

Welcome to the Open House



Navigating the Open House

The open house is organized into stations. Some boards are informative and others request input from you.

Station 1 - The Study Area

Station 2 - Population Snapshot

Station 3 - Quality of Life in Clinton County

Station 4 - Housing

Station 5 - Community Facilities and Services

Station 6 - Transportation

Station 7 - Land Use

Station 8 - Agriculture in Clinton County

Station 9 - Economy

Station 10 - Next Steps

You may visit the stations in any order, but we encourage you to visit Stations 1 and 2 first.

To orient you at each station, the following guides may be provided:

Key Points

This box will provide you with the most important takeaways for each station's topic and its importance to the feedback being gathered. If you're limited in time, look here first!

Moving Forward

This box will suggest important elements about the station's topic to consider in the future.

Your Input Needed!

This box provides the questions that are on the response sheet and the online survey. Please read the instructions for each question and provide your answers in either location.

Providing Responses

By hand

Collect a packet here and answer the questions or provide comments as directed. Submit your response packet at Station 10 to staff who will receive your materials.

By phone

If you prefer to respond online, please use your phone camera to scan the QR code or link provided below to access the online open house.



<http://www.surveymonkey.com/r/ClintonCounty2023OpenHouse>

Later

The materials from tonight's Open House (including the questions) will be available to access at your convenience until **Friday, March 10, 2023** via the Eagle Township (eagletownship.org) and Clinton County (clinton-county.org) websites.

Welcome to the Open House



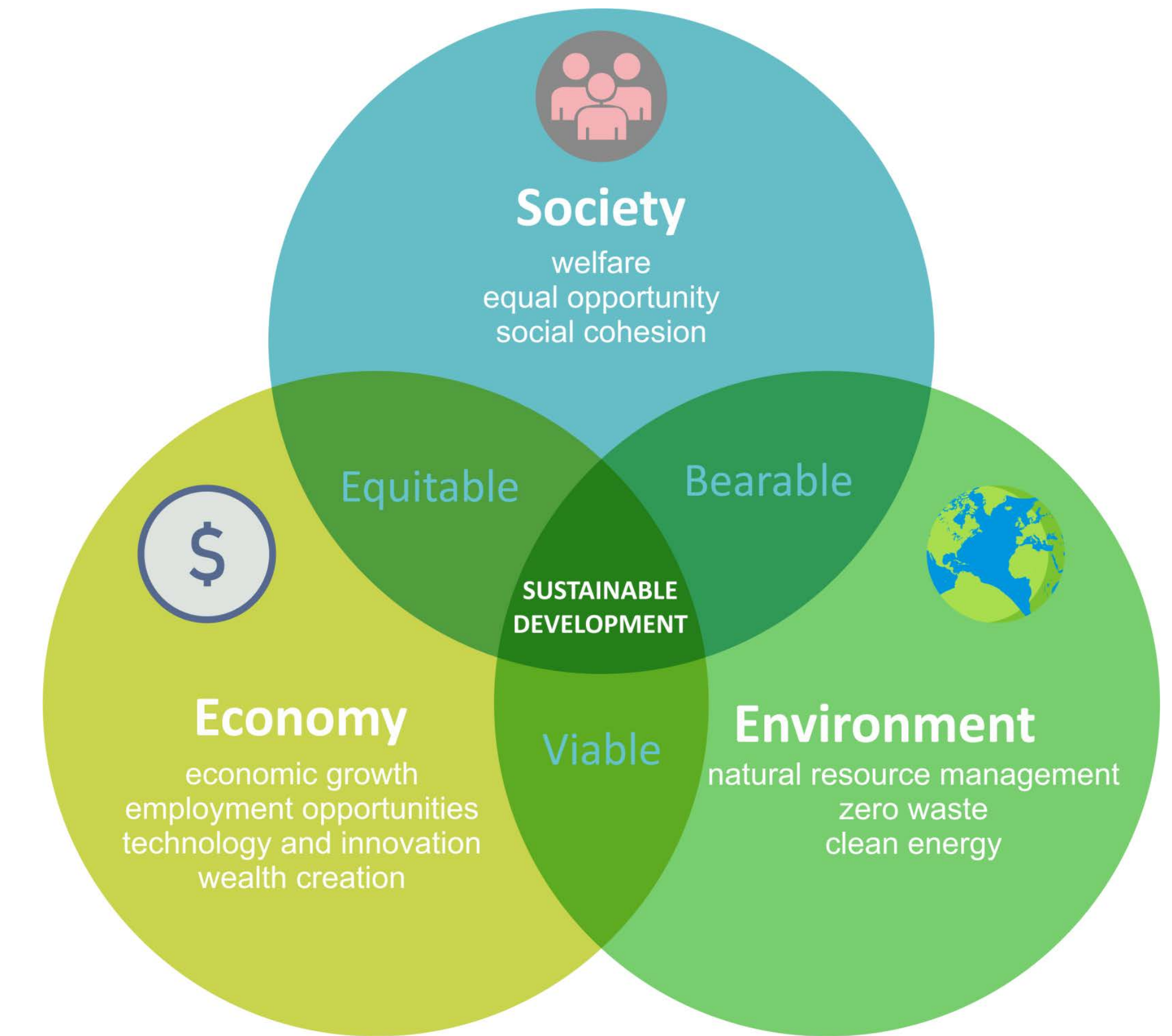
Clinton County Comprehensive
Plan Amendment & Southeast
Eagle Township Area Plan

Planning for Community Prosperity

Sustainable development works to balance three aspects: society, economy, and environment. Healthy and resilient communities balance all of these components by employing solutions that improve or address issues in all three areas. Sustainable solutions often take a “both/and” approach, supporting all stakeholders to improve a community’s quality of life and reach its goals.

As you visit the stations at today’s open house, we encourage you to consider:

- How may new development impact these three areas both positively and negatively?
- In what areas can negative impacts be mitigated and positive impacts be elevated?
- What practices or policies could be implemented to produce the best potential outcomes?



Source: Flora Shukla

Why Are We Here?

History

- June 2022: Clinton County adopts its Comprehensive Plan
- Fall 2022: Eagle Township received an inquiry about developing a 1,200-acre area in the southeastern portion of the Township with one or more “high-tech” manufacturing uses. A development of this type/scale had not been anticipated previously and the Comprehensive Plan does not provide guidance on how to accommodate such growth in this area.
- Winter 2022/2023: Clinton County, the party responsible for the planning and zoning in Eagle Township, begins to undertake a special study of the area that may result in an amendment to the Clinton County Comprehensive Plan.

Purpose of the Special Study

In short, to better prepare for the future! The study will encompass the following:

- Review land use issues
- Gain public input
- Amend the 2022 Clinton County Comprehensive Plan to guide future planning and zoning decisions

Purpose of the Open House

This open house is being held for community members to think about various aspects of the community given the “what if” scenario of a potentially large development coming to southeast Eagle Township. As a reminder that many of the questions posed to attendees are hypothetical and not based on any proposal currently in front of the County, we have noted those questions are contingent on **IF** a development were to come to the study area.

An Amendment to the Comprehensive Plan is NOT:

- An immediate change to the area’s zoning.
 - » The amendment may suggest a rezoning is explored later and/or zoning rules are updated in order to mitigate or prevent possible impacts.
 - » Any new development, including a rezoning request, will go through its own review process.
- A focus or discussion on other recent planning issues, such as solar farms
 - » The amendment may suggest exploring ways to blend agriculture with new technologies.

STATION 1 | The Study Area



Key Points

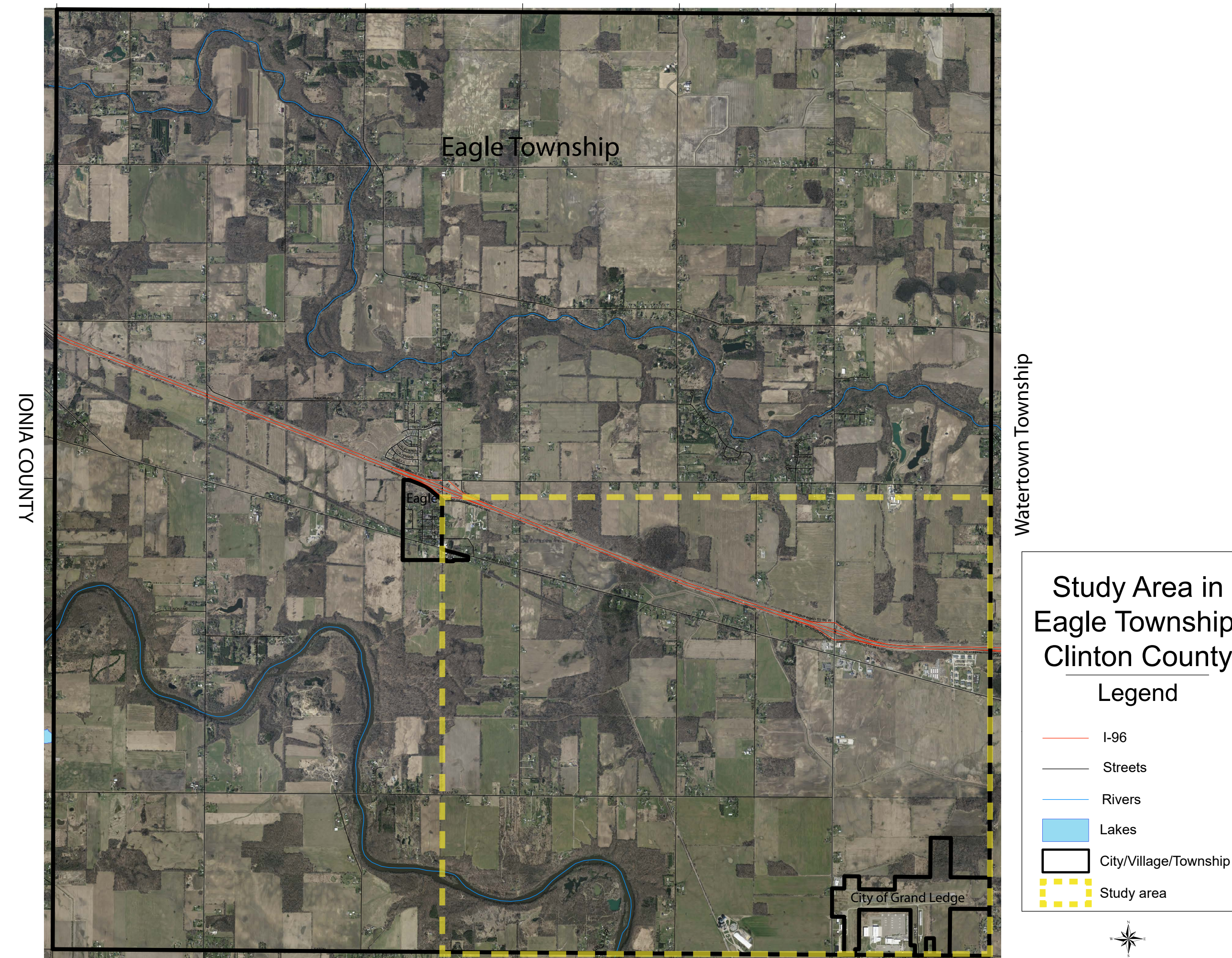
A survey was conducted for the 2022 Comprehensive Plan, but only one response was received from an Eagle Township resident.

The potential of a large development in the study area impacts multiple stakeholders in the County, region, and state and the Clinton County Planning Commission values all input received in this planning process. Different impacts may be felt by each interested group, the Planning Commission would like to ensure that the views of County residents, and specifically Eagle Township residents, are being represented.

Moving Forward

Any information that you provide throughout this open house will remain anonymous. It will be aggregated with other responses from the in-person and online open house. This feedback will be provided to the Clinton County Planning Commission for their consideration.

If you have questions about how your responses will be used and shared, please ask to speak to a staff member.



The Study Area

The study area has some key characteristics that make it highly desirable for development, such as:

- A nearby highway system
- A nearby airport
- Multiple nearby institutions of higher learning and research
- The possibility of acquiring a large amount of land

Additional Trends and Considerations

The economic landscape outside of the Township and County also factors into why this study area is currently being explored. Key trends and considerations include:

- Other states are also working hard to attract the same jobs and talent that could be a good addition to Eagle Township.
- Adding a manufacturing and innovation campus will expand career options that allow current and future residents to stay and build a life in Eagle Township.
- By marketing the site now, information about what companies are looking for in a site can be balanced with core values and needs of residents and incorporated into standards and plans for the future.



Your Input Needed!

- Q1.A Where do you currently live?
- Q1.B Where is your primary place of work located?



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

STATION 2 | Population Snapshot



Key Points

Understanding the demographics of a community is vital to sound policy making and planning as many demographic trends impact future land use. Ideally, the public participation process will reach and involve residents who reflect the demographics and diversity of the Clinton County community.

Moving Forward

Planning for groups who are vulnerable or underserved, like older populations, can improve conditions for everyone.

IF a large-scale economic development project were to come to the study area, the County will strive to consider how to best serve all residents, business owners, and other stakeholders in the County

Community Profiles

Eagle Township			Clinton County			Michigan			United States		
47.6	\$99,246	\$279,096	40.9	\$76,664	\$248,221	38.9	\$72,414	\$283,272	40.9	\$63,818	\$204,375
Median Age	Median HH Income	Median Home Value	Median Age	Median HH Income	Median Home Value	Median Age	Median HH Income	Median Home Value	Median Age	Median HH Income	Median Home Value
2,845	1.10%	2.55	79,721	0.33%	2.51	335,707,897	0.57%	2.55	10,078,165	0.00%	2.43
Population Total	Population Growth	Average HH Size	Population Total	Population Growth	Average HH Size	Population Total	Population Growth	Average HH Size	Population Total	Population Growth	Average HH Size
\$414,824	19.6%	59.6%	\$263,757	21.2%	60.2%	\$155,942	21.7%	60.8%	\$167,684	20.7%	60.5%
Median Net Worth	Age <18	Age 18-64	Median Net Worth	Age <18	Age 18-64	Median Net Worth	Age <18	Age 18-64	Median Net Worth	Age <18	Age 18-64
20.5% Age 65+			18.6% Age 65+			17.4% Age 65+			18.8% Age 65+		

Source: Esri, data primarily from 2017-2022 American Community Survey 5-Year Estimates



Your Input Needed!

- Q1.A What is your age category?
- Q1.B How long do you expect to continue to live in Clinton County?



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

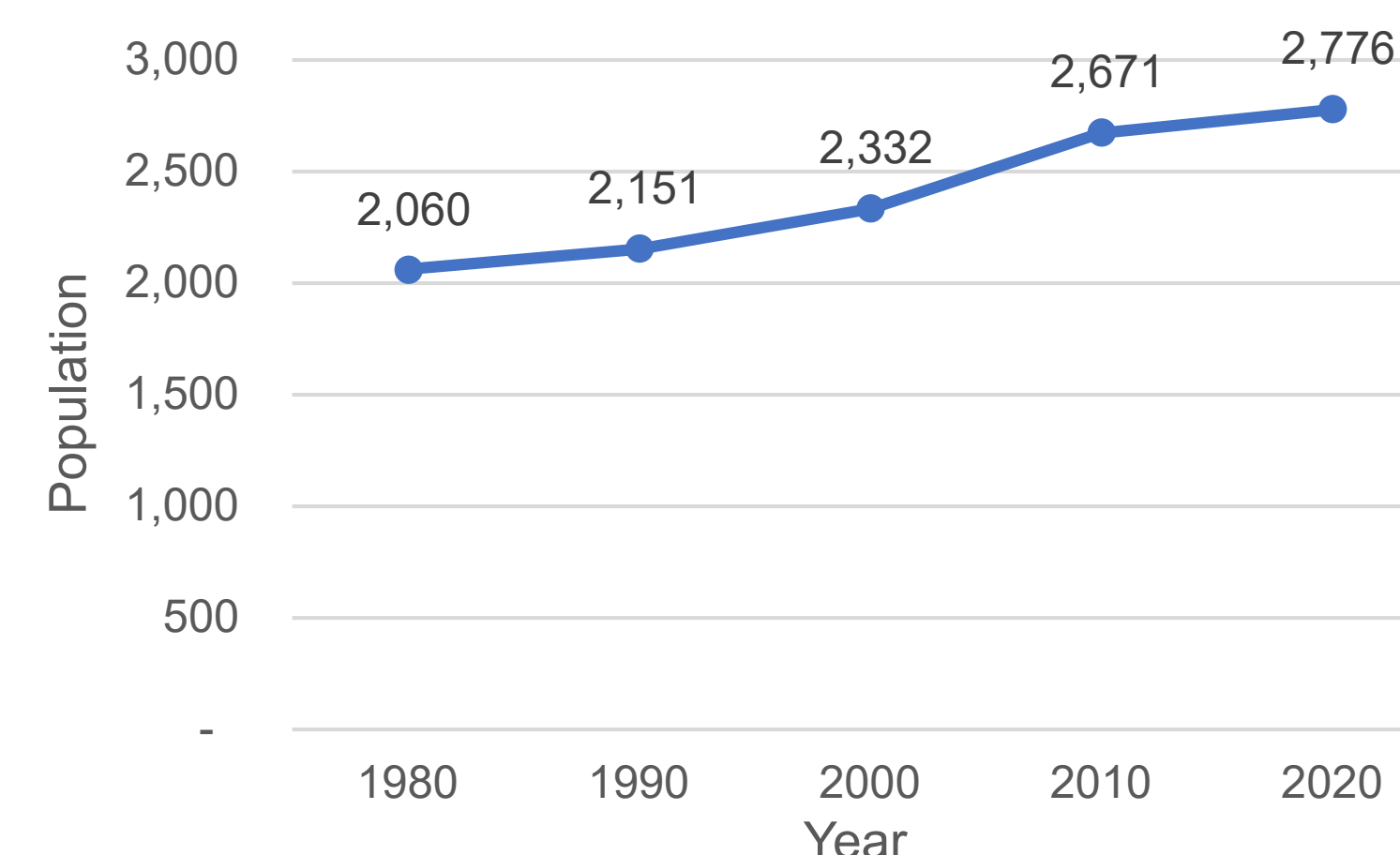
An Aging Population

- Nationally and regionally, communities are experiencing declining birth rates and aging populations: by 2030, every "Baby Boomer" will be 65 years old or older.
- By 2030, one in five U.S. residents will be of retirement age, and the "65 and older" age group will outnumber the "18 and under" age group for several years.
- Clinton County has seen its share of older residents increase over the past decade. From 2010 to 2018, the 65 and older age group increased from 9,131 to 12,490.
- This trend is likely to continue as those of the Baby Boomer generation reach this stage in life.
- In general, Eagle Township residents are getting older, with a large jump in the number of people 65 and older occurring between 2000 and 2010 and continuing to increase through 2021.

Population Growth

- For Eagle Township, a key trend is the steady growth in population since 1990.
- The number of households has increased while household size has decreased from 2.96 persons in 1990 to 2.75 in 2021, following national trends.

Eagle Township Population History



STATION 3 | Quality of Life in Clinton County



Key Points

The Planning Commission would like the community to consider:

- Which objectives listed in the goal for Quality of Life are a priority for the study area, and
- If there are other elements that are not included within the objectives that could be important to identify during this process in order to provide guidance for what additional study may be needed in the future.

Moving Forward

A high quality of life can make a community more attractive to the future workforce needed to sustain investments from new development.

IF a large-scale economic development project were to come to the study area, potential new workers will consider residency in Eagle Township and Clinton County. A strong sense of quality of life and community identity will be critical in determining where people make their homes for a lifetime.

Vision, Goals, and Objectives

In developing the Comprehensive Plan and its various updates, the Clinton County Planning Commission constructed a **vision statement**. This vision statement is considered as a guiding principle of the plan and reads:

“The vision of the Clinton County Comprehensive Plan is to promote a high quality of life and continued commitment to preserve and enhance the unique and diverse character of the County through policies and programs to promote intergovernmental cooperation, preserve open space, agricultural and natural resources, provide recreational opportunities, ensure an efficient and safe transportation network, desirable economic development, and active public participation.”

The 2022 Plan includes goals and objectives organized by ten major themes:

- Government
- Quality of Life
- Agricultural Land Preservation
- Land Use
- Parks and Recreation
- Community Services and Infrastructure
- Natural Resources
- Economic Development
- Transportation
- Public Involvement

Goals are overall broad statements that provide a focus for future discussions. Goals are supported by the more specific objectives.

Objectives are more specific, measurable, action-oriented statements that help achieve the goals. Policy statements provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.

Below is the County's goal and objectives for Quality of Life.

Goal: Quality of Life

Promote and maintain a high quality of life for current and future residents of the County.

1. **Manage growth** in the County to ensure development is compatible with township development plans and promote the phasing of high impact development to minimize its effects.
2. Encourage a **variety of housing styles and types** to accommodate a wider range of housing preferences, income levels and household types (singles, seniors, empty-nesters).
3. Ensure **compatibility between new development and existing development** in site plan and special land use reviews.
4. Preserve, protect, and educate on valued **cultural and historical resources**.
5. Continue to enhance the **visual appearance of the County** through zoning regulations and site plan review standards for setbacks, signs, landscaping, lighting, etc.
6. Create and sustain the **diverse sense of place and community** throughout the County.
7. Support the **expansion of “Broadband” and technological connectivity** throughout all areas of the County.



Your Input Needed!

- Q3.A** Seven objectives are listed in the current Comprehensive Plan for the goal regarding quality of life. Please rank these objectives in order of importance to you with 1 as the most important and 7 as the least important.
- Q3.B** What other elements would contribute to an improvement in your quality of life in Clinton County?



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

STATION 4 | Housing



Key Points

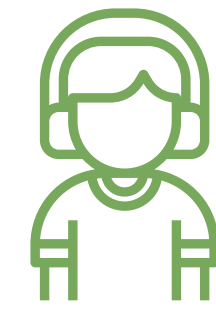
Housing is an essential component of any community. Having options for safe, affordable, and right-sized housing that is accessible to work, stores, health and wellness facilities, and entertainment, social, and recreation opportunities is required for a healthy and vibrant community.

Moving Forward

Providing a range of housing options can increase disposable income which can then be used to support local businesses, allow people to age in place with smaller house and lot sizes to care for and/or the opportunity for caregivers to live close by, and create opportunities to live close to amenities and reduce the need for cars and the pollution they produce. Reducing barriers and increasing opportunities allows for greater access for all and is key to effective planning.

IF a large development were to come to Clinton County, housing availability and affordability for the workforce would be essential. The U.S. Department of Housing and Urban Development defines affordable housing as housing where the occupant is paying 30% or less of the occupant's gross income on total housing, including utilities.

Housing Preferences by Generation



Generation Z: Born 1998-2015 (currently <25 years old)

Generation Z has begun to enter the housing market and holds about 2% of all housing. This group has focused on purchasing inexpensive starter homes (median purchase price of \$160,600 as of December 2019).



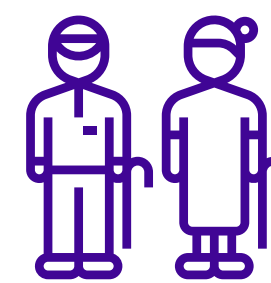
Millennials: Born 1981-1997 (currently 25-41 years old)

This group is the largest generation in U.S. history. They are less likely to be homeowners than Baby Boomers and Gen Xers. They typically prefer living in high-cost cities and counties with a more urban environment.



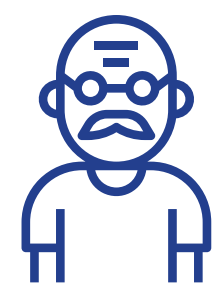
Generation X: Born 1965-1980 (currently 42-57 years old)

Predominantly owners of single-family homes and are typically the least likely to desire urban amenities. Many may be expecting to move to larger quarters within five years.



Baby Boomers: Born 1946-1964 (currently 58-76 years old)

A 2018 AARP study found that 77% of Americans over the age of 50 express a preference for aging in place, citing affordability concerns and satisfaction with their current neighborhoods.



Silent Generation: Born 1925-1945 (currently 77+ years old)

This generation is most likely to already live in rural areas and small towns. If they move, it will be to a more convenient and accessible area.

Sources: AARP, National Association of Homebuilders

LIVABLE COMMUNITIES ARE GOOD FOR PEOPLE AND BUSINESS

Higher property values, increased economic activity and savings for communities are some of the benefits you'll learn about in **THE LIVABILITY ECONOMY**

A LIVABLE COMMUNITY ...

- Features housing choices that are suitable for people of all ages and life stages.
- Reduces automobile dependence and supports a socially vibrant public realm.
- Integrates land uses so people can live closer to or within walking distance of jobs, community activities and the services they need.
- Has transportation options that enable residents to get around even if they don't drive.

Source: AARP

Housing Needs

Across the region and the state, communities are looking at different options for housing to serve current and future residents. These options are informed by trends, such as:

Affordability

The willingness to accept a smaller house and lot is increasing as more Gen Zers enter the market and are focused on affordability.

Aging in Place

The likelihood of Americans staying in their current residences and not moving increases with age.

Housing Stock Age

Older houses require additional maintenance and upkeep. Most houses in Clinton County are single-family homes on large lots, which could be problematic in terms of upkeep and being able to meet daily needs among an aging population.

Local Resident Needs

Over one-quarter (28%) of respondents to the County's survey for the 2022 Comprehensive Plan rated the housing stock in terms of availability and options throughout Clinton County as inadequate. Here are the types of housing County residents felt are most needed:

- Single-family homes within or in close proximity to cities and villages (37%)
- Senior housing options (22%)
- Rural single-family homes (19%)
- Multi-family apartments (8%)

STATION 4 | Housing

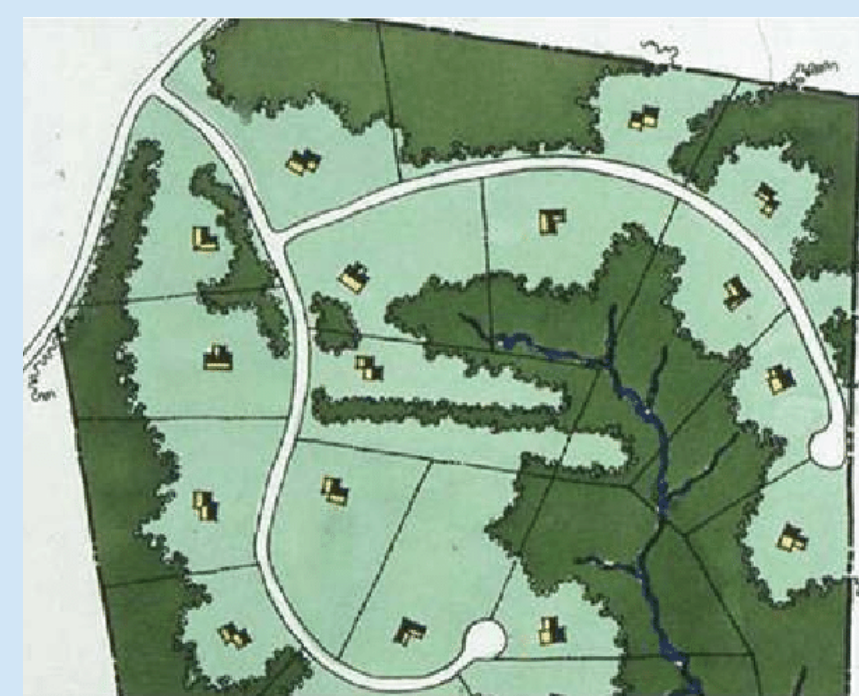


IF a large development were to come to the study area, here are three options as to where and how housing could be organized throughout Eagle Township to accommodate new housing needs:

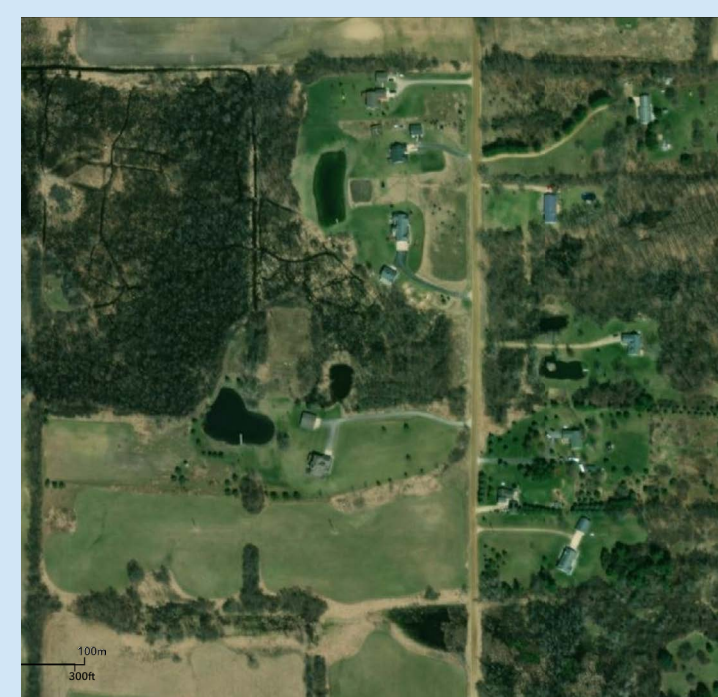
Business as Usual

Clinton County currently has several single family residential zoning districts whose minimum lot sizes range from 8,000 square feet to 10 acres. There are also districts for multiple family and manufactured housing community uses that require 3 and 15 acres, respectively. The County could maintain these districts and their related lot size, setback, and lot coverage standards.

Pros	Cons
<ul style="list-style-type: none"> • Could help retain the character of the area on individual large lots 	<ul style="list-style-type: none"> • Could result in increased burden on roadways throughout the Township with new homeowners spread widely throughout the community on large lots • Environmentally unsustainable • Can result in more limited social connectivity



Kashaf, 2009



Esri

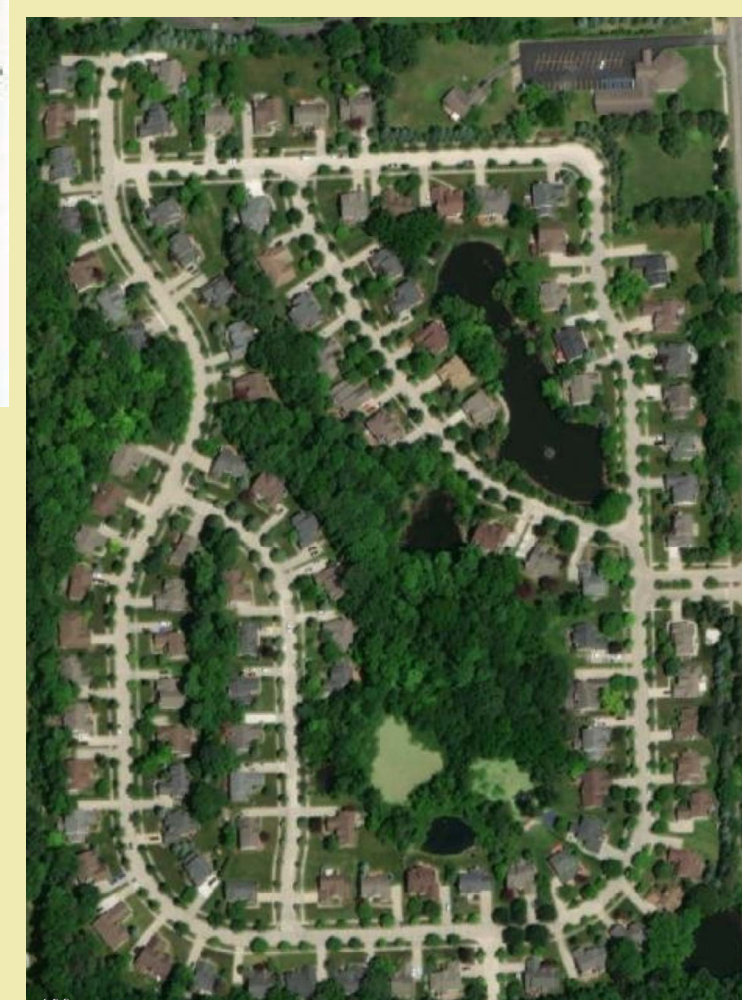
Cluster Development

Cluster developments are a way to protect and retain open space and natural areas while also having the ability to house more people. These developments allow for a higher rate of dwelling units on a smaller portion of land and require recreational areas or open space be provided on the additional land that would normally be allocated to individual lots.

Pros	Cons
<ul style="list-style-type: none"> • Could help retain the character of the area by requiring a portion of land to be set aside in a natural state • Could reduce traffic throughout the Township, as housing would be concentrated in these developments 	<ul style="list-style-type: none"> • Some areas of the Township may have more dwelling units in an area than others, which could change the rural character in those areas



Kashaf, 2009

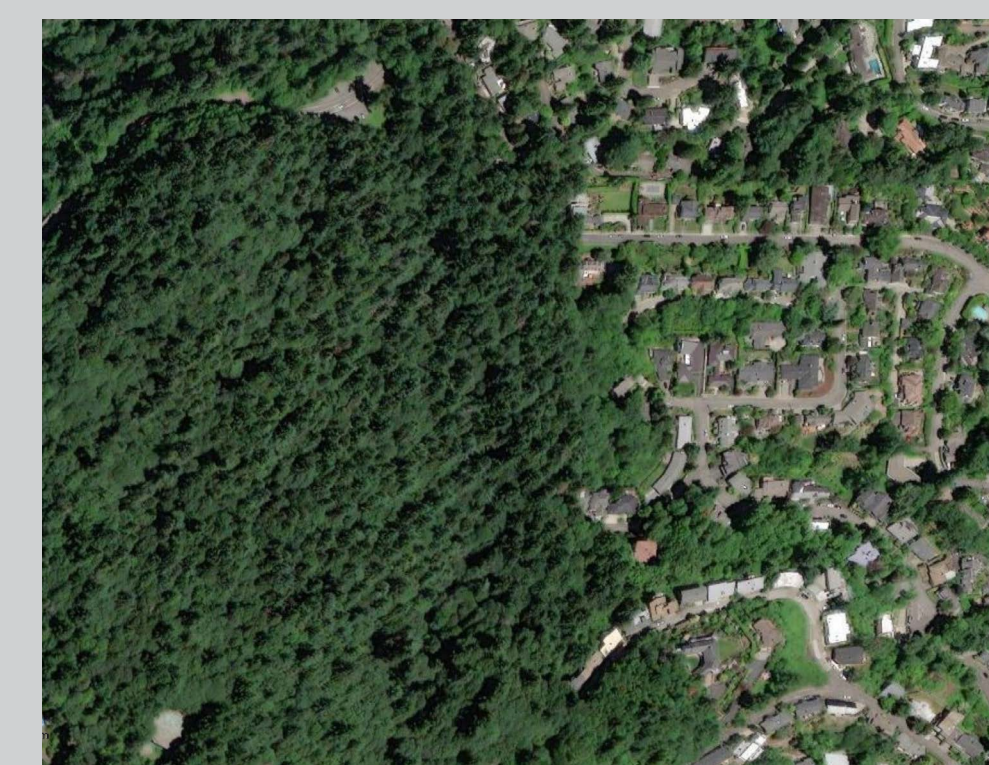
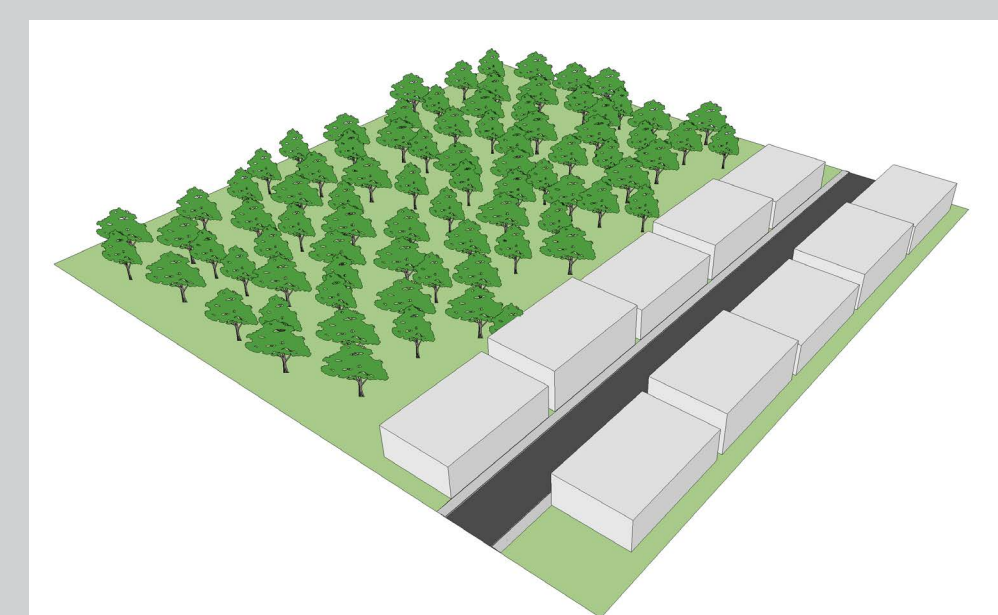


Esri

Priority Growth Area

Communities may identify specific areas that are intended for growth and those that are to be preserved. Clinton County's Comprehensive Plan identifies this strategy as an objective; 60% of survey respondents said development should be focused in planned growth areas.

Pros	Cons
<ul style="list-style-type: none"> • New growth would be concentrated in these priority areas, retaining agricultural and natural land in the rest of the Township • Increases the efficiency of service provisions • Can increase the potential for walkable communities • Aligns with what is currently outlined in the County's Comprehensive Plan 	<ul style="list-style-type: none"> • Potential to drastically change the character and feel of Eagle Township within the growth area • For individuals seeking housing, this can increase property values as the supply of developable land is limited.



Esri



Your Input Needed!

- Q4.A** **IF** a large development were to occur in the study area, how satisfied would you be with the following arrangements of housing?
- Business as usual
 - Cluster development
 - Priority growth area
- Q4.B** What additional housing options do you think might be needed in Eagle Township in the future?



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

STATION 5 | Community Facilities and Services



Key Points

Community facilities and services include essential facilities or services like a fire station or public utility, or may be non-essential facilities or services, such as a public park or library. Both essential and non-essential community facilities play a vital role in the Township's potential for growth and resident retention.

The availability of public safety services, attractive recreational and cultural facilities, and strong public school and library systems are some examples of community facilities that can help draw new people to the community and enhance the quality of life of existing residents.

Moving Forward

Communities provide services to residents and business owners primarily through tax revenue. **IF** more development comes to the Township, additional tax revenues could allow the Township to provide more/improved services, including parks and recreation facilities, sewer and water, public safety and emergency services, educational facilities, and more robust internet.

Sewer and Water

Most residents in Eagle Township get their water from a private well and have a septic system to manage their sewage. New residential and commercial development may require municipal water and sewer utilities. This can not only reduce installation and maintenance cost for today's homeowners, but can also improve local water quality. The Michigan Drinking Water Revolving Fund can provide funding for local water projects. Expanding utility infrastructure was listed as an area for improvement in the County's 2022 Comprehensive Plan.

Internet

According to Esri, 96.5% of Eagle Township residents have access to internet at home, with 94.4% of residents connecting via broadband/high speed internet. During the public engagement for the most recent Comprehensive Plan, cheaper and more reliable internet access and WiFi was noted as one area of improvement for the County.

Emergency Services

Improving services such as police, fire, and EMT services was noted as an area of improvement for the County in the 2022 Comprehensive Plan.

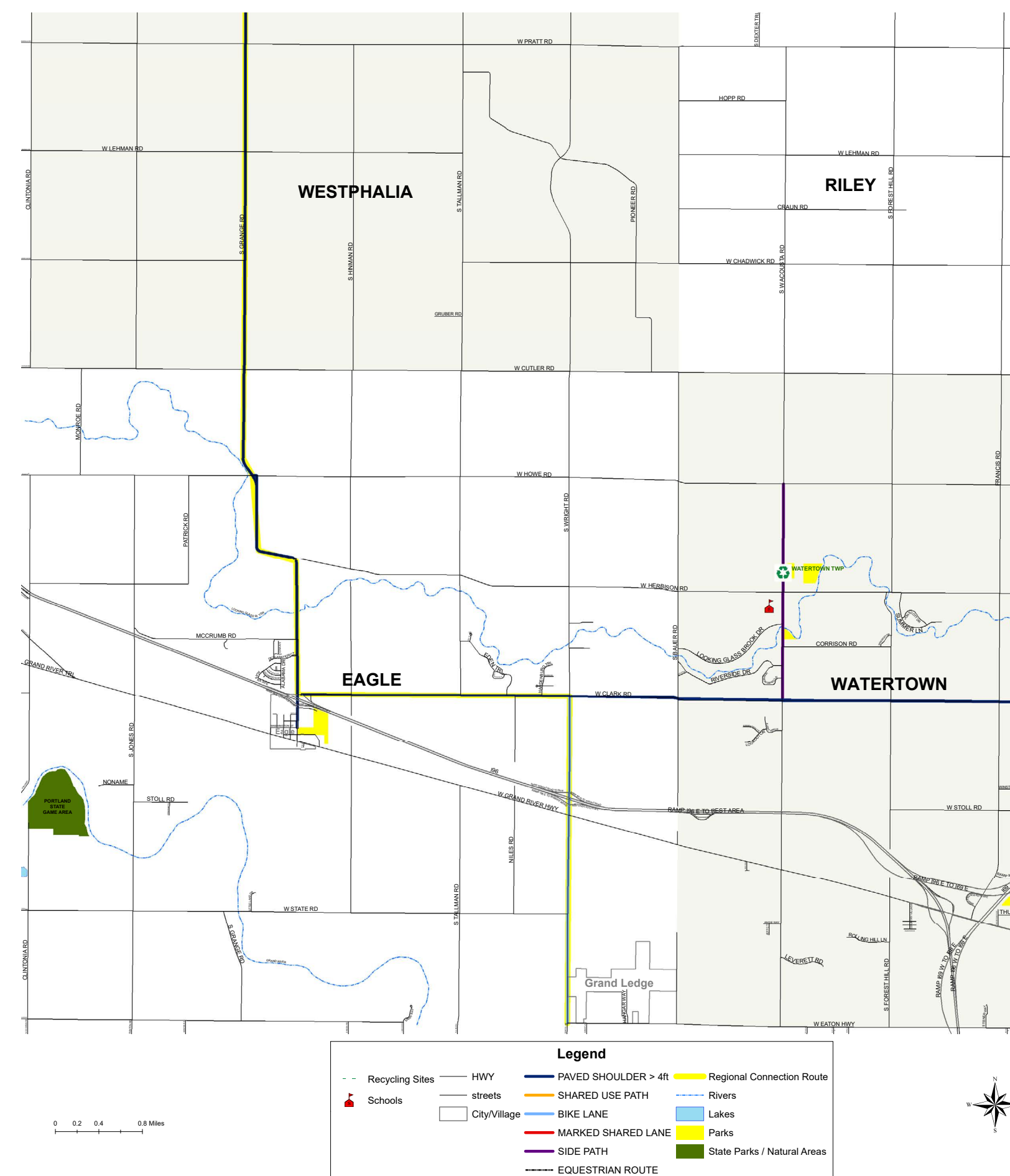
Parks and Recreation Facilities

Benefits that parks and recreation facilities can bring to a community include:

- Boosting home values and property tax bases; homes adjacent to a passive park have seen home value premiums of 8% to 10%
- People who live near parks have better physical and mental health outcomes for diseases and illnesses such as diabetes, hypertension, cancer, cardiovascular disease, attention deficit disorders, depression, and Alzheimer's
- Reduced healthcare needs reduces healthcare costs, promoting household financial stability
- Countering social isolation by connecting people with nature and with each other
- Preserving and sharing important natural features and cultural or historic aspects of a community
- Moderating temperature, clean water, reducing flooding, and contributing to healthier air

Source: National Recreation and Park Association

Eagle Township Community Facilities



Planning for the future requires an understanding of current conditions. This map shows the school, parks, and various types of paths in the Township and surrounding areas.



Your Input Needed!

- Q5.A** This Comprehensive Plan amendment could plan for public and private investments towards recreational amenities. **IF** a large development were to come to the study area, what, if any, types of recreational amenities do you enjoy or think would benefit Eagle Township?
- Q5.B** **IF** a large development were to come to the study area, infrastructure would likely need to be expanded to support its operations. How would adding or improving the following services and infrastructure in the study area affect your quality of life? (Water, sewer, paved roads, Broadband internet access, emergency services)



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

STATION 6 | Transportation



Key Points

It is important that residents can access and meet daily needs in their community, such as gainful employment, groceries, medical facilities, and social opportunities. While motorized transportation has been the predominate way of getting around in the community, there could be opportunities to introduce other modes that would increase accessibility for those who do not or cannot drive, reduce pollution associated with motorized transportation, and improve resident health.

Moving Forward

Traffic and the nuisances it causes, such as noise and pollution, can be reduced and mitigated through various measures, including consolidating development to specific areas, screening requirements, and installing infrastructure that allows for safe non-motorized transportation.

Micromobility options like e-bikes, e-scooters, and bike sharing are a growing trend. Small, lightweight, wheeled devices can offer new ways for people to meet their transportation needs.

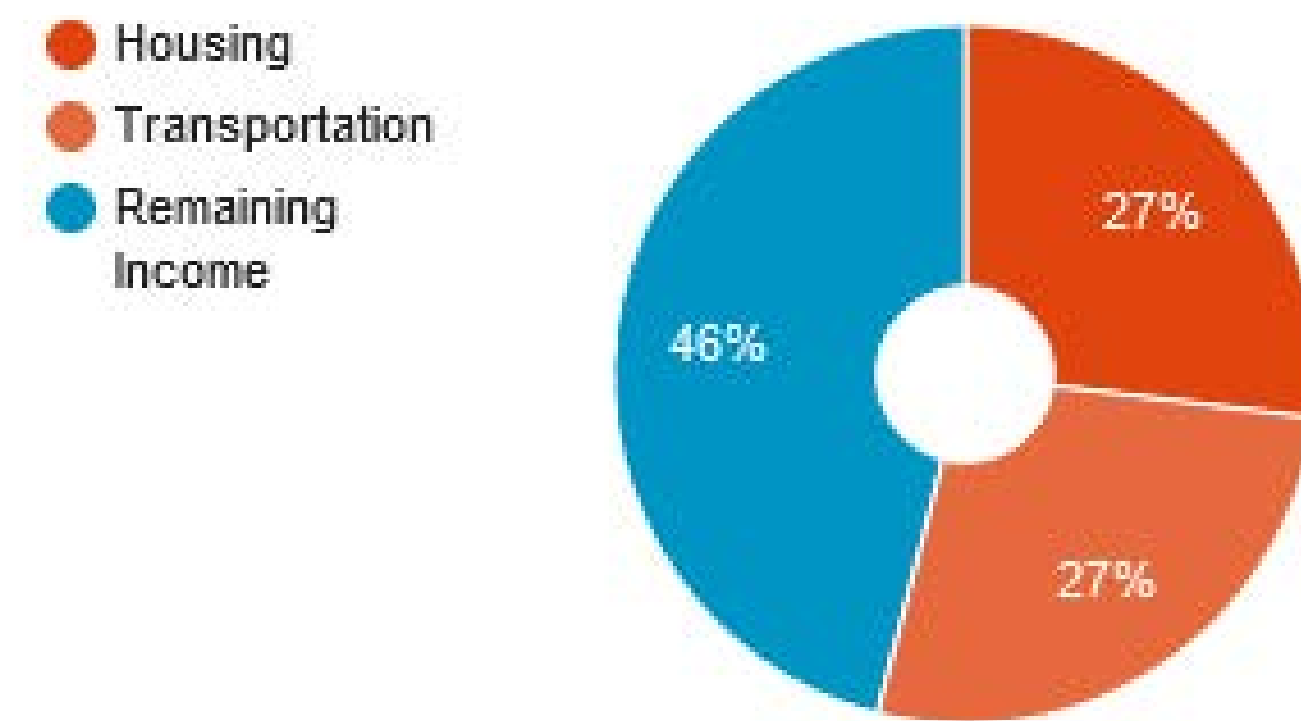
Studies suggest that micromobility options replacing short car trips can have a meaningful impact on traffic congestion, decreasing vehicle miles traveled and reducing greenhouse gas emissions.



Motorized Transportation

A locations affordability can be assessed based on the share of household income that is spent on housing and transportation. Places where the total housing and transportation costs are less than 45% of household incomes are considered affordable.

Household Income Spending in Clinton County



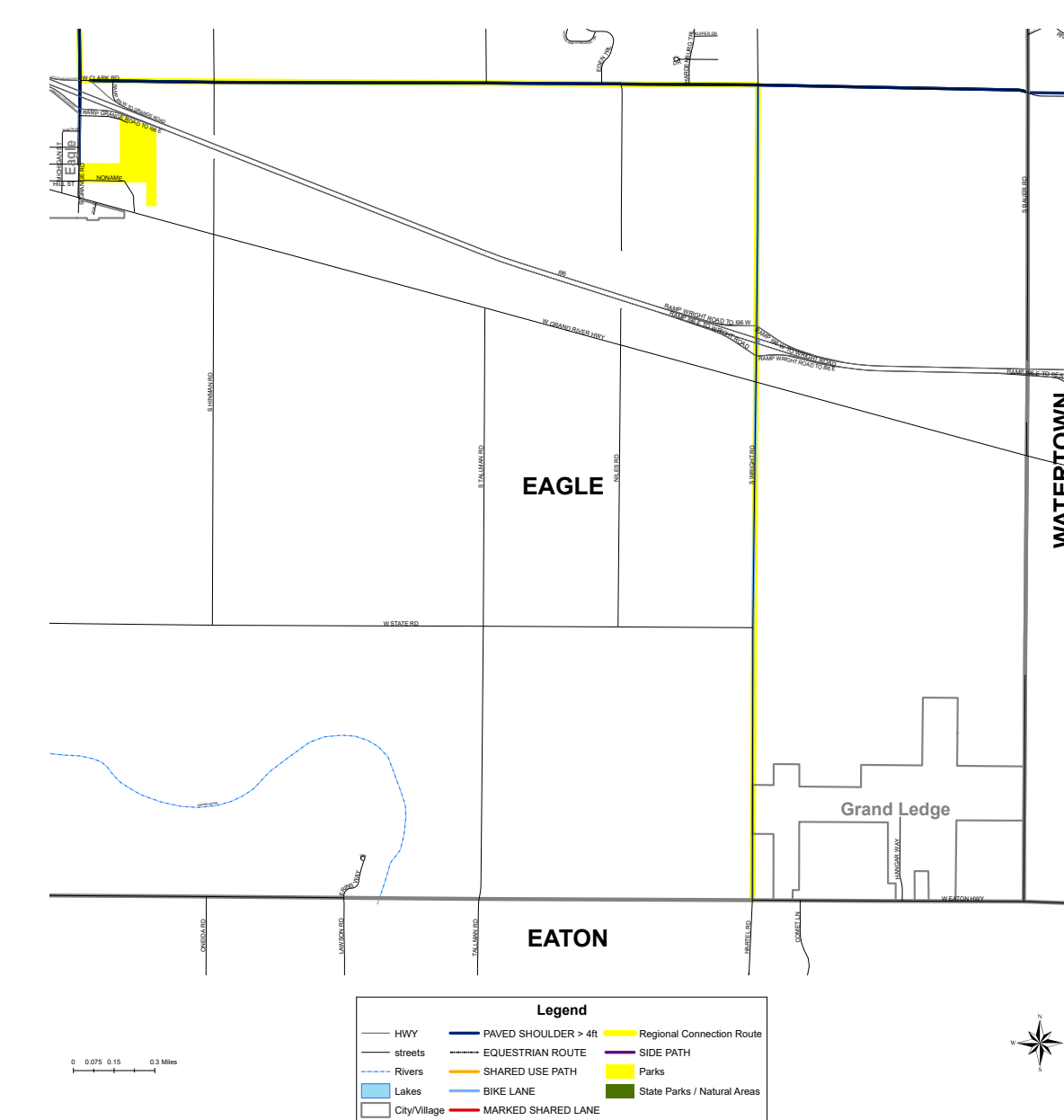
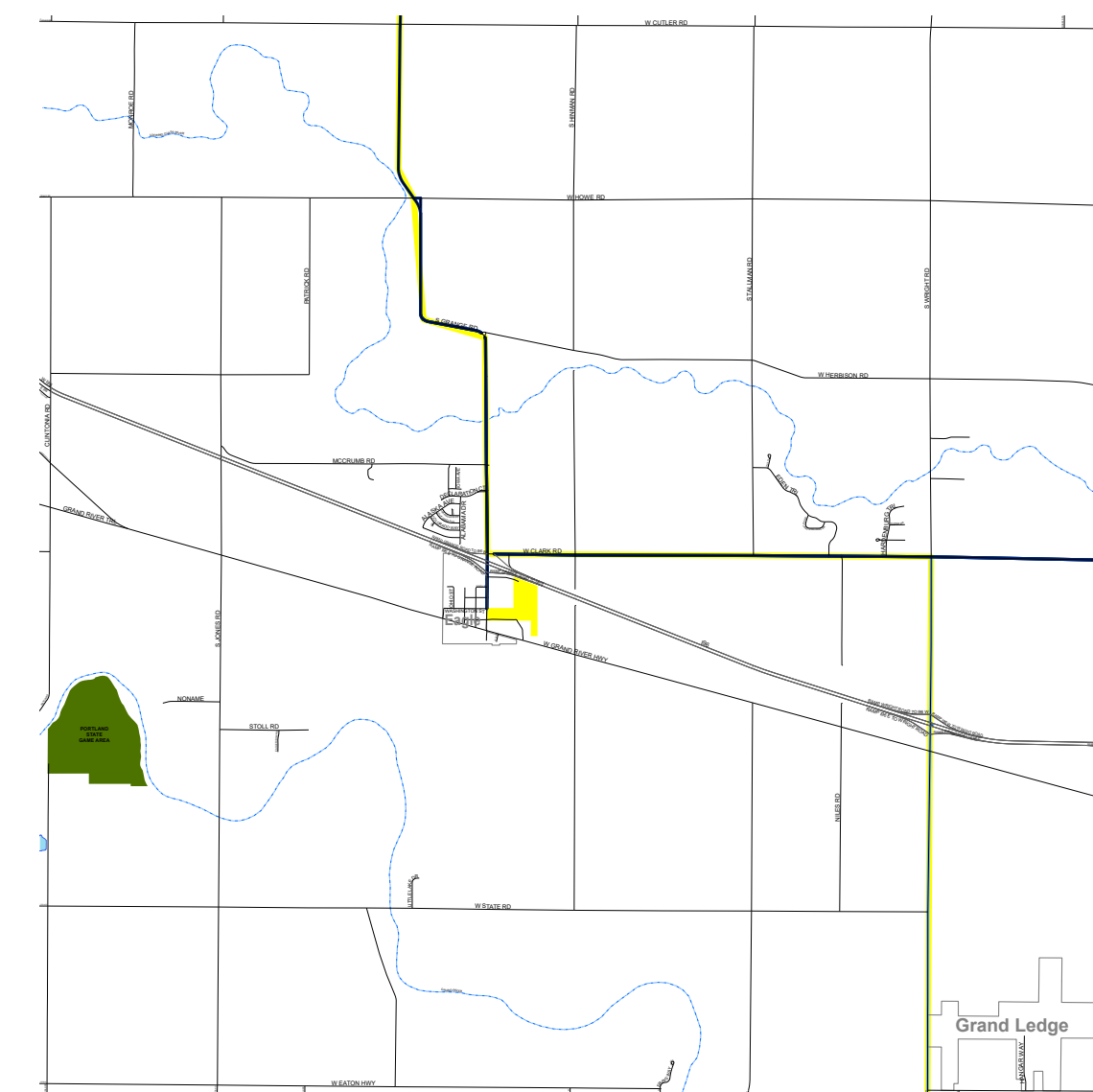
Source: Center for Neighborhood Technology

Transportation in Clinton County

- Half of the respondents to Clinton County's Comprehensive Plan survey indicated that they commute to work at least half of workdays, and the average one-way trip is 15 miles
- In addition to changes in housing opportunities discussed at Station 4, changes in transportation options can reduce costs, improve affordability, and increase the quality of life for residents
- Noise, pollution, and other traffic-related nuisances can be reduced and mitigated by consolidating development to specific areas, screening requirements, and installing infrastructure that allows for safe non-motorized transportation

Non-Motorized Transportation

Establishing non-motorized transportation facilities to offer greater local and regional connections is outlined in the Comprehensive Plan and the Non-Motorized Facilities Plan. In addition to increasing connectivity, opportunities for recreation and independence for youth, seniors, and others without a car are also increased while decreasing pollution and noise.



Top: Eagle Township non-motorized facilities conceptual network plan.

Bottom: Non-Motorized facilities conceptual network plan for the study area. Connectivity between Grand Ledge and the core of Eagle Township via a regional connection route is desired.



Your Input Needed!

- Q6.A** **IF** a large development were to come to the study area, it could result in changes to transportation opportunities. Please select which of the options you would be interested in using in and around the study area.
- Bike lanes
 - Multi-purpose walking/running/biking trail
 - Scooters/e-bikes
 - EV charging stations at local retail centers
 - Other
- Q6.B** **IF** a large development were to come to the study area, what suggestions do you have regarding safety and higher vehicle traffic?



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

STATION 7 | Land Use: Agricultural Preservation

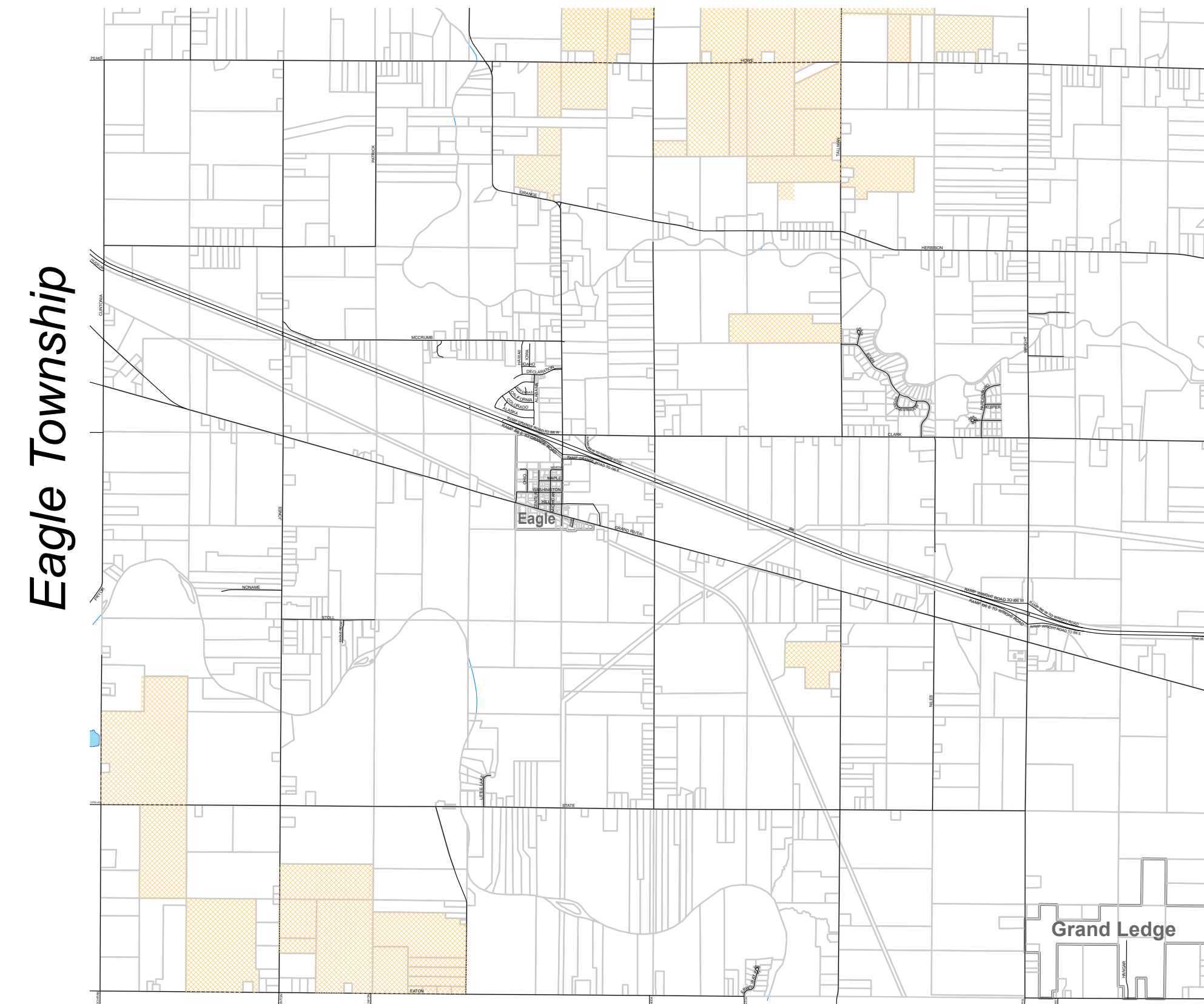


Moving Forward

IF the land donated to Michigan State University by Mr. David Morris is sold, 55% of the proceeds from the sale would fund four endowments within Michigan State University's College of Agriculture and Natural Resources, benefiting agricultural research, education and outreach in perpetuity through programming in communities, agriculture and natural resources; college discretionary funding; livestock research; and a named chair in state and local government finance and policy.

Source: Teresa K. Woodruff, Interim President of MSU (Michigan Farm Bureau)

PA 116 Agricultural Land Preservation in Eagle Township and the Study Area, 2020



What is PA 116?

PA 116 refers to the Michigan Farmland and Open Space Preservation Act. It works to preserve farmland by offering incentives such as income tax benefits and exemptions from special land assessments in exchange for agreeing that the land remain in agricultural use for at least 10 years and up to 90 years. Only a small portion of the study area participates in PA 116.

Source: MSU Extension

Top: Eagle Township parcels participating in PA-116

Bottom: Study area parcels participating in PA-116



Trends in Agriculture and Land Use

- The average age of producers is 57.5 years old.
- Almost 6 in 10 primary producers are over age 55, with nearly 4 in 10 over age 65.
- Less than 2 in 10 primary producers are under age 44.
- Less than 0.5% of Michigan's agricultural land was converted to Urban and Highly Developed Land Uses between 2001 and 2016.
- Approximately 2.4% of Michigan's agricultural land 2.4% has been converted for low-density residential uses.

Sources: USDA, 2017 Census of Agriculture; Farms Under Threat: State of the State Report



Your Input Needed!

- Q6.C** What does having agriculture in Clinton County mean to you? Please rank the following elements in order of importance to you, with 1 as the most important and 6 as the least important.
- Contribution of crop production (local, regional, and state value)
 - Livelihood (household economic value)
 - Jobs
 - Scenic value
 - Cultural heritage of the area
 - Food security
 - Family tradition



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.



Your Input Needed!

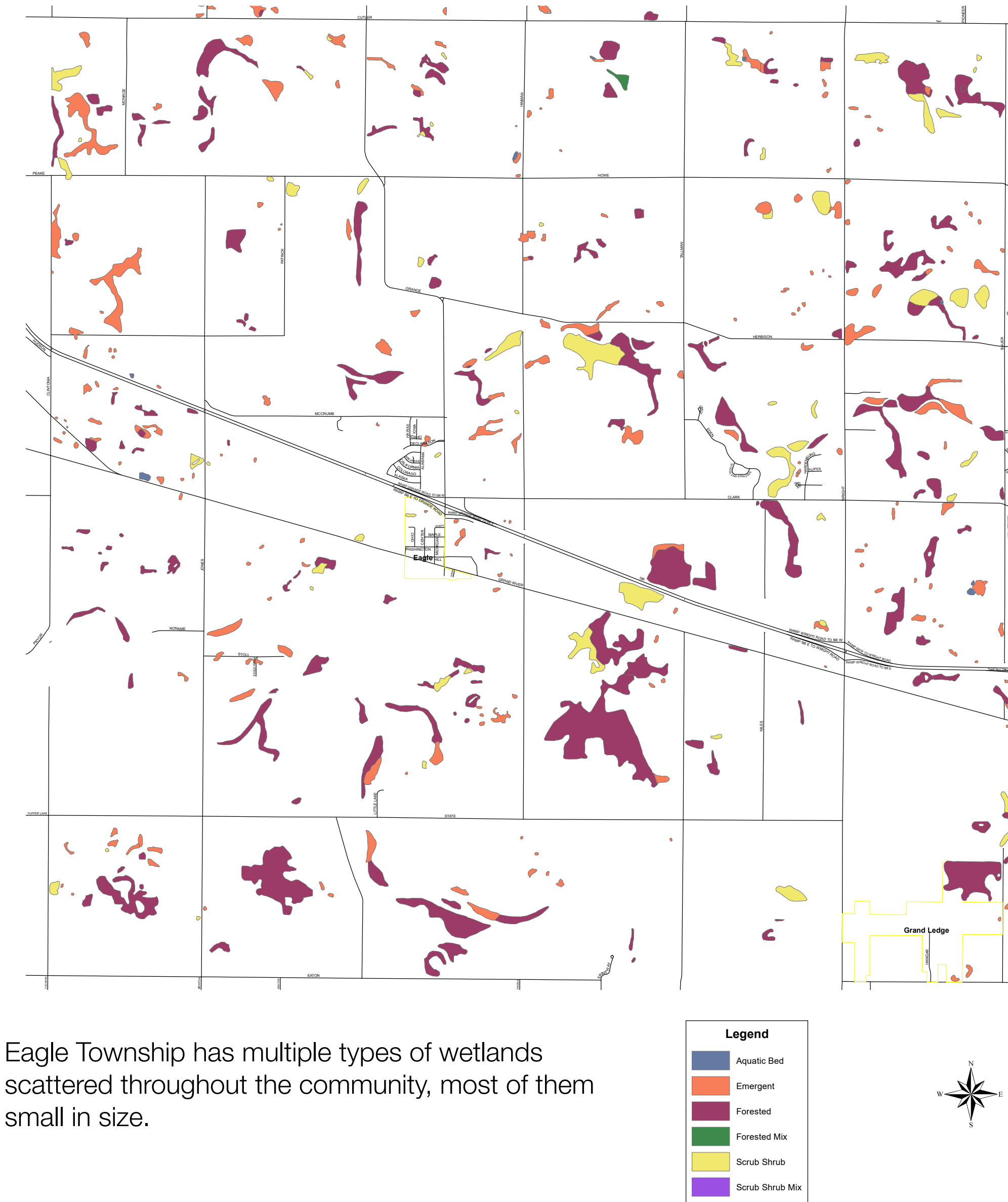
- Q7.A** Protecting natural resources is important to community members of Clinton County. A portion of the Grand River runs through the study area. What other elements of the natural environment in the area would you like to see protected?
- Q7.B** **IF** a large development is proposed for the study area, what ideas do you have for protecting these resources (such as agricultural land, trees, water/wetlands, and more) — today and in the future?



How can you respond?

- Option 1.**
Answer the questions for this station in your packet.
- Option 2.**
Answer the questions on this station's page of the online open house.

Eagle Township Wetlands



Eagle Township has multiple types of wetlands scattered throughout the community, most of them small in size.

Eagle Township has many small sections of wetlands scattered throughout the township, although few are present in the study area. These wetlands are valuable, providing many important ecological services such as:

- Protecting downstream water supplies by providing clean ground water through nutrient retention and sediment removal;
- Storing floodwater; and
- Providing habitat for many types of plants and animals, including ones that provide an economic and recreational benefit.

Efforts to mitigate further loss of wetlands are needed, particularly near areas with lots of impervious surface and where flooding could result in loss or damage to property.

Land Cover & Impervious Surfaces

- Hard surfaces that do not allow infiltration impact a watershed by limiting the ability of rainfall to recharge underlying soils/groundwater.
- As impervious surface in a watershed increases, runoff and erosion in stream beds also increases.
- Streams degraded by runoff and erosion are often prone to larger and more frequent floods, causing property damage as well as ecological harm. They are also prone to lower base flows which degrade or eliminate fish and other stream life, as well as reduce the aesthetics of the stream. These impacts can be mitigated through sustainable design requirements.

Tree Canopy

Approximately 32% of Eagle Township is covered by tree canopy. Much of the land not covered by trees are fields. There is room to increase the tree canopy in non-agricultural areas through tree planting to provide benefits such as filtering pollution, providing habitat, reducing stress and anxiety, beautifying spaces, and providing aesthetic benefits.

Key Points

Soils, topography, woodlands, rivers, lakes, creeks, wetlands, and floodplains have a direct relationship with a community's land use. Each type of land use is influenced by the community's natural features; likewise, natural features are impacted by development.

In Clinton County's 2022 Comprehensive Plan, agricultural land was identified as the primary natural feature within the County. As of 2020, some agricultural land had been preserved under PA 116 in Eagle Township. The community does not have much impervious cover nor tree cover, but does have a range of wetland types and sizes.

Moving Forward

In the comprehensive planning process, the optimum arrangement of land uses should maintain the County's natural resources and physical features for future generations, while balancing the needs of the community for housing and businesses.

IF a large-scale economic development project were to come to Clinton County, it will be important to consider the impact it could have on the existing wetlands, and require mitigation of any potential adverse impacts. Additionally, the development could provide an opportunity to be leaders in stormwater management and increase tree canopy.

STATION 8 | Agriculture in Clinton County



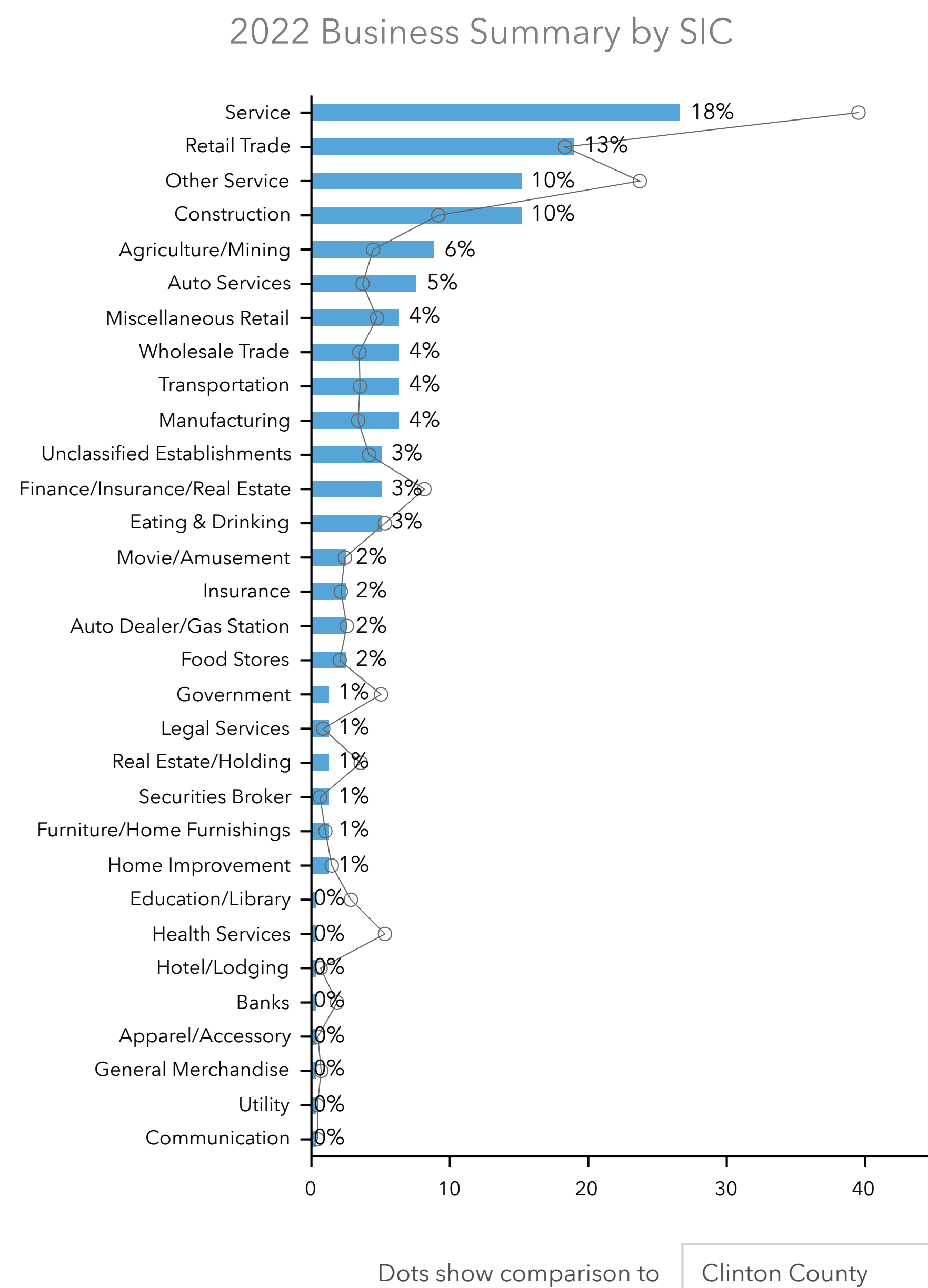
Local Jobs in Agriculture

The proportion of agricultural workers in the County has remained consistent between 2015 and 2019 at about 7.5% of all workers. There has been a shift: more workers were coming from outside the County in 2015, but by 2019, twice as approximately two-thirds of agriculture workers were residents.

In Eagle Township, the proportion of agricultural workers has declined from about 7% in 2015 to 2% in 2019.

2022 Business Profile

The graph to the right provides a profile of businesses in Eagle Township and Clinton County. The blue bars represent the percent of businesses in Eagle Township in each category. The dots on the line represent the percent of Clinton County businesses in that category.



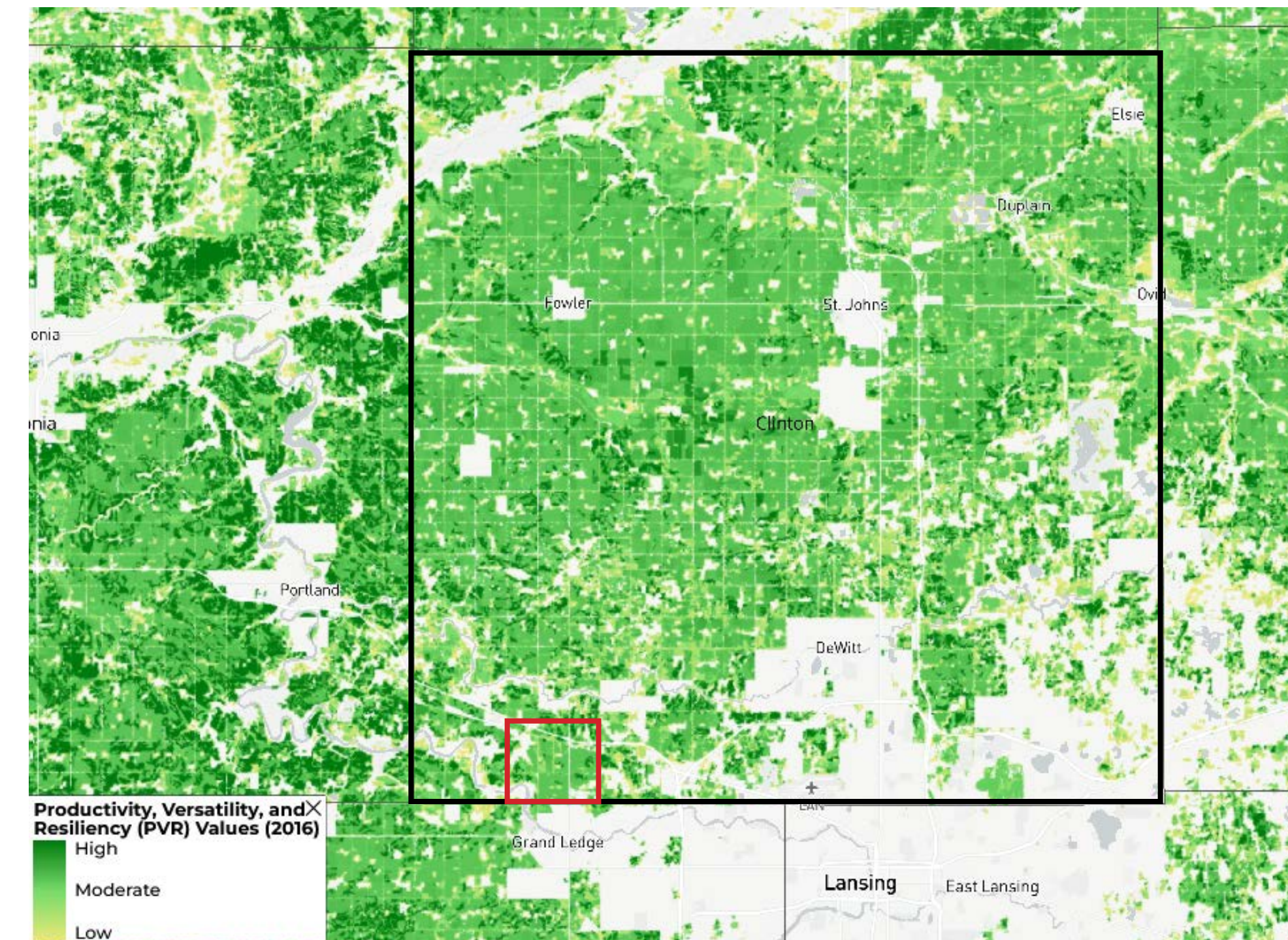
Key takeaways:

- Businesses providing services create the biggest share of businesses in both Eagle Township and Clinton County.
- Agriculture and mining comprises 6% and 4% of all businesses in the Township and County, respectively.
- Several business types are missing in the Township and County, including educational businesses and libraries, health services, hotels and lodging, banks, apparel/accessory and general merchandise retailers, utilities, and communication businesses.

Quality of Agricultural Land

The American Farmland Trust has classified land by its Productivity, Versatility, and Resiliency (PVR) value. Higher PVR values indicate higher suitability for long-term, intensive crop production, especially for food crops such as fruits, nuts, vegetables, and staple grains.

As of 2016, much of the study area is considered to have a low to moderate PVR value.



Source: American Farmland Trust

The Future of Agriculture and Food

Changes in technology and consumer preferences have the potential to change what we eat and how it's produced. Here are some opportunities and trends that are already occurring:

- Automation to increase efficiency in farming through the use of drones, robots, and autonomous tractors.
- Precision farming where farming inputs such as water, fertilizers, and pesticides are applied based on the needs of the crops rather than being applied uniformly at set times throughout the growing season.
- More localized farming to reduce food miles.
- Growing techniques such as vertical farming and hydroponics (growing plants in water infused with nutrients) that use less space, water, and soil than traditional methods.
- Meat alternatives will continue to grow in popularity.

Source: Bernard Marr, Forbes, January 28 2022



Your Input Needed!

- Q8.A** Do you own land that is being used for farming?
- Q8.B** Do you work in an industry that is related to agriculture in Clinton County?
(If you do not own land that is being used for farming or work in the ag industry, you may skip the remaining questions for this station.)
- Q8.C** Which best describes your work?
- Q8.D** Where is the land that you own that is used for farming?
- Q8.E** How long do you think your land will continue to be farmed?
- Q8.F** What would help you be able to farm your land for as long as you would like to?



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

STATION 9 | Economy: Economic Development



Key Points

Identifying trends in employment can help a community project future needs for land use categories and assess potential economic development opportunities.

Moving Forward

IF a large-scale economic development project were to come to Clinton County, the project could create a mix of local jobs in manufacturing production, engineering, and professional services. It could also increase the local tax base, resulting in additional services and infrastructure being provided that could reduce the cost burden on single family homeowners.

Workforce at a Glance

Below are several key statistics about the workforce in Clinton County and Eagle Township.

Characteristic	Clinton County	Eagle Township
Resident population	79,721	2,845
Daytime population	66,753	1,950
Workers	24,042	605
Residents	42,711	1,345
Employment		
White collar	63.5%	58.7%
Blue collar	21.9%	25.7%
Services	14.6%	15.7%
Unemployment rate	4.1%	1.4%
High school graduate or higher	95%	97%
Bachelor's degree or higher	35%	35%

Source: U.S. Census Bureau, American Community Survey 2016-2020 5-Year Estimates; Esri

Employment

The daytime population is the number of people who are in an area during the day, as opposed to the resident population, which is the number of people who are in an area during the evening hours. This information can be helpful in determining how to allocate resources and understand needs for development and infrastructure.

- There are a large number of workers commuting into Clinton County who reside in surrounding counties such as Eaton, Gratiot, Ingham, Ionia, and Shiawassee.
- Approximately 41% of working residents in Clinton County who commute travel to Ingham County and approximately 19% travel more than 50 miles to counties as far as Kent (Grand Rapids area) and Wayne (Detroit area).
- Only 8.5% of Eagle Township workers are living and employed in the Township, while 91.5% of workers live outside of Eagle Township.
- Approximately 32.7% of working Eagle Township residents commute to Ingham County while roughly 27% of residents travel out to counties further away.

Top 5 Employment Sectors By Number of Employees

4,573,401 jobs

State of Michigan

1. Service
2. Retail Trade
3. Other Service
4. Health Services
5. Manufacturing

21,211 jobs

Clinton County

1. Service
2. Retail Trade
3. Other Service
4. Manufacturing
5. Education/Library

437 jobs

Eagle Township

1. Retail Trade
2. Construction
3. Service
4. Eating and Drinking
5. Other Service

Median Household Income



State of Michigan

Sources: Esri, 2022; U.S. Census Bureau's OnTheMap application



Clinton County



Eagle Township



Your Input Needed!

- Q9.A** **IF** a large-scale economic development project were to come to Clinton County, what benefits do you think you would see - or would you like to see?
- Q9.B** The County has received comments from the public noting their concerns about potential impacts of a large-scale economic development project coming to the area. What other concerns do you have about a large-scale economic development project coming to Clinton County?



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

STATION 9 | Economy: Goods & Services



What Now?

Inventoried current amenities and understanding the needs and wishes of residents can guide potential economic development opportunities.

Economic Indicators of Development

Economic development has the potential to change communities in various ways. Here are a few indicators that could arise with a project in Eagle Township:

- More direct jobs
- More indirect (spinoff) jobs
- Higher paying jobs
- Higher quality jobs
- Expanded public infrastructure (roads, water, sewer)
- Expanded public services (fire, police, parks, library)
- Expanded “broadband” and technological connectivity
- Higher school enrollments
- Higher property values
- Greater tax returns
- Greater diversity in people
- Greater restaurant, retail, and entertainment options
- Existing local small business growth (like grocery stores, hardware stores, etc.)
- Focused and planned residential and commercial development
- Increased manufacturing in the U.S.

Eagle Township Local Amenities

The local economy is an important component of creating a vibrant, thriving community. The number of amenities in Eagle Township is shown below. As indicated, there is room for additional types and number of amenities in the Township.



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 15-minute City concept. Points of interest are grouped into civic themes which contribute to livability and community engagement. Points of interest are sourced from [Foursquare](#) and updated quarterly. © 2023 Esri

In Clinton County’s 2022 Comprehensive Plan, survey responses for ways to improve the County included additional local goods and services, specifically:

- Increasing the number of jobs available
- More entertainment options for families and youth including restaurants, outdoor recreation, playgrounds, and downtown activities
- More businesses downtown, such as retail and convenience businesses
- More grocery and small retail stores

The Importance of Strong Local Economies

There are many benefits of having a strong local economy. A few are listed below:

- **The Multiplier Effect.** The multiplier effect refers to the economic phenomenon of initial spending leading to increased consumer spending within a community, resulting in greater income for that community. It is estimated that for every \$1 spent locally, your dollars circulate through the local economy two to four times more than money spent at a non-local company.
- **Local Jobs are Created and Sustained.** The multiplier effect, as well as your initial local spending, creates and keeps jobs in the area. This improves household finances, increases disposable income, and keeps money circulating.
- **Increased Tax Base.** More dollars spent and more people working in the community creates a larger tax base.
- **Greater Provision of High Quality Services and Infrastructure.** With more funds available to local governments, more and higher quality services and infrastructure can be provided. These things such as road improvements and repairs, water and sewer infrastructure, robust and reliable high speed internet, more recreational spaces and programming, and generally better governmental operations can greatly improve quality of life for many residents and decrease individual resident and homeowner costs.



Your Input Needed!

- Q9.C** The County has also received comments from the public supporting new development. **IF** a large development were to come to Clinton County, it would likely bring with it investment, additional people, and the ability to support local goods and services. How would having the following services in or near the study area change your quality of life?
- Grocery stores
 - Retail stores
 - Personal care establishments
 - Health care
 - Financial services and business support establishments
 - Entertainment



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station’s page of the online open house.

STATION 10 | Next Steps



Clinton County Comprehensive Plan Amendment & Southeast Eagle Township Area Plan

Tentative Timeline for Comprehensive Plan Update Completion

Spring 2023 Clinton County Planning Commission Review of Draft Comprehensive Plan Amendment/Area Plan

A draft of the Comprehensive Plan Amendment/Area Plan will be reviewed and discussed by the Clinton County Planning Commission. Following any needed refinements, the Planning Commission may make a recommendation to the County Board of Commissioners that the draft plan be released for distribution, consistent with state law, and set a public hearing date based on 63-day review period.

Spring 2023 Clinton County Board of Commissioners Review of Draft Comprehensive Plan Amendment/Area Plan

The County Board will review and discuss the Planning Commission recommendation and potentially authorize the distribution of the Comprehensive Plan Amendment Plan to agencies, municipalities, etc., per state law. No action can be taken by the County until after the review period and public hearing.

Summer 2023 Clinton County Planning Commission Public Hearing of Comprehensive Plan Amendment/Area Plan

Following the required 63-day review period, the County Planning Commission will hold a public hearing on the Comprehensive Plan Amendment/Area Plan and, upon their satisfaction of a complete document, adopt the Comprehensive Plan Amendment/Area Plan.

Starting here?

If you have yet to begin providing written feedback, you may retrieve a packet at Station 1 or access the online open house by using the QR code or the link below.

The feedback period will close on **March 9, 2023**.



<http://www.surveymonkey.com/r/ClintonCounty2023OpenHouse>

Stay Updated on the Comprehensive Plan Amendment Process & Dates

Please visit the [Clinton County \(www.clinton-county.org\)](http://www.clinton-county.org) and [Eagle Township \(www.eagletownship.org\)](http://www.eagletownship.org) websites.

An online version of this open house can be found at the Clinton County webpage if you would like to share it with others.



Your Input Needed!

Q10.A Please share any additional comments or thoughts that have not yet been addressed on the blank paper available at this station.



How can you respond?

Option 1.

Answer the questions for this station in your packet.

Option 2.

Answer the questions on this station's page of the online open house.

Thank you for coming!