



Summit Township Master Plan

2022 Edition

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The 2022 edition of the Summit Township Master Plan was adopted by the Summit Township Planning Commission on 08/18/2022

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Summit Township Planning Commission Chair

The 2022 edition of the Summit Township Master Plan was approved by the Summit Township Board on 09/20/2022

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Chapter 1
Introduction

Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20 years and to conduct a comprehensive review of their facilities and services. A successful Plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires each planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to “do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;
- Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.”

What is a Master Plan?

A master plan provides a framework within which Summit Township can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help Summit Township to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The Plan is flexible** — The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20 years. The plan is a general guide to be used by the government to give direction for the future of Summit Township. It should be reviewed periodically and altered as general conditions in the community change.
- **The Plan allows for orderly development** — The land use allocations reflected in the plan are based upon the best available projections of future population levels for Summit Township. The plan must realistically provide sufficient land area to meet the anticipated needs

and demands of our residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.

- ✓ **The Plan must encourage public understanding and participation** — The plan should be written in a way that aids public understanding of the planning process and describes how goals for Summit Township are to be achieved.
- ✓ **The Plan must be the result of a general consensus of the community** — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- ✓ **The Plan must balance property rights** — The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- ✓ **The Plan is not a zoning map** — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the plan as rezoning requests are received and reviewed by each community.
- ✓ **Zoning is not a substitute for a Master Plan** — The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- ✓ **Deviation from the Plan puts zoning decisions at risk of invalidation** — Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for the Summit area.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- ✓ Community character
- ✓ Adaptability of land
- ✓ Community needs

- ✓ Available services
- ✓ Existing development
- ✓ Existing zoning

The connection between the master plan and the zoning ordinance of Summit Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning maps is a critical one. That link is established through the zoning plan element of the master plan.

Use of the Master Plan

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

Likewise, consistent and vigorous use of a Plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- ✓ **Zoning Decisions** — Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).
- ✓ **Utility Extensions/Capital Improvements** — A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways and public buildings, and other improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary for plan implementation. Development of the CIP is the responsibility of the township board, with considerable input from the municipal staff (e.g., engineers, planners, administrators, etc.) and the planning commission. Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.

- ✓ **Environmental Impact** — The master plan (as a reflection of the intensity of land use) should reflect the degree to which Summit Township desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- ✓ **Recreation Planning** — The master plan (through the provision of future residential lands) will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

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

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires that Summit Township have a current (no more than 5 years old) parks and recreation plan. The Township has a current recreation plan on file with the MDNR.

- ✓ **Approval of a public way, space, building or structure** — An often overlooked provision in state law is a requirement that the Township planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the master plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- ✓ **Transportation Improvements** — There is a clear relationship between transportation and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated Plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the Plan to ensure that it is kept current. Township officials and employees can assist by bringing issues not addressed in the

document to the attention of the planning commission. Any amendments to the Plan can be done at that time to keep it up to date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20 year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is the fourth update to the Summit Township Master Plan. The Township adopted its first master plan in 1977 and updates to the document were completed in 1991 and 2009, and 2016.

Citizen participation is extremely important to the success of almost any planning effort. Citizen participation helps guarantee that the vision outlined for the future of the Summit area accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- ✓ Meetings of the planning commission where the Plan was included on the agenda (open to the public);
- ✓ A community planning survey conducted online;
- ✓ A public hearing on the Master Plan.

Who Will Implement the Plan?

Three distinct bodies in the Township are charged with planning and zoning: the planning commission, the zoning board of appeals, and the township board. All of their decisions and recommendations should be based upon the Master Plan. Decisions not based upon the Plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the Master Plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the township board has final authority). The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

Zoning Board of Appeals

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

Township Board

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

Other Planning Efforts

Township staff and other township committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, parks and recreation, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.

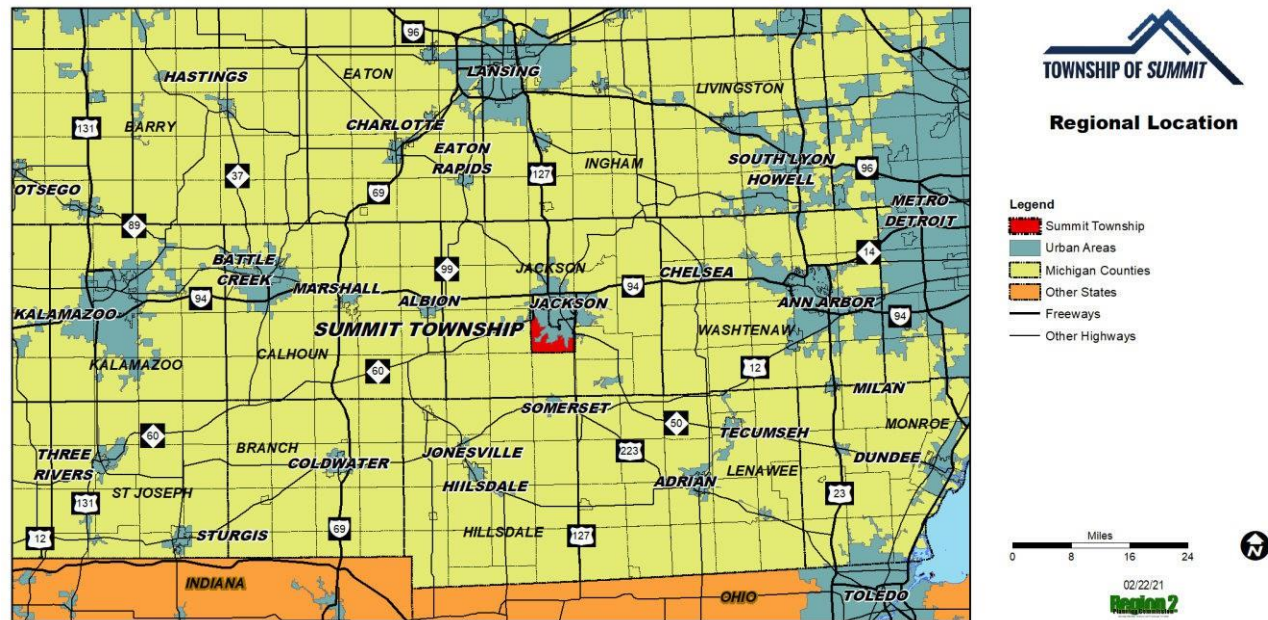


Chapter 2

Community Description and Issue Identification

Regional Location

Summit Township is located in central Jackson County, in south-central Lower Michigan, adjacent to the City of Jackson. Various roadways, connecting with US-127 and M-50 to the east and M-60 to the northwest, provide easy access to the community. The Jackson Urban Area extends into the Township, providing residents access to Jackson's cultural, higher educational, shopping, and employment opportunities. The unincorporated village of Vandercook Lake is located within Summit Township.



Settlements

The City of Jackson comprises much of what otherwise would be northeastern Summit Township (see the Base Map on page C-3 in Appendix C). Consequently, the presence of the City isolates the northeastern corner of the Township from the remainder of the municipality. Vandercook Lake is located in southeastern Summit Township, on the west side of US-127; while it is a recognized neighborhood/place within the Township, it is not a separate legal jurisdiction.

Demographics

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

- **General Population.** The population of Summit Township was 22,920 people in 2020, according to the U.S. Census. Projections produced by the Jackson Area Comprehensive Transportation Study (JACTS) predict that the population will grow slightly to 23,824 residents by 2025, 24,392 by 2035 and 24,402 by 2045.
- **Age and Gender.** The median age of Township residents in 2019 was 45.6 years [39.4 years in Vandercook Lake, 41.3 years countywide, and 39.8 years statewide]. Baby Boomers —people between 55 and 74 years of age in 2019 — were estimated to be the largest age group, comprising an estimated 29% of residents [24% in Vandercook Lake, 25% countywide, and 24% statewide]. Generation Z and younger generations —people 19 years of age and younger— were estimated to be the second largest age group, comprising an estimated 25% of residents [31% in Vandercook Lake and 24% countywide and statewide]. Generation X —people between 35 and 54 years of age— was estimated to be the third largest age group, comprising an estimated 21% of residents [26% in Vandercook Lake, 25% countywide, and 24% statewide]. Millennials —people between 20 and 34 years of age— were estimated to be the fourth largest age group, comprising an estimated 16% of residents [13% in Vandercook Lake, 19% countywide, and 20% statewide]. The Silent Generation and older generations —people 75 years of age and older— were estimated to be the smallest age group, comprising an estimated 10% of residents [6% in Vandercook Lake and 7% countywide and statewide]. Females comprised an estimated 53% of Summit Township’s population [55% in Vandercook Lake, 49% countywide, and 51% statewide].
- **Race and Ethnicity.** An estimated 90% of Summit Township residents were white in 2019 [97% in Vandercook Lake, 87% countywide, and 78% statewide]. Only an estimated 4% of residents considered themselves to be Hispanic (i.e., Latino/Latina) [7% in Vandercook Lake, 4% countywide, and 5% statewide].
- **Disabilities.** An estimated 13% of Township residents were disabled in some way in 2019 [16% in Vandercook Lake, 15% countywide, and 14% statewide] and an estimated 7% had an ambulatory disability [7% in Vandercook Lake, 8% countywide, and 7% statewide]. The rate of disability rose with age. For example, an estimated 43% of residents at least 75 years of age had some type of disability [51% in Vandercook Lake, 43% countywide, and 46% statewide] and 24% had an ambulatory disability [19% in Vandercook Lake, 24% countywide, and 29% statewide].

- **Educational Attainment.** An estimated 96% of Summit Township residents at least 25 years old in 2019 graduated from high school [95% in Vandercook Lake, 90% countywide, and 91% statewide]. An estimated 44% had some type of college degree (i.e., associate's, bachelor's, or graduate) [31% in Vandercook Lake, 32% countywide, and 39% statewide].
- **School Enrollment.** An estimated 41% of Township residents at least 3 years of age and enrolled in school in 2019 were attending elementary school (i.e., grades 1-8) [56% in Vandercook Lake, 42% countywide, and 39% statewide]. An estimated 21% were attending high school [21% in Vandercook Lake, 23% countywide, and 22% statewide]. An estimated 13% attended nursery school or kindergarten [11% in Vandercook Lake, countywide, and statewide]. An estimated 25% were attending college or graduate school [12% in Vandercook Lake, 23% countywide, and 28% statewide].
- **Households and Families.** Most residents lived in the Township's 9,186 households in 2019. Married/Cohabiting Couples (with and without children) comprised an estimated 54% of households [50% in Vandercook Lake, 51% countywide, and 53% statewide]. Other families comprised an estimated 16% of households [21% in Vandercook Lake, 15% countywide, and 17% statewide]. However, an estimated 30% of households consisted of a single person [29% in Vandercook Lake, 34% countywide, and 30% statewide]. The estimated average size of Township households was 2.40 people [2.57 in Vandercook Lake, 2.43 countywide, and 2.46 statewide] and the average family size was 2.98 people [3.19 in Vandercook Lake, 3.16 countywide, and 3.09 statewide]. It is estimated that 2% of the population lived in group quarters [0% in Vandercook Lake, 6% countywide, and 2% statewide].
- **Income.** The median household income for Summit Township in 2019 was estimated to be \$60,810 [\$46,521 in Vandercook Lake, \$55,124 countywide, and \$59,584 statewide]. The median family income was \$79,045 [\$63,125 in Vandercook Lake, \$75,845 countywide, and \$75,703 statewide] and the median non-family income was \$34,980 [\$28,015 in Vandercook Lake, \$31,064 countywide, and \$35,755 statewide]. The per capita income was \$32,027 [\$24,153 in Vandercook Lake, \$29,209 countywide, and \$32,892 statewide].
- **Employment by Industry.** An estimated 27% of employed Township residents at least 16 years old in 2019 worked in the 'educational services and healthcare and social assistance industries' [27% in Vandercook Lake, 21% countywide, and 23% statewide]. An estimated 19% were employed in the 'manufacturing industry' [25% in Vandercook Lake, 21% countywide, and 18% statewide]. An estimated 12% worked in the 'retail trade industry' [16% in Vandercook Lake and 10% countywide and statewide]. Each of the other industries employed <10% of residents.
- **Employment by Occupation.** An estimated 38% of employed Summit Township residents at least 16 years old in 2019 were employed in 'management, business, science, and arts occupations' [25% in Vandercook Lake, 33% countywide, and 38% statewide]. An

estimated 25% worked in 'sales and office occupations' [26% in Vandercook Lake, 19% countywide, and 20% statewide]. An estimated 16% worked in 'production, transportation, and material moving occupations' [25% in Vandercook Lake, 19% countywide, and 17% statewide]. An estimated 15% worked in 'service occupations' [15% in Vandercook Lake, 18% countywide, and 17% statewide]. An estimated 6% were employed in 'natural resources, construction, and maintenance occupations' [9% in Vandercook Lake, 10% countywide, and 8% statewide].

- **Means of Travel to Work.** An estimated 89% of Summit Township residents at least 16 years old for whom travel to work data was estimated in 2019, drove alone [90% in Vandercook Lake, 85% countywide, and 82% statewide]. An estimated 6% of workers carpooled [6% in Vandercook Lake, 7% countywide, and 9% statewide]. An estimated 2% of workers used some other form of transportation [3% in Vandercook Lake, 4% countywide, and 5% statewide]. An estimated 3% worked at home [1% in Vandercook Lake, 4% countywide, and 5% statewide].
- **Travel Time to Work.** The estimated average travel time to work was 20.2 minutes for Township residents at least 16 years old for whom travel time to work data was estimated in 2019 [21.2 in Vandercook Lake, 24.1 countywide, and 25.1 statewide]. An estimated 39% of workers had a commute time of 15-29 minutes [39% in Vandercook Lake and 31% countywide and statewide]. An estimated 39% had a commute time of less than 15 minutes [37% in Vandercook Lake, 35% countywide, and 28% statewide]. An estimated 10% had a commute time of 45-59 minutes [6% in Vandercook Lake, 14% countywide, and 15% statewide]. An estimated 7% had a commute time of 30-44 minutes [9% in Vandercook Lake, 14% countywide, and 20% statewide]. An estimated 4% had a commute time of 60-89 minutes [7% in Vandercook Lake, 5% countywide, and 4% statewide]. An estimated 1% had a commute time of at least 90 minutes [1% in Vandercook Lake and 2% countywide and statewide].
- **Dwellings and Vacancy Rates.** An estimated 92% of Summit Township dwellings were occupied in 2019 [90% in Vandercook Lake, 88% countywide, and 86% statewide]. An estimated 20% of occupied dwellings were renter-occupied [15% in Vandercook Lake, 23% countywide, and 24% statewide]. An estimated 1% of dwellings were used seasonally/occasionally [1% in Vandercook Lake, 3% countywide, and 6% statewide].
- **Housing Types.** It is estimated that 85% of Summit Township's dwellings in 2019 were single-family homes [92% in Vandercook Lake, 78% countywide, and 76% statewide]. Approximately 13% of dwellings were estimated to be located in multi-unit buildings [0% in Vandercook Lake, 16% countywide, and 18% statewide]. An estimated 2% of dwellings were mobile homes [8% in Vandercook Lake and 5% countywide and statewide].

Social Vulnerability

According to the CDC's (Centers for Disease Control and Prevention's) Agency for Toxic Substances and Disease Registry (ATSDR), "social vulnerability refers to a community's capacity to prepare for and respond to stress from" a disaster or other life disruption. Its 2018 Social Vulnerability Index "depicts the social vulnerability of" populations at the "census tract level" (see the Social Vulnerability map on page C-4 in Appendix C). "The SVI groups fifteen census-derived factors into four themes that summarize the extent to which the" residents are "socially vulnerable to disaster. The factors include economic data as well as data regarding education, family characteristics, housing, language ability, ethnicity, and vehicle access. Overall Social Vulnerability combines all the variables to provide a comprehensive assessment.

Natural Resources

A variety of natural resources is pertinent to land use planning in Summit Township.

Topography

Summit Township's topography is gently rolling, with a total difference of 172 feet in elevation within its boundaries. The high point of 1,098 feet above sea level is located along the Township's southern border, south of Sears Road and east of Maple Dale Road (see the Topography map on page C-5 in Appendix C). The low point of 926 feet above sea level is located on Grand River near Micor Drive, on the border with the City of Jackson.

Soils

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

- **Most Productive Agricultural Soils.** Soil types that are the most agriculturally productive have been identified, taking into consideration prime farmland, as recognized by the Natural Resources Conservation Service (NRCS), and average yields for various crops. Various areas of productive agricultural soils are located throughout the Township (see the Agricultural Soils and Preservation Areas map on page C-6 in Appendix C). Consequently, the *Jackson Community Comprehensive Plan* places the southwest corner of Summit Township in its recommended agricultural preservation area.

Research conducted by the American Farmland Trust (AFT) similarly identified significant portions of agricultural land within the Township as nationally significant or among Michigan's best agricultural land (see the Quality of Farmland map on page C-7 in Appendix C). The AFT research also identifies the significant amount of existing forestland and woodland in the Township (see the Forests and Woods map on page C-8 in Appendix C).

- **Hydric Soils.** Soil types that are poorly drained and subject to occasional flooding (i.e., hydric) have been identified by the Natural Resources Conservation Service (NRCS). Hydric soils are often associated with Summit Township's wetlands, as well as other low-lying areas (see the Hydric Soils map on page C-9 in Appendix C).

Surface Waters

The Township contains various aquatic resources:

- **Watershed.** The Upper Grand River Watershed covers the entire Township. Please visit the website of the Upper Grand River Watershed Council (www.uppergrandriver.org) to learn about its local watershed management planning efforts.
- **Lakes and Ponds.** Vandercook Lake and Browns Lake are the two most prominent lakes in Summit Township (see the Surface Waters map on page C-10 in Appendix C). However, many other lakes and ponds are also located in the Township, including Cove, Flinton, Mercedes, Mud, Peterson Sharp, Williams, and Wyckoff. The Grand River flows through some of those lakes.
- **Rivers and Streams.** The Grand River flows through eastern Summit Township (see the Surface Waters map on page C-10 in Appendix C). It crosses the Township's southern border, east of Draper Road, and flows through Vandercook Lake, Mud Lake, and Sharp Lake before turning eastward and exiting the Township's eastern border near Meridian Road and US-127. The Grand River also forms a portion of Summit Township's border with the City of Jackson further to the north. The McCain Drain flows through northwestern Summit Township. Some other streams also traverse portions of the Township.
- **Wetlands.** The National Wetlands Inventory (NWI) has delineated wetlands in the Township. Many wetland areas are associated with the Grand River as well as other streams and lakes (see the Surface Waters map on page C-10 in Appendix C). It is interesting to note the similarities among hydric soils, wetlands, and flood zones.
- **Flood Zones.** The Federal Emergency Management Agency (FEMA) has established flood zones in Summit Township. FEMA defines a 100-year flood zone as an area having a 1% chance of being flooded in any given year. FEMA defines a 500-year flood zone as the area having a 0.2% annual chance of being flooded. Flood zones are associated with the rivers and streams flowing through Jackson County as well as some of its lakes and ponds (see the Flood Zones map on page C-11 in Appendix C).

Community Facilities and Services

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

Township Hall

The Summit Township Hall is located at 2121 Ferguson Road, near the intersections with Horton Road and South Jackson Road known as Ferguson's Corner (see the Community Facilities map on page C-12 in Appendix C). Summit Township's administrative offices are located in the Hall and the Township's various boards/commissions meet there. The Township also maintains an online presence at <https://www.summittwp.com/>.

Police, Fire, and Rescue Services

The Summit Township Fire Department provides fire protection/rescue services within the Township; its Fire Station #1 is located in the Township Hall at 2121 Ferguson Road (see the Community Facilities map on page C-12 in Appendix C). Summit Township Fire Station #2 is located at 2507 Spring Arbor Road. The fire department participates in Jackson County's mutual aid system. The primary law enforcement agency serving the Township is the Jackson County Office of the Sheriff and Summit contracts with the Sheriff for additional law enforcement services. The Michigan State Police also protects the Township. The Jackson Community Ambulance (JCA), a private firm, provides ambulance services; it operates a station owned by the Township located at 106 W. McDevitt Street in Vandercook Lake. The County of Jackson dispatches police, fire, and rescue services through the 911 Central Dispatching Service.

Parks and Recreation

Summit Township does not maintain any parks. However, the Jackson County Parks Commission maintains the Sparks Foundation (Cascades) County Park, which extends into Summit Township from the City of Jackson, including its Cascades Golf Course, Hills Brothers Par 3 Golf Course, and Ken Douglas Driving Range (see the Community Facilities map on page C-12 in Appendix C). Jackson County Parks also maintains Vandercook Lake County Park on the eastern shore of Vandercook Lake. Signature facilities include water access, a swimming area, and a boat launch. Standard facilities include green space, a picnic area (including a shelter), 2 ball diamonds, a playground area, and restrooms. The City of Jackson maintains its Ella Sharp Park, which also includes a golf course, as well as a park system available to Township residents.

Jackson County Parks and the City of Jackson maintain the Martin Luther King (MLK) Equality Trail and Falling Waters Trail corridor, providing a nonmotorized connection between the City of Jackson and the Village of Concord (see the Community Facilities map on page C-12 in Appendix C). Summit Township also maintains the Horton Road Trail and Jackson County Parks maintains its Weatherwax Road Trail. Taken together, these trails provide a nonmotorized network in the heart of Summit Township.

The Dahlem Conservancy provides the John and Mary Dahlem Environmental Education Center, located at 7117 South Jackson Road (see the Community Facilities map on page C-12 in Appendix C). The Dahlem Center bridges the gap between people and the natural environment, and functions as an outdoor classroom for school and public programs, including a trail system open to the public. Several other golf courses are also located in Summit Township: the County Club of Jackson (3135 Horton Road), Hickory Hills Golf Club (2537 Parview Drive), and the Grande Golf

Club (1579 Floyd Avenue). Please refer to the *Summit Township Recreation Plan* for a more complete listing of parks and recreation facilities available to Township residents.

Cemeteries

The City of Jackson operates Woodlawn Cemetery and St. John the Evangelist Catholic Church operates the St. John the Evangelist Cemetery (see the Community Facilities map on page C-12 in Appendix C). The cemeteries are located next to each other on the east side of Francis Street, just south of the City of Jackson. The South Jackson Church Cemetery is associated with the South Jackson Community Church (1024 W Kimmel Road). Another small Township cemetery is also located along Kimmel Road near Mercedes Lake.

Schools and Library

Jackson Public Schools covers the majority of Summit Township and Vandercook Lake Public Schools serves the Vandercook Lake Area (see the Public School Districts map on page C-14 in Appendix C). East Jackson Public Schools covers a portion of northeastern Summit Township, Hanover-Horton Schools serves a portion of southwestern Summit Township, and the Western School District covers a portion of northwestern Summit Township. The Jackson County Intermediate School District also covers the entire Township.

Several of those districts maintain schools in the Township (see the Community Facilities map on page C-12 in Appendix C). Vandercook Lake Public Schools maintains Townsend Elementary School (1005 Floyd Avenue) and Vandercook Lake Middle/High School (1000 E Golf Avenue). Jackson Public Schools maintains Dibble Elementary School (3450 Kibby Road) in the Township and Sharp Park Academy (766 Park Road) on the border with the City of Jackson. Jackson Public Schools is also scheduled to reopen John R. Lewis (nee Lincoln) Elementary School (154 West Clark Street) in the fall of 2021. The Jackson County Intermediate School District also maintains its Jackson Area Career Center (6800 Browns Lake Road) in the Township.

Various private schools are also located in the Township. Paragon Charter Academy is located at 3750 McCain Road (see the Community Facilities map on page C-12 in Appendix C). Jackson Christian Elementary School is located at 801 Halstead Boulevard. Jackson Christian High School is located at 4200 Lowe Road. Lumen Christi Catholic School is located at 3483 Spring Arbor Road.

Jackson College's Central Campus—including Jackson Preparatory and Early College— is located at 2111 Emmons Road (see the Community Facilities map on page C-12 in Appendix C). Various other colleges are within commuting range of Summit Township, including Albion College, Baker College, and Spring Arbor University. The Summit Branch of the Jackson District Library (JDL) is located at 104 W. Bird Street. There are 12 other branches of the JDL, including the main Carnegie Library in Downtown Jackson.

Healthcare Facilities

Various assisted living facilities/nursing homes are located in Summit Township. The Summit Park Assisted Living Center is located at 2100 Park Road (see the Community Facilities map on page C-12 in Appendix C). John Ganton's Countryside Retirement Community—including The Grand and Brightside Assisted Living and Memory Care—is located at 2140 Robinson Road. The Mission Point Health Campus of Jackson is located at 703 Robinson Road. No other major healthcare facilities are located in Summit Township, but many are available elsewhere in the Jackson Urban Area. Henry Ford Allegiance Health (Jackson) is capable of providing long-term care. Regional hospitals are located in Lansing and Ann Arbor.

Transportation Facilities and Utilities

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

Roadways

There are various types of roadways traversing Summit Township.

- **Local Roads.** Local roads are designed to provide access (i.e., ingress and egress) to the properties they abut. They comprise the majority of the roads traversing Summit Township (see the Roadway Network map on page C-15 in Appendix C), but generally carry small amounts of traffic on a daily basis. State Street, from Cooper Street (M-50) to Francis Street is constructed to all season standards, capable of carrying commercial truck traffic throughout the entire year. The Jackson County Department of Transportation (JCDOT) maintains all local roads traversing the Township.
- **Primary Roads.** In addition to providing access to the properties they abut, primary roads are designed to carry through traffic, providing connections to other parts of Jackson County. They comprise a smaller segment of the roads in Summit Township, but generally carry larger amounts of traffic on a daily basis (see the Roadway Network map on page C-15 in Appendix C). Several primary roads are constructed to all season standards, capable of carrying commercial truck traffic throughout the entire year. Francis Street and McDevitt Avenue are built to all season standards from the City of Jackson to the US-127/M-50 interchange. South Street is an all season road from Losey Avenue to east of US-127. Horton Road and Ferguson Road are built to all season standards from the City of Jackson to the intersection with South Jackson Road. Spring Arbor Road is an all season road from the City of Jackson to M-60. The Jackson County Department of Transportation (JCDOT) maintains all primary roadways traversing the Township.
- **State Highways.** State highways are designed to carry regional through traffic, providing connections between communities, in addition to providing access to the properties they abut. Freeways are a type of state highway designed to carry large amounts of regional

traffic but do not provide access to the properties they abut. State highways and freeways, which are constructed to all-season standards, comprise the smallest segment of roadways in Jackson County (see the Roadway Network map on page C-15 in Appendix C). US-127 traverses the eastern border of Summit Township; it is a freeway north of the interchange with McDevitt Avenue/Brooklyn Road (M-50) and a state highway south of that interchange. Cooper Street (M-50/BR US-127) provides direct access to the City of Jackson from US-127. M-60 traverses the northwest corner of the Township; it functions as a freeway until the junction with Spring Arbor Road. The Michigan Department of Transportation (MDOT) maintains state highways.

- **Private Roads.** Various private roads traverse the Township. Most of them appear to serve subdivisions (see the Roadway Network map on page C-15 in Appendix C). They are designed to provide access to the properties they abut. Private roads are maintained by their owners.

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

Other Modes of Transportation

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

- **Railroad.** There is one active railroad operating in Summit Township (see the Railroads and JATA Bus Routes map on page C-16 in Appendix C). The Norfolk Southern Railway maintains a freight railroad along the Cooper Street (M-50) corridor on the eastern edge of the Township. It connects with the main east/west railroad further to the north utilized by both Norfolk Southern (freight) and AMRTAK (passenger).
- **Public Transportation.** The Jackson Area Transportation Authority provides bus service to residents and workers in the City of Jackson and adjacent townships. A couple of bus routes extend into Summit Township (see the Railroads and JATA Bus Routes map on page C-16 in Appendix C). Route #6, which services the Martin Luther King Jr. Drive/Francis Street (MLK/Francis) corridor, provides bus service as far south as Clark Street. Route #8, which services Jackson College, provides bus service as far south as the Central Campus.

Greyhound Bus Lines operates out of the Jackson Area Transportation Authority's (JATA's) Downtown Jackson Transfer Center and JATA acts as the agent for Greyhound. There are 10 taxicab companies operating in the Jackson Urban Area, as well as several limousine services and car rental agencies. Uber and Lyft offer alternative curb-to-curb service by connecting a professional driver to a customer seeking an on-demand ride.

- **Airports.** No airports are located in the Township. However, the Jackson County Airport – Reynolds Field is located nearby in Blackman Township. The airport's zoning ordinance establishes zones in which structures above a certain height require a permit prior to construction. All of the zones extend into Summit Township (see the Jackson County Airport Permit Zones map on page C-17 in Appendix C).
- **Nonmotorized Transportation.** Summit Township's roads are available for use by pedestrians and bicyclists. Consequently, this Master Plan states that the Township supports the goal of complete streets, which "means roadways, planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle," as defined by Public Act 51 of 1951 (State Trunk Line Highway System), as amended. Accordingly, Township officials will advise the Michigan Department of Transportation (MDOT) and the Jackson County Department of Transportation (JCDOT) on future road projects within Summit Township regarding the inclusion of appropriate nonmotorized facilities (e.g., sidewalks, bike lanes, paved shoulders, trails, etc.). In addition, the *Jackson City + County Nonmotorized Plan* will also provide guidance regarding the development of nonmotorized transportation facilities within Summit Township (see the Nonmotorized Network Overview maps on page C-18 in Appendix C).
- **Water Trail.** Water trails are comprised of canoe/kayak launch sites connecting together signed stretches of river (and lakes) maintained for paddling. The Upper Grand River Water Trail Development Plan, adopted by the Upper Grand River Watershed Council in 2017, proposes several water trails in Jackson County. The Upper Grand River Water Trail will flow from the Liberty Mill Pond (Liberty Township) to Eaton Rapids (Eaton County), as well as on the North Branch of the river from the unincorporated village of Michigan Center (Leoni Township) to the confluence with the main channel (City of Jackson). Jackson County Parks plans to construct a canoe/kayak launch facility in Vandercook Lake County Park in 2021. Several other launches are proposed in/near Summit Township (see the Grand River Water Trail map on page C-22 in Appendix C). Please see the water trail development plan for a complete listing of proposed canoe/kayak launch sites. Quiet World Sports, a private canoe/kayak livery, is already located in Vandercook Lake County Park.
- **Pipelines.** Various underground gas pipeline corridors traverse Summit Township (see the Gas and Liquid Pipelines map on page C-23 in Appendix C). A liquid pipeline traverses the Township's southern border.

Utilities

- ✓ **Municipal Sewer Service.** Summit Township also provides sanitary sewer service to much of the municipality (see the Sewer System General Plan map on page C-24 in Appendix C).
- ✓ **Municipal Water Service.** Summit Township provides water service to much of the municipality (see the Water System General Plan map on page C-25 in Appendix C). That service relies on groundwater pumped from wells and municipal wellhead protection areas have been established to safeguard those facilities (see the Municipal Wellhead Protection Areas map on page C-26 in Appendix C). A well-head protection area is defined as the surface and subsurface zones surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year period. Long-term strategies regarding land uses, which may contaminate a well (e.g., surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells, and underground storage tanks) should be implemented in these areas.
- ✓ **County Drains.** The County of Jackson maintains a system of county drains, which supplement the natural drainage network provided by lakes, ponds, rivers, streams, and wetlands and is 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 Drain Commissioner has jurisdiction over all drains in Jackson County. As an elected official the Commissioner administers the state laws and county ordinances pertaining to the construction and 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 chairman of the Jackson County Board of Public Works, a member of the Jackson County Parks and Recreation Commission as well as an appointed member of the Upper Grand River Watershed Alliance and the serves on its MS4 Storm Water Permit Committee. It should be noted that the Jackson County Board of Public Works is involved in all facets of sanitary sewage collection and treatment, potable water distribution and treatment, and storm water sewer construction 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, drive-ways/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 through the use of 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 through the use of 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 storm water management design and must take into account total storm water runoff from the site, not just the net increase generated by the proposed development. The precipitation rates (i.e., inches of rain per hour) are based upon Grand River Basin Intensity-Duration Frequency Curves.

- ✓ **Electricity, Gas, Telephone, Cable Television, and Internet Services.** Consumers Energy provides electricity and natural gas to Township households, businesses, and institutions. AT&T is a provider of landline telephone, cable television, and internet services. Comcast (Xfinity) provides cable television, internet, and landline telephone service. Cell phone and satellite TV services are available from various providers.
- ✓ **Solid Waste Disposal.** Households, businesses, and institutions in Summit Township contract directly with the trash hauler of their choice, often including recycling.

Existing Land Use

An inventory of existing land use is an important factor in the development of the Future Land Use Plan element of the Master Plan. Assessing data compiled by Summit Township was utilized to determine existing land use on February 22, 2021. The Township Assessor assigned a numeric code to each property as part of the assessment process, which was then translated into broad categories. Most rights-of-way are not included in the calculations. For the purposes of this Plan, that data was then utilized to divide Summit Township into various land use categories (see the Property Assessment map on page C-27 in Appendix C):

- ✓ **Agricultural.** Agriculturally assessed properties comprised approximately 10% of Summit Township.
- ✓ **Residential.** Residentially assessed properties comprised approximately 65% of the Township.
- ✓ **Commercial.** Commercially assessed properties comprised approximately 10% of Summit Township. *Please note that commercial recreational facilities (e.g., golf courses) and large multi-family developments are classified commercial for assessing purposes, thereby over-inflating the value of this category for land use purposes. For example, when known commercial recreation facilities are removed, commercially assessed properties only comprised approximately 5% of Summit Township.*
- ✓ **Industrial.** Industrially assessed properties comprised approximately 3% of the Township.
- ✓ **Exempt.** Exempt properties comprised approximately 11.5% of Summit Township.
- ✓ **Other.** Other properties that do not correlate to a land use comprised approximately 0.5% of the Township.

Summit Township 2021 Community Survey

Summit Township residents and property owners were asked to answer a short questionnaire in the summer of 2021 in order to provide an opportunity for input into the development of this edition of the *Summit Township Master Plan*. A total of 47 surveys were returned. The results of the survey are summarized below. See Appendix B for a complete analysis of the survey.

Development and Growth Issues

What is your opinion of the following?

		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
I am satisfied with the mix of business types within Summit Township.	+	13%	53%	21%	9%	2%	2%
Summit Township should encourage various housing types (e.g., townhouses, condominiums, mixed use commercial/residential, tiny houses, etc.) as well as single-family dwellings and apartment complexes.	+	15%	38%	23%	17%	6%	2%
	+	17%	48%				
The Township should attract more commercial facilities in designated areas.	+	17%	48%	19%	10%	4%	2%
The Township should attract more industrial facilities in designated areas.	-	13%	23%	23%	25%	15%	2%
Parks, recreation facilities, and programs provided by the City of Jackson and Jackson County meet my needs.	+	19%	50%	13%	13%	6%	0%
	+	31%	35%				
Additional non-motorized trails should be developed in Summit Township.	+	31%	35%	13%	17%	4%	0%
The Upper Grand River Water Trail (i.e., canoe/kayak launches) should be developed.	+	23%	50%	15%	10%	2%	0%

What other business activity would you like to see in Summit Township?

This was an open-ended question with responses from 30 respondents. Restaurants was a popular response to this question.

What other housing types would you like to see in Summit Township?

This was an open-ended question with responses from 31 respondents. Condominiums was a popular response to this question.

Community Facilities and Services

Respondents were asked to rate the following community services:

		Excellent	Good	Average	Poor	Very Poor	No Opinion
Water and sewer utility and tax bill payments at the Township Offices/online	+	53%	28%	17%	2%	0%	0%
Traffic enforcement by the Jackson County Office of the Sheriff	+	34%	40%	19%	2%	0%	4%
Crime prevention by the Jackson County Office of the Sheriff	+	30%	34%	26%	2%	0%	9%
Emergency response by the Summit Township Fire Department	+	57%	26%	6%	0%	0%	11%
The Township's public water supply and distribution system	+	53%	21%	17%	2%	2%	4%
The Township's wastewater collection system	+	45%	13%	23%	4%	2%	13%
The street and road network in Summit Township	+	34%	45%	15%	4%	2%	0%
The Summit Township Board and other boards and commissions	+	32%	19%	30%	4%	2%	13%
Nonmotorized Trails (e.g., coverage and condition)	+	24%	41%	24%	4%	2%	4%
Overall, your opinion of Summit Township as a place to live	+	51%	38%	9%	2%	0%	0%

General Comments

Respondents were asked the following question regarding Township Office hours:

		Yes	No	No Opinion
Water and sewer utility and tax bill payments at the Township Offices/online	+	70%	23%	6%

Please provide any general comments.

This was an open-ended question with responses from 20 respondents. The roadway network, trails/sidewalks, and office hours were popular responses.



Chapter 3
Community Policies and Plans

Mission Statement

The ultimate goal of the Summit Township Master plan is to implement a policy that will guide future development in a manner consistent with the natural attributes of the land, the preservation of open spaces, the rural character, and the provision of necessary public facilities and services.

The following goals are intended to further define the mission statement by listing the more important policies identified by the community during the development of the plan.

Residential Development Policy

Goal: ***Encourage the development of residential areas of all types that will meet the needs of an increasing population, while conserving open areas and environmentally sensitive lands.***

The Summit Township Planning Commission must determine the most appropriate locations for low-, moderate-, and high-density residential uses based upon existing roads, municipal services, public utilities, environmental constraints, and future housing needs of the community. The Planning Commission should encourage development of residential use areas where suitable vacant land is available and map those proposed uses on the future land use map. The purpose of identifying these areas is to discourage discrimination based upon housing type, design, or density.

Goal: ***Protect existing residential neighborhoods from encroachment by incompatible land uses.***

Landscaping and buffering are effective means of screening when it is necessary to separate residential property from commercial or industrial use. The Planning Commission should periodically review ordinance regulations to ensure that adequate provisions are available to protect residential uses in transition areas. Commercial and industrial uses should be discouraged from expanding into existing residential neighborhoods or onto local residential streets.

Goal: ***New residential development should be encouraged to cluster in predetermined areas where municipal services can be provided with existing infrastructure or where they can be extended without additional expense to the Township's current population.***

New residential developments should be encouraged to cluster around areas where current residential uses are located. These areas should have good physical characteristics that are conducive to the particular type of development. Residential development should be encouraged where necessary municipal services can be provided. Central water and sewer will be required of all multiple-family developments.

New residential development should be encouraged to preserve the rural character and the environmental integrity of the Township. The plan recognizes that the Township's open spaces—including woodlands, fields, and farmland—are fundamental components of the rural character of the community. The plan should encourage higher density residential uses away from high quality farming to support preservation of prime farmland and open spaces.

Commercial Development Policy

Goal: ***Encourage the development of commercial uses that support the needs of the Township and diversify the local economy in areas that will provide convenient access to shopping and related services compatible with commercial districts in adjacent areas.***

New commercial development or redevelopment is encouraged to cluster in predetermined areas that are easily accessible along major thoroughfares or at major intersections of the Township of sufficient size to provide adequate off-street parking.

Industrial Development Policy

Goal: ***Encourage the development of industrial uses to diversify the local economy at locations that will allow the quality of the local environment to be maintained.***

Industrial uses should be located in areas where they can be adequately buffered from residential uses. Landscaping will be required of each new industrial site. Light, clean industrial uses located in industrial parks or subdivisions are preferred. Industrial areas should be located on major thoroughfares having access to the surrounding region or state.

Recreation Development Policy

Goal: ***Continue to collaborate in the development and augmentation of the county-wide trail system as it traverses Summit Township.***

The *Jackson City + County Nonmotorized Plan* provides guidance regarding the development of nonmotorized transportation facilities within Summit Township. The Township also supports the goal of complete streets, which “means roadways, planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle,” as defined by Public Act 51 of 1951 (State Trunk Line Highway System), as amended.

Goal: ***Collaborate in the development of the proposed Upper Grand River Water Trail as it traverses Summit Township.***

The Upper Grand River Water Trail flows from the Liberty Mill Pond (Liberty Township) to Eaton Rapids (Eaton County), as well as on the North Branch of the river from the unincorporated village of Michigan Center (Leoni Township) to the confluence with the main channel

(City of Jackson). The *Upper Grand River Water Trail Development Plan* proposes several canoe/kayak launches in/near Summit Township in addition to the launch Jackson County Parks recently constructed in Vandercook Lake County Park.

Goal: *Collaborate with and facilitate the efforts of other providers to develop trails and other new recreation facilities which will be available to Township residents.*

Due to the location of two Jackson County Parks in the Township and the nearby City of Jackson parks system, Summit Township does not provide any traditional park facilities itself. Instead, the Township has concentrated on the development of the regional trail system as it traverses the community. However, the Township will collaborate with other recreation providers to make additional recreational facilities available to Summit Township residents.

Future Land Use Plan

The Summit Township Master plan represents a vision of how the community might look in the future. The horizon is the year 2045 or a little more than 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 is intended to guide the community through its daily decision making processes so that future development will be consistent with the development goals adopted in the 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 relying instead upon other tools, 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 types of uses that a parcel may have, the location of the uses, and the bulk and density of development throughout Summit Township.

The plan presented here is not static. It 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), it should be periodically reviewed and updated 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. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The future land use map was not designed nor was it intended to parallel the existing 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 in most cases or the plan should be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the plan. In areas where several requests are made for

rezoning over a short period, it may be necessary to consider amending the plan if changing land use patterns warrant a change in the plan. The future land use map is comprised of the following categories:

Limited Use Areas

Natural resources are scattered throughout Summit Township. Expansive areas of floodplains and wetlands benefit the entire community by providing habitat for wildlife, flood control, groundwater retention and recharge and surface water purification. They may also provide areas for recreation and contribute open space that in turn helps provide a rural atmosphere to Summit Township.

Because of the value these natural resources provide the community, and the severe physical limitations that many of these areas have for development, the plan suggests that these areas be used for limited uses. Some types of recreation, open space, and natural resource based uses like agriculture, wildlife management, and very low density residential may be appropriate in some areas depending upon the physical constraints of individual parcels.

Low Density Residential Areas

Low density residential areas comprise the largest land use category on the plan map. Summit Township is essentially a bedroom community, although limited commercial and industrial uses are also found in the Township.

Low density residential is defined as developments of up to about 1 dwelling per 10,000 square feet or about 4 dwellings per acre. Generally, the type of use found in this area will be single-family residential. However, other types of uses, particularly when developed to a larger scale, may also be considered by the Township if the overall density of the development does not exceed the limit of 4 dwelling units per acre. Multiple-family, or planned residential developments with a multiple-family component may be considered if it can be demonstrated that the development will not adversely affect surrounding properties, will not place a burden on the community for services, and will not exceed an overall density of about 4 dwellings per acre.

When determining density, only the buildable portions of a parcel may be counted. Buildable areas are those portions of a parcel that are accessible by road or drive or could be accessible with permit approval to cross an environmentally sensitive area from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Buildable area shall be the area capable of supporting a residential structure and its septic systems if not served by municipal sewers or the gross area capable of supporting a residential structure and having access mentioned above.

High Density Residential Areas

High density residential developments are generally those housing developments built at more than four dwellings per acre. They may be either single-family, two-family, multi-family or some combination of these uses. A mobile home park, for example, built at 6 dwellings per acre would be considered high density just as an apartment complex would be if it exceeded 4 dwelling units per acre.

Density shall be calculated the same way it is for low density residential developments. Only buildable areas shall be used in the density calculations.

Commercial Areas

Commercial areas have been reserved at strategic points across the Township to help meet the office and retail needs of this residentially growing community. Lumped into this category are low, moderate, and high impact office and commercial uses. The purpose of lumping the office and commercial uses into one category is to allow the Township to evaluate a rezoning request based upon the compatibility of the request with the surrounding area. It may be possible for low impact and moderate or high impact uses to coexist in certain cases.

Commercial areas are found in the northwest portion of the Township along Spring Arbor Road and at McCain and Robinson Roads; along Weatherwax Drive; on Francis Road north of the Vandercook Lake area; in the northeast corner; and along McDevitt and Vandercook Lake. A large parcel has also been suggested south of McDevitt near the U.S. 127 interchange.

Industrial Areas

Industry does not currently play a major role in Summit Township. Most people who live in the Township work in a different community. Even though industry has not played an important role in land development here, there are opportunities to expand the role that industry has in Summit Township. New industry will provide higher paying new jobs to the area and increase the Township's tax base.

Currently most of the existing industrial operations are located in the east portion of the Township along the U.S. 127 corridor and along Brooklyn Road (M-50). The plan suggests expanding new industrial opportunities into the east portion of the community along these corridors. Some of this area has residential uses already located near existing industrial plants. While redevelopment of the area toward industry may be the ideal or logical transition, it may not be practical to assume that industry will replace residential uses in these areas. Rather, it is the intent of the plan to encourage infill into vacant areas and use buffering and open space to help make industry and residential uses more compatible. Also, within this area the Planning Commission may determine that a particular parcel may not be appropriate for industrial development even though the plan suggests the more intensive use. In areas where industry is proposed next to existing residential uses, decisions regarding compatibility will have to be made on a case by case basis.

Zoning Plan

What is the Zoning Plan?

The master plan provides the legal basis for zoning in Summit Township. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May

2008), “special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations.”

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires “a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises” because Summit Township has an adopted zoning ordinance (Sec. 33 (2) (d)). 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 Summit Township (Sec. 305 (a)). 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)).

Zoning Districts

The Zoning Code, Chapter 150 of Summit Township’s Code of Ordinances, divides the Township into the following zoning districts (please see Zoning Map):

Open Districts

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

Agricultural District (AG-1)

The intent of this District is to set aside land suitable for agricultural development and agriculture-related uses. Agricultural uses must conform with the Michigan Right to Farm Act, as amended, Public Act 93 of 1981, being M.C.L.A. §§ 286.471 - 286.474, including the open space preservation provisions of the Michigan Zoning Enabling Act, as amended, Public Act 110 of 2006, being M.C.L.A. §§ 125.3101 et seq.

Residential Districts

Residential districts are designated principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life.

Rural Non-Farm Residential District (RNF-1)

This District is established to provide suitable areas for single-family dwellings at low densities to preserve a predominantly rural character in these areas fit for concentrated residential use because of the ability of the soil to absorb sewage wastes from individual septic tanks.

Suburban Residential Districts (RS-1) and (RS-2)

These Districts are designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems, can be feasibly provided.

Urban Residential District (RU-1)

This District is designed to provide areas principally for high-density, single-family residential dwellings where necessary urban services and facilities are provided, including central sanitary sewerage and central water systems.

Urban Residential Districts (RU-2)

This District is designed to provide areas principally for high-density, single-family residential dwellings where necessary urban services and facilities are provided, including central sanitary sewerage and central water supply systems.

Multiple-Family Residential District (RM-1)

This District is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to the other uses or amenities, which support, complement, or serve such a density and intensity.

Multiple-Family Residential District (RM-2)

This District is designed to permit a moderate density of population and a moderate intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to the other uses or amenities, which support, complement, or serve such a density and intensity.

Mobile Home Residential District (MH-1)

This District is composed of those areas of the township whose principal use is or ought to be mobile home dwellings. The regulations of this district are designed to permit a density of population and an intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to the other uses, buildings, structures, or amenities which support, complement, or serve the density and intensity. Mobile home parks as defined in § 2 of the Michigan Mobile Home Commission Act, as amended, Public Act 96 of 1987, being M.C.L.A. §§ 125.2301 - 125.2350, shall meet the standards established and referenced in that Act and the Manufacturing Housing Commission General Rules, R 125.1101 et seq.

Office District

The Office District is designed principally for office use and those uses which are customarily associated with offices.

Commercial Districts

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

Local Commercial District (C-1)

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

General Commercial District (C-2)

This District is intended to encourage planned and integrated groupings of retail, service, and administrative establishments which will retail convenience and comparison goods and provide personal and professional services for the entire area and to accommodate commercial establishments which cannot be practically provided in neighborhood commercial areas.

Highway Service Commercial District (C-3)

This District is intended 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 Districts

Industrial districts are designed to provide employment opportunities to local citizens and the resulting economic benefits to the township.

Light Industrial District (I-1)

This District is designed to provide suitable space for light industrial uses which operate in a safe, nonobjectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning districts. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.

General Industrial District (I-2)

This District is designed to provide suitable space for industrial operations of all types that can comply with all provisions of this chapter and can assure protection of the public interest and surrounding property and persons.

Planned Development Districts

Planned Development Districts are intended to provide flexible land use and design regulations for residential, office, commercial, and industrial development proposals and to permit a variety of development types, containing both individual building sites and common property which are

planned and developed as a unit. This District encourages innovation in development to enable development demands to be met by a variety of types, designs, sitings, and through the conservation and more efficient use of land in the developments. When flexible design techniques are deemed appropriate through the re-zoning of land for a planned development district, the use and dimensional specifications elsewhere in this chapter are hereby replaced by an approval process in which an approved plan becomes a basis for continuing land use controls.

Planned Residential District (PR-1)

This Planned Residential District (PR-1) is intended to permit small-to-large scale neighborhoods or portions thereof to be developed within the township that permit a variety of residential types.

Planned Office District (PO-1)

This Planned Office District (PO-1) is intended to permit a variety of office types.

Planned Commercial District (PC-1)

This Planned Commercial District (PC-1) is intended to permit a regional commercial shopping center.

Planned Industrial District (PI-2)

This Planned Industrial District (PI-2) is intended to permit a variety of industrial types.

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in the Zoning Code (§ 150.146).

Zoning District	Lot Requirements			Minimum Yard Requirements			Max Bldg. Height Requirements		
	Min Lot Area	Min Lot Width	Max Lot Coverage	Front	Side	Rear	Principal	Accessory	
Agricultural (AG-1)	2 acres	200 ft.	10%	60 ft.	30 ft. 60 ft.*	50 ft.	2.5 story or 35 ft.	80 ft.	Single-family detached dwelling units.
	3 acres								All other uses.
Rural Non-Farm Residential (RNF-1)	1 acre	150 ft.	20%	35 ft.	20 ft. 35 ft.*	35 ft.	2.5 story or 35 ft.	16 ft.	Single-family detached dwelling units.
	2 acres								All other uses.

Zoning District	Lot Requirements			Minimum Yard Requirements			Max Bldg. Height Requirements		
	Min Lot Area	Min Lot Width	Max Lot Coverage	Front	Side	Rear	Principal	Accessory	
Suburban Residential 1 (RS-1)	20,000 sf	100 ft.	30%	35 ft.	10 ft. min 25 ft. total 35 ft.*	20 ft.	2.5 story or 35 ft.	16 ft.	Single-family detached dwelling units.
	1 acre	120 ft.							All other uses.
Suburban Residential 2 (RS-2)	10,000 sf	80 ft.	30%	35 ft.	10 ft. min 25 ft. total 35 ft.*	20 ft.	2.5 story or 35 ft.	16 ft.	Single-family detached dwelling units with central sewage and wa- ter systems.
	15,000 sf	100 ft.							Single-family detached dwelling units without central sewage.
	1 acre	120 ft.							All other uses.
Urban Residential 1 (RU-1)	7,500 sf	60 ft.	30%	25 ft.	10 ft.	25 ft.	2.5 story or 35 ft.	16 ft.	Single-family detached dwelling units.
	20,000 sf				25 ft.				All other uses.
Urban Residential 2 (RU-2)	7,500 sf	60 ft.	30%	25 ft.	10 ft. min. 25 ft. total	25 ft.	2.5 story or 35 ft.	16 ft.'	Single-family detached dwelling units.
	10,000 sf	80 ft.							Two-family dwelling units
	20,000 sf	120 ft.							All other uses.
Multi-Family Residential (RM-1)	10,000 sf	80 ft.	25%	25 ft.	10 ft. min 25 ft. total 25 ft.*	25 ft.	2.5 story or 35 ft.	16 ft.	Two-family dwelling units. 15,000 sf for first three dwellings units plus 2,000 sf for each additional unit.
	15,000 sf	120 ft.							All other uses.
	20,000 sf	120 ft.							
Multi-Family Residential (RM-2)	10,000 sf	80 ft.	25%	25 ft.	10 ft. min 25 ft. total 25 ft.*	25 ft.	2.5 story or 35 ft.	16 ft.	Two-family dwelling units. 15,000 sf for first three dwellings units plus 4,000 sf for each additional unit.
	15,000 sf	120 ft.							All other uses.
	20,000 sf	120 ft.							
Mobile Home Residential (MH-1)	Min 10 acres	Michigan Mobile Home Commission Act, as amended, Public Act 96 of 1987, being M.C.L.A. §§ 125.2301 - 125.2350, and §150.072 of this code							Mobile home site within a mobile home park

Zoning District	Lot Requirements			Minimum Yard Requirements			Max Bldg. Height Requirements		
	Min Lot Area	Min Lot Width	Max Lot Coverage	Front	Side	Rear	Principal	Accessory	
Office (O-1)	10,000 sf	80 ft.	30%	25 ft.	10 ft. min 25 ft. total	25 ft.	2.5 story or 35 ft.	25 ft.	Uses with central sewage and water systems.
	15,000 sf	100 ft.							Uses without central sewage.
Local Commercial (C-1)	10,000 sf	75 ft.	35%	35 ft.	20 ft. 35 ft.*	35 ft.	35 ft.	n/a	Uses with central sewage and water systems.
	15,000 sf	100 ft.							Uses without central sewage.
General Commercial (C-2)	10,000 sf	75 ft.	35%	35 ft.	20 ft. 35 ft.*	20 ft.	35 ft.	n/a	Uses with central sewage and water systems.
	15,000 sf	100 ft.							Uses without central sewage.
Highway Service Commercial (C-3)	15,000 sf	100 ft.	35%	35 ft.	20 ft. 35 ft.*	20 ft.	35 ft.	n/a	
Light Industrial (I-1)	20,000 sf	80 ft.	35%	35 ft.	20 ft. 35 ft.*	35 ft.	35 ft.	n/a	
Heavy Industrial (I-2)	2 Acres	200 ft.	35%	35 ft.	20 ft. 35 ft.*	35 ft.	35 ft.	n/a	

* 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 of the master plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the master plan. Sec. 150.381(c) of the township's zoning code contains standards which 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.

Residential Areas

The following residential areas are included on the future land use map:

Low-Density Residential Areas

Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- ✓ AG-1 — Agricultural District
- ✓ RNF-1 — Rural Non-Farm District
- ✓ RS-1 — Suburban Residential District 1

High Density Residential Areas

High-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- ✓ RS-2 — Suburban Residential District 2
- ✓ RU-1 — Urban Residential District 1
- ✓ RU-2 — Urban Residential District 2
- ✓ RM-1 — Multiple-Family Residential District 1
- ✓ RM-2 — Multiple-Family Residential District 2

However, it is not always easy to equate future land use categories and zoning districts. Accordingly, both low -and high-density developments may occur in the following zoning districts:

- ✓ MH-1 — Mobile Home Residential District
- ✓ PR-1 — Planned Residential District

Commercial Areas

Commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- ✓ O-1 — Office District
- ✓ C-1 — Local Commercial District
- ✓ C-2 — General Commercial District
- ✓ C-3 — Highway Service Commercial District
- ✓ PO-1 — Planned Office District
- ✓ PC-1 — Planned Commercial District

Industrial Areas

Industrial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- ✓ I-1 — Light Industrial District
- ✓ I-2 — Heavy Industrial District
- ✓ PI-2 — Planned Industrial District

Public/Semi-Public Areas and Parks and Recreation Areas

Although public/semi-public areas and parks and recreation areas are identified on the future land use map, they don't equate to any district on the zoning map.

Limited Use Areas

The following limited use areas identify areas of the township which are environmentally sensitive or are important in some other way:

- ✓ Lakes, Ponds, Rivers, & Streams
- ✓ Hydric Soils
- ✓ Wellhead Protection Areas.

Although they are identified on the future land use map, they don't equate to any district on the zoning map.



Appendix A
Demographics

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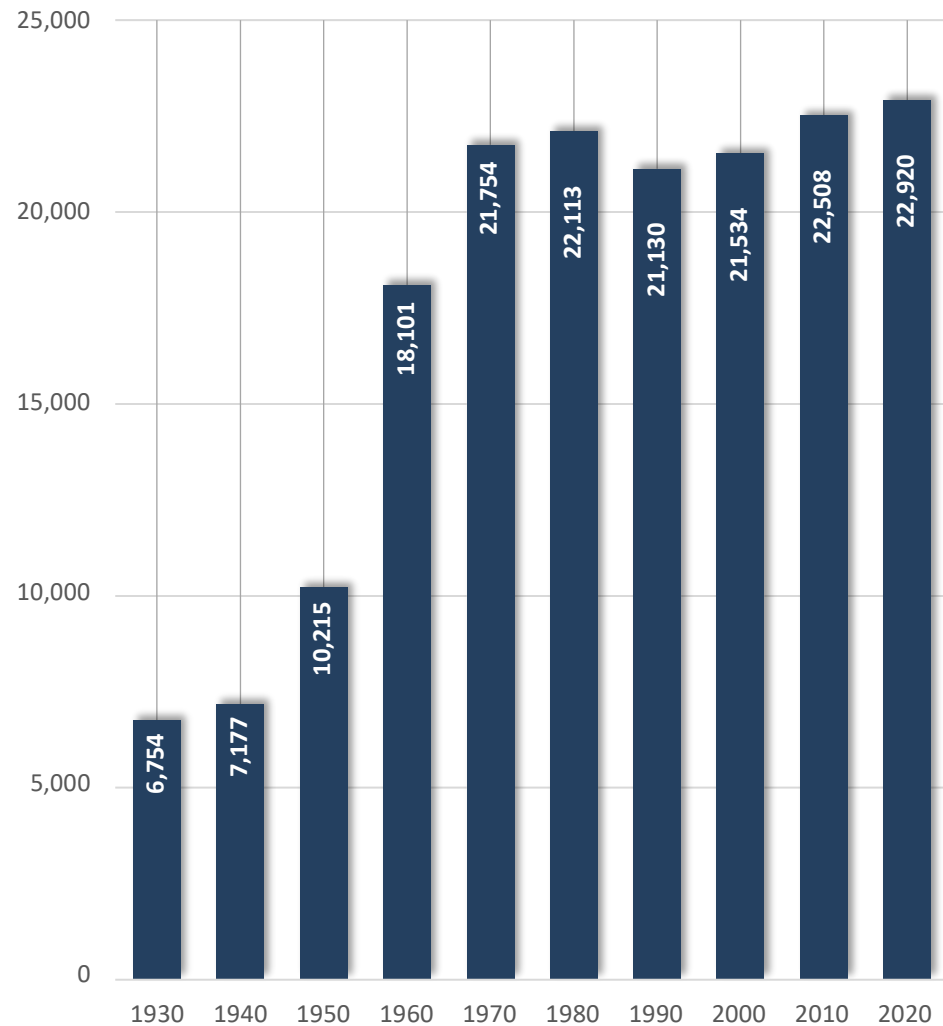
Population History

Population History

The township grew from 6,754 residents in 1930 to 22,920 residents in 2020 according to the U.S. Census, a 239% increase.

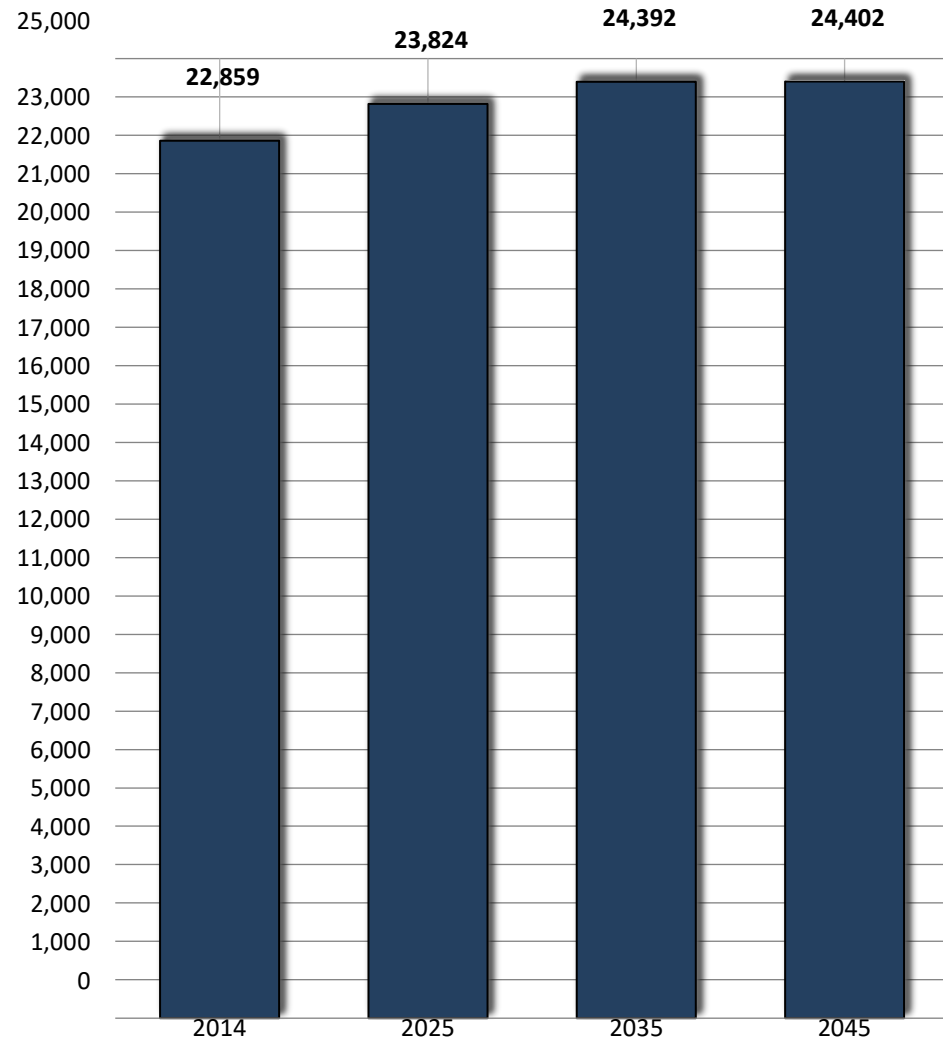
The adjacent figure shows that the population:

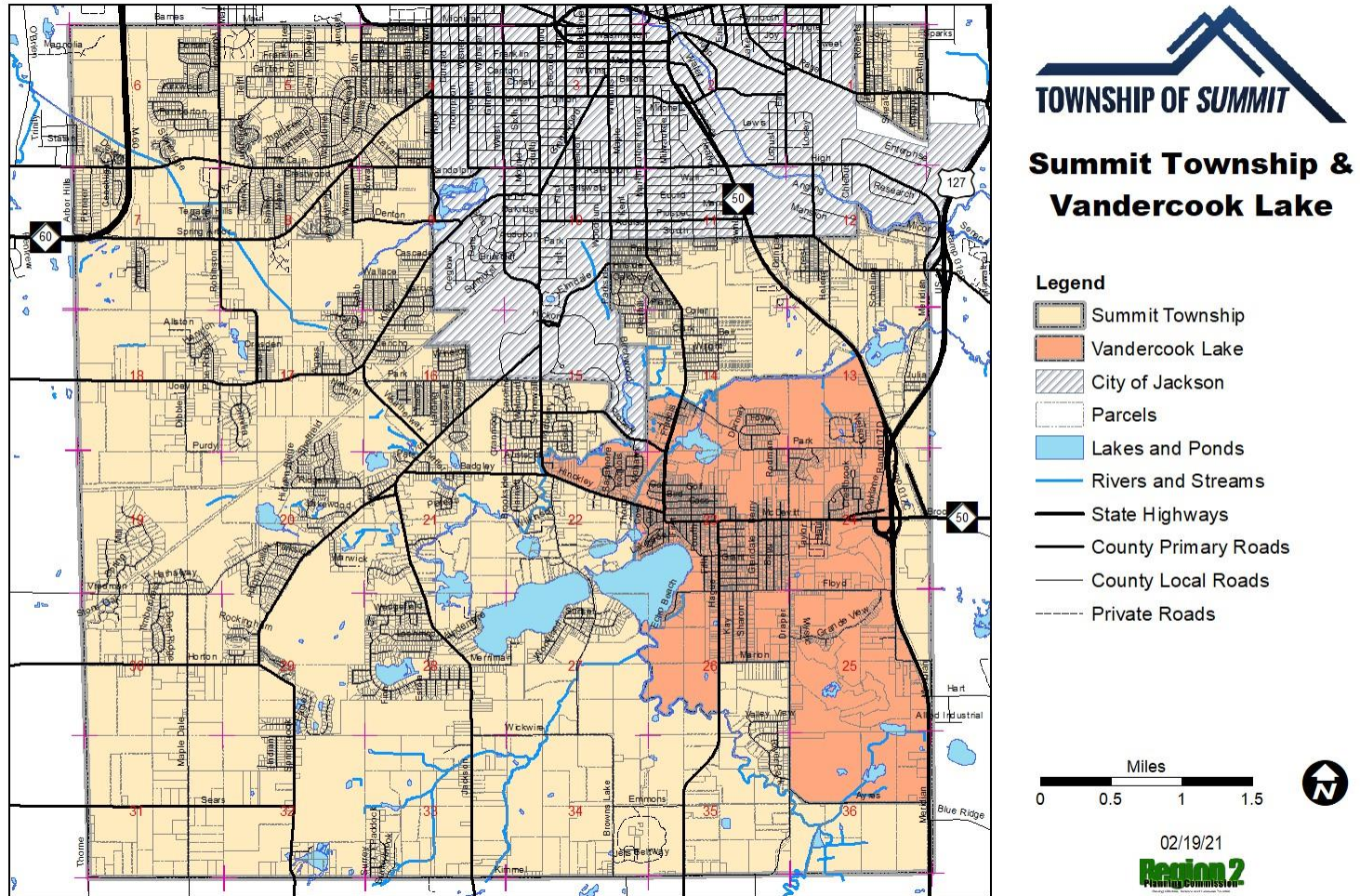
- Increased 6% between 1930 and 1940 to 7,177 residents.
- Increased 42% between 1940 and 1950 to 10,215 residents.
- Increased 77% between 1950 and 1960 to 18,101 residents.
- Increased 20% between 1960 and 1970, to 21,754 residents.
- Increased 2% between 1970 and 1980 to 22,113 residents.
- Decreased 4% between 1980 and 1990, to 21,130 residents.
- Increased 2% between 1990 and 2000 to 21,534 residents.
- Increased 5% between 2000 and 2010 to 22,508 residents.
- Increased 2% between 2010 and 2020 to 22,920 residents.



Population Projections

- ✓ The population projections utilized in this plan were developed for the Michigan Department of Transportation's (MDOT's) Jackson travel demand model. The 2014-2045 projections are grounded on Regional Economic Models Inc. (REMI) forecasts.
- ✓ Utilizing that information, it is reasonable to expect that the population will increase an average of 0.2% per year between 2010 and 2045.
- ✓ The adjacent figure shows that:
 - The 2014 population was estimated to be 22,859 people, an annual average of 0.4% per year between 2010 and 2014.
 - The 2025 population was estimated to be 23,824 people, an annual average of 0.4% per year between 2014 and 2025.
 - The 2035 population was estimated to be 24,392 people, an annual average of 0.2% per year between 2025 and 2035.
 - The 2045 population was estimated to be 24,402 people, an annual average of 0.0% per year between 2035 and 2045.





American Community Survey (ACS)

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

The reporting period utilized for this plan is 2019.

Definitions

Group Quarters. *The Census Bureau classifies all people not living in housing units as living in group quarters. There are two types of group quarters: institutional group quarters (for example, correctional facilities for adults, nursing homes, and hospice facilities) and non-institutional group quarters (for example, college/university student housing, military quarters, and group homes).*

Household Income. *According to the U.S. Census Bureau, [t]his includes income of the householder and all other people 15 years and older in the household, whether or not they are related to the householder.*

Median Income. *According to the U.S. Census Bureau, [t]he median income divides the income distribution into two equal groups, one having incomes above the median, and [the] other having incomes below the median.*

Per Capita Income. *According to the U.S. Census Bureau, this is an [a]verage obtained by dividing aggregate income by total population of an area.*

Other General Notes

Rounding Errors. *Any totals that do not add up to 100% are caused by rounding errors.*

Ambulatory Difficulties. *The ACS does not compile information on ambulatory difficulties for the population less than 5 years of age.*

Hispanic. *Please note that 'Hispanic' is an ethnic rather than a racial description. Each Hispanic person is also a member of one or more races.*

Age and Gender – Summit Township

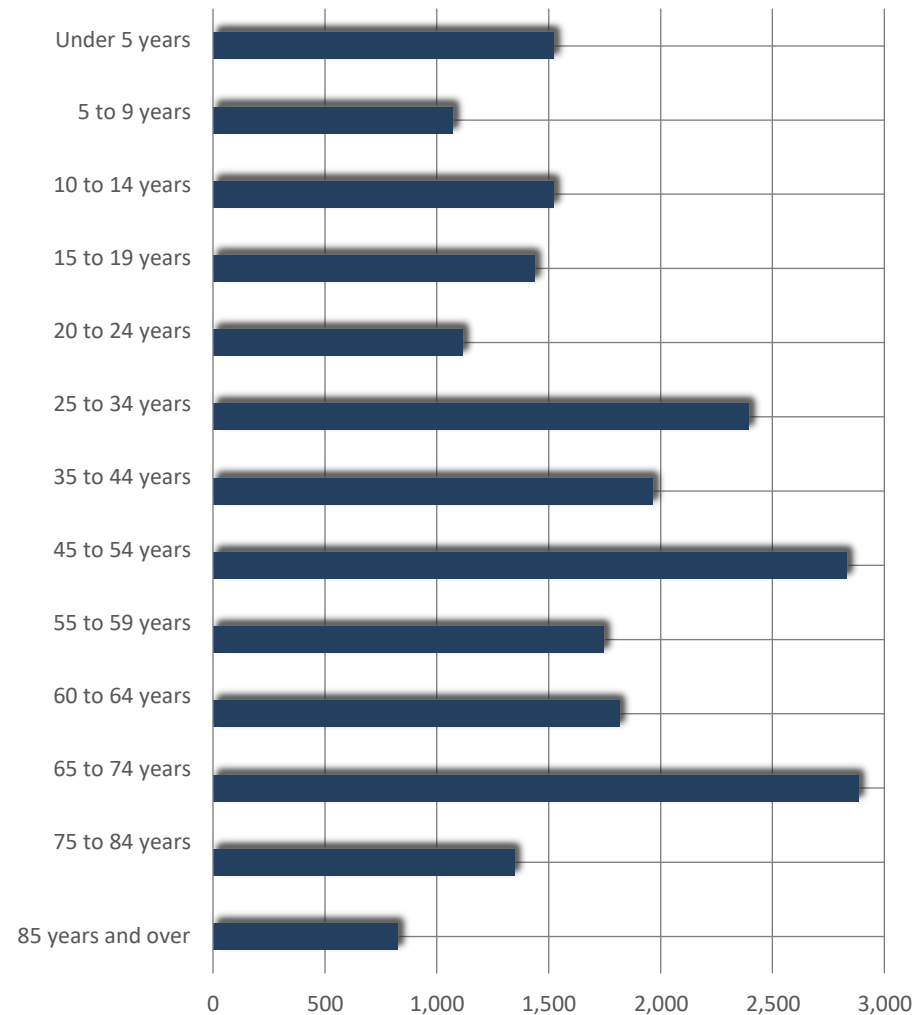
Age and Gender – Summit Township

The estimated median age of Summit Township residents was 45.6 years in 2019 [41.3 countywide and 39.8 statewide].

The adjacent figure illustrates the generations to which those residents belonged in 2019:

- 'Generation Z' & younger generations (i.e., people ≤19 years old) — 25% [24% countywide and statewide].
- The 'Millennials' generation (i.e., people 20-34 years old) — 16% [19% countywide and 20% statewide].
- The 'Generation X' generation (i.e., people 35-54 years old) — 21% [25% countywide and 24% statewide].
- The 'Baby Boomers' generation (i.e., people 55-74 years old) — 29% [25% countywide and 24% statewide].
- The 'Silent' and older generations (i.e., people ≥75 years old) — 10% [7% countywide and statewide].

Finally, it is estimated that females comprised approximately 53% of Township residents in 2019 [49% countywide and 51% statewide].



Age and Gender – Vandercook Lake

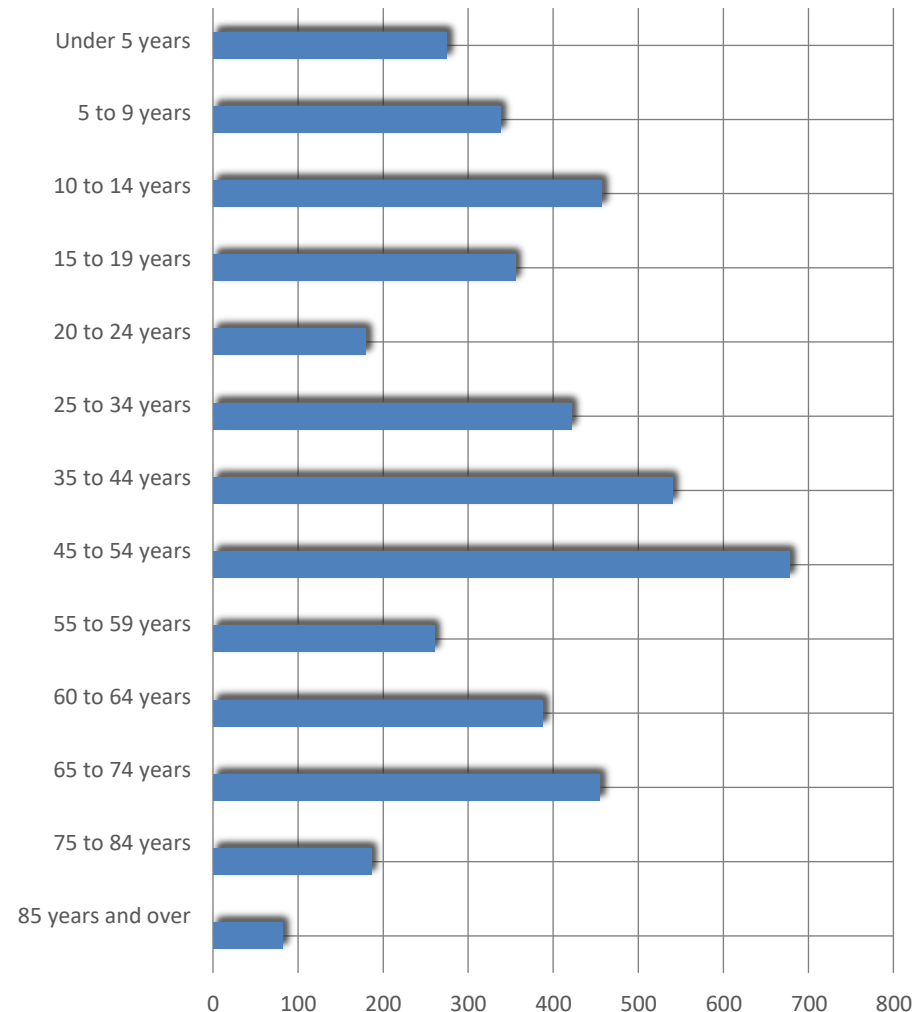
Age and Gender – Vandercook Lake

The estimated median age of Vandercook Lake residents was 39.4 years in 2019 [45.6 township-wide and 41.3 countywide].

The adjacent figure illustrates the generations to which those residents belonged in 2019:

- 'Generation Z' & younger generations (i.e., people ≤19 years old) — 31% [25% township-wide and 24% countywide].
- The 'Millennials' generation (i.e., people 20-34 years old) — 13% [16% township-wide and 19% countywide].
- The 'Generation X' generation (i.e., people 35-54 years old) — 26% [21% township-wide and 25% countywide].
- The 'Baby Boomers' generation (i.e., people 55-74 years old) — 24% [29% township-wide and 25% countywide].
- The 'Silent' and older generations (i.e., people ≥75 years old) — 6% [10% township-wide and 7% countywide].

Finally, it is estimated that females comprised approximately 55% of Vandercook Lake residents in 2019 [53% township-wide and 49% countywide].



Race and Ethnicity – Summit Township

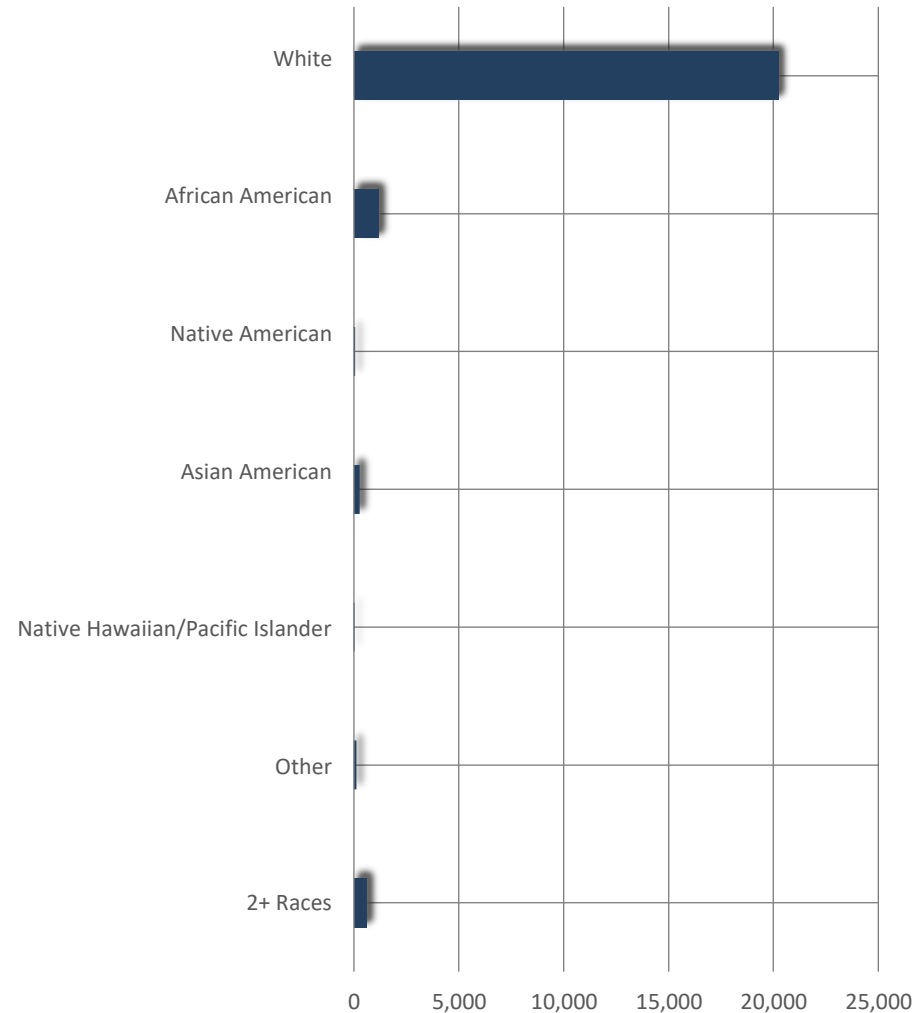
Race and Ethnicity – Summit Township

The population of Summit Township was homogenous in 2019.

The adjacent figure illustrates the races to which those residents belonged in 2019:

- White — 90% [87% countywide and 78% statewide].
- Black — 5% [7% countywide and 14% statewide].
- Native American — <1% [<1% countywide and 1% statewide].
- Asian — 1% [1% countywide and 3% statewide].
- Native Hawaiian/Pacific Islander — <1% [0% countywide and <1% statewide].
- Some Other Race — 1% [<1% countywide and 1% statewide].
- 2+ Races — 3% [4% countywide and 3% statewide].

An estimated 4% of Township residents considered themselves Hispanic in 2019 [4% countywide and 5% statewide].



Race and Ethnicity – Vandercook Lake

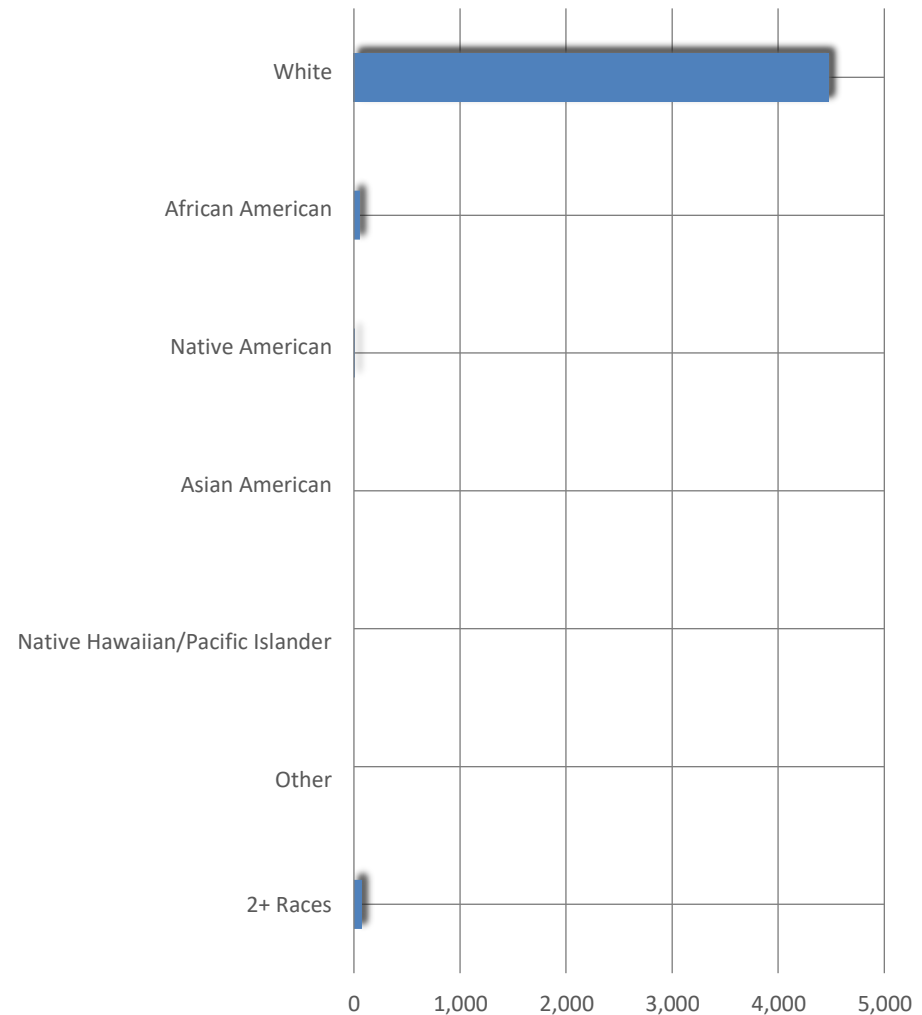
Race and Ethnicity – Vandercook Lake

The population of Vandercook Lake was homogenous in 2019.

The adjacent figure illustrates the races to which those residents belonged in 2019:

- White — 97% [90% township-wide and 87% county-wide].
- Black — 1% [5% township-wide and 7% countywide].
- Native American — <1% [<1% township-wide and countywide].
- Asian — 0% [1% township-wide and countywide].
- Native Hawaiian/Pacific Islander — 0% [<1% township-wide and 0% countywide].
- Some Other Race — 0% [1% township-wide and <1% countywide].
- 2+ Races — 2% [3% township-wide and 4% county-wide].

An estimated 7% of Vandercook Lake residents considered themselves Hispanic in 2019 [4% township-wide and countywide].



Disabilities – Summit Township

Disabled residents were a significant component of Summit Township's noninstitutionalized civilian residents in 2019.

An estimated 13% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [15% countywide and 14% statewide] and 7% had an ambulatory disability [8% countywide and 7% statewide]. *It should be noted that an ambulatory disability is not determined for residents ≤4 years old.*

≤4 years old:

- Disabled in some way — 0% [0% countywide and 1% statewide].

5-17 years old:

- Disabled in some way — 7% [5% countywide and 6% statewide].
- Had an ambulatory disability — <1% [2% countywide and 1% statewide].

18-34 years old:

- Disabled in some way — 5% [11% countywide and 8% statewide].
- Had an ambulatory disability — 1% [2% countywide and 1% statewide].

35-64 years old:

- Disabled in some way — 11% [16% countywide and 15% statewide].
- Had an ambulatory disability — 6% [9% countywide and 8% statewide].

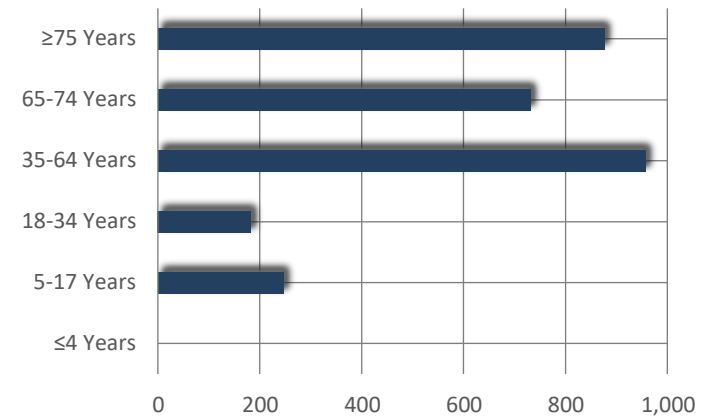
65-74 years old:

- Disabled in some way — 26% [25% countywide and 24% statewide].
- Had an ambulatory disability — 18% [15% countywide and statewide].

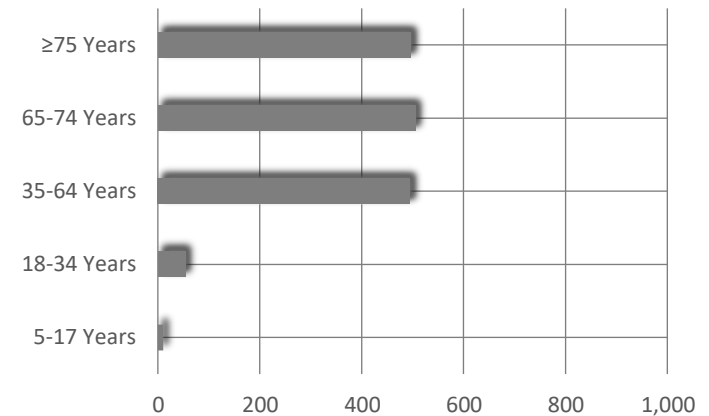
≥75 years old:

- Disabled in some way — 43% [43% countywide and 46% statewide].
- Had an ambulatory disability — 24% [24% countywide and 29% statewide].

Some Type of Disability



Ambulatory Disability



Disabilities – Vandercook Lake

Disabilities – Vandercook Lake

Disabled residents were a significant component of Vandercook Lake's noninstitutionalized civilian residents in 2019.

An estimated 16% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [13% township-wide and 15% countywide] and 7% had an ambulatory disability [7% township-wide and 8% countywide]. *It should be noted that an ambulatory disability is not determined for residents ≤4 years old.*

≤4 years old:

- Disabled in some way — 0% [0% township-wide and countywide].

5-17 years old:

- Disabled in some way — 17% [7% township-wide and 5% countywide].
- Had an ambulatory disability — 1% [<1% township-wide and 2% countywide].

18-34 years old:

- Disabled in some way — 6% [5% township-wide and 11% countywide].
- Had an ambulatory disability — 3% [1% township-wide and 2% countywide].

35-64 years old:

- Disabled in some way — 10% [11% township-wide and 16% countywide].
- Had an ambulatory disability — 7% [6% township-wide and 9% countywide].

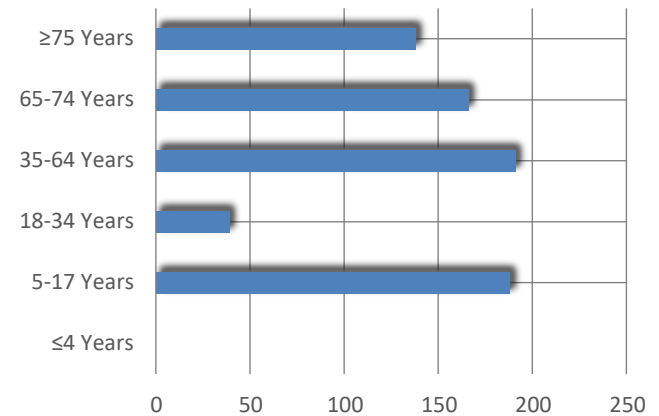
65-74 years old:

- Disabled in some way — 36% [26% township-wide and 25% countywide].
- Had an ambulatory disability — 24% [18% township-wide and 15% countywide].

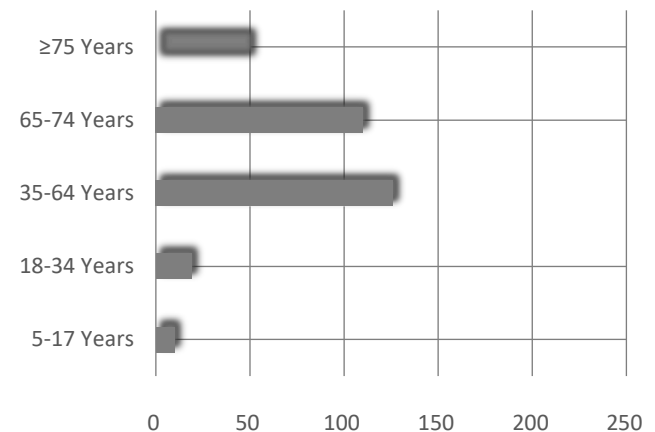
≥75 years old:

- Disabled in some way — 51% [43% township-wide and countywide].
- Had an ambulatory disability — 19% [24% township-wide and countywide].

Some Type of Disability



Ambulatory Disability



Educational Attainment – Summit Township

The educational attainment of the non-institutionalized residents 25 years of age and older in 2019 was as follows:

Less than a 9th grade education — 2% [3% countywide and statewide].

9th to 12th, grade education, no diploma — 3% [7% countywide and 6% statewide].

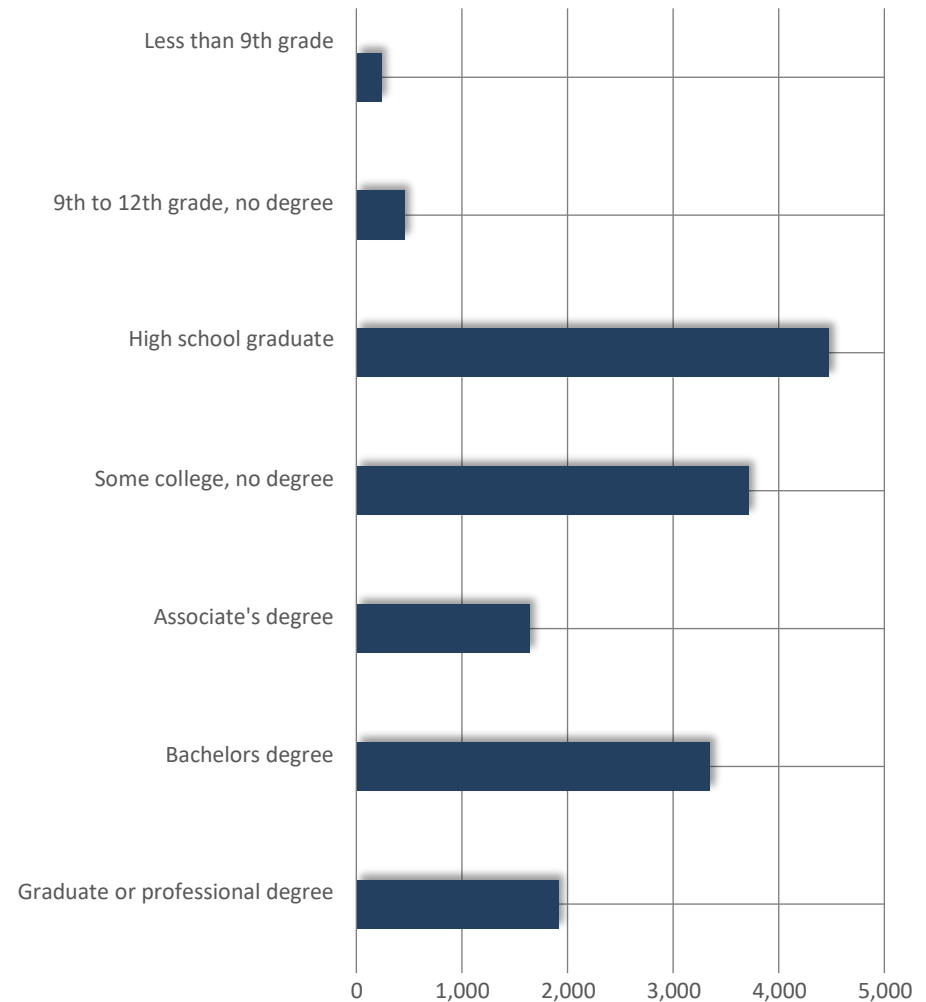
High school graduate (includes equivalency) — 28% [36% countywide and 29% statewide].

Some college education, no degree — 24% [22% countywide and 23% statewide].

Associate's degree — 10% [9% countywide and statewide].

Bachelor's degree — 21% [15% countywide and 18% statewide].

Graduate or professional degree — 12% [8% countywide and 12% statewide].



Educational Attainment – Vandercook Lake

The educational attainment of residents 18 years of age and older in 2019 was as follows:

Less than a 9th grade education — 2% [2% township-wide and 3% countywide].

9th to 12th, grade education, no diploma — 3% [3% township-wide and 7% countywide].

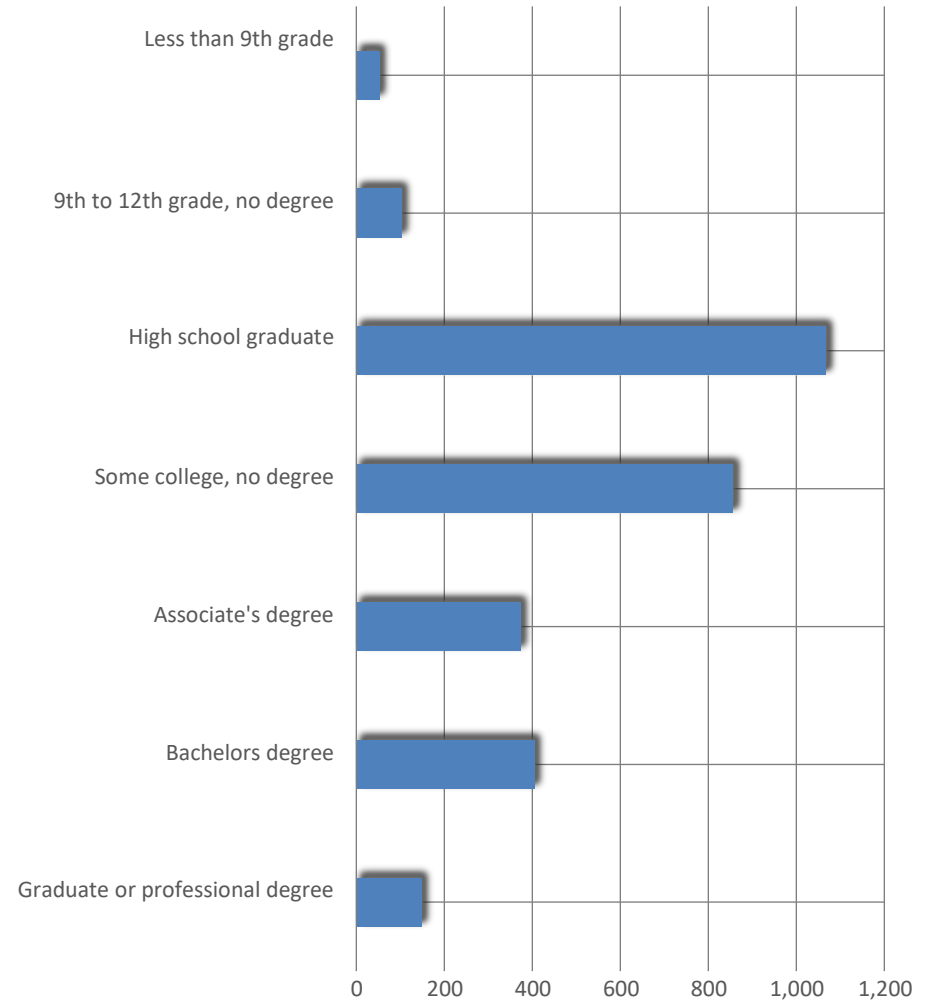
High school graduate (includes equivalency) — 35% [28% township-wide and 36% countywide].

Some college education, no degree — 28% [24% township-wide and 22% countywide].

Associate's degree — 12% [10% township-wide and 9% countywide].

Bachelor's degree — 13% [21% township-wide and 15% countywide].

Graduate or professional degree — 5% [12% township-wide and 8% countywide].



School Enrollment – Summit Township

The composition of the population estimated to be 3 years old or older in 2019, and attending school, was estimated as follows:

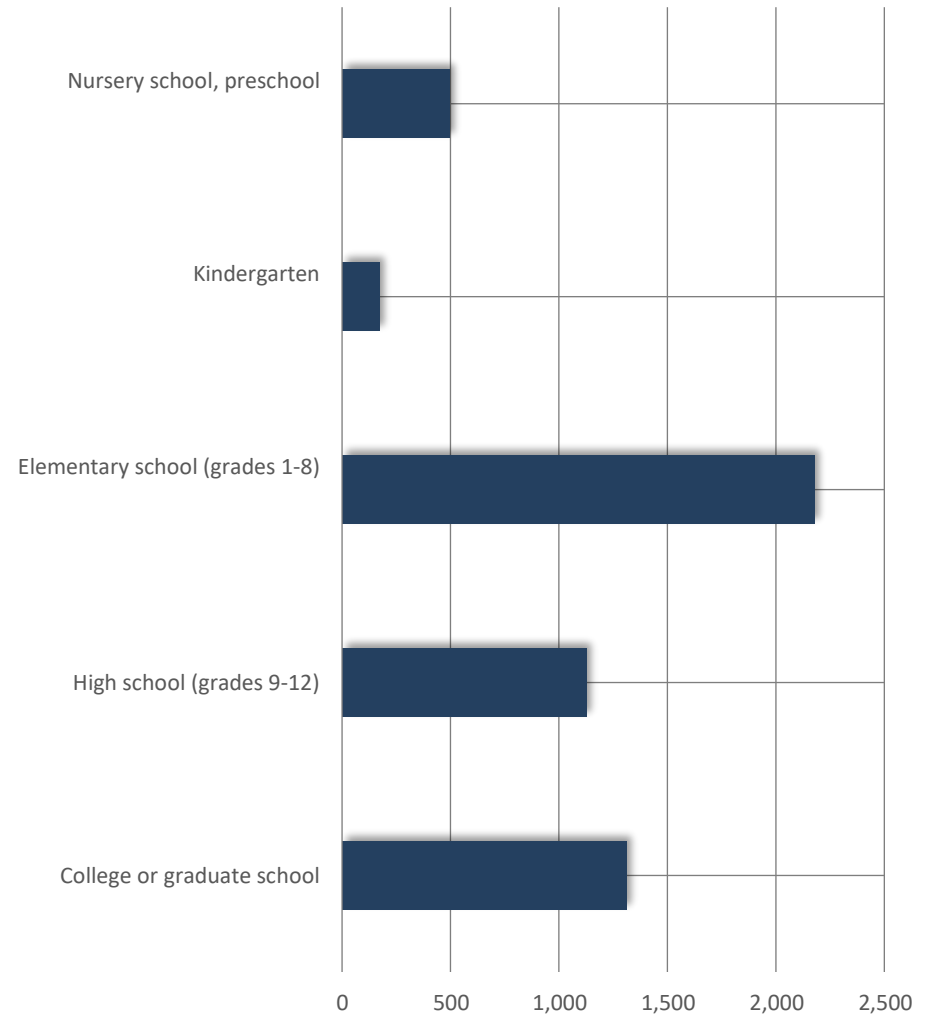
Nursery school, preschool — 9% [6% countywide and statewide].

Kindergarten — 3% [5% countywide and statewide].

Elementary school (grades 1-8) — 41% [42% countywide and 39% statewide].

High school (grades 9-12) — 21% [23% countywide and 22% statewide].

College or graduate school — 25% [23% countywide and 28% statewide].



School Enrollment – Vandercook Lake

The composition of the population estimated to be 3 years old or older in 2019, and attending school, was estimated as follows:

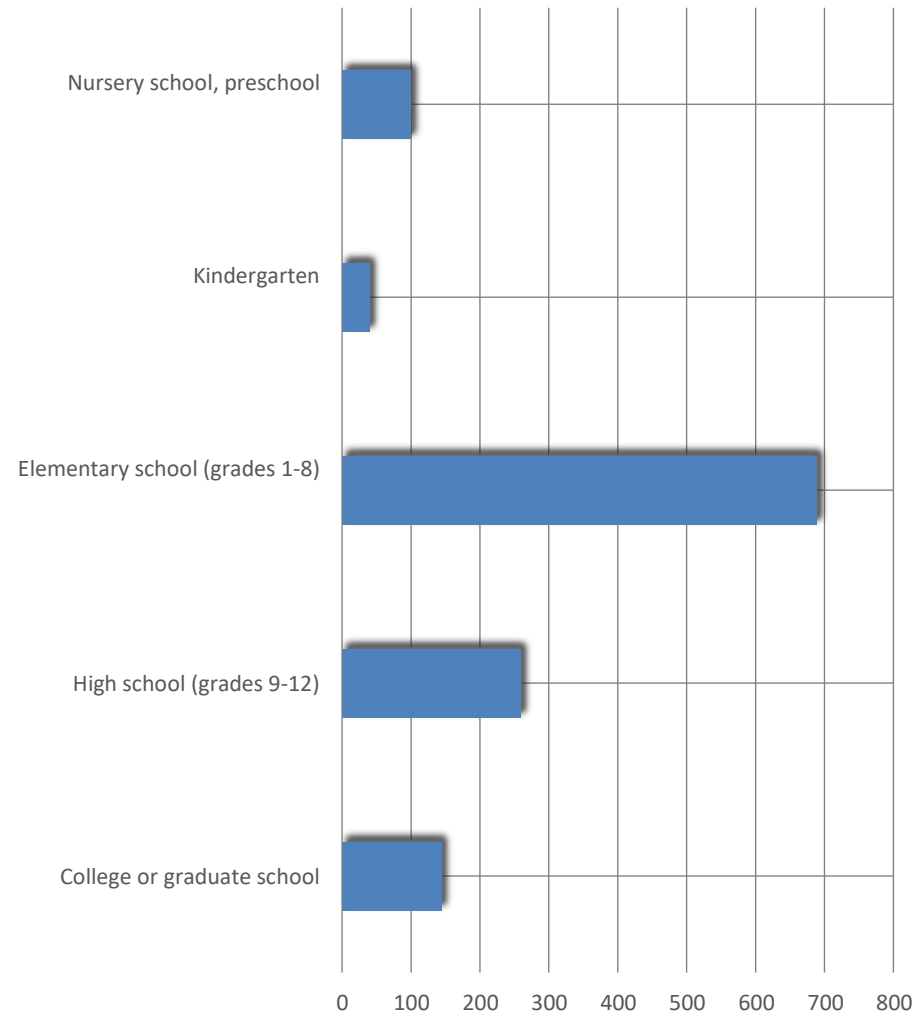
Nursery school, preschool — 8% [9% township-wide and 6% countywide].

Kindergarten — 3% [3% township-wide and 5% countywide].

Elementary school (grades 1-8) — 56% [41% township-wide and 42% countywide].

High school (grades 9-12) — 21% [21% township-wide and 23% countywide].

College or graduate school — 12% [25% township-wide and 23% countywide].

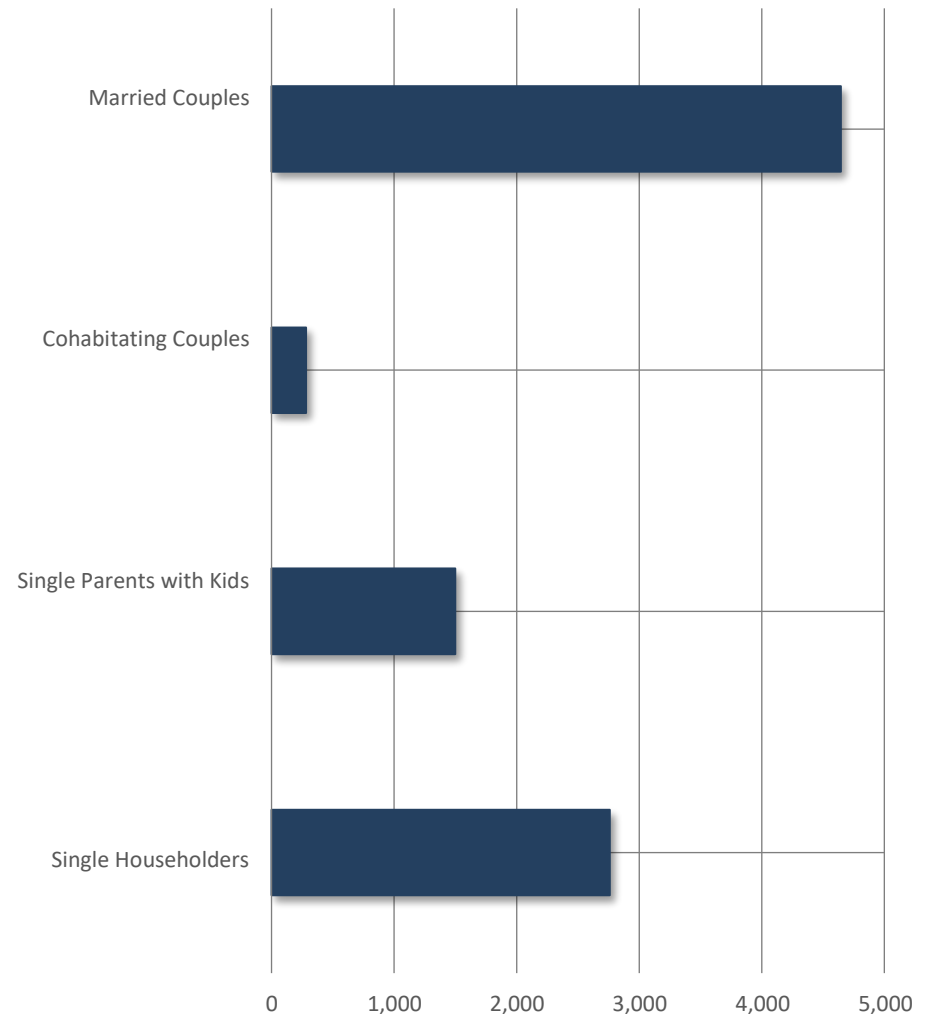


Households and Families – Summit Township

Most residents lived in households in 2019.

- Married couples—with or without children—comprised an estimated 51% of those households [42% countywide and 46% statewide].
- Cohabiting couples—with or without children—comprised an estimated 3% of those households [9% countywide and 7% statewide].
- Single parents with kids comprised an estimated 16% of households [15% countywide and 17% statewide].
- Single householders comprised an estimated 30% of households [34% countywide and 30% statewide].
- The estimated average household and family size was 2.40 people and 2.98 people, respectively (please see the ACS note) [2.43 people and 3.16 people, respectively, countywide and 2.46 people and 3.09 people, respectively, statewide].

Group quarters (e.g., nursing homes, etc.) were home to an estimated 2% of the population [6% countywide and 2% statewide].

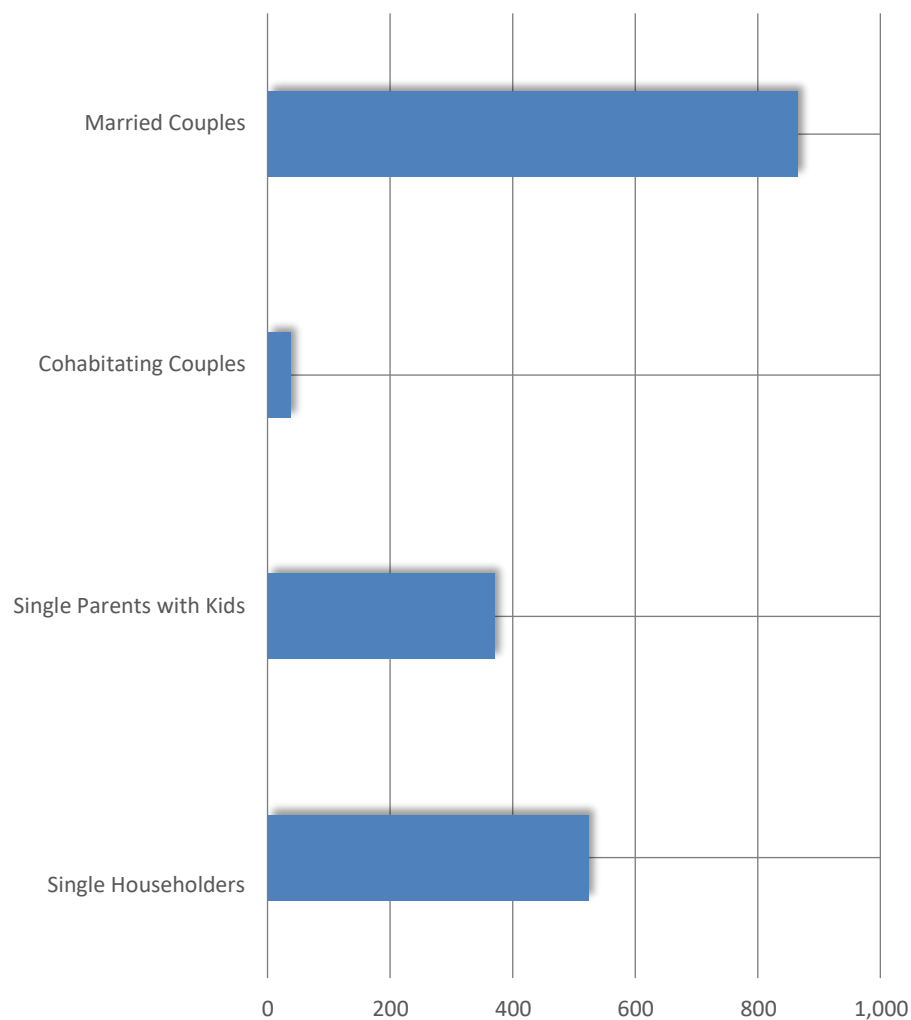


Households and Families – Vandercook Lake

All residents lived in households in 2019.

- Married couples—with or without children—comprised an estimated 48% of those households [51% township-wide and 42% countywide].
- Cohabiting couples—with or without children—comprised an estimated 2% of those households [3% township-wide and 9% countywide].
- Single parents with kids comprised an estimated 21% of households [16% township-wide and 15% countywide].
- Single householders comprised an estimated 29% of households [30% township-wide and 34% countywide].
- The estimated average household and family size was 2.57 people and 3.19 people, respectively (please see the ACS note) [2.40 people and 2.98 people, respectively, township-wide and 2.43 people and 3.16 people, respectively, countywide].

Group quarters (e.g., nursing homes, etc.) were home to an estimated 0% of the population [2% township-wide and 6% countywide].



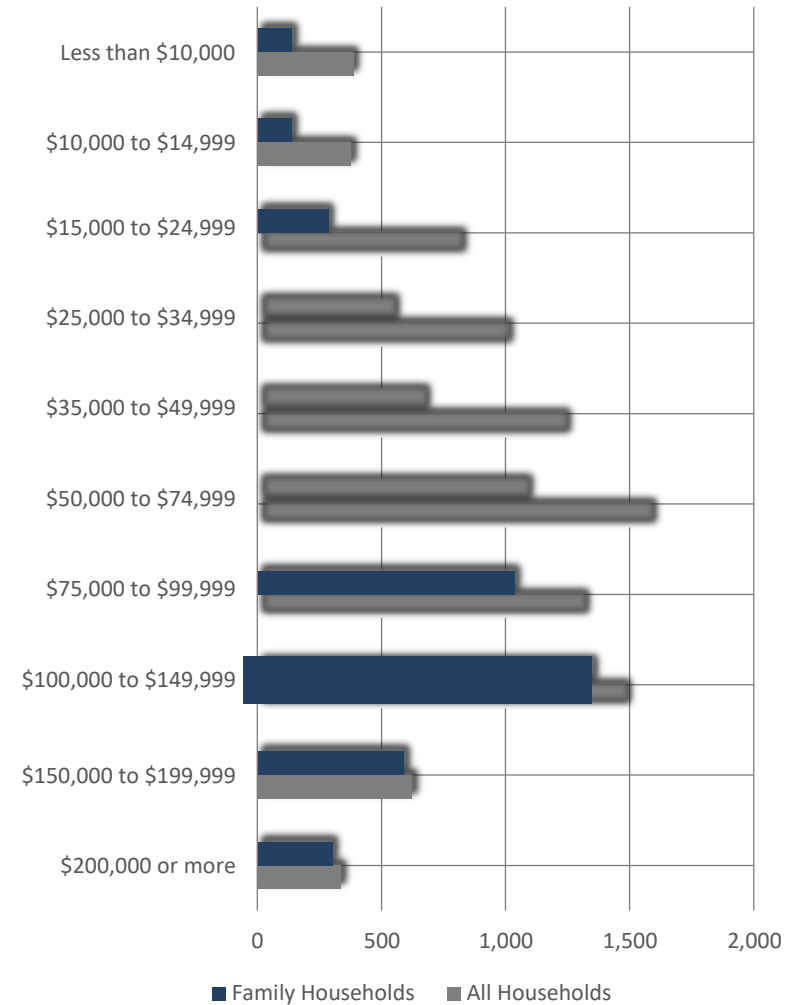
Household and Family Income – Summit Township

All Households (HHs) with an income of:

- ≤\$24,999 comprised an est. 17% of HHs [21% countywide and 19% statewide].
- \$25,000-\$49,999 comprised an est. 24% of HHs [25% countywide and 23% statewide].
- \$50,000-\$99,999 comprised an est. 32% of HHs [33% countywide and 32% statewide].
- \$100,000 or more comprised an est. 27% of HHs [21% countywide and 26% statewide].

Family Households (FHs) with an income of:

- ≤\$24,999 comprised an est. 9% of FHs [12% countywide and 11% statewide].
- \$25,000-\$49,999 comprised an est. 20% of FHs [20% countywide and 19% statewide].
- \$50,000-\$99,999 comprised an est. 34% of FHs [38% countywide and 35% statewide].
- \$100,000 or more comprised an est. 36% of FHs [30% countywide and 35% statewide].



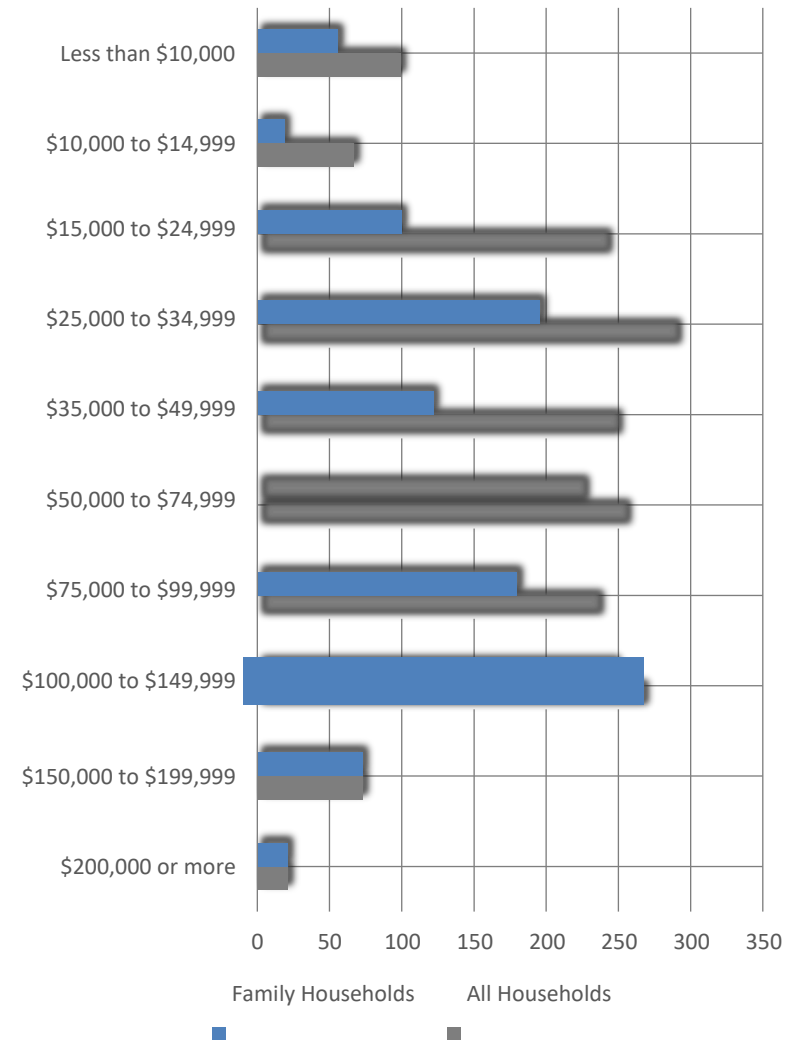
Household and Family Income – Vandercook Lake

All Households (HHs) with an income of:

- ≤\$24,999 comprised an est. 23% of HHs [17% township-wide and 21% countywide].
- \$25,000-\$49,999 comprised an est. 30% of HHs [24% township-wide and 25% countywide].
- \$50,000-\$99,999 comprised an est. 27% of HHs [32% township-wide and 33% countywide].
- \$100,000 or more comprised an est. 20% of HHs [27% township-wide and 21% countywide].

Family Households (FHs) with and income of:

- ≤\$24,999 comprised an est. 14% of FHs [9% township-wide and 12% countywide].
- \$25,000-\$49,999 comprised an est. 26% of FHs [20% township-wide and countywide].
- \$50,000-\$99,999 comprised an est. 33% of FHs [34% township-wide and 38% countywide].
- \$100,000 or more comprised an est. 28% of FHs [36% township-wide and 30% countywide].



Median and Per Capita Incomes – Summit Township

Median Incomes:

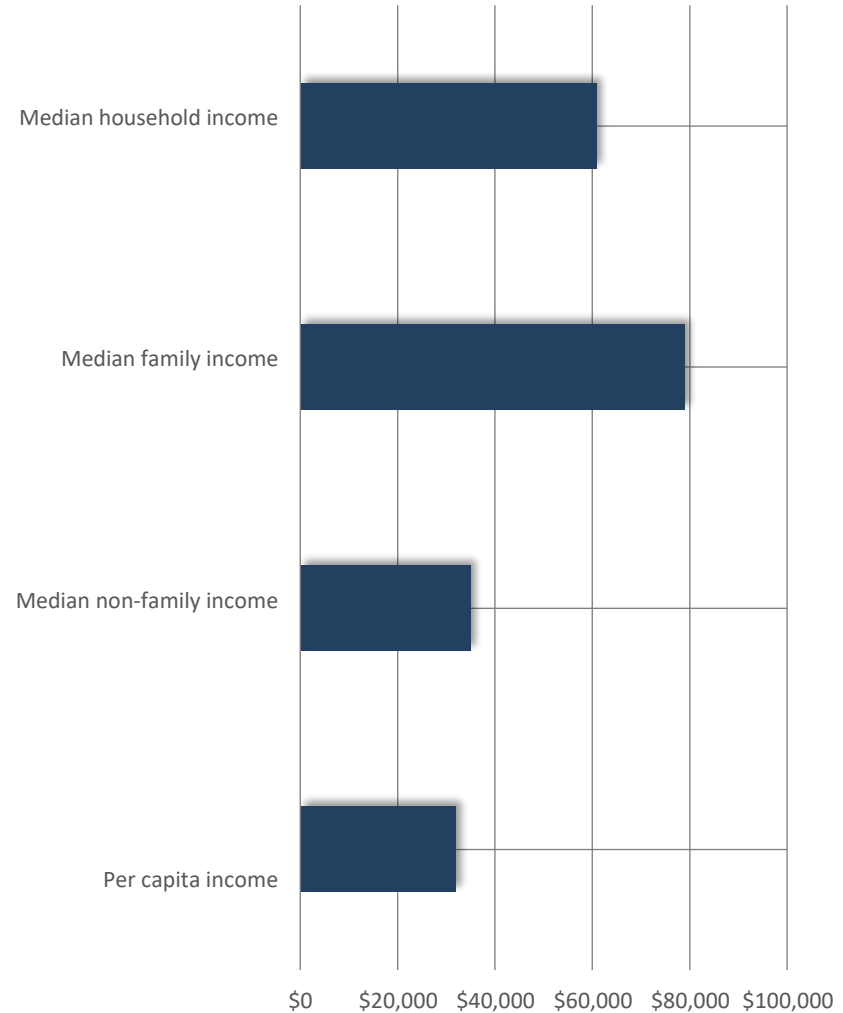
- Household – \$60,810 [\$55,124 countywide and \$59,584 statewide].
- Family – \$79,045 [\$75,845 countywide and \$75,703 statewide].
- Non-Family – \$34,980 [\$31,064 countywide and \$35,755 statewide].

Per Capita Income – \$32,027 [\$29,209 countywide and \$32,892 statewide].

Population Below Poverty Level – Summit Township

Population below poverty level – 11% [14% countywide and 13% statewide].

- Under 5 years – 27% [17% countywide and 19% statewide].
- 5-17 years – 19% [16% countywide and 17% statewide].
- 18-34 years – 12% 15% countywide and 16% statewide].
- 35-64 years – 8% [14% countywide and 11% statewide].
- 65+ years old – 5% [10% countywide and 8% statewide].



Median and Per Capita Incomes – Vandercook Lake

Median Incomes:

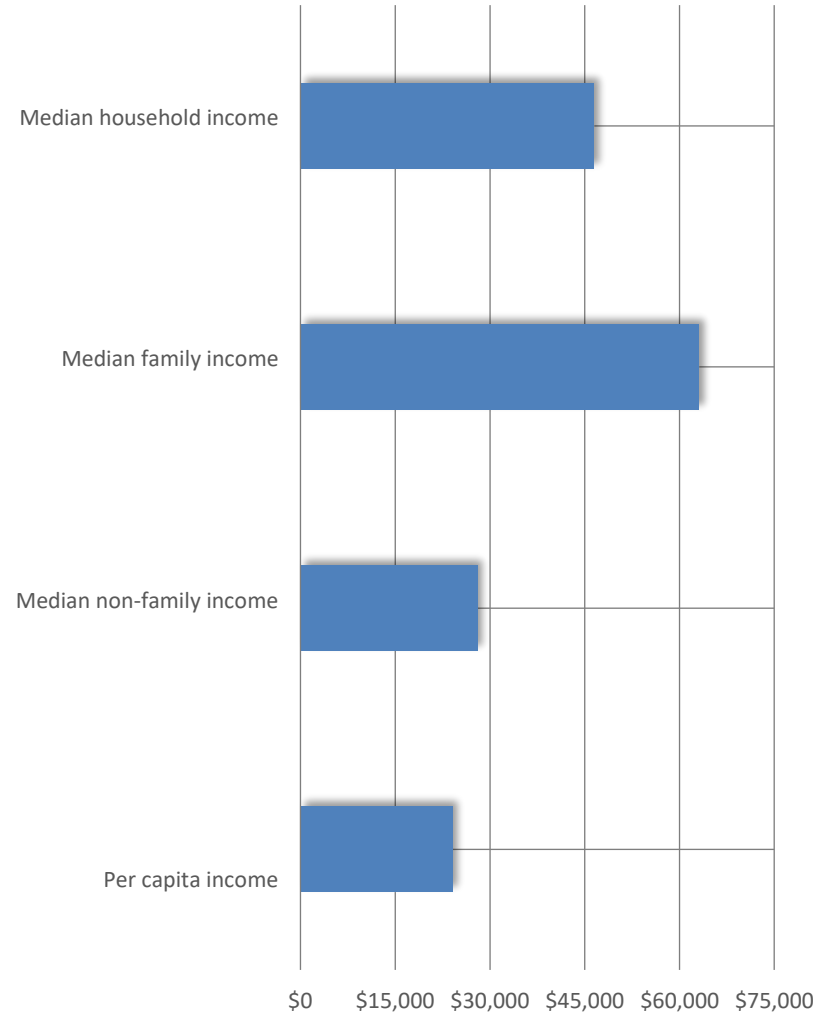
- Household – \$46,521 [\$60,810 township-wide and \$55,124 countywide].
- Family – \$63,125 [\$79,045 township-wide and \$75,845 countywide].
- Non-Family – \$28,015 [\$34,980 township-wide and \$31,064 countywide].

Per Capita Income – \$24,153 [\$32,027 township-wide and \$29,209 countywide].

Population Below Poverty Level – Vandercook Lake

Population below poverty level – 20% [11% township-wide and 14% countywide].

- Under 5 years – 42% [27% township-wide and 17% countywide].
- 5-17 years – 37% [19% township-wide and 16% countywide].
- 18-34 years – 21% [12% township-wide and 15% countywide].
- 35-64 years – 14% [8% township-wide and 14% countywide].
- 65+ years old – 0% [5% township-wide and 10% countywide].



Employment by Industry – Summit Township

Employment by Industry – Summit Township

The estimated employment by industry of civilian employees 16 years old or older in 2019 was:

Agriculture, forestry, fishing and hunting, and mining — <1% [<1%

countywide and 1% statewide].

Construction — 5% [7% countywide and 6% statewide].

Manufacturing — 19% [21% countywide and 18% statewide].

Wholesale trade — 2% [2% countywide and 2% statewide].

Retail trade — 12% [10% countywide and statewide].

Transportation and warehousing and utilities — 5% [5% countywide and 4% statewide].

Information — 1% [1% countywide and statewide].

Financing and insurance, and real estate, and rental and leasing —

5% [4% countywide and 5% statewide].

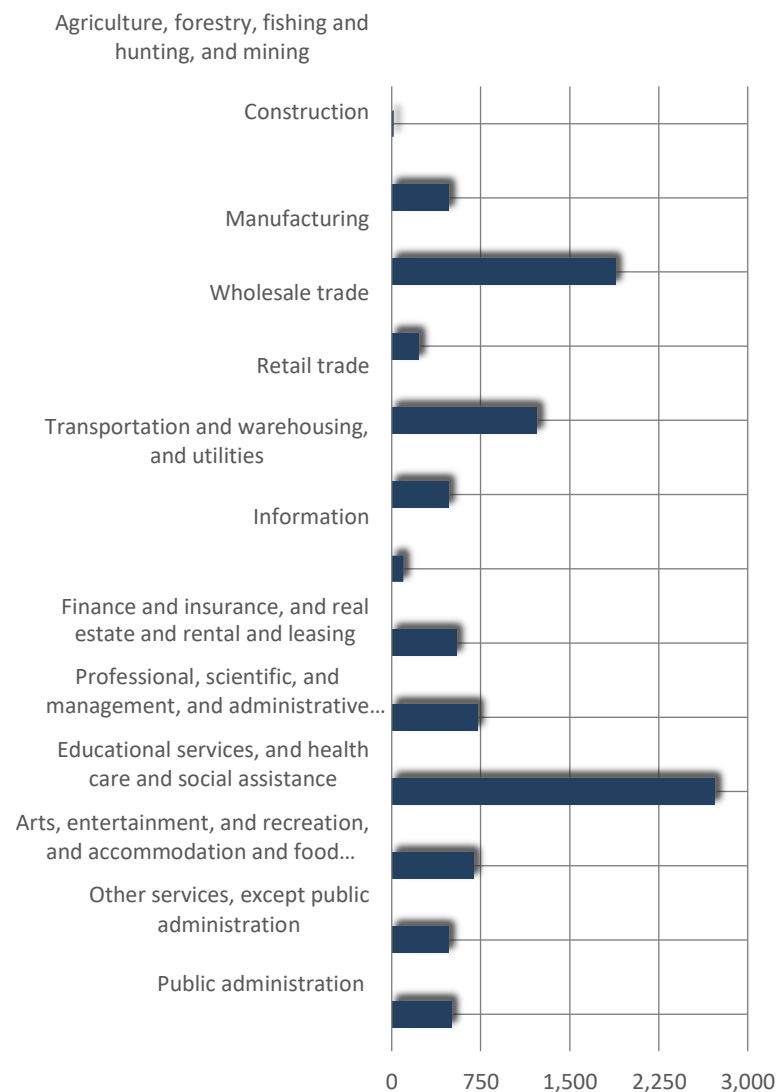
Professional, scientific, and management, and administrative and waste management services — 7% [7% countywide and 9% statewide].

Educational services, and health care and social assistance — 27% [21% countywide and 23% statewide].

Arts, entertainment, and recreation, and accommodation and food services — 7% [10% countywide and 10% statewide].

Other services, except public administration — 5% [4% countywide and 5% statewide].

Public Administration — 5% [5% countywide and 3% statewide].



Employment by Industry – Vandercook Lake

Employment by Industry – Vandercook Lake

The estimated employment by industry of civilian employees 16 years old or older in 2019 was:

Agriculture, forestry, fishing and hunting, and mining — 0% [<1%

township-wide and countywide].

Construction — 7% [5% township-wide and 6% countywide].

Manufacturing — 25% [19% township-wide and 21% countywide].

Wholesale trade — 2% [2% township-wide and countywide].

Retail trade — 16% [12% township-wide and 10% countywide].

Transportation and warehousing and utilities — 4% [5% township-wide and countywide].

Information — 1% [1% township-wide and countywide].

Financing and insurance, and real estate, and rental and leasing —

2% [5% township-wide and 4% countywide].

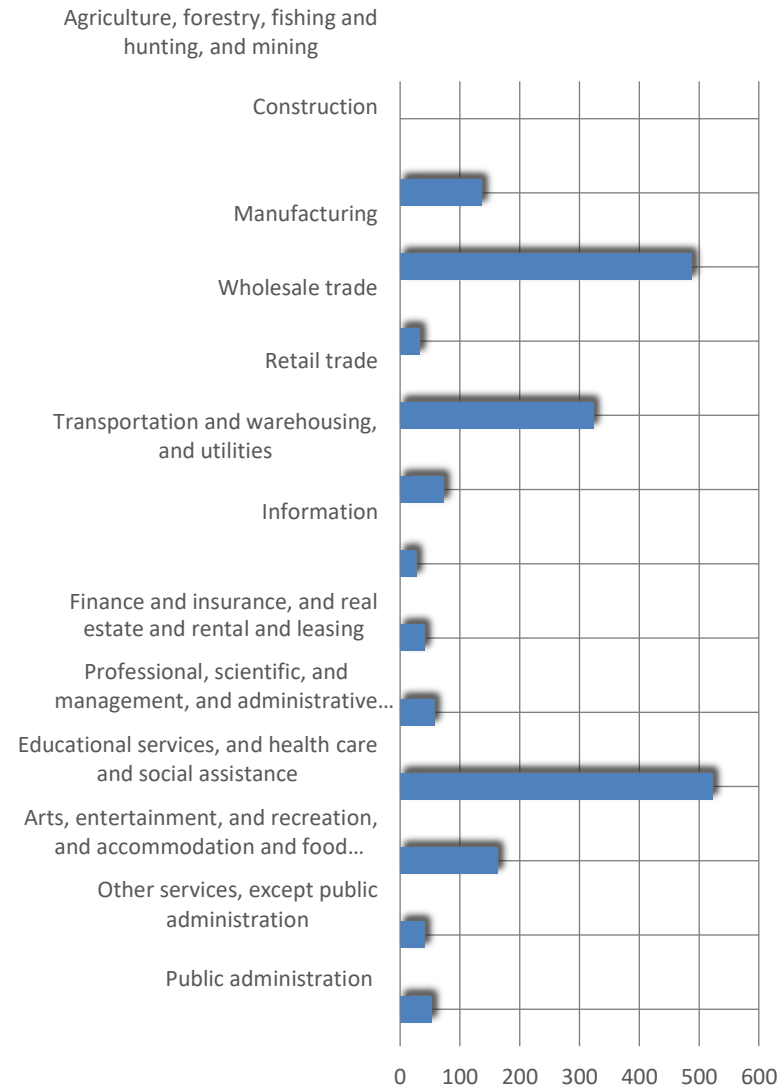
Professional, scientific, and management, and administrative and waste management services — 3% [7% township-wide and countywide].

Educational services, and health care and social assistance — 27% [27% township-wide and 21% countywide].

Arts, entertainment, and recreation, and accommodation and food services — 8% [7% township-wide and 10% countywide].

Other services, except public administration — 2% [5% township-wide and 4% countywide].

Public Administration — 3% [5% township-wide and countywide].



Employment by Occupation – Summit Township

The estimated employment by occupation of civilian employees 16 years old or older in 2019 was:

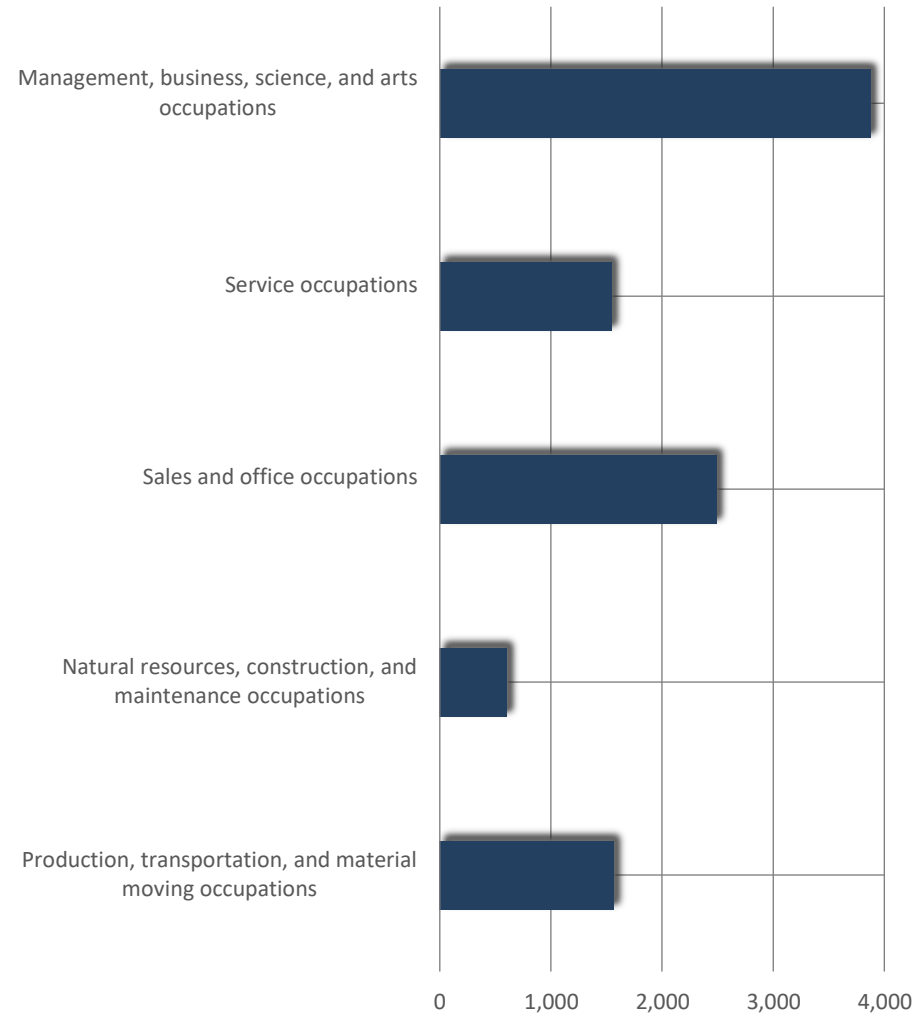
Management, business, science, and arts occupations — 38% [33% countywide and 38% statewide].

Service occupations — 15% [18% countywide and 17% statewide].

Sales and office occupations 25% [19% countywide and 20% statewide].

Natural resources, construction, and maintenance occupations — 6% [10% countywide and 8% statewide].

Production, transportation, and material moving occupations — 16% [19% countywide and 17% statewide].



Employment by Occupation – Vandercook Lake

The estimated employment by occupation of civilian employees 16 years old or older in 2019 was:

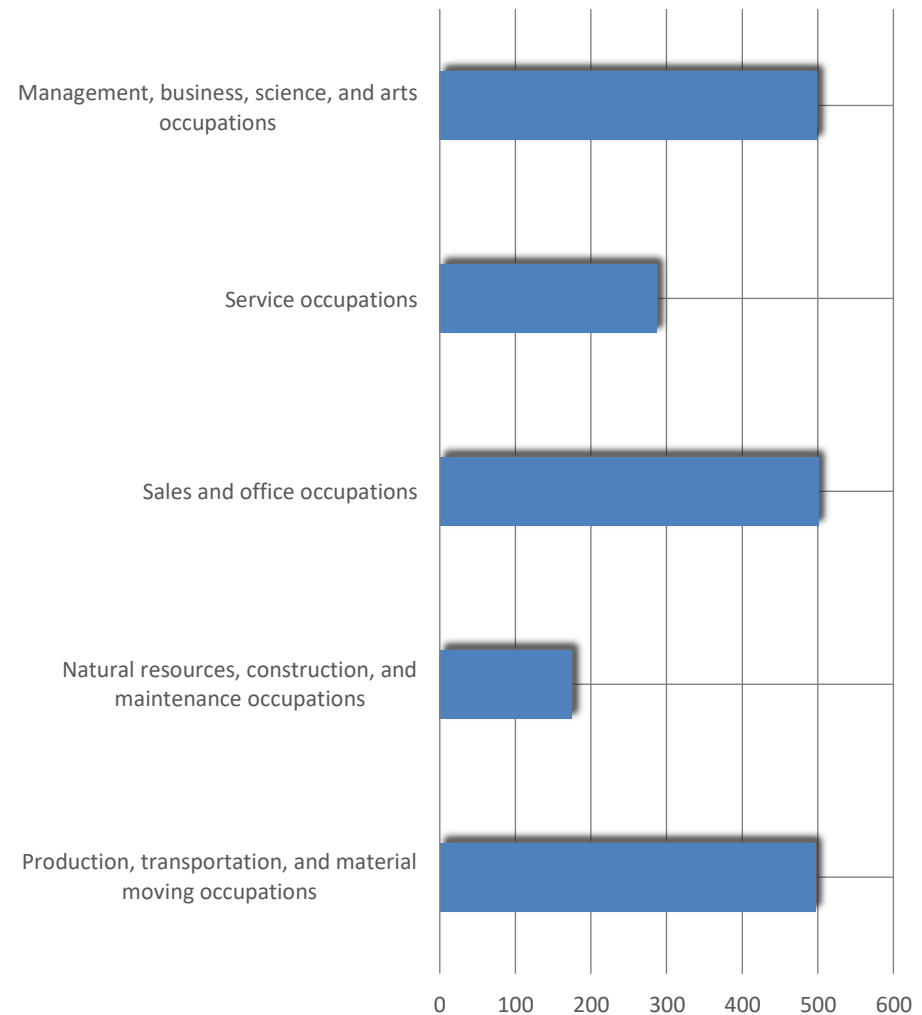
Management, business, science, and arts occupations — 25% [38% township-wide and 33% countywide].

Service occupations — 15% [15% township-wide and 18% countywide].

Sales and office occupations 26% [25% township-wide and 19% countywide].

Natural resources, construction, and maintenance occupations — 9% [6% township-wide and 10% countywide].

Production, transportation, and material moving occupations — 25% [16% township-wide and 19% countywide].



Means of Travel to Work – Summit Township

People utilized various forms of transportation when traveling to work in 2019:

An estimated 89% of people drove alone [85% countywide and 82% statewide].

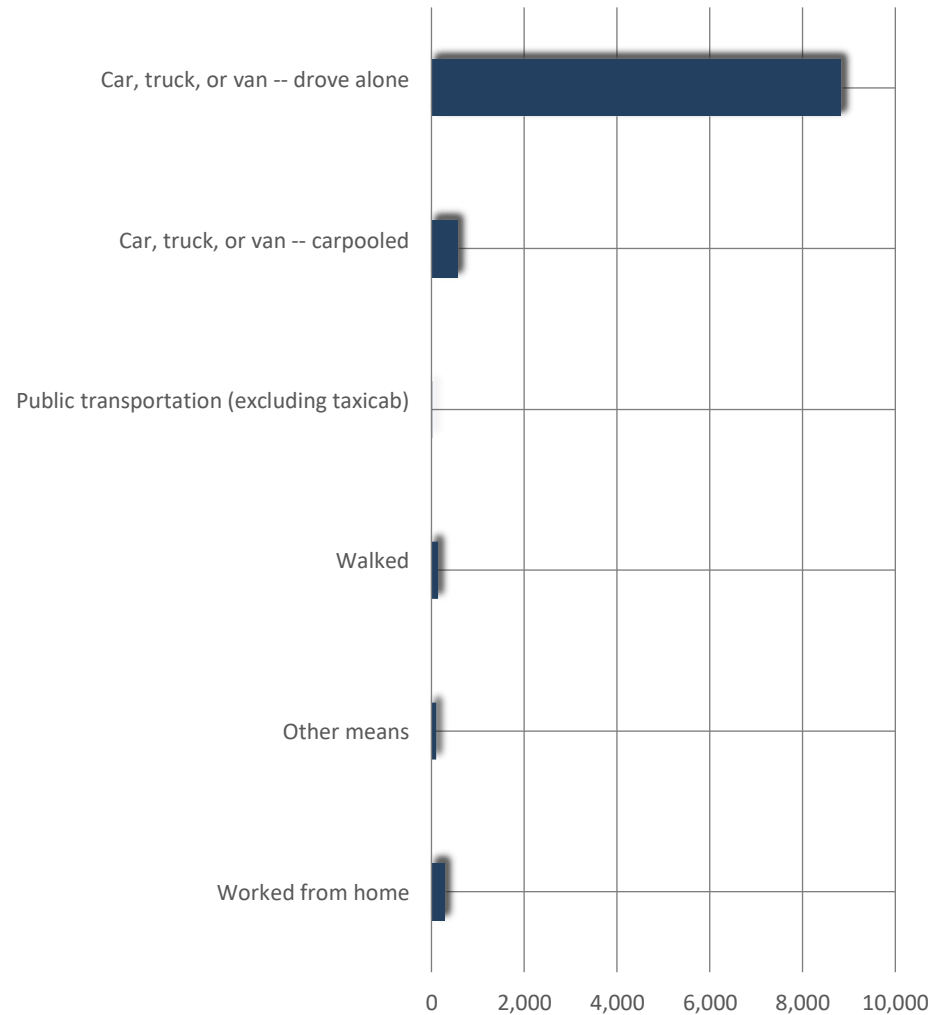
An estimated 6% of people carpooled [7% countywide and 9% statewide].

An estimated <1% used public transportation (excluding taxicab) [<1% countywide and 1% statewide].

An estimated 1% walked [2% countywide and statewide].

An estimated 1% used some other means of travel [1% countywide and statewide].

An estimated 3% worked at home [4% countywide and 5% statewide].



Means of Travel to Work – Vandercook Lake

People utilized various forms of transportation when traveling to work in 2019:

An estimated 90% of people drove alone [89% township-wide and 85% countywide].

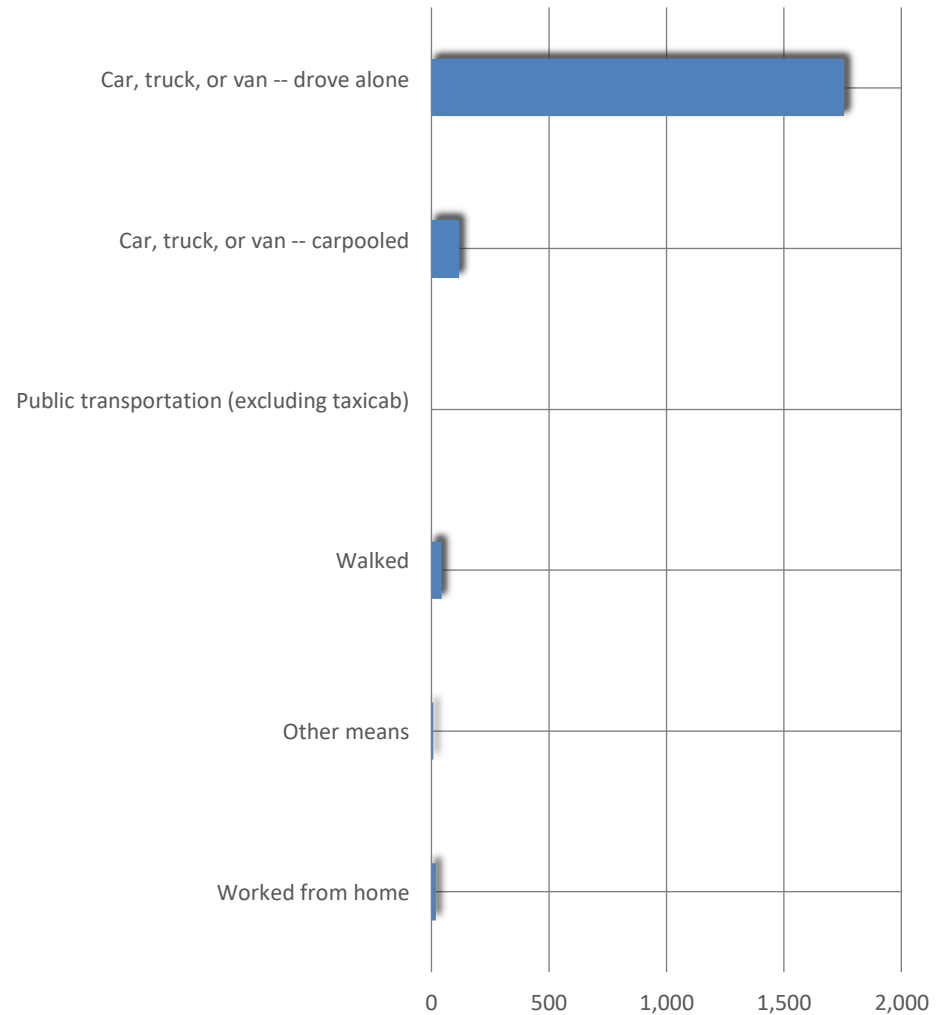
An estimated 6% of people carpooled [6% township-wide and 7% countywide].

An estimated 0% used public transportation (excluding taxicab) [<1% township-wide and countywide].

An estimated 2% walked [1% township-wide and 2% countywide].

An estimated <1% used some other means of travel [1% township-wide and countywide].

An estimated 1% worked at home [3% township-wide and 4% countywide].



Travel Time to Work – Summit Township

The estimated travel time to work in 2019 was 20.2 minutes [24.1 countywide and 25.1 statewide]

Travel time segments in 2019

<15 minutes — 39% [35% countywide and 28% statewide].

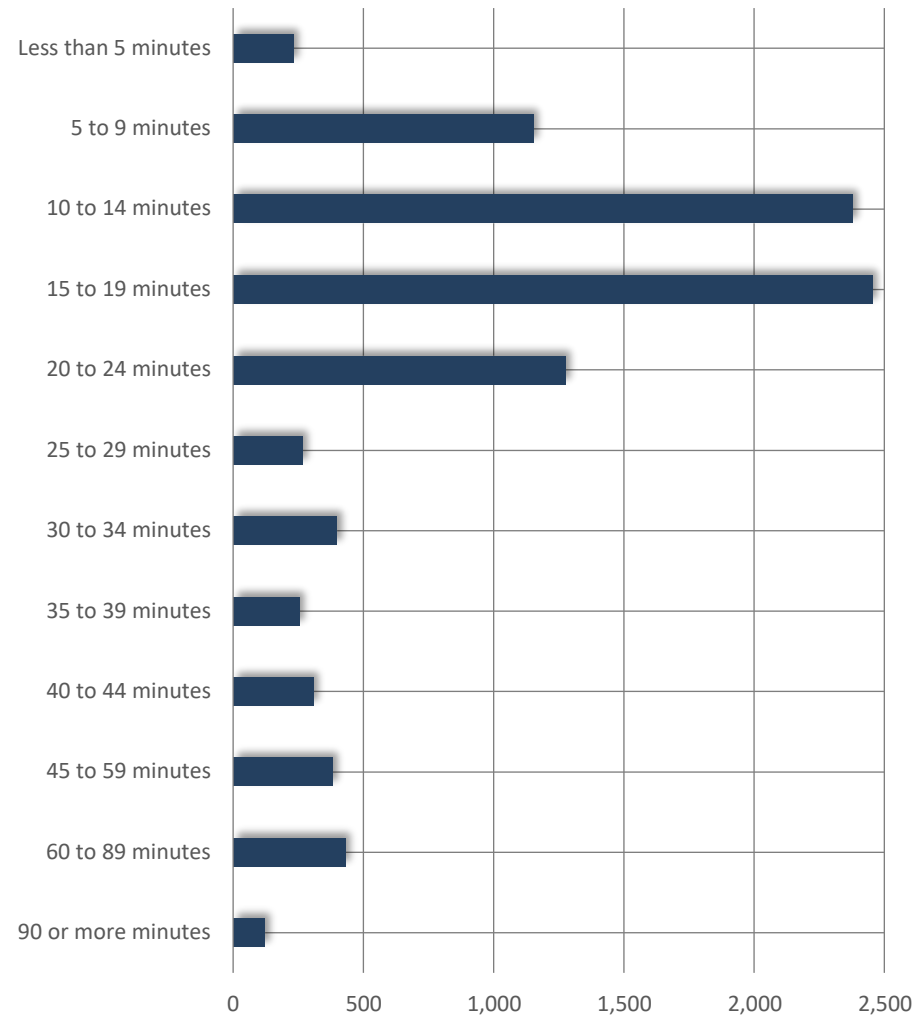
15-29 minutes — 39% [31% countywide and statewide].

30-44 minutes — 7% [14% countywide and 20% statewide].

45-59 minutes — 10% [13% countywide and 15% statewide].

60-89 minutes — 4% [5% countywide and 4% statewide].

≥90 minutes — 1% [2% countywide and statewide].

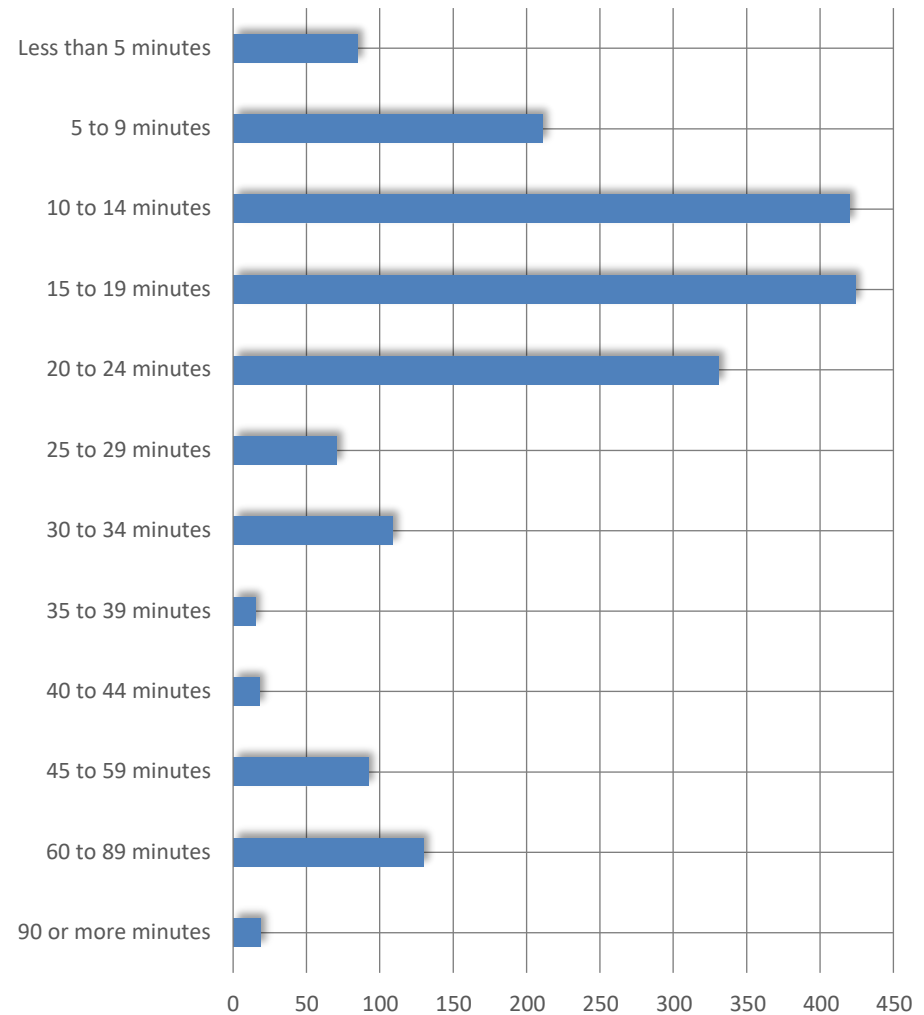


Travel Time to Work – Vandercook Lake

The estimated travel time to work in 2019 was 21.2 minutes [20.2 township-wide and 24.1 countywide]

Travel time segments in 2019

- <15 minutes — 37% [39% township-wide and 35% countywide].
- 15-29 minutes — 39% [39% township-wide and 31% countywide].
- 30-44 minutes — 9% [7% township-wide and 14% countywide].
- 45-59 minutes — 6% [10% township-wide and 13% countywide].
- 60-89 minutes — 7% [4% township-wide and 5% countywide].
- ≥90 minutes — 1% [1% township-wide and 2% countywide].



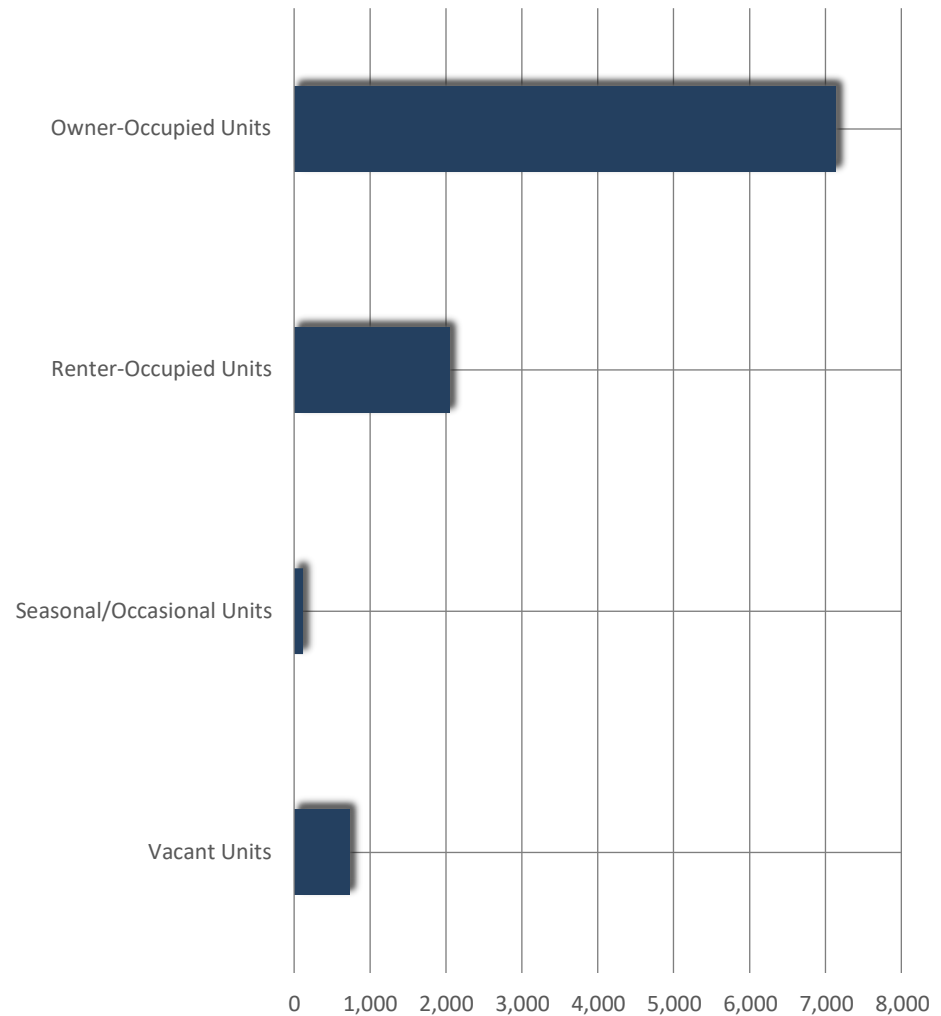
Dwellings and Vacancy Rates – Summit Township

An estimated 92% of dwellings were occupied in 2019 [88% countywide and 86% statewide].

- Owner-occupied — 71% [65% countywide and 61% statewide].
- Renter-occupied — 20% [23% countywide and 24% statewide].

An estimated 8% of dwellings were vacant in 2019 [12% countywide and 14% statewide].

- Used seasonally/occasionally — 1% [3% countywide and 6% statewide].
- Otherwise vacant — 7% [9% countywide and 8% statewide].



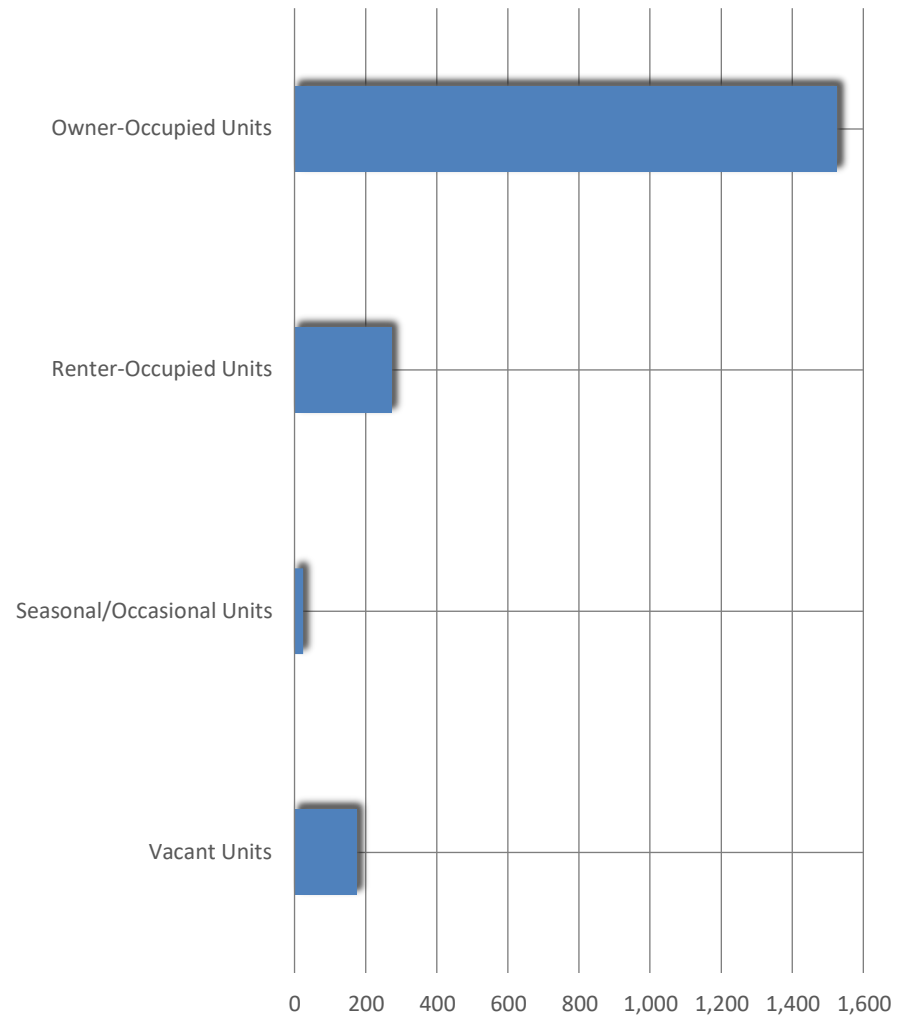
Dwellings and Vacancy Rates – Vandercook Lake

An estimated 90% of dwellings were occupied in 2019 [92% township-wide and 88% countywide].

- Owner-occupied — 76% [71% township-wide and 65% countywide].
- Renter-occupied — 14% [20% township-wide and 23% countywide].

An estimated 10% of dwellings were vacant in 2019 [8% township-wide and 12% countywide].

- Used seasonally/occasionally — 1% [1% township-wide and 3% countywide].
- Otherwise vacant — 9% [7% township-wide and 9% countywide].



Housing Types – Summit Township

Housing Types – Summit Township

An estimated 85% of dwelling units were single units [78% countywide and 76% statewide].

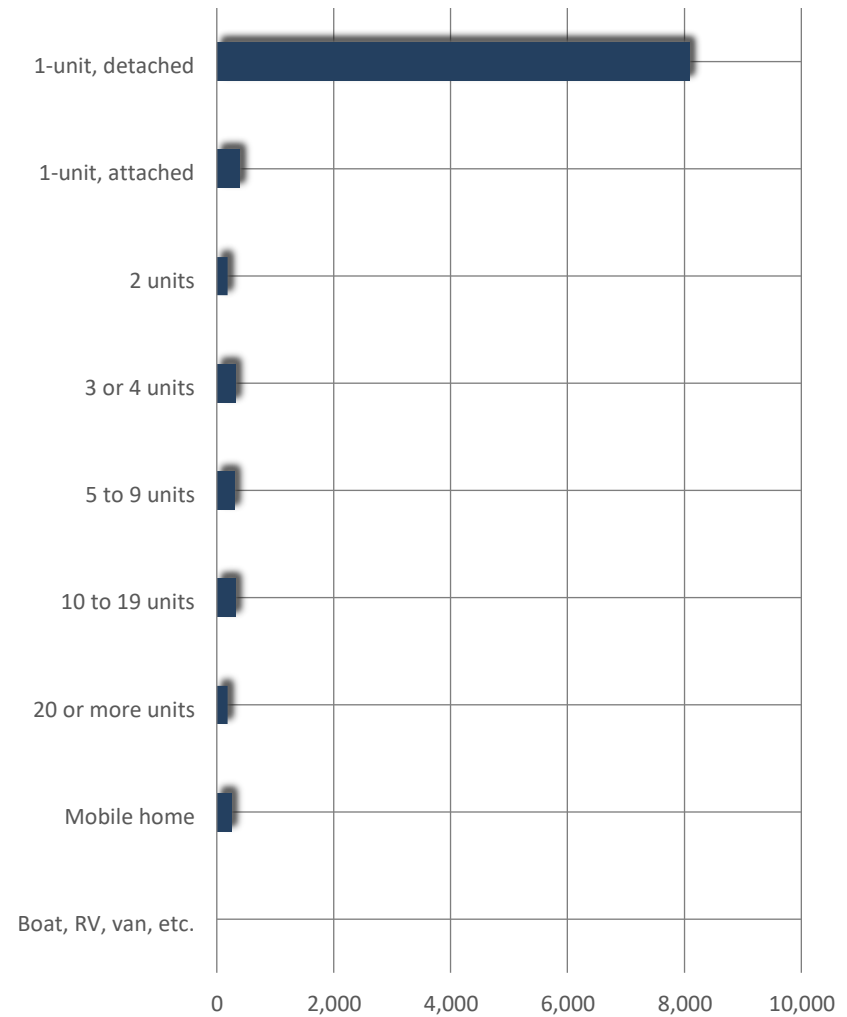
- An estimated 81% of dwellings were detached single units [77% countywide and 72% statewide].
- An estimated 4% of dwellings were attached single units [1% countywide and 5% statewide].

An estimated 13% of dwelling units were in multi-unit buildings [16% countywide and 18% statewide].

- An estimated 2% of dwellings were in duplexes [4% countywide and 2% statewide].
- An estimated 3% of dwellings were in 3-4 unit buildings [3% countywide and 3% statewide].
- An estimated 3% of dwellings were in 5-9 unit buildings [2% countywide and 4% statewide].
- An estimated 3% of dwellings were in 10-19 unit buildings [2% countywide and 4% statewide].
- An estimated 2% of dwellings were in 20 or more unit buildings [5% countywide and 5% statewide].

An estimated 2% of dwelling units were mobile homes [5% countywide and statewide].

An estimated 0% of dwelling units were boats, RVs, vans, etc. [<1% countywide and statewide].



Housing Types – Vandercook Lake

Housing Types – Vandercook Lake

An estimated 92% of dwelling units were single units [85% township-wide and 78% countywide].

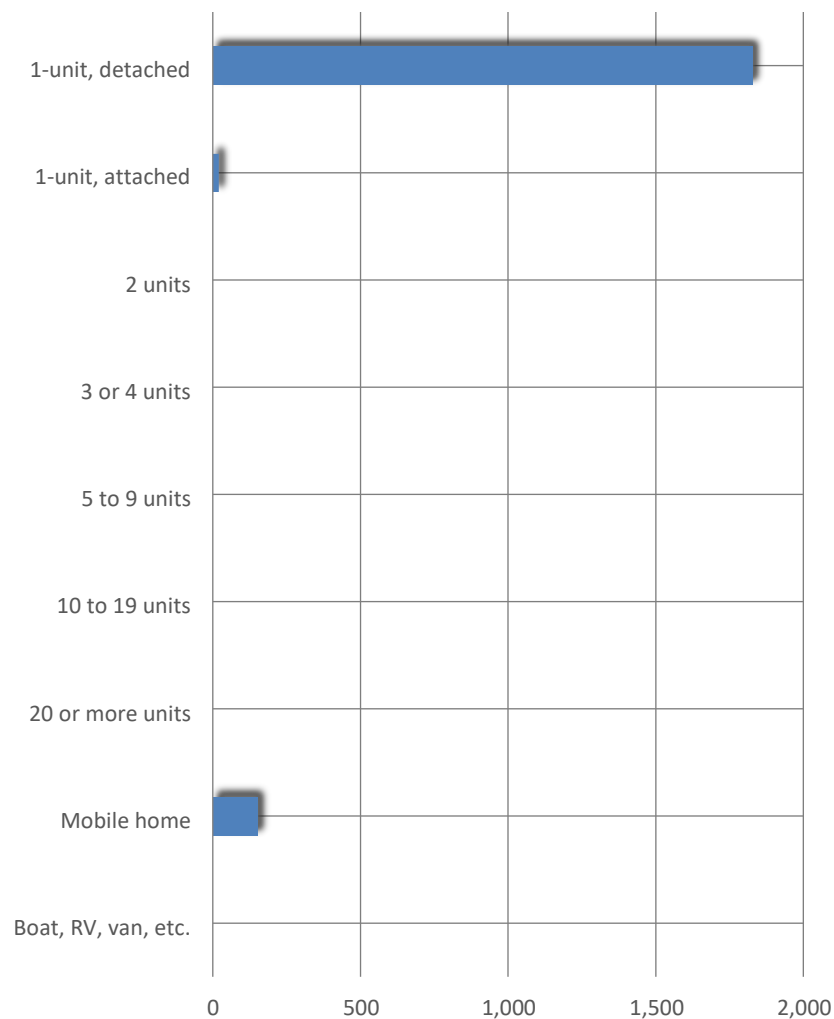
- An estimated 91% of dwellings were detached single units [81% township-wide and 77% countywide].
- An estimated 1% of dwellings were attached single units [4% township-wide and 1% countywide].

An estimated 0% of dwelling units were in multi-unit buildings [13% township-wide and 16% countywide].

- An estimated 0% of dwellings were in duplexes [2% township-wide and 4% countywide].
- An estimated 0% of dwellings were in 3-4 unit buildings [3% township-wide and countywide].
- An estimated 0% of dwellings were in 5-9 unit buildings [3% township-wide and 2% countywide].
- An estimated 0% of dwellings were in 10-19 unit buildings [3% township-wide and 2% countywide].
- An estimated 0% of dwellings were in 20 or more unit buildings [2% township-wide and 5% countywide].

An estimated 8% of dwelling units were mobile homes [2% township-wide and 5% countywide].

An estimated 0% of dwelling units were boats, RVs, vans, etc. [0% township-wide and <1% countywide].





Appendix B

2021 Summit Township Community Survey

The Summit Township Planning Commission conducted a community survey during the summer of 2021 in order to collect the opinions of Summit Township residents, property owners, and business owners, as well as people employed in the Township. The survey was posted to the Township's website and advertised in the *Jackson Citizen Patriot* and *The Exponent*. A poster promoting the survey was also displayed at the following locations: Vandercook Ace Hardware, Jackson District Library – Vandercook, Vandercook Polly's, Ferguson Road Polly's, Cornerstone Church, Spring Arbor Road Polly's, Kibby Cobb Market, Rite Aid – Spring Arbor Road, Radiant Church, and Encounter Church. Despite that effort, only 48 surveys were returned to Summit Township. ($n=48$)

The following introduction was included on the survey:

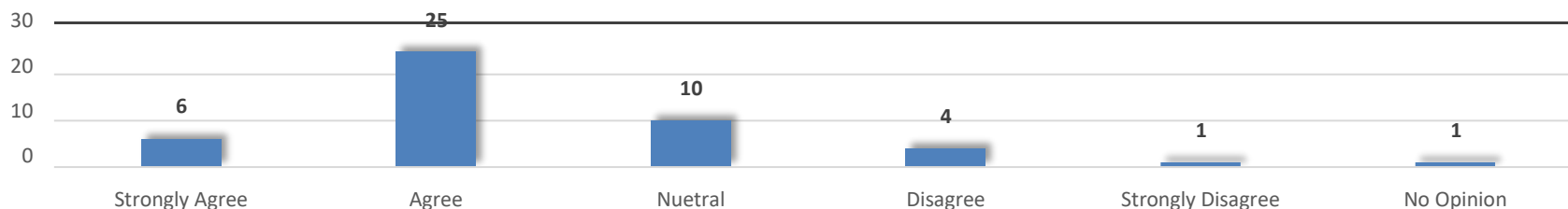
*The Summit Township Master Plan is currently under development by the Planning Commission. A Master Plan is a document – created with community input – that will help guide the development of our community. Understanding the opinions, wants, and needs of people, who live, work, own property, and/or own a business in Summit Township is the first step in the master planning process. Please take the opportunity to complete and return this survey so that we can make Summit Township a better place to live and do business. It should take less than 10 minutes to answer the questions and all responses will be kept confidential. The survey can be completed online (www.summittwp.com) or by returning a paper copy to the Township Offices (2121 Ferguson Road) in person, via drop box, or by U.S. Mail. Please provide your responses by **Monday, September 6, 2021**. If you have any questions regarding the survey, please call the Township Offices at 517-788-4113 ext. 240. Thank you for your cooperation and assistance. **Your opinion matters!***

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

Development and Growth Issues

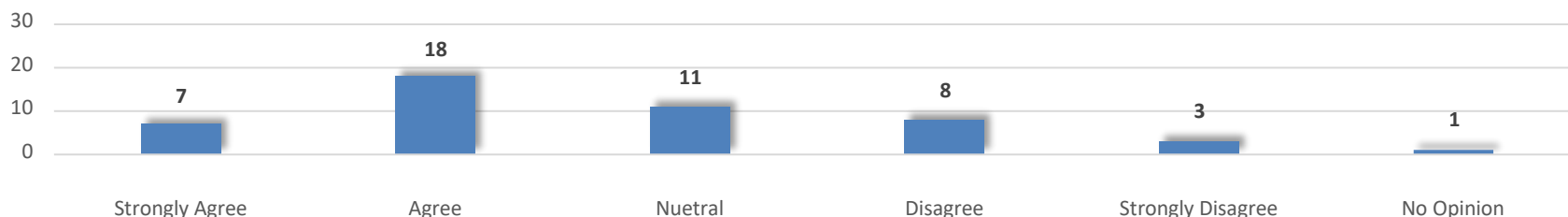
Respondents were asked to state their opinions regarding the following aspects of Summit Township:

I am satisfied with the mix of business types within Summit Township



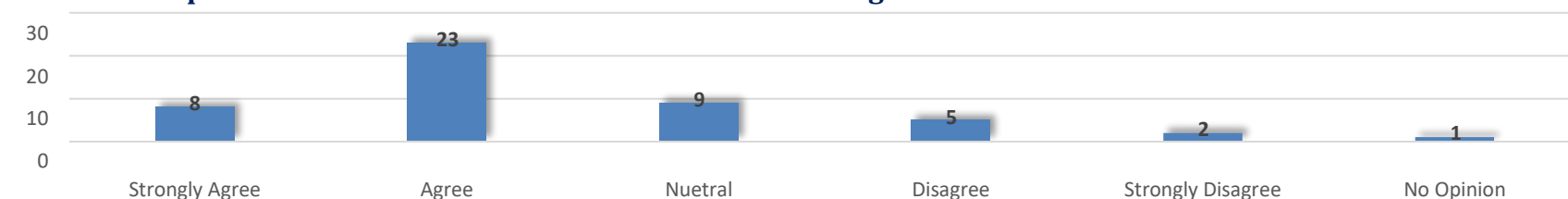
Approximately 66% of respondents selected 'strongly agree' (13%) or 'agree' (53%) when asked if they were satisfied with the mix of business types within Summit Township. 'Neutral' was selected by approximately 21% of respondents. Approximately 11% of respondents selected 'disagree' (9%) or 'strongly disagree' (2%). Approximately 2% of respondents selected 'no opinion'. (n=47)

Summit Township should encourage various housing types (e.g., townhouses, condominiums, mixed use commercial/residential, tiny houses, etc.) as well as single-family dwellings and apartment complexes.



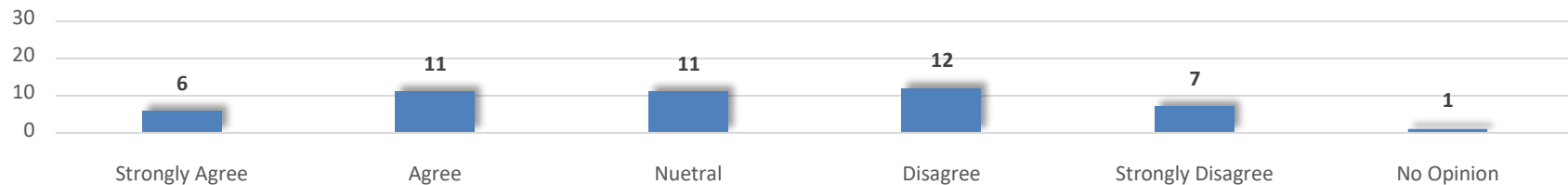
Approximately 53% of respondents selected 'strongly agree' (15%) or 'agree' (38%) when asked if Summit Township should encourage various housing types (e.g., townhouses, condominiums, mixed use commercial/residential, tiny houses, etc.) as well as single-family dwellings and apartment complexes. 'Neutral' was selected by approximately 23% of respondents. Approximately 23% of respondents selected 'disagree' (17%) or 'strongly disagree' (6%). Approximately 2% of respondents selected 'no opinion'. (n=48)

The Township should attract more commercial facilities in designated areas.



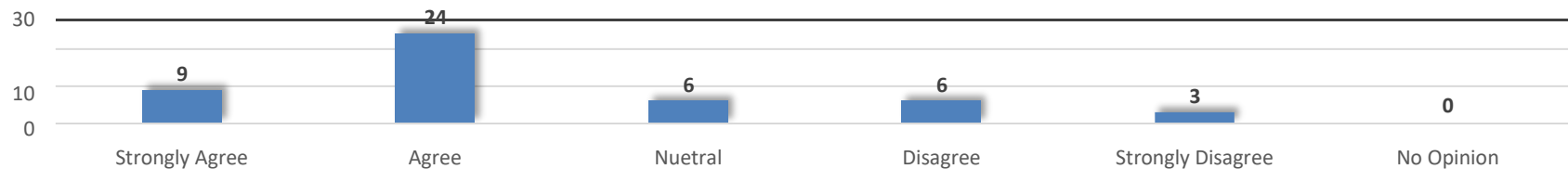
Approximately 65% of respondents selected 'strongly agree' (17%) or 'agree' (48%) when asked if the Township should attract more commercial facilities in designated areas. 'Neutral' was selected by approximately 19% of respondents. Approximately 14% of respondents selected 'disagree' (10%) or 'strongly disagree' (4%). Approximately 2% of respondents selected 'no opinion'. (n=48)

The Township should attract more industrial facilities in designated areas.



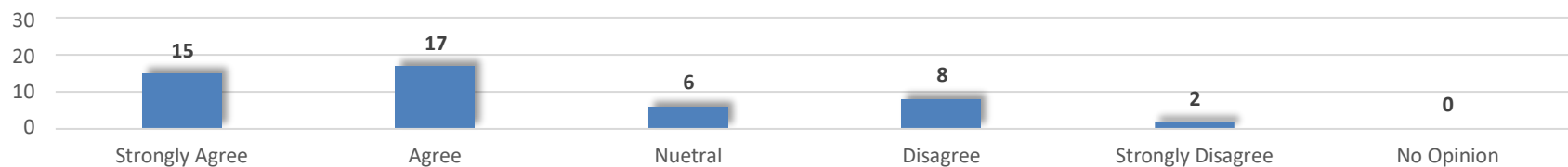
Approximately 36% of respondents selected 'strongly agree' (13%) or 'agree' (23%) when asked if the Township should attract more commercial facilities in designated areas. 'Neutral' was selected by approximately 23% of respondents. Approximately 40% of respondents selected 'disagree' (25%) or 'strongly disagree' (15%). Approximately 2% of respondents selected 'no opinion'. (n=48)

Parks, recreation facilities, and programs provided by the City of Jackson and Jackson County meet my needs.



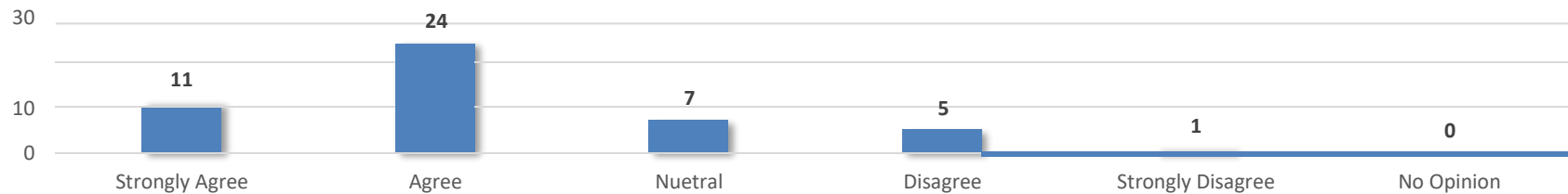
Approximately 69% of respondents selected 'strongly agree' (19%) or 'agree' (50%) when asked if parks, recreation facilities, and programs provided by the City of Jackson and Jackson County meet their needs. 'Neutral' was selected by approximately 13% of respondents. Approximately 19% of respondents selected 'disagree' (13%) or 'strongly disagree' (6%). Approximately 0% of respondents selected 'no opinion'. (n=48)

Additional non-motorized trails should be developed in Summit Township.



Approximately 66% of respondents selected 'strongly agree' (31%) or 'agree' (35%) when asked if additional non-motorized trails should be developed in Summit Township. 'Neutral' was selected by approximately 13% of respondents. Approximately 21% of respondents selected 'disagree' (17%) or 'strongly disagree' (4%). Approximately 0% of respondents selected 'no opinion'. (*n=48*)

The Upper Grand River Water Trail (i.e., canoe/kayak launches) should be developed.



Approximately 73% of respondents selected 'strongly agree' (23%) or 'agree' (50%) when asked if the Upper Grand River Water Trail (i.e., canoe/kayak launches) should be developed. 'Neutral' was selected by approximately 15% of respondents. Approximately 12% of respondents selected 'disagree' (10%) or 'strongly disagree' (2%). Approximately 0% of respondents selected 'no opinion'. (*n=48*)

What other business activity would you like to see in Summit Township?

This was an open-ended question with responses from 30 respondents. Restaurants was a popular response to this question.

More restaurants.

Sit down restaurants.

Small restaurants.

Increased industry, retail, etc. that would actually grow a tax base.

Upscale restaurants and retail, no more 'dollar store' type developments or strip malls. New developments should be mixed residential/commercial.

N/A

None.

Restaurants and industrial.

Summit Township should permit medical and recreation Marijuana dispensaries as permitted in the State of Michigan. Blocking these just pushes business and tax dollars to neighboring townships.

Farmers Market.

Would like to see industrial stay in industrial areas, not next to established neighborhoods. Established neighborhoods should have barriers between neighborhood and business.

I would like to see a local dog park.

Some low-impact industry.

More places to eat.

Light industrial operating in clean industries, i.e. electronics manufacturing.

Restaurants.

Restaurants not dollar stores.

General quality of life, resources and employers from outside or local firms to bring more attention and value to the area.

5k, marathons, Frisbee golf tournaments, golf tournaments, farmers market.

Restaurants.

Anything family oriented.

I'm not sure.

Restaurants coffee shop bakery.

Restaurant/bar.

None.

Restaurants, retail clothing specialty shops, coffee shops, artisan food incubator.

Always happy to see small businesses to support but especially restaurants.

Another nice restaurant.

I would like to see opportunities for small business owners, such as cafes, bookstores and gift shops, but not for chain stores.

Nothing.

What other housing types would you like to see in Summit Township?

This was an open-ended question with responses from 31 respondents. Condominiums was a popular response to this question.

Condos, residential houses.
Senior income related housing.
Condos - smaller low rise apts.
Please, no tiny homes. They are fad, and eventually just one more version of a house trailer.
Mixed residential/commercial, like downtown developments, "The 200" etc.
N/A.
Stay as family residential area.
Neutral on this subject.
Off campus college housings, tiny house development, recreational camping to support local small businesses.
House rental.
Smaller, independent senior condos.
Single floor plan condominiums. Very energy efficient. Placed in convenient locations accessible for walkers as the community ages.
All types should be permitted and encouraged.
Forms of housing dictated by the marketplace falling in the low to medium density classifications.
Mixed residential development.
Small apartment complex/subsidized.
Single family homes.
With the dramatic increase in the city of Jackson, more modern options for residence in Summit would give options and interest to the area.
Sustainable.
Apartments.
Single family homes.
N/A.
Townhouses.

None.

Condominiums for 55 and older

I think we have a decent mix of housing options but I would love to be able to have chickens! Last I looked they were not allowed but that may have changed.

Condos.

None.

I think we have a sufficient mix of housing types now. I prefer to preserve habitat for our wildlife--even if they don't pay taxes.

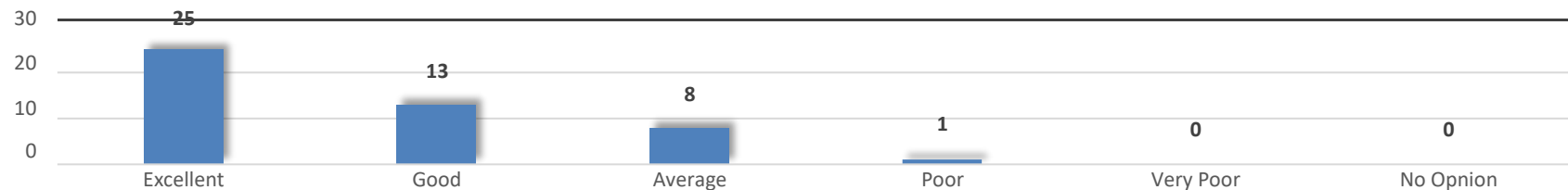
Only single family dwellings.

None.

Community Facilities and Services

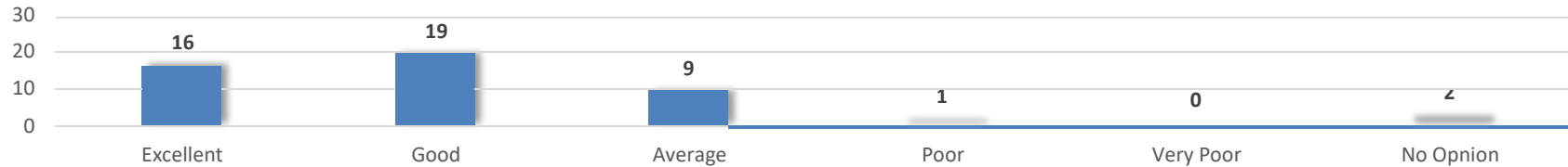
Respondents were asked to rate the following community services:

Water and sewer utility and tax bill payments at the Township Offices/online



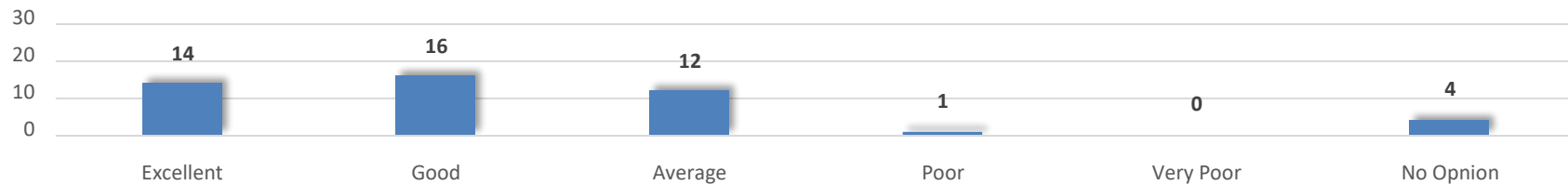
Approximately 81% of respondents selected 'excellent' (53%) or 'good' (28%) when asked to rate water and sewer utility and tax bill payments at the Township Offices/online. 'Average' was selected by approximately 17% of respondents. Approximately 2% of respondents selected 'poor' (2%) or 'very poor' (0%). Approximately 0% of respondents selected 'no opinion'. (*n*=47)

Traffic enforcement by the Jackson County Office of the Sheriff



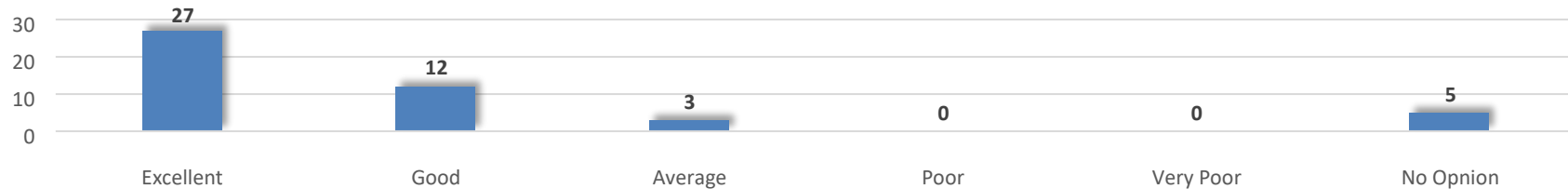
Approximately 74% of respondents selected 'excellent' (34%) or 'good' (40%) when asked to rate traffic enforcement by the Jackson County Office of the Sheriff. 'Average' was selected by approximately 19% of respondents. Approximately 2% of respondents selected 'poor' (2%) or 'very poor' (0%). Approximately 4% of respondents selected 'no opinion'. (*n*=47)

Crime prevention by the Jackson County Office of the Sheriff



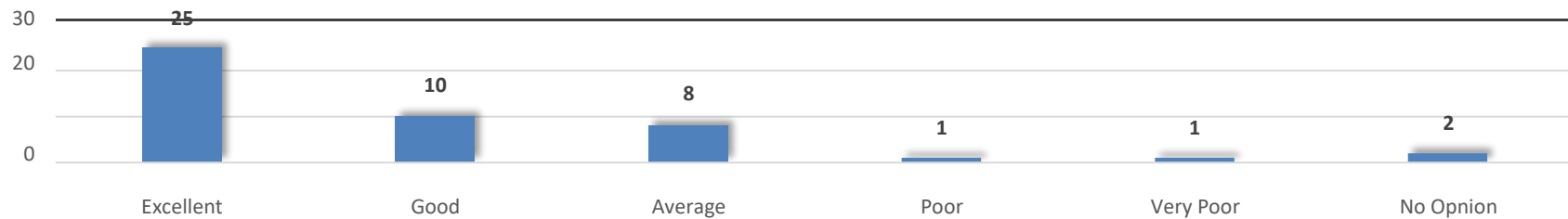
Approximately 64% of respondents selected 'excellent' (30%) or 'good' (34%) when asked to rate crime prevention by the Jackson County Office of the Sheriff. 'Average' was selected by approximately 26% of respondents. Approximately 2% of respondents selected 'poor' (2%) or 'very poor' (0%). Approximately 9% of respondents selected 'no opinion'. (*n*=47)

Emergency response by the Summit Township Fire Department



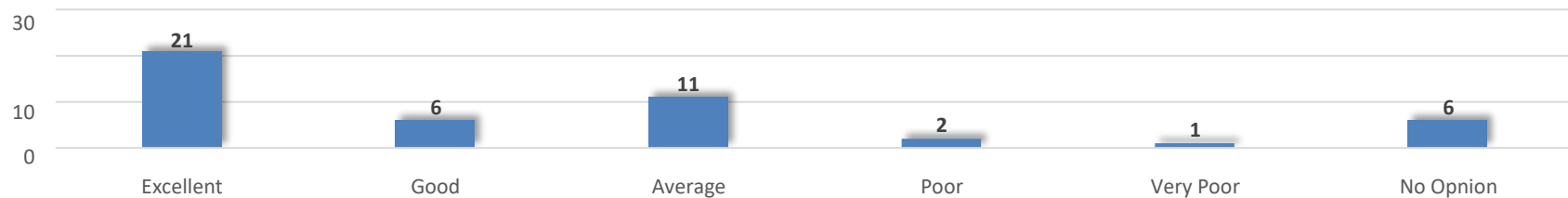
Approximately 83% of respondents selected 'excellent' (57%) or 'good' (26%) when asked to rate emergency response by the Summit Township Fire Department. 'Average' was selected by approximately 6% of respondents. Approximately 0% of respondents selected 'poor' (0%) or 'very poor' (0%). Approximately 11% of respondents selected 'no opinion'. ($n=47$)

The Township's public water supply and distribution system



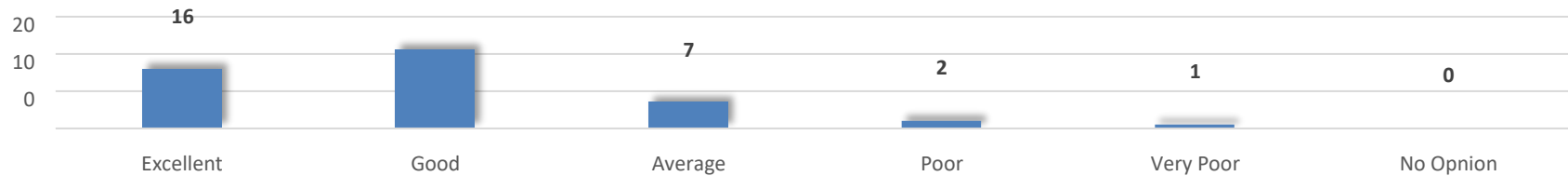
Approximately 74% of respondents selected 'excellent' (53%) or 'good' (21%) when asked to rate the Township's public water supply and distribution system. 'Average' was selected by approximately 17% of respondents. Approximately 4% of respondents selected 'poor' (2%) or 'very poor' (2%). Approximately 4% of respondents selected 'no opinion'. ($n=47$)

The Township's wastewater collection system



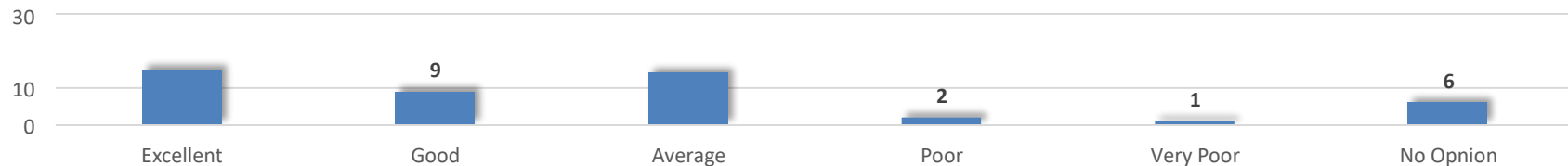
Approximately 58% of respondents selected 'excellent' (45%) or 'good' (13%) when asked to rate the Township's wastewater collection system. 'Average' was selected by approximately 23% of respondents. Approximately 6% of respondents selected 'poor' (4%) or 'very poor' (2%). Approximately 13% of respondents selected 'no opinion'. ($n=47$)

The street and road network in Summit Township



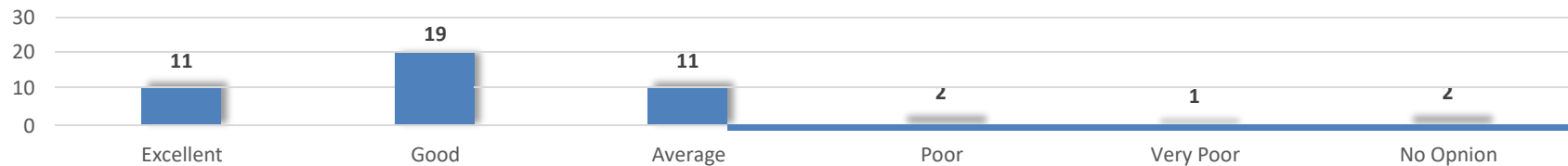
Approximately 79% of respondents selected 'excellent' (34%) or 'good' (45%) when asked to rate the street and road network in Summit Township. 'Average' was selected by approximately 15% of respondents. Approximately 6% of respondents selected 'poor' (4%) or 'very poor' (2%). Approximately 0% of respondents selected 'no opinion'. (*n*=47)

The Summit Township Board and other boards and commissions



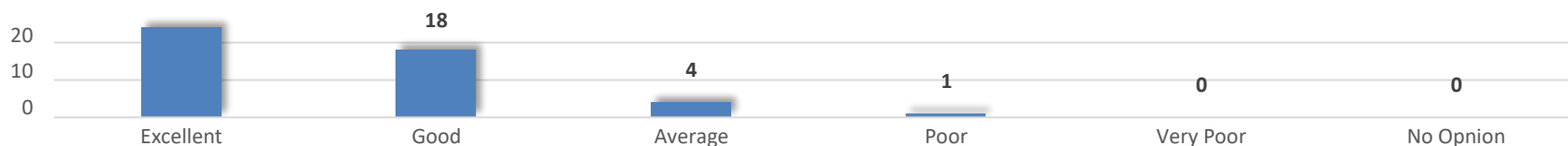
Approximately 51% of respondents selected 'excellent' (32%) or 'good' (19%) when asked to rate the Summit Township Board and other boards and commissions. 'Average' was selected by approximately 30% of respondents. Approximately 6% of respondents selected 'poor' (4%) or 'very poor' (2%). Approximately 13% of respondents selected 'no opinion'. (*n*=47)

Nonmotorized Trails (e.g., coverage and condition)



Approximately 65% of respondents selected 'excellent' (24%) or 'good' (41%) when asked to rate Nonmotorized Trails (e.g., coverage and condition). 'Average' was selected by approximately 24% of respondents. Approximately 6% of respondents selected 'poor' (4%) or 'very poor' (2%). Approximately 4% of respondents selected 'no opinion'. ($n=46$)

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

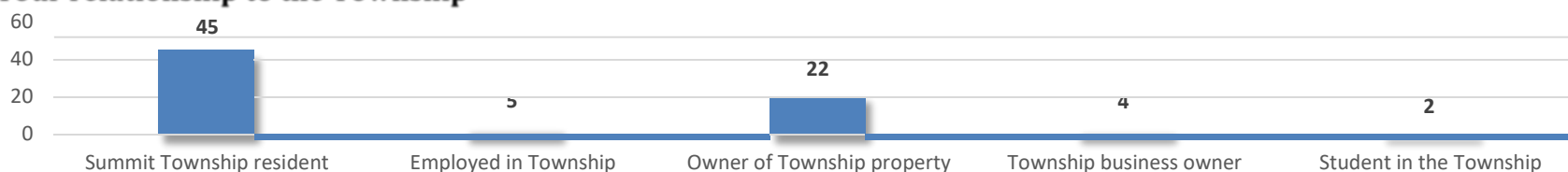


Approximately 89% of respondents selected 'excellent' (51%) or 'good' (38%) when asked to rate, overall, their opinion of Summit Township as a place to live. 'Average' was selected by approximately 9% of respondents. Approximately 2% of respondents selected 'poor' (2%) or 'very poor' (0%). Approximately 0% of respondents selected 'no opinion'. ($n=47$)

General Information

Respondents were asked to provide the following information about themselves:

Your relationship to the Township



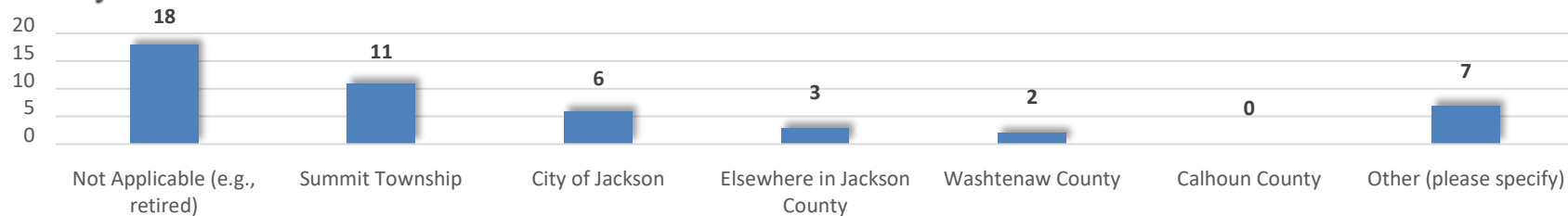
Approximately 96% of respondents were Summit Township residents. Approximately 47% of respondents owned property in the Township. Approximately 20% were employed (11%) or owned a business (9%) in the Township. Approximately 4% were students. ($n=47$ - please note that a respondent may have had multiple relationships with the Township)

Your household income



Approximately 52% had an annual HH income of at least \$100,000. Approximately 36% of respondents had an annual household (HH) income of \$50,000-\$99,999. Approximately 7% of respondents had an annual household (HH) income of \$25,000-\$49,999. Approximately 5% had an income of less than \$25,000 ($n=44$).

Where you work



Approximately 38% of respondents indicated the question was not applicable. Approximately 23% worked in Summit Township. Approximately 13% worked in the City of Jackson. Approximately 6% worked elsewhere in Jackson County. Approximately 4% worked in Washtenaw County. Approximately 15% worked in another area: ($n=47$)

Retired.

Livingston.

Retired.

Summit Township, City of Jackson, Calhoun County.

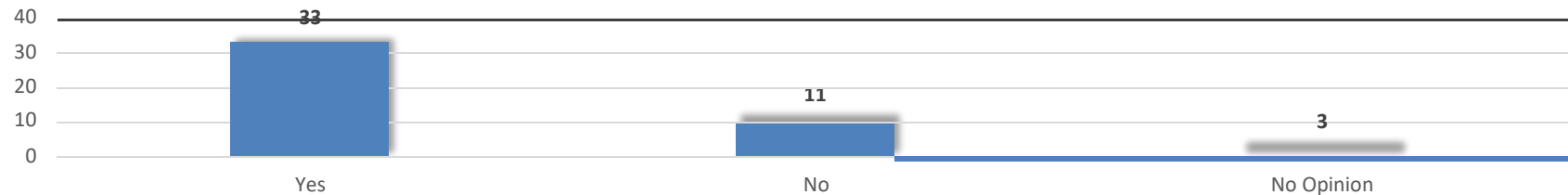
Georgia.

Work from home.
Lansing and Ingham.

General Comments

Respondents were asked the following question regarding Township Office hours:

Are you satisfied with the current Township Office hours of Monday through Thursday, from 7:00 am to 5:30 pm, and closed on Friday?



Approximately 70% of respondents indicated yes. Approximately 23% indicated no. Approximately 6% had no opinion. ($n=47$)

Please provide any general comments in the space provided below.

This was an open-ended question with responses from 20 respondents. The roadway network, trails/sidewalks, and office hours were popular responses.

We have had a neighbor move into our neighborhood that has been nothing but trouble. We have lived here for 30 years and until now, have never had to call the police for anything. Now, 911 is on speed dial for us and all our neighbors... The police at first weren't as responsive as I thought they should be. They are now being and showing more of a presence, and actively working to build a case against this neighbor. It's so hard living in your home over 30 years and afraid of a neighbor because of their actions - and the men she has at her house... I do appreciate when the Township responds to code violations (i.e., uncut grass or garbage pile up)! Also, 911 response by the fire department has always been great - just hope if we ever need them for a fire, they're not in the City providing mutual aid...

Develop requirements for maintenance of properties when a business closes and vacates a building. Also maintain a vacant lot - cut grass to be presentable. General township properties should be trimmed near roadways and cuttings should be collected. Cut overgrown grass several feet from roads so deer and other animals can be seen by drivers. Use law offenders to supplement work done by Township employees. The miniature golf course needs a rebuild - it is in terrible condition. It's used by many so the fees collected could help pay for renovation and maintenance.

(1) Certain street areas should be tidied up: (a) Island on Horton Rd. @ shopping center (b) Triangle at Stonewall and Hinkley Blvd. (2) Vacant property (residential and commercial) should be maintained while up for sale by owner. (Can this be enforced better?) (3) Believe the speed limit on Horton Road should be lowered.

Please advertise board vacancies, so we can have a more diverse group. I see other township put ads in the paper for their vacancies, also on website. I live in the VCL area, and feel this area is largely ignored. The County ignored the McDevitt Ave mess for years until the outgoing Snyder Administration funded it. The County doesn't mow the whole County Park at VCL. It looks like a mess, and I'm sure attracts all kinds of "critters". If the park was located on the other side of the lake, I'm sure it would be mowed. . . . It would be nice to see the deputies (Sheriff) interact with the citizens of the area. Maybe like a bike patrol - to create relationships. Is there a way to be proactive to seek development of the Summit Lanes property? Also worried about McDevitt School. Apparently, it's privately owned, but we're concerned about the building deteriorating.

Utility and tax bills should be payable online without a credit card fee. Also, the billing system doesn't seem to be updatable. We have issues with a late fee being reversed but the system couldn't update until the next cycle. We are unhappy with the water quality. Chlorine is over actionable level and we can smell it in our toilets constantly. The rest of the water is ok because we installed a water filtration system. We are very concerned about PFAS-like contaminants and these have not even been measured in 3 years. Badgley Road and Robinson Road (Spring Arbor to McCain) need to be resurfaced. There is major flooding at the corner of Park Rd. and Weatherwax Dr. from insufficient drains. We need sidewalks! Stonewall Rd., Kiby Rd, and Park Rd especially, since they lead to Ella Sharp Park.

We have plenty of non motorized trails - please don't waste any more money or millages on bike/walking trails. We have more square miles of non motorized walkways than any township in the WORLD. The staff at the Township are very respectful and go above and beyond to accommodate the people of Summit. I feel like Vandercook is becoming the redheaded stepchild of Summit. It's a nice community but could use some love.

Please extend and connect the walking - hiking trails with the residential areas. We can't get to hiking trails without going through high traffic areas. Please make "bike" lanes on high traffic roads.

Water bill is too high for single seniors...should be a special rate. Property taxes have increased dramatically!!!

Office should be open til 6 PM or 7 PM at least one day per week, for people who work M-F, if closed on Friday.

Would like to know what is being built on both ends of Weatherwax Drive...sad to see so many trees cut down.

No additional comments at this time.

Incorporating a sidewalk all along Spring Arbor Road would be safe for some walkers I see walking on that busy road.

Love this area.

Storm sewer not adequate in Stone Ridge Creek Condominiums.

None.

I feel on office hours should be 5 days a week. The only people that help might be contractors but they can come in at anytime. I feel they should work like MOST of the people in the TWP.

Business operates M-F; unless there is a 20% savings by operating 4 days the office should be open five days.

Overall a great place to live.

We've lived in Summit Township for 40+ years and enjoy it. We don't have the drama that is caused by township boards in other areas. We have reliable water and sewer and are happy with our new streets (covered by the millage we supported). I rarely have to contact the township for anything, but I recently (July 25, 2021) contacted the DPW and am hoping for a response.

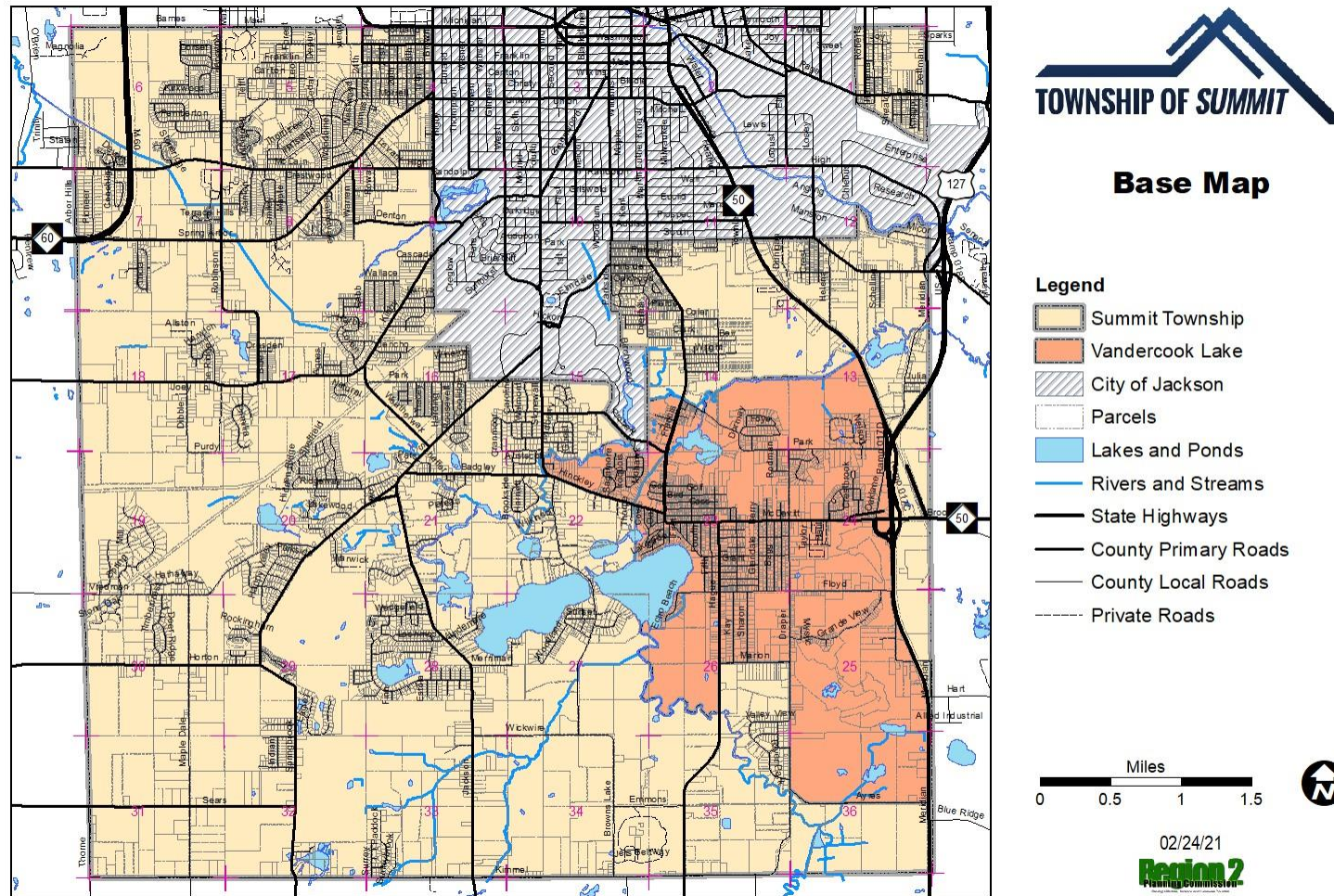
The rest of the roads need to be redone. More brush cutting along the roads. Need to enforce rubbish ordinance.

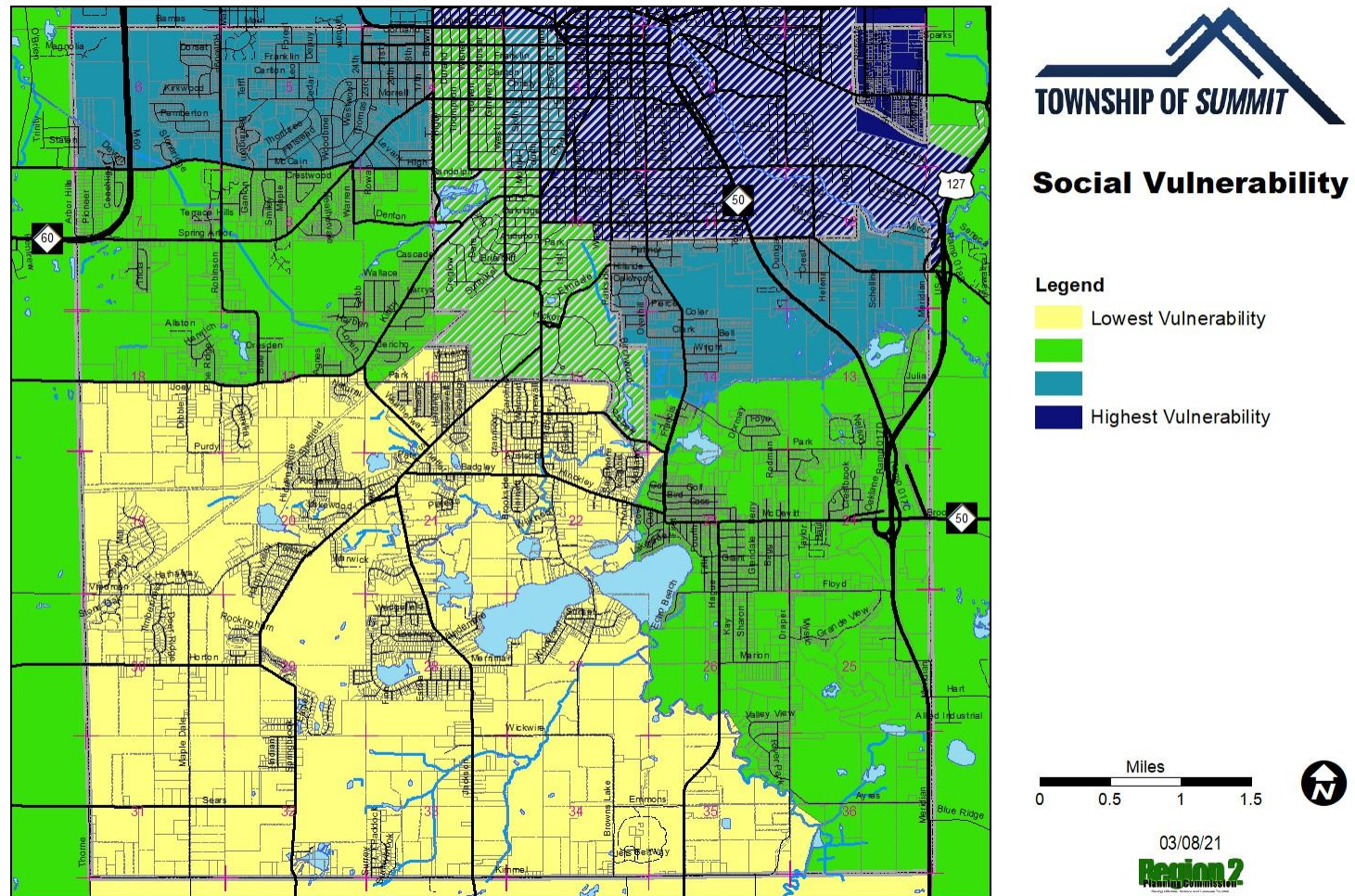


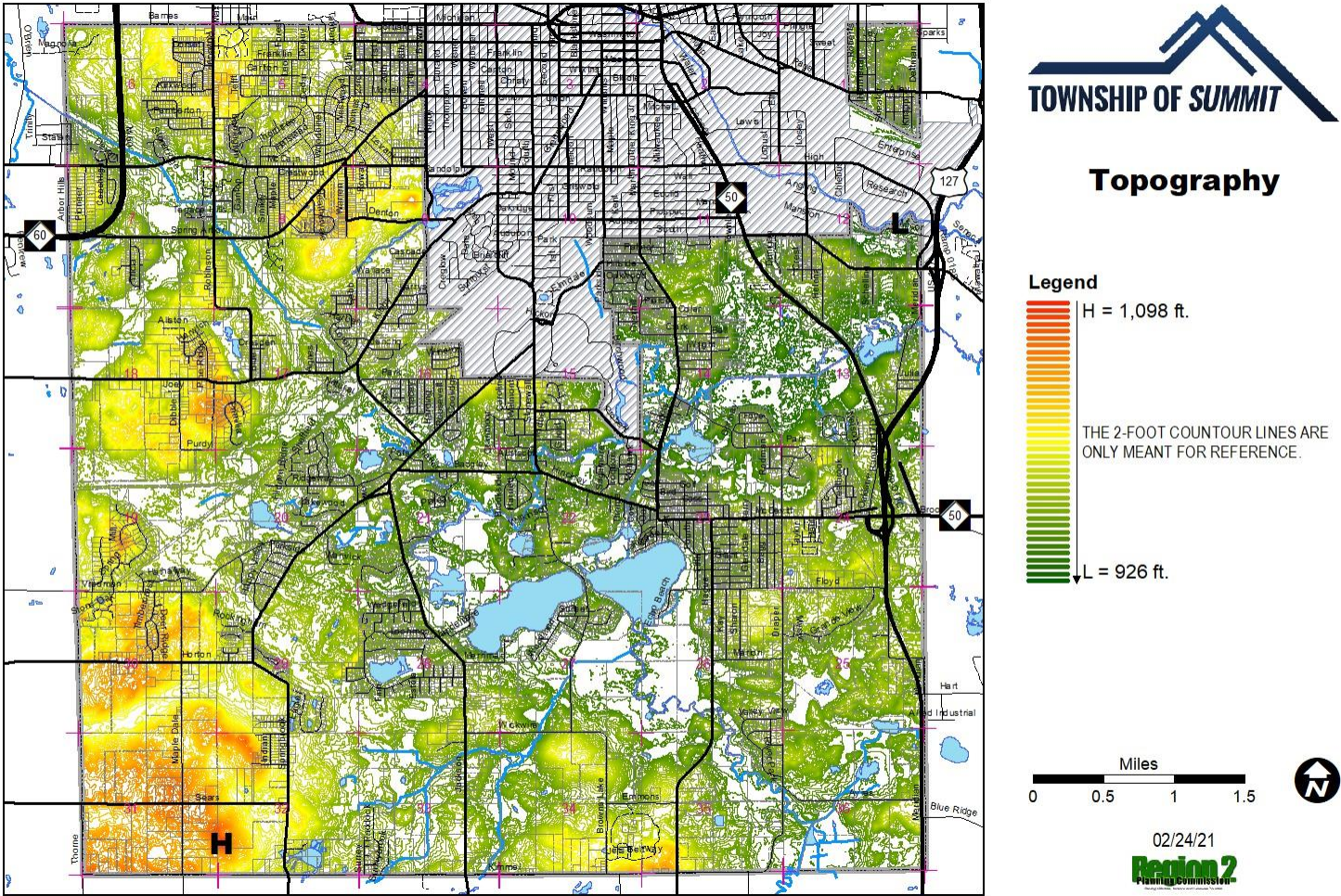
Appendix C
Mapping

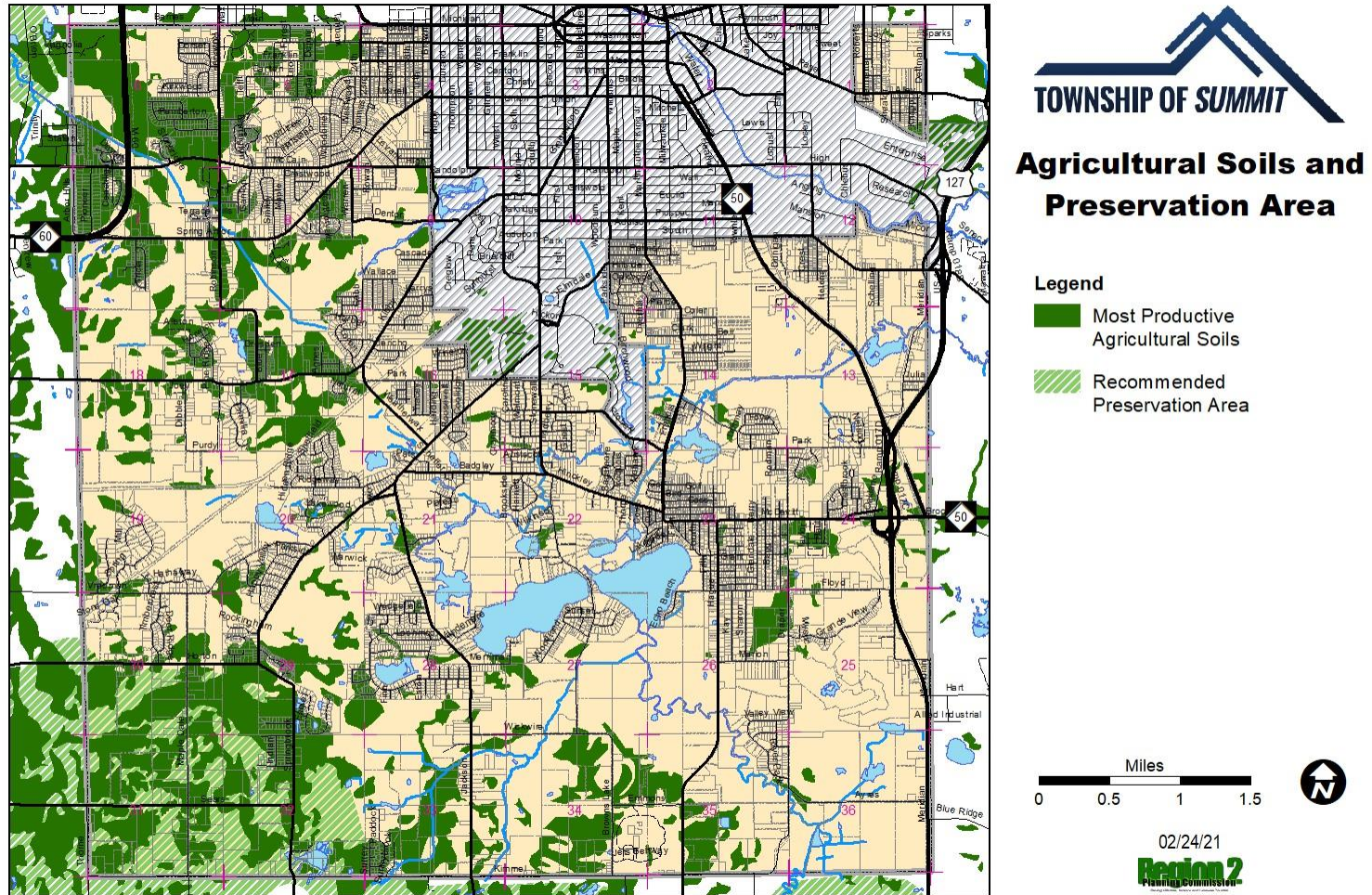
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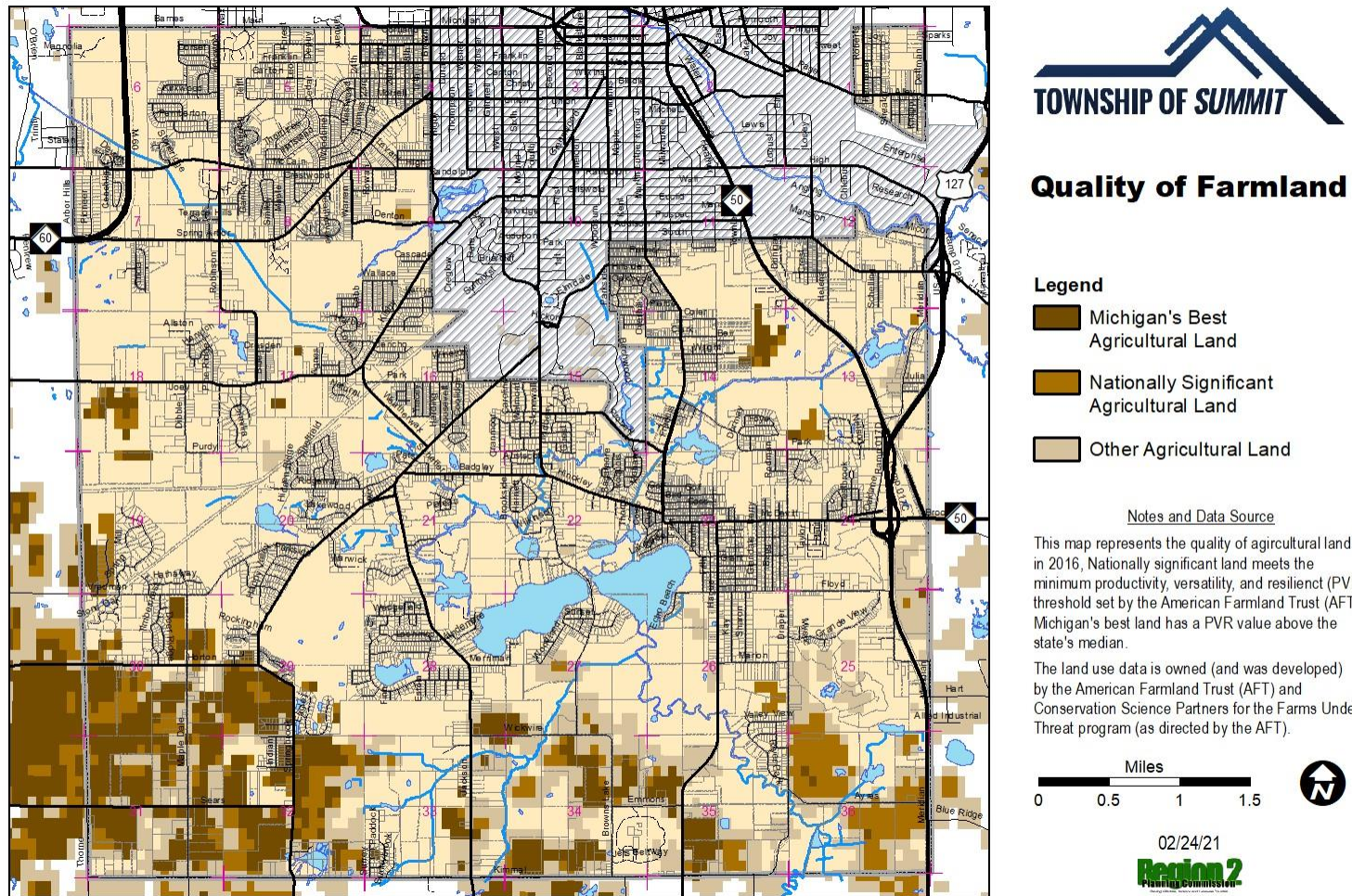
Base Map	C-3
Social Vulnerability	C-4
Topography	C-5
Agricultural Soils and Preservation Area	C-6
Quality of Farmland	C-7
Forests and Woods	C-8
Hydric Soils	C-9
Surface Waters	C-10
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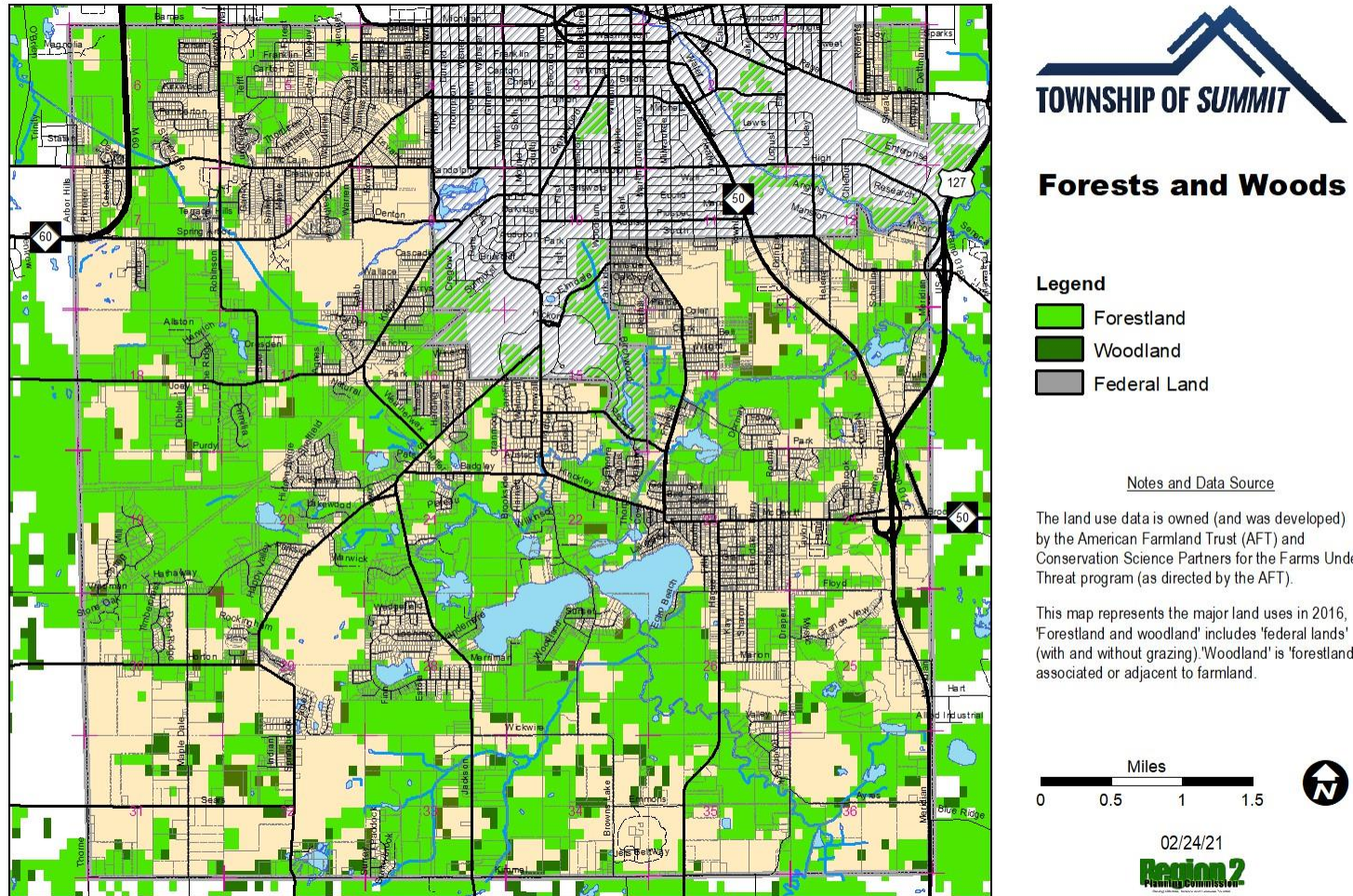


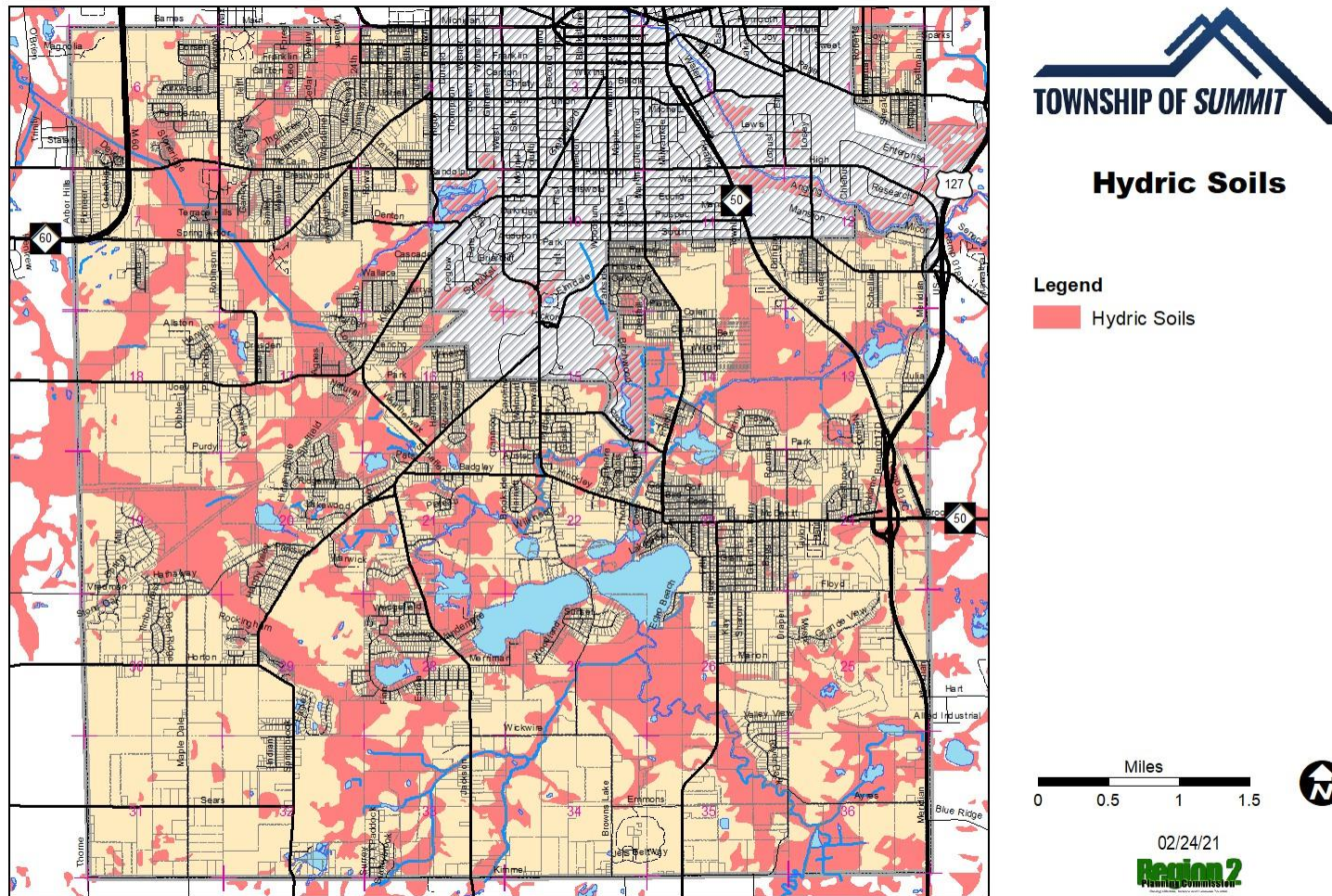


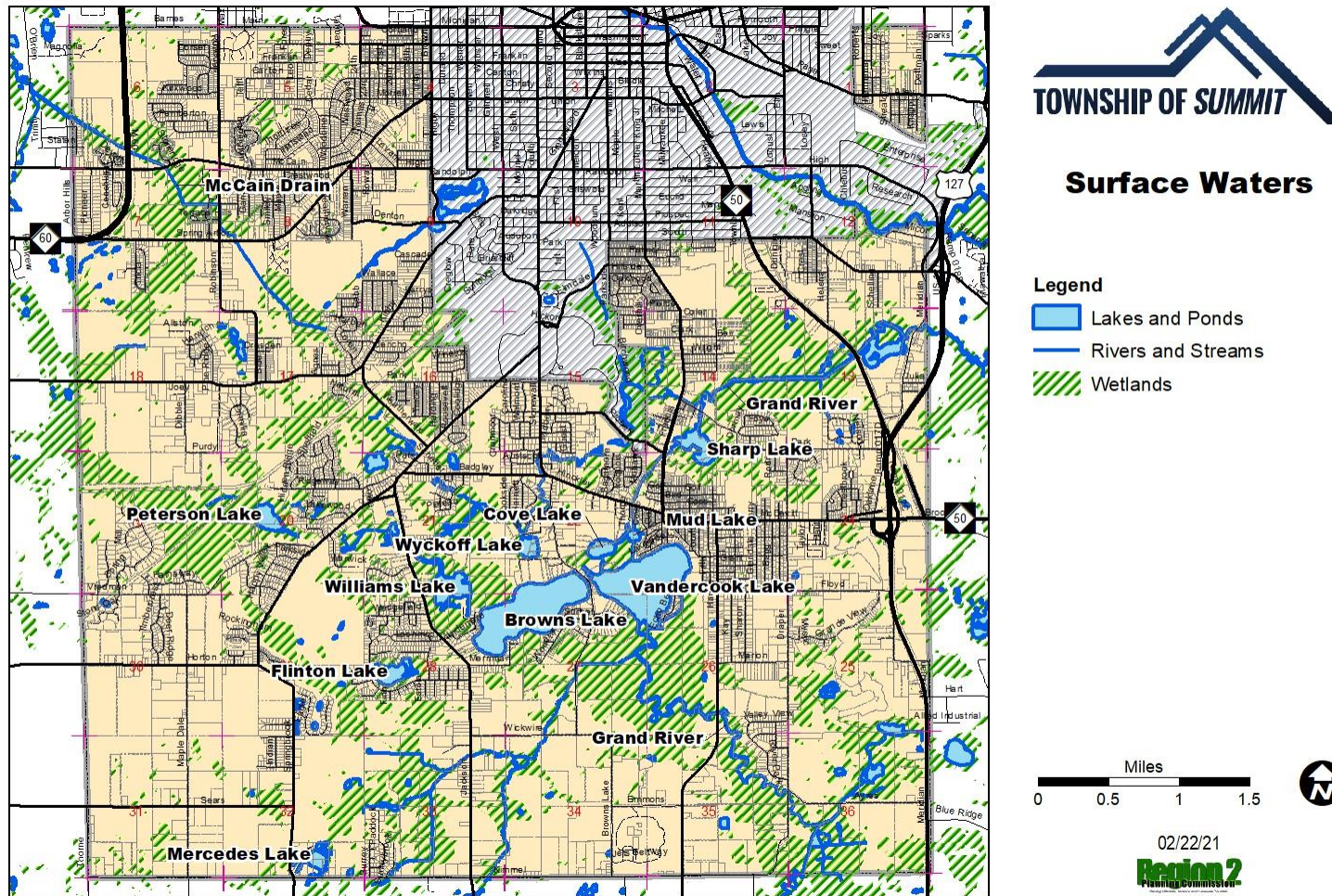


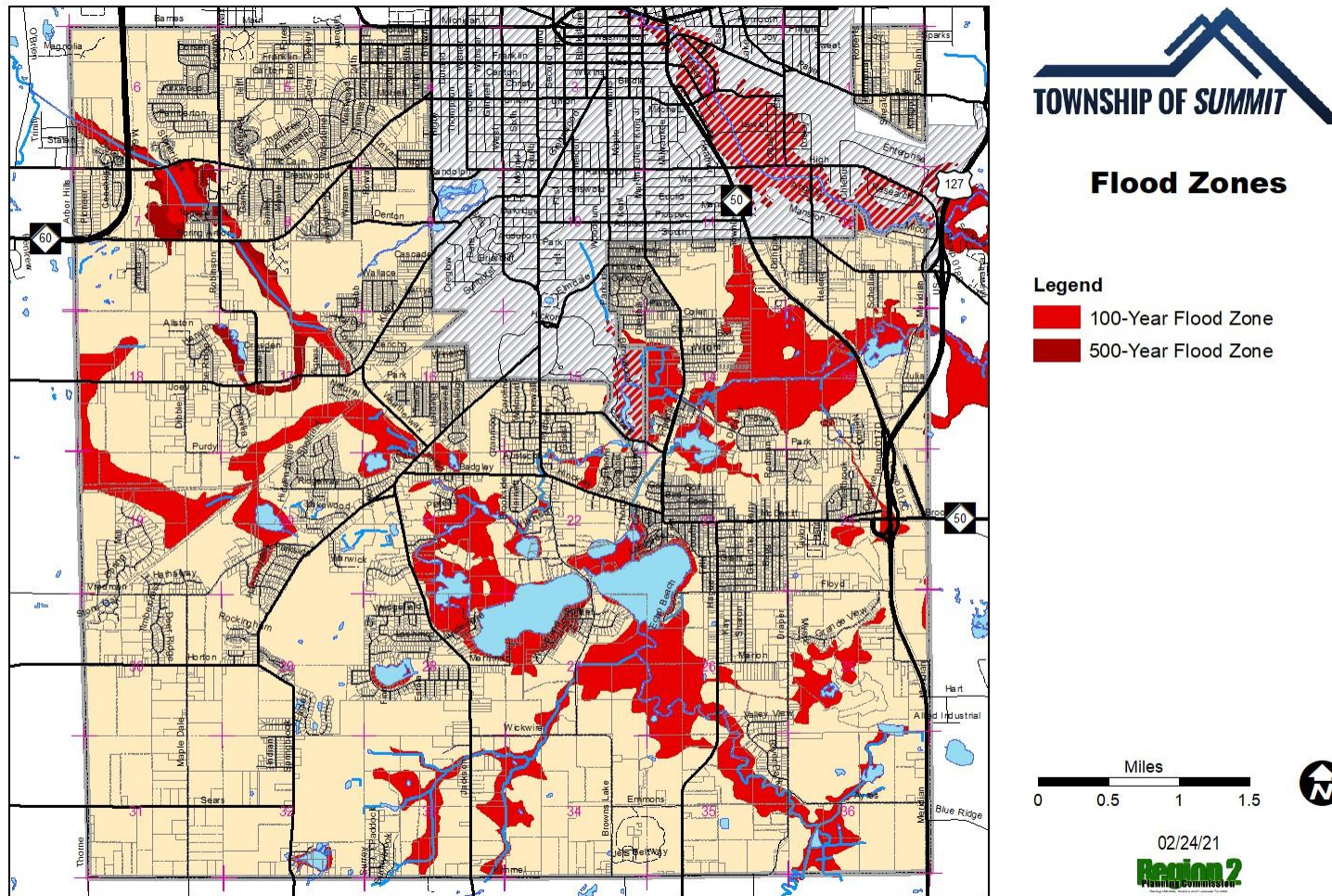


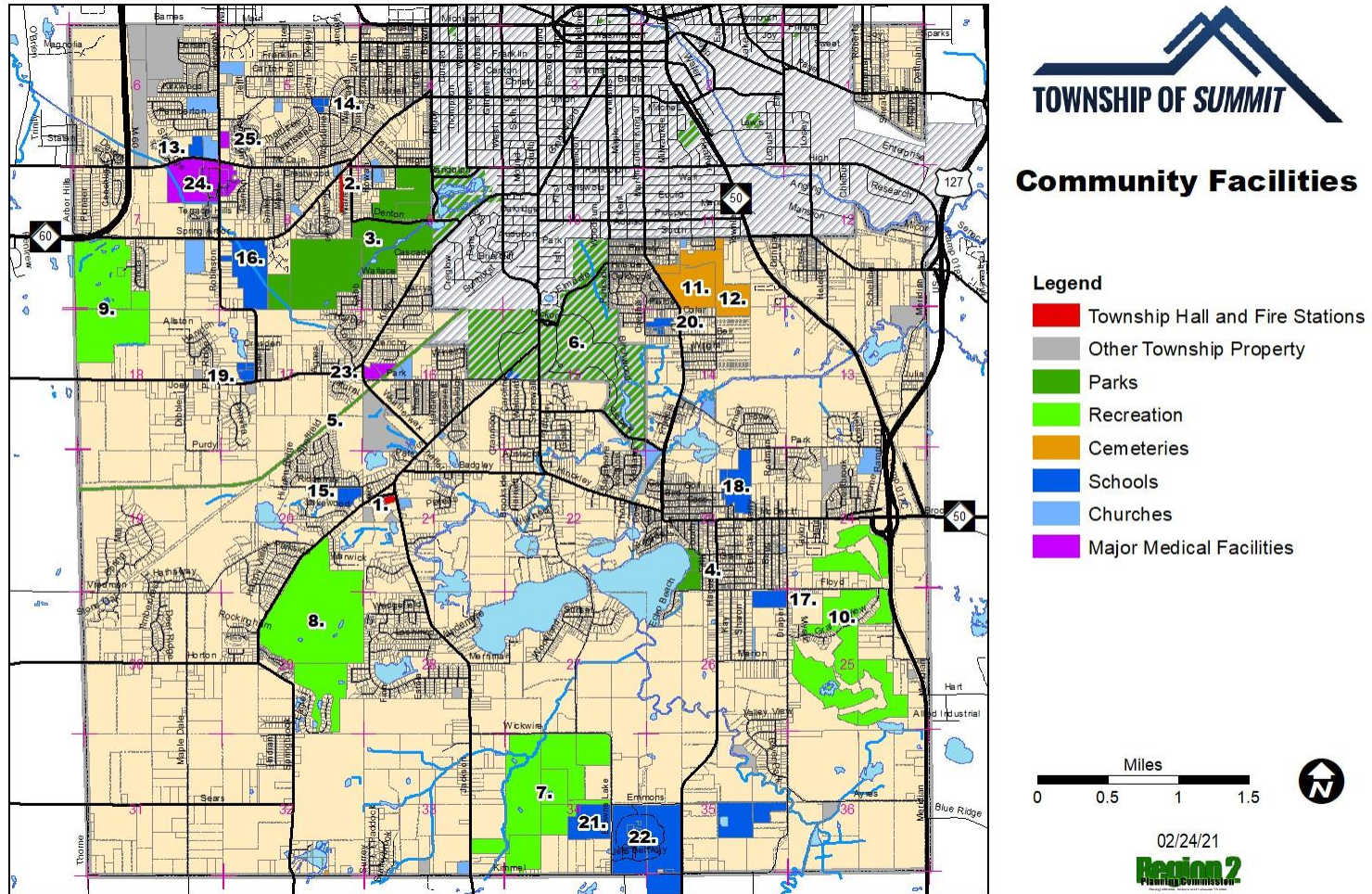












Community Facilities Map Key

Community Facilities Map Key

Township Hall and Fire Stations

1. Summit Township Hall and Fire Station #1
2. Summit Township Fire Station #2

Parks

3. Sparks Foundation (Cascades) County Park
4. Vandercook Lake County Park
5. MLK Equality/Falling Waters Trail
6. Ella Sharp Park

Recreation

7. The Dahlem Center
8. Country Club of Jackson
9. Hickory Hills Golf Club
10. Grande Golf Club

Cemeteries

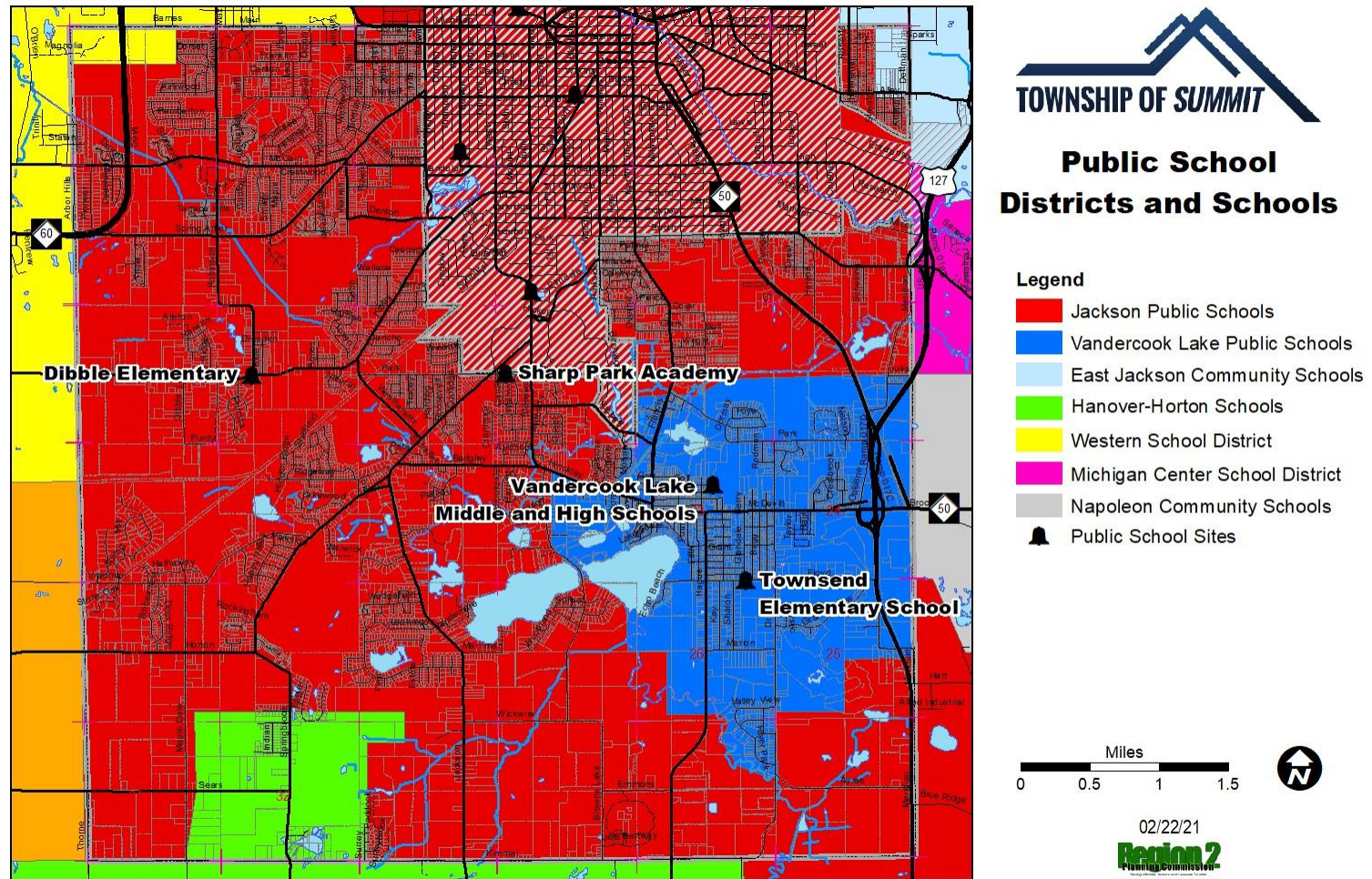
11. Woodlawn Cemetery
12. St. John the Evangelist Cemetery

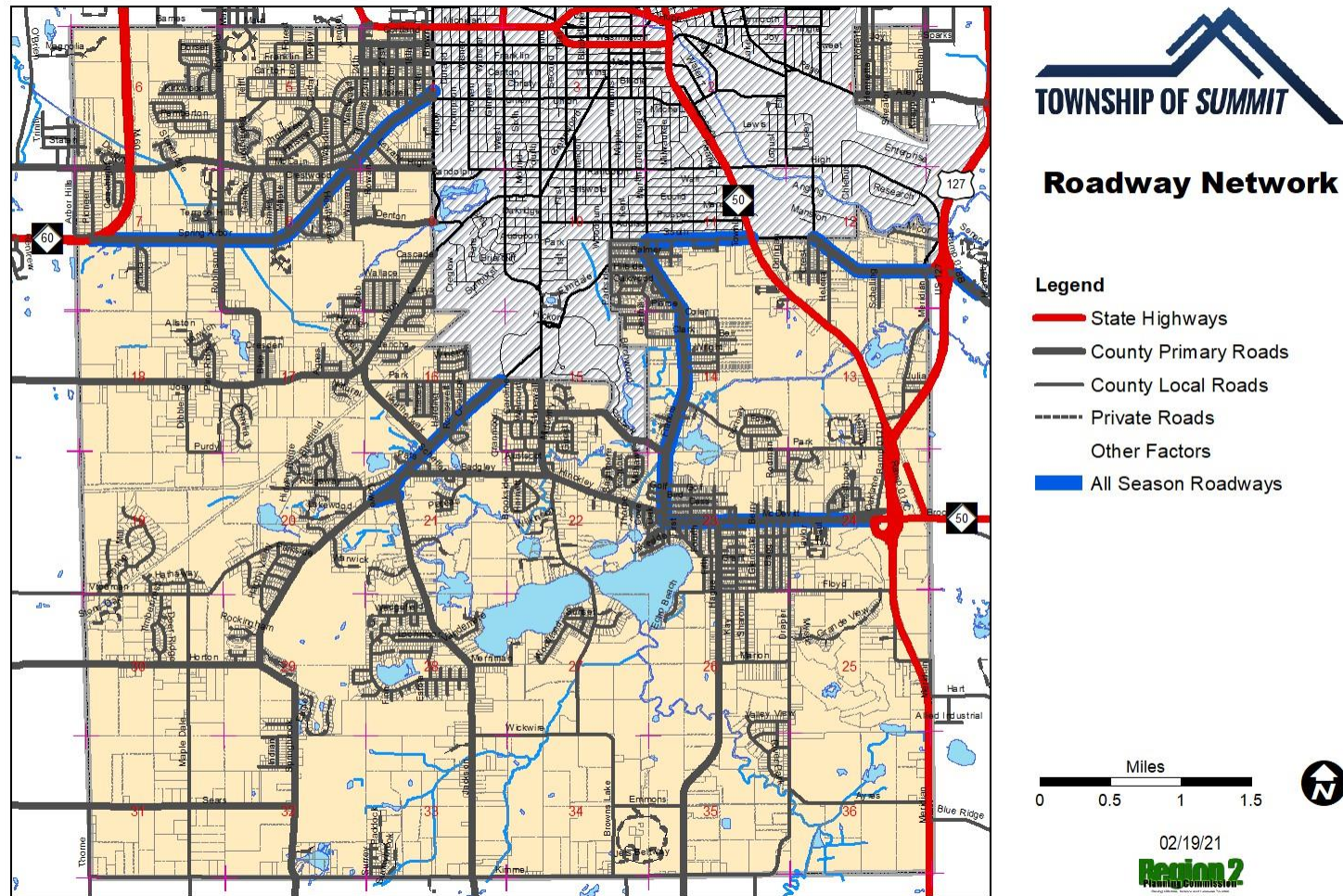
Schools

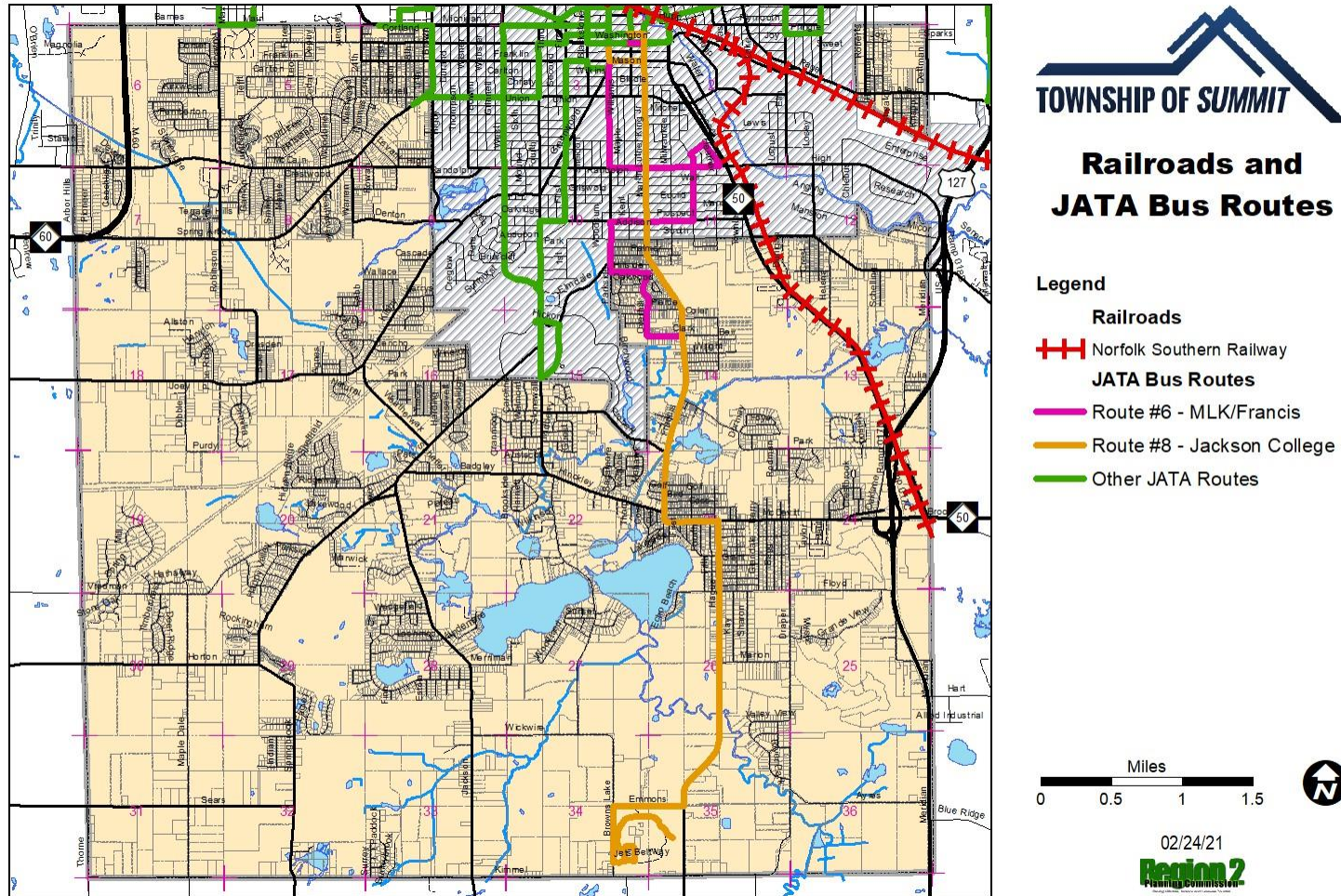
13. Paragon Charter Academy
14. Jackson Christian Elementary School
15. Jackson Christian High School
16. Lumen Christi Catholic School
17. Townsend Elementary School
18. Vandercook Lake Middle/High School
19. Dibble Elementary School
20. Lincoln Elementary School
21. Jackson Area Career Center
22. Jackson College Central Campus

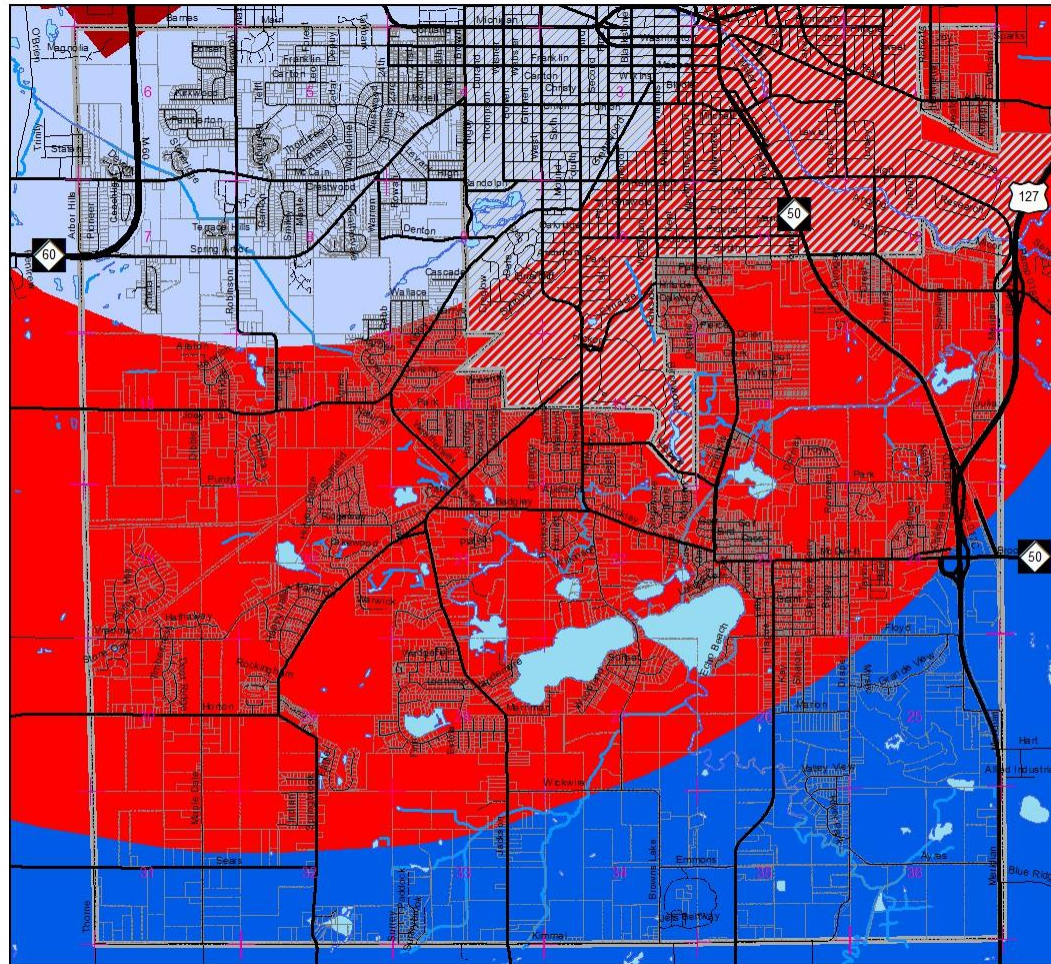
Major Medical Facilities

23. Summit Park Assisted Living Center
24. John Ganton's Countryside Retirement Community
25. Mission Point Health Campus of Jackson









TOWNSHIP OF SUMMIT

**Jackson County
Airport Permit Zones**

Legend

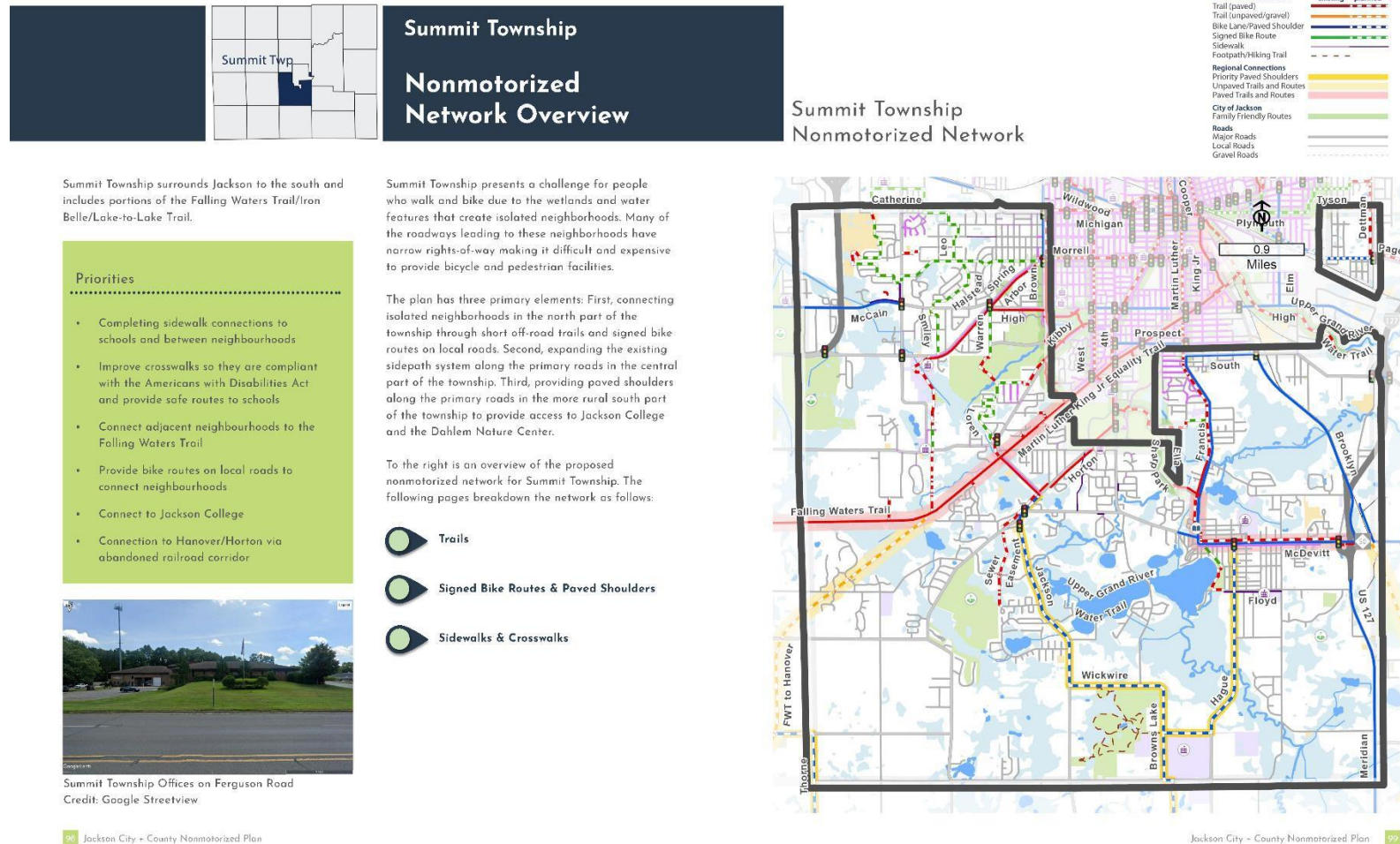
Reynolds Field Permit Zones

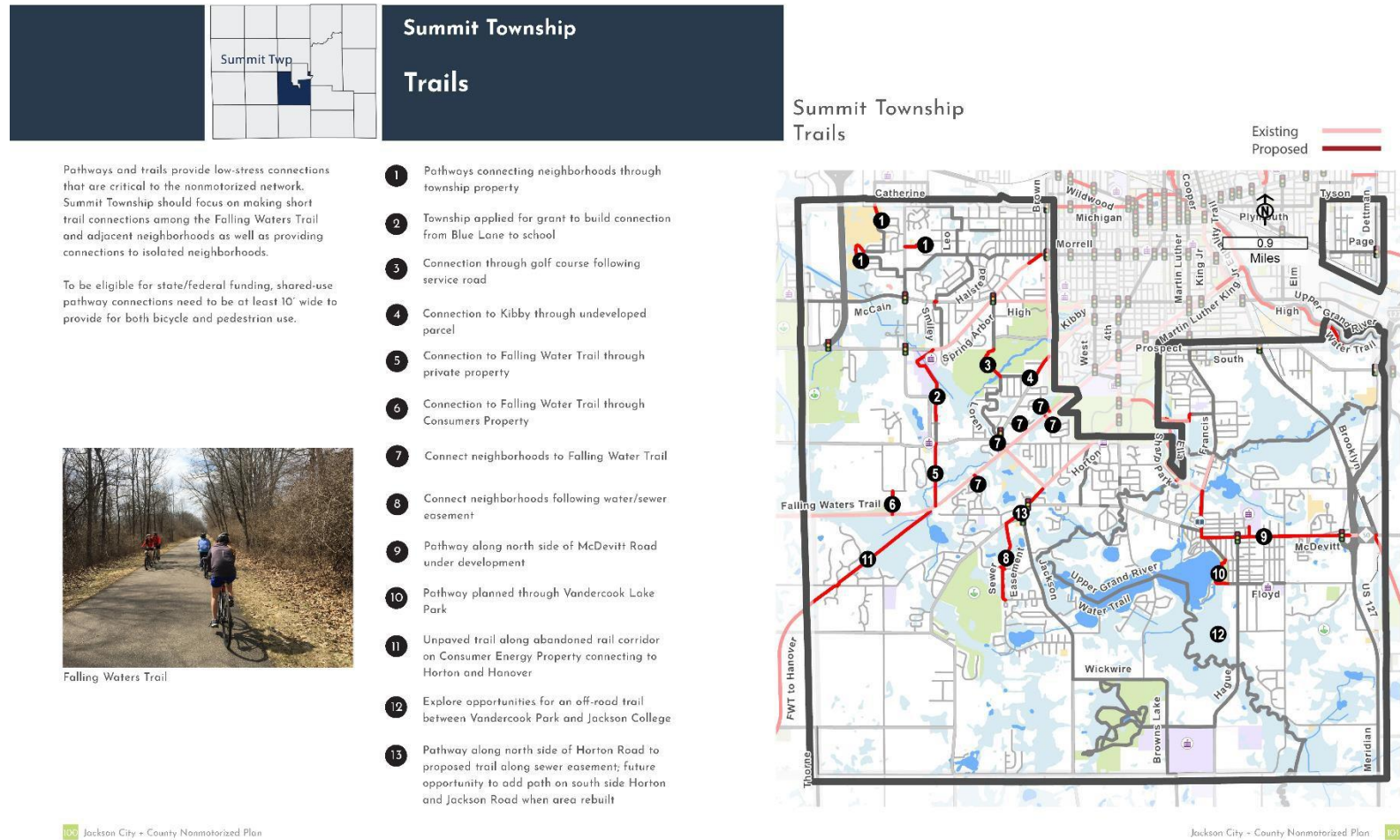
- Zone A -- Any Structure
- Zone B - Any Structure over 35 ft
- Zone C -- Any Structure over 100 ft.
- Zone D - Any Structure over 200 ft.

Miles
0 0.5 1 1.5



02/24/21
Region 2
Planning Commission



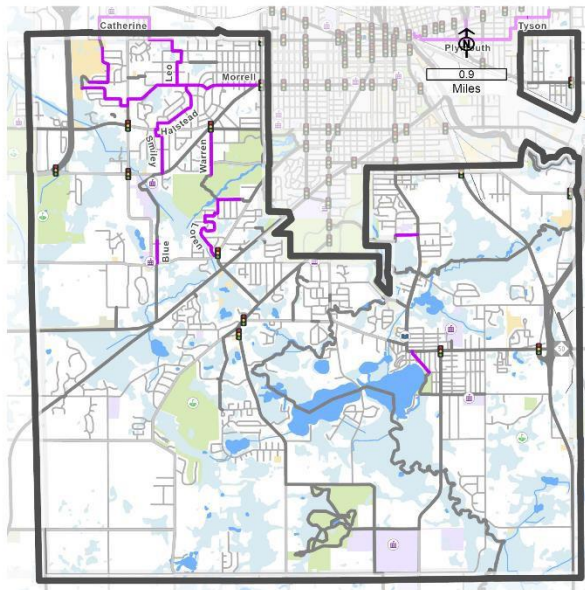




Summit Township Bike Routes

Local Road
Bike Route

There are opportunities for bike routes on local roads in the northwest quadrant of Summit Township. By providing wayfinding signs along local roads and crosswalks at major road crossings, signed bike routes can be very economical and provide a low-stress facility for people who bike.

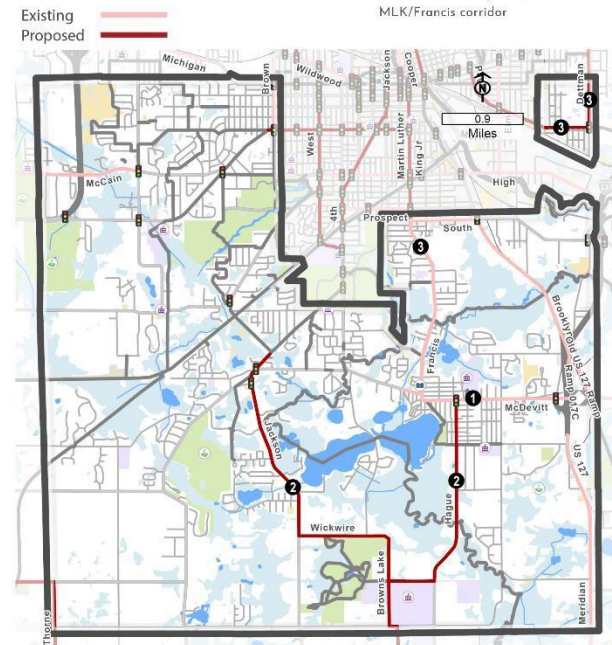


102 Jackson City - County Nonmotorized Plan

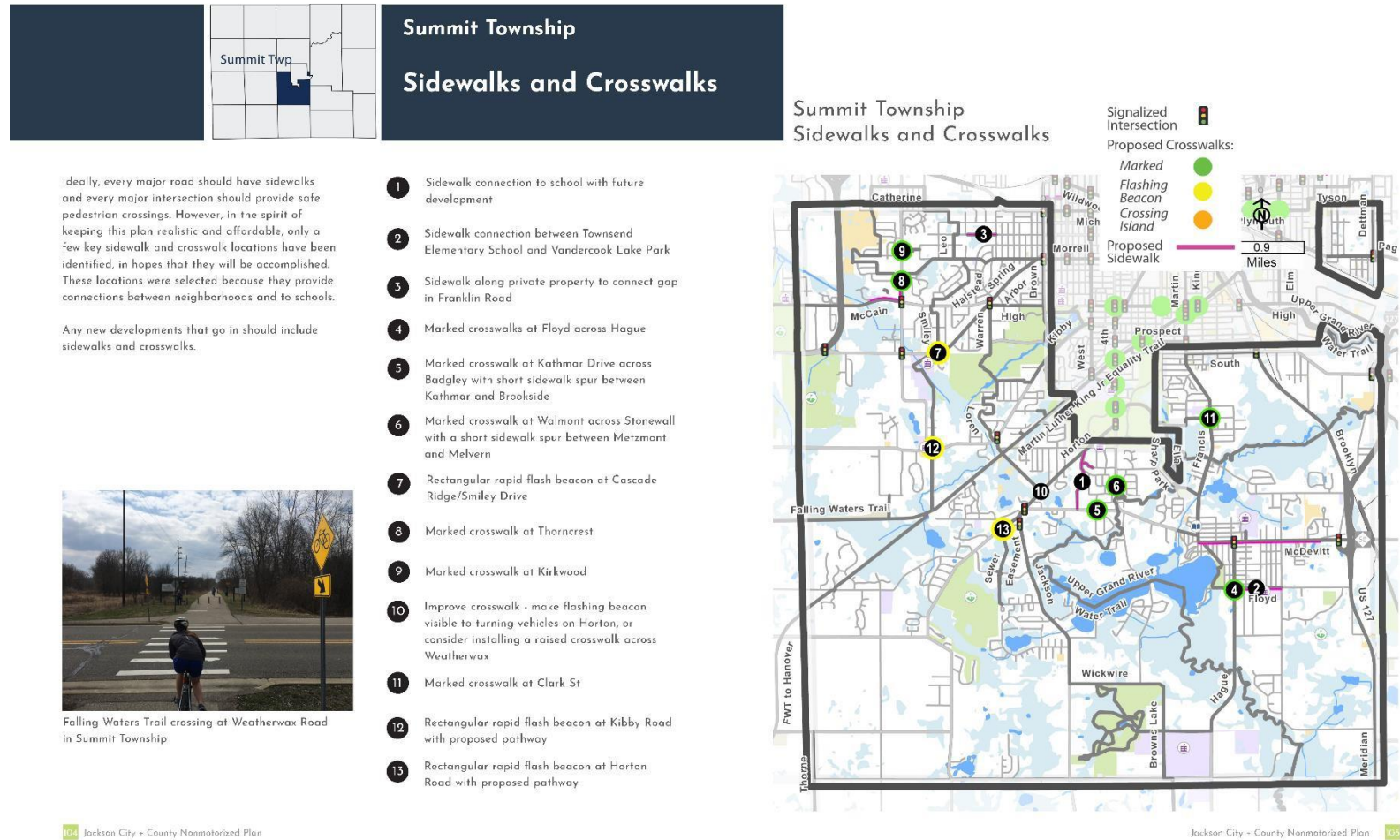
Summit Township Paved Shoulders

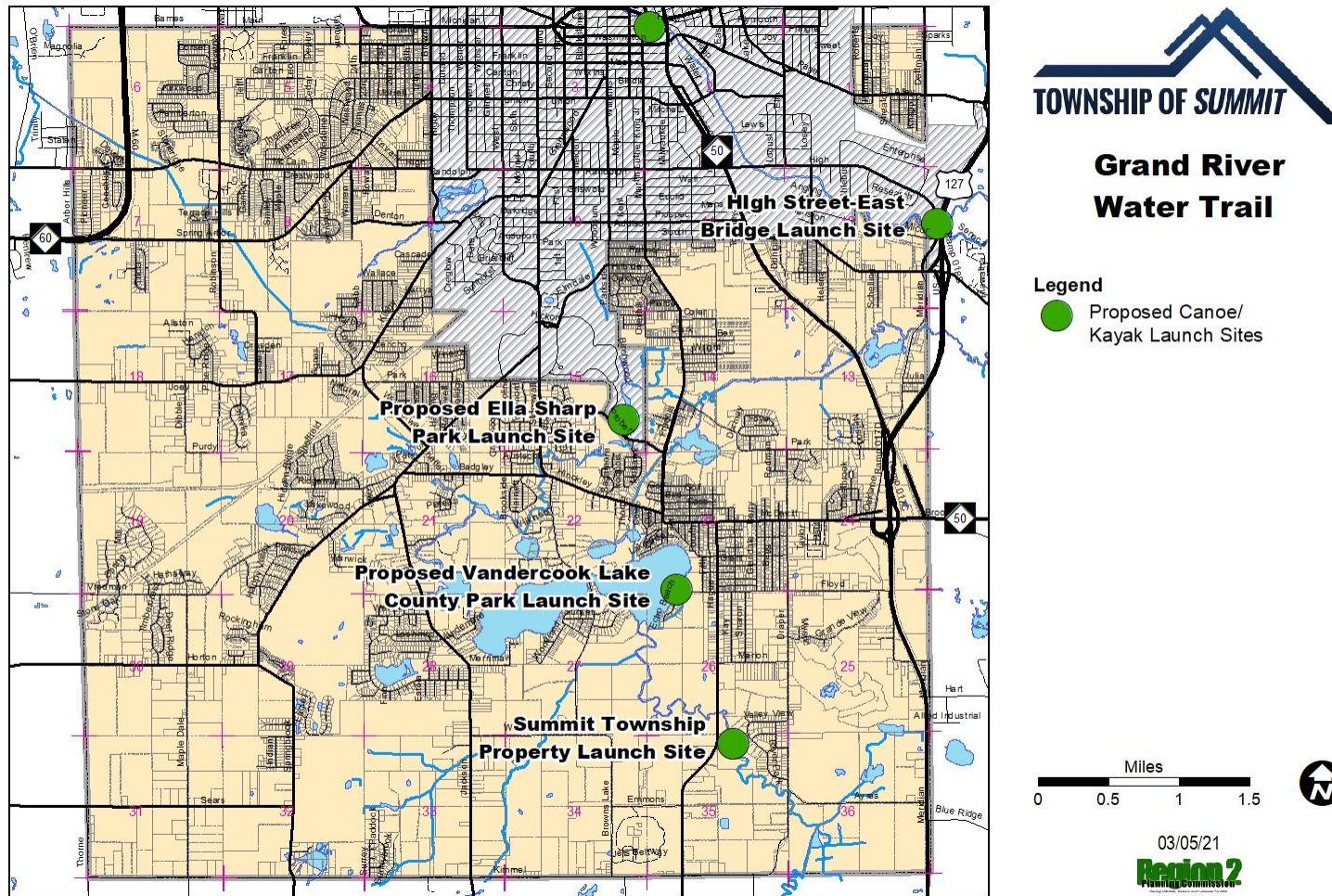
While an off-road trail would be an ideal connection to Jackson College, cost and feasibility make it very challenging. At the very least, it is recommended that a paved shoulder connection be provided.

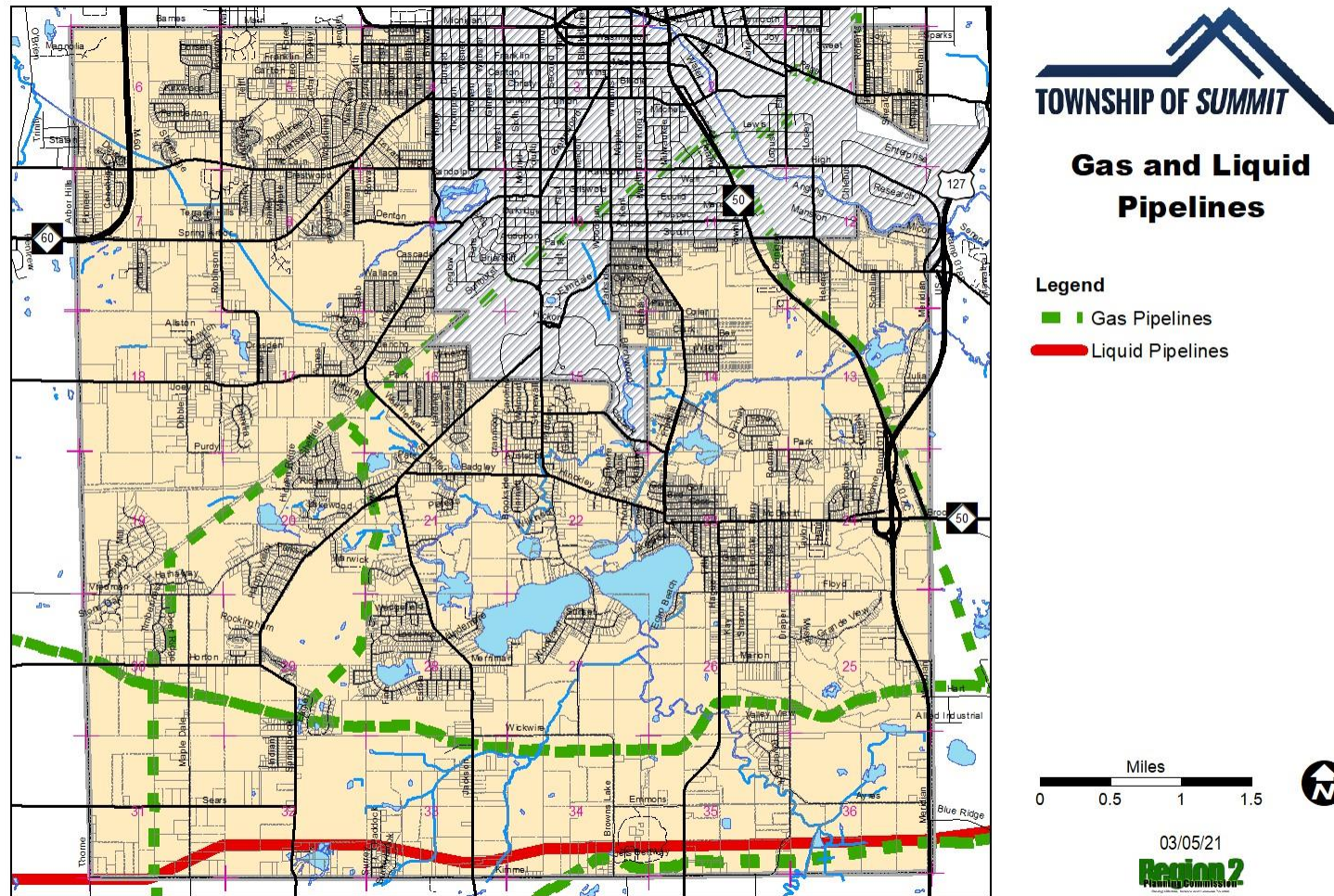
- 1 Pathway planned along north side of McDevitt, when developed existing bike lanes will be removed
- 2 Paved shoulder connections to Jackson College and Dalhem Environmental Education Center
- 3 Coordinate with City of Jackson on 3- to 2-lane conversions on Page Ave, Dettman and the MLK/Francis corridor

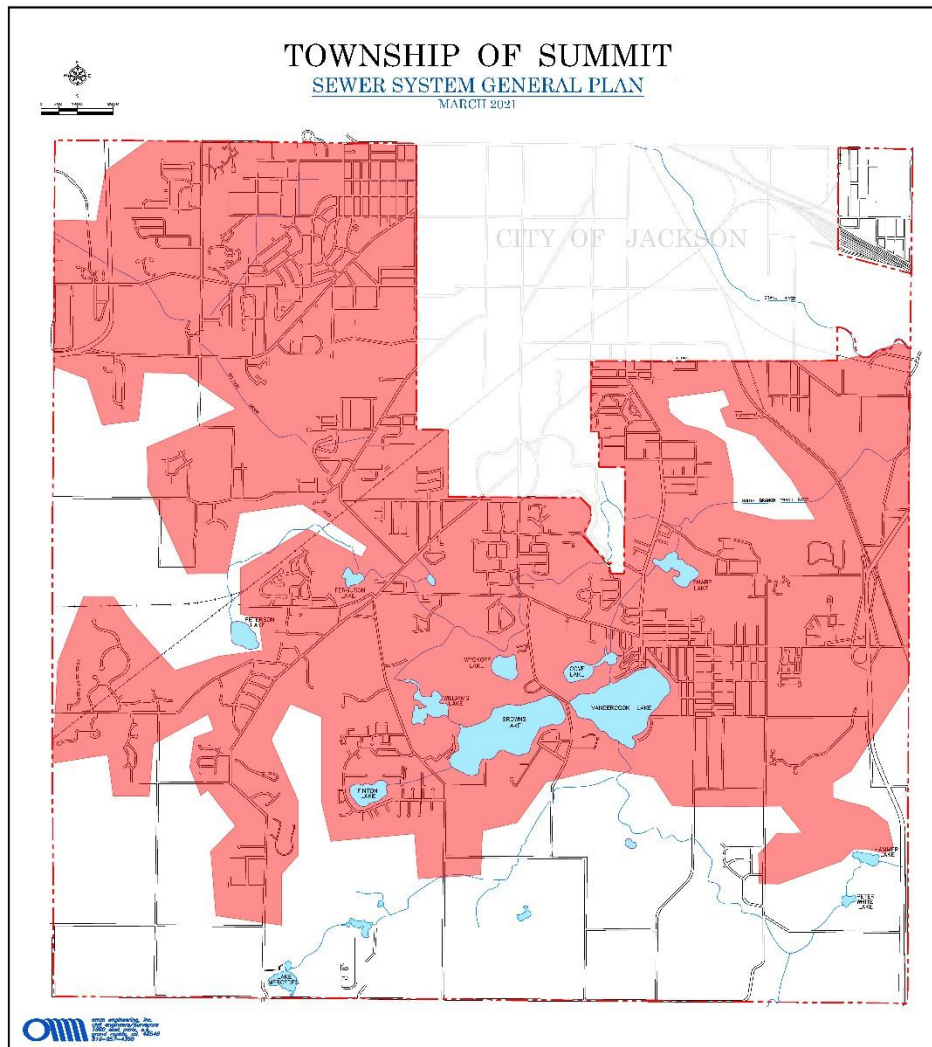


103 Jackson City - County Nonmotorized Plan









The red area equates to the existing service area for Summit Township's sewer system.

The blue area equates to the existing service area for Summit Township's water system.

