

PRELIMINARY

TOWARDS THE YEAR 2025



A Future Land Use Plan

for

MACON TOWNSHIP

Adopted June, 1973

Revised February, 1993

Revised December, 2002

Revised September, 2022

LIST OF OFFICIALS

Macon Township

Macon Township Planning Commission

Dean Montrief, Chairperson

Rona Hntz, Secretary

Don DeJonghe

Yvonne Cadmus

Lee Wagner, Township Supervisor

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	ANALYSIS	2
	A. Location.....	2
	B. Land Capability	3
	C. Transportation	5
	D. Economic Base	6
	E. Housing	7
	F. Community Facilities.....	7
	G. Population and Population Projections	9
	H. Housing	10
III.	GOALS & OBJECTIVES	10
	A. Agricultural.....	10
	B. Industrial	10
	C. Residential.....	11
	D. Commercial	11
	E. Recreation - Open Space.....	11
IV.	DEVELOPMENT POLICIES	12
	A. The Conservation of Existing Development.....	12
	B. Development Regulated By Soil Capability.....	12
	C. The Concentration of Population	12
	D. Orderly Development	12
	E. The Conservation of Prime Agricultural Land	12
V.	THE LAND USE PLAN - LAND USE CATEGORIES.....	13
	A. Agricultural.....	13
	B. Residential.....	14
	C. Commercial	16
	D. Industry	16
VI.	COMPOSITION OF THE PLAN.....	16
VII.	IMPLEMENTATION OF THE PLAN	17

LIST OF FIGURES

Map 1 Location.....	2
Map 2 Surface Formations	3
Map 3 Soil Associations.....	4
Map 4 Generalized Location of Bronson, Ionia, Plainfield, Cadmus.....	6
Map 5 Housing Location.....	8

LIST OF TABLES

Table 1	Population Trends.....	9
Table 2	Population Projections.....	10

APPENDICES

Appendix A	Demographics	18
Appendix B	2021 Community Survey.....	37
Appendix C	Mapping	55

I. INTRODUCTION

This is an age of advancing technology, increasing population, and efficient transportation systems. In some ways, each is of benefit to all of mankind. Yet in other ways, each can also have an adverse impact on the whole structure of society. One area which is particularly susceptible to these impacts is the land on which we live, work and play. It is one of the few resources that is truly limited in quantity and there is no way that technology can develop more of it or a substitute for it. For these reasons it becomes apparent that if man chooses to prevent the harmful use of this valuable resource, he must act in a positive manner to stop further exploitation of it and begin to plan for its use, much as he plans to use and development of other resources.

This plan, "Towards the Year 2025" is an endeavor by the citizens of Macon Township to plan for the use of the land resources of the Township. Its acceptance by the community represents an awareness of the value of this resource and the desire to make the optimum use of it. In formulating this plan, the community is taking positive action for the benefit of current residents and future generations who will choose to make Macon Township their home.

This plan represents the best allocation of the land resources considering current conditions and thinking. Yet as conditions change so may the attitudes in the community change. Therefore, this plan must not be thought of as an inflexible document. When warranted by changing attitudes and conditions, it too should be re-evaluated in light of these changes and altered if necessary to reflect new attitudes and desires. For the plan to be an effective guide for policy decisions on growth and development it must be responsive to the needs and desires of the community.

"Towards the Year 2025" contains four (4) parts. The first section (See Chapter II) is an analysis of current conditions and factors in the Township which must be taken into consideration in the development of the Plan. Just as an individual must take stock of his talents and abilities, the community must also do likewise. The second section (See Chapter III and IV) is the statement of community goals and development policies. These statements act as the basis for the development of future land use allocations and are the framework for the decisions made by the community.

The future land use plan itself is contained in section three (See Chapter V and VI). This section assigns specific uses to certain areas projected on the needs in the year 2025. It also contains development recommendations for the different land use allocations.

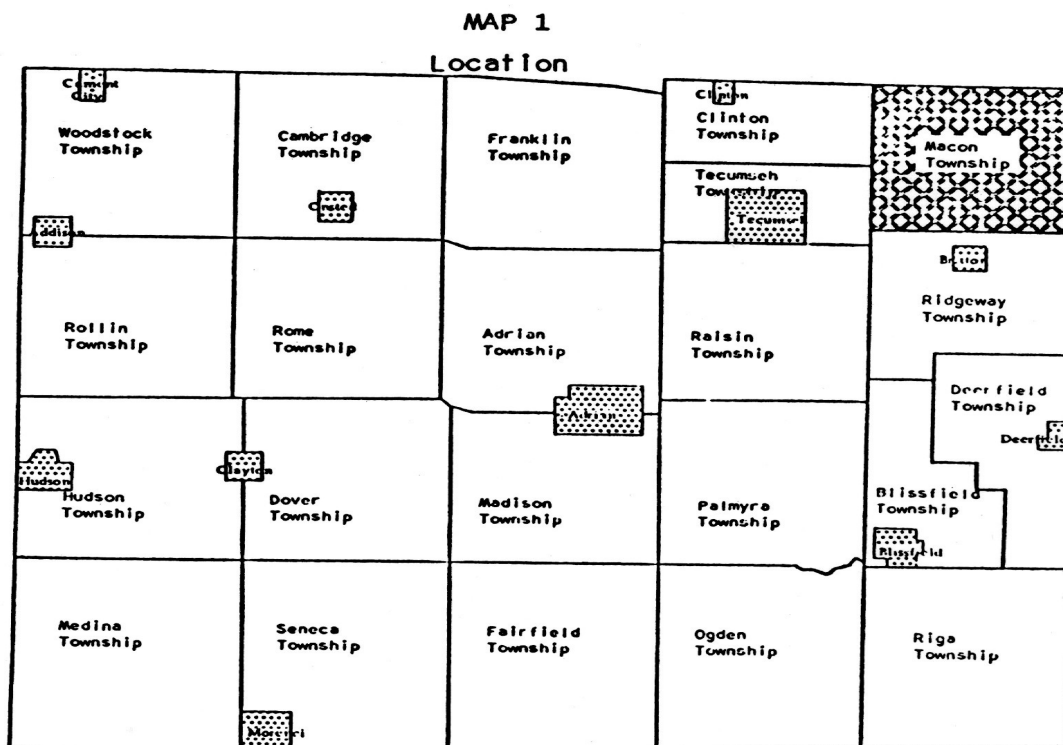
Since "Towards the Year 2025" is not an ordinance regulating the use of land, in order for the plan to be effective it must be implemented. Section four (See Chapter VII) contains recommendations for its implementation.

II. ANALYSIS

Before the development of future land use decisions, it is important to analyze the existing conditions within the Township. Some factors, typically geologic features and soil conditions are indicators of what the land is capable of supporting and what may be its best use. Current development patterns and tendencies are also relevant since they provide an insight into what is happening to the land resources. They also often indicate what planning efforts will be necessary in the future. Socio-economic factors and the status of community facilities are an important part of land use planning in they are indicators of future development needs, and a synthesis of future population expectations permit the development of land use need ratios for different development types. It is in this section that these factors are discussed and developed.

A. Location

Macon Township is located in the northeast corner of Lenawee County. It borders on Saline Township in Washtenaw County to the North and on Milan Township in Monroe County to the East.

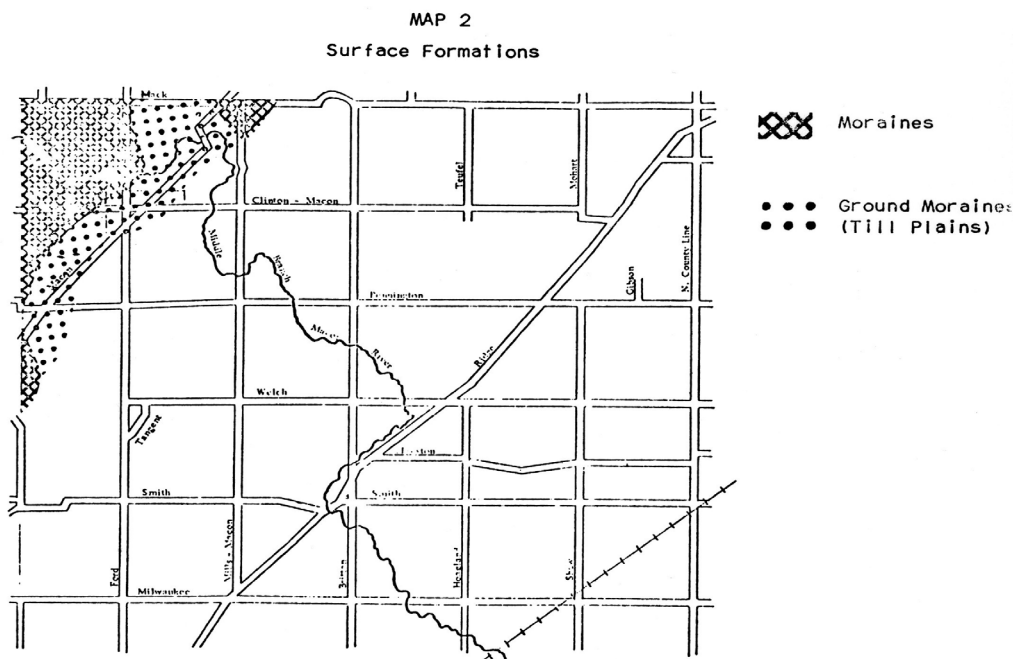


Even though it is in Lenawee County, the Township is affected by the neighboring counties in that it experiences differing population pressures and policy decisions as well as standards for development.

The extent to which regional development affects Macon Township is largely dependent upon the surrounding communities' attitudes, and their capability to support development. Although it is impossible and undesirable to prevent all urbanizing influences in Macon Township, it is possible to prevent a haphazard encroachment from surrounding areas.

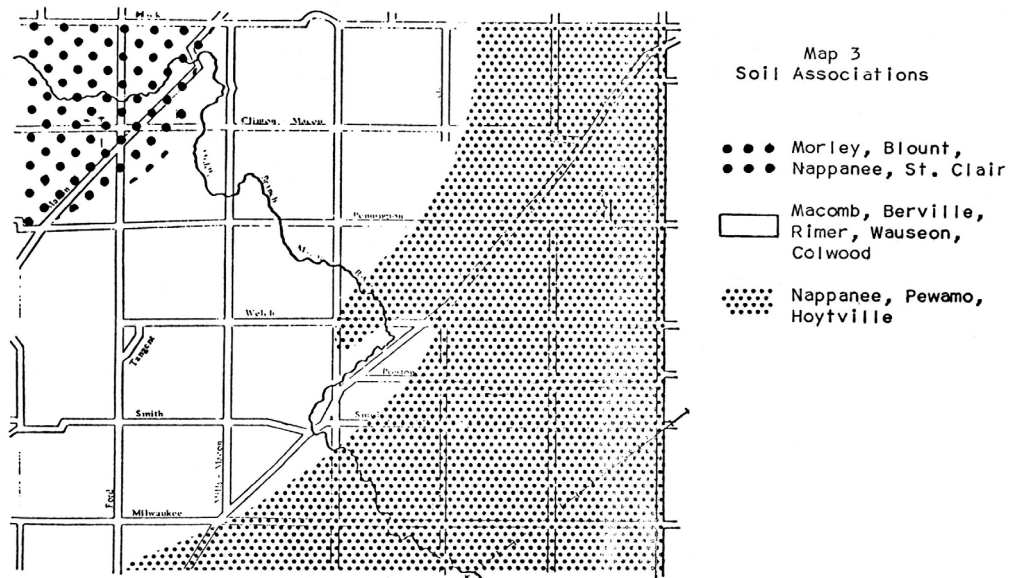
B. Land Capability

Geologic factors within Macon Township have a major influence in the types of uses the land can support. The relationship of surface to subsurface geology influences the availability of water. Normally shales are poor sources of water while coarse gravel, sand and fractured limestone are good sources. Surface formation maps of Macon Township indicate that nearly all the Township is glacial lake deposits generally containing clays. (See Map 2) Usually glacial lake deposits are found over shale deposits. In the northwestern portion of the Township, however, is an area of till plain (or moraine) formation which is usually clay and admixtures of clay with sand and gravel. Good sources of potable water supplies are usually associated with till plains and these portions of the Township should be expected to possess underground water sources. The lake beds, however, should not be considered as good sources. In either case, the extent and quantity of future ground water sources can be obtained by examination of the experience records of previous well-boring attempts.



The topography of the Township is principally flat landscape. Topographical maps indicate that the height above sea level increases gradually from the southeast to the northwest.

Since most of the Township was formerly lake bottom, the predominant soils found throughout the Township are clay and clay mixtures. Map 3 is a generalized soil map depicting the various soil types in Macon Township.



Almost the entire eastern half consists of soils of the types Nappanee, Hoytville and Pewamo. These are poorly to very poorly drained soils with a loamy to clayey surface over clayey materials (Nappanee and Hoytville) or silty clay loam (Pewamo). These soils present severe limitations on most “urban” uses such as residential, commercial, and industrial development and also present severe limitations for the building of highways and streets. The limitations to recreational uses are also severe due to the high-water table and very poor drainage. Limitations on agricultural uses are moderate and can be overcome with good management. Regardless of the intended use, on-site investigation of the area under consideration is necessary to determine its suitability.

The northwest portion of the Township contains soils of types Morley, Blount, St. Clair, and Nappanee. These soils range from well drained to very poorly drained and their ability to support different types of uses is also varied. All but Nappanee have a loamy surface over loamy clay or clay followed by a calcareous clay loam at 24 to 48 inches. Nappanee is a loamy clay over clay. In most instances, limitations on residential development with and without public sewers is severe.

In Morley soils, only moderate limitations exist with public sewers, however.

There are moderate limitations in Morley soils for industrial and commercial uses and severe limitations in Blount, St. Clair and Nappanee. The area is well suited to agricultural endeavors as the limitations are slight to moderate. Because of the nature of these soils and their mixture throughout the area, on-site investigation is necessary to determine the suitability of a particular location for an intended use.

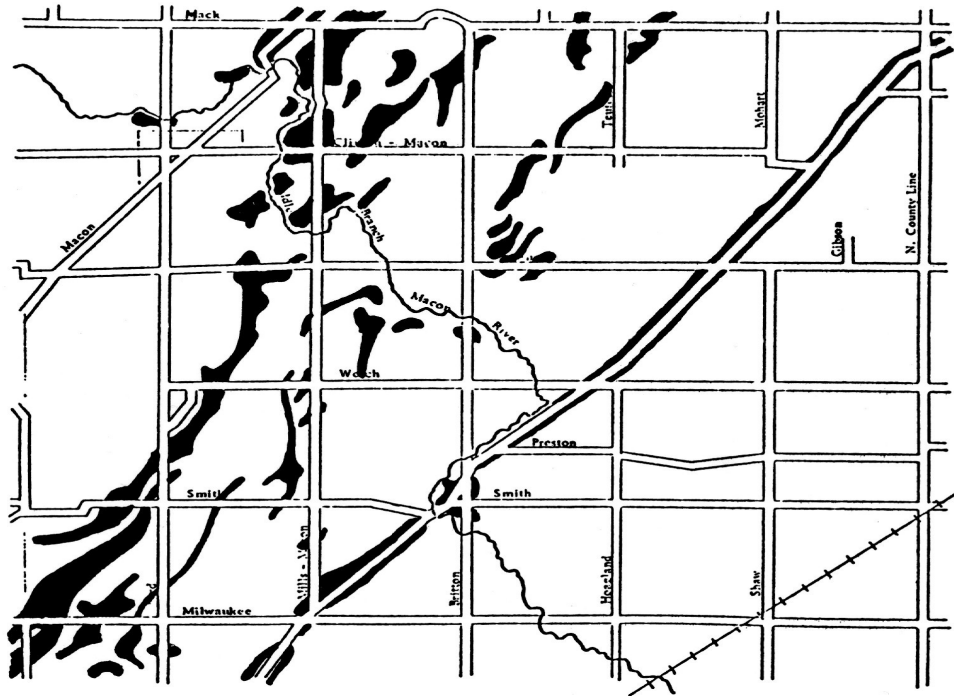
The remaining central portion of the Township contains soils of the types Macomb, Berville, Rimer, Wauseon and Colwood. These are poorly drained soils consisting mostly of loam over clay loams. Soil limitations for residential development with and without public sewers are severe except in Macomb soils in which there are only moderate limitations if public sewers are available. Limitations on industrial and commercial development are also severe except in Macomb where they are moderate. Limitations on recreational developments range from moderate to severe and depend on the intended recreational activity. In all cases, the limitations on agriculture are slight. On-site investigation is also necessary in this area.

Also scattered in this area are soils of the types Bronson, Ionia, and Plainfield along with some Cadmus. These are moderately well drained soils which present only moderate (Cadmus) to slight (Bronson, Ionia, and Plainfield) limitations on residential, industrial, commercial or recreational development. The limitations on Agriculture range from moderate (Bronson and Ionia) to slight (Plainfield and Cadmus). These areas are the few locations in Macon Township which based on soil types can be expected to support residential development without creating severe problems for the homeowner. Map 4 contains a generalized picture of the location of these soils.

C. Transportation

One of the major factors favoring urbanization of an area is the transportation system. A system of State trunklines and freeways passing through a community reduces the time-distance ratio between the community and distant work centers. This increases the probability of various types of development within the community. The lack of these types of systems, on the other hand, tends to slow growth but may not necessarily prevent it.

MAP 4
Generalized Location of Bronson, Ionia, Plainfield and Cadmus



Macon Township does not have any State or Federal highways passing through its boundaries. There are about 71.6 miles of roads within the Township with 32.2 miles classified as primary (surfaced) and 39.4 miles classified as local (unsurfaced). Due to the number of small streams and creeks throughout the Township, 27 bridges of various types are located within the Macon Township boundaries.

A Norfolk and Southern Railroad line runs through the southeast corner of the Township, but this line has little or no impact on the transportation system of the Township.

D. Economic Base

Within the Township there are currently no industrial or commercial establishments. The major economic activity is agriculture, an activity for which the land is particularly well suited. Almost all of the land area of Macon Township is classified as second class farmland ¹ which differs from first class land only in that it requires artificial drainage.

¹ U.S. Department of Agricultural, Soil Conservation Service, Soil Survey Lenawee County, Michigan, Series 1947, No. 10, (Michigan State University, August, 1961).

E. Housing

Most of the existing housing within the Township as well as new construction is single-family dwellings located along the Township roadways. There are no subdivisions currently in the Township. The major problem within the Township which adversely affects housing development is the heavy soil types. As previously noted in the discussion on soil limitations, in nearly all areas of the Township, severe limitations exist for the installation of adequate septic systems. An inefficient septic system creates problems not only for the resident but also for the community particularly if these effluents get into the waterways. The health and safety of all residents is jeopardized if these situations go uncorrected or are permitted to occur in the future.

In a 1973 survey² it was found that there were 328 housing units in Macon Township. Of this total, 44.8% were farm residences and the remainder were rural non-farm residences (includes the unincorporated village of Macon). The locations of these dwellings are indicated in Map 5.

F. Community Facilities

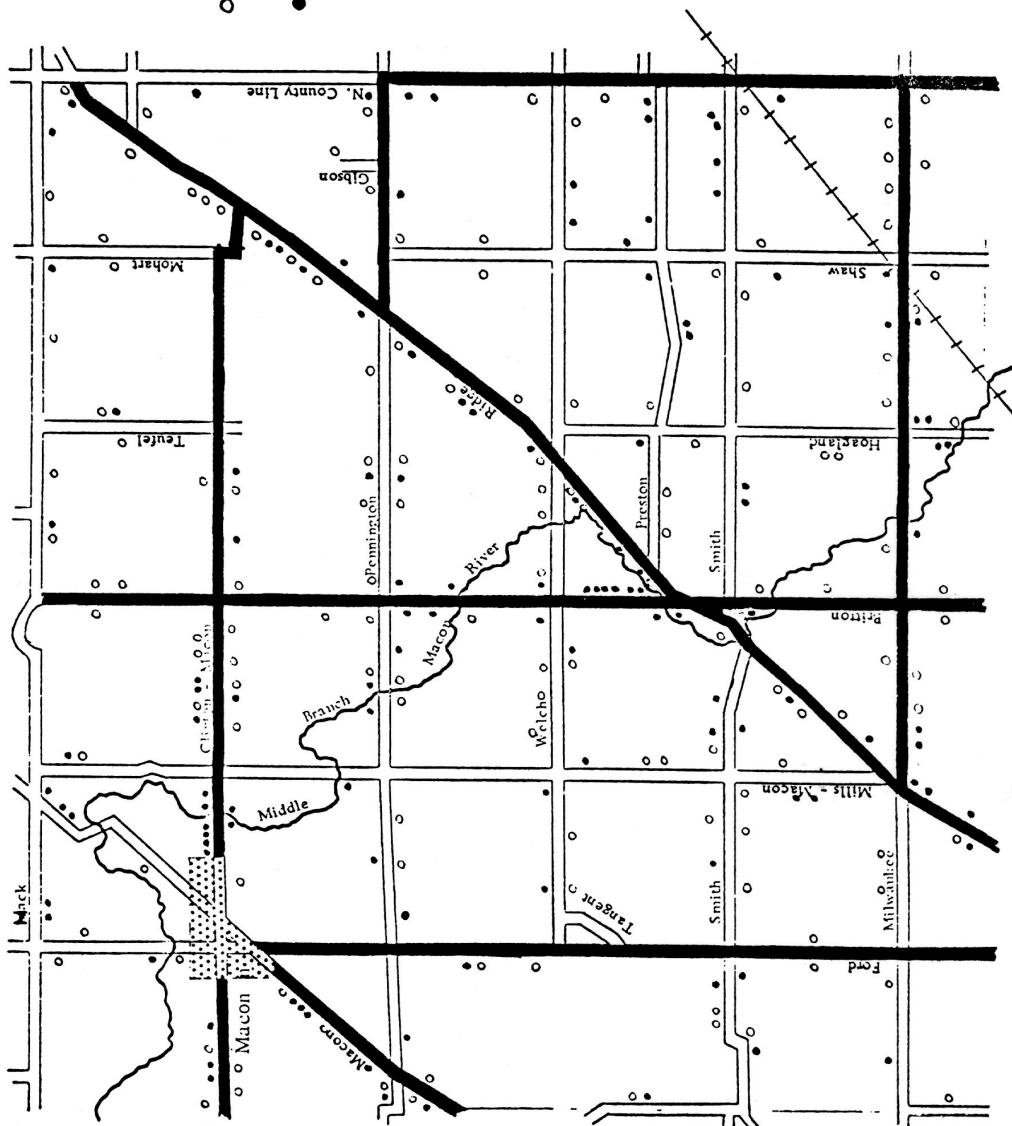
1. **Schools** - The educational needs of residents of Macon Township are served by three school systems, the Britton Deerfield Schools, Tecumseh Public Schools, and Clinton Community Schools. Since there are no school facilities within the Township itself, all school age children are transported by bus to and from the schools. Because these school districts are in Lenawee County, the opportunity is open to students to attend the LISD Tech Center which provides training in a number of skills and trades. Adult education programs at the center are open to all residents of Macon Township.
2. **Health Care Facilities** - There are no health care facilities or professional offices within the Township. However, these needs as well as hospital facilities are provided in neighboring communities. Ambulance service is supplied to the Township by the Lenawee County Sheriff Department.
3. **Public Utilities** - The Township has no public water or sewer service within its boundaries and there are no projects planned for the development of or extension of services to the area.

² Macon Township Planning Commission, 1973.

Map 5
Housing Locations
1973

- Farm Residence
- Rural Non-Farm Residence *

* 47 rural non-farm residences are located in the village of Macon. These units are not delineated on this map.



4. **Law Enforcement** - Law enforcement needs in Macon Township are provided by the Lenawee County Sheriff Department or the Michigan State Police. The Township also maintains a contract with a private agency to handle some local needs.
5. **Fire Protection** - This service is obtained from the fire departments of the City of Tecumseh, the Village of Clinton, or Ridgeway Township - Britton Village Fire Department. The Township does not maintain a fire department unique to the Township.

G. Population and Population Projections

The population of Macon Township in 2000 was 1448 people. The reported characteristics of this population indicated that of the total figure, 743 were male and 705 were female. The median age of the township was 38.5 years. The average family size was 3.17 persons per housing unit.

The population of the Township declined between 1980 and 2000 by 32 people, a rate of decline of 2.2%. Between 1990 and 2000, however the population increased 1.9% or by 27 people. Over this 20 year period, however, the Townships population relative to the County's population has declined from 1.65% in 1980 to 1.46% in 2000.

Table 1
Population Trends

	1980	1990	2000
Lenawee County	89,948	91,476	98,890
Macon Township	1,480	1,421	1,448
% of County	1.65	1.55	1.46

Source: U.S. Census

In attempting to develop future population projections for Macon Township, the same problems inherent in making projections for any community apply. It is difficult to access the possible events which could occur to alter such projections such as the establishment of a major employer in the Macon Township area. However, it is possible to estimate the effect of a planned development in the area such as a major highway.

Barring these unforeseen events and assuming that the past growth of the Township can serve as an indicator of future population change, one can derive a projection, if one assumes that Macon Township will continue to change at the same rate.

The application of this rate to the current population yields a 2020 population of 1416.

Table 2
Population Projection

	2000	2005	2010	2015	2020
Macon Population	1,448	1,440	1,432	1,424	1,416

Source: Region 2 Planning Commission

Although such projections are often found in error when future data becomes available, they do provide valuable assistance in planning. The figures in Table 2 are indicators of how the community might grow if former trends influencing growth continue. However, the policy decisions of the community and their attitudes toward growth can have major impacts on these projections. This is particularly true of Macon Township since it is not currently in the path of major urban development such that the probability of a large amount of growth is high.

H. Housing

In 2000, Macon Township contained 511 housing units. The Township, though its population has remained relatively constant, has experienced substantial growth in housing units. Between 1980 and 2000, 127 units were constructed in the Township, an increase of 33%, over the 1980 total of 384 housing units. Of the 127 units constructed, 44 were constructed between 1980 and 1990, and 83 were constructed between 1990 and 2000.

III. GOALS AND OBJECTIVES

The importance of formulating the goals and objectives of Macon Township cannot be overstated. The land development goals of the Township provide the basic framework upon which all policies decisions and zoning ordinances will be made. They are expressions of what the Township should be like and what values should be emphasized in the future: they are statements of the direction that the Community wants to pursue and eventually achieve.

As with most communities, Macon Township has one general goal to which all other goal statements are secondary. This primary goal is to create a pleasant and convenient environment for living and working. In consideration of this goal, specific goals for various development types have been formulated.

A. Agricultural

- To preserve agricultural land for agricultural endeavors.
- To promote a low population density in agricultural areas to minimize urbanizing influences and pressures which would hasten the conversion of this land to other uses.

B. Industrial

- To limit the development of industrial enterprises in size, scope, and usage in order to maintain compatibility with the rural nature of the township.
- To provide for the location of industrial sites in areas of compatible land use and with sites of sufficient size to permit expansion and the provision of adequate buffer zones.
- To centralize industrial sites into one location to permit the efficient and economical provision of services and facilities required by industry.

C. Residential

- To encourage low density development of residential dwellings throughout the Township.

D. Commercial

- To limit the development of commercial activities which primarily serve the needs of Township residents and is appropriately scaled.
- To promote the location of commercial activities in areas easily accessible to residents.

E. Recreation - Open Space

- To provide for the recreational needs of the community by promoting the development of recreational areas near or easily accessible to residential areas that are low impact with regards to noise and traffic.
- To encourage the protection of areas of natural beauty or uncommon natural features from development which would cause the irreplaceable loss of such areas.

IV. DEVELOPMENT POLICIES

In consideration of the analysis of existing conditions within the Township and the goals of the Township, development policies can be formulated. These policies then become the rationale for the land use decisions made in this Plan. Five development policies have been formulated.

A. The Conservation of Existing Development

A tremendous investment exists in homes and agricultural establishments, highways and other facilities. Future development should be carefully planned wherever possible to enhance rather than depreciate the value of existing development. Structures and installations which are physically unsound or poorly located should be eliminated or replaced.

B. Development Regulated by Soil Capability

Because Macon Township does not have public water and sewer utilities, the capability of the land to support certain types of development is limited. To protect individuals as well as the environment from harm, various development types should be directed to areas in which the soil types are suitable for the intended use. In this manner, the best allocation of the land resources can be utilized while at the same time averting the creation of future problem situations.

C. The Concentration of Population

The tendency toward scattered development is wasteful of land and has increased the costs of streets, school bus service and police and fire protection. More concentrated development can reduce these costs and include many services otherwise not feasible. Individual privacy can be enhanced through low density design standards, adequate setbacks, and side-yard requirements. Subdivisions are not compatible with the rural nature of the township.

D. Orderly Development

New development can occur with minimum disruption in the lives of the residents of the Township. Change should take place in such a way that all facilities function efficiently at each stage of development. Residential development should be coordinated to form well designed low density neighborhoods. New neighborhoods should be constructed progressively outward from existing population centers.

E. The Conservation of Agricultural Land

It is often the case that agricultural land is desirable for a number of uses other

than agricultural. However, since the major economic activity of the Township is agricultural, action should be taken to preserve that land which is particularly well suited for agricultural endeavors. This action will assist in improving and maintaining the economic status for current and future residents of Macon Township.

V. THE LAND USE PLAN

The major reason for the foregoing and the formulation of this Plan is that land use decisions and policies upon which these decisions will be made in the future have been established. The Community has acted to make the optimum use of its land resources. Thus, when the need arises in the future to locate a particular development type, the location or at least the criteria for making that decision will have been developed. The Community can then act on a proposed development rather than react to it.

The Plan contains five general land use categories. The discussion of each category suggests recommended standards and criteria for determining what land uses are compatible within that category. In order to prepare for future possibilities it is necessary to include in this discussion several development types that currently do not exist within the Township.

A. Agricultural - Much of Macon Township is highly productive farm land and as previously stated in the development policies, this land is often suited to a variety of other uses. Past experience in the Township has indicated that unless the Community acts to preserve this land, it will be lost to these “other” uses. Therefore, it is recommended that measures be taken to preserve the active farming activities and the agricultural land by adopting an exclusive use classification for agricultural areas. Recommended development criteria and standards in these areas should be the following:

1. **Agriculture** - Since the areas are being classified for this use, all agricultural activities should be permitted in these areas. However, even the best choice of land use for a particular area can prove to be undesirable if the land is mistreated. Mistreatment causing soil erosion and sedimentation into the waterways, or the indiscriminate clearing of woodlands is no more desirable than poor land use policies. Good conservation practices in the treatment of land are an important aspect of protecting agricultural land and should be employed at all times.
2. **Housing** - Residential uses within the rural area should be discouraged by confining them to farmsteads or small lots created for development purposes based upon a method that preserves low densities. A sliding scale which allows the creation of lots of not less than one acre, the number of which is based upon the size of the original parcel, shall be applied within the agriculturally zoned areas of the Township. The intent

of this sliding scale shall be to allow for the creation of a reasonable number of residential lots in an equitable manner to preserve land for agriculture and maintain low densities. The provision of public facilities such as water and sewer should be avoided in these areas to prevent pressures for suburban type development. Rural subdivisions should also be discouraged because of the demands they make on schools, roads, and other public facilities.

3. **Institutions** – Institutional uses include community services and utilities for the public, such as camps, cemeteries, churches, schools, and municipal building and facilities. Institutional uses occupying large acreage but having low density of development can be permitted to locate in rural areas provided adequate consideration has been given to their demands on roads and public utility service.
4. **Recreational** - Recreational uses of the less intensive types are compatible in rural areas and can be permitted. They often will occupy the less desirable areas for farming while at the same time preserve the rugged lands, stream valleys, and marshlands which are easily spoiled and difficult to restore. Recreational uses must be low impact with regards to noise and traffic.
5. **Commercial and Industrial** - Commercial and industrial uses in the rural areas should be discouraged unless they relate specifically to the agricultural activity in the area. Such activities may include seed and fertilizer distribution points, farm implement sales and service stations and farm product processing facilities. In the location of such enterprises, however, consideration should be given to the demands they may place on roads and the need of public utility service.
6. **Appearance** - The rural area should appear free of suburban development. Only those facilities which do not detract from this open appearance should locate in these areas. The amount of land remaining open, however, does not in itself affect the general appearance of an area. A small but ill-placed housing subdivision or strip of roadside development can easily offset the rural effect of hundreds of acres of farmland.
7. **Development Criteria** - Each proposal for development within the rural area should be evaluated as to whether it:
 - Detracts from the open appearance of the rural area;
 - Attracts other development which would change the rural character;

- Would more advantageously locate in the suburban areas;
- The use is in conflict with the goals and development policies of the Township.

B. Residential - The residential areas should be low density with a population of one to two families per acre. Quality development in these areas is to be encouraged in order to make optimum use of the land. Care must be taken to prevent large areas of land from becoming inaccessible in the residential areas due to the lack of easements.

1. **Housing** - The residential housing should be primarily of the single-family type on moderate size lots. Two-family dwellings of the duplex type can be permitted in the residential area. In order to maintain low-density in the area and to prevent sewage disposal problems due to the lack of public sewers, multi-family dwellings should be discouraged.
2. **Institutions** – Institutional uses include community services and utilities for the public, such as camps, cemeteries, churches, schools, and municipal building and facilities
3. **Commercial** – Commercial activity should be discouraged in residential zoned areas.
4. **Recreational** - Recreational activities such as neighborhood parks which meet local community needs can be encouraged. Most commercial recreational activities should not locate in residential areas as they attract significant numbers of people from outside the area.
5. **Industrial** - Industrial activities should not be permitted in residential areas. If such activities are to be located near residential areas, adequate space should be provided between the areas to permit the establishment of a “buffer zone” between the two. In no case should internal residential streets be utilized for access to an industrial area.
6. **Appearance** - The residential areas must not continue to be basically a function of development off of section line roads with the interiors of sections being left largely vacant. Street and road patterns could conform with topographic features and discourage through traffic. Areas planned for development should be largely filled before opening up new areas and activities should be a function of major intersections rather than interior of the residential areas.
7. **Development Criteria** - Each proposal for development in the residential area should be evaluated as to whether it meets the following criteria:

- Detracts from the privacy, peace and quiet of the residential area;
- Would more advantageously locate in some other area;
- The use is in conflict with the goals and development policies of the Township.

8. **Recreation and Open Space** - Although the Township does not lack space for recreation and natural areas today, some thought should be given to protecting some areas in the township from development. This would assure that recreation and open space facilities will be available to future residents of Macon Township. Such uses as regional parks, camps, riding academies, wildlife preserves, and similar uses should be encouraged.

C. Commercial - Commercial development in Macon Township should be of the local neighborhood type. It should meet the day to day needs of the residents. Although some commercial establishments which attract shoppers from the region can be encouraged, most should not be encouraged to locate within the Township. These commercial centers should be clusters of stores located at major intersections and not spread out along the residential streets. Adequate off-street parking is necessary for these establishments. They should be located relatively close to the residential areas to improve their convenience to the residents of the Township.

D. Industry - Heavy industrial types requiring public utilities and creating great demands upon the community for services should be discouraged. However, light industrial types not requiring extensive public utility service can be encouraged to locate in Macon Township. To preserve the nature of the rural and residential areas, the industry for the Township should be grouped in one location. This location should provide for the transportation needs of industry and be of sufficient size to permit expansion without infringing in buffer zones or growing into residential areas. Wholesaling and warehousing activities would be excellent industrial types for Macon Township.

VI. COMPOSITION OF THE PLAN

The application of these previously discussed categories forms the proposed land use map for Macon Township as shown on Map 6 . Based upon the soil types in Macon Township and the lack of public water and sewerage facilities, the minimum lot size required in many areas of the projected residential area should be one acre. In some areas a lot size of greater than two acres can be expected. While this policy will have the net effect of encouraging a variety of differing lot sizes in the residential area, it also promotes a rural non-farm type of residential development (as opposed to urban and suburban types) which maintains the rural character of the Township even in the residential areas.

Two commercial sites have been located to serve the needs of local residents. At the present there is little commercial activity in Macon Township and either site may be developed to satisfy these needs. It should not be necessary to permit commercial growth at both sites at the same time, however.

In section 31 of the Township, an industrial site of approximately eighty acres has been designated for future industrial growth. The rationale for locating this site was based primarily upon the transportation network of the Township. Location in this area permits access to M-50, a State trunkline, which is capable of meeting most industrial transportation needs. It is also compatible with current industrial development around the community of Ridgeway located south of the proposed site.

The majority of the Township has been designated as agricultural. This is in keeping with the Goals and Objectives and the Development Policies of the Township in preserving agricultural land and maintaining and improving the economic status of the Township.

VII. IMPLEMENTATION OF THE PLAN

The Macon Township Planning Commission with the assistance of the Citizens of the Township and stakeholders through a voter survey has developed this future land use plan, "Towards the Year 2025", as a development guide to provide the frame work for making land use decisions. As such it can be very useful in promoting orderly growth and development within the Township.

However, acceptance of this plan solely by the Macon Township Planning Commission will not make it a viable plan to the Township. It must be accepted by the Township Board and the Citizens of Macon Township as their official guide and plan for land development. This can be accomplished by holding a hearing to discuss the proposals of the plan and finally, the adoption of the Plan by the Macon Township Board.

It must be noted that the adoption of a future land use plan will not regulate the use of land within the boundaries of the Township. If the plan is to be implemented effectively, land use controls should also be adopted following the framework established by the plan. These controls are available to the Township under Act 184 of 1943 as amended or more commonly known as the Township Zoning Act. The Macon Township Planning Commission believes that for the orderly growth and development of the Township and to effectively implement the proposals contained in this plan, proceeding under Act 184 to implement land use controls is both desirable and necessary.

Therefore, it is recommended that the Macon Township Board adopt this plan, "Towards the Year 2025", as the guide for land use development for Macon Township and that the Township Board grant, by resolution Act 184 powers to the Macon Township Planning Commission to support the implementation of the plan.



Macon Township Towards the Year 2025

Appendix A

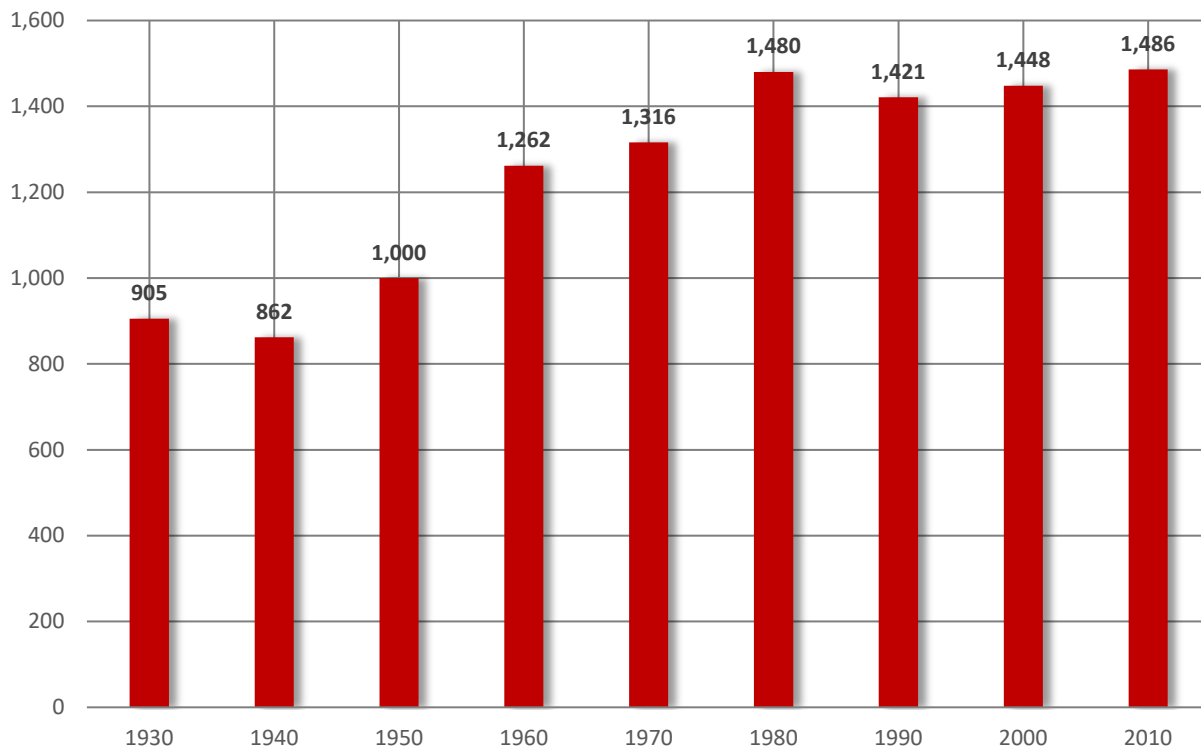
Demographics

Table of Contents

Population History	A-3
Population Projections	A-4
American Community Survey (ACS)	A-5
Age and Gender	A-6
Race and Ethnicity	A-7
Disabilities	A-8
Educational Attainment	A-9
School Enrollment	A-10
Household and Families	A-11
Household and Family Income	A-12
Median and Per Capita Incomes	A-13
Population Below Poverty Level	A-13
Employment by Industry	A-14
Employment by Occupation	A-15
Means of Travel to Work	A-16
Time Travel to Work	A-17
Dwellings and Vacancy Rates	A-18
Housing Types	A-19

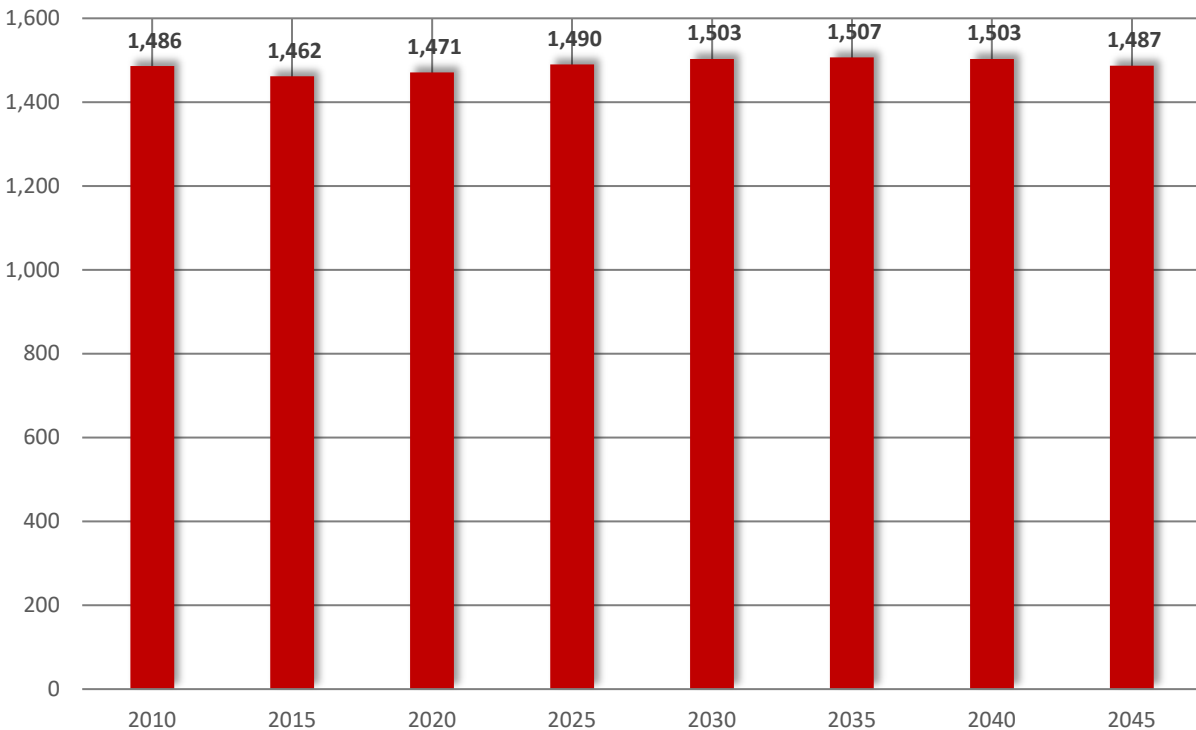
Population History

- The Township grew from 905 residents in 1930 to 1,486 residents in 2010 according to the U.S. Census, a 64% increase.
- The adjacent figure shows that the population:
 - Decreased 5% between 1930 and 1940 to 862 residents.
 - Increased 16% between 1940 and 1950 to 1,000 residents.
 - Increased 26% between 1950 and 1960 to 1,262 residents.
 - Increased 4% between 1960 and 1970, to 1,316 residents.
 - Increased 12% between 1970 and 1980 to 1,480 residents.
 - Decreased 4% between 1980 and 1990, to 1,421 residents.
 - Increased 2% between 1990 and 2000 to 1,448 residents.
 - Increased 3% between 2000 and 2010 to 1,486 residents.
- ***The American Community Survey (ACS) estimated that the population was 1,436 in 2019.***



Population Projections

- The population projections utilized in this plan were developed for the Michigan Department of Transportation's (MDOT's) statewide travel demand model.
The 2015-2045 projections are grounded on Regional Economic Models Inc. (REMI) forecasts.
- Utilizing that information, it is reasonable to expect that the population will increase 0.1% between 2010 and 2045.
- The adjacent figure shows that:
 - The 2015 population was estimated to be 1,462 people, a decrease of 1.6% from 2010.
 - The 2020 population was estimated to be 1,471 people, an increase of 0.6% from 2015.
 - The 2025 population was estimated to be 1,490 people, an increase of 1.3% from 2020.
 - The 2030 population was estimated to be 1,503 people, an increase of 0.9% from 2025.
 - The 2035 population was estimated to be 1,507 people, an increase of 0.3% from 2030.
 - The 2040 population was estimated to be 1,503 people, a decrease of 0.3% from 2035.
 - The 2045 population was estimated to be 1,487 people, a decrease of 1.1% from 2040.



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

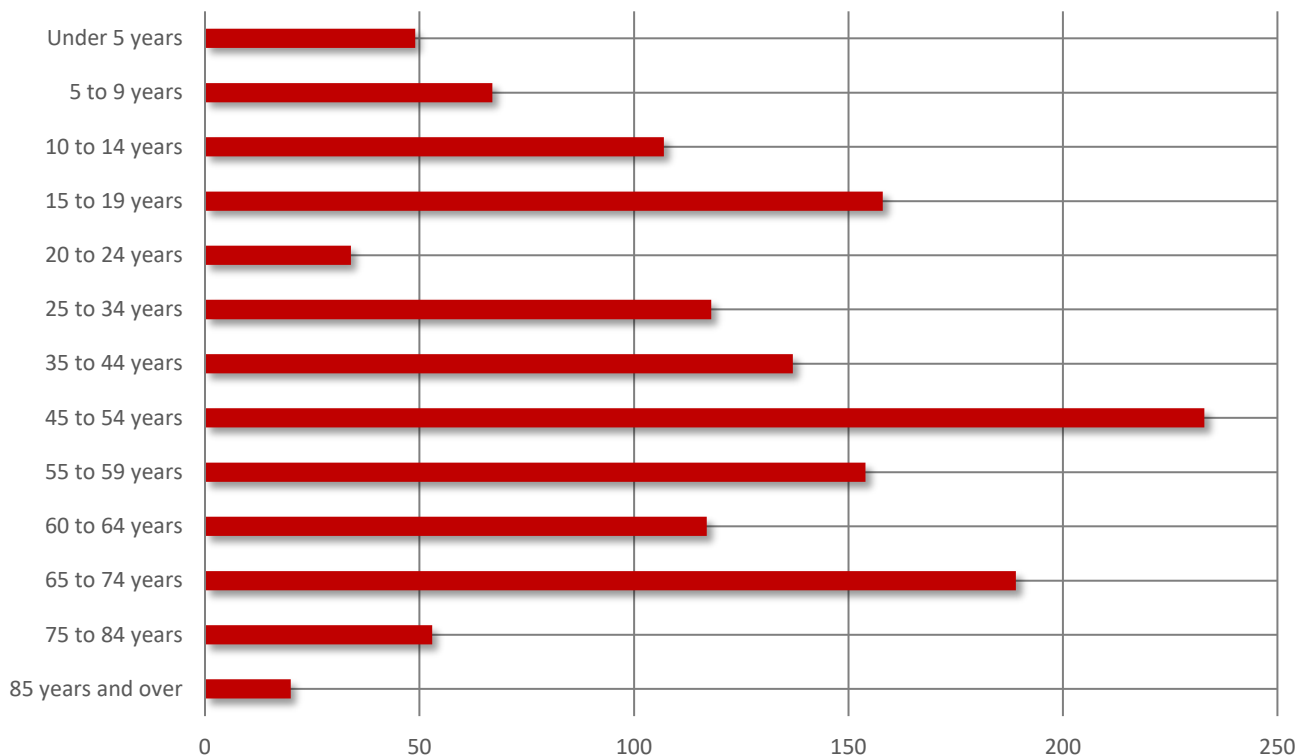
- **Group Quarters.** *The Census Bureau classifies all people not living in housing units as living in group quarters. There are two types of group quarters: institutional group quarters (for example, correctional facilities for adults, nursing homes, and hospice facilities) and non-institutional group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

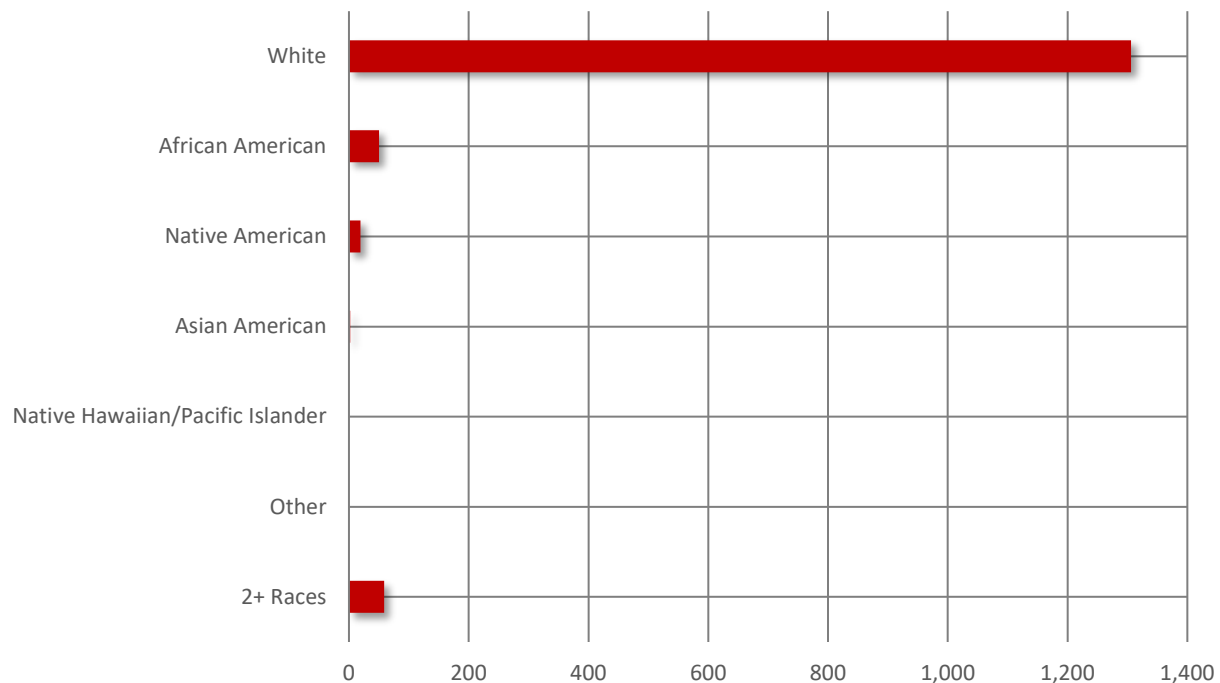
- The estimated median age of Macon Township residents was 47.8 years in 2019 [42.1 countywide and 39.8 statewide].
- The adjacent figure illustrates the generations to which those residents belonged in 2019:
 - 'Generation Z' & younger generations (i.e., people ≤19 years old in 2019) — 27% [23% countywide and 24% statewide].
 - The 'Millennials' generation (i.e., people 20-34 years old) — 11% [18% countywide and 20% statewide].
 - The 'Generation X' generation (i.e., people 35-54 years old) — 26% [25% countywide and 24% statewide].
 - The 'Baby Boomers' generation (i.e., people 55-74 years old) —32% [26% countywide and 24% statewide].
 - The 'Silent' and older generations (i.e., people ≥75 years old) —5% [8% countywide and 7% statewide].
- Finally, it is estimated that males comprised approximately 56% of Township residents in 2019 [51% countywide and 49% statewide].



Race and Ethnicity

The population of Macon Township was homogenous in 2019.

- The adjacent figure illustrates the races to which those residents belonged in 2019:
 - White — 91% [94% countywide and 78% statewide].
 - African American — 3% [2% countywide and 14% statewide].
 - Native American — 1% [<1% countywide and 1% statewide].
 - Asian — <1% [<1% countywide and 3% statewide].
 - Native Hawaiian/Pacific Islander — 0% [<1% countywide and <1% statewide].
 - Some Other Race — 0% [<1% countywide and 1% statewide].
 - 2+ Races — 4% [3% countywide and statewide].
- An estimated 2% of Township residents considered themselves Hispanic in 2019 [8% countywide and 5% statewide].

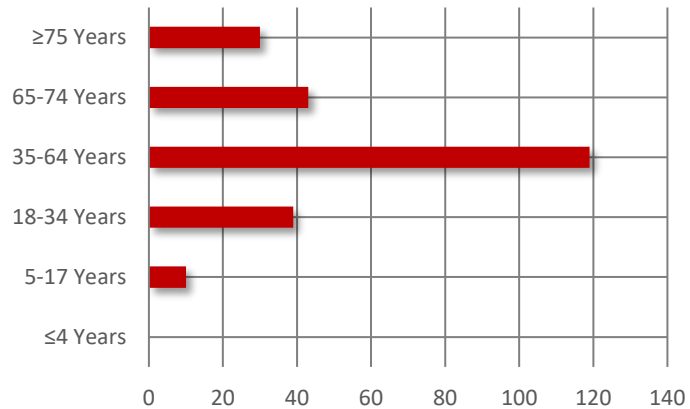


Disabilities

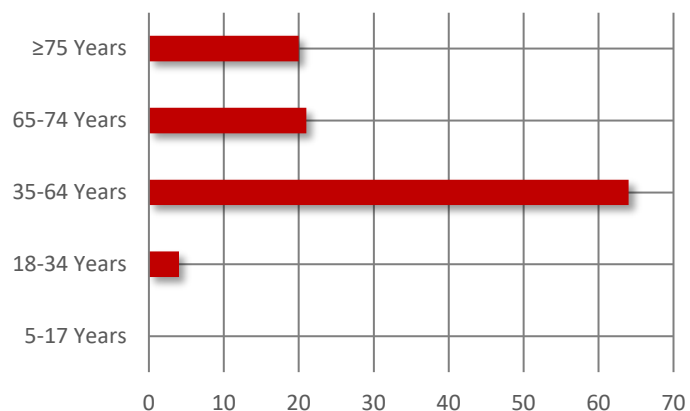
Disabled residents were a significant component of Macon Township's noninstitutionalized civilian residents in 2019.

- An estimated 18% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [17% countywide and 14% statewide] and 8% had an ambulatory disability [9% 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% [$<1\%$ countywide and 1% statewide].
- 5-17 years old:
 - Disabled in some way — 5% [8% countywide and 6% statewide].
 - Had an ambulatory disability — 0% [2% countywide and 1% statewide].
- 18-34 years old:
 - Disabled in some way — 22% [9% countywide and 8% statewide].
 - Had an ambulatory disability — 2% [2% countywide and 1% statewide].
- 35-64 years old:
 - Disabled in some way — 19% [19% countywide and 15% statewide].
 - Had an ambulatory disability — 10% [11% countywide and 8% statewide].
- 65-74 years old:
 - Disabled in some way — 23% [24% countywide and statewide].
 - Had an ambulatory disability — 11% [15% countywide and statewide].
- ≥75 years old:
 - Disabled in some way — 41% [42% countywide and 46% statewide].
 - Had an ambulatory disability — 27% [28% countywide and 29% statewide].

Some Type of Disability



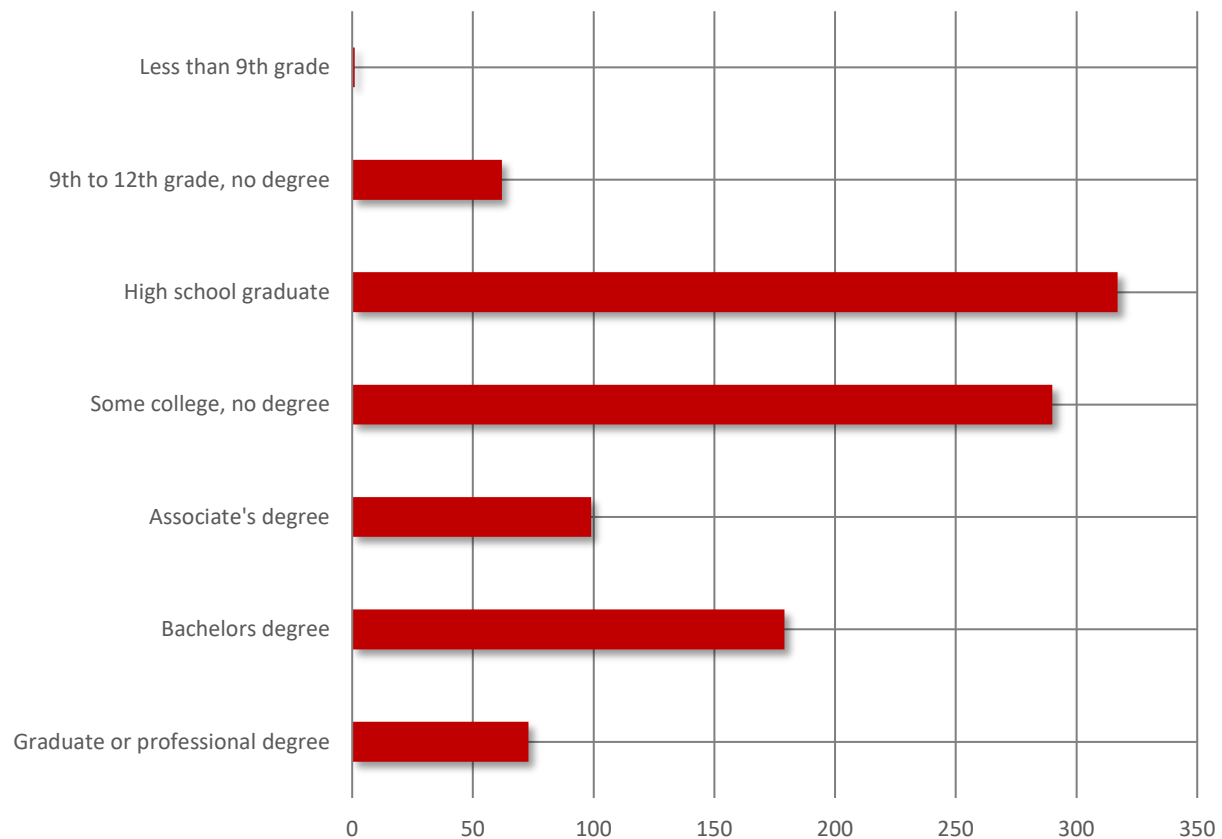
Ambulatory Disability



Educational Attainment

The estimated educational attainment of residents 25 years old or older in 2019 was as follows:

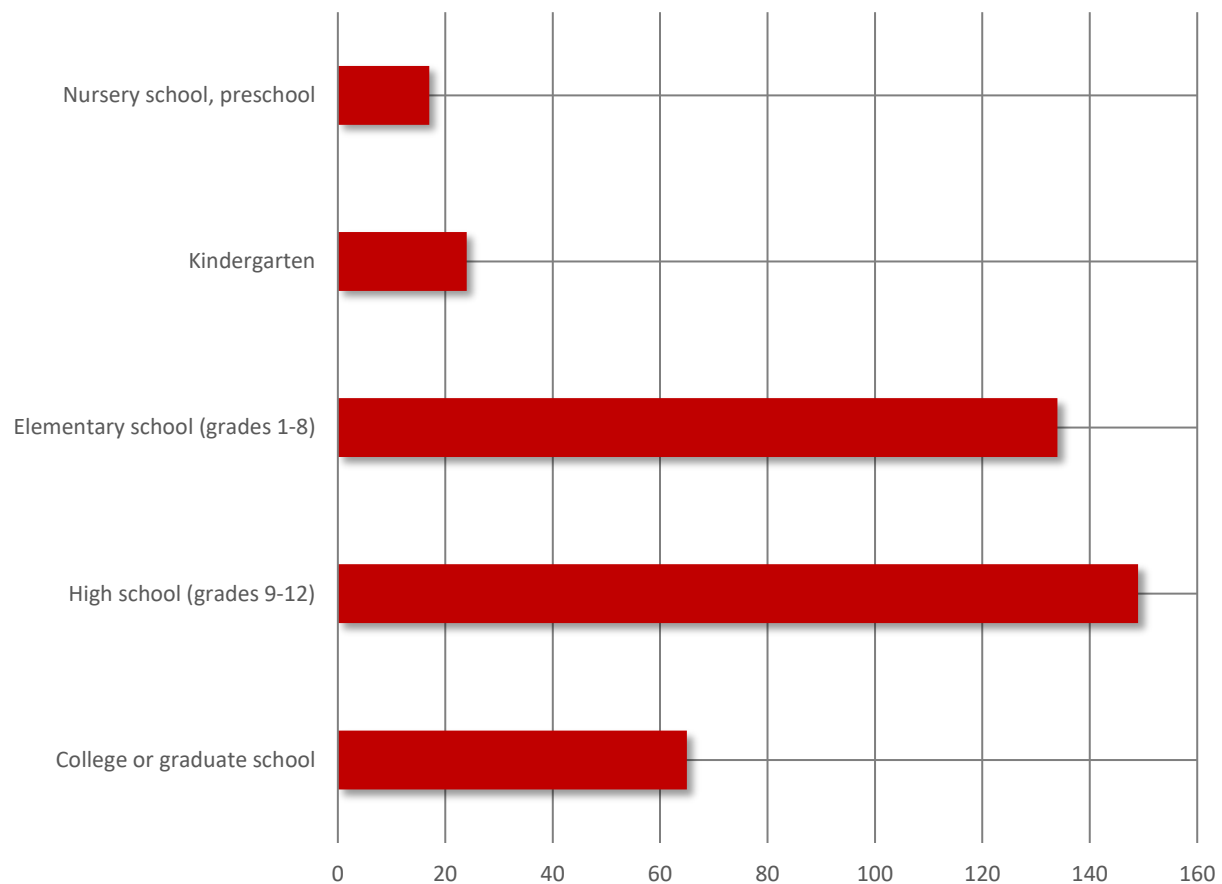
- Less than a 9th grade education — <1% [3% countywide and statewide].
- 9th to 12th, grade education, no diploma — 6% [7% countywide and 6% statewide].
- High school graduate (includes equivalency) — 31% [35% countywide and 29% statewide].
- Some college education, no degree — 28% [23% countywide and statewide].
- Associate's degree — 10% [10% countywide and 9% statewide].
- Bachelor's degree — 18% [14% countywide and 18% statewide].
- Graduate or professional degree — 7% [8% countywide and 12% statewide].



School Enrollment

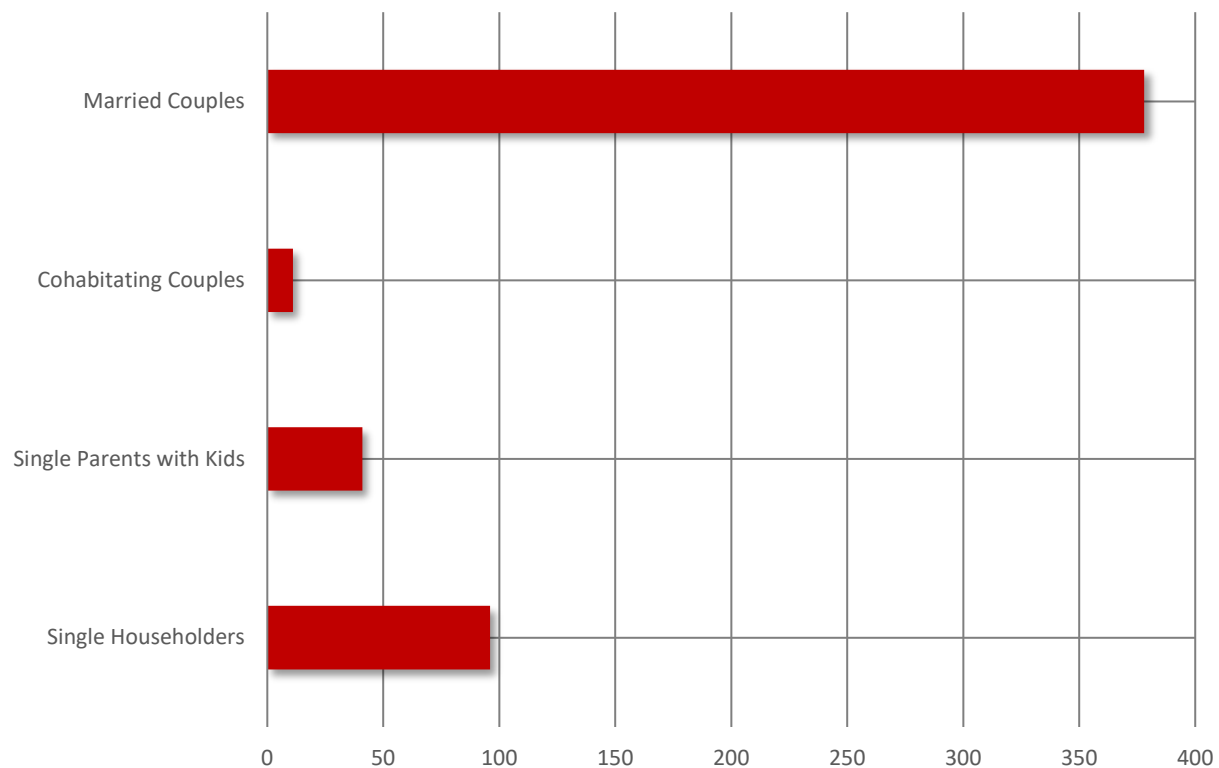
The composition of the population estimated to be 3 years old or older in 2019, and attending school, was estimated as follows:

- Nursery school, preschool — 4% [5% countywide and 6% statewide].
- Kindergarten — 6% [6% countywide and 5% statewide].
- Elementary school (grades 1-8) — 34% [40% countywide and 39% statewide].
- High school (grades 9-12) — 38% [26% countywide and 22% statewide].
- College or graduate school — 17% [23% countywide and 28% statewide].



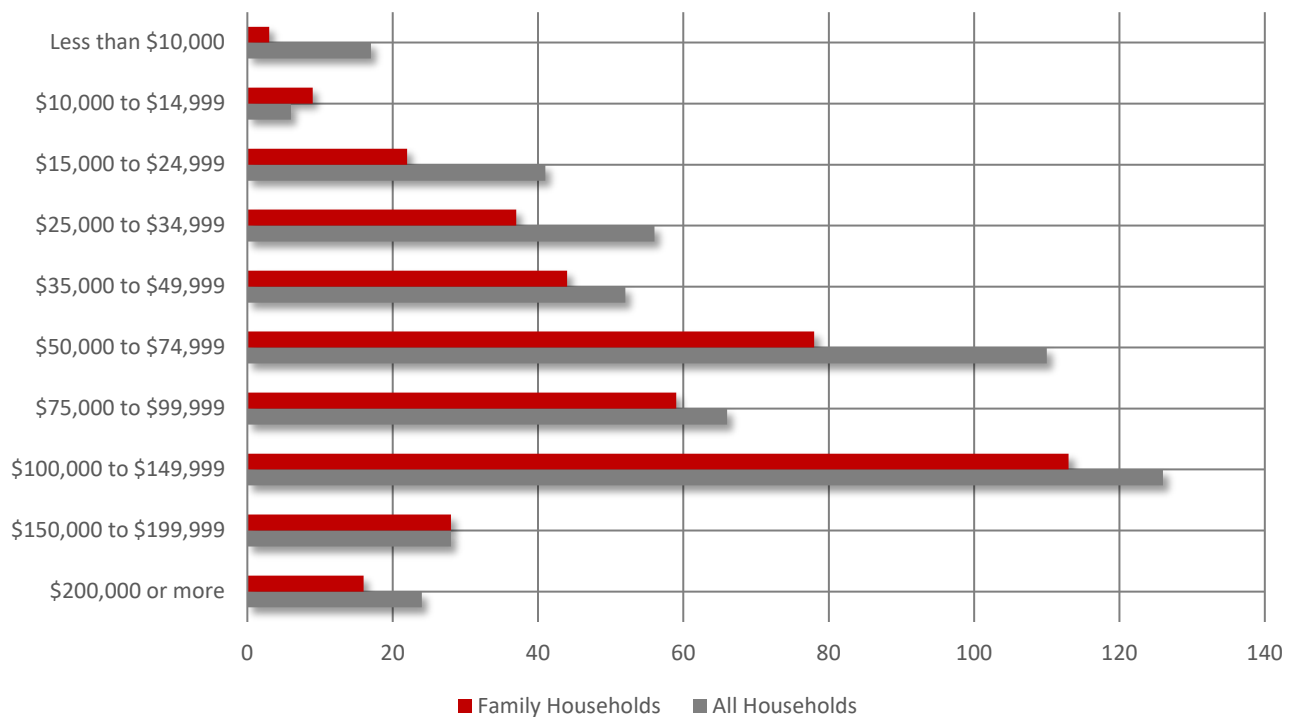
Households and Families

- Most residents lived in households in 2019.
 - Married couples—with or without children—comprised an estimated 72% of those households [48% countywide and 46% statewide].
 - Cohabiting couples—with or without children—comprised an estimated 2% of those households [9% countywide and 7% statewide].
 - Single parents with kids comprised an estimated 8% of households [13% countywide and 17% statewide].
 - Single householders comprised an estimated 18% of households [30% countywide and 30% statewide].
 - The estimated average household and family size was 2.52 people and 2.84 people, respectively (please see the ACS note) [2.42 people and 2.97 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 8% of the population [5% countywide and 2% statewide].



Household and Family Income

- All Households (HHs) with an income of:
 - ≤\$24,999 comprised an est. 12% of HHs [18% countywide and 19% statewide].
 - \$25,000-\$49,999 comprised an est. 21% of HHs [29% countywide and 23% statewide].
 - \$50,000-\$99,999 comprised an est. 33% of HHs [32% countywide and 32% statewide].
 - \$100,000 or more comprised an est. 34% of HHs [21% countywide and 26% statewide].
- Family Households (FHs) with and income of:
 - ≤\$24,999 comprised an est. 8% of FHs [10% countywide and 11% statewide].
 - \$25,000-\$49,999 comprised an est. 20% of FHs [27% countywide and 19% statewide].
 - \$50,000-\$99,999 comprised an est. 33% of FHs [36% countywide and 35% statewide].
 - \$100,000 or more comprised an est. 38% of FHs [27% countywide and 35% statewide].

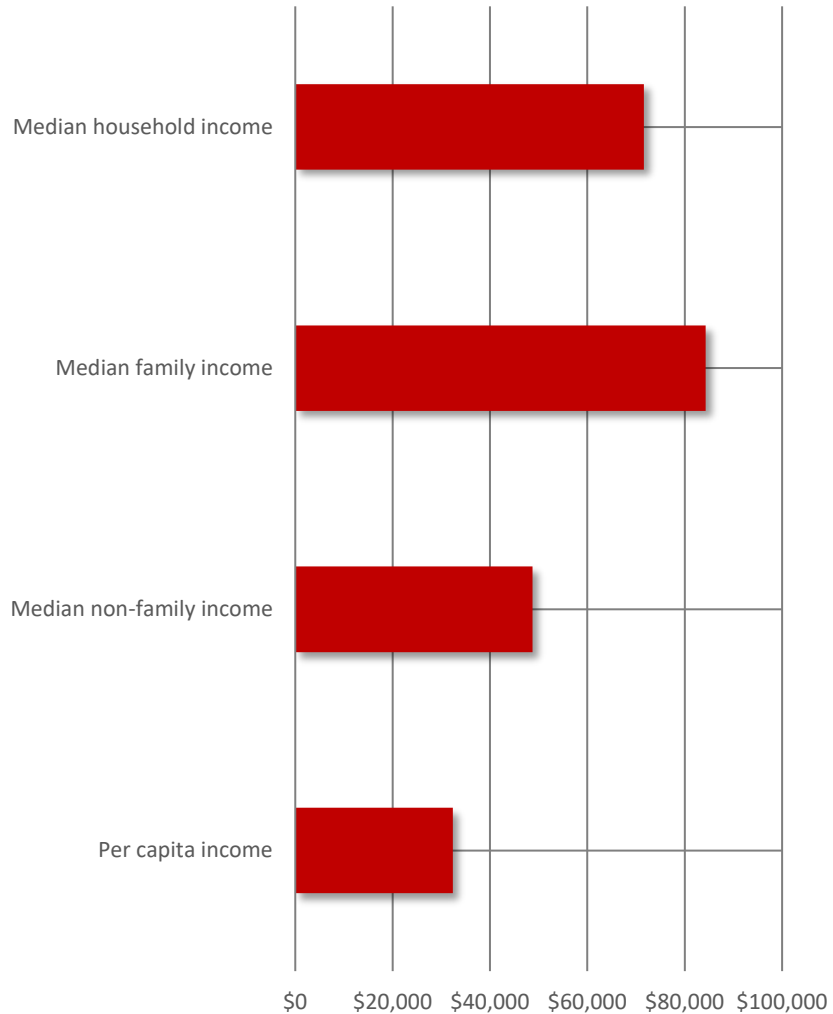


Median and Per Capita Incomes

- Median Incomes:
 - Household – \$71,591 [\$53,865 countywide and \$59,584 statewide].
 - Family – \$84,306 [\$63,438 countywide and \$75,703 statewide].
 - Non-Family – \$48,750 [\$31,958 countywide and \$35,755 statewide].
- Per Capita Income – \$32,367 [\$28,046 countywide and \$32,892 statewide].

Population Below Poverty Level

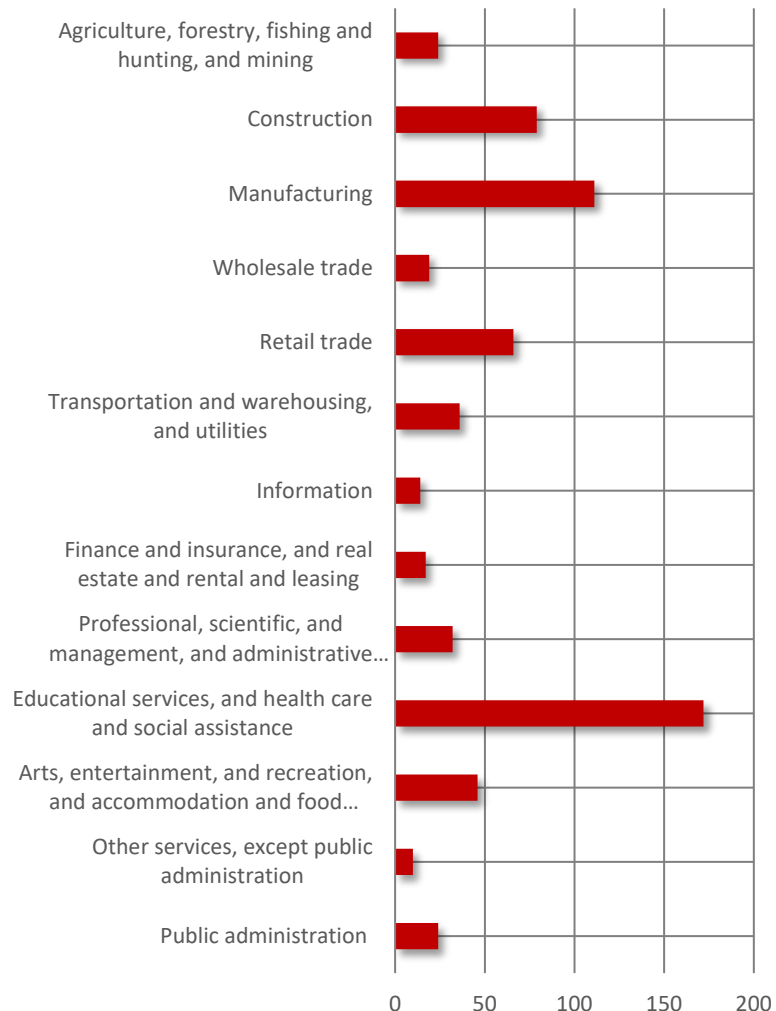
- Population below poverty level – 6% [13% countywide and statewide].
 - Under 5 years – 8% [21% countywide and 19% statewide].
 - 5-17 years – 4% [15% countywide and 17% statewide].
 - 18-34 years – 10% [18% countywide and 16% statewide].
 - 35-64 years – 7% [10% countywide and 11% statewide].
 - 65+ years old – 5% [9% countywide and 8% statewide].



Employment by Industry

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

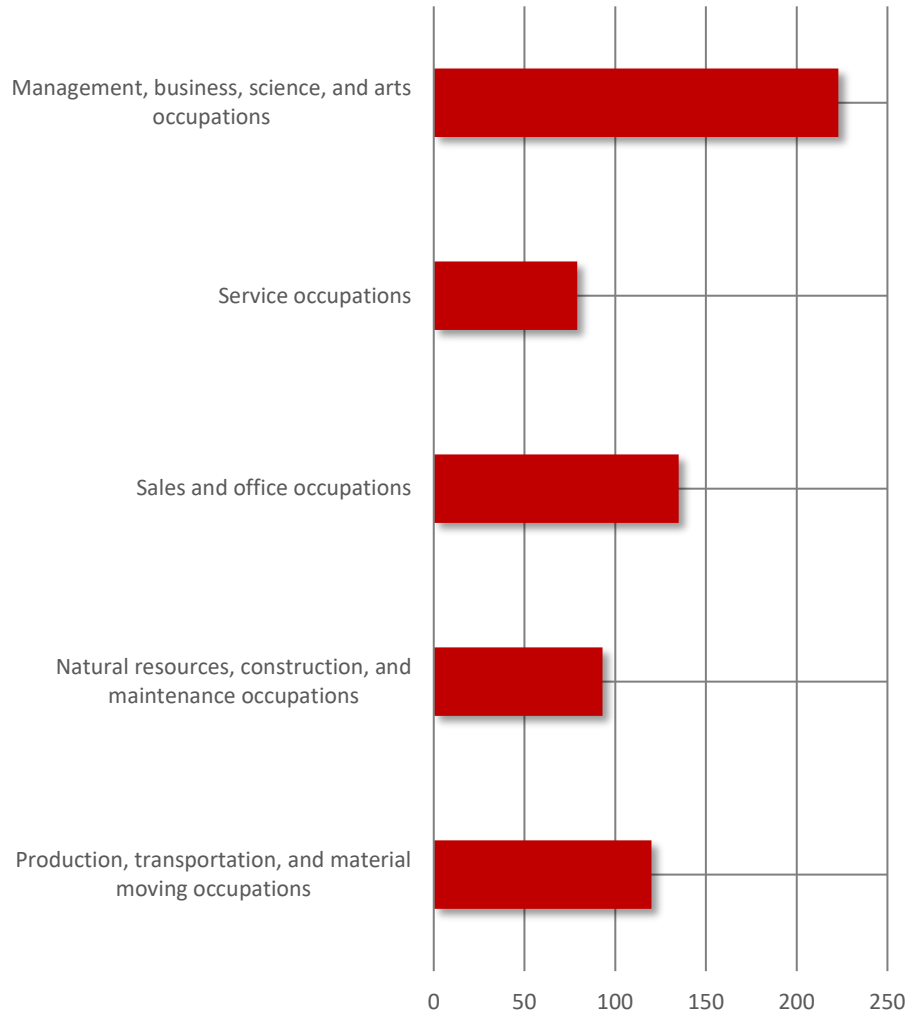
- Agriculture, forestry, fishing and hunting, and mining — 4% [3% countywide and 1% statewide].
- Construction — 12% [6% countywide and 6% statewide].
- Manufacturing — 17% [23% countywide and 18% statewide].
- Wholesale trade — 3% [1% countywide and 2% statewide].
- Retail trade — 10% [11% countywide and 10% statewide].
- Transportation and warehousing and utilities — 6% [3% countywide and 4% statewide].
- Information — 2% [1% countywide and statewide].
- Financing and insurance, and real estate, and rental and leasing — 3% [4% countywide and 5% statewide].
- Professional, scientific, and management, and administrative and waste management services — 5% [7% countywide and 9% statewide].
- Educational services, and health care and social assistance — 26% [21% countywide and 23% statewide].
- Arts, entertainment, and recreation, and accommodation and food services — 7% [10% countywide and statewide].
- Other services, except public administration — 2% [5% countywide and statewide].
- Public Administration — 4% [4% countywide and 3% statewide].



Employment by Occupation

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

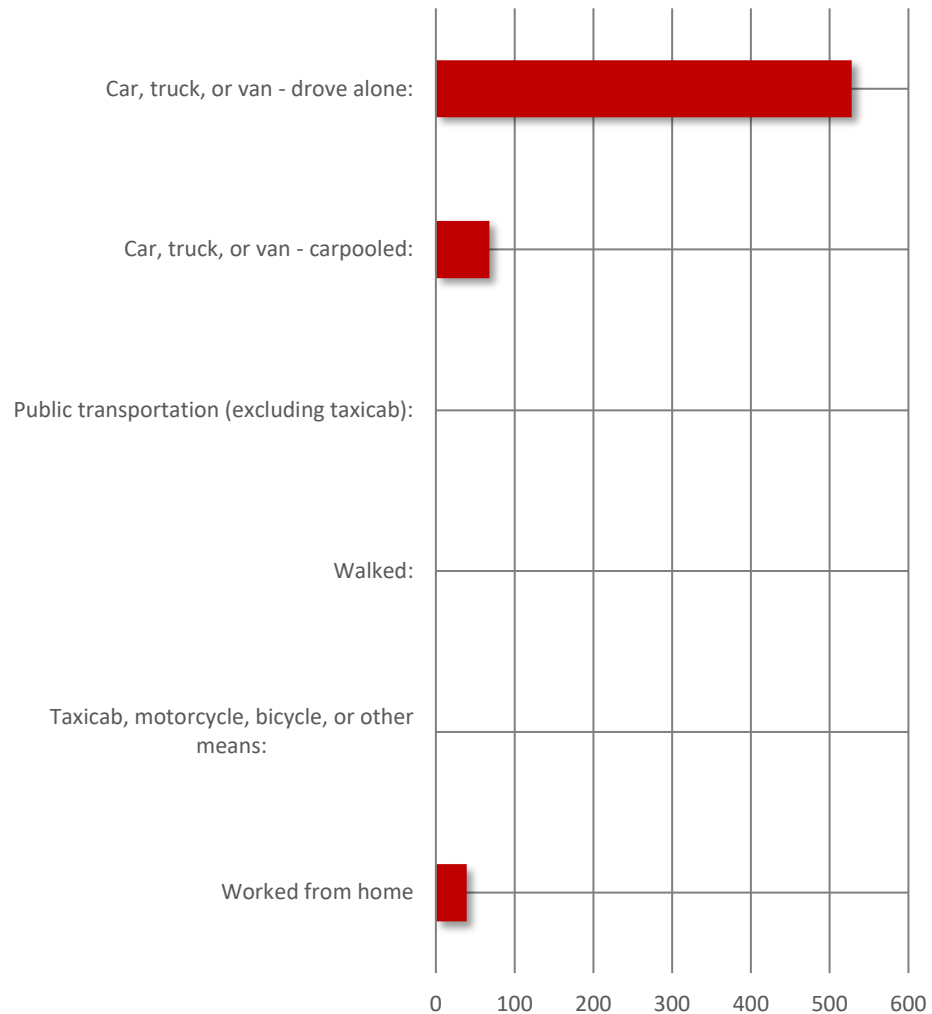
- Management, business, science, and arts occupations — 34% [30% countywide and 38% statewide].
- Service occupations — 12% [21% countywide and 17% statewide].
- Sales and office occupations 21% [16% countywide and 20% statewide].
- Natural re-sources, con-struction, and maintenance occupations — 14% [11% countywide and 8% statewide].
- Production, transportation, and material moving occu-pations — 18% [21% county-wide and 17% statewide].



Means of Travel to Work

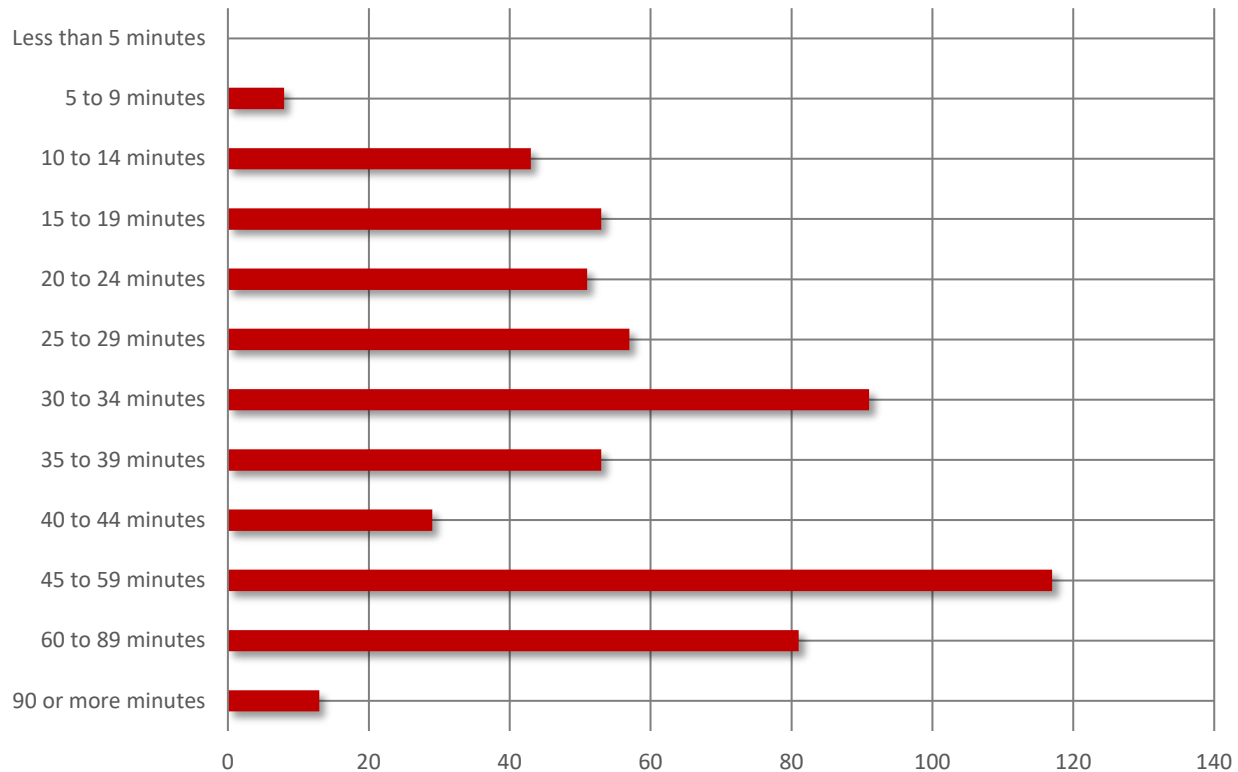
People utilized various forms of transportation when traveling to work in 2019:

- An estimated 83% of people drove alone [84% countywide and 82% statewide].
- An estimated 11% of people carpooled [9% countywide and 9% statewide].
- An estimated 0% used public transportation (excluding taxicab) [<1% countywide and 1% statewide].
- An estimated 0% walked [3% countywide and 2% statewide].
- An estimated 0% used some other means of travel [1% countywide and 1% statewide].
- An estimated 6% worked at home [3% countywide and 5% statewide].



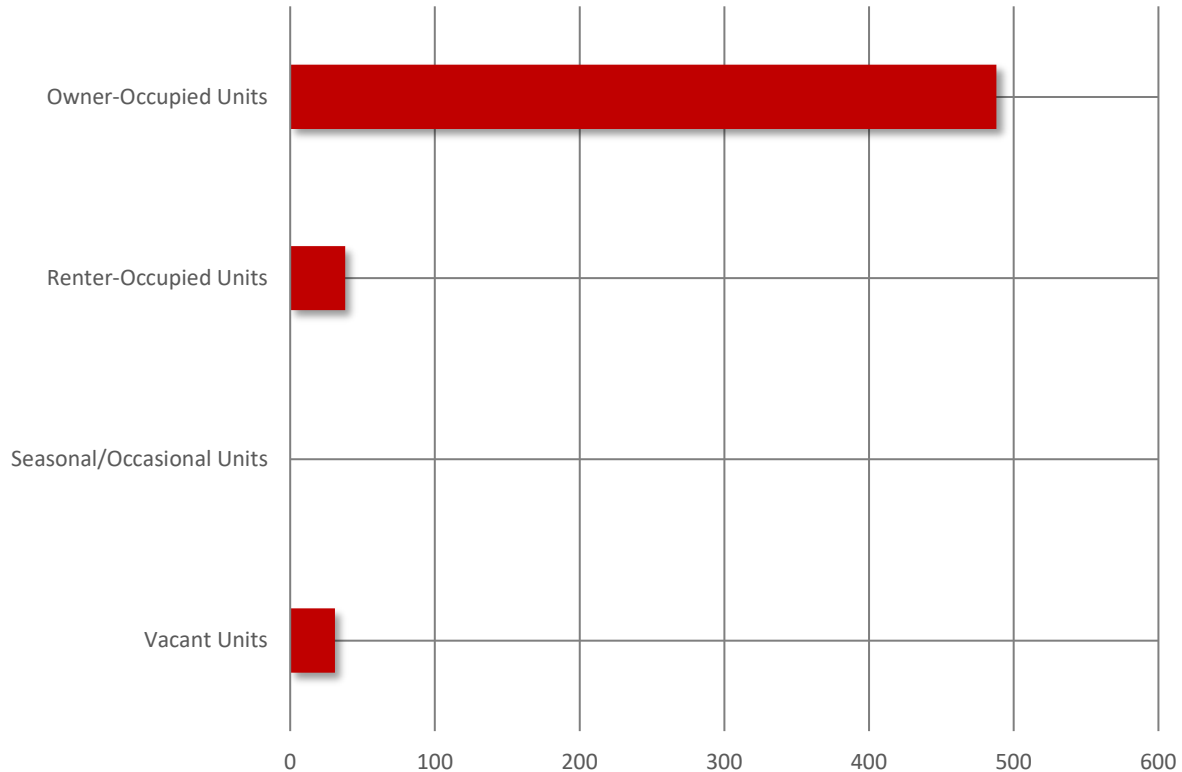
Travel Time to Work

- The estimated travel time to work in 2019 was 36.9 minutes [28.3 countywide and 25.1 statewide]
- Travel time segments in 2019
 - <15 minutes — 9% [31% countywide and 28% statewide].
 - 15-29 minutes — 17% [25% countywide and 31% statewide].
 - 30-44 minutes — 25% [13% countywide and 20% statewide].
 - 45-59 minutes — 33% [20% countywide and 15% statewide].
 - 60-89 minutes — 14% [7% countywide and 4% statewide].
 - ≥90 minutes — 2% [4% countywide and 2% statewide].



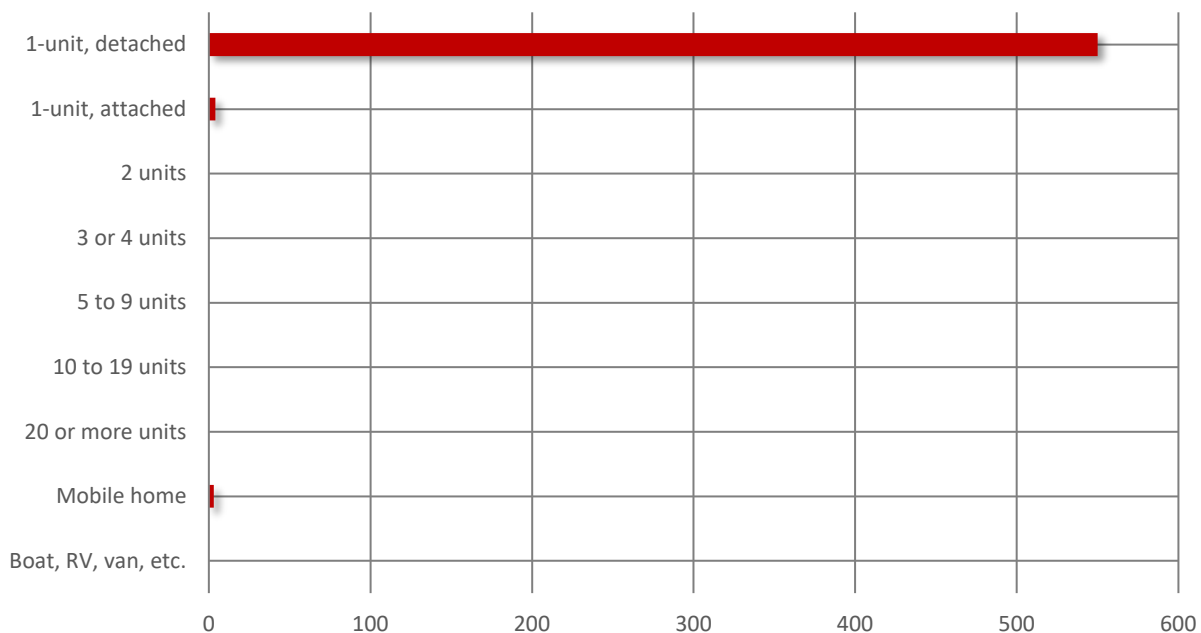
Dwellings and Vacancy Rates

- An estimated 94% of dwellings were occupied in 2019 [88% countywide and 86% statewide].
 - Owner-occupied — 88% [66% countywide and 61% statewide].
 - Renter-occupied — 7% [22% countywide and 24% statewide].
- An estimated 6% of dwellings were vacant in 2019 [12% countywide and 14% statewide].
 - Used seasonally/occasionally — 0% [6% countywide and statewide].
 - Otherwise vacant — 6% [7% countywide and 8% statewide].



Housing Types

- An estimated 99% of dwelling units were single units [80% countywide and 76% statewide].
 - An estimated 99% of dwellings were detached single units [79% countywide and 72% statewide].
 - An estimated 1% of dwellings were attached single units [1% countywide and 5% statewide].
- An estimated 0% of dwelling units were in multi-unit buildings [14% countywide and 18% statewide].
 - An estimated 0% of dwellings were in duplexes [4% countywide and 2% statewide].
 - An estimated 0% of dwellings were in 3-4 unit buildings [3% countywide and statewide].
 - An estimated 0% of dwellings were in 5-9 unit buildings [3% countywide and 4% statewide].
 - An estimated 0% of dwellings were in 10-19 unit buildings [3% countywide and 4% statewide].
 - An estimated 0% of dwellings were in 20 or more unit buildings [2% countywide and 5% statewide].
- An estimated 1% of dwelling units were mobile homes [6% countywide and 5% statewide].
- An estimated 0% of dwelling units were boats, RVs, vans, etc. [0% countywide and <1% statewide].





Macon Township Towards the Year 2025

Appendix B

2021 Community Survey

The Macon Township Planning Commission conducted a community survey during November and December of 2021 in order to collect the opinions of Macon Township registered voters. A total of 1,095 surveys were mailed to registered voters and 220 responses were received, resulting in a high response rate of 20%. (n=220)

The following introduction was included on the survey:

*The Macon Township Master Plan is currently under development by the Planning Commission. A Master Plan is a document – created with community input – that guides the development of a community. Understanding the opinions, wants, and needs of people, who live, work, own property, and/or own a business in the Township is an important step in the Master Plan process. Please take the opportunity to complete this survey so that we can make Macon Township a better place to live and do business. It should take less than 10 minutes to answer the questions. All responses will be kept confidential – a signature is not required. Registered voters should complete and return the survey by U.S. Mail (8320 Clinton-Macon Road) or by dropping it off in the drop box located at the Macon Township Hall. All other stakeholders who wish to complete the survey can do so online (www.macontwp.com). Please provide your response by December 20, 2021. If you have any questions regarding the survey, please call Dean Montrief, Macon Township Planning Commission Chairman at (517) 438-0882. Thank you for your cooperation and assistance. **Your opinion matters!***

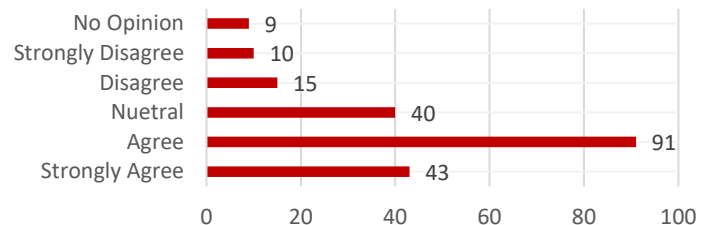
Survey responses are summarized by question on the following pages of this appendix.

Development and Growth Issues

What is your opinion of the following aspects of Macon Township?

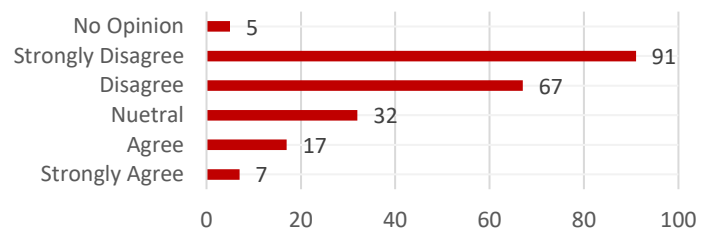
- I am satisfied with the mix of business types within the Township.**

Approximately 64% of respondents selected 'agree' (44%) or 'strongly agree' (21%) when asked if they were satisfied with the mix of business types within the Township. 'Neutral' was selected by approximately 19% of respondents. Approximately 12% of respondents selected 'disagree' (7%) or 'strongly disagree' (5%). Approximately 4% of respondents selected 'no opinion'. (n=208)



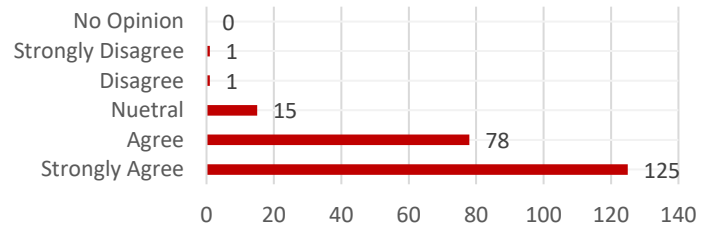
- The Township should attract more industry.**

Approximately 11% of respondents selected 'agree' (8%) or 'strongly agree' (3%) when asked if the Township should attract more industry. 'Neutral' was se-



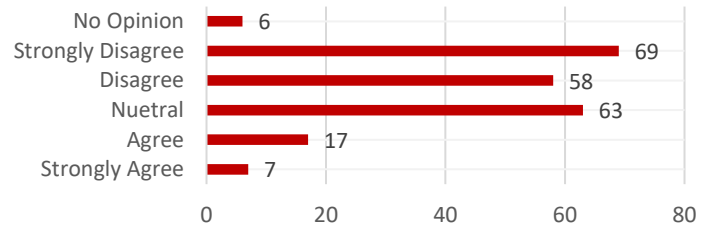
lected by approximately 15% of respondents. Approximately 72% of respondents selected 'disagree' (31%) or 'strongly disagree' (42%). Approximately 2% of respondents selected 'no opinion'. (n=219)

- **It is important for the Township to work with the Lenawee County Road Commission to maintain and improve the appearance of township roads.**



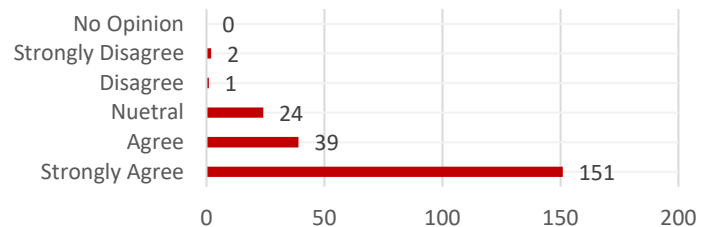
Approximately 92% of respondents selected 'agree' (35%) or 'strongly agree' (57%) when asked if It is important for the Township to work with the Lenawee County Road Commission to maintain and improve the appearance of township roads. 'Neutral' was selected by approximately 7% of respondents. Approximately 1% of respondents selected 'disagree' (<1%) or 'strongly disagree' (<1%). Approximately 0% of respondents selected 'no opinion'. (n=220)

- **Macon Township should attract more housing.**



Approximately 11% of respondents selected 'agree' (8%) or 'strongly agree' (3%) when asked Macon Township should attract more housing. 'Neutral' was selected by approximately 29% of respondents. Approximately 58% of respondents selected 'disagree' (26%) or 'strongly disagree' (31%). Approximately 3% of respondents selected 'no opinion'. (n=220)

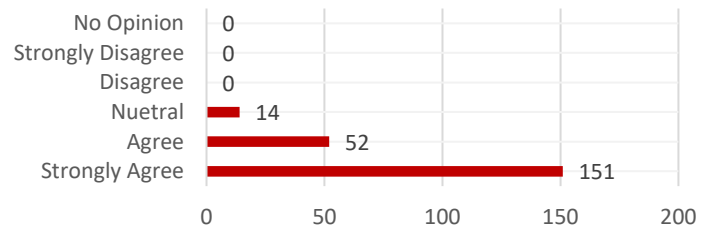
- **The Township should maintain its existing rural agricultural/residential character.**



Approximately 88% of respondents selected 'agree' (18%) or 'strongly agree' (70%) when asked if the Township should maintain its existing rural agricultural/residential character. 'Neutral' was selected by approximately 11% of respondents. Approximately 1% of respondents selected 'disagree' (<1%) or 'strongly disagree' (1%). Approximately 0% of respondents selected 'no opinion'. (n=217)

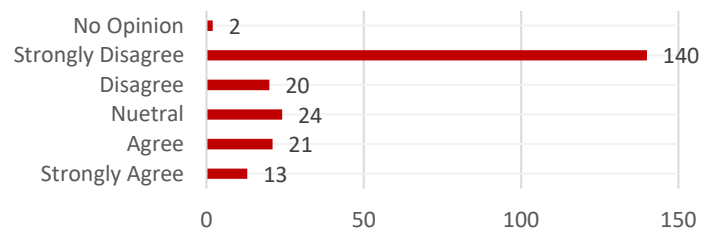
- **Macon Township should protect its natural resources (e.g., rivers, lakes wetlands, etc.).**

Approximately 94% of respondents selected 'agree' (24%) or 'strongly agree' (70%) when asked if Macon Township should protect its natural resources (e.g., rivers, lakes wetlands, etc.). 'Neutral' was selected by approximately 6% of respondents. Approximately 0% of respondents selected 'disagree' (0%) or 'strongly disagree' (0%). Approximately 0% of respondents selected 'no opinion'. (n=217)



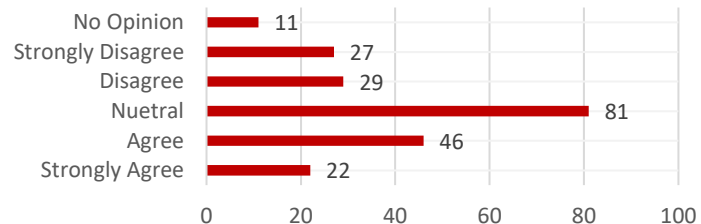
- **The Township should attract new solar farms and wind farms.**

Approximately 15% of respondents selected 'agree' (10%) or 'strongly agree' (6%) when asked if the Township should attract new solar farms and wind farms. 'Neutral' was selected by approximately 11% of respondents. Approximately 73% of respondents selected 'disagree' (9%) or 'strongly disagree' (64%). Approximately 1% of respondents selected 'no opinion'. (n=220)



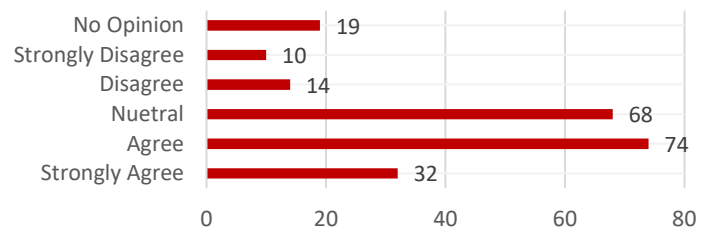
- **Macon Township should support fine arts endeavors in the Township.**

Approximately 31% of respondents selected 'agree' (21%) or 'strongly agree' (10%) when asked if Macon Township should support fine arts endeavors in the Township. 'Neutral' was selected by approximately 38% of respondents. Approximately 26% of respondents selected 'disagree' (13%) or 'strongly disagree' (13%). Approximately 5% of respondents selected 'no opinion'. (n=216)



- **Parks and Recreation -- Existing parks, recreation facilities, and programs meet my needs.**

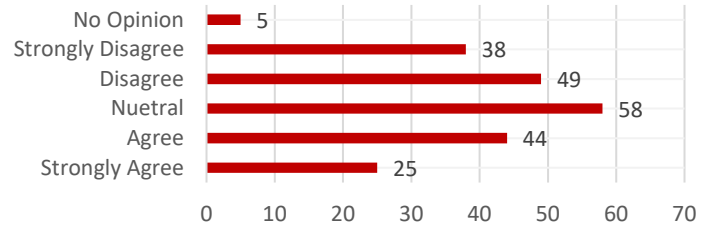
Approximately 49% of respondents selected 'agree' (34%) or 'strongly agree' (15%) when asked if existing parks, recreation facilities, and programs meet their needs. 'Neutral' was se-



lected by approximately 31% of respondents. Approximately 11% of respondents selected 'disagree' (6%) or 'strongly disagree' (5%). Approximately 9% of respondents selected 'no opinion'. (n=217)

- Parks and Recreation --
Nonmotorized trails should
be developed in Macon
Township.**

Approximately 32% of respondents selected 'agree' (20%) or 'strongly agree' (11%) when asked if nonmotorized trails should be developed in Macon Township. 'Neutral' was selected by approximately 26% of respondents. Approximately 40% of respondents selected 'disagree' (22%) or 'strongly disagree' (17%). Approximately 2% of respondents selected 'no opinion'. (n=219)

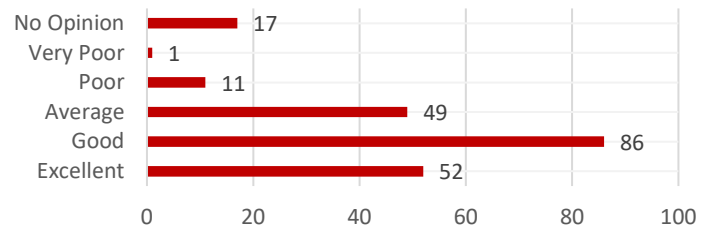


Community Facilities and Services

Please respond to the following statements regarding aspects of community services:

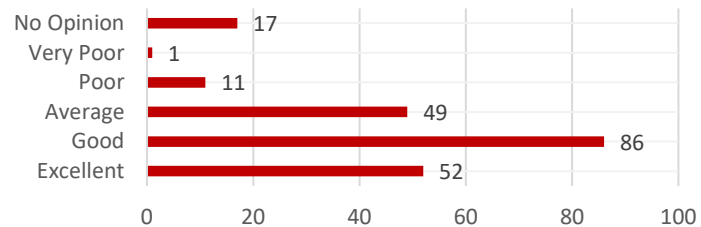
- Lenawee County Sherriff's Office**

Approximately 64% of respondents selected 'excellent' (24%) or 'good' (40%) when asked to rate the Lenawee County Sherriff's Office. Approximately 23% of respondents selected 'average'. Approximately 6% of respondents selected 'poor' (5%) or 'very poor' (<1%). Approximately 8% of respondents selected 'no opinion'. (n=216)



- Clinton Fire Department**

Approximately 55% of respondents selected 'excellent' (23%) or 'good' (33%) when asked to rate the Clinton Fire Department. Approximately 14% of respondents selected 'average'. Approximately <1% of respondents selected 'poor' (<1%) or 'very poor' (0%). Approximately 30% of respondents selected 'no opinion'. (n=206)

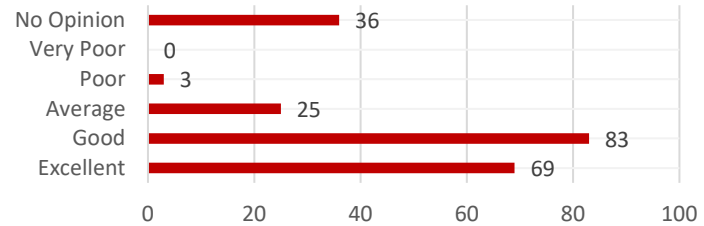


Appendix B

- Ridgeway Fire Department**

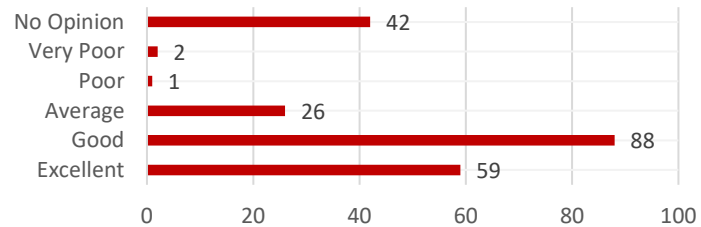
Approximately 70% of respondents selected 'excellent' (32%) or 'good' (38%) when asked to rate the Ridgeway Fire Department. Approximately 12% of respondents selected 'average'. Approximately 1% of respondents selected 'poor' (1%) or 'very poor' (0%). Approximately 17% of respondents selected 'no opinion'. (*n*=216)

2021 Community Survey



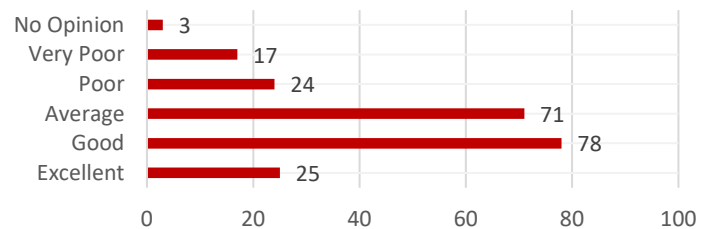
- Macon Township cemeteries**

Approximately 67% of respondents selected 'excellent' (27%) or 'good' (40%) when asked to rate Macon Township cemeteries. Approximately 12% of respondents selected 'average'. Approximately 1% of respondents selected 'poor' (0%) or 'very poor' (1%). Approximately 19% of respondents selected 'no opinion'. (*n*=218)



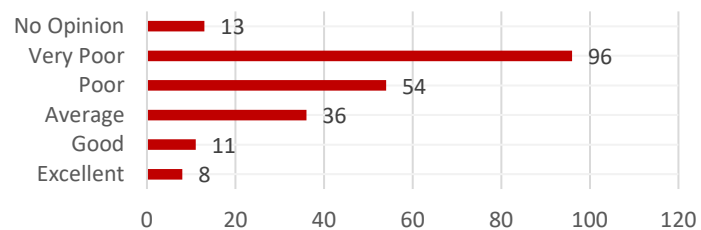
- Macon Township's road network**

Approximately 47% of respondents selected 'excellent' (11%) or 'good' (36%) when asked to rate Macon Township's road network. Approximately 33% of respondents selected 'average'. Approximately 19% of respondents selected 'poor' (11%) or 'very poor' (8%). Approximately 1% of respondents selected 'no opinion'. (*n*=218)



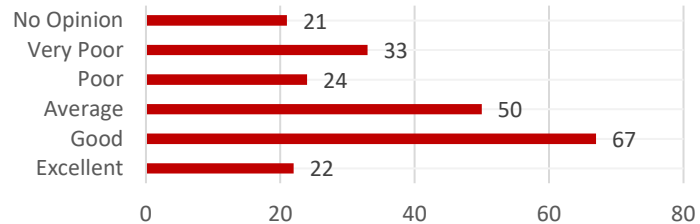
- Internet service in Macon Township**

Approximately 9% of respondents selected 'excellent' (4%) or 'good' (5%) when asked to rate internet service in Macon Township. Approximately 17% of respondents selected 'average'. Approximately 69% of respondents selected 'poor' (25%) or 'very poor' (44%). Approximately 6% of respondents selected 'no opinion'. (*n*=218)



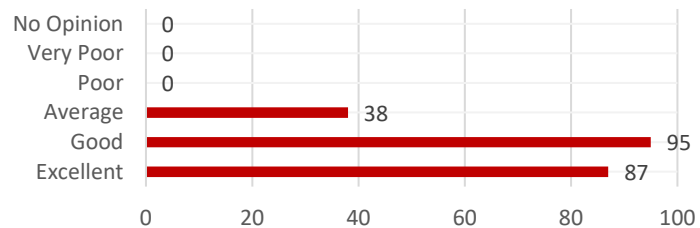
- Elected and appointed board and commissions**

Approximately 41% of respondents selected 'excellent' (10%) or 'good' (31%) when asked to rate elected and appointed board and commissions. Approximately 23% of respondents selected 'average'. Approximately 26% of respondents selected 'poor' (11%) or 'very poor' (15%). Approximately 10% of respondents selected 'no opinion'. (*n*=217)



- Overall, your opinion of Macon Township as a place to live**

Approximately 83% of respondents selected 'excellent' (40%) or 'good' (43%) when asked to rate overall, their opinion of Macon Township as a place to live. Approximately 17% of respondents selected 'average'. Approximately 0% of respondents selected 'poor' (0%) or 'very poor' (0%). Approximately 0% of respondents selected 'no opinion'. (*n*=220)

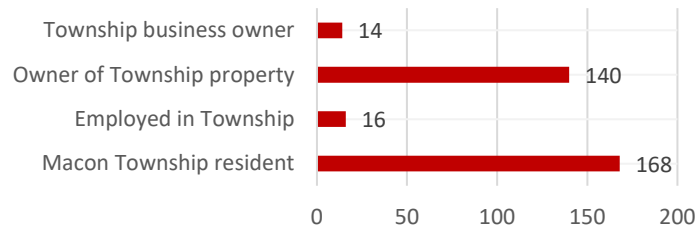


General Information

Please provide the following information about yourself:

- Your relationship to the Township**

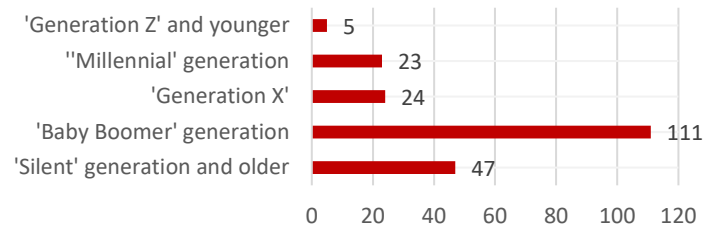
Approximately 100% of respondents were Macon Township residents. Approximately 10% were employed in the Township. Approximately 83% were owners of township property. Approximately 8% were Township business owners. Please note that the answers to this question add up to more than 100% because respondents could check multiple responses. (*n*=168)



- Your generation**

Approximately 22% of respondents were from the 'Silent' generation or older (i.e., born in/before 1945). Approximately 53% were from the 'Baby Boomer' generation (i.e., born 1946-

1964). Approximately 11% were from 'Generation X' (i.e., born 1965-1980). Approximately 11% were from the 'Millennial' generation (i.e., born 1981-1997). Approximately 2% were from 'Generation Z' or younger (i.e., born in/after 1997). (n=210)



General Comments

A wide variety of written comments were provided by survey respondents. Many of the comments voiced displeasure with the Township Board action regarding the Mustang Mile solar farm project; negative comments regarding solar energy in general were also numerous. Poor road conditions was another popular topic, including lack of gravel road maintenance. Poor internet/cell phone service was mentioned numerous times. The need to preserve the rural character of the Township was also voiced.

	Comments
1	Live in Macon Township for the rural/agricultural character. New industry and new solar farms/wind mill farms would spoil that unique setting we all live here for.
2	Very disappointed with how solar project was passed. Something that would change the township for a very long time was passed with very little information announced to residents. Thought it should have been voted on by residents/property owners, and not approved by three people. Do any of them have property that adjoins proposed project? Very disappointed with boards actions. Investment value of non solar properties will very likely drop, and township appearance will be very much negatively affected.
3	Please stay away from the "woke" and "green" ideas. Making it more difficult to work/live - of course with the current board, I believe these comments will fall on deaf ears. I strongly dislike the "Ann Arbor" mentality of the current board and strongly believe that most are pushing their own agenda rather than "listening" to those you represent.
4	Stay off the green weenie and "woke" agendas.
5	God Bless Us All.
6	Campground, Indian Creek, has been noisy, very upset township allowed the fireworks without regard to surrounding residents. Need more attention by county for road upkeep. The board needs to change to not allow future solar panel companies, and to not allow land use except for farming and residential housing.
7	The board acted in an irresponsible and selfish manner in representing a small number of land-owners. They failed to get information regarding solar to the residents of Macon Township in a timely manner. The board consistently failed to consider the responsible work and findings of the planning commission.

8	I think the township board should have followed the planning commission's suggestion on the solar. I don't believe it will benefit the entire township, only a few landowners.
9	We chose to move here 25 years ago because of the township commitment to rural/agricultural area.
10	*Why didn't you do the survey prior to voting? *I spoke to two township board members prior to the voting. Based on their lack of listening, disrespectful comments towards me (because they thought I was young), and comments made to me, it was very evident to me that those gentlemen had their minds made up prior to listening to their constituents. Shame, Shame, Shame. *Why is there a planning commission if the board ignores their recommendation? *I have always been so proud to live in Macon. I feel so sad and disappointed for these young, new families who recently moved here to start their new lives here. Macon is no longer going to be what they dreamed it would be. *There seems to be some shady business happening in our township. Please stop it now!
11	*Solar field project has not been presented properly to public. Meetings were difficult to figure out when and could have been easier. Public's input is very clear on solar farm. It's not wanted. *Township taxes increase with no clear reason from anyone back to back years. *I bought my home based on surrounding scenery and landscape. This solar farm is a slap in the face to the community and all those that live around it. The loop hole that brought this solar farm to our community is simply not acceptable. The questions presented on the survey make me feel further home development and are on the way for Macon. Please listen to your community. We live here for a reason. We enjoy the farmland and slow pace. I think I speak for the majority of the community when I say we are not interested in further development to grease your pockets.
12	I feel the board went secretly and paved a way for solar farms to enter our home. So then when it came time to speak our piece about how we feel about this it was too late because the township already opened the door. There should have been a vote before any major change like that were made. We pay high taxes for a community of no parks, schools, and mostly dirt roads. Then the peace we pay for is being taken from us without our say. I do not want to be surrounded by solar farms, due to where I work and live, I will not be able to escape them. Every day I will have nothing to look at but giant black boards. How would you feel if someone changed your backyard and then acted like you had a say, only to finish the meetings with "Well this was already written into the bylaws so it is happening." I strongly feel that my home, where I have a family business and pay a fortune in taxes has been irreversibly ruined. If it is at all possible to prevent solar farms, please don't let it happen. I do fear what it will do to my family's business the future of Macon.

1 3	To Macon Township Board: First let me say I appreciate your service and you are all my friends and I expect a difference of opinion to have no reflection on that or due to my comments. The planning commission worked very hard to come to their decision about solar. They listened to everyone, they sought out more information when asked, they spent a lot of time on the issue. The fact that three members of the township board did not take their decision into account disturbs me. We lost excellent people on the planning commission because of your decision. I believe solar is backed by big government and is more of a money making business. Why aren't solar panels put where they don't interfere with homeowners property? Roofs, backyards, in small amounts? I DO NOT BELIEVE property values will stay the same. I do not think "solar" is farming either. It's obvious that solar companies have been working on acquiring prime farmland via companies like Ceres. Now we know why Cere bough Bush farm. I could go on and on but I've spoken to all of you privately. Big solar companies should not be taking over farm land. I'm disappointed beyond words and sad for my children and grandchildren that live in Macon Township. You have changed Macon Township forever.
1 4	You are working very hard, thank you, to keep the township as we love it.
1 5	*Promote fine arts. Add walking trails. *NO SOLAR FARMS *Rescind the three votes that favored solar. *Better Roads *Better internet service. Currently very poor and limited choice and service. *Should not be able to serve on both boards - planning commission and commission/counsel.
1 6	1. Roads on North County Road are horrible . The worst. 2. Lower taxes for what we receive. 3. Stop the solar farms. It has been rammed down our throats. Brought in without public knowledge. A dirty entry in the dead of night and sneaky. 4. Form nice walking trails for seniors. 5. Mr. Wagner should not serve on both boards - Planning or Township. Have him choose.
1 7	*Disappointed with Township Commission. They did not listen to the Macon citizens, who strongly oppose solar farms in the community. 3 people determined the future of our township. Sinful! Disgusting! *Better roads are necessary. *Why does Macon have such a slow speed limit? Boysville is gone. No need now. *More visibility of what is going on. Not so secret like the Mustang Mile Project. Very secret. Public wasn't aware until it was final. *Need new blood on the Macon Township Board. *Keep rural atmosphere. It is too beautiful to destroy.
1 8	Roads are always a mess (Dusty and Bumpy). I'm sure our taxes are equal to the homes on paved roads. I call often with no answers. If they can't keep them up, we should have our taxes lowered. We would like to be more informed on changes happening in our township.
1 9	I am concerned that "wind and solar projects" the taxpayers will "down the road" end up paying for.
2 0	There is a level of disappointment with Solar Farms. After a number of public conversations and a "No" vote from the planning committee, the Township Board chose to not hear or listen to the people of the township and voted to approve this matter. The board knew from the start that they had a three to two vote approving, thus never planned to listen to the people who elected them.
2 1	Don't understand why the township board did not follow the recommendation of the planning commission on the solar farm.

2 2	Wish we had more cell towers, better service, and weather warning for tornadoes, severe weather siren here in Macon.
2 3	We moved here for a reason and really like things the way they are. Although I do wish there were more police looking for speeders on Ridge Road. People drive much too fast on your average day. I do like the little store on Clinton Macon Road. There are some buildings on that street that look like they are empty and could maybe be used for some good or positive things.
2 4	It seems apparent to me from attending the planning commission meeting on the evening the vote was cast to allow solar farming in the township that the majority of those in attendance were opposed to the project's advancement. Furthermore the solar farm proposition seems contrary to the history and recent scope of the township. Any project in size and scope similar to the Mustang Mile Solar Energy Complex should be submitted to the registered voters in the township for approval or rejection. A very few landowners will benefit directly from the Mustang Mile corporate project, but many if not all of the township residents will be affected by the construction, aesthetics, and long term maintenance of this venture. I am confident that the township bylaws were followed in the planning and approval of this project, yet leadership should have submitted to the voice of the people and allowed a simple "Yea or Nay" vote. Credibility is a building hard to construct, but easily torn down.
2 5	I find it curious that the people of Macon Township are now being consulted on community issues when we were completely bypassed when it came to giving permission for the future installation of a solar farm that benefits a mere few while the general populace was largely against said installation. Such a vast change to the township should always involve the consultation of the community: it's about the people....not the money.
2 6	Don't have any complaints now that Boysville is GONE! Boysville was a nightmare for me. I had nine intruders while they were here. NO Internet is the biggest problem for me.
2 7	I love the peaceful setting and being able to look out the window at country, not a solar farm! With its heat and glare and watching trucks going up and down my road. Plus all the noise. I should have a VOTE ON THIS! It was passed in secret. Shame On You!
2 8	I went to Britton-Deerfield schools and graduated there. I graduated from Siena Heights. I don't want my country to change into a noisy, loud eyesore. I believe in solar energy just NOT HERE! There are other lands or top of buildings that can be used. I want a vote of all of us to count!
2 9	I grew up in Britton, I went to Britton schools and loved it. I love the small town and country atmosphere. I don't want it to change into a city. I can move to the city if I wanted that. Also my Mom and Dad's property value is going down and so will my inheritance. That is unacceptable when we have paid taxes all these years.
3 0	I feel there are better options for placing the solar panels than takin up valuable farmland that is not going to help anyone, maybe a handful of people. Also, my property value will go down 15% or more. How is my family or neighbors going to benefit from this? It all goes to Consumers and we all have DTE?

3 1	There are other places to put this big, ugly eyesore solar panels and it's NOT here! They are not efficient and wear out over the years. I am concerned about my property value going down while my taxes keep going up along with everything else. We will never see a benefit from them and only a handful of residents will. I am concerned about the use of our valuable farm lands which is not replaceable. Let's put this to a proper VOTE!
3 2	I don't like how the Macon Board allows residents to compile junk cars, pallets, and other unsightly materials on their property. I.E. white house on Hack (paved part) with hundreds of pallets and more being added weekly.
3 3	Need a speed limit sign on Ford Highway. All the other roads coming to town have them. Why can't we have the road paved to equal Macon Road North?
3 4	*Very, very dissatisfied with the voting to allow solar farming. *Recreational activities and supporting businesses are minimal. Would love to see greater use of both motorized and non-motorized trails; county pool (swimming and therapeutic) on the "north" edge of county (i.e. Macon Township). Bike, Hike, walking trails. *Would like more use from historical perspective of structures/locations/farms/houses.
3 5	I am not happy with the solar farms. That land should be for agricultural. We are losing too much farm land and out sourcing to too many countries.
3 6	If you want to improve something.....IMPROVE THE DAMN ROADS!! When is the last time a dirt road has been turned into a paved road? It's been decades. As for the elected officials, how about getting the corruption under control. Stop taking bribes for the Mustang Mile Solar Company!! You have allowed our rural farm country to be turned into ugly toxic environment. It's disgusting. Why on earth would you take land that produces food and turn it into solar. Do your research. Solar panels and windmills will never generate enough energy to pay for themselves. We voted years ago to limit residential development. Let's keep it that way! We had a good thing going out here. Quiet, peaceful and beautiful. Our "elected" crooks Fucked it up. Leave it alone.
3 7	I was saddened and disgusted over the Solar company vote. Board created a group to get public input and opinion and then went totally against their findings. What a waste of their time and care of what public thinks. You/They truly don't care of what people think. Only board opinion matters. The lack of care and upkeep of our county roads. The pot holes not being filled, lack of scraping roads, ditch banks not getting mowed timely, and chloride not getting put on roads. Farmers are having to do this themselves when county/township are getting money for this and services are not getting done. All coming out of our taxes. Need to do better!!!

3 8	I believe Macon Township has a great opportunity to become a model for the preservation and environmentally sound use of green space; i.e. bike trails, walking paths, parks, hiking trails, reforestation projects, etc. We do not need industry or to strive to become another Saline or Tecumseh. That is the lifestyle we have not chosen in living here. Macon is situated in a beautiful area of green rolling hills, historic architecture, and agricultural character. In that it is truly unique. I believe improvements should be based on these characteristics which are in keeping with a "green" use of the environment. We also are ideally situated between Tecumseh and Saline which are close enough for banking, food, entertainment, etc. And shopping is readily accessible in Ann Arbor. The Macon store has been a great addition primarily because the owners have a keen appreciation for the neighborhood. Traffic control is definitely a problem for those who live in Macon - proper speeding, noise, etc. It has become a quality of life issue. It appears that law enforcement is even less interested in controlling the problems than several years ago. Also I do have some concerns that are nearest fire station is in Clinton - 5+ miles away.
3 9	1. Why wasn't there a questionnaire sent out about the solar panels? 2. The three board members that voted for the mustang mile should be investigated for taking "the bribe." 3. The township wants improvements, try fixing our roads. We have been choking on this fucking dust for decades, with no, "NO" road improvements.
4 0	Being "old" I do not like changes, i.e. the solar farms especially out my front door. I'm a farm person and enjoy watching farmers work and crops grow. I do not mind new houses on the farm ground, we need new families in our schools. Very small industry is fine, but anything large is out of place here. It would mean trucks on our roads too much. I realize I'm set in my ways, but a quiet agricultural area like it's always been is still to my liking.
4 1	Roads need better care.
4 2	Roads need to be serviced better.
4 3	Our roads are in terrible shape. They are poorly maintained. We pay taxes and get little in return. We have trees dead along side of the roads and no one cares if they fall down on a car going by. We never saw a grader until September this year. The weeds got so tall at the intersection that you cannot see traffic coming. Please at least address this issue.
4 4	We own a home and over 100 acres of farm land in the township and pay a considerable amount of property tax. I don't think we get very much on return. We would at least like the road graded and dust control put down earlier than the middle of September. Also the roadside could be mowed once in a while. If the county can't do it, maybe the township could contract someone to do it.
4 5	Disappointed in how the board is run. The township board does not let the residents vote on important issues.
4 6	I am disappointed in the township board. They do not consult with taxpayers on important issues. The need to get the advice of taxpayers on issues such as solar panels. They need to be more information and notices in the Adrian Telegram which has larger distribution (Like Woodstock and Raisin Townships do).

4 7	1. Cemeteries (Macon) The way the critters who lived under the storage shed were poisoned and tossed by the side of the back walkway - carcasses dragged about by vultures - very upsetting. They could have been relocated. 2. Some properties in the village are becoming filled with "stuff"!! As my kids say - "Looks like Macon is going to the dogs"! Could there be some rules to help with this problem. Macon used to be beautiful. 3. Mostly, I love living in Macon. It was a good place to raise my kids. I love the country.
4 8	Members of the Macon Planning Commission: Dean Montrief, Rona Hintz, Don DeJonghe, Yvonne Cadmus, Lee Wagner I was overly optimistic that the Macon Township officials are now asking for public opinion but also not putting much stock into it. During the Mustang Mile Solar controversy,, we witnessed and experienced negativity, hostility, disregard, neglect, and slight to public opinion. What I witnessed was a dedicated planning commission that did their homework, listened to the Macon taxpayers, and then courageously voted to NOT recommend proceeding with the solar project. The 6-1 vote spoke volumes that the planning commission was listening. Excellent views were given by the planning commission by Ms. Hintz, Mr. Stewed, Mr. Maska, and Mr. DeJonghe. Their reasoning echoed the community concern. But then when the Macon Township Board proceeded with their vote, it did not matter what the planning commission said or did. So why even bother with the commission at all. <u>WHAT AN EYE OPENER</u> to their disregard to their work. It even resulted in long-term, talented, resignations from the planning commission. I want to share my input on my expectations for our community, but will the township simply ignore it like they did before. I do not want to be so negative, but what has happened with our democratic process was disgraceful at a local level. During the vote the community witnessed the courtship of the Township Board by Mustang Mile, with tents, speakers, water, buttons, and constant attention to key Macon commissioners. It was done right before our eyes. It was sickening. I would like to share my views on how to keep and maintain our beautiful Macon Township rural appeal, high property values, rich wildlife habitat, but I do not think the planning commission can do little to change what has happened. We just witnessed this. But thanks for asking but I have lost faith in the Macon Township governing process!!
4 9	NO to Solar Farms
5 0	NO SOLAR FARMS!!
5 1	We are highly displeased with the solar trying to ruin the beauty of the area. We moved and purchased a house out here to enjoy the beauty of nature and natural farm lands. If we would have known that the solar facility was even a possibility, we would not have bought property in this area!
5 2	Need township to work with county departments to fix drains that run through property. Have trouble with flooding in my area and no one seems to want to do anything about it!!
5 3	We need dirt/gravel fill in along Macon Road and some of the other roads. Lenawee does not maintain them well but manage to raise our taxes every year. Every time they redo the roads, the roads get higher and edge of road gets lower.

5 4	1. The roads need to be fixed and paved where the traffic is heavy. 2. The removal of snow in rural areas need to be faster. Sometimes it is 2 days before roads are clean. 3. There needs to be more industry to attract people and increase the tax base. 4. Solar farms should be only on land not suitable for other things. Don't use farmland just because it is convenient. There is plenty of other non-usable acreage available to install the panels on. 5. Swamp land is perfect for solar farm - install when it is dried out in late summer and it is a win/win. 6. Work on the flow of surface water on roads and fields to get it flowing out/off the land better.
5 5	Please improve and repair our roads - especially dirt roads, improve care of back roads in inclement weather, add a library, offer exercise classes and adult learning resourced classes, and add a Macon Township park/meeting place for all. Please keep the agriculture zoning and residential character, the cemetery maintenance crew, protection of our natural resources (rivers, wetlands, etc.), supporting business owners, recognize the history and value of Henry Ford's contributions to our area, and continue preservation of history.
5 6	I would like to see the properties which have junk cars, trucks, and campers to clean up and remove these eye sores. They do nothing for our township. These properties are on the Ridge Highway and they nothing but make us look junky, all of us. We who do take care of our property show a lot of pride in Macon. Please look into this matter.
5 7	Love living in Macon Township. Love that it is <u>Small</u> and <u>Rural</u> . Everyone is so nice.
5 8	I disagree with solar farm. We were never notified.
5 9	Very much against solar farms. I realize they will make a few people a lot of money but the look of the township will change forever. I hear many people who drive thru our area how beautiful it is.
6 0	Disapproved in solar farm and fairness of the community the way it was handled.
6 1	We moved to the country for the country life. Nature. Quiet. Peaceful. No noise, no eye sores. Country. Thank you
6 2	I would like to why our property taxes keep going up, but the services that we get keep going away. The only thing that we ever get once in a while the road gets graded and or the snow is plowed. That seems to be the only service we receive. I would like what the hell is going on with our electrical service it seems like we are losing power more and more but the price that we are charged that keeps going up it seems like we live in a third world country and the wife is non excited. Soo if you think you want to draw people to Macon Township, the services need to improve.

6 3	*Wi-Fi, Cell service are nearly nonexistent!! Internet providers in our are is only 1, Frontier, they're terrible and not getting what we are paying for!! *DTE - Way too frequent outages. Absolutely unacceptable. The substation (Ford Highway and Clinton Macon) needs to be totally replaced with upgrades they keep promising consumers. *Road Commission - our trees look like a hurricane has come through when they're done, awful. Don't scrape enough no matter the season or conditions, (snow, ice or potholes). * Our biggest c/o is the cell service and Wi-Fi service. We cancelled landline due to cost, recently retired, trying to save \$\$\$. The only way to make a cellphone call is via Wi-Fi!!! We may need to move but good luck selling (after 28 years in Macon Township). Taxes keep going up and getting less services.
6 4	We moved here because we wanted to be in the country. We love the country scenery (farm land, trees, etc.) We don't want any eye sores here. Thank you.
6 5	Solar farm was preplanned without community involvement. Makes us sad what this will do to our beautiful township.
6 6	I am against large solar facilities. We should take solar facilities out of agricultural zoning and only allow it in industrial zone parcels. If the Mustang Mile Project is built, it should fall into existing non conforming and not allowed to expand.
6 7	I believe agriculture should stay agriculture. All industrial applications should fall into industrial zones. This includes solar farms.
6 8	I am against large solar or wind facilities. I believe we should move solar facilities out of approved agricultural zoning and only allow it in industrial zoned parcels. Current approved solar parcels should not be allowed to expand and should fall into existing, non conforming.
6 9	No to Solar Farm!
7 0	I would like to see 30 MPH go to 40 or 45 MPH. Cop love handing out tickets. I think the heavy hand of the law is over used handing out tickets.
7 1	It's a shame that a survey wasn't done similar to this one before the township paved the way for the solar farm to move in. Along with their partner Ceres Holdings, they have made it impossible for the transition of farmland to the next generation. As a third generation Macon Township farmer, I can tell you this land was made for agricultural production first and foremost. Not solar farms
7 2	Never notified of solar farm until 12/20. I believe the township purposely hid the information from residents.
7 3	Love living in Macon, love the new store as well.
7 4	We moved from the city to live out here in the country. Please do not turn Macon into the city we left.
7 5	We want to live in the country, not in the city. We left the city to be in the country. Please maintain the farming country we love.
7 6	Country living is preferred.

7 7	Too many accidents, speeders on Ridge and passing on corners and solid yellow lines. Internet needs improving.
7 8	Too many accidents on Ridge. Post more speed limit signs on Ridge Highway. Yellow no passing line for Clinton/Macon and Ridge Highway intersection. More police on Ridge Highway 5-7 am, 4-6 pm would help.
7 9	NO SOLAR FARMS
8 0	I am very interested in preserving the character and charm of Macon Township. Am a proponent of enhancements as well as maintaining its charm. I am not at all interested in any permanent change such as solar farms that do not enhance, improve our property values or protect our wild-life.
8 1	Felt Boysville was a wonderful place for troubled youth but I know funding for places like that is not available. We sure need a place for troubled young people, counseling, schooling but I know funding is not there. The speed limit in the Township needs to be investigated!
8 2	I think the elected officials have done a poor job representing the majority of the Township residents.
8 3	I am very concerned about the overall appearance changing from rural to industrial. Changing the definition of agriculture does not may it so. Elected officials should represent constituents and listen to planning commission recommendations. Solar is the biggest change to this community since Boysville and it was changed without constituents involved. Beth DeJonghe and Julia DeJonghe have represented our community. Thank you for all your hard work! Totally against solar in Macon!!! Limit footprint. Very please with Bee Hive's arrival. Exciting! I appreciate the hard work of planning commission in 2020/21.
8 4	1. Macon Township is a great place today. 2. Solar farms will ruin the community forever. 3. Elected officials need to listen and vote for their constituents, not a small group of friends. Rural, agricultural, large plots for houses (5+ acres), That is Macon Township.
8 5	Roads need graded and in snow plowed more often
8 6	We moved to Macon Township to escape city life. Quiet, peace, nice neighbors and rural lifestyle. Without much research, it could be determined that most people are employed as follows: self employed, agriculture, work from home, healthcare, commute to a larger city, or are retired. The township trends older and are not going to be around to see they changes they advocate. No to letting massive left-wing billionaires controlling our energy policies and through put. Yes to more police presence. Our main throughways are race track thrill rides for ego driven pickup and sports car owners with penis envy. Want to raise quality of life? 1. Increase speed traps and enforce speed limits. 2. Survey participants for cooperation in high speed internet. 3. Remove absurd solar project you ALL DID UNDER DARK OF NIGHT. 4. Keep out Corporate Chinese Goods peddlers - Keep businesses locally sourced and locally owned. The current Macon Township is a wonderful place to live - We like it this way. A few improvements would really increase quality of life. People are here for a reason - Simple life. If we wanted vegan tapas restaurants and hot yoga studios Ann Arbor is close. The Hive is a welcome addition. It uses an existing asset to evolve into a community asset. Do what small governments do best - LEAVE US ALONE!!!

8 7	I think all planning commission members should receive formal training on their responsibilities to the residents as a whole and not just promoting their own views. They should understand the Michigan Zoning enabling Act and Michigan Planning Enabling Act well. The MSU Extension offers many resources as well as Region 2 planning. These resources have not been utilized very well in the past. I support diversification on the small family farm to provide unique revenue streams so that they can survive, and compete with corporate farms. I do not support any zoning measures that will promote increased population, natural resource degradation, crime, hardships on existing residents. In reality, I feel the biggest issue in our township at the moment is not solar farms at all. It's the fact that Ceres Group just prices our farmland out of reach for the rest of us and there is no end in sight. What can we do to address this?
8 8	*The roads, dirt in particular, are atrocious. Even when they finally scrape them they only last a few days until the potholes re-emerge. It's to the point where we are concerned about vehicular and property damage. Commuters are choosing to drive in our year as opposed to engaging the potholes. This has not been much of an issue in past years but this year has been unacceptable. They also only chloride once. *It is imperative that the intersection of Britton Highway and Milwaukee road be given a four way stop, rumble strips on Milwaukee, flashing stop signs or something. This area is chronically prone to having the stop signs run through and has already claimed enough lives over the years. Something must be done to improve this intersection before more injury or lives are lost. *Many of us are appalled with the results of the Solar farm vote. That said, it would be good to have an update on where things are at this point in time and what to expect moving forward. *It would be most convenient if when there is something to vote on, elections, etc. that a notice be mailed to all residents informing us of the content and date of said vote. This would ensure more residents participating and give us an opportunity to research and be educated upon what the vote will contain.



Macon Township Towards the Year 2025

Appendix C

Mapping

Table of Contents

Base Map C-3

Topography C-4

Agricultural Productivity C-5

Quality of Agricultural Land C-6

Septic System Soil Suitability C-7

Groundwater Recharge Areas C-8

Forested Areas and Wetlands C-9

Surface Waters C-0

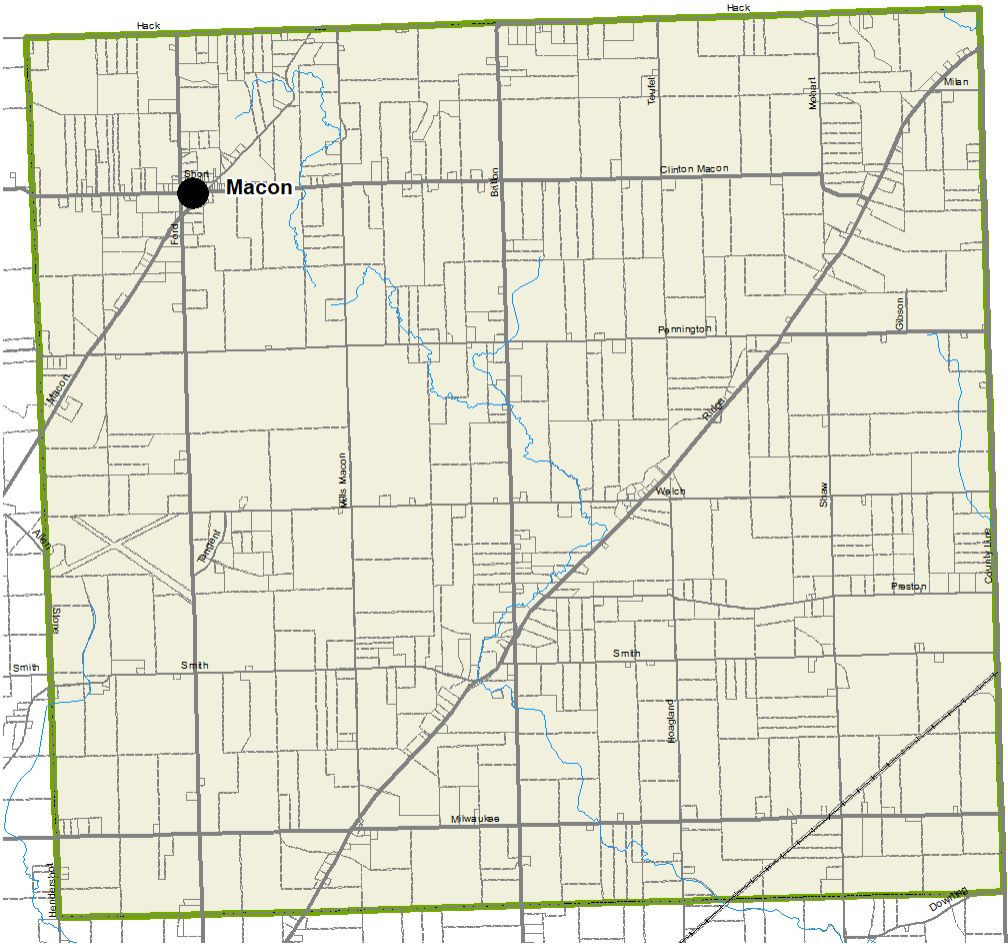
Community Facilities C-11

School Districts C-12

Roads C-13

Nonmotorized Routes, Airports, and Railroads C-14

Property Assessment C-15

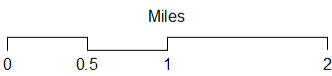


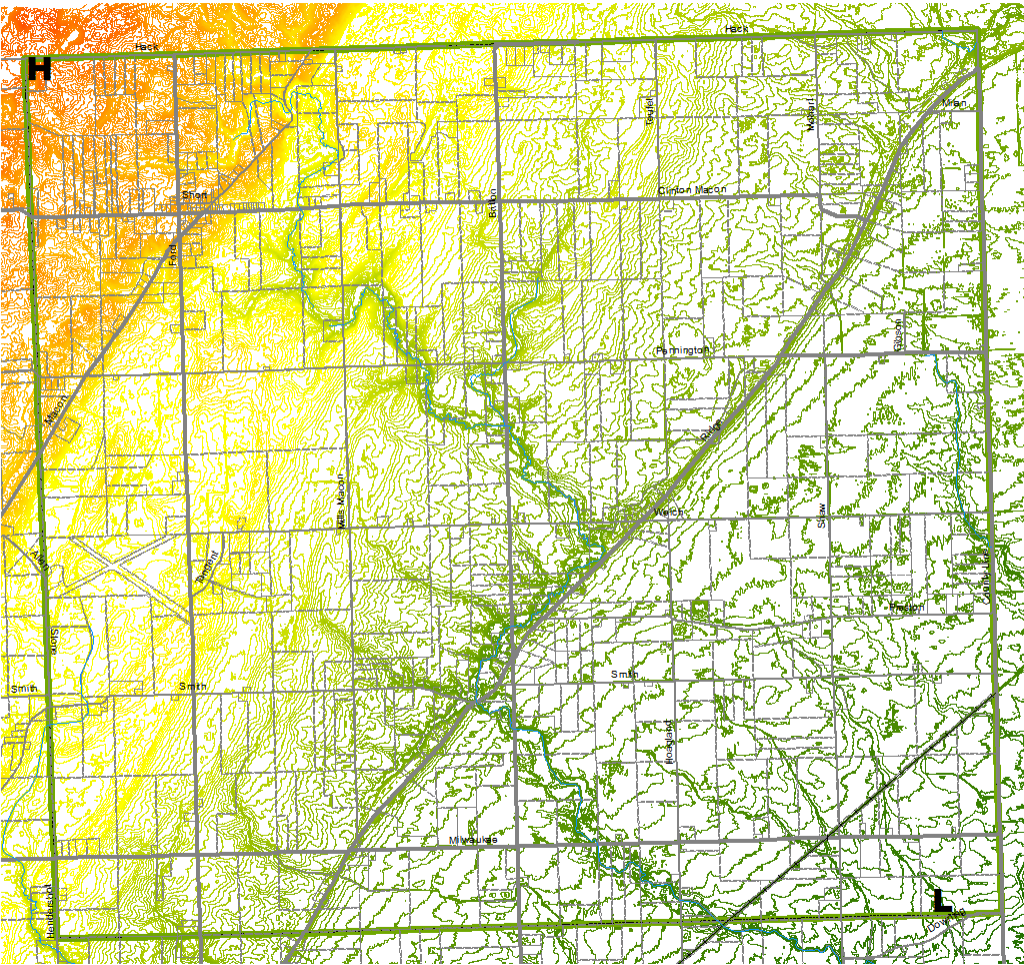
Macon Township Master Plan

Base Map

Legend

- Parcels
- Macon Township
- State Highways
- Primary County Roads
- Local County Roads
- Private Roads
- Railroads
- Rivers and Streams





**Macon Township
Master Plan**

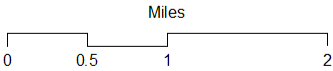
Topography

Legend

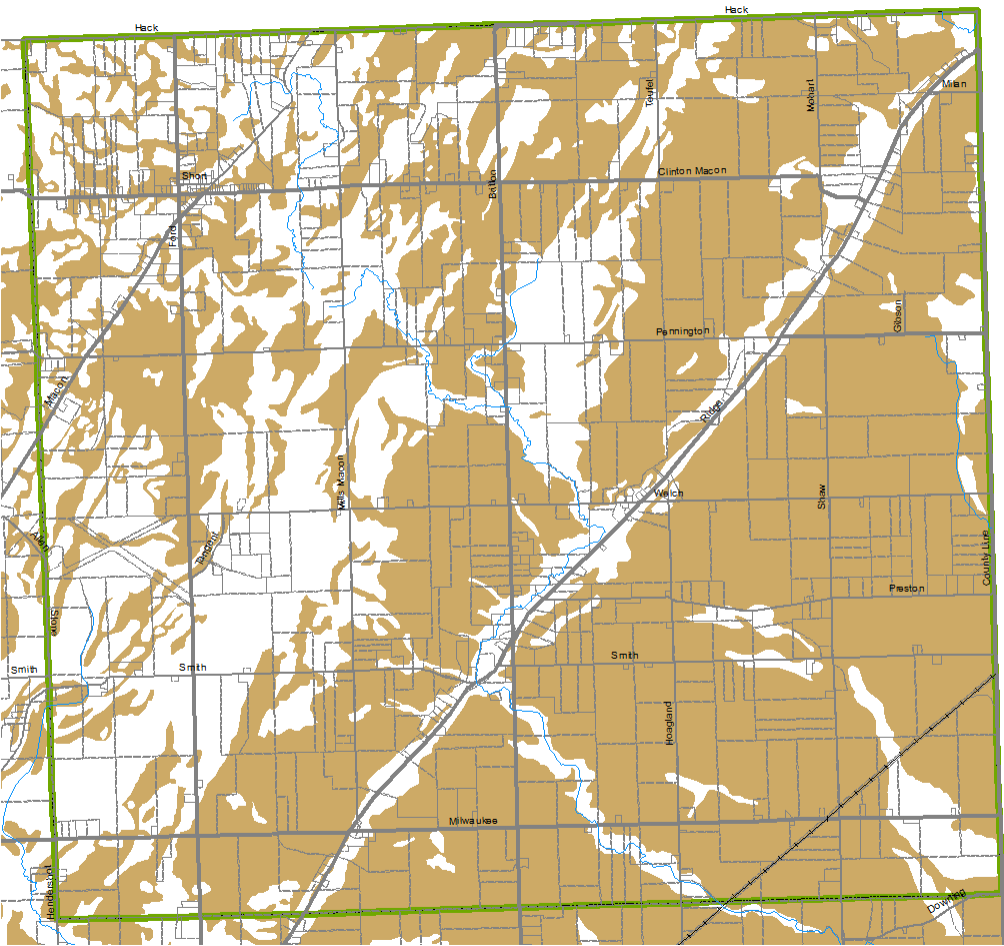


THE 2-FOOT CONTOUR LINES WERE
CREATED FROM A MODIFIED USGS
LIDAR DATASET THAT WAS PROCESSED
THROUGH A SIMPLE ARCMAP TOOL TO
GENERATE CONTOURS AND ARE ONLY
MEANT FOR REFERENCE.

THE SOURCE OF THE CONTOUR LINES
IS THE LENAWEE COUNTY EQUALIZATION
DEPARTMENT/GIS DIVISION



Region 2
Planning Commission



Macon Township
Master Plan

Agricultural
Productivity

Legend

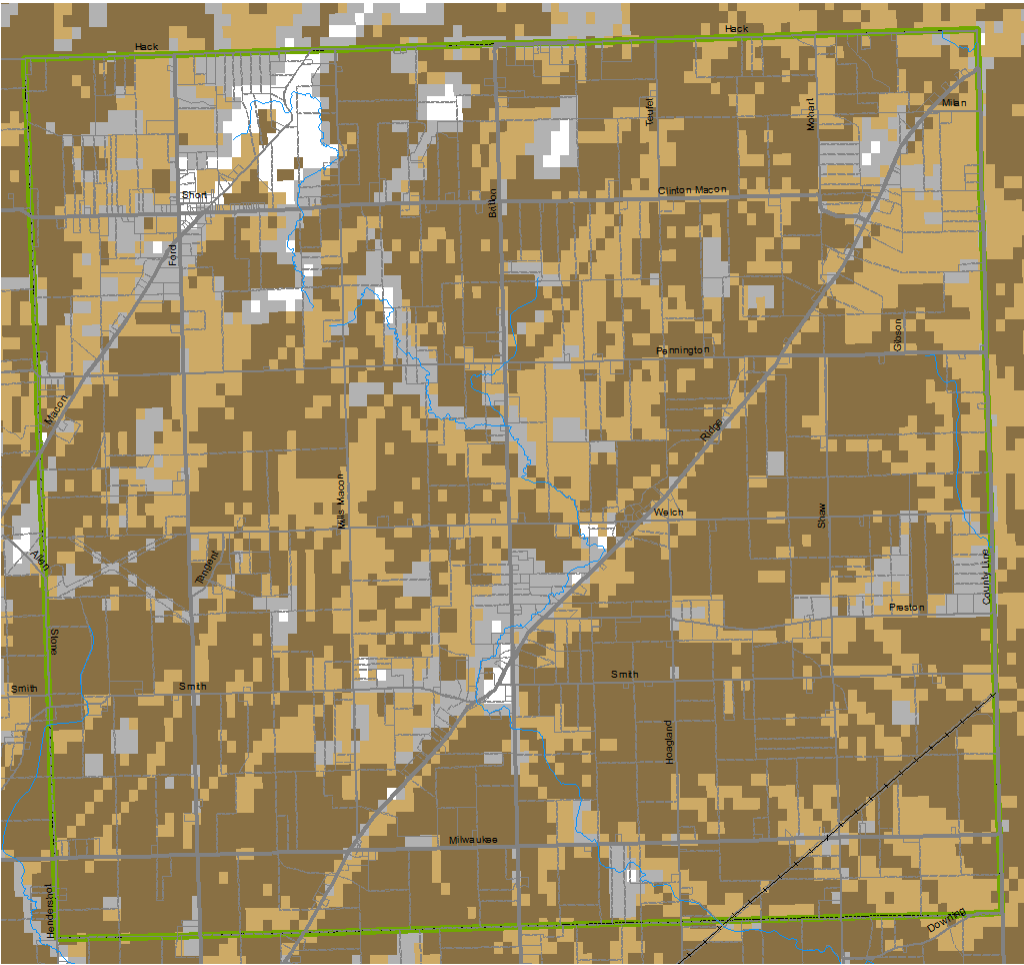
 Most Productive Agricultural Soils



Miles

0 0.5 1 2

Region 2
Planning Commission



Macon Township Master Plan

Quality of Agricultural Land

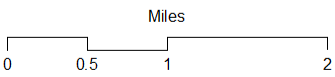
Legend

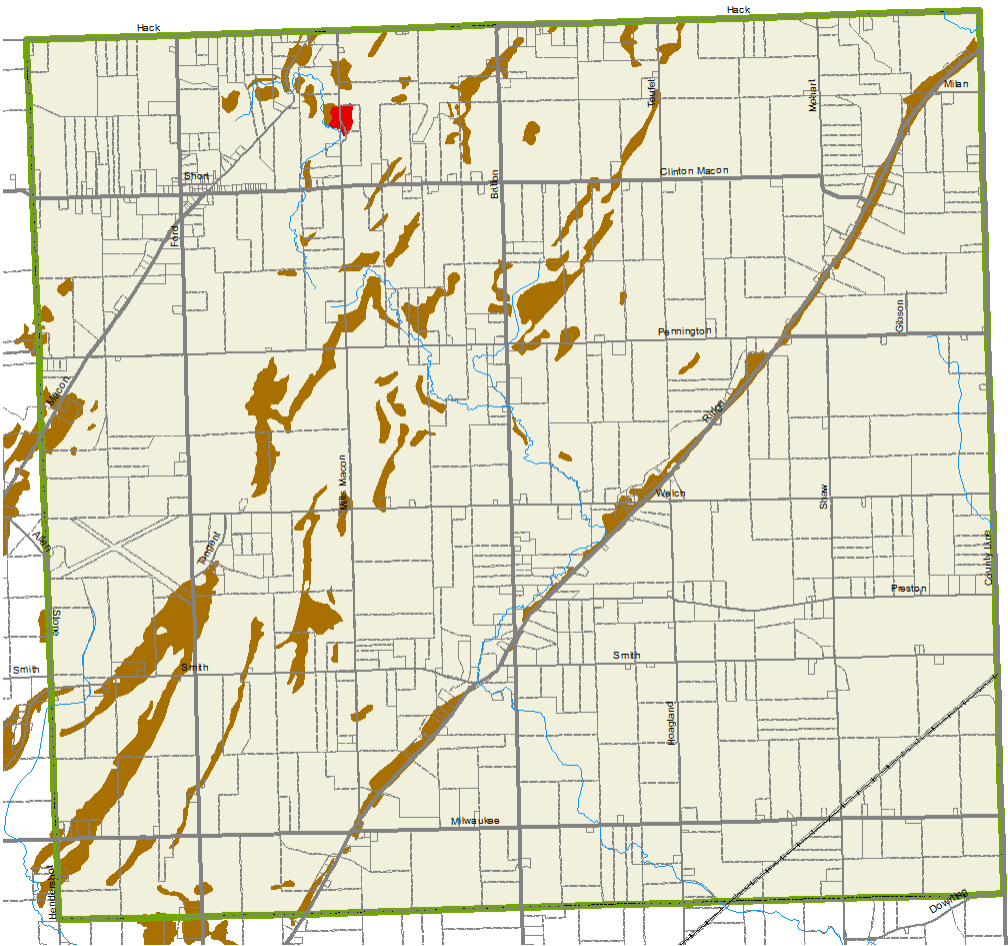
- Michigan's Best
- Nationally Significant
- Other

NOTES AND DATA SOURCE

THIS MAP REPRESENTS THE QUALITY OF AGRICULTURAL LAND IN 2016. NATIONALLY SIGNIFICANT LAND MEETS THE MINIMUM PRODUCTIVITY, VERSATILITY, AND RESILIENCY (PVR) THRESHOLD SET BY THE AMERICAN FARMLAND TRUST (AFT). MICHIGAN'S BEST LAND HAS A PVR VALUE ABOVE THE STATE'S MEDIAN. GIVEN THAT THE AFT DATA WAS GATHERED AT A SCALE FAR GREATER THAN MACON TOWNSHIP, IT SHOULD ONLY BE USED TO IDENTIFY GENERAL AREAS RATHER THAN APPLIED TO SPECIFIC PROPERTIES.

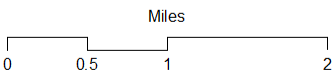
THE LAND USE DATA IS OWNED (AND WAS DEVELOPED) BY THE AMERICAN FARMLAND TRUST (AFT) AND CONSERVATION SCIENCE PARTNERS FOR THE FARMS UNDER THREAT PROGRAM (AS DIRECTED BY THE AFT).



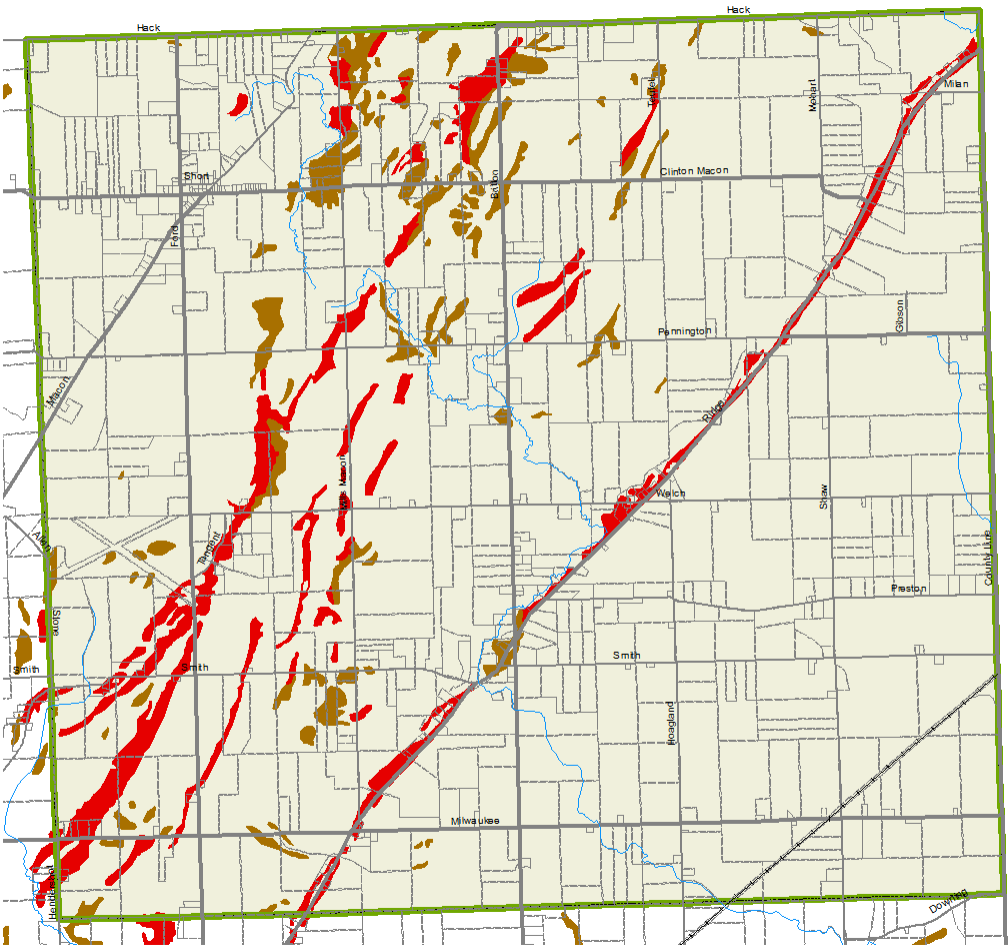


Macon Township
Master Plan
Septic System
Soil Suitability

- Legend**
- Suitable Soils
 - Marginally Suitable Soils



Region 2
Planning Commission

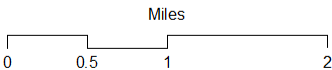


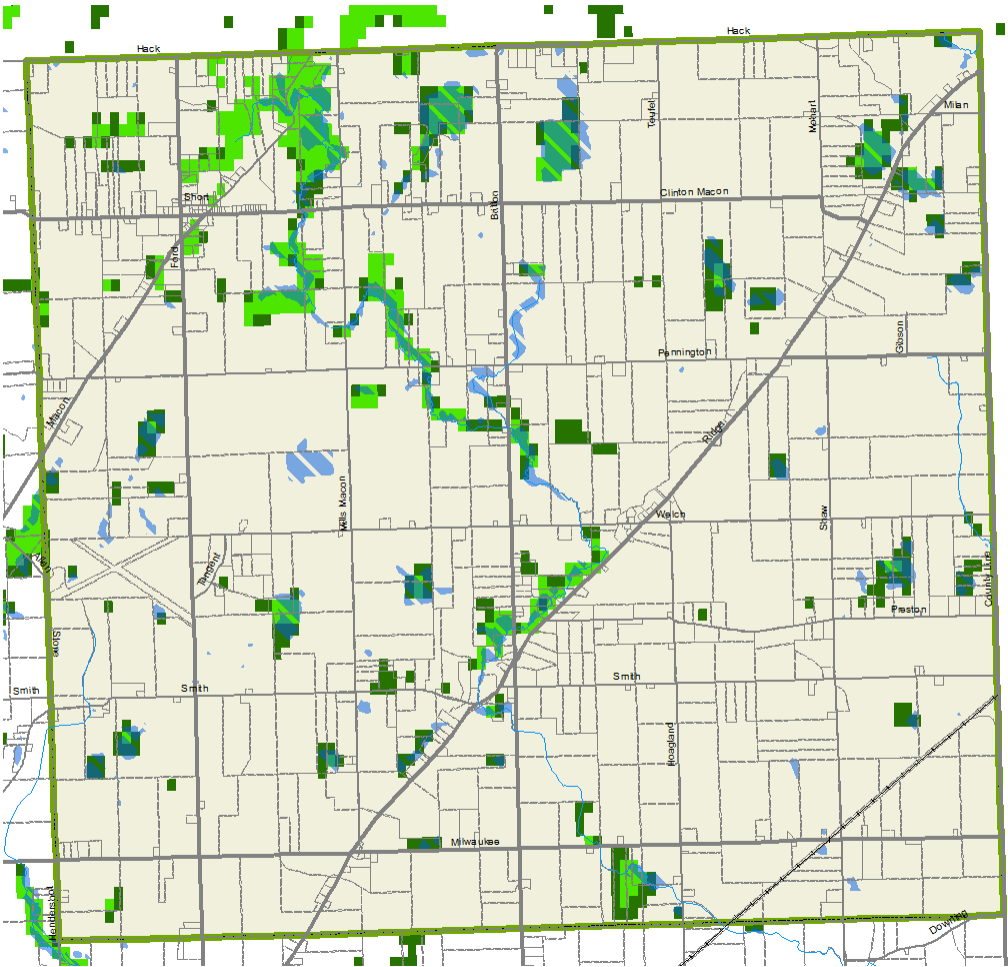
**Macon Township
Master Plan**

**Groundwater
Recharge Areas**

Legend

- High Water Recharge Areas
- Medium Water Recharge Areas





**Macon Township
Master Plan**

**Forested Areas
and Wetlands**

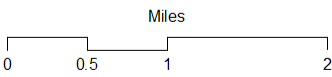
Legend

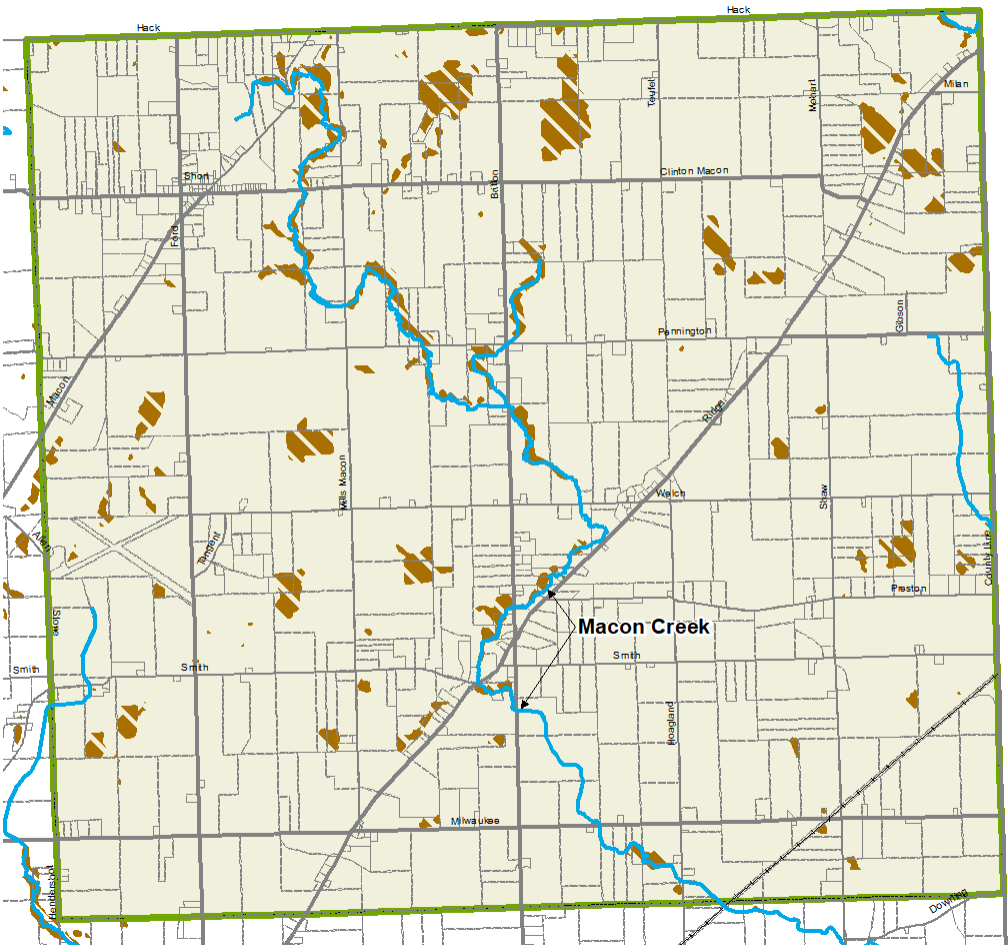
-  Forests (AFT)
-  Woodlands (AFT)
-  Wetlands (NWI)

NOTES AND DATA SOURCE

THIS MAP IDENTIFIES WETLANDS, AS DELINEATED BY THE NATIONAL WETLANDS INVENTORY (NWI) AND DIFFERENTIATES BETWEEN FORESTS AND WOODLANDS, WHICH ARE ASSOCIATED WITH, OR ADJACENT TO FARMS. GIVEN THAT THE AFT DATA WAS GATHERED AT A SCALE FAR GREATER THAN MACON TOWNSHIP, IT SHOULD ONLY BE USED TO IDENTIFY GENERAL AREAS RATHER THAN APPLIED TO SPECIFIC PROPERTIES.

THE LAND USE DATA IS OWNED (AND WAS DEVELOPED) BY THE AMERICAN FARMLAND TRUST (AFT) AND CONSERVATION SCIENCE PARTNERS FOR THE FARMS UNDER THREAT PROGRAM (AS DIRECTED BY THE AFT).



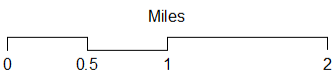


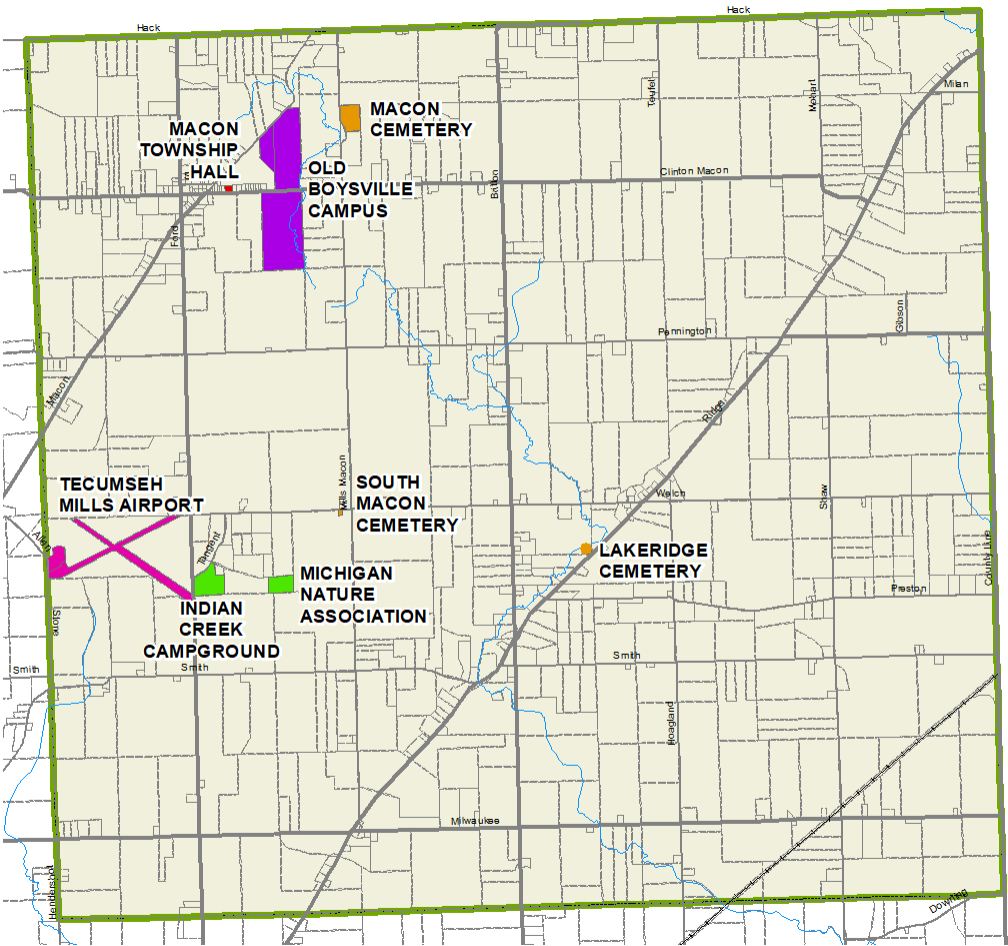
Macon Township
Master Plan

Surface Waters

Legend

-  Rivers and Streams
-  Wetlands (NWI)

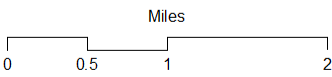




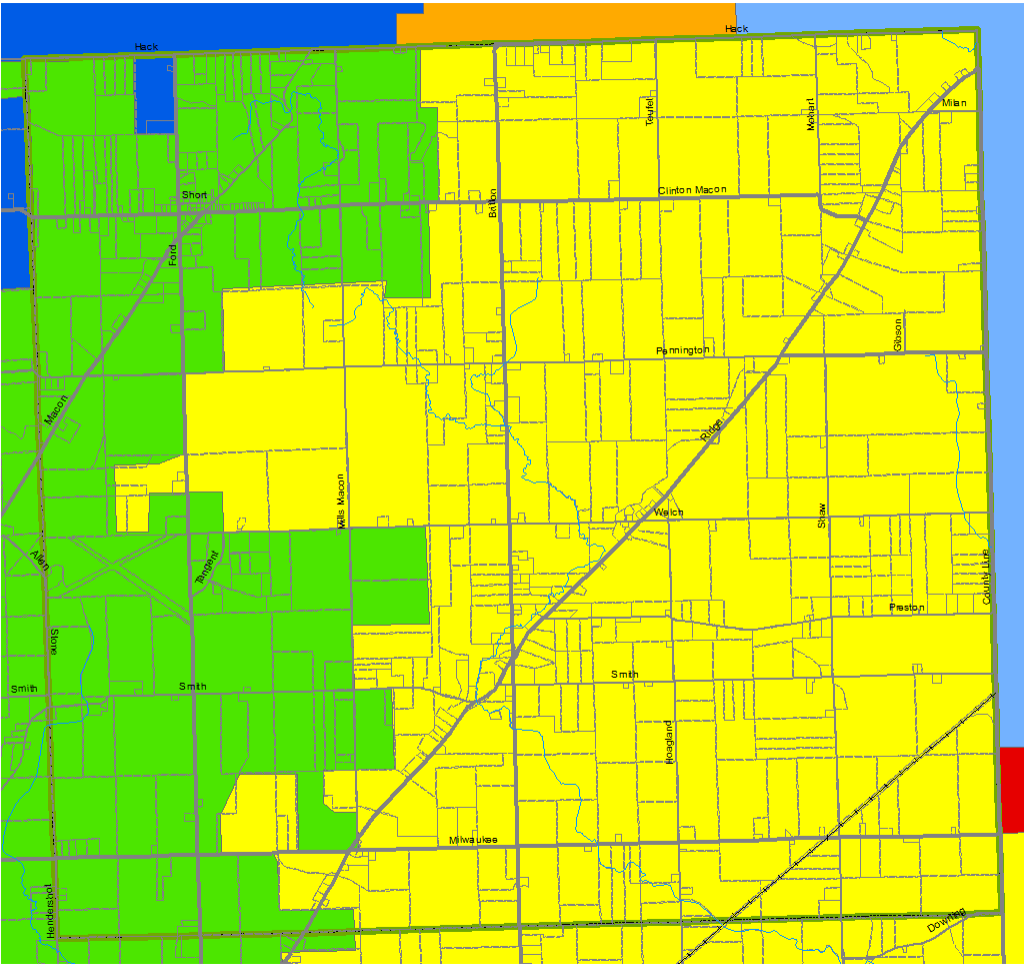
Macon Township
Master Plan

Community
Facilities

- Legend**
- Macon Township Hall
 - Township Cemeteries
 - Old Boysville Campus
 - Tecumseh Mills Airport
 - Recreation



Region 2
Planning Commission

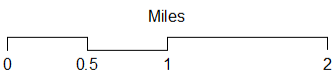


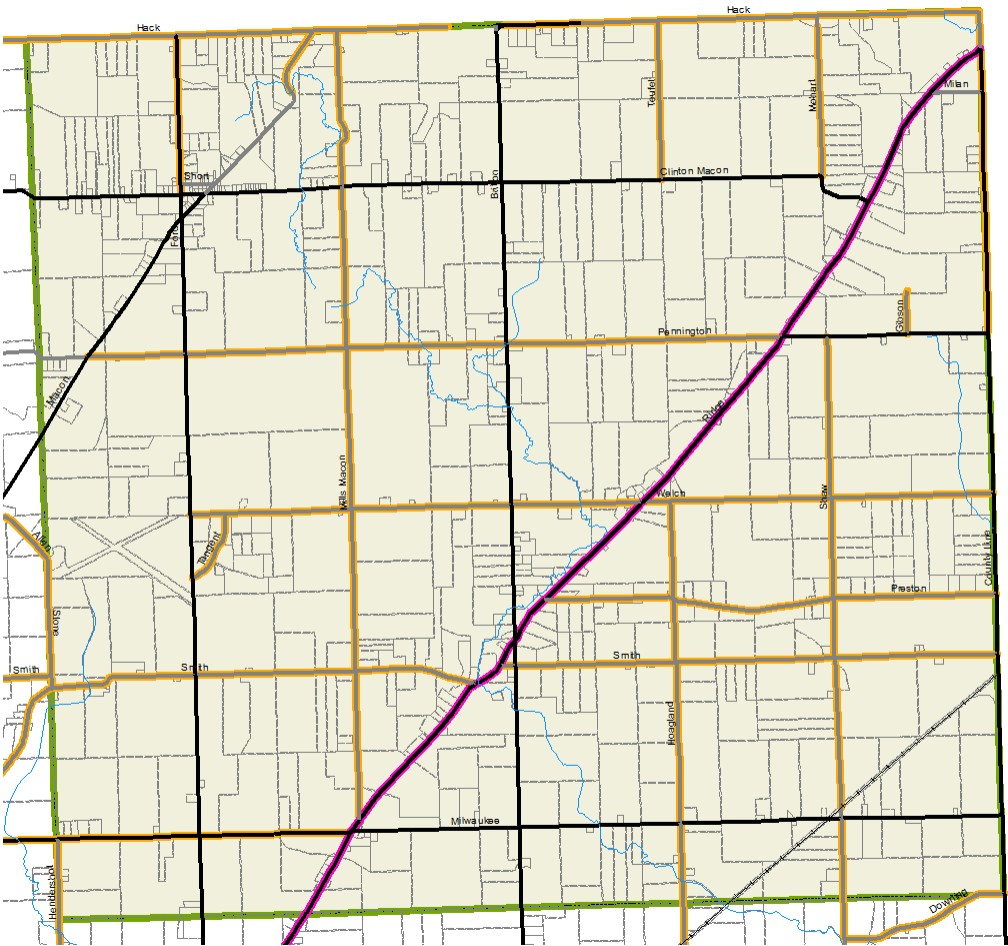
Macon Township Master Plan

School Districts

Legend

- Britton-Deerfield Schools
- Tecumseh Public Schools
- Clinton Community Schools
- Saline Area Schools
- Milan Area Schools
- Dundee Community Schools

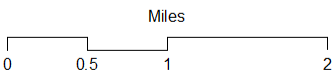




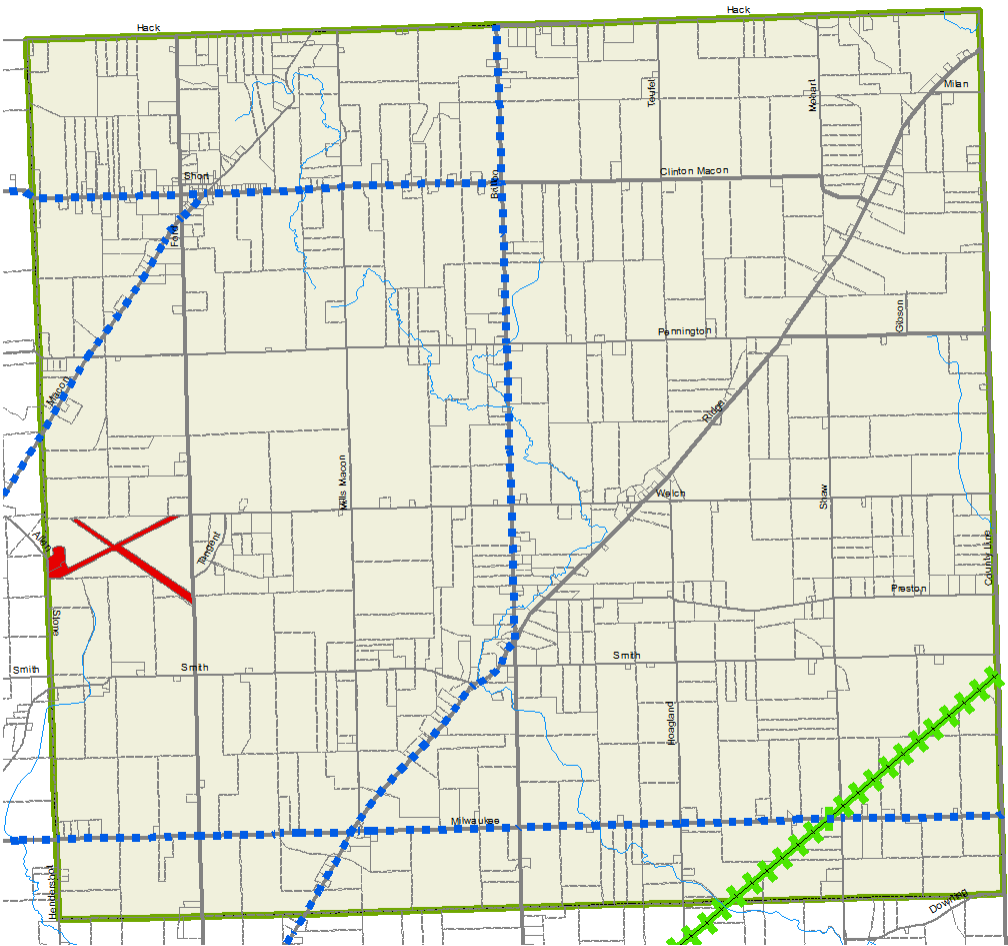
Macon Township
Master Plan

Roads

- Legend**
- State Highways
 - Primary County Roads
 - Local County Roads
 - Private Roads
 - All Season (Class A) Roads
 - Gravel Roads



Region 2
Planning Commission

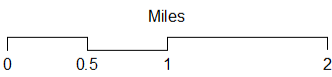


Macon Township Master Plan

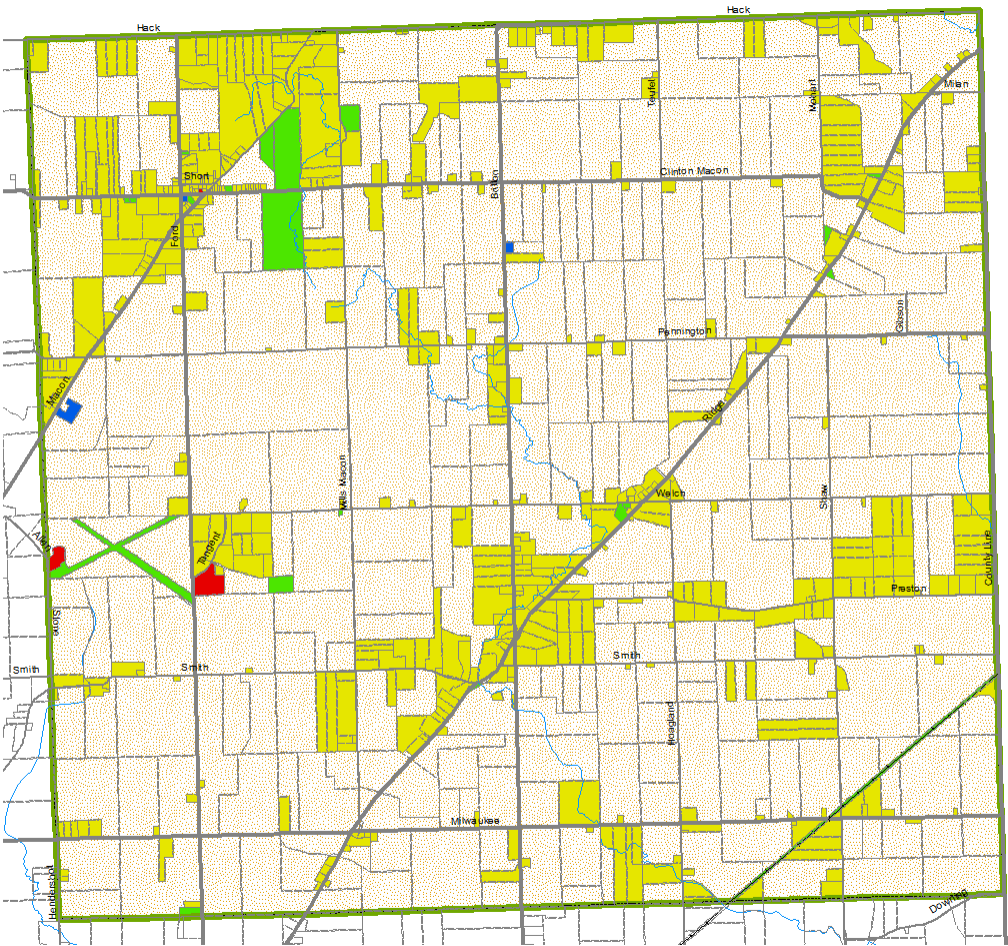
Nonmotorized Routes, Airports, and Railroads

Legend

- ■ ■ Proposed Nonmotorized Routes
- Tecumseh Mills Airport
- +— Norfolk Southern Railway



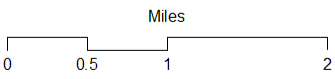
Region 2
Planning Commission



Macon Township
Master Plan
Property
Assessment

Legend

- Agricultural
- Residential
- Commercial
- Industrial
- Exempt
- Other



Region 2
Planning Commission