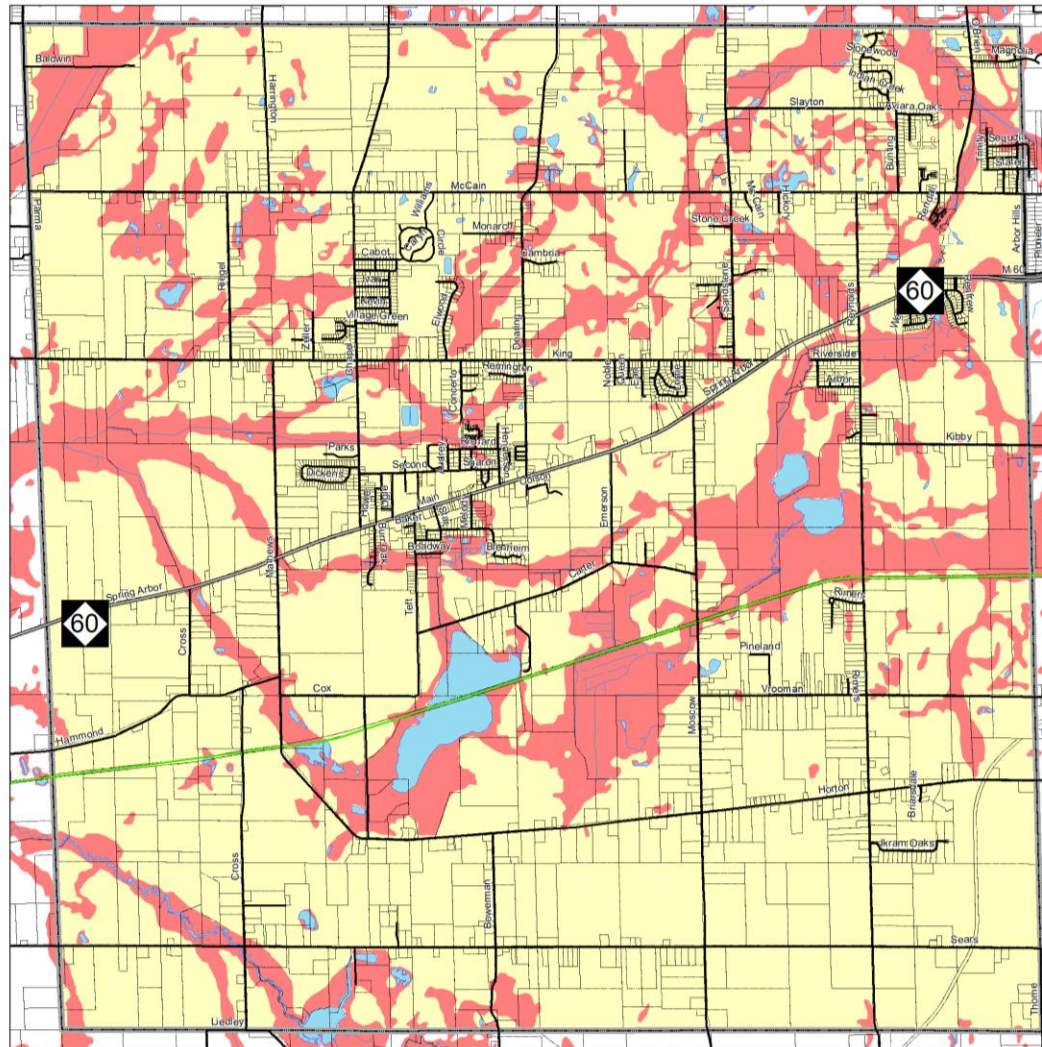
- Wellhead Delineation Areas

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles





Hydric Soils

Legend

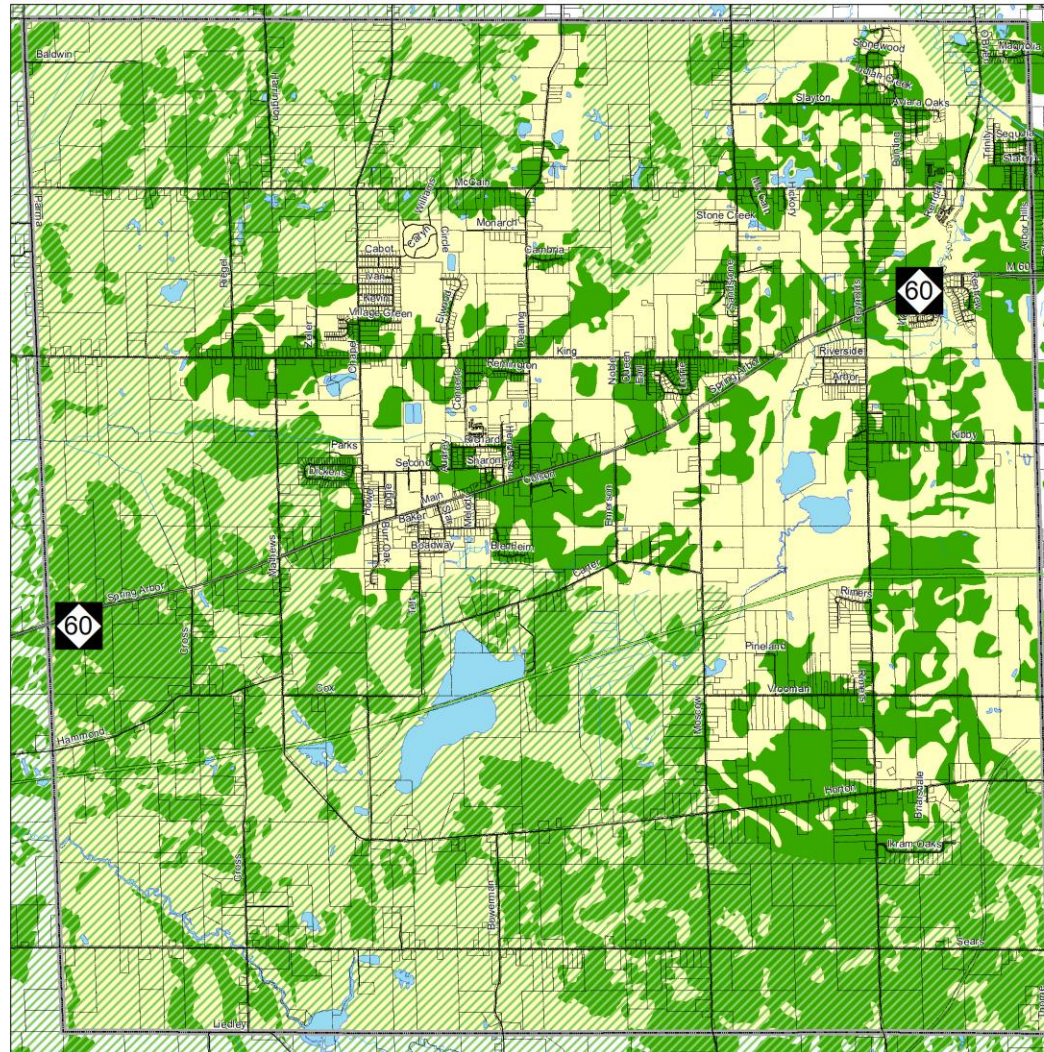
Hydric Soils

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles





Agricultural Soils

Legend

- Most Productive Agricultural Soils
- Recommended Agricultural Preservation Area

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles



Community Facilities Mapping Key

Township Offices Complex

1. Township Offices Complex
Township Offices and Fire Station, the Spring Arbor Branch of the Jackson District Library, the Spring Arbor Branch of the U.S. Post Office (i.e., Zip Code 49283), and Jackson County Department on Aging's Spring Arbor Senior Center

Township and County Parks

2. Gallagher Park | *Spring Arbor Township*
3. Lime Lake County Park

Private Nature Preserves

4. Michigan Audubon Society
5. Arborwood Condominiums Common Area
6. Greenbriar Condominiums Common Area
7. Deer Ridge Subdivision Common Area
8. Spring Arbor Heights Site Condominiums Common Area

Private Recreation Facilities

9. Lloyd Ganton Auto Museum
10. Arbor Hills Golf Course
11. Hickory Hills Golf Course

Regional Trails

12. Falling Waters Trail | *Great Lake-to-Lake Trails Route #1*

University Campuses

13. Spring Arbor University
Ogle Art Center and the Ganton Art Gallery | Spring Arbor University Cougars (men's, women's, and coed sports)

Public School Campuses

14. Bean Elementary School
15. Warner Elementary School
16. Western Middle and High Schools

Assisted Living Campuses

17. Arbor Oaks Living Center and Arbor View Estates
18. Spring Arbor Assisted Living
19. Arbor Manor

Church Campuses

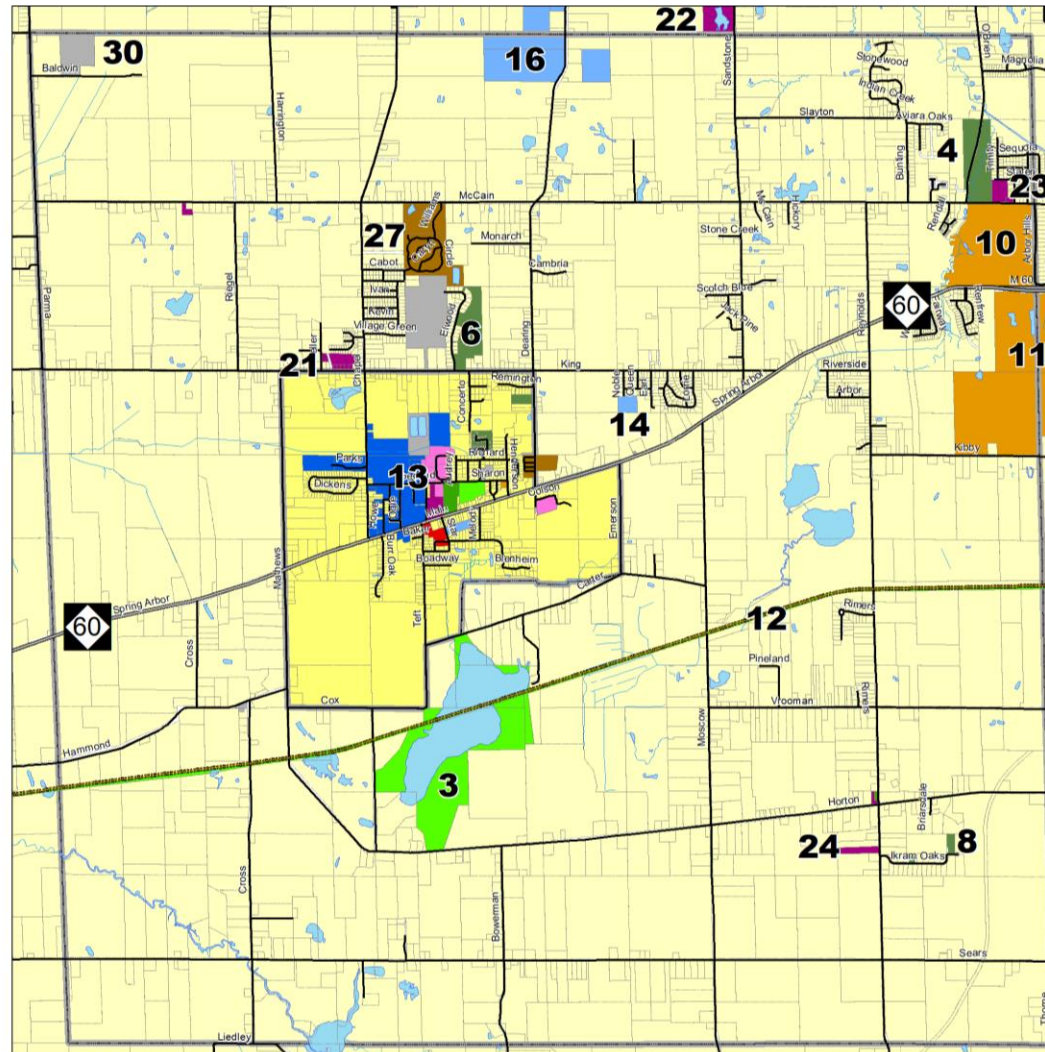
20. Spring Arbor Free Methodist Church
21. Spring Arbor Church of the Nazarene
22. Sandstone Congregational Church
23. Trinity Evangelical Church
24. First Missionary Baptist Church

Various Housing Complexes

25. 3401 Dearing Road Apartments
26. Miller Trailer Village
27. Arbor Village Mobile Home Community

Other Public Facilities

28. Spring Arbor Cemetery
29. Spring Arbor Township DPW
30. Village of Parma DPW



Community Facilities

Legend

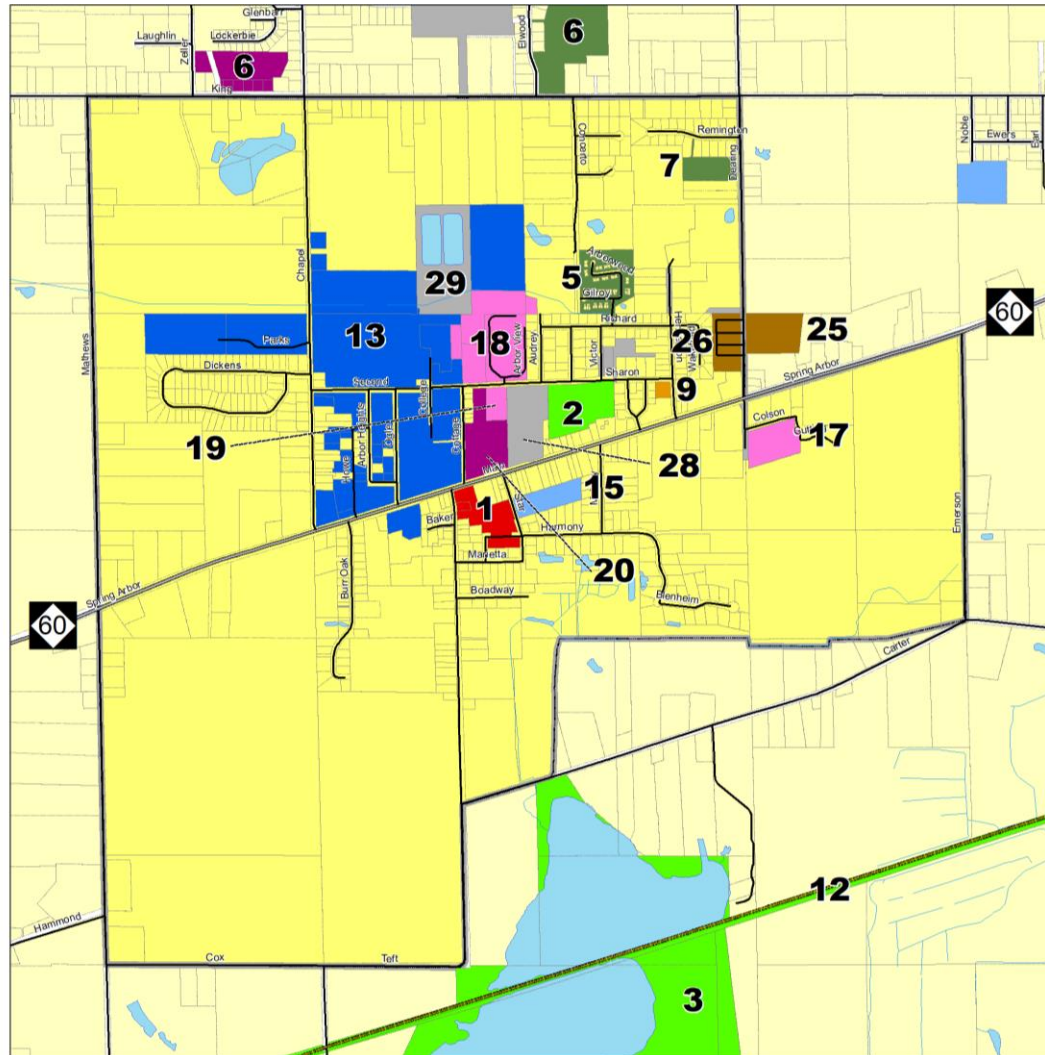
- Township Hall Complex
- Township & County Parks
- Private Nature Preserves
- Private Recreation Facilities
- University Campuses
- Public School Campuses
- Assisted Living Campuses
- Church Campuses
- Various Housing Complexes
- Other Public Facilities

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles





Community Facilities

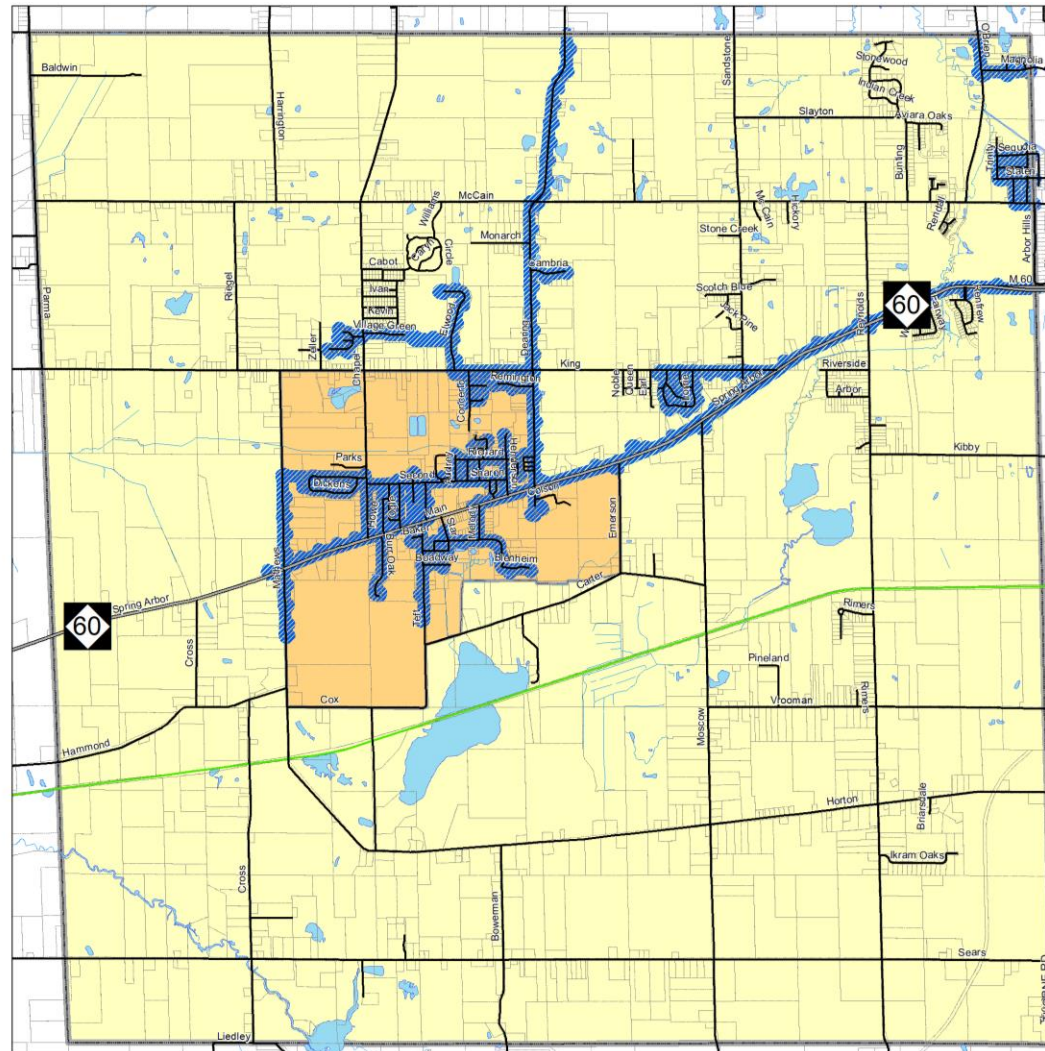
Legend

- Township Hall Complex
- Township & County Parks
- Private Nature Preserves
- Private Recreation Facilities
- University Campuses
- Public School Campuses
- Assisted Living Campuses
- Church Campuses
- Various Housing Complexes
- Other Public Facilities

Parcel Layer Source
Jackson County GIS

0 0.5 Miles





Water Service

Legend

 Water Service Areas

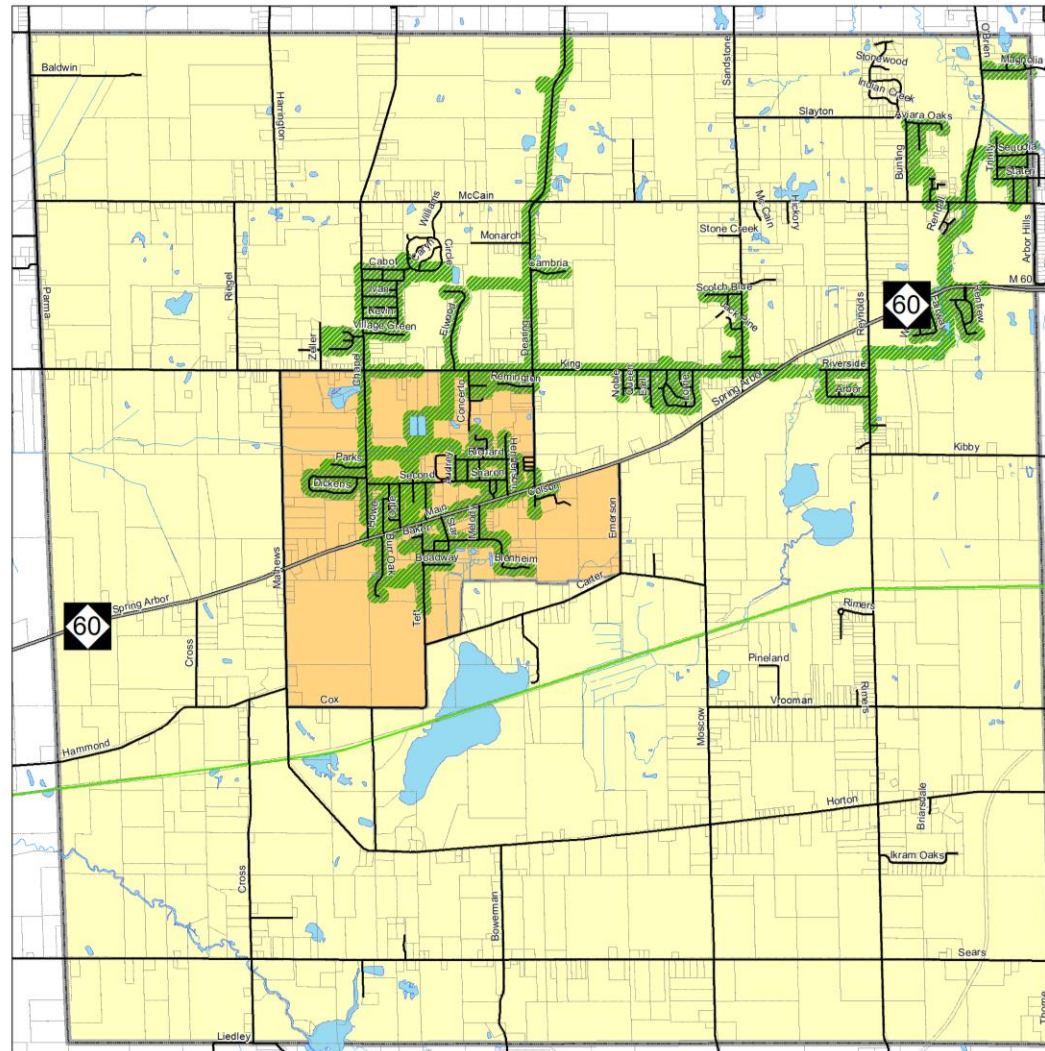
Property owners should verify the availability of water service to their properties

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles





Sewer Service

Legend

 Sanitary Sewer Service Areas

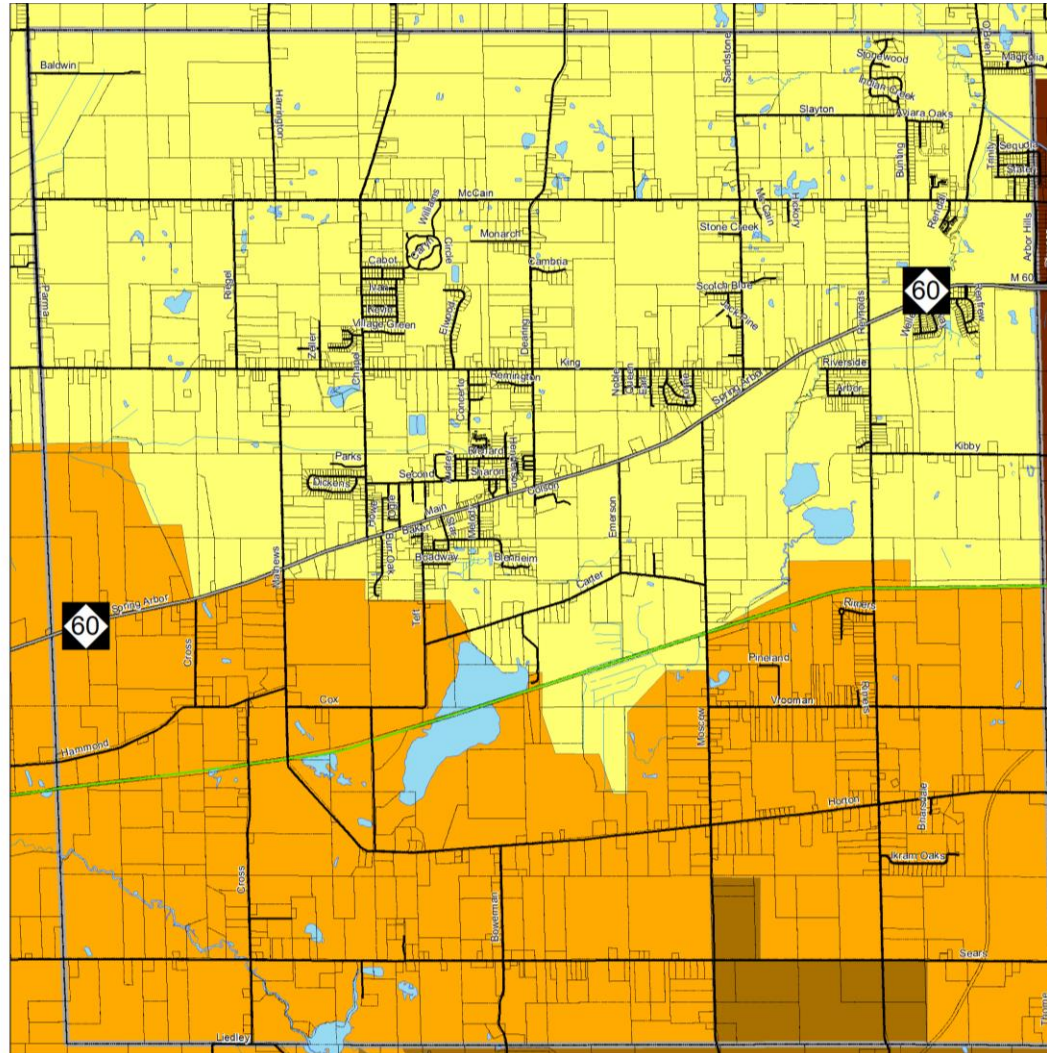
Property owners should verify the availability of sanitary sewer service to their properties

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles





School Districts

Legend

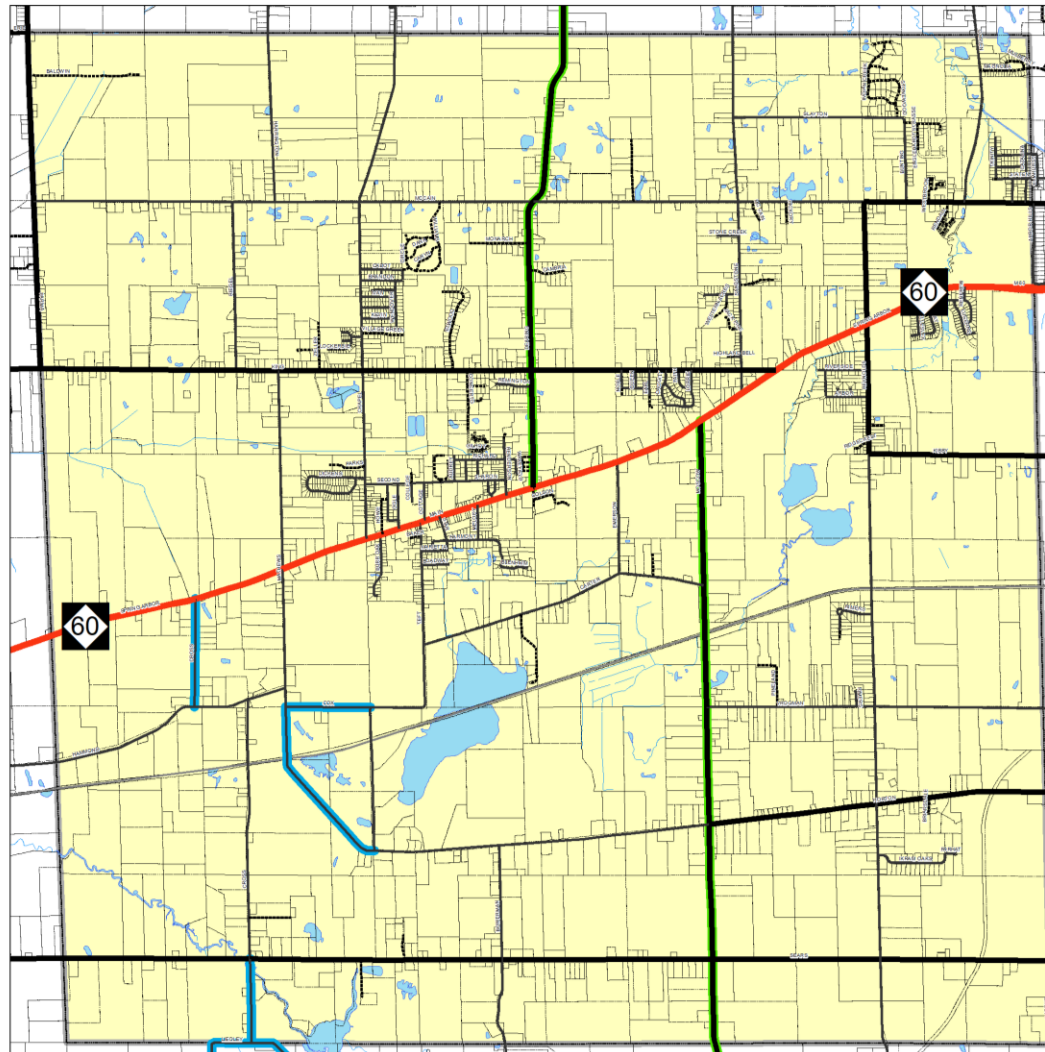
- Western School District
- Concord Community School District
- Hanover-Horton Schools
- Jackson Public Schools

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles





Roads

Legend

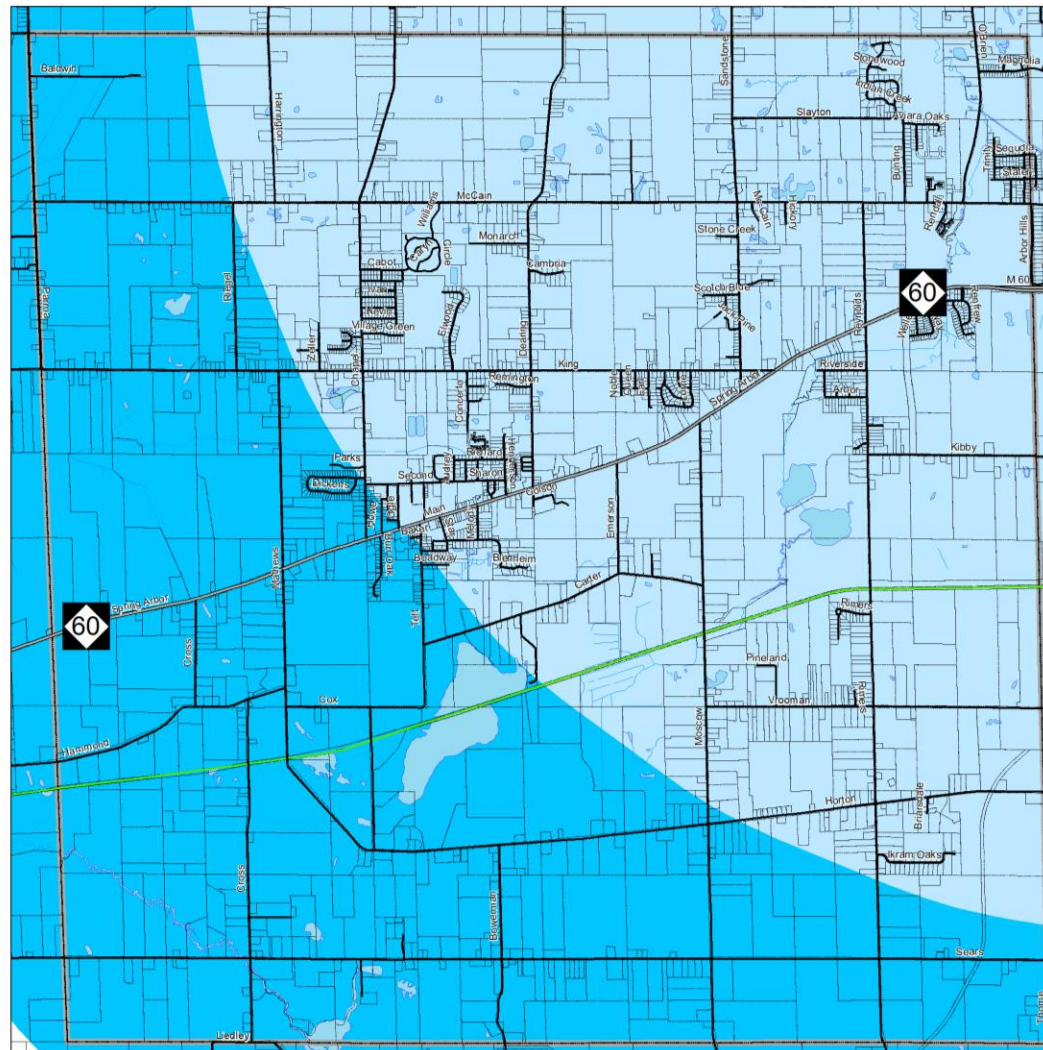
- State Highways
- County Primary Roads
- County Local Roads
- Class A Roads
- Gravel Roads
- Private Roads

Parcel Layer Source

Jackson County GIS



0 0.5 1 1.5 Miles





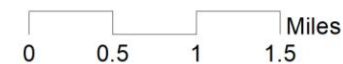
Airport Zones

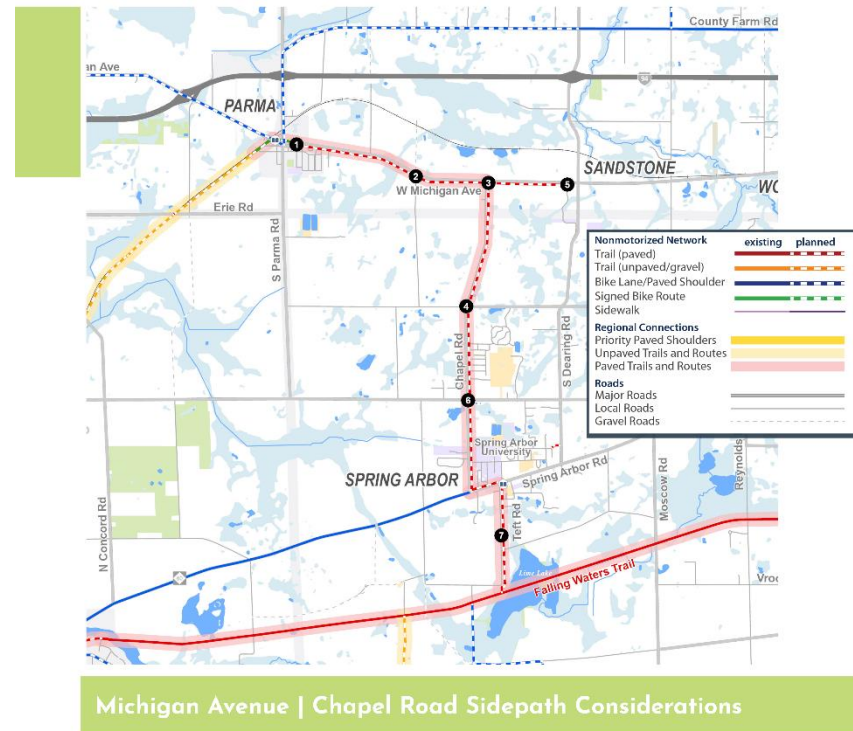
Legend

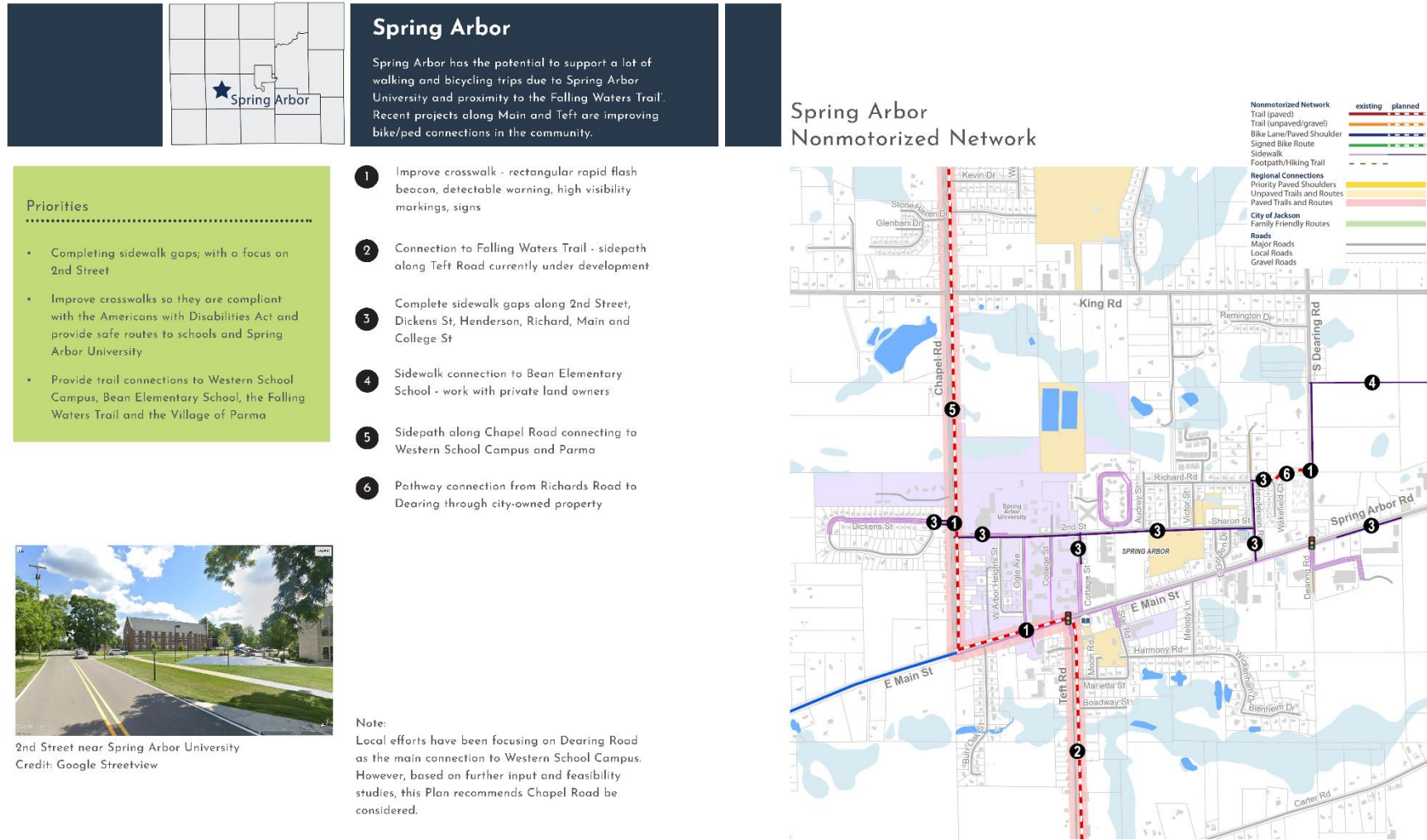
-  Zone C --
Any Structure Over 100 ft.
-  Zone D --
Any Structure Over 200 ft.

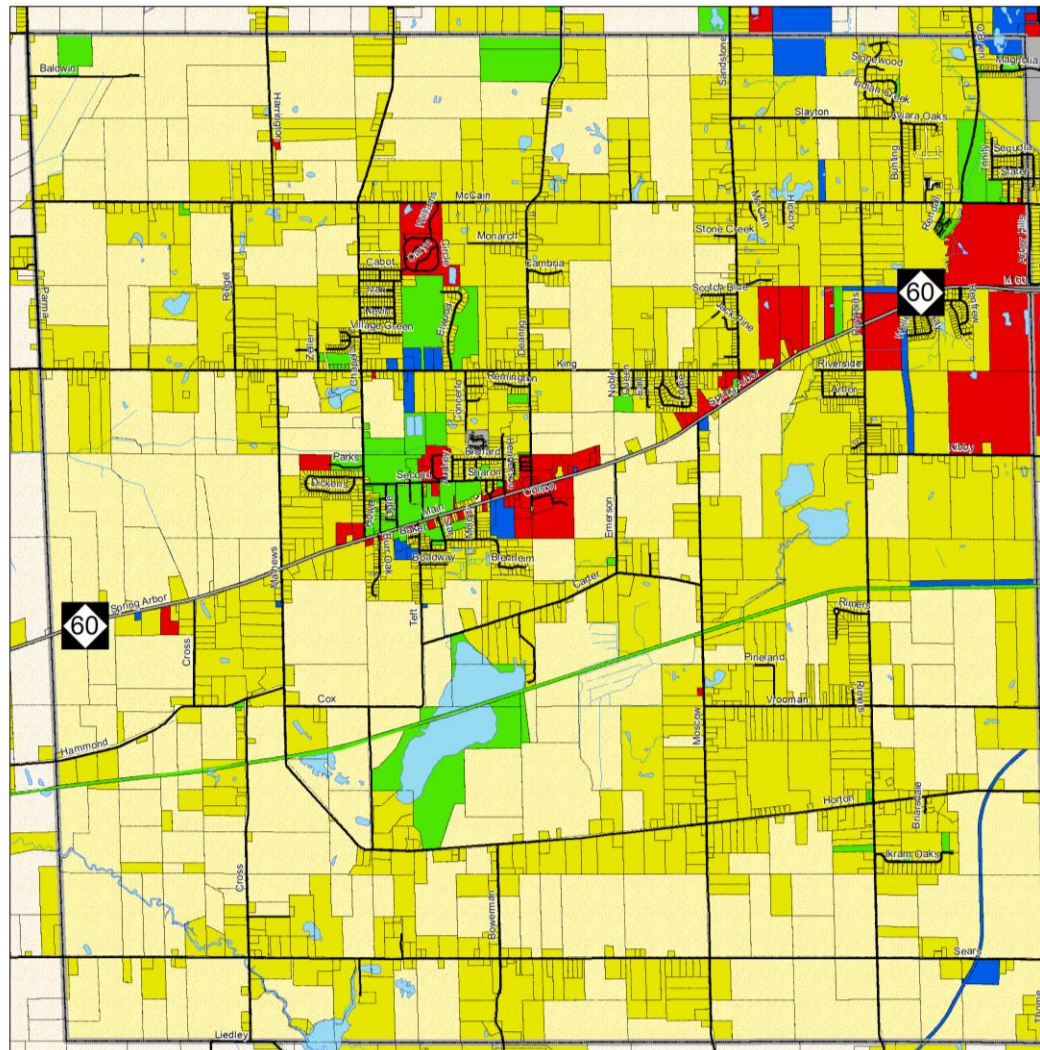
Parcel Layer Source

Jackson County GIS



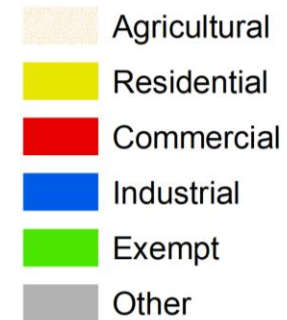






All Land Uses

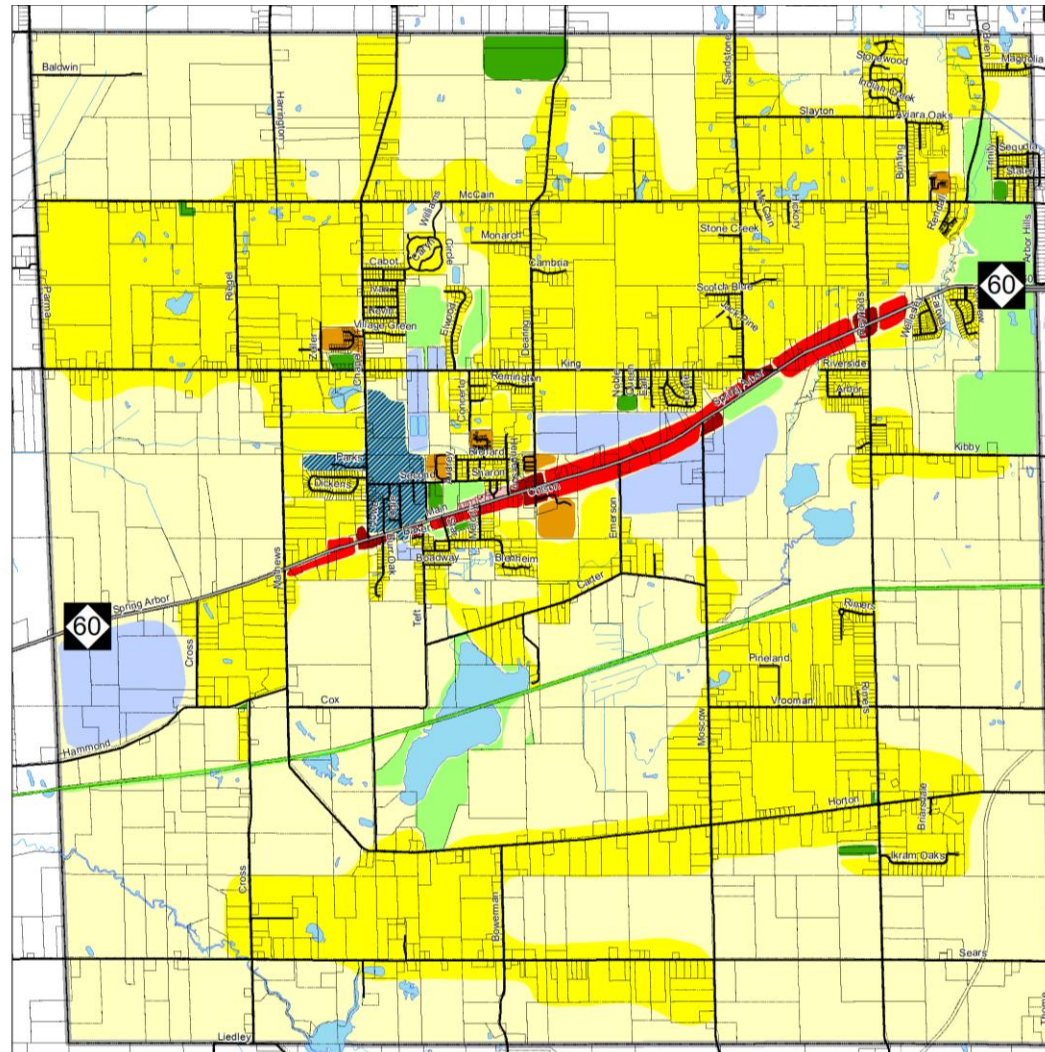
Property Assessment



Parcel Layer Source

Jackson County GIS





Future Land Use

Legend

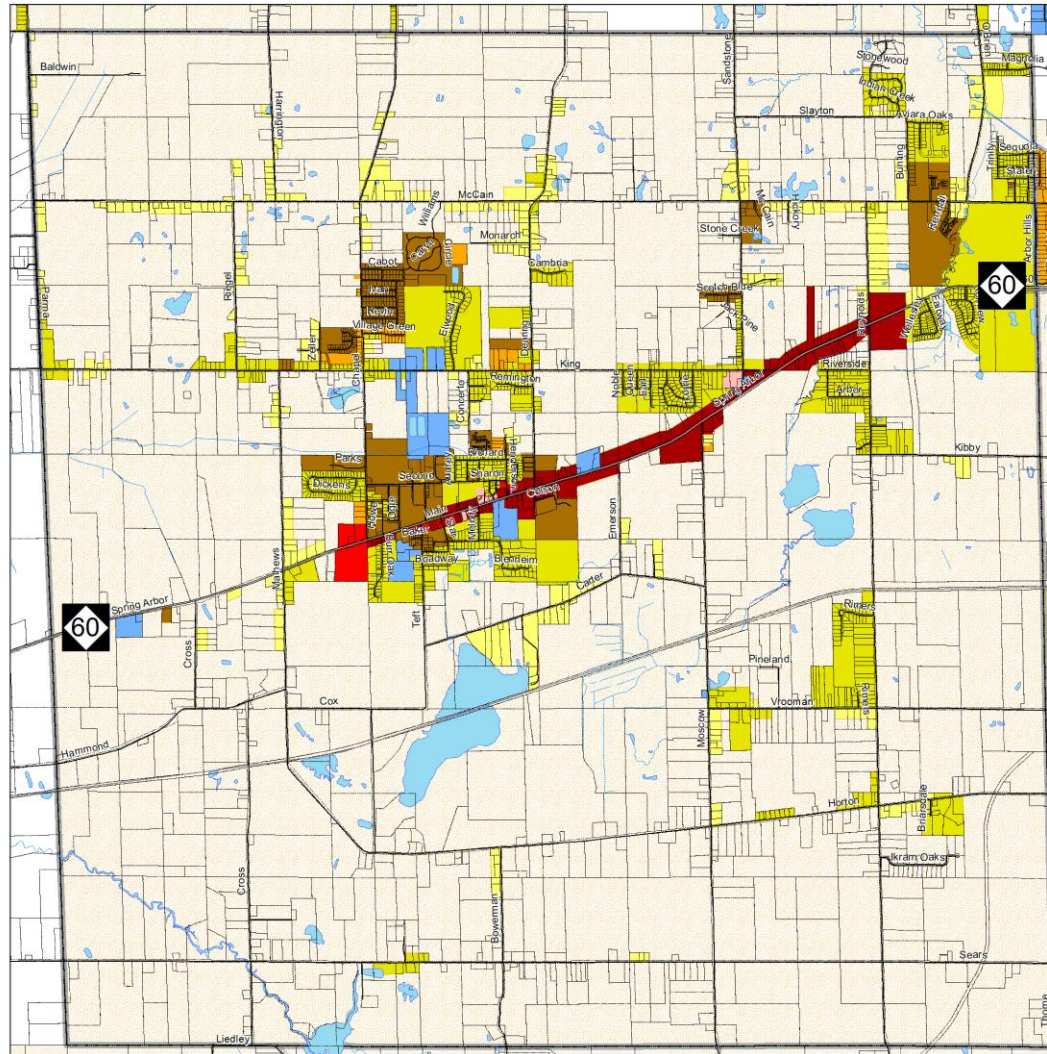
- Agricultural
- Low-Density Residential
- High-Density Residential
- Offices & Professional Services
- Local Commercial
- Highway Service Commercial
- Light Industrial
- Spring Arbor University
- Parks & Dedicated Open Space
- Other Institutions
- Wetlands

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles





Zoning

Boundaries

- AG-1 (Agricultural)
- RNF-1 (Rural Non-Farm Res.)
- RS-1 (Suburban Residential 1)
- RS-2 (Suburban Residential 2)
- RM-1 (Multiple-Family Res.)
- O-1 (Office)
- C-1 (Local Commercial)
- C-2 (General Commercial)
- C-3 (Highway Service Com.)
- I-1 (Light Industrial)

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles



APPENDIX C

EXISTING LAND USE PATTERNS AND COMMUNITY FACILITIES

Spring Arbor Township Master Plan, 2020 edition



A goal (and associated strategies and actions) of the 2017-2021 edition of the *Region 2 Planning Commission Comprehensive Economic Development Strategy (CEDS)* is the identification and mapping of cultural and recreational resources (see the inset).

A first step in identifying major community facilities (i.e., cultural and recreational resources) is to map existing land use patterns utilizing property assessment categories (i.e., existing land use). Many cultural and recreational resources have an exempt status, making them easier to identify and that counties and municipalities could utilize the property assessment data, as they create economical and up-to-date existing land use maps for inclusion in Master Plans and other planning documents. This appendix provides information on existing land use patterns and cultural and recreational resources found in Spring Arbor Township.

Caveats

Before describing the land use pattern found in Jackson County, it is important to recognize some limitations to the data:

- The Township does not assess all portions of the municipality. Consequently, most of the acreage utilized for roads, other rights-of-way, and some large lakes were not included in the analysis.
- Some of the acreage contained in the commercial assessment category would normally be included in other land use categories. For example, recreational businesses would likely be included in an institutional land use category and apartment complexes would be included in a residential land use category.
- A small number of properties and assessed acres were not associated with a traditional land use category.
- Finally, traditional land use surveys describe residential, commercial, and industrial land uses by their character and/or density (e.g., single-family vs multiple-family residential, local/general vs highway service commercial, light vs heavy industrial, etc.). That was not possible using assessment data.

Goal #2 of the *Comprehensive Economic Development Strategy (CEDS)* is:

- **Provide opportunities to support globally competitive business environment strategies**

Strategy C, designed to accomplish the goal, is:

- **Identify and map unique cultural and regional recreational resources, which add to quality of life and placemaking, thereby aiding economic development, including, but not limited to, arts and cultural institutions, agriculture, parks, trails, and other recreation facilities, and natural resources.**

In addition, Action #3, designed to fulfill the strategy, is:

The mapping of cultural and recreational resources.

- It should also be noted that the GIS (Geographic Information System) parcel layers, which include property assessment information, were provided by:
 - Jackson County GIS.

Property Assessment Patterns

Recognizing the caveats listed above, the Township's property assessment patterns follow:

- Agricultural uses accounted for approximately 47% of assessed acreage (see the [All Land Uses Map](#) in Appendix B and [Agricultural Uses Map](#)).

There is farmland is found throughout the Township (see Figure 2).

- Residential uses comprised approximately 44% of assessed acreage (see the [All Land Uses Map](#) in Appendix B and [Residential Uses Map](#)). R2PC staff also subdivided the category into subcategories based upon lot size:

- Compact residential uses (i.e., lots <5 acres) comprised approximately 11% of assessed acreage.

Compact residential uses are located across the Township (see the [Residential Uses Map](#)).

- Large-lot residential uses accounted for approximately 33% of assessed acreage.

Large-lot residential uses are also scattered throughout the Township (see the [Residential Uses Map](#)). Residential uses on lots of at least 40 acres accounted for approximately 8% of assessed acreage.

- Commercial uses comprised to approximately 4% of assessed acreage (see the [All Land Uses Map](#) in Appendix B and [Commercial & Industrial Uses Map](#)).

Most of the commercial uses (e.g., stores, restaurants, and offices) are located along the Spring Arbor Road (M-60) corridor (see the [Commercial & Industrial Uses Map](#)).

- Industrial uses accounted for approximately 1% of assessed acreage (see the [All Land Uses Map](#) in Appendix B and [Commercial & Industrial Uses Map](#)).

A limited number of industrial uses are located across the Township (see the [Commercial & Industrial Uses Map](#)).

Property Assessment	
Agricultural	47.1%
Residential	43.8%
Commercial	3.8%
Industrial	1.0%
Exempt	4.3%
Other	0.0%
	100%

- Approximately 2% of the assessed acreage comprised various types of exempt uses (see the [All Land Uses Map](#) in Appendix B and [Exempt Uses Map](#)).

Exempt uses (e.g., churches, college and university campuses, parks and recreation facilities, etc.) are located throughout the Township (see the [Exempt Uses Map](#)).

Existing Land Use Patterns

Based upon the property assessments listed above, the land use patterns found in Spring Arbor Township are (see the [Intensity of Development Map](#)):

- Low-intensive development accounted for approximately 32% of assessed acreage (see the [Intensity of Development Map](#)).

Low-intensive development (i.e., residentially assessed properties ≥ 5 acres) was found sprinkled throughout the Township.

- High-intensive development comprised approximately 16% of assessed acreage (see the [Intensity of Development Map](#)).

High-intensive development (i.e., residentially assessed lots < 5 acres, and commercially and industrially assessed lots) were disbursed throughout the Township, including along the Spring Arbor Road (M-60) corridor.

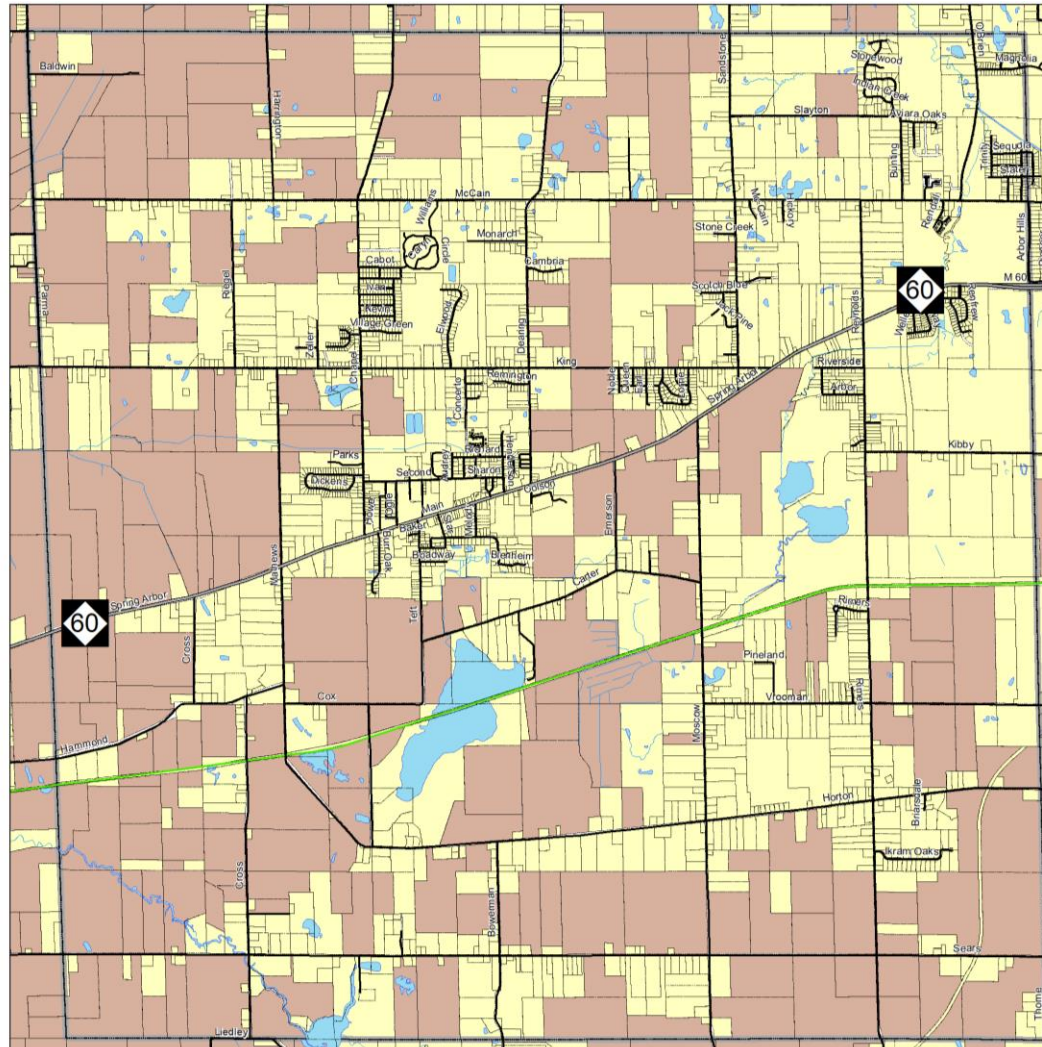
- Various types of noncommercial institutional uses comprise approximately 4% of assessed acreage (see the [Intensity of Development Map](#)).

Institutions (e.g., college and university campuses, parks and recreation facilities, etc.) were located concentrated in the unincorporated village but also scattered throughout the Township.

Existing Land Use	
Low-Intensive Development	32.7%
High-Intensive Development	15.9%
Institutions	4.2%


Major Community Facilities

The mapping of land use patterns—and further analysis of property assessment/parcel data and various online resources—made it relatively easy to identify major community facilities in Spring Arbor Township (see the [Major Community Facilities Maps](#) in Appendix B).



Agricultural Uses

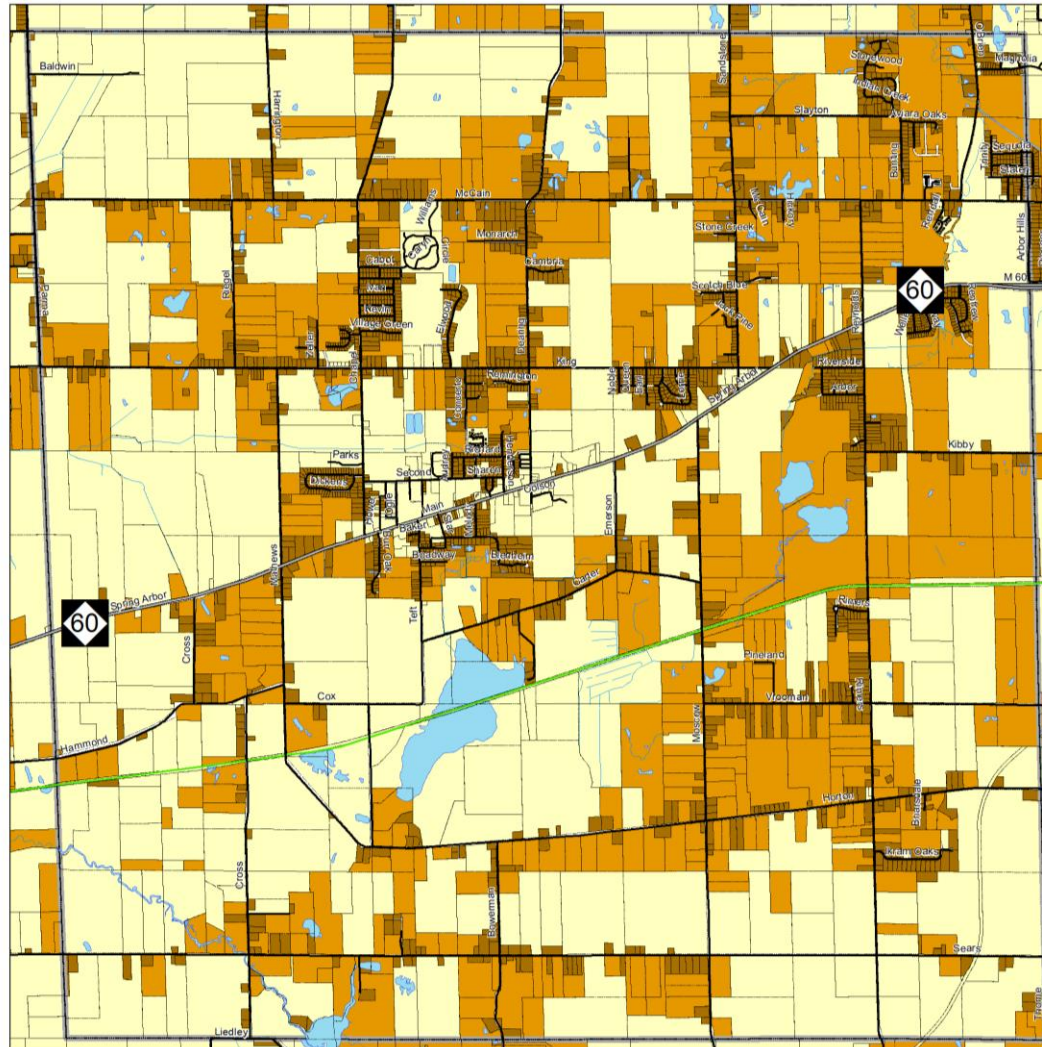
Property Assessment

 Agricultural Lots

Parcel Layer Source

Jackson County GIS





Residential Uses

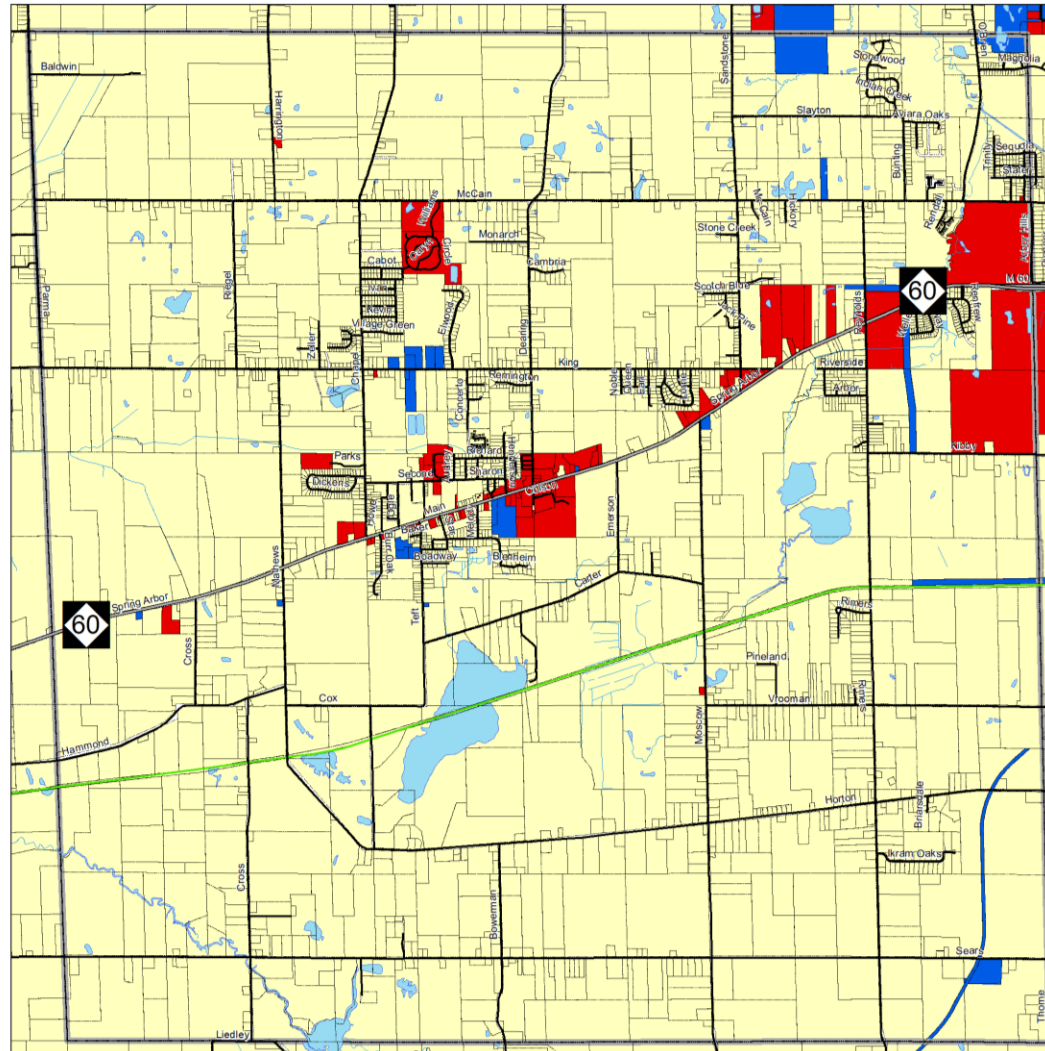
Property Assessment

- Large Lots (5+ acres)
- Compact Lots (<5 acres)

Parcel Layer Source

Jackson County GIS





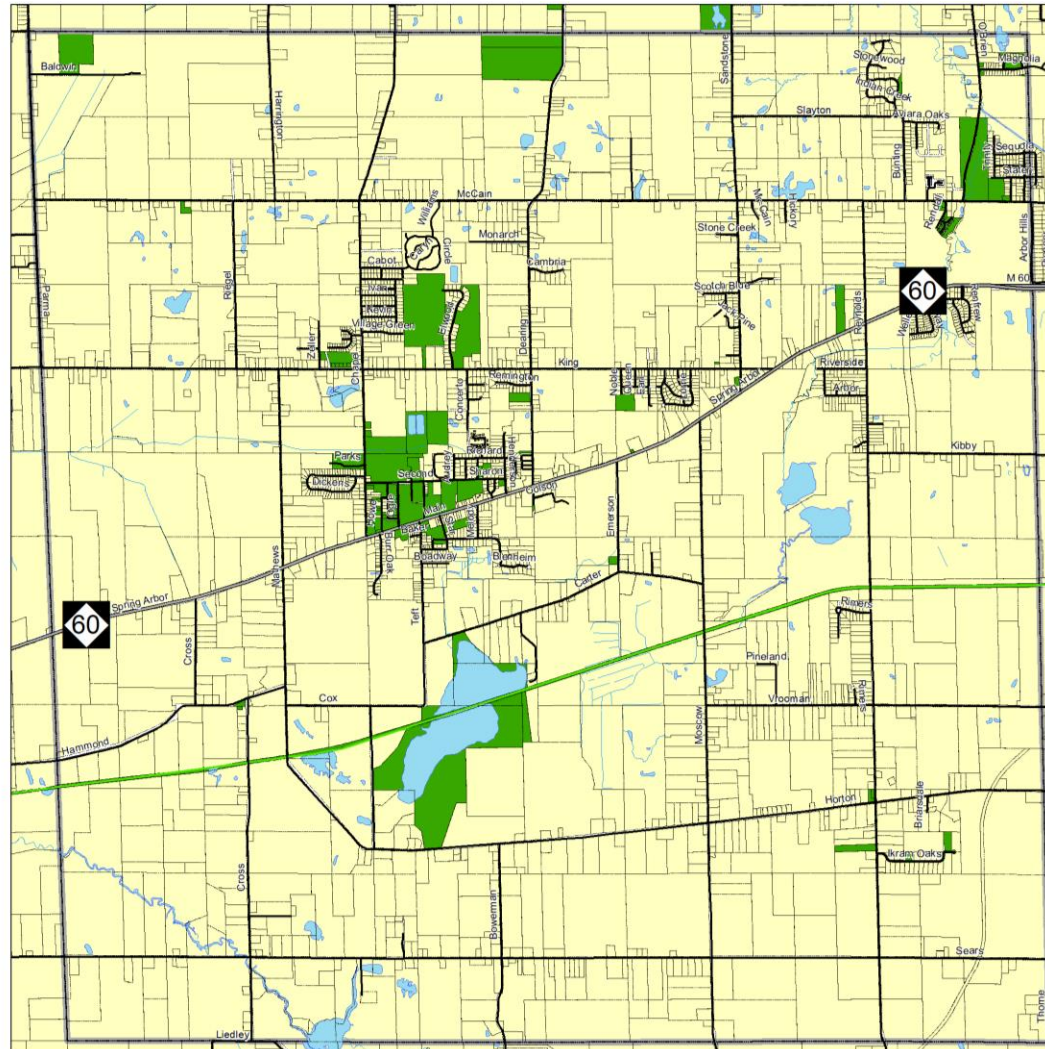
Commercial & Industrial Uses

Property Assessment

- Commercial Lots
- Industrial Lots

Parcel Layer Source
Jackson County GIS





Exempt Uses

Property Assessment

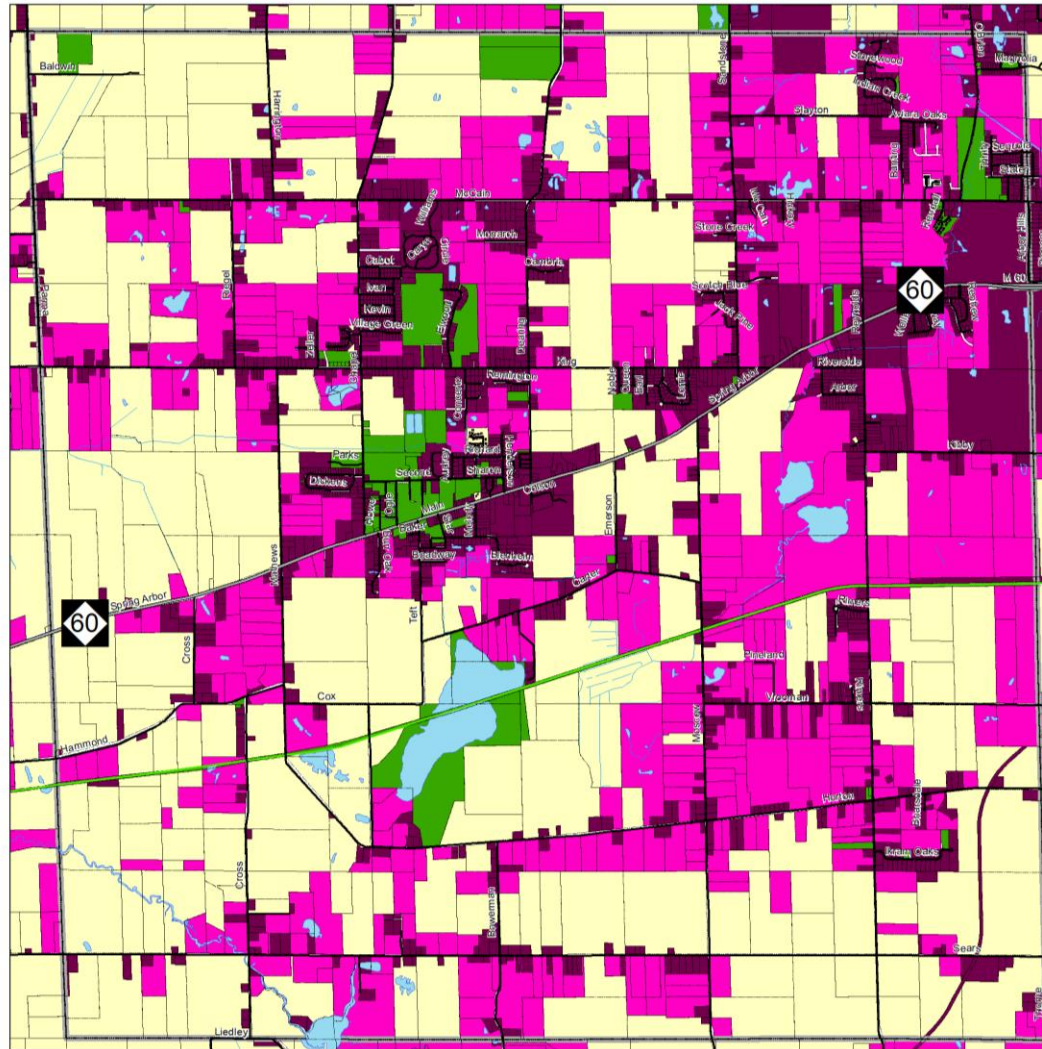
 Exempt Lots

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles





Intensity of Development

Property Assessment

- Low Intensive Lots
- High Intensive Lots
- Institutional Lots

Parcel Layer Source

Jackson County GIS

0 0.5 1 1.5 Miles



APPENDIX D

SPRING ARBOR TOWNSHIP MASTER PLAN SURVEY

Spring Arbor Township Master Plan, 2020 edition

		Response	# Total	% Total
1	Should our Township strive to maintain the existing rural/agricultural/residential character? (n=161)	Strongly Agree	78	48.45%
		Agree	56	34.78%
		Neutral	16	9.94%
		Disagree	6	3.73%
		Strongly Disagree	5	3.11%
2	Should our Township drive to protect unique natural features including topography, soils. Lakes, streams, drains and their related watersheds (n=165)	Strongly Agree	105	63.64%
		Agree	45	27.27%
		Neutral	13	7.88%
		Disagree	1	0.61%
		Strongly Disagree	1	0.61%
3	Should our Township encourage additional residential development? (n= 158) If you answer "No", please skip to question 8	Strongly Agree	21	13.29%
		Agree	56	35.44%
		Neutral	38	24.05%
		Disagree	23	14.56%
		Strongly Disagree	20	12.66%

**Which of the following types of residential development should be encouraged?
(choose all that apply)**

		Response	# Total	% Total
4	Subdivisions? (n=103)	Strongly Agree	17	16.50%
		Agree	49	47.57%
		Neutral	21	20.39%
		Disagree	9	8.74%
		Strongly Disagree	7	6.80%
5	High density housing such as apartments, townhouses, condominiums (n=93)	Strongly Agree	11	11.83%
		Agree	22	23.66%
		Neutral	20	21.51%
		Disagree	27	29.03%
		Strongly Disagree	13	13.98%
6	Senior housing facilities (n=103)	Strongly Agree	15	13.27%
		Agree	39	36.73%
		Neutral	26	26.53%
		Disagree	13	13.27%
		Strongly Disagree	10	10.20%

7	Single family homes in rural areas on lots of one acre or more (n=104)	Strongly Agree	32	30.77%
		Agree	51	49.04%
		Neutral	14	13.46%
		Disagree	4	3.85%
		Strongly Disagree	3	2.88%
8	Should our Township encourage additional commercial (office/retail) development? (n=161)	Strongly Agree	31	19.25%
		Agree	64	39.75%
		Neutral	39	24.22%
		Disagree	14	8.70%
		Strongly Disagree	13	8.07%
9	Should our Township encourage additional light industrial development? (n=160)	Strongly Agree	20	12.50%
		Agree	69	43.13%
		Neutral	38	23.75%
		Disagree	19	11.88%
		Strongly Disagree	14	8.75%
10	Should our Township encourage large industrial development such as a Brembo or MACI? (n=161)	Strongly Agree	17	10.56%
		Agree	39	24.22%
		Neutral	31	19.25%
		Disagree	38	23.60%
		Strongly Disagree	36	22.36%

11	Should our township encourage development of a bike/pedestrian path linking the village/M-60 to the Western High School/Middle School complex? (n=163)	Strongly Agree	50	30.67%
		Agree	42	25.77%
		Neutral	25	15.34%
		Disagree	21	12.88%
		Strongly Disagree	25	15.34%
12	Currently, our Township is serviced by four residential trash hauling companies. In order to limit heavy truck wear on new township roadways, are you in favor of the Township contracting with a single hauler to service the entire Township? (n=163)	Strongly Agree	40	24.54%
		Agree	28	17.18%
		Neutral	25	15.34%
		Disagree	29	17.79%
		Strongly Disagree	41	25.15%
13	Currently, the Township does not permit keeping chickens in residentially zoned districts. Should our Township amend current zoning ordinance to allow keeping chickens in <u>residential</u> districts. (n=160)	Strongly Agree	28	17.50%
		Agree	27	16.88%
		Neutral	26	16.25%
		Disagree	44	27.50%
		Strongly Disagree	35	21.88%

Rate your agreement with the following statement.

		Response	# Total	% Total
14	"I would support my next door neighbor keeping chickens." (n=165)	Strongly Agree	24	14.55%
		Agree	36	21.82%
		Neutral	23	13.94%
		Disagree	32	19.39%
		Strongly Disagree	50	30.30%
15	"I am a regular user of the Township's library facility." (n=165)	Strongly Agree	22	13.33%
		Agree	27	16.36%
		Neutral	45	27.27%
		Disagree	38	23.03%
		Strongly Disagree	33	20.00%
16	"The current library facility is adequate for the services they provide." (n=161)	Strongly Agree	16	9.94%
		Agree	52	32.30%
		Neutral	70	43.48%
		Disagree	10	6.21%
		Strongly Disagree	13	8.07%

17	"I am a regular user of the Township's Senior/Community Center." (n=160)	Strongly Agree	3	1.88%
		Agree	12	7.50%
		Neutral	48	30.00%
		Disagree	47	29.38%
		Strongly Disagree	50	31.25%
18	Would you support the development of a farmers market in our Township? (n=165)	Strongly Agree	72	43.64%
		Agree	76	46.06%
		Neutral	14	8.48%
		Disagree	2	1.21%
		Strongly Disagree	1	0.61%
19	Would you support stricter enforcement action against poorly maintained, run down or vacant properties? (n=162)	Strongly Agree	76	46.91%
		Agree	51	31.48%
		Neutral	22	13.58%
		Disagree	9	5.56%
		Strongly Disagree	4	2.47%

Over the last five years, please rate the change in the following services:

		Response	# Total	% Total
	Spring Arbor Township as a place to live. (n=156)	Significantly Improved	14	8.97%
		Improved	76	48.72%
		No Change	57	36.54%
		Worse	5	3.21%
		Significantly Worse	4	2.56%
	The Township Police Department. (n=149)	Significantly Improved	14	9.40%
		Improved	59	39.60%
		No Change	70	46.98%
		Worse	6	4.03%
		Significantly Worse	0	0.00%
	The Township Fire Department. (n=152)	Significantly Improved	23	15.13%
		Improved	60	39.47%
		No Change	67	44.08%
		Worse	2	1.32%
		Significantly Worse	0	0.00%

The Township Administration and its employees. (n=154)	Significantly Improved	18	11.69%
	Improved	53	34.42%
	No Change	80	51.95%
	Worse	3	1.95%
	Significantly Worse	0	0.00%
The Township Parks. (n=150)	Significantly Improved	15	10.00%
	Improved	54	36.00%
	No Change	76	50.67%
	Worse	5	3.33%
	Significantly Worse	0	0.00%