

Chairperson

Margaret Sayles

Vice-Chairperson

Jan Motz

Secretary

Kim Wieber

Members

Dawn Levey

Rebecca Batterbee

Brian Byers

Zach Rudat (BOC Ex Officio)



Planning and Zoning Director
(Interim) Lynn Wilson

Assistant Planner

Jessica Burnett

Planning & Zoning Secretary

Danelle Rose

Clinton County

Planning Commission

PLANNING COMMISSION AGENDA

Meeting of April 9th, 2026– 6:00 P.M.

Clinton County Commissioners' Chambers, 2nd floor

1. **Call to Order and Pledge of Allegiance –**
2. **Roll Call –**
3. **Approval of Agenda –**
4. **Approval of Planning Commission Meeting Minutes –**
 - March 12, 2026
5. **Communications –**
 - City of Grand Ledge Master Plan of 2026
 - City of Laingsburg Notice of Master Plan Update
 - Notice of Adoption & Transmission of Master Plan for Woodhull Township
 - City of Laingsburg Draft Master Plan
 - Eagle Township Zoning Ordinance Amendments
 - An Amendment to the Schedule of Regulations removing Manufacturing – Low Intensity as a SLU in the MR District
 - An Amendment to Section 5.25 Mineral Resource Extraction altering permitted hours
6. **Public Comments –**
7. **Old Business –**
 - A. **5-Year Master Plan Review**
 - B. **Zoning Ordinance Amendments Status Update**
 - i. Storage facilities in A-2 zoning district
 - ii. Kennels
 - iii. Enforcement through ticketing

8. New Business –

A. (PC-04-26) (OR-201-26) - Map Amendment (Rezoning) Application

The subject of the public hearing will be the consideration of an application to rezone approximately 9.57 acres from Single Family Residential (R-1) to Agriculture/Residential Transition (A-3) that was submitted by Joseph and Meredith Goodman, located at 1223 Wildcat Rd, in Section 15 of Bingham Township (Parcel ID: 030-015-200-010-01).

B. OR 202-26 — Proposed Zoning Ordinance Amendment

An ordinance to amend the county's Zoning Ordinance to impose a moratorium on the issuance of permits, licenses, or approvals for data centers for 12 months or until the county's Zoning Ordinance regulating data centers is amended, whichever occurs first.

C. Appointments for Vacant Zoning Board of Appeals and Solid Waste Committee

- Zoning Board of Appeals Recommendation: Dawn Levey moved to recommend Kim Wieber for the vacant Zoning Board of Appeals seat, Seconded by Jan Motz. Motion carried unanimously [Vote 5-0, 5 in favor, 0 opposed].
- Solid Waste Committee Recommendation: Dawn Levey moved to recommend Jan Motz for the vacant Solid Waste Committee seat, Seconded by Kim Wieber. Motion carried unanimously [Vote 5-0, 5 in favor, 0 opposed].

9. Other Business – None

10. Planning & Zoning Director's Report –

11. Planning Commissioner Comments –

12. Adjournment –

Chairperson
Margaret Sayles
Vice Chairperson

Jan Motz
Secretary
Kim Wieber

Members
Dawn Levey
Brian Byars
Rebecca Batterbee
Zach Rudat (BOC Ex Officio)



Director of Planning & Zoning
(Interim) Lynn Wilson
Assistant Planner
Jessica Burnett
Planning & Zoning Secretary
Danelle Rose

**(Draft) Meeting
Minutes
March 12th, 2026
Clinton County
Planning Commission**

CALL TO ORDER The Clinton County Planning Commission met on Thursday, March 12th, 2026, at 6:00 p.m. with Planning Commission Chairperson Margaret Sayles calling the meeting to order.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was given to the flag of the United States of America.

ROLL CALL Kim Wieber - Present
Margaret Sayles – Present
Jan Motz - Present
Dawn Levey - Present
Zach Rudat - Present
Rebecca Batterbee - Present
Brian Byars – Arrived at approximately 6:30pm

STAFF PRESENT Lynn Wilson, Interim Planning and Zoning Director
Jessica Burnett, Assistant Planner
Danelle Rose, Planning and Zoning Secretary
John Fuentes, County Administrator/Controller
Todd Campbell, Deputy County Administrator
Laura Genovich, County Legal Counsel

VISITORS Donna Graham, Greenbush Township
Brian Hurtekant, Lansing, MI

Clinton County Courthouse
100 East State Street, Suite 1300
St. Johns, Michigan 48879-1571
(989)227-6591

Theresa Owen, Greenbush Township
Karol Sanborn, Lebanon Township
Val Vail Shirey, Victor Township

APPROVAL OF
PLANNING
COMMISSION
AGENDA

PLANNING COMMISSION ACTION: The agenda was presented for approval. Dawn Levey moved, supported by Jan Motz, to approve the agenda as amended to add B under new business after election of officers, item B would become “update on the results of the Board of Commissioners meeting” as it effects the Planning Commission and to delete E from new business, discussion of Planning Commission Vacancies. Motion carried unanimously. [Vote of 6-0, 6 in favor, 0 opposed, 1 Absent.]

APPROVAL OF
PLANNING
COMMISSION
MEETING MINUTES

PLANNING COMMISSION ACTION: January 8th, 2026, Meeting Minutes were presented for approval. Dawn Levey moved, supported by Zach Rudat, to approve minutes as presented. Motion carried unanimously. [Vote of 6-0, 6 in favor, 0 opposed, 1 Absent.]

COMMUNICATIONS

- A. Alma Master Plan Discussion Public Notice
- B. Maple Rapids 5-Year Park & Recreation Plan, 2026-2031
- C. St. Louis Master Plan Discussion Public Notice
- D. Chant-Bailey PA 116
- E. Watertown Township Memorandum Proposed Zoning Amendment
- F. Final City of Ovid Master Plan
- G. Gratiot County Master Plan Discussion Public Hearing
- H. City of St. Johns Parks & Recreation 5-Year Master Plan, 2026-2030
- I. Village of Westphalia 5-Year Parks and Recreation Plan, 2026-2030
- J. Duplicate of H.
- K. Village of Fowler Recreation Plan, 2026-2030
- L. Eagle Township Interim Zoning Ordinance
- M. Victor Township Kennel Discussion & Resolution
- N. Gratiot County Master Plan
- O. Eagle Township adopted ordinance
- P. Voisinet PA116

PLANNING
COMMISSION
ACTION

PLANNING COMMISSION ACTION: Zach Rudat moved to accept and place on file the Communications, supported by Jan Motz. Motion carried unanimously. [Vote of 6-0, 6 in favor, 0 opposed, 1 Absent.]

PUBLIC COMMENT	NO PUBLIC COMMENT
OLD BUSINESS	NONE
NEW BUSINESS	Election of Officers
NOMINATION OF OFFICERS	The Planning Commission opened the floor to begin nominations.
PLANNING COMMISSION ACTION	<p>Dawn Levey moved, supported by Jan Motz, to nominate Margaret Sayles for Planning Commission Chair. There were no other nominations. Motion carried unanimously by roll call vote. [Vote 6-0, 6 in favor, 0 opposed, 1 absent]</p> <p>Dawn Levey – Yes Jan Motz – Yes Kim Wieber – Yes Zach Rudat – Yes Rebecca Batterbee – Yes Margaret Sayles – Yes Brian Byars - Absent</p>
PLANNING COMMISSION ACTION	<p>Dawn Levey moved, supported by Zach Rudat, to nominate Jan Motz for Planning Commission Vice-Chair. There were no other nominations. Motion carried unanimously by roll call vote. [Vote 6-0, 6 in favor, 0 opposed, 1 absent].</p> <p>Zach Rudat- Yes Kim Wieber – Yes Dawn Levey – Yes Margaret Sayles – Yes Rebecca Batterbee – Yes Jan Motz – Yes Brian Byars - Absent</p>
PLANNING COMMISSION ACTION	<p>Jan Motz moved, supported by Margaret Sayles, to nominate Kim Wieber for Planning Commission Secretary. There were no other nominations. Motion carried unanimously by roll call vote. [Vote 6-0, 6 in favor, 0 opposed, 1 absent].</p>

Dawn Levey – Yes
Zach Rudat – Yes
Jan Motz – Yes
Margaret Sayles – Yes
Rebecca Batterbee – Yes
Kim Wieber – Yes
Brian Byars - Absent

PLANNING
COMMISSION
ACTION
(DATA CENTER
MORATORIUM)

Motion made by Jan Motz, supported by Margaret Sayles, to initiate the process to hold a public hearing for a Zoning Ordinance amendment to place a moratorium on Data Centers. Motion carried unanimously by Roll Call vote (Vote 7-0, 0 against, 7 in favor).

Laura Genovich, Clinton County Legal Counsel said that Foster Swift would provide language for a Zoning Ordinance amendment placing a moratorium on Data Centers for review and comment at the April 9th Planning Commission Meeting.

Jan Motz – Yes
Dawn Levey – Yes
Kim Wieber – Yes
Zach Rudat – Yes
Margaret Sayles – Yes
Brian Byers – Yes
Rebecca Batterbee – Yes

PLANNING
COMMISSION
ACTION
(ORDINANCE
DISCUSSION)

Motion made by Jan Motz, supported by Dawn Levey to direct the County Administrator to issue a contract work order for OHM Advisors to develop text amendment language in reference to: adding storage facilities to A-2 permitted uses, kennel provisions, and changing enforcements to a ticket procedure; contract would be funded through a reserve that is written in the current OHM Advisors contract. Motion carried unanimously by Roll Call Vote (7-0, 0 against, 7 in favor).

Kim Wieber – Yes
Zach Rudat – Yes
Jan Motz – Yes
Dawn Levey – Yes
Margaret Sayles – Yes

Rebecca Batterbee – Yes
Brian Byers - Yes

PLANNING
COMMISSION
ACTION (5-YEAR
MASTER PLAN
REVIEW)

An informal decision was made to allow the members of the Planning Commission to familiarize themselves with the current Master Plan and the updating process and to continue the discussion at the April 9th Planning Commission Meeting.

OTHER BUSINESS

NONE

PLANNING AND
ZONING STAFF
REPORT

NONE

ADJOURNMENT

Chairperson Margaret Sayles called for a motion to adjourn the meeting. Jan Motz moved to adjourn the meeting at 7:23 p.m., supported by Zach Rudat. Motion carried unanimously. [Vote of 7-0, 7 in favor, 0 opposed.]

Danelle Rose
Planning and Zoning Secretary

NOTE: These minutes are subject to approval at the next regularly scheduled Planning Commission meeting.

OLD BUSINESS

4/09/2026

5- Year Master Plan Update

- Staff Report
- Supporting Materials



MEMORANDUM

To: Planning Commissioners
From: Lynn Wilson, (Interim) Director of Planning & Zoning
Planning and Zoning Department
Subject: 5-Year Master Plan Review
Date: March 30th, 2026

Information related to the Michigan Planning Enabling Act and the requirement of the Planning Commission to review the Master Plan (also called a Comprehensive Plan), was provided in the March Planning Commission packet. The cover memo is provided again here again. If you wish to have more of the March material reprinted, let us know.

As a reminder, the Planning Commission in reviewing the adopted Master Plan every five years must determine one of the following:

- No change has occurred or the plan is fine and therefore the plan may stand as adopted.
- Some amendments are required because of new or updated information and therefore the plan should be amended.
- There are substantial changes in the community and therefore the plan should be rewritten.



To: Planning Commissioners

From: Lynn Wilson, Planning & Zoning Director (Interim)

Date: March 9, 2026

Re: Planning Commission 5-Year Master Plan Review / New Business Agenda Item D

In preparation for the Planning Commission meeting on March 12, 2026, please review the 2022 Comprehensive Plan on the county's website: https://www.clinton-county.org/DocumentCenter/View/7888/2022-Comp-Plan-Update_FINAL. If you would like to have a paper copy available at the meeting (or in advance of the meeting), please email the general email below to make the request. The terms "Master Plan" and "Comprehensive Plan" are interchangeable.

Also, please review the attached *Checklist #1H: The Five-Year Plan Review* developed by the Michigan State University Extension Land Use Series and most recently revised on March 19, 2025. The document walks through considerations for the Planning Commission in reviewing the adopted Master Plan every five years to determine one of the following:

- No change has occurred or the plan is fine and therefore the plan may stand as adopted.
- Some amendments are required because of new or updated information and therefore the plan should be amended.
- There are substantial changes in the community and therefore the plan should be rewritten.

Also attached is Section 33 of the Michigan Planning Enabling Act (MPEA) Act 33 of 2008 as amended. This is the legal basis for the checklist.

The outcome of the review must be recorded in the meeting minutes before proceeding. There may be no outcome/decision at the March Planning Commission meeting. It may simply be a discussion of the process and a decision to continue the conversation at the April Planning Commission meeting.

The Board of County Commissioners has allocated money in the 2026 budget for the purpose of hiring a consultant to update the Master Plan if that is the direction of the Planning Commission. Since the funding has already been allocated, the Planning Commission may direct the County Administrator to proceed with next steps to select a consultant to update or to rewrite the Zoning Ordinance.

OLD BUSINESS

4/09/2026

Zoning Ordinance Amendment Update

- i. Storage Facilities
- ii. Kennels
- iii. Enforcement through
ticketing

➤ Verbal Update

NEW BUSINESS

4/09/2026

(PC-05-26) ZO Amendment Data Center Moratorium

- Staff Report
- Supporting Materials



MEMORANDUM

To: Planning Commissioners
From: Lynn Wilson, (Interim) Director of Planning & Zoning
Planning and Zoning Department
Subject: Text amendment for Data Center Moratorium – OR 202-26
Date: March 30th, 2026

At the March Planning Commission meeting, Planning Commissioners decided to hold a public hearing to consider a Zoning Ordinance amendment to place a moratorium on Data Center development until more complete regulatory standards could be added to the Zoning Ordinance.

The county's legal counsel provided language for consideration, the public hearing has been noticed in the newspaper as required by law, and the 10 townships served by Clinton County Planning & Zoning have been notified. The City of St. Johns was also notified as a courtesy. This section includes the recommended language for consideration and responses received to date.

The Planning Commission makes a recommendation to the Clinton County Board of Commissioners regarding the text amendment, and the Board of Commissioners makes the final decision.

**CLINTON COUNTY
BOARD OF COMMISSIONERS**

ORDINANCE NO. 2026-__

**AN ORDINANCE TO AMEND THE COUNTY ZONING ORDINANCE TO IMPOSE A
MORATORIUM ON THE ISSUANCE OF PERMITS, LICENSES, OR APPROVALS
FOR DATA CENTERS**

CLINTON COUNTY ORDAINS:

Section 1. Addition of Section 4.54 to County Zoning Ordinance. New Section 4.54 is added to the County Zoning Ordinance and reads as follows:

Section 4.54. Moratorium on issuance of permits, licenses, or approvals for Data Centers

A. Definition. Data Center. A structure that houses information technology infrastructure and equipment for building, running, and delivering applications and for the storage of digital data.

B. Findings. In accordance with the Michigan Zoning Enabling Act, 2006 P.A. 110, being MCL 125.3101 *et seq.*, as amended, Clinton County has determined that:

1. Pursuant to the Michigan Zoning Enabling Act, Clinton County (“County”) has adopted certain regulations to control the use of land.
2. Although the Zoning Ordinance identifies “data processing or computer center, including sales, service and maintenance of electronic data processing equipment” as a permitted use, it regulates that use only by zoning districts. It does not establish any additional land-use standards for such facilities, nor does it reflect the significant technological changes that have increased the size, energy needs, and physical impacts of modern data centers.
3. The County wishes to consider regulations concerning data centers, a growing and rapidly evolving land use, to protect the public health, safety, and welfare of County residents.
4. Imposing a moratorium, on a temporary basis, is reasonable and necessary in order to allow time for consideration of potential amendments to the County’s Zoning Ordinance.
5. A moratorium should be imposed upon the issuance of any and all permits, licenses, and approvals for any property subject to or under the jurisdiction of the County’s Zoning Ordinance for the establishment and use of data centers

for 12 months or until an amendment to the County's Zoning Ordinance regulating data centers, whichever occurs first.

- C. **Moratorium.** A moratorium is hereby imposed upon the issuance of any and all permits, licenses, or approvals for any property subject to or under the jurisdiction of the County's Zoning Ordinance for the establishment or use of data centers, data processing centers, and computer centers, so long as this moratorium is in effect.
- D. **Term of Moratorium; Renewal.** The moratorium imposed by this Ordinance shall remain in effect for 12 months following the effective date of this Ordinance, or until data center regulatory amendments to the County's Zoning Ordinance become effective, whichever occurs first. Before this moratorium expires, the County Board of Commissioners may by resolution extend the moratorium as appropriate to allow sufficient time to complete amendments to its Zoning Ordinance. If an extension is adopted, the County will publish notice of the extension.
- E. **Validity and Severability.** Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.
- F. **Repealer Clause.** Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.
- G. **Effective Date.** This Ordinance becomes effective immediately following publication.

Re: Clinton County Moratorium - Request for Township comments

From Amy Wirth <clerk@binghamtownshipmi.com>

Date Fri 3/27/2026 11:29 AM

To Rose, Danelle <RoseD@clinton-county.org>

Good morning, Danelle. Our board has discussed via email since we won't have a meeting before the Planning Commission meeting. We are in support of this, thank you for all that you do!

On Fri, Mar 20, 2026 at 1:57 PM Rose, Danelle <RoseD@clinton-county.org> wrote:

Good afternoon, Please see the attached information for your review and comment. Please let me know if I can provide you with any further information.

Sincerely,

Danelle Rose

Planning & Zoning Secretary

Clinton County, Michigan

100 E. State St.

Suite 1300

Saint Johns, MI 48879

P: 989-227-6591

E: rosed@clinton-county.org

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Amy Wirth

Bingham Township Clerk

989-403-8468

clerk@binghamtownshipmi.com

<https://binghamtownshipmi.com/>

Re: Clinton County Data Center Moratorium

From Christopher Khorey <ckhorey@mcka.com>

Date Mon 3/23/2026 11:31 AM

To Rose, Danelle <RoseD@clinton-county.org>

Cc PlanningandZoning <PlanningandZoning@clinton-county.org>; Remy Clark <rclark@mcka.com>

Thank you, Danelle. We look forward to collaborating on the mutual interests of the City, Township, and County on this issue, particularly as it relates to water.

We will keep you updated on our discussions within the City as well.

Christopher Khorey, AICP

Vice President

MCKENNA

O 248.596.0920 | C 616.204.1936 | F 248.596.0930

124 East Fulton Street, Suite 6B | Grand Rapids, MI 49503

ckhorey@mcka.com | mcka.com

FACEBOOK | LINKEDIN



From: Rose, Danelle <RoseD@clinton-county.org>

Sent: Friday, March 20, 2026 3:26 PM

To: Christopher Khorey <ckhorey@mcka.com>

Cc: PlanningandZoning <PlanningandZoning@clinton-county.org>

Subject: Clinton County Data Center Moratorium

Good afternoon, attached is a proposed Moratorium for Data Centers in Clinton County. The Clinton County Planning Commission will consider this Amendment at the April 9th Planning Commission

Data Center Moratorium

From Ramona Smith <greenbushtownship@outlook.com>

Date Tue 3/31/2026 2:45 PM

To PlanningandZoning <PlanningandZoning@clinton-county.org>

As the Greenbush Township monthly meeting on 3/30/26 ,discussion was held on the Data Center Moratorium. We as a Board feels it would be very beneficial for this Ordinance to move forward.

[Ramona Smith](#)

Greenbush Township Clerk

o: 989-224-3993 m: 517-930-4180

NEW BUSINESS

4/09/2026

(PC-04-26)
Map Amendment
(Rezoning) Application

- Staff Report w/
Supporting Materials



Planning Commission Report: Special Land Use Expansion

(PC-04-26) (OR-201-26)

April 9, 2026

1. Petition Information

Application Number:	(PC-04-26)(OR-201-26)
Owner & Applicant:	Joseph and Meredith Goodman
Owner Address:	1223 Wildcat Rd St Johns, MI 48879
Project Description:	Zoning Map Amendment
Petition Description:	Zoning map amendment from R-1, Single Family Residential (Medium Density) to A-3, Agriculture/Residential Transition for 9.57 acres.

2. Subject Property Information

Property Address:	1223 Wildcat Rd St Johns, MI 48879
Property Location:	North side of Wildcat Rd, east of S Scott Rd, west of US-127
Parcel ID:	030-015-200-010-01 Section15, Bingham Township
Section & Township:	The property is irregularly shaped, 450' wide and 1,000' deep at the deepest point.
Lot Shape:	
Lot Area:	Approximately 9.57 acres requested to be rezoned to A-3
Lot Frontage:	450' on Wildcat Rd
Existing Land Use:	Single-family dwelling

3. Zoning & Future Land Use Information

Existing Zoning:	Single Family Residential (Medium Density) (R-1) <i>The intent is to provide districts in which the main use is single-family residential, plus normal accessory and compatible supportive uses. A reasonable range of lot sizes is envisioned which will provide a choice of desirable and economically feasible development opportunities for all members of the general public. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public sewer, and public water.</i>
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	<p><i>Relationship to Comprehensive Plan (Growth Areas): Focused around existing cities and villages and are intended to provide high to medium density uses similar to development patterns in incorporated communities. Importantly, these areas provide transition from urban to rural land uses.</i></p>
<p>Proposed Zoning:</p>	<p>Agriculture/Residential Transition (A-3) <i>The intent is to provide a district in which agriculture, traditional farm homesteads, and low density single-family residential development may occur, in close proximity to each other along with other compatible uses. The prevalent use of the A-3 district area is considered to be transitional from agriculture to residential. The regulations of this district are designed to conserve and protect low density residential uses, while accommodating agricultural use and its related accessory uses. These regulations are also designed to exclude uses and structures that demand substantial public services, such as major thoroughfares, public sewer or water facilities and other public services.</i></p> <p><i>Relationship to Comprehensive Plan (Rural Areas): To protect agricultural land and the rural character of Clinton County and provide for a variety of residential living opportunities at rural densities.</i></p>
<p>Future Land Use Map for Parent Parcel:</p>	<p>Per the 2022 Clinton County Comprehensive Plan Update, the future land use designation for this parcel is Mixed Use (pp. 29). The Future Land Use Map and associated district description is intended to be used as a guide by the County Planning Commission and Board of Commissioners to assist with land use decisions.</p> <p>Mixed Use <i>The intent of the Mixed Use designation is to encourage a mixture of compatible land uses on the same property or adjacent properties to provide employment, residential, shopping, and recreational opportunities. In the review of development in mixed-use areas, the Planning Commission should consider the ability of proposed projects to integrate into the overall development pattern surrounding the petitioned project. It should be the intent of future decisions to permit such uses, but only where such uses are integrated and harmonious.</i></p>

Zoning Plan Designation for A-3 and Mixed Use	<p>The Zoning Plan of the Comprehensive or Master Plan is a more recent requirement of the Planning Enabling Act. It is required to clarify how current zoning districts map to the Future Land Use Map. The Zoning Plan is provided in Chapter 7 of the Clinton County Master Plan.</p> <p>The Zoning Plan states that the A-3 Zoning district maps to the Agriculture Transition Zone on the Future Land Use Map. Also, that the Mixed Use designation on the Future Land Use Map maps to all of the following uses: Multi-Family Residential (MF), Manufactured Housing Community (MH), Local Commercial (C-1), General Commercial (C-2), Highway Service Commercial (C-3), Research/Office District (RO), Light Industrial (I-1), and General Industrial (I-2). None of the Agricultural or Single-Family zoning districts are included in the Mixed Use District definition.</p>
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	North	East	South	West
Surrounding Zoning	Single Family (Medium Density) (R-1)	General Agriculture (A-2)	Single Family (Medium Density) (R-1)	Single Family (Medium Density) (R-1)
Surrounding Land Uses	Agriculture	Residential	Residential	Agriculture
Future Land Use Map	Mixed Use	Mixed Use	Rural/Transitional	Mixed Use

Project Narrative

A zoning map amendment has been requested to rezone a 9.57-acre parcel from Single Family Residential (Medium Density) R-1 to Agriculture/Residential Transition A-3. A single-family dwelling is located on the parcel. The rezoning has been initiated because the property owner would like to keep Class II animals, an activity that is not permitted in the R-1, Single Family Residential (Medium Density) District. The Future Land Use Map designates this parcel and those to the immediate west, north and east as Mixed Use, and the property to the south as Rural/Transitional.

The rezoning request is not supported by the Future Land Use Map and Zoning Plan. It is a voluntary down zoning of the parcel in an area intended in the future to have higher density/impact development. This is due to conditions including its access to utility service, proximity to the City of St. John and proximity to US-127.

The applicant was told by the realtor that rezoning could be addressed later. That information did not come from the Planning & Zoning office. The applicant describes the property as agricultural, but it seems to be a rural residential use pattern currently.

Criteria for Zoning Map Amendment/Rezoning

§7.21(E)(2)a: What conditions related to the application have changed which justify the proposed amendment.

There is no evidence of changed conditions related to the application that would justify the proposed amendment.

§7.21(E)(2)b: What error in judgement, procedure, or administration was made in the original Ordinance which justifies the petitioned amendment.

There was no error in judgement, procedure, or administration in the original Ordinance to justify the petition amendment.

§7.21(E)(2)c: What are the precedents and possible effects such precedents that might result from the approval or denial of the petition to amend the Ordinance.

Approval of this petition could result in any of the future land uses permitted in the A-3, Agriculture/Residential Transition zoning district on this property in the future. The rezoning goes with the property and is not limited to the current occupant and the current use. It also sets a precedent of not following the Master Plan as adopted.

§7.21(E)(2)d: What impact the proposed change might have on the ability of the County, Township, or Municipality and other governmental agencies to provide public services and facilities and/or programs that might reasonably be required in the future if the petition is approved.

If the petition is approved the proposed change would have no change or could potentially reduce demand on local government entities to provide public services to this property, as the proposed change is a voluntary down zoning.

§7.21(E)(2)e: Will the proposed change have a negative impact on the environmental conditions or value of the surrounding properties.

Consider in the present, the size of the subject parcel and restrictions of the zoning ordinance as it pertains to keeping livestock, should prevent potential adverse effects on surrounding properties.

§7.21(E)(2)f: Is the proposed change is generally consistent with the adopted Comprehensive Plan of Clinton County.

The proposed change is inconsistent with the adopted Comprehensive (Master) Plan of Clinton County which designates the parcel as Mixed Use on the Future Land Use Map.

§7.21(E)(2)g: Are there are any significant negative environmental impacts which would reasonably occur if the petitioned amendment and possible resulting development were implemented, such as problems with surface water drainage, wastewater disposal, adverse effect on surface or subsurface water quality, loss of valuable natural resources (such as forest, wetlands, historic sites, wildlife, mineral deposits, or valuable agriculture land), and soils.

We find no significant negative environmental impacts which would reasonably occur if the petitioned amendment and possible resulting development were implemented.

Per §7.21(G), a landowner is not required to offer conditions on the use and development of the land as a requirement for a rezoning. No conditions have been offered or can be placed on the recommendation or approval of the zoning map amendment.

4. Applicable Land Use Standards

The proposed amendment aims to down zone the property from the current R-1 Single-Family Residential (Medium Density) district to the A-3 Agriculture/Residential Transition district. The following section highlights applicable land use standards.

Section 3.1.3(B) Permitted Uses

The R-1 zoning district permits Animals, Class I. The A-3 zoning district permits Animals Class I, II, III, and IV by right as well as private stables per Section 4.46.

The definition of each class is found in the definitions section (Chapter 2). A summary of each classification is as follows:

- Class I: Domesticated Animals (i.e. pets)
- Class II: Animals which are normally part of farm livestock found outside of a farming operation including cows, horses, swine, sheep, goats.
- Class III Animals: Rabbits and chickens when not kept as pets.
- Class IV Animals: Dangerous animals including wild or undomesticated animals which would ordinarily be found in a zoo.

Section 3.1.3(C) Special Land Uses

The A-3 Zoning District includes the following uses as a Special Land Use which are not permitted in the R-1 Zoning District:

- Bed and Breakfast
- Broadcast and Receiving Towers
- Cemeteries
- Country Club
- Golf Courses
- Home Occupations, Class B
- Medical hardship housing opportunity
- Nursery and Greenhouse
- Public service training facility
- Residential use associated with conservation, education or recreation
- Rural event venues
- Rural historical institutional structures
- Solar energy systems
- Wireless communication

Vehicular & Pedestrian Circulation and Parking

The parcel has a driveway off Wildcat Road which leads to the residence. Traffic patterns proposed are in conformance with current ordinance standards.

Landscaping, Open Space & Buffering

Landscaping, open space and buffering are not proposed or required for this rezoning request.

Signage

Signage is not proposed. Applicable permits would be required before any new signs could be added.

5. Other Agency, Department & Township Comments

The Planning & Zoning Department has requested reviews and comments from Bingham Township, the Clinton County Drain Commissioner’s Office, the Clinton County Road Commission, and the Mid-Michigan Health Department (MMDHD). Correspondence is attached.

5.1 Bingham Township: Neutral response.

5.2 Mid-Michigan Health Department (MMDHD): No objections as long as well and septic stay on the same parcel as the dwelling unit.

5.3 Clinton County Drain Commission: No response.

5.4 Clinton County Road Commission (CCRC): CCRC has no objections.

6. Potential Motions

Staff are providing the following motions for the Planning Commission to consider:

6.1 Motion of Approval

Move to recommend **approval** of petition (PC-4-26)(PAMD260001) to the Board of Commissioners to amend the Zoning Map from R-1 Single Family Residential (Medium Density to A-3, Agriculture/Residential Transition for approximately 9.57 acres located at 1223 Wildcat Rd (Parcel ID: 030-015-200-010-01) in Section 15 of Bingham Township as legally described in the petition per the following reasoning:

- The seven criteria outlined in §7.21(E)(2) of the Zoning Ordinance have been met.
- Additional reasoning as presented by the Planning Commission:

6.2 Motion of Denial

Move to recommend **denial** of petition (PC-4-26)(PAMD260001) to the Board of Commissioners to amend the Zoning Map from R-1 Single Family Residential (Medium Density to A-3, Agriculture/Residential Transition for approximately 9.57 acres located at 1223 Wildcat Rd (Parcel ID: 030-015-200-010-01) in Section 15 of Bingham Township as legally described in the petition per the following reasoning:

- Reasoning for how one (1) or more of the seven (7) criteria have not been satisfied per the Planning Commission:

6.3 Motion to Table

Move to **table** petition (PC-4-26)(PAMD260001) per the following reasoning:

- Reasoning and additional information needed per the Planning Commission to determine if the seven (7) criteria can be met:

7. Attached Materials

- 7.1. Application**
- 7.2. Aerial Image**
- 7.3. Property Pictures**
- 7.4. Current Zoning Map**
- 7.5. Proposed Zoning Map**
- 7.6. Future Land Use Map**
- 7.7. Survey**
- 7.8. Legal Description**
- 7.9. Other Agency, Department, & Township Comments**
- 7.10. Statement of Facts**
- 7.11. Legal Notification**

Respectfully Submitted,

Lynn Wilson

Lynn Wilson, AICP
Interim Planning & Zoning Director

7.1 Application

CLEAR FORM



PAYMENT:	
Amount: \$	_____
<input type="checkbox"/> Check #:	_____
<input type="checkbox"/> Cash	
<input type="checkbox"/> Credit/Debit Card (+ 3%)	

PETITION FOR ZONE MAP AMENDMENT (REZONING)

Site Information:

Site Address: 1223 Wildcat Rd City: St. Johns
 Parcel ID: 030-015-200-010-01 Township: Bingham

Landowner Information:

Name(s): Joseph and Meredith Goodman
 Email: Joe.goodman@live.com Phone: 517 927 4359
 Address: 1223 Wildcat Rd City: St. Johns State: MI Zip: 48879

Applicant Information:

Landowner Representative Name: _____
 Email: _____ Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____

Type of Change or Proposed Use:

- Residential Rezoning \$750 (includes 1st acre) + \$25 each acre over 1
*maximum of \$1,000
- Non-Residential Rezoning \$750 (includes 1st acre) + \$50 each acre over 1
*maximum of \$1,000

Petition Information:

Number of acres requested to be rezoned: 9.57
 Current Zoning District: R-1
 Requested Zoning District: A-3

Clinton County Office of Planning & Zoning
 100 East State Street, Suite 1300
 St. Johns, Michigan 48879
 (989) 227-6591 • PlanningAndZoning@clinton-county.org

The following are Ordinance Section 7.21.E findings of fact. Review and respond in the space provided.

1. What, if any, identifiable conditions related to the petition have changed which justify the petitioned amendment?

Response: Bought a piece of farm ground that is currently still farmed all the way around us. A lot of the neighborhood is currently zoned A-2 and we have the land to support A-3 zoning.

2. What, if any error in judgement, procedure, or administration was made in the original Ordinance which justifies the petitioned amendment?

Response: Didn't address the zoning at the time of purchase. Was advised we could do that down the road.

3. What are the precedents and the possible effects of such precedent that might result from the approval or denial of the petition to amend the Ordinance?

Response: No special precedents required, we comply with the updated Clinton County zoning requirements as written.

4. What is the impact of the amendment on the ability of the County, Township or Municipality and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the petition is approved?

Response: Doesn't affect any public services.

5. Does the petitioned amendment adversely affect the environmental conditions or value of the surrounding property?

Yes No

Explain: Currently agricultural property and we plan to keep farming a portion of it.

6. Does the petitioned zoning change generally comply with the adopted policies of the Comprehensive Plan of Clinton County?

Yes No

Explain: Complies with the updated zoning ordinances for land size within Clinton County

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St. Johns, Michigan 48879
(989) 227-6591 • PlanningAndZoning@clinton-county.org

7. Are there any significant negative environmental impacts which would reasonably occur if the petitioned amendment and possible resulting development, such as:

- *Surface water drainage problems?*

Yes No

Explain: Nothing will change with the current layout and use.

- *Wastewater disposal problems?*

Yes No

Explain: Nothing will change with the current layout and use.

- *Adverse effect on surface or subsurface water quality?*

Yes No

Explain: Nothing will change with the current layout and use.

- *The loss of valuable natural resources (such as forest, wetlands, historic sites, wildlife, mineral deposits, or valuable agriculture land)?*

Yes No

Explain: Would be keeping it in agricultural land

- *Soils?*

Yes No

Explain: Mixture of clay and sand across the property

Legal Property Description: ATTACH A COPY (DIGITAL REQUIRED) – *for property to be rezoned*

Site Plan / Survey: ATTACH A COPY – *Containing the following (as applicable).*

- North Indicator
- Property dimensions (i.e., lot/boundary lines)
- All streets/roads, centerline, and right-of-way (provide dimensions)
- Dimensions of all existing structures (including height)
- Distances from all sides of existing and proposed structures to property lines
- Lakes, streams, and wetlands
- Topography of property (including slope and direction)
- Location(s) of structures on adjacent properties if within 100 feet of petitioned property line
- Location of existing septic and well facilities

Statement of Understanding and Agreement:

To the best of my knowledge, all information provided herein is accurate and in compliance with all applicable rules, regulations, and governing ordinances.

Landowner Signature: *(if other than the applicant)* _____ **Date:** _____
 Applicant Signature: _____ **Date:** 3/2/2026

For Administrative Use Only

- Received application 30 days prior to the scheduled Planning Commission meeting.

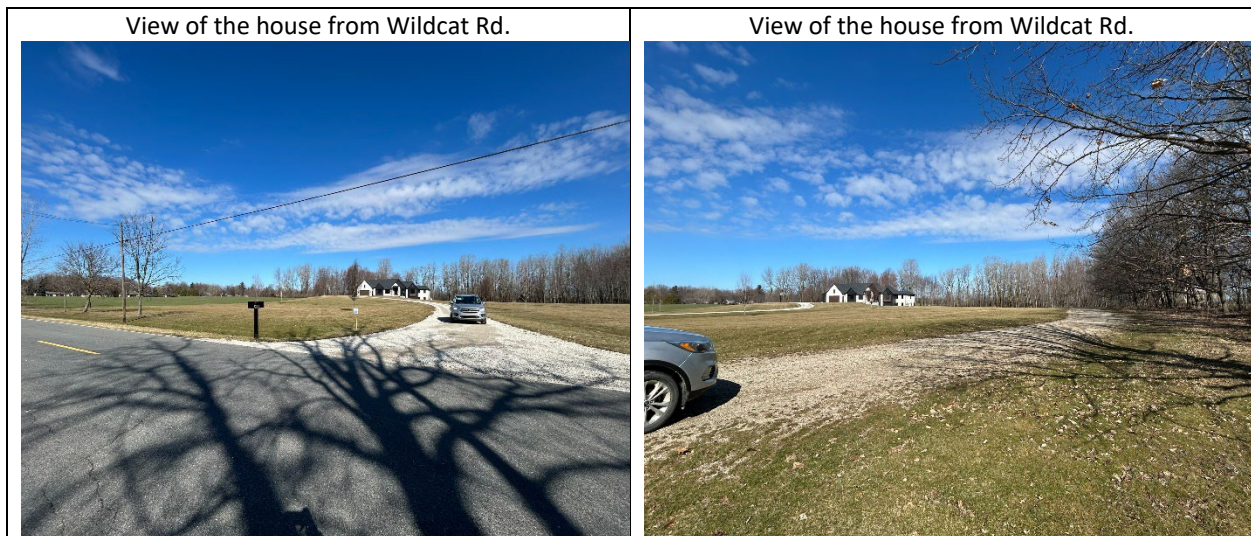
Case Number: _____
Noticing Deadline: _____
Agency/Township Response Request Date: _____
Planning Commission Hearing Date: _____
Board of Commissioners Hearing Date: _____

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100 East State Street, Suite 1300
St. Johns, Michigan 48879
(989) 227-6591 • PlanningAndZoning@clinton-county.org

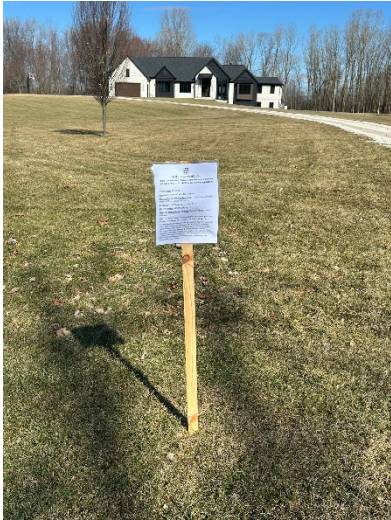
7.2 Aerial Image



7.3 Property Pictures



Notice was posted as required for rezoning.



View of the side yard.



View of the rear yard.



View of the side yard.



View from the driveway into rear yard.



View of the rear yard.



View of side yard from the front.



View of front yard from driveway.



View from house to neighbors



View from house to neighbors



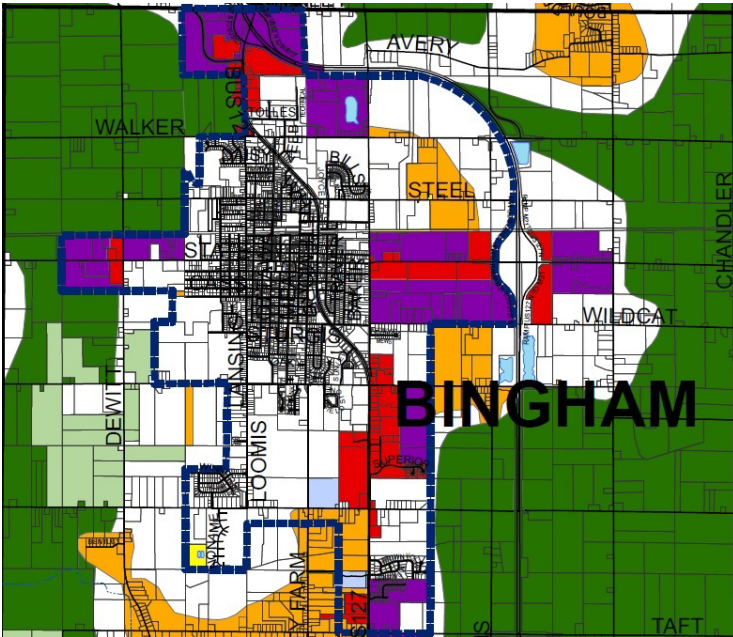
7.4 Current Zoning Map



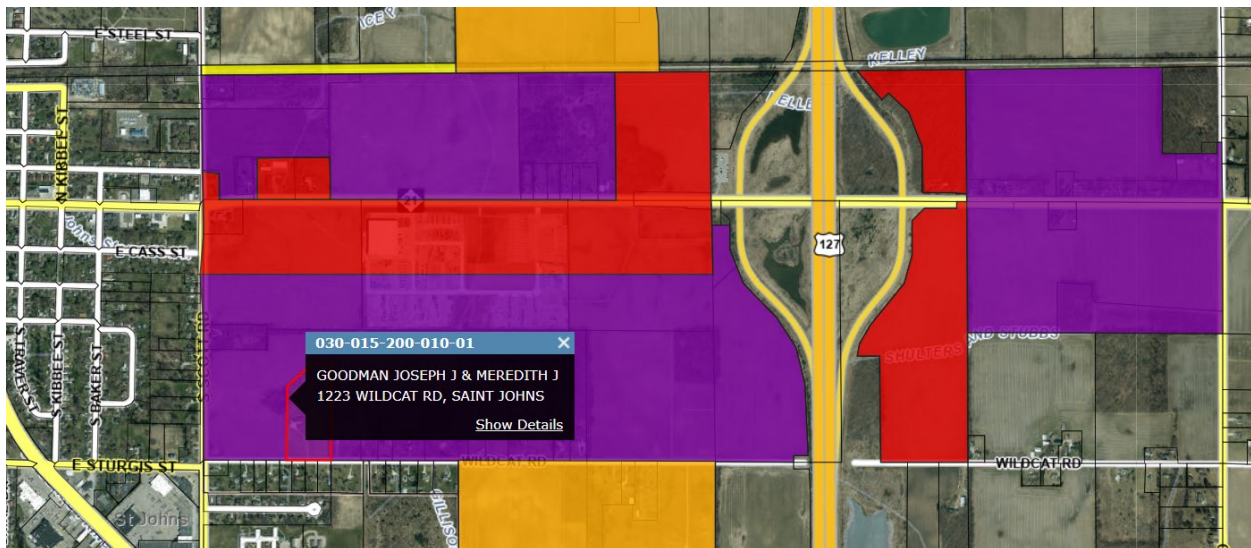
7.5 Proposed Zoning Map



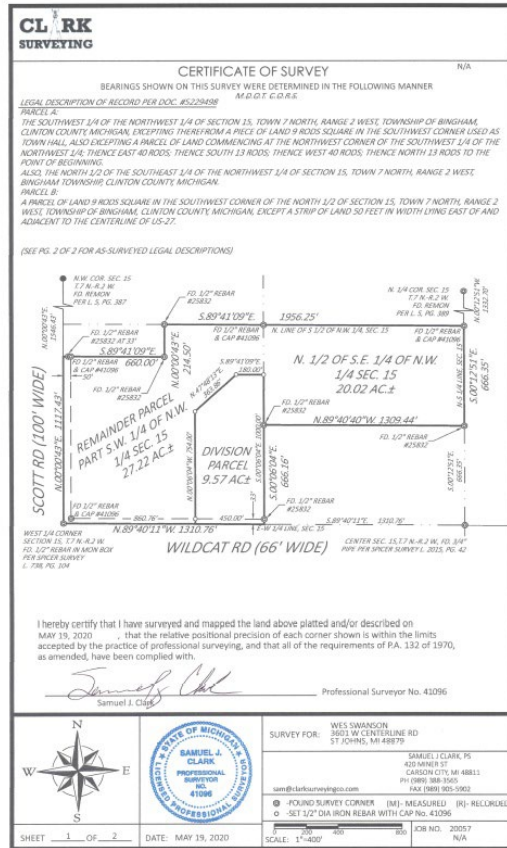
Future Land Use Map



Future Land Use Map Amendment



7.7 Survey



7.8 Legal Description



CERTIFICATE OF SURVEY

N/A

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
M.D.O.T. C.O.R.S.

LEGAL DESCRIPTION OF RECORD PER DOC. #5229498

PARCEL A:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 2 WEST, TOWNSHIP OF BINGHAM, CLINTON COUNTY, MICHIGAN, EXCEPTING THEREFROM A PIECE OF LAND 9 RODS SQUARE IN THE SOUTHWEST CORNER USED AS TOWN HALL, ALSO EXCEPTING A PARCEL OF LAND COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST 40 RODS; THENCE SOUTH 13 RODS; THENCE WEST 40 RODS; THENCE NORTH 13 RODS TO THE POINT OF BEGINNING.

ALSO, THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 2 WEST, BINGHAM TOWNSHIP, CLINTON COUNTY, MICHIGAN.

PARCEL B:

A PARCEL OF LAND 9 RODS SQUARE IN THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SECTION 15, TOWN 7 NORTH, RANGE 2 WEST, TOWNSHIP OF BINGHAM, CLINTON COUNTY, MICHIGAN, EXCEPT A STRIP OF LAND 50 FEET IN WIDTH LYING EAST OF AND ADJACENT TO THE CENTERLINE OF US-27.

7.9 Other Agency, Department, & Township Comments (Township Assessor, MMDHD, Road Commission, Drain Commission)

Clinton County Road Commission (CCRC)

From: [Jake Perkins](#)
To: [Burnett, Jessica](#)
Subject: Re: Rezoning
Date: Tuesday, March 17, 2026 3:34:22 PM

Jessica,


CCRC has no objections to the rezoning request.

Please let me know if you need anything further.

Thanks,

Jake Perkins

From: Burnett, Jessica <BurnettJ@clinton-county.org>
Sent: Wednesday, March 11, 2026 1:44 PM
To: Jake Perkins <perkinsj@ccrc-roads.com>
Subject: Rezoning

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender BurnettJ@clinton-county.org

Please see the attached documents for your review and comment. Please let me know if I can provide you with any additional information. Thank you.

Jess Burnett
Assistant Planner

Mid-Michigan District Health Department (MMDHD)

From: [Andrew Casler](#)
To: [Burnett, Jessica](#)
Subject: Re: Rezoning
Date: Thursday, March 19, 2026 3:32:47 PM
Attachments: [Outlook-00b279d.png](#)
[Outlook-00r20mqu.png](#)
[Outlook-ykou3lqm.png](#)
[Outlook-yjdp5edm.png](#)

Hi Jessica,

This department has no objections to the rezoning as long as the existing well and septic systems will remain on the same parcel as the home. Please let me know if any additional information is needed.

Thank You,

Andrew Casler

Environmental Health Specialist I
Mid-Michigan District Health Department
1307 E Townsend Rd, St Johns, MI 48847
Cell: 616-302-2390 | Office: 989-875-1021



Petition of Support from Neighbors Received via email 3/25/26

Petition of Support for Rezoning Request (R-1 to A-3)

Property Address/Parcel: 1223 Wildcat Rd, St. Johns, MI 48879

Applicant(s): Joseph and Meredith Goodman

We're reaching out because we value the sense of community we share here, and we want to keep you informed about a small but meaningful change we're hoping to make to our property at the address above. We are applying to rezone from R-1 (Single-Family Residential) to A-3 (Agricultural/Residential).

This change is important to us because we believe this adjustment fits naturally within the existing character of our neighborhood. We want to be open and respectful throughout this process, so we're gathering signatures simply to show that our neighbors are aware of the request and have had the opportunity to ask questions or seek clarification. Signing below doesn't commit you to anything further, it just lets the county know that you've been informed and that you're comfortable with the proposed change.

Thank you for taking a moment to read this and for being part of the neighborhood.

Sincerely,

Joe, Meredith and Jacob Goodman

This petition does not obligate any signer to attend hearings or take further action; it simply reflects community awareness and support.

Printed Name	Address	Signature	Date
Diana VanOrdel	1273 Wildcat	Diana VanOrdel	3-22-26
David Carpenter	1296 Wildcat	David Carpenter	3-22-26
Young Schrock	1340 Wildcat		3-23-26
Michael Keller	1556 Wildcat	Michael Keller	3-22-26
Bernie Sermak	1170 Wildcat Rd.	Bernie Sermak	3-22-26
Jinda Dawson	1140 Wildcat	Dawson, LINDA WAGGON	3-22-26
David Poppo	1248 Wildcat Rd	David Poppo	3-23-26
PAKIEL HOMPSON	1202 WILDCAT	PAKIEL HOMPSON	3-24-26

7.10 Statement of Facts

Zoning Map Application Submitted:	March 2, 2026
Public Hearing Scheduled For:	April 9, 2026
Site Visit(s) Conducted by Staff:	March 17, 2026
Previous Public Meeting(s):	None

7.11 Legal Notification

Legal Ad Submitted to the Lansing State Journal:	March 17, 2026
Legal Ad Published in the Lansing State Journal:	March 22, 2026
Letters to Adjacent Properties Sent:	March 17, 2026
Application Sent to Agencies and Township(s):	March 11, 2026

NEW BUSINESS

4/09/2026

Appointments for Vacant Zoning Board of Appeals and Solid Waste Committee

➤ Staff Memo



MEMORANDUM

To: Planning Commissioners
From: Lynn Wilson, (Interim) Director of Planning & Zoning
Planning and Zoning Department
Subject: Appointment Recommendations for ZBA and Solid Waste Committee
Date: March 30th, 2026

At the December 2025 Planning Commission meeting, the Planning Commission took action to recommend appointments to the Zoning Board of Appeals (ZBA) and to the Solid Waste Committee. At the time, the Planning Commission had several vacancies and a different representative from the Board of Commissioners.

The Human Resources Committee of the Board of Commissioners acted on March 26, 2026, to return the recommendations to the Planning Commission for reconsideration.

The Planning Commission is asked to review the appointments and resend the recommendations from the (now) full Planning Commission.



Grand Ledge

Master Plan

2026

Table of Contents

Chapter 1	The Master Plan – Today, Tomorrow, and Beyond	1
Chapter 2	Community Profile	3
	Population Characteristics	4
	Development patterns	8
	Natural Features	11
	Parks, Public Spaces, Widewalk/Trails, and Recreation.....	12
	Community Facilities and Utilities Systems	13
	Key Chapter Findings.....	18
Chapter 3	The Grand River	20
Chapter 4	Grand Ledge Public Schools	21
Chapter 5	Economic Development and Redevelopment	23
Chapter 6	Housing	26
Chapter 7	Transportation.....	29
Chapter 8	Land Use and Future Land Use Plan.....	38
Chapter 9	Implementation.....	50
Chapter 10	Zoning Plan.....	59
Chapter 11	Maps	62
	Existing Land Use Map.....	62
	Community Facilities Map.....	63
	Transportation Issues Map.....	64
	Non-Motorized Amenities Map.....	65
	Future Land Use Map.....	66
	Future Streets Map.....	67
	Parks and Open Space Map.....	68
Chapter 12	Appendix	69

Chapter 1 The Master Plan – Today, Tomorrow, and Beyond

The City of Grand Ledge 2026 Master Plan builds on the city’s previous planning efforts, notably the 2012 and 2018 Master Plans.

The 2018 Master Plan began with the following statement: “Grand Ledge is almost fully developed, ALTHOUGH A FEW LARGE TRACTS OF VACANT LAND STILL EXIST ALONG THE CITY BOUNDARY LINES.” While this statement is still accurate in 2026, the city and Oneida Township entered into a Cooperative Development Agreement (CDA) that became effective on January 1, 2022¹. The CDA provides the city with growth opportunities through the conditional transfer of land and an accompanying Water and Sewer Agreement². Planning for the CDA area necessitates a major planning effort which is incorporated into this plan.

The city began an update to the 2018 Master Plan in late 2022. That effort was put on hold as a major economic development initiative was announced in Eagle Township, adjacent to the northern city limits. The Mid-Michigan Innovation Center or “Eagle Mega Site” as it was referred to locally, was a 1400-acre development area targeting high tech industries. Ultimately, pursuit of the initiative was abandoned after the Eagle Township Board made it clear that it did not support it.

In addition to the CDA, several other factors influenced a major re-write of the 2018 Master Plan including:

- Major water and sewer infrastructure upgrades, including the Iron Removal Plant replacement (\$20 million) and planned Wastewater Treatment Plant expansion (\$52.4 million), with other major water and sewer projects needed in future years.
- Regional growth pressure moving west toward the city.
- Preservation and maintenance of Grand Ledge’s small-town look and feel.
- Need for additional housing and housing options.
- Economic development and redevelopment opportunities.
- Continued quality of life enhancements to advance the following: parks and recreation, walkability and access, and downtown.

The Michigan Planning Enabling Act (PA 33 of 2008) mandates that the Master Plan contains specific items. The Master Plan will be developed in accordance with those requirements. In addition, the Master Plan will incorporate or reference other known county, state, or regional plans which directly affect the city or immediately surrounding areas. City-adopted plans and priorities that are part of this document include:

- The Capital Improvements Plan³
- The City Council Priorities⁴

¹ [Cooperative Development Agreement with Oneida Township](#)

² [Water and Sewer Agreement](#)

³ [Capital Improvements Plan](#)

⁴ [City Council Priorities](#)

- The Park and Recreation Master Plan⁵
- The Downtown Development Authority First Amended Development Plan⁶ and the Downtown Development Authority Priorities⁷.
- The Abrams Municipal Airport Layout Plan⁸.

To assist with the development of the 2026 Master Plan, specifically to facilitate planning in the CDA, the city hired the Giffels Webster firm. Giffels Webster produced a Master Plan Summary Report, dated August 7, 2023⁹. The Planning Commission and staff have utilized the Summary Report in the development of the 2026 Master Plan.

The Master Plan is useful for a number of reasons, including:

- It contains a land use plan which guides new development and redevelopment.
- It contains a motorized and non-motorized section which shows where new streets, sidewalks, widewalks, and related transportation improvements are planned.
- It provides information on water and sewer infrastructure, including needed infrastructure improvements projected for the next ten years.
- It provides a basis to inform the City Council and Planning Commission in decision-making related to zoning, public infrastructure, public buildings and grounds, and parks and recreation.
- It maintains and advances the city as a desirable small town.

The overarching theme of the 2026 Master Plan is maintaining the small-town character of Grand Ledge, while encouraging development and redevelopment, investing in major public infrastructure projects, and continued investment and maintenance of public buildings, and public spaces and parks.

The following chapters provide the basis and rationale for the Future Land Use Plan and Implementation section of the plan. In an ever-changing world, the Future Land Use Plan and Implementation section of the plan should be reviewed regularly to ensure they advance the goal of maintaining the city's small-town character.

⁵ [Parks and Recreation Master Plan](#)

⁶ [Downtown Development Authority First Amended Development Plan – July 2007](#)

⁷ [Downtown Development Authority Priorities](#)

⁸ [Abrams Municipal Airport Layout Plan](#)

⁹ [Master Plan Summary Report](#)

Chapter 2 Community Profile

Located just ten miles west of the City of Lansing, the City of Grand Ledge covers an area that is roughly 3.82 square miles. Grand Ledge was settled in 1848 and was first known as “Big Rocks” by the Ojibwe indigenous peoples. “Grand Ledge” became the official name in 1850 when local settlers petitioned the legislature to create a post office in the city. The name comes from the ledges of rock found along the Grand River that runs through the city.

As the city grew, residential neighborhoods developed generally south of the Grand River and businesses were established along the north side, close to the railroad. Over time, the central business district expanded along both sides of the river, surrounded by single family neighborhoods. The availability of public utilities allowed the city to develop more densely than the surrounding townships and improvements to the highway system made it convenient to live in Grand Ledge and work elsewhere.

Residents of Grand Ledge are able to enjoy the small-town environment, while still being located in close proximity to the region’s major employment centers, educational institutions, medical facilities, and shopping districts. The city is home to Grand Ledge Public School’s primary educational and athletic facilities and has unique natural resources that create a strong sense of place. A top-rated school system, vast and unique recreational facilities, a vibrant downtown, well-maintained housing stock, and its location within the region makes Grand Ledge a desirable place to live for people of all ages and familial status.

The intent of this chapter is to provide a profile of the city’s demographics, existing land uses, public facilities, and natural resources to assist in developing the remaining chapters of this plan. This chapter is divided into six sections, as follows:

Population Characteristics: Demographic data is an important and standard component of municipal master plans. The data is useful in identifying current conditions, trends over time, and comparisons to other communities of similar size in the region to assist in planning for future growth, primarily in terms of housing, utility, and transportation needs. The majority of the demographic information is based on figures from the 2020 U.S. Census.

Development Patterns: Provides a general description of the locations and conditions of the city’s commercial, industrial, agricultural, institutional, and various residential areas.

Natural Features: Focuses on the Grand River as the centerpiece of the city and one of its most valuable assets/features.

Parks, Public Spaces, Widewalk/Trails, and Recreation: Describes the current status and condition of these facilities and provides links to relevant documents, including the city’s Parks and Recreation Master Plan that is included by reference in this plan, in its entirety as it is currently written and as may be rewritten or amended from time to time over the effective period of this plan.

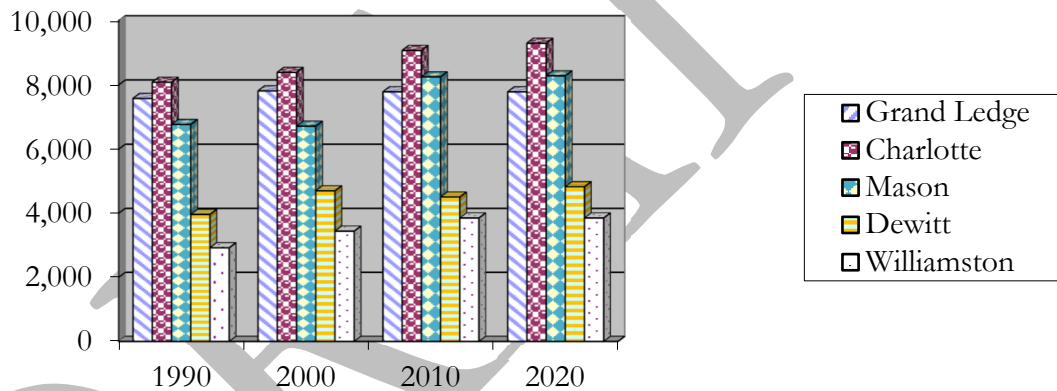
Community Facilities and Services: Describes the locations of and services provided at the publicly owned and operated facilities in the city.

Key Chapter Findings: Describes the information contained in this chapter as it relates to the development of the future land use, community/recreational facilities, and transportation chapters of this plan.

Population Characteristics

The 2020 Census reported the population of Grand Ledge to be 7,784 people. The city grew at a steady pace between 1960 and 1980 with a slow down between 1980 and 1990 due in part to the unavailability of land for new residential development. The city experienced a slight (1%) increase in population between 1990 and 2000 and a slight (-2.3%) decrease in population between 2000 and 2010. Since 2010, the city’s population has remained the same. As evidenced by Table 1, the other communities used in this profile experienced only slight increases in population during this same time-period. The lack of growth is the result, in part, of the length of time it took for the economy and housing market to recover from the 2008 housing crisis and recession. Virtually no new residential development occurred for several years following the 2008 financial crisis and projects that had already begun prior to that time were put on hold until the market/economy recovered.

TABLE 1 – Population



Source: United States Census Bureau

As Table 2 demonstrates, the population for Grand Ledge has not changed over the past decade, and the other communities of comparable size listed in the table only experienced very small increases in populations. According to the 2020 Census, Oneida Township has a population of 3,933 and has been experiencing a population decline of 0.3% annually since the 2010 Census. The population for Eagle Township was 2,776 at the 2020 Census, up by 101 people from the 2010 Census data. Delta Township had a population of 33,119 at the 2020 Census, up from 32,408 at the 2010 Census.

Population projections for the State of Michigan and Eaton County are available, forecasting populations through 2050. Generally, they show flat growth until 2040, at which time there is a slow decline in population. Lansing regional population forecasts show similar trends. Based upon that data, it is reasonable to assume that population growth in the city will be relatively flat. New housing development, including the recently approved Avenue at Grand Ledge development, will provide for some population growth over time. Opportunities for additional population growth are available in the CDA, developable

land within the city limits, and redevelopment sites. However, it is likely that sustained local and regional economic development will be needed to create the demand for new housing development.

TABLE 2 – Population Trends in Grand Ledge and Surrounding Communities - 1990-2020

	% Change 1990 - 2000	% Change 2000 - 2010	% Change 2010 - 2020
Grand Ledge City	10.52%	-0.3%	-0%
DeWitt City	18.6%	-4.1%	-1%
Charlotte City	3.8%	8.2%	.9%
Mason City	-0.8%	22.9%	.9%
Williamston City	17.8%	12.0%	.9%
Eaton County	11.6%	4.0%	1%

Source: United States Census Bureau

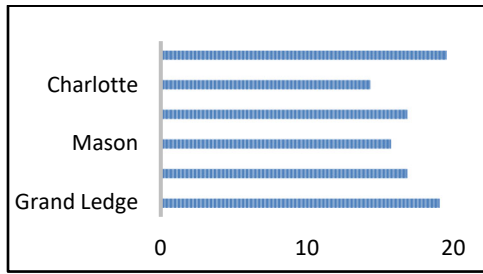
TABLE 3 – 2020 Persons per Household

Grand Ledge and Comparable Communities	
Grand Ledge	2.14
DeWitt	2.6
Charlotte	2.45
Mason	2.38
Williamston	2.60
Eaton County	2.40

Source: United States Census Bureau

Household Size: Table 3 depicts the 2020 household sizes for Grand Ledge and communities of comparable size in the area. 27.7 % of the city’s population is over the age of 65. The reduction in household size and the lack of increase in total population is directly related to an increase in “empty nester” households and the limited housing options for senior citizens.

TABLE 4 – Percent of Population 65 Years or Older



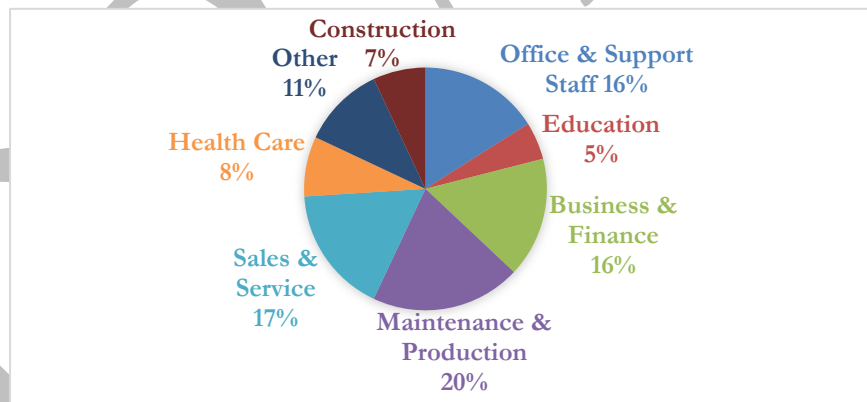
Source: United States Census Bureau

Age Distribution: The median age in Grand Ledge for 2020 was reported at 42.4 years, compared to 40.3 years in 2010. The highest percentage of the city’s population falls between the ages of 50-59 according to the 2020 Census. Grand Ledge also has a significant percentage of people over 65 years of age.

Grand Ledge is considered a “bedroom community” where most of its residents live in the city but work elsewhere. The data supports this perception as only about 8% of city residents work and live in the city. The city has a workforce of approximately 2,600 people and nearly 87% live outside the city limits.

A primary factor impacting this statistic is the limited job opportunities for professionals and skilled trades within the city limits. The 2020 census reports that 96.8% of Grand Ledge residents older than 25 years in age are high school graduates. This is slightly higher than the 94.6% reported for Eaton County. The 2020 Census also reports that 28.9% have a bachelor’s degree or higher which is slightly less than the 29.2% reported for Eaton County.

TABLE 5 – Occupations



Source: 2020 U.S. Census

A stable and growing tax base is important as it funds several city services. The city’s police, cemetery, recycling/compost center, City Hall, administrative staff, and elections departments are primarily funded by property taxes and rate/user fees. It is, therefore, very important that the Master Plan addresses opportunities to increase the tax base since more than 46% of the city’s general fund revenue comes from property taxes and fees. Without an increase in tax revenue through growth, the burden of funding the city’s infrastructure maintenance and upgrades will fall on the city’s residents through increased taxes and fees.

The CDA establishes the framework for the conditional transfer of properties from Oneida Township to the city. The CDA provides significant opportunities to increase the city’s tax base, despite the provision that the township annually receives 1.5 mills of the tax revenue generated within the CDA areas.

The following table depicts the 2024 total millage rate for principal residence or agricultural exemptions for comparable cities and adjacent townships, including special assessments. Oneida and Eagle Township are included as they are located within the Grand Ledge Public Schools district.

TABLE 6 – Millage Rates - 2024

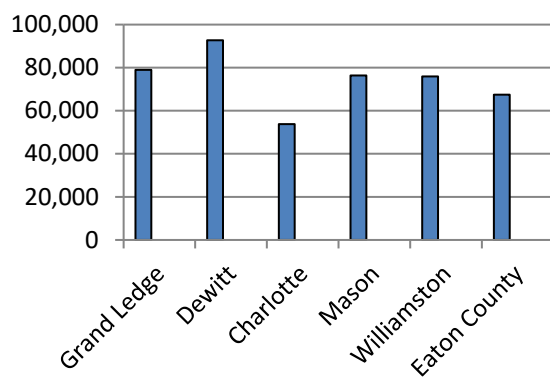
Grand Ledge	47.7607
Charlotte	48.6890
Delta Township	39.2519
Oneida Township	37.3849
Williamston	56.4797
DeWitt	44.7872
Eagle Township	33.8352
Mason	53.5519

Source: Michigan Treasury – 2024 Total Property Tax Rates in Michigan Chart

Labor Force: Approximately 70% of people 16 years and over are in the civilian labor force. Approximately 2.8% of the civilian labor force was reported in the 2020 Census as unemployed. The majority of occupations held by the city’s labor force are highly skilled and either require higher education or specialized training.

The largest employers in the city are Grand Ledge Public Schools, Meijer, McLaren Health Care, University of Michigan Health-Sparrow, City of Grand Ledge, Roberts Sinto Corporation, ETM Enterprises, and Capital Bedding.

TABLE 7 – Median Household Income



Income: Median household income for the city has increased dramatically since 2010 and has outpaced Eaton County in general. The 2020 median household income reported for the city is \$78,887, which is significantly higher than the Eaton County median income of \$67,440. As Table 6 demonstrates, the median income for the city is higher than that of most of the surrounding communities of similar size.

Source: United States Census Bureau

Housing: Table 8 is a comparison of the percentage of occupied housing units and compares median housing values for the city and other communities of similar size.

TABLE 8 – 2020 Percent of Owner-Occupied Housing Units

Grand Ledge	66.7
DeWitt	64.4
Mason	69.5
Charlotte	61.5
Williamston	64.4
Eaton County	72.6

TABLE 9 – 2020 Median Owner-Occupied Housing Values

Grand Ledge	\$147,200
DeWitt	\$229,800
Mason	\$139,700
Charlotte	\$105,000
Williamston	\$229,800
Eaton County	\$160,000

Existing Land Use: Existing land use patterns and residential densities are a major determinant in decisions on the type, location, and densities of future land uses. This section describes the existing land use patterns and how they relate to the future land use plan and other plan recommendations.

Development patterns

In General: Grand Ledge’s diverse land use pattern resembles a traditional midwestern small city. One of the charms of a small city is that uses frequently defined as “incompatible” in modern zoning can co-exist and contribute to the unique sense of place and a walkable community. In contrast to many suburban communities, which lack a sense of place, Grand Ledge is the community focal point for an area that extends well beyond the city limits because of the commercial, educational, and entertainment uses it provides.

The core Central Business District (CBD) along the Grand River includes many historic and architecturally significant two- and three-story buildings. The more contemporary buildings have not blended in well with the historic character of the CBD. The Zoning Ordinance was amended within the past decade to provide architectural standards intended to ensure that future development is compatible with the historic character of the majority of the buildings in the CBD. New commercial establishments are located along the streets with the highest traffic volumes (M-43 and M-100) and recent industrial development has occurred primarily in the Grand Ledge Willis Industrial Park.

There is a significant difference in character between the older and newer residential areas of the city. Many of the homes in the older neighborhoods, particularly surrounding downtown, are of Victorian architecture with high pitched roofs, large front porches, and wood siding, located on small lots along a grid street pattern. More recent residential development has a more suburban atmosphere with larger lots along curvilinear streets and houses that, while of very high quality, have a style typical of most new subdivision development that has occurred over the past few decades.

Most of the existing land uses are considered fixed, that is, change over time is not desired or likely. In some cases, however, existing land uses are not appropriate in consideration of factors such as compatibility with surrounding land use, capacity of infrastructure, or availability of better sites for the use elsewhere in the city. Many of these improperly located uses were established years ago, before planning and zoning tools were available. An example would be the residential neighborhood located on the north side of the city between the rail line to its south and the industrial uses to its north, without sufficient buffering.

The rich diversity of the city can be better understood through real life experience than any written description or map. Thus, this inventory of existing land uses is intended to describe how the city appears today and indicates where land uses need to change or sites need to be improved over time to meet the goals of this plan.

Single-and Two-Family Residential: Single- and two-family residential uses are the most dominant in the city, as is typical for most small cities. Housing is moderately dense compared to surrounding areas, even in the new subdivisions, due in part to the availability of public utilities. Three eras of residential construction are easily discernable extending outward from both sides of the river. The oldest neighborhoods were generally built in the early 1880's with relatively small lots and shallow setbacks placed on a grid street pattern at a right angle to the Grand River and immediately adjacent to the central business district. Some of these neighborhoods are located on the national register of historic places, thus making them eligible to become local historic districts. Several individual homes are on the national or state register of historic buildings.



The second large phase of development occurred in the 1940's and is also set on a grid street pattern but on a true north-south orientation. This pattern surrounds the previous building period. The most recent development has happened since the 1970's primarily on the outer edges of the city on annexed land. These newer subdivisions are characterized by larger homes with attached garages on larger lots along curvilinear and cul-de-sac streets. The newer subdivisions are only marginally connected to the main fabric of the community. Two-family residences are scattered throughout the older neighborhoods and mainly consist of converted larger single-family homes.

The average age of the housing stock is older than in more suburban communities. However, most of the older homes have been well maintained and contribute in a positive manner to the character of areas in which they are located. Many of the residential homes in and around the core area of the city have had significant renovations and improvements in the past few years.

Multiple-Family Residential: This category includes buildings that contain more than two dwelling units, including converted homes, the adaptive reuse of the former Grand Ledge Chair Factory on the west riverfront into loft apartments, apartment buildings, townhouses, and senior housing facilities on S. Clinton St. The largest older multiple family complexes are situated along or in close proximity to the north frontage of Saginaw Highway (M-43) west of S. Clinton St. (M-100). Smaller buildings are in scattered areas throughout the city. Unfortunately, the architectural styles and site design do not reflect the established

character of the surrounding single-family neighborhoods. A new apartment complex of higher quality and design along the east side of S. Clinton St, south of Saginaw Highway has provided much needed housing of its kind. Additional apartments are planned for development along Saginaw Highway at the city's east boundary.

Mobile Home Parks: Grand Ledge has two large isolated manufactured housing communities. The largest contains 215 units and is south of the Grand River near the far west portion of the city. A sole entrance is through a berm on W. Jefferson St. The other park has 168 units and is north of the rail lines with access from N. Clinton St. and Burt Ave. in Oneida Township.

Commercial and Office: Commercial development occurs in two concentrations. The CBD is the heart of the community. It is the historic center and spans both sides of the Grand River by a bridge connection. Most buildings are two and three stories high and abut one another. There is a wide spectrum of uses in downtown that draw a significant amount of traffic on a daily basis, including public buildings (i.e., city hall, library, post office), salons, restaurants, specialty shops, a gas station, a theatre, churches, offices, and apartments.



Over the past two decades, several buildings in the CBD have undergone substantial façade and interior improvements. In addition, the city has constructed two new, well designed parking lots on the north side of the Grand River and has improved the appearance of its parking lots on the south side of the Grand River. There are few vacancies in the CBD, and the majority of the businesses have been in operation for a significant period of time. Numerous community events throughout the year draw large numbers of people to the CBD which helps support the businesses. Speeding traffic and the prevalence of large trucks, however, due to Bridge St. being a designated state trunkline, makes downtown less inviting for pedestrians. Recent Bridge St. improvements included curb bump-outs at the street intersections, which appear to have slowed traffic and created a safer and more pedestrian-friendly environment.

Saginaw Highway (M-43) and Clinton St./Hartel Rd. (M-100) are the center points of more recent commercial development and function as the front door to the community. In contrast to the more compact and pedestrian-oriented CBD, these corridors are primarily characterized by a wide variety of customer-oriented businesses that generate a high volume of traffic, such as restaurants, pharmacies, banks, convenience retail, auto repair, auto parts and hardware stores, offices, and gas stations. New commercial development has created a more uniform setback pattern, increased landscaping, a reduction in the number of driveways, and a more consistent sign pattern along M-43.

Industrial: Industrial uses provide important employment opportunities and tax base to support improvements to capital facilities and municipal services. Most of the older industrial sites in the city are concentrated along N. Clinton St. and along the side streets that run east off N. Clinton St. These include ETM Enterprises, Robert Sinto Corporation, plumbing and heating companies, and storage facilities. Some renovation is needed to correct deterioration of some sites and buildings.

The largest concentration of industrial uses is located within the Grand Ledge Willis Industrial Park which provides more acreage and modern amenities not available at other industrial locations in the city.

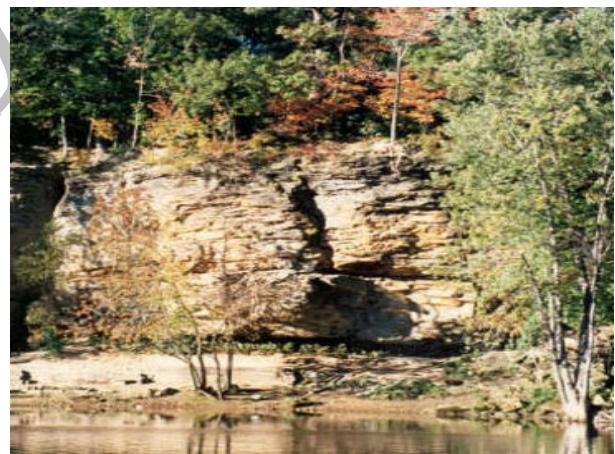
Institutional: This category includes city, state, and federal buildings, water towers, schools, churches, and other public or quasi-public buildings. City offices, police and fire departments, the Grand Ledge Area District Library, U.S. Post Office, and several churches are directly adjacent to or located within the CBD. These functions strengthen the focus of this district both locally and regionally and provide important opportunities for social contact among members of the community. The high school and middle school serve a seven-township area. Three elementary (two public and one private) schools and the administration buildings are located in close proximity to the larger schools. Government operations are discussed in greater detail in the Community Facilities section of this chapter.



Agriculture: There is an actively farmed, 140-acre parcel of land on the south side of E. Saginaw Highway, west of the Fieldstone Farms subdivision.

Vacant: There are a few tracts of vacant land in the city; the largest of which is the 140-acre parcel on E. Saginaw Highway. Others include the city owned property located west of Fitzgerald Park, and a 26-acre parcel located on the east side of S. Clinton St. at the southern border of the city.

Natural Features



The Grand River and the ledges along its banks are significant natural features, unique to Grand Ledge. The city sits at an elevation of 860 feet above sea level with a rolling terrain due to the Grand River and early glacial activity. General topography is characterized as being gently rolling with a downward slope from north to south. The Grand River traverses the city in a southeast to northwest direction and takes a southerly dip in the eastern portion of the city. Sandstone Creek traverses the western part of the city to the south side of the Grand River. The Grand River has a profound presence in the city. At its widest point, the river is nearly 400 feet wide and the only crossing in the city is the Bridge St. bridge.

The name “Grand Ledge” is a result of the unique natural features created by the Grand River along the two-mile stretch within the city. Unlike most river basins in mid-Michigan, this stretch of the Grand River is entrenched in a “valley” of sandstone with walls nearly sixty feet high in some places. The result is beautiful, exposed sandstone ledges that gave the city its name and help create a dramatic and scenic landscape unlike any other in Michigan’s lower peninsula.

Some areas that are located along the Grand River have more gradual banks and are more prone to flooding. Because of the steep ledges along the Grand River, the majority of its local floodplain is located in the eastern half of the city.

Parks, Public Spaces, Widewalk/Trails, and Recreation¹⁰

Parks and Greenspace: The city and the Downtown Development Authority (DDA) collectively own 122 acres of parks and greenspaces located throughout the city. Fitzgerald Park, the largest city-owned park, is currently operated and maintained by the Eaton County Parks Department by agreement with the city. All other city parks and greenspaces are managed and maintained under the supervision of the city’s Public Works Superintendent. The City Council, with recommendations from the Parks and Recreation Commission, provides governance and funding for park improvements and maintenance. The city’s signature parks are located along the Grand River.

The city has made significant upgrades to its parks in recent years. A few of the most recent improvements and planned projects include:

- A new ballfield adjacent to Fitzgerald Park, constructed in 2025. The city has received a grant for a second ballfield at this location, which is expected to be constructed in 2026.
- A deck and restroom added to Riverview Park in 2024.
- A new universally-designed ADA inclusive playground at Jaycee Park, constructed in 2025.
- A new ADA accessible observation platform at Jaycee Park, to be built in 2026.



A map of the city parks can be found at the end of this section.

Public Spaces: The portion of W. River St. between Bridge St. and Harrison St. has been designed to encourage public gatherings for events and other occasions. As part of the 2024 Grand Renovations for Downtown Grand Ledge project, W. River St. was designed so that it can be closed to vehicular traffic by installing temporary bollards between Bridge St. and Harrison St. W. River St. was recently converted to one-way traffic to enhance pedestrian use of the area. Angle parking along the street was removed and the space converted to a permanent public gathering space that includes outdoor seating. Adjacent to the new

¹⁰ [Parks, park facilities, and features](#)

public gathering space is the newly constructed W. River St. hillside seating that provides a stunning view of the Grand River and Fitzgerald Memorial Ball Field.

Widewalk and Trails: The widewalk is a ten-foot-wide sidewalk, approximately two miles long connecting Jaycee Park and downtown to Grand Ledge High School. A planned expansion of the widewalk along M-43 from E. Saginaw Highway to the M-43 roundabout at Lohne Dr. will provide neighborhoods in the southwestern part of the city a safe pedestrian crossing at the roundabout. A future expansion will extend it from its current western terminus to Fitzgerald Park.

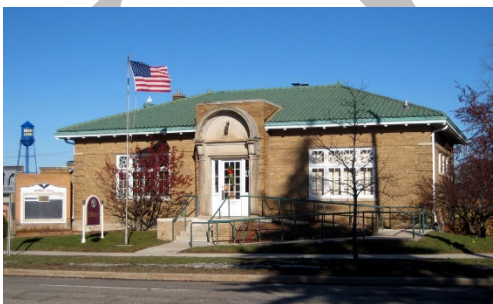
The Riverwalk Trail is located along the Grand River and connects the widewalk through Jaycee Park to Fitzgerald Memorial Ball Field and historic Island Park. The Riverwalk Trail is hard surfaced and ADA accessible between Jaycee Park and Island Park. An unimproved portion of the trail connects Island Park with Fitzgerald Park. This rugged trail, which is well used, provides a scenic walk along the Grand River that passes underneath the iconic railroad trestle bridge. Access to the eastern portion of this trail is located near the W. River St. lift station. Plans to improve this portion of the trail, to make it more universally accessible, are dependent on grant funding.

Recreation: A community recreation program¹¹ is operated and maintained by Grand Ledge Public Schools. Many of the recreation facilities are located within the city.

Community Facilities and Utilities Systems



City Hall: City Hall is located at 310 Greenwood St. at the site of the former Greenwood Elementary School. The building houses the Council Chambers, city administrative staff, and the Police Department, as well as community rooms and a gymnasium that are available for public use. The community rooms are available as warming and cooling centers during periods of inclement weather and can be used by the public during power outages, as City Hall has a backup generator. There is also a park on the City Hall property grounds, adjacent to the building along Main St.



Library: The Grand Ledge Area District Library¹² is located at 131 E. Jefferson St. in downtown. The library continues its efforts to address the rapidly changing demands of extended hours, programs, and internet access.

¹¹ [Community Recreation Program](#)

¹² [Grand Ledge Area District Library](#)

Police Department¹³: The Grand Ledge Police Department (GLPD) is located in City Hall with its main entrance on W. Main St. The GLPD operates 24/7 with full-time and part-time staffing dedicated to serving the community.



Fire Protection and EMS¹⁴: The Fire Station was erected in 1952 and is located at 500 N. Clinton St. The fire station is managed and operated by the Grand Ledge Area Emergency Services Authority (GLAESA) and serves the city and Oneida Township. GLAESA provides fire, emergency medical, and ambulance services.

GLAESA is considering sites for a second fire station, south of the downtown bridge, to address vulnerability concerns with only one river crossing. The existing fire station is located on the north side of the Grand River, between the bridge and the railroad tracks. GLAESA has both full and part-time staff. Most of the personnel are cross-trained for both firefighting and emergency medical service.

Department of Public Services¹⁵: The Department of Public Services is charged with improvements, maintenance, and operations of city infrastructure and facilities. This includes streets, sidewalks, snow removal, water system, sanitary sewer system, wastewater system, and stormwater management. Additional responsibilities are managing the Compost and Recycling Center, Oakwood Cemetery, the Iron Removal Plant, and the Wastewater Treatment Plant, as well as overseeing maintenance and improvements at city parks, Abrams Municipal Airport, and other city facilities. The Department of Public Services has several buildings located throughout the city and one on Lawson Rd. in Oneida Township.

Oakwood Cemetery¹⁶: The city owns and operates Oakwood Cemetery, located at 301 Oakwood St. in the northeastern part of the city. The cemetery is approximately 18.5 acres in size.

Composting and Recycling¹⁷: The city owns and operates a composting and recycling center at 410 Whitney St. The center is currently open two days each week. Until 2025, the recycling center was operated in part by a grant from Eaton County. In 2026, a fee (sticker purchase) for services was established to use the recycling center, as the county grant funding was eliminated. The future of the recycling center is uncertain as of early 2026. Currently, the city and Granger Waste Services have an agreement for free curbside recycling for Granger customers.

Grand Ledge Public Schools¹⁸: The Grand Ledge School District covers 120 square miles and has numerous buildings and facilities. Grand Ledge Public Schools is a major presence in the city including buildings for early learning (Neff), elementary (Holbrook), middle school (Beagle), high school (Grand Ledge High School), administrative offices (Sawdon), and athletic fields and other student facilities.

¹³ [Police Department](#)

¹⁴ [Grand Ledge Area Emergency Services Authority](#)

¹⁵ [Department of Public Services](#)

¹⁶ [Oakwood Cemetery](#)

¹⁷ [Composting and Recycling](#)

¹⁸ [Grand Ledge Public Schools](#)

Water System: The city's water system is made up of the following components:

- Four current public water wells. The city's fifth public well is expected to become operational in 2026. The wells are located throughout the city. A future well is needed and is being actively pursued. Additional wells will likely be needed in the future. In 2024, the average daily demand for the water system was 0.70 million gallons/day with a maximum daily demand of 1.35 million gallons/day.
- A water distribution system made up of nearly fifty miles of water mains of various sizes and ages. The oldest part of the system dates to 1908 and is located under the Grand River. Historically, the city's water mains were replaced as needed, but over the past ten years, water and sewer mains are replaced during street reconstruction projects.
- Two water towers, one located on E. Saginaw Hwy., that was constructed in 1971 and holds 500,000 gallons of water, and one located on Front St., that was constructed in 1909 and holds 100,000 gallons of water. The Front St. water tower provides pressure for most of the city north of the Grand River. Although the tower is sound and provides an iconic presence along the Grand River, it is over 116 years old, and planning and budgeting for a new water tower is needed.
- A 750,000-gallon ground water storage tank is located in the Willis Industrial Park and provides water to the Michigan National Guard facility on Eaton Highway for fire suppression. The tank also provides additional reliability to the water system.
- The Iron Removal Plant is located on E. Saginaw Hwy. The new Iron Removal Plant was completed in Spring 2025 and became fully operational in 2025. The plant has been designed so that an increase in treatment capacity can occur in the future if needed. As the name implies, the plant removes iron and other minerals which discolor plumbing fixtures and laundry. The Iron Removal Plant does not soften water. The new plant will not change the water hardness because iron does not cause water hardness. Rather, water hardness is from naturally occurring minerals, including calcium and magnesium. The new Iron Removal Plant was designed with the ability to add water softening capabilities in the future, but the costs are significant.



Water System Summary: Overall, the water system is in good condition, and the new Iron Removal Plant should improve water quality. The city has spent considerable time and effort evaluating improvements to water quality.¹⁹

Major Capital Water System Future Needs:

- New water storage tank to replace the Front St. water storage tank.

¹⁹ [Water and Wastewater Treatment Plant Expansion Initiatives](#)

- Additional public wells to meet not only demand but to add firm capacity. Firm capacity is regulated by the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) and additional firm capacity is needed.
- Water main replacement and/or new water mains under the Grand River to add redundancy.
- New water mains will need to be added in order to accommodate new development within the CDA area. In most instances, new development will pay for the infrastructure needed to serve the new development.
- Replacement of older water mains during street reconstruction projects.

More information about the city's water system can be found in the Grand Ledge Reliability Study²⁰.

Sanitary Sewer System. The city's sanitary sewer collection and treatment system is comprised of the following:

- A sanitary sewer collection system made of nearly fifty miles of sewer mains of various sizes, manholes, and lift stations. Major components of the system include:
- A pump station located on W. River St.
- A pump station located on W. Jefferson St.
- A pump station located on Whitney St.
- A pump station located on Eaton Hwy.
- Other smaller lift stations.

The existing Wastewater (Sanitary Sewer) Treatment Plant (WWTP) is located on city-owned property along the Grand River adjacent to Fitzgerald Park. The original plant was built in the 1930's, reconstructed in 1975, and upgraded in 2009. The WWTP is operating under a Violation Notice to eliminate sanitary sewer overflows into the Grand River during 25-year, 24-hour design storm events. The city has been working on plans to expand and upgrade the current WWTP for several years. A new \$52,400,000 plan to expand, upgrade, and improve treatment quality at the existing WWTP site began in summer 2025. The improvements will address overflows caused by significant rainfall and seasonal events by adding storage capacity, improving sanitary sewer treatment processes, and increasing treatment capacity from 1.5 million gallons per day to 3.0 million gallons per day. The plant has been designed so that an increase in treatment capacity can occur in the future if needed. Included as part of the WWTP expansion project are improvements to the W. River St. pump station. The WWTP treats 370 million gallons of sanitary sewer annually.

Major Capital Sanitary Sewer System Future Needs:

The WWTP expansion project is expected to serve the city for the foreseeable future and accommodate properties within the CDA area that may transfer into the city.

²⁰ [Grand Ledge Reliability Study](#)

The sanitary sewer collection system, like many systems in Michigan, is subject to seasonal inflow and infiltration (I&I). In simple terms, I&I is rainwater and ground water entering the sewer pipes and traveling to the WWTP to be treated. Reducing the amount of I&I reaching the WWTP is essential, as I&I increases the volume of wastewater needing to be treated at the plant. Previous I&I studies have shown that the solutions to the city's I&I are complicated and very expensive.

The sanitary sewer collection system is repaired and replaced on an as-needed basis and with planned upgrades during street reconstruction projects. The collection system was televised several years ago and the data used to identify priority areas that needed repair or replacement.

Expansion of the sanitary sewer collection system (sewer mains, lift stations, and related items) will be needed to serve properties in the CDA area. In most instances, new development will pay for the required infrastructure improvements. The current expansion of the WWTP will accommodate growth (based on current projections) for the foreseeable future. The WWTP has been designed for future expansion as needed.

Water and Sewer Infrastructure Costs and Utility Billing: Although the city seeks grants, loans, and appropriations from the state and federal governments to help offset the costs of water and sewer infrastructure costs, the city's Water and Sewer fund pays for the vast majority of those costs. The Water and Sewer fund generates revenue from users of the water and sewer utilities by billing customers for fixed fees and usage costs. Water and Sewer usage rates have risen over the past several years to fund major improvements such as the Iron Removal Plant and the Wastewater Treatment Plant and Collection System Improvements. With major water system and sanitary sewer infrastructure improvements required in the future, increased utility fees will be necessary to pay for the improvements.

Stormwater System: The city's stormwater system is made up of pipes, catch basins, and drainage structures that collect rainfall and snowmelt and direct the water to the Grand River via outfalls. The stormwater system is primarily located in and along streets and roads with the purpose of allowing the streets and roads to drain properly and to avoid flooding. Unlike the water and sanitary sewer system, stormwater is not treated. Maintenance generally consists of street sweeping, cleaning out catch basins, and mowing. Stormwater basins and smaller rain garden facilities are located throughout the city.

The city is designated as a MS4 (part of the Clean Water Act, part 2) and permitted by the State of Michigan. Permit requirements include ongoing testing, cleaning of facilities, and inspections. There are numerous state and federal mandates related to stormwater, with increasing costs.

Other Utilities: Consumers Energy provides electricity and natural gas. There are multiple fiber-based internet service providers.

Wellhead protection: Due to the high volume and intensity of commercial activity along the M-43 corridor, wellhead protection continues to be a high priority. Wellhead protection involves regulations on land uses and activities within an identified area to reduce the potential for groundwater contamination.

There are a number of potential sources of ground water contamination that may be controlled. These may include discharge of hazardous substances from commercial and industrial facilities, pesticides and fertilizer from residential and agricultural areas, overloaded septic systems, non-point source pollution from roadways and parking lots, leaking underground storage tanks, and sites containing environmental contamination.

Additionally, there are a number of pathways by which contaminants can reach the groundwater including air contaminants, leaking underground storage tanks, and floor drains that must be considered during development. The city is currently in the process of working with engineering consultants to develop a wellhead protection plan that will address existing areas of concern and prevent the potential for any future groundwater contamination.

Key Chapter Findings

The following is a summary of the findings developed from the information contained in this chapter that form the basis for establishing the goals and recommendations for the remaining chapters of this plan:

- Due to availability of vacant land for residential development within and adjacent to the existing city limits in the CDA area, the city's population is expected to experience some increase over the next twenty years. There is a need to plan for commercial and professional service growth, and upgrades to public infrastructure systems such as roads and utility systems.
- The city has a relatively high median age due to the large percentage (19%) of citizens over the age of 65. The city must plan for various types of senior housing in order to adequately serve these residents, so they do not have to relocate to other communities.
- A plan for residential, commercial, and industrial growth is pivotal as there is an ever increasing need to generate additional tax revenue in order to maintain and upgrade the city's infrastructure, facilities, services, and amenities that improve quality of life for residents. Innovative strategies to spur growth may need to be considered given future population projections.
- Even though major capital investments in the city's water and sanitary sewer utilities are complete (Iron Removal Plant) and underway (Wastewater Treatment Plant and Collection System Improvements) numerous costly major improvements are still necessary.
- The city has a well-educated and skilled population which has allowed for a stable median income, high skill level occupations, and higher housing values. Overall, the city has been able to accommodate a substantial amount of desirable and affordable housing opportunities. The city should continue to maintain this balance to serve all segments of the population. Higher density condominium development should be considered to accommodate an aging population that may want to downsize without giving up the option of home ownership.
- The older residential areas of the community are characterized by traditional neighborhood design with tree lined streets, sidewalks, and compact spacing of homes. There are many signs of reinvestment that demonstrate the residents' devotion to the city's character. This must be preserved as vacant sites develop and existing sites redevelop.
- Commercial and office development is concentrated primarily in downtown and along Saginaw Highway. Both are valuable to the community yet serve different functions. Future development in the CBD should be compatible with its unique character. New development in other areas of the city should be of high-quality design, in terms of building materials, architecture, and site design in order to create a sense of place beyond the CBD.
- Expanding the city's tax base is vital and evaluating tax base revenue generation will be addressed in the future land and implementation portions of this plan.

- Institutional land uses as well as parks and open space are scattered throughout the city and are generally adequate to serve its residents. The city should consider creating additional parks, particularly in areas where existing parks are not easily accessible, as well as the city's continuing efforts to create a walkable community by expanding and closing the gaps in its non-motorized transportation system.
- There are a number of significant natural features, primarily located along the Grand River. The river is one of the community's greatest assets and continuing to enhance views of and access to the river is a priority.
- GLAESA is in need of facility upgrades and is considering a second location south of the bridge.
- The goals of the Parks and Recreation Master Plan should be implemented and supported by all other relevant city plans to increase the city's ability to obtain grants to help fund the included improvements.
- The city should continue to pursue new water wells, as there are regulatory capacity limitations. Consideration should be given to amending the Zoning Ordinance to prohibit certain uses within designated wellhead protection areas to protect the city's wells.

DRAFT

Chapter 3 The Grand River

The Grand River is the major waterway in the city. The river generally flows from east to west and bisects the city. The M-100 (Bridge St.) bridge provides vehicular and pedestrian traffic with a way to cross the river in downtown.

The CSX trestle bridge²¹, which was constructed in 1904, provides a railroad crossing of the river.

The ledges along the river and the Seven Islands in the river are unique and iconic features of the Grand River and Grand Ledge²².

The high banks located along both sides of the river within the city curb the amount of flooding that occurs seasonally and during major rainfall events. Most of the developed properties in the city are not prone to flooding as they are constructed above the floodplain, on the high banks.

Several city parks are located along the low banks of the Grand River. Island Park, Fitzgerald Memorial Ball Field, parts of Jaycee Park, and portions of Fitzgerald Park are prone to seasonal flooding, and the facilities located in the floodplain have been designed accordingly. When flooding occurs, parks or portions of them are closed. Most of Oak Park and Riverview Park are located on the high bank.

The city has a public boat launch in Jaycee Park as well as an ADA accessible kayak launch. Boating, kayaking, and canoeing are popular on the river.

The city's Wastewater Treatment Plant is located on the south side of the river adjacent to Fitzgerald Park.

The city's stormwater collection system outfalls into the river in numerous places. The John Earl Drain (an Eaton County drain), which is also known as Sandstone Creek, outfalls into the river, near the Seven Islands Dam.

The Seven Islands Dam is located near the westerly city limits in Fitzgerald Park. The dam was constructed in 1921. In 2014, a study was completed providing options for the repair or removal of the dam²³. The Planning Commission has previously recommended implementation of option three (3) of the study, which is to remove the dam and replace it with a series of boulders, channels, and pools which would maintain water elevations upstream.

²¹ [Grand Ledge Railroad Bridge](#)

²² [Grand River and Ledges](#)

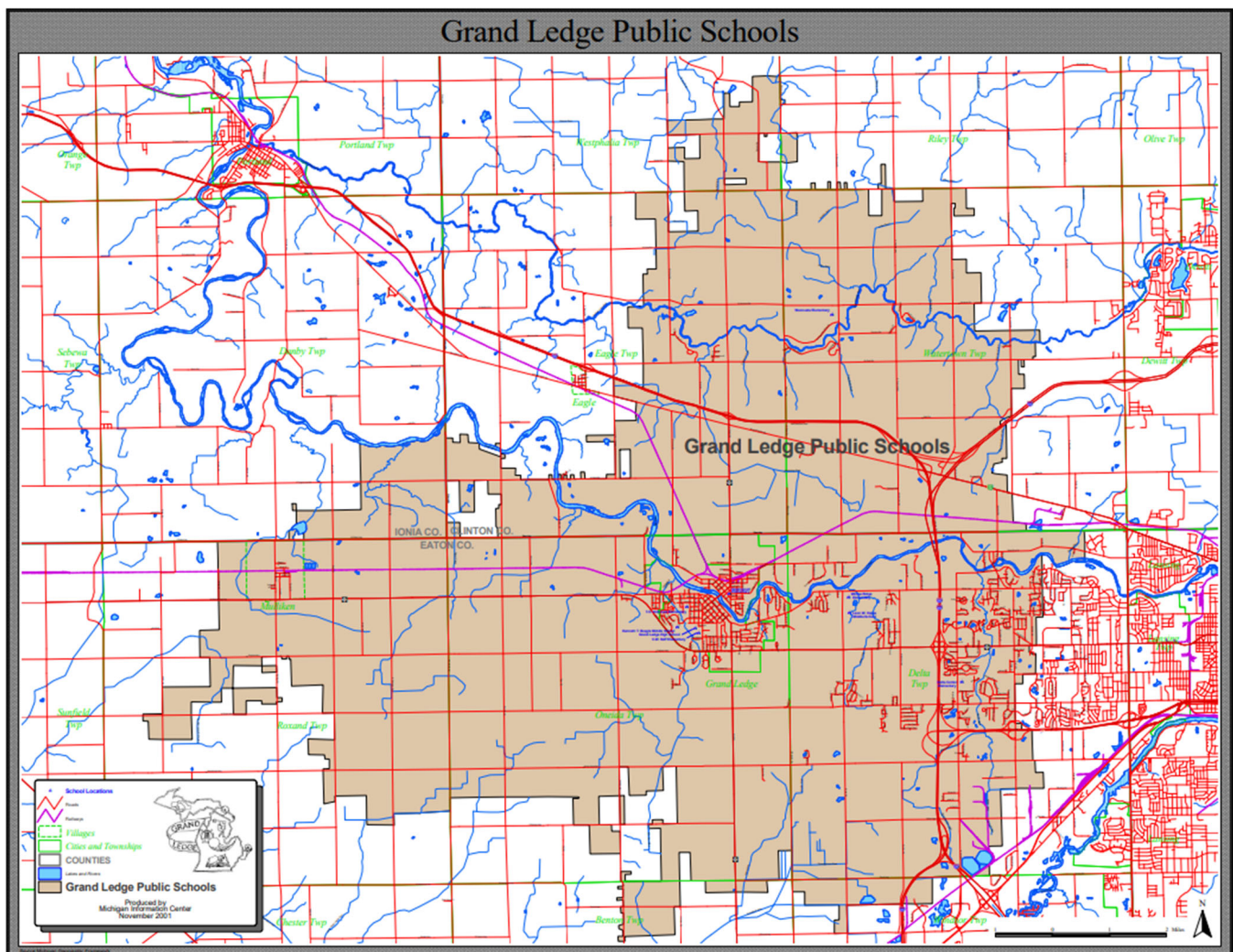
²³ [Seven Islands Dam Repair Options](#)

Chapter 4 Grand Ledge Public Schools

CURRENTLY UNDER REVIEW BY GRAND LEDGE PUBLIC SCHOOLS

Grand Ledge Public Schools (GLPS) has a rich history of school spirit and community pride and is committed to its mission of growing learners and preparing students. The school district's approximately 700 staff deliver an exemplary academic curriculum, award-winning arts programs, and championship-level athletics to about 5,500 students in grades K-12. Two early childhood centers, four K-4 elementary schools, one 5-6 intermediate school, one 7-8 middle school, and one 9-12 high school all endeavor to provide every student a high-quality education, critical thinking skills, and social development to reach their highest potential in a safe and inclusive environment. The district's 120 square miles are about 10 miles west of Lansing, Michigan, and are mainly located in Eaton County, with portions in Clinton and Ionia Counties. It includes the City of Grand Ledge, the villages of Eagle and Mulliken, the communities of Delta Mills and Wacousta, as well as a large portion of Delta Township.

Grand Ledge Public Schools District Map.



Source: Grand Ledge Public Schools website.

GLPS anticipated an enrollment of 5,500 students for the 2025-2026 school year. Enrollment has rebounded from years affected by COVID 19, when school enrollment dropped by nearly 5% statewide. Enrollment in the 2016-2017 school year was 5,240.

No future enrollment projections are available. Student enrollment at GLPS generally follows population trends.

Grand Ledge High School, Beagle Middle School, Holbrook Elementary School, Neff Early Childhood Center, and Sawdon Administration Building are located within the city limits, as are the community stadium and other facilities.

Two bond proposals were on the November 2018 ballot, and both were approved by voters.²⁴

As is noted in the Land Use Plan – Maintaining Small Town Character section, having a strong public school physical presence in the city is very important and is part of the fabric of daily life.

Part of the city’s identity and success is linked to the GLPS. Public school reputation, academics, and sports are considerations for potential new residents, business owners, and companies when making decisions on where to locate. In more cases than not, the quality of the public school system is directly related to the health of the community it serves.

GLPS is a valued partner of the City of Grand Ledge.²⁵

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²⁴ [2018 Bond Proposals](#)

²⁵ [Grand Ledge Public Schools](#)

Chapter 5 Economic Development and Redevelopment

The major theme of this plan is maintaining and advancing the city's small-town character and quality of life. Maintaining streets and sidewalks, supporting civic events, investing in downtown, improving parks, and accessibility all require funds and a healthy revenue source. Economic development, which includes redevelopment, is a way to generate revenue sources without increasing taxes. These funds can be used for street and sidewalk improvements, quality of life projects, and public safety.

Throughout this plan, opportunities for new development and redevelopment are identified. One key economic development opportunity that has not previously been mentioned is Michigan State University (MSU) and the land it owns in Oneida Township and Eagle Township. The MSU property is located in a prime location for economic development with easy access to M-100 and I-96. Dialog with MSU and working toward mutually beneficial opportunities are key moving forward.

Traditionally, housing, both single-family, multiple-family, and senior housing (including active adult, assisted living, and skilled care), have not been considered as economic development. Times have changed and in a bedroom community such as Grand Ledge, housing is economic development and new housing growth increases the tax base.

The purpose of this chapter is not to re-state the economic development and growth opportunities previously identified, but instead to signal clearly that the city supports economic development that advances this plan and to identify key factors that influence economic development and redevelopment.

Economic Development Policy Statement: The city supports economic development and redevelopment which advances this plan and the City Council Priorities. The city is open to considering new and innovative development.

Economic Development Influences: Factors that positively influence economic development and redevelopment:

- Great schools
- Adequate market pressure
- New development activity
- Water and wastewater capacity
- Access to interstates and highways
- Talent availability
- Quality-of-life improvements (downtown, parks, river access, community events, walkability, blight elimination, etc.)
- Superior public safety

Incentives – Financial and Non-Financial: The city generally does not have funds to provide direct financial assistance for economic development projects. If an economic development project qualifies for

state or regional funds, the city will support the project to the extent it can, provided the project aligns with economic development policy.

Partnering on Public Infrastructure: Due to major financial investments in the Iron Removal Plant and Wastewater Treatment Plant, the city does not have funds readily available to partner with developers on required public infrastructure extensions or upgrades. The city may, on a case-by-case basis, consider partnering with a developer on public infrastructure improvements in instances where the new development is expected to provide a significant increase to the city's tax base in a short time horizon.

Exploring additional partnerships with the State of Michigan Department of Natural Resources and Department of Transportation (MDOT) to further enhance recreation opportunities in the city.

Redevelopment: Redevelopment is a broadly used term. For the purpose of this plan, it means any new construction, renovation, or rehabilitation in an area which has or had a pre-existing use. The area or site may have buildings on it or may be vacant. The city is interested in seeing certain properties revitalized, in general conformance with this plan.

In general, the redevelopment of property is more expensive and difficult than 'greenfield' or never developed property. As such, incentivizing redevelopment areas, through relaxation of zoning regulations, financial incentives, tax incentives, and other methods may be needed to spur developer interest.

Redevelopment is critical to the health, vitality, and appearance of a community. There are several locations in the city where the surrounding neighborhoods and the city at large would benefit from new development to improve current conditions.

The Planning Commission has identified and classified redevelopment areas as Tier 1 and Tier 2. The objectives for Tier 1 and Tier 2 are as follows:

Tier 1

- Transformation of existing conditions by means of major rehabilitation, additions and new construction, and/or demolition and new builds.
- Major new construction on vacant sites.
- Plans for redeveloped property advance this plan, and are in context with and complementary to, nearby properties.
- The redevelopment will generate a boost to the city's economy and enhance the city's tax base.
- If the site has a viable existing use, incorporating the existing use into the redevelopment is desirable.

Tier 2

- Enhancement of building appearance and property appearance.
- Improved economic utilization and viability of property.
- Redevelopment yields an increase in the city's tax base and an overall benefit to the area in which it is located.

- Plans for redeveloped property advance this plan, and are in context with and complementary to, nearby properties.
- If the site has a viable existing use, incorporating the existing use into the redevelopment is desirable.

In 2025, the Planning Commission approved two site plans paving the way for significant redevelopment of properties located on M-43. The former Wendy's restaurant located at 980 W. Saginaw Hwy. is demolished and will be redeveloped as an Aldi store. The Doty Professional Building located at 950 W. Saginaw Hwy. is slated for demolition, to be replaced by a Tommy's Car Wash.

For additional information about redevelopment and identification of redevelopment areas in the city, a website, which is under development, will be available in late 2026.

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Chapter 6 Housing

Housing in Grand Ledge generally falls into four categories:

- Single-family homes and duplexes
- Multiple family (three or more units) which include homes divided into dwelling units, apartments, and attached single-family units.
- Dwellings located in commercial buildings (primarily downtown apartments)
- Mobile homes in mobile home parks.

The American Community Survey (2023) – US Census Bureau provides information about households in Grand Ledge²⁶.

Total households:	3,604
Average household size:	2.14
Total families:	2,041
Average family:	2.82

One-unit structure:	58.9%
Two or more-unit structure:	31.6%
Mobile homes and all others:	9.5%

Owner occupied housing units:	67.7%
Renter occupied housing units:	32.3%

Vehicles Available at Household	
No vehicles available:	236
1 Vehicle available:	1,382
2 Vehicles available:	1,513
3 or more vehicles available:	473

²⁶ [US Census Bureau – Grand Ledge](#)

One-unit detached units:	2,055
1-unit attached units:	68
1- or 2-unit apartments:	96
3- or 4-unit apartments:	183
5-to-9-unit apartments:	99
10 or more-unit apartments:	761
Mobile home/other housing:	342

Year Structure Built	
2000 or later:	41
2010 to 2019:	121
2000 to 2009:	197
1980 to 1999:	937
1960 to 1979:	1,025
1940 to 1959:	372
1939 or earlier:	911

The American Community Survey confirms visual and anecdotal observation that the majority of the housing stock in town are single-family owner-occupied residences.

Available Housing:

- Single Family – Most of the housing units in the city are single-family residences, the majority of which were constructed between 1960 – 1999. Homes vary in size and style based on the age of the structure and its location.
- Apartments and multi-family dwellings – There are several duplex units scattered in residential neighborhoods in the city. Some apartments are located in upper floors of downtown buildings, in single apartment-style buildings, and in larger apartment complexes such as the Arcadian Apartments.
- Senior Housing – There are several senior housing options available within the city limits, including Independence Village, Clinton Street Place, Serenity Place, and smaller group homes. The Planning Commission has identified the need for additional senior housing options.
- Mobile Homes and other types of housing – There are two large mobile home parks in the city: Grand Ledge Ravines in the western part of the city and Grand Oaks Village in the northern part of the city.

Future Housing:

- Avenue Apartments.
- Second phase of Arcadian Apartments.
- Vacant lands identified in the Land Use/Future Land Use Chapter to be developed as housing.
- CDA area lands to be developed as housing.
- Senior housing – the Planning Commission believes the city has positioned itself well through public improvements in downtown and in parks to be a desirable place for seniors to live and be active. Additional senior housing and greater opportunities for aging-in-place are needed.

Non-Traditional Housing Options:

- ‘Missing Middle’ Housing – for in-fill development. “Missing Middle” housing is the contemporary name for duplex, tri-plex, and four-plex structures constructed in, or in close proximity, to single-family neighborhoods, typically constructed on vacant lots or re-development on corner or larger-than-average size lots. The Planning Commission has determined that this type of housing is needed to address the need for varied housing options, to provide more affordable housing, and to encourage aging-in-place housing. Zoning Ordinance amendments to allow this type of housing are necessary. It is likely that a special permitting process will be developed to ensure compatibility with neighborhoods.
- Aging-in-place housing: A part of the strategy to provide additional housing for seniors is independent senior living in neighborhoods. In many parts of the city, the existing housing stock was not designed to accommodate the needs of today’s senior residents. Homes with exterior stairs at entrances, interior stairs, narrow hallways and doors, and basement laundry facilities are not user-friendly features. Encouraging housing types that align with the needs of seniors will allow them to stay in close proximity to surroundings they are familiar with. The Planning Commission has determined that keeping residents who wish to age-in-place is a high priority.
- Rooms for rent: Many modern zoning ordinance provisions do not permit the renting of rooms in single-family neighborhoods. The term single-family on its face suggests that room rental to non-family members is not permissible. The Planning Commission has determined that providing more housing options through allowing rooms for rent is viable. A Zoning Ordinance amendment is likely needed to make it clear that rooms for rent in single-family zoned areas is permissible.
- Use of a Planned Unit Development (PUD) ordinance: A PUD ordinance will encourage smaller lots and smaller homes, and the construction of non-traditional housing to increase varied housing options, improve housing affordability, and encourage development of aging-in-place housing.
- Accessory Dwelling Units: The Planning Commission has determined accessory dwelling units within existing single-family areas may be appropriate under certain circumstances. A Zoning Ordinance amendment will need to be carefully crafted to ensure that the single-family home and property retain most of its original characteristics. Some type of special approval mechanism will be required.

Chapter 7 Transportation

In Grand Ledge, people get from place to place, and goods and services are transported, using transportation infrastructure, which is made up of streets, sidewalks, informal bike lanes, state highways, and trails. The infrastructure provides a system that ‘connects the dots’ so that vehicle and human-powered travel is possible and relatively easy. Rail lines and the Abrams Municipal Airport are also part of the transportation infrastructure in the city.

The Grand River is a significant presence on the transportation network as it bisects the city. Crossing the river is a major challenge, as there is only one bridge over the Grand River in the city, the M-100 bridge in downtown. The next closest river crossing is over six miles away by road at the Jones Rd. bridge in Clinton County, northwest of the city. East of town there is a crossing of the Grand River at the I-96/I-69 bridge, over 6.5 miles away.

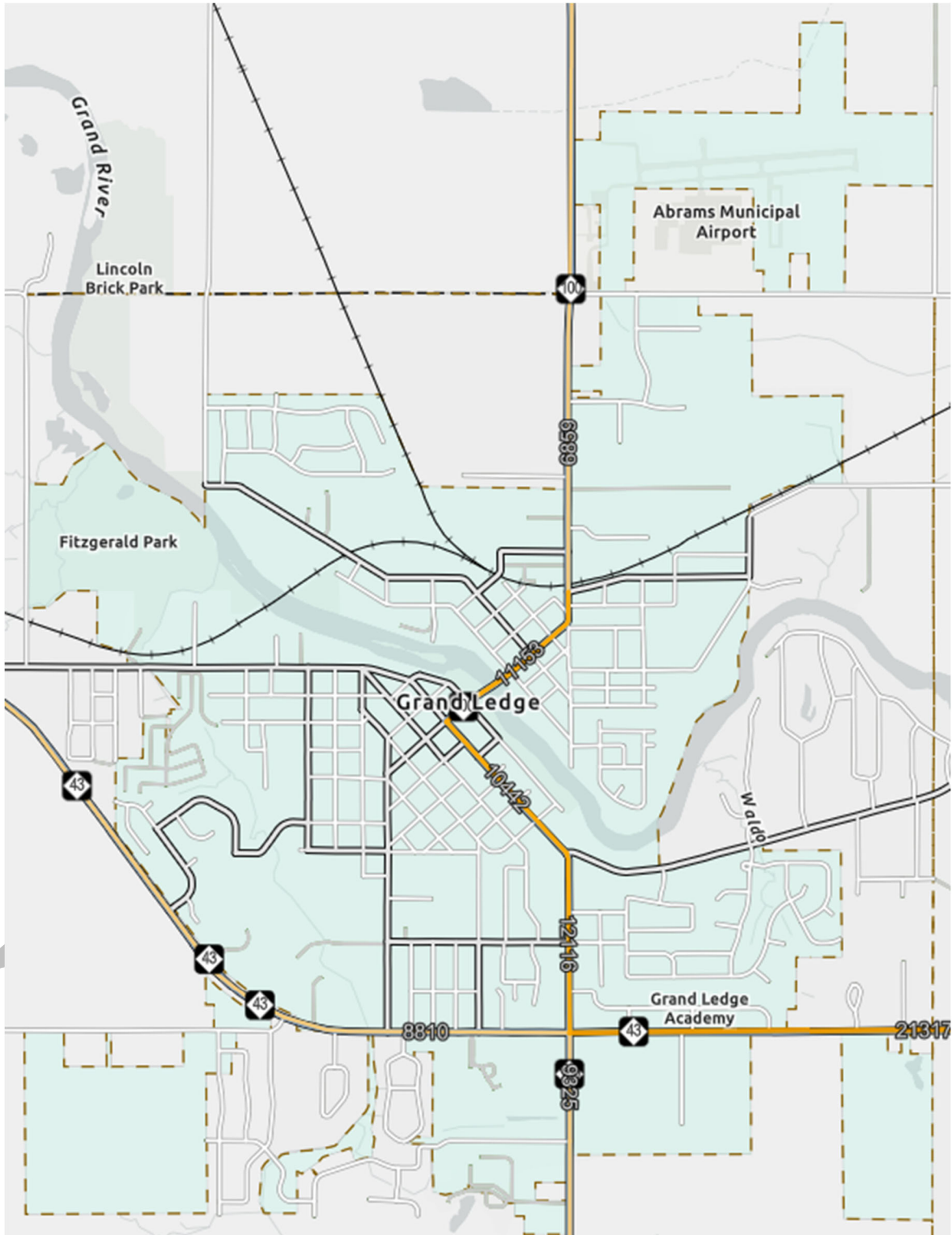
The M-100 bridge connects the north and south parts of downtown. Passenger vehicles, trucks, farm equipment, pedestrians, and bicycles all use the bridge to cross the river. The M-100 bridge is under the jurisdiction of MDOT. The bridge is a critical part of the city’s transportation network, and a bridge failure or long-term closure would have wide-ranging, devastating effects on transportation and the economy.

The primary mode of transportation in the city is vehicle traffic, both passenger motor vehicles and trucks (box trucks, semi-trucks, and other commercial vehicles). M-43 and M-100 are high-volume state trunklines used by local and through traffic. M-43 is part of the National Truck Network and M-100 is designated as an all-season truck route. Most of the commercial and industrial land uses in the city are located along these routes.

Semi-trucks in downtown have been a concern for years. Commercial vehicle traffic counts on M-100 confirm that almost 5% of the traffic in downtown is commercial traffic. In comparison, commercial vehicle traffic is about 3% of the traffic on M-43 east of M-100 and over 9% of the traffic west of M-100.

Traffic patterns in town and the neighboring townships are influenced by the I-69/I-96 interchange with Saginaw Hwy., located approximately 3.5 miles east of the M-43/M-100 intersection. A second freeway interchange with I-96 is located approximately 3.25 miles north of downtown on M-100.

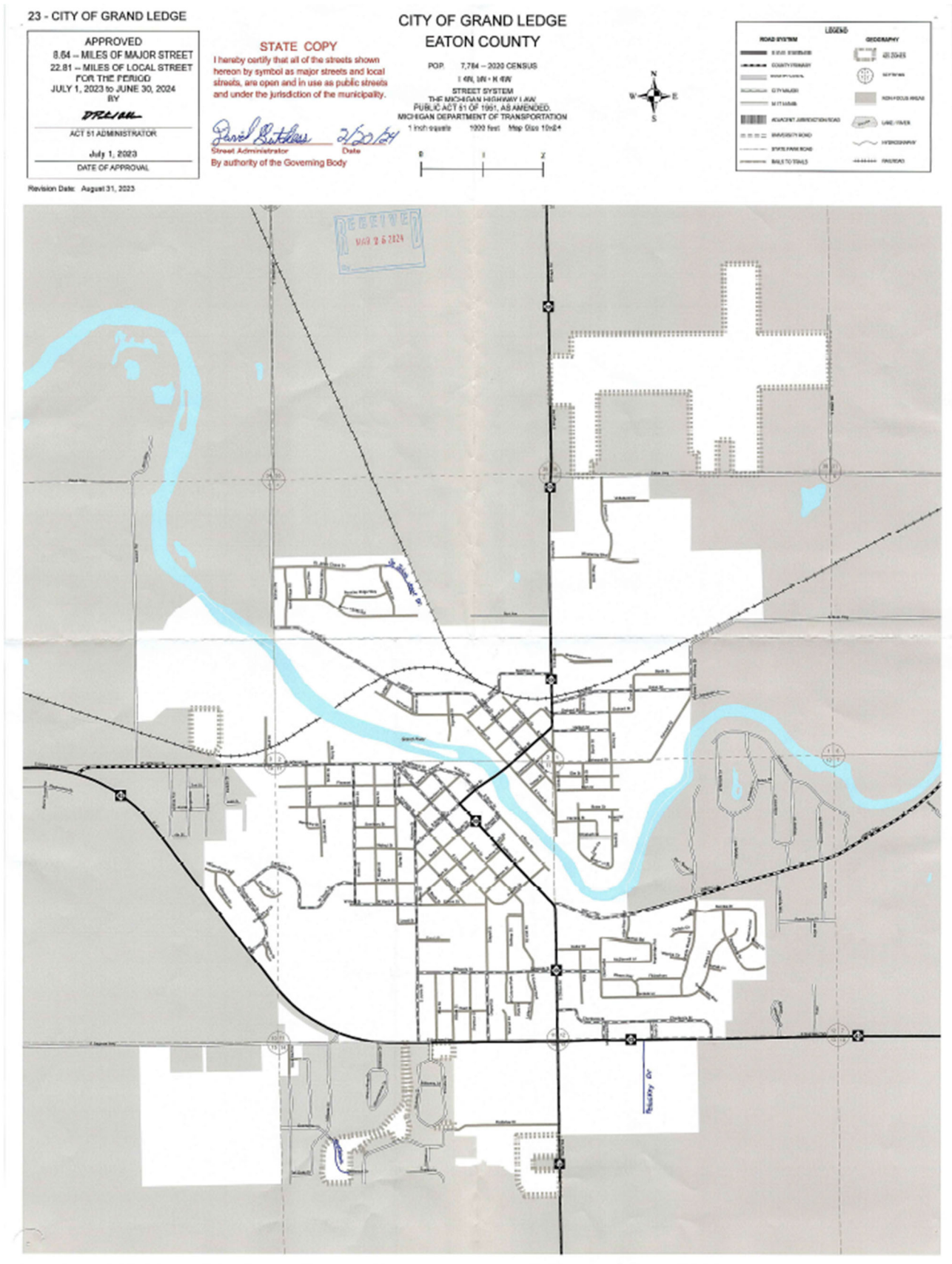
M-43 & M-100 AADT Map



Source: MDOT Website

City streets are classified as city Major or city Local under Michigan Public Act 51. The city is responsible for maintaining and improving city streets. Although the amount can vary depending on street improvement projects, the city spends approximately \$2,000,000 annually on major and local street improvements, operations, and maintenance.

Act 51 Map



In the older parts of the city, there is a traditional ‘grid’ pattern made up of major and local streets. The grid pattern provides drivers with numerous driving options. For the most part, these are residential streets with a 25-mph speed limit. The streets are tree-lined with mature trees and have sidewalks. In areas of the city where residential development has occurred in the past forty-or-so years, the residential street system is made up of longer streets with fewer intersections than the grid system. Cul-de-sacs and streets with limited access points are common. These streets also have 25 mph speed limits and are tree lined with sidewalks. There are a limited number of private streets in the city.

The Eaton County Transportation Authority (EATRAN)²⁷ provided fixed route bus service in the city in 2024 and 2025. It was known as the Grand Ledge Connector Service and was discontinued in early 2026. EATRAN continues to provide door-to-door service on an as needed basis.

Non-motorized amenities: The city has a vast system of sidewalks along city streets, M-100, and M-43. The sidewalk, Riverwalk Trail, aforementioned sidewalks, and informal bike lanes located within the streets provide connections to parks, schools, businesses, residential areas, industrial areas, and downtown. These facilities provide solid options for bicyclists, pedestrians, and ADA mobility. Encouraging walking, cycling, other human powered transportation, and ADA mobility reduces congestion on roads and streets and are a key part of maintaining the city’s small-town character.

Rail: The CSX railroad bisects the city mainly north of the Grand River. The rail line crosses the river in the western part of town on the iconic 1904 bridge. The CSX line is active but not heavily used. A rail spur connects the Archer Daniels Midland grain facility to the CSX line. The rail spur is active during the fall harvest season.

Airport: The Abrams Municipal Airport²⁸ is owned by the city. The airport is located in Eagle Township in Clinton County.

Street and Road Network Resurfacing, Reconstruction, and Planned Future Improvements: For the most part, the existing street and road network within the city is not planned to be widened or have additional capacity added. This includes M-43 and M-100, which MDOT is responsible for.

The plan for city streets resurfacing and reconstruction is laid out in the five-year Capital Improvements Plan (CIP). Street improvements are funded through local mileage, MDOT allocation, grants, and the Eaton County Road millage. On average, the city has received approximately \$350,000 to \$400,000 per year from the Eaton County Road millage. The millage is set to expire in 2026.

A Future Street Improvement map shows planned street extensions and new streets in the city and the CDA area. While there are several noteworthy street improvements shown on the map, highlighted below are four major initiatives:

- A second bridge over the Grand River is depicted at Oneida Road. New bridges and river crossings are expensive and complicated. A river crossing at this location will require the cooperation of the Eaton County and Clinton County Road Commissions as well as numerous local, state, and federal

²⁷ [Eaton County Transportation Authority](#)

²⁸ [Abrams Municipal Airport](#)

agencies and governmental units. Other bridge crossing locations are possible, and all feasible options should be pursued seriously.

- Extensions of Fieldview Dr. (east of M-100) and Overbrook Drive to the west will provide residents with improved access.
- A longer-term plan to create ‘north-south’ access points to St. Joseph Hwy. As development occurs south of M-43, it is likely that traffic will be routed to M-100. Additional north-south routes, especially south of the Fieldview Dr. extension will be needed to provide alternative routes to M-100. On the east side of the city, this is exacerbated by the fact N. Royston Rd. ends at St. Joseph Hwy, instead of extending through to M-43.
- A future traffic signal, roundabout, or similar modification at the M-43 and E. Saginaw Highway intersection. Improvements at this location will enhance traffic safety and provide pedestrians, bicyclists, and other users of the sidewalk/widewalk a safe crossing of M-43 close to the Grand Ledge Public Schools campus.

Where new streets are shown on the Future Street Improvements map, the location and alignment depicted is approximate.

Non-Motorized Amenities, including Pedestrian, Bicycle, and ADA mobility devices: The ability for pedestrians, bicycles, and ADA mobility devices like wheelchairs (powered and non-powered) and scooters to get from place to place is critical to access parks, schools, civic events, and businesses.

Safety is an important factor for users of sidewalks, the widewalk, trails, and informal bike lanes. Generally, the slower vehicle speeds are, the safer these users feel. Users of sidewalks in residential neighborhoods generally feel safe as speed limits are 25 mph on these streets unless posted otherwise. The higher the vehicle speeds in the street, the less safe people feel walking along the street.

In addition to speed, the crossing of streets, especially with those with speeds higher than 25 mph and higher traffic volumes can be intimidating. The city has addressed crossings in a number of ways including improved crosswalk markings, improved crosswalk signs, rapid flashing beacon crosswalk lighting, and bump outs. Work to improve crossings needs to continue, especially the crossings of M-100 and M-43.

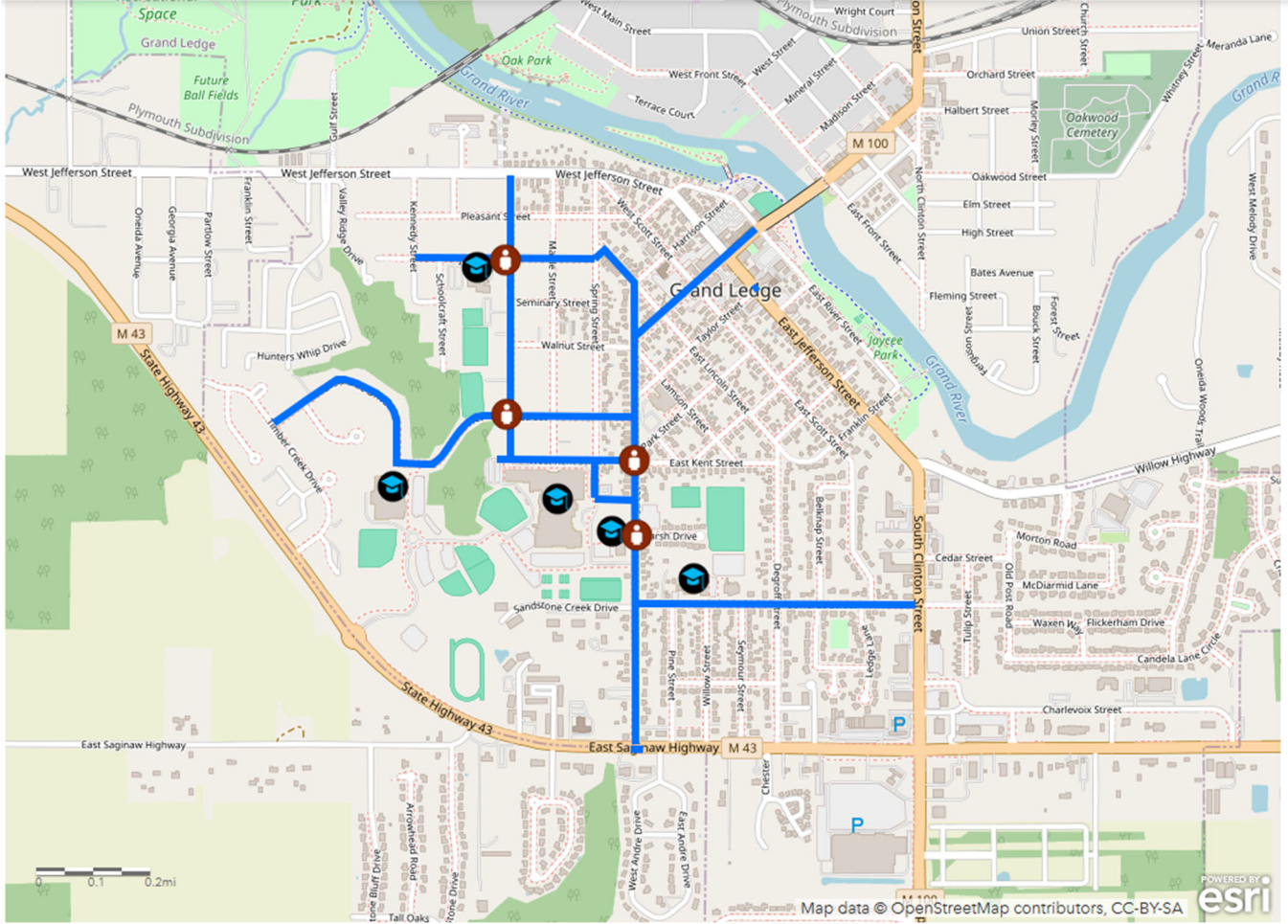
Providing sidewalks, a widewalk, trails, informal bike lanes, and ADA accessibility has been and needs to continue to be a high priority for the city. This infrastructure allows people to walk, bike, and roll to and access community events, schools, school events, parks, and the Grand River. Pedestrians, bicyclists, and people utilizing ADA mobility devices are able to get to downtown, most of the businesses along M-100 and M-43, and residential areas without the use of a motor vehicle. This connectivity reinforces the city’s small-town character.

The Non-Motorized Amenities Plan shows numerous planned improvements. Highlighted improvements include:

- Extension of the widewalk on the west side of the city to connect with the current termination point at Timbercreek Dr. to Fitzgerald Park.
- Extension of the widewalk to the east to connect to the Avenue Apartments development.

- A major pedestrian/bicycle/ADA mobility crossing of M-43 near the Grand Ledge Public Schools campus. A traffic signal, roundabout, pedestrian crossing gates, pedestrian hybrid beacons, or pedestrian refuge island is needed as M-43 is a three-lane, high speed road in this area. Connecting the school facilities with the residential neighborhoods on the south side of M-43 is critical.
- Enhanced pedestrian/bicycle/ADA mobility crossing at the M-43/M-100 intersection. An enhanced crossing is needed as this is a signalized intersection. There are no other signalized intersections on M-43 east of this intersection. The lack of a signalized intersection east of M-100, along with high traffic volumes and 45 mph and 55 mph speed limits make pedestrian/bicycle/ADA mobility crossings M-43 nearly impossible.
- The signalized intersection of Bridge St. and Jefferson St. has pedestrian crosswalks but remains challenging for pedestrians. Work to improve pedestrian safety at this intersection is needed.
- As the city expands into the CDA area, it is critical that new pedestrian/bicycle/ADA mobility infrastructure is built and connected to the existing infrastructure.

Safe Routes to School²⁹:



²⁹ [Safe Routes to School](#)

Traffic congestion: For the most part, traffic congestion in town is minimal. Recent improvements at the M-43/M-100 intersection have relieved congestion and signal delays.

The M-100 intersection downtown experiences congestion daily from 3:00 p.m. to 6:00 p.m. Both northbound and southbound M-100 traffic experiences delays. There are daily afternoon traffic queues on southbound M-100 that extend to River St.

Long traffic queues on northbound M-100 are not as frequent as southbound M-100 traffic, however, when they occur, they can be very long. Queues that extend to Willow Hwy. (and beyond) occur occasionally during times of very heavy traffic, special events, and when road work occurs. A protected green arrow offering southbound M-100 traffic the ability to turn left without navigating oncoming traffic is a desired solution.

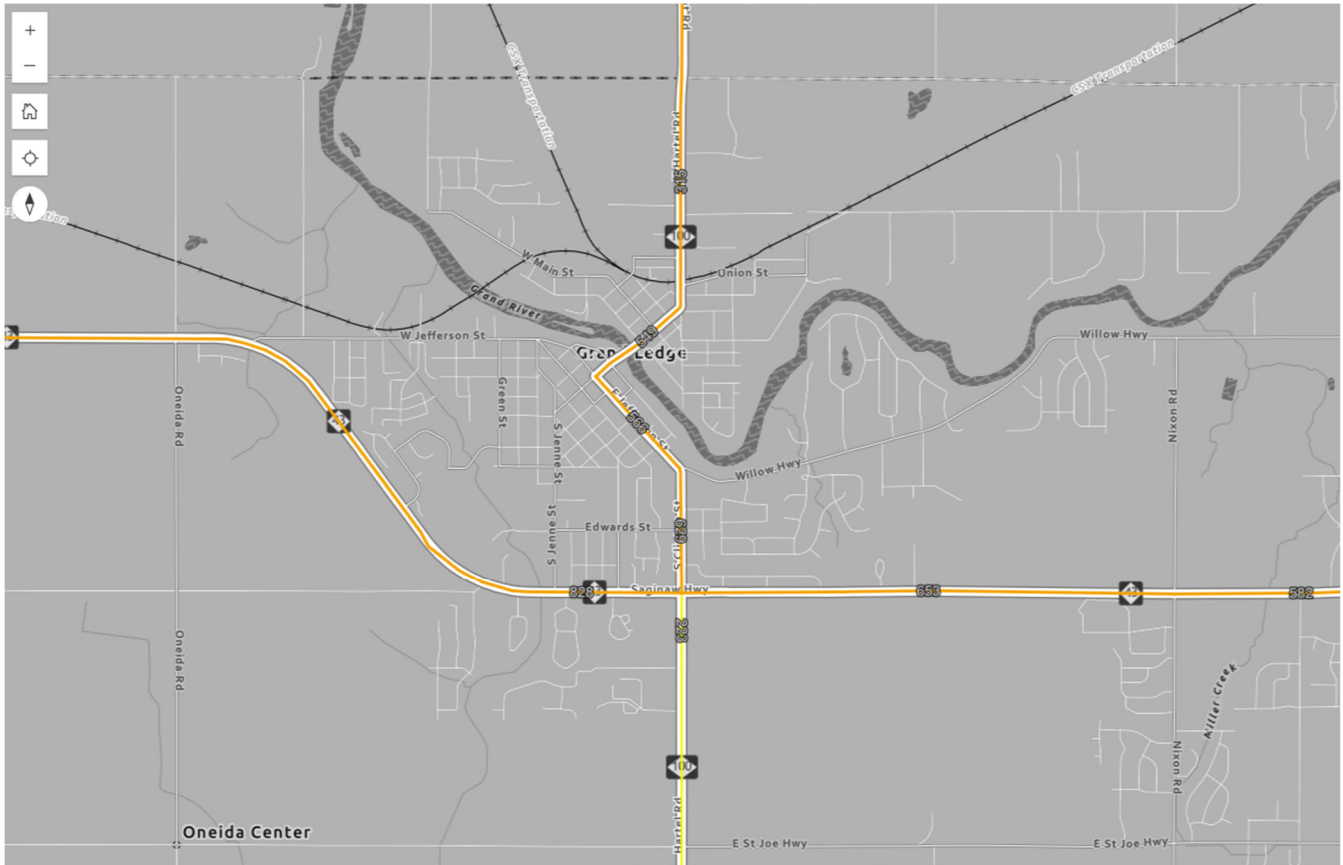
Commercial Vehicle Traffic:

24 hours AADT

Location	Count
Saginaw Hwy. east of M-100	653
Saginaw Hwy. west of M-100	828
M-100 south of M-43	223
M-100 north of M-43	629
M-100 north of Willow Hwy.	566
M-100 north of Grand River Bridge	549

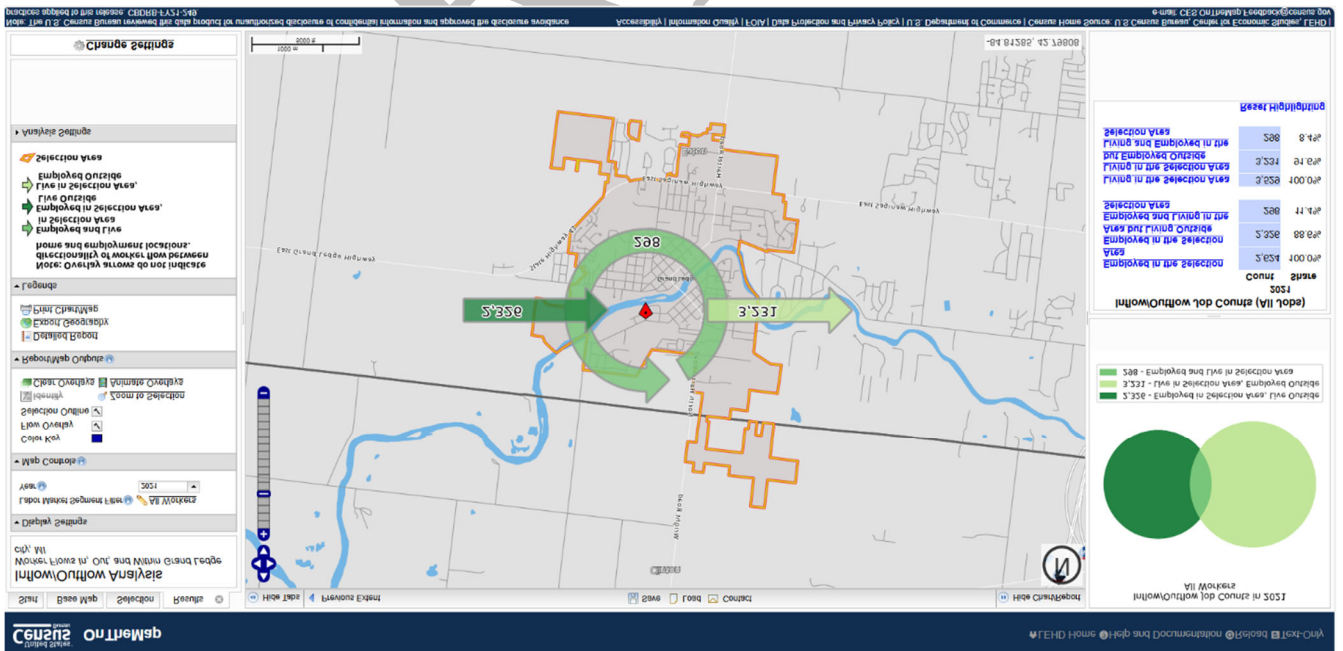
Source MDOT website.

Commercial AADT map



Source: MDOT website

Commuter Patterns: Consistent with local knowledge and the suggestion that Grand Ledge is a bedroom community; 2020 Census data shows that more people leave town for work than work in the city.



The Census data also shows that approximately 41% of the outbound commuters are heading east to Lansing, Waverly, East Lansing, Okemos, and Holt. Charlotte, Grand Rapids, Ionia, and Battle Creek were reported destinations for about 5% of the commuters. Approximately 46% of the commuters reported 'other locations' as their destination. Based on morning and evening traffic patterns, M-43 and M-100 are heavily used by commuter traffic. (Source 2020 Census Bureau – On the Map Application)

M-43/M-100 intersection and M-100/Bridge St. intersection: The M-43/M-100 intersection and M-100/Bridge St. intersection are also highlighted in the Areas of Special Concern section of this plan.

Summary: M-43 and M-100 are state trunklines that provide access to I-69/I-96 to the east and I-96 to the north. M-43 is heavily travelled, especially east of M-100. M-100 goes through downtown and provides the single vehicular crossing point of the Grand River. The closest other vehicular bridge crossing is more than six miles away. While passenger vehicular travel is the predominate form of transportation, pedestrian, bicycle, and ADA mobility travel are very important and offer a solid alternative to using a passenger vehicle.

The vehicular transportation system is heavily dependent on the single bridge crossing of the Grand River. The major challenge facing the pedestrian/bicycle/ADA mobility infrastructure is the safe crossing of M-43 and M-100.

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Chapter 8 Land Use and Future Land Use Plan

Major Water and Wastewater Improvements: As previously noted, the city has undertaken major projects to replace the Iron Removal Plant and enhance/expand the Wastewater Treatment Plant to improve treatment and add capacity. Additional water wells are necessary to continue to add capacity to the city's water supply.

Once completed, these improvements will support growth within the city and CDA area. Based on current growth trends and existing state regulations, water treatment capacity and wastewater treatment capacity are sustainable for the foreseeable future as a result of the improvements. Additional water wells are needed to ensure a sustainable water supply.

Maintaining Small Town Character: Tree lined streets with sidewalks, a distinctive downtown, quiet neighborhoods, the renowned ledges, the Grand River, parks, and schools (elementary, middle and high) within the town limits describe some of the city's physical characteristics. Additionally, numerous parades and community events, an iconic historical past, and identity as the Grand Ledge Comets is part of the fabric of everyday life.

Grand Ledge is primarily a bedroom community, with most of its residents working in the Greater Lansing area. Most of the land area within the city is single-family residential homes. M-43 (Saginaw Hwy.) is a commercial corridor, with a mix of national chains, regional chains, and local business. Downtown and M-100 are important locations for small businesses.

There is a genuine sense of place in Grand Ledge. The middle school and high school as well as athletic fields are located on a campus in the southwestern part of town. Recent investments in downtown, Jaycee Park, Riverview Park, and on W. River St. have advanced the sense of place.

For the most part, the city is built-out north of Saginaw Hwy. (M-43) and south of the railroad tracks. Ensuring that infill development and redevelopment maintain the size and scale and incorporate desirable architectural elements of nearby development is critical to maintaining the small-town character. In the event that Zoning Ordinance requirements force new development to deviate from existing neighborhood character, variances should be sought, and/or ordinances modified.

On January 1, 2022, a Cooperative Development Agreement (CDA) between the city and Oneida Township became effective. The CDA provides for the conditional transfer of jurisdiction of property (under certain conditions) from the Township to the city. In addition to the CDA area, the Willis Industrial Park, Section 36 of Eagle Township (Act 425 agreement), the vacant lands within the city limits south of M-43, and northwest of the railroad tracks within the city limits provide for significant growth opportunities. As growth occurs in these areas, it will take substantial effort and care to maintain the city's small-town feel, character, and connectivity.

While growth can be a threat to a small town, it can be beneficial if done properly. The size, scale, and appearance of new development is important in maintaining small town character. The Arcadian Apartments and commercial development along Charlevoix Dr. are solid examples of recent development blending in well with their surroundings.

Keeping new development, particularly residential development, south of M-43 connected to parks, downtown, the Grand River, community events, schools, and other amenities is going to be challenging as it is difficult for pedestrians to feel safe crossing M-43. The ability to walk safely to destinations is a key component of small-town living. Identification of a number of at-grade pedestrian crossings of M-43 should be identified and pursued with MDOT. While a single-grade separation may be pursued, grade separation crossings such as a pedestrian bridge and/or tunnel require a significant pedestrian effort to avoid conflicts with vehicles, as they require long ramp approaches that are necessary to make pedestrian bridges and tunnels ADA accessible. The long approaches discourage pedestrian use of bridges and tunnels as they take more effort and time than simply crossing the street.

An alternative to grade separation could be warning lights and gates like those for rail crossings. A crossing such as this could be pursued, as it provides pedestrians a way to cross the trunkline safely without inconvenience. Perhaps Grand Ledge could be the test case for pedestrian crossings of a trunkline in Michigan. A pedestrian hybrid beacon³⁰ and a more conventional pedestrian crossing may be pursued as well. Multiple safe pedestrian crossings of M-43 will be needed to provide connectivity to the rest of town.

Feeling safe is usually a calling-card for small-town living, and Grand Ledge is a safe place. The city's Police Department is stationed in City Hall and responds to calls from residents, business owners, and visitors.

Preserving small town character is necessary for the city to maintain its identity as a desirable and safe place to live, recreate, and do business. Continued emphasis on walkability, complete streets, park improvements, and community events is critical. Partnerships with the Grand Ledge Area Chamber of Commerce and Grand Ledge Public Schools are also key. As mentioned earlier, it will be challenging to create the small-town feel in places where residential growth occurs south of M-43 as it will be difficult to establish the same connectivity (walkability/easy access to parks, public spaces, downtown, schools, athletic fields, etc.) that currently exists north of M-43.

The city, working with MDOT, developers, and other partners, must do what it can to extend connectivity and the feeling of safety to areas where new development occurs or risk these areas becoming development islands without easy and safe access to all the city has to offer.

The overall theme of this plan focuses on maintaining and strengthening small town character.

Existing Residential Neighborhoods and Neighborhood Conservation: The city's existing residential neighborhoods are located both north and south of the river. The River Ledge Historic District, which is listed in the National Register of Historic Places, is shown on the map located on the next page. The Grand Ledge Chair Company property, located at 101 Perry St., is also on the Register.

Other neighborhoods found throughout the city are known by their street name, nearby landmark, or development name. Older areas of the city were created by subdivision plats (often referred to as platted). Recently developed areas such as the Meadow Woods development were created as site condominiums.

³⁰ [Pedestrian Hybrid Beacons | FHWA](#)

For the most part, the city's neighborhoods are made up of single-family homes. In the older neighborhoods, there are businesses, churches, schools, apartments, and similar uses in or adjacent to the neighborhoods. In more recently developed areas, the neighborhoods are residential in nature.

Keeping the city's residential neighborhoods safe and attractive, and accessible to parks, schools, businesses, school and civic events, and other amenities is critical to maintaining the small-town feel.

River Ledge Historic District – National Register of Historic Places.



Source: National Park Service website

Focus items moving forward:

- Continue funding street and sidewalk maintenance.
- Continue funding street tree plantings.
- Enhance community policing efforts and police visibility in neighborhoods.
- Enhance property maintenance in residential neighborhoods and adjacent non-residential areas.
- Diligently enforce ordinances for blighted residential properties.
- Explore a Neighborhood Business Zoning District rather than B-1 Zoning for commercial properties along W. Jefferson St. and similar areas.

New Neighborhood/Residential Development Including Multiple Family: It is likely that new residential development will look different moving forward than it has in the past. Changing market demand by consumers and housing costs are leading developers to provide a variety of housing types. The city recently adopted Planned Unit Development zoning to accommodate non-traditional housing.

Most of the larger tracts of land available for new residential development, both within the current city limits and within the CDA area, are removed from downtown, parks, businesses, schools, and civic events. As such, significant effort will be required to ensure that these new areas are well connected and accessible by vehicle as well as pedestrians, bicyclists, and users of ADA devices.

Ensuring connectivity between new developments and the rest of town is important to maintain small-town character. The size, scale, and appearance of new residential development is also key to maintaining small-town character.

It is anticipated that new neighborhood development will consist of single-family development and Planned Unit Developments (PUDs). The PUDs may include non-residential uses.

Multiple-family land use designations on the Future Land Use Map generally reflect existing development. Multiple-family development is desirable at appropriate locations. New multiple-family density ranges will be determined by locational factors, but generally densities of five to eight units per acre are envisioned. Higher density is anticipated on parcels with frontage on M-43 and M-100, and downtown.

Multiple-family development is encouraged in mixed-use PUDs and may be appropriate in residential PUDs.

Downtown: Like many communities across Michigan and the nation, downtown is key to the city's identity, history, and civic events. Downtown is somewhat unique as the Grand River separates the north and south parts of downtown, with only the M-100 bridge connecting downtown areas.

In previous Master Plans, downtown has been referred to as the Central Business District. With the focus on maintaining small-town character, "downtown" seems to be a better way to describe the area. The Central Business District was a focus of the 2018 Master Plan, and this plan embraces and refines the 2018 plan, including using the term Downtown instead of the term Central Business District.

The city's Downtown Development Authority (DDA) has partnered with the city on numerous projects to enhance and redefine downtown. Notably during 2024 a major streetscape improvement project was completed on M-100 (Bridge St.) A midblock pedestrian crossing, "bump outs", improved crosswalks, and the installation of planter boxes were highlights of the project. The city is optimistic that private sector investment in building interiors and exteriors will follow the major public investment in the streetscape and nearby projects.

Other downtown construction projects that occurred in 2024 include:

- A major deck expansion, installation of public restrooms, and a fireplace at Riverview Park.
- Hillside seating and converted parking into public gathering space along W. River St. As part of this project, the ability to close W. River St. for community events can now occur as bollards can be installed to stop vehicles from entering the closed section of W. River St.

The DDA is also a major funder of the following 2025 projects in downtown:

- Jaycee Park Playground. A universally designed, ADA accessible playground built into the hillside at Jaycee Park. In addition to the DDA, grant funds and local donations made this project a reality. Construction was completed in fall 2025.
- Jaycee Park ADA Observation Platform.

Specific recommendations for the Downtown include:

- Continue to focus on placemaking downtown.
- Determine feasibility of a pedestrian bridge to connect the north side of the river to downtown at Jaycee Park or Island Park.
- Promote the use of the public gathering space along W. River St.
- Support the DDA First Amended Development Plan and Priorities.
- Encourage the redevelopment/development of Bridge Street Plaza.
- Consider allowing first floor residential in the 300 block of N. Bridge St.
- Identify buildings that need façade improvements and encourage/incentivize those properties to make the improvements.
- Continue to partner with the Grand Ledge Area Chamber of Commerce and sponsors for civic events, Music in the Park, and other events that bring the community together in downtown.
- Ensure that redevelopment/new development in downtown, especially on Jefferson and Bridge Streets maintains the size, scale, and placement of existing buildings in downtown. Building architecture and materials should complement and enhance downtown.
- Ensure that the M-100 Bridge is well maintained and that efforts to slow speeds down on the bridge continue.
- Vehicular traffic speed in downtown is a problem, and it deters pedestrian activity. Work to continue to slow traffic speeds in downtown must continue to improve pedestrian safety.

Other recommendations are found in the Areas of Special Concern Section, and Transportation Section of this plan.

The downtown is one of the most critical components of maintaining small-town character.

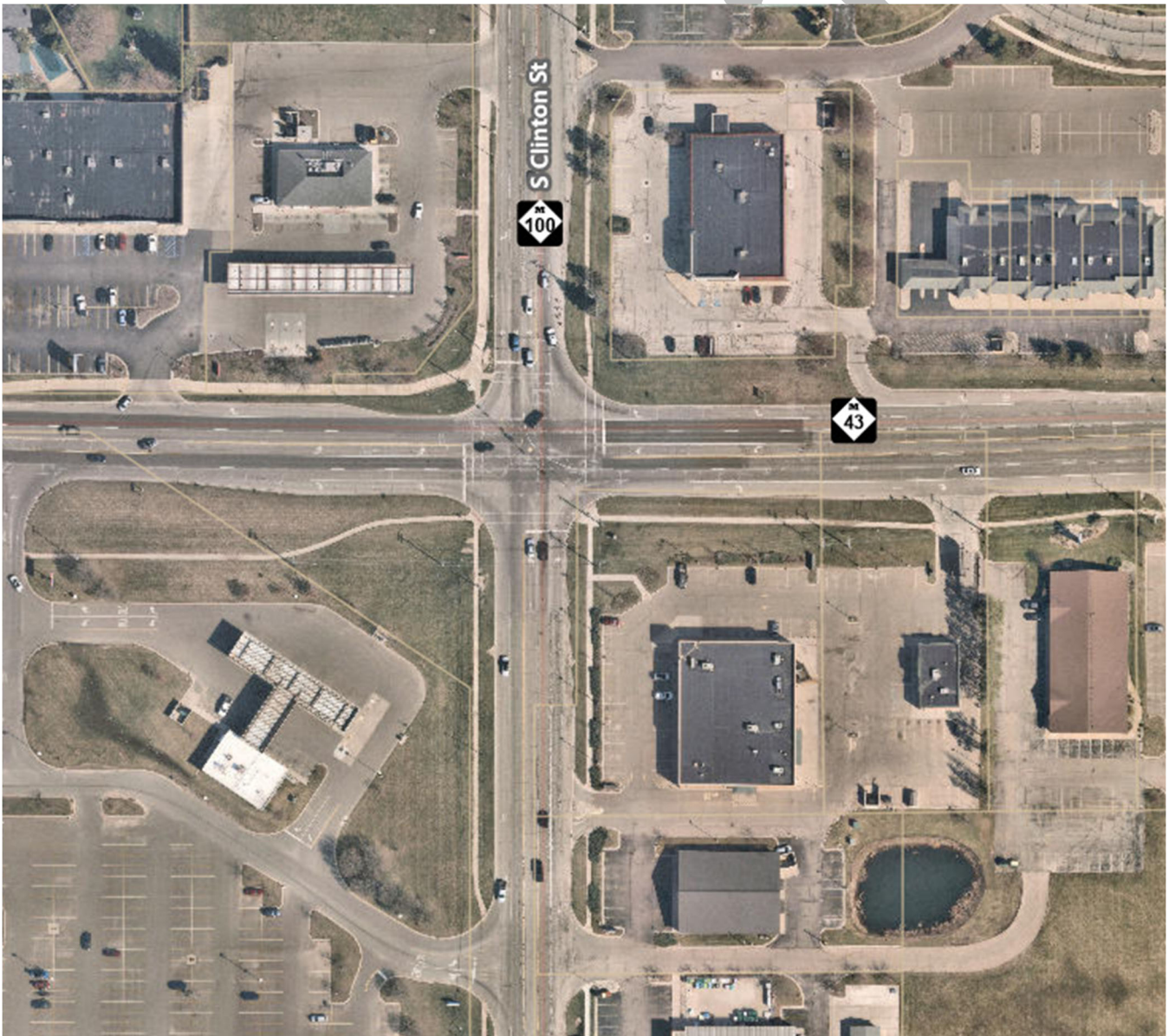
M-43, M-100, and Areas of Special Concern: M-43 (Saginaw Highway) between the east city-limits and west city-limits is where a significant portion of commercial and office property is located in the city. Due to high traffic counts, this is a desirable location for local, regional, and national businesses/chains. The Future Land Use Plan supports those uses.

M-100 (Clinton St.) between the southern city-limits and Willow Highway is a mix of commercial, office, residential, and other uses. The Future Land Use Plan supports those uses.

The Redevelopment Section of this chapter provides information about potential redevelopment sites along M-43 and M-100.

Areas of Special Concern: While land use, building size, scale, appearance, and overall site design are important in all parts of the city, there are certain key locations in the city, where the use of the land and the development which is located upon it serve a more critical function. These key locations establish the ‘look and feel’ for the area in which they are located. The streets and adjacent private property development project impressions and messages to drivers of vehicles and to pedestrians. These impressions and messages have a strong influence over pedestrian movements, driver behavior, and affect vehicle speeds. The city has two primary Areas of Special Concern (ASC), and each is unique and different from the other.

ASC #1 – Intersection of M-43 (Saginaw Hwy) and M-100 (Clinton St.)



The “Main 4” intersection of the city is the signalized intersection of two state highways (M-43 and M-100). The intersection is under the control of MDOT. High volumes of traffic utilize the intersection and the existing land uses located immediately adjacent to the intersection are typical of development located along

high traffic volume streets in Michigan. The posted speed limit on M-43 is 45 mph. The posted speed limit on M-100 is 45 mph south of M-43 and 35 mph north of M-43.

Each of the four quadrants of the intersection on private property are occupied by buildings, parking lots, landscaping (to some degree), and signage.

More than any other landmark along M-43 (Saginaw Hwy.) or M-100 south of Franklin St., the Main 4 intersection projects an image of Grand Ledge to tens of thousands of vehicle drivers and passengers each day. This is, by far, the most heavily travelled intersection in the city. The projected image is not representative of the city and its small-town character. The intersection and adjacent private property uses are ubiquitous, not unique to Grand Ledge, and are typical of high-volume suburban intersections. The private development buildings are generally well maintained, in good condition, and have solid curb appeal. The building at the northeast corner is currently vacant and some façade modernization and/or redevelopment is welcomed by the next owner/occupant.

MDOT completed intersection improvements in 2023. The intersection is clearly designed for vehicular traffic and crossing the intersection as a pedestrian is daunting, given the width of the roadways, traffic volumes, and vehicle speeds.

M-43 is on the National Truck Route and M-100 is an All-Seasons Truck Route. There is regular semi-truck traffic on both roads. MDOT does not permit truck restrictions within one mile of streets designated as National Truck Routes

The Planning Commission and Downtown Development Authority desire a “Grand Ledge” sign to inform users of the Main 4 intersection that they are in Grand Ledge. The need for a sign acknowledges that the intersection and adjacent private property development currently do not project any identifying characteristics that are unique to the city. The city wants to create a Grand Ledge identity at this important intersection. M-43 is a six-lane (five lanes plus a right-turn lane) road and M-100 is a four-lane road. Importantly, northbound M-100 leads to the heart of the city, through downtown. Although MDOT directional signage on M-43 provides guidance to drivers about the ‘business district’ and ‘Grand Ledge’, and there is recognition of the Franklin D. Fitzgerald Memorial Highway, there is nothing at the Main 4 intersection that suggests the attractions the city has to offer.

As the intersection has been recently upgraded by MDOT and each of the four corners of the private property are developed, the options to create a Grand Ledge identity are somewhat limited. The following is a list of items that will help to create an identity for the Main 4 intersection:

Short-term improvements:

- A Grand Ledge sign.
- Decorative walls on private property.
- “Wayfinding” signs.
- Identification of land uses that advance the city’s identity.
- Architectural details on building renovations and façade upgrades.
- Replace “Business District” signs with “Downtown” signs.

Longer term improvements and options to consider:

- Mast arms (to match planned downtown mast arms).
- Lower speed limits on M-43.
- Improve ability for pedestrians to cross M-43 and M-100.
- Consider allowing new buildings to be built closer to the street.
- Encouraging the construction of identifying features as part of a redevelopment on one (or more) of the four corners.
- Architectural detailing on new development or façade improvements as buildings become dated.
- Encourage parking behind buildings.

ASC #2 – Intersection of M-100/Bridge St./Jefferson St. in Downtown

The main intersection in downtown is the signalized intersection of Bridge and Jefferson Streets. Each of the four corners of the intersection is developed with buildings located on private property. M-100 is Jefferson St. east of the intersection and Bridge St. north of the intersection. The 90-degree turn of M-100 complicates pedestrian and bicycle movements in downtown. There are a substantial number of trucks that use the intersection. Trucks often have difficulty navigating turning movements.

There are numerous Grand Ledge identifying features at this intersection. It is the heart of Grand Ledge; the buildings and streetscape of downtown, the bridge over the Grand River, the Grand Ledge Mural and W. Jefferson St. residential area can all be seen from different directions of the intersection. A strong sense of place is evident at the intersection.

The DDA, working with MDOT, has agreed to fund mast arms that new traffic signals will be mounted on. The mast arms will replace the current box span wire signal supports. The mast arms are expected to be installed by MDOT in 2027.

The private property development on the four corners of the intersection are all two-story or taller buildings. The two buildings on the northwest side of Bridge St. are complementary to downtown and share architectural features with other buildings in downtown. The two buildings on the southeast side of Bridge St. are both former banks with drive-through's. The architecture of both building facades is not consistent with other buildings in downtown. The buildings' drive-throughs are inactive, and the areas currently used for parking.

Despite the strong sense of place, recent streetscape improvements, and planned installation of mast arms, several improvements at the intersection are necessary and desirable. The list of improvements below will help enhance the sense of place, and improve vehicle and pedestrian movements:

- Request MDOT to consider a protected left turn movement (green arrow) for southbound M-100 traffic to improve congestion and improve pedestrian safety. Currently, M-100 left turns rarely yield to pedestrians.
- W. Jefferson St. is currently a short-cut for semi-truck traffic. At a minimum, semi-trucks should be advised to stay on the MDOT trunkline.

- Façade incentives should be considered to facilitate improvements to the buildings on the southeast side of Bridge St.
- Improve pedestrian signalization at the intersection.
- Consider wayfinding similar to that used at the M-43/M-100 intersection.
- Consider “case signs” at the intersection that could also be used on future mast arms at the M-43/M-100 intersection.
- Continue efforts to reduce vehicle speeds in downtown.

As M-43 and M-100 are both state trunklines, cooperation with MDOT is necessary to improve existing conditions. Improvements to those streets are undertaken by MDOT or done with MDOT permission.

Façade improvements could be made voluntarily by the property owners. The Downtown Development Authority may be willing to consider a façade grant or incentive if approached by the property owners, provided that adequate funding exists. Discussion about removal of the drive-throughs should also occur.

Zoning districts B-1 and CBD should be reviewed to determine if certain uses should be required to obtain special use permits in Areas of Special Concern.

General Business/Commercial Areas: The majority of the city’s business and commercial areas are located on or near M-43 (including Charlevoix Dr. and M-100 south of Willow Hwy., and north of downtown). Future expansion of general business/commercial areas are anticipated along Petoskey Dr. and on M-100 in the CDA area. M-43 in the CDA area, west of the city limits is an area for expanded business/commercial growth, that is suited for mixed use PUD or a commercial frontage of a residential PUD. The Planning Commission has a strong preference that future commercial development in the CDA area, especially in the M-43 corridor, does not take the form of conventional strip development.

Small general business/commercial areas in close proximity to established neighborhoods are designated as Neighborhood Commercial areas. Small-scale businesses, ideally those that provide a benefit or convenience to the neighborhood, are desirable in these locations.

Developable Vacant Land Within the Current City Limits: There are three large vacant parcels of land within the existing city limits that are in solid locations for development to occur.

- Vacant Parcel 1:

This parcel is located in the southwest part of the city and is approximately 140 acres in size. The property is shown as Residential PUD on the Future Land Use Plan and is planned for single-family residential or mixed residential development (PUD) at an overall density of five units per acre. The Future Streets Map depicts the general location of future through streets in this property.

- Vacant Parcel 2:

This parcel is located south of the Arcadian development and east of M-43 and is twenty-six acres in size. Development of this parcel as a standalone property will be challenging given its narrow and long configuration. The Future Streets Map shows a future through street on this property. The Future Land Use Plan shows this property as Multiple Family. Given the property configuration

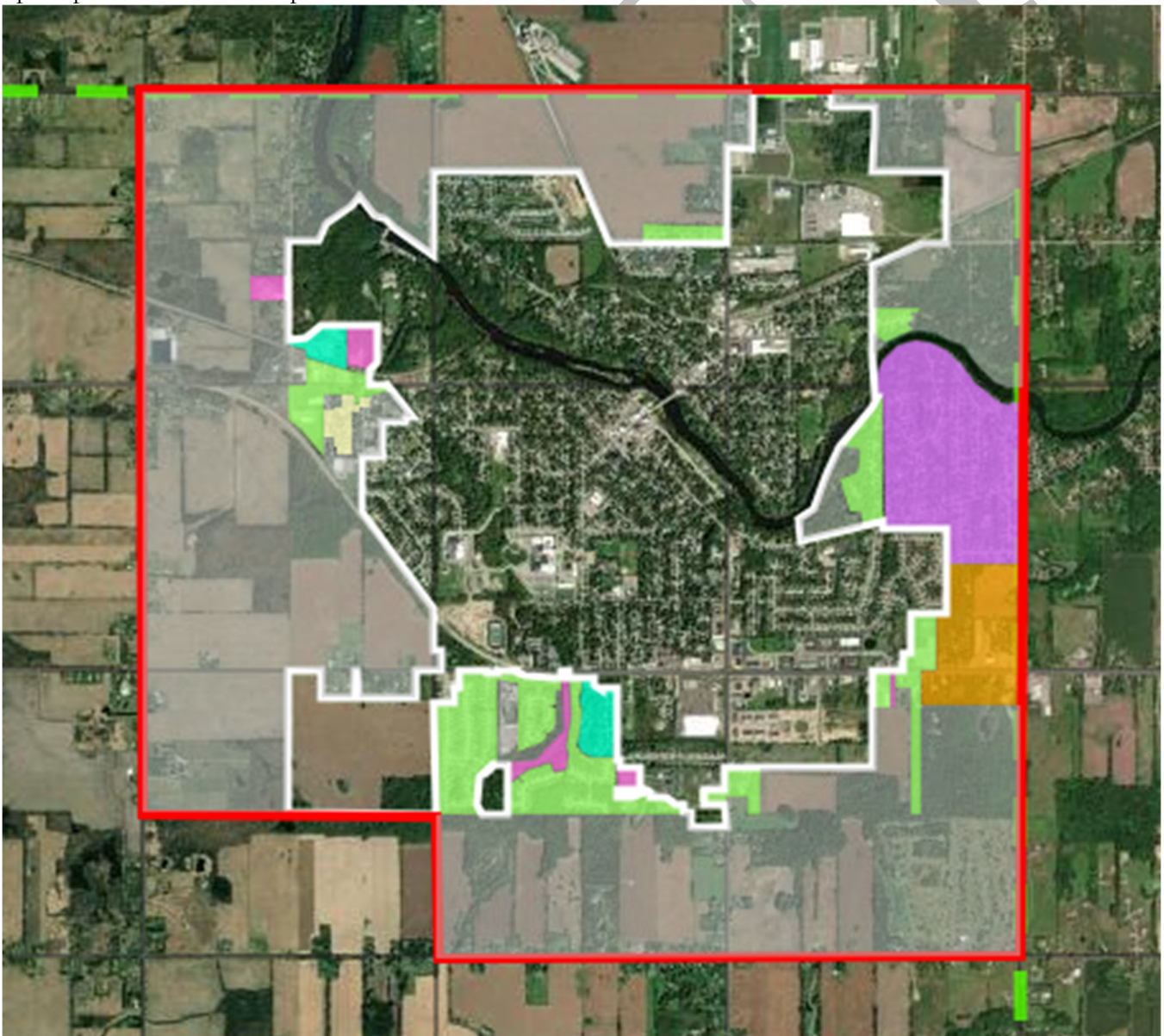
and future through street, the city may wish to consider viable development proposals that advance this plan.

- Vacant Parcel 3:

This parcel is located in the north central part of the city, north of the CSX railroad and south of the Meadow Woods development. The parcel is more than thirteen acres in size. The property is shown as Single Family on the Future Land Use Plan and development density should be similar to the Meadow Woods development. The Future Steets Map shows a future through street connecting the Meadow Woods development with Front St. on this property.

The above-mentioned parcels should be developed following the guidance provided in the New Neighborhood/Residential Development section of this plan.

Cooperative Development Agreement Area: The Cooperative Development Agreement (CDA) between the city and Oneida Township provides for growth of the city by land transfer and preserves farmland and open space in the Township.



Once completed, improvements to the Iron Removal Plant and Wastewater Treatment Plant will support growth in the CDA area (based on current growth rates) for the foreseeable future, however, additional public water wells are needed to ensure sustainable water capacity.

In 2022, the city hired Giffels Webster³¹ to assist with preparation of the Master Plan. A substantial part of Giffels Webster's effort was developing recommendations for the land use of the CDA area. The Planning Commission has developed a land use plan for the CDA area, and it is shown on the Future Land Use Plan.

Maintaining the city's small-town character as the CDA area develops will be important. Keeping new development connected to downtown, parks, schools, and businesses is necessary. Streets, sidewalks, bike paths, and trails can help achieve this.

Residential development densities in the CDA area are intended to be similar and complementary to those in the city. Land transferred into the city for residential or mixed-use development with a residential component, should be developed following the guidance provided in the New Neighborhood/Residential Development section of this plan.

The size and scope of commercial development will be dependent on location and market demand. The Planning Commission has a strong preference that future commercial development in the CDA area, especially in the M-43 corridor, does not take the form of conventional strip development.

Planned Unit Developments and Mixed-Use Development, including Mixed Use PUD's, are encouraged in the CDA area.

See Chapter 7, Transportation for future streets, sidewalks, and trails in the CDA area.

Industrial Park and Industrial Areas: The city's industrial areas are located in the northern part of the city, in close proximity to M-100 and the CSX Railroad. Outside of the Willis Industrial Park, industrial buildings and uses are well established with minimal vacant land available for expansion or new development. Industrial uses are an important part of the city's job base and economy.

Historically, industrial development was a key contributor to the tax base, with real estate and property (tools, machinery, and equipment) taxes. Although there are exceptions, new industrial development does not pay personal property taxes. As such, new industrial development does not provide the enhancement to the tax base that it did historically.

The Willis Industrial Park³² is in the northeastern part of the city. The Willis Industrial Park is home to a number of businesses, the largest being the Lowe's Distribution Center located on Winstanley Blvd.

Work on the Master Plan Update was paused in 2023 due to a large scale regional and state economic development initiative in Eagle Township. The location of the Willis Industrial Park and its available land could have allowed the development of complementary industrial/high tech uses to locate in the park had

³¹ [Giffels Webster](#)

³² [Willis Industrial Park](#)

the regional economic development come to fruition. Work on the regional industrial initiative ceased and there is no current reason to believe that Eagle Township will be considered for similar proposals.

In the absence of a large, regional economic initiative and the lack of historically robust industrial development in the Willis Industrial Park, the Planning Commission is open to consider alternative land uses in parts of the Willis Industrial Park that would be complementary. The southwest part of the Willis Industrial Park (near the intersection of M-100 and Eaton Hwy.) is likely the most appropriate location for complementary use consideration, possible multiple family housing or senior housing. The Future Land Use Map can be evaluated if an alternative use is proposed for the Willis Industrial Park.

Eagle Township Future Land Use Section 36: Shown on the Future Land Use Map is Section 36 of Eagle Township in Clinton County. The city-owned Abrams Municipal Airport was previously part of Section 36, Eagle Township. In 2000 the city and Eagle Township entered into an agreement to conditionally transfer the property to the city. The same agreement authorizes the conditional transfer of other properties located in Section 36 to the city. In accordance with the Michigan Planning Enabling Act Section 125.3831 (1)(b), and as there is an agreement for the conditional transfer of property, designating future land use is appropriate for Section 36. The Future Land Use for most of the undeveloped portion of Section 36 is designated as Planned Unit Development - Mixed Use.

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Chapter 9 Implementation

In order for this plan to be an effective document for the next ten years, steps must be described to guide community leaders towards implementation. This chapter provides a summary of the recommendations described in previous chapters.

The items listed in the tables below are generally longer-term in nature (five to ten years).

Improvements and projects projected to occur within the next five years are listed in the Capital Improvements Plan (CIP). The CIP is reviewed annually by the Planning Commission and adopted by City Council. Capital projects found in the Parks and Recreation Master Plan, DDA First Amended Development Plan and DDA Priorities, as well as City Council Priorities are found in the CIP.

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
Plan Overall		
2026 Master Plan is a continuation of the city's Master Planning efforts. This plan builds off the 2018 Master Plan.	<ul style="list-style-type: none"> ➤ Refer to 2018 Master Plan for historic background information. 	
Implement Future Land Use Plan	<ul style="list-style-type: none"> ➤ When conditions are ripe (growth pressure, water/sewer availability, economic development) for implementation of the Future Land Use Plan, consider appropriate zoning actions. Use of PUD zoning is encouraged, especially on acreage parcels. ➤ Future Land Use Plan includes the CDA areas and Section 36 Eagle Township. Use of PUD and other appropriate zoning districts are encouraged once preconditions for property transfer have occurred. 	<ul style="list-style-type: none"> ➤ Re-evaluate the future land use designations at least every five years to confirm it is still consistent with market conditions, current land use trends, and other factors related to land use.
Maintain Small Town Character	<ul style="list-style-type: none"> ➤ Maintain single-family residential as largest land use by area. ➤ Continue street tree maintenance and plantings. ➤ Continue public investments that advance sense of place. ➤ As growth occurs in the city and CDA Areas, ensure that new development is 	<ul style="list-style-type: none"> ➤ Work with MDOT to identify and evaluate pilot pedestrian crossings of M-43.

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
	<p>connected by sidewalks/pathways to downtown, schools, and parks.</p> <ul style="list-style-type: none"> ➤ Growth occurring south of M-43 will need safe and innovative pedestrian crossings of M-43 to connect to the existing sidewalk/widewalk infrastructure. Partner with MDOT on M-43 crossings. ➤ Continue partnerships with Grand Ledge Public Schools, Grand Ledge Area Chamber of Commerce, and other organizations to promote community activities and events. ➤ The feeling of safety is a key element to small-town atmosphere. Visibility and deterrence at community events, school events, and in downtown is an important responsibility for the Police Department. ➤ Install “gateway” entrance signs 	
Redevelopment	<ul style="list-style-type: none"> ➤ Create a redevelopment website where up-to-date redevelopment sites are shown and information on specific redevelopment sites is available. 	<ul style="list-style-type: none"> ➤ Periodic Planning Commission review of the redevelopment map.
Areas of Special Concern	<ul style="list-style-type: none"> ➤ Specific actions are outlined for the M-43/M-100 intersection and the M-100 intersection (Bridge and Jefferson Streets) in downtown. See Areas of Special Concern section. 	<ul style="list-style-type: none"> ➤ Both intersections are under the jurisdiction of MDOT. Planning, cooperation, and coordination with MDOT are needed to address identified concerns.

Short Term Motorized Transportation System Improvements are identified in Streets and DDA Sections the CIP

Long Term Motorized Transportation System

Continue preparing the annual Capital Improvements Plan	➤ Implement streets and other transportation projects listed in annual CIP.	
Diligently pursue a second bridge crossing of the Grand River in reasonable proximity to the city limits	➤ Work with MDOT, Tri-County Planning Commission, Eaton and Clinton County Road Commissions, and neighboring jurisdictions to identify a location for a second bridge crossing.	➤ Identify funding for bridge design and rights-of-way.
Extensions of Fieldview Dr. (east of M-100) and Overbrook Dr. (west)	➤ As further development occurs east of M-100 and in the west part of the city, south of M-43, additional collector/primary streets are needed. The street extensions should become part of approved development plans.	<ul style="list-style-type: none"> ➤ Review Motorized Transportation map periodically and adjust new street alignment as needed. ➤ Secure rights-of-way for new streets as part of Public Infrastructure Agreements or other means.
Installation of traffic signal/roundabout/or similar modification of the intersection of M-43 and E. Saginaw Hwy (aka Old Saginaw Hwy).	<ul style="list-style-type: none"> ➤ Work with MDOT and Grand Ledge Public Schools to plan the intersection improvements. ➤ Traffic safety and significantly improved pedestrian (student)/bicycle crossing is needed. ➤ Safer crossing will enhance current sidewalk and planned sidewalk extension. 	➤ Identify potential funding sources for engineering and construction.
Truck traffic in downtown	<ul style="list-style-type: none"> ➤ Require through truck traffic stay on M-100. Currently W. Jefferson St. is a shortcut to M-43 westbound. ➤ Investigate the potential for a truck route for M-100 that does not include downtown. 	<ul style="list-style-type: none"> ➤ Work with MDOT to ensure that through truck traffic stays on M-100. ➤ Discuss possible truck route designations with MDOT.

Short Term Non-Motorized Amenities Improvements are identified in the Streets, DDA, and Parks and Recreation sections of the CIP

Long Term Non-Motorized Amenities

<p>Installation of traffic signal/roundabout/or similar modification of the intersection of M-43 and E. Saginaw Hwy.</p>	<ul style="list-style-type: none"> ➤ Work with MDOT and Grand Ledge Public Schools to plan the intersection improvement. ➤ Traffic safety and significantly improved pedestrian (student)/bicycle crossing is needed. ➤ Safer crossing will enhance current sidewalk and planned sidewalk extension. 	<ul style="list-style-type: none"> ➤ Identify potential funding sources for engineering and construction. ➤ Seek Grand Ledge Public Schools student input on crossing alternatives.
<p>Other enhanced pedestrian/bicycle/ADA crossings of M-43s</p>	<ul style="list-style-type: none"> ➤ Develop a plan for enhanced pedestrian/bicycle, ADA mobility crossings along the M-43 corridor. Multiple crossings will be effective for users and will sensitize drivers to non-motorized users of the corridor. 	<ul style="list-style-type: none"> ➤ There is an opportunity in this corridor to partner with MDOT on innovative and/or pilot crossings.
<p>Improve pedestrian safety at signalized M-100 intersection in downtown</p>	<ul style="list-style-type: none"> ➤ Work with MDOT on the upcoming intersection mast arm project to coordinate pedestrian safety improvements. Improved crosswalk signals, crosswalk striping, and other safety improvements should be included as part of the mast arm project. 	<ul style="list-style-type: none"> ➤ The city may wish to hire a consultant with signalization and pedestrian safety expertise to assist with the improvements to the intersection.
<p>Extend pedestrian/bicycle/ADA mobility infrastructure into the CDA area</p>	<ul style="list-style-type: none"> ➤ As development occurs in the CDA area, ensure new developments have sidewalks/pathways, and the development's sidewalk/pathways provide direct connection to the city's sidewalk/widewalk/pathway network. ➤ When appropriate, the city's informal bike lane network should be extended into new developments in the CDA area. 	<ul style="list-style-type: none"> ➤ Ensure pedestrian/bicycle/ADA mobility infrastructure are shown on site plans and are included in Public Infrastructure Agreements.
<p>Connect city sidewalk/widewalk with Delta Township non-motorized infrastructure.</p>	<ul style="list-style-type: none"> ➤ Meet with Delta Township to understand the township's non-motorized plan and construction timing. 	<ul style="list-style-type: none"> ➤ Revise Non-Motorized Transportation Plan as needed. ➤ Add new sidewalk connections to the CIP.

Short Term Water and Sewer System Improvements are identified in the Water and Sewer sections of the CIP

Long Term Water and Sewer System

New water storage tank	➤ Replace Front St. water tank.	➤ Develop a plan that evaluates options and costs for preserving the iconic water tower in some manner.
Additional public wells to add firm capacity	➤ Identify properties that satisfy EGLE requirements for the placement of new public wells. Property acquisition is necessary.	
Water line/main replacement	➤ Replace or add new water mains under the Grand River.	

Natural Features

Protect the city’s natural features as new development occurs	<ul style="list-style-type: none"> ➤ Preserve mature trees and other desirable natural features through good site design and site plan review. ➤ Encourage use of the PUD Ordinance and preserve natural features as part of approval process. 	
Neighborhood Conservation	<ul style="list-style-type: none"> ➤ Continue funding street and sidewalk maintenance. ➤ Continue funding street tree plantings. ➤ Maintain a high rate of owner occupancy. ➤ Enhance community policing efforts and police visibility in neighborhoods. ➤ Enhance property maintenance in residential neighborhoods and adjacent non-residential areas. ➤ Diligently enforce blight ordinances. ➤ Explore a Neighborhood Business zoning district for areas zoned B-1 along W. Jefferson St. 	➤ Consider full-time Zoning Administrator position with a specific focus on Neighborhood Conservation.
Housing – Existing Neighborhoods	<ul style="list-style-type: none"> ➤ Maintain a high rate of owner occupancy. ➤ Promote aging-in-place as an option for senior housing. 	

	<ul style="list-style-type: none"> ➤ Amend the Zoning Ordinance to allow for “missing middle” housing. ➤ Amend the Zoning Ordinance to allow for rooms for rent. ➤ Amend the Zoning Ordinance to allow accessory dwelling units within existing single-family homes by special permit. 	
<p>Housing – New Neighborhoods/Residential Development</p>	<ul style="list-style-type: none"> ➤ Encourage the use of the PUD Ordinance. ➤ Ensure that new development is designed to the proper size, scale, and character as nearby development within the city. ➤ To the extent possible, new neighborhoods should be extensions of the city’s street and sidewalk infrastructure to connect new development with schools, parks, downtown, and other amenities. ➤ Be open to new development and housing types and styles when there is known market demand. ➤ Require building materials to be high-quality and durable. ➤ Accommodate Master Plan Future Street and Future Non-Motorized Plan in new developments. 	
<p>Housing – Senior Housing and Aging in Place</p>	<ul style="list-style-type: none"> ➤ Focus efforts to make the city a regional leader in senior housing and aging-in-place. ➤ Encourage additional senior housing facilities. ➤ Make aging-in-place a high priority. ➤ Identify new housing options, such as “missing middle” housing, accessory dwelling units, and others for aging-in-place. ➤ Expand senior housing options and opportunities. 	<ul style="list-style-type: none"> ➤ Planning Commission should take up this matter after completion of Master Plan.

<p>Land Use – Cooperative Development Agreement Areas (CDA)</p>	<ul style="list-style-type: none"> ➤ Identify CDA area land uses on the Land Use Plan to provide clarity on how the property will develop if/when transferred into the city. ➤ The Planning Commission has a strong preference that future commercial development in the CDA area not take the form of conventional strip development. 	<ul style="list-style-type: none"> ➤ Consider a new commercial zoning district for the CDA area.
<p>Land Use – Commercial Areas</p>	<ul style="list-style-type: none"> ➤ Continue to ensure compliance with site plan review standards. ➤ Continue new street and sidewalk development to provide access to commercial properties. 	
<p>Downtown</p>	<ul style="list-style-type: none"> ➤ Continue focus on placemaking in downtown. ➤ Determine the feasibility of a pedestrian bridge to connect the north side of the river to downtown at Jaycee Park or Island Park. ➤ Promote the use of the public gathering space along W. River St. ➤ Support the DDA First Amended Development Plan and Priorities. ➤ Encourage the redevelopment/development of Bridge Street Plaza. ➤ Consider an ordinance amendment to allow first floor residential in the 300 block of N. Bridge St. ➤ Identify buildings that need façade improvements and encourage/incentivize the property owners to make improvements. ➤ Continue partnership with the Grand Ledge Area Chamber of Commerce for parades, Music in the Park, and other civic events. ➤ Ensure that redevelopment/new development in downtown, especially on 	<ul style="list-style-type: none"> ➤ Ensure that the DDA is aware and supportive of the actions listed in this plan. ➤ Continue planning efforts with MDOT on traffic calming, pedestrian safety, and truck traffic on M-100.

	<p>Bridge and Jefferson Streets maintain the size, scale, and placement of existing buildings in downtown. Building architecture and materials should complement and enhance downtown.</p> <ul style="list-style-type: none"> ➤ Ensure that the M-100 Bridge is well maintained. 	
<p>Land Use – Industrial</p>	<ul style="list-style-type: none"> ➤ Maintain enough Industrially zoned land to support existing Industrial Uses and future expansion as industrial land use is an important component of the city’s economy. ➤ Continue to promote development in Willis Industrial Park. ➤ Evaluate the feasibility of complementary alternative land uses in the southwest portion of the Willis Industrial Park near the intersection of M-100 and Eaton Hwy. ➤ Section 36 of Eagle Township is subject to an agreement between the city and Eagle Township for conditional transfer of property for economic development. Industrial land use may be appropriate in this area or as part of a PUD. 	
<p>Economic Development</p>	<ul style="list-style-type: none"> ➤ Promote great schools. ➤ Insure water and wastewater capacity. ➤ Continue to make quality of life improvements and investments. ➤ Continue to provide solid public safety services. ➤ Consider both financial and non-financial incentives. ➤ Continue to be a business-friendly city. ➤ Explore ways to partner on needed infrastructure improvements. ➤ Maintain regional partnership with the Lansing Economic Area Partnership. 	

	<p>➤ Explore additional partnerships with the DNR and MDOT to further enhance recreation opportunities.</p>	
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Chapter 10 Zoning Plan

The Michigan Planning Enabling Act of 2008 requires the inclusion of a zoning plan in all municipal master plans demonstrating how the land use categories on the Future Land Use Map relate to the city’s zoning districts. The Master Plan is a policy document that provides a guide to the future development of the city, and the Zoning Ordinance is the legal tool that is used to regulate land uses and establish the requirements to ensure that the city develops in accordance with the plan.

While there are some vacant parcels of land within the city, it is mostly “built out.” Thus, the Future Land Use Map primarily serves as a guide to rezoning land as it is transferred into the city.

As the below table illustrates, the various zoning districts and their permitted uses are consistent with the Master Plan’s future land use categories. The Zoning Map is also generally consistent with the Future Land Use Map, with the exception of certain areas that have been identified as being incompatible with surrounding uses. These areas include, but are not limited to, the multiple-family residential uses along Grand Manor Dr. and various parcels along W. Jefferson St. and N. Clinton St. that contain commercial and quasi-industrial uses.

The following table lists the future land use categories, the zoning districts that permit the various uses, a description of the uses, and recommendations for changes to the Zoning Ordinance necessary to implement the Future Land Use Plan:

Future Land Use	Zoning	Description	Recommendations
Single Family Residential	R-LD, Single Family Residential R-MD, Single Family Residential	Single family residential development in the form of subdivision plans and condominiums. The only significant difference between the two districts is that the minimum lot size in the R-MD district is lower than that of the R-LD district.	<ul style="list-style-type: none"> ➤ Eliminate the R-LD Zoning District. ➤ There is no land in the R-LD Zoning District.
Multiple Family Residential	R-HD, Multiple Family Residential R-PC – Planned Residential Community	The primary difference between the two zoning districts is that the R-PC district permits higher density residential use.	<ul style="list-style-type: none"> ➤ No changes
Mobile Home Community	MH- Mobile Home	The only properties that are zoned MH are the two existing mobile home parks.	<ul style="list-style-type: none"> ➤ No changes
Downtown	CBD, Central Business District	Downtown commercial land uses such as specialty retail shops, restaurants/cafes,	<ul style="list-style-type: none"> ➤ Amend the Zoning Ordinance to permit multiple-family residential

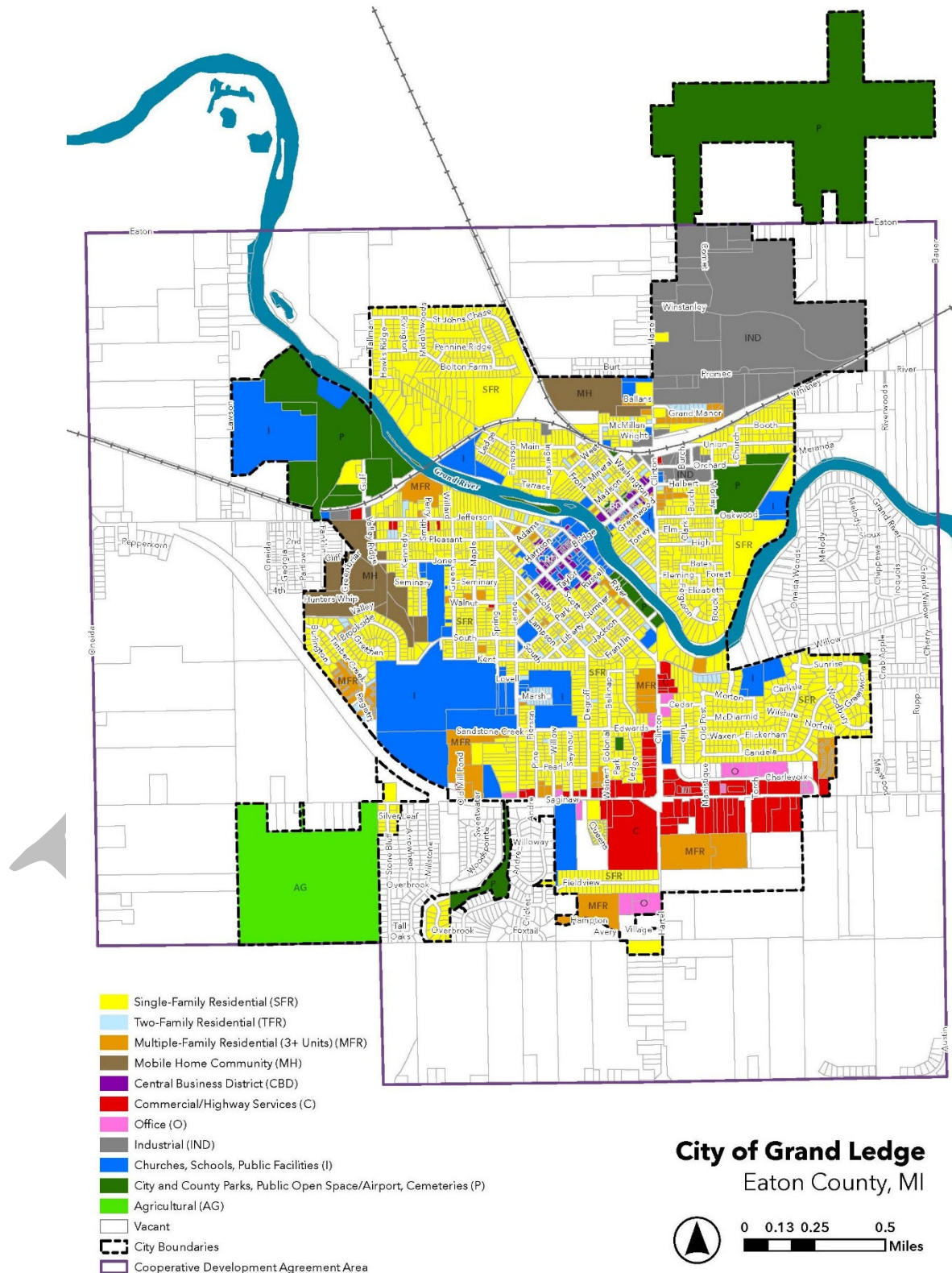
Future Land Use	Zoning	Description	Recommendations
		offices, government and institutional land uses, and upper floor residential units.	land use in certain areas without first floor commercial/office space.
Neighborhood Commercial	Not included in the existing zoning ordinance.	Light commercial uses on properties that are in predominantly residential areas, that do not draw a high volume of vehicular traffic, and contain uses that are generally intended to provide convenient service to the areas in which they are located	<ul style="list-style-type: none"> ➤ Amend the Zoning Ordinance to create a new district.
Office	OS, Office Service	Business and medical offices, financial institutions, personal service establishments, churches, and single-family residential uses.	<ul style="list-style-type: none"> ➤ No changes
Commercial	B-1, Highway Service District	Commercial businesses that generate a high level of traffic and depend on exposure to create and maintain a strong customer base, such as convenience and comparison retail, drive-through restaurants and financial institutions, personal service establishments, and medical offices.	<ul style="list-style-type: none"> ➤ No changes
Industrial	I-1, Light Industrial I-2, Heavy Industrial	All light and heavy industrial uses including manufacturing, recycling operations, warehousing and distribution, automobile body shops, laboratories, experimental testing, and research facilities.	<ul style="list-style-type: none"> ➤ Consolidate the two Industrial districts into one. ➤ There is no land in the city zoned I-2, Heavy Industrial. ➤ All industrial uses are subject to the same performance standard.

Future Land Use	Zoning	Description	Recommendations
Residential, Commercial, & Mixed Use Planned Unit Developments	Permitted under the PUD section of the zoning ordinance	Provides development options in all zoning districts to accommodate a mix of land uses and residential density levels on the same site.	➤ No changes
Institutional: churches, schools, public facilities	R-LD & R-MD, Single Family Residential OS – Office Service & CBD – Central Business District – Except public schools	Most of these uses are appropriately located in the R-MD single-family residential zoning district.	➤ No changes
Public open space/airport, city & County parks, cemeteries	Airport: I-1, Light Industrial & I-2, Heavy Industrial Public open space, parks & cemeteries: R-LD and R-MD, Single Family Residential	The Abrams Municipal Airport is entirely zoned I-1, Light Industrial and the other uses are zoned R-MD. Any expansions of these uses would be zoned the same.	➤ No changes

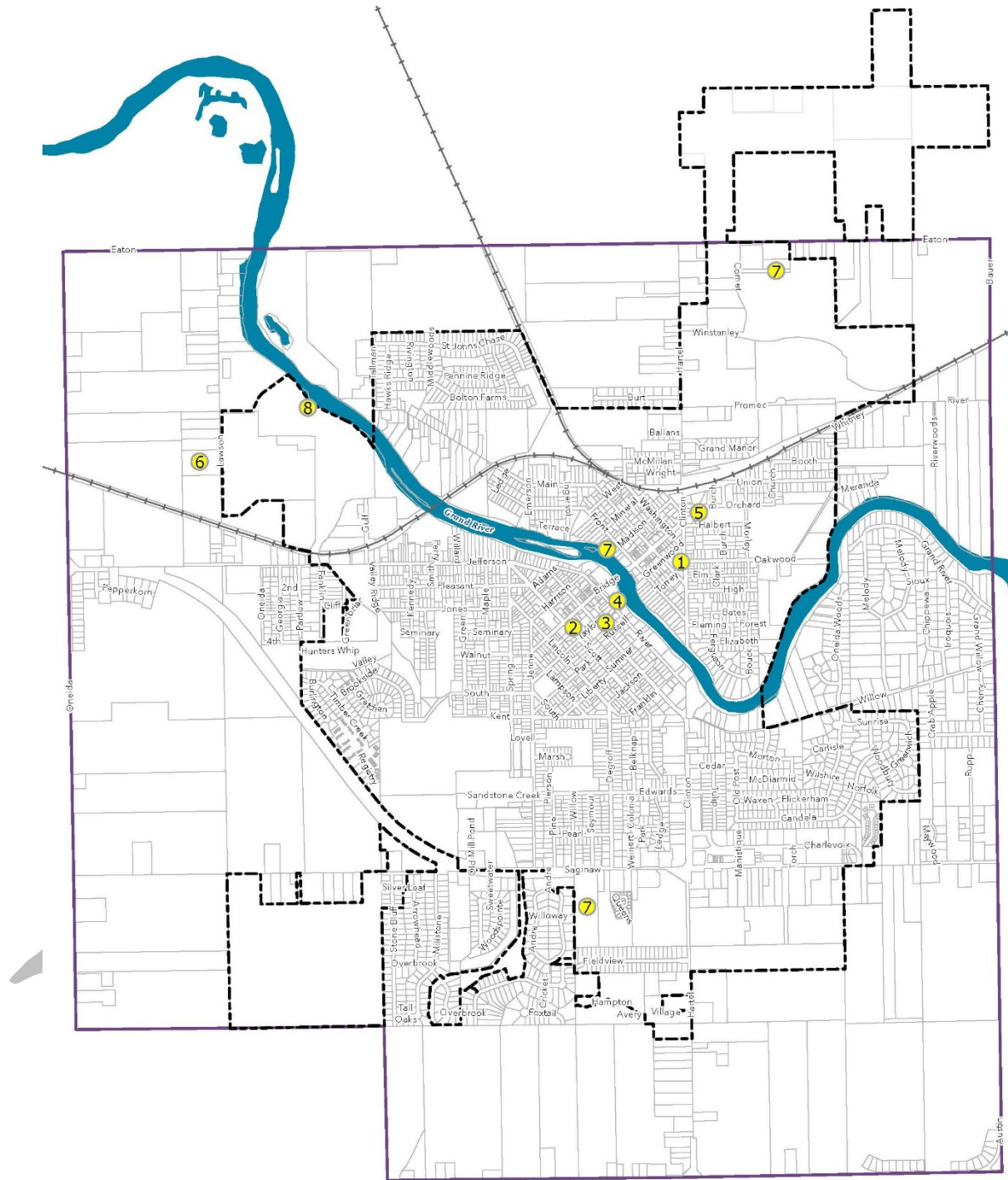
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Chapter 11 Maps

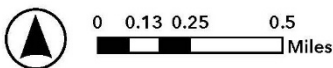
Existing Land Use Map



Community Facilities Map



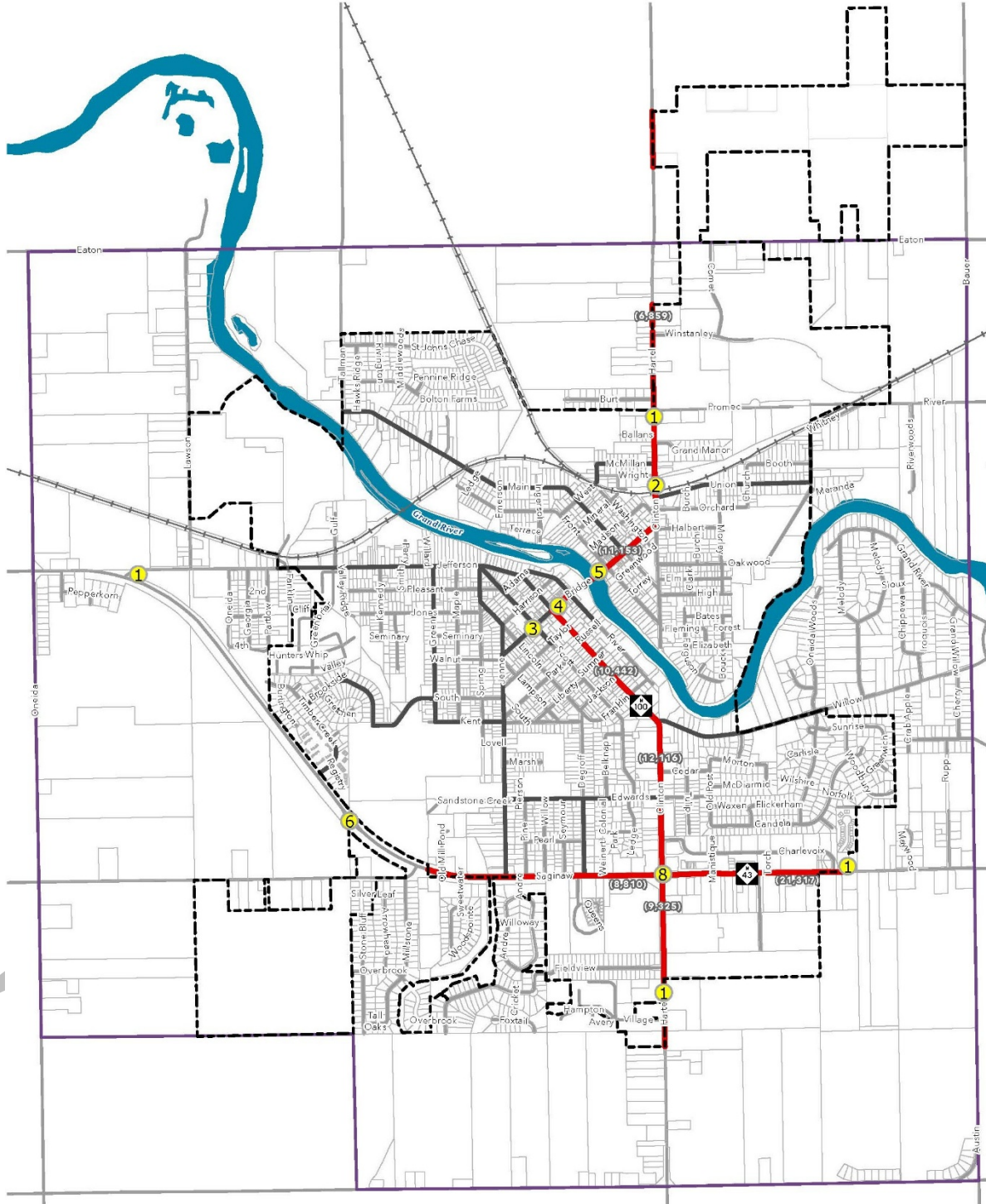
City of Grand Ledge Eaton County, MI



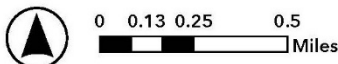
Map Created: October, 2025

- 1 City Hall, Police Department, Chamber of Commerce
- 2 U.S. Post Office
- 3 Public Library
- 4 Opera House
- 5 GLAESA/Grand Ledge Fire Department
- 6 DPW Garage
- 7 City Water Towers/Storage
- 8 Wastewater Treatment Plant
- City Boundaries
- ▭ Cooperative Development Agreement Area

Transportation Issues Map



City of Grand Ledge Eaton County, MI

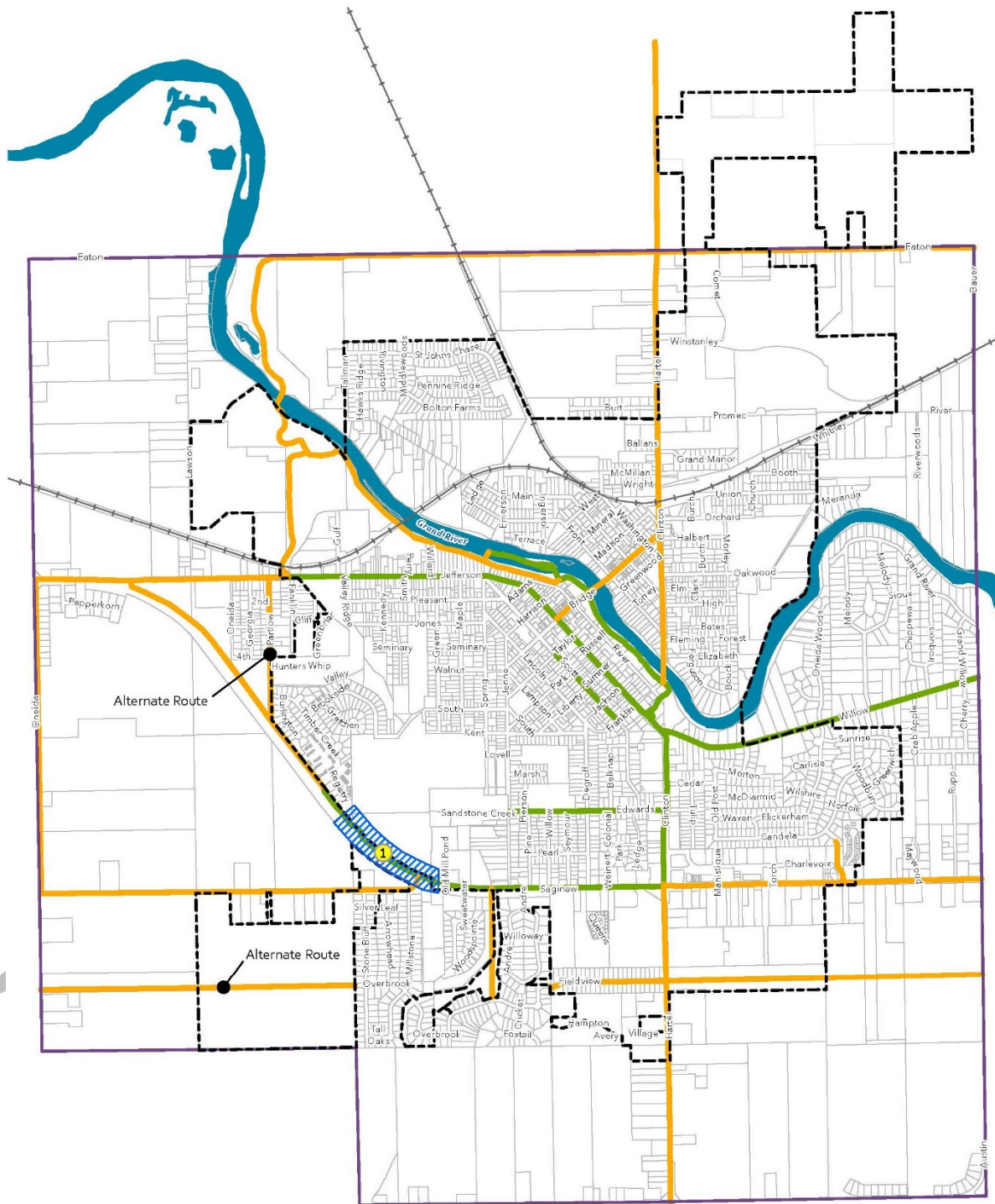


Map Created: November, 2025

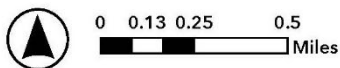
- Minor Arterial
- Principal Arterial
- State Highway
- - - City Boundaries
- ▭ Cooperative Development Agreement Area
- (10,000) 2024 Average Annual Daily Traffic (AADT)

- 1 Aesthetics Concerns at City Entrances
- 2 Railroad Crossing Delays
- 3 Pedestrian Safety in Downtown
- 4 Truck Traffic in the Downtown Area
(Area of Special Concern #2)
- 5 High Speed Bridge Traffic
- 6 Pedestrian/Bicycle Crossing at Roundabout
or Other Safety Improvement
- 7 Additional Crossings over the Grand River
- 8 Area of Special Concern #1

Non-Motorized Amenities Map



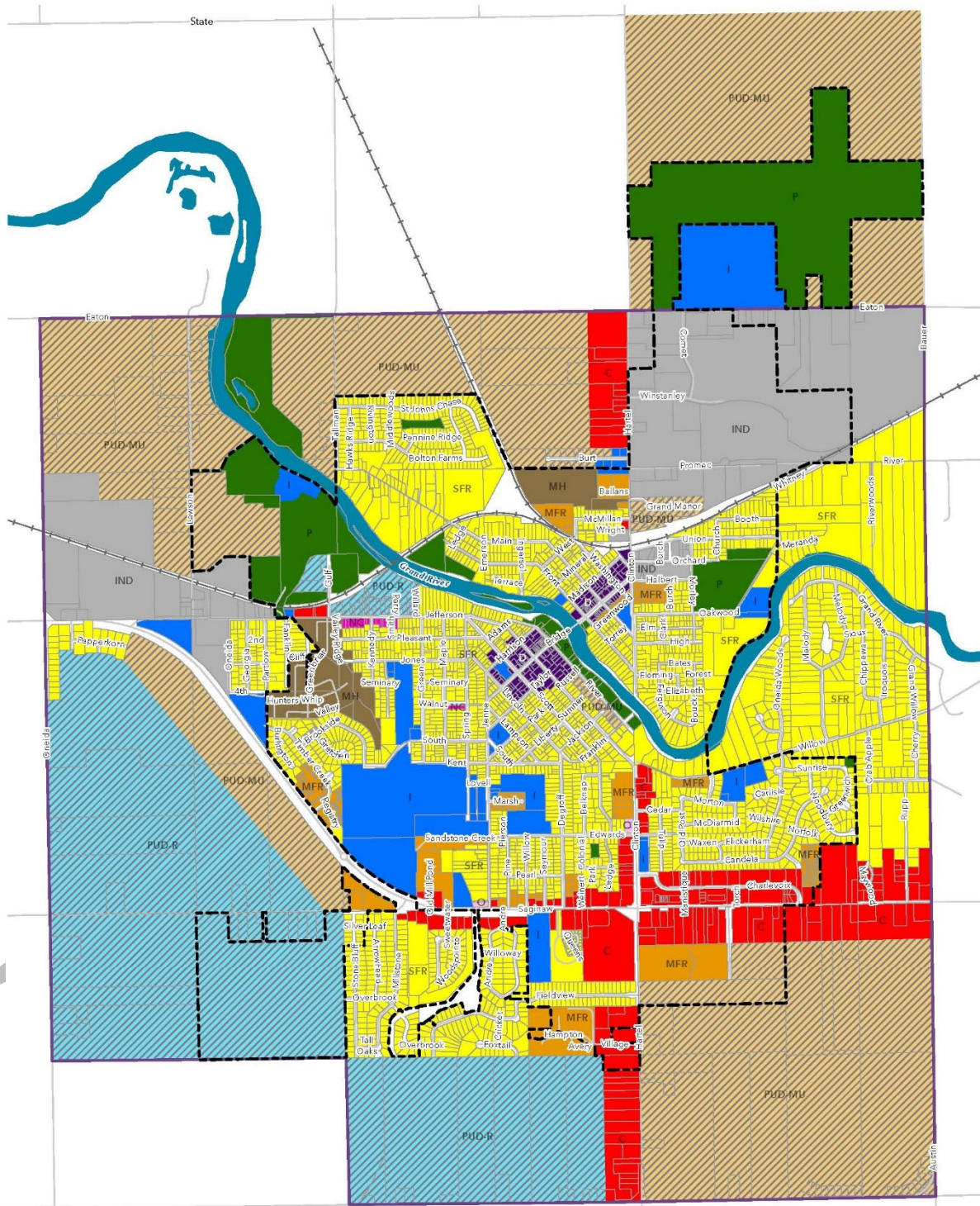
City of Grand Ledge Eaton County, MI



Map Created: October, 2025

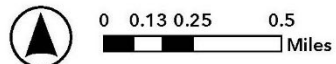
- Future Non-Motorized Facility
 - Existing Non-Motorized Facility (includes informal bike lanes on streets)
 - 1 Future Pedestrian Crossing
 - City Boundaries
 - Cooperative Development Agreement Area
- Note: Not shown on map are City sidewalks along City streets*

Future Land Use Map



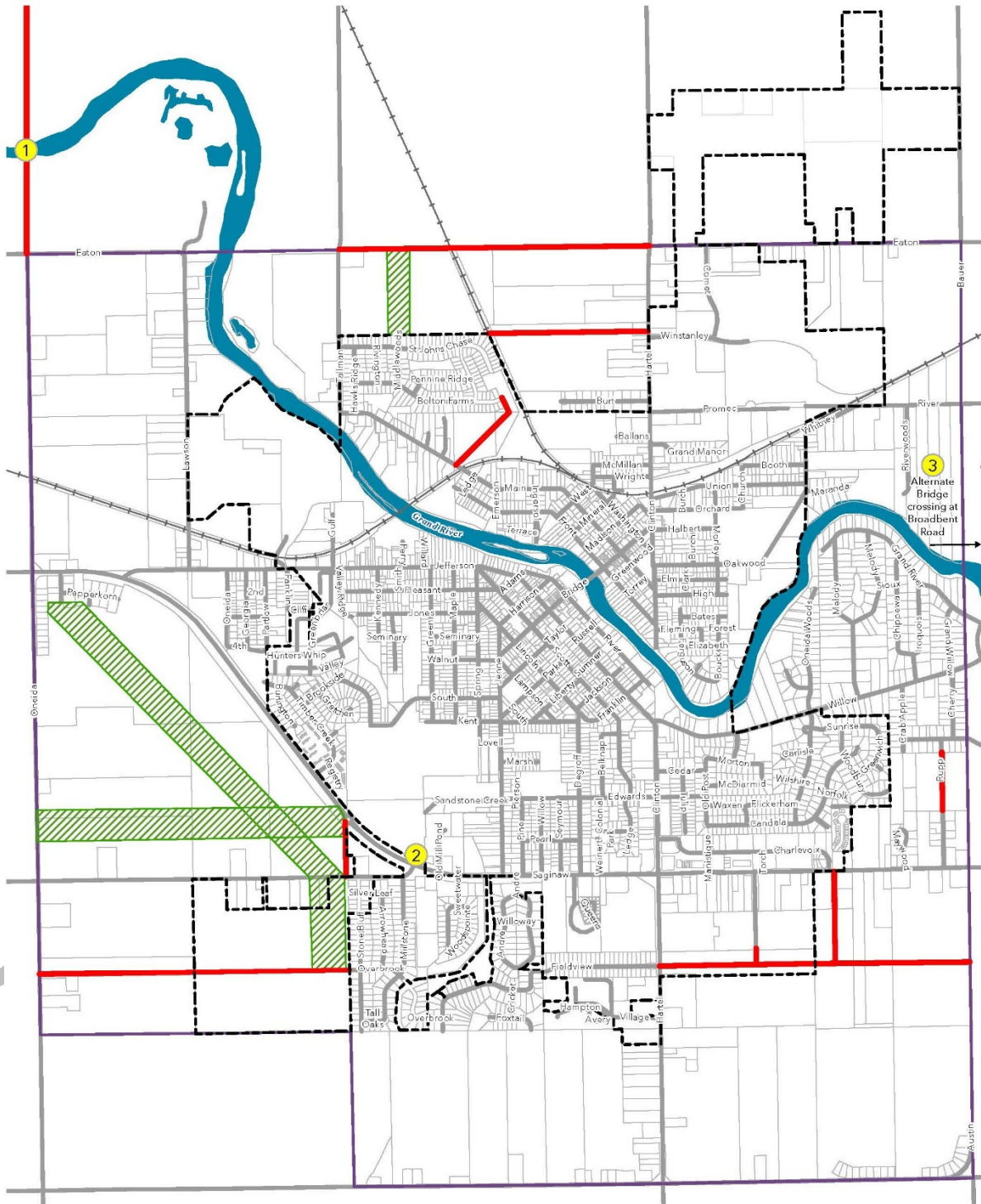
- Single Family Residential (SFR)
- Multiple Family Residential 2+ Units (MFR)
- Mobile Home Community (MH)
- Planned Unit Development - Residential (PUD-R)
- Planned Unit Development - Mixed Use (PUD-MU)
- Public Open Space/Airport, City & County Parks, Cemeteries (P)
- Office (O)
- Commercial (C)
- Downtown (D)
- Neighborhood Commercial (NC)
- Institutional: Churches, Schools, Public Facilities (I)
- Industrial (IND)
- City Boundaries
- Cooperative Development Agreement Area

City of Grand Ledge Eaton County, MI



Map Created: December, 2025

Future Streets Map



City of Grand Ledge Eaton County, MI

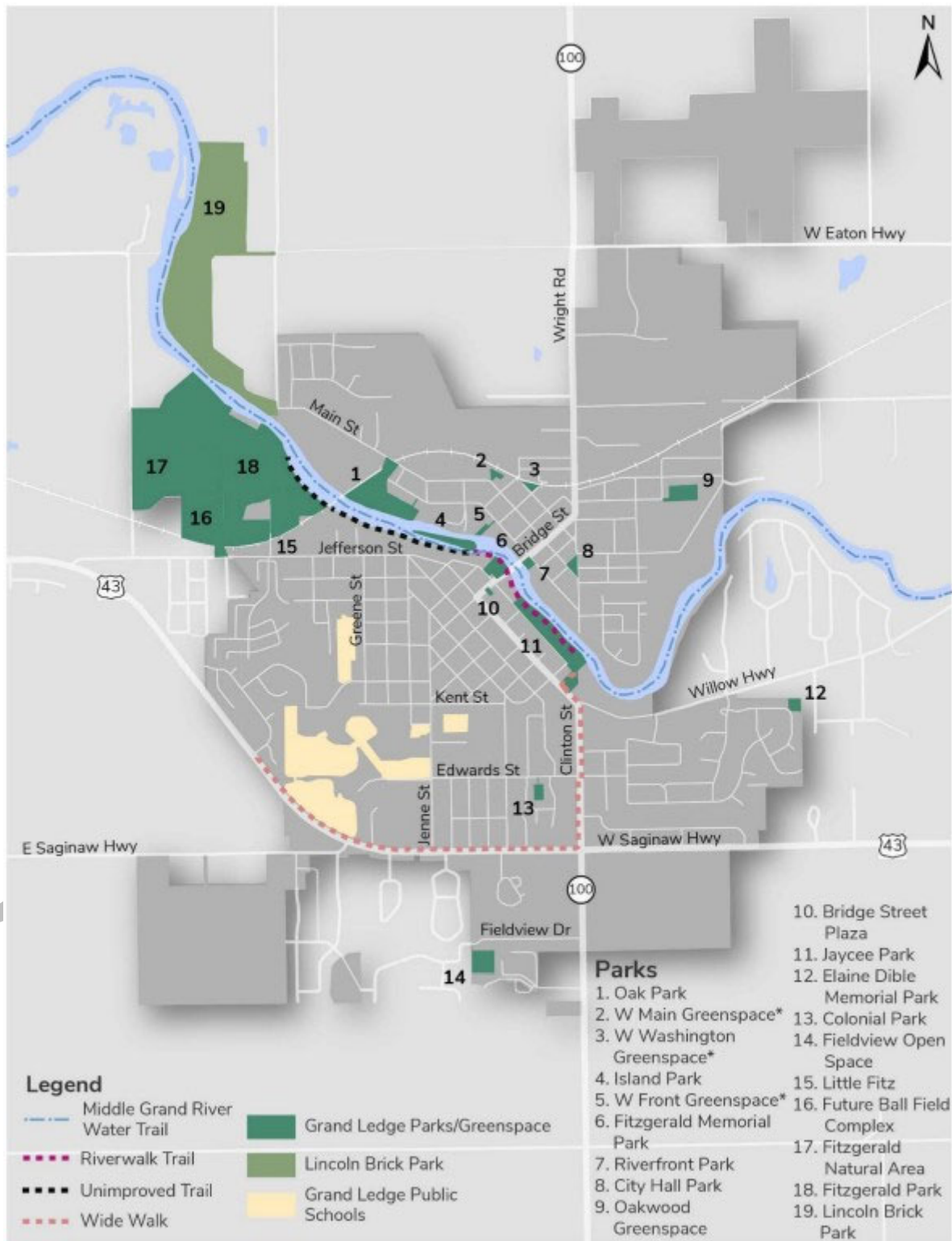


- Proposed Streets
- Approximate Proposed Street Location
- Existing Roads
- City Boundaries
- Cooperative Development Agreement Area

- 1 Future Oneida Road Bridge over Grand River
- 2 Future Roundabout or Other Traffic/Pedestrian Safety Improvement
- 3 Alternate Bridge Crossing of Grand River at Broadbent Road

Map Created: November, 2025

Parks and Open Space Map



Eaton County operates Fitzgerald Park and Lincoln Brick Park.

Chapter 12 Appendix

The following documents are incorporated into the Master Plan and the city's annual Capital Improvements Plan. Links to these documents can be found in the chapters above.

1. 2022-2026 Parks and Recreation Master Plan
2. DDA First Amended Development Plan – July 2007
3. Abrams Municipal Airport – Airport Layout Plan 2018, last updated January 2023

DRAFT

City of Laingsburg
144 Woodhull Street
Laingsburg, MI 48848

March 4, 2026

Clinton County Planning
Christina McEmber
Clinton County Courthouse
100 E State Street, Suite 1300
St. Johns, MI 48879

To Christina,

Pursuant to the Michigan Planning Enabling Act (Public Act 33 of 2008), the City of Laingsburg Planning Commission intends to draft a Master Plan update, and we are requesting your cooperation and comments during our planning process.

You will receive two documents from us during this process:

5. A draft plan that will be ready for your comments and
6. A final draft of our plan that may incorporate your comments.

We intend to submit these documents in an electronic Adobe Acrobat PDF format. If you would prefer to receive these documents in a hard copy format, please inform Kim Hamilton, Clerk, via email or mail at the following address: see the form below:

EMAIL: clerk@laingsburg.us

ADDRESS: 114 Woodhull St., Laingsburg, MI 48848

If you elect to receive these documents as a hard copy, you will receive them in paper format via first class mail.

If you are interested in attending or providing input, Planning Commission Meetings are held at City Hall at 144 Woodhull St., Laingsburg, MI 48848, the third Monday of every other month at 7:00 pm. Thank you for your cooperation. Please feel free to contact us at (517) 651-5374 with questions.

Sincerely,

Kim Hamilton

Clerk

City of Laingsburg Planning Commission – Master Plan Update
Request to Submit Documents via USPS

____ Yes, I request that the City of Laingsburg submit documents via First Class mail with the United States Postal Service

Agency Name _____

Contact Name _____

Address _____ City, State, Zip _____

Please return this completed form to Kim Hamilton, Clerk, via email or mail at the following address: 144 Woodhull St., Laingsburg, MI 48848; clerk@laingsburg.us

If you wish to receive these documents in an electronic format, you do not need to return this form. Electronic copies will be sent to you automatically when they are available.

**NOTICE OF ADOPTION AND TRANSMISSION OF
MASTER PLAN
WOODHULL TOWNSHIP, MICHIGAN**

March 5, 2026

The Woodhull Township Board adopted their updated Master Plan on February 4, 2026. Please find a copy of the adopted plan included with this mailing, as required by Section 43 (5) of the Michigan Planning Enabling Act.

Woodhull Township thanks you for your cooperation and assistance in our planning process. We would also like to take this opportunity to assure you of our cooperation in a similar fashion in any planning efforts you may choose to undertake in the years to come. Please direct any correspondence or questions to:

Planning Commission
Woodhull Township
P.O Box 166
Shaftsbury, MI 48882

Sincerely,
ROWE Professional Services Company

Woodhull Township
Shiawassee County, Michigan



Master Plan 2025-2045

Approved by Planning Commission: 01/20/26

Adopted by Township Board: 02/04/26

RESOLUTION OF ADOPTION

**WOODHULL TOWNSHIP PLANNING COMMISSION, SHIWASSEE COUNTY, MICHIGAN
WOODHULL TOWNSHIP MASTER PLAN**

WHEREAS the Woodhull Township Board established a Planning Commission to prepare plans for the development of the township, and

WHEREAS the Woodhull Township Planning Commission has prepared a draft update to the Woodhull Township Master Plan, and

WHEREAS that draft has been reviewed at a public hearing to gather public comments of the residents of Woodhull Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS the Woodhull Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHEREAS the Woodhull Township Board has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that Woodhull Township Planning Commission does hereby adopt the updated Woodhull Township Master Plan (with any changes discussed at the Public Hearing) including all maps and documents included and submits the plan to the Woodhull Township Board for final approval.

Moved by: Ryan, Craig Yeas 6

Supported by: Dean, Jamison Nays 0

Chak Demell
Planning Commission Chairperson

[Signature]
Planning Commission Secretary

1/20/2026
Date

RESOLUTION # 1-26

WOODHULL TOWNSHIP BOARD, SHIAWASSEE COUNTY, MICHIGAN
WOODHULL TOWNSHIP MASTER PLAN

WHEREAS the Woodhull Township Board established a Planning Commission to prepare plans for the development of the township, and

WHEREAS the Michigan Planning Enabling Act, PA 33 of 2008 establishes the procedures for the development and adoption of Master Plans, and

WHEREAS the Michigan Planning Enabling Act provides the Township Board with the option of assuming for themselves the right of final approval of a Master plan adopted by the Planning Commission, and

WHEREAS the WOODHULL TOWNSHIP Planning Commission has prepared an update to the Woodhull Township Master Plan and has presented it to the Township Board to authorize a public hearing on the plan, now

THEREFORE BE IT RESOLVED that the Woodhull Township Board reserves for itself the right to final approval of the Woodhull Township Master Plan as authorized under the Michigan Planning Enabling Act

Moved by: Craig Ryan Yeas 5

Supported by: Carol Margo Nays 0

[Signature]
Supervisor

[Signature]
Clerk

2-4-26
Date

Table of Contents

Chapter 1 Introduction..... 1-1

Introduction	1-1
Regional Setting	1-1
History	1-2

Chapter 2 Demographics..... 2-1

Population Growth Overtime.....	2-1
Age.....	2-2
Race.....	2-4
Gender	2-4
Economic	2-5
Income Types	2-5
Income Distribution	2-5
Occupations.....	2-6
Worker Inflow and Outflow	2-7
Commute Times.....	2-9
Housing	2-10
Housing Unit types.....	2-10
Housing Value	2-11
Household Size.....	2-11
Housing Tenure	2-12
Housing Vacancy.....	2-12

Chapter 3 Natural Features 3-1

Introduction	3-1
Surface Water	3-1
Groundwater.....	3-2
Wetlands	3-2
Suitable Soils for Agriculture.....	3-4
Land Cover.....	3-5
Septic Suitability	3-6
Topography	3-7

Chapter 4 Existing Land Use 4-1

Introduction 4-1
Methodology..... 4-1
Land Use Categories..... 4-1
 Residential..... 4-1
 Agricultural..... 4-1
 Open Space/ Vacant Land 4-2
 Public R.O.W./ Roads/ Utilities..... 4-2
 Industrial 4-2
 Public/Semi-Public..... 4-2
 Commercial..... 4-2
Land Use Distribution 4-2

Chapter 5 Survey..... 5-1

Introduction 5-1
Event Overview 5-1
 Engagement Activities..... 5-1
Survey Results 5-4

Chapter 6 Goals and Objectives 6-1

Planning Commission and Community Development Objectives 6-1

Chapter 7 Future Land Use 7-1

Introduction 7-1
Future Land Use Classifications 7-3
 Agricultural – Rural Residential 7-3
 Conservation Areas 7-3
 One-Family Residential..... 7-3
 Highway Services 7-3
 Commercial..... 7-3
 Institutional..... 7-4
 Mobile Home Development..... 7-4
 Multi-Family Residential 7-4
Future Land Use..... 7-4

Zoning Plan	7-4
Recommended Zoning Ordinance Amendments.....	7-5
Implementation	7-6
Strategic Implementation Plan	7-6
Annual Report.....	7-7
Five-Year Review.....	7-8
Standards for Review.....	7-8

Appendix A: Survey Results A

List of Tables

Table 2-1: Population Comparison, 1970 – 2020	2-1
Table 2-2: Regional Age Comparison, 2020.....	2-2
Table 2-3: Regional Race Distribution, 2020	2-4
Table 2-4: Gender, 2020 Population	2-4
Table 2-5: Median Household Income in 2020 Dollars	2-5
Table 2-6: Income Types, 2020.....	2-5
Table 2-7: Regional Household Income Distribution.....	2-6
Table 2-8: Regional Occupations	2-7
Table 2-9: Resident and Worker Origin/Destination	2-9
Table 2-10: Travel Time to Work.....	2-10
Table 2-11: Year Structure Built, Occupied Housing Units	2-10
Table 2-12: Housing Unit Type.....	2-11
Table 2-13: Home Value, 2020	2-11
Table 2-14: Household Size	2-12
Table 2-15: Housing Tenure.....	2-12
Table 2-16: Housing Vacancy	2-13
Table 4-1: Land Use Acreage	4-3
Table 7-1: Future Land Use	7-4
Table 7-2: Zoning Plan Summary Table.....	7-5
Table 7-3: Strategic Implementation Plan.....	7-7

List of Maps

Map 1-1: Location	1-2
Map 3-1: Surface Water	3-1
Map 3-2: Wetlands.....	3-2
Map 3-3: Suitable Soils for Agriculture	3-4
Map 3-4: Land Coverage	3-5
Map 3-5: Septic Suitability.....	3-6
Map 3-6: Topography.....	3-7
Map 4-1: Existing Land Use Map	4-4
Map 7-1: Woodhull Township Future Land Use.....	7-2

List of Figures

Figure 2-1: Percent of Change in Population 1970-2020.....	2-2
Figure 2-2: Regional Age Distribution.....	2-3
Figure 2-3: Regional Household Income Distribution.....	2-6
Figure 2-4: Regional Occupations.....	2-7
Figure 2-5: Woodhull Township Worker inflow vs outflow.....	2-8
Figure 2-6: Inflow/Outflow Job Counts 2020.....	2-8
Figure 4-1: Existing Land Use, 2024	4-3
Figure 5-1: What is your connection to the Township of Woodhull? (Select all that apply)	5-4
Figure 5-2: How long have you lived in the Township of Woodhull?	5-5
Figure 5-3: If you have a business in the Township of Woodhull, how long have you been here?	5-6
.....	5-7
Figure 5-4: What is your age?	5-7
Figure 5-5: What do you value the most about living, working, or visiting the Township of Woodhull? (Select all that apply).....	5-8
Figure 5-6: Economy.....	5-9
Figure 5-7: Housing	5-10
Figure 5-8: Transportation.....	5-11
Figure 5-9: How would you rate the following community services?	5-12
Figure 5-10: Environment.....	5-13
Figure 5-11: Perception.....	5-14
Figure 5-12: Parks	5-15

Chapter 1 Introduction

Introduction

The Woodhull Township Master Plan has been prepared in accordance with the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), which empowers local governments to develop and adopt comprehensive plans that guide land use, infrastructure, and community development over a 20-year horizon. Serving as a blueprint for the township's physical, economic, and social growth, this plan incorporates maps, data, and policy recommendations that reflect the community's long-term vision and goals.

In alignment with the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), the County's Zoning Ordinance must be based on a plan that promotes public health, safety, and general welfare. Accordingly, this Master Plan provides the foundational framework for future zoning decisions, ensuring consistency between land use policies and regulatory tools. Together, these statutes ensure that planning and zoning efforts are coordinated, transparent, and responsive to the evolving needs of the community. This is especially important given that the township is currently under County Zoning Authority, as of this 2025 plan update.

As a policy document developed by the Planning Commission, the Master Plan is intended to guide long-range decision-making related to land use and development. It is important to note that the Master Plan is not a zoning ordinance and does not change the zoning classification of individual properties. However, when rezoning requests are brought forward, the goals, objectives, and land use recommendations outlined in the Master Plan will inform the County Planning Commission's recommendations and the County Board of Commissions' decisions.

Finally, it is essential to recognize that the Master Plan is long-range in scope. While some recommendations may be implemented in the near term, others will take years to realize, and some may not be achieved due to factors beyond the township's control. Nevertheless, the township will continue to rely on the Master Plan as a guiding document for future decision-making, ensuring that growth and development align with the community's shared vision.

Regional Setting

Woodhull Township is located in central lower Michigan, positioned conveniently between the Lansing and Flint metropolitan areas. The township has strong regional connections via I-69, providing direct access to both Flint and Lansing. Additionally, just west of the township, M-52 is present, providing access to the City of Owosso to the North and other surrounding townships. Woodhull Township lies in the southeastern portion of Shiawassee County, as shown on Map 1-1. The large majority of the township retains a distinctly rural character, with agricultural low-density residential land uses dominating the landscape. However, some areas are increasing in developed land quicker than others. Specifically, directly surrounding I-69 and near Shaftsbury, located at the intersection of W. Beard Road and Shaftsbury Road. The township is bordered by Perry Township to the east, Sciota Township to the north, and is adjacent to Shiawassee County's border with Ingham (south) and Clinton (west) counties, placing it at a crossroads of both local and regional influence. The township is 27 square miles in area and is generally characterized by several small inland lakes, vast open spaces, rolling hills, forests, wetlands, farms, and the unincorporated community of Shaftsbury.

Map 1-1: Location



History

In response to the changing township and county landscape, Woodhull Township established a Planning Commission to help guide land use decisions and ensure responsible growth. The Planning Commission was formed in accordance with state law and has served as a key advisory body to the Township Board, particularly on matters related to zoning, land use policy, and long-range planning. In the late 1970s and early 1980s, the township joined other Shiawassee County communities in developing a county-wide land use framework. This collaboration contributed to the adoption of the Shiawassee County Land Use Plan (1980) and the County Zoning Ordinance (1982).

In 1998, the Woodhull Township Planning Commission adopted the first township Land Use Plan (Master Plan). Since then, the township has maintained this plan by updating it periodically to reflect changes in population, land use, and community goals. This plan has since been updated in 2004 and again in 2013. This data was then used to make informed revisions to the future land use map and to establish updated land use criteria to guide development decisions. An implementation strategy was also formulated to support the plan's objectives.

Chapter 2 Demographics

As an essential component of developing a Land Use Plan, analyzing a community's population characteristics is crucial. Demographic trends and attributes serve as key indicators of potential future conditions and their associated implications. Factors such as age distribution, gender demographics, racial composition, household structures, average household size, and commuting patterns provide valuable insights that inform strategic planning decisions. A thorough examination of these elements establishes a strong foundation for shaping future land use policies and development initiatives.

This chapter provides an overview of Woodhull Township's socio-economic characteristics and changes along with comparison to Shiawassee County and the State of Michigan as a whole. Having a strong understanding of demographics, economic and housing information, as well as change over time, allows the township to identify trends and craft goals and objectives based on the data.

The 2020 population of Woodhull Township is reported as 3,687 in the 2020 decennial census.

Population Growth Overtime

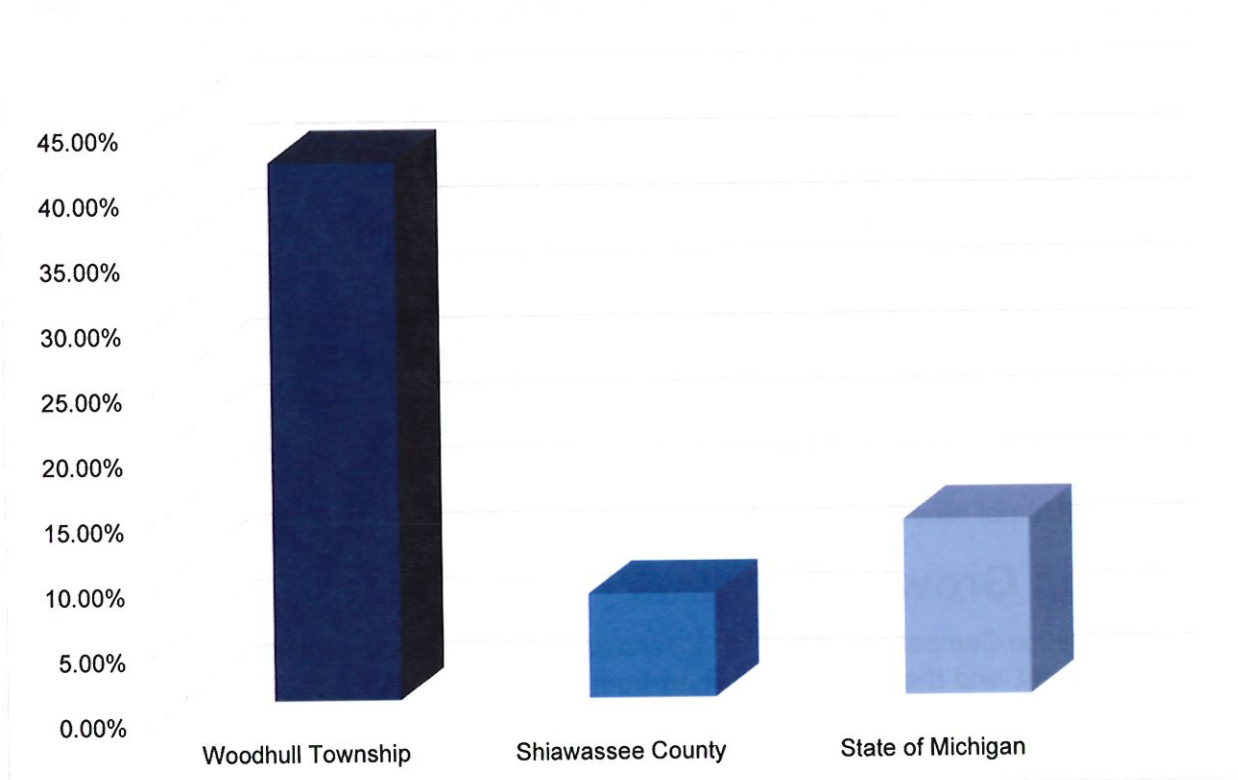
Table 2-1: Population Comparison, 1970 – 2020 shows population change for Woodhull Township, Shiawassee County, and the State of Michigan from 1970 to 2020. Woodhull Township had an increase in population from 1970 to 2020, slower growth from 1980 to 1990, then a slightly higher percentage increase from 1990 to 2000. From 2000 to 2010, a small decrease in population occurred. This trend is mirrored in Shiawassee County as a whole. From 2010 to 2020, Woodhull Township continued to decrease in population. Overall, during the 50-year period reflected in the table below, Woodhull Township population grew by roughly 41 percent.

Table 2-1: Population Comparison, 1970 – 2020

Community	1970 Population	1980 Population	1990 Population	2000 Population	2010 Population	2020 Population	% Change 2010-2020	% Change 1970 - 2020
Woodhull Township	2,609	3,361	3,585	3,850	3,810	3,687	-3.2%	+41.3%
Shiawassee County	63,075	71,140	69,770	71,687	70,648	68,094	-3.6%	+8.0%
State of Michigan	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	10,077,331	+1.9%	+13.5%

(Source: 1970, 1980, 1990, 2000, 2010, 2020 Decennial Census)

Figure 2-1: Percent of Change in Population 1970-2020



Age

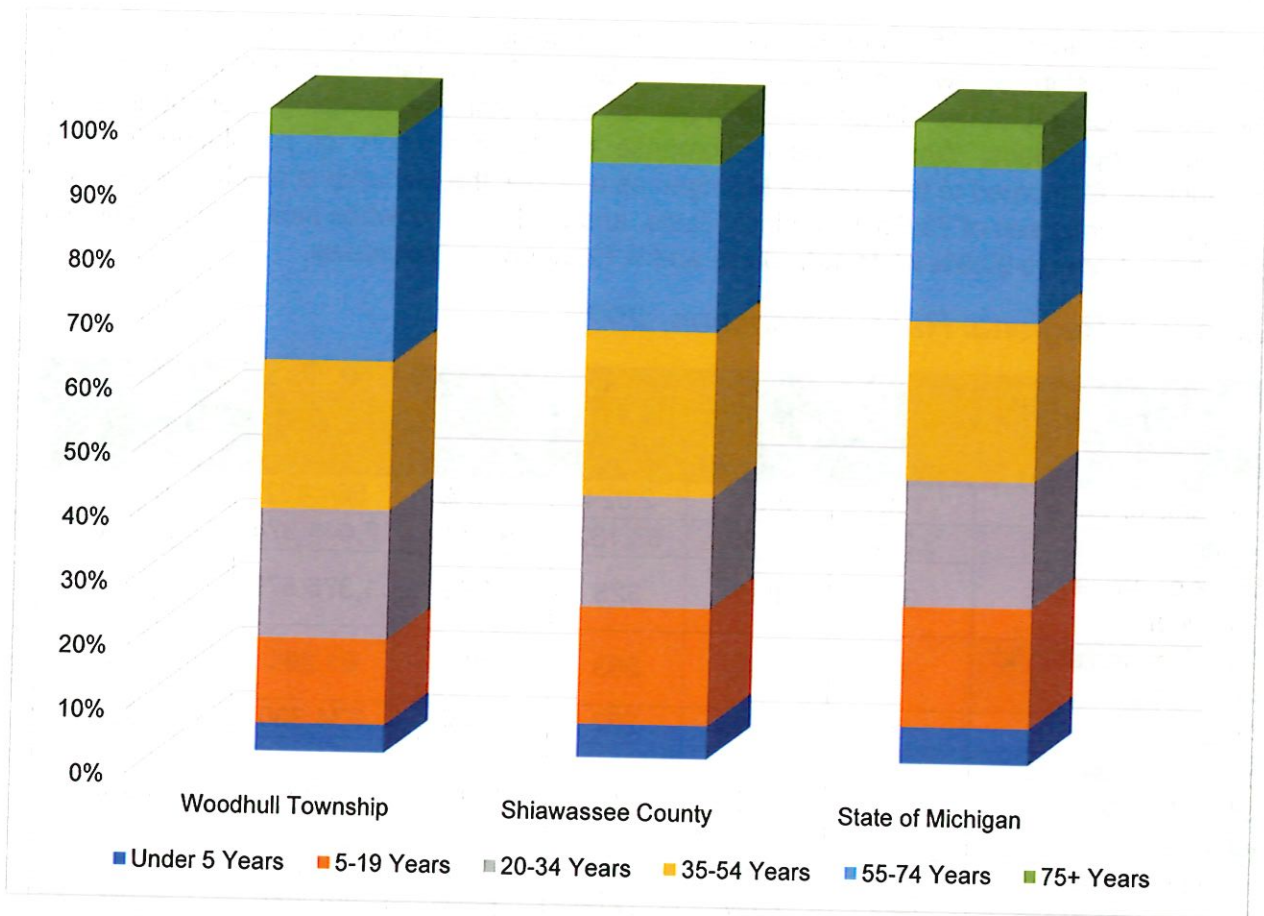
Table 2-2 compares age groups for Woodhull Township, Shiawassee County, and the State of Michigan. In 2000, the median age of residents in Woodhull Township was 48, which is several years older than the county and state averages. A few notable observations for Woodhull Township are higher percentages of young adults 20 to 34 years of age and senior adults from 55 to 74 years of age. Another significant difference is that there are fewer school-aged children and people aged 75+ living in the township compared to the county and state. These results tell us that Woodhull Township is a community of working age adults and retirees.

Table 2-2: Regional Age Comparison, 2020

Age	Woodhull Twp		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Under 5 Years	161	4.4%	3,576	5.2%	568,326	5.7%
5-19 Years	491	13.3%	12,419	18.2%	1,859,662	18.7%
20-34 Years	744	20.2%	11,857	17.4%	3,365,360	19.8%
35-54 Years	855	23.1%	17,455	25.6%	2,454,173	24.7%
55-74 Years	1,299	35.1%	17,828	26.1%	2,405,827	24.1%
75+ Years	151	4.1%	5,041	7.4%	705,049	7%
Total Population	3,701		68,174		9,973,907	
Median Age	48.0		43.0		39.8	

(Source: 2020 American Community Survey)

Figure 2-2: Regional Age Distribution



Race

Table 2-3 compares the different race and ethnicity groupings that comprise the populations of Woodhull Township, Shiawassee County, and the State of Michigan. Woodhull Township and Shiawassee County have similar percentages of each ethnicity grouping present in their respective populations. White residents comprise the large majority of population in both communities. Compared to the State of Michigan as a whole, the township is much less diverse. Michigan is comprised of 73.9% white individuals, and 26.1% of nonwhite individuals. Woodhull Township is home to 90.9% white individuals and 9.1% nonwhite individuals.

Table 2-3: Regional Race Distribution, 2020

Race	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Hispanic or Latino	110	2.9%	2,024	2.9%	564,422	5.6%
White	3,352	90.9%	63,132	92.7%	7,444,974	73.9%
Black or African American	32	.86%	325	.48%	1,376,579	13.7%
American Indian and Alaska Native	6	.16%	263	.39%	61,261	.6%
Asian	9	.24%	297	.44%	334,300	3.3%
Native Hawaiian and Other Pacific Islander	0	0%	22	0.0%	3,051	0.0%
Some other race	47	1.3%	499	.73%	221,851	2.2%
Two or more races	214	5.8%	3,556	5.2%	635,315	6.3%
Total Population	3,687		68,094		10,077,331	

(Source: 2020 Decennial Census)

Gender

Table 2-4 compares the number of males and females in the population of Woodhull Township, Shiawassee County, and the State of Michigan. Males make up the majority of the population in Woodhull Township comprising 51.6% of the population. While females hold the majority in both Shiawassee County, comprising 50.5% of the population, and in the State of Michigan as a whole, females hold a 1.5% advantage over males, comprising 50.8% of the population.

Table 2-4: Gender, 2020 Population

Gender	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Male	1,911	51.6%	33,751	49.5%	4,911,965	49.2%
Female	1,790	48.4%	34,425	50.5%	5,061,942	50.8%
Total Population	3,701		68,176		9,973,907	

(Source: 2020 Decennial Census)

Economic

Table 2-5 shows the median household income for Woodhull Township in 2020 was \$72,321. Woodhull Township’s median household income is roughly \$16,000 higher than the median household income for Shiawassee County as a whole, and roughly \$13,000 higher than the State of Michigan as a whole.

Table 2-5: Median Household Income in 2020 Dollars

Woodhull Township	Shiawassee County	State of Michigan
\$72,321	\$56,436	\$59,234
<i>(Source: 2020 American Community Survey)</i>		

Income Types

Table 2-6 shows the number of households with earnings and the sources of those earnings in Woodhull Township. The categories are not exclusive, so a household may have earnings from multiple sources including dividends, social security, a retirement income such as a pension or 401K. A significant number of households in Woodhull Township have earnings from sources other than jobs shown in Table 2-6.

Table 2-6: Income Types, 2020

Woodhull Township	
Total Households	1,410
With Earnings	1,032
With Interests, Dividends, Rental Income	406
With Social Security Income	599
With Supplemental Security Income (SSI)	67
With Public Assistance	68
With Retirement Income	440
With Other Types of Income	101
<i>(Source: 2020 American Community Survey)</i>	

Income Distribution

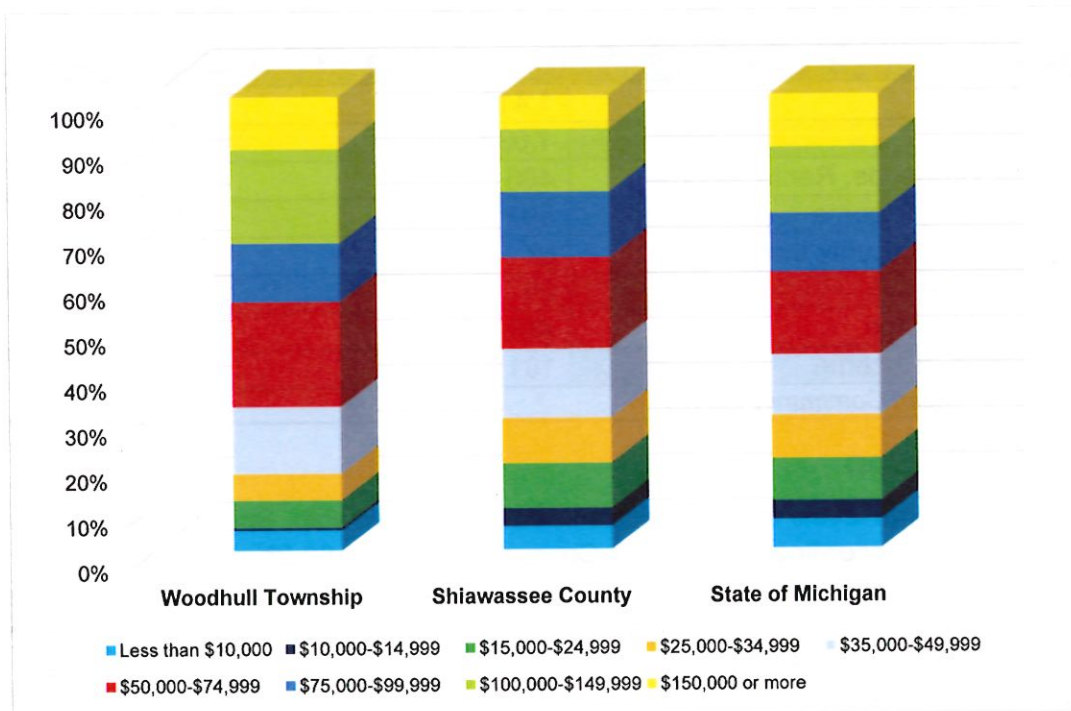
Table 2-7 shows income levels for households in Woodhull Township, Shiawassee County, and the State of Michigan according to the 2020 Census Data. Over 68.2% of Woodhull Township homes earn more than \$50,000 per year. This is much higher than the percentage of homes in Shiawassee County at 55.8% and Michigan at 57.3% that earn more than \$50,000 per year. Overall, Woodhull Township has fewer low-income households than the county and state, and more high-income households.

Table 2-7: Regional Household Income Distribution

Income Brackets	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Less than \$10,000	64	4.5%	1,450	5.2%	254,424	6.4%
\$10,000-\$14,999	8	0.6%	1,070	3.9%	164,841	4.1%
\$15,000-\$24,999	85	6%	2,757	9.9%	364,976	9.2%
\$25,000-\$34,999	82	5.8%	2,763	10%	383,601	9.6%
\$35,000-\$49,999	209	14.8%	4,245	15.3%	527,421	13.3%
\$50,000-\$74,999	326	23.1%	5,579	20.1%	723,559	18.2%
\$75,000-\$99,999	182	12.9%	4,039	14.5%	515,271	12.9%
\$100,000-\$149,999	292	20.7%	3,827	13.8%	582,349	14.6%
\$150,000 or more	162	11.5%	2,032	7.4%	463,966	11.6%
Median Household Income	\$72,321		\$56,436		\$59,234	
Total Households	1,410		27,762		3,980,408	

(Source: 2020 American Community Survey)

Figure 2-3: Regional Household Income Distribution



Occupations

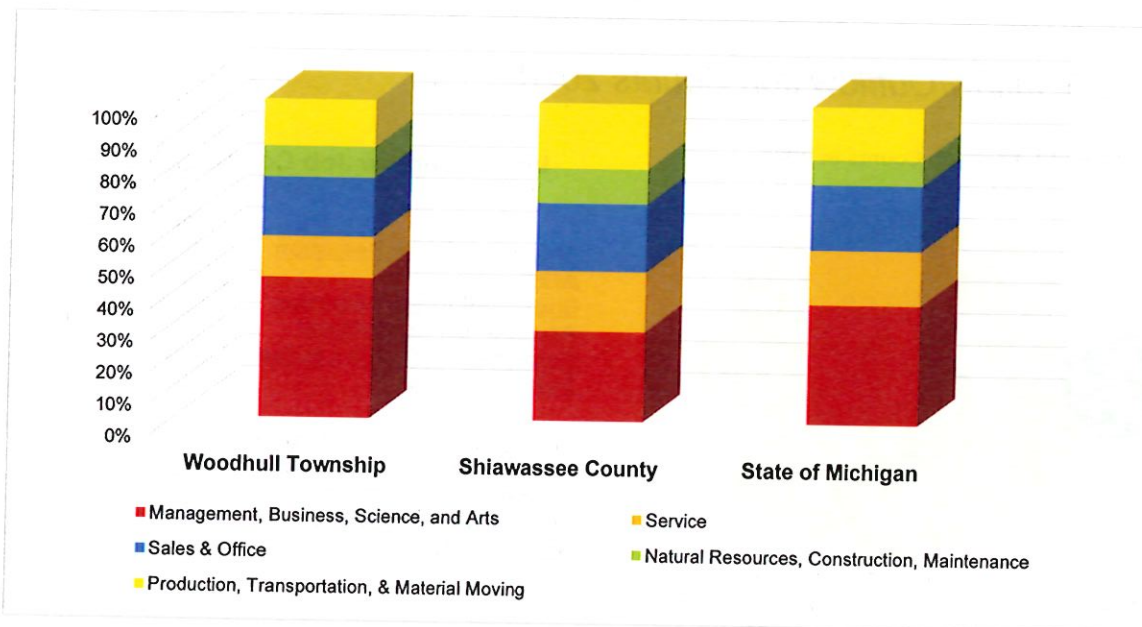
Table 2-8 shows occupations for workers aged 16 years and older who live in Woodhull Township, Shiawassee County, and the State of Michigan as a whole. The most common source of employment in Woodhull is the category Management, Business, Science, and the Arts. Over 44% of employed residents of Woodhull fall into this category. The same is true for Shiawassee County, and the state as a whole.

Table 2-8: Regional Occupations

Occupation Classification	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Management, business, science, and arts	759	44%	8,990	28.3%	1,752,147	37.6%
Service	224	13%	6,005	18.9%	805,030	17.3%
Sales & Office	322	18.7%	6,802	21.4%	962,900	20.7%
Natural Resources, construction, maintenance	167	9.7%	3,503	11%	366,692	7.9%
Production, transportation, & material moving	253	14.7%	6,516	20.5%	771,588	16.6%
Total residents employed over age 16	1,725		31,816		4,658,357	

(Source: 2020 American Community Survey)

Figure 2-4: Regional Occupations



Worker Inflow and Outflow

The large majority of actively working individuals who live in Woodhull Township do not work in Woodhull Township. According to the U.S Census Bureau, in 2020 there were a total of 112 people employed within Woodhull Township. Of that group, 91 individuals commuted from outside Woodhull Township into the township for work. From the residents that live within Woodhull, 21 people both live and work within the township, while 1,205 workers commuted to a job location outside of the township.

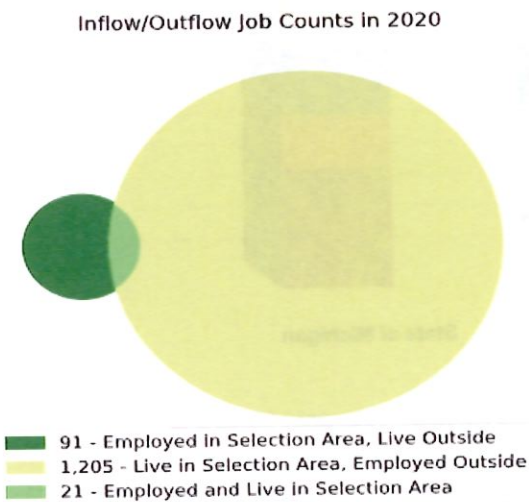
Figure 2-5: Woodhull Township Worker inflow vs outflow



Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- ➔ Employed and Live in Selection Area
- ➔ Employed in Selection Area, Live Outside
- ➔ Live in Selection Area, Employed Outside

Figure 2-6: Inflow/Outflow Job Counts 2020



Inflow/Outflow Job Counts (All Jobs) 2020		
	Count	Share
Employed in the Selection Area	112	100.0%
Employed in the Selection Area but Living Outside	91	81.2%
Employed and Living in the Selection Area	21	18.8%
Living in the Selection Area	1,226	100.0%
Living in the Selection Area but Employed Outside	1,205	98.3%
Living and Employed in the Selection Area	21	1.7%

(Source: U.S Census Bureau, OnTheMap Application and LEHD Destination Employment Statistics, 2020)

As Table 2-9 shows, the largest portion of Woodhull Township residents work in Ingham County, with 27.2% of workers employed in the county. Oakland County is the next destination with 14.7% of Woodhull Township residents employed, followed by Shiawassee (11.7%) and Clinton (9.1%) counties. Shiawassee County is also the most common source of workers in Woodhull Township, with 58.9% of workers in the township coming from the county, followed by Clinton County (13.4%), Ingham (13.4%), and Oakland (5.4%) counties.

Table 2-9: Resident and Worker Origin/Destination

Where Residents Work			Where Workers Live		
County	Workers	% of Total	County	Workers	% of Total
Ingham County, MI	333	27.2%	Shiawassee County, MI	66	58.9%
Oakland County, MI	180	14.7%	Clinton County, MI	15	13.4%
Shiawassee County, MI	144	11.7%	Ingham County, MI	15	13.4 %
Clinton County, MI	111	9.1%	Oakland County, MI	6	5.4%
Wayne County, MI	79	6.4%	Eaton County, MI	2	1.8%
Genesee County, MI	78	6.4%	Livingston County, MI	2	1.8%
Macomb County, MI	66	5.4%	Barry County, MI	1	0.9%
Livingston County, MI	41	3.3%	Calhoun County, MI	1	0.9%
Kent County, MI	27	2.2%	Kent County, MI	1	0.9%
Washtenaw County, MI	27	2.2%	Lapeer County, MI	1	0.9%
Other Locations	140	11.4%	Other Locations	2	1.8%
All Counties	1,226	100.00%	All Counties	112	100.00%

(Source: U.S Census Bureau, OnTheMap Application & LEHD Destination Employment Statistics, 2021)

Commute Times

As shown in Table 2-10, Woodhull Township residents drive further to work on average compared to residents of Shiawassee County. Overall, 64.4% of employed residents of Woodhull Township drive less than 30 minutes to work, while 56.6% of Shiawassee County residents face less than a 30-minute drive to work. In the state overall, 66.6% of residents face less than a 30-minute drive to work. Of Woodhull Township residents, 7.3% drive more than 60 minutes to work each day compared to 8.9% Shiawassee County. Woodhull Township residents on average have a shorter commute than residents of Shiawassee County by roughly 1 minute and roughly 2 minutes longer than all State of Michigan workers. This data aligns with the large number of Woodhull Township residents that exit the township for work each day, as shown in Figure 2-5 and Figure 2-6.

Table 2-10: Travel Time to Work

Travel Time	Woodhull Township	Shiawassee County	State of Michigan
Less than 10 minutes	2.8%	18.4%	13.6%
10 to 14 minutes	9.5%	12.4%	14.4%
15 to 19 minutes	20.3%	9.7%	16.1%
20 to 24 minutes	20.6%	9.7%	15.1%
25 to 29 minutes	11.2%	6.3%	7.4%
30 to 34 minutes	17.5%	12.3%	12.5%
35 to 44 minutes	7.3%	11.5%	7.2%
45 to 59 minutes	3.6%	10.7%	7.3%
60 or more minutes	7.3%	8.9%	6.4%
Mean travel time	26.7 minutes	27.4 minutes	24.6 minutes

(Source: 2020 American Community Survey)

Housing

The age of Woodhull Township's housing stock is older than the county and state inventory, with 54.1% of the homes built before 1980. Only 45.8% of homes in Woodhull Township were built after 1980. Shiawassee County and the state numbers are similar with regards to homes built in each era.

Table 2-11: Year Structure Built, Occupied Housing Units

	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
2014 or later	0	0%	241	0.9%	72,634	1.8%
2010 to 2013	9	0.6%	107	0.4%	50,644	1.3%
2000 to 2009	175	12.4%	2,101	7.6%	405,917	10.2%
1980 to 1999	462	32.8%	5,798	20.9%	934,576	23.5%
1960 to 1979	571	40.5%	8,333	30%	1,087,256	27.3%
1940 to 1959	150	10.6%	5,534	19.9%	878,739	22.1%
1939 or earlier	43	3%	5,648	20.3%	550,642	13.8%
Total	1,410		27,762		3,980,408	

(Source: 2020 American Community Survey)

Housing Unit types

The large majority of homes in Woodhull Township, Shiawassee County, and the State of Michigan as a whole are single family, detached homes. The total number of non-single family detached homes in Woodhull Township is 102 equaling 7.2% of the housing stock. In Shiawassee County, 17.8% of the total housing stock is non-single family detached homes. However, in the State of Michigan as a whole, the housing stock is more diverse than we see in Woodhull Township and Shiawassee County with 27.7% of homes being non-single family detached homes.

Table 2-12: Housing Unit Type

Units in Structure	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
1, Detached	1,308	92.8%	22,815	82.2%	2,880,503	72.4%
1, Attached	0	0%	225	0.8%	191,078	4.8%
2 Units	9	0.6%	583	2.1%	83,255	2.1%
3 or 4 Units	0	0%	761	2.7%	103,759	2.6%
5 to 9 Units	0	0%	637	2.3%	170,774	4.3%
10 or more Units	0	0%	1,276	4.6%	353,641	8.9%
Mobile home or other type of housing	93	6.6%	1,465	5.3%	197,398	5%
Total Units Occupied	1,410		27,762		3,980,408	

(Source: 2020 American Community Survey)

Housing Value

The median home value of owner-occupied homes in Woodhull Township is \$190,300 which is \$62,800 higher than the median home value of Shiawassee County, and roughly \$27,700 higher than the median home value of all State of Michigan. However, 23.4% of the homes in the township are valued between \$200,000 and \$299,000.

Table 2-13: Home Value, 2020

	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Less than \$50,000	70	5.9%	1,695	7.9%	311,344	10.9%
\$50,000 to \$99,999	85	7.1%	5,623	26.3%	469,443	16.4%
\$100,000 to \$149,999	228	19.1%	5,712	26.7%	499,308	17.5%
\$150,000 to \$199,999	274	23%	3,877	18.2%	488,633	17.1%
\$200,000 to \$299,999	279	23.4%	2,934	13.7%	560,506	19.6%
\$300,000 to \$499,999	172	14.4%	1,159	5.4%	384,080	13.5%
\$500,000 to \$999,999	83	7%	270	1.3%	117,813	4.1%
\$1,000,000 or more	0	0%	88	0.4%	24,358	0.9%
Owner-occupied units with mortgage	671		12,571		1,702,529	
Median (Dollars)	\$190,300		\$127,500		\$162,600	

(Source: 2020 American Community Survey)

Household Size

Table 2-14 shows that the average household size has steadily declined in Woodhull Township, Shiawassee County, and the State of Michigan. Woodhull Township's household size remains higher than Shiawassee County and State of Michigan. From 1990 to 2020, Woodhull Township saw its average household size decrease by 12.7%. This is very similar to the 12.6% decrease in Shiawassee County during this time.

Table 2-14: Household Size

	1990	2000	2010	2020	Percentage Change 1990 - 2020
Woodhull Township	3.00	2.77	2.77	2.62	-12.7%
Shiawassee County	2.78	2.64	2.59	2.43	-12.6%
Michigan	2.66	2.56	2.53	2.45	-13.7%

(Source: 1990 & 2000 Decennial Census, 2010 & 2020 American Community Survey)

Housing Tenure

Home ownership is generally a reliable indicator of community stability. Home purchases often represent the single largest investment that a family will make and, therefore, usually signifies a long-term commitment to the community. In Woodhull Township, 84.5% of occupied housing units are owner-occupied, compared to 76.9% in Shiawassee County. Both figures significantly exceed the Michigan state average of 71.7%, according to the 2020 Census.

Table 2-15: Housing Tenure

	Total Housing Units	Owner Occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
Woodhull Township	1,410	1,191	84.5%	219	15.5%
Shiawassee County	27,762	21,358	76.9%	6,404	23.1%
State of Michigan	3,980,408	2,855,485	71.7%	1,124,923	28.3%

(Source: 2020 American Community Survey)

Housing Vacancy

Housing vacancy rates in Woodhull Township remain very low with 10.7% of units and Shiawassee County at only 8.2%, compared to the State of Michigan’s larger vacancy rate of 13.7%. Vacancy rates between 3 and 5 percent are generally considered to offer evidence of a stable housing market. When vacancy rates drop below 3%, housing choice becomes restricted. It should be noted that the number of vacancies does not necessarily mean availability for retail homes for consumers. The state of vacant homes can vary based on current conditions on site.

Table 2-16: Housing Vacancy

	Total Housing Units	Occupied Housing Units	Percent Occupied	Vacant Housing Units	Percent Vacant
Woodhull Township	1,579	1,410	89.3%	169	10.7%
Shiawassee County	30,246	27,762	91.8%	2,484	8.2%
State of Michigan	4,611,913	3,980,408	86.3%	631,505	13.7%
<i>(Source: 2020 American Community Survey)</i>					

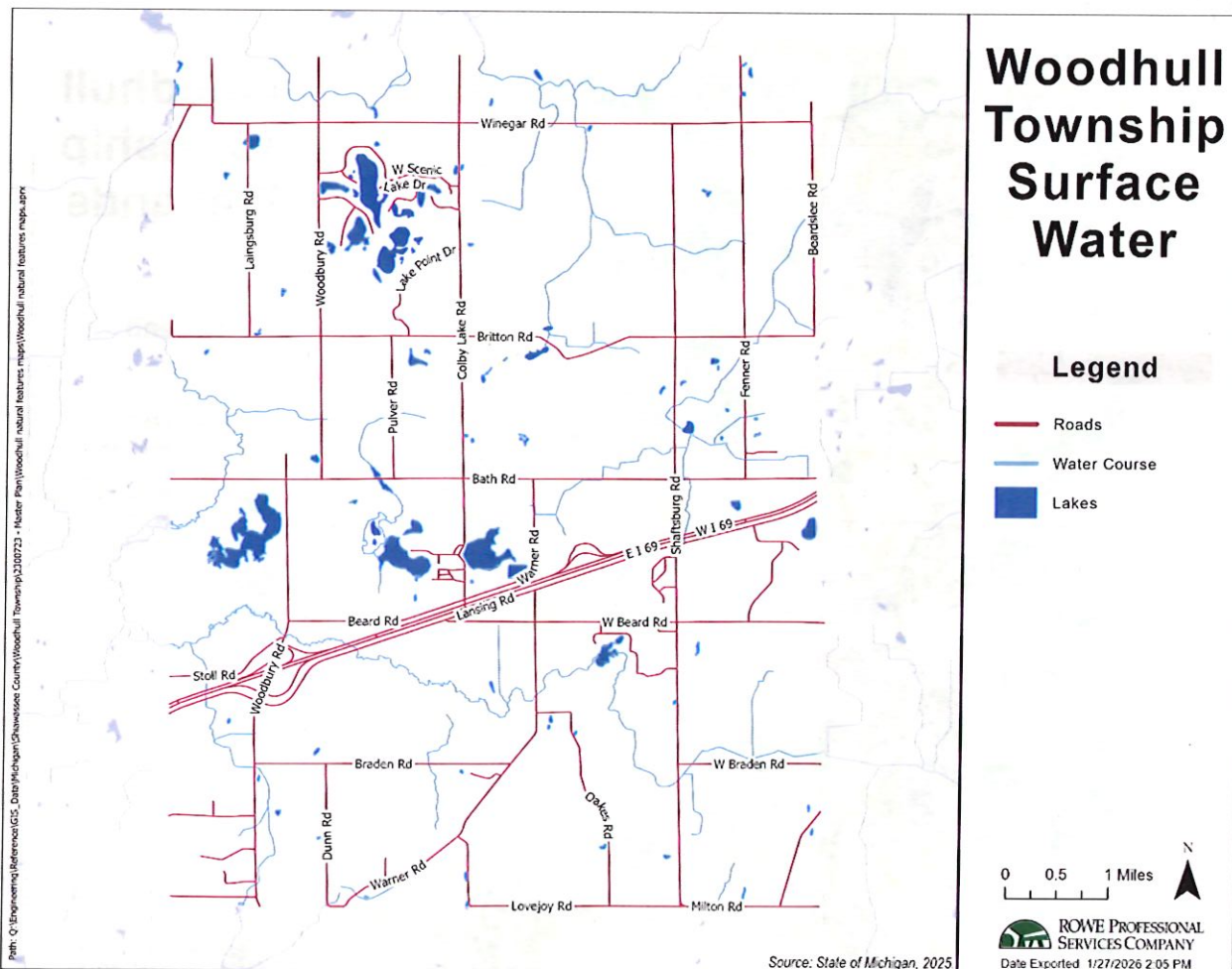
Chapter 3 Natural Features

Introduction

The natural characteristics present within Woodhull Township include but are not limited to wildlife, forests, natural water courses, wetlands, soils suitable for agriculture, soils in general, and varying topography. These characteristics impact the land use planning process to assess which types of land uses will or will not exceed the natural environment's carrying capacity. These different features impact development, but at the same, need protection from development to continue to provide the township with a productive and healthy environment. Woodhull Township is home to an 18-acre Woodhull Township Park which was donated to the township in 1960.

Surface Water

Map 3-1: Surface Water



Woodhull Township is home to several large rivers, creeks, and lakes that work together to establish somewhat extensive wetland areas. In the top northwest portion of the township Scenic Lake is located. Directly south of Scenic Lake, in the middle of the township, are Moon Lake and Colby Lake. The large lake west of Moon Lake is Rose Lake. Vermilion Creek runs through the

entire southern portion of the township and into the northwest portion as well. Just north of Scenic Lake is the Looking Glass River which occupies the most northern areas of the township. These are just a few of the surface water features present in Woodhull Township, shown in Map 3-1.

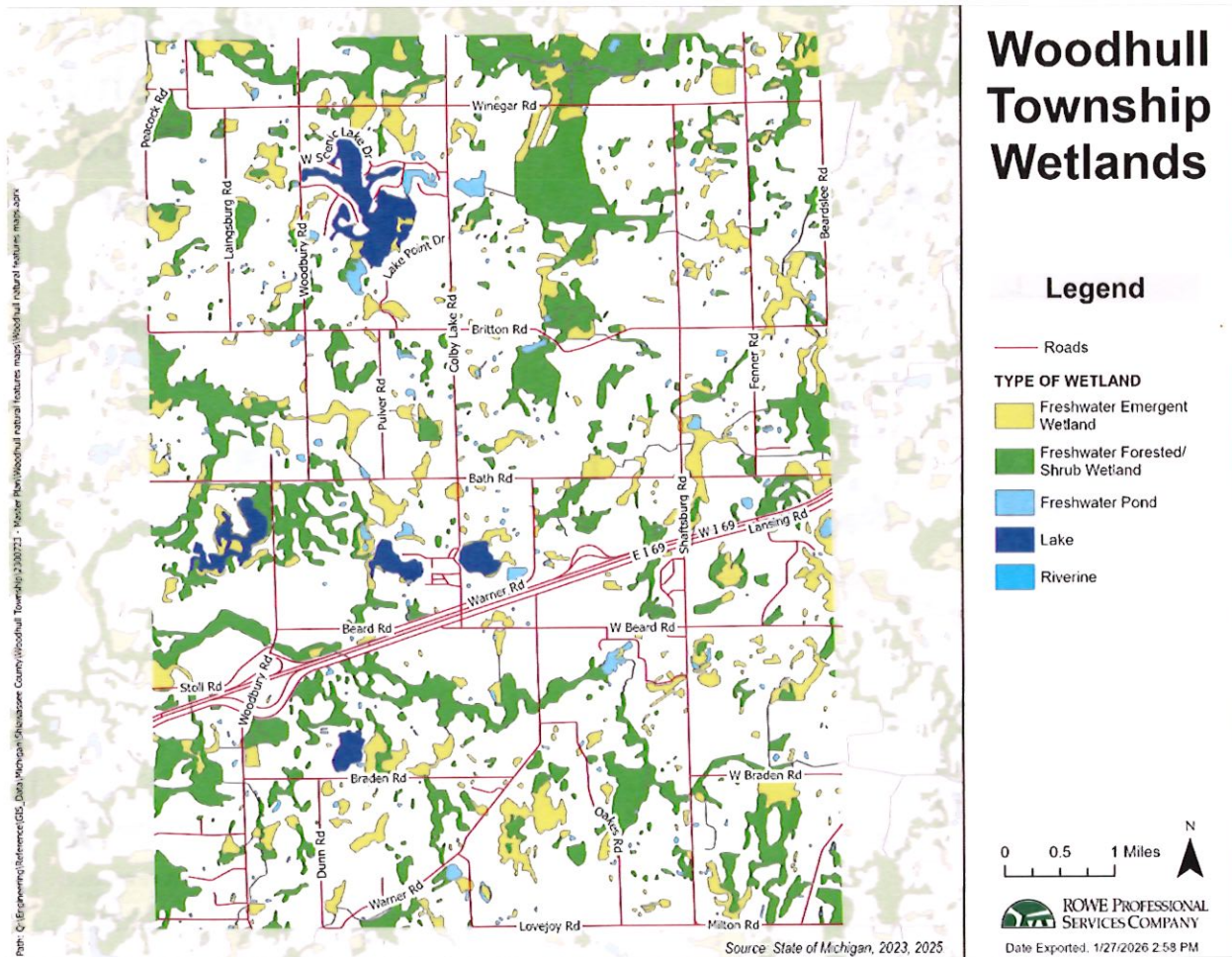
Source: State of Michigan Surface Water inventory, EGLE.

Groundwater

Woodhull Township has no public water supply or sanitary sewer system. The township relies entirely upon groundwater for its water supply, with the vast majority of all residents being served by privately installed and maintained wells. It appears that this situation will continue for the foreseeable future, so the availability and quality of groundwater are important factors in planning for the community's future.

Wetlands

Map 3-2: Wetlands



In 1979, the Goemaere-Anderson Wetland Protection Act was enacted by the State of Michigan. The legislation was passed to help protect wetlands by restricting their use to certain activities (fishing, boating, farming, among others), but still allowing other activities after going through

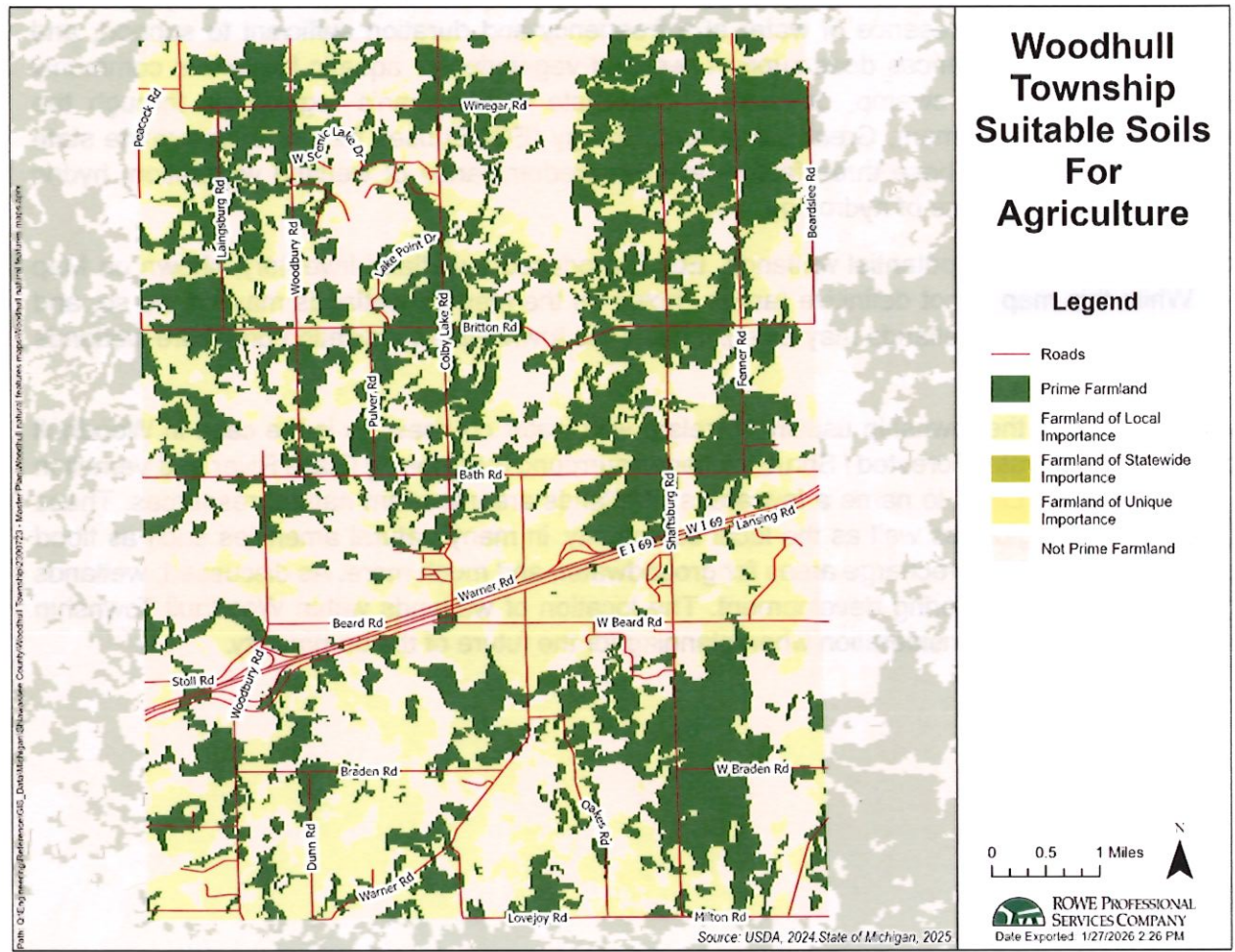
permit approval process by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner and upon a finding that the proposed activity is of the public interest. In 1994, the act was incorporated into the Natural Resources and Environmental Protection Act. Under the provisions of the act, a wetland is defined as "land characterized by the presence of water at a frequency and duration sufficient to support, and under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh." The State of Michigan's regulations through the Department of Environment, Great Lakes, and Energy (EGLE) uses factors to determine state jurisdiction wetlands. These three factors are the predominance of wetland vegetation, hydric (wetland) soils, and signs of hydrology.

To assist in identifying potential wetlands, EGLE produced a wetland inventory, shown on Map 3-2. While this map is not definitive (areas shown on the map as wetlands may not be so, and other undocumented wetlands may exist), it gives the township an indication on where wetlands exist.

Wetland areas in the township usually correlate with water courses, as is the case in Woodhull Township. Freshwater Forested / Shrub Wetlands surround the Looking Glass River and Vermilion Creek, and Rose Lake, to name a few areas. Wetlands are important natural resources. These areas help the region, as well as the local community, in many natural amenities such as flood control, wildlife habitat, recharge areas for groundwater, and much more. As discussed, wetlands are sensitive to neighboring development. The location of wetlands within Woodhull Township should be taken into consideration when planning for the future of the community.

Suitable Soils for Agriculture

Map 3-3: Suitable Soils for Agriculture



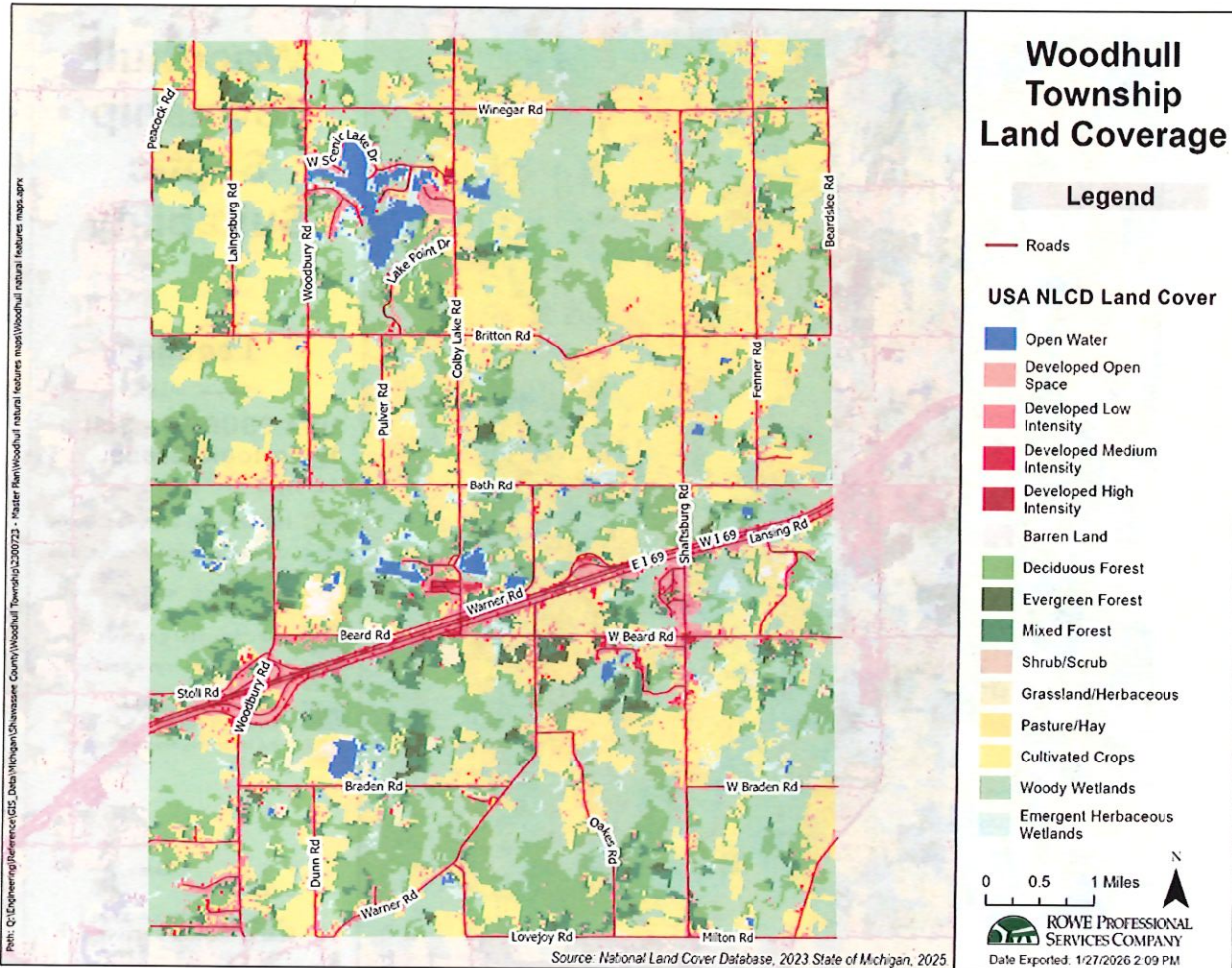
The State of Michigan defines Prime Farmland as “land that is determined to have the best combination of physical and chemical characteristics for producing food, feed, forage, and fiber crops and is also available for these uses, including cropland, pastureland, rangeland, forestland, or other land, but not urban built-up land or water. Prime farmland has the correct mix of soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. Prime farmland is not excessively erodible or saturated with water for a long period of time, and it either does not flood frequently or is protected from flooding.”

As reiterated in Map 3-3, Woodhull Township is an agricultural community. The township contains areas designated as Prime Farmland, along with areas classified as Farmland of Local Importance. The majority of the Prime Farmland in Woodhull can be found in the north half of the township and a large portion of the southeast section of the township. When comparing the

Suitable Soils for Agriculture map (Map 3-3), and the Land Cover map (Map 3-4) a large majority of the Prime Farmland space is occupied by areas of “cultivated crops” and “woody wetlands”.

Land Cover

Map 3-4: Land Coverage



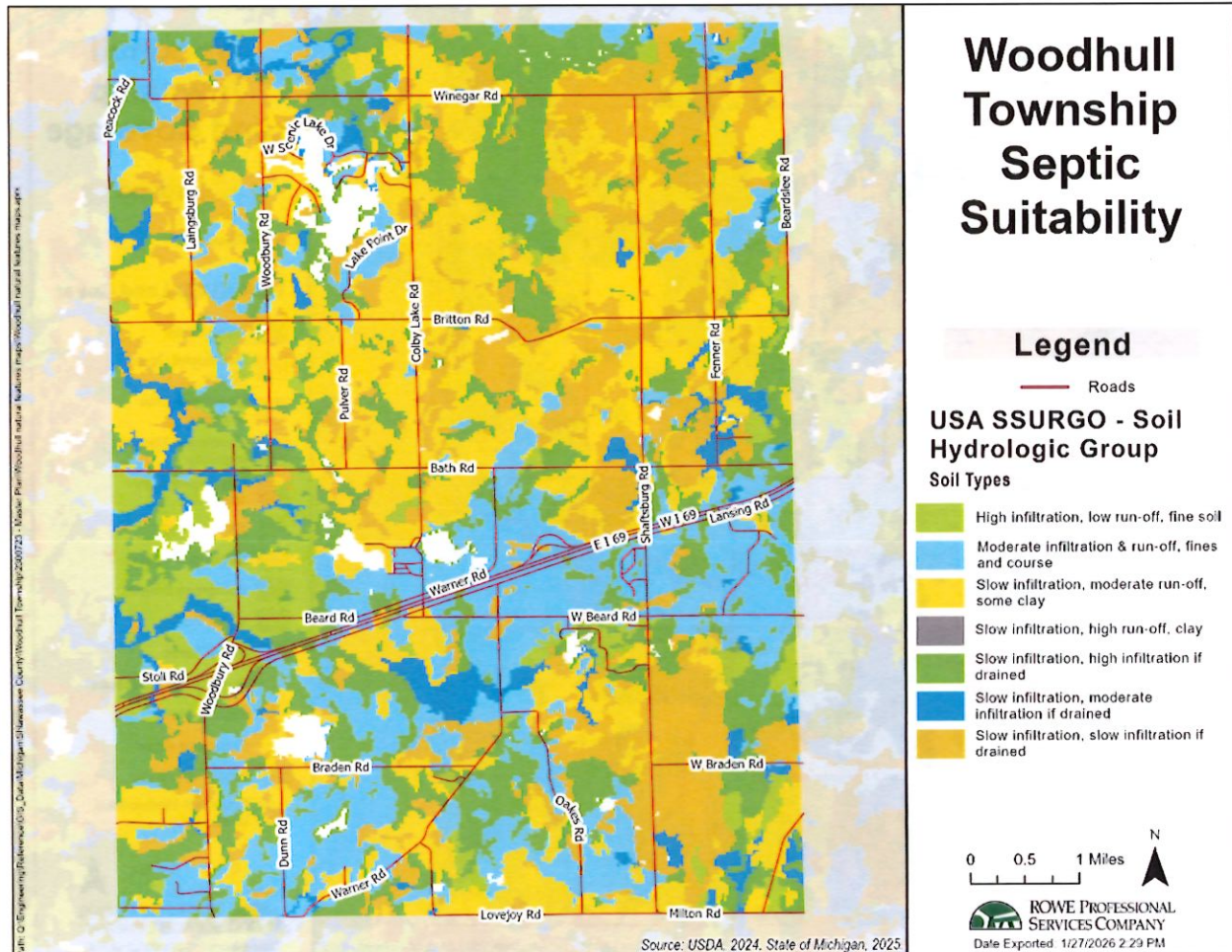
The United States Geological Survey (USGS) group maintains a National Land Cover Data Base, which categorizes all areas of land into specific classifications. Classifications such as Open Water, Developed Areas ranging in intensity, Forests, and Farmlands. This information can be valuable for a community to identify existing land use practices, but also to plan for future land use practices, allowing a community to quantify the amount of land within each type of land coverage category.

In Woodhull Township, the majority of the land is categorized as Forest: Deciduous, Evergreen, Mixed Forests, and Woody Wetlands. After forest, the next highest land coverage category is Cultivated Crops. This aligns closely with the Suitable Soils for Agriculture map previously discussed. Developed land can be found surrounding the township’s roads, with slightly higher intensity development surrounding I-69 from Woodbury Road to Shaftsbury Road with the development additionally leading south along Shaftsbury Road. W. Beard Road between Warner

Road and Shaftsbury Road contains much of the township's medium and high intensity development in relation to businesses and community resources for Woodhull Township.

Septic Suitability

Map 3-5: Septic Suitability



Septic systems are a necessary component of any residential lot(s). In Woodhull Township, and other rural areas, residential structures rely solely on private septic systems. However, when constructing a private septic system, the material below ground is very important to consider.

Ideally, material surrounding private septic systems will allow for adequate drainage in order to prevent pools of water on the surface. Additionally, material surrounding septic systems will have adequate lower soils that will help filter waste before it can enter the nearby ground-water supply. Applying this knowledge to Map 3-5, areas of high and moderate infiltration can be viewed as viable areas for residential development. Areas of slow infiltration, but moderate or high infiltration if drained properly, are also viable for residential development, but at a higher monetary cost. Areas of slow infiltration, and moderate or high amounts of run-off, are not as viable for residential development.

Chapter 4 Existing Land Use

Introduction

Many factors influence the character of our physical environment. Chief among these is the use of land, its distribution within the community, and the relationship of such uses to one another. These ingredients strongly influence the overall character and image of the community. They also influence our quality of life and relative satisfaction with our surroundings.

Land use characteristics and relevant physical features are among the most perceivable aspects of the land use planning process. These features establish the observable setting upon which the community's future will be based and influence its development potential.

This chapter examines Woodhull Township's land use characteristics on a classification basis. It discusses each of Woodhull's individual land use categories, including the amount of land devoted to each category and the distribution of uses within the community.

Methodology

ROWE completed an analysis of township parcel data to evaluate existing land use within Woodhull Township. Existing Land Use assigns a particular use to each parcel throughout the township. Existing land use is primarily based on tax classification for each parcel, with some adjustments based on unique classifications or parcels where a tax classification was not the most appropriate description. Table 4-1 displays existing land use across ten categories which are a combination of multiple property classification codes based on land use correlation to provide a general land use description for the township.

Land Use Categories

Each existing land use in the township was placed in one of ten general land use categories. The Existing Land Use Map (Map 4-1) depicts the geographic distribution of the land use classifications. The ensuing text describes each land use.

Residential

Three residential land-use categories were identified in Woodhull Township: Single-Family, Multiple-Family, and Mobile Home Parks. Single-family home sites occupy a large share of Woodhull's developed land. More than 5,445 acres of land are being used for this purpose, representing roughly 32% of the total area of land in the community. Only 2.9 acres of land are used for Multiple-Family purposes, and 54.7 acres are used for Mobile Home Parks.

Agricultural

Two agricultural land-use categories exist in Woodhull Township: Agricultural - Vacant and Agricultural Improved. Agricultural - Vacant occupies nearly 2,489 acres of land, is used for farming purposes only, and has no existing structure. Meanwhile, 4,907 acres of land are classified as Agricultural Improved, which means that some sort of structure exists on the land such as a barn, house, farming structure, etc. Agricultural Improved properties account for 28.7% of the total land area in Woodhull Township, making it the second largest land use in the township.

Open Space/ Vacant Land

Open Space and Vacant Land account for 3,083 acres of the total land area in Woodhull Township. Open Space properties generally refer to land that is undeveloped or lightly developed for uses other than agriculture. Open Space land can serve many purposes, whether it is publicly or privately owned.

Public R.O.W./ Roads/ Utilities

This category encompasses public utilities and rights-of-way within the township. Approximately 395.8 acres, or 2.3% of the township's total land area, fall into this classification and are not included under other equalized property categories. While some of this land may have potential for reuse, the majority is publicly owned, serves essential public functions, and is unlikely to play a significant role in future development planning.

Industrial

Industrial properties account for nearly 375 acres of Woodhull Township's total land area. Existing industrial activities in the township are primarily concentrated south of I-69, with a few other industrial sites scattered to the north of I-69. Industrial activity within Woodhull Township is minimal, with limited presence of manufacturing or heavy industry.

Public/Semi-Public

Public uses include schools, parks, and other township-operated facilities. The largest of these sites is the Michigan Department of Transportation Public Rest Area, located along I-69. Semi-public uses include land occupied by churches, utilities, and various non-profit organizations. Over 202 acres of land are used for this purpose in Woodhull Township.

Commercial

Commercial development in Woodhull Township occupies approximately 129 acres, representing a relatively small portion of the township's total land area. Generally speaking, commercial land refers to uses that require freestanding locations along major thoroughfares and rely on easily visible and convenient access. Automobile-oriented businesses, including gasoline service stations, repair garages, and car dealerships, are examples of this type of use. Nearly all commercial sites in the township are located along or in close proximity to Lansing Road.

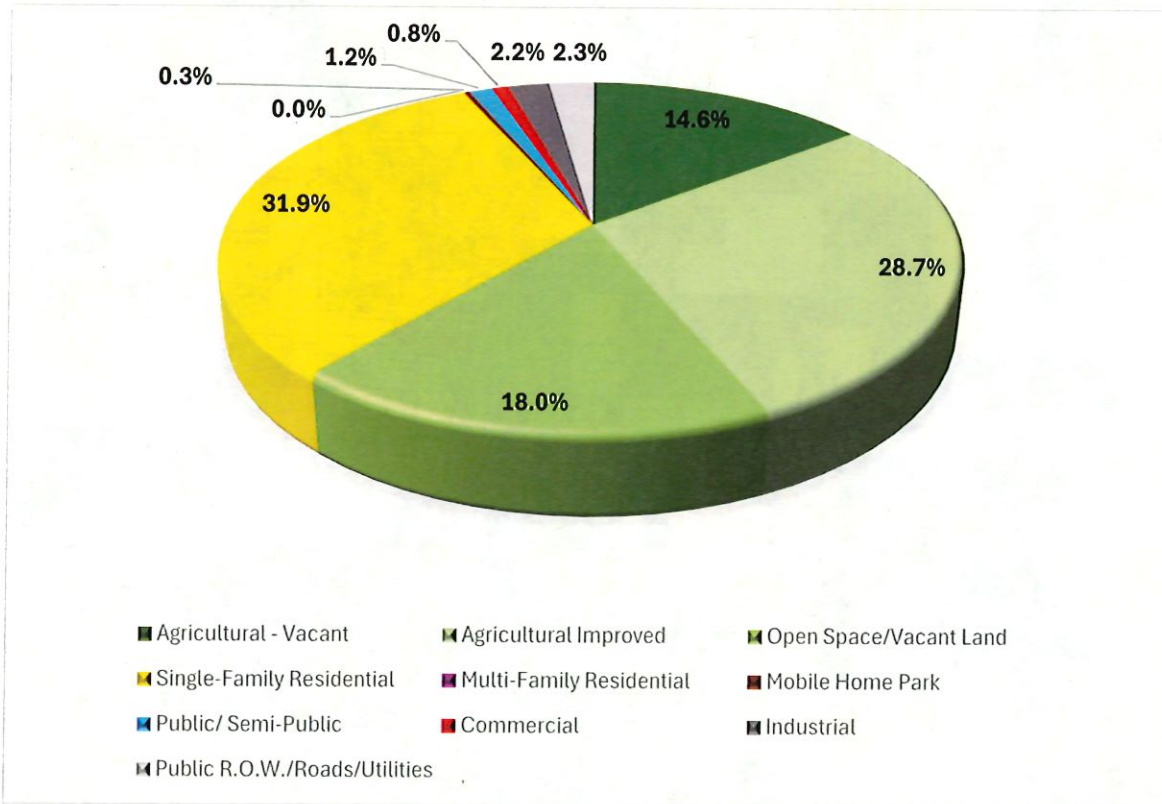
Land Use Distribution

Table 4-1 shows the number of acres and corresponding percentage of total land for the present land use classifications located throughout Woodhull Township. Figure 4-1 provides a visual of the numbers from Table 4-1. Table 4-1 and Figure 4-1 were calculated from the data represented in Map 4-1.

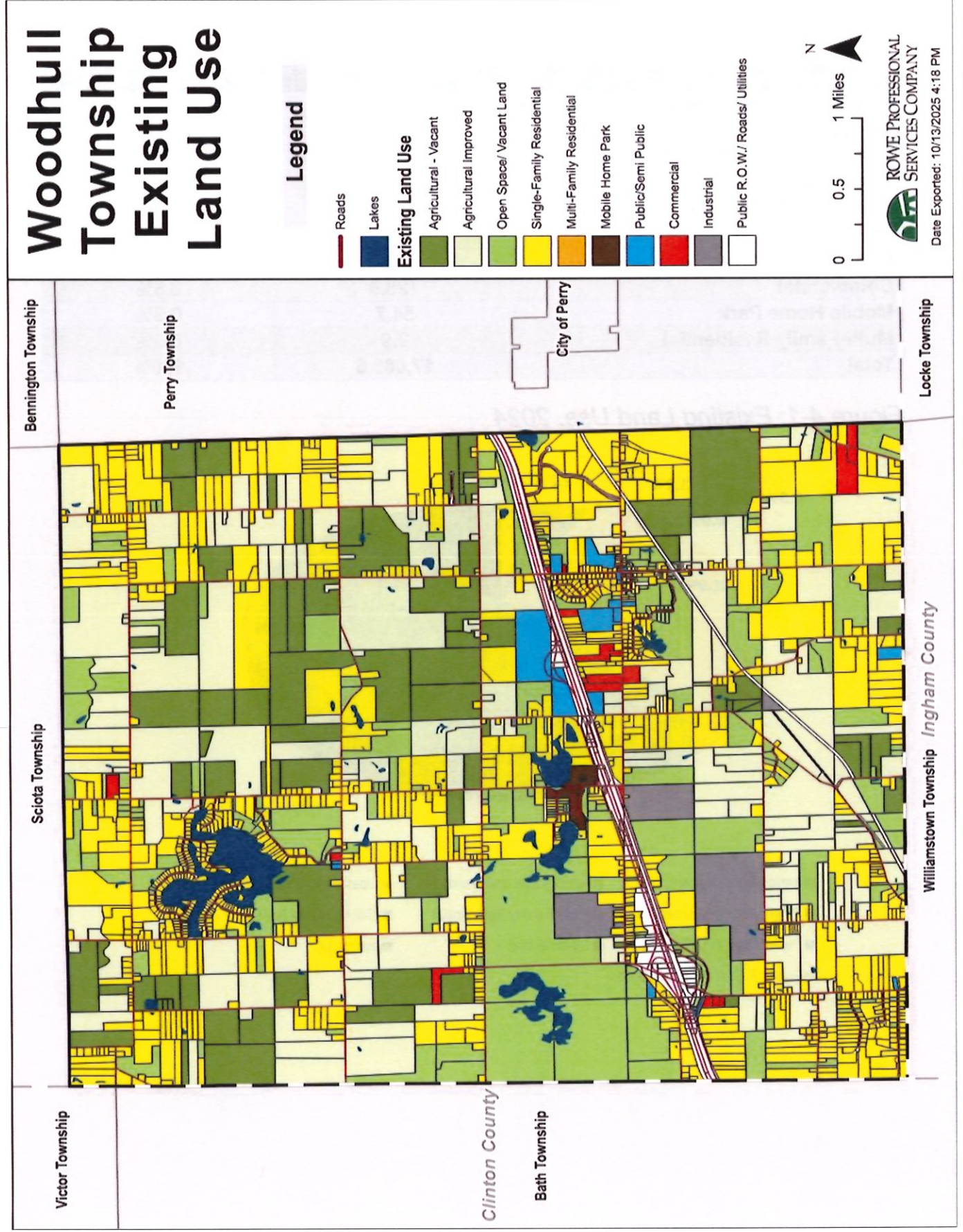
Table 4-1: Land Use Acreage

Land Use Classification	Acres	% of Total Land
Single-Family Residential	5,445.4	31.9%
Agricultural Improved	4,906.7	28.7%
Open Space/ Vacant Land	3,083.3	18.0%
Agricultural – Vacant	2,488.5	14.6%
Public R.O.W./ Roads/ Utilities	395.8	2.3%
Industrial	374.9	2.2%
Public/ Semi-Public	202.6	1.2%
Commercial	128.8	0.8%
Mobile Home Park	54.7	0.3%
Multi-Family Residential	2.9	0.0%
Total	17,083.5	100%

Figure 4-1: Existing Land Use, 2024



Map 4-1: Existing Land Use Map



Chapter 5 Survey

Introduction

During the Woodhull Township Master Plan update, the Planning Commission developed an independent survey to engage residents, property owners, business owners, and those who visit the township. The survey was available online, as well as in hard copy forms, providing an opportunity to share input and preferences for future development of the township. By incorporating the survey results, the community can develop a vision for land use policy and management, as seen in Chapter 6. At the end of the Master Plan process, citizens were allowed an opportunity to review the draft of the Master Plan and speak at a public meeting held prior to the adoption of the Master Plan.

Event Overview

Date: September 16, 2025

Location: Woodhull Township Hall

Purpose: Master Plan Open House, Public Meeting

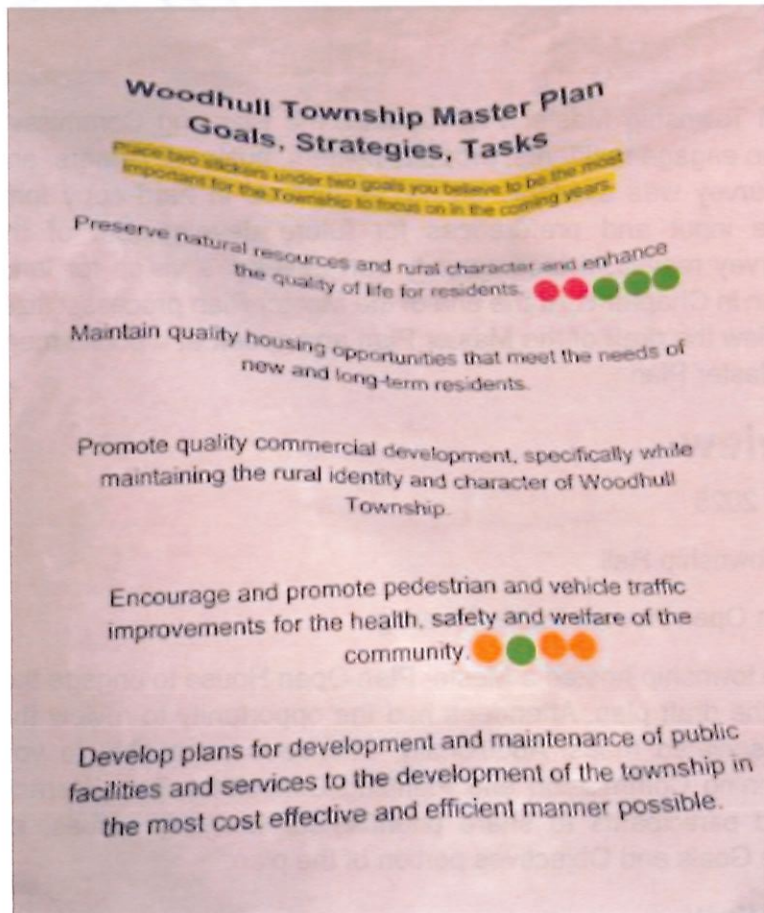
Event Summary: The township hosted a Master Plan Open House to engage the community and gather feedback on the draft plan. Attendees had the opportunity to review the proposed draft Master Plan and associated maps. Additionally, attendees were able to voice questions or concerns to the Planning Commission and Planning Consultant. Two interactive engagement activities encouraged participants to share priorities for township values, as well as direct feedback towards the Goals and Objectives portion of the plan.

Engagement Activities

Activity I – Township Values



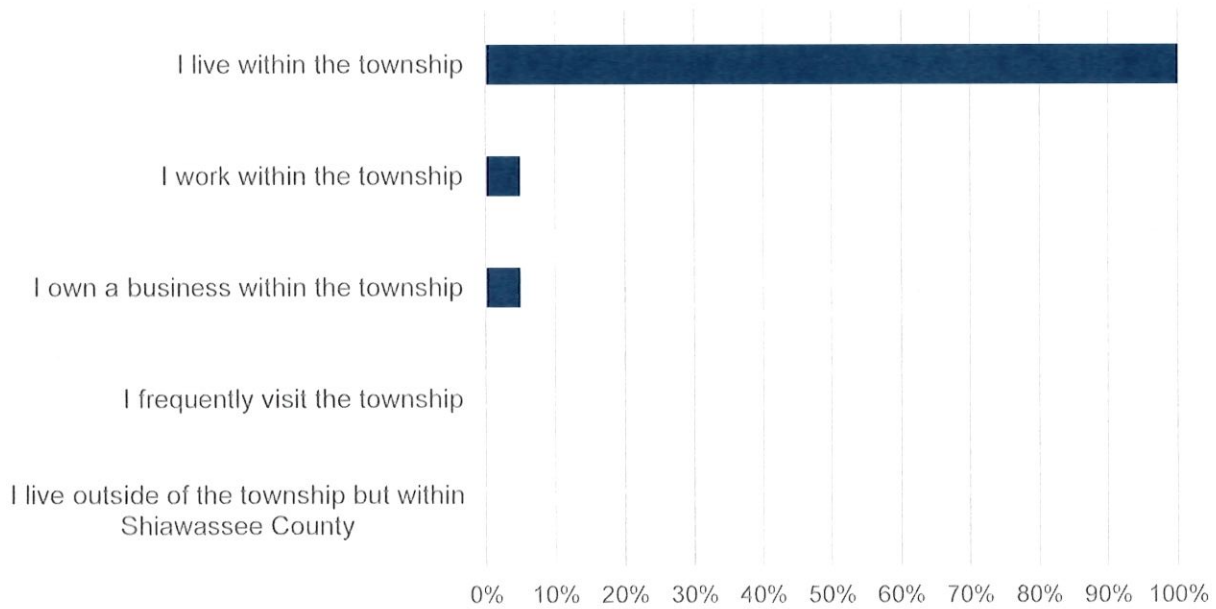
Activity II – Goals and Objectives Feedback



Survey Results

The Planning Commission handled efforts to engage the public in an online survey for input on topics related to quality of life, encouraging business development, and other similar topics. Twenty (20) survey responses and total results are detailed below. A copy of the survey and the responses are attached in Appendix A.

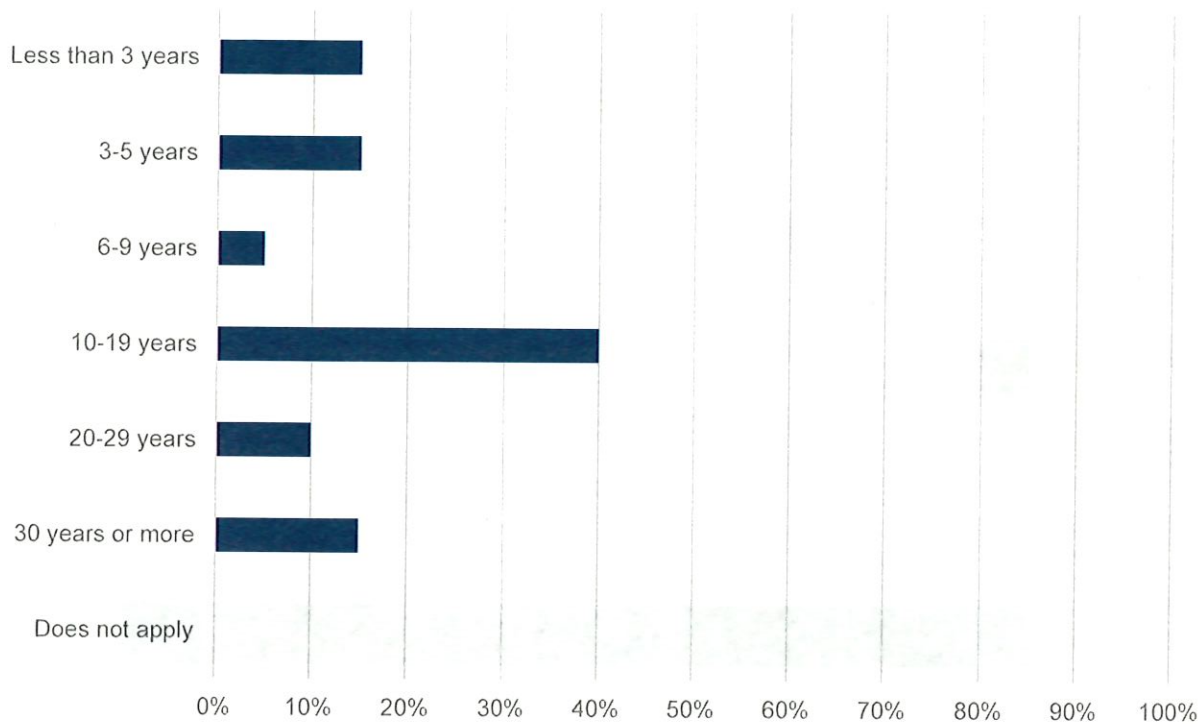
Figure 5-1: What is your connection to the Township of Woodhull? (Select all that apply)



20 responses

Question 1 asked respondents what their connection to Woodhull Township was, and all 20 (100%) responses showed that they live in the township. One (5%) out of the 20 respondents also answered that they work within the township, and another (5%) answered that they own a business within the township.

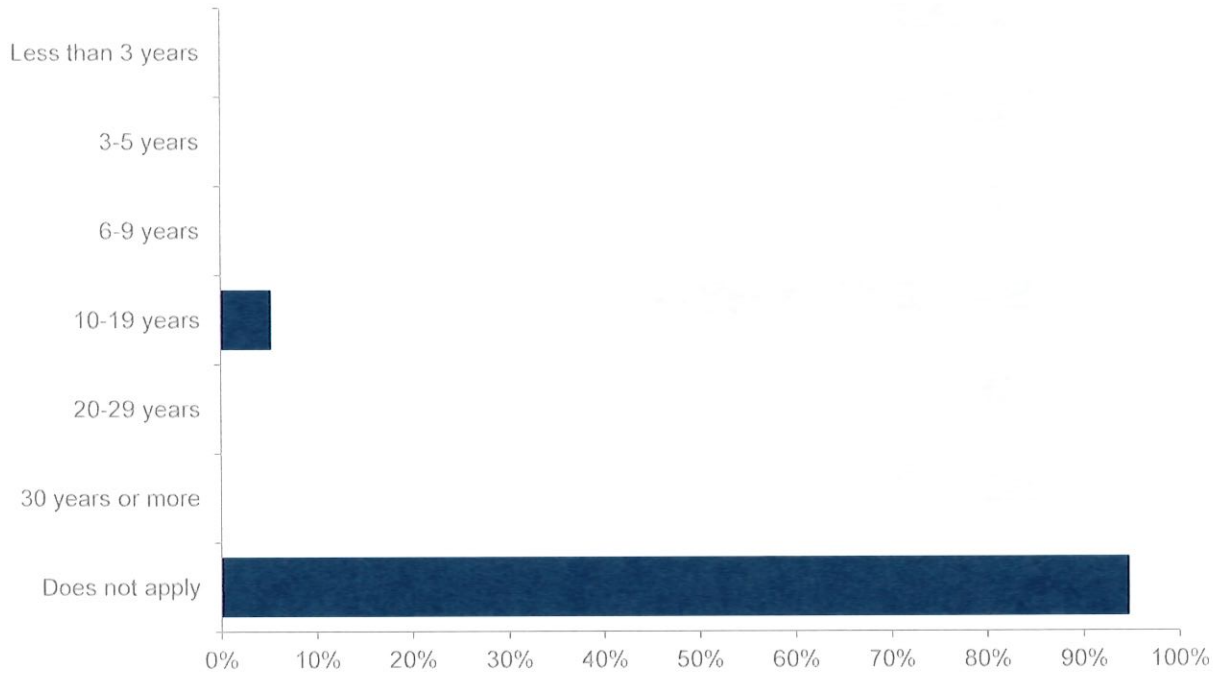
Figure 5-2: How long have you lived in the Township of Woodhull?



20 responses

In **Question 2**, survey respondents were asked how long they have lived in Woodhull Township. Of the 20 responses, 8 (40%) respondents selected the answer between 10 and 19 years. The next three most chosen, all sharing an equal number of 3 responses (15%) each, were “Less than 3 Years”, “3-5 Years”, and “30 Years or more”. Following with 2 respondents (10%) was the response “20-29 Years” and lastly with one response (5%) was “6-9 Years”. The data demonstrates that the respondents ranged from long-term residents to new residents.

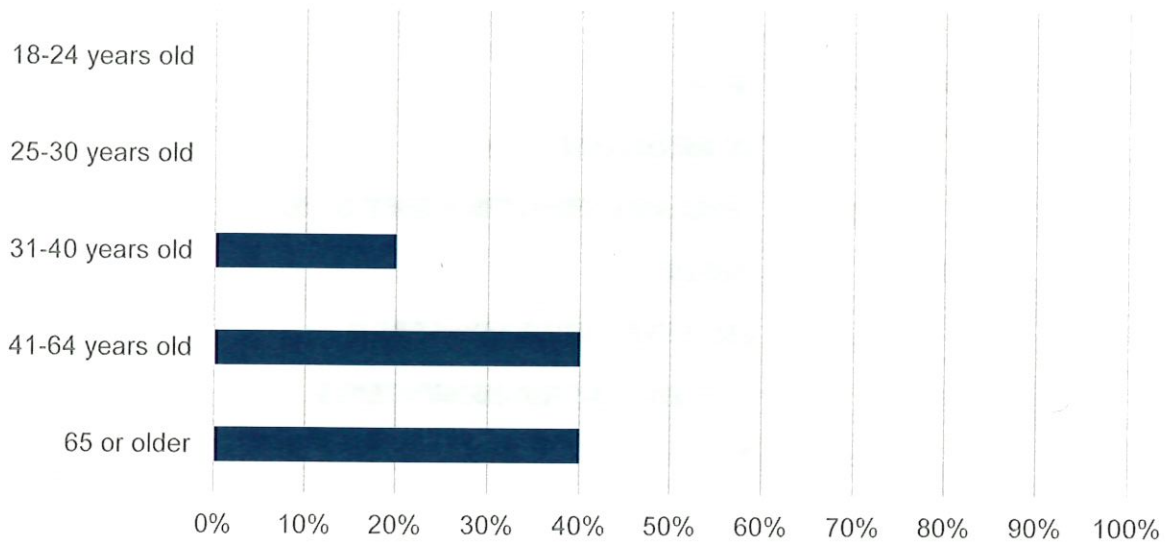
Figure 5-3: If you have a business in the Township of Woodhull, how long have you been here?



19 responses

Question 3 asked survey respondents who own a business in Woodhull Township how long they have been there. Of the 19 responses, 18 (19.74%) responded that it does not apply to them. For business owners of 10-19 years, one (5.26%) response was received.

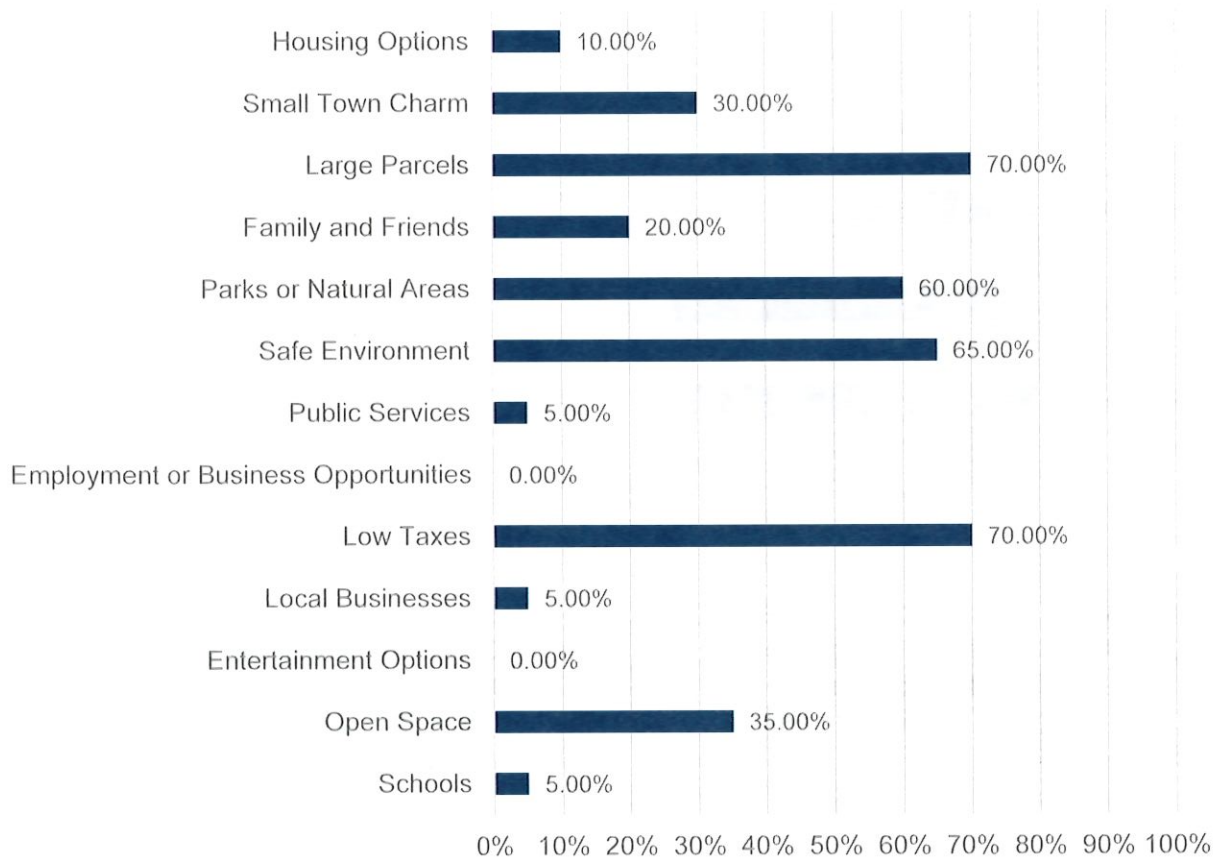
Figure 5-4: What is your age?



20 responses

In **Question 4**, survey respondents were asked to provide their age. Of the 20 responses to the survey, 8 (40%) are between 41-64 years old. Another 8 (40%) of the respondents selected that they are 65 and older. The next chosen age group was 31-40 years old, with 4 (20%) respondents. None of the survey respondents appear to be within the two remaining age cohorts of 18-24 (0%) or 25-30 (0%).

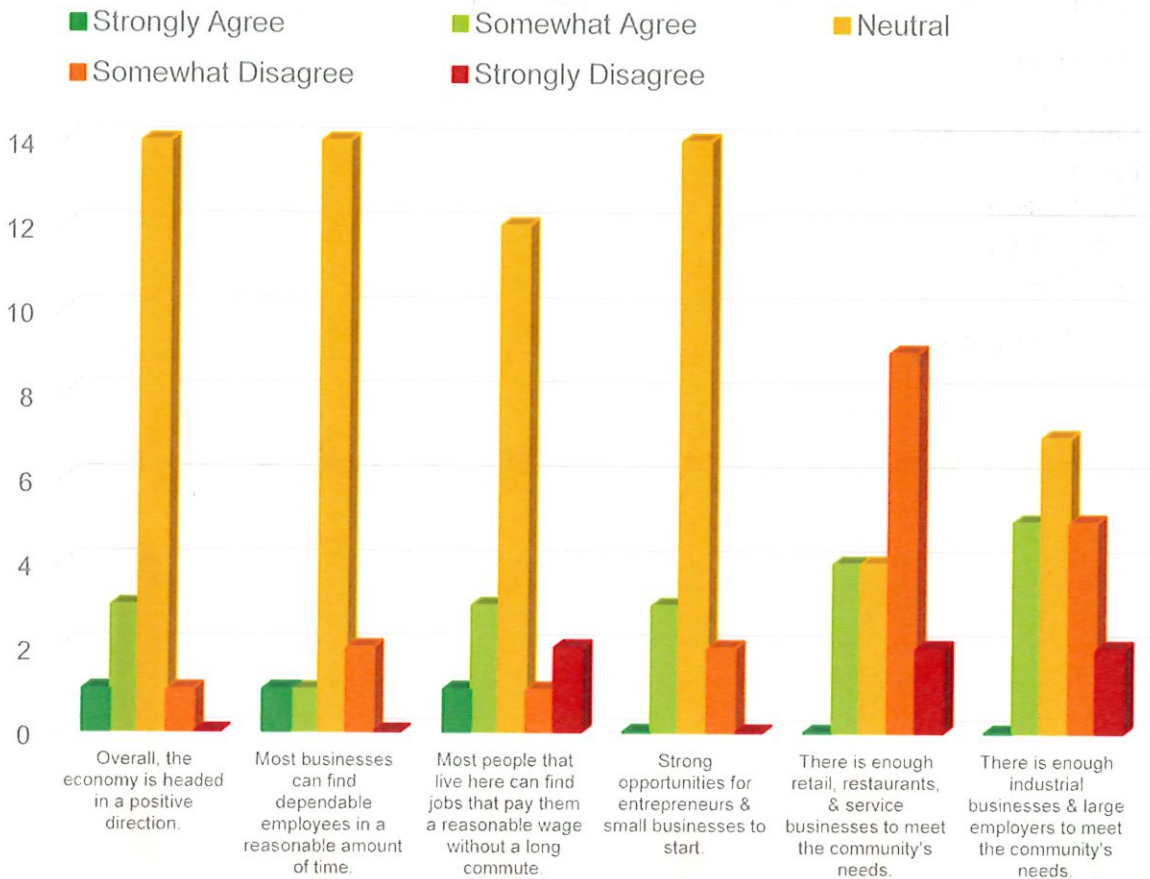
Figure 5-5: What do you value the most about living, working, or visiting the Township of Woodhull? (Select all that apply)



20 responses

In **Question 5**, the survey respondents were asked to select the items they value the most about living, working, and visiting Woodhull Township. Of the 20 responses, both Large Parcels and Low Taxes were selected as being valued the most by Woodhull residents, each receiving 14 (70%) votes. The three next highest-rated options include 13 (65%) responses for Safe Environment, 12 (60%) responses for Parks or Natural Areas, and 7 (35%) responses for Open Space.

Figure 5-6: Economy



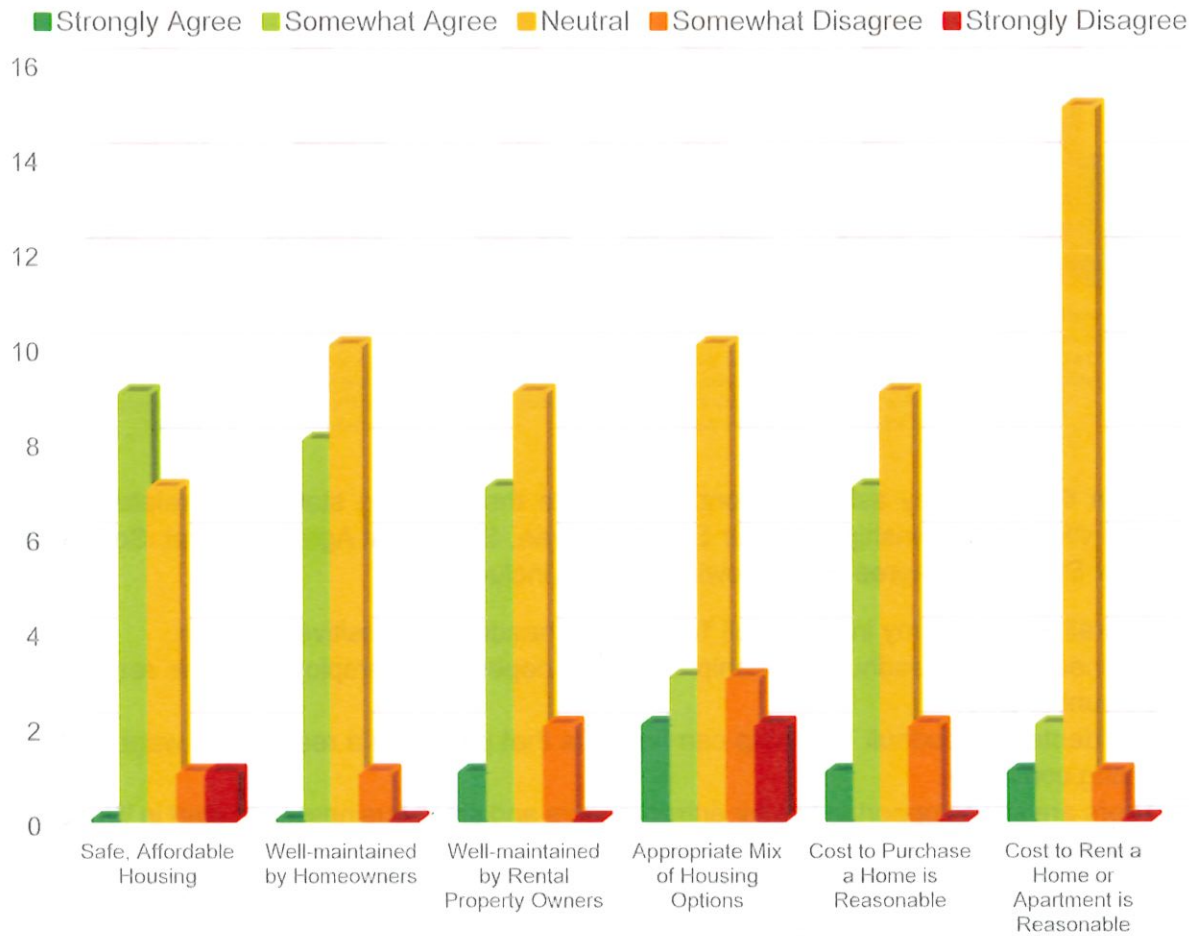
In **Question 6**, the survey asked respondents to rate the following statements related to the economy in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Overall, the economy in Woodhull Township is headed in a positive direction.
2. Businesses in Woodhull Township can find dependable employees in a reasonable amount of time.
3. Residents in Woodhull Township can find jobs that pay them a reasonable wage without a long commute.
4. There are strong opportunities for entrepreneurs and small businesses to start in Woodhull Township.
5. Woodhull Township does not have enough retail, restaurants, and service businesses to meet the community's needs.
6. Woodhull Township should have more industrial businesses and large employers to meet the community's needs.

In **Question 7**, the survey asked respondents if there were any specific types of businesses or economic activities, they would like to see more of in Woodhull Township. Based on the responses received, here are the desired businesses or activities for Woodhull Township:

1. Restaurants
2. Grocery Stores
3. Small Businesses
4. Fast Casual Restaurants
5. Gas Station
6. Coffee Shop
7. Local Farm Shops

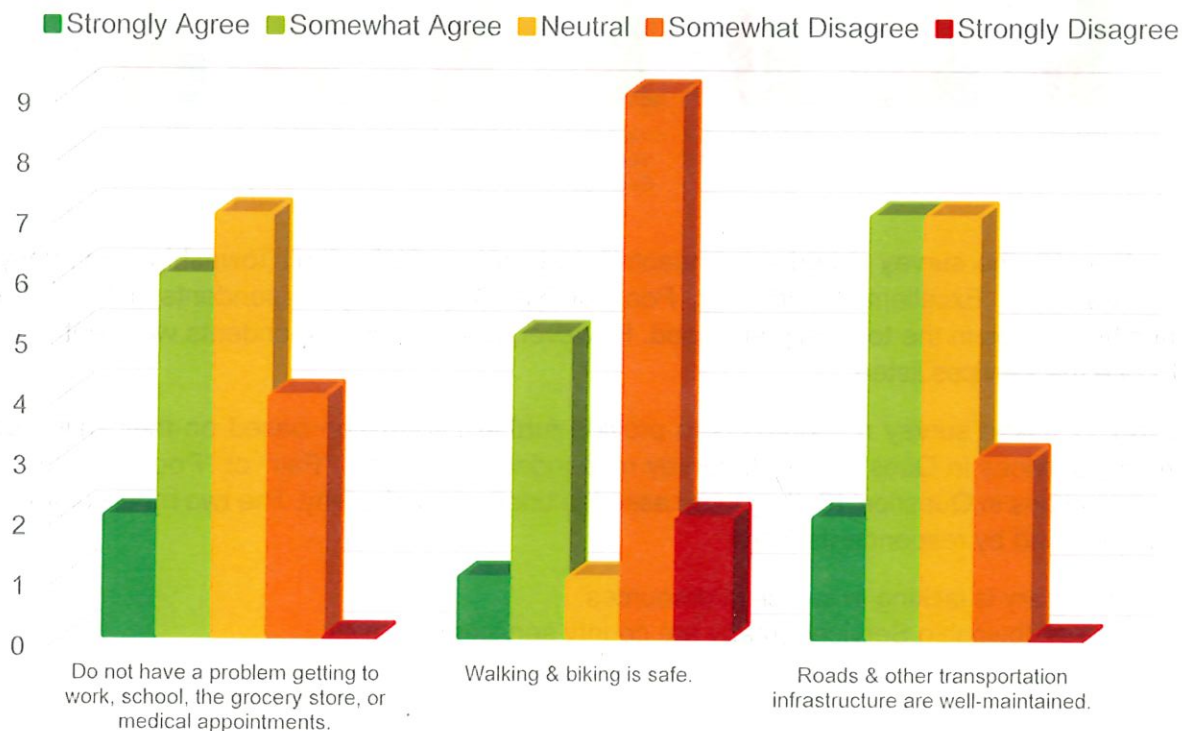
Figure 5-7: Housing



In **Question 8**, the survey asked respondents to rate the following statements related to housing in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Most people and families can find safe, affordable housing that meets their needs in Woodhull Township.
2. Houses in Woodhull Township are well-maintained, and homeowners are reinvesting in their homes.
3. Houses in Woodhull Township are well-maintained, and rental property owners are reinvesting in their homes.
4. Woodhull Township has an appropriate mix of housing options (single-family, apartments, senior housing, etc.).
5. The cost to purchase a home in Woodhull Township is reasonable.
6. The cost to rent a home or apartment in Woodhull Township is reasonable.

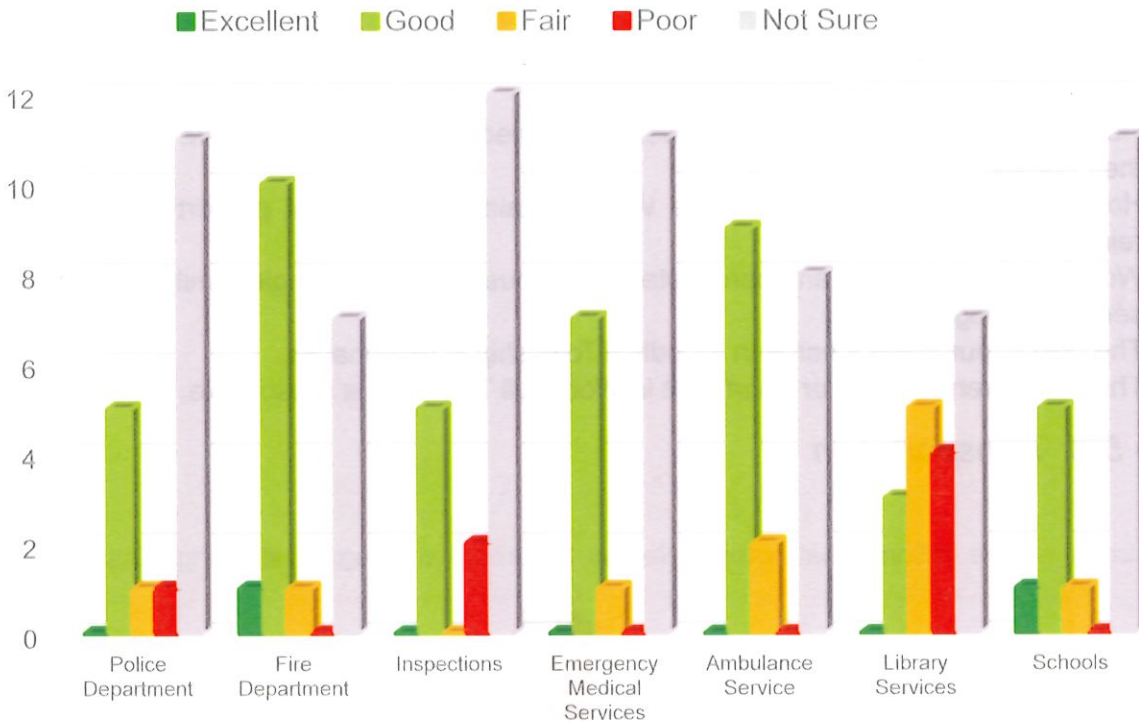
Figure 5-8: Transportation



In **Question 9**, the survey asked respondents to rate the following statements related to transportation in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Most Woodhull Township residents do not have a problem getting to work, school, the grocery store, or medical appointments.
2. Walking and biking is not safe in Woodhull Township.
3. Roads and other transportation infrastructure in Woodhull Township are well-maintained.

Figure 5-9: How would you rate the following community services?

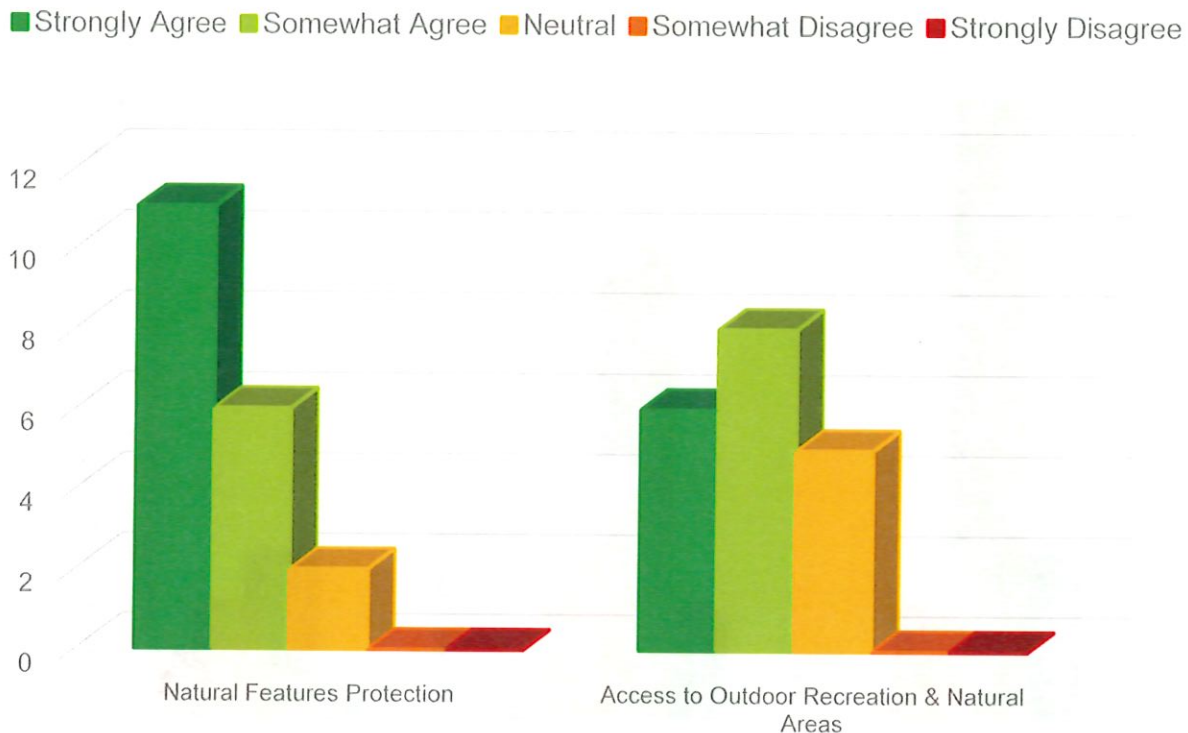


In **Question 10**, the survey asked respondents to rate a list of Woodhull Township community services as either Excellent, Good, Fair, Poor, or Not Sure. Many respondents believe the community services in the township are good. However, most of the respondents were not sure how to rate the services listed.

Question 11 asked survey respondents to provide further information based on their rating of community services in Question 10. If survey respondents answered “Fair” or “Poor” for any of the above options in Question 10, they were asked to briefly describe why. The two most common reasons provided by respondents were:

1. The library is lacking in sufficient resources.
2. Lack of Township Services (many are county services).

Figure 5-10: Environment



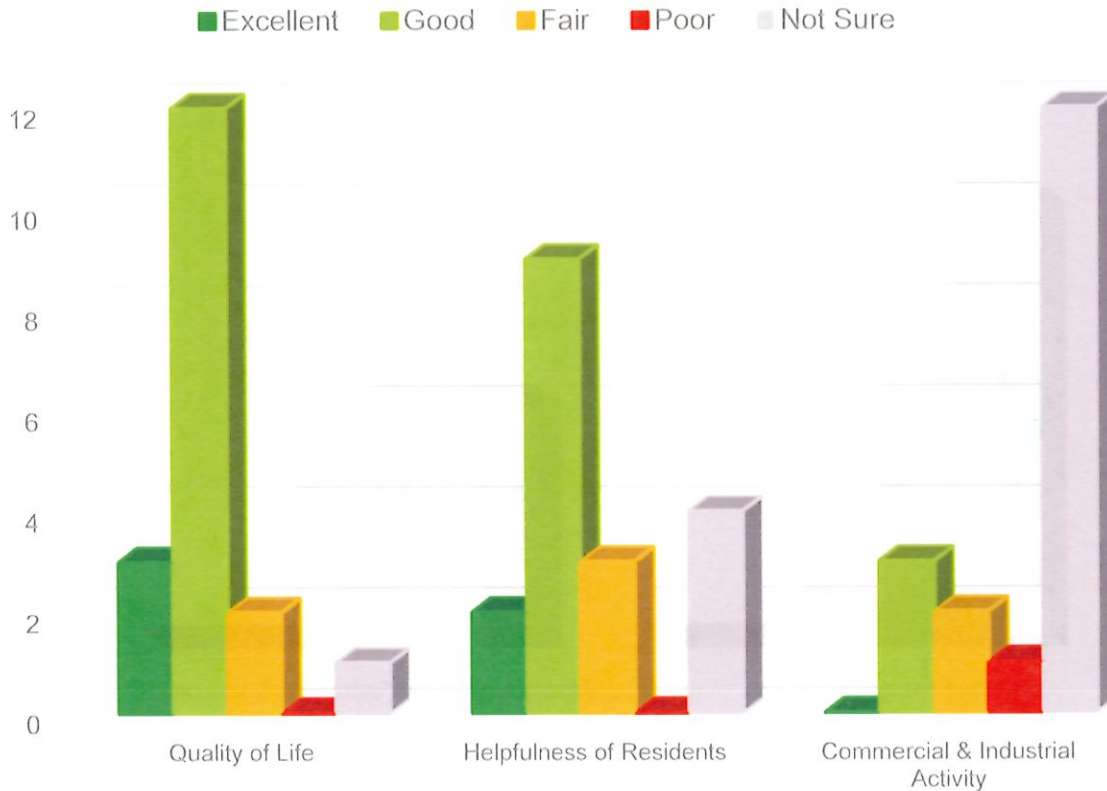
In **Question 12**, the survey asked respondents to rate the following statements related to the environment in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Natural Features in Woodhull Township (wetlands, parks, farmland, forests, rivers and streams, etc.) should be protected from development.
2. Residents in Woodhull Township have adequate access to outdoor recreation opportunities and natural areas (hunting, fishing, hiking, camping, etc.).

In **Question 13**, the survey asked respondents if there were any specific types of outdoor/recreational activities they would like to see more of in Woodhull Township. Based on the responses received, here are the top three desired outdoor/recreational activities for Woodhull Township:

1. Walking Trails
2. Bicycle Paths
3. None

Figure 5-11: Perception

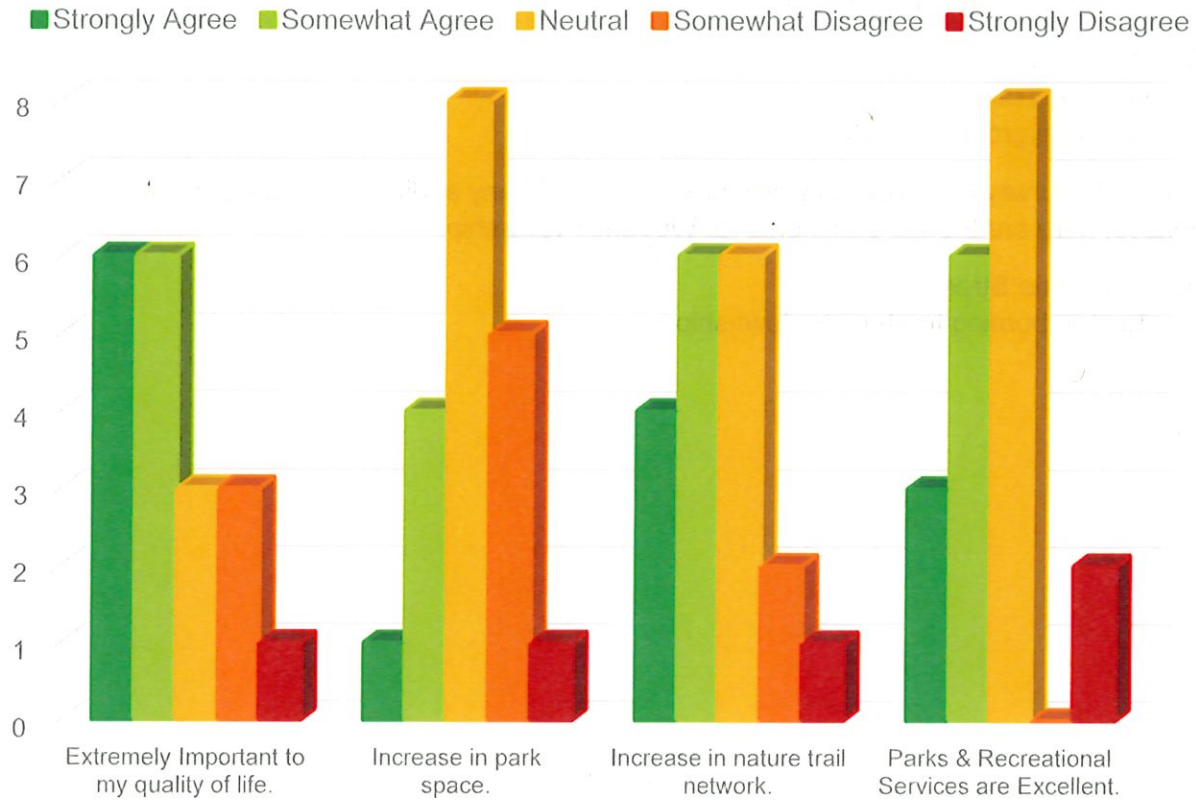


In **Question 14**, the survey asked respondents to rate several topics related to the perception of Woodhull Township as either Excellent, Good, Fair, Poor, or Not Sure. The respondent was asked to rate the quality of life in Woodhull Township, the overall willingness of people to help their community, and Woodhull Township’s commercial and industrial areas. The results show that most of the respondents believe the quality of life in Woodhull Township and the helpfulness of residents are good. Most of the respondents were not sure when it came to commercial and industrial activity within the township.

Question 15 asked survey respondents to provide further information based on their rating of their community perception in Question 14. If survey respondents answered “Fair” or “Poor” for any of the above options in Question 14, they were asked to briefly describe why. The three reasons provided by respondents were:

1. There is not a lot of commercial or industrial property in Woodhull Township.
2. Most people do not come off as helpful or kind.
3. The surrounding communities provide everything they need.

Figure 5-12: Parks



In **Question 16**, the survey asked respondents to rate the following statements related to the Parks in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Respondents feel that public parks and recreational facilities are extremely important to their quality of life.
2. There should be an increase in park space in the township.
3. There should be an increase in the nature trail network in the township.
4. Most respondents feel that the parks and recreational services in the township are excellent.

In **Question 17**, survey respondents were asked what their favorite park or recreational area in the township was. The most common answer was:

1. Woodhull Township Park

In **Question 18**, survey respondents were asked what their favorite amenity at the park or recreational area in the township was. The three most common answers were:

1. The playground
2. The walking trails
3. Baseball fields

Question 19 asked respondents what additional park/ recreation amenities they would like to see. Based on the responses, here are the top three park and recreation amenities desired by respondents for Woodhull Township:

1. Bike Trails
2. Walking Trails
3. New Playground Structure

Question 20 survey respondents were asked to provide any additional comments. Based on the responses, here are the top comments for Woodhull Township:

1. Pave Pine Street
2. To stop burning trash in the township

Chapter 6 Goals and Objectives

Planning Commission and Community Development Objectives

Woodhull Township, public and private organizations, and residents all have roles to play in pursuing the broad goals outlined in this chapter. This section defines objectives and actions to achieve those goals that are the responsibility of the Planning Commission that will be pursued prior to the next five-year review of the Master Plan.

Goal: Preserve natural resources and rural character and enhance the quality of life for residents.

Strategies:

1. Preserve and protect environmentally sensitive areas.
 - a. Task: Develop plans to preserve resources and evaluate ordinances to either require or encourage preservation of environmentally sensitive areas within the township and determine priorities for preservation.
 - b. Task: Explore programs and resources through the Michigan Department of Natural Resources (DNR) and the Department of Environment, Great Lakes, and Energy (EGLE) to protect and enhance access to resources.
 - c. Task: Integrate preservation of natural features into the development process by requiring development applications to identify sensitive natural features on a site and ensure their protection during the development process.
2. Sustain the township's significant agricultural character and heritage.
 - a. Task: Evaluate zoning districts and their relationship to the Suitable Soils for Agriculture map and consider requiring lots maintain the areas with Prime Farmland and Farmland of Local Importance.
 - b. Task: Develop plans to preserve agricultural resources and evaluate ordinances to either require or encourage preservation of existing farmland from new development.
 - c. Task: Provide opportunities for farmers to generate income in a variety of ways, consider collaborating with entities like Michigan State University Extension, Michigan Department of Rural and Agricultural Development, and the Michigan Farm Bureau to provide resources to local farmers.
3. Rehabilitate mining sites.
 - a. Task: Require mining operations to provide a decommissioning plan and require necessary screening of site. Review zoning ordinance standards to ensure there are effective options for repurposing these sites into residential and/or recreational developments.
4. Preserve woodlands and water features.
 - a. Task: Develop plans to preserve resources and evaluate ordinances to either require or encourage preservation or replacement of woodland areas impacted by new development.

5. Protect ground water supply.
 - a. Task: Ensure agricultural, industrial, and other uses that may include storage and usage of potential pollutants have adequate containment measures in place and are complying with all applicable state and federal requirements. Additionally, ensure agricultural run-off is properly contained.
6. Hazardous materials.
 - a. Task: Comply with State of Michigan legislation and procedures by DNR and EGLE.
7. Promote individual wellness, community vitality, and environmental sustainability.
 - a. Task: Acquire scenic easements to reinforce the environmental sustainability objectives and community appearance.
 - b. Task: Work with DNR and EGLE to provide resources to fund and protect sensitive resources.
 - c. Task: Provide opportunities for commercial uses that meet the daily needs of Woodhull Township residents to reinforce the individual wellness and community vitality objectives.
8. Support recreational and leisure opportunities for township residents.
 - a. Task: Explore opportunities for partnership with local governments to expand access to recreational facilities and programs.
 - b. Task: Evaluate the need for walking and hiking trails, biking trails, and cross-country skiing.
9. Provide a range of recreational facilities and activities for township residents.
 - a. Task: Explore the reuse of abandoned mining sites for recreational purposes, either as public park/recreation areas or as part of a residential or recreational development.
 - b. Task: Expand recreational opportunities at Woodhull Township Park.
 - i. Invest in new playground equipment.
 - c. Task: Look to assist the county with their next Parks and Recreation Plan update. (Current plan expires in 2027)
 - i. Have one member from Woodhull involved in the update process.
 - ii. Have one member from Woodhull Township attend all meetings relating to updating the Parks and Recreation Plan.

Goal: Maintain quality housing opportunities that meet the needs of new and long-term residents.

Strategies:

1. Encourage the development of a mix of residential housing densities in anticipation of projected population growth, matching the current population trends in the township.
 - a. Task: Complete an analysis of the current housing stock and identify key missing housing types.
 - b. Task: Evaluate the location criteria of single-family housing and medium-density housing while keeping in mind the rural, residential, aspects of the township.
 - c. Task: Determine future land use classifications to ensure adequate land is available for housing development.

Goal: Promote quality commercial development while maintaining the rural identity and character of Woodhull Township.

Strategies:

1. Support efforts to diversify the township's commercial base with a strategic focus on development near the I-69/Woodbury Road interchange.
 - a. Task: Collaborate with the existing business to support business retention efforts.
 - b. Task: Assist businesses with expansion of existing locations or new ventures.
 - c. Task: Assess which business may consider locating in Woodhull Township. Specifically, fast food options and other restaurants.
 - d. Task: Work with county and regional partners with providing trainings and business support programs.
2. Provide opportunities for commercial uses that meet the daily needs of Woodhull residents.
 - a. Task: Evaluate the location of commercial future land use classifications to ensure adequate land is available for future development.
 - b. Task: Review zoning ordinance for commercial development standards to improve the curb appeal of all new commercial development in the township as they relate to signage, landscaping, building appearance, setbacks, and overall site design.
 - c. Task: Evaluate the possibility of new restaurants, grocery stores, retail shops, coffee shops, and local farm shops.

Goal: Encourage and promote pedestrian and vehicle traffic improvements for the health, safety, and welfare of the community.

Strategies:

1. Maintain strong working relationships with State of Michigan Transportation (MDOT) and Shiawassee County Road Commission.
 - a. Task: Recognize issues of pedestrian traffic when considering development plans and ensure pedestrian circulation is adequately considered.
 - b. Task: Require acceleration/deceleration tapers and bypass lanes in conjunction with development of private roads along all major roads during site plan review.
2. Plan road improvements to coincide with development.
 - a. Task: Encourage the development of "dust-free" roads without compromising the rural character of the township.
 - b. Task: Permit the development of private or public roads when they contribute to the rural character of the community, and which meet accepted planning, engineering, design, and maintenance standards.
 - c. Task: Limit the number of driveways allowed for commercial development and consolidate access whenever possible.
 - d. Task: Correct hazardous and unsafe areas by improving street alignments, where possible.

3. Encourage the development of non-motorized paths throughout the township, including bicycle trails.
 - a. Task: Work with the Township Parks and Recreation Department to identify key areas of the township to focus non-motorized improvements at.
 - b. Task: Work with the Township Parks and Recreation Department to seek funding sources for non-motorized path development and improvement in Woodhull Township.
 - c. Task: Encourage sidewalk construction for any new developments in the Township.

Goal: Develop plans for the construction and maintenance of public facilities and services that support the township's growth in the most cost-effective and efficient manner possible.

Strategies:

1. Task: Encourage cooperation with adjacent communities relative to the shared responsibility of providing public services that cannot be realistically provided by individual communities.
2. Task: Encourage reliable cable and high-speed internet services to all residential homes and businesses.
3. Task: Plan for the most efficient and effective method of providing emergency services.
4. Task: Support the establishment of a new, local medical care facility to improve emergency response times, broaden the range of available services, and more effectively address the healthcare needs of area residents.
5. Task: Evaluate local fire department to improve service level and response times.
6. Task: Coordinate with the County Sheriff's Office to evaluate local police services and identify opportunities to improve patrol coverage and response times.
7. Task: Improve the network of tornado sirens and other emergency warning services for township residents.

Chapter 7 Future Land Use

Introduction

The Future Land Use Plan provides direction for the future development of areas of Woodhull Township that are under the zoning jurisdiction of the county. It serves as an overall framework for the management and regulation of future development and serves as the basis for evaluating rezoning requests.

The Planning Enabling Act (P.A. 33 of 2008, as amended) provides Planning Commissions the authority to prepare and officially adopt a master plan. Section 33 (2) of the Act states:

(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

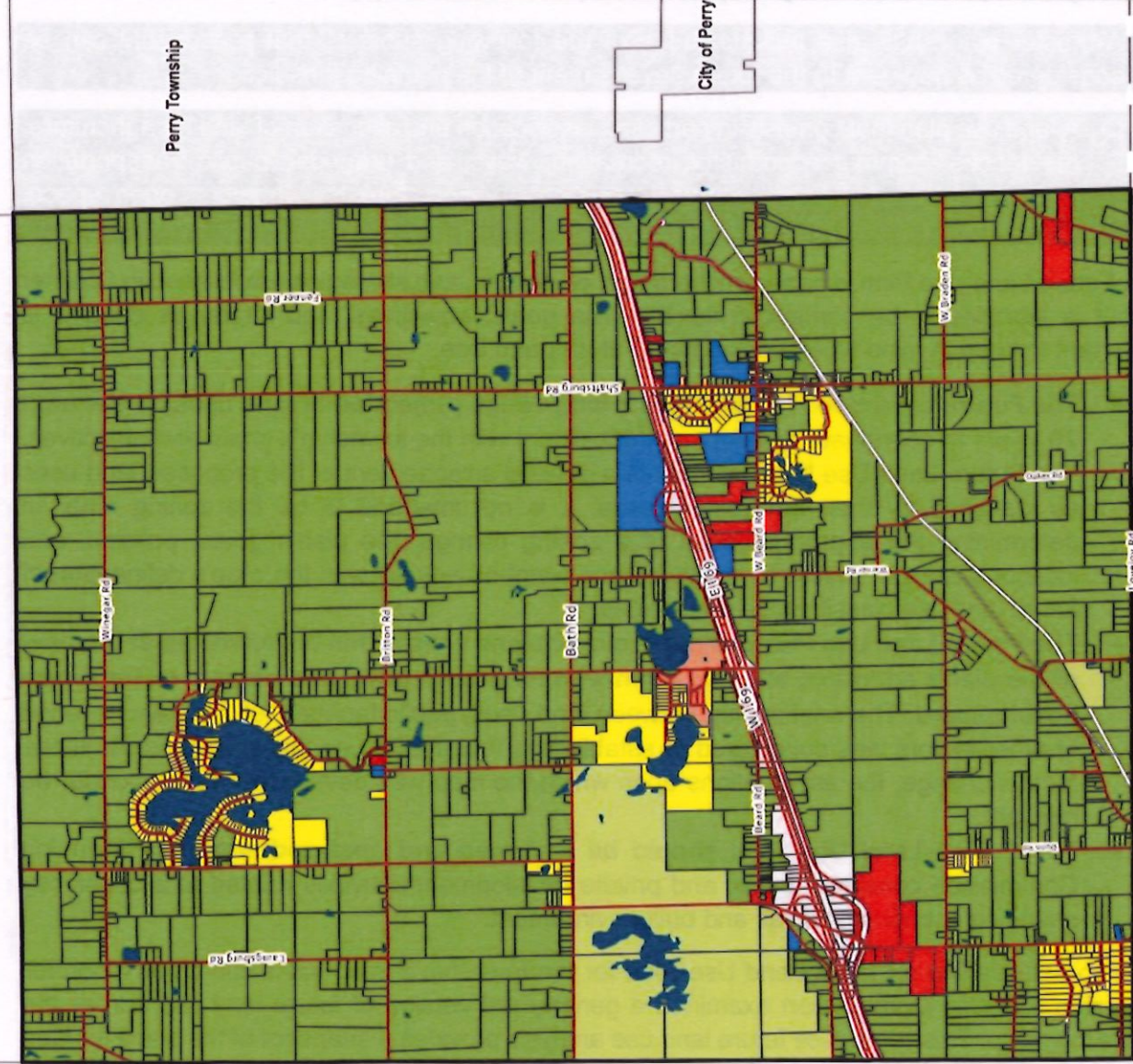
(a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways, and grounds...public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

The Future Land Use Plan is based on the goals, objectives, and strategies established in Chapter 6, but is intended to be somewhat flexible. The goals, objectives, and strategies chapter is important to keep in mind when considering Future Land Use.

- **The Future Land Use Plan provides a long-range projection of land uses for the next 20 years** to coordinate development consistent with the township's goals and objectives. The Future Land Use Map represents a general arrangement of the proposed land uses as identified by their locational criteria. It is not intended to be the zoning map. In determining the appropriateness of a zoning change, the plan's goals, policies, and locational criteria should be reviewed and weighed equally with the map's delineation of future land use classification boundaries.
- **The Future Land Use Plan evaluates current land uses within the township at the time of the plan's adoption, aligning them with long-term goals and objectives for future development.** The relationship between land uses, public facilities, utilities, and a range of other factors was considered in establishing future land use classifications. As these factors change, the assumptions upon which the map was developed may no longer be relevant.
- **The Future Land Use Plan should be reviewed and analyzed** when the Planning Commission considers public and private development activities related to a constantly changing economic, social, and built environment.

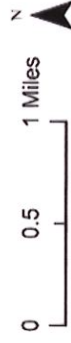
Prior to establishing a Future Land Use Plan for the township zoning jurisdiction, the Woodhull Township Planning Commission examined a generalized version of future land use across the entire township. This composite future land use analysis provides a snapshot of the plans for land use in all zoning jurisdictions. As the map shows, the overwhelming majority of the township is planned for agricultural use, with much greater densities of residential and commercial uses along the center of the township and surrounding the village in the south of the township.

Map 7-1: Woodhull Township Future Land Use



Legend

- Roads
- Water Bodies
- Future Land Use**
- Agricultural - Rural Residential
- One-Family Residential
- Multi-Family Residential
- Mobile Home Development
- Commercial
- Institutional
- Conservation Area
- Highway Services
- Roads / Public R.O.W. / Utilities



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Future Land Use Classifications

This plan identifies eight land use classifications to direct future development in Woodhull Township. These classifications generally align with current zoning district classifications from the Shiawassee County Zoning Map. The classifications below represent a spectrum of land use intensity.

Agricultural – Rural Residential

The purpose of the Agricultural – Rural Residential future land use classification is to allow for a variety of agricultural and residential uses. The future land use map shows that there are vast Agricultural – Rural Residential areas within the township. The Agricultural – Rural Residential future land use classification aligns with the A-2 Agricultural Production/ Rural Residential zoning district.

Conservation Areas

The Conservation Areas future land use classification identifies land included within the Rose Lake State Wildlife Research Area. These parcels are owned by the Michigan Department of Natural Resources. This classification is intended to preserve and protect environmentally sensitive land in the township.

One-Family Residential

The One-Family Residential classification aims to provide for residential development such as single-family dwellings and related accessory structures. This land use classification is intended to accommodate traditional single-family neighborhood development, with limited inclusion of only those uses that are compatible with and supportive of residential living. The One-Family Residential classification aligns with the R-1A, One-Family Rural Residential zoning district. The future land use map shows that the largest groupings of one-family residential parcels are found surrounding Scenic Lake, Shaftsburg, and along Woodbury Road in the southwestern corner of the township.

Highway Services

The highway services future land use classification is placed on parcels owned by the Michigan Department of Transportation for the I-69 freeway which travels through Woodhull Township.

Commercial

The general purpose of the commercial classification allows for a wide variety of commercial uses such as offices, neighborhood businesses, or commercial ventures that require exposure along heavily traveled roads. In Woodhull Township, these commercial classifications are designated primarily along the Woodbury/I-69 interchange, as well as a handful of scattered commercial parcels near Shaftsburg and the I-69/Lansing Road interchange. This future land use corresponds to the Neighborhood Commercial (B-1) zoning district.

When considering the Shaftsburg / W Beard Rd intersection and surrounding parcels, commonly referred to as Shaftsburg, the Township is open to exploring thoughtful, commercial development, while maintaining the existing character of the area.

Institutional

The Institutional future land use classification is intended to provide for schools, churches, parks, essential utilities, state owned land and services, township owned land and services, and other similar uses. This future land use category most closely aligns with the O-1, Office and Administration, zoning district.

Mobile Home Development

This future land use classification is intended to identify appropriate sites for Mobile Home Parks in the township. The future land use map shows the existing mobile home park called Moon Lake Estates as the one property with this classification. At this time, there are no other parcels in the township with this future land use classification. The majority of applicable regulations for mobile home parks stem from the Statewide Manufactured Housing Commission. This future land use classification aligns with the R-T, Mobile Home Development, zoning district.

Multi-Family Residential

The Multi-Family Residential future land use classification is intended to offer a variety of housing options and serve as an alternative to traditional one-family homes. This more intensive residential land use often serves as a buffer between single-family residential uses and commercial land uses. Included are apartments, duplexes, senior housing, and other forms of non-single-family housing. This future land use classification aligns with the R-M1, Multiple Family Residential zoning district.

Future Land Use

Table 7-1 is a summary of the amount of acreage comprised of each future land use classification, from the future land use map (Map 7-1). The highest amount of acreage is classified as Agricultural – Rural Residential. The least amount of acreage classified is Multi-Family Residential.

Table 7-1: Future Land Use

Land Use	Acres	% of Total Acreage
Agricultural- Rural Residential	14,740.2	86.28%
Conservation Area	922.5	5.40%
One-Family Residential	534.1	3.13%
Highway Services	372.4	2.18%
Commercial	231.1	1.35%
Institutional	158.5	0.93%
Roads/Public R.O.W	66.2	0.39%
Mobile Home Development	54.7	0.32%
Multi-Family Residential	4	0.02%
Total	17,083.5	100%

Zoning Plan

One of the pre-eminent tools used by communities to reach the goals of their Master Plan is zoning. Zoning is a regulatory power given by the state to local municipalities through the Michigan

Zoning and Enabling Act. In the case of Woodhull Township, the relevant enabling act is the County Zoning Act, as the township is without its own zoning ordinance. The township falls under authority of the Shiawassee County Zoning Ordinance. The County Zoning Act authorizes each county to establish a zoning ordinance to regulate the use of property and the structures on said property. In the County Zoning Act, it is required that the zoning ordinance be based upon a Land Use Plan (Master Plan). In this case, that is the Shiawassee County Master Plan, adopted in 2016. This Township Master Plan replaces the plan adopted by Woodhull Township in 2015. It is the intent of the township that this updated plan be incorporated into the County Land Use Plan and serve as the basis for land use decisions in Woodhull Township.

Table 7-2 provides a summary of the relationship between Shiawassee County (Woodhull Township) zoning districts and Woodhull Township future land use classifications. All future land use classifications have an equivalent county zoning district, aside from Conservation Area and Highway Services. The minimum lot size requirements can be found in the Shiawassee County Zoning Ordinance, for each respective zoning district.

Table 7-2: Zoning Plan Summary Table

Woodhull Township Future Land Use	Shiawassee County Zoning District	County Zoning Ordinance, Minimum Lot Size
Agricultural – Rural Residential	A-2, Agricultural Production/Rural Residential	20 acres – Farm 1 acre – Dwelling
One-Family Residential	R-1A, One Family, Rural Residential	20,500 sq ft
Multi-Family Residential	R-M1, Multiple Family	Determined by County Health Department
Mobile Home Development	R-T, Mobile Home Development	20,500 sq ft
Commercial	B-1, Neighborhood Commercial	10,000 sq ft
Institutional	O-1, Office and Admin	10,000 sq ft
Conservation Area & Highway Services	N/A	N/A

Recommended Zoning Ordinance Amendments

The following County Zoning Ordinance amendments are recommended based on this Township Master Plan.

1. Amend ordinances to encourage preservation of environmentally sensitive areas within the township.
2. Amend ordinances to encourage preservation or replacement of woodland areas impacted by new development.
3. Amend ordinances to encourage farmland preservation techniques or programs like Purchase of Development Rights.
4. Amend the ordinance to place new residential development on land less economically viable for long-term farming, where feasible.

5. Amend the commercial development standards to encourage the curb appeal of all new commercial development in the township as they relate to signage, landscaping, building appearance, setbacks, and overall site design.
6. Concentrate commercial and industrial uses only at those locations that can support such development based on the availability of suitable transportation access and utilities.
7. Provide adequate buffer areas where commercial or industrial abuts residentially used or zoned parcels.
8. Discourage large scale heavy industrial uses that create excessive noise and/or vibration, or that require outdoor storage in areas of incompatible uses.
9. Require development impact studies for intense commercial and industrial uses during the site plan review process.
10. Evaluate the zoning ordinance to determine whether additional regulations are necessary to limit potential impact from heavy industrial uses.
11. Amend the ordinance to require continuous vehicular circulation pattern within adjoining single-family subdivisions.
12. Amend and introduce design standards into the zoning ordinance that encourage consistent development that are designed to reflect the existing predominant character of the township through standards regarding building height, sizes, setbacks, and other site plan considerations.
13. Amend the zoning ordinance to encourage single-family housing as the predominant residential land use in the township while similarly recognizing the appropriateness of two-family houses in appropriate areas.
14. Encourage all residential structures, whether it be single family homes, duplexes, and multiple-family structures, to be visually attractive and structurally sound, and establish a sense of neighborhood cohesiveness and stability.
15. Work with the county to develop performance standards in the zoning ordinance that align with the Right to Farm Act, while also protecting single-family residences.
16. The density of future residential development throughout the areas of the township should be based upon, in part, the density of development which existing and/or planned public services and infrastructure are able to accommodate.

Implementation

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Since this plan is to be the basis for future zoning and planning decisions, it is imperative that the plan be available to township staff, elected and appointed officials, as well as business owners, developers, stakeholders from Shiawassee County and the region, and the general public. The implementation of this Master Plan depends on its continual use by the Planning Commission, Township Board, and the county. In its best form, implementation of this plan will result in the achievement of the goals and objectives described in Chapter 6.

Strategic Implementation Plan

Table 7-3 provides guidance for the Planning Commission to prioritize objectives. When preparing its annual report to the Township Board, the Planning Commission should review this section of the Master Plan and provide a report on the status of each objective.

Table 7-3: Strategic Implementation Plan

Strategy	Responsible Party	Completion Year	Funding Source(s)
Work with the county to amend the zoning ordinance in accordance with the Master Plan.	Township Board, Township Staff, Planning Commission, County Staff, County Planning Commission	Ongoing	General Fund
Discuss and consider creating a zoning ordinance specific to the township and enforced by the township.	Township Board, Township Staff, Planning Commission	Ongoing	General Fund
Provide recreation opportunities for the residents of Woodhull Township.	Township Board, Township Staff, Planning Commission	Ongoing	General Fund, Grants
Provide protection and income opportunities for agricultural property and farms like the Public Act 116 program at the State of Michigan for farmland preservation.	Township Board, Township Staff, Planning Commission	Ongoing	General Fund and Michigan Department of Agriculture and Rural Development (MDARD)
Implement road improvements and policies that prioritize pedestrian safety and rural aesthetics.	Township Board, Township Staff, Planning Commission, County Staff, County Planning Commission, County Road Commission	Ongoing	General Fund
Review and adopt policies that maintain and protect the township's natural features.	Township Board, Township Staff, Planning Commission, County Staff, County Planning Commission	Ongoing	General Fund
Provide public facilities and services in the most cost-effective and efficient manner.	Township Board, Township Staff, Planning Commission, Adjacent Communities' Representatives	Ongoing	General Fund
Provide diverse residential options that meet the needs of current and future residents while ensuring quality housing, protecting the rural character, and managing development in a way that minimizes strain on public services and preserves open spaces and environmental features.	Township Board, Township Staff, Planning Commission, County Staff, County Planning Commission	Ongoing	General Fund
Five-year review of Master Plan.	Planning Commission	2030	N/A

Annual Report

The Planning Commission annual report is a critical tool to tracking progress toward Master Plan goals and objectives. Each year, the Planning Commission should include a review of actions and

accomplishments related to the plan and identify priorities for the upcoming year to be considered by the Township Board and County Board of Commissioners.

Five-Year Review

Under the terms of the Michigan Planning Enabling Act (MPEA), the Township Planning Commission must review the Master Plan at least once every five years to determine if an update is needed. The findings and determination of the Planning Commission should be recorded in the meeting minutes and as part of a formal motion or resolution.

The review should be a formal process to comply with the requirements of Section 45 (2) of the MPEA. An analysis and report outlining the standards for review and other basis upon which the Planning Commission determined whether an update is necessary or not should be created. The findings may be part of a resolution adopted by the Planning Commission or a separate report incorporated into the minutes of the meeting.

As noted above, it is intended that the Planning Commission conduct a less formal review **annually** as part of the annual report to the Township Board and County Board of Commissioners.

Standards for Review

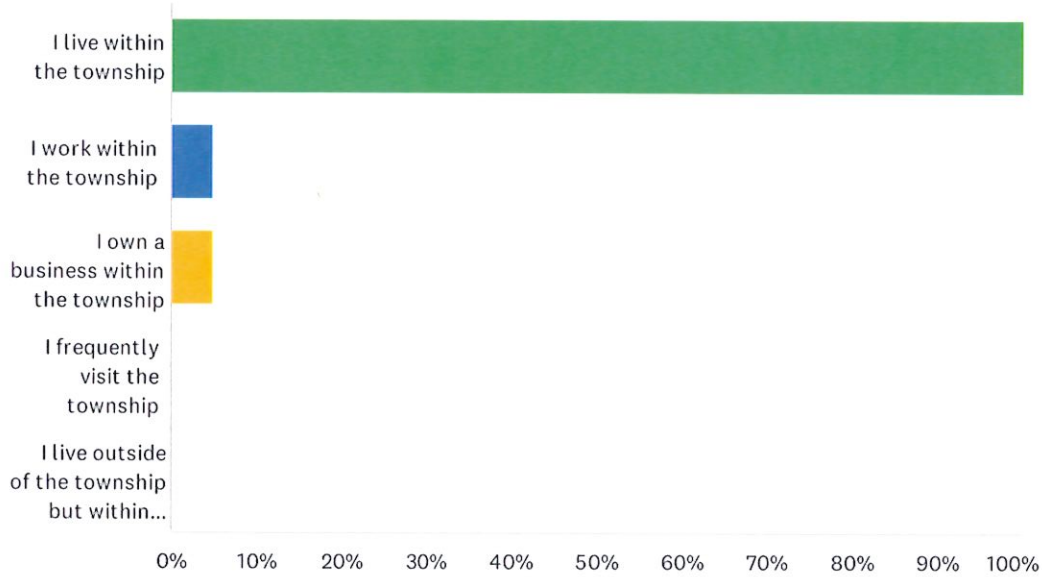
In conducting the five-year review, the Planning Commission should evaluate the plan using the following criteria to determine if a plan update is necessary. If one or more of these conditions are met, a plan update may be appropriate. These standards may be helpful when drafting the annual report as well.

1. **The conditions that the plan was based on have changed.** For example, this plan is based on a relatively flat rate of population growth in the township. If population growth suddenly surges, a revision may be appropriate. The township should track the rate of land splits, building permits, and regular census data updates to determine if the analysis in this plan is no longer accurate, and therefore the Land Use Plan and goals and objectives may need to be re-evaluated.
2. **There was a significant error in the plan** that affects the plan policies, goals, or recommendations. Sometimes a plan is based on an assumption that turns out to be incorrect, such as an area that was previously thought to lack pressure for development suddenly sees a surge in demand. Any changes in the facts as a community knows them should be considered to see if it changes the appropriateness of proposals in the plan.
3. **There has been a change in resident sentiment** about some basic goal of the plan, or on a proposed approach to achieving the goal, that is reflected in the Planning Commission's recommendations or the Township Board of Trustee's decisions, but not in the plan.
4. **New issues that should be addressed by the plan have come up** and are not adequately addressed. Issues important to a community may present themselves after a Master Plan has been adopted. In those instances, it might be an issue that requires amendment of the Master Plan to ensure that the township's policies regarding the use are clear.
5. **The plan is out of date.** Master Plans normally have a 10- to 20-year scope. If the plan has not been revised or significantly updated by the time the plan has reached the end of its "life", then it should be updated.

Appendix A: Survey Results

Q1 What is your connection to the Township of Woodhull? (Select all that apply)

Answered: 20 Skipped: 0



ANSWER CHOICES

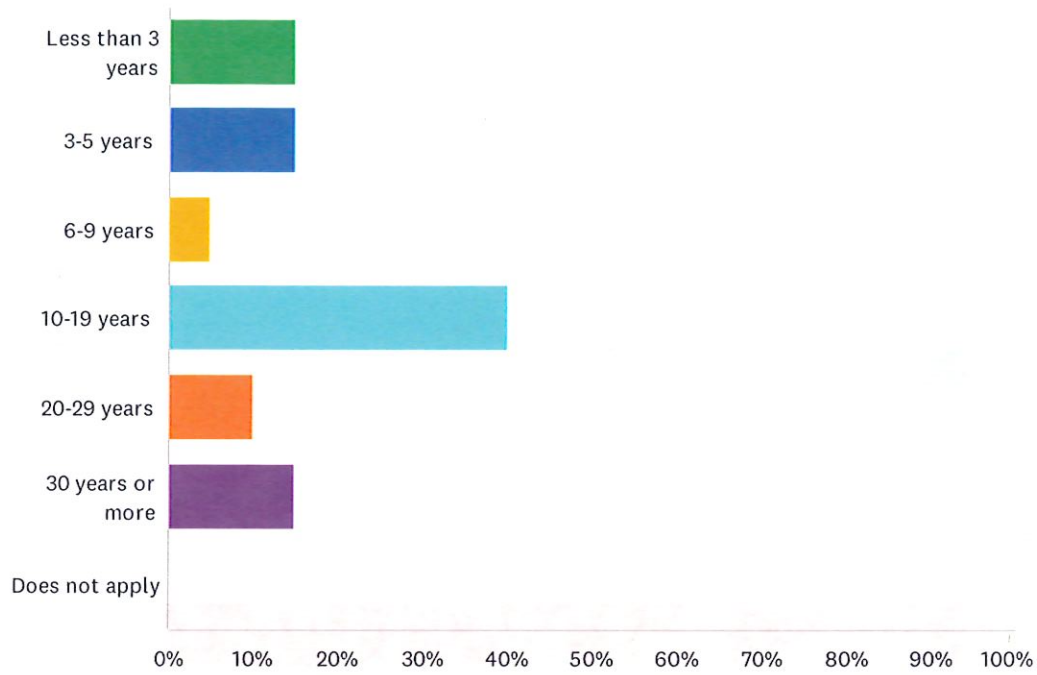
RESPONSES

I live within the township	100.00%	20
I work within the township	5.00%	1
I own a business within the township	5.00%	1
I frequently visit the township	0.00%	0
I live outside of the township but within Shiawassee County	0.00%	0

Total Respondents: 20

Q2 How long have you lived in the Township of Woodhull?

Answered: 20 Skipped: 0



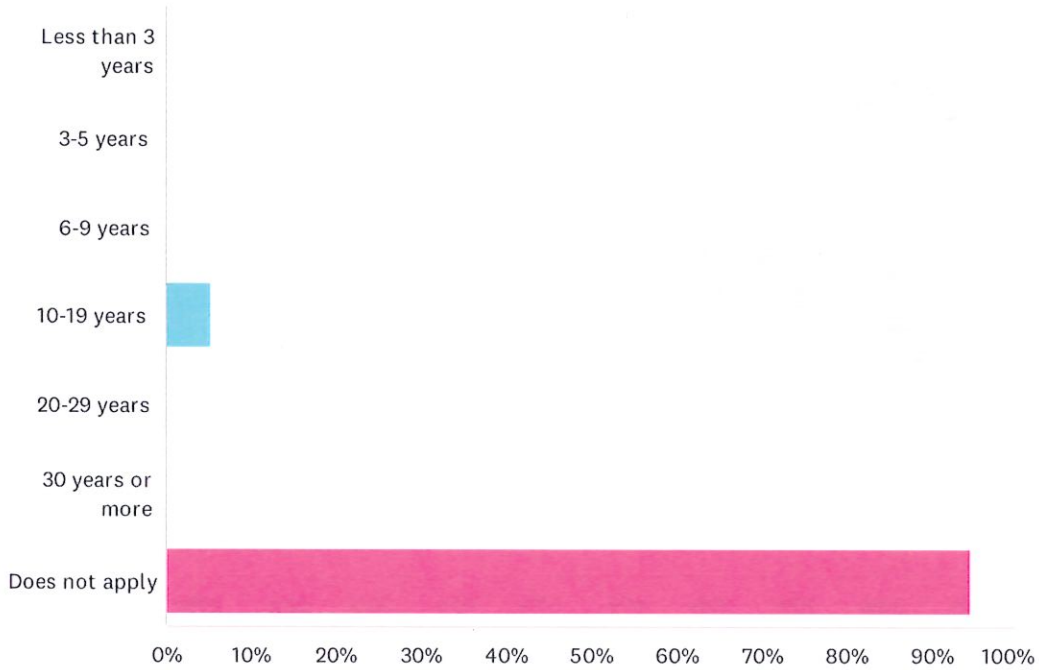
ANSWER CHOICES

RESPONSES

Less than 3 years	15.00%	3
3-5 years	15.00%	3
6-9 years	5.00%	1
10-19 years	40.00%	8
20-29 years	10.00%	2
30 years or more	15.00%	3
Does not apply	0.00%	0
TOTAL		20

Q3 If you have a business in the Township of Woodhull, how long have you been here?

Answered: 19 Skipped: 1



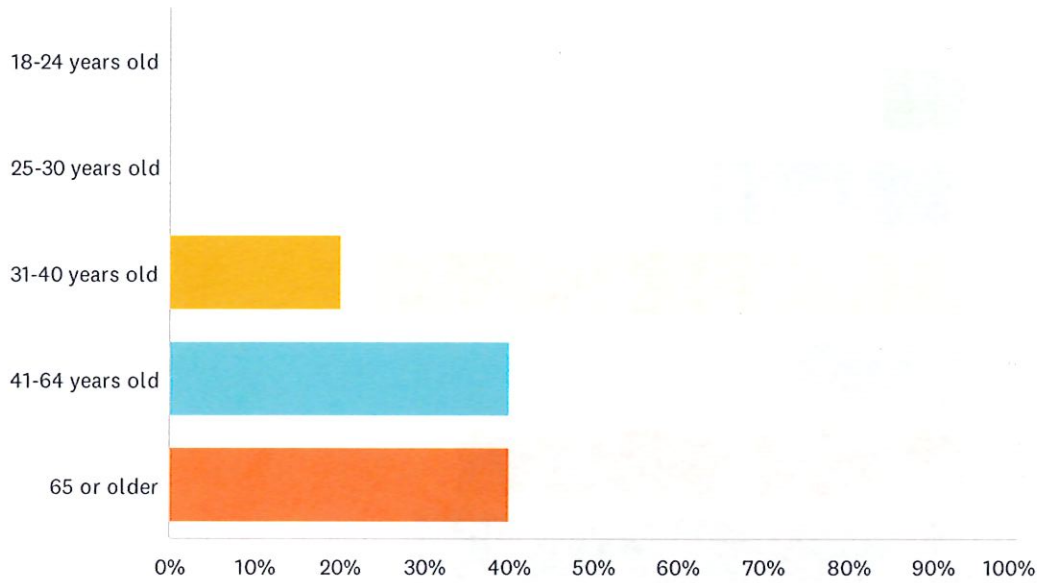
ANSWER CHOICES

RESPONSES

Less than 3 years	0.00%	0
3-5 years	0.00%	0
6-9 years	0.00%	0
10-19 years	5.26%	1
20-29 years	0.00%	0
30 years or more	0.00%	0
Does not apply	94.74%	18
TOTAL		19

Q4 What is your age?

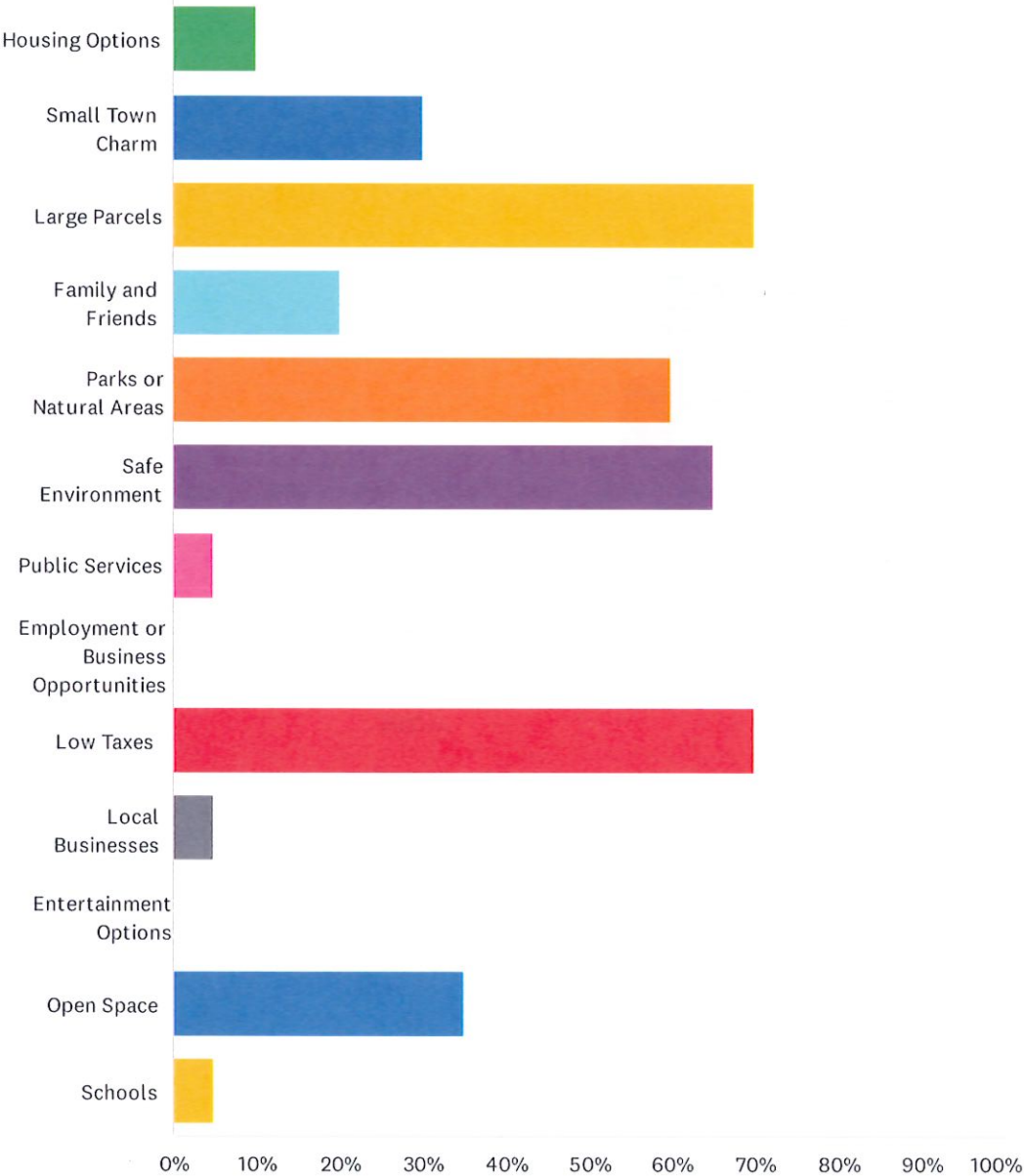
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
18-24 years old	0.00%	0
25-30 years old	0.00%	0
31-40 years old	20.00%	4
41-64 years old	40.00%	8
65 or older	40.00%	8
TOTAL		20

Q5 What do you value the most about living, working, or visiting the Township of Woodhull? (Select all that apply)

Answered: 20 Skipped: 0



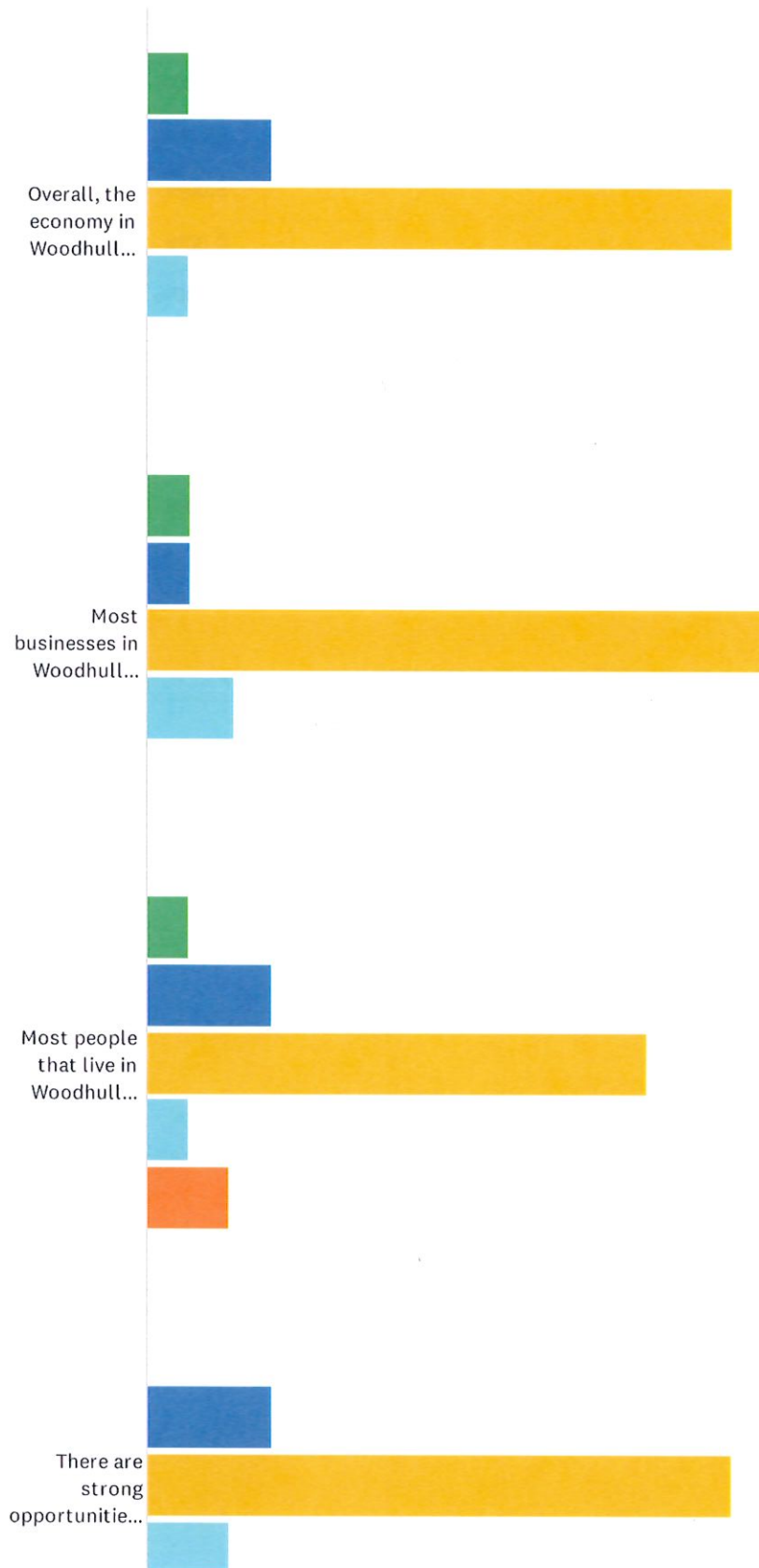
Woodhull Township 2024 Master Plan Update Community Survey

ANSWER CHOICES	RESPONSES	
Housing Options	10.00%	2
Small Town Charm	30.00%	6
Large Parcels	70.00%	14
Family and Friends	20.00%	4
Parks or Natural Areas	60.00%	12
Safe Environment	65.00%	13
Public Services	5.00%	1
Employment or Business Opportunities	0.00%	0
Low Taxes	70.00%	14
Local Businesses	5.00%	1
Entertainment Options	0.00%	0
Open Space	35.00%	7
Schools	5.00%	1
Total Respondents: 20		

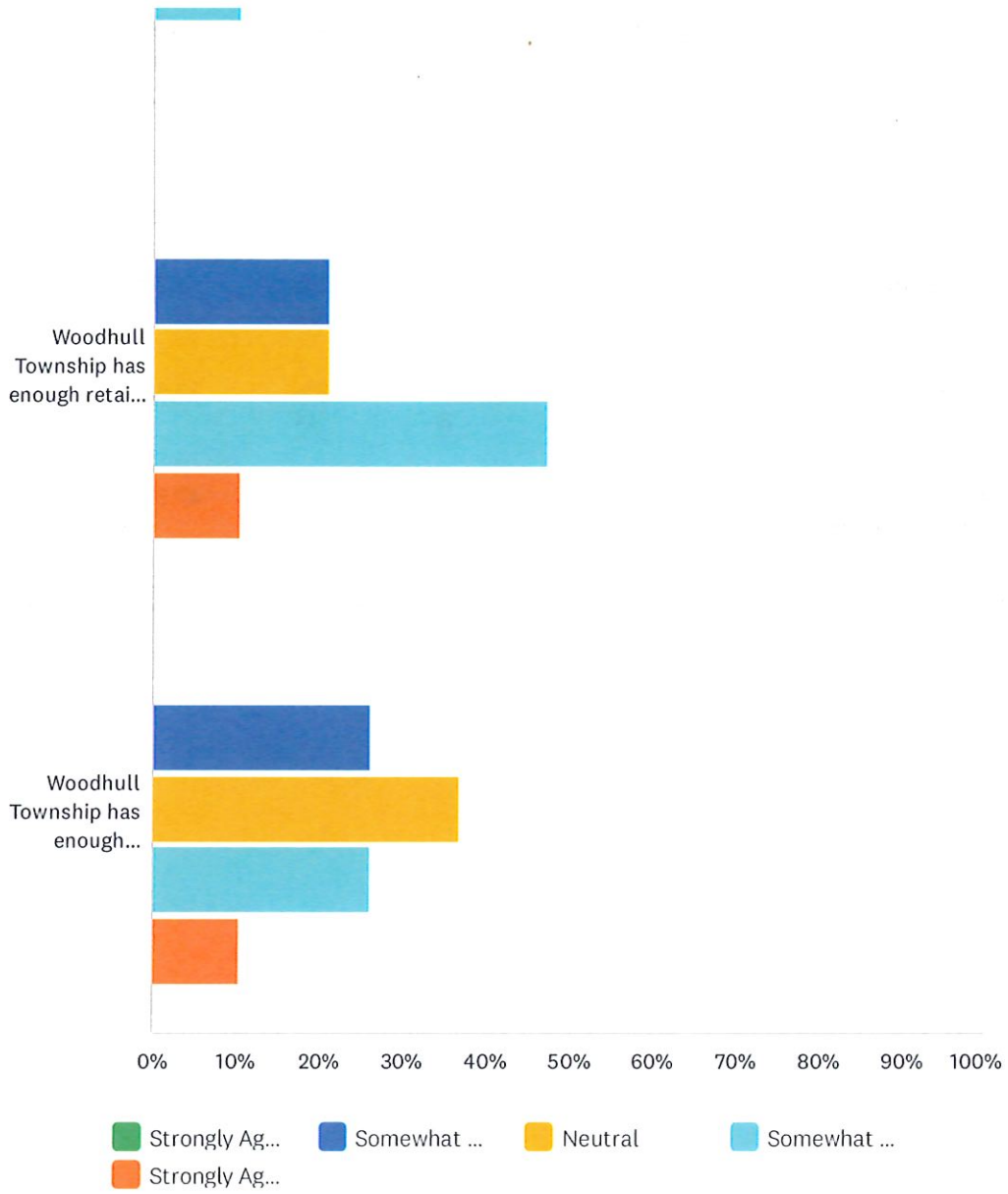
#	OTHER (PLEASE SPECIFY)	DATE
1	I selected low taxes but taxes here are way higher than they should be.	12/15/2024 9:25 AM
2	Agricultural opportunities	12/3/2024 4:51 PM

Q6 Economy

Answered: 19 Skipped: 1



Woodhull Township 2024 Master Plan Update Community Survey



Woodhull Township 2024 Master Plan Update Community Survey

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY AGREE	TOTAL
Overall, the economy in Woodhull Township is headed in a positive direction.	5.26% 1	15.79% 3	73.68% 14	5.26% 1	0.00% 0	19
Most businesses in Woodhull Township can find dependable employees in a reasonable amount of time.	5.56% 1	5.56% 1	77.78% 14	11.11% 2	0.00% 0	18
Most people that live in Woodhull Township can find jobs that pay them a reasonable wage without a long commute.	5.26% 1	15.79% 3	63.16% 12	5.26% 1	10.53% 2	19
There are strong opportunities for entrepreneurs and small businesses to start in Woodhull Township.	0.00% 0	15.79% 3	73.68% 14	10.53% 2	0.00% 0	19
Woodhull Township has enough retail, restaurants, and service businesses to meet the community's needs.	0.00% 0	21.05% 4	21.05% 4	47.37% 9	10.53% 2	19
Woodhull Township has enough industrial businesses and large employers to meet the community's needs	0.00% 0	26.32% 5	36.84% 7	26.32% 5	10.53% 2	19

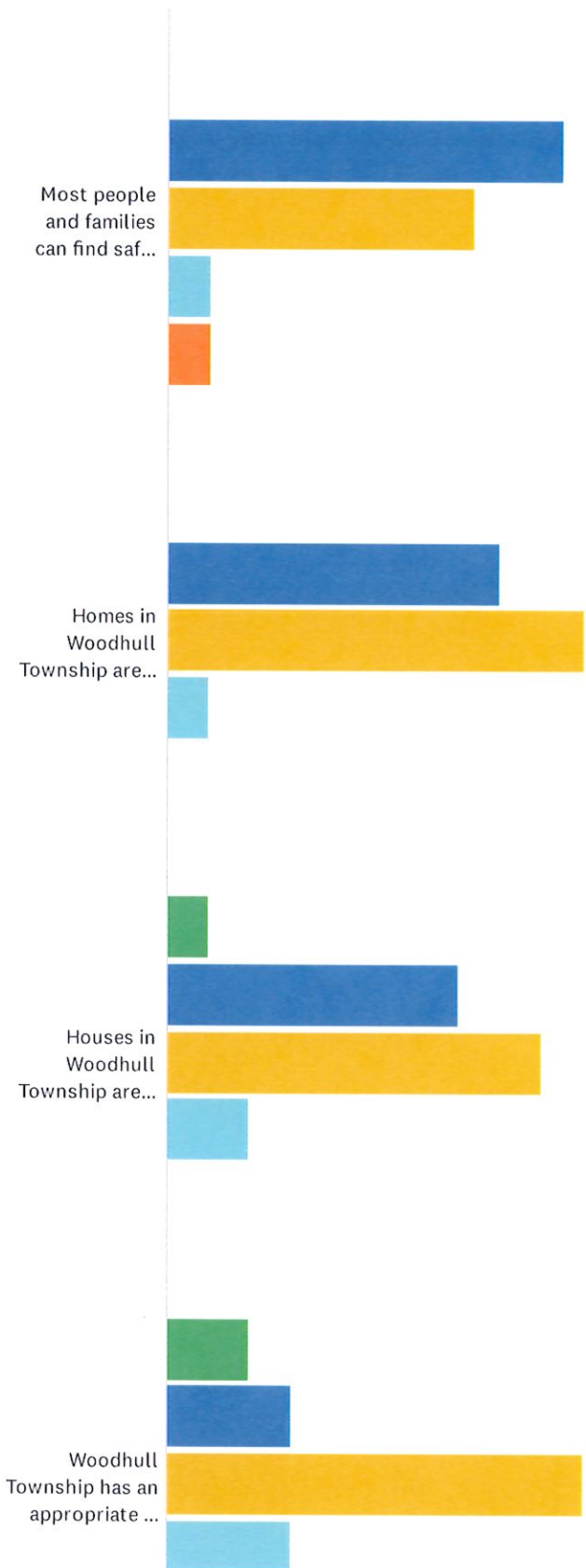
Q7 Are there specific types of businesses or economic activities you would like to see more of in Woodhull Township?

Answered: 8 Skipped: 12

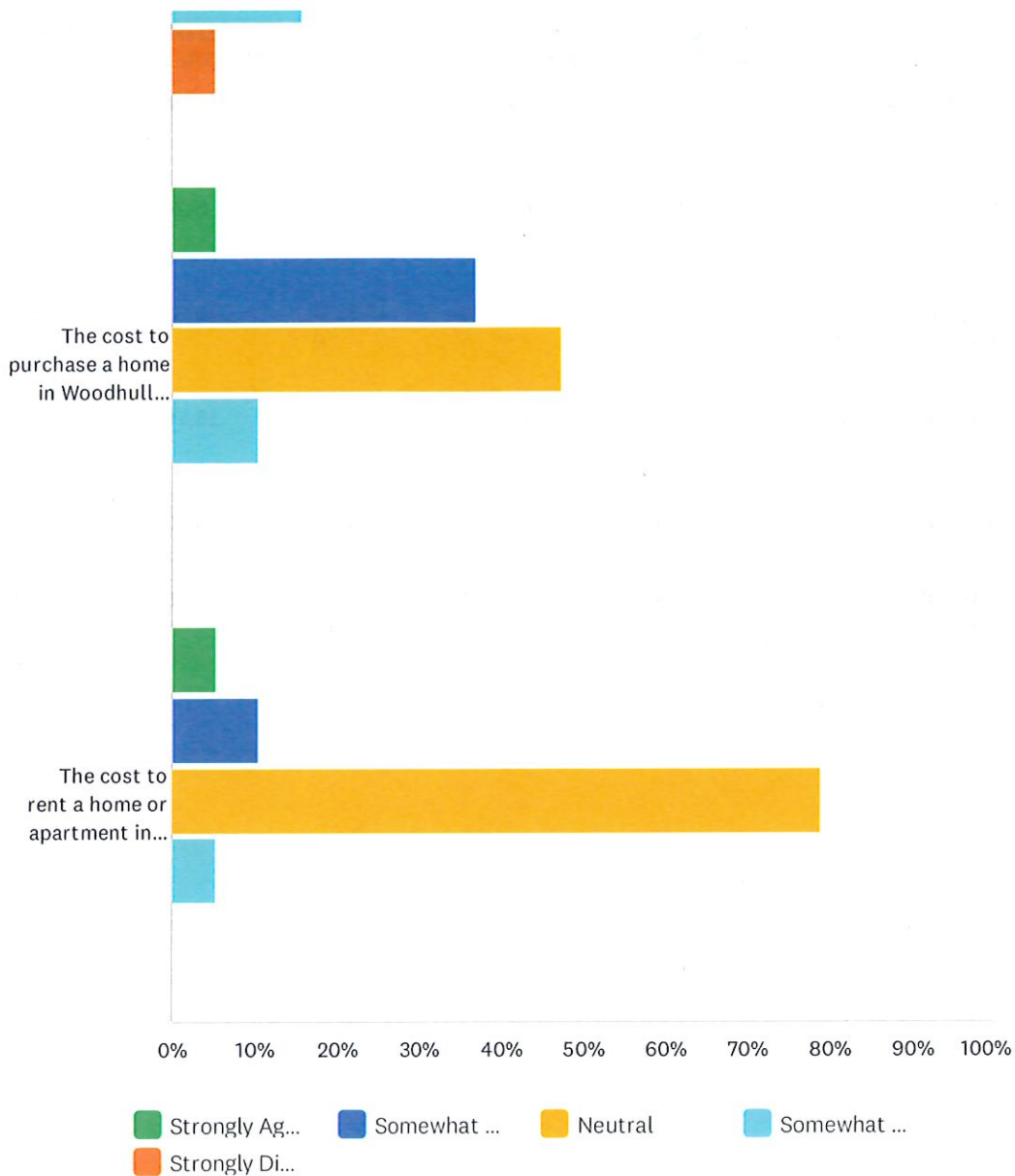
#	RESPONSES	DATE
1	restaurants, groceries (Sage leaves a lot to be desired and Dollar General doesn't make up for that deficit),	12/16/2024 7:45 PM
2	No. Less is more.	12/15/2024 9:25 AM
3	Small businesses.	12/7/2024 8:05 AM
4	No. We like that it is a rural community	12/5/2024 3:52 PM
5	Fast casual restaurants.	12/4/2024 3:02 PM
6	I would love a gas station!	12/4/2024 2:53 PM
7	Coffee shop	12/4/2024 6:44 AM
8	More farming, and local farm shops	12/3/2024 4:51 PM

Q8 Housing

Answered: 19 Skipped: 1



Woodhull Township 2024 Master Plan Update Community Survey

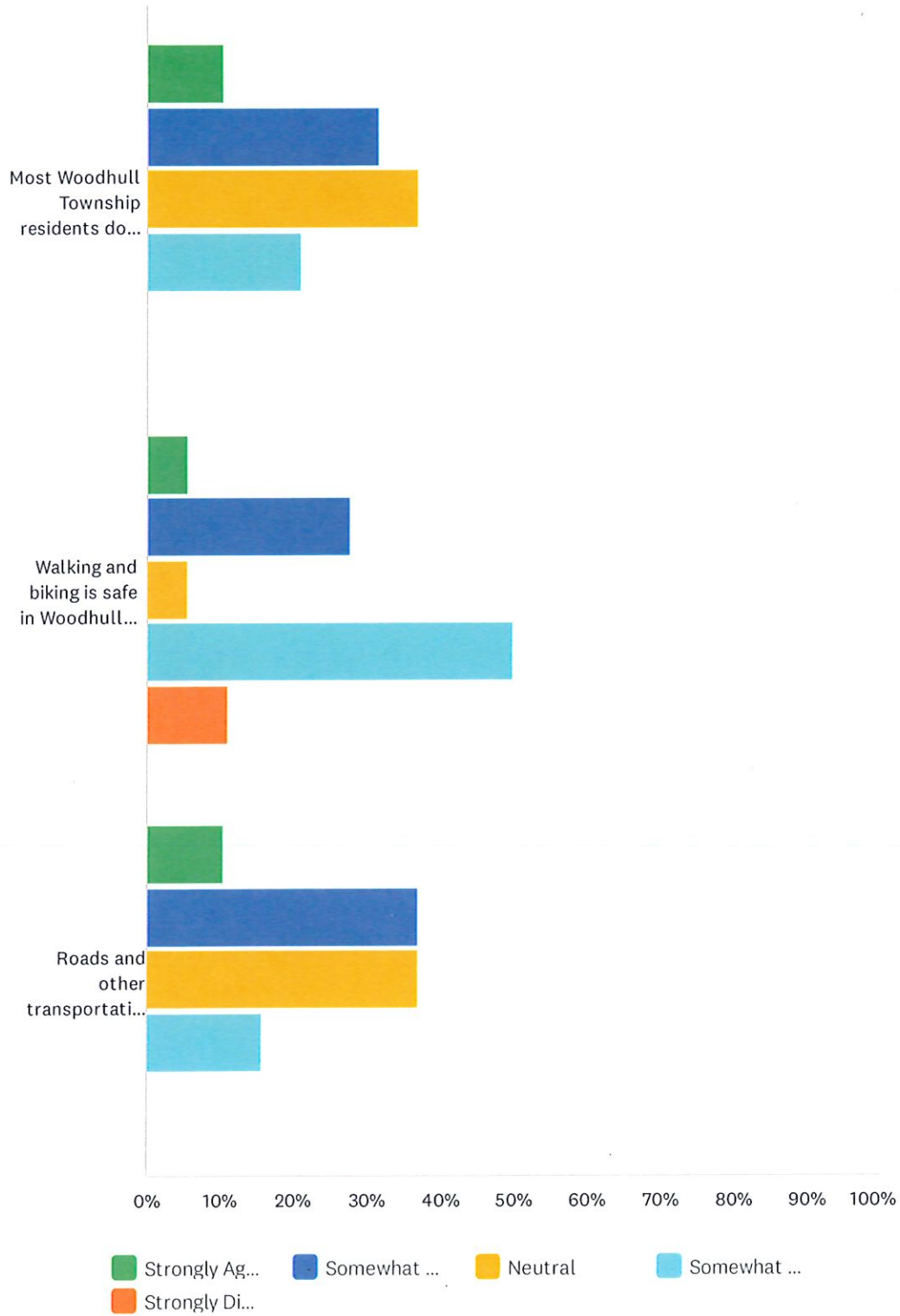


Woodhull Township 2024 Master Plan Update Community Survey

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Most people and families can find safe, affordable housing that meets their needs in Woodhull Township.	0.00% 0	50.00% 9	38.89% 7	5.56% 1	5.56% 1	18
Homes in Woodhull Township are well-maintained, and homeowners are reinvesting in their homes.	0.00% 0	42.11% 8	52.63% 10	5.26% 1	0.00% 0	19
Houses in Woodhull Township are well-maintained, and rental property owners are reinvesting in their homes.	5.26% 1	36.84% 7	47.37% 9	10.53% 2	0.00% 0	19
Woodhull Township has an appropriate mix of housing options (single-family, apartments, senior housing, etc.)	10.53% 2	15.79% 3	52.63% 10	15.79% 3	5.26% 1	19
The cost to purchase a home in Woodhull Township is reasonable.	5.26% 1	36.84% 7	47.37% 9	10.53% 2	0.00% 0	19
The cost to rent a home or apartment in Woodhull Township is reasonable.	5.26% 1	10.53% 2	78.95% 15	5.26% 1	0.00% 0	19

Q9 Transportation

Answered: 19 Skipped: 1

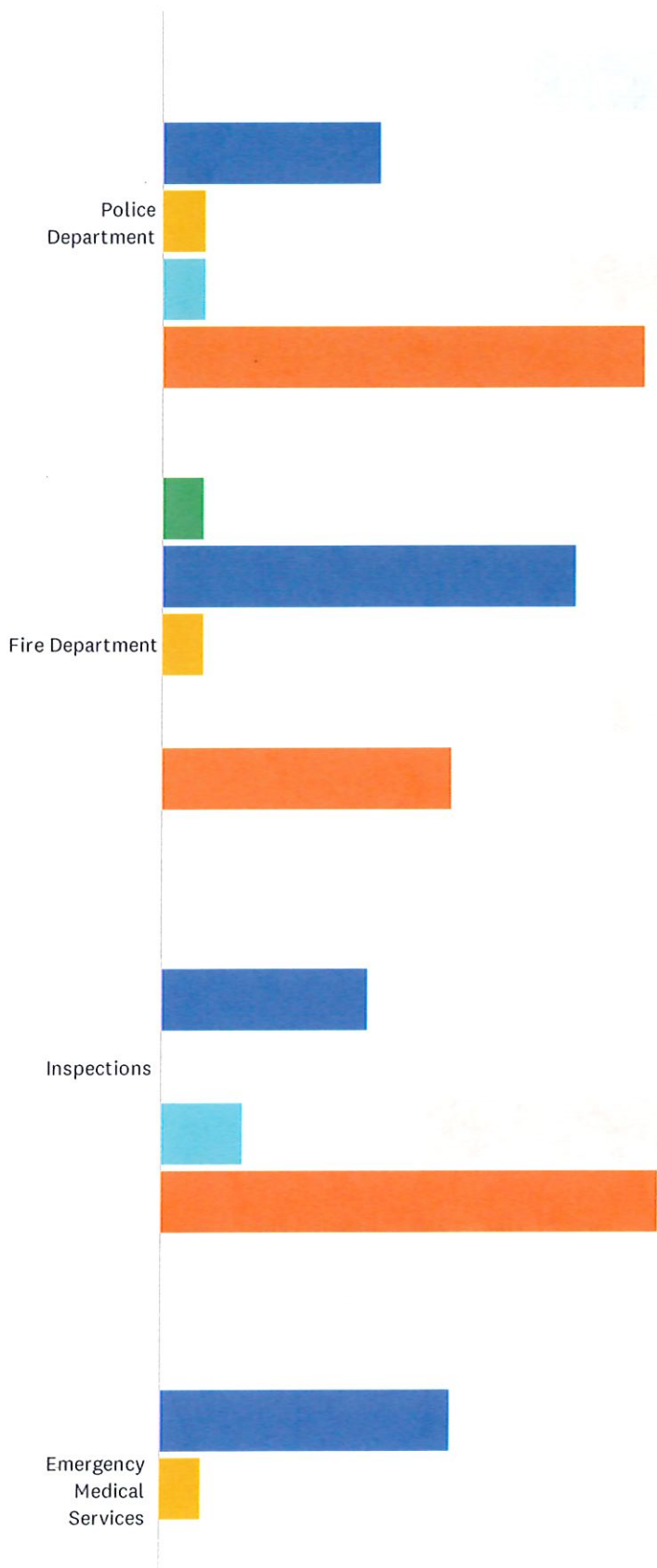


Woodhull Township 2024 Master Plan Update Community Survey

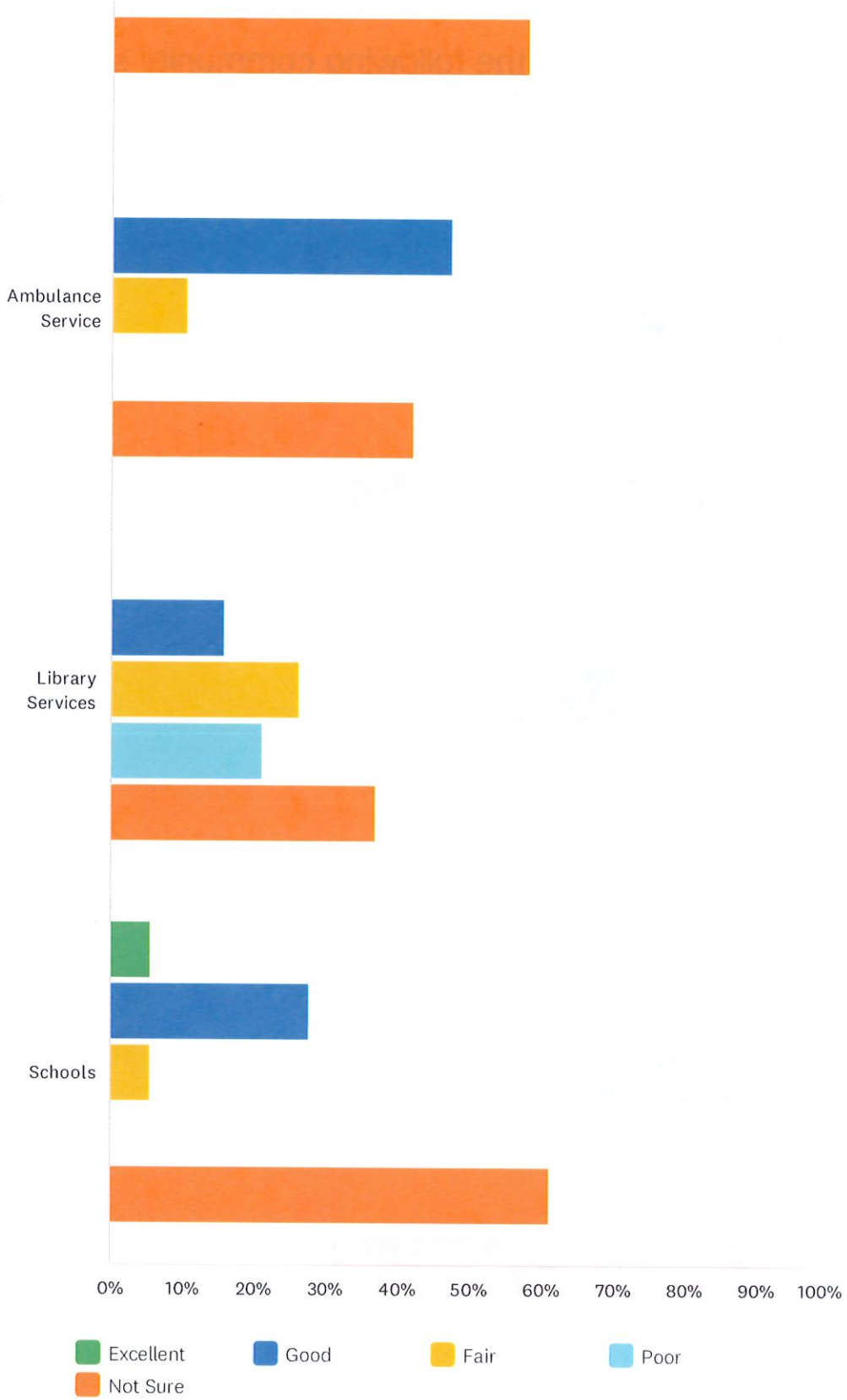
	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Most Woodhull Township residents do not have a problem getting to work, school, the grocery store, or medical appointments.	10.53% 2	31.58% 6	36.84% 7	21.05% 4	0.00% 0	19
Walking and biking is safe in Woodhull Township.	5.56% 1	27.78% 5	5.56% 1	50.00% 9	11.11% 2	18
Roads and other transportation infrastructure in Woodhull Township are well-maintained.	10.53% 2	36.84% 7	36.84% 7	15.79% 3	0.00% 0	19

Q10 How would you rate the following community services?

Answered: 19 Skipped: 1



Woodhull Township 2024 Master Plan Update Community Survey



Woodhull Township 2024 Master Plan Update Community Survey

	EXCELLENT	GOOD	FAIR	POOR	NOT SURE	TOTAL
Police Department	0.00% 0	27.78% 5	5.56% 1	5.56% 1	61.11% 11	18
Fire Department	5.26% 1	52.63% 10	5.26% 1	0.00% 0	36.84% 7	19
Inspections	0.00% 0	26.32% 5	0.00% 0	10.53% 2	63.16% 12	19
Emergency Medical Services	0.00% 0	36.84% 7	5.26% 1	0.00% 0	57.89% 11	19
Ambulance Service	0.00% 0	47.37% 9	10.53% 2	0.00% 0	42.11% 8	19
Library Services	0.00% 0	15.79% 3	26.32% 5	21.05% 4	36.84% 7	19
Schools	5.56% 1	27.78% 5	5.56% 1	0.00% 0	61.11% 11	18

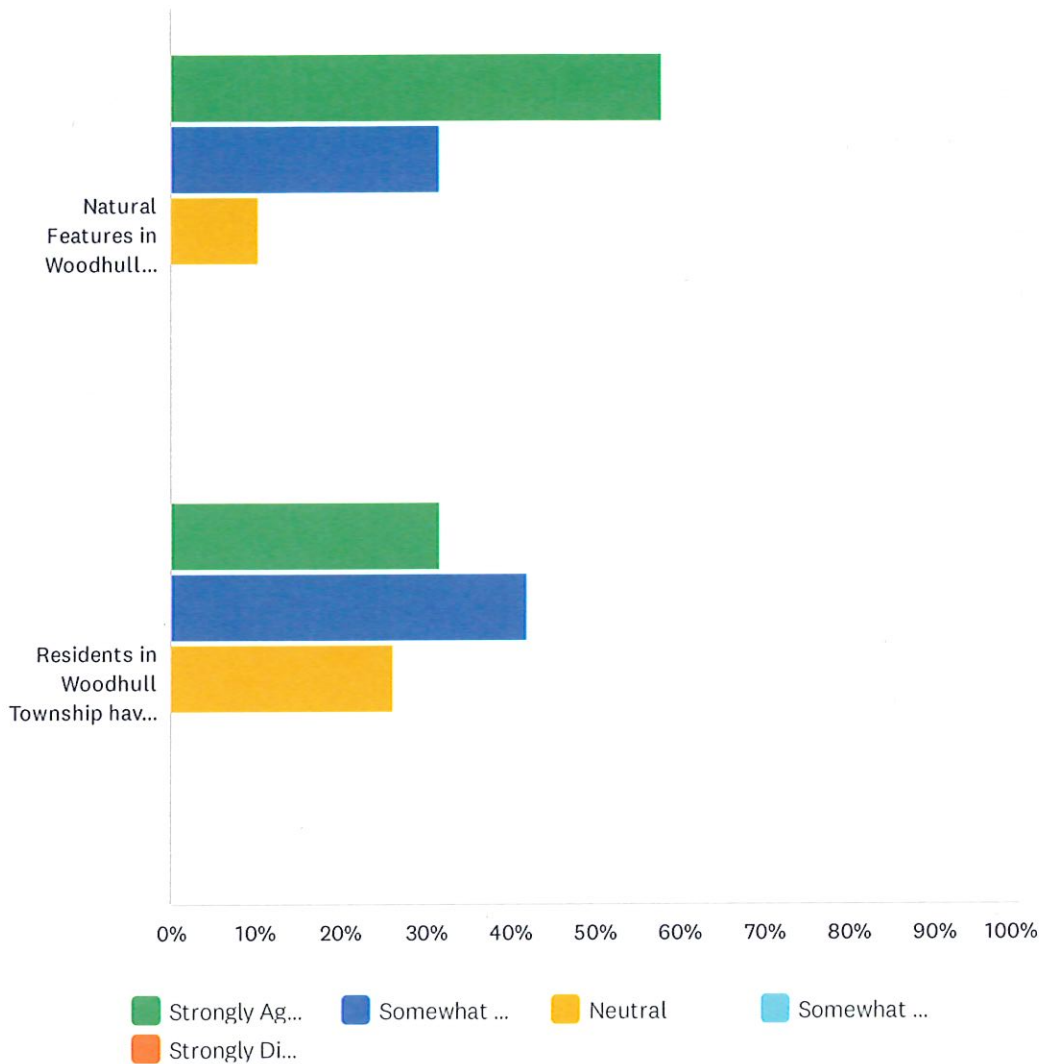
Q11 If you answered "Fair" or Poor" for any of the above options in Question 10, please briefly describe why below:

Answered: 7 Skipped: 13

#	RESPONSES	DATE
1	Library is lacking in diversity in their books.	12/16/2024 8:09 PM
2	Library: there are not sufficient resources to result in a higher rating	12/16/2024 7:45 PM
3	Speed limits are frequently ignored which is especially concerning in areas of high foot traffic. Riding a bicycle on any of the roads is a far too risky to even consider.	12/9/2024 7:24 AM
4	Would like more library resources for my children.	12/8/2024 7:57 PM
5	We do not have a library in the township. We have a county inspector and they are horrible for timely service. We need to do these and other services within the township.	12/7/2024 8:05 AM
6	Was not very impressed with the paramedics that came to assist my husband in May. He fell off a ladder onto our deck. They did not put him on a board or even put a cervical collar on him.	12/4/2024 4:12 PM
7	We have no police department nor do I know about any inspections and library service is small and several miles away.	12/4/2024 6:44 AM

Q12 Environment

Answered: 19 Skipped: 1



	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Natural Features in Woodhull Township (wetlands, parks, farmlands, forests, rivers and streams, etc.) should be protected from development.	57.89% 11	31.58% 6	10.53% 2	0.00% 0	0.00% 0	19
Residents in Woodhull Township have adequate access to outdoor recreation opportunities and natural areas (hunting, fishing, hiking, camping, etc.)	31.58% 6	42.11% 8	26.32% 5	0.00% 0	0.00% 0	19

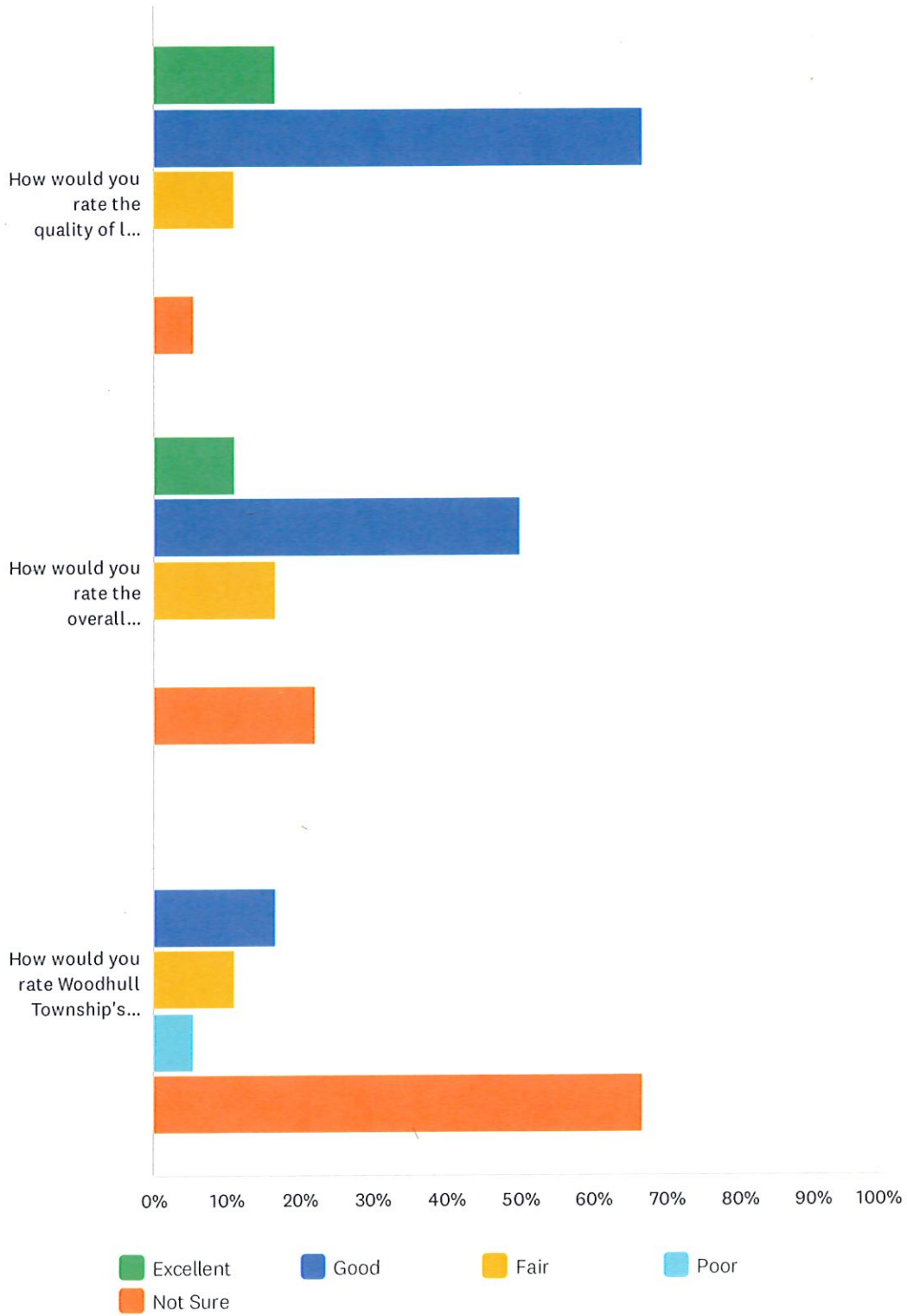
Q13 Are there specific types of outdoor/recreational activities you would like to see more of in Woodhull Township?

Answered: 8 Skipped: 12

#	RESPONSES	DATE
1	Would love to see road kill cleaned up	12/16/2024 8:09 PM
2	walking trails, biking routes	12/16/2024 7:45 PM
3	Walking trails	12/10/2024 9:02 AM
4	Bicycle paths	12/9/2024 7:24 AM
5	Lighted trails	12/8/2024 7:57 PM
6	No	12/5/2024 3:52 PM
7	No	12/4/2024 3:02 PM
8	no	12/3/2024 4:51 PM

Q14 Perception

Answered: 18 Skipped: 2



Woodhull Township 2024 Master Plan Update Community Survey

	EXCELLENT	GOOD	FAIR	POOR	NOT SURE	TOTAL
How would you rate the quality of life in Woodhull Township?	16.67% 3	66.67% 12	11.11% 2	0.00% 0	5.56% 1	18
How would you rate the overall willingness of people to help their community?	11.11% 2	50.00% 9	16.67% 3	0.00% 0	22.22% 4	18
How would you rate Woodhull Township's commercial and industrial areas?	0.00% 0	16.67% 3	11.11% 2	5.56% 1	66.67% 12	18

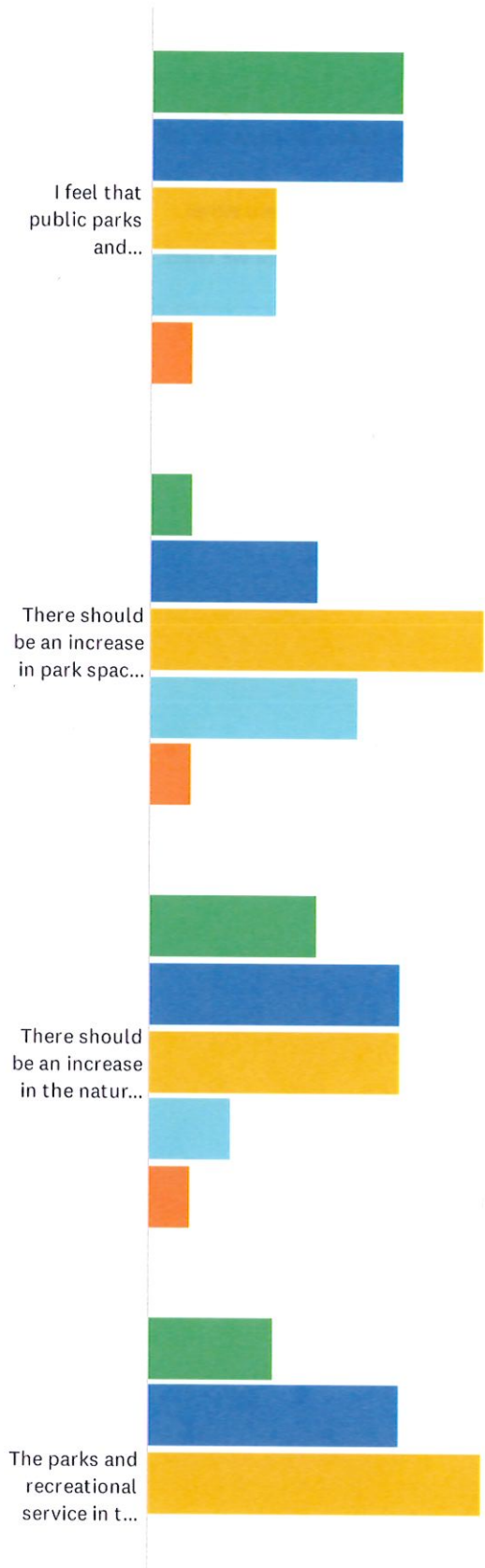
Q15 If you answered "Fair" or "Poor," for any of the above options, please briefly describe why below:

Answered: 3 Skipped: 17

#	RESPONSES	DATE
1	Based on comments on the community page most people seem to be bullies or cruel and will only help people exactly like them	12/16/2024 8:09 PM
2	We do not have a lot of commercial or industrial property, but we do not need it here either.	12/7/2024 8:05 AM
3	We don't really need any more. Perry and the other surrounding towns provide what we need. Our quiet rural community is why we are here.	12/5/2024 3:52 PM

Q16 Parks

Answered: 19 Skipped: 1



Woodhull Township 2024 Master Plan Update Community Survey



	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
I feel that public parks and recreational facilities are extremely important to my quality of life.	31.58% 6	31.58% 6	15.79% 3	15.79% 3	5.26% 1	19
There should be an increase in park space in the township.	5.26% 1	21.05% 4	42.11% 8	26.32% 5	5.26% 1	19
There should be an increase in the natural trail network in the township.	21.05% 4	31.58% 6	31.58% 6	10.53% 2	5.26% 1	19
The parks and recreational service in the township is excellent.	15.79% 3	31.58% 6	42.11% 8	0.00% 0	10.53% 2	19

Q17 What is your favorite park or recreational area in the township?

Answered: 12 Skipped: 8

#	RESPONSES	DATE
1	Rose Lake	12/16/2024 8:09 PM
2	??	12/10/2024 9:02 AM
3	It used to be the Woodhull Township Park until the latest park commission members removed a bunch of the trees under the guise of making it a safer place. When in reality, it was just the greed of the park maintenance guy taking the trees for his own personal use.	12/9/2024 7:24 AM
4	Woodhull township Park	12/8/2024 7:57 PM
5	The park in Shaftsburg.	12/7/2024 8:05 AM
6	Our own property	12/5/2024 3:52 PM
7	Woodhull Township Park	12/5/2024 2:42 PM
8	None	12/4/2024 3:02 PM
9	We love the park on Shaftsburg Rd behind the party store.	12/4/2024 2:53 PM
10	I don't use the park	12/4/2024 6:44 AM
11	The township park (are there others?)	12/3/2024 8:18 PM
12	township park	12/3/2024 4:51 PM

Q18 What is your favorite amenity at the park or recreational area in the township?

Answered: 10 Skipped: 10

#	RESPONSES	DATE
1	??	12/10/2024 9:02 AM
2	It used to be the trees in the township park until the maintenance guy decided he wanted them for his own use.	12/9/2024 7:24 AM
3	The summer programming for children, the playground, and bike path	12/8/2024 7:57 PM
4	Baseball fields.	12/7/2024 8:05 AM
5	Trails, Ballfields, Music Equipment	12/5/2024 2:42 PM
6	None	12/4/2024 3:02 PM
7	The walking trails in that park are excellent. Nice access to nature yet close to home and easy to walk.	12/4/2024 2:53 PM
8	I don't use the park	12/4/2024 6:44 AM
9	The playground - my kids love it	12/3/2024 8:18 PM
10	walking trails, playground	12/3/2024 4:51 PM

Q19 What additional park / recreation amenities would you like to see?

Answered: 11 Skipped: 9

#	RESPONSES	DATE
1	More bike trails	12/16/2024 8:09 PM
2	walking trails, biking routes	12/16/2024 7:45 PM
3	Walking trails, kids playground	12/10/2024 9:02 AM
4	Replace the trees that the maintenance guy stole.	12/9/2024 7:24 AM
5	Lighted walking path	12/8/2024 7:57 PM
6	None.	12/7/2024 8:05 AM
7	New Playground Structure	12/5/2024 2:42 PM
8	None	12/4/2024 3:02 PM
9	None	12/4/2024 6:44 AM
10	my kids' suggestions: play house, merry go round, trampoline (no idea how many of those are viable)	12/3/2024 8:18 PM
11	none	12/3/2024 4:51 PM

Q20 Please provide any other comments.

Answered: 7 Skipped: 13

#	RESPONSES	DATE
1	I would like to see the elected officials spend the hours they are paid for in the township hall offices, not working from home.	12/21/2024 12:40 PM
2	Less government is better for everyone. Don't get bigger!	12/15/2024 9:25 AM
3	Please ban the burning of trash and burn barrels. I moved out of the city so I could enjoy the fresh country air. It really ruins the day when someone decides to burn their trash and the plastic and rubbish smolders for days.	12/9/2024 7:24 AM
4	None.	12/7/2024 8:05 AM
5	We get a 2.5 % in our social security checks and you raise our taxes 10 % year over year... How long till you drive us out of our Homes as our disposable income keeps going down exponentially. No new anything as far as We are concerned.	12/4/2024 3:02 PM
6	Please pave (or update gravel) on Pine Street!!! The dirt drive washes out every time it rains. We would be willing to pay a fee to have this done. I believe the other two neighbor agree.	12/4/2024 2:53 PM
7	In #6 you provided a second "strongly agree" option instead of "strongly disagree" ... also I hope I don't wreck your survey by answering "neutral" to all the things I don't know anything about where no "not sure" option is available	12/3/2024 8:18 PM

ACKNOWLEDGMENTS

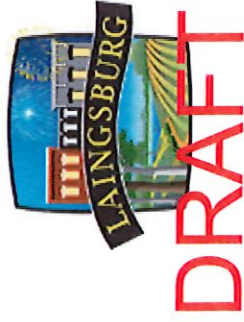
A public hearing on the City of Laingsburg Master Plan was held on MONTH DAY, 2026. The City of Laingsburg Master Plan was adopted by the City of Laingsburg Planning Commission on MONTH DAY, 2026 by the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008.

CITY COUNCIL

GREG BEAVERS, MAYOR
RANDY CRAGG, MAYOR PRO TEM
RJ MILLER
JODY FRANK
TIM LEONARD
SCOTT DEDIC
JASON INNIS

PLANNING COMMISSION

ANTHONY APPICELLI, CHAIRMAN
DEAN RIDSDALE
JASON INNIS
GREG BEAVERS
JORDAN HANKWITZ



Spicer Group, Inc.
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Project #: 137949SG2025



TABLE OF CONTENTS

01. EXECUTIVE SUMMARY	01
HIGHLIGHTS OF THE MASTER PLAN	4
OTHER PLANNING DOCUMENTS	4
02. INTRODUCTION	05
WHAT IS A MASTER PLAN	7
MASTER PLAN VS ZONING ORDINANCE	7
USING THE MASTER PLAN	8
03. COMMUNITY PROFILE	09
REGIONAL LOCATION	11
DEMOGRAPHICS	12
TRANSPORTATION	17
CITY UTILITIES & INFRASTRUCTURE	19
NATURAL FEATURES	20
FLOODPLAIN	22
COMMUNITY FACILITIES	23
DOWNTOWN DEVELOPMENT AUTHORITY (DDA)	28
REDEVELOPMENT READY COMMUNITIES (RRC)	29
MICHIGAN MAIN STREET (MMS)	29
04. EXISTING LAND USE	31
INTRODUCTION	33
EXISTING LAND USE	33
05. HOUSING PROFILE	39
INTRODUCTION	41
MAP HOUSING AND ZONING REVIEW	41
HOUSING IN LAINGSBURG TODAY	42
PUBLIC INPUT	46
HOUSING CHALLENGES AND CONSTRAINTS IN LAINGSBURG	46
HOUSING RECOMMENDATIONS AND TRENDS	47

06. COMMUNITY INPUT	51
COMMUNITY INPUT PROCESS & METHODS OF PUBLIC OUTREACH	53
2024 LAINGSBURG COMMUNITY FEEDBACK SURVEY	53
07. GOALS AND OBJECTIVES	59
LAINGSBURG PLANNING THEMES	61
HOUSING	62
DOWNTOWN	63
ECONOMIC DEVELOPMENT	63
INFRASTRUCTURE	64
PARKS AND RECREATION	65
PUBLIC ADMINISTRATION AND ENGAGEMENT	65
08. FUTURE LAND USE	67
RESIDENTIAL CLUSTER HOUSING DISTRICT	70
LOW DENSITY RESIDENTIAL DISTRICT	70
MEDIUM DENSITY RESIDENTIAL DISTRICT	71
HIGH DENSITY RESIDENTIAL DISTRICT	72
DOWNTOWN BUSINESS DISTRICT	73
GENERAL BUSINESS DISTRICT	74
PUBLIC/SEMI-PUBLIC DISTRICT	75
RECREATION/OPEN SPACE PRESERVATION DISTRICT	75
ZONING PLAN	76
09. IMPLEMENTATION STRATEGY	79
IMPLEMENTATION STRATEGIES	81
IMPLEMENTATION TABLES	83
Appendix	89
A. 2024 PUBLIC INPUT SURVEY	#
B. 2025 PUBLIC INPUT SURVEY	#
C. ADOPTION DOCUMENTATION	#

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01. EXECUTIVE SUMMARY

The City of Laingsburg has prepared this Master Plan to guide development and redevelopment within the City over the next ten to twenty years. The Michigan Planning Enabling Act authorizes the City of Laingsburg to adopt this Master Plan as a policy guide for local officials when considering matters related to land use and development. This Plan represents the collaborative efforts of the Laingsburg Planning Commission, City staff, and the City Council to establish a unified vision for the City's future. It serves as a comprehensive update to the City's 2009 Master Plan.

The Master Plan process began with an evaluation of existing conditions within the City. This included a demographic analysis examining population and economic trends in Laingsburg in comparison to Shiawassee County and the State of Michigan. A comprehensive review of City conditions was also conducted, addressing municipal services, natural features, the transportation network, schools, and other community facilities. In addition, an existing land use analysis was completed to document current land uses throughout the City.

A housing plan was developed as a component of this Master Plan. The housing plan includes an analysis of housing demographics and existing conditions, as well as a summary of community input related to housing. Potential challenges to housing development were also evaluated, helping to inform the identification of housing trends and the development of recommendations.

Public input formed the foundation of the recommendations presented in this Plan. The community was provided multiple opportunities to share input, ideas, and goals for its vision of the future of Laingsburg. Initial outreach included an online survey that gathered feedback on quality of life, parks and recreation, land use, and redevelopment opportunities. In addition, a survey conducted by the Planning Commission one year prior to the start of the Master Plan process was reviewed. It focused on housing issues and resident concerns, that further aided in understanding the current conditions for housing in the City. Public input was further incorporated through a public hearing and

review prior to the adoption of this Plan.
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Based on the public input received, the City developed a set of goals and objectives that articulate the future vision for Laingsburg. These goals are intended to guide the City's actions and land use decisions over the next ten to twenty years. In addition, a Future Land Use Plan was created to identify preferred locations, land use patterns, and types of development that should be prioritized throughout the City.

A Zoning Plan was included in this Plan as required by the Michigan Planning Enabling Act. The Zoning Plan identifies how the future land use categories presented in this Plan relate to that of the districts in City's Zoning Map. The Zoning Plan works hand in hand with that of the Implementation Plan. The Implementation Plan identifies key priorities, recommended timeframes, and responsible parties for carrying out the goals and actions outlined in the Plan. To further support implementation, a variety of potential funding sources have also been identified. A list of recommended Ordinance Amendments and other actions that the City can take is provided within the Implementation Strategy chapter. These elements provide the City with avenues to implement the vision for the City.

The City of Laingsburg contracted with Spicer Group to complete the master plan development process. The City worked with Spicer Group through this process during 2025. A draft of this Plan was completed in MONTH, YEAR and delivered to the Planning Commission for review. Following the completion of the review of the draft plan by the Planning Commission, the City Council approved the draft Plan be sent to surrounding jurisdictions and registered entities for review, as required by the Michigan Planning Enabling Act. A public hearing was held at the City of Laingsburg Planning Commission meeting on DATE, MONTH. At this public hearing, the public had the opportunity to provide comment on the draft Plan that was created. This Plan was adopted by the City of Laingsburg Planning Commission on DATE, MONTH, YEAR.

HIGHLIGHTS OF THE MASTER PLAN

Listed below are the highlights or a list of goals that this Master Plan wishes to accomplish over the next ten to twenty years.

- » Create a vision for the City that will be the guiding principles for future development.
- » Identify concerns of the residents in the community and develop goals that address issues identified.
- » Acknowledge the current population and population needs in the City.
- » Review and analyze housing challenges in the City such as high housing costs, low housing availability, and blighted properties.
- » Continue to prioritize downtown revitalization that will promote Downtown Laingsburg as a central hub of the community.
- » Provide high quality City services that meet the needs of residents in the community.
- » Create a policy document that incorporates ideas and goals from other planning documents in the City to create a comprehensive and unified vision for the future of Laingsburg.

OTHER CITY PLANNING DOCUMENTS

The City of Laingsburg has prepared a variety of plans and guides to help guide and plan a cohesive community. Each of these plans have been taken into consideration during the formation of this Master Plan. Throughout this Plan, there are references to these documents. In addition, the goals from these documents are reflected within the goals and objectives created for this Master Plan. Chapter Seven of this document presents the goals and objectives created for this Plan in addition to the relationship of the goals to other plan prepared by the community. Below is a list of other plan and guides prepared and adopted by Laingsburg with a brief explanation of its purpose.

Capital Improvements Plan. A planning documents outlining all infrastructure improvements planned in city over a multi-year period and is critical to the implementation of this Master Plan. The document is reviewed yearly to adjust projects existing in the document and add the next year of improvements into the Plan.

Economic Development Strategy. This is a planning document that is intended to a the economic guide for the City and assist with job creation, marketing, and redevelopment and investment strategies.

Community Marketing Strategy. This planning document outlines how the City can get a brand for itself and then further market itself to future businesses and visitors.

Laingsburg Marketing Strategy. This document analyses current marketing opportunities to the City and provides recommendations to further attract visitors and businesses to the area.

Planning and Zoning Guide. This is a guide created for residents, business owners, and others in the community to provide information on different approval processes in the City and types of development permitted.

Parks and Recreation Plan. This plan reviews and plans for all aspects of parks and recreation in the City. This plan is updated every five (5) years in order for the City to apply and receive grants for parks and recreation from the Michigan Department of Natural Resources (DNR).

Public Participation Plan. This document outlines different types of public participation that can take place in addition to the types of input that should be included for the development, adoption, and amendments of different planning documents.

DDA Development and Tax Increment Financing Plan. This planning document outlines the DOWNTOWN Development Authority in the City, creates goals for the district, creates a development plan for the district, and outlines the tax increment financing of the district through 2047.

02. INTRODUCTION

This chapter will provide context as to what a master plan is and why communities, such as the City of Laingsburg, develop and utilize these documents.

WHAT IS A MASTER PLAN

The purpose of a master plan is to guide a community in establishing a shared vision for future development and redevelopment. It reflects the priorities of community leaders and residents and provides direction for growth while ensuring the community remains a desirable place to live and work. The Michigan Planning Enabling Act (PA 33 of 2008), as amended provides communities the authority to adopt an official master plan to serve as a guide for the community when considering land use and development matters.

A master plan is meant to accomplish the following:

- » Guide the use of land and available resources in an efficient and effective manner
- » Promote the health, safety, and welfare within a community
- » Preserve significant natural features or resources
- » Guide future zoning and land use decisions

MASTER PLAN VS ZONING ORDINANCE

Throughout this document there will be references to both the City's Master Plan and the City's Zoning Ordinance. There are key differences between the two, as outlined below.

Zoning Ordinance

In a community, the zoning ordinance is a set of laws that regulate the use and development of land as it currently exists. The zoning ordinance not only contains laws pertaining to the types of uses and where they can be located. They also control how development should look, the amount of parking required, and types of landscaping that may be

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required for different types of uses. In Michigan, the Zoning Enabling Act (Act 110 of 2006) requires that a zoning ordinance be based upon a communities adopted master plan.

Master Plan

If the zoning ordinance in a community is the laws, the master plan is the policy document that should guide the laws developed in the Zoning Ordinance. The master plan creates the vision of the future of land use and overall development in the community based upon a thorough evaluation of existing community characteristics, demographics, and services among others. These are meant to be long range documents that take time to implement.

Summary

In summary, the master plan outlines the vision for the future of the community and the Zoning Ordinance contains the rules that govern the path to the community's vision. It is because of this that once a community updates their master plan, the community will often review their zoning ordinance. If the rules in the zoning ordinance do not match the vision outlined in the master plan, implementation of the master plan will be unsuccessful. The zoning ordinance may need updates to realign it will the new vision outlined in the master plan.

TABLE 1 - MASTER PLAN VS ZONING ORDINANCE

MASTER PLAN	ZONING ORDINANCE
Provides general policies (a guide)	Provides specific regulations (the law)
Outlines what should happen in the future (recommended land uses for the next 20 years, not necessarily the use presently)	Outlines what is and what is not allowed today, based on existing conditions
Includes recommendations that involve other agencies or groups	Deals only with development related issues under City control
Flexible to respond to evolving conditions	Rigid and requires formal amendments to change

USING THE MASTER PLAN

This Master Plan will primarily be utilized by the City's Planning Commission, Zoning Administrator, Zoning Board of Appeals, and Council as a guide and rationale when making land use decisions. Applicants wishing to seek approval from any one of these entities for their projects should understand the long term goals of the City and how their project can aid or hurt the City in achieving these goals.

This Master Plan should be used as the basis for all zoning ordinance updates and amendments as required by law in the Michigan Planning Enabling Act. This Master Plan provides the legal basis for zoning and identifies how the community is protecting the health, safety and welfare of its residents. If a zoning decision or the zoning ordinance were ever to be challenged in court, this Master Plan would aid in providing the rationale that supports the land use decision under question.

A Quick Guide to Using a Master Plan

Review new development proposals - To confirm any given proposal meets the goals and objectives of the Master Plan.

Review rezoning requests - To confirm that the request is consistent with the goals and policies of the Master Plan and review for any potential impact to the City.

Provide a basis for amendments to the Zoning Ordinance and Zoning Map - To help realize and implement the goals of the Plan.

Understand expectations for future land use patterns and desired land use types in the City - To provide direction for the physical improvements of roadways, entryways, non-motorized paths, parks, and community facilities.

Identify and recommend physical improvements - To guide development and redevelopment throughout the City.

PHOTO

03. COMMUNITY PROFILE

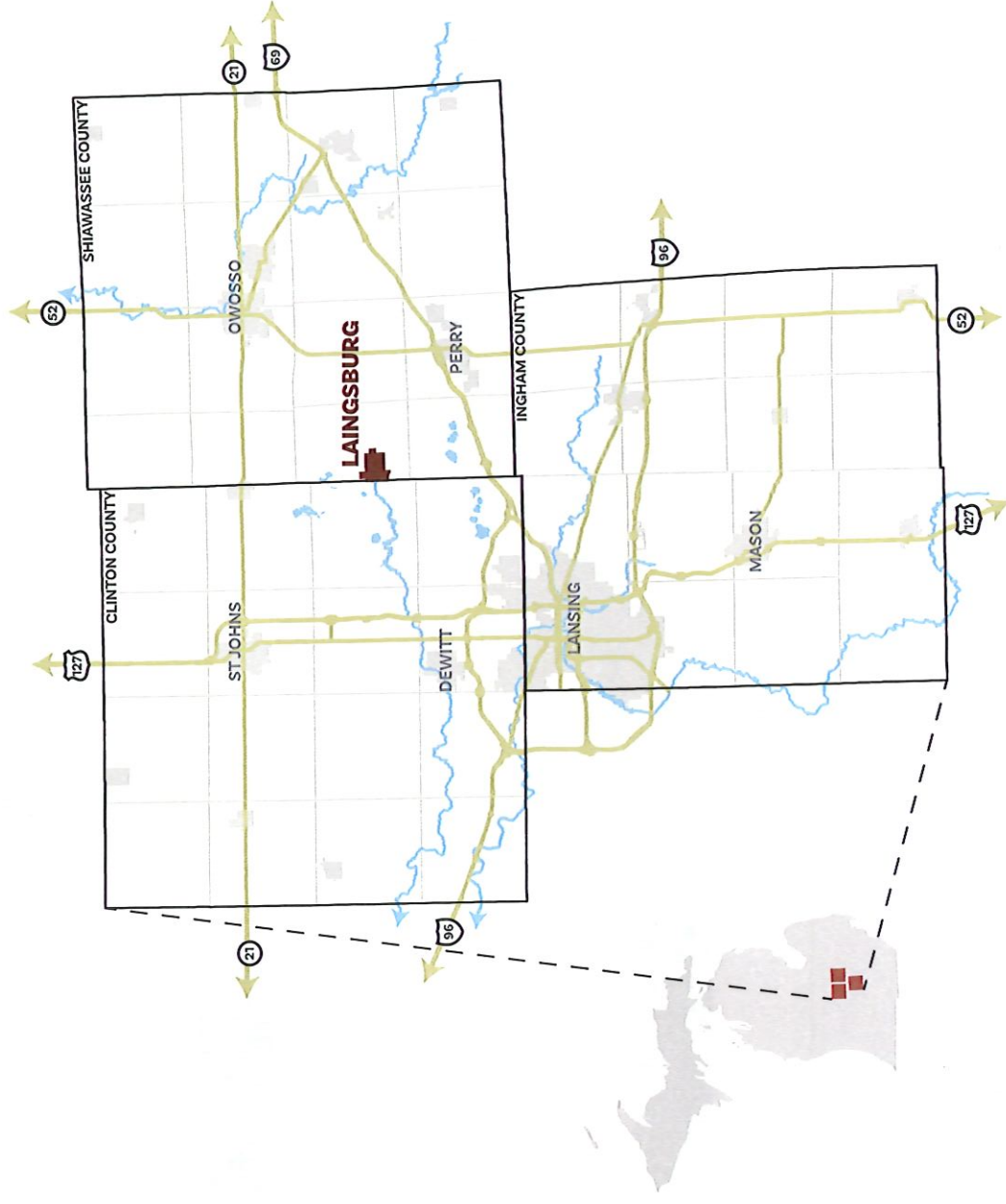
REGIONAL LOCATION

The City of Laingsburg is located in Shiawassee County and approximately 1.5 square miles in size. The county line between Shiawassee County and Clinton County is located along the City's western border. The City is bordered by Sciota Township to the north, south, and east. To the west the City is bordered by Victor Township.

The City is located in a largely rural area surrounded by agricultural uses. The City is situated between three larger communities. These are the cities of Owosso, St. Johns, and Lansing. Its proximity to these areas with more diverse job opportunities has led the City to become a predominately residential community. The majority of residents that live in the community commute to one of those nearby communities for work.

Map 1 illustrates Laingsburg's location within the larger region.

MAP 1 - REGIONAL LOCATION MAP



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DEMOGRAPHICS

The following data was collected to analyze the City of Laingsburg's current demographic conditions, including overall population trends and economic information. This section uses data from the 2020 and 2010 decennial census as well as estimates derived from the 2023 American Community Survey (ACS). For information regarding current housing statistics and conditions in Laingsburg review the housing profile completed for the City in Chapter 5.

POPULATION TRENDS

TABLE 2 - POPULATION CHANGE

	CITY OF LAINGSBURG	SHIAWASSEE COUNTY	MICHIGAN
2023 Population	1,640	68,061	10,051,595
2010 Population	1,283	70,648	9,883,640

The City's population has historically risen since the 1960's continuing to today. In contrast, Shiawassee County has had a population decline in the last 13 years, see Table 2.

TABLE 3 - HISTORIC POPULATION IN THE CITY OF LAINGSBURG

CITY OF LAINGSBURG HISTORIC POPULATION	
1960 Population	1,057
1970 Population	1,159
1980 Population	1,145
1990 Population	1,148
2000 Population	1,233
2010 Population	1,283
2020 Population	1,424



POPULATION SUMMARY

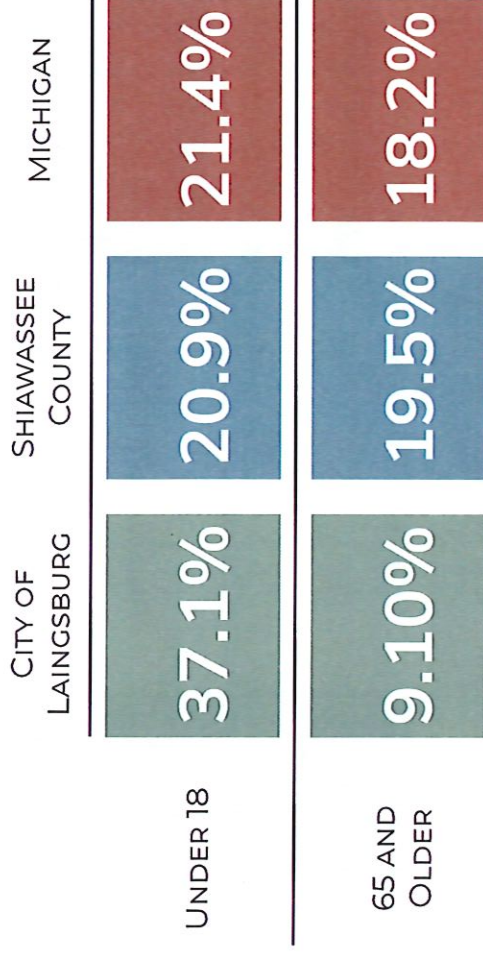
The City of Laingsburg has had a slow, but steadily rising population since the 1960's. This is a contrast to the County, which has had a decreasing population in recent years. With a population that has steadily increasing, the City will need to assess if there is adequate infrastructure, facilities, and housing for a growing population.

FIGURE 1 - MEDIAN AGE IN THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, & MICHIGAN 2023



Compared to the County and State, the City of Laingsburg has a substantially larger percent of the population under the age of 18. As shown in Figure 2, when broken down, about 37% of the population is under the age of 18. In contrast, the City has a much smaller portion of the population 65 years of age or older compared to that of the County and State.

FIGURE 2 - YOUNG AND OLD POPULATIONS IN LAINGSBURG, SHIAWASSEE COUNTY, & MICHIGAN IN 2023

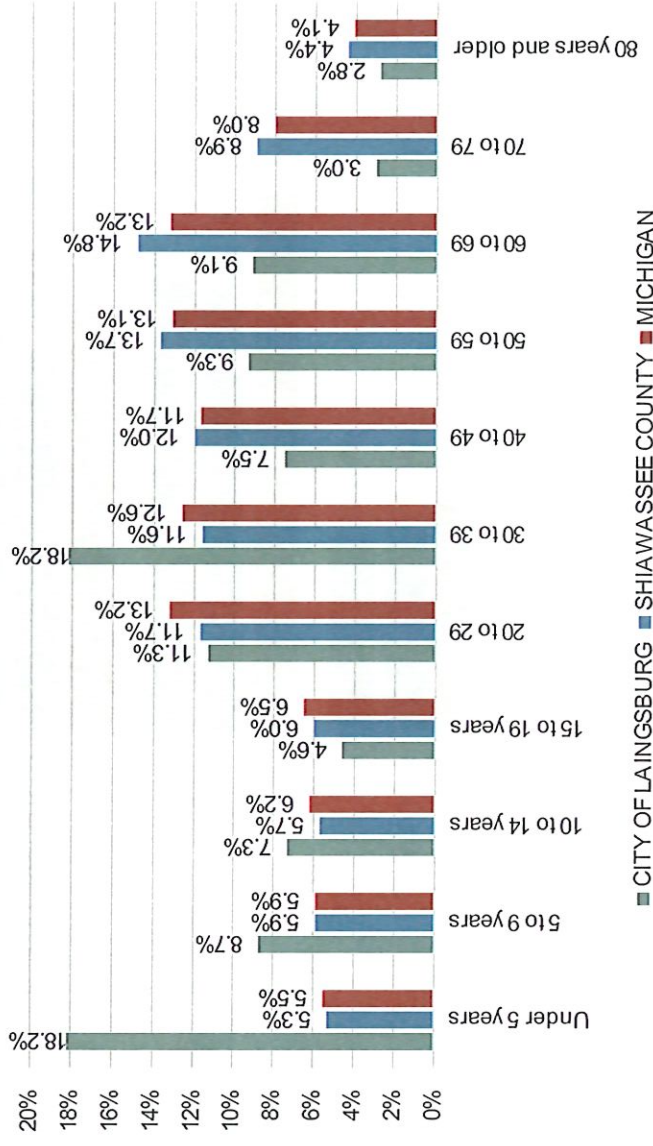


AGE SUMMARY

The City has a median age 10 years younger than \ the State and 13 years younger than the County. When broken down, almost 40% of the City's population is under the age of 18. Further evaluation shows that almost 20% of the City's population is under the age of 5. The City has an additional population spike in those ages 30 to 39. These statistics indicate that the City is largely comprised of young families. Ensuring the City provides adequate facilities for this population is critical, such as parks, sidewalk infrastructure, and recreational activities for families to partake in. With such growth in the youth population, school facilities should also be reviewed for adequate capacity.

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FIGURE 3 - AGE DISTRIBUTION IN THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, & MICHIGAN IN 2023



FINANCIAL CHARACTERISTICS

Between the City of Laingsburg, Shiawassee County, and the State of Michigan, the City has the highest median household income. In contrast, when reviewing the median family and per capita income, the City has the lowest incomes. Even though they are the lowest, they are still very comparable to the County.

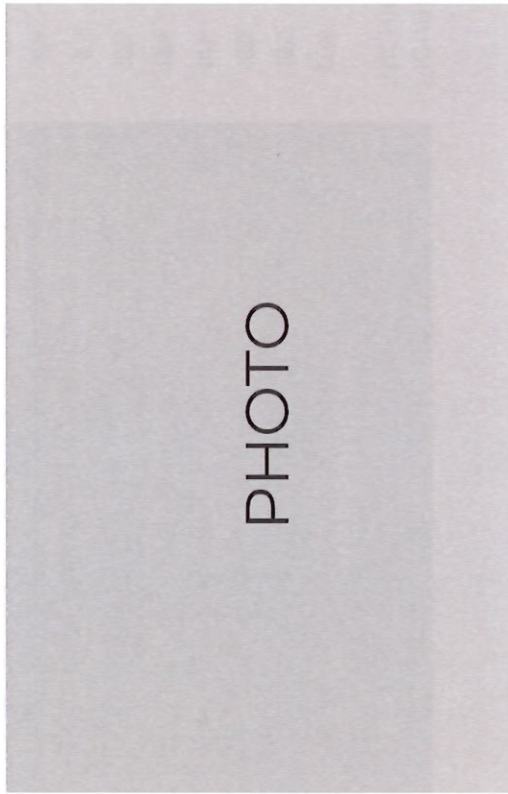


FIGURE 4 - INCOME IN THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, & MICHIGAN IN 2023

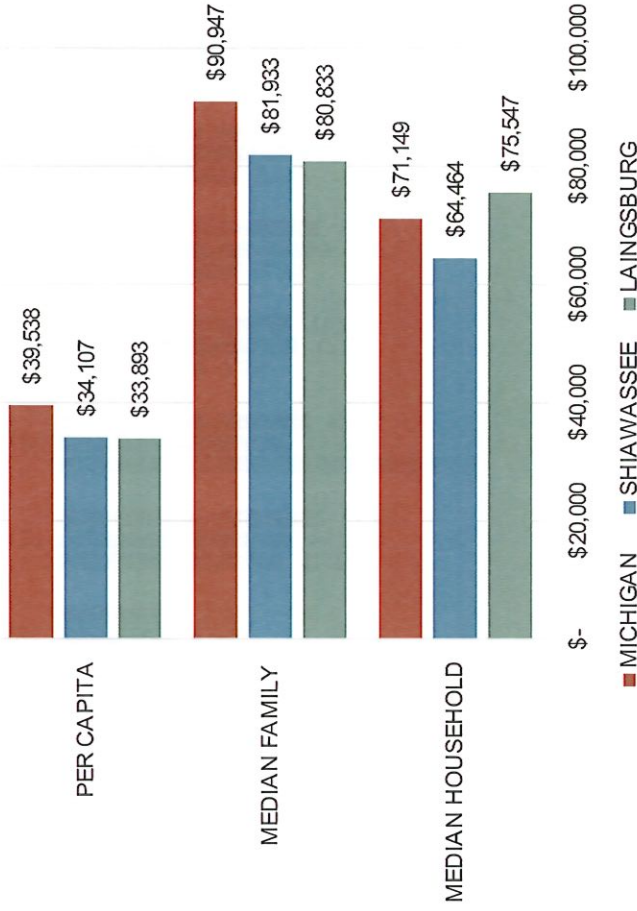
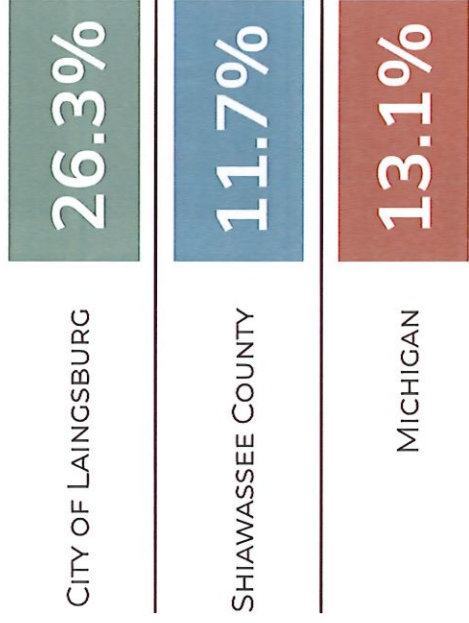


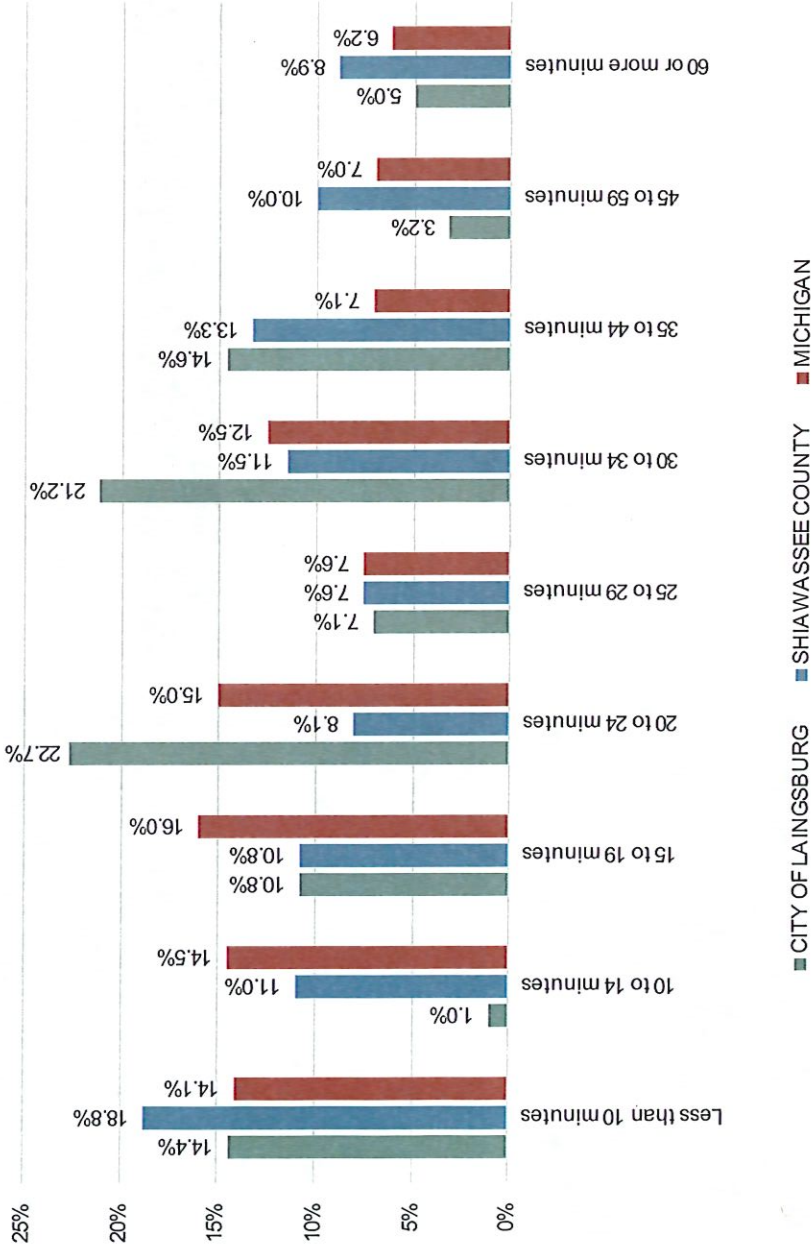
FIGURE 5 - POVERTY PERCENTAGE IN 2023



INCOME SUMMARY

Of the three entities used for comparison, the City has the highest median household income. In contrast, the City has the lowest median family and per capita income among those reviewed; however, while lower, these figures remain within a comparable range to the others. For this analysis, the percentage of residents living in poverty was also reviewed. The City has a substantially higher poverty rate than both the County and State. These factors suggest that further analysis may be warranted to better understand the causes of higher poverty rates in the City despite incomes that are generally comparable to those of the County and State.

FIGURE 6 - COMMUTE TIME TO WORK IN THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, AND THE STATE OF MICHIGAN



TRAVEL TIME SUMMARY

The mean travel time to work in the City of Laingsburg is 26.7 minutes. This is comparable to the County, 27.9 minutes, and the State, 24.4 minutes. A complete breakdown in travel time to work for the three entities is displayed below. In the City of Laingsburg, a large portion of workers are traveling between 20 to 24 minutes to work or 30 to 34 minutes to work. This could indicate this portion of the population is commuting to Lansing, St. Johns, or Owosso for work.

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TABLE 4 - EMPLOYMENT BY INDUSTRY IN THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, & MICHIGAN IN 2023

	CITY OF LAINGSBURG	SHIAWASSEE COUNTY	MICHIGAN
Agriculture, forestry, fishing and hunting, & mining	1.5%	1.6%	1.1%
Construction	10.1%	7.7%	5.8%
Manufacturing	15.0%	18.6%	18.4%
Wholesale trade	1.8%	2.1%	2.1%
Retail Trade	10.2%	12.0%	10.8%
Transportation & Warehousing, & Utilities	2.1%	5.2%	4.8%
Information	2.4%	1.3%	1.2%
Finance & Insurance, & Real Estate	6.8%	4.3%	5.8%
Professional, Scientific, & Management, & Administrative & Waste Management Services	6.7%	7.1%	10.1%
Educational Services, & Health Care & Social Assistance	24.1%	22.6%	23.3%
Arts, Entertainment, & Recreation	8.1%	7.1%	8.6%
Other Services	3.4%	5.6%	4.5%
Public Administration	7.8%	4.8%	3.5%

TABLE 5 - EDUCATIONAL ATTAINMENT IN THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, & MICHIGAN IN 2023

	HIGH SCHOOL	SOME COLLEGE, NO DEGREE	ASSOCIATES DEGREE	BACHELORS DEGREE	GRADUATE DEGREE
City of Laingsburg	29.7%	26.5%	10.4%	19.2%	9.6%
Shiawassee County	34.6%	26.7%	11.9%	13.4%	6.1%

EMPLOYMENT SUMMARY

The industries with the highest employment in the City of Laingsburg are: Educational Services & Health Care & Social Assistance (24.1%); Manufacturing (15.1%); Retail Trade (10.2%); and Construction (10.1%).

The breakdown of employment by industry in the City of Laingsburg is similar to Shiawassee County, and the State of Michigan. There are a several industries where top employed industry varies between City versus the County and State. There is a higher percentage of Construction and Public Administration workers in the City. In contrast, there is a lower percentage of Manufacturing workers in the City.

EDUCATION SUMMARY

Educational attainment in the City of Laingsburg is very similar to that of the State of Michigan overall. The primary difference is that Laingsburg has a higher proportion of residents who have attended some college without earning a degree, and a lower proportion of residents with a graduate degree. In comparison, Shiawassee County shows a greater percentage of residents with only a high school diploma, and fewer with bachelor's and graduate degrees.

TRANSPORTATION

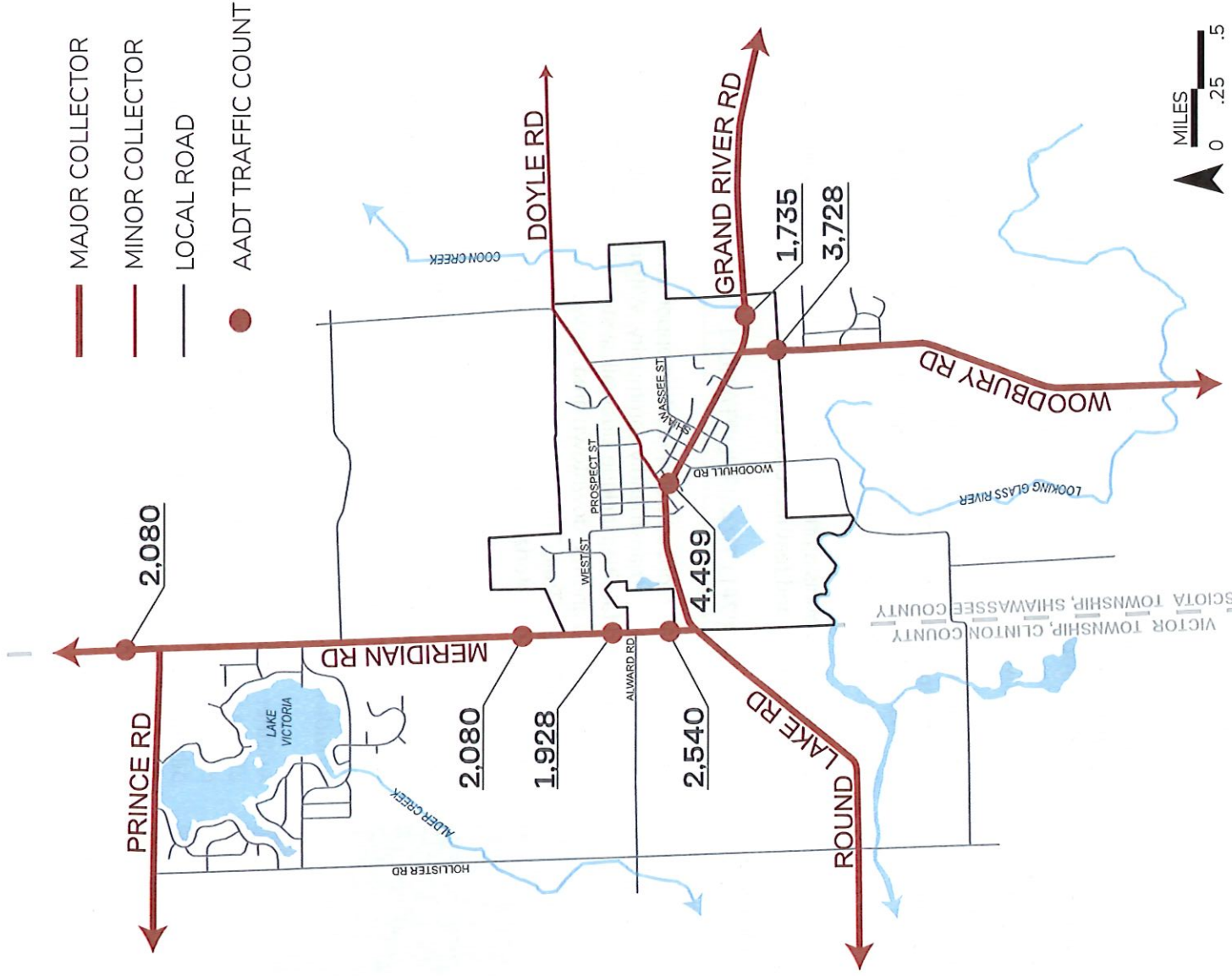
ROAD NETWORK AND TRAFFIC COUNTS

The Michigan Department of Transportation (MDOT) uses the National Functional Classification (NFC) system to categorize roadways. Laingsburg's roads fall into three classifications: major collector, minor collector, and local roads. Major collector roads in the City include Meridian Road, Round Lake Road (which becomes Grand River Road), and Woodbury Road. The City has only one minor collector, Doyle Road. All other streets in Laingsburg are classified as local roads.

The City of Laingsburg is responsible for maintaining all roads within its boundaries. No roads within the City fall under County or State jurisdiction. The City's Department of Public Works maintains approximately four miles of major roads and six and a half miles of local roads.

ANNUAL AVERAGE DAILY TRAFFIC (AADT)

AADT (Annual Average Daily Traffic) represents the estimated mean daily traffic volume. The data shown on the map to the right is from 2024 and is provided by the Michigan Department of Transportation (MDOT). It covers both the state-owned trunkline system and the non-state-owned, non-trunkline system near the City of Laingsburg. MDOT calculates and releases AADT traffic volumes each year. All traffic volumes shown are two-way totals, unless the road is designated as one-way.



MAP 2 - TRANSPORTATION MAP



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RAILROADS

Operating Railways

There are currently no active railways running through the City of Laingsburg. However, there are two active railway lines near the City. The first is the Canadian National Railway, which travels east to west through the southern half of Shiawassee County, passing through the cities of Shaftsbury, Perry, Morrice, Bancroft, and Durand. The second is the Great Lakes Central Railroad, which runs from the northwest to the southeast of the County, passing through the cities of Carland, Henderson, Owosso, Corunna, Vernon, Durand, and Byron.

History of Railways in the City of Laingsburg

Historically, the Jackson, Lansing, & Northern Railroad ran through the City of Laingsburg. The City had a station and was a stop on the route that connected Jackson to Bay City. This railway later became part of the Michigan Central Railroad and then the New York Central Railroad. The railroad has since been abandoned, and a portion of the former right-of-way is now owned by the City. The old station has been repurposed and



AIRPORTS

The largest airport in the region is the Capital Region International Airport, a public airport located in the City of Lansing. It provides residents with domestic and international flight options to many major metropolitan hubs across the country. The airport is owned and operated by the Capital Region Airport Authority and features three paved runways.

Another regional airport is the Owosso Community Airport, a small public general aviation facility located a few miles outside the City of Owosso. It is owned and operated by the Shiawassee Airport Board and has one paved runway and two grass runways.

University Airpark is a privately owned airport open for public use. It is located in Bath and features one unlit, grass runway.

NON-MOTORIZED TRANSPORTATION

Providing non-motorized transportation opportunities is critical to promoting a pedestrian-friendly community. Within the City, existing non-motorized facilities include sidewalk systems in residential neighborhoods and the downtown area, as well as the Ed Beaver Memorial Nature Trail. Opportunities exist for the City to continue expanding non-motorized options for residents and visitors.

The City should regularly review the sidewalk system, adding sidewalks where they are missing and repairing them as they age. The City should also explore expanding trail opportunities within the community. Additional trails or trail extensions that connect City parks, recreation facilities, and other key destinations would enhance accessibility and provide more transportation and recreation options.

Another consideration during road improvement projects is the addition of bike lanes. Bike lanes provide safer spaces for individuals who choose to ride bicycles within the community. Expanding bike lanes and other bicycle infrastructure could encourage residents to travel to the downtown area by bike, supporting local businesses while reducing vehicle traffic in areas where parking is limited.

CITY UTILITIES & INFRASTRUCTURE

This section of the Plan reviews the City's utilities and infrastructure, as well as any associated impacts or considerations for future development based on the availability or absence of these facilities.

WATER

Municipal Water System

The City of Laingsburg does not currently have a public water system. Water is provided through private wells on individual properties or private treatment facilities. This is an important consideration when evaluating potential growth and development within the City. Without a municipal water system, development may be limited, particularly for uses that require less intensive water supplies including industrial uses and larger residential developments.

In the early 2000s, the City completed a feasibility study to estimate the costs of developing a municipal water system. The City could explore another survey to gauge public opinion on the issue and explore potential grant funding to support its development.

Storm Water

Prior to the 1970s, the stormwater drainage system in Laingsburg was combined with the sanitary sewer system, and both discharged into a lagoon treatment facility. During the 1970s, the sanitary sewer and wastewater systems were redesigned and separated. Since then, Laingsburg has maintained separate sanitary sewer and stormwater systems, and the lagoon treatment facility was upgraded to handle the separated systems.

The City of Laingsburg is under the jurisdiction of the Shiawassee County Drain Commission. Two drains run through the City: the Laingsburg Drain and the Stark Drain. The Laingsburg Drain enters the City along its western boundary and travels east, just north of the Laingsburg Wastewater Treatment Facility, continuing to the center of the City where it terminates. The Stark Drain enters along the eastern

boundary near Pine Hills Golf Course, runs south along the eastern edge of the City, and ends just above Grand River Road.

SANITARY SEWER

As previously noted, prior to the 1970s, the sanitary sewer system in Laingsburg was combined with the stormwater system. Many of the sewers were constructed in the 1930s and lie four to five feet below ground. Since that time, the two systems have been separated, and an updated treatment facility has been developed.

TRASH

ADD IN SENTENCE ABOUT TRASH COLLECTION.

Recycling in the City of Laingsburg and the surrounding areas can be done at the Greater Laingsburg Recyclers. This is located at 7500 Woodbury Road in the City. This is a free service to those in the City and surrounding communities with recycling drop off times every 1st and 3rd Tuesdays and 2nd and 4th Saturdays each month.

RECYCLING CENTER PHOTO

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MAP 3 - NATURAL FEATURES MAP

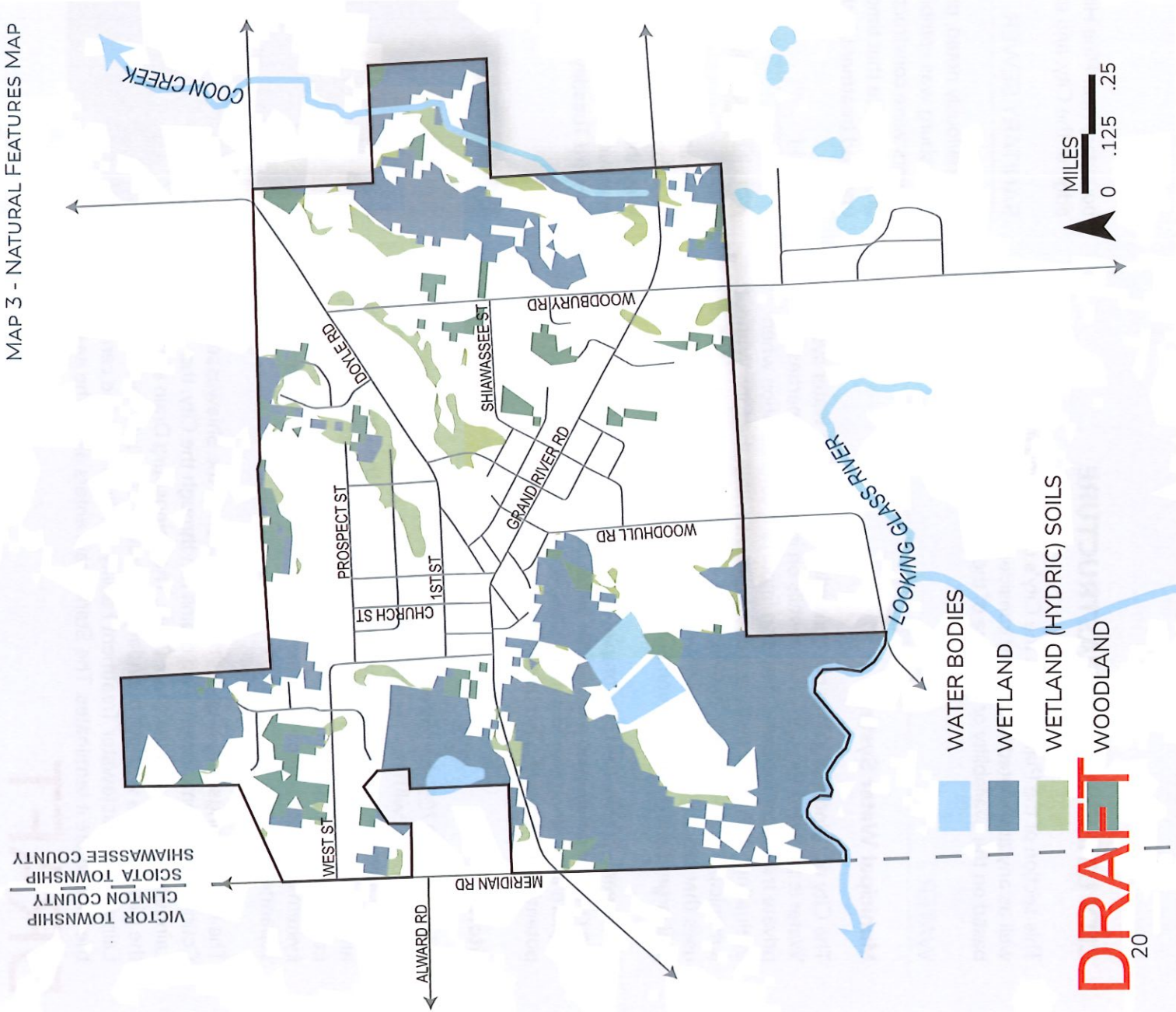
NATURAL FEATURES

While largely developed, the City of Laingsburg has pockets of natural features such as water bodies, woodlands, and wetlands spread throughout the City. Understanding where these features are located is not only critical for understanding where development can and cannot occur in the City, but also for the preservation and protection of these features for future generations. These features generally should remain underdeveloped and be used as open space or for recreation purposes.

WETLANDS

The most prominent water feature in the City of Laingsburg is the Looking Glass River. Originating in Livingston County to the east, the river winds its way west for approximately 7.1 miles before joining the Grand River in downtown Portland, located in Ionia County. This slow-moving river meanders through a mix of agricultural lands and natural landscapes, including woodlands and wetlands. On the eastern edge of the City lies Coon Creek, while to the west is Diamond Lake which is a privately owned lake.

The City of Laingsburg sits largely within the Looking Glass River watershed, though the watershed's northern boundary cuts through the City. Just beyond that boundary to the north is the Maple River watershed, another significant watershed that is also part of the Grand River Basin.



WETLANDS

Wetlands are areas where water is present on or near the surface for part of the year, creating conditions that support unique vegetation and poorly drained soils. While generally unsuitable for development, wetlands are often ideal for parks and recreational uses, or preservation as natural open space. They play a vital role in the ecosystem by providing natural water filtration, supporting biodiversity, and contributing to the overall water cycle. In the City of Laingsburg, wetlands are scattered throughout the City in several small pockets. The largest concentration is found along the southwestern boundary, adjacent to the Looking Glass River, and includes the site of the Laingsburg Water Treatment Plant. Additional wetland areas can be found in the northwest portion of the City and along its eastern boundary.

WOODLANDS

Woodlands are areas that consist primarily of tree growth. Woodlands can be categorized as deciduous, evergreen, or mixed woodlands. Deciduous woodlands consist of trees that lose their leaves each year such as maples and oaks. Evergreen woodlands consist of conifers or evergreen trees and mixed woodlands consist of a mixed of deciduous and evergreen trees. Since the City is largely developed, only small pockets of woodlands are present. Woodland areas within the City of Laingsburg are primarily deciduous forests and often located near wetlands areas.

OTHER

Other areas of importance or environmental significance include agricultural spaces. Very few agricultural fields remain within the City, but those that do are located in the southern and eastern portion of the City.



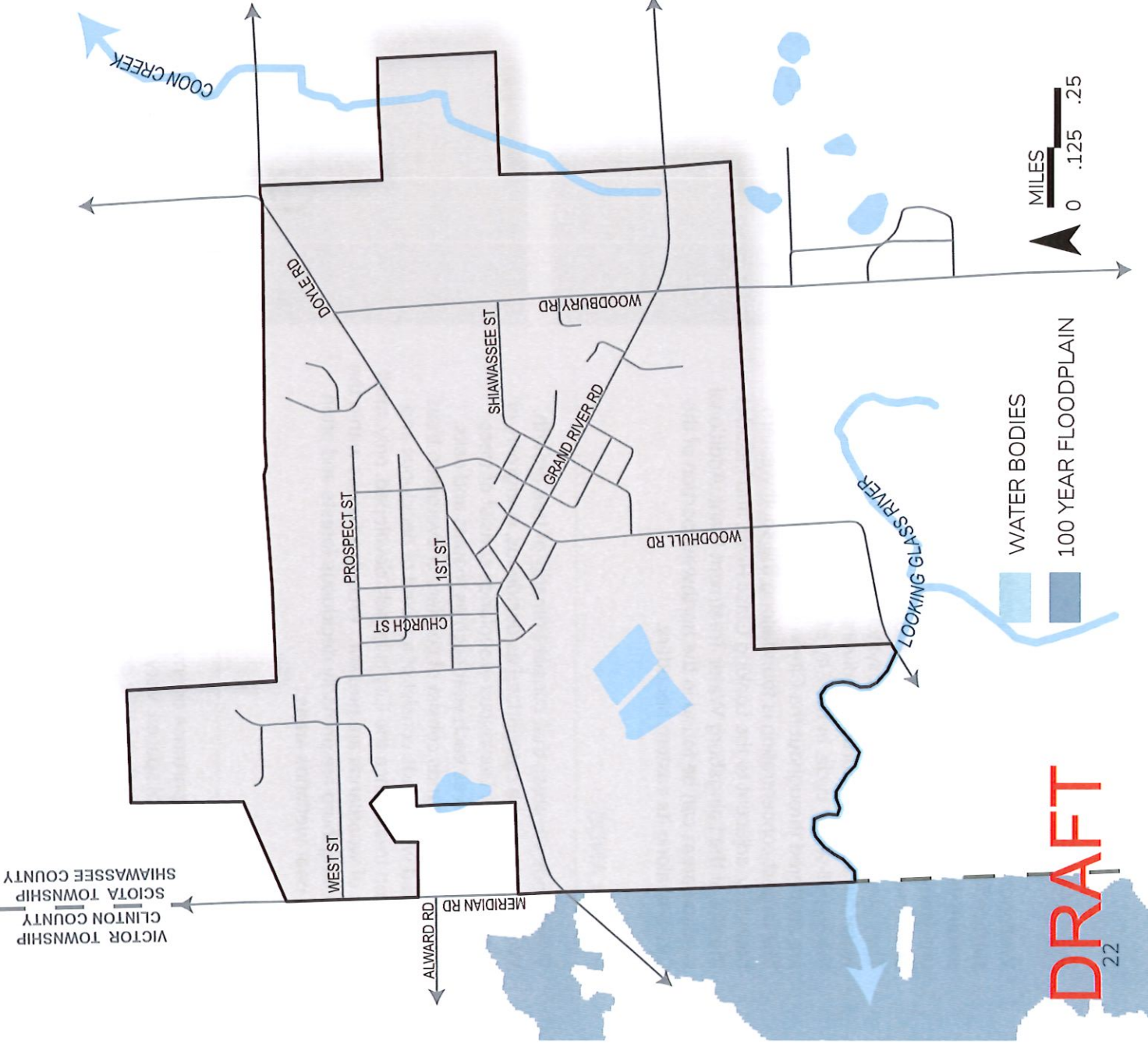
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MAP 4 - FLOODPLAIN MAP

FLOODPLAIN

The Federal Emergency Management Agency (FEMA) defines floodplain areas based on hydrological surveys, topographical surveys, soil studies, and based on land cover characteristics. The result of these studies is a model that indicates areas vulnerable to a "100-year flood". A 100-year flood area is an elevation that has a 1% chance of being equaled or exceeded each year (a 1% chance of flooding). The 100-year floodplain is the standard most federal and state agencies utilize, such as the National Flood Insurance Program (NFIP) which uses it as the standard for floodplain management and the determination for the need for flood insurance. These areas are important to be aware of in the community because they will hinder future development. Development along a natural watercourse should be discouraged as it has the potential to increase flooding events. Water that would typically soak back into the ground naturally before moving back into a river or stream may now runoff streets, rooftops, and other man made surfaces disrupting the typical cycle.

As seen in Map 4, the City of Laingsburg and Sciota Township have not had a detailed floodplain study completed for them. Within Victor Township along it border with Laingsburg, there is presence of the 100-year floodplain along the Looking Glass River. It could be inferred that this 100-year floodplain would extend into Laingsburg and Sciota Township following along the Looking Glass River however, with no studies currently completed it is unknown where the 100-year floodplain would lie.



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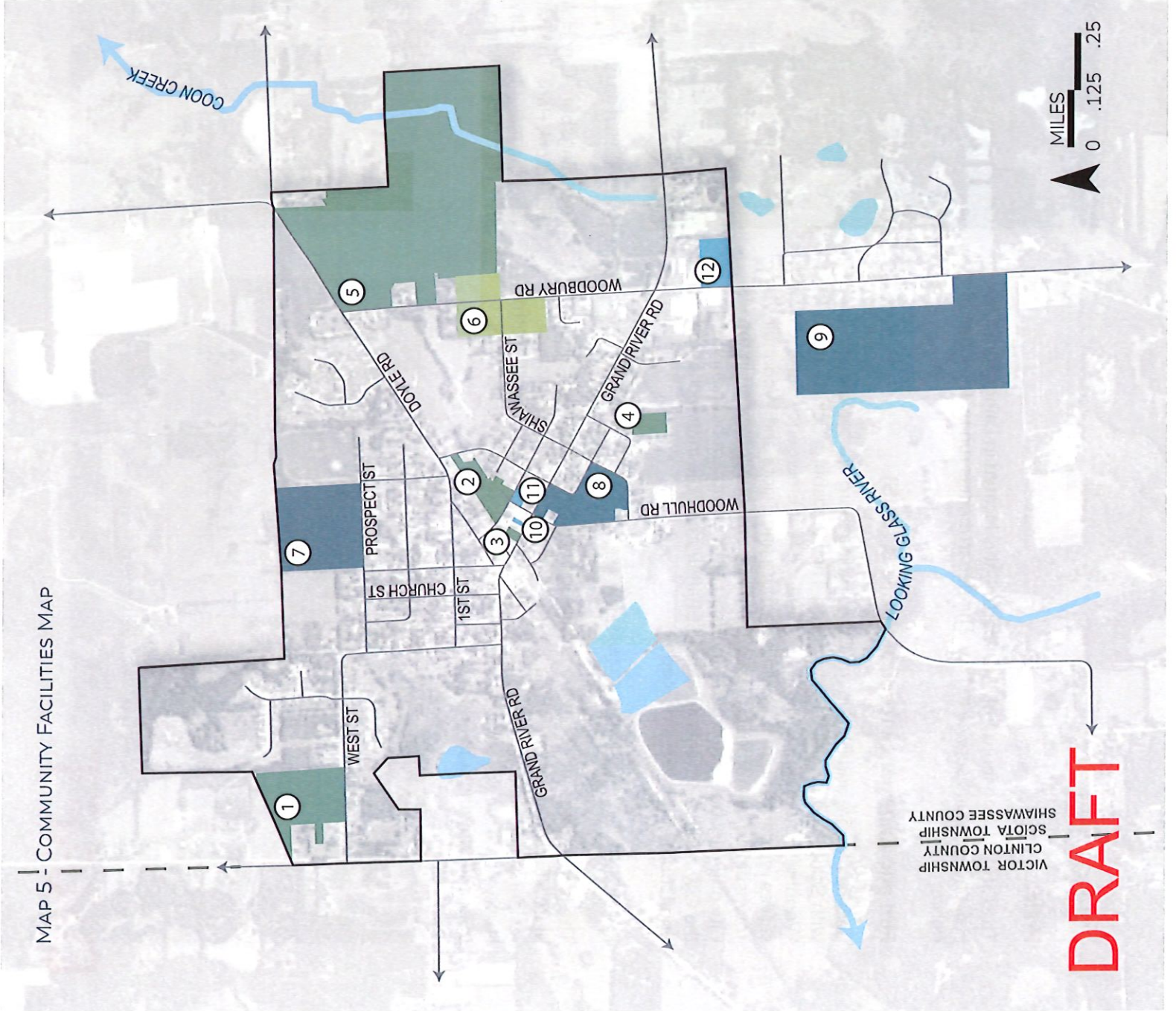
MAP 5 - COMMUNITY FACILITIES MAP

COMMUNITY FACILITIES

Within the City and in nearby areas facilities and services are available that create a safe, healthy, and desirable communities. These include parks and recreation facilities, schools, libraries, and emergency services.

- ① BATES SCOUT PARK
- ② McCLINTOCK CITY PARK
- ③ MEMORIAL PARK
- ④ ABBOTT/TREAT STREET PARK
- ⑤ PINE HILLS GOLF COURSE
- ⑥ LAINGSBURG CEMETERY
- ⑦ ELEMENTARY SCHOOL
- ⑧ EARLY CHILDHOOD CENTER AND MIDDLE SCHOOL
- ⑨ HIGH SCHOOL
- ⑩ PUBLIC LIBRARY
- ⑪ CITY HALL
- ⑫ LSW EMERGENCY SERVICES

-  CEMETERY
-  RECREATION AREAS
-  CITY FACILITIES
-  SCHOOLS



PUBLIC SAFETY

Police

The City of Laingsburg Police Department is located in Laingsburg City Hall and provides service to City. The department is run by the Chief of Police.

Fire and Emergency Medical Services (EMS)

Services for fire and EMS in the City of Laingsburg are combined with Sciota and Woodhull Townships. The Laingsburg, Sciota, and Woodhull Emergency Services Authority (LSW Emergency Services) serves residents of the City of Laingsburg and Sciota and Woodhull Townships. The Authority has two fire stations, one is located in the City of Laingsburg on Woodbury Road at the southern boundary of the City and the other is located in Shaftsburg at the intersection of Shaftsburg and W. Beard Roads.

LAINGSBURG PUBLIC LIBRARY

The Laingsburg Public Library is located in Downtown Laingsburg at 255 E. Grand River Rd. The library hosts a number of events for residents such as reading programs and music classes. In addition, the library hosts weekly story, craft times, and book clubs. The library is open Monday through Friday.

PHOTO OF LIBRARY

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LAINGSBURG CITY HALL

The Laingsburg City Hall is located on Woodhull Road across from McClintock Park. The hall houses city offices and all departments of the City. The majority of City meetings such as Boards and Commissions are held at this building.

PHOTO OF
CITY HALL

PARKS AND RECREATION

An essential part of supporting an active community is providing adequate parks and recreation facilities. Equally important is ensuring these facilities include amenities and activities that meet the needs and interests of residents. The City of Laingsburg updates its Parks and Recreation Plan every five years with the last update in 2022. This plan is developed in accordance with the Michigan Department of Natural Resources (DNR) Guidelines for the Development of Community Parks and Recreation Plans.

Having an updated Parks and Recreation Plan approved by the DNR makes the community eligible for both development and acquisition grants from the State. The City has previously received three Land and Water Conservation Fund Grants and one Community Development Block Grant to enhance and expand parks and recreation opportunities.

Currently, the City has three parks and one trail in its system: Memorial Park, McClintock Park, Bates Scout Park, and the Ed Beavers Memorial Nature Trail. Each of these facilities is described on the following pages.

Memorial Park

Memorial Park is a small open space located in Downtown Laingsburg. The main features of this park include a lighted, landscaped pathway and memorial honoring veterans.



AMENITIES

- » Benches
- » Seven flagpoles each containing a different flag
- » Lighted, landscaped pathway
- » Veterans memorial wall
- » Flag drop box

McClintock Park

McClintock Park is located between McClintock Street and High Street next to Laingsburg City Hall. The park is 4.5 acres in size and contains a variety of amenities.



AMENITIES

- » Amphitheater
- » Small play structure for young children
- » Larger play structure for older children
- » Restrooms
- » Picnic pavilion
- » Picnic tables
- » Drinking fountain
- » Sledding hill
- » Skate park
- » Tennis and pickleball courts
- » Two volleyball courts
- » Two parking lot areas
- » Walking path



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Bates Scout Park

Bates Scout Park is an 18.5 acre park located in the northwest corner of the City along N. West St. This park is the City's largest and contains a wide variety of amenities for those of all ages to enjoy. The pavilions can be rented out with the City for events.

AMENITIES

- » Two pavilions with lights, water, and electricity
- » Concession building
- » Restrooms
- » Lions Club storage building
- » Water pump
- » Flag pole
- » Announcement board
- » Five baseball diamonds
- » Basketball courts
- » Gaga ball pit
- » Horseshoe pit
- » Picnic tables
- » Grills
- » Benches
- » Trash cans
- » Play equipment including swings, slides, merry go round, spring toys, and climber
- » Play structure
- » Four sets of bleachers
- » Electrical outlets
- » Gravel parking areas



Abbott/Treat Street Park

Abbott/Treat Street Park is located southeast of Downtown Laingsburg in a residential area. This park contains open green space.

AMENITIES

- » Open space

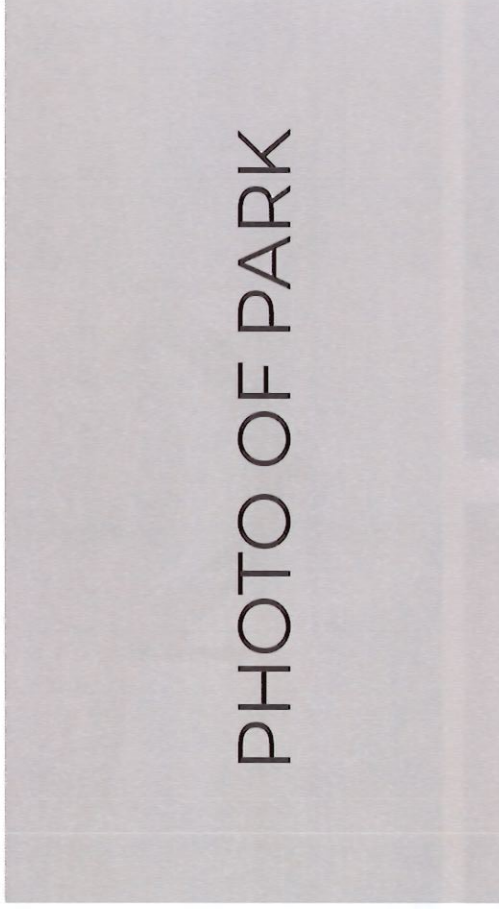
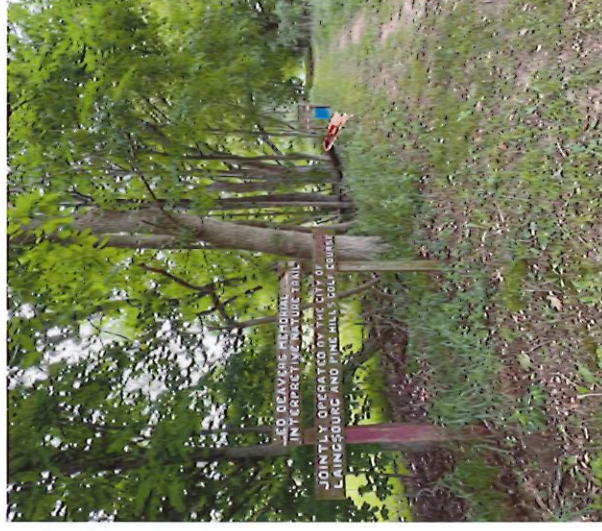


PHOTO OF PARK

Ed Beavers Memorial Interpretive Nature Trail

The Ed Beavers Memorial Interpretive Nature Trail is a 2/3 mile trail located on the eastern side of the City abutting Pine Hills Golf Course. There are marked trees along the trail to observe.



AMENITIES

- » 2/3 mile natural trail
- » Signage

Regional Parks and Recreation Facilities

In addition to parks and recreation facilities provided by the City, other regional facilities are available to serve residents. These spaces are often owned and operated by Shiawassee County and the State of Michigan.

Shiawassee County maintains a county parks system including seven parks. A number of these parks are located along the Shiawassee River. These parks provide a variety of landscapes to explore and include a wide range of facilities such as pavilions, picnic tables, play equipment, sand volleyball courts, and trails. In the winter, these parks provide opportunities for cross-country skiing and sledding. During the summer, hiking, fishing, kayaking are just a few of the activities quests can enjoy.

Sleepy Hollow State Park is operated by the Michigan Department of Natural Resources. It is approximately 2,678 acres located on Lake Ovid. Visitors can camp in the Park's modern campground, cabins, or just chose to spend the day visiting the park. Amenities include a swimming beach, fishing pier, restrooms, disc golf, playground, picnic areas, and boat rentals. The park offers 16 miles of hiking and biking trails and an additional 12 miles of equestrian trails. During the appropriate seasons, hunting and trapping are permitted. In the winter, the park is open to cross-country skiing and snowmobiling.

Rose Lake State Wildlife Research Area is operated by the Michigan Department of Natural Resources. It is approximately 4,140 acres located in Bath and Woodhull Townships in Ingham County. The area contains a number of lakes such as Potter Lake, Mud Lake, and Rose Lake. The research area provides opportunities to view and study wildlife and habitats. In addition, hunting is allowed in the appropriate seasons, a shooting range is available, and the recreation area contains trails for hiking and mountain biking.

EDUCATIONAL FACILITIES

Laingsburg Public School District

The City of Laingsburg is served by the Laingsburg Community School District. The school district consists of an early childhood center, elementary school, middle school, and high school. Of the four (4) schools located in the school district, the Laingsburg Early Education Center (pre-school-kindergarten), the Laingsburg Elementary School (grades 1-5), Laingsburg Middle School (grades 6-8) are located within the City limits. Laingsburg High School is located on Woodbury Road just outside of the City in Sciota Township. The school district serves approximately 1,200 students covering all of the City of Laingsburg and portion of the Townships of Sciota, Woodhull, Victor, and Bath.



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Colleges and Universities

Located about 25 minutes from Laingsburg, the City of East Lansing is home to Michigan State University. Michigan State University is a public university and one of the pioneer land grant universities. The University is home to approximately 52,000 undergraduate and graduate students and offers over 400 degree programs across 17 colleges.

In addition, Lansing Community College is a public community college located in the City of Lansing. The college serves approximately 13,000 students each year and offers a wide range of programs and degrees for students to choose from.

Baker College is a private university and its main campus is located in Owosso. The college offers a wide range of programs in business, health sciences, nursing, and IT and Engineering.

HEALTH CARE FACILITIES

A number of health care facilities are available in the City. These include a primary care facility, dental office, pharmacy, and an eye doctor. In addition, those who own pets have access to an animal hospital.

No hospitals are located within the City of Laingsburg, however there are a number of hospitals located nearby in larger surrounding communities. Memorial Healthcare Hospital is located in the City of Owosso. Sparrow Clinton Hospital is located in the City of St. Johns. In addition, there are two hospitals located in the City of Lansing. These include University of Michigan Health-Sparrow and McLaren Greater Lansing Hospital.

DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

The City of Laingsburg Downtown Development Authority (DDA) was established in 1990. The DDA district encompasses much of the Grand River Road corridor, as well as adjacent areas, including school property and some residential uses. The City's most recent Development Plan and Tax Increment Financing (TIF) Plan was adopted in 2022.

The DDA's primary goals are to promote economic development and revitalization, encourage historic preservation, increase property values, and expand employment opportunities within the district. With the adoption of the latest Development Plan and TIF Plan, a set of specific goals for the district was established. These include improving the appearance and connectivity of the district, fostering business development and investment, increasing residential opportunities, and marketing the district to residents, visitors, and potential new businesses.

As outlined in Chapter 6 of this Plan, goals and objectives were created to guide development and reflect the City's vision for the coming years. Many of the objectives in the Development Plan and TIF Plan are incorporated into this Master Plan, helping to create a unified vision for the City among all stakeholders.

WHAT IS A DDA?

Public Act 197 of 1975 established the legal framework for Downtown Development Authorities (DDAs), while Public Act 57 of 2018 allows cities, villages, and townships to create DDAs. Each DDA is required to prepare a Tax Increment Financing (TIF) plan that outlines tax increment procedures, amounts, and the duration of the authority.

The primary purpose of a DDA is to capture growth in local property taxes over time. The revenue generated from this growth can then be used to fund public improvement projects within the district, which in turn encourages continued investment and development opportunities.

REDEVELOPMENT READY COMMUNITY (RRC)

Redevelopment Ready Communities (RRC) is a program administered by the Michigan Economic Development Corporation (MEDC). It is a voluntary technical assistance program that communities can participate in with the goal of achieving RRC certification. The program helps communities review and assess their development processes, streamline procedures, and implement planning and economic development best practices. This makes communities more attractive for new development and redevelopment, while also supporting business attraction and retention.

Communities can participate in the RRC program at different levels: RRC Engaged, RRC Essential, or RRC Certified. An RRC Engaged community is just beginning the certification process. After that, communities may follow one of two tracks: RRC Essential or RRC Certified. An RRC Essential community has all necessary documents in place to ensure predictable development. An RRC Certified community builds on this foundation by implementing best practices and actively seeking development opportunities. In essence, Certified communities take what Essential communities have and take it one step further.

The City of Laingsburg has completed all necessary steps and is recognized as an RRC Certified Community. The City has worked to implement best practices in planning and economic development. During the RRC process, the community developed a number of plans that help define the City, including:

- » Capital Improvement Plan
- » Economic Development Strategy
- » Marketing Strategy
- » Planning and Zoning Guide
- » Laingsburg Marketing Plan
- » Public Participation Plan

These documents, along with the City's other plans and Zoning Ordinance, are available on the City's website. In Chapter 7 of this Master Plan, goals and objectives are presented. Many of the objectives from existing community plans are reflected in the goals of this Master Plan, helping to create a cohesive vision for Laingsburg's future.

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MICHIGAN MAIN STREET (MMS)

Michigan Main Street is another program administered by the Michigan Economic Development Corporation (MEDC). The program focuses on downtown revitalization and the preservation of traditional commercial corridors in communities. Similar to the RRC program, Michigan Main Street is a technical assistance program with four levels of involvement: Engaged, Network, Select, and Master.

The program is built around four key areas: economic development, design, organization, and promotion. These areas include activities such as marketing campaigns, building reuse and façade improvements, streetscape enhancements, encouraging and promoting new businesses, and fostering collaboration among stakeholders.

The City of Laingsburg is currently at the Engaged level with the Michigan Main Street program. This program can complement the City's Redevelopment Ready Certification efforts, supporting a vibrant community centered on residents, businesses, and a strong local identity.



CHAPTER FOUR
EXISTING LAND USE

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04. EXISTING LAND USE

INTRODUCTION

Existing land use is an important piece of a master plan and can often be confused with that of zoning. Existing land use provides a snapshot in time of how land within the City is being used regardless of how it is currently zoned. The City of Laingsburg Zoning Ordinance has 11 zoning districts that define how land can and can not be developed. This Master Plan developed eight existing land use categories that paint a picture of how the land in the City is being used currently.

The existing land use analysis of a master plan is a critical step in assisting the community in developing a future land use plan. The future land use plan is one of the important outcomes of the master planning process. Before developing the future land use plan, it is critical to understand the existing conditions in the community and generally where each one of those uses lie.

EXISTING LAND USE

For this Master Plan, nine (9) existing land use categories were developed to categorize how land is currently being utilized in the City. Each of these categories and their locations approximate locations within the City as described on the following pages with the Existing Land Use Map being presented on Page 37. The table below showcases each existing land use categories and approximately how much each category makes up within the City.

TABLE 6 - EXISTING LAND USE

EXISTING LAND USE CATEGORY	PERCENT
Public/Semi Public	31.7%
Residential Open Space	28.8%
Low Density Single Family	17.9%
Open Space	9.5%
High Density Single Family	8.5%
Commercial	1.6%
Multiple Family Residential	1.1%
Vacant	0.8%
Office	0.1%

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PHOTO
NEEDED

LOW DENSITY SINGLE FAMILY

Defining Characteristics

- » Homes are located larger lot sizes, resulting in lower density housing
- » Generally more recent housing development in the City falls within this category
- » Often developed with a cul-de-sac as opposed to the grid/block system found in the heart of the City
- » Developments typically include sidewalks on both side of the street to allow for better pedestrian connection
- » Can be found near the outer edges of the City

Opportunities

- » Accessory dwelling units could be permitted to allow for increased density in these areas
- » Some undeveloped lots near the outer edges of the City still remain in the City where homes could be developed

Challenges

- » There are limited suitable parcels available for development within the City unless additional land is annexed



HIGH DENSITY SINGLE FAMILY

Defining Characteristics

- » Centrally located in the City near the downtown
- » Homes are located on smaller lots creating a more compact neighborhoods
- » Not all of these neighborhoods have sidewalk systems on both sides of the street. It is fairly common to see it along only one side of the roadway
- » Built in the more typical grid/block pattern seen in older housing development

Opportunities

- » The location of this housing in the center of the City could foster walkable neighborhoods and access to the downtown with continued sidewalk infrastructure improvements by the City

Challenges

- » Development will likely be limited and consist of infill housing unless demolition occurs first



MULTIPLE FAMILY RESIDENTIAL

Defining Characteristics

- » Consists of duplexes, triplexes, and apartments in the City
- » Generally located throughout the City and not found in one defined area
- » One grouping can be found in the downtown where residential units are located above businesses in more of a mixed-use setting

Opportunities

- » Additional multiple family development would provide more housing diversity
- » Would provide additional rental housing options in the City

Challenges

- » With no municipal water system, the development of large multiple family developments will be unlikely



COMMERCIAL

Defining Characteristics

- » Commercial uses can be split into two groups in the City: downtown commercial and commercial uses outside the downtown
- » Downtown commercial includes uses such as restaurants and shops. Buildings are long, narrow, and attached creating denser development. Area is more pedestrian oriented with limited off-street parking
- » Other commercial development outside the downtown is limited and primarily located near the intersection of Grand River and Woodbury Roads. These developments are generally more vehicle oriented with large parking lots

Opportunities

- » Several downtown commercial businesses have been updated with a refurbished facade. Reinvestment downtown can encourage building occupancy and increased property values

Challenges

- » Commercial developments outside of downtown are increasingly vacant and are in need of reinvestment



OFFICE

Defining Characteristics

- » Generally located in the downtown area
- » Include medical offices, dental office, and insurance agency
- » Typically open during typical business hours such as 9 am to 5 pm.

Opportunities

- » Provide vital services to residents and surrounding communities

Challenges

- » Office uses are generally limited in the City and vacancy rates have increased after the COVID-19 pandemic



PUBLIC/SEMI PUBLIC

Defining Characteristics

- » Includes government buildings, schools, parks and recreation spaces, religious institutions, and public utilities
- » Generally spread throughout the City
- » Several large portions of land are located in this category. These include:
 - Approximately 133 acres is used for the City's waste water treatment area
 - A significant portion of land is used Laingsburg School District
 - About 100 acres is utilized for the Pine Hills Gold Course and Laingsburg Cemetery

Opportunities

- » City owns a number of parks that could continue to be developed with new amenities

Challenges

- » Some City owned land contains development constraints such as soil contamination (120 Railroad Street) which limits future use of the property without substantial investment



OPEN SPACE

Defining Characteristics

- » Land that is undeveloped in the City
- » Does not include parks and recreation spaces
- » Range in size from under an acre to over ten acres
- » Locations are spread throughout the City

Opportunities

- » Could be seen as opportunity areas for future residential or commercial development in the City

Challenges

- » Some parcels contain significant natural features such as wetlands that constrain future development



VACANT

Defining Characteristics

- » Considered vacant if the property that is no longer being used or has been abandoned.
- » Undeveloped open spaces were not considered in this category
- » Includes former grocery store and dollar store near the intersection Grand River Road and Woodbury Road
- » Other vacant uses include several storefronts in the downtown

Opportunities

- » Could be reused or redeveloped into viable businesses in the City
- » Located in areas that receives significant vehicle traffic of those entering and leaving the City

Challenges

- » Attracting developers who are willing to reinvest into vacant developed land is necessary and a continual challenge



RESIDENTIAL OPEN SPACE

Defining Characteristics

- » A residence is located on the parcel
- » Parcels are large in size and remain primarily undeveloped aside from the residence
- » Generally located near the outer edges of the City

Opportunities

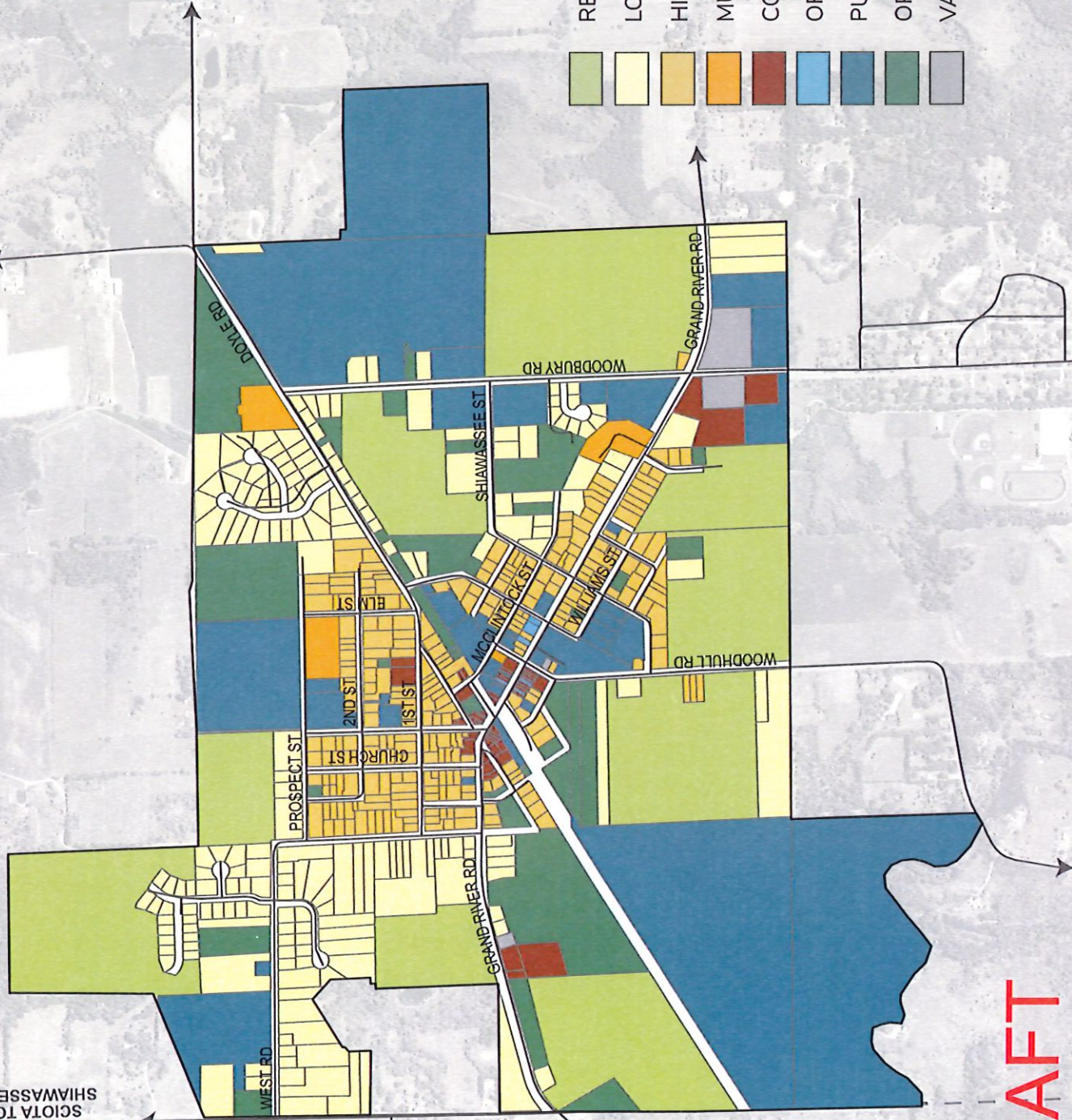
- » Could be developed with infill housing as they are largely undeveloped pieces of land

Challenges

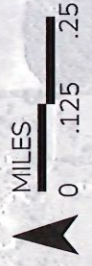
- » Ensuring land is divided in accordance with local zoning and land division regulations can increase the difficulty of infill housing development

MAP 6 - EXISTING LAND USE MAP

VICTOR TOWNSHIP
CLINTON COUNTY
SCIOTA TOWNSHIP
SHIAWASSEE COUNTY



- RESIDENTIAL OPEN SPACE
- LOW DENSITY SINGLE FAMILY
- HIGH DENSITY SINGLE FAMILY
- MULTIPLE FAMILY
- COMMERCIAL
- OFFICE
- PUBLIC/SEMI PUBLIC
- OPEN SPACE
- VACANT



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CHAPTER FIVE
HOUSING PROFILE

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05. HOUSING PROFILE

The foundation for the recommendations presented in this Master Plan are based upon the review and analysis of the residents opinions on the future of the City. This input, in conjunction with the existing conditions analysis allows City officials to have a detailed understanding of the strengths, weaknesses, and opportunities present in the City and how to focus their efforts on the future.

INTRODUCTION

Access to available and affordable housing is fundamental to a community's long-term success and sustainability. Housing has become a pressing concern across Michigan and within Shiawassee County. Providing housing that is attainable for young families, young professionals, and older residents remains a challenge in this area. The City aims to expand its housing stock to better serve individuals and households who are just entering the housing market, as well as those who are not in a position to purchase a home. Given anticipated demographic shifts and housing trends in the years ahead, it is important for local governments and residents to understand current market conditions and expected future changes.

In addition to this housing plan, Shiawassee County recently completed a County Housing Study and Market Assessment and County Housing Plan. The City should review these documents and continue to work with the County and county partners to understand and promote potential housing opportunities and resources available.

MAP PLANNING AND ZONING REVIEW

The City of Laingsburg participated in a Planning and Zoning Review about Housing Supply and Choice completed by the Michigan Association of Planning (MAP). In this review, MAP offered suggestions to the City in regard to its Master Plan and Zoning Ordinance in the attempt to increase housing supply and broaden the range of housing options available in the City. These recommendations were based on MAP's review of the City Zoning Ordinance and Master plan, in addition to discussion with the City to understand status of housing in the community and what challenges the City is facing.

This Housing Profile was based upon the feedback and recommendations included in a letter from MAP on September 24, 2025, outlining their Planning and Zoning Review. The recommendations made here were used in drafting goals and objectives, future land use, and zoning recommendations related to housing outlined in this Plan.



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HOUSING IN LAINGSBURG TODAY

The following is a review of housing data from the 2023, 2010, and 2000 American Community Survey (ACS). This data is reviewed and analyzed to provide an understanding of the current state of housing in the City. This data also reveals current challenges within the City is

analyzed to provide an understanding of the current state of housing in the City. This data also reveals current challenges within the City is

HOUSING UNITS AND AVAILABILITY

TABLE 7 - HOUSING TENURE IN THE CITY OF LAINGSBURG SINCE 2000

	2023		2010		2000	
	Number	Percent	Number	Percent	Number	Percent
Total	556	-	502	-	-	-
Occupied Housing	523	94.1%	419	83.5%		
Owner Occupied	365	69.8%	289	69.0%		
Renter Occupied	158	30.2%	130	31.0%		
Vacant Housing	33	5.9%	83	16.5%		

Tables 7 and 8 display housing tenure in Laingsburg over time as well as compare housing tenure in the City to that of the County and State.

According to 2023 ACS data, 556 housing units are located in the City. Of the total housing units available in the City of Laingsburg, 94% are occupied, meaning only about 6% of housing within the City is vacant. The vacancy rate in the City, is approximately two percent lower than the County (8.8%) and six percent lower than the State (12.2%). A low percentage in vacant housing in the City, in conjunction with population that has been historically steadily rising can present issues with housing availability and housing stock, some of which the City is currently

TABLE 8 - HOUSING TENURE IN THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, & MICHIGAN IN 2023

	CITY OF LAINGSBURG		SHIAWASSEE COUNTY		MICHIGAN	
	Number	Percent	Number	Percent	Number	Percent
Total	556	-	30,272	-	4,599,683	-
Occupied Housing	523	94.1%	27,618	91.2%	4,040,168	87.8%
Owner Occupied	365	69.8%	21,905	79.3%	2,946,157	72.9%
Renter Occupied	158	30.2%	5,713	20.7%	1,094,011	27.1%
Vacant Housing	33	5.9%	2,654	8.8%	559,515	12.2%

facing.

Of the occupied housing within the City, approximately 70% of it is owner occupied while the remaining 30% is occupied by renters. The City has a larger percentage of renter occupied units than that of the County as a whole. The amount of renter occupied units in the City is more comparable to that of the state as whole, than the County.

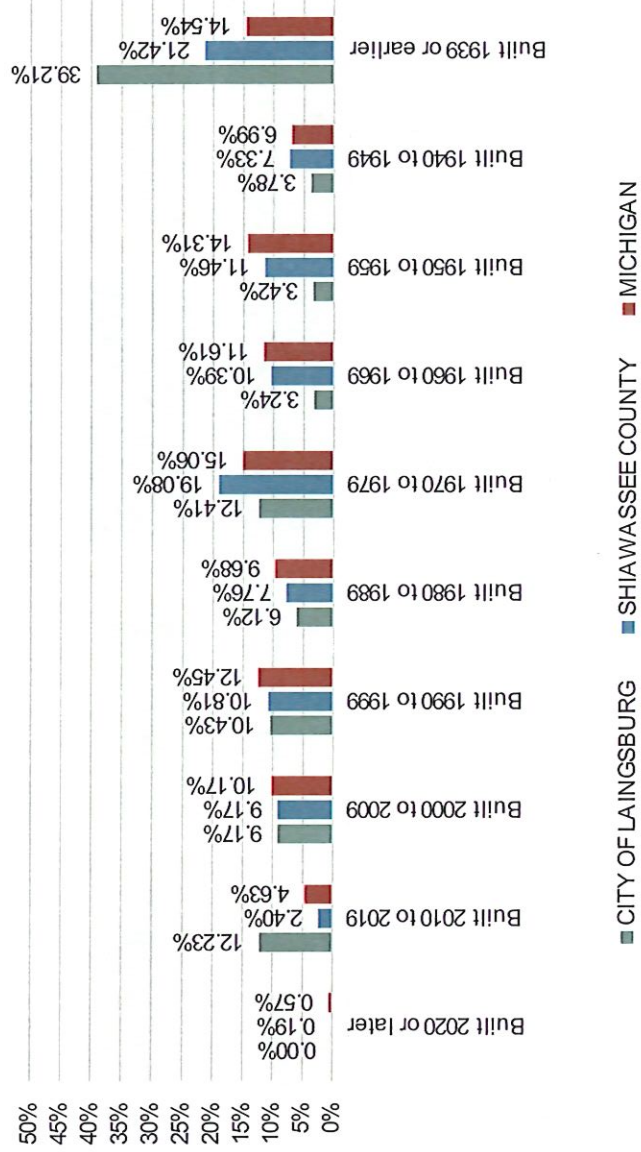
TABLE 9 - HOUSING UNITS BY TYPE IN THE CITY OF LAINGSBURG, SHIAWASSEE, & MICHIGAN IN 2023

	CITY OF LAINGSBURG	SHIAWASSEE COUNTY	MICHIGAN
1-Unit Detached	78.1%	79.8%	72.0%
1-Unit Attached	1.4%	1.2%	4.7%
2 Units	1.8%	2.6%	2.2%
3 or 4 Units	1.4%	3.2%	2.7%
5 to 9 Units	9.9%	1.9%	4.2%
10 to 19 Units	4.5%	1.8%	3.5%
20 or more units	2.2%	2.7%	5.6%
Mobile Home	0.7%	6.8%	5.1%

Table 9 identifies the types and amounts of housing that composes the City's housing stock and compares this to Shiawassee County and the State. The majority of the housing stock in the City of Laingsburg is 1-unit detached homes, equaling approximately 78% of the City's housing stock. The percentage of the City's housing stock that consists of 1-unit detached housing is similar to that of the percentage in both Shiawassee County and the State. Compared to the County and State, Laingsburg has a higher percentage of housing stock that is 5 to 9 units and 10 to 19 units.

An important factor related to housing is the age of the housing stock within the community. The figure to the right outlines the age of housing within the City. Typically, as housing ages, it requires higher costs for maintenance and upkeep. In the City, approximately 40% of the housing stock was built in 1939 or before, indicating that much of the housing stock is nearing 90 years of age or older. In recent years, new home construction has slowed in the City. These factors, combined with a population that has steadily been rising, could pose challenges for the City in the future.

FIGURE 7 - AGE OF STRUCTURES IN THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, & MICHIGAN IN 2023



HOME VALUE

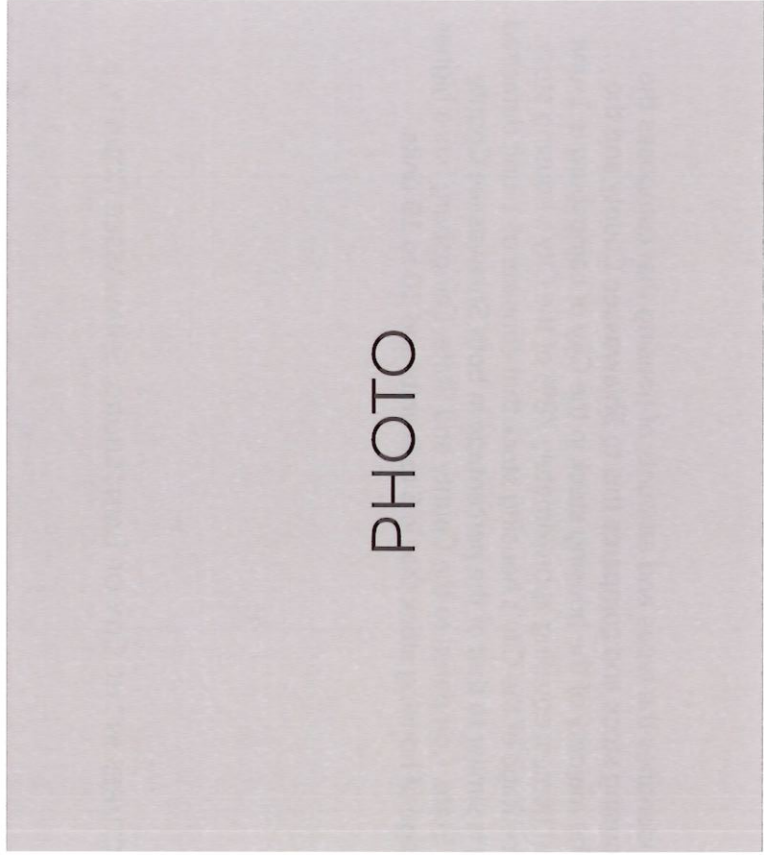
FIGURE 8 - MEDIAN HOUSING VALUE THE CITY OF LAINGSBURG, SCIOTA TOWNSHIP, CITY OF PERRY, CITY OF OWOSSO, SHIAWASSEE COUNTY, & MICHIGAN IN 2023

	CITY OF LAINGSBURG	SCIOTA TOWNSHIP	CITY OF PERRY	CITY OF OWOSSO	SHIAWASSEE COUNTY	MICHIGAN
2023	\$202,600	\$241,300	\$144,400	\$121,500	\$164,600	\$217,600
2010	\$133,800	\$158,500	\$122,800	\$99,400	\$129,300	\$144,200

Median housing values in the City of Laingsburg were evaluated in comparison to Sciota Township, comparable communities within Shiawassee County, as well as Shiawassee County and the State of Michigan. Housing values from 2010 were also reviewed to assess changes over time and identify longer-term market trends.

In 2023, the median housing value in the City of Laingsburg was \$202,600. This value is higher than the median housing values in the City of Perry (\$144,400), the City of Owosso (\$121,500), and Shiawassee County overall (\$164,600), but lower than Sciota Township (\$241,300) and slightly below the State of Michigan (\$217,600).

Between 2010 and 2023, median housing values in Laingsburg increased substantially, rising from \$133,800 to \$202,600. This increase reflects broader regional and statewide housing market trends and indicates growing housing demand within the City. During this time period, housing prices in the City did increase at a greater rate than that of comparable City's and the County. While higher home values help strengthen the local tax base, they may also present affordability challenges for first-time home buyers, young families, and residents on fixed incomes. These trends emphasize the need for a variety of housing options that balance affordability with reinvestment and neighborhood stability.



AFFORDABILITY

A commonly accepted standard is that households should spend no more than 30 percent of their annual income on housing, as costs exceeding this threshold may indicate affordability challenges. The median housing value in the City has increased substantially since 2010, generally mirroring statewide trends, though the City's median value remains higher than that of the County. This rise in housing values reflects broader market conditions but may have implications for affordability over time. An analysis of housing cost burden shows that owner-occupied housing is largely affordable, as a majority of homeowners (83 percent) spend less than 30 percent of their income on housing. In contrast, a significant share of renters (65 percent) spend more than 30 percent of their income on housing, suggesting that rental affordability is a notable concern in the City. This disparity between owners and renters may be influenced by limited availability of rental units relative to demand, which can place upward pressure on rental costs.

FIGURE 9 - OWNER COSTS

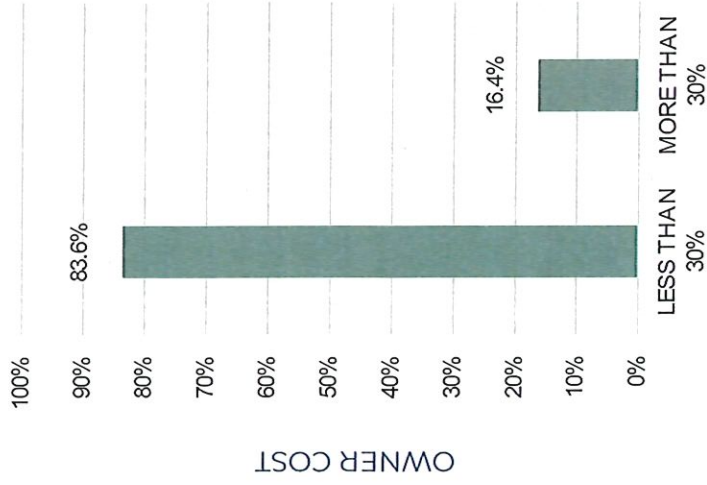


FIGURE 10 - RENTER COSTS

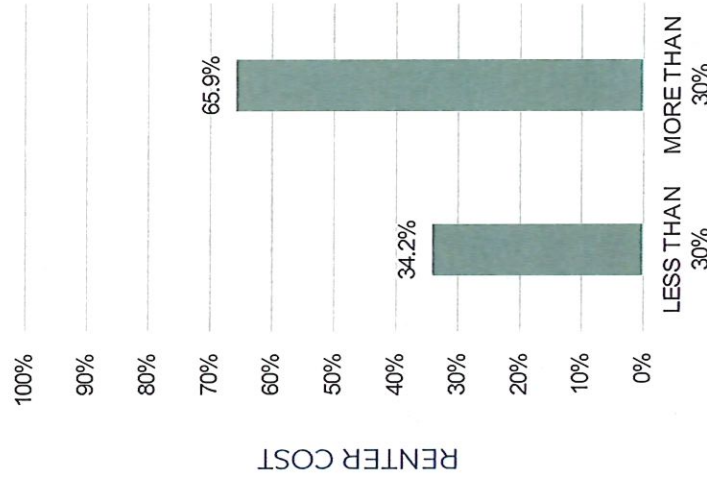
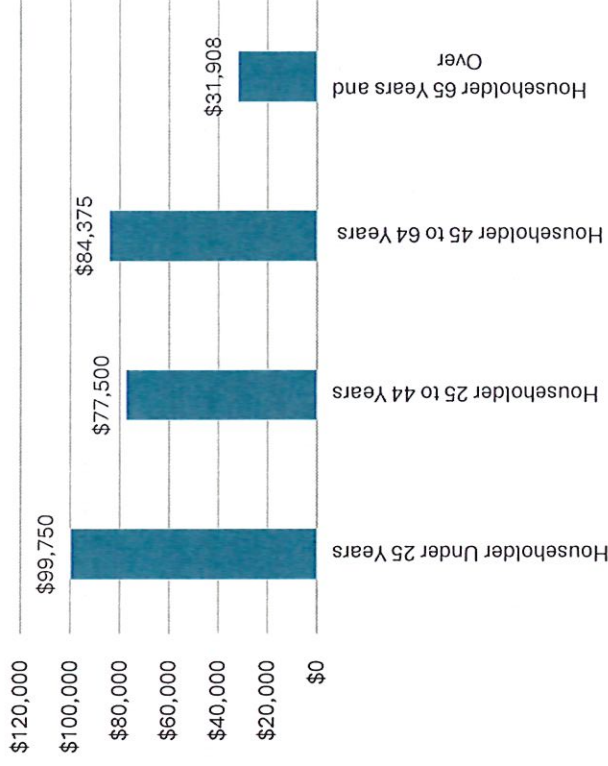


FIGURE 11 - HOUSEHOLDER INCOME BY AGE IN 2023



Household income trends in the City of Laingsburg, as well as comparisons to Shiawassee County and the State of Michigan, can be found in Chapter 3 of this Plan. As noted in that chapter, the median household income in Laingsburg is \$75,547, which is higher than the median household income in Shiawassee County (\$64,464) and slightly higher than the State of Michigan (\$71,169). These income levels provide important context for understanding housing affordability in the City.

To further inform the Housing Plan, household income within the City was reviewed by age group, as shown in Figure XXX. Given that a significant portion of Laingsburg's population consists of young families, it is important to understand how household income varies by age. This breakdown helps identify potential housing needs and affordability challenges across different life stages, including entry-level housing for younger professionals, housing for young families, and housing options that support aging in place for older residents.

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PUBLIC FEEDBACK

A full analysis of all public feedback received is provided in Chapter 6, which summarizes community perspectives on the current conditions within the City and residents' aspirations for future development.

A frequently cited concern in the survey related to issues of blight and the condition of older or poorly maintained homes and rental properties. Respondents suggested the need for stricter property maintenance ordinances and increased accountability for property owners. Given that approximately 40 percent of the City's housing stock is 86 years old or older, and that relatively few new homes have been constructed in recent years, concerns about blight extend beyond aesthetics. Deferred maintenance in older homes could negatively affect the City's overall housing supply. If properties are not properly maintained, they may fall into disrepair, and with limited new construction, the total housing stock could decline over time. Ensuring the proper maintenance and preservation of the City's older housing stock will be critical to supporting the Plan's broader housing recommendations and maintaining, and potentially increasing, the City's housing supply.

One survey question asked respondents to identify barriers to housing in the City. Approximately 60 percent cited availability, while another 30 percent identified affordability as a primary concern. The City has little vacant housing and limited land available for new residential development. Based on discussions with City staff, there is strong demand for housing coupled with limited supply, a combination that may contribute to rising housing prices. As shown in data presented earlier in this chapter, the City has a relatively high median housing value compared to surrounding areas. Additionally, since 2010, the City's median housing value has increased at a faster rate than in other comparable communities within the County.

Another survey question asked which types of housing should be prioritized in the City. Just over half of respondents favored single-family housing, while approximately 30 percent identified multi-family housing as a priority. Currently, the City's housing stock is predominantly single-family in nature. Diversifying the range of housing options available, such as through the addition of townhomes or apartments, could help meet the needs of the City's younger population while also providing

opportunities for residents to age in place within the community.

HOUSING CHALLENGES AND CONSTRAINTS IN LAINGSBURG

LACK OF A MUNICIPAL WATER SYSTEM

The absence of a municipal water system limits the City's ability to support higher residential densities and may constrain future housing development. Reliance on private wells generally requires larger lot sizes, which reduces the total number of housing units that can be accommodated within the City's existing boundaries. This limitation may restrict the City's ability to provide a broader range of housing types, such as multifamily or smaller-lot single-family development, and could affect long-term growth potential, housing choice, and overall affordability. Additionally, the lack of a municipal water system may pose challenges for redevelopment or infill development in certain areas where well capacity or groundwater conditions are insufficient to support additional housing.

LIMITED AVAILABILITY OF LAND FOR HOUSING DEVELOPMENT

The City's supply of undeveloped land suitable for housing is constrained, which limits opportunities for new residential growth. Without annexation of additional land, future housing development would likely depend on the subdivision of existing large-lot residential parcels or the conversion of the few remaining agricultural parcels within the City. This condition may make it more difficult for the City to accommodate population growth, diversify its housing stock, or provide more attainable housing options without altering existing development patterns or densities.

NATURAL FEATURES AFFECTING DEVELOPABLE LAND

Natural features, such as wetlands, floodplains, and other environmentally sensitive areas, further reduce the amount of land that is realistically available for future housing development. These features can limit where and how housing can be built, increase development

costs, and require additional environmental review or mitigation. As a result, even parcels that appear developable at a high level may have significant constraints that restrict housing capacity or influence the type and intensity of development that can occur.

TIGHT HOUSING MARKET

With approximately 94% of housing units occupied, Laingsburg has a relatively low vacancy rate (about 6%), indicating a tight housing market with limited available housing options for new residents or those seeking to move within the City. This limited availability can make it more difficult for households to find suitable housing, reduce mobility within the community, and place upward pressure on housing costs over time.

VACANCY RATE IS LOWER THAN REGIONAL AND STATE LEVELS

The City's vacancy rate is roughly 2 percentage points lower than Shiawassee County (8.8%) and about 6 percentage points lower than the State of Michigan (12.2%), demonstrating that housing availability in Laingsburg is more constrained than in the surrounding region and statewide. This comparatively low vacancy rate suggests stronger local demand for housing relative to supply, which may contribute to higher housing costs and fewer housing choices for residents.

POTENTIAL CONSTRAINT ON GROWTH AND MOBILITY

The combination of a low vacancy rate and a historically growing population may constrain the City's ability to accommodate future growth and household mobility. Limited housing availability can reduce housing choice, make it more difficult for residents to move within the community as their needs change, and place upward pressure on housing costs. Over time, these conditions could impact the City's ability to attract new residents, retain existing residents, and support a diverse and balanced housing market.

RENTAL AFFORDABILITY IS A CONCERN

Approximately 65% of renters in the City spend more than 30% of their income on housing, indicating a notable affordability challenge for rental households. This level of housing cost burden suggests that many renters may have difficulty affording other basic needs, such as transportation, healthcare, or savings. The prevalence of cost-burdened renters also highlights a potential need for additional affordable or lower-cost rental housing options in the City.

POTENTIAL SUPPLY AND DEMAND IMBALANCE IN RENTALS

Limited availability of rental units relative to demand may be contributing to higher housing cost burdens for renters in the City. When rental supply does not keep pace with demand, competition for available units can drive up rents and reduce housing stability for lower- and moderate-income households. This imbalance may also limit housing options for young households, seniors, or individuals who prefer or rely on rental housing rather than homeownership.

HOUSING POLICY RECOMMENDATIONS

ACCESSORY DWELLING UNITS (ADUs)

Accessory dwelling units (ADUs) are separate residential units located on the same lot as a principal single-family home. These units may be attached or detached from the primary structure but are clearly secondary in size and function to the principal dwelling. Many communities require that the principal home be owner-occupied to help ensure consistent property maintenance and neighborhood compatibility. ADUs are often created to provide housing for elderly family members or other relatives; however, because they may also be occupied by non-family members, regulations are typically established to ensure that these units remain compatible with the character and scale of existing single-family neighborhoods.

MISSING MIDDLE HOUSING

“Missing Middle” housing refers to a range of multiunit or clustered housing types that are similar in scale to surrounding single-family homes while providing a greater variety of housing options. These housing types typically include triplexes, fourplexes, courtyard apartments, bungalow courts, and live-work units. In many communities, such housing forms are increasingly being incorporated into mixed-use or transitioning commercial corridors to support more walkable, mixed-use environments. Within the City, the current zoning ordinance establishes a Medium Density Residential District that permits duplexes and attached townhouses; however, expanding housing options to allow for smaller dwellings clustered on a single lot—such as bungalow courts—could help address the need for additional housing options that are attainable for young families and first-time homeowners while remaining compatible with existing residential neighborhoods.



SOURCE: <https://opticosdesign.com/blog/missing-middle-housing-close-bungalow-courts/>

ADDRESS INFRASTRUCTURE CONSTRAINTS TO SUPPORT HOUSING GROWTH

Recognizing that the lack of a municipal water system constrains residential density and the types of housing that can be supported, the City should evaluate long-term infrastructure options that could better accommodate future housing needs. This may include exploring the feasibility of establishing or expanding municipal water service, or pursuing intergovernmental agreements that could facilitate higher-density development in appropriate locations. In the interim, the City should consider alternative infrastructure solutions that could allow for more compact development while protecting groundwater resources. Aligning long-term land use planning with realistic infrastructure capabilities will be essential to ensuring that housing goals are achievable and sustainable.

PROMOTE INFILL, REDEVELOPMENT, AND EFFICIENT USE OF LAND

Given the City’s limited supply of developable land and the presence of natural features that further constrain buildable areas, future housing growth should prioritize infill and the efficient use of existing land. This includes encouraging redevelopment of vacant or underutilized parcels and supporting the adaptive reuse of existing buildings for residential purposes where appropriate. New development should be carefully guided to balance environmental protection with housing needs, particularly by avoiding or minimizing impacts to sensitive areas such as wetlands and floodplains. In appropriate locations, more compact housing forms, including clustered or “missing middle” housing types, could help make better use of limited land while remaining compatible with surrounding neighborhoods.

PRESERVE AND REHABILITATE EXISTING HOUSING STOCK

With a significant portion of the City’s housing stock nearing 90 years of age, preserving and maintaining existing homes is critical to sustaining overall housing supply and addressing public concerns about blight. The City should support housing rehabilitation through programs, grants, or low-interest loans that assist homeowners with necessary maintenance and repairs. Strengthening and consistently enforcing

property maintenance standards can help prevent further deterioration of older homes and rental properties. Partnering with local or regional housing organizations may also provide additional resources to support preservation efforts and ensure that older housing remains safe, functional, and viable over time.

IMPROVE RENTAL AFFORDABILITY AND AVAILABILITY

Given evidence of rental cost burdens and potential supply constraints, the City should pursue strategies to expand and diversify rental housing options. Encouraging the development of additional rental units, particularly those affordable to low- and moderate-income households, can help alleviate pressure in the rental market. Implementing zoning amendments that permit accessory dwelling units and missing middle housing could help alleviate some of this pressure.

MONITOR HOUSING MARKET CONDITIONS AND TRENDS

To inform future decision-making, the City should regularly track key housing indicators such as new housing production, vacancy rates, housing values, and cost burdens for both owners and renters. Monitoring changes in housing demand, population growth, and demographic trends will provide important context for evaluating the effectiveness of existing policies. This ongoing analysis will allow the City to adjust strategies as conditions evolve and ensure that housing planning remains responsive to community needs.

ALIGN HOUSING POLICY WITH BROADER COMMUNITY GOALS

Housing planning should be closely coordinated with broader community objectives related to infrastructure, transportation, economic development, and quality of life. The City should ensure that new housing development is supported by adequate public services and contributes positively to community stability and vitality. Incorporating public input into ongoing housing discussions and policy updates will also be important for maintaining transparency and ensuring that future housing decisions reflect community priorities.

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CHAPTER SIX

COMMUNITY INPUT

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06. COMMUNITY INPUT

The foundation for the recommendations presented in this Master Plan are based upon the review and analysis of the residents opinions on the future of the City. This input, in conjunction with the existing conditions analysis allows City officials to have a detailed understanding of the strengths, weaknesses, and opportunities present in the City and how to focus their efforts on the future.

COMMUNITY INPUT PROCESS & METHODS OF PUBLIC OUTREACH

Multiple forms of community input were used during the Master Plan process. This gave residents the opportunity to participate throughout the course of plan creation and review the document before adoption by the City. The following is a list of the different types of input that took place during the planning process.

- » **SURVEY:** A survey was available for anyone to participate in from August 8, 2025 through September 12, 2025.
- » **63-DAY REVIEW PERIOD:** On **DATE**, a copy of the Plan was sent to neighboring jurisdictions and registered entities for review prior to adoption. In addition, the Plan was posted to the City website and available for review at **PLACE**.
- » **PUBLIC HEARING:** An advertised public hearing was held for the Plan on **DATE**. Community members were able to attend and provide comments and feedback about the Plan before adoption.

The City advertised the Plan and the available forms of public input in the following ways:

- » Flyers and postcards such as the one shown on the page were posted around the City to promote the survey.
- » A QR code was created for the survey.
- » The survey link and flyer were posted to the City website and posts were made on the City social media pages.
- » Targeted ads to residents were made over social media to encourage participation of the survey.

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- » The 15 day notice for the public hearing was published in **XXX** and shared on **WEBSITE**.
- » The draft Plan was posted on the City website and available for review in person at **PLACE**.



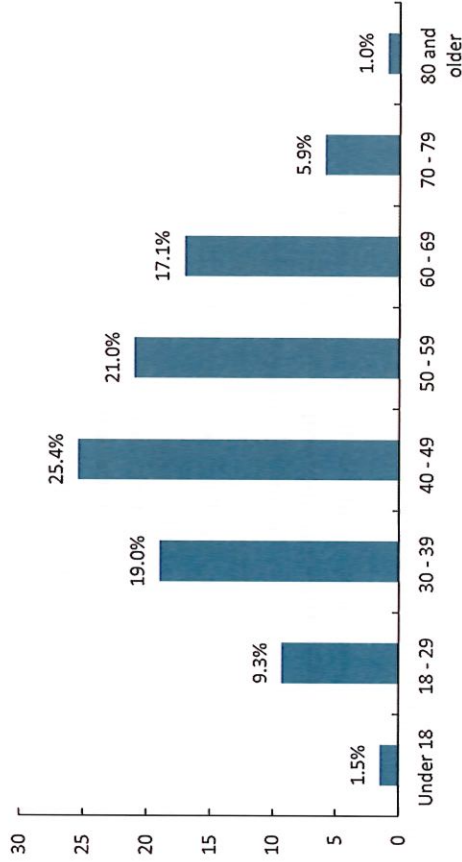
COMMUNITY SURVEY RESULTS

As noted, the community survey was conducted to better understand how the community would like to see the City in the future. The survey was available for just over a month where residents could participate in the survey online. In total, the survey received 206 responses and included a combination of multiple choice, ranking, and short answer questions. The following pages summarize the key findings from the survey, with the full report of questions and responses provided in **Appendix A**.

GENERAL INFORMATION

The survey included participation for those of all ages in the community. The largest response rates were received by those ages 40 to 49 (25.9%), 50 to 59 (21.0%), and 30 to 39 (19.0%). These participation rates are fairly reflective on the demographics of the City, as participation was high for younger populations compared to those 65 and above.

FIGURE 12 - AGE DISTRIBUTION



In addition, participants were asked where they reside. The results were fairly split between the City of Laingsburg and Victor Township. Of those that wrote in responses for this question, the top write in response was that of Woodhull Township. For respondents that indicated they lived within the City of Laingsburg, almost half (47.7%) responded that they live in the City because of the small town atmosphere and an additional 26.0% said that they were born and raised in the City.

FIGURE 13 - RESIDENCE



QUALITY OF LIFE & PRIORITIES

Respondents were polled on the changes they felt have occurred in the City over the last five (5) years. In general, most respondents felt the City has stayed relatively the same in regards to traffic, the natural environment, blight, job opportunities, and City services such as the Department of Public Works (DPW), Police Department, and Fire/EMS. A few categories were more split on if they felt the City had stayed the same or improved. These included road conditions, overall quality of life, and access to commercial businesses. In all the categories that were presented, none received an overwhelming response that conditions have worsened in the City. The categories and responses received are shown in Table 10 below.

TABLE 10 - QUALITY OF LIFE CATEGORIES

	BETTER	SAME	WORSE
Road Conditions	44.3%	45.3%	10.3%
Traffic	11.8%	76.4%	11.8%
Natural Environment	17.8%	74.3%	7.9%
Blight	19.7%	63.1%	17.2%
Department of Public Works	19.5%	67.0%	13.5%
Police	13.4%	76.6%	10.0%
Fire and EMS	25.9%	71.6%	2.5%
Overall Quality of Life	35.5%	53.7%	10.8%
Schools	30.3%	50.7%	18.9%
Access to Commercial Businesses	53.7%	28.6%	17.7%
Job Opportunities	11.9%	66.3%	21.8%

To better understand why some respondents indicated that these categories had worsened, they were prompted to explain why. Many of these reasonings included discussion on the number of businesses in the City that have closed, the limited job opportunities available, and concerns on the quality of the schools in recent years.

To gauge the priorities of those in the City, respondents were provided a list of actions and asked to rank them from most important to least important for the City to pursue. While the responses to this question varied, a distinct highest priority and lowest priority were established. Out of the seven (7) actions listed, 43% of respondents felt that the continuing to improve the downtown should be the highest priority of the City. Other actions that ranked higher included preserving the small town character and the preservation of natural areas. The action respondents felt should be the City's lowest priority was that of encouraging additional housing types in the City. Other actions that ranked lower on the list included focusing on infill and redevelopment in the City and improving walkability and trails.

COMMERCIAL USES & THE DOWNTOWN

A key intersection identified within the community is that of Woodbury and Grand River Roads. This not only serves as a primary entrance to the City, but it also serves as a commercial hub outside of the City's downtown. In this location, a two (2) businesses have closed recently. To gauge what types of commercial uses residents of the City feel are missing, respondents were asked what type of commercial development they would like to see utilize these vacant spaces. The input received identified several clear priorities for redevelopment in the area. These themes included:

- » **GROCERY STORE/FRESH FOOD MARKET:** This was the most answered response to this question. Since the closing of the only grocery store in the City, many felt that there is a gap in the access to fresh food in the City. Many responses discussed the need for an affordable grocery store or fresh food market.
- » **RESTAURANTS:** Many respondents expressed a desire to see a greater selection of family friendly restaurants in the City that provide alternatives to the existing bar type establishments currently existing in the downtown.
- » **FITNESS & RECREATION:** Respondents indicated a demand for additional fitness opportunities in the City such as a gym, youth-oriented activities, and family-friendly entertainment establishments.
- » **COMMUNITY GATHERING SPACES:** Residents identified the value of having gathering spaces in the community that can be build off what currently exists. These included expanded library facilities, a senior center, farmers market, and additional youth programming.

- » **FINANCIAL INSTITUTIONS & SERVICES:** Many respondents indicated the need for additional services in the City such as a local bank or credit union and other small retail shops.

WHAT TYPES OF BUSINESSES WOULD YOU SUPPORT IN THE VACANT BUILDINGS NEAR WOODBURY & GRAND RIVER ROADS?

"A grocery store that focuses on produce and locally grown or sourced items like meat from local farmers, etc., or an indoor farmers market."

"A gym or athletic facility."

"Antique store, thrift shop, or shared office space."

"New grocery store with housing or gym above."

"MSU Credit Union"

"A grocery store/sustainable business opportunity (first floor) and apartments on second floor and higher."

The City has prioritized downtown revitalization over recent years. To continue to build off of this effort, respondents were asked what additions would help attract additional guests and businesses to the area. The response to this question received split opinions, as shown below.

1. Improve walkability and bike access with expanded sidewalks, safer crosswalks, and improved maintenance (35.9%)
2. Create a themed streetscape incorporating art, outdoor games, gathering areas, and decorative lighting (32.3%)
3. Encourage additional festivals, seasonal events, and activities to encourage the community to spend more time in the area (31.8%)

WHAT DO YOU LIKE BEST ABOUT LAINGSBURG?

The survey concluded with two (2) short answer questions that generally asked respondents what they like best about the City and one (1) thing they would do to improve the City over the next five (5) to ten (10) years. The responses submitted for what respondents like best about the City of Laingsburg can be summarized into the following themes:

- » **SMALL TOWN CHARM:** Residents of the City highly value the small town charm and atmosphere found in the City. Respondents emphasized the quaint, quiet, and close-knit community the City offers.
- » **COMMUNITY SUPPORT & PEOPLE:** Respondents valued the community and the people that make up the City. The City has fostered a culture where residences support one another and come together for community events.
- » **DOWNTOWN & LOCAL BUSINESSES:** Respondents recognize the downtown as an important asset in the community. Respondents noted recent improvements taking place and the businesses moving into the downtown area.
- » **SAFETY & ACCESS:** Respondents value the sense of safety and security in the City. In addition, the small size makes the community walkable furthering the small town, family-oriented feel.

WHAT DO YOU LIKE BEST?

"Everything is within walking distance."

"Great schools, safe place to live, and a strong sense of community. I also like that the downtown is improving and we have some quality businesses starting to anchor downtown."

"Most people are warm, caring, great people. I love this town for the community."

"Small town charm."

"The home town feeling and how connected you feel to the past history of the area even if you are not originally from here."

WHAT WOULD YOU DO TO IMPROVE LAINGSBURG?

The responses submitted for what respondents would do over the next five (5) to ten (10) years to improve the City can be summarized into the following themes:

- » **DOWNTOWN REVITALIZATION & BUSINESS DEVELOPMENT:** Respondents would like to see downtown revitalization efforts continue with improved facades, signage, and streetscape elements. In addition, they would like to see empty storefronts fill with businesses that can be sustained by the City's economy.
- » **COMMUNITY IDENTITY & DESTINATION:** Respondents would like to see the City take on a unique and distinctive identity. This would help the City market itself as a destination for those visiting nearby destinations such as Sleepy Hollow State Park.
- » **PROPERTY MAINTENANCE & BLIGHT:** Residents are frustrated with the general neglect of some properties in the City, such as rundown homes, unkempt yards, and rental property maintenance. Suggestions included stricter ordinances and accountability for the property owners.
- » **HOUSING:** Respondents noted the need for more affordable housing in the community. In addition, some noted the need for to additional types of housing such as rental houses and apartments.
- » **PARKS & RECREATION OPPORTUNITIES:** Respondents discussed upgrading and adding additional amenities to parks in the City such as trails, splash pad, and playgrounds. In addition, comments noted utilizing natural resources by providing water access to the Looking Glass River.

WHAT WOULD YOU IMPROVE?

"Many sidewalks in town need attention. I walk in the street a lot of the time because of the areas that are lifted or sections of sidewalk are missing."

"Invest in maintaining the City's parks, sidewalks, light poles, & signage. Support housing development in the downtown."

"Make a more cohesive and welcoming downtown. Encourage boutique shops and destinations that attract businesses."

2024 LAINGSBURG COMMUNITY FEEDBACK SURVEY

In 2024, the City of Laingsburg and the Laingsburg Planning Commission put out a survey to gather community feedback and input. This survey was not tied to any planning initiatives other than gathering input on community opinions and issues. The survey received a total of 89 responses.

SIMILARITIES BETWEEN BOTH SURVEYS

A number of the questions asked in the survey completed in 2024 were similar to questions asked in 2025. These included questions on items the City should prioritize, biggest concerns in the City, how to improve quality of life, and what residents would like to see in the next five (5) years. These questions saw many of the same responses that were prevalent in the survey conducted in 2025. Types of businesses respondents wanted to see more of included restaurants and shopping or retail establishments. In addition, respondents felt the City should prioritize improving the visitor experience in the City such as increasing dining, shopping, and entertainment options. The biggest concerns for the City included that of economic health and stability, conservation of heritage and character of the downtown, and conservation of farmland and the natural landscapes.

HOUSING

The survey conducted in 2024 asked a number of questions related to housing. The information gathered from these questions are critical to the future discussion of housing within the City.

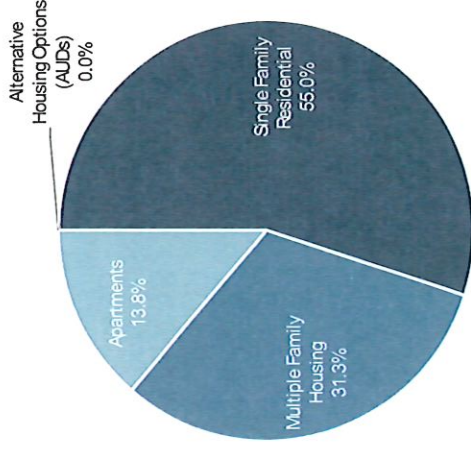
Respondents were asked what they see as the main issues related to housing in the City. The top responses are as follows:

1. Rental housing
2. Housing stock and the number of houses available
3. Older adult housing
4. Homeownership
5. Communication and awareness (increasing awareness for affordable housing, housing programs, services, and fair housing

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Respondents were asked which types of housing is most important to prioritize. Over half of the respondents answered single-family residential houses. This was followed by other multi-family housing (duplexes, townhouses, and condos) (31%) and apartments (13%).

FIGURE 14 - TYPES OF HOUSING TO PRIORITIZE



Understanding the barriers to housing is critical to making informed recommendations for the future. When asked about what they see as barriers to housing in the City, responses were as follows.

1. Availability (59.3%)
2. Affordability (29.6%)
3. Accessibility (1.23%)

Some respondents wrote in answers for this question. These responses indicated high tax rates and poor housing quality.

Lastly, respondents were asked if they rented or owned property in the City. 95% of the respondents indicated that they own their home in the City. It is critical to consider how responses could have differed if more respondents rented their housing versus owning their home. To supplement this lack in knowledge from the survey data, census data should be reviewed in relation to housing and affordability for those that rent versus own their homes.

CHAPTER SEVEN

GOALS AND OBJECTIVES

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07. GOALS AND OBJECTIVES

The recommendations presented in this Master Plan are grounded in a thoughtful review and analysis of resident input about the future of the City. This community feedback, combined with an analysis of existing conditions, provides City officials with a clear understanding of Laingsburg's strengths, challenges, and opportunities. Together, these insights help guide where energy and resources should be focused as the City plans for the future.

This chapter establishes the goals and objectives that form the framework for Laingsburg's long-term vision. These goals and objectives are intended to guide decision-making and help the City measure progress over time. Goals describe broad, long-range outcomes the City hopes to achieve, while objectives identify more specific and measurable actions that support those goals.

As noted earlier in this Plan, all relevant City planning documents were reviewed as part of the master planning process. A list of these documents can be found in Chapter One. Particular attention was given to the goals, objectives, and action items contained within each plan. The goals and objectives developed for this Master Plan intentionally build upon and reflect the ideas found in those existing documents, ensuring that the vision presented here aligns with the broader vision already established for Laingsburg.

To highlight this coordination, goals and objectives in this chapter that align with other City documents are marked with a symbol identifying the corresponding plan. Please refer to the key at the bottom of this page for additional details.

Key:

LAINGSBURG PLANNING THEMES

The goals and objectives created for the City are organized around six (6) key themes that emerged as priorities during the development of this Plan. These themes reflect the shared values and focus areas identified by the Planning Commission and serve as the foundation for the policies and vision presented throughout the document.

The themes were initially shaped by community input gathered through the public participation process and were further refined by City staff and the City of Laingsburg Planning Commission as the goals and objectives were developed. Together, they provide a clear structure for guiding future decisions and advancing the long-term vision for the City. These themes include:

- » **HOUSING:** Enhance current housing stock and provide for a wider range of housing types. Preserve the charm and historic character present within the City for new developments.
- » **DOWNTOWN:** Continue to build upon recent downtown revitalization efforts to promote an active and attractive City center enjoyed by both residents and visitors alike.
- » **ECONOMIC DEVELOPMENT:** Support a diverse mix of businesses and services that strengthen Laingsburg's local economy while gradually positioning the City as a destination for residents and visitors throughout the region.
- » **INFRASTRUCTURE:** Provide well maintained and quality infrastructure and services in the City while preparing for future expansion and repairs as necessary.
- » **PARKS AND RECREATION:** Provide a parks system that is accessible and unique to Laingsburg.
- » **PUBLIC ADMINISTRATION AND ENGAGEMENT:** Strengthen transparent and effective local governance through adaptable regulations, fair review processes, collaboration, diverse funding, and meaningful public engagement.

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HOUSING

GOAL #1: ESTABLISH AND MAINTAIN A STABLE RESIDENTIAL HOUSING STOCK AROUND THE CITY'S KEY NOTABLE FEATURES TO ENSURE THEIR CONTINUED VIABILITY.

- a. Enforce zoning and property maintenance regulations to ensure a quality housing stock in the City.
- b. Create flexible regulations that encourage a variety of housing types in the City to meet the needs of a diverse range of populations.
- c. Promote the reuse and rehabilitation of existing residential structures to preserve the historic feel of housing within the City.
- d. Identify and promote the expansion of residential housing at key locations along the perimeters of the City.

GOAL #2: CONTINUE TO PROMOTE THE APPROPRIATE DEVELOPMENT OF VACANT LANDS INSIDE AND OUTSIDE THE CITY'S BOUNDARIES AS RESIDENTIAL HOUSING TO MEET HOUSING DEMANDS IN THE CITY.

- a. Develop zoning regulations and plans that support single-family residential subdivision development where appropriate, while ensuring neighborhoods are connected to the City's downtown, schools, and recreation opportunities.
- b. Develop working relationships with surrounding communities concerning annexation, 425 agreements, or other mechanisms that allow for residential growth of the City and surrounding areas.
- c. Coordinate land use patterns and growth management policies with surrounding communities to prevent loss of developable land for residential purposes as well as natural resources and prime agricultural land.
- d. Actively promote and market key development sites for sensible and attractive multi-family development.



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DOWNTOWN

GOAL #3: MAINTAIN THE MOMENTUM OF PREVIOUS DOWNTOWN REVITALIZATION EFFORTS TO KEEP THE CITY'S CORE VIBRANT.

- a. Promote the redevelopment of the City's downtown business district by emphasizing urban revitalization and maintenance of the City's downtown.
- b. Develop and enforce a property maintenance code in the City to prevent the decline of properties and encourage investment by ensuring stabilized property values.
- c. Encourage and fund services that can be utilized by the City and surrounding rural areas, such as community events, parks and recreation facilities, and commercial recreation opportunities.
- d. Utilize the resources available as part of the Redevelopment Ready Communities Program and Michigan Main Street Program to continue to prioritize the utilization of the downtown.
- e. Develop a coordinated vision for the downtown streetscape to ensure new development enhances and further develops the downtown's identity.
- f. Support commercial development and growth in the downtown area to strengthen the area's role as a central commercial hub in the City.
- g. Encourage a vibrant and unique collection of shops and restaurants by working with economic development agencies to promote viable sites.
- h. Continue to work with property owners and developers in the downtown develop and redevelop land into mixed uses that diversify the housing options available in the City.

ECONOMIC DEVELOPMENT

GOAL #4: ESTABLISH THE CITY AS A DESTINATION BY ATTRACTING VISITORS FROM THE NEARBY STATE PARK AND GAME AREA.

- a. Promote and market the City using a wide variety of tools, including an updated website, social media campaigns, local groups and businesses.
- b. Capitalize on regional draws in the area, such as Sleepy Hollow State Park and Rose Lake State Game Area, by direct promotion to groups utilizing these other areas.
- c. Utilize the natural resources present in the City, such as the Looking Glass River, by continuing to develop infrastructure to provide for water and trail access.
- d. Continually review the inventory of City owned lands and determine how land can be used to meet the needs of the City.
- e. Review, update, and maintain the amenities provided in City parks with an emphasis on facilities that would be unique to Laingsburg and draw visitors.
- f. Improve the physical image of the City along key entry points to draw guests into the City.

GOAL #5: CREATE A DIVERSE, VIBRANT, AND HEALTHY ENVIRONMENT FOR THE SUCCESS OF BUSINESSES AND SERVICES IN THE CITY.

- a. Participate with other jurisdictions and entities that focus on encouraging economic development in Shiawassee County, including job creation and retention.
- b. Promote and encourage the adaptive reuse of buildings in the City by developing flexible zoning regulations.

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INFRASTRUCTURE

GOAL #6: INVEST IN THE INFRASTRUCTURE OF THE COMMUNITY TO ENSURE LONG-TERM VIABILITY AND ADEQUATE FACILITIES.

- a. Pursue public investment in the downtown as a regional service area, including public buildings, such as a community center, library, municipal parking lots, and the use of those publicly owned properties for regional purposes.
- b. Monitor the need for a municipal water system and aggressively seek out funding for the implementation of such a system.
- c. When repairing or replacing roads in the City, invest in the addition of bike lanes or multi-use paths to promote non-motorized transportation.
- d. Coordinate with other local jurisdictions and entities on the implementation of bike lanes or other non-motorized transportation connecting the City to regional attractions such as Sleepy hollow State Park.
- e. Ensure annual review and approval of a capital improvement plan that methodically identifies and prioritizes long-term infrastructure investment.

GOAL #7: PROVIDE EFFICIENT, EFFECTIVE, AND ECONOMICAL PUBLIC SERVICES AND INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, WATER, SEWER, ROADS, AND SIDEWALKS.

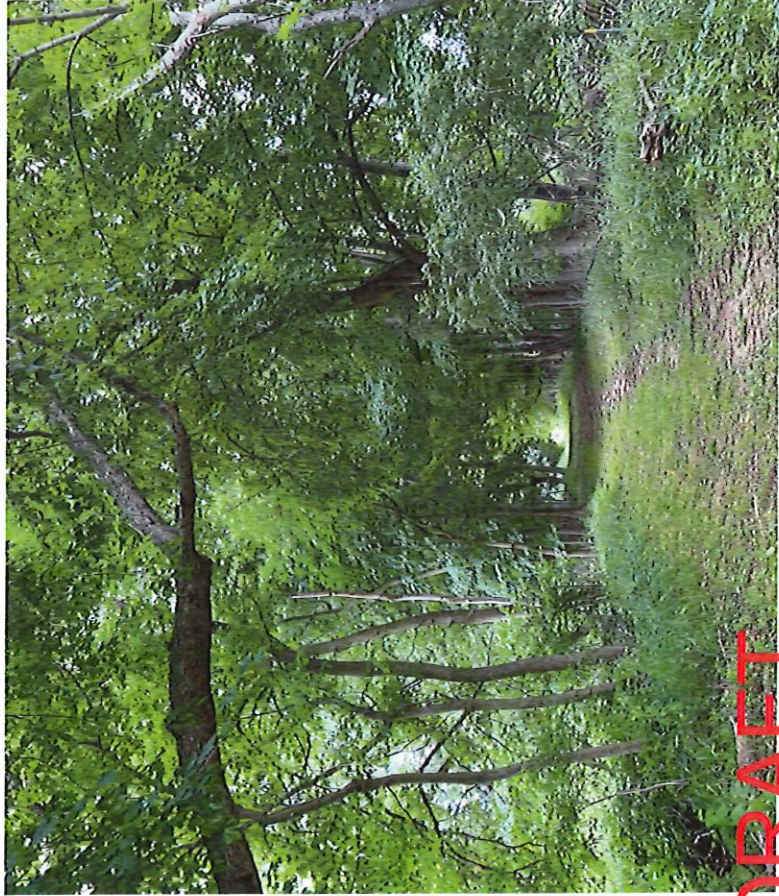
- a. Foster non-motorized linkages, such as bicycle and pedestrian paths, to connect the City's downtown and neighborhoods to regional destinations.
- b. Encourage that new development, whether in the City or in an adjacent community be developed in relation with the future expansion of public infrastructure.
- c. Review the existing sidewalk system in the City and determine locations for repair and expansion.
- d. Develop policies that promote new development that is harmonious with existing development and infrastructure.



PARKS AND RECREATION

GOAL #8: UPDATE AND ENHANCE THE PARKS AND RECREATION SYSTEM WITHIN THE CITY TO PROVIDE FOR CONVENIENT AND ACCESSIBLE RECREATION ACCESS FOR ALL.

- a. Continue seek funding for the development and improvement of parks and recreation facilities in the City.
- b. Assess the amenities provided in City parks to determine additional amenities or facilities needed in each space.
- c. Maintain an updated five-year parks and recreation plan for continued access to grant opportunities from the Michigan Department of Natural Resources.



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PUBLIC ADMINISTRATION AND ENGAGEMENT

GOAL #9: BE A PROACTIVE AND PREPARED GOVERNMENTAL UNIT.

- a. Be attentive to trends and modern land uses and ensure regulations and plans are written to accommodate change.
- b. Emphasize an effective and efficient development review process that is user-friendly and equitable.
- c. Seek out alternative funding sources to meet the goals and objectives established in the Master Plan.
- d. Regularly review and update the zoning regulations to ensure thoughtful development in alignment with the City's community vision and adopted Master Plan.

GOAL #10: OPENLY COMMUNICATE AND COORDINATE THE ACTIVITIES OF GOVERNMENT TO RESIDENTS, BUSINESS OWNERS, AND USERS TO INFORM OF THE OPPORTUNITIES AND SERVICES OFFERED BY THE CITY.

- a. Encourage coordination between City departments, multi-jurisdictional authorities and adjacent communities to share the burden of costs of necessary services.
- b. Encourage public involvement in the decision making process by following best practices from the City's adopted Public Participation Plan.

CHAPTER EIGHT
FUTURE LAND USE

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08. FUTURE LAND USE

This chapter and the associated Future Land Use Map tell the story of how the City hopes to grow and evolve over time. Together, they express a shared vision for the future, one that reflects the community's values, priorities, and long-term goals for land use. While not every parcel will develop exactly as shown on the map, the Future Land Use Map serves as a guiding framework to help inform planning, zoning, and development decisions as opportunities arise.

The vision outlined in this chapter is intended to be both aspirational and practical. Achieving it will require alignment between this Plan and the City's Zoning Ordinance, which serves as a primary tool for turning vision into reality. If zoning regulations do not reflect the ideas and principles described here, the City's ability to realize its desired future will be limited. For that reason, recommended zoning updates and implementation strategies are provided in Chapter 9 of this Plan.

The Future Land Use Map was created through a careful review of existing land use patterns, infrastructure capacity, and environmental features throughout the City. These factors help shape what is possible and where development is most appropriate. Input from City officials, staff, and residents also played a key role in defining a unified vision for the City's future. One that balances growth, preservation, and quality of life.

Looking ahead, the Future Land Use Map will guide development decisions over the next ten to twenty years, offering a long-range perspective while remaining flexible enough to adapt to changing conditions. The map is included at the end of this chapter on page XXX.

TABLE 11 - FUTURE LAND USE IN LAINGSBURG

FUTURE LAND USE CATEGORY	PERCENT OF LAND IN LAINGSBURG
Low Density Residential District	29.6%
Medium Density Residential District	17.2%
High Density Residential District	2.7%
Residential Cluster Housing	8.3%
Downtown Business District	3.0%
General Business District	2.5%
Public/Semi-Public	17.8%
Recreation/Open Space Preservation	18.9%

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RESIDENTIAL CLUSTER HOUSING DISTRICT

GENERAL CHARACTERISTICS

The Residential Cluster Housing category is a new designation within the Laingsburg Future Land Use Map. The intent of this category is to encourage sensible housing development while preserving existing natural features on site. There are two (2) main areas within the City that have been placed within this category. One is a large parcel of undeveloped land located north of Grand River Rd. on the eastern boundary of the City. The other is located in an undeveloped middle section of land that is surrounded by existing development. The vision for these areas includes cluster housing development on portions of the site allowing existing natural features such as wetland areas to remain preserved and undeveloped.

APPROPRIATE LAND USES

- » Single Family Attached and Detached Dwellings
- » Duplexes
- » Accessory Dwelling Unit or Accessory Apartment
- » Public and Private Recreation

DESIGN FEATURES AND CHARACTERISTICS

- » Denser clusters of housing on the site leaving some areas undeveloped.
- » Intentionally planned open green space that can include benches, trails, and other recreation opportunities within the development.
- » Sidewalk systems and connections to existing neighborhoods in the City.
- » Provide pedestrian street crossing in applicable areas to encourage a walkable community.
- » Landscaping and tree lined streets are encouraged for visual appeal of new subdivisions.

COMPATIBLE ZONING DISTRICT

- » PUD. Planned Unit Development

LOW DENSITY RESIDENTIAL DISTRICT

GENERAL CHARACTERISTICS

The Low Density Residential category is designated for residential development within the City and represents one of the lowest-density residential land uses in the City. These areas are generally situated along the outer edges of the City, providing a transition to the more rural lands beyond the City limits and often located on larger lots. New development in this category is anticipated to be consistent with the character of recent subdivisions within the City.

Several parcels within this category are currently vacant or undeveloped, offering opportunities for additional residential growth. These parcels were included based on findings from the housing study completed for this plan and the City's identified need for expanded housing options.

APPROPRIATE LAND USES

- » Single Family Dwellings
- » Accessory Dwelling Unit or Accessory Apartment
- » Public and Private Recreation

DESIGN FEATURES AND CHARACTERISTICS

- » Subdivision lot layout consistent with surrounding neighborhoods in the community.
- » Sidewalk systems and connections to existing neighborhoods in the City.
- » Provide pedestrian street crossing in applicable areas to encourage a walkable community.
- » Landscaping and tree lined streets are encouraged for visual appeal of new subdivisions.

COMPATIBLE ZONING DISTRICT

- » RO. Residential Open Space District
- » RL. Low-Density Residential District
- » RL-1. Low Density Residential District
- » PUD. Planned Unit Development

MEDIUM DENSITY RESIDENTIAL DISTRICT

GENERAL CHARACTERISTICS

The Medium Density Residential category is intended for residential development within neighborhoods comprised of smaller lots within the City. These areas are typically located surrounding Laingsburg's downtown and consist of traditional neighborhood layouts, with smaller lots arranged in a grid-like street pattern.

Within this category, there are a few scattered undeveloped parcels that present opportunities for medium-density residential development. These parcels could accommodate smaller single-family homes or higher-density options such as duplexes or townhomes, helping the City increase housing options and overall density. One key development opportunity is a parcel of land owned by the City located within the downtown area. The City has been working to market this site and utilize resources available from being an RRC Certified Community to encourage the development of this parcel.

Beyond the areas mentioned above, development within this category is expected to be limited, as most of the land has historically been developed with housing. Infill development may occur in certain areas where appropriate.

APPROPRIATE LAND USES

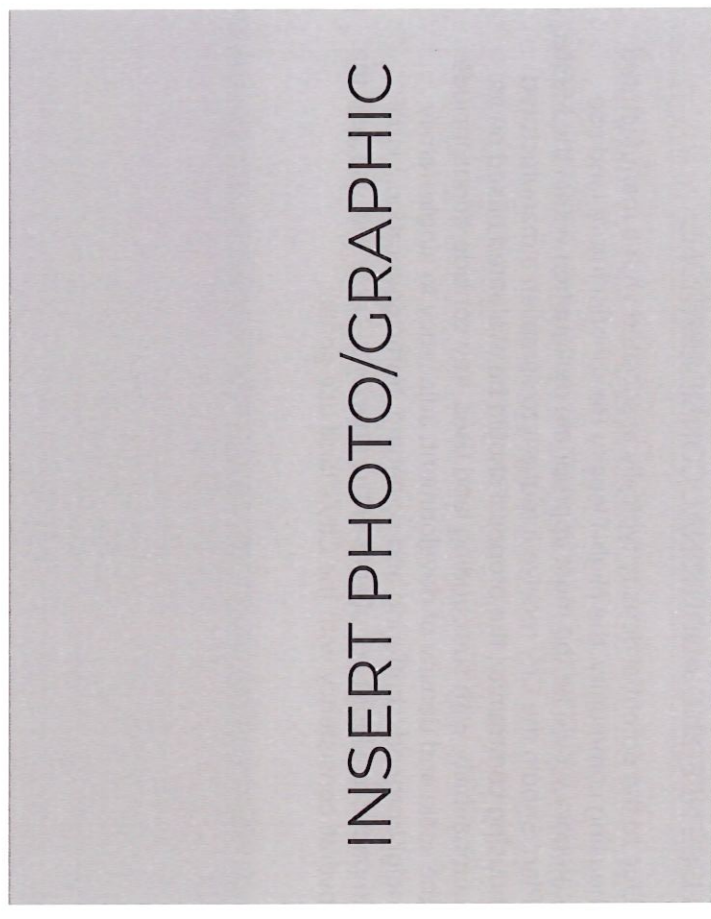
- » Single Family Attached and Detached Dwellings
- » Duplexes
- » Accessory Dwelling Unit or Accessory Apartment
- » Public and Private Recreation

DESIGN FEATURES AND CHARACTERISTICS

- » Subdivision lot layout consistent with that of surrounding neighborhoods in the community most likely including typical grid like street patterns.
- » Sidewalk systems and connections to existing neighborhoods, recreation spaces, and downtown Laingsburg should be encouraged.
- » Provide pedestrian street crossing and bike lanes in applicable areas to encourage a walkable community.
- » Landscaping and tree lined streets are encouraged for visual appeal of new subdivisions.
- » Infill development should be built in a style that is cohesive with existing residential development.

COMPATIBLE ZONING DISTRICT

- » RM. Medium-Density Residential
- » PUD. Planned Unit Development



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HIGH DENSITY RESIDENTIAL DISTRICT

GENERAL CHARACTERISTICS

The High Density Residential category represents the highest-density residential land use within the City and is intended for multi-family development, such as apartments or condominiums. Four areas within the City are currently developed at this density. Future opportunities for high-density residential development are located in the northeast corner of the City along Doyle Road, where existing high-density residential development could be expanded. This type of development typically includes shared parking and common areas for residents. The City's current lack of a municipal water system could impact the feasibility of extensive additional high density residential development.

APPROPRIATE LAND USES

- » Duplexes and Triplexes
- » Townhouses
- » Condominiums
- » Apartments
- » Public and Private Recreation

DESIGN FEATURES AND CHARACTERISTICS

- » Design of the facilities and materials should enhance the character of existing residential uses in the area.
- » Sidewalk systems and trail connections to existing neighborhoods, recreation spaces, and downtown Laingsburg should be encouraged.
- » Provide pedestrian street crossing and bike lanes in applicable areas to encourage a walkable community.
- » Developments should include landscaping that adds to the visual appearance of the development.
- » Public gathering areas such as recreation spaces and green space can be encouraged in new large developments especially if not located near existing recreation spaces within the City.

COMPATIBLE ZONING DISTRICT

- » RH. High Density Residential District

USES NEEDING ADDITIONAL CONSIDERATIONS

Due to the potential density typically associated with a manufactured housing community, the High-Density Residential future land use category would be the most appropriate designation within the Master Plan. Should the City receive a request to establish a manufactured housing community, the proposal should be evaluated based on its compatibility with surrounding land uses. Key considerations include the scale and density of development, adjacency to single-family neighborhoods, buffering and screening, traffic generation, visual impacts, availability of utilities with capacity to serve this use, and the overall consistency with the City's land use goals.

INSERT PHOTO/GRAPHIC

DOWNTOWN BUSINESS DISTRICT

GENERAL CHARACTERISTICS

The Downtown Business District is intended to accommodate a variety of uses at the center of the City. This category is characterized by a traditional downtown environment with storefronts housing retail establishments, offices, and restaurants. These uses are supported by limited on-street parking as well as City-owned parking lots on both the north and south sides of Grand River Road.

Future development in this area should encourage mixed-use developments, with commercial uses on the first floor and potential housing or offices on upper floors. Given the existing development pattern and limited available open space, future growth will primarily take the form of infill development. The intent of this category is to serve as the City's primary economic and social hub for residents and visitors.

To reinforce its role as a central gathering place, the Downtown Business District should be walkable and inviting. Streetscape improvements, including wide sidewalks, landscaping, lighting, and benches, are recommended. Infrastructure supporting non-motorized transportation, such as bike racks, should also be provided to reduce the need for future investment into public parking lots. Other infrastructure improvements, such as regular street resurfacing and where practical, bike lanes, should provide for improved non-motorized connections from residential neighborhoods of the City to downtown. This enables a more pedestrian friendly community and will aid in the promotion of downtown gathering to residents of the community.

APPROPRIATE LAND USES

- » Offices
- » Restaurants
- » Retail Shops
- » Mixed Uses with Residential Units on Top Floors
- » Public Parking Areas
- » Public and Private Recreation

DESIGN FEATURES AND CHARACTERISTICS

- » Subdivision lot layout consistent with that of surrounding neighborhoods in the community most likely including typical grid like street patterns.
- » Sidewalk systems and connections to existing neighborhoods and downtown Laingsburg.
- » Provide pedestrian street crossing and bike lanes in applicable areas to encourage a walkable community.
- » Landscaping and tree lined streets are encouraged for visual appeal of new subdivisions.
- » Infill development should be built in a style that is cohesive with existing residential development.
- » Maintain and enhance streetscape elements such as seating, landscaping, lighting, waste receptacles, and decorative paving.

COMPATIBLE ZONING DISTRICT

- » C-1. Central Business District
- » PUD. Planned Unit Development



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GENERAL BUSINESS DISTRICT

GENERAL CHARACTERISTICS

The General Business future land use category is intended to accommodate commercial uses located outside of the Downtown Business District. These areas are primarily concentrated in the southeast corner of the City, near the intersection of Grand River and Woodbury Roads. Commercial development in this category is typically characterized by large setbacks from the road right-of-way and a focus on vehicle accessibility, including large off-street parking areas. The emphasis on these areas is for adaptive reuse and flexible zoning standards to encourage the occupancy of vacant buildings. Typical uses include larger retail establishments and restaurants. The City could look at promoting the vacant spaces within this area as potential opportunities for mixed-use development and look at physical design of the sites as this area serves as one of the key gateways into Laingsburg. An emphasis on building design and facade, landscaping, other elements that provide visual appeal and enhance the identity of the City should be encouraged as these areas serve as the primary southern gateway into the City. The City could utilize the resources available through its RRC certification and well as regional economic development agencies to promote the redevelopment of these sites.

With limited available land currently in the City and an emphasis on housing development and continued revitalization of the downtown, additional lands outside of what is currently existing were not added into this category.

APPROPRIATE LAND USES

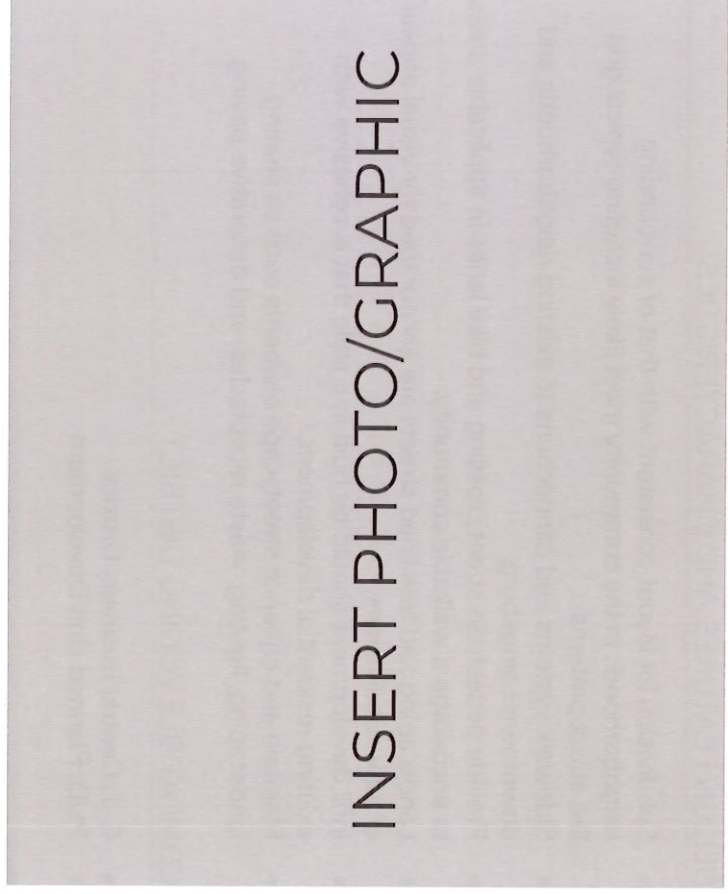
- » Retail Establishments
- » Personal Services
- » Restaurants
- » Office Spaces
- » Financial Establishments
- » Commercial Recreation
- » Other Similar Uses

DESIGN FEATURES AND CHARACTERISTICS

- » Large expanses of parking lots should be broken up with landscaping, attractive lighting, and publicly accessible open space to improve the overall appearance in the area.
- » Developments should avoid large areas of impervious surfaces such as excessive parking that may remain unused.
- » Development and redevelopment should encourage pedestrian connections to existing commercial and residential development nearby.
- » Building facade and materials should add to the aesthetic quality of the street and surrounding areas.
- » Landscaping and lighting should contribute to the visual appearance of the development.

COMPATIBLE ZONING DISTRICT

- » C-2. General Commercial District
- » PUD. Planned Unit Development



PUBLIC /SEMI-PUBLIC DISTRICT

GENERAL CHARACTERISTICS

The Public/Semi-Public future land use category includes lands used for public purposes, excluding parks and recreational areas, which are addressed under the Residential/Open Space Preservation category. Properties in this category include City Hall, the City's wastewater treatment facility, and sites used by the Laingsburg Community School District. These lands are distributed throughout the City.

APPROPRIATE LAND USES

- » Schools
- » City Buildings and Offices

DESIGN FEATURES AND CHARACTERISTICS

- » When renovated design and facade should enhance the character of the surrounding areas.
- » Sidewalk systems and connections to existing neighborhoods, commercial uses, and the downtown Laingsburg.
- » Provide pedestrian street crossing and bike lanes in applicable areas to encourage a walkable community.
- » Landscaping is encouraged for visual appeal of new subdivisions.

COMPATIBLE ZONING DISTRICT

- » IN. Institutional
- » PUD. Planned Unit Development

RECREATION/OPEN SPACE PRESERVATION DISTRICT

GENERAL CHARACTERISTICS

The lands in this future land use category are primarily designated as open space and used for recreational purposes. Some of these areas are publicly owned, while others are privately held. Examples include Pine Hills Golf Course, Abbott/Treat Street Park, McClintock Park, Bates Scout Park, and the cemeteries located within the City.

The intent of this category is to preserve existing open recreational spaces and natural resources that currently exist within Laingsburg. Being that Laingsburg is a predominantly residential community, these spaces provide quality gathering spaces for members of the community.

APPROPRIATE LAND USES

- » Open spaces
- » Parks
- » Golf Courses
- » Cemeteries

DESIGN FEATURES AND CHARACTERISTICS

- » Parks should be designed using the universal principles of design and be accessible for those of all ages and abilities.
- » Pedestrian connections such as trails and bike facilities should be included and aim to provide additional connection within the City.
- » Existing natural features of site should be considered when designing improvements.

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ZONING PLAN

The Michigan Planning Enabling Act requires this Master Plan to have a Zoning Plan identifying how the future land use presented in this Plan relates to the zoning districts of the City. Zoning regulations are the key tool used to achieve the City's desired land use pattern as presented in the Future Land Use Map.

Table 12 serves as a visual comparison between the Future Land Use categories presented in this Plan and the applicable zoning districts found in the City's Zoning Ordinance. In certain instances multiple zoning districts may be applicable to a future land use category. The colors within this table correspond with the colors of each future land use category in the Future Land Use Map. This table is meant to serve as a guide between the recommendations developed within this Plan and how they apply to the zoning districts in the City. Since the Future Land Use developed in this Plan serves as the long range goal for land use, the City's Zoning Ordinance should be reviewed. Updates to the Ordinance may be needed to ensure the vision of the City created throughout this Plan is represented within the City's zoning regulations. This is critical to the success of implementing the vision for the future of Laingsburg because zoning regulations that are not in alignment with the vision presented here will make it extraordinarily difficult to see this Plan's vision implemented in future City development and redevelopment.

LAND USES WITH LIMITED COMPATIBILITY

Similar to the 2009 City of Laingsburg Master Plan, no lands within the City are currently identified as appropriate for industrial development. Industrial land uses are generally incompatible with the character of established neighborhoods and the downtown area, which makes siting such uses within the City challenging. If the City were approached with a proposal for an industrial land use, it would be in the City's best interest to carefully evaluate the request by weighing potential positive impacts, such as job creation, expansion of the tax base, and economic stability, against potential negative impacts, including infrastructure capacity constraints, environmental concerns, and effects on the City's character.

TABLE 12 - FUTURE LAND USE AND COMPATIBLE ZONING DISTRICT

ZONING DISTRICTS	FUTURE LAND USE	RESIDENTIAL CLUSTER HOUSING DISTRICT	LOW DENSITY RESIDENTIAL DISTRICT	MEDIUM DENSITY RESIDENTIAL DISTRICT	HIGH DENSITY RESIDENTIAL DISTRICT	PUBLIC/SEMI-PUBLIC DISTRICT	RECREATION/OPEN SPACE PRESERVATION DISTRICT	DOWNTOWN BUSINESS DISTRICT	GENERAL BUSINESS DISTRICT
RO. Residential / Open Space									
RL. Low-Density Residential									
RL-1. Low Density Residential									
RM. Medium-Density Residential									
RH. High-Density Residential									
MH. Manufactured Housing Community									
C-1. Central Business									
C-2. General Commercial									
I. Industrial									
IN. Institutional									
PUD. Planned Unit Development									

CHAPTER NINE
IMPLEMENTATION STRATEGY

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09. IMPLEMENTATION STRATEGY

Implementing the recommendations presented throughout this Plan is critical to the success of Laingsburg's planning efforts. The following chapter outlines recommended zoning amendments and other actions the City can take to implement the vision in this Plan. The chapter additionally provides implementation tables which provide the City with guidance on timeframe, responsible parties, and potential funding sources for the goals and objectives established in this Plan.

ZONING AMENDMENT RECOMMENDATIONS

The following is a list of key amendments that could be made to the City of Laingsburg's Zoning Ordinance to assist in the implementation of the vision developed in this Plan.

Adaptive Reuse

- » Consider the establishment of an overlay district to allow reuse of aging existing buildings within the City.
 - The City should work to determine where appropriate locations for this overlay district will be.
 - Specific regulations should be carefully developed that allow flexibility in the Ordinance to permit this reuse of aging buildings in a manner that fits with the existing character and future vision for the area.

Permitted and Special Uses

- » The Planning Commission should review each of the permitted uses and special uses under each district of the Ordinance to ensure the compatibility of each use with the City's future vision for that district.
- » Review recent variance approvals in the City and recent trends to understand areas of the Ordinance that may need amending.

Housing

- See recommendations for housing presented in Chapter 5 of this Plan.

Functionality and Ease of Use

- » Conduct a comprehensive update to the Zoning Ordinance that aids in the ease of use and comprehension for users of the document.
 - The addition of images aids in comprehension of the text of the Ordinance. These could include images for signage, landscaping, and applicable definitions within the Ordinance.
 - Tables could be used to better organize information presented in the Ordinance. These could include tables that help organize site plan review process and required site plan information. A review of the RRC zoning best practices should be reviewed for guidance.
- » Develop an updated Zoning Map for the City that incorporates all rezoning that have taken place since the current Zoning Map was created.

Identity of Laingsburg

- » Develop design guidelines to help guide development and redevelopment in downtown Laingsburg. These guidelines should enhance the charm already present in the City's downtown while further defining the identity of the City.
 - Zoning requirements for larger commercial developments such as those located along Woodbury Road should be reviewed and updated.
 - Landscaping should be encouraged to provide visual appeal and aid in breaking up the look of large paved areas such as parking lots.
 - Pedestrian facilities such as sidewalks should be encouraged to promote a walkable community.
 - Consider the possibility of allowing mixed-use redevelopment to occur.
- » Develop defined gateways into the City that further identify Laingsburg and its vision.
- » Review sign ordinance regulations to ensure alignment to the City's visions.

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ADDITIONAL RECOMMENDATIONS

The following is list of additional recommendations that Laingsburg could consider to aid in the implementation of the vision set forth in this Master Plan.

Connectivity

- » Conduct a sidewalk or non-motorized path assessment/inventory to better understand the non-motorized options available for use currently in the City and to identify gaps in the sidewalk and path system.
 - A report can be written that outlines the findings of the completed assessment.
 - As road improvements are planned for in the City consider the feasibility of adding bike lanes to improve upon the non-motorized transportation options in the City.
- » Review current trails/paths in the City. Consider locations where additional trails can be added to the City's current trail system. Trails should aid providing connection from existing neighborhoods in the City to recreational facilities and the Downtown Laingsburg.
- » The City can collaborate with surrounding communities and agencies on the possibility of a regional trail system. With the proximity to Sleep Hollow State Park a regional trail or non-motorized path may draw additional guests to visit the City.

Parks and Recreation

- » Complete an update to the City of Laingsburg Parks and Recreation Plan.
 - Develop goals and objectives that further align with the vision and goals developed in this Master Plan.
 - Pursue funding through the Michigan Department of Natural Resources to implement goals that further park access, development, and non-motorized connections.

Access

- » Ensure all City documents, maps, and processes are posted on the City's website to ensure all those who wish to access the documents are able.
 - Periodically review and update the documents available on the website to ensure all documents remain up to date.

IMPLEMENTATION TABLES

The success of a well-planned community often depends on the continued, day-to-day use of its planning documents. This Master Plan provides the foundation for future zoning and land use decisions in the City, making it important that the document remains accessible and actively used by City officials, staff, and the general public.

Bringing this Plan and its vision to life depends on the ongoing involvement of the City's Planning Commission and City Council. Implementation is often the most challenging step in the planning process. While the community's vision is typically clear, questions can arise about who should take the lead on specific actions, when those actions should occur, and what tools or funding sources are available to support implementation.

This section of the chapter is intended to provide clarity and guidance for implementing the Master Plan. City officials and staff reviewed the implementation tables found on the following pages and assigned timeframes to each action to help set expectations for when progress may occur. These timeframes are intended as a guide only, as implementation can be influenced by available resources, staffing, and funding. Many of the actions identified in this Plan will also be ongoing throughout the life of the document.

Each action has been assigned a responsible party to identify who will most likely lead implementation. In many cases, successful completion will require coordination and collaboration among multiple departments, boards, and external partners.

Finally, potential funding sources have been identified for each action. These may include public funds such as the City's general fund, private investment, or grant funding. Because grant opportunities frequently change, the City is encouraged to regularly review available programs to ensure eligibility requirements are met and to avoid missing potential funding opportunities. Grants may be available through federal, state, county, or local agencies and can play an important role in advancing the City's long-term goals.

IMPLEMENTATION TABLE KEY

The following tables can be used to assist in use of the implementation tables presented on the following pages as these tables identify codes that are used throughout the implementation tables. Table 13 identifies parties that responsible for each action in the tables. Many will require involvement and collaboration between a number of parties. Table 14 identifies the timeframe in each action could likely be implemented.

TABLE 13 - RESPONSIBLE PARTIES

CODE	RESPONSIBLE PARTY
CC	City Council
PC	Planning Commission
LS	City of Laingsburg Staff
DPW	Department of Public Works
DDA	Downtown Development Authority
SEDP	Shiawassee Economic Development Partnership
NC	Neighboring Communities
SC	Shiawassee County
MDOT	Michigan Department of Transportation
BO	Business Owners
PO	Property Owners

TABLE 14 - TIMEFRAMES

CODE	TIMEFRAMES
S	Short Term (1 - 5 Years)
M	Medium Term (5 - 10 Years)
L	Long Term (10+ Years)
O	Ongoing

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HOUSING

TABLE 15 - HOUSING IMPLEMENTATION TABLE

HOUSING - GOALS / OBJECTIVES	TIMEFRAME	RESPONSIBLE BODY	FUNDING
Establish and maintain a stable residential housing stock around the City's key notable features to ensure their continued viability.			
a. Enforce zoning and property maintenance regulations to ensure a quality housing stock in the City.	S & O	LS	Public
b. Create flexible regulations that encourage a variety of housing types in the City to meet a diverse range of populations.	S	PC; CC	Public
c. Promote the reuse and rehabilitation of existing residential structures to preserve the historic feel of housing within the City.	O	LS; PO	Private
d. Identify and promote the expansion of residential housing at key locations along the perimeters of the City.	O	PC; CC;	Private
Continue to promote the appropriate development of vacant lands inside and outside the City's boundaries as residential housing to meet the housing demands in the City.			
a. Develop zoning regulations and plans that support single-family residential subdivision development where appropriate, while ensuring neighborhoods are connected to the City's downtown, schools, and recreation opportunities.	S	PC; CC; LS; DDA	Public
b. Develop working relationships with surrounding communities concerning annexation, 425 agreements, or other mechanisms that allow for residential growth of the City and surrounding areas.	O	CC; LS; SC; NC	Public
c. Coordinate land use patterns and growth management policies with surrounding communities to prevent loss of developable land for residential purposes as well as natural resources and prime agricultural land.	O	PC; CC; SC; NC	Public
d. Actively promote and market key development sites for sensible and attractive multi-family development.	S	CC; DDA; LS; SC; SEDP	Public; Grants

DOWNTOWN

TABLE 16 - DOWNTOWN IMPLEMENTATION TABLE

DOWNTOWN - GOALS / OBJECTIVES	TIMEFRAME	RESPONSIBLE PARTY	FUNDING
Maintain the momentum of previous Downtown revitalization efforts to keep the City's core vibrant.			
a. Promote the redevelopment of the City's downtown business district by emphasizing urban revitalization and maintenance of the City's downtown.	O	DDA; CC; SEDP; BO	Public; Grants
b. Develop and enforce a property maintenance code in the City to prevent the decline of properties and encourage investment by ensuring stabilized property values.	S & O	CC; LS	Public
c. Encourage or fund services that can be utilized by the City and surrounding rural areas, such as community events, parks and recreation facilities, and commercial recreation opportunities.	S & O	CC; LS	Public
d. Utilize the resources available as part of the Redevelopment Ready Communities Program and Michigan Main Street Program to continue to prioritize the utilization of the downtown.	S & O	CC; DDA; LS; BO	Public; Private; Grants
e. Develop a coordinated vision for the downtown streetscape to ensure new development enhances and further develops the downtown's identity.	S & O	PC; CC; LS; DDA	Public; Grants
f. Support commercial development and growth in the downtown area to strengthen the area's role as a central commercial hub in the City.	O	CC; PC; NC	Public
g. Encourage a vibrant and unique collection of shops and restaurants by working with economic development agencies to promote viable sites.	S & O	CC; LS; DDA; SEDP; BO	Public
h. Continue to work with property owners and developers in the downtown to develop or redevelop land into mixed-uses that diversify the housing options available in the City	O	CC; PC; DDA; SEDP; PO	Private

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ECONOMIC DEVELOPMENT

TABLE 17 - ECONOMIC DEVELOPMENT IMPLEMENTATION TABLE

ECONOMIC DEVELOPMENT - GOALS / OBJECTIVES	TIMEFRAME	RESPONSIBLE PARTY	FUNDING
Establish the City as a destination by attracting visitors from the nearby state park and game area.			
a. Promote and market the City using a wide variety of tools, including an updated website, social media campaigns, local groups and businesses.	O	LS; BO; SEDP; DDA	Public
b. Capitalize on regional draws in the area, such as Sleepy Hollow and Rose Lake, by direct promotion to groups utilizing these other areas.	S	CC; BO; SEDP; DDA	Public; Private
c. Utilize the natural resources present in the City, such as the Looking Glass River, by continuing to develop infrastructure to provide for water and trail access.	S - M	CC; LS	Public; Grants
d. Continually review the inventory of City owned lands and determine how land can be used to meet the needs of the City.	O	CC; LS; DDA	Public
e. Review, update, and maintain the amenities provided in City Parks with an emphasis on facilities that would be unique to Laingsburg and draw visitors.	O	CC; LS; DPW	Public; Grants
f. Improve the physical image of the City along key entry points to draw guests into the City.	S & O	CC; DDA; LS	Public; Grants
Create a diverse, vibrant, and healthy environment for the success of businesses and services in the City.			
a. Participate with other jurisdictions and entities that focus on encouraging economic development in Shiawassee County, including job creation and retention.	S & O	CC; DDA; SEDP; NC; SC	Public
b. Promote and encourage adaptive reuse of buildings in the City by developing flexible zoning regulations.	O	PC; CC; PO	Public; Private

INFRASTRUCTURE

TABLE 18 - INFRASTRUCTURE IMPLEMENTATION TABLE

INFRASTRUCTURE - GOALS / OBJECTIVES	TIMEFRAME	RESPONSIBLE PARTY	FUNDING
Invest in the infrastructure of the community to ensure long-term viability and adequate facilities.			
a. Pursue public investment in the downtown as a regional service area, including public buildings, such as a community center, library, municipal parking lots, and the use of those publicly owned properties for regional purposes.	O	CC; DDA; LS	Public; Grants
b. Monitor the need for a municipal water system and aggressively seek out funding for the implementation of such a system.	L	CC; LS; DPW	Public; Grants
c. When repairing or replacing roads in the City, invest in the addition of bike lanes or multi-use paths to promote non-motorized transportation.	M	CC; MDOT	Public; Grants
d. Coordinate with other local jurisdictions and entities on the implementation of bike lanes or other non-motorized transportation connecting the City to regional attractions such as Sleep Hollow State Park.	L	CC; MDOT; NC; SC	Public; Grants
e. Ensure annual review and approval of a capital improvement plan that methodically identifies and prioritizes long term infrastructure investment.	O	CC; PC; LS; DPW	Public
Provide efficient, effective and economical public services and infrastructure, including but not limited to police, fire, water, sewer, roads, and sidewalks.			
a. Foster non-motorized linkages, such as bicycle and pedestrian paths, to connect the City's downtown and neighborhoods to regional destinations.	S - M	CC; LS	Public; Grants
b. Encourage that new development, whether in the City or in an adjacent community, be developed in relation with the future expansion of public infrastructure.	O	CC; PC; NC; PO	Private
c. Review the existing sidewalk system in the City and determine locations for repair and expansion.	O	CC; LS; DPW	Public
d. Develop policies that promote new development that is harmonious with existing development and infrastructure.	O	PC; CC; LS	Public

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PARKS AND RECREATION

TABLE 19 - PARKS AND RECREATION IMPLEMENTATION TABLE

PARKS AND RECREATION - GOALS / OBJECTIVES	TIMEFRAME	RESPONSIBLE PARTY	FUNDING
Update and enhance the parks and recreation system within the City to provide for convenient and accessible access for all.			
a. Continue to seek funding for the development and improvement of parks and recreation facilities in the City.	O	CC; LS	Grants
b. Assess the amenities provided in City parks to determine additional amenities or facilities needed in each space.	O	CC, LS; DPW	Public
c. Maintain an updated five-year parks and recreation plan for continued access to grant opportunities from the Michigan Department of Natural Resources.	O	PC; CC; LS	Public

PUBLIC ADMINISTRATION AND ENGAGEMENT

TABLE 20 - PUBLIC ADMINISTRATION IMPLEMENTATION TABLE

PUBLIC ADMINISTRATION AND ENGAGEMENT - GOALS / OBJECTIVES	TIMEFRAME	RESPONSIBLE PARTY	FUNDING
Be a proactive and prepared governmental unit.			
a. Be attentive to trends and modern land uses and ensure regulations and plans are written to accommodate change.	O	PC; CC; LS	Public
b. Emphasize an effective and efficient development review and permitting process that is user-friendly and equitable.	S	PC; CC; LS	Public
c. Seek out alternative funding sources to meet goals and objectives established in the Master Plan.	O	PC; CC; LS	Public
d. Regularly review and update the zoning regulations to ensure thoughtful development in alignment with the City's community vision and adopted Master Plan.	O	PC; CC	Public
Openly communicate and coordinate the activities of government to residents, business owners, and users to inform of the opportunities and services offered by the City.			
a. Be open to coordinate between City departments, multi-jurisdictional authorities and adjacent communities to share the burden of costs for necessary services.	O	CC; NC; SC	Public
b. Encourage public involvement in the decision-making process by following best practice from the City's adopted Public Participation Plan.	O	PC; CC; LS	Public

APPENDIX

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Article 3 Table of Permitted Uses

Section 3.01 Table of Permitted Uses

P= Permitted By Right

S=Permitted by Special Use Permit

Blank = Prohibited

Use	A	RE	R	C	I	I-2	MR	MH	O-WSB
Adult Day Care Home	S	S	S						
Agritourism	S	S		S					*
Airport and Airport Hangars	S				S				*
Bank				P					*
Barber Shops/Beauty Shops				P					*
Bed and Breakfast	S			P					*
Boarding Kennels (Commercial)	S			P					*
Breeding Kennels (Commercial)	S			P					*
Brewpub/Microbrewery/Distillery				S	P	P			*
Campground	S								*
Cemetery	S								*
Childcare Center (Non-Home-Based)			S	S					*
Commercial Livestock	P	S							*
Construction Contracting Establishments				S	P	P			*
Concentrated Animal Feeding Operation	S								*
Crop Cultivation	P	P	P	P	P	P	P		*
Data Center						S			*
Drive-Thru				S					*
Domestic Livestock	P	P							*
Dwelling Units									*
Single-family Detached	P	P	P				S		*
Single-family Attached (Townhouse)			S						*
Multiple Family (2+ Units-including Senior Housing)			S						*
Manufactured Housing – 1 on a Lot	P	P	P						*

Use	A	RE	R	C	I	I-2	MR	MH	O-WSB
Manufactured Housing – 2 on a Lot								P	*
Manufactured Housing Community (3 or more on a Lot)								P	*
Accessory Dwelling Unit	S	S	S						*
Residential Accessory to Conservation, Education, or Recreation	S	S							*
Temporary Housing for Seasonal Labor	S	S	S						*
State-Licensed Residential Facility (non-Daycare)	P	S	S						*
Essential Services	P	P	P	P	P	P	S		*
Family Day Care Home	P	P	P						*
Funeral Home and Mortuary				S					*
Government or Public Building	S	S	S	S	S		S		*
Group Day Care Home	S	S	S	S	S				*
Home-Based Business – Type 1	P	P	P	P	P			P	*
Home-Based Business – Type 2	S	S	S						*
Hotel				S					*
Institution of Higher Education	S			S	S				*
Manufacturing – Low Intensity					S				*
Manufacturing – High Intensity						S			*
Medical or Dental Clinic				P					*
Mineral Resource Extraction							P		*
Mini-Warehouse				S	S	P			*
Rescue/Foster/Personal Kennel	P	P							*
Office				P	P	P			*
Open Air Business	S			S	S				*
Outdoor Event	S			S	S				*
Pet Shop and Pet Grooming				S					*
Preserve/Conservation Area	P	P	P				P		*
Primary/Secondary School (Non-Public)	S	S	S	S	S				*
Recreation - Indoor				S	S			P	*
Recreation - Outdoor	S	S	S	S	S				*
Religious Institution	S	S	S	S	S	S			*
Restaurant/Bar				P					*
Retail Store				P	S				*
Sexually Oriented Businesses						S			*
Shooting Range	S								*
Solar Energy System – Small	P	P	P	P	P	P	P	P	*
Solar Energy System – Large									S
Stables for Horses	P	S							*

Use	A	RE	R	C	I	I-2	MR	MH	O-WSB
Theater				S					*
Utility-Scale Battery Energy Storage Systems									S
Utility Structures and Substations	S	S	S	S	S	S	S	S	*
Vehicle Dealership				S					*
Vehicle Filling Stations (Gas Stations)				S					*
Vehicle Repair				S					*
Vehicle Wash				S					*
Veterinary Clinics	S			S					*
Warehousing					S	P			*
Wholesale					S	P			*
Wind Energy Conversion Systems – Private	P	P		P	P	P			*
Wind Energy Conversion Systems – Commercial									S
Wireless Telecommunications	S	S	S	S	S	S	S	S	*

*Unless otherwise specified, the land uses permitted in the O-WSB Wind Solar Battery Overlay shall be the same as those in the underlying Zoning District.

(A) If a use is not listed in the table above, it is considered to be prohibited. Uses can be added to the table using the amendment process described in Section 14.06.

Section 5.25 Mineral Resource Extraction

(A) **Definition:** The removal or recovery from a given lot by any means whatsoever of soil, rock, sand, gravel, peat, muck, barrow, shale, limestone, clay or other mineral or organic substances, other than vegetation, from water or land, whether exposed or submerged, and provision of those materials to another party for financial consideration. Said definition does not include common household gardening, agricultural operations, construction of roadways, driveways, structures, or site improvements.

(B) **Standards:**

- (1) A permit to mine shall not be issued for any parcel of land unless that parcel lies within the MR Mineral Resource Extraction District.
- (2) A permit to mine is subject to Site Plan Approval under this Ordinance. Information requirements and standards of review, above and beyond those standards listed in Section 14.03, as listed in below, shall also be provided and reviewed accordingly. Approval of a site plan constitutes a permit to mine.
 - (a) Name and address of owner(s) of land from which removal will take place.
 - (b) Name, address and telephone number of person, firm or corporation who will be conducting the extraction and processing operation.
 - (c) Location, size and legal description of the total site area to be mined.
 - (d) Depiction, whether on a site plan or tabular, of the number of homes within 1,320 feet from the boundaries of the area of land under petition for site plan approval.
 - (e) Location, width and grade of all easements or rights-of-way on or abutting the area subject to extraction.
 - (f) A statement identifying federal, state and local regulations and permits required beyond those regulations required of this section.
 - (g) A hydro-geologic report of the proposed excavation site. Such a report shall, at a minimum, provide:
 - (i) A general description of subsurface conditions, including general soil types and depths.
 - (ii) Depth of water table throughout the planned excavation area, and if applicable, the name of the aquifers impacted.
 - (iii) A statement of the environmental impacts of the proposed excavation, including but not limited to the impact of the proposed excavation upon existing area wells.
 - (iv) A statement of the necessity to install monitoring wells.
 - (h) Division of property into cells (phases) and reclamation plan for both the total project and each cell and shall include:
 - (i) The method and direction of extraction.

- (ii) Surface overburden stripping plans.
 - (iii) A description of the depth of grade level over the entire site from which the material will be removed.
 - (iv) Grading, re-vegetation, and stabilization plan that will minimize negative soil erosion, sedimentation and public safety issues.
 - (v) Landscaping provisions for buffer areas, landscaping and screening.
 - (vi) Description of location of each cell, number of acres included in each cell, estimated length of time to complete each cell, and the amount of time projected to complete the entire project.
 - (vii) Provide a conceptual representation of final anticipated landform, including generalized future development plans.
- (i) Drainage on and away from the mining area showing directional flow of water in drainage ways, natural watercourses and streams, intermittent and flowing, including discharge from the extraction operation.
 - (j) The proposed exterior and interior haul routes that are expected to be the predominate traffic pattern for vehicles to and from the site. Exterior haul routes are to be determined by the CCRC, as statement of which shall be provided to the Planning Commission.
 - (k) The location and size of any processing equipment and/or structures.
 - (l) A detailed plan of operation for stripping topsoil and overburden, stockpiling, excavating and rehabilitating for each cell, or multiple cells.
 - (m) Measures to be taken by the applicant to control noise, vibration, dust and traffic.
 - (n) Accompanying the application shall be a road maintenance agreement between the corporation conducting the extraction operation and the Clinton County Road Commission.
- (3) The minimum size of the petitioned property must be 10 acres or more. A variance must be received from the Zoning Board of Appeals prior to review by the Planning Commission for any proposed development less than 10-acres.
 - (4) The district shall have immediate and direct access to local roads capable of carrying the expected traffic prior to the commencement of the extraction operations. A statement from Clinton County Road Commission (CCRC) verifying the condition of the local road will be required prior to consideration by the Planning Commission.
 - (5) Existing legal non-conforming gravel pits shall become legal, conforming uses if rezoned to the Mineral Resource District.
 - (6) **Setbacks** in which no part of the mining operation may take place, excepting ingress or egress:

- (a) Excavation shall not take place less than 20 feet from any adjacent property line. The Planning Commission may authorize the complete removal of material to an adjacent property line in situations where two (2) extraction operations share a common property. Such exception shall be based on review of the impact of the extraction on the adjacent operation and written authorization is received from both property owners.
 - (b) Excavation shall not take place less than 50 feet from any County road right-of-way or Michigan Department of Transportation right-of-way. The Planning Commission may authorize extraction to take place to within 20 feet of the county road right-of-way provided that the CCRC is in agreement, a barrier or berm is constructed within the 20-foot setback, and the excavated area is backfilled and stabilized within one (1) year of excavation.
 - (c) Processing plants and their accessory structures shall not be located closer than two hundred fifty (250) feet from the property lines of the district and public rights-of-way or closer than five hundred (500) feet from any dwelling unit or principal residential district (RR, R-1, R-2, MF, MH), and shall (where practicable) be as close to the center of the subject property, or cell as possible.
 - (d) Storage, mixing or processing of other aggregate and related materials (not including asphalt or concrete mixing facilities) brought to the site from elsewhere is permitted, but must be located proximate to the processing plant and are subject to all the same restrictions as other aggregate material extracted and stored at the site.
 - (e) Interior haul routes shall not be located closer than 100 feet from a dwelling unit located on adjacent property, unless such property is zoned MR, Mineral Resource and the dwelling unit is legally non-conforming.
- (7) **Fencing.** In establishing the requirements for fencing of the operation, the Planning Commission shall take into account the scale of the operation, the population density in the surrounding areas, and the potential hazard to the health, safety and welfare of the citizens of Eagle Township. If fencing is deemed a requirement of the permit to mine, the owner shall install and maintain fencing around the perimeter of the site or around the cell that is being mined. The fence shall consist of four (4) feet woven wire farm fence with one (1) strand of barbed wire on the top, or greater. The fence shall be securely attached to support posts not greater than 16.5 feet apart.
- (8) Interior access roads, parking lots, haul loading and unloading areas shall be watered, or chemically treated so as to limit the nuisance caused by windblown dust.
- (9) Should the final result of the excavation result in the creation of a body of water, the peripheral of the excavation shall be graded to a slope not to exceed 3' horizontal to 1' vertical to the seasonal low water level.
- (10) The site shall be kept clean and orderly. Inoperable and partially dismantled equipment, vehicles, and other types of machinery and parts associated with the operation shall not be stored in an area visible to the public from adjacent property or residence, or from the public roadway. The Planning Commission may, at their discretion, approve a specific area for such use. The area shall be screened by landscaping, fence and/or berm.
- (11) **Landscaping, screening, and berming.** Screening shall be provided for active cells, operational areas and material storage areas. Perimeter screening shall also be required for areas having a residential density of more than one (1) dwelling unit to five (5) acres within five hundred (500') feet of any given boundary of a petitioned site. Such screening shall consist of one or more of the following:

- (a) Earth berms constructed to a height of six (6) feet above the mean elevation in the centerline of the adjacent public roadway or six (6) feet above the general level of terrain along property lines. Such berms shall have slopes that are not in excess of one (1) foot vertical to two (2) feet horizontal and shall be seeded to stabilize the soil. The berms shall also be shaped and formed to be consistent along the berms. Washout areas are to be repaired and stabilized.
 - (b) For perimeter landscaping, plantings of evergreen trees not more than fifteen (15') feet apart, in two (2) staggered rows parallel to the boundaries of the property which shall be at least two (2) feet in height at the time of planting. Trees that die prematurely must be replaced at the next available planting season. The applicant is strongly encouraged for areas that are left undisturbed for residential future development, or other purposes, be heavily planted to serve as a nursery, provide screening, and to add economic value to the area once residential uses are proposed. These areas may, at the discretion of the Planning Commission, be started with seedlings.
 - (c) The six (6) foot requirement for screening by means of a berm and/or plantings may be reduced by the Planning Commission if the particular site, terrain, and existing landscaping afford adequate screening.
- (12) Reclamation.** A cell shall be reclaimed by an operator pursuant to these rules by the end of the 5-year permit period or within the time set forth in the operator's reclamation plan approved by the Planning Commission.
- (a) Cell units shall be reclaimed progressively as they are worked out to the extent that they shall be reasonably natural and inconspicuous and shall be reasonably lacking any hazards.
 - (b) Sufficient topsoil shall be stockpiled on the premise or stored in berms providing screening. Topsoil shall be promptly redistributed on abandoned areas or where extraction operations have been substantially discontinued for any period in excess of one (1) year. Such areas shall then be seeded with at least temporary protection the first year and by the second-year permanent seeding to stabilize the soil, lessen soil erosion potential and encourage proper growth.
 - (c) A layer of arable topsoil, of a quality approved by the Zoning Official shall be spread over the excavated area, except exposed rock surfaces, or areas lying below natural water level, to a minimum depth of four (4") inches in accordance with the approved contour plan.
 - (d) In the construction of the final grade, all slopes and banks shall be graded to a minimum of a 3:1 slope and treated in the following manner to prevent soil erosion and stabilize soils:
 - (e) Standards for seeding rates, fertilizer and mulching standards are to be based on the standards put forth by the USDA Natural Resource Conservation District. The applicant shall identify on the site plan in tabular form the type of seeding, fertilizer, and mulch as well as implementation rates.
 - (f) Fill and soils shall not be overly compacted and of sufficient quality to be well drained, non-swelling. If the reuse plan involves development of dwellings or other buildings fill and soils shall be of proper bearing capacity to support foundations, and septic systems.
 - (g) If the reuse plan involves a recreational or wildlife facility reclamation plans shall be reviewed by recreation, fisheries and wildlife specialists in the Michigan Department of Natural Resources.

- (h) Upon cessation of mining operations and commencement of reclamation, the operating company, within a reasonable period of time, not to exceed twelve (12) months thereafter, shall remove all structures, building, stockpiles and equipment from the area to be reclaimed.

(13) Termination of operations.

- (a) An operator shall submit written notice to the Zoning Administrator within six (6) months of abandonment of the extraction area or any portion thereof.
- (b) When activities on or use of the mining area, or any portion thereof, have ceased for more than one (1) year, or when, by examination of the premises, the Zoning Official determines that the mining area or any portion thereof has in fact been abandoned, the Zoning Official shall give the operator written notice of their intention to declare the mining area or portion thereof abandoned. Within thirty (30) days following receipt of the notice, the operator shall have an opportunity to submit evidence that the use of the mining area or portion thereof is continuing. If the Zoning Official finds the evidence satisfactory, they shall not make the declaration.
- (c) Areas that have been abandoned or are not in operation will be assessed for compliance with the approved site plan. Those items not in compliance will be listed and forwarded to the permit holder and a timeline given to obtain compliance. If compliance is not obtained within the specified time period, the permit holder shall be found in violation of the Eagle Township Zoning Ordinance giving the County the right commences financial guarantee, bond revocation.

(14) Financial guarantees.

- (a) Before issuance of a permit, there shall be filed by the applicant a surety bond, executed by a reputable surety company authorized to do business in the State of Michigan, or an irrevocable bank letter of credit or cash bond running to Eagle Township, conditioned upon the prompt compliance with all provisions of this section and the approved site plan.
- (b) The Planning Commission shall, in establishing the amount and type of financial guarantee, consider the scale of the operations, the prevailing cost to rehabilitate the property upon default of the operator, court costs and other reasonable expenses likely to be incurred by the County or the Township, where the mining operation is located.
- (c) The total amount of the guarantee shall be based on the amount of acreage under permit within a given district, or overall, all project area. For each acre containing excavated ground, water and material storage, two thousand (\$2000) dollars shall be bonded.
- (d) The amount of bond may be reduced or increased at a rate equal to the ratio of work completed on the required improvements as work progresses. The term "improvements" should not be construed to mean the project itself, but rather those features associated with the project, which are deemed necessary to protect the health, safety and welfare of Clinton County's resources and future users or inhabitants of the proposed project.
- (e) If abandoned and the surety amount is not sufficient to properly restore the site to protect the health, safety and welfare of the community, the County reserves the right to prosecute the violation of the Ordinance and seek a lien against the property to complete restoration activities.

(15) Hours of operations.

- (a) The owner(s) and/or operators shall conduct extraction, excavation, and processing only between the following designated hours: 7:00 A.M. to 8:00 P.M., Monday through Friday, and 8:00 A.M. to 3:00 P.M. Saturday with no Sunday or holiday operations, which includes Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, New Year's Day.
 - (b) The owner(s) and/or operators shall conduct loading and hauling only between the following designated hours: 7:00 A.M. to 8:00 P.M., Monday through Friday, and 8:00 A.M. to 3:00 P.M. Saturday with no Sunday or holiday operations, which includes Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, New Years Day.
 - (c) For documented situations beyond the permit holder's control, additional hours may be allowed by prior approval of the Zoning Official when it is shown that extenuating circumstances exist.
- (16) Conditions and safeguards.** The Planning Commission may impose such additional reasonable conditions and safeguards deemed necessary for the public health, safety or general welfare, for the protection of individual property rights, and for insuring the intent and purpose of this Ordinance. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted.
- (17) Issuance of a permit to mine.** Permits for surface mining shall be issued to the operator. When an operator disposes of his interest in an extraction area prior to final reclamation by sale, lease, assignment, termination of lease, or otherwise, the Zoning Official may release the operator from the duties imposed upon them by this Ordinance, as to the operations, but only if the successor, operator or owner assumes the obligations of the former operator with reference to the reclamation activities. At that time the permit to mine may be transferred.
- (18) Permit term.** A permit to mine is valid for five (5) years. The operation shall be inspected a minimum of once a year by the Zoning Official and/or assigns to insure compliance with the permit and this Ordinance.
- (19) Violations.** Violation notices shall be issued pursuant to the provisions delineated in this Ordinance. Violation of the site plan shall be considered violation of this Ordinance.
- (20) Modification of the general site plan.**
- (a) The general site plan may be modified at any time by mutual consent of the operator and the Planning Commission to adjust to changed conditions, technology or to correct an oversight.
 - (b) The Planning Commission may require the modification of the general site plan when:
 - (i) Modification of the site plan is necessary so that it will conform to the existing laws.
 - (ii) It is found that the previously approved plan is clearly impossible or clearly impractical to implement and maintain.
 - (iii) The approved plan is obviously not accomplishing the intent of the Ordinance.