

**EAGLE TOWNSHIP
CLINTON COUNTY, MICHIGAN**

**TWENTY-YEAR
COMPREHENSIVE
DEVELOPMENT PLAN**

MAY 2002

**TWENTY-YEAR
COMPREHENSIVE
DEVELOPMENT PLAN**

**EAGLE TOWNSHIP
CLINTON COUNTY, MICHIGAN**

ADOPTED MAY 28, 2002

**ASSOCIATED GOVERNMENT SERVICES/COMMUNITY PLANNING SERVICES
LANSING, MICHIGAN**

**EAGLE TOWNSHIP
COMPREHENSIVE DEVELOPMENT PLAN**

ACKNOWLEDGEMENTS

This report was prepared by Associated Government Services, Inc/Community Planning Services. We wish to thank and acknowledge the many individuals within Eagle Township, Clinton County Agencies, and the Federal Soil Conservation District who have offered assistance throughout the preparation of this Comprehensive Development Plan.

We especially wish to thank:

- **MEMBERS OF THE EAGLE TOWNSHIP BOARD OF TRUSTEES**

David Morris - Township Supervisor
Wendy Simmons - Township Clerk
Patti J. Schafer - Township Treasurer
Patricia Hazen - Board Trustee
Stephen E. Colby - Board Trustee

- **MEMBERS OF THE PLANNING COMMISSION**

Karen Feldpausch	<u>Planning Commission Affiliates</u>
Thomas Feldpausch	Lynn Lynwood
Patricia Hazen - Vice Chairman	Richard Feldpausch
Ron Hodge	Michael Cushion
Richard Jones	
Shirley Mull - Secretary	
James Palmiter	
Larry Schulte	
Mark Therrian - Chairman	

- **APPOINTED OFFICIALS AND OTHER PROFESSIONALS**

Peter Preston - Planning Administrator, Clinton County
Brian Betz - County Road Foreman, Clinton County Road Commission
James Fife - Clinton County Central Dispatch Office
Steven Lehman - Clinton County Emergency Services
Steven Law - Soil Conservation District
Jeremy Vermeer- Geographic Information Systems Coordinator, Clinton County

**EAGLE TOWNSHIP, MICHIGAN
PLANNING COMMISSION**

**COMPREHENSIVE DEVELOPMENT PLAN
MAY 28, 2002**

RESOLUTION

WHEREAS, the Township Board of Trustees of Eagle Township, Michigan determined that the Township required a Master Plan to guide future growth and development and subsequently established a Planning Commission and contracted with Associated Government Services, Inc/Community Planning Services to prepare such a Plan for the Township;

WHEREAS, the Planning Commission and the Consultant conducted a community-wide futuring survey for Township residents to provide their opinions and viewpoints of the existing Township and to offer visions for the future;

WHEREAS, the Planning Commission in conjunction with the contracted planning services prepared a draft Comprehensive Development Plan for the township and held a public hearing on the draft plan on May 28, 2002 at the Eagle Township Hall;

WHEREAS, the Draft Plan contains information and data on the Township regarding it's history, population, housing, economy, land use, environment, circulation, and community facilities, contains growth projections, provides a statement of goals, policies, & objectives, and presents a future Land Use Plan and Map for development and growth of the Township; and

NOW THEREFORE, BE IT RESOLVED, that the Eagle Township Planning Commission adopts the Eagle Township Twenty-Year Comprehensive Development Plan with an effective date of June 1, 2002;

FURTHER BE IT RESOLVED, that the Plan be forwarded with the Planning Commission's recommendation to the Eagle Township Board of Trustees for their adoption as the official land-use policy of the Township; and

FINALLY BE IT RESOLVED, that once the Plan is adopted by the Township Board it be forwarded to the Clinton County Planning Commission with the recommendation that the Eagle Township Plan be incorporated into the Clinton County Comprehensive Development Plan as the official land development policy for Eagle Township.

Adopted by the Planning Commission of Eagle Township at their regular Commission meeting held on May 28, 2002.

EAGLE TOWNSHIP
RESOLUTION
TO ADOPT A COMPREHENSIVE DEVELOPMENT PLAN

WHEREAS, the Township of Eagle wishes to set forth direction for land use and decision making regarding future land use, housing, traffic patterns, community facilities, business and industry, and urban design features of the community; and

WHEREAS, the Eagle Township Planning Commission has duly researched and prepared the proposed Comprehensive Development Plan; and

WHEREAS, a public hearing was timely advertised and held on May 28, 2002;

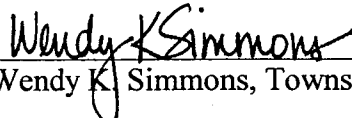
BE IT RESOLVED that the Eagle Township Board adopts for implementation the Comprehensive Development Plan as presented by the Eagle Township Planning Commission.

The foregoing Resolution was offered by board member Simmons, and supported by board member Colby. The Resolution was declared adopted by the following vote:

Aye:	Colby, Schafer, Hazen, Simmons and Morris
Nay:	None
Absent:	None

CERTIFICATE

I, Wendy K. Simmons, the duly appointed and acting Clerk of Eagle Township, hereby certify that the foregoing Resolution was adopted by the Eagle Township Board held June 3, 2002, at which meeting a quorum was present and voted in favor of said resolution.



Wendy K. Simmons, Township Clerk

**EAGLE TOWNSHIP
CLINTON COUNTY, MICHIGAN**

COMPREHENSIVE DEVELOPMENT PLAN

PUBLIC HEARING NOTICES

**EAGLE TOWNSHIP, MICHIGAN
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Eagle Township Planning Commission and Board of Trustees will conduct a public hearing on Tuesday, May 28, 2002 at 7:00 p.m. in the Eagle Township hall. The Township Hall is located at 14318 Michigan Street in the Village of Eagle.

The subject of the Public Hearing will be the consideration of the following:

A proposed Comprehensive Development Plan for Eagle Township, Michigan. The purpose of the Comprehensive Development Plan is to promote the public health, safety, and general welfare and to provide a basis for future development and land use decision-making. The Plan contains maps, charts, and text which show the Township's recommendations for the future development in Eagle Township.

Copies of the Comprehensive Development Plan are available for public inspection at the Office of the Township Clerk by appointment by contacting (517) 627-7261. Information regarding the Hearing and copies of the Plan may be obtained by contacting Mark Therrian, Planning Commission Chairman at 517 627-3664 or Patricia Hazen, Vice Chairperson and Township Trustee, at (517) 627-7013.

PRO/GLI-6524-2

4/28/02

**Grand Ledge Independent
April 28, 2002**

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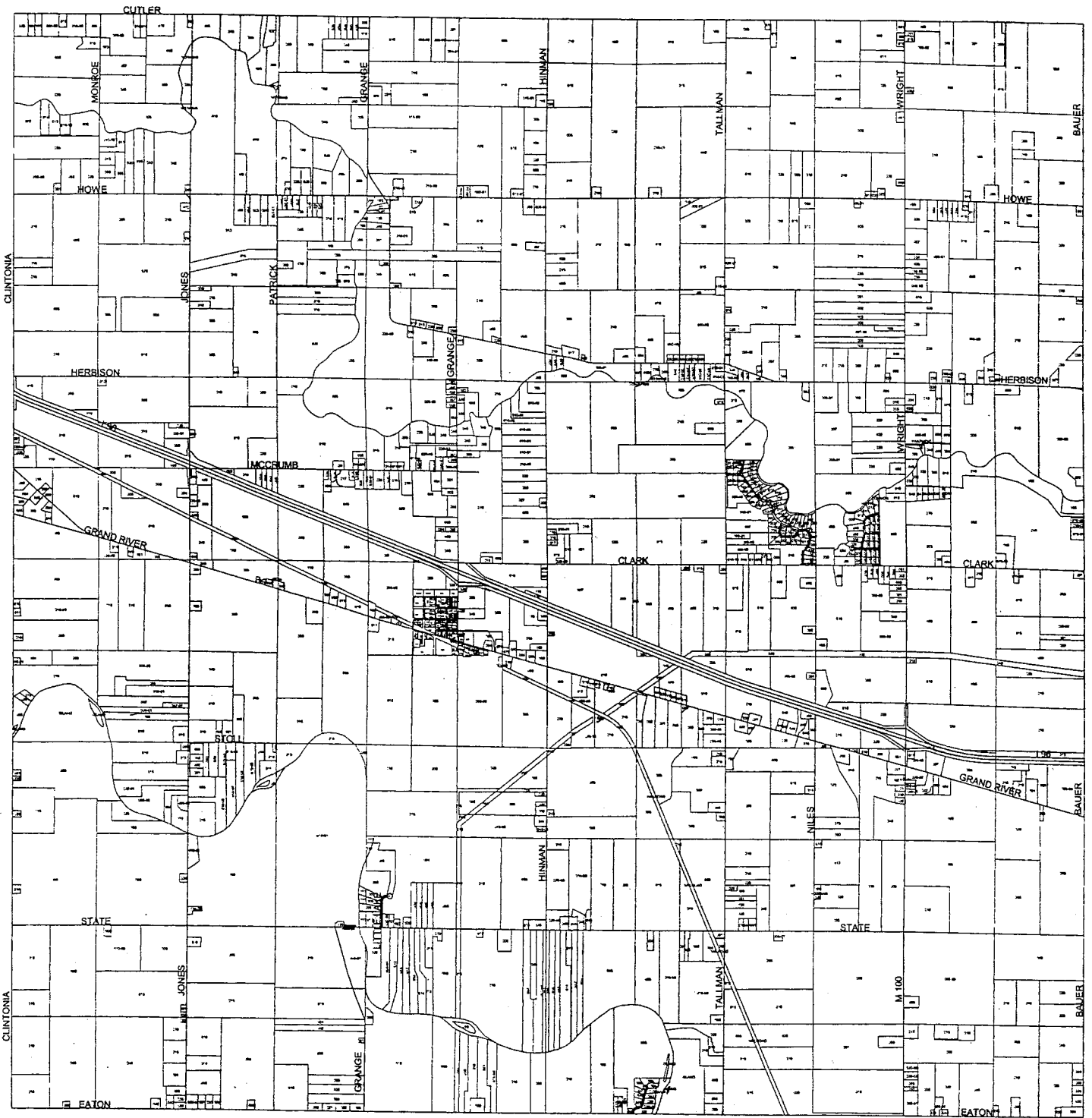
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PRO/GLI-6524-2

4/28/02

**Portland Review & Observer
April 28, 2002**

EAGLE TOWNSHIP MICHIGAN



EAGLE TOWNSHIP
COMPREHENSIVE DEVELOPMENT PLAN

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PREFACE

The Eagle Township Board of Trustees determined in June 2000 that the Township needed a comprehensive Land Use Plan for the future development. In preparing to undertake a planning study of the Township, the Board appointed a planning study committee in August 2000. The committee contacted a consultant to advise them on preparing a master plan for Eagle Township. This committee was made up of twelve Township residents. A planning consultant was contracted by the Township Board upon recommendation of the planning committee. The study committee was officially formed as the Eagle Township Planning Commission in February 5, 2001. The Commission advises the Township Board on the Plan and comprises nine members from the original committee. The Township believed that the manufactured home community proposed for their Township signaled to officials that there needed to be a plan and a means to evaluate development proposals by establishing policies and standards for development in the Township. The Township has always thought of itself as a rural, agricultural area and is far enough from the urban centers to remain rural for years to come. However, the manufactured home community proposed for development in the vicinity of Grange and McCrumb Roads alerted the Township residents and officials that growth and development is encroaching on (into) the Township. To respond to and protect the Township from haphazard and unsuitable development, the Township believed it is essential to have a master land use plan which addresses policies and standards to preserve the rural character and agricultural features of the Township.

The Planning Commission has met monthly with the consultant to prepare, review, and discuss the many features of the Township that are addressed in the Master Plan. The Commission was very active in assisting in preparation, distribution, and finalization of the results of the residents' survey questionnaire. Commission members, also, provided valuable background information on land use throughout the Township. They dedicated much of their personal time in conducting a land-use field survey and writing up their observations for use in preparing the analysis of existing Township land uses. This Master Plan is a document that the Planning Commission has spent many hours in its preparation and review and an effort that each member can take personal pride in his/her contribution to setting a direction for future growth in Eagle Township.

SECTION I

GOALS, POLICIES, AND OBJECTIVES

The following text restates the Mission Statement and presents the "Goals, Policies, and Objectives" for the Comprehensive Land Use Plan for Eagle Township. The Township Planning Commission will annually review the "Goals, Policies, and Objectives" to evaluate, prioritize, and establish appropriate time frames for implementation. The Township has used the comprehensive land use planning process to envision and create a future land use policy for the Eagle Community which is framed by the mission statement presented below.

MISSION STATEMENT: COMPREHENSIVE LAND USE PLAN

The mission of Eagle Township Planning Commission is to look forward toward the next decade to develop a plan to protect the varied natural resources of the Township's land and its people.

1. Prime consideration shall be to maintain a clean, safe water supply and maintain the environment for both human and recreational uses.
2. Allow for individual land owner's rights
3. Maintain an agricultural environment.
4. Maintain a low density residential character.
5. To encompass these guidelines the Commission will:
 - A. Retain Transportation routes
 - B. Survey resources
 - C. Serve constituents
 - D. Allow for review and updating of the plan
 - E. Develop a program for implementing Township plans.
6. Create an environmentally and fiscally responsible pattern of land use for the Eagle Community which is based on locally adopted goals, objectives, and policies which establishes a framework for responsible land-use decision making.

DEFINITIONS

To assist in understanding the use of various terms within the Mission Statement, the following definitions are provided:

GOAL - A description of the "vision" for the future that Eagle Township strives to attain.

POLICY - A statement that outlines in general terms how a goal is to be achieved.

OBJECTIVE - A description of specific actions which are designed to implement the policy statements.

The overall Mission Statement and the Goals, Policies, and Objectives in the specific functional areas of Growth, Residential Development, Community Facilities, Infrastructure, & Quality of Life, Economic Development, and Transportation & Circulation will be the policy basis for the Future Land Use Section of the Comprehensive Land Use Plan.

GROWTH

Goal: Eagle Township is projected to have a gradual increase in population and it will accommodate this future growth. The Township will provide for young families with children, encourage young people to stay, and entice people of retirement age to move here while maintaining a predominate focus on rural and small town character.

Policy 1: Maintain the Township as a cohesive community and focal point of the surrounding rural area.

Objective 1: Maintain the Township as basically rural while preserving the natural beauty of the surrounding countryside.

Objective 2 : Recognize the development potential for this area as an extension of living opportunities in mid-Michigan.

Policy 2: Establish land use regulations to include growth management techniques which are compatible with the growth goal of Eagle Township.

Objective 1: The Township will take the leadership role to coordinate and guide land development in the area.

Policy 3: Provide opportunities and services to attract investment and development.

Policy 4: Recognize through policy and regulation the environmental limitations to development.

Objective 1: When establishing land-use regulations, the Township should include techniques to protect wetlands, prevent soil erosion, maintain water quality, preserve existing vegetation, and protect rural character.

Policy 5: Develop a stronger community through various means of increasing communication among friends, neighbors, community business and service providers, and local units of government.

Objective 1: As new development takes place and new electronic services and transmission lines are installed, insure that there will be capacity for wiring all residences and facilities to an on-line telecommunications network system within the Township.

Objective 2: Use the internet and on-line e-mail for communications throughout the Township.

Objective 3: Create a Township page or section in the local paper for Township news and communications.

RESIDENTIAL DEVELOPMENT

Goal: To maintain and continue to create a predominately low density, single family, residential community with an emphasis on well planned, environmentally sensitive neighborhoods which are rural in character, provide aesthetic quality, and offer fair housing opportunities for all residents that is based on Eagle Township's Comprehensive Land Use Plan.

Policy 1: Maintain a priority emphasis on future residential development patterns which focus on single-family ownership.

Objective 1: Recommend future land-use locations within the Comprehensive Plan which clearly identify low-density residential preference. This is very important to the Township Board and Township Planning Commission.

Objective 2: Consider new residential developments which recognize and function within the natural limitations of the environment.

Objective 3: If the Township develops a zoning ordinance, it should have language and district locations spelled out for clarity and emphasis on low density residential development such as units per acre, minimum floor area, landscaping, setback, and open space requirements.

Objective 4: Require cost/benefit analysis information for large scale residential development to determine impact on public services and the environment.

Objective 5: Recommend a residential density pattern within the Comprehensive Development Plan that identifies areas for new low density residential development not to exceed one dwelling unit per acre.

Objective 6: Ensure residential standards for quality neighborhood features (such as design, styling, and layout) and environmental safeguards are included in all new developments.

Policy 2: To research and adopt a preservation strategy for the existing housing stock.

Objective 1: Stabilize and upgrade existing residential development within Eagle Township by encouraging reinvestment in existing residential structures.

Objective 2: Generate concerted efforts to rehabilitate and restore general maintenance and yard cleanup of residences throughout the Township.

Objective 3: Research and prepare a six-year capital improvements program that specifically addresses the infrastructure needs of existing residential areas on a prioritized basis.

Objective 4: Provide for more flexible regulation of existing structures on small parcels and infill housing opportunities adjacent to the business area of the Township. Encourage the same practice for infill housing within the Village of Eagle.

Policy 3: Create a predominately low density land-use pattern through a diversity of housing structural types and a variety of residential development concepts.

Objective 1: Encourage traditional single-family subdivision developments and/or cluster single-family housing options with maximum common open space provisions, which are oriented to the interior of the development site.

Objective 2: Ensure that the Clinton County Zoning Ordinance includes provisions for residential zoning district dimensional requirements such as floor area ratio, open space ratios, minimum floor area, lot size, and setback requirements to emphasize low density development that are consistent for Township development patterns.

Policy 4: Recognize and support the efforts of the public and private sectors to research, plan, and develop senior housing opportunities within the Township.

Objective 1: Support applications for mortgage or rental assistance by the public and/or private sector.

Objective 2: Identify specific incentives the Township might provide to a potential development.

Policy 5: Maintain a range of housing value opportunities in new residential development which includes high-quality construction.

Objective 1: Include lot size and dimensional requirements in a new zoning ordinance and design standards in a new subdivision ordinance to assure an accommodation of a full range of housing value opportunities and availability.

Objective 2: Support a full range of housing development options to encourage diversity and choice within the housing market.

Policy 6: The Comprehensive Development Plan recognizes a residential annual growth rate which is consistent with that experienced by Eagle Township in the last five years (approximately 26 units per year).

COMMUNITY FACILITIES, INFRASTRUCTURE, AND QUALITY OF LIFE

Goal: To provide efficient and effective community facilities and services in appropriate locations to the existing residents of Eagle Township, which supports the rural quality of life and low density residential character and reasonably accommodate anticipated growth.

Policy 1: Eagle Township should strive to develop a Capital Improvements Program to provide a comprehensive and fiscally responsible method of prioritizing and funding infrastructure and public facility projects.

Objective 1: The Township could use a contractor to work with the Township Board and the Planning Commission to research and prepare a Five-Year Capital Improvements Program with a one-year priority funding element.

Objective 2: The Capital Improvements Program should include a prioritized list of recommendations for such improvements as sidewalks, parking, parks, sewers, water, Township Hall, lighting, and other public improvements.

Policy 2: Develop a master water distribution system plan and sanitary sewer plan for the Township which promotes orderly growth and improves the environmental quality of ground water.

Policy 3: Develop storm water retention standards with the County and requirements for new development which would be included in the County's development control ordinances.

Policy 4: Eagle Township will strive to develop a quality parks and recreation program to serve the residents of the community by seeking state/federal sources and consider methods for local fund raising and which includes maintaining existing recreation facilities and services.

Objective 1: The Township will formulate a new parks policy for developing public parks within the existing community and to guide preservation of park land or common open space in new subdivisions. The Township should strive to meet a current minimum standard for developing neighborhood parks in new residential areas of 2.6 acres per 1000 persons. However, the higher the density, the area for parks and open space should approach three to five acres for common open space and recreation land.

Objective 2: Capital Improvements Policy should recommend resourcing and scheduling of new park development as well as consideration for a pedestrian/non-motorized system which includes sidewalk, bike paths, foot pathways, or trailways which link parks, residential areas, Fair Grounds, and Village of Eagle together.

Objective 3: The Township will establish a park maintenance procedures plan to include an evaluation format for determining the best utilization options for each park developed within the Township.

Objective 4: The Township will continue to ensure that existing recreation facilities and services for local residents and students available in the Township will be maintained.

Objective 5: Plan for and support efforts to acquire land as it becomes available for recreation around the Township.

Objective 6: The Township will coordinate with Clinton County to ensure that their subdivision control ordinance requires the preservation of recreational land in all new subdivisions developed in the Township.

Policy 5: (Police and Fire Protection) The Township will continue to provide and improve the fire and police protection services for residents and businesses within the Township.

Objective 1: The Township will continue to contract with the County to provide policing and protection services for the township and they should be programmed to meet the requirements of residents and businesses, for peak enforcement and patrol times.

Objective 2: Fire Services will continue to be adequately funded for training and staffing to ensure high quality service be maintained throughout the Township.

Objective 3: A Neighborhood Watch Program should be encouraged by Eagle Township which would be used by all residents to assist in maintaining the low level of crime throughout the Township.

Policy 7: (Township Cemetery) Recognize the Township Cemetery on Niles Road as a land use which will be maintained and sustained for current, future, and former Township residents.

Objective 1: Plan for and support efforts to acquire land for new cemetery space as it becomes needed and available through updates to the Comprehensive Development Plan including the Future Land Use Map.

Policy 8: (Library Services) The Township should explore the ability of Township residents to obtain cards from local libraries.

Policy 9: (County Road System) All county roads within the Township will be paved, well maintained, and designated as primary and local roads within the County Road Classification System.

Objective 1: The Township will attempt in conjunction with the County Road Commission to schedule at least one unpaved road to be paved each year until all roads in the Township are paved.

Objective 2: Eagle Township roads will be reviewed for reclassification and recommended for the appropriate maintenance on a periodic basis.

Objective 3: Appropriate drainage will be constructed along the roads to ensure proper drainage and soil management.

Policy 10: (Sanitary Sewer) The Township needs to establish communications with adjacent jurisdictions regarding joint venture for sanitary sewer services.

Objective 1: Any sanitary sewer system developed within the Township should be designed to provide the greatest coverage and service area practical.

Objective 2: Whispering Winds and Eden Trail Subdivisions should be the priority areas for investigating sewer needs.

Objective 3: Future subdivision development should be designed to accommodate eventual connection with any public sewer system developed within the service area of that subdivision.

Policy 11: (Storm and Drainage) County and Township drain systems will be maintained in good serviceable condition and monitored for pollution.

Objective 1: The Township will coordinate with the County Drain Office to ensure that a periodic maintenance and cleaning schedule is undertaken.

Objective 2: All new subdivisions and large scale developments (such as intensive farm or non-residential uses) will be required to provide on-site storm retention facilities.

GOVERNMENTAL COORDINATION

Goal: Eagle Township shall take the lead to emphasize cooperation and coordination between adjacent governmental jurisdictions to provide for a more comprehensive approach to land-use planning and a more effective and efficient delivery of public services and utilities.

Policy 1: The Township could initiate a task force to forge cooperative ventures between neighboring townships, the City of Grand Ledge, and Clinton County.

Policy 2: The Township Planning Commission and Township Board should meet on a periodic basis with the adjacent local governmental jurisdictions to review their respective long range plans and related land use planning issues.

Objective 1: To share long range growth and development strategies and plans to achieve improved coordination and communication on land use issues.

Objective 2: To review development proposals to determine the degree of estimated impact and recommend appropriate and reasonable control measures.

Policy 3: The Township should coordinate with adjacent local governmental jurisdictions and Clinton County to provide or upgrade infrastructure services and information to accommodate existing as well as proposed development.

Objective 1: Coordinate with the Clinton County Drain Commissioner's Office to establish standards for the retention and/or runoff of storm water to protect existing development and insure new development adequately handles storm drainage within the Township.

Objective 2: Coordinate with the Clinton County Road Commission regarding traffic speed control measures, maintenance of facilities, and new paving of roads and bridges within the township.

Objective 3: Research the potential for consolidating and cost-sharing for public services such as police and fire services with adjoining local units of government for more cost and service effectiveness.

Policy 4: Eagle Township will encourage coordination with the Clinton County Economic Development Office to enhance the economic potential of the Township and to attract the type of business enterprises and services that its residents need and want.

Objective 1: The Township Board becomes an active participating member of the County Economic Development Office group.

Objective 2: The Township becomes pro-active in marketing the Township for new business and residential development

Policy 5: The Township will research ways and means to encourage more local Township news about local activities, events and happenings in local newspapers.

Policy 6: Identify areas of potential development adjacent to the interchanges and address such development in the Township Community Development Plan.

ECONOMIC & NON-RESIDENTIAL DEVELOPMENT

Goal: To increase the non-residential tax base for the Township by recognizing potential land areas through the Comprehensive Development Plan for manufacturing, commercial, and office uses.

Policy 1: The Township will maintain an atmosphere which encourages business investment but will keep the commercial and office areas primarily consolidated in the Village of Eagle, Grange Road and Interstate 96 Interchange, and at the M-100 and Grand River intersection area.

Policy 2: Identify land areas where new industrial, research or commercial development would be encouraged and served. Industrial and research business investment would be directed to consider the area around the Interstate-96 Freeway exits at Grange Road or at M-100. Strip development and spot commercial use is unacceptable within the Township.

Goal: Adopt a future land use policy which recognizes the existing commercial, warehouse/storage, and manufacturing operations within Eagle Township, and the Planning Commission recommends a reasonable strategy for expansion and new business development.

Policy 1: The Township recognizes the importance of economic development and the pressures for new business opportunities as growth occurs and establishes areas for commercial, office, and industrial services in the Comprehensive Development Plan.

Objective 1: Diversify the local economic base by attracting new businesses while facilitating the expansion of existing ones in the Township.

Objective 2: Seek state and federal grants to install infrastructure or improve infrastructure as needed for new business and industrial growth.

Objective 4: In conjunction with the Clinton County Economic Development Office, publish a document which can be distributed to prospective investors describing the attributes and features of the Township.

Objective 5: Develop a community signage identification program which incorporates a community logo, historic theme and is compatible with storefront and business signage.

Objective 6: Focus on "Human Scale" development to create a unique touring and visiting experience of Township and small town development in Michigan.

Objective 7: Create a design committee as part of the Planning Commission which is charged with involving the community in discussing, proposing and recommending a design theme and focal point for the Township.

Objective 8: Create a linkage between the Village center, the park (Brick Park), and the Fair Grounds for access to and movement around by pedestrians and bicyclists with general improvements to the lighting, signs, safety and circulation.

Policy 2: Encourage the Village of Eagle to upgrade the streetscape within the Village through Michigan Department of Transportation funding programs.

Policy 3: Identify areas of potential development adjacent to the interchanges and address such development in the Township Community Development Plan.

Policy 4: Recommend to the Clinton County Planning Commission that surface mining reclamation regulations be strengthened within Clinton County.

Objective 1: Research and draft new reclamation regulations. Consider including provisions which would require "grand-fathered" operations which have been inactive to conform to the current zoning requirements.

Policy 5: Research the impacts intensive livestock operations may have on Eagle Township.

Objective 1: Research, discuss, and recommend strategies for regulations governing intensive livestock operations.

HERITAGE PRESERVATION

Goal: Promote the historic heritage of the Township and the founders of the Village through active programs and design features which create a unique aura for Eagle.

Objective 1: Encourage the commercial property owners of older or historical buildings to restore their building facades to their original style and appearance.

Objective 2: Encourage the developers of new housing whether infill or subdivision to design their buildings to resemble the architecture style and character of the older original residential structures of the Township.

Objective 3: Create Township signs and street signs to establish and promote the historic theme of the Township. Establish the original platted sections of the Village as the "Heritage Center" and identify it by appropriate markers and signage.

Objective 4: Residential structures converted for other uses should maintain the exterior style and character of the older development in the center of town.

Objective 5: Incorporate urban design principles and features in the Township which include signs, planters, street trees, yard maintenance, lighting, historic markers, and architectural sensitivity. An Eagle book and old Township maps could be published for sale for visitors and new residents to the Township.

Objective 6: Develop a cooperative program within the Township to promote the historic heritage of the various business, churches, and residential structures in the Township by placing a small sign with a description of the historic significance of the site, structure, and/or early settlers.

Objective 7: The Township and Village could consider publishing a historic account of the Township's heritage and old plat maps to raise funds toward promoting the historic preservation in the Township.

Objective 8: Seek to place the Eagle United Methodist Church on the State of Michigan Historical Register and obtain a historical marker for the site.

LAND USE POLICY

Goal: Promote compact development patterns for future land-use expansion especially for residential development (it is easier and cheaper to service, more energy efficient, and conforms to trends to preserve open space and protects agricultural lands).

Policy 1: Provide for only as much industrial and commercial land as the community can afford to service with roads, sewer, emergency services and other local services (many communities zone land but do not serve it with infrastructure and the land stands vacant or with haphazard development patterns resulting).

Policy 2: Implement historical and environmental preservation measures into the growth and development plans and controls of the Township.

Objective 1: Preserve the rural character of the Township and Village and the building styles through the provisions of County zoning and building codes used in the Township.

Objective 2: Separate community development from agriculture lands in order to reserve these lands for profitable farming operations.

Objective 3: Encourage building owners to renovate the facades of residential and commercial structures in keeping with a rural character and heritage of the early architecture of the Township and Village.

Policy 3: Maintain the large amount of agricultural land in an appropriate zoning district classification.

TRANSPORTATION AND CIRCULATION

Goal: Provide for the safe and reliable circulation to and within the Township.

Policy 1: Improve the transportation links with major mid-Michigan cities and the Interstate System.

Objective 1: Coordinate with the County Road Commission to provide emphasis on road and bridge maintenance on the Township roads and the county road systems linking the Interstate-96 Freeway and other jurisdictions.

Objective 2: Consider a signage and street-lighting program which keynotes the Township.

Policy 2: Township roads will be classified and recommended for appropriate maintenance each year.

Policy 3: Develop a pedestrian and non-motorized circulation path system which link the major activity centers with each other and to commercial, residential, and community facilities.

Objective 1: Sections of sidewalks should be constructed where they are currently non-existent within the Village.

ENVIRONMENT

Goal: The Township will protect the environmental features through land management and sound development policy.

Policy 1: Provide effective environmental stewardship throughout the Township to preserve surface and subsurface water quality, wetlands, and soil conditions.

Objective 1: Encourage low density land use patterns in sensitive areas.

Objective 2: Consider recommending the incorporation of an environmental assessment into the site plan review requirements of the County Zoning Ordinance when appropriate.

Objective 3: The Township will encourage the use of cluster development patterns in order to preserve woodlots and wetlands during the course of development.

Objective 4.: Work with Clinton County to develop a series of potential amendments to the County Zoning Ordinance which encourages innovative developmental designs to protect unique or sensitive environmental features. They may include cluster regulations, smaller parcel size along with open space requirements, conservation planning and open space linkages.

Objective 5: Consider establishing "keyhole" lot regulations particularly along the rivers for inclusion in the County Zoning Ordinance to prevent the creation of keyhole lot development patterns.

Objective 6: Work cooperatively with Clinton County to establish developmental guidelines and regulations to ensure environmental preservation measures are implemented for development occurring in the Township.

Policy 2: (Air Quality and Noise Pollution): The Township coordinate with Clinton County in creating stronger and clearly defined standards for maintaining good air quality and prohibiting unreasonable and harmful noise pollution.

Objective 1: Assist Clinton County in reviewing the provisions for air quality and noise pollution prohibition and abatement contained in the Clinton County Zoning Ordinance. The only standards or requirements for air or noise issues in the County are found in the County Zoning Ordinance.

Objective 2: Coordinate with Clinton County in establishing separate standards or ordinances for the County or township to specifically address air quality and noise pollution.

Policy 3: The Township will enact and enforce in a cooperative and positive manner those measures that protect the natural features of the area.

Objective 1: Include development options for cluster housing development, planned unit development, and site condominium type of land-use patterns.

Objective 2: Through site-plan review and the development management provisions of the County and Township ordinances, standards should be developed to preserve the integrity of bottom-land areas, wetlands, tree copses and the rolling topographic uplands.

Subdivision design should be sensitive to agricultural uses to utilize the rolls and swales of the land form. Use of retention ponds and natural storm drainage should be designed into new development plans to preserve natural features.

Policy 4: (Rivers): The water quality in the Township's rivers should periodically be monitored for pollutants and a contingency plan developed for treatment and prevention.

Policy 5: (Wetlands): All wetlands will be identified and marked for preservation from or integrated with any new development on adjoining lands.

Objective 1: Encourage the County to tighten the development regulations (Subdivision Regulations, zoning Ordinance, other) to preserve the wetlands and to safeguard the drainage into the wetland.

Policy 6: (Soil Erosion): Monitor the agricultural practices, construction sites, and other sites where soil is disturbed to ensure that conservation measures are used.

Objective 1: Establish stricter enforcement and penalties for land users and owners who contribute to the erosion of soil from their operations into the county drains, lakes or storm channels feeding any surface body of water.

Policy 7: (General Environmental Preservation): The Township should be pro-active in preserving the environmental resources within the jurisdiction in order to contribute to the rural character of the Township.

Policy 8: (Gravel or Soil Excavation Operations): All mining operations are to have permits and shall have a reclamation plan for their pits to include moderating side slopes, fence maintenance, open water protection, removal of shacks and other structures, and the removal of scrap construction materials and debris. Only all weather and class A roads should be used for hauling of material from the excavation sites to destinations outside the Township.

AGRICULTURAL LAND PRESERVATION

Goal: Eagle Township will support the research, discussion, and adoption of appropriate policies and regulations which will reduce the rate of loss of existing prime and unique farmland within Eagle Township.

Policy 1: Eagle Township will support a county wide initiative within Clinton County to identify, discuss, recommend, and adopt reasonable strategies and implementation tools to reduce the rate of loss of prime and unique farmland from agricultural production.

Objective 1: Identify within the Comprehensive Development Plan for Eagle Township the location of prime and unique farmland as well as farmland enrolled in the State of Michigan's P.A. 116, Farmland Preservation Program.

Objective 2: May endorse rezoning the existing farmlands currently zoned A-2 in Eagle Township to the A-1 primary Agricultural District if applied for by the Township landowner.

Objective 3: Research, discuss, and adopt new land-use regulations which discourage residential development within prime and unique farmland areas of Eagle Township which might include cluster residential development, new depth to width ratio, and use of the Primary Agricultural Zoning District in the Clinton County Zoning Ordinance.

Objective 4: Participate in a county-wide task force in Clinton County which researches and recommends feasible tools for reducing the loss of agricultural production acreage which might include Transfer of Development Rights, Purchase of Development Rights, Sliding Scale Zoning District, Quarter Zoning District, and Agricultural Buffer Zones.

SECTION II

INTRODUCTION

PURPOSE OF THE PLAN

Eagle Township is confronted with an ever increasing number of urban growth problems. Such problem areas include a demand for more public services, better protection, more recreation facilities, improved school facilities, additional infrastructure, and developer inquiries about developing a variety of new land uses. These issues reflect a conflict between maintaining a high quality of community life and increasing Township revenues to pay for rising costs for services and facilities. This report presents a progressive policy oriented approach to the Comprehensive Planning Process and the future physical development of Eagle Township, Michigan.

The Township administrators require policies that are beyond the traditional, generalized, long-range land use map approach to implement comprehensive, meaningful physical development programs. This policy plan framework is designed to assist in the decision-making process for planning future land uses and be responsive to the wide range of users who are part of the Township development and management process. Also, the Township's budget, public improvements, and land use regulation processes will require policies to assist in the creation of appropriate ordinances, the programming of future public improvements, and the establishment of appropriate operating budgets for Township services.

DEFINING THE COMPREHENSIVE DEVELOPMENT PLAN

The Comprehensive Development Plan is a document which sets forth direction for land use decision-making and is adopted by a Planning Commission and local governing body or council. The cooperative efforts of public and private sectors are required to formulate this plan and establish priorities for improving the "quality of life for everyone." The Development Plan commonly referred to as "Master Plan" consists of written text, maps, and other graphic aids to describe present and future land use, housing, traffic circulation, community facilities, business and industry, and urban design features of the community. The plan provides a frame of reference and acts as a blueprint for future public and private development and investment decisions. It must be constantly re-examined as conditions change and is comprehensive so that consideration is given to the physical, social and economic features of the community.

An extract from the St. Johns, Michigan, Community Development Plan, as adopted in November 1993, describes the function of the plan:

"To be most effective, the Comprehensive Development Plan must result from the joint participation of both citizens and public officials. The plan is not a library document to be shelved and reviewed by historians in future years. On the contrary, it is an outline for action expressing the philosophies and principles of current community growth concepts, tempered by the desires of citizens, physical and economic factors, the laws of local, state and federal levels of government. Reconciling these factors shows that no plan is perfect, but rather expresses current thinking on the best solutions to known and unknown problems of community growth. These proposals or solutions must be subjected to

continual review and re-evaluation as the future pattern of growth crystallizes. The map itself is a snapshot of a moment in time which must be kept flexible so that changing conditions can be integrated with the philosophy of the community which this map represents."

The Development Plan for Eagle Township is the entire text of this report and the accompanying maps. The text explains the philosophy of the community toward the future and provides the justification for the map. This plan utilizes goals-policies-objectives as a device to direct growth, development, and change and is somewhat different from the traditional Master Plan. There are few forecasts and a minimum of statistics in the document. It is the intent of this plan to avoid reacting to the traditional growth projection approach but to guide development and preservation, and to accommodate changes that reflect the character and visions of the resident citizenry. The Plan must be reviewed and revised annually to account for changes in policies, new program implementations, and recognition of community achievements.

BACKGROUND AND PERSPECTIVE

Legal Basis

The Clinton County Planning Commission is established under the authority of the County Planning Act 282 of the public Acts of Michigan, 1945, as amended. Act 282 establishes the following direction to the Planning Commission with respect to the purpose of the master plan:

It shall be a function of the county planning commission to make a plan for the development of the county, which plan may include in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the commission's judgement, they are related to the planning of the unincorporated territory or of the county as a whole. The plan with accompanying maps, plats, charts, and all pertinent and descriptive explanatory matter shall show the planning commissions recommendations for the development of the county. In the preparation of a county development plan, the planning commission shall make careful and comprehensive studies of the existing conditions and probable growth of the territory within its jurisdiction. Such plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the county which will be in accordance with present and future needs for best promoting the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, as well as for efficiency and economy in the process of development...

The complete text of the County Planning Act 282 is reprinted in the appendices section of this document.

In addition, Eagle Township has established its own Planning Commission. The State of Michigan permits planning by townships under the authority of Public Act 168 which addresses the comprehensive plan as follows:

The Planning Commission shall make and adopt a basic plan as a guide for the development of the unincorporated portions of the township.

The "basic plan" means master plan, general development plan, guide plan, or the plan referred to in Act 168 of the Michigan Public Acts of 1959, as amended, being the basis on which the zoning plan is developed.

Public Act 168 goes on to state the Basic Plan shall contain the following two major elements:

1. The "basic plan" shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the unincorporated area of the township.
2. The "basic plan" shall include. . . a land use plan and program, . . . the general location and character of streets, roads, and highways, . . . recommendations for redevelopment of blighted areas, . . . and recommendations for implementing any of its proposals.

The complete text of the Michigan Township Planning Act 168 of 1959 is also reprinted in the Appendices section of this document. To fulfil all statutory requirements, the Eagle Township Comprehensive Development Plan will be adopted by the Township Planning Commission and by the County Planning Commission. The Plan itself is a freestanding document which will be incorporated into the County's Comprehensive Plan. It should be noted that the Township Board is encouraged to adopt the Plan.

Locational Setting

Eagle Township is located in Clinton County, Michigan. The county is located in the central portion of the lower peninsula of Michigan and is comprised of 16 townships, see Map II-2 for the jurisdictions. Eagle Township is located in the southwest corner of the County directly north of the City of Grand Ledge. Eaton County is south and Ionia County is to the west. Clinton County is situated within 75 miles of several major cities of southern Michigan. Significant are Grand Rapids 55 miles to the west, Detroit is 110 miles east, Mount Pleasant is north about 65 miles, Chicago is 215 miles southwest, and the State Capitol in downtown Lansing is 14 miles to the east. See Map II-1 for locational positioning of Eagle Township within the State of Michigan. Map II-3 shows Eagle Township and the division of sections.

Background

The predominate land use in Clinton County is agriculture with significant residential development occurring within the last twenty-five year period. In the three decades between 1970 and 2000, the population of Eagle Township increased 82 percent. The county trends during this same time period were similar in pattern. From 1990 to 2000, the U.S. Census Bureau estimated a population increase for Eagle Township of 8.4 percent and 11.9 percent for all of Clinton County. Eagle Township's housing is largely single-family residential structures with most being owner occupied.

From 1980 to 1989, residential building permits averaged 230 per year county-wide. This significant residential trend reflects a strong market desire to live within the typically rural environment that Clinton County offers. Since 1990, this development trend has continued with approximately 209 residential building permits issued per year through 1999. There have been an estimated 167 new housing units in Eagle Township alone since 1990.

This residential development trend is significant for Clinton County because from 1982 to 1992, more than **10,000 acres of farmland** was lost. This trend is continuing and in some locations farmland is decreasing even more rapidly. Many have been converted to residential land use. Because the agricultural industry plays such a substantial role in the economic vitality of the county, (total agricultural income in 1991 was in excess of \$83 million), it is imperative that more emphasis be given to land use policy and the relationship between reasonable accommodation of new development and the preservation of unique and prime agricultural land.

Toward this end, the Eagle Township Planning Commission has prepared a set of goals, policies, and objectives as part of this Comprehensive Land-Use Plan which will be recommended to the Clinton County Planning Commission for adoption. Goals, policies, and objectives are established for agricultural, residential, commercial and industrial, environment, community facilities and services, and transportation systems.

Previous Planning Documents

This section describes recent land use planning activity within Clinton County. It is intended as a historical perspective which can provide a framework for understanding the land use planning process within the County which has included Eagle Township. Many of these documents have assisted in formulating recommendations for future studies, land use regulation decisions, new land use regulations, and comprehensive development plans. A brief review of major planning documents follows.

Comprehensive Land Use Study, 1970:

Authorized by the Clinton County Planning Commission in 1969 as part of the "Comprehensive Sewer, Water, and Solid Waste Report," this study reviewed all available data that influence sewer, water and solid waste disposal service. The first study to recognize the potential impact of existing development trends, it projected future needs of the County to the year 1990, and recommended a generalized future land use plan.

Documentation of Proposed Changes in the Clinton County Future Land Use Plan, 1976:

A work paper authorized by the Clinton County Planning Commission and conducted by the Tri-County Regional Planning Commission, this report outlined recommendations to update the "Future Land Use Map." These recommendations, a result of an earlier study ("Policy Determination Study"), concluded that there were inconsistencies between existing policy statements and the "Future Land Use Map." Discussions with township officials resulted in a series of very broad policy recommendations dealing with agriculture, commercial, industrial, recreational, residential, and transportation.

Land Use Policy Plan, 1976:

The final report of the "Policy Determination Study," prepared by the Tri-county Regional Planning Commission, and adopted by the Clinton County Planning Commission in May of 1976. Designed to build consistency between policy statements and the "Future Land Use Map," this document recommended somewhat more detailed land-use policies, recommended a new zoning map, and capital improvements plan, encouraged coordination, as well as other specific recommendations.

Clinton County Future Land Use Map, 1976:

Adopted in August of 1976 by the Clinton County Planning Commission, this map outlined generalized land use patterns for the entire county and was intended to parallel the "Land Use Policy Plan."

Southern Clinton County Study - Bath, DeWitt, Watertown Townships, 1979:

This study, conducted by the Tri-County Regional Planning Commission, was a series of four work papers which addressed "Environmental Impact Review," "Impacts of Growth on Land Use," "Future Land Use Needs," and "Land Use Planning Review" for the three townships that were experiencing heavy development pressure. The recommendations from these studies addressed specific planning concerns being felt by these townships (spot zoning, loss of agricultural land, environmental constraints, utility service, density, coordination, concentration of development, etc).

Other Major Decisions Which Affected Land Use Planning Clinton County:

The townships of DeWitt, Bath, and Watertown have been designated as Charter Townships and assumed the role of land use planning and land use regulation (zoning administration) for their respective townships. Each of those townships have adopted comprehensive plans, zoning ordinances, and subdivision regulations, and are currently administering their own planning programs.

Clinton County Comprehensive Development Plan, June 1994:

This document, prepared by Associated Government Services, included a comprehensive inventory, addressed agricultural land preservation and land use policy with goals for growth and development, land use, environment, transportation, and community facilities and services. Included in the "Growth and Development Goal" is the policy statement that "Clinton County will . . .begin to prepare detailed land use planning recommendations for . . .Eagle Township." The document also presented a generalized future land use map identifying areas of agricultural, rural, residential, and suburban development character. In this document, the northern one-third of Eagle Township is included in an area designated for agricultural conservation while the southern two-thirds is grouped in an area for single and two-family residential development.

US-27BR/M-21 Access Management Plan and Ordinances, 1998-99:

Prepared by Associated Government Services in cooperation with Progressive Architects & Engineers, this document addresses access management along the US-27 Business Route Corridor as a continuous transportation route. The document consists of two major components: First, it includes a set of driveway and access management standards; and second, a corridor access plan maps out planned access locations for the more developed areas and general guidelines for areas experiencing less developmental pressure. The project was a cooperative effort between Clinton County, DeWitt Township, Olive Township, Bingham Township, Greenbush Township, and the City of St. Johns.

Historical Notes

The earliest known visitors to the Eagle Township area were Indians of the Pottowattomie Nation using trails along the Looking Glass and Grand Rivers which connected villages in Portland and areas to the east in Clinton County and Ingham County. Indians from this area are believed to be among the tribes resettled west of the Mississippi during Governor Cass' tenure as Governor of Michigan.

Land records show that the first white visitors to the area were United States surveyors for the purpose of surveying two million acres of land to be given to soldiers of the Revolutionary War and the War of 1812, as military tracts of one hundred sixty acres each. These surveyors reported that the "land was low, wet and marshy and covered with pine called tamarack. . .on one acre out of a thousand that would be suitable for farming." The report was proven wrong.

Anthony Niles and Stephen Groger, in 1834, and Daniel Clark, Heman Thomas and John Benson, a few years later, began settlements which led the way for a prosperous growth. In June 1831 the families of Anthony Niles and Stephen Groger left Genesee County, New York and arrived in Oakland County, Michigan. Over the next three years, Niles, Clark, Groger, and Austin Wood made trips along the Indian trails between Pontiac and Portland where they stayed in the Indian village. In 1834, Niles and Groger with their families using teams of oxen set out westward and arrived at the Scott cabin in DeWitt. After several mishaps with mud and livestock they finally selected sites in Section 23 of Eagle township as their settlement. Niles built the first house in the township and Groger the second in the spring of 1834. Susan M. Groger was the first recorded birth in Clinton County in October 1834. John Benson and Heman Thomas were the next to settle permanently in Eagle township. Edwin Benson was the second child born in the Township and the first male child born in the County.

The first frame building was a barn erected in 1836 for Jesse Monroe by Niles and his son Ezekiel. Monroe had purchased one hundred sixty acres in Section 7 which remained in the Monroe family until 1945. The first death in Eagle Township was Nehemiah Allen in January 1837. He was buried near the north bank of the Looking Glass River in Section fifteen on land owned by Joseph Eddy who also were buried there. The two cemeteries are situated in the Township. The North Eagle Cemetery is the largest and was formerly called the Simmons Cemetery because the land was given by David Simmons. It is located on the east side of Grange Road north of Eagle. The Niles Cemetery is on Niles Road. David Simmons' father, Joshua Simmons II, was the first to be buried at North Eagle, in 1840. Joshua was a Revolutionary War Soldier. The McCrumb and Babbitt families, in Eagle at the present time, are descendants of Mr. Simmons through marriages.

In the Township today is a United Methodist Church and a Four Square Church, both in the Village of Eagle. The Four Square Church, a universalist congregation, still holds services in Eagle using the mobile classroom building situated in the northwest corner of Washington and Michigan Streets across from the Township Hall. The Eagle Methodist Church goes back to 1835 when a missionary named Muneth held services in the home of Anthony Niles. Eagle was on his circuit. Later services were held in a log schoolhouse two miles east of the present Village of Eagle. In 1839 Services were held at the Jenison School one-half mile east of Eagle. Formerly a Free Methodist Church building was located west of the Howe and Tallman roads intersection and was torn down in 1927. The original Four Square Church building, constructed of brick, is located on Michigan Street adjacent to the Eagle Township Hall and is now used as a multimedia sound studio.

Both the Looking Glass and the Grand Rivers cross Eagle Township and merge at Portland. Early settlers used them for transportation. They arrived by water, took their grain to the grist mill at Portland and brought back their supplies by canoe. Other supplies were brought down the river by boat from Captain Scotts' store in DeWitt. There were also fish and eels in the river that supplied food. When dams were built, the rivers supplied power for mills and later for electricity. There was a saw mill on the Looking Glass, east of the present day Grange Road bridge. There was also a saw planing and molding mill combined with a feed mill at this location. There were nine bridges built in the township cross the rivers on roads later named Jones, Wright, Grange,

Howe, Bauer, Tallman, Monroe, Hinman, and State. The Howe bridge was originally called the Simmons bridge.

The first township meeting was held at Philo Doty's home as soon as Eagle was separated from Watertown in March 1841. Fletcher Jenison was the first postmaster in Eagle, appointed in 1841. Today Eagle has a modern brick post office, built in 1960. Before the present building was constructed, the post office was in the back of Eddy Brothers Grocery (later Peake's Grocery). Schools saw their beginning in Eagle in 1837, when Anthony Niles called a meeting at his home and it was decided to build a cabin and equip it with benches. A later school "The Red School House," so called because of the coat of red paint it received when finished, was the first frame building in the Township and perhaps in Clinton County. In 1841, districts were rearranged and eventually schools had names as well as numbers. The Brown, Monroe, Partlow, Kebler and Pennington schools were named for pioneers. There were also North Eagle and Eagle schools. Most of these old school buildings are gone. During their life they were community centers where lessons were learned, spelling bees were held, as well as box socials, Christmas programs and PTA meetings. In the 1950s and 1960s, the schools were merged into larger K-12 districts of Portland and Grand Ledge.

The Village of Eagle was founded by George McCrumb, named by David Simmons in honor of his home residence in New York, and the village plat recorded in 1873. Once a thriving village, a hotel was built in 1879 to serve passengers on the Pere Marquette Railroad. The Pere Marquette rail line was commuter line for students going to Grand Ledge, Portland, or Lansing. The freight and passengers business dwindled and the hotel and depot (built by McCrumb) have both been removed. The rail lines are no longer in place.

The first store in Eagle was built by Loyal Hill as a general store. At one time the village boasted of a hardware store, two grocery stores, a drug store, and a blacksmith. A washing machine factory, barrel factory, apple drying factory, lumber yard and two gas stations were also one-time businesses in the Village. One unusual business located in the Township was a worm corporation which shipped worms to southern states, it is now a refrigerator business. Today there are several highway oriented businesses located at M-100 (Wright Road and Grand River Highway Intersection). Between 1900 and 1925 two physicians had offices in Eagle Village; they served the whole community of Eagle.

The foregoing historical sketch was largely compiled by Mrs. Carl G. Lietzke. It was the most complete work that the State of Michigan Library had on file and was included in the "History of Clinton County, Michigan."

Futuring

An important component of the planning process for Eagle Township was the Futuring and Visioning Program. A resident survey questionnaire was sent to all Eagle Township residents. The futuring program provided township officials and residents an opportunity to be part of the planning process and a means to make comments about their views on the existing physical features services available in the Township. Also, respondents described their visions and opinions about the future. Section VIII describes the process and the results of the Futuring Program for this plan.

GLOSSARY OF TERMS UTILIZED IN THE PLANNING PROCESS

To assist the reader in utilizing this planning document, the following commonly applied planning terms have been generally defined.

Capital Improvements Program - A locally adopted document which prioritizes public investment for land, infrastructure, equipment, and buildings. This document is considered one of the three major implementing tools (along with the zoning ordinance and subdivision regulations) of the Comprehensive Development Plan.

Cluster Development - Grouping houses on part of a property while maintaining a large amount of open space on the remaining land.

Comprehensive Development Plan - The Master Plan is a document composed of maps and text which describes the present and future residential, business, industrial, community facilities, circulation and urban features of the Township. It sets forth policy guidelines and an agenda for future development and improvement of the community.

Code Compliance - Correction of all the violations of the building and zoning codes.

Conservation Easement - A legal document that restricts the use of land to farming, open space, or wildlife. A landowner may sell or donate an easement to a government agency or a private land trust.

Density - The number of buildings or housing units on a particular area of land (usually measured by acre).

Development Objectives - Development objectives are long range statements of specific activities which must be implemented in order to achieve corresponding goal statements.

Development Right - The right to development land, which is one of several rights that come with land ownership. The development right may be sold or given away separately from other rights. If the development right is removed, the land is still private property, though the uses that are allowed are typically limited to farming or open space.

Farm/Farmland - Land and buildings devoted to the production of crops and/or livestock. The Clinton County Zoning Ordinance defines a farm as: A parcel of land containing at least forty (40) acres which is used for agricultural purposes, but which the raising of fur bearing animals, livery, or boarding stables and dog kennels are not included. The U.S. Census of Agriculture defines a farm as producing at least \$1,000 a year in crops and/or livestock.

Futuring - This is a process by which a community envisions the future it wants and plans how to achieve it. It is the physical image of what the community wants to be. The futuring statement is the official written expression of that vision.

Geographic Information System (GIS) - A method of placing data into a computer to create a map or a series of maps. Data might include: soils, parcels, roads, waterways, buildings, and zoning districts.

Goal - A goal is a very broad and general statement which represents the citizens' view on what they would like the Township to be. These goals provide the basic framework for planning, budgeting of tax dollars, and provision of services.

Growth Management - The use of regulations and incentives to influence the rate, timing, location, density, type, and style of development in the community.

Housing Code - An ordinance which provides the minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public, owners and the occupants of existing residential buildings.

Housing Units - A building, or portion thereof, designed for occupancy by an individual or family for residential purposes and having kitchen and bathroom facilities.

Keyhole Development - Also called "Funnel Development" and "Flag Lots." The development of a large parcel of property that has a relatively small, narrow frontage on an adjacent body of water. The access is intended for use by many more persons than similar frontage from a typical lot would allow.

Land Trust - A private nonprofit organization that qualifies as a charitable organization under Section 501 (c)(3) of the Internal Revenue Code. A land trust may receive donations of property, development rights, or money. Donations may qualify as tax deductions. A land trust may also purchase property and development rights.

Land-Use - The function to which land is put or classified for future uses; i.e., that is for housing, agriculture, commercial, industrial, etc.

Lot - A piece of land divided from a larger parcel.

Manufactured Housing (modular home, mobile home, pre-manufactured housing unit) - A factory-built, single-family structure that is manufactured under the authority of 42 U.S.C., the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation. It is not constructed with a permanent hitch or other device allowing transport of the units other than for the purpose of delivery to a permanent site and that does not have wheels or axles permanently attached to its body or frame. The roof pitch generally is from three to twelve feet. Manufactured housing is a generic term that describes housing constructed in a factory rather than on-site.

Mobile Home - A transportable, factory-built home, designed to be used as a year-round residential dwelling. It will generally be constructed with a permanent hitch and axles for wheels and is transportable. It may be fixed upon a permanent foundation, paved pad or jacks and have skirting to conceal the under-works. The roof may be flat or have a slight pitch and the plumbing, electrical, heating, and air-conditioning contained in structure.

Manufactured Home or Mobile Home Parks - Any lot, parcel or tract of land under the control or management of any person, occupied or designated for occupancy by more than two (2) manufactured or mobile homes including any accessory buildings, structures, or enclosures comprising facilities used by the park residents. Such parks shall comply with the provisions of the Clinton County Zoning Ordinance and the Michigan Mobile Home Commission Act, Act 96 of Michigan Public Acts of 1987 (MCLA 125.2301). Parks should be licensed by the State of Michigan and shall comply with local and state health codes, construction standards, and other development requirements.

Maximum Lot Size - The largest size lot allowed for a non-farm dwelling in an agricultural zone, such as a two-acre maximum lot size.

Minimum Lot Size - The smallest lot or parcel that can be built on in a particular zoning district. Also, the smallest lot that can be created by dividing a larger parcel.

Multiple Family Housing - A single building or series of buildings with abutting wall containing more than two (2) residential dwelling units including condominiums.

Neighborhood Design Character - Those features of an area which are unique to it or are particularly identifiable such as architecture, street layouts, landscaping, open space, housing style and similar characteristics.

Open Space - Land that is either undeveloped or is relatively free of buildings and other structures. Although open space is often thought of as public parks and playgrounds, it includes all land that acts as a contrast to the man-made environment. In suburban and rural areas, open space preserves ecologically important natural environments, helps to limit growth, and acts as a land bank for future development.

Planned Unit Development - A type of development characterized by comprehensive planning for the project as a whole, clustering of structures, a mixture of housing types and sometimes a variety of non-residential uses, as well, which is permitted by the Township Rural Zoning Act (Michigan Public Act 184 of 1943/MCLA 125.28c).

Planning Commission - An official panel appointed by the governing body of a city, township, or county that is responsible for drafting the comprehensive plan, the zoning ordinance, and subdivision regulations. Planning Commissions review proposed changes to the zoning ordinance and subdivision regulations and make recommendations on the comprehensive plan, ordinances, and development proposals to the governing body.

Platting - The partitioning or dividing of a parcel of land which is mapped, charted, and recorded with the County Plat Board in preparation for development. Replatting is a process of changing the boundaries of a recorded plat.

Policy - A general application of the goals and objectives. These will indicate general uses of land in terms of where people live, work, shop and play and how they travel.

Prime Agricultural Land - Farmland that has a gentle slope and well-drained soils and requires a minimum of conservation practices. It is the easiest land to farm. Class I and II soils, as defined by the Natural Resource Conservation Service of the U.S. Department of Agriculture, are considered prime agricultural soils.

Purchase of Development Rights (PDR) - The voluntary sale of the rights to develop a piece of property by the landowner to a government agency or a land trust. The sale price is determined by an appraisal. The land is restricted to farming or open space for a specified period of time.

Sprawl - Residential and commercial development that may take either of two forms: 1) a wave of urban or suburban expansion; or 2) scattered housing, offices, and stores throughout the countryside.

State Equalized Valuation - This is the value of real property (real estate) as determined by the state of Michigan for all land and development within the local jurisdictions and is the basis for local tax assessment of land value.

Street/Road - A public/private way or right-of-way used for the movement of people and goods and provides vehicular and pedestrian access to abutting properties.

Subdivision - The division of a parcel of land into lots for purpose of ownership transfer, building development, or dedication of a new street. The subdivision of land in Michigan is regulated by P.A. 591 of 1996 entitled the Land Division Act which defines three types of land division: *exempt splits, divisions, and subdivisions*. *Subdivisions* must be platted while *exempt splits* are actually exempt from any review process, and *divisions* must go through a simplified approval process.

Transfer of Development Rights (TDR) - Property rights that may not be used on the land from which they come. TDRs may be sold to be used on a designated site in a receiving (growth) area. When TDRs are sold, the land they came from is then restricted to farming.

Urban Design - The visual and aesthetic appearance or image of the buildings, streets, light fixtures, open spaces and the general environment as perceived by persons living, working or passing through an area of the community. It includes the identity, distinction and personality given to physical features and geographic areas such as historic landmarks, architectural styling, natural foliage and similar aesthetic amenities.

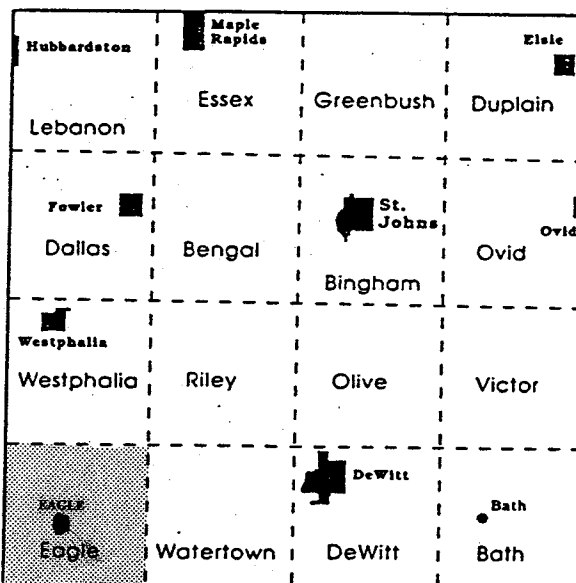
Zoning - The division of the community into districts to regulate the use of land and structures, create order for the physical development of land, and to minimize potential conflicts by ensuring that the land uses are properly situated in relation to one another.

Zoning Ordinance - A set of land use regulations and a map adopted by the local governing body to create zoning districts that permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.

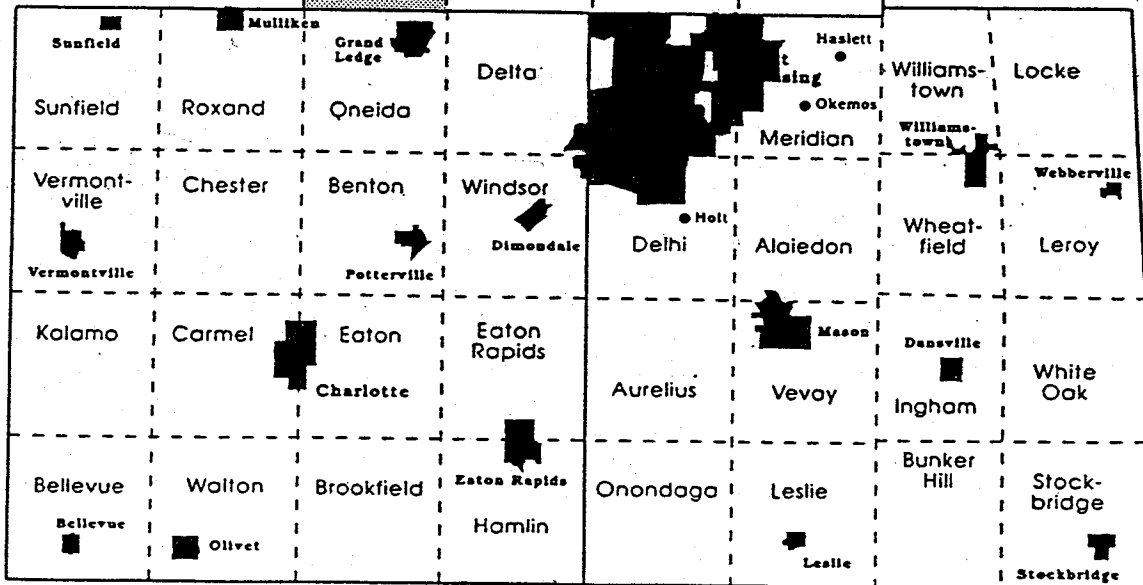


MAP II-1
**MAP OF THE
 TRI-COUNTY
 REGION**

Clinton County



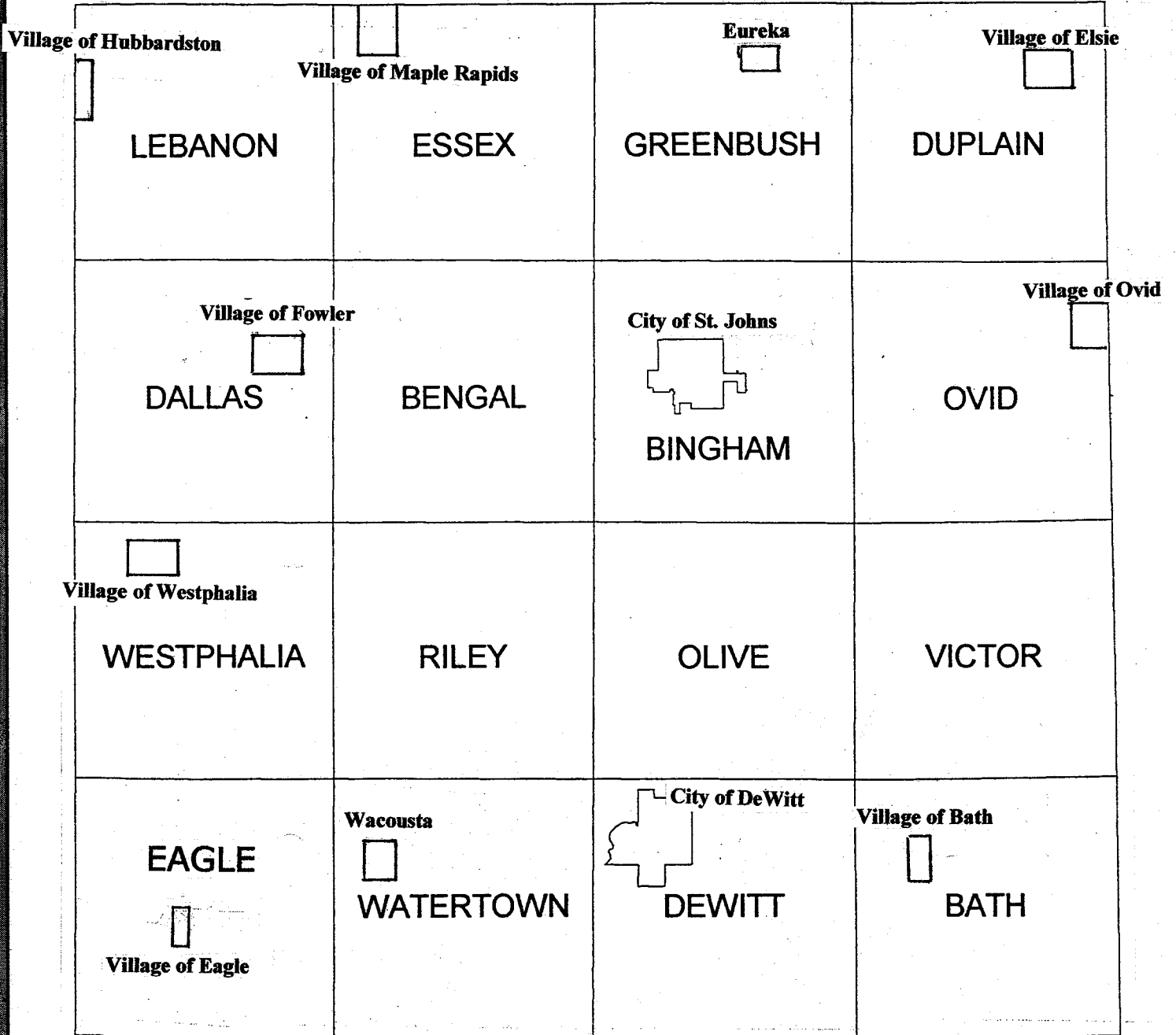
6 miles



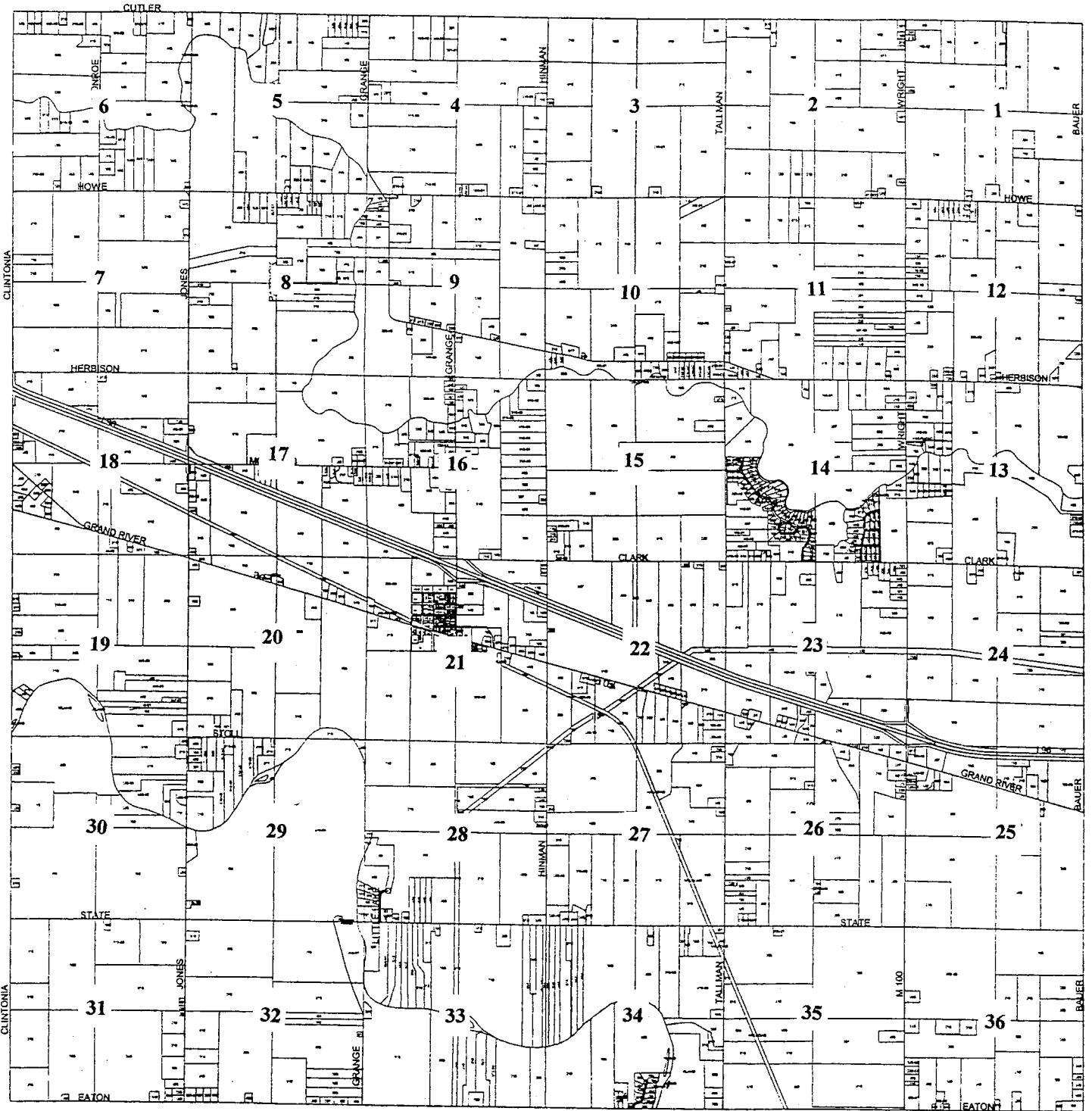
Eaton County

Ingham County

LOCATION MAP - CLINTON COUNTY



EAGLE TOWNSHIP MICHIGAN



MAP II-3

LOCATION MAP - EAGLE TOWNSHIP SECTION MAP



SECTION III

POPULATION PROFILE

INTRODUCTION

The Population Profile paints a statistical picture of the population of Eagle Township. It compares the Township with its surrounding region and with the State of Michigan in terms of overall population and examines distributions within the population based on age, race, education, and household characteristics. The impact of the Village of Eagle is also noted. Trend data is included when available. By understanding the population of the Township in relation to the larger community and within its own community, it is possible to make observations about the present as well as predictions for the future.

State of Michigan

The latest census estimates released by the U.S. Census Bureau gave the 2000 population of the State of Michigan as 9,938,444. This is an increase of 693,147 in the last ten years, with nearly two-thirds (394,094) occurring in the five year period from 1996 to 2000. The growth rate for the State of Michigan was 6.9 percent for the past ten years. Overall in the 1990s, the State's population has grown by almost 700,000 persons. In comparison, the growth rate over the ten years in the 1980s totaled only 33,000. Statistically, then, the growth rate experienced by the State in this last decade exceeds by more than twenty times the rate of growth experienced during all of the 1980s. Additionally, the years 1995 to 1999 were the first five consecutive year period that Michigan has had a net "in-migration"—more people moving into the State than moving out of the State.

In the 24 years leading up to 1994, Michigan gained 614,700 people for an overall total population of 9,496,550. The growth trend through 1994 was a combination of a net loss of cities (-500,000) with net gain in townships (1,056,000). From 1990 to 1994, the growth of township populations accounted for practically all (97%) of the State's population growth. It should be noted, however, that a majority of the state's population (54.5%) still reside in cities. In the lower half of the lower peninsula, population growth in townships has been directly proportional to distance from a city—the greater the distance from a city, the greater the population growth. In other words, Michigan has seen higher population in its less densely populated areas.

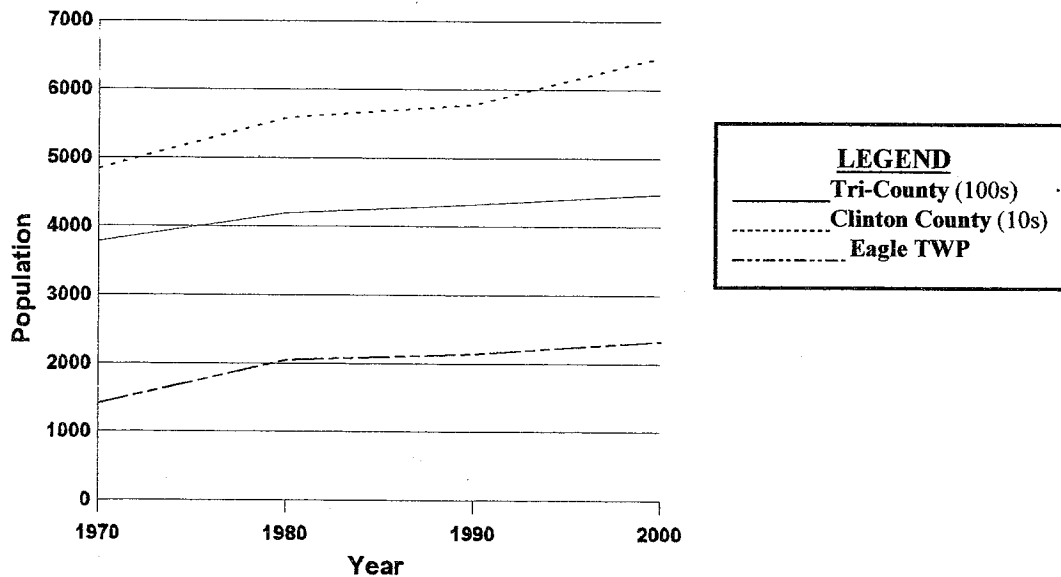
Region and County Population Trends

Eagle Township is located in the southwest corner of Clinton County adjacent to Eaton County and Ionia County. Further Clinton County is the north component of what is referred to as the

Tri-county Region (Ingham, Eaton, and Clinton Counties). The Tri-County area as a whole surrounds the City of Lansing and in many ways acts as a single economic region. For this reason, it is important to look at populations trends within the Tri-County area over the past few decades. Ionia County to the west may impact the Township as well.

CHART III-1

TRI-COUNTY POPULATION TRENDS
1970-2000



At the regional level during the 1970s, population grew from 378,847 to 419,750—an increase of eleven percent (11%). This growth rate slowed during the 1980s to three percent (3%). The population statistic given by the 1990 census for the Tri-County area in 1990 was 432,684. During the period 1990-2000, the Lansing Tri-County Area experienced a population growth of 3.36% most of which occurred before 1995. The U.S. Census estimates indicated that the area experienced a population decrease between 1995 and 1996 and only a slight increase since 1996.

Clinton County growth trends from 1970 to 1990 were quite similar to those of the Region during each decade. Between the years 1970 and 1990, Census statistics indicate that the overall population of Clinton County increased from 48,492 in 1970 to 57,898 in 1990 a total of 19.4%. Population survey results indicated by the U.S. Census Bureau since the 1990 Census through 2000 indicate that an additional population increase of 11.9% or an increase of 6,872 persons occurred.

Eaton County as a whole experienced growth trends similar to those noted for Clinton County above. Eaton County recorded a population increase of 28% during the 1970s and then 5% during 1980s. The Eaton County Population estimate produced by the U.S. Census for the period 1990-2000 is an increase of 11.6% again similar to the Clinton County rate of 11.9%.

Ingham County, also in the "Tri-County" region, did not follow this pattern, due largely to the population decrease experienced during 1970s by the City of Lansing and the adjacent Lansing Township. It reported population increases of 5% between 1970 and 1980, 2% between 1980 and 1990 with an estimated decrease of 0.9% between 1990 and 2000. With the two Lansing municipalities excluded, the growth rate for Ingham County would be similar to the other counties in the Region: 16.2% during the 1970s, 7.8% during the 1980s, and 8.4% in the 1990s.

The Ionia County population for the period 1990 and 2000, according to the Census Survey shows an increase of 7.9%. This growth shows a steady climb during the past ten year period.

Eagle Township

Eagle Township also shows a steady increase in population from 1990-2000 according U.S. Census population estimates. From 1970 to 1980 the Census population count increased from 1,273 to 1,594 an increase of 321 persons or 25.2% growth. From 1980 to 1990 the population increased by 567 persons to 2,151. This increase of 36% brought the Township to an all-time high population size. During this last ten year period, the 2000 U.S. Census showed that the Township's population increased to 2,332 persons, a growth rate of 8.4%. The Village of Eagle gained ten persons during the 1990s for a total estimated population of 130 people.

To show the growth rate of Eagle Township in comparison with surrounding jurisdictions, the following 2000 Census survey results are presented.

TABLE III-1

GROWTH RATES
{1990 - 2000}

<u>Place</u>	<u>Growth Rate</u>
Grand Ledge City	3.0%
Eagle Township	8.4%
Eagle Village	8.3%
Delta Township	13.6%
Watertown Township	11.6%
Oneida Township	14.7%
Danby Township	13.7%
Westphalia Township	7.5%

It appears that cities and urban places in the Tri-County Region had declining populations and the rural and smaller cities and villages in the region received the new growth. Townships for the most part were the benefactors of the significant growth outside of the urban areas.

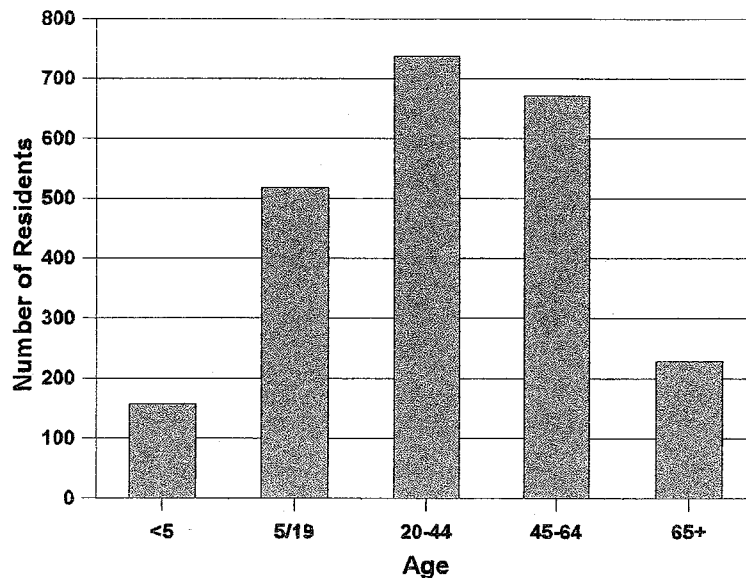
Age

The age distribution reported in the 2000 U.S. Census survey shows the impacts of the community's age distribution. Of the total, 2,332 persons in the Township, 244 people (10.4%) were in the age brackets of 15-19 and 20-24. There were 659 people in the combined population categories of ages 25-44 (28.2%). Additionally, there were 157 pre-school aged children (6.7%), 518 school aged children (22.2%) and 229 persons aged 65 and over (10.7%). The remainder of the Township population, 671 people, is distributed in the 45-64 years of age brackets. The median age of the Township's population in 1990 was 34.6 years and in 2000 the median age was 39.6 years (See Chart Below). Contrary to many rural growth areas, Eagle Township is increasing with an older population. It is expected that the median age of the population in the Township will tend to decrease as development occurs and new, younger families move into the Township.

In 2000, there were 1,708 persons over 18 years of age. This is an increase of 161 over the 1990 Census figures and represents a 10.4% increase. This increase is a larger rate than the total population increase rate which indicates that an older population is moving into the Township rather than just an aging population.

CHART III-2

**2000 AGE DISTRIBUTION
EAGLE TOWNSHIP**



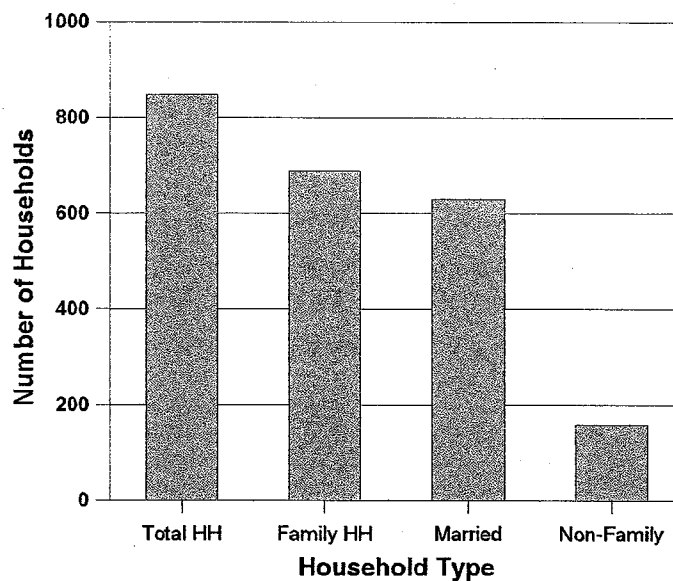
Household Composition

The 2000 Census counted a total of 848 households in Eagle Township. Of the 848 households, eighty-one percent (81.3%) or 689 households were family households. Nearly three-quarters of all households (74.2%) were married-couple families (See Chart below). There were also 159 non-family households (18.8%). Most of these were a householder living alone (80%). The median number of persons per household in 2000 was 2.75, this is down from 2.96 persons per household in 1990. The average family size in 2000 was 3.06 persons per family.

In addition to households, the Census reported on *Group Quarters*. There were four Township residents listed as living in *group quarters*.

CHART III-3

HOUSEHOLD COMPOSITION EAGLE TOWNSHIP - 2000



Race and Ethnic Composition

The 1990 U.S. Census reports on the *Race and Hispanic Origin*¹ of the Population. According to the 1990 Census survey, 97.8% or 2,104 people were *White*. Only four (4) people were

III-5

¹Italics are used in this paragraph to indicate category titles taken from the 1990 U.S. Census of population and Housing.

grouped in the category entitled Black. This is 0.2% of the population. Persons described as being of *Hispanic origin* made up 1.5% of the population. The Village of Eagle had 100% (120 persons) of the population reported as white, of which 2.5 % were of Hispanic origin.

The 2000 Census indicates a brief breakdown of the ethnic distribution of the population in Eagle Township to be 52 persons of Hispanic/Latino origin which is 2.2% of the total Township population. Black/African American made up 0.2%, American Indian 0.2%, and Asian 0.3% of the Township population. This shows an influx of diverse people over the past ten years.

Education and School Enrollment

In 1990, according to Census statistics, there were 616 persons over age of three (3) enrolled in school. This is almost one-third of the total Township population. Of the total enrolled in school, 51 were in a pre-primary school, 414 in an elementary or high school and 151 in college. Of those in elementary and high school, 5.3% were enrolled in a private school. Comparing the 414 persons enrolled in elementary and high school with the 443 residents between the age of 5 and 17 which is the traditional age range for elementary and high school, we see a rough estimate of 93.5% of the total school-aged population enrolled in school. Although not identical categories for comparison, they are arguably similar and the correlation indicates a high percentage of school enrollment for person between the age of 5 and 17.

The educational attainment of residents age 25 and over was reported by the 1990 Census via seven different categories. The results report that 87.6% had finished high school or higher. Of this group, 17.6% had completed a bachelor's degree or higher. Only 56 individuals, or 3.3% of the survey group reported finishing less than 9th grade. The youth in Eagle Township attend three different school districts depending on their residence, including Grand Ledge, Portland, and Pewano-Westphalia.

TABLE III-2

1990 SCHOOL ENROLLMENT - Eagle Township

CATEGORY	NUMBER	PERCENT (%) OF TOTAL POPULATION
TOTAL POPULATION	2151	100%
ENROLLED IN SCHOOL	616	28.6%
PRE-PRIMARY	51	2.2%
ELEMENTARY-HIGH SCHOOL	414	19.2%
COLLEGE	151	7.0%

SECTION IV

HOUSING PROFILE

INTRODUCTION

To paint the overall picture of the growth trends in Eagle Township, it is important to look not only at the number of people and households, but at the dwelling units as well. Housing is an important indicator of both growth patterns and the economy. It is also a major land use issue. Seasonal housing statistics, vacancy rates, the age, condition, and type of the housing units and the value of homes within the Township can all help to identify trends, anticipate future growth, and help in making future land use decisions.

Number of Housing Units

According to the U.S. Census survey, there were 746 housing units in Eagle Township in 1990. Growth during the 1990s resulted in an increase of 870 total housing units in the 2000 U.S. Census. Of the 870 housing units, 848 units (97.5%) were occupied. According to the Census survey, 789 units or 93.0% were owner occupied while 59 or 7.0% were renter occupied. The homeowner vacancy rate was 0.5 percent and for rental units the rate was 7.8 percent. The total vacant housing units in Eagle township was 22 units for a 2.5 percent of the total housing stock. The average household size of owner-occupied units was 2.74 persons per unit and for rental the average size was 2.80 persons.

CHART IV-1

NUMBER OF HOUSING UNITS
EAGLE TOWNSHIP - 2000

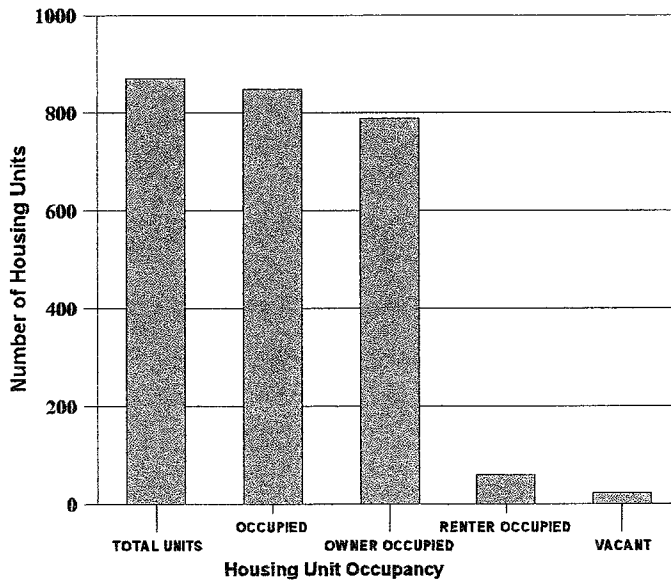


CHART NOTES: Owner occupied housing vacancy rate: 0.5%
Renter occupied housing vacancy rate: 3.0%
2.74 persons per owner occupied unit
2.80 persons per renter occupied unit

The Village of Eagle had 47 housing units according to the 2000 Census of which 45 were owner occupied and 1 renter occupied. Only 1 unit was vacant in the Village.

Housing Type

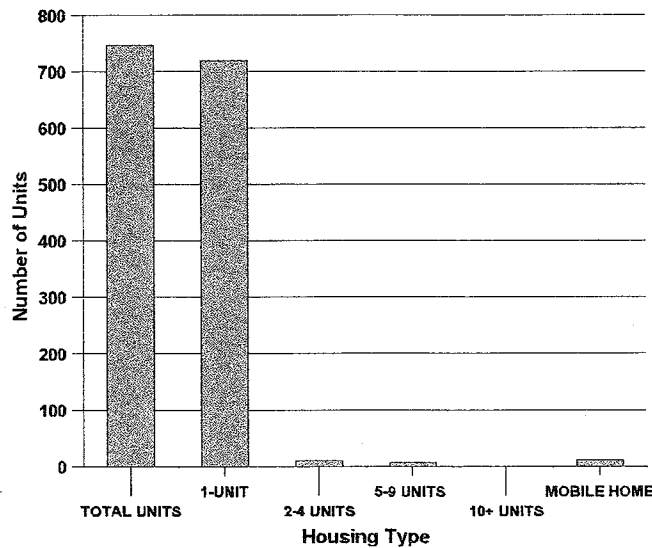
Of the total 746 housing units, just over ninety-six percent (713) were counted in the 1990 Census as *1-unit, detached*^{1*}. There were 719 units in the single unit category (including 6 *attached units*). The other half of the housing units were divided into the following categories: *2 to 4 units* (1.3%), *5 to 9 units* (.8%) and *mobile home, trailer, other* (1.5%). By comparison, the Village reported 100% of the units as *single-family, detached*. Clinton County's housing units included 80% in the *1-unit* category, 2.7% in the *10 or more units* category, and 10.8% in the

¹Italics are used throughout the profile text to indicate titles taken from the U.S. Census Survey.

category of *Mobile home, trailer, other*. Unfortunately, the details of the housing census have not been released as of this date. Also the manufactured home community development planned for the north side of Interstate 96, west of Grange Road, proposes 575 new mobile home sites for development. It is anticipated that this project would be developed over the next 10 years.

CHART IV-2

HOUSING TYPE EAGLE TOWNSHIP - 1990

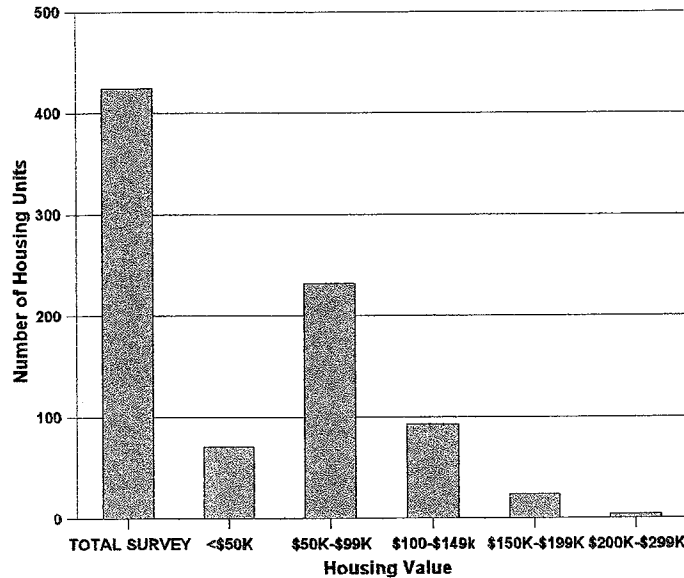


Housing Value

The U.S. Census report of Population and Housing surveyed 424 of the 661 owner-occupied units in the Township which is 64% of the total. Of those surveyed, 71 units (16.7%) were valued at less than \$50,000. Another 232 units (54.7%) were valued between \$50,000 and \$99,000. One hundred-seventeen units (117) were valued between \$100,000 and \$199,000. The remaining units (4) were valued between \$200,000 and \$299,000. Of the 35 units surveyed in the Village, 18 were valued at the highest value (between \$100,000 and \$149,000). The median dollar value of owner-occupied housing in 1990 was \$76,100. Median value of housing units in the Village of Eagle was listed as \$50,500 and for Clinton County was \$68,000.

CHART IV-3

VALUE OF OWNER-OCCUPIED UNITS
EAGLE TOWNSHIP - 1990



The U.S. Census survey included 37 of the 65 renter-occupied units (57%). The rent in the units surveyed had a median value of \$314 per month. More specifically, there were 12 units paying less than \$520 per month rent and 22 paying between \$250 and \$499 per month rent. Only three units paid over \$500 per month rent. Again for comparison the median rent in Clinton County was \$326.

Age of Housing Stock

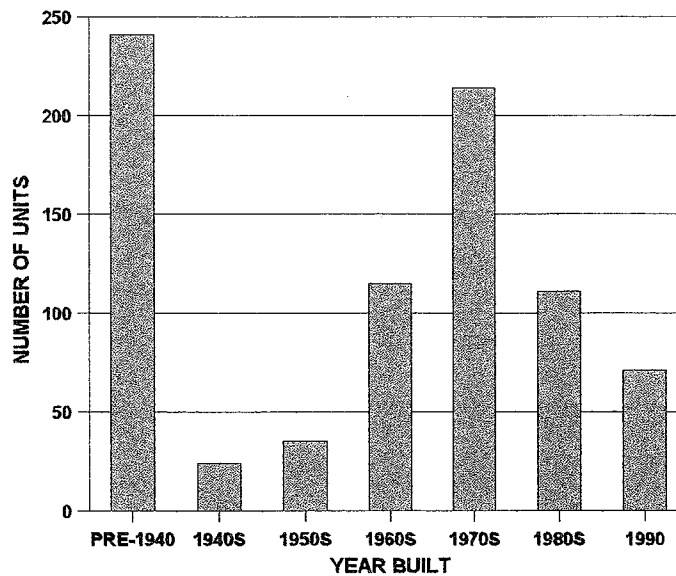
The 1990 U.S. Census reported 746 total housing units in Eagle Township. Several survey categories lend insight to the condition of the housing stock. Age of the housing structure is one such indicator. Of all housing units, 32% were built before 1940 and are therefore at least sixty years old. This segment of the housing stock certainly demands regular upkeep. Another 30% of the housing stock was built during the decade of the 1970s. The decades of the 1960s and 1980s averaged 113 new homes (or 30% of the housing market) each year, another 35 (5%) units were added during the 1950s, and the 1940s accounts for the remaining 3%.

All housing units except four units in the 1990 Census Survey had plumbing and kitchen facilities. Ninety-nine percent of all housing units were serviced by individual water and sewer. Only six

responding units reported having public water and eight units reported public sewer service. However there are no public water or sewer systems in the Township. The type of house heating fuel used varied throughout the township. The most frequently used fuel was fuel oil or kerosene as reported by 34% of the units. Twenty-eight (28%) percent reported using utility (such as Consumers Energy) fuel for heating. There were 18% of the units using bottled or LP gas for heating. Ten units reported using solar or other fuel for heating, 34 used electricity, and another 82 indicated wood as the primary heat source. A large majority heated with utility gas. There were 13 units reporting that no vehicle was available and 14 units reported having no telephone in the unit. The Village reported that all units had both complete plumbing and kitchen facilities and had septic tank sewage disposal and individual well water supplies. Most all residences in the Village are served by fuel oil for heating.

CHART IV-4

AGE DISTRIBUTION OF HOUSING STOCK
EAGLE TOWNSHIP - 1990 U.S. Census



Occupancy

The 1990 U.S. Census survey counted 746 housing units in Eagle Township, in the 2000 Census there were 870 total housing recorded. Of the total, 848 units were counted as occupied which gives an occupancy rate of 97.5%. Over 93% of all occupied housing units counted were owner-occupied. The balance of occupied housing units were renter occupied (7%). Of the owner-occupied housing units, vacancy rates were extremely low (0.5%) while the rental vacancy rate

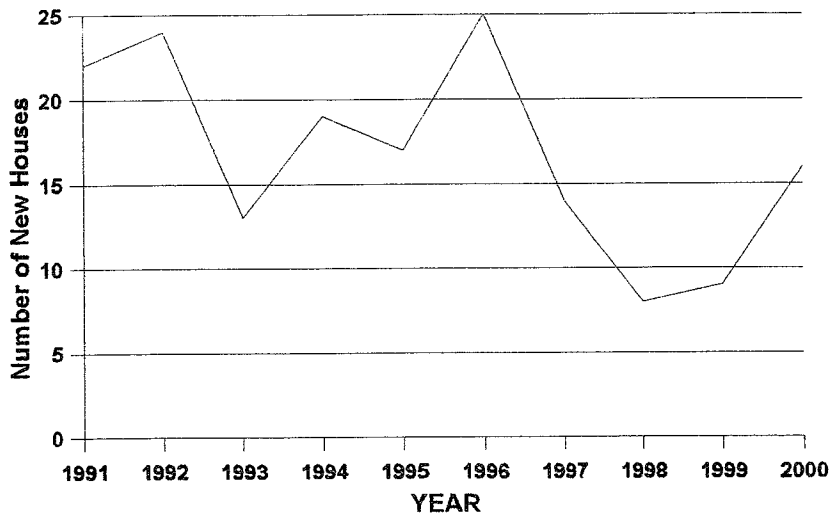
was slightly higher (7.8%). There were 2.74 persons per owner-occupied unit and 2.80 persons per renter-occupied unit. In Eagle Village, 97.9% of the housing units were owner-occupied and in Clinton County the owner-occupied units were 96% of the total. The owner unit vacancy rate in the Village was reported in 1990 to be 2.4% of the total, and in 2000 it was zero. In Clinton County, the rate for owner housing was 1.0%.

New Housing Starts: 1990-2000

As we enter the new decade, it is important to bring the estimated number of housing units up to date from the 1990 Census count. This can be done from the building permit records with some degree of accuracy. In Eagle Township, permit information for the 1990s at the County level was available, however, it was scattered in several places and difficult to retrieve sources. Therefore, the Township Supervisor, who also functions as the assessor, provided the information on the number of new constructed houses and commercial buildings that actually were constructed. This provides more accurate data than the permit information, which in fact, the structures may not be built. Information for the past 10 years will show a trend from which we can estimate the new housing units in the 1990s. The information is shown in graph form in Chart IV-5 below.

CHART IV-5

NUMBER OF NEW HOUSES EAGLE TOWNSHIP - 1991 through 2000



New housing units per year ranged from a high of 25 in 1996 to a low of 8 in 1998. The average number of new housing units per year over the past ten years is 16.7 and with the exception of 1998 and 1999, the number each year has varied less than 6 from the average. In 1991 and 1992, the number of new units constructed was 22 and 24 respectively.

To estimate the total number of housing units in the Township in 2001, the U.S. Census count of 746 units in 1990 can be added to the number of new units added between 1991 and 2000. At the end of 2000 there were 167 new housing units added in the Township for a total of 913 units. This is an increase of 22.4% from 1990 to 2000. The majority of these new units were built on individual lots split from larger parcels, few were built in subdivisions.

A manufactured home community was approved in 2000 for 575 units of single family dwellings to be constructed on 117 acres north of the Interstate 96 freeway in the area bordered by Grange Road and McCrumb Road. This development is unique and skews estimates for future growth projections. The development is proposed for mobile home units. ***This development was ordered to be permitted by Consent Judgement by the Honorable Jeffrey L. Martlew, Circuit Court Judge, Clinton County District Court, docket number 00-9158-CZ on August 31, 2000. This action overturned the decisions by the Clinton County Planning Commission and County Board of Commissioners.***

SECTION V

ECONOMIC PROFILE

SUMMARY

Eagle Township's labor force increased approximately 9% from 1990 to 1997, after two decades of growth in the double digits. The 1997 annual average unemployment rate for Eagle Township was 2.9% (down from 4.9% in 1990). *Service Producing Industries* are the fastest growing sector of the economy based on both employment and sales/receipts. Retail trade was the category with the largest number of employees in Clinton County followed by Manufacturing. Yet agriculture remains the primary employer in the Township. Only 2% of Eagle Township's work force reported employment in the classification *Agriculture, Forestry and Fisheries*. Per capita income for Eagle Township in 1990 was \$16,351, and for Clinton County in 1995 was \$15,133. The County's income level was 86.2% of the state's average in this last estimate. Median household income for Eagle Township in 1989 was \$41,618. There was a small number of residents (1.9% living below the poverty line in 1989). Transportation made up 20% of the Townships work force, where the County's major employer was Manufacturing at 18.6% but accounted for 30.5% of the County's annual payroll in 1995. Retail trade, the largest section of the workforce (28%) made up only 15.6% of the County's annual payroll. In Eagle Township in 1990, 5% of all households reported some farm self-employment. The County was ranked 28th out of 82 counties in the state for economic growth and equaled the state growth rate for per capita personal income growth rate of 4.6 percent

Introduction

Along with population and housing trends, the economy of Eagle Township is changing. Eagle Township has a long history as a farming community, but the population and housing information presented previously indicates a trend of new residents to the community over the past thirty years. What effect does this have on the size of the labor force, the unemployment rate and income in the Township? What types of occupations do residents have now? Which industries offer employment in the area? What does this mean for commercial and industrial property values and what role does agriculture play today? The answers to these questions will help to shed light on "the big picture" and help plan the future of Eagle Township.

Size of the Labor Force

The size of the labor force is the "supply" side of the employment equation and can be expected to roughly parallel the population trends of an area. It is important to understand what has happened to the size of the Township's labor force over time and how the experience compares to those of the region and the state. Comparative labor force information is presented in Table V-1.

The numbers used are the annual average for each year. The information was provided by the Information and Reports Section of the Michigan Employment Securities Administration (MESA).

TABLE V-1

LABOR FORCE TRENDS 1970 TO 1997

	State of Michigan	Clinton County	Eagle Township
1970 Labor Force	3,590,000	18,875	625
1980 Labor Force	4,293,000	27,825	1,100
% Change	19.38%	47.42%	76.00%
1990 Labor Force	4,596,000	31,250	1,220
% Change	7.06%	12.31%	34.09%
1997 Labor Force	4,879,000	33,100	1,333
%Change	6.16%	5.92%	9.26%

Labor force trends for Eagle Township show a labor force which has grown continuously since 1970 at a rate which has decreased over time. The increase in size of the labor force has exceeded the rate of population increase during both the 1970s and 1980s at both the County and Township levels. For example, while the Township's labor force increased 76% during the 1980s, the State of Michigan's labor population only increased 19.4 percent during the same time period. In the 1990s, the labor rates of increase for both groups were almost the same with the population increase being slightly higher than the labor force increase in the county and less than the labor force increase in the Township. The labor force at the State level has shown an increase since 1970, although the rate of increase was significantly lower during both the 1980s and the 1990s when compared to Clinton County and Eagle Township. The growth rates were almost identical for all three levels of government in 1997.

Employment Trends

The unemployment rate is a calculation of how many people in the labor force are not employed. Individuals in the population who are not employed and who are not looking for employment are not considered to be in the labor force. In the economic picture, it is the "supply" side of the

equation where the size of the labor force creates the “demand”. Unemployment rates are percentages calculated by dividing the number of unemployed individuals by the number in the labor force. Annual average rates take into account fluctuations experienced during each month of the year. Table V-2 below shows the annual average unemployment rates. Here again, the information is provided by the Information and Reports Section, Michigan Employment Securities Administration.

TABLE V-2

UNEMPLOYMENT TRENDS, 1970 TO 1997

	State of Michigan	Clinton County	Eagle Township
1970 Rate	6.7	4.2	5.6
1980 Rate	12.4	6.9	8.0
% Change	85.07%	64.00%	42.86%
1990 Rate	7.6	4.8	4.9
% Change	-38.71%	-31.25%	-38.75%
1997 Rate	4.1	2.7	2.9
% Change	-46.05%	-43.75%	-40.82%

The Unemployment rates at the state, county, and township levels have remained similar since 1970. While all rates increased between 1970 and 1980, the Township’s increase was the smallest and the Township rate rose to only 8 percent. Since 1980, rates have moved in a downward trend. In 1990, Eagle Township’s rate was slightly higher than Clinton County but still lower than that of the state. In 1997, Clinton County and Eagle Township reported annual average unemployment rates of 2.7% and 2.9% respectively. The 1997 Tri-County unemployment rate was 3.0%. Low unemployment rates are a good thing for individual employees but employers may have a difficult time finding or keeping employees.

Employment by Industry

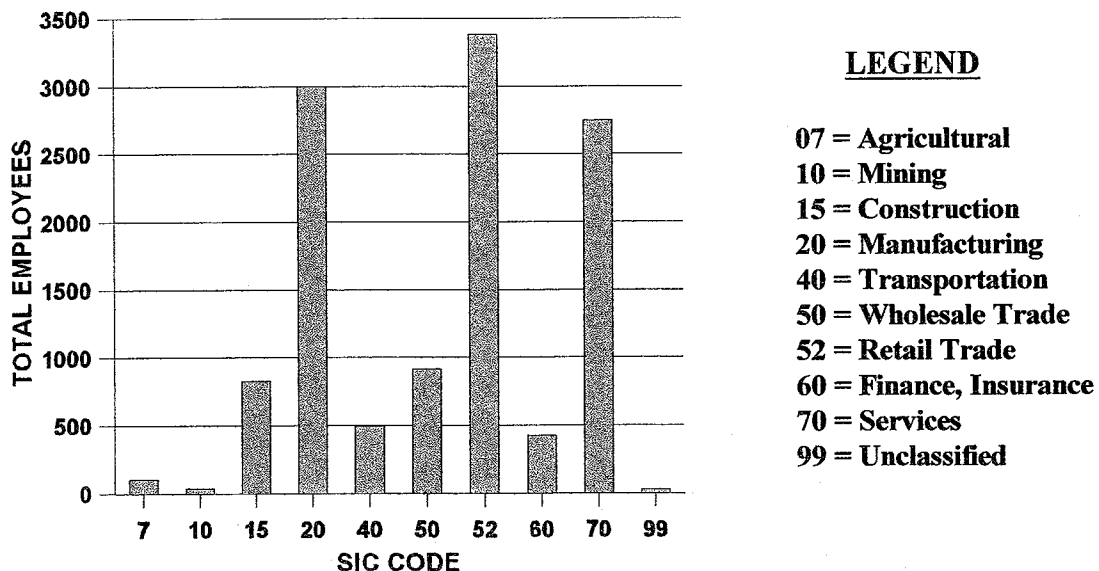
Information on employment by industry or Standard Industrial Classification (SIC) code is available from several sources for different geographic boundaries. Eagle Township is part of Clinton County and also part of the Lansing-East Lansing MSA (Metropolitan Statistical Area) which includes Ingham, Eaton, and Clinton Counties. The Michigan Employment Security Administration collects data on employment by industry for the MSA each month. A report entitled “County Business Patterns” provides economic information at the county level from 1995. The 1990 Census provides employment information at the township level.

The Michigan Employment Security Administration (MESA) provided the following information on the regional labor force. There were 232,700 people in the Tri-County civilian labor force in 1990 and 235,900 in 1997—an increase of 3,200 people or 1.3 percent. Of these totals in 1997, 98% of the total civilian labor force were counted as Wage and Salary Employees. From the total number of *Wage and Salary Employees*, the group is broken down into two employment groups, *Goods Producing Industries* and *Service Producing Industries*. Employment in service producing industries is far greater in raw numbers and also saw a much larger increase in employment from 1990 to 1997. While *Goods Producing Industries* reported 38,000 employees in 1990 and 39,600 in 1997, *Service Producing Industries* went from 178,500 to 192,400 in this same period. *Service Producing Industries* saw an increase of 13,900 jobs in the seven years which equates to a 7.8% increase. This is the area where the economy is growing the most.

The most recent “County Business Patterns” report was generated in 1995 and evaluated the total number of employees by industry in mid-March of that year. The survey included 11,948 persons which is approximately one-third of the people reported to have been employed in Clinton County during that time indicating that the survey was not comprehensive. It should, nonetheless, provide general indication of County employment trends. The information included in the “County Business Patterns” report and is reproduced in Chart V-1 which follows.

CHART V-1

EMPLOYEES BY SIC CODES
CLINTON COUNTY, 1995



Looking at the chart, there are three categories which are significantly larger than the rest. First in number is retail trade which accounted for 27.7% of the total surveyed. Next was manufacturing 25.2% which includes the categories of durable and non-durable goods and third was the umbrella category of "services" 23.0%. Together these three categories made up 75% of the survey group representative of the Clinton County work force in 1995. Agriculture employed 121 people which was 1% of the group surveyed. Agriculture was the smallest employment category in terms of the number of people employed with the exception of the "mining" category. In terms of land use the agricultural category is the largest user of land area in the Township, residential is the second user category.

Limited information is available from the 1990 census pertaining to employment by industry for residents of Eagle Township in particular. The trends at the township level are similar to the regional information discussed above. Within the Township population, the 1990 Census survey counted 1,160 employed persons 16 years of age and over. The largest single industry for employment was *Transportation Services* of durable goods which employed 232 persons or 20% of the Township's labor force. The next largest categories were *Retail Trade*, employing 167 persons (14.3%) and *Educational Services* employing 105 persons (9.1%). Other large categories were *Public Administration* 122, *Health Services* 49, *Finance, Insurance, and Real Estate* 69, and *Construction* 59. There were 46 (2.0%) persons grouped in the category *Agriculture, Forestry, and Fisheries*.

Occupations

The 1990 Census also surveyed Eagle Township residents on their occupation as opposed to the industry in which they were employed. The survey included the same 1,160 persons noted previously. Divided this way, the largest group by occupation is *Administrative Support* occupations, including *Clerical* which number 214 (18.4%). The second category was *Executive, Administrative, and Managerial* occupations 157 (13.5%) of the total. Following these top two were *Precision Production, Craft, and Repair* occupations which numbered 146, *Professional Specialty* occupations 137, *Service* occupations, except protective and household 117, *Sales* occupations 109, and *Machine Operators, Assemblers & Inspectors* numbered 95 or (8.0%). There were 35 (3.0%) occupations in this part of the survey who placed themselves in the occupational category of *Farming, Forestry, and Fishing*.

Income

In order to better understand the economic situation of Eagle Township, earnings must be considered as well as how those earnings compare to the state and nation. Income can be measured in several different ways. It can be looked at individually as a "per capita" income, by households of varying types and it can also be considered in terms of who and how many were living in poverty.

With regard to "per capita" income information, the most recent is Clinton County data from a 1994/1995 report issued by the Bureau of Economic Analysis. A report entitled *Bearfacts* notes that Clinton County in 1995 had a per capita personal income of \$20,658. Personal income figures are calculated by combining net earnings with transfer payments, dividends, interest, and rent. The per capita personal income earnings ranked 27th out of 82 counties in the state, was 86.2 % of the state average (\$23,959) and 89.1% of the national average (\$23,196). Net personal income figures for 1994 in Clinton County were \$14,420 and for 1995 were \$15,133 according to the *Bearfacts* report. The per capita income for Eagle Township reported in the 1990 Census for 1989 was \$14,941. A conclusion can be made that the income level for Eagle Township is higher than the County.

Income can also be considered by household through 1990 Census survey statistics. Information was gathered in 1990 regarding household income in 1989. The comprehensive Census survey included all 726 households in the Township. Median household income was \$41,618 for all households with the largest concentrations in the categories of \$35,000-\$49,999 (172) and \$50,000-\$74,999 (197). Family household statistics were very similar because 618 of the 621 households were family households. The median family household income was \$45,300. There were 108 non-family households in the Township and income concentrations appeared in all categories from \$10,000 through \$99,999. The two largest were \$25,000-\$34,999 (23) and \$5,000-\$9,999(20). The median non-family income was somewhat lower at \$22,500.

When considering economic levels of households and individuals in the community, it is especially important to identify the patterns of poverty which appear in order to address it through future public policy. Poverty is determined in relation to an income figure called the poverty line, an income figure set by the Census Bureau. Although the information gathered is valid, it is important to remember that individuals can be living above the poverty line and still be impoverished. For example, a four-person household with two children under the age of 18 is below the poverty line only if the annual household income was less than \$12,575.

In Eagle Township, the 1990 Census survey determined the poverty status for over 99% of residents. Of the 2,137 individuals in the Township for whom poverty status was determined, 68 of them (3.2%) lived with an income below the poverty line in 1989. Of the 68 living in poverty, 43 were age 15-18 and 11 were age 65 and over. There were four children under age five living below the poverty line. In addition, there were 12 families living below the poverty line, seven of which were female householder families. There were also 30 unrelated individuals living in poverty. The percentage of individuals living below the poverty line is small and the concentration of poverty in any one category is light. This suggests that the situations are unique and that solutions will likely be case specific as well.

It was interesting to note that the "Bresser's Cross Index Directory 1999-2000" provided a listing of general business indicators or statistics for the Lansing Metropolitan area. One of the eight criteria was an indicated "Wealth Rating" for each jurisdiction in the area. This rating has five categories, (Highest to low) and the purpose is to provide investors with a guide on the ability of

residents to be economically able to support business activity. This indicator is based on residents' ability to extend credit, cash checks, and have individual financial responsibility. Eagle Township was rated as "B" or medium-high rating. This is rather favorable compared to surrounding communities such as those in Ionia County, and south toward Grand Ledge where the ratings were medium to medium-low. Watertown Township and east and toward Lansing the ratings were "A" or highest. The implication of this that Eagle Township and Eagle Village would have the potential to attract new business investment.

TABLE V-3
COMPARISON OF INCOME by Jurisdiction
1990 U.S. Census

CATEGORY	EAGLE TOWNSHIP	EAGLE VILLAGE	CLINTON COUNTY	GRAND LEDGE	TRI-COUNTY REGION	STATE OF MICHIGAN
FAMILY INCOME	\$45,300	\$35,625	\$40,230	\$37,229	\$39,427	\$28,662
HOUSEHOLD INCOME	\$41,618	\$34,688	\$36,180	\$31,563	\$34,029	\$24,177
NON-FAMILY INCOME	\$22,500	\$31,250	\$19,443	\$19,130	\$19,871	\$16,690
POVERTY LEVEL (%)	1.9%	9.3%	4.3%	7.7%	6.8%	10.7%

Property Valuation of Commercial and Industrial Properties

The "1998 Clinton County Equalization Report" lends additional, current insights into the picture of Eagle Township's economy with information about commercial and industrial property. The report is dated April 16, 1998. Real property assessed valuations for Eagle Township were made in the categories of agriculture (12.45%), commercial (0.51%), industrial (0.06%), and residential (84.24%). With regard to numbers of parcels per category for real property, Eagle Township contained 1,688 overall for 1998. Of the total, 196 parcels were agricultural, 10 commercial, 4 industrial, 1,476 residential.

Sales and Payroll by Industry

Information on payroll by industry for Clinton County is provided in the "County Business Patterns Report for 1995". The information is presented in the following table in order of total annual payroll.

TABLE V-4

TOTAL ANNUAL PAYROLL (\$1000) by Industry Clinton County, 1995

INDUSTRY	ANNUAL PAYROLL	PERCENT OF TOTAL
TOTAL	\$271,495	100.00%
MANUFACTURING	\$101,731	37.47%
SERVICES	\$49,530	18.24%
RETAIL TRADE	\$42,356	15.60%
WHOLESALE TRADE	\$28,672	10.56%
CONSTRUCTION	\$21,100	7.77%
TRANSPORTATION	\$15,200	5.60%
FINANCE, INSURANCE	\$8,043	2.96%
MINING	\$2,960 ¹	1.09%
AGRICULTURE	\$1,903	0.70%
UNCLASSIFIED	\$417	.01%

It is immediately apparent from these statistics that although retail trade employed an estimated 28% of the workforce, it makes up only 15.6% of the annual payroll. Manufacturing made up an estimated 25% of the work force and received 37.5% of the annual payroll. Services were an estimated 23% of the work force and made up 18.24% of the annual payroll. This speaks to the difference in wage rates between industries. Agricultural as an industry was at the bottom of the scale which is likely due to the small number of individuals involved in the industry and the percentage of those who are wage and salary employees.

¹Exact figure withheld to avoid disclosing data for individual companies. Annual payroll did not exceed this figure.

The *Bearfacts* report cited previously gives earnings information by industry for the 1994-95 years. It also notes that in Clinton County, the largest industry for earnings by persons was durable goods manufacturing, part of the manufacturing category used in Table 3 (it was also the slowest growing). Overall, earnings by persons employed in Clinton County increased 13.8% between 1994 and 1995.

Figures for sales or receipts are also available by industry through the 1992 and 1997 economic census for several industries. Specifically, the categories of Retail Trade, Wholesale Trade and Service Industries are presented for every five year interval from 1982 through 1997. The information is presented below in Table V-5. The "percent change" column shows increases for each category during each time period. While all areas experienced growth from 1987 to 1997, Service Industries are by far the fastest growing sector of the economy based on sales and receipts.

TABLE V-5

**SALES OR RECEIPTS (\$Million)
Clinton County - 1997 Economic Census**

SECTOR	YEAR	SALES RECEIPTS (\$MILLION)	PERCENT CHANGE
RETAIL TRADE	1982	147	%
	1987	222.8	51.36%
	1992	309.6	38.96%
	1997	426.2	37.66%
WHOLESALE TRADE	1982	398.8	%
	1987	364.3	-8.65%
	1992	486.9	33.65%
	1997	522.2	8.23%
SERVICE INDUSTRIES ²	1982	21.4	%
	1987	35.8	67.29%
	1992	74.9	109.22%
	1997	130.9	74.77%

²Services includes only taxable establishments. Census-to-Census comparisons are affected by coverage of hospitals and some other services. For example, private hospitals are included in 1987 and excluded in 1982. Both Education and Technical services are excluded.

Agriculture

Agriculture has always been an important part of the economy in Eagle Township as well as a part of its character and identity. Farmland itself is threatened throughout the State of Michigan by the ongoing consumption of land for other purposes. If agriculture is to continue in the Township, there must be policy decisions made which protect farmland from conversion to other uses. Knowing what part agriculture plays in the economy of the Township currently will help to support policy decisions related to it.

Some economic data related to agriculture has already been presented in sections above relating to SIC Code 07–Agriculture–to employment and income. To repeat, according to the “1995 County Business Patterns Report”, agriculture as an industry in Clinton County employed 1% of the County’s work force and had an annual payroll of \$1,930,000. By industry there were 25 farming establishments in the County in 1995–operations associated with farming as opposed to individual farms. Of the total 25 farming establishments, 14 employed 1-4 persons, 6 employed 5-9 persons, and 5 employed 10-19 persons. None reported employing more than 20 persons. The 1990 Census survey provides information at the township level. Of 899 households, there were 45 (or 5%) which reported having farm self-employment income. The mean farm income reported was \$3,735.

The Michigan Agricultural Statistics Service produced a 1996 fact sheet on Clinton County’s agriculture operations. According to this information, in 1992 Clinton County reported 1,207 farms–126 less than in 1982. Of the total, 706 recorded over \$10,000 in sales with 163 reporting over \$100,000 in sales. The average farm size was 212 acres, up from 176 acres ten years earlier. The county had 221,306 acres in cropland–60.2% of the total land in the county–and 256,236 acres total in farms. Total cropland was reduced by 10,500 acres in the ten years between 1982 and 1992. In 1994, farm income in Clinton County was \$92,314,000 but after expenses the net income was \$465,000.

With regard to production, Clinton County in 1995 ranked in the top 10 counties out of 82 counties in production of several crop varieties and in the top 16 of all species of livestock except beef cows which ranked 26th. Specifically, Clinton County ranked in the top ten for the following crops: corn for silage(3), soybeans (7), and wheat for grain(8). In the livestock arena, Clinton County ranked 3rd in the state for milk production and 5th in the category all cattle and calves. This report is included in its entirety in the Appendix.

SECTION VI

COMMUNITY FACILITIES PROFILE

SUMMARY

Eagle Township owns and maintains the Township Hall in the Village of Eagle and one cemetery. There are several recreational facilities in the Township which are either owned by the State, Eaton county or by a private association. Police services are provided by the Clinton County Sheriff's Department and the Michigan State Police. Eagle Township has been serviced by Grand Ledge and Portland Fire Departments for fire and emergency response. The Township has entered into an agreement with Watertown Township to establish a fire authority to replace the fire services of Portland and Grand Ledge. Medical emergency and rescue services are provided through contract arrangement with Lansing Mercy Ambulance. There are three school districts which serve the residents of Eagle Township. There is no library in Eagle Township but residents may use the library services in Grand Ledge or Portland. Other local services are provided through Clinton county including public roads, public drains, and public health services. Residents have a variety of choices with regard to religious institutions, both within and around the Township. The Abrams Municipal Airport which is largely used by the Michigan Army National Guard has general aviation facilities and is located on the east boundary of the Township. Much of the airport is owned by the City of Grand Ledge under a 425 Land Use Agreement.

Introduction

Community facilities are public services and service systems which serve the residents of Eagle Township. The Township is a large, rural area with few facilities or services. There are public and semi-public recreation lands, cemeteries, police and fire protection services, and schools. The community facilities are inventoried and described in narrative form.

An inventory of existing community facilities is important in creating a long-range community plan. Only by knowing what the community has to work with is it possible to plan for the future. Also, community services enhance the quality of life for area residents. Good land use planning considers community facilities because they affect public health and safety, environmental health, and the economic stability of the community.

TOWNSHIP LAND AND FACILITIES

Township Hall

The Township Hall is located on 14450 Michigan Street in the Village of Eagle. The Hall is a renovated church of frame construction and built at the turn of the century. Parking is provided in front and on a paved lot across street from the Hall. The Hall has a kitchen, used for community events, and meeting hall space. There are no formal offices in the Township Hall, however, there is space for the storage of records, maps and various Township materials. The Hall is closed except during posted meetings and events.

Offices of the Supervisor/City Clerk/Treasurer

Each of the individuals holding the office of Supervisor, Clerk, and Treasurer for the Township have his/her own offices at their residences. Their phone numbers and addresses are recorded and published for public accessibility.

Cemeteries

The Niles Road Cemetery is owned and operated by Eagle Township and is located on the west side of Niles Road just south of Clark Road in Section 23. The North Eagle Cemetery is located on the east side of Grange Road south of Howe Road. The North Eagle Cemetery is owned and maintained by the North Eagle Cemetery Association.

Township Parks

The Township owns no parks or recreation facilities. However there are three park or public land areas in the Township which are owned and maintained by other jurisdictions.

Brick Park

Brick Park is an Eaton County owned park which is situated in Section 34 along the east side of the Grand River and extends south into Oneida Township. The park was once the site of the quarries and manufacturing plant of the Grand Ledge Brick Company. Today the County has preserved foundations of various kilns and buildings used for the manufacturing of bricks and tiles. There are trails and markers throughout the park providing visitors with a history of the plant operation. The trails encourage non-motorized biking and hiking activities. The park also has picnic areas and playfield space for active recreation for sports and games. Access to Brick Park is from Tallman Road. The Park is located on the Grand River providing passive and active access to the river. Brick Park has a meeting hall for activities, contains pictures and artifacts of the brick factory, and is open to the public on weekends, holidays and weekdays during the summer. Swimming is being developed in the Quarry and River for use by local residents.

Fair Grounds

The Eagle Township Fair Association owns and operates the Eagle Fair and Park facilities located on the east side of Grange Road between Interstate 96 freeway and Grand River Avenue. The grounds have bleachers, stables, pens and out buildings normally found at fair grounds. There is an oval dirt track once used for both auto and horse racing. Facilities on the grounds also include playfields, ball diamonds, and rest rooms. The annual "Eagle Days Festival" is held on these grounds

Other Recreational Facilities

The Michigan Department of Natural Resources holds approximately 154 acres in Sections 30 and 19. This is unimproved land with access from Clintonia Road on the west side of the Township. The site is along the south bank of the Grand River. The property is used for hunting and access to the river for fishing. The site has numerous informal, ungroomed hiking trails that are used by local residents.

For a community as small as Eagle Township in terms of development and number of residents, most recreational standards for facilities do not apply. Even with the proposed growth and development of a manufactured home community north of the Village of Eagle, the state or national standards for recreation facilities suggest that the threshold population of the Township may be below the minimum standards. Local recreation needs generally require approximately 10 acres per 1,000 population. Using this formula, Eagle Township may need about 30 acres by the year 2020. This figure does not include lands for regional parks, scenic roads, or privately-owned and publically used facilities such as golf courses or fair grounds. The standards do include school related playground facilities, however, since there are no schools in the Township, local parks may be considered as a Township need. Also, new residential subdivisions and communities could provide recreation space within the development for their residents using these standards.

TABLE VI-1

STANDARDS FOR PARK AND RECREATION AREAS

<u>TYPE</u>	<u>POPULATION SERVED</u>	<u>MINIMUM SIZE</u>	<u>MAXIMUM SIZE</u>	<u>SERVICE RADIUS</u>
Neighborhood Playground	2-4000	3 acres	5 acres	0.7 miles
Community Park	3-6000	10 acres	30 acres	4.0 miles

PUBLIC SAFETY

Introduction

The numbers of responses to emergency requests reflect the police, fire and EMS activity handled by the Clinton County Central Dispatch Office. The number of law enforcement traffic stops is not included in the numbers. The total emergency response to Eagle Township by all first responders was 4.3 responses per day during 2000. The three-year average for Eagle Township was 3.1 responses per day for the three year period 1998 through 2000. The most recent report of emergency response by Clinton County Central Dispatch is provided in Appendix H of this document.

Fire Service

Eagle Township has been served by the Grand Ledge Fire Department and the Portland Fire Department. Grand Ledge has a three year incident average (1998 through 2000) of 60.33 responses per year to emergency calls in Eagle Township, Portland has a 1.67 response average into the Township. Eagle Township averaged about 60 fire and 114 EMS responses a day between 1998 and 2000. The Grand Ledge fire services included ambulance emergencies until 1998 when this service was picked up by Lansing Mercy Ambulance. The nearest fire station is in Grand Ledge, located seven miles from the center of the Township.

Eagle and Watertown Townships formed a new authority for fire service in 2001. The new fire service will be provided by the Looking Glass Regional Fire Authority. It is estimated that services by the new Authority will be available in 2003. The Authority expects to build a new station along Grand River Highway west of the Interstate 96 and I-69 interchange in vicinity of the Doppler radar tower and purchase fire equipment. Until the authority can deliver services, Grand Ledge would have fire service responsibility for the area of Eagle Township south of Grand River Highway and Portland would serve the Township north of Grand River. A second station may be needed in Eagle Township in the area of Grange road and Howe as the need arises. See Map VI-2 and Map VI-4 (pages VI-8B and VI-8D) of existing and proposed fire service districts.

Police Services

Eagle Township currently receives primary police services from the Clinton County Sheriff's department in St. Johns. The Michigan State Police provide backup to the Township and are responsible for the Interstate. The Township does not contract for any dedicated police services. The Sheriff's Department provides various services throughout the Township including traffic enforcement, emergency response, and criminal investigation.

The Clinton County Sheriff's Department made 1363 responses to Eagle Township in 2000. The average law enforcement responses to Eagle was about 750 per year between 1996 and 1999.

The increase of responses in 2000 was created when the County started to report the number of incidents to include animal complaints and incidents handled by Central Dispatch under the "police" category.

In addition to the Sheriff's Department, the Michigan State Police provide a full range of police services across jurisdictional boundaries cooperating with other local law enforcement agencies. The responsibility for the Michigan State Police within Eagle Township covered violations which ranged from obstruction of justice, to larceny to criminal traffic violations according the 2000 Michigan State Police Incident Report.

Emergency Medical Services

Emergency Medical Service (EMS) was provided by a combination of Grand Ledge Area Ambulance Service and Grand Ledge Fire Department until 1998. Both the Fire Department and Grand Ledge Area Ambulance Service are advanced life support units. The closest hospitals are St. Lawrence/Sparrow in Lansing and Clinton Memorial in St Johns. Lansing Mercy Ambulance has been designated as the primary responder to Eagle Township, and Grand Ledge Fire Department is the backup. The Lansing Mercy facility is located on old U.S. 27 in DeWitt, south of the Round Lake Road intersection. Map VI-3 (page VI-8C) shows the ambulance areas.

EDUCATIONAL FACILITIES

Public Schools

Eagle Township is served by three school districts: Grand Ledge, Pewamo-Westphalia, and Portland. There are no physical facilities located within Eagle Township. Also, there are no private schools in the Township. Map VI-5 shows the school district boundaries serving the Township.

Of these school districts, Grand Ledge has the largest enrollment. As of September 2001, 4,300 students were enrolled. The Grand Ledge School District consists of a total of six elementary schools, two middle schools, Two high schools (one being an alternative high school), head start, a training center, and a central administration facility. In addition to traditional K-12 course work, the district provides a special education curriculum and community education programs that vary by season and year. Grand Ledge also offers a summer school program to high school students.

The Portland School District had an enrollment of 1,800 students as of September 2001. Five physical buildings are maintained by the school district: two elementary schools, a middle school, a high school and a central administration facility located in the High School. In addition to traditional K-12 course work, Portland provides a special education curriculum and a developmental kindergarten program. Community education programs provided by Portland School District vary by season and year.

Department provides health education and community health services at its main office in St Johns as well as through clinics in Bath, DeWitt, Elsie, and Westphalia. Elderly and special needs residents receive care at numerous facilities including Hazel Findlay Country Manor in St. Johns, the Ovid Healthcare Center, and Mid-Michigan Mental Health in Ingham County. Rivendell of Michigan, located in St. Johns, is part of a national system that provides adolescent psychiatric care. Residents are also served by many physicians, clinics, and doctors' offices located throughout the surrounding communities, particularly Grand Ledge and Ionia.

RELIGIOUS INSTITUTIONS

The Eagle United Methodist Church is located in the Village of Eagle on Michigan Street. It offers Sunday school and worship services on Sunday morning. It also offers youth and women and mens programs and meeting groups.

The Eagle Wesley Church is located on Grange Road immediately north of the Interstate 96 freeway interchange on Grange Road. They offer Sunday worship and Sunday school for persons of all ages. They have Sunday evening worship and several age and youth groups activities throughout the week. Outside of the Township, residents will find nearly every denomination represented in the surrounding communities including Grand Ledge, Portland, St. Johns, Westphalia and the metropolitan Lansing area.

OTHER PUBLIC LANDS AND RESOURCES

County Drains

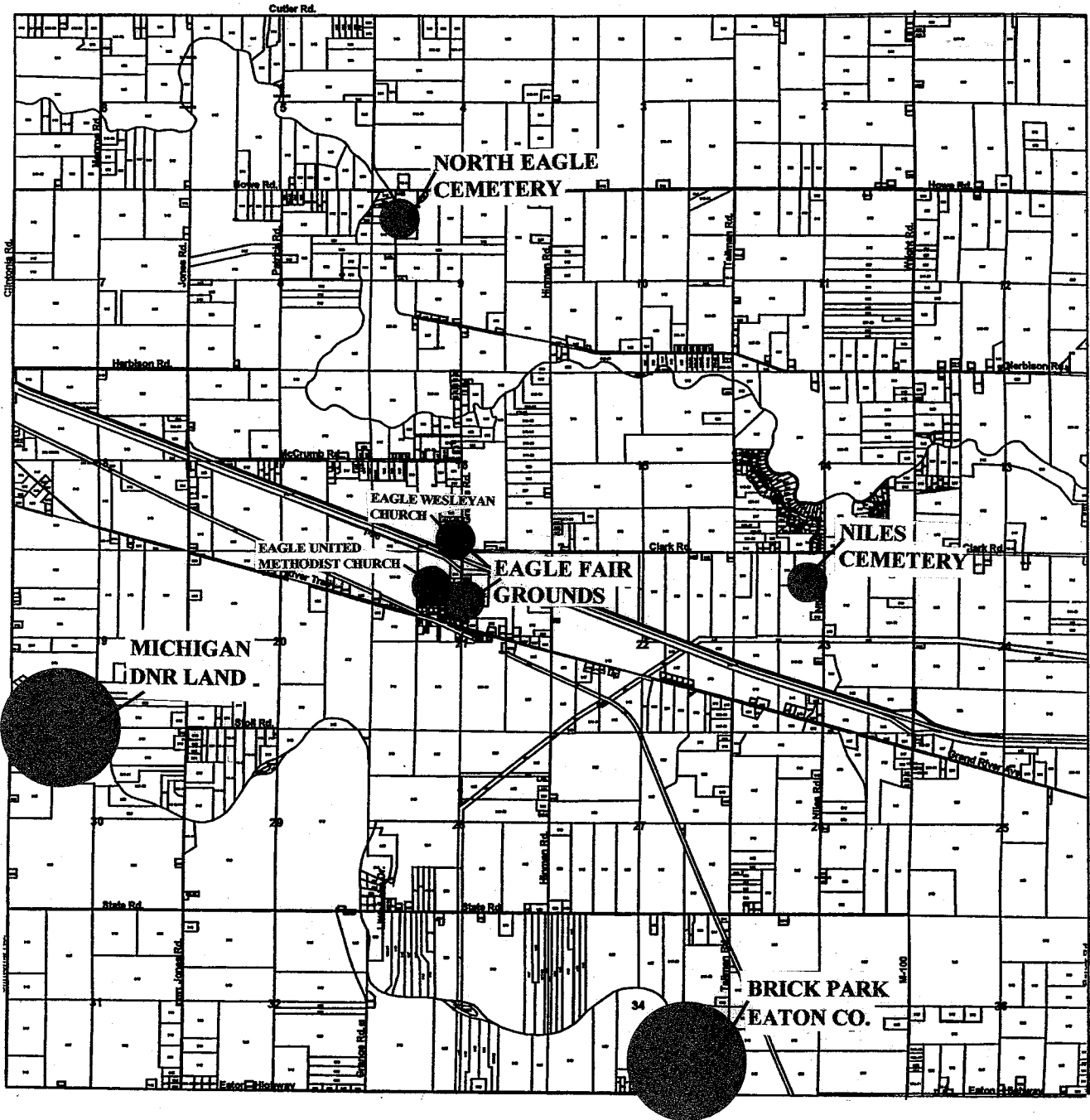
The County's drainage system is the responsibility of the Clinton County Drain Commissioner. The Drain Commissioner is responsible for the construction and maintenance of storm-water systems in Eagle Township (and throughout the county). In addition, typical duties include inspection, enforcement, and response and analysis of citizen complaints on drainage problems. The Drain Commissioner administers the State's Drain Code and the Federal Clean Water Act. County drains are shown on the road map at the end of this Section.

Drainage in the Township is a combination of county and local drains. Both are shown on a drain map at the end of this section.

Utilities

Residents of Eagle Township are provided with electrical service by Consumer's Energy. Telephone service is provided by Verizon Telephone. Where natural gas is available, it is also provided by Consumer's Energy. The Township has a contract with Millennium Digital Media Systems to provide cable service to some areas in the Township.

EAGLE TOWNSHIP MICHIGAN

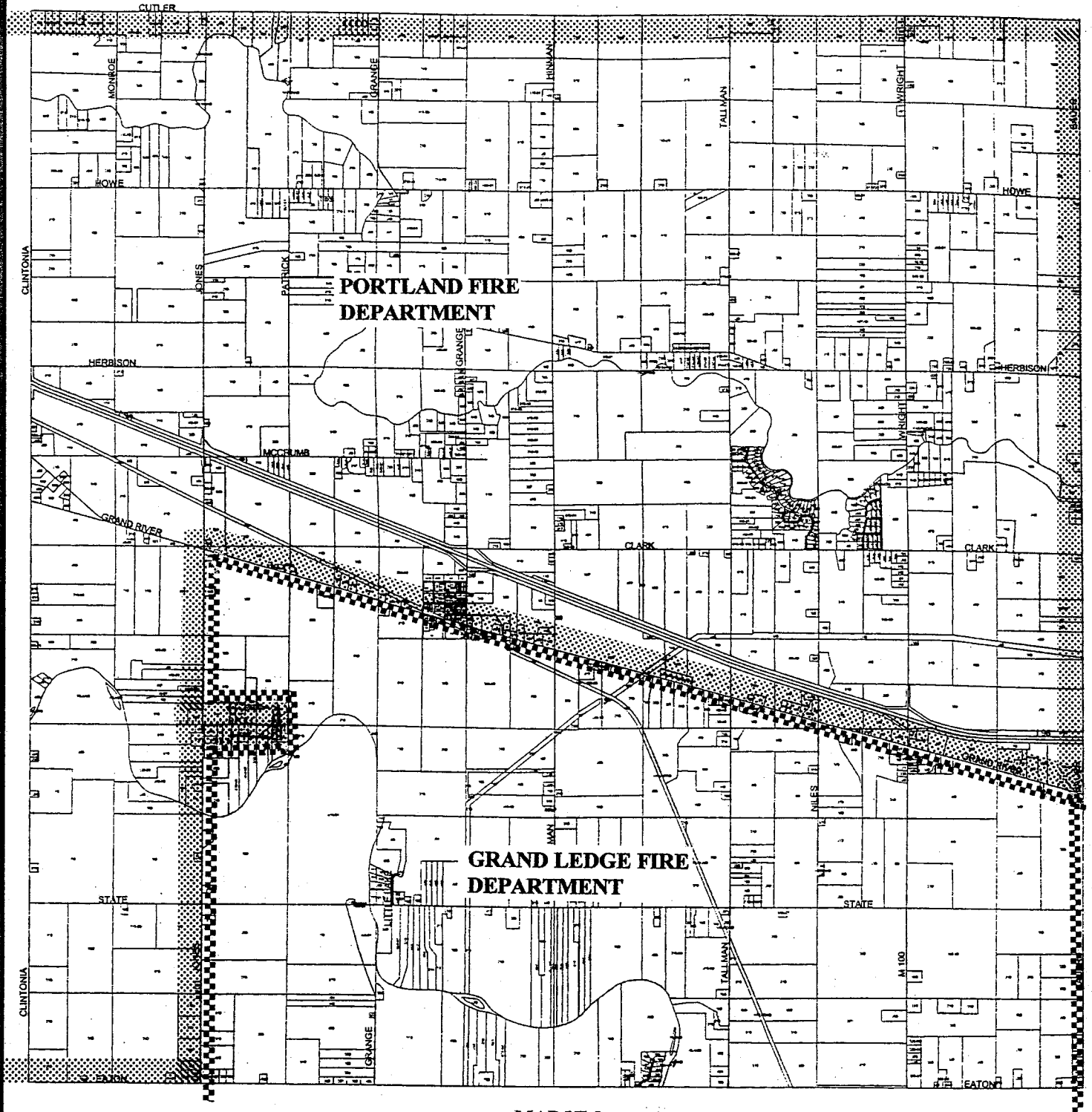


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MAP VI-1

COMMUNITY FACILITIES

EAGLE TOWNSHIP MICHIGAN

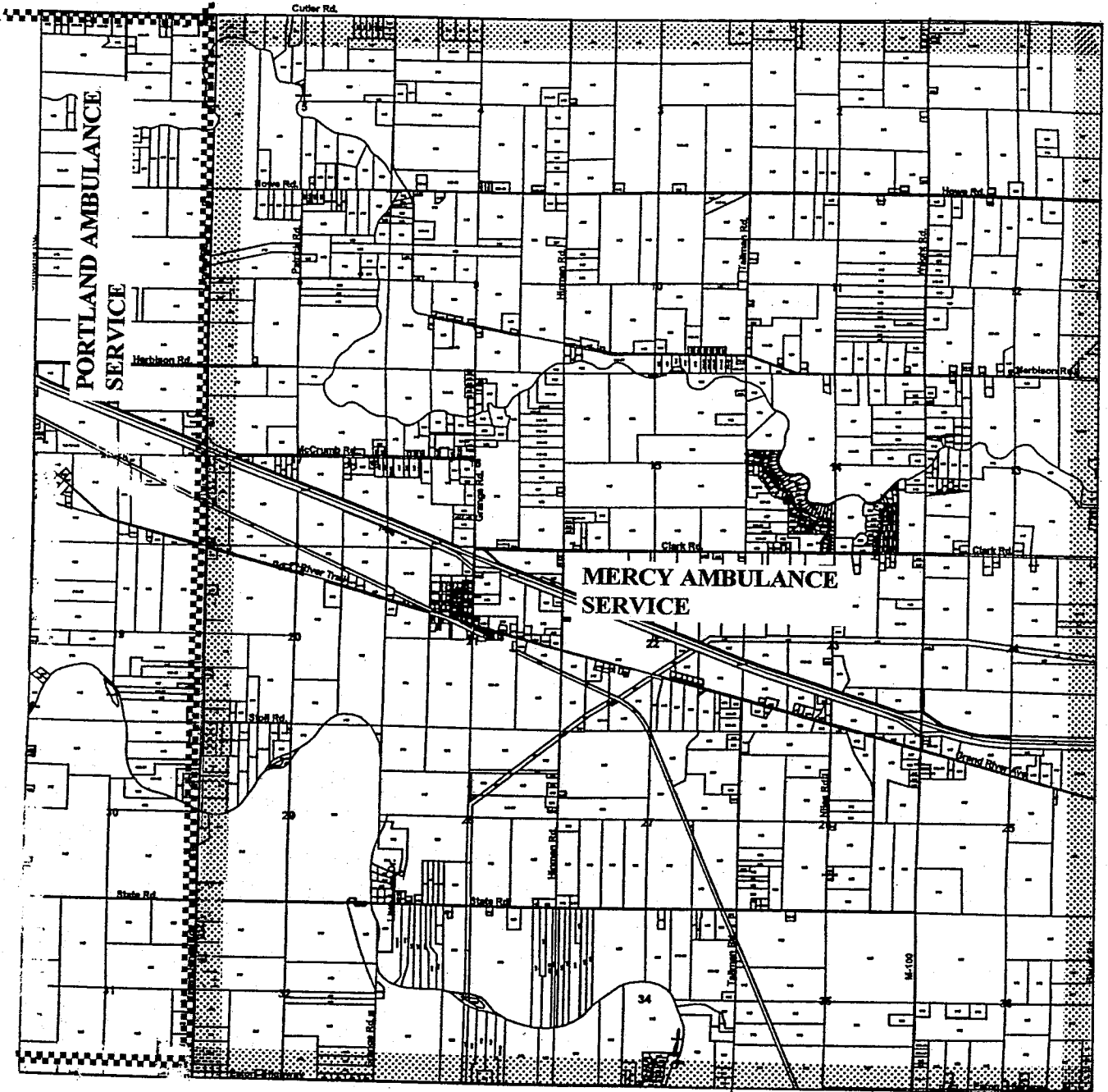


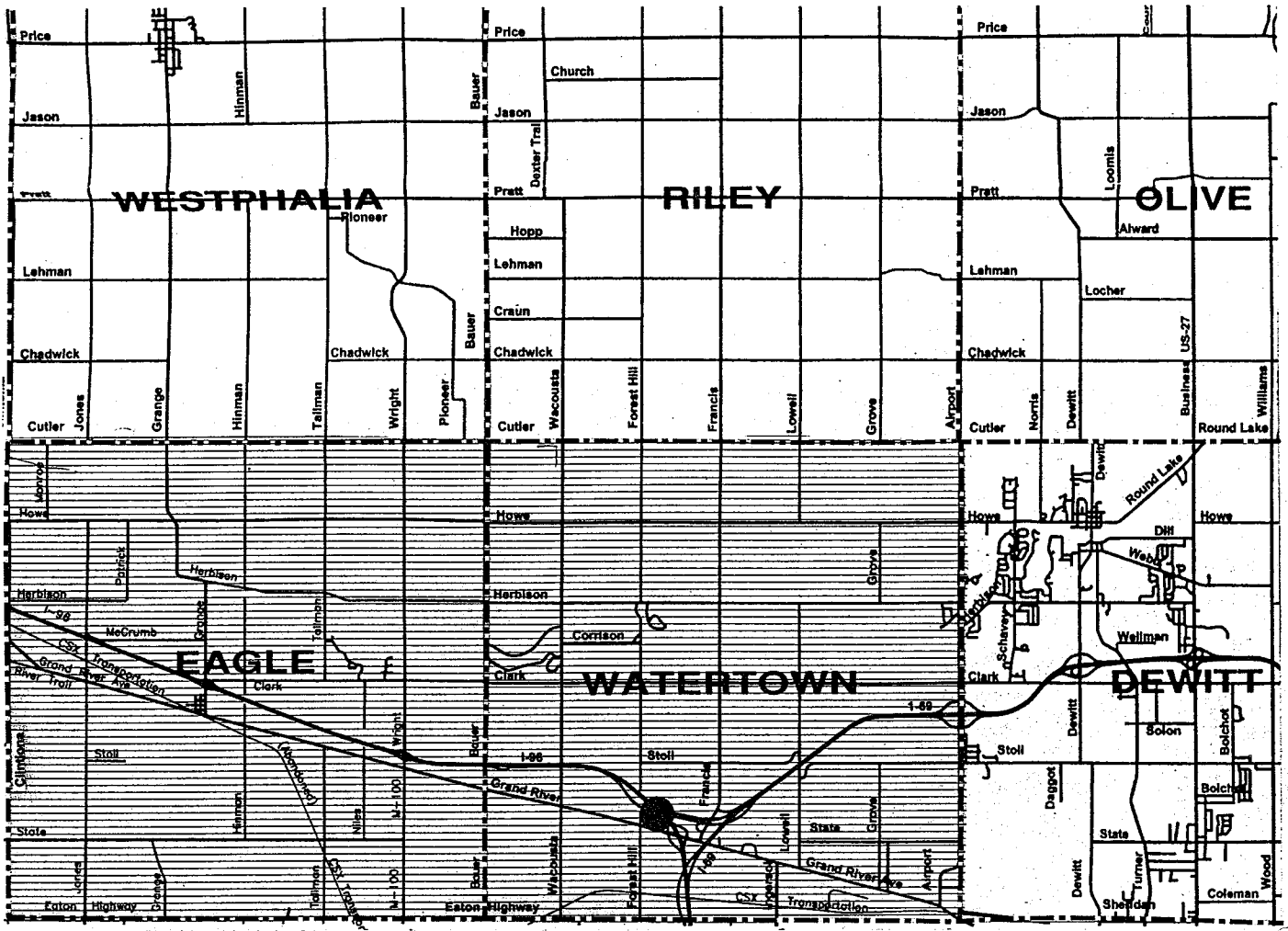
MAP VI-2

EXISTING FIRE SERVICE DISTRICTS



AMBULANCE SERVICE AREA





MAP VI-4

**NEW FIRE DISTRICT
(LOOKING GLASS REGIONAL FIRE AUTHORITY)**

- TOWNSHIP BOUNDARY
- PROPOSED FIRE STATION

EAGLE TOWNSHIP MICHIGAN

PEWAMO-WESTPHALIA
SCHOOLS

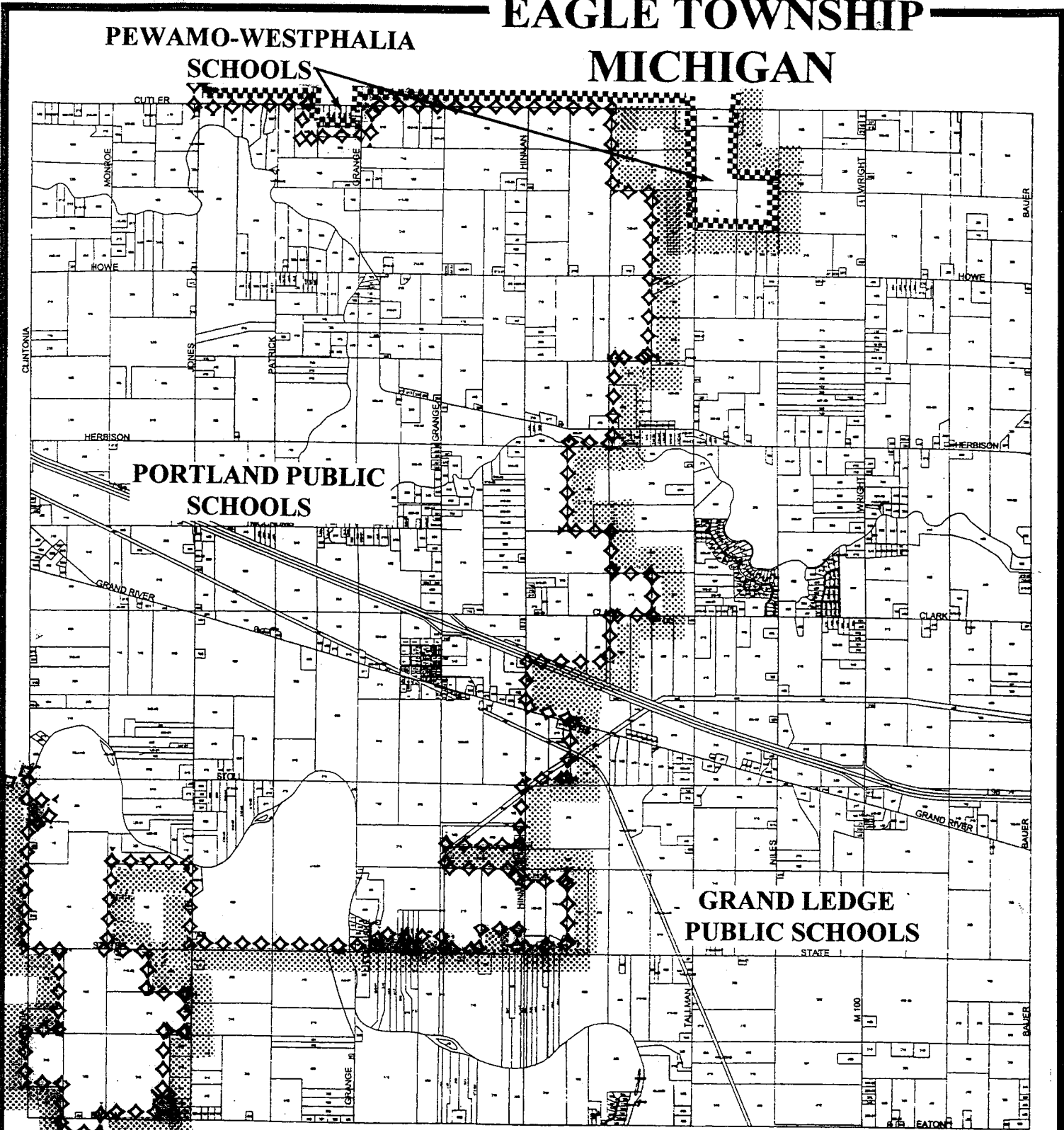
PORTLAND PUBLIC
SCHOOLS

GRAND LEDGE
PUBLIC SCHOOLS

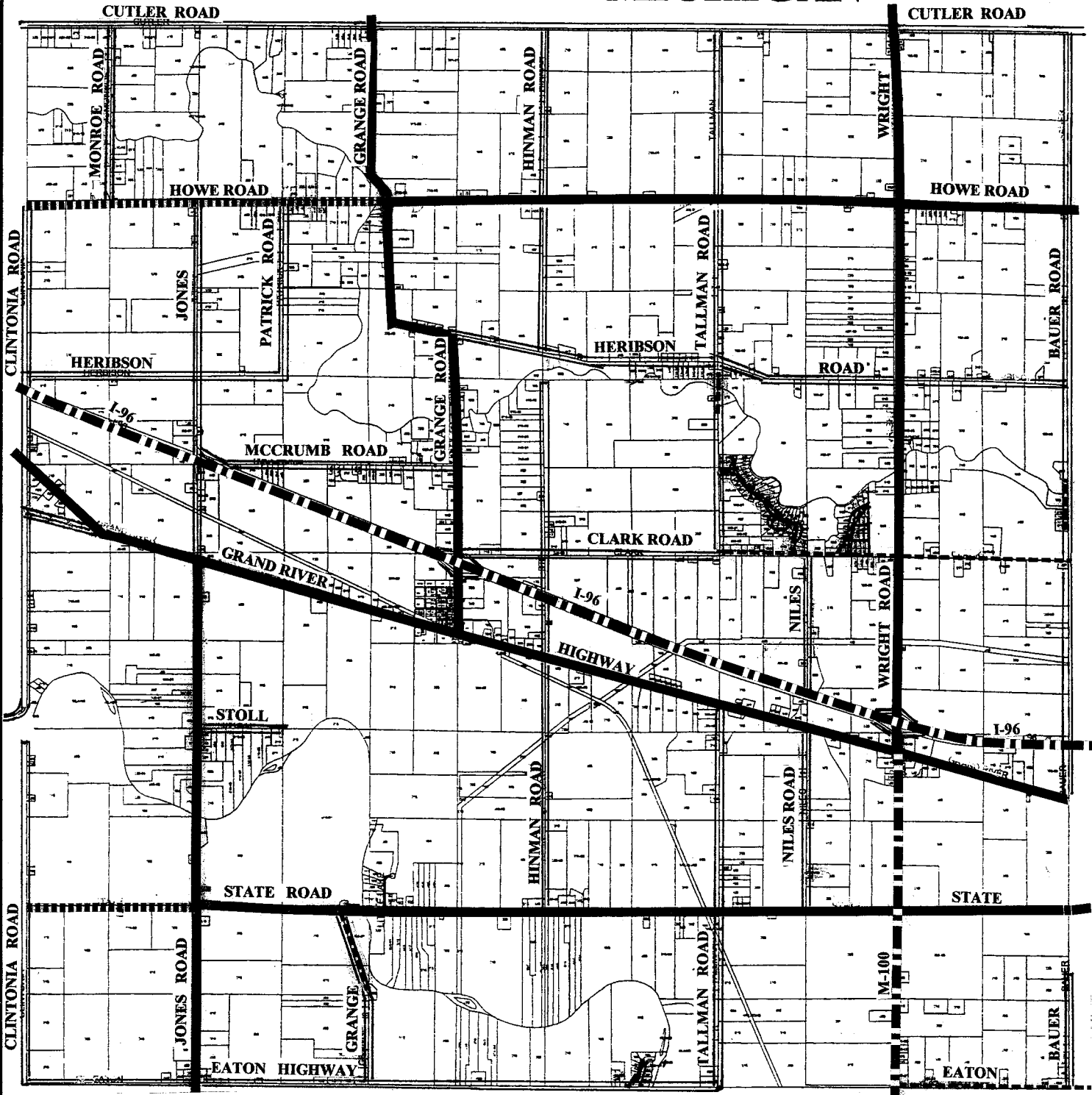
MAP VI-5

SCHOOL DISTRICT SERVICE AREAS

2002



EAGLE TOWNSHIP MICHIGAN



LEGEND

- COUNTY LOCAL ROAD - PAVED
- ▬ COUNTY LOCAL ROAD - UNPAVED
- ▬ COUNTY PRIMARY ROAD - PAVED
- ▬ COUNTY PRIMARY ROAD - UNPAVED
- ▬ STATE TRUNK LINE
- ▬ U.S. TRUNKLINE

MAP VI-6

ROAD SYSTEM



SECTION VII

LAND USE PROFILE

Introduction

The comprehensive planning process is a proactive one which establishes a guide for orderly growth within the community while at the same time making good use of limited public funds and preserving natural resources. The Comprehensive Development Plan culminates in a Future Land Use Map which is developed by "overlaying" various types of information about trends and the potential of land development on the property map. The population, housing, and economic profiles presented earlier in the document are each important "layers". The Land Use Profile is another which presents information on how land is being used in the Township, how it is zoned as well as the location of prime agricultural lands, wetlands, and woodlands. Only by knowing about the past and the present can good decisions be made about where to go in the future.

Procedure

The Land Use Profile was prepared using the available information from the County and the Township for statistical analysis and a field survey by members of the Planning Commission and the consultant. This profile includes maps of current land use, the zoning districts map, prime and unique farmlands and wetlands and woodlands. It also includes a map of properties enrolled in the P.A. 116/Farmland Preservation Program. The four current land use maps were developed specifically for this project. The base map information which included parcels was obtained from Clinton County GIS office. Each parcel was then identified according to use, size and presence of a residential structure on the property. The use of each parcel was determined by its assessment classification which included the following categories: agricultural, residential, commercial, industrial, and public lands. Parcels of vacant land which had been assessed as developmental were included with the agricultural parcels. Parcel size information was already entered into Clinton County's GIS program. Parameters were set so that each parcel would be assigned to one of four categories: less than one acre; one to ten acres; ten to forty acres; and over forty acres. Residential structures were identified by the assessment roll and then confirmed with aerial photography.

The basis of this land use study was provided by the members of the Planning Commission. They divided the Township into its sections and as teams drove the County Roads and recorded the land use that they observed and noted information that they historically knew about the properties such as outbuildings, ponds, wood lots, or other natural features that were unobservable from the road system. The form used to standardize their field survey is found in the appendix of this report. Each team wrote a report of their findings. The consultant field-checked the Commission's reports and found them to be excellent in detail and accuracy.

Four separate land use maps were created from this information to improve visual clarity in map presentation. They are:

- Map #1:** **Agricultural** parcels are shaded with hatching patterns to show parcel size and the location of residential structures.
- Map #2:** **Residential** parcels are shaded with hatching patterns to show parcel size and the location of residential structures.
- Map #3:** **Commercial, Industrial, and Public/Semi-Public Lands** parcels are shaded to show location of commercial, industrial, and public lands.
- Map #4:** **Composite Map** parcels are shaded to show all land uses together without regard to size or the location of residential structures.

The information is also presented in statistical form in tables throughout this section.

Information for all other maps was taken from an existing source. The Zoning Map was created from the Official Zoning Map of Clinton County. The P.A. 116 map was generated from a list of properties enrolled in the program by the Township's Supervisor. The prime and unique farmlands map was generated directly from the Clinton County Soil Survey. The wetlands and woodlands map was generated from 1978 MRIS (Michigan Resource Information System) data created by the Michigan Department of Natural Resources.

Land Use Definition

For the purposes of this section and the current land use map, land within Eagle Township was classified into one of six categories. For the most part, land use was identified using the assessment classification code for the property. Agricultural properties were identified as such in the assessment role and include active and non-active farmland, open space, pasture, and residential areas associated with an agricultural operation. Agricultural properties also include parcels which were assessed as developmental property. Residential properties were identified as such in the assessment role and include properties with and without residential structures. Public and semi-public lands are those lands which are open to community use and include government facilities, schools, religious institutions, and cemeteries and also include land owned by the various subdivision associations. Commercial properties were identified according to the respective classification codes. Industrial properties were classified as industrial. Land included in the "Other" category is land not classified elsewhere such as roads and right-of-ways not incorporated in parcel descriptions.

TABLE VII-1

EAGLE TOWNSHIP LAND USE--June 2001

LAND USE	ACRES	% OF TOTAL
Agricultural (include pasture)	12,277.8	50.14%
Residential	5,638.8	23.03%
Commercial	17.3	0.07%
Industrial	2.9	0.01%
Public/Semi-Public Lands	270.2	1.10%
Woodlands, Streams, & other unclassified areas	6,283.5	25.66%
TOTAL	24,486.6	100.00%

Agriculture

Nearly one-half (50.14%) of the land area in Eagle Township is used for agriculture. Only 15.3 % of the agricultural parcels are forty acres or greater in size. Agricultural parcels are found throughout the Township in blocks. The concentration is somewhat higher in the northern half of the Township especially in the Northwest corner of the Township. Many of these blocks, however, are fragmented by blocks of smaller residential lots throughout the Township.

Public Act (P.A.) 116 of 1974, entitled "Farmland and Open Space Preservation Act," allows owners of property defined as "farmland" by the Act to enter into a Developmental Rights Agreement with the State of Michigan restricting development options on the farmland. In exchange, the property is exempt from special assessments for public improvements including sanitary sewers, water, and lights. The owner is also eligible for a credit against the state income tax or single business tax as defined by the Act. Enrollment in P.S. 116 can be understood as an expressed intent by the landowner to continue an existing agricultural operation. In Eagle Township, there are 1000 acres of land enrolled in P.A. 116, "Developmental Rights Agreements." Section 6 in the Township's northwest has the largest number of acres enrolled (500 acres out of 640 acres). Other sections with P.A. 116 enrollment of over 100 acres are Sections 1, 4, 7, and 13. Conversely, there are twelve (12) sections with no land enrolled and another nine (9) sections with less than 100 acres enrolled. A map is included at the end of this section and a list of acreage by section is included in the Appendix of this document.

Residential

Residential land use and farms with residential structures on them account for 73 percent of the land area in Eagle Township – 17,913 acres. As shown in the table below, a large majority of parcels are less than 10 acres in size and 21 percent are less than one acre in size. There is also a significant number of parcels (20 percent) in the 10 to 40 acre residential category. Although of a larger size, these parcels combine to account for only 22 percent of residential acreage. By comparison, the 398 parcels which are over 44 percent of the residential parcels, account for only 9 percent of the residential land area. There were 1,402 parcels identified of which 911 parcels are considered residential.

TABLE VII-2

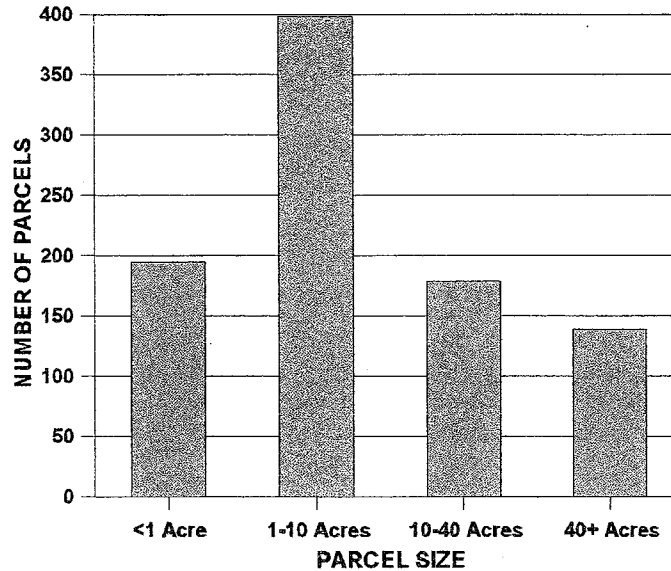
EAGLE TOWNSHIP RESIDENTIAL PARCELS – – By Size

SIZE CATEGORY	# OF PARCELS	% OF TOTAL PARCELS	ACRES	% OF TOTAL ACREAGE
≤ 1 Acre	195	21.4%	190.5	1.1%
1-10 Acres	398	43.7%	1,603.0	8.9%
10-40 Acres	179	19.6%	3,841.8	21.5%
40+ Acres	139	15.3%	12,277.8	68.5%
TOTAL RESIDENTIAL PROPERTY	911	100.00%	17,913.1	100.00%

With regard to location, residential development in Eagle Township has occurred in two patterns. One is platted subdivision development which has occurred in Section 14 adjacent the Looking Glass River and in Section 34 off Eaton Highway and adjacent the Grand River. Most of these lots are one acre or less in size. The other pattern consists of blocks of land converted to a residential use in parcel sizes in the 1-10 acre and the 10-40 acre categories. Examples of this pattern are seen in Section 6, Section 11 along the west side of Wright Road, Section 16 along McCrumb Road and west side of Hinman Road, Section 19 west of Jones Road, and Section 33 on the south side of State Road. There are several Sections that residential uses are mixed in with agricultural uses and where single, small lots are split out of larger agricultural parcels with frontage on existing public roads.

CHART VII-1

**EAGLE TOWNSHIP RESIDENTIAL PARCELS
SIZE DISTRIBUTION**



Commercial and Industrial Lands

The Township's commercial and industrial lands are described in the discussion below on Zoning. The Village of Eagle contains five (5) commercial businesses which includes the Eagle Post Office.

Public & Quasi-Public Lands

There are few public lands and facilities within the Township. The existing public land or facilities include: Brick Park owned by Eaton County is in Section 34, a tract of vacant land owned by the Michigan Department of Natural Resources is located in Sections 19 & 30, the Eagle Fair Grounds and Park in Section 27, and two cemeteries (one in Section 23 and in Section 9), and the Township Hall located in the Village of Eagle.

Brick Park is located adjacent the Grand River in the southeast corner of Section 34 and consists of picnic areas, historic ruins of brick kilns and building foundations and clay mining operations of earlier years, and hiking trails. The park area extends south into Oneida Township toward Grand Ledge. The park appears to be fairly well maintained and receives frequent use. It is rumored that the County may be looking to the townships or local units of government to take the park under their jurisdiction.

There are two churches in the Township, one the Eagle United Methodist Church is located in the Village of Eagle and the other the Eagle Wesleyan Church located on Grange Road on the north side of the Interstate 96 freeway.

The State owned land is located where the Grand River bends to create nearly three sides of the property in Sections 19 and 30. It appears that the land has trails which may be used by hunters, bikers, and hikers. Otherwise the property is considered a natural area.

The Eagle Fair Grounds are owned by the Eagle Fair Association, a non-profit organization that maintains the grounds and facilities. There are bleachers and display buildings as well as ball fields and other open space for recreation uses.

There are two cemeteries in the Township, one is located on Grange Road just south of Howe Road. This cemetery named the North Eagle Cemetery and is owned and operated by an Association by the same name. The other cemetery is located on Niles Road, south of Clark Road and named the Niles Road Cemetery and is owned and maintained by Eagle Township.

Zoning Districts

The vast majority of Eagle Township is classified in the A-2 Zoning District which is the General Agricultural District in the Clinton County Zoning Ordinance. Exceptions are the "B" Commercial, the "I" Industrial, and the "P" Professional Office Zoning Districts along Grand River Avenue in vicinity of the Wright Road intersection and in Section 25. Also there is an "S" Residential Subdivision District in Section 14 along the north side of Clark Road. Clinton County's Zoning Ordinance text also contains an "A-1" Primary Agricultural District but the district is not applied to the County's Zoning Map at this time. There are several gravel and excavation sites in the Township which are not zoned or designated under the "MR" Mineral Resource District. The Village of Eagle currently has no zoning ordinance.

The intent and purpose statement in the Clinton County Zoning Ordinance for the "A-2" District reads in part:

Agriculture, while important in the A-2 District, is not necessarily regarded as a permanent land use. It is, therefore, also the intent of the County that parcels of land in this district be rezoned to (a) more intensive use classification when it has been determined that more intensive development is appropriate and when the necessary public utilities are available which are based on a comprehensive land use plan.

Uses permitted in the A-2 District by right are single-family residences, general and specialized farming, public and private conservation areas, public areas such as forest preserves, production of fur bearing animals for profit, family day-care facilities and adult foster care homes for six or fewer residents. In addition to uses permitted by right, there are eighteen uses permitted under special

conditions including home occupations, site condominiums, churches, and public buildings. There are also thirty-one (31) uses permitted by Special Use Permit which include more intense uses such as Mobile Home Parks, Drive-In Theaters, Mini-Warehousing, and Nursing Homes.

The "R" Residential District is defined as an area which immediately adjoins an incorporated area and which is well served by hard surface roads and possibly by public utility services. Public sanitary sewers are either existing or expected according to the Zoning Ordinance definition. Easy access to schools, work, shopping, and recreational facilities are also noted in the definition. The Zoning Ordinance also includes an "S" District-Residential Subdivision District. Its purpose is to allow for single family residential housing in a subdivision setting in rural areas of the County while preserving open space, the rural character and agricultural lands. There are currently two subdivisions (Whispering Winds and Eden Trail) located in Section 14 between Clark Road and the Looking Glass River. There are no "R" Districts zoned in the Township.

Commercial and industrial activity in Eagle Township is located largely with the "B" Commercial District and "I" Industrial District classifications. This area is defined (in Section 25) as from just west of Wright Road along Grand River east to the Township limits at Bauer Road is zoned for commercial, industrial, and "P" Professional Office uses. Several of these land uses have been developed in recent years and are largely oriented to the freeway interchange at Interstate 96. The industrial uses are small manufacturing and semi-truck intensive facilities. There are other commercial uses such as landscaping and equipment maintenance business that are not zoned for such uses but are grandfathered for these uses under the Zoning Ordinance and are remote from the Grand River intense use area.

The Abrams Municipal Airport is an intense industrial/general-aviation business and military aviation armory and maintenance use area that is denoted on the County Zoning Map as the A-2 General Agricultural District and is permitted under the public land-use feature. There is a large commercial grain cooperative facility located in Section 35 adjacent to the remaining railroad spur which is within the A-2 General Agricultural District classification.

There have been nineteen rezoning cases considered during the last three years. Of this number six (6) of them involved the mobile home development north of I-96 off McCrumb Road and Grange Road. Several of the rezonings were for the industrial type uses along Grand River in the vicinity of Wright Road (M-100). Three of the rezoning issues actually involved Special Use Permits for hardship or private roads. During the same period nine (9) variance requests were filled and granted. The variances were for splitting lots and yard set-back to allow additions to existing residences.

Prime and Unique Farmland

The inventory of Prime and Unique Farmlands is created by the Department of Agriculture and the Soil Conservation Service. Its purpose is to identify the extent and location of important rural lands that are being or could be used in agriculture without regard to ownership or present land use. The exceptions are water areas and urban built-up land which are excluded and considered an irreversible use.

Prime farmland is defined by the Soil Conservation Service as land that has the best combination of characteristics for producing food, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields when treated and managed according to modern farming methods. Unique farmland is land other than prime that is used for the production of specific high value food and fiber crops. Special factors include those listed for prime farmland as well as temperature, humidity, elevation, and may include conditions such as nearness to markets that favor growth of a specific crops. Additional farmland of local importance includes those which are nearly prime and that economically produce high yields when treated and managed according to modern farming methods.

In Eagle township, just over 50% of all soils are considered prime agricultural soils. These prime agricultural soils total 12,745.39 acres. Unique agricultural soils account for 1.06 % of land area cover. The remaining 48% or 11,454.86 acres are classified as “neither prime or unique.”

**TABLE VII-3
PRIME AGRICULTURAL LANDS**

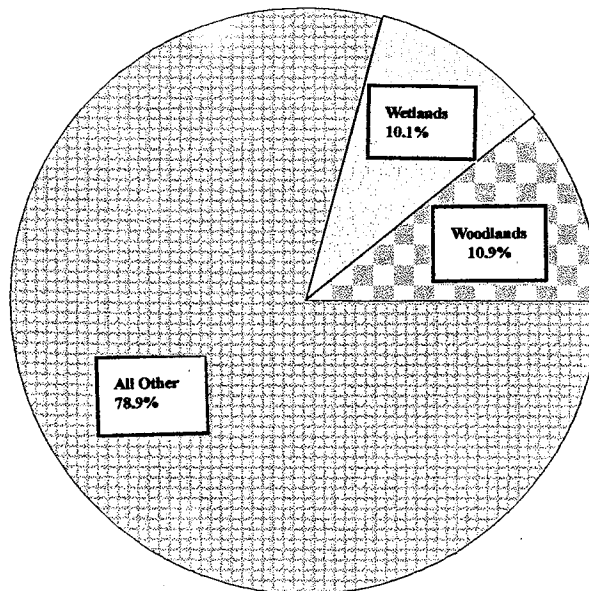
	ACRES	PERCENT COVER %
PRIME AGRICULTURAL LAND	12,745.393	51.84
UNIQUE AGRICULTURAL LAND	385.847	1.57
NEITHER PRIME OR UNIQUE	11,454.864	46.59

With regard to physical location, the unique agricultural soils appear to be in six concentrated areas: Sections 1, 6, 12, 15, 19, and 22. Prime agricultural soils are concentration throughout the township except along the Grand and Looking Glass river courses. Land classified as “neither Prime or unique” is scattered throughout the township but particularly along the two rivers. See Map IV-3 for the locations of these agricultural soils.

Woodlands and Wetlands

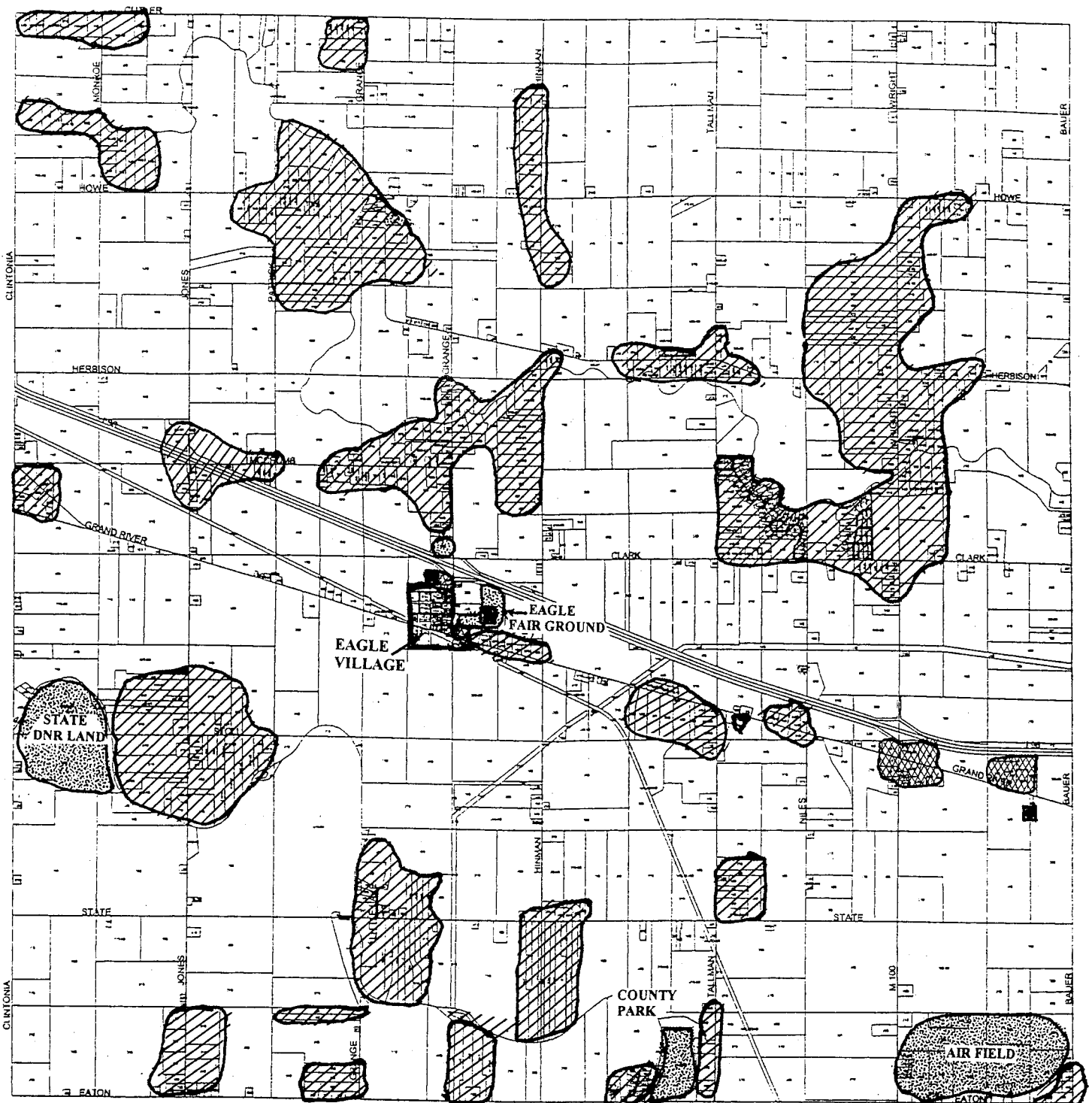
Woodlands and Wetlands data is taken from the Michigan Resource Information System (MIRIS) data on land use collected in 1978. Statistical data included in this Section was received from the Natural Resources and Conservation Services Office in St. Johns. Although the inventory was made twenty years ago, it is still reasonably accurate since both forest cover and wetland areas change slowly over time.

**CHART VII-2
WETLANDS AND WOODLANDS**



Woodlands and Wetlands in Eagle Township combine to cover approximately 21% of the Township's land area. As originally classified, the areas are almost equal and included in the wetlands are the streams, aquatic bed, shrub, and lowland hardwoods. Officially, wetlands cover 2,376.09 acres and account for 10.07% of the land area in Eagle Township. Woodlands cover 2,702.93 acres and cover 10.94% of the land area.

EAGLE TOWNSHIP MICHIGAN



LEGEND

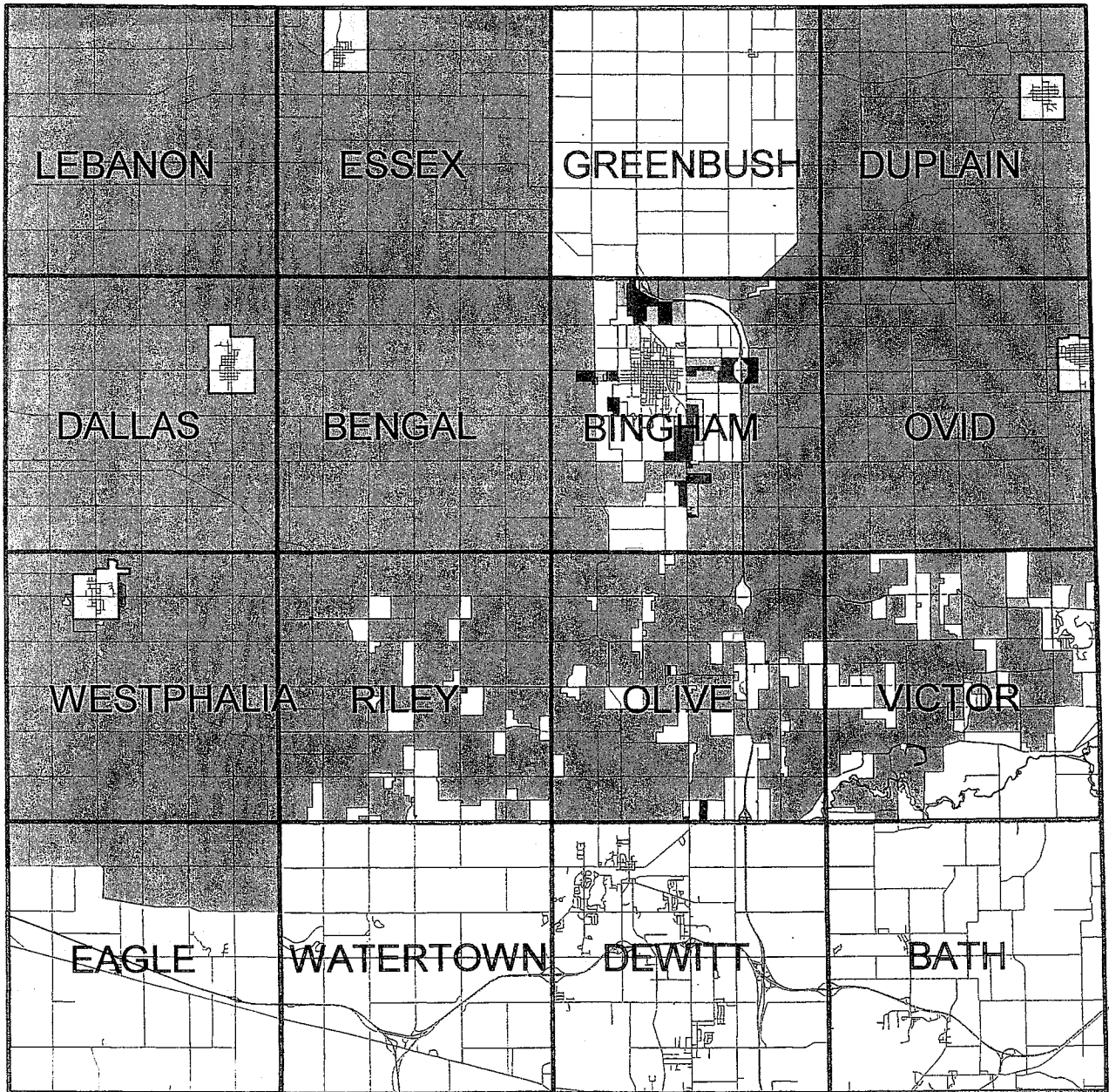
-  FARM & AGRICULTURAL
-  SINGLE FAMILY RESIDENTIAL
-  COMMUNITY FACILITY
-  COMMERCIAL & INDUSTRIAL
-  COMMUNICATION TOWERS

MAP VII-1











**EXISTING
GENERALIZED LAND USE
2001**



EAGLE TOWNSHIP MICHIGAN



**CLASSIFICATION
LEGEND**

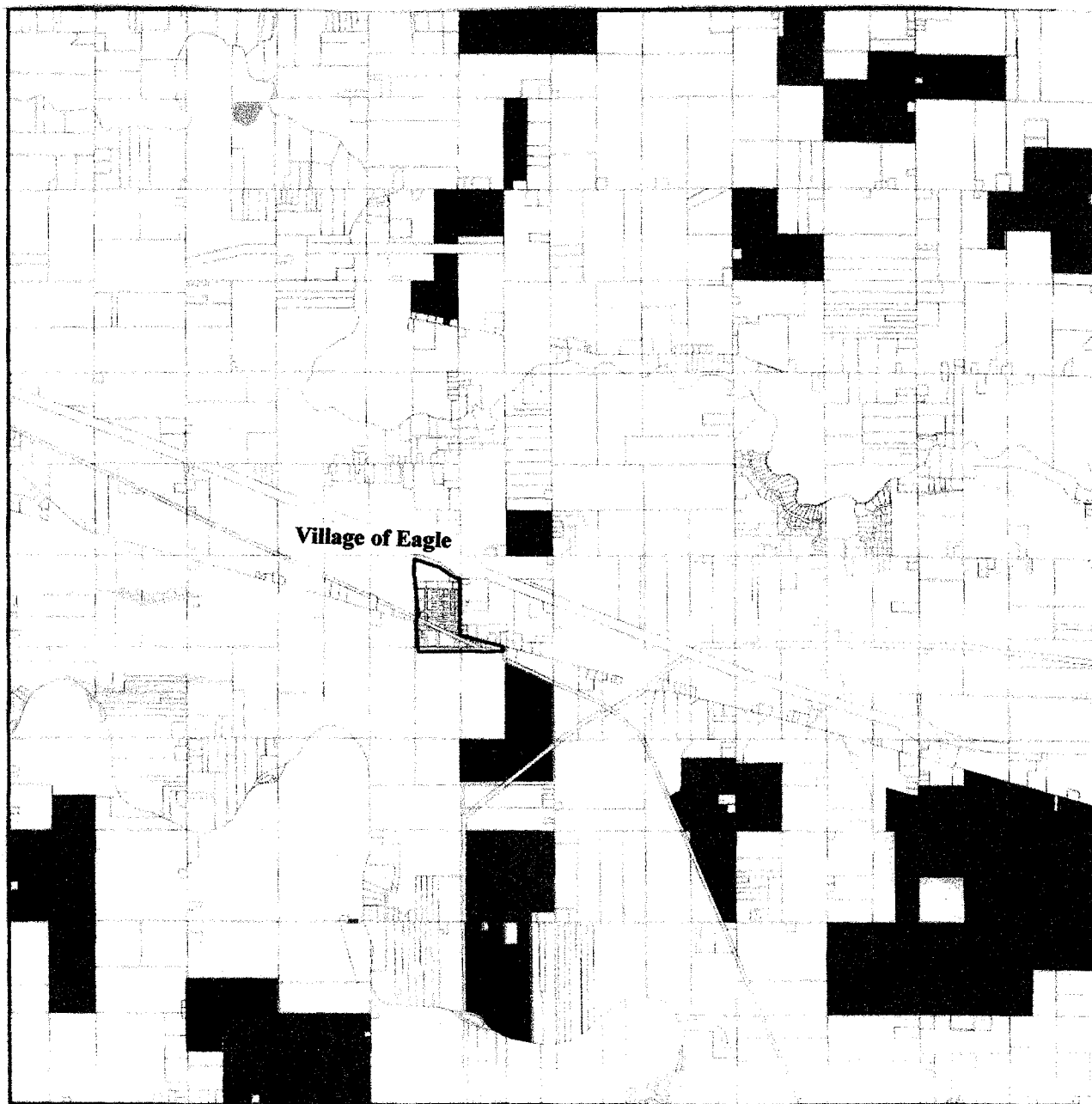
-  CONSERVATION
-  GENERAL COMMERCIAL
-  GENERAL INDUSTRIAL
-  INSTITUTIONAL
-  MOBILE HOME PARK
-  MULTI FAMILY RESIDENTIAL
-  INCORPORATED AREAS
-  PARKING
-  SINGLE FAMILY RESIDENTIAL
-  SINGLE/TWO FAMILY RESIDENTIAL

MAP VII-2

CLINTON COUNTY – FUTURE LAND USE



EAGLE TOWNSHIP MICHIGAN



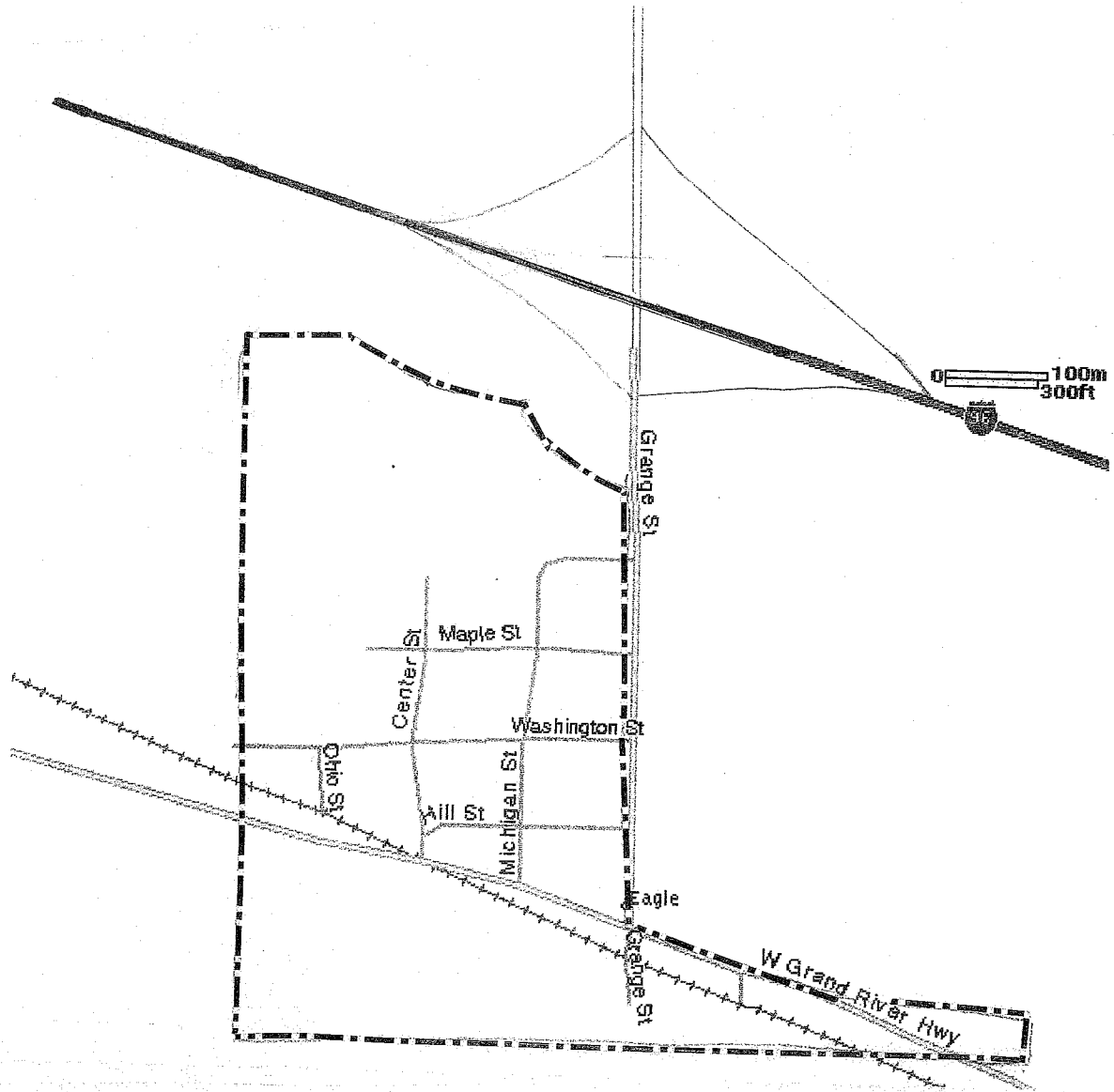
- Parcel came out of the PA 116 contract in the 1980's.
- Parcel came out of the PA 116 contract in the 1990's.
- Parcel came out of the PA 116 contract in 1999.
- Parcel will be coming out of PA 116 contract in 2000.
- Parcel will be coming out of PA 116 contract in 2001.
- Parcel will be coming out of PA 116 contract in 2002.
- Parcel will be coming out of PA 116 contract in 2003.
- Parcel will be coming out of PA 116 contract after 2003.

MAP VII-5

PUBLIC ACT 116 PARTICIPATION



VILLAGE OF EAGLE

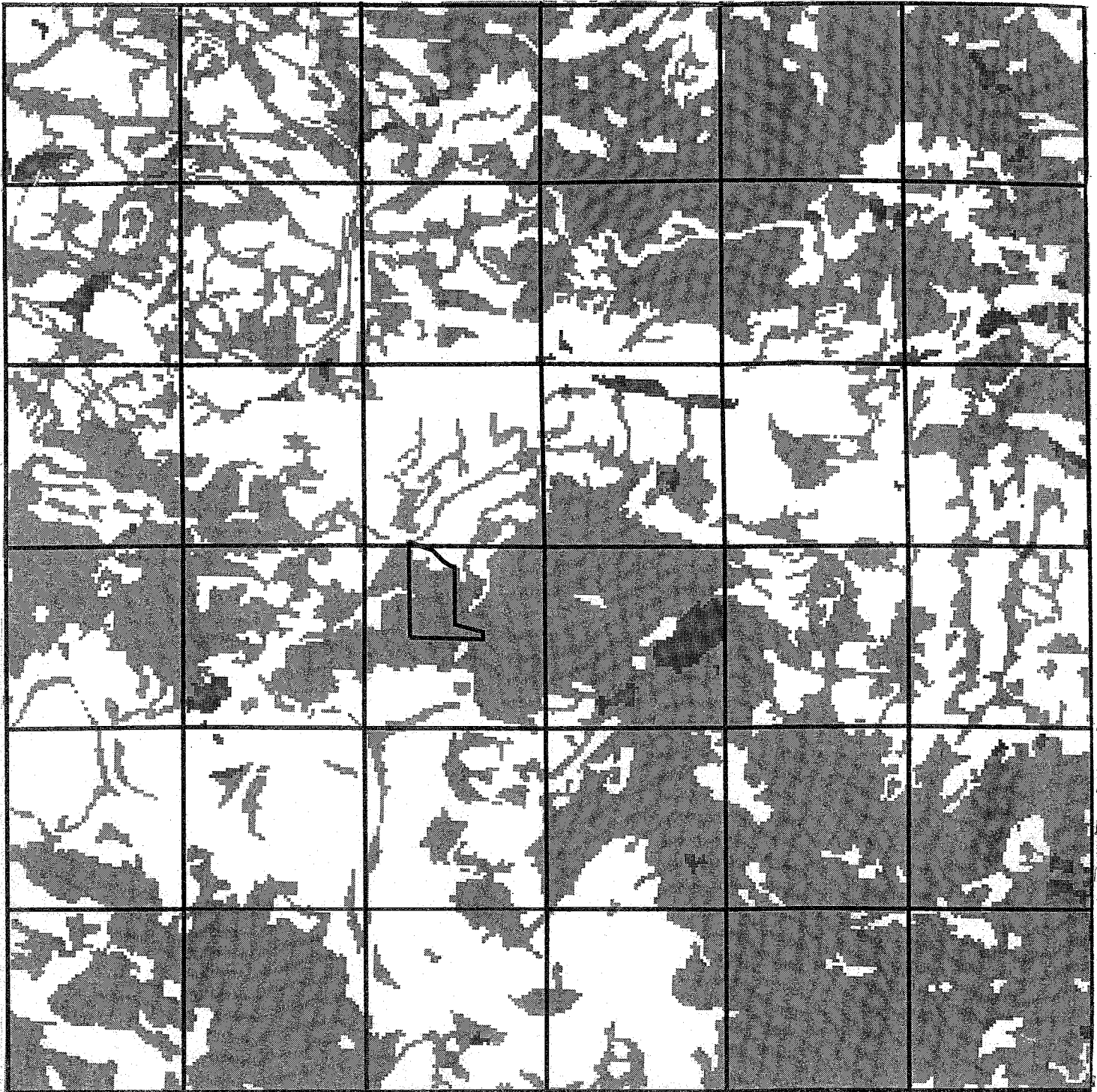


MAP VII-6

VILLAGE BOUNDARY AND ROADS



EAGLE TOWNSHIP MICHIGAN



MAP VII-7

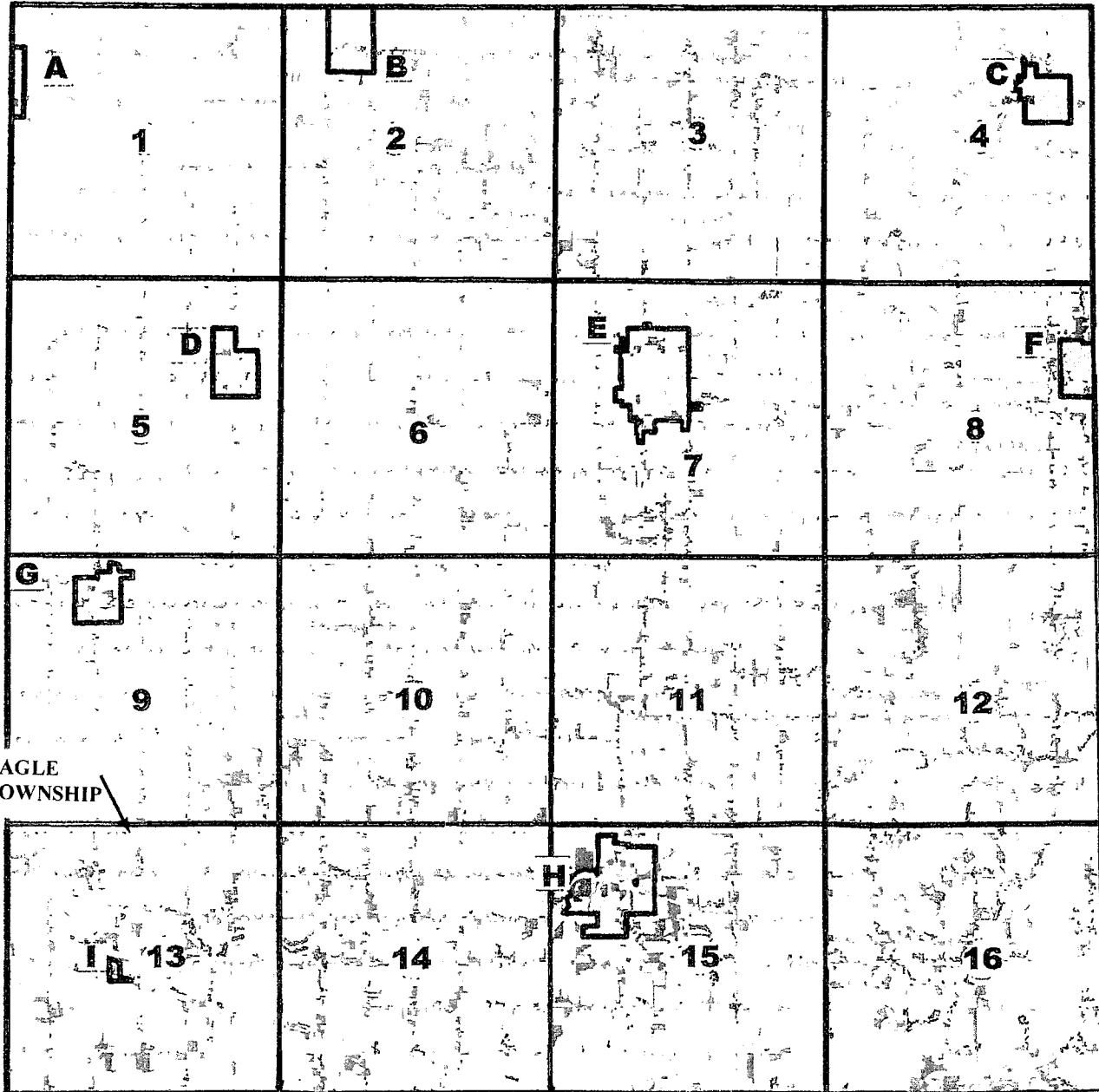
PRIME AGRICULTURAL LAND

- NEITHER PRIME NOR UNIQUE
- PRIME AGRICULTURAL SOILS
- UNIQUE AGRICULTURAL SOILS



VII-9G

**LAND USE CONVERSIONS
(FROM AGRICULTURE TO RESIDENTIAL)**



CLINTON COUNTY

Communities

- A. Hubbardston
- B. Maple Rapids
- C. Elsie
- D. Fowler
- E. St. Johns
- F. Ovid
- G. DeWitt
- H. Eagle

Townships

- 1. Lebanon
- 2. Essex
- 3. Greenbush
- 4. DuPlain
- 5. Dallas
- 6. Bengal
- 7. Bingham
- 8. Ovid
- 9. Westphalia
- 10. Riley
- 11. Olive
- 12. Victor
- 13. Eagle
- 14. Watertown
- 15. DeWitt
- 16. Bath

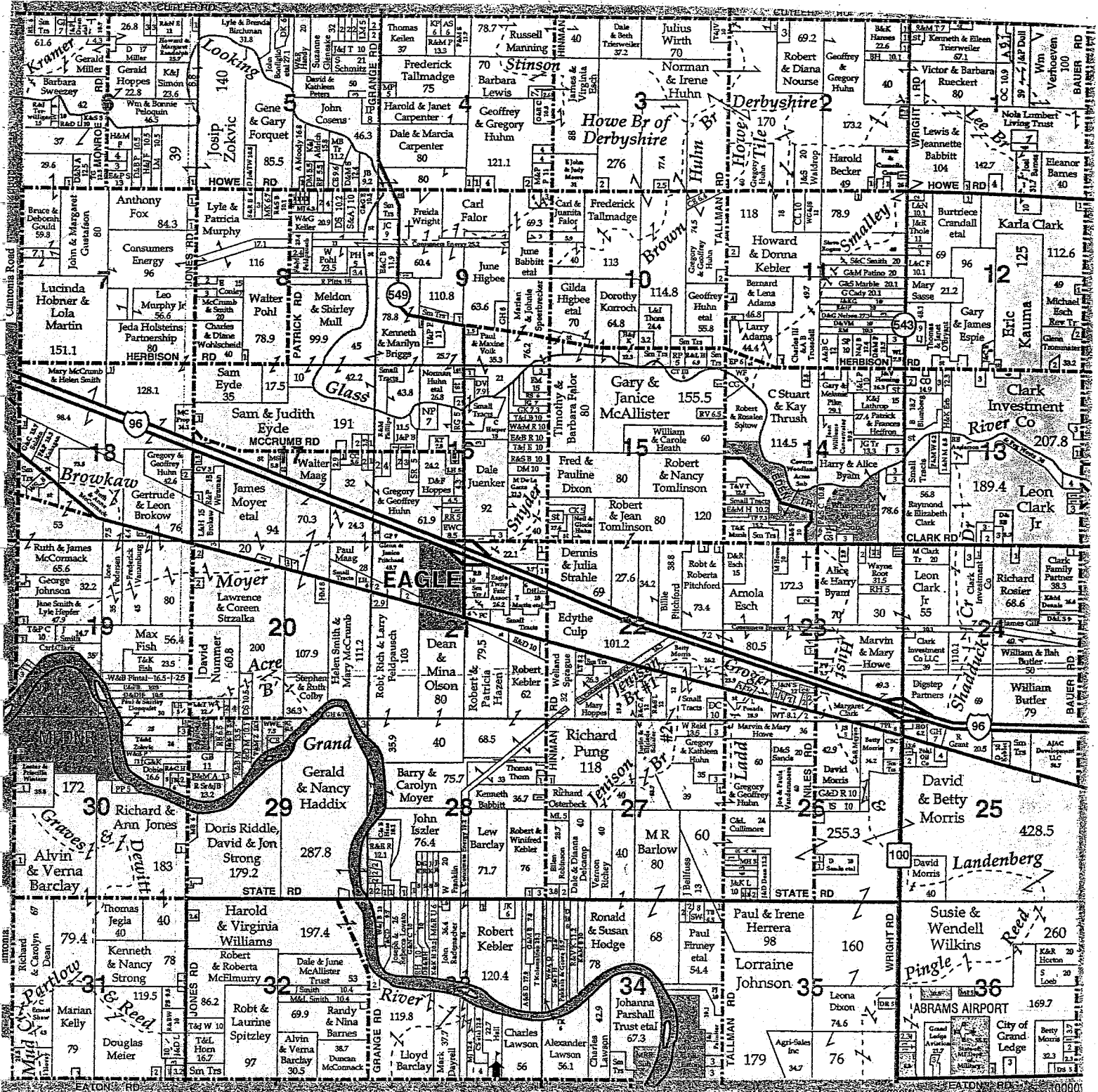
1978 Residential = 18.17 sq. miles
1999 Residential = 58.47 sq. miles

Equates to approximately 40.3 sq. miles
of converted agricultural lands, or roughly
greater than an entire township.
(1 township = 36 sq. miles)

Data Source: MDNR 1978 MIRIS land use and cover, Clinton County.
Tri-County Regional Planning Commission, 1995 & 1999 aerial photos.



EAGLE TOWNSHIP MICHIGAN



MAP VII-10

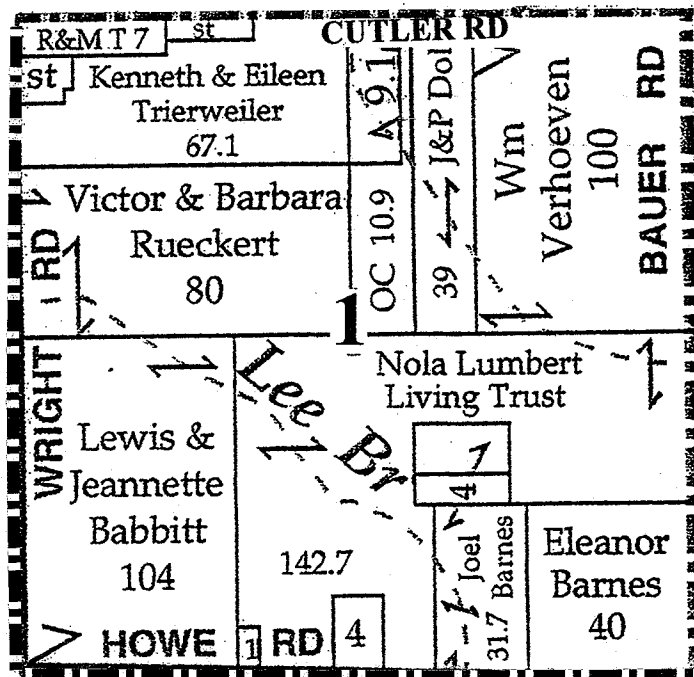
LAND USE SURVEY - SECTION MAP



Land Use Observations

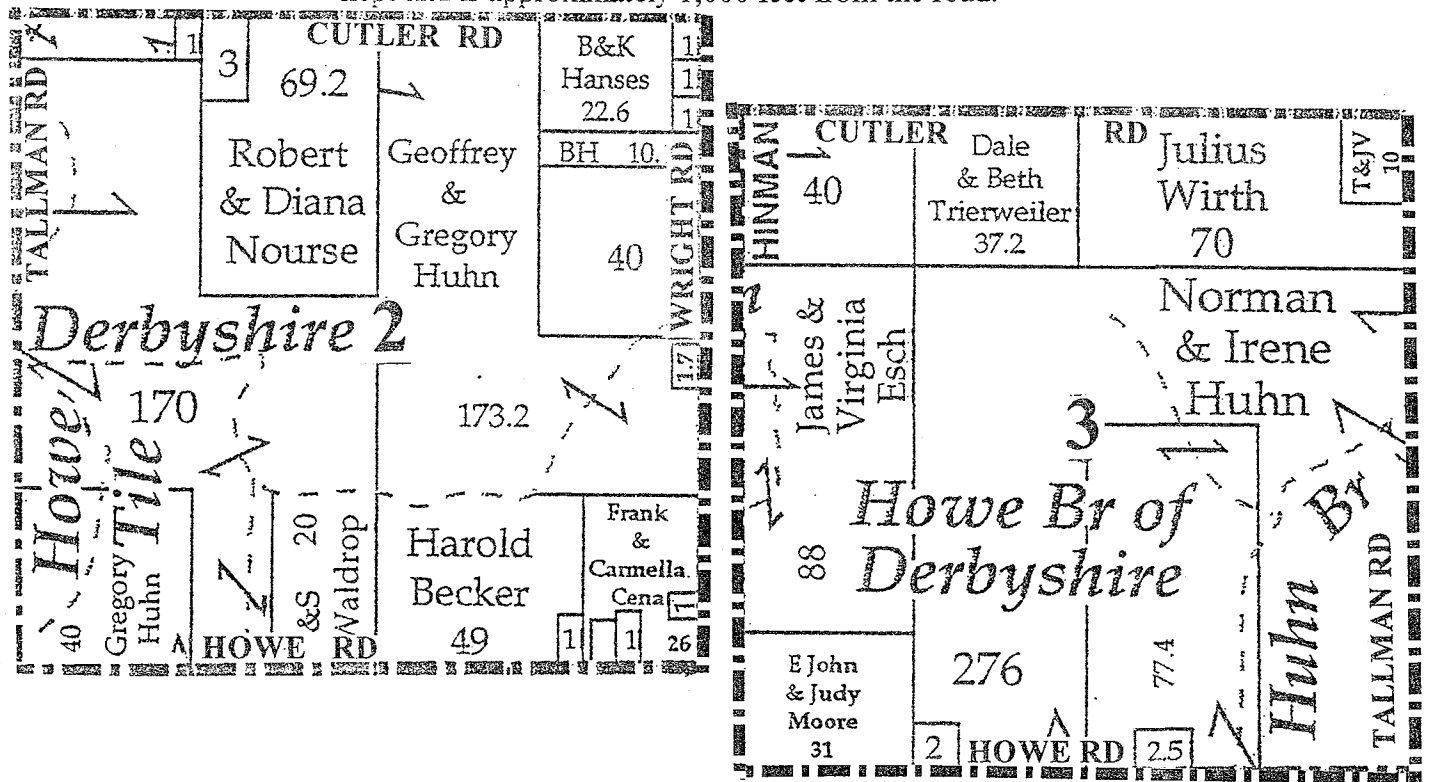
The follow observations of land use is recorded by the 36 sections in Eagle Township. This material is summarized from the field survey made by the Eagle Township Planning Commission members in March and April of 2001. There may be additions or expanded observations made to these reports of the Commission from the Consultant's field survey made independently from the Commission. See Map VII-10 (page VII-9J) showing the section lines and roads of the Township. The map sections in the field survey are from the "Eagle Township Wall Map" published by Cloud Cartographics, Inc, 1999.

Section 1 Along Cutler Road there is mainly farmland and wood lots. Approximately 40 acres of woods runs through the middle of Section 1 from east to west. New housing has been constructed in the past 10 years. A drainage ditch from north to south runs under Cutler and enters the woods to the south. Farmland and open fields appear along Bauer Road between Cutler and Howe Roads. A drainage ditch (culvert) crosses under Bauer about half way between Howe and Cutler roads and drains east. The land is hilly with patches of small trees that follow the drainage ditch. Along Howe Road there is mostly single family dwellings and farmland. At the corner of Howe and Wright (M-100) Roads there is a pond with tall grass and cattails surrounding the open water. Single family dwellings and open farmland are located along this stretch of Howe Road . There is a farm with cattle on the east side of Wright road and a single family dwelling with a taxidermy business north of the cattle farm. The remaining area to Cutler Road is single family dwellings. A drainage ditch (Lee Branch) with culvert is located under Wright Road just to the south of the cattle farm.



Section 2

The single family home at the corner of Cutler and Wright Roads has a man-made pond next to it. Moving west along Cutler, there is mainly flat open farmland all the way to Tallman road with only a few single family dwellings. A drainage Ditch (culvert) under Cutler road just east of the Tallman Road intersection. Only one single family home was located along Tallman Road the remainder of the area was open farmland. The drainage ditch from the north runs along Tallman Road crossing under Tallman twice. There is an field irrigation system which according to Mr Greg Huhn, the owner, is connected to a ground pipe that gets its water from a ten-inch well in Section 10. Sheep were being raised on the farm at the corner of Tallman and Howe Roads. The area along Howe Road is mainly open fields and single family dwellings. The corner lot of Howe and Wright Roads is a low, wooded lot. Single family dwellings and open farmland are located along Wright road; there is a man-made pond in the field just past where the Lee Branch drain crosses under Wright Road. The pond is well kept and is approximately 1,000 feet from the road.

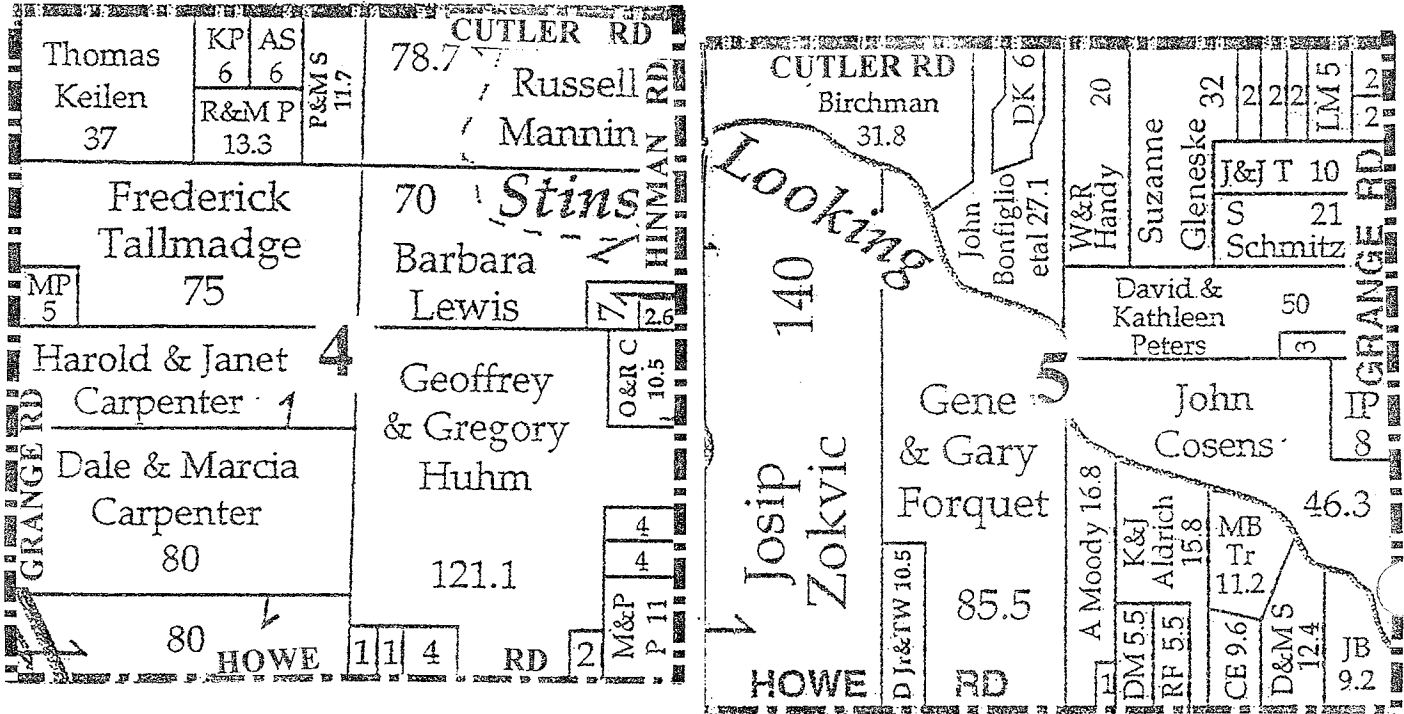


Section 3

The area along Cutler Road is mostly agricultural with some wooded area. Along Tallman Road, mostly agricultural land with one of the farms being a State Centennial Farm (Farmed continuously by the same family for 100 or more years). There were only a few single family dwellings along Howe Road and the remainder open farmland. Land uses along Hinman road consisted of open farmland.

Section 4

Farmland was the predominate land use with some woods and low-land (possibly wetland) along Grange Road. On Cutler Road there were a few newer single-family dwellings on smaller lots and mostly open farmland. There was low land noted along Hinman Road which may be questionable for farming. Farming and woods were the most noted land uses along Howe Road. Numerous single family dwellings along Hinman were on 3-to-10 acre lots.

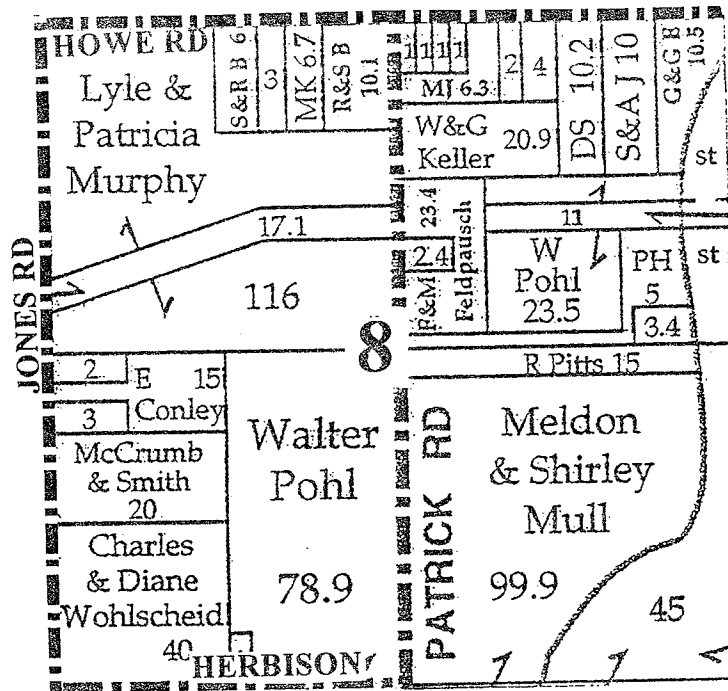


Section 5

This Section is highly developed with nearly all of the development taking place along Grange and Howe Roads. These are rural development lots of one and two acres to larger parcels of 20 to 50 acres. There are some larger farm acreages and wooded lots in the Section. The Looking Glass River is a significant feature traversing from the southeast corner to the northwest corner of the Section. The bridge over the river appears to be in good condition. The land along the river is heavily built-up with newer type of residential styling.

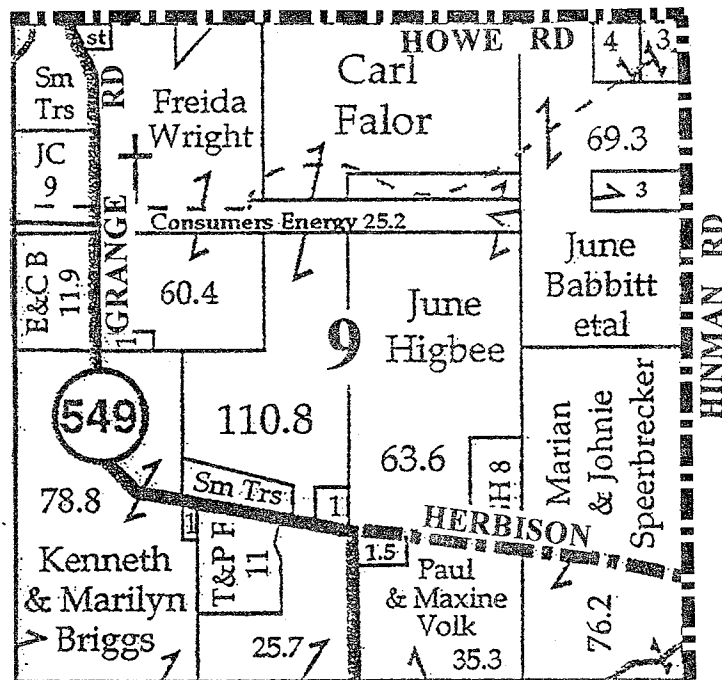
Section 6

Section 6 is highly developed with residential houses, nearly all of the development taking place along Monroe Road. There are still some larger farm parcels from about 50 to 60 acres that appear not to have farm operations. The Looking Glass River flows south along the east section line and then generally travels from east to west through the Section flowing into Ionia County. There are two gravel pits in the Section and two businesses, the Miller Excavation Company and Miller Sand and Gravel

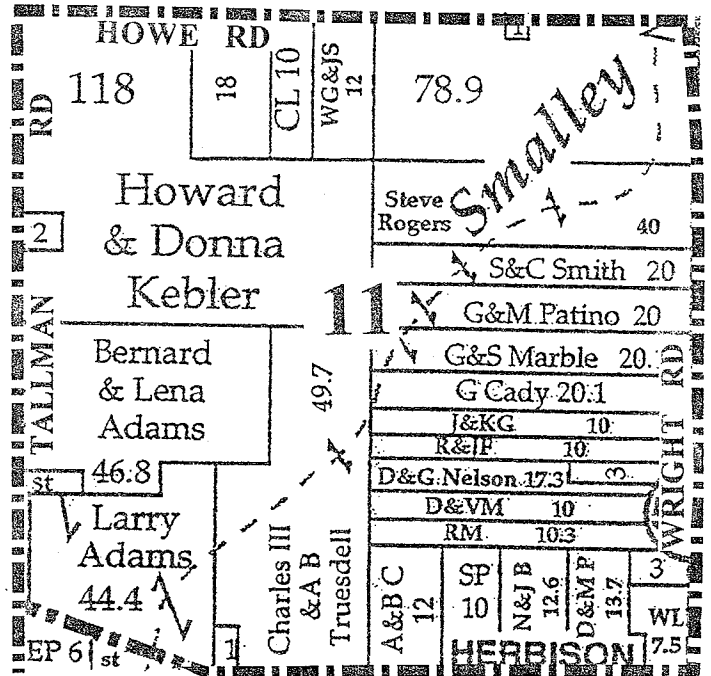
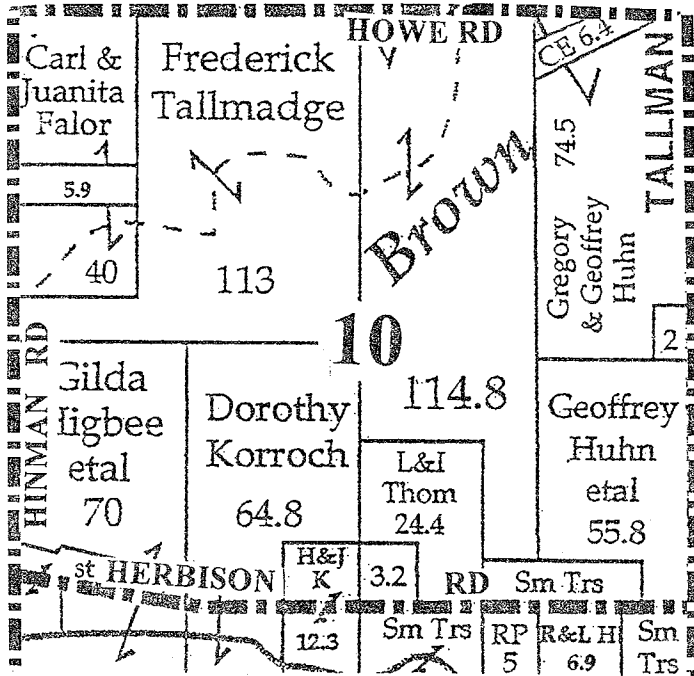


Section 9

A large livestock operation is located on Howe Road. There is some farming in the Section however nearly one-half of the section is covered with woodlands. There are some single-family dwellings in the Section. Most of the agricultural lands are along Hinman Road. The Looking Glass River cuts across the northeast corner of the Section. The North Eagle Cemetery (owned and operated by the North Eagle Cemetery Association) is located on Grange Road just south of Howe Road.



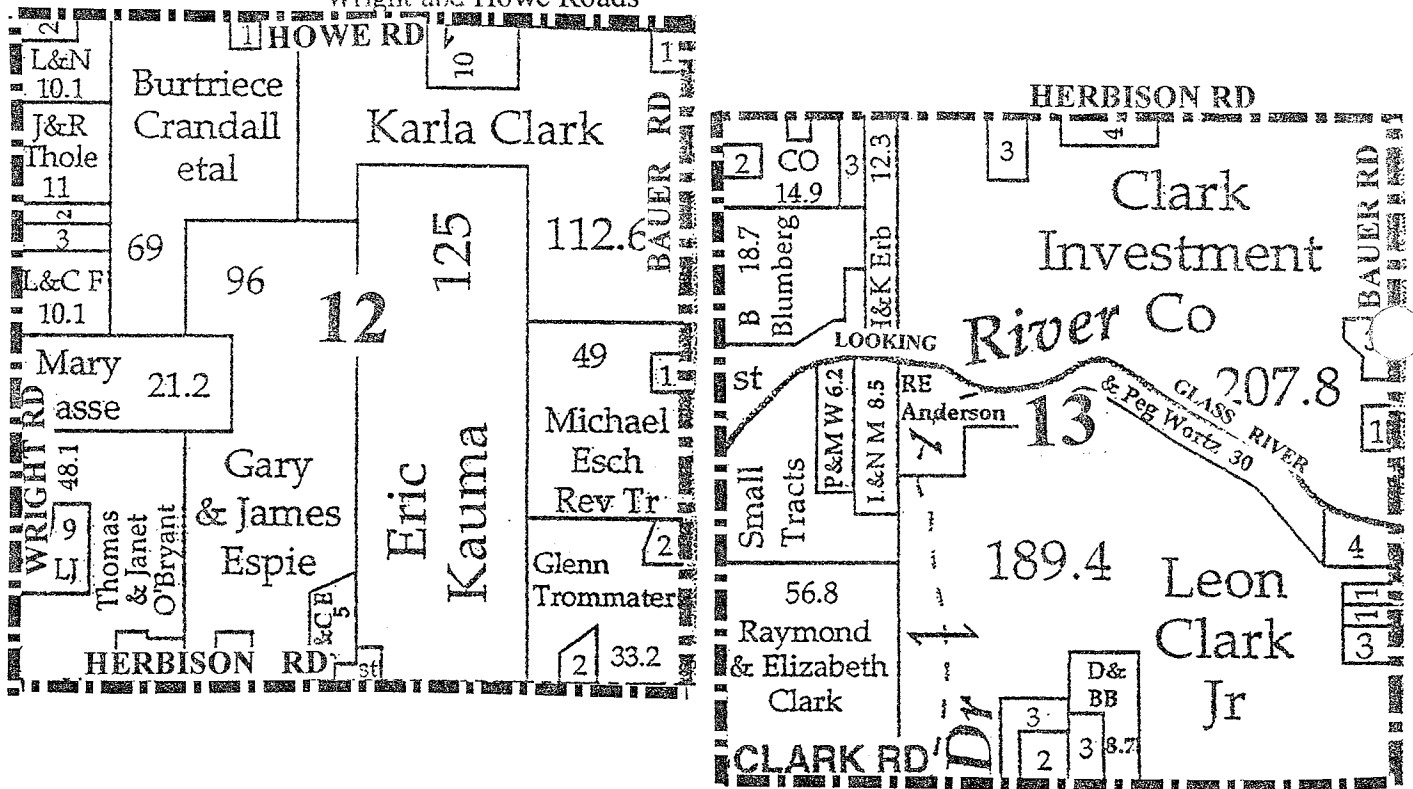
Section 10 The majority of the land area along Howe and Tallman Roads is farmland with some small wood lots. Woodlands and small tracts of farmland are located along Hinman Road. The Looking Glass River winds generally east to west in and out of the southern Section line. There are several rural – development lots along Herbison Road that back up to the river.



Section 11 The land at the corner of Howe and Wright Roads is farmland and the remaining parcels south to Herbison are 20-acre lots with single family residential dwellings, constructed within the past ten years. The Smalley Drain begins in the northeast corner and runs to the southwest corner of the Section. On Herbison Road, there are single family homes with farmland to the north. These lots are about ten acres. Smalley Drain (culvert) runs under Herbison Road to the south. Along Tallman Road there are several single-family homes and there is one home business (Davison Builders). Farmland can be seen behind these homes. There is mostly open farmland along the south side of Howe Road and one small stand of trees.

Section 12

The Southeast corner of Section 12 is a wetland with tall grass and marshy surface. There are a few single family homes, a boat storage (home occupation), and open field farms along Bauer Road. There is a tree lined, marshy area that follows a small drain that runs under Bauer Road to the east. A large woodland is noticed about 1/4 mile back off the road to the west. The lands along Howe Road to the west consist mainly of open farmable fields. One of the farms has five or six semi-trailers along fence row next to the farm. It was noted that they appear not to have used in quite some time and may be used for storage. There are several new single family homes (four constructed within the past two years) and up to four lots listed for sale. Along Wright Road mostly single family dwellings on lots sizes averaging ten acres and built within the past ten years. One business/home occupation, construction equipment, is at the corner of Wright and Howe Roads



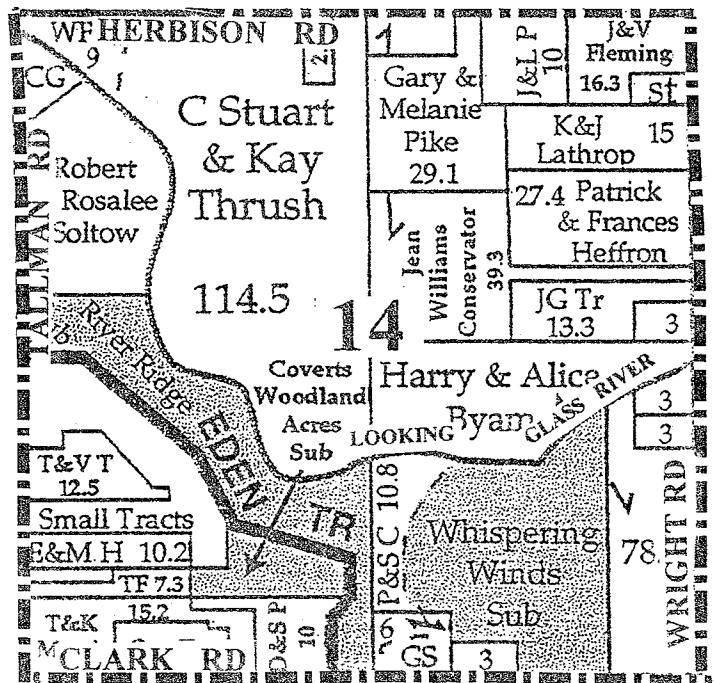
Section 13

The southwest corner of this Section is a woodland. Single family dwellings, a small hay field, and open farmland are located along Clark Road. The Shattuck Drain runs north into the Looking Glass River. A small culvert runs under Bauer Road about 1/8 mile north of Clark. Grassland and marshy areas are on both sides of Bauer Road. Farm land is located behind the small farms and single family homes. The Bauer Road bridge was recently rebuilt. There are five single-family dwellings and open farmland along the west side of Bauer Road between Clark and Herbison Roads. There are small farms and single-family houses along Herbison

Road. A new culvert under Herbison allows drainage from the north to the river. An area of older evergreen trees suggests a former tree farm on one parcel. The corner of Herbison Road and Wright (M-100) on both sides consists of tall grass and there is the evidence of standing water indicating a wetland area. The east side of Wright Road, south of Herbison Road, is primarily developed with residential homes. A new bridge was built over the Looking Glass River.

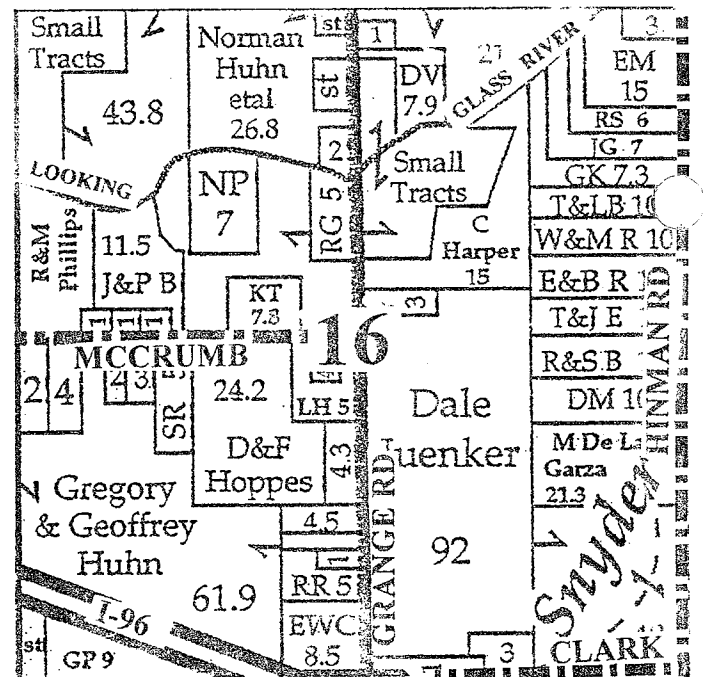
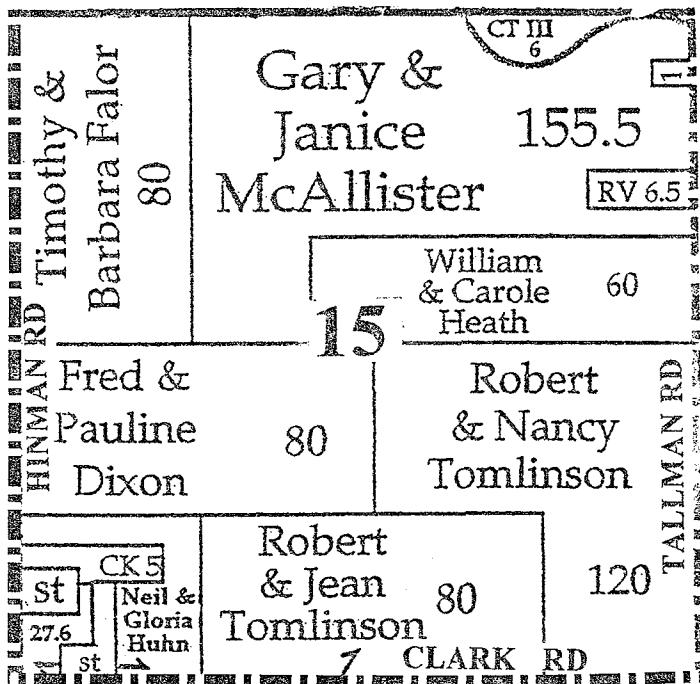
Section 14

On Clark Road there is a farm field and then the Whispering Winds Subdivision consisting of several single family homes with frontage along the Looking Glass River. A drainage ditch crosses under Clark Road and flows through this subdivision to the river. Next comes a few single family dwellings and the Eden Trail Subdivision. There are additional single family houses and vacant lots for sale. One older farm house appears to have been converted into apartments just east of Tallman Road. There have been six new single-family dwellings constructed and a hay field north along Tallman. Expensive house at the west entrance of Eden Trail Subdivision are next. A new bridge crosses the Looking Glass River. Open land appears to have been cleared for new construction on the east side of Tallman Road south of the bridge. Small farms and newer homes are located along Herbison. A small woodland, new-tree planting and a swampy area are also located along Herbison. At the corner of Wright and Herbison Roads there is tall grass, cattails and standing water that suggests a wetland. South on Wright (M-100) there is mainly woodlands and single family houses with lots of 10 to 15 acres. Just south of the River there is a well drilling business operated possibly as a home occupation.



Section 15

Along Tallman Road, the bridge over the Looking Glass River is new within the last six years. Most of the land uses along the west side of Tallman Road consists of single-family residences, farmland with a pond, pasture, swampy areas, and woodlands. Wetlands and marshy areas are common along the river in this Section.. Along Clark Road, there is open pasture and farmland, with one cattle farm and a few single family dwellings on small lots. Huhn Plumbing is the only non-farm business and is a home occupation. Woodlands and pond are also in this area. There are several single family homes on Hinman Road and the Falor Farm with cattle. Remaining distance is open farmland to the Section line. Farm land is to the east.



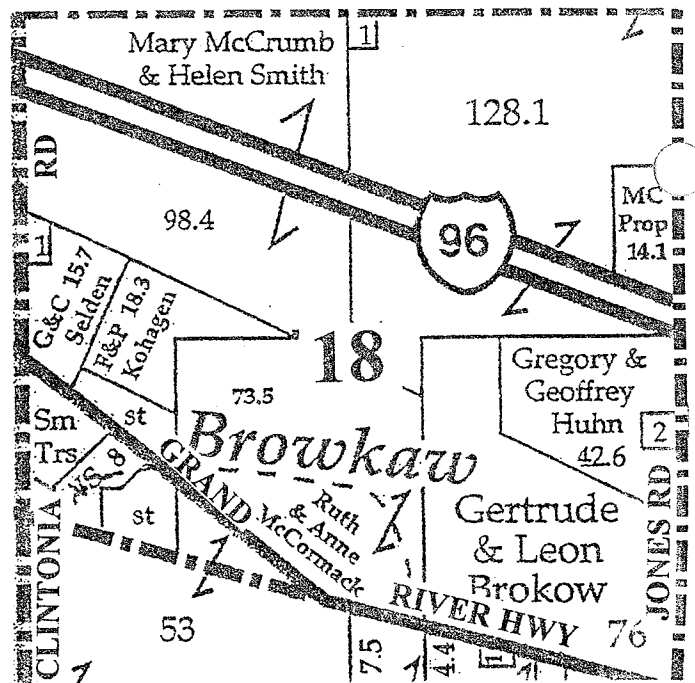
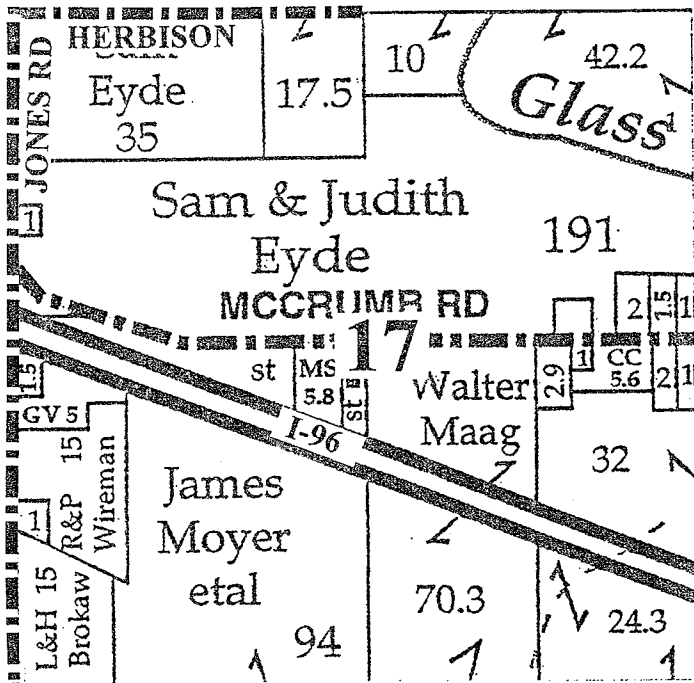
Section 16

Along Tallman Road there are single family dwellings on 3 to 21 acre lots, the average being about ten acres. There is one horse farm and the Snyder Drain midway to Clark Road. There are woods and a swampy area along the drain that flows to the Looking Glass River. The remaining distance is farmland. Along Clark Road there is open farmland and cattle. At the corner of Clark and Grange Road the farm has cattle, horses and other small farm animals and fowl.

On Grange Road there are single family dwellings and open farm land. The I-96 Interstate Freeway cuts across the southwest corner of the Section, about ten acres of farmable land is south of the freeway. Grange Road is located at the 1/4 Section line running north. There is a drain on the Juenker Farm that comes from the west and flows into the farm fields. There is a woodland and fir trees on the property to the east of Grange Road. The drain runs through the pines to the river. Also there are single family houses on Grange. A private drive (road) runs from Grange road to the east that has three homes which are set in woods that border the river. The north line of the Section begins on top of the hill on Grange Road and runs east which is open farmland. No road is on the section line to Hinman Road. To the west there is open farm land and a gravel pit. South along Grange Road to the west, there are single-family homes built within the past seven years. There is a private road to the west with single family dwellings in the woods and south of the river. The last home on Grange before McCrumb Road has a large pond in the front yard. Along both sides of McCrumb Road are single family dwellings and farmable land to the rear of the homes. The Moyer Drain runs under McCrumb to the River. McCrumb Road in this section has the potential of being designated a "Natural Beauty Road" because of the canopy affect of the roadside trees over the road. Grange Road, south of McCrumb, is hilly and has single family homes along the west side. There is a valley area with water and trees on the south side of McCrumb Road. The marshy area has old trees, tall grass, cattails, and water. One of the single family homes, among the remaining homes before the Eagle Wesleyan Church, has a large (100 feet by 50 feet) pond that is filled from runoff from the fields to the west. There are two overflow pipes in the pond. The property north of I-96 and west of Grange Road is proposed for a mobile home park development and was recently rezoned by Clinton County as a result of a court order..

Section 17

The most prominent feature is Interstate 96 running (southeast and northwest) diagonally through the Section. An abandoned railroad right-of-way runs diagonally through the southwest corner of the Section. There are 32 acres of land north of McCrumb Road recently zoned for mobile home park. There are approximately ten acres of woodlands and some wetlands primarily located along this part of the Looking Glass River in the northeast corner of the Section. Over 75 percent of the Section is farmland, with limited rural residential development located along both Jones and McCrumb Roads. A majority of the land in this Section has access from roads outside the Section. Jones Road bridges the Interstate freeway. McCrumb Road between Jones and Grange (Sections 16 & 17) has an excellent canopy cover from the road-side trees. This section of road with its hills and uniquely styled homes may be considered a "Natural Beauty Road."

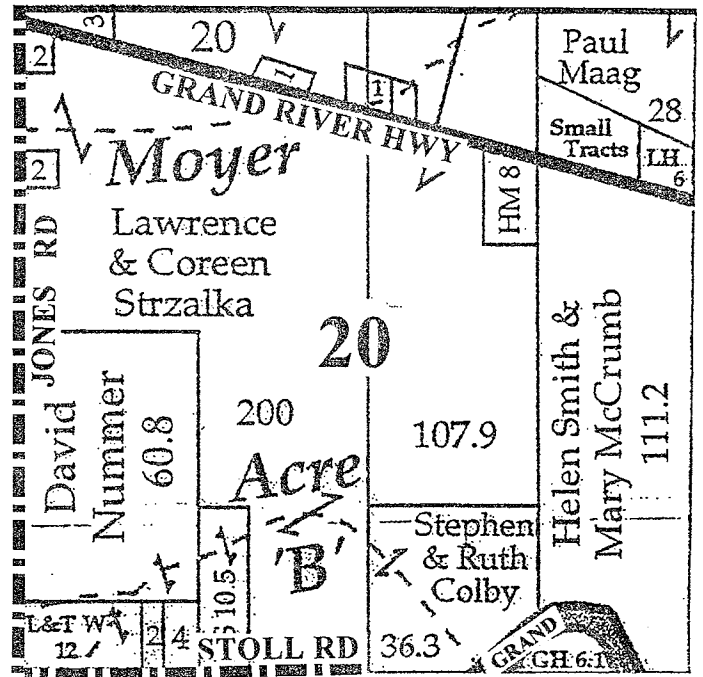
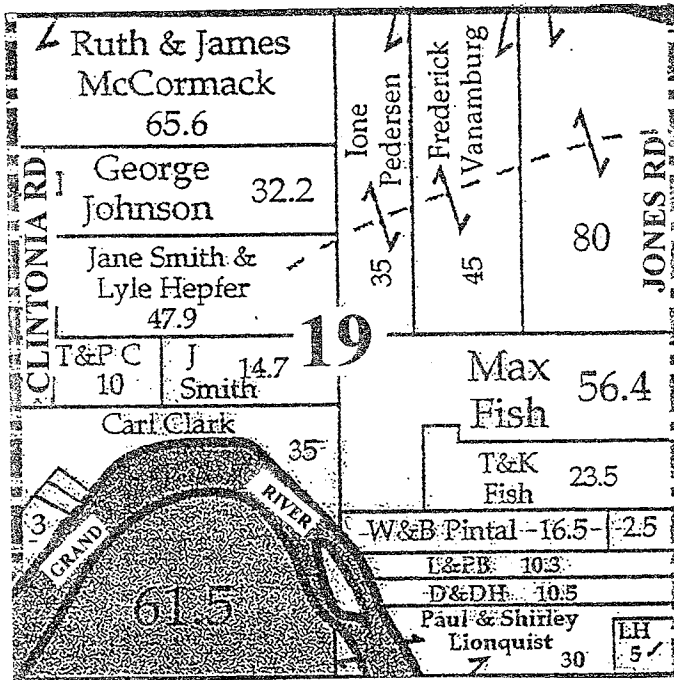


Section 18

The abandoned railroad between Interstate 96 and Grand river Avenue (old U.S. 16) run diagonally through the Section. The Section is predominantly farmland. There are wetlands and woodlands with an estimated seven percent of the total land area. There is one cattle operation in the Section which is either milk or beef producing.

Section 19

This Section is quite developed along the River area. Large parcels are needed for development due to the lack of road frontage. The north one-half is farmland. Most of the developable non-farm land is located along the Grand River and is without road frontage. Moyer Drain is a major feature in the Section. There are some wetland areas along the river. There are no east west roads in this section. The Michigan Department of Natural Resources owns land (about 61.5 acres along the south side of the Grand River) in the Section. Approximately 16% of the area is woodlands and 17% is rural development.



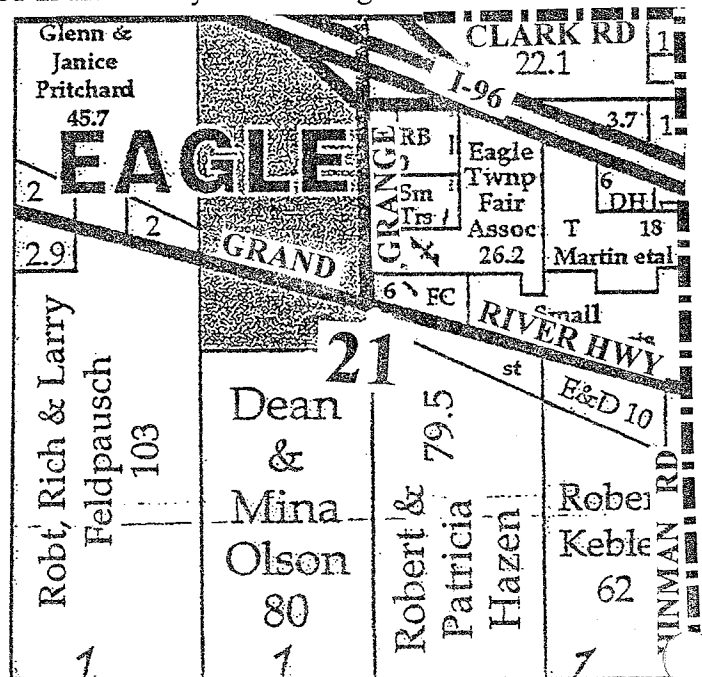
Section 20

Farmland comprises approximately 70% of the land area in Section 20. Stoll, Grand River, and Jones Roads provide direct access to the properties in the Section. The old railroad line that was directionally located parallel to and north of Grand River has been removed and the property sold to adjacent property owners. There is a lot of rural, non-farm development on Stoll Road (an unpaved road) and is fairly new development. Moyer Drain runs across the north portion of the Section. There is an unused gravel pit in the Section located at the east end of Stoll Road.

Section 21

Section 21 has many prominent features that will be described. At the intersection of Clark and Hinman Roads, there is a single-family residence and open farmland to the west. Clark road ends at Grange Road where an interchange for Interstate 96 is located. Just south of the interchange, the Village of Eagle is located whose boundaries extend to the south side of Grand River Avenue. The remainder of the north part of the Section is farmable land. Along the west section line, there is a farm. The roadbed of the old rail line right-of-way can still be seen crossing Grand River Avenue and paralleling the highway to the northwest. Continuing south along the west section line, south of Grand River Avenue, there is a large residence with a full size barn and a pole barn. The rest of the distance to the south section line is farmland. A woodland area is at the intersecting west and south section lines. Water runoff from the fields follow the contour of the land to the east into a valley south of Eagle Village. Snyder Drain is located in the north part of the Section and drains into Section 16.

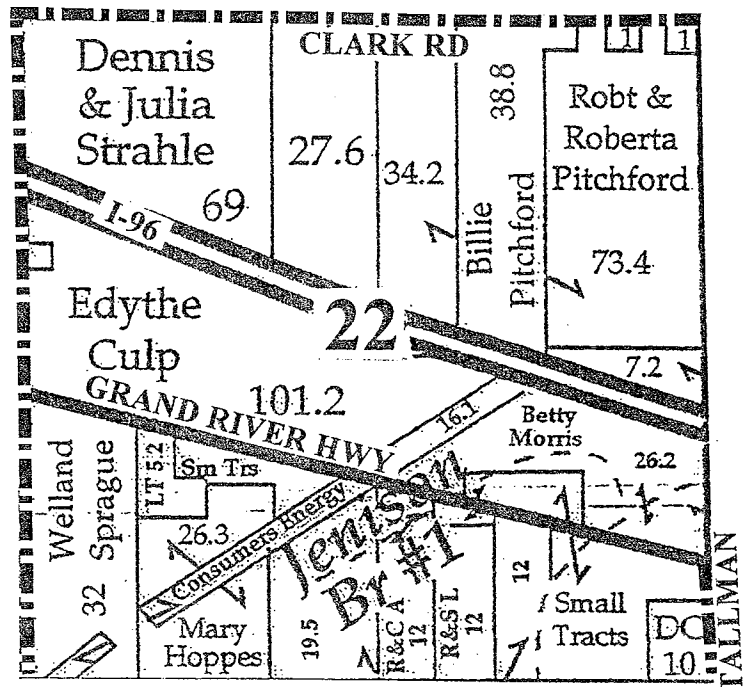
The south section line follows a hilly contour to the east. There are marshy areas with tall grass and cattails. Water is evident most of the time and water runoff from the surrounding hills gathers in the low areas and starts to form a creek that flows to the Grand River. The river is approximately 2,500 feet to the south of the Section line. The south area is farmed from the south Eagle Village limits to the Section line. The drainage is to the south with several low and wet areas. Along Hinman road there are several non-farm residences, the old railroad line (trackage is removed) dead ends at I-96. Hinman Road starts on the north side of I-96, where a barn with a business and a few single family homes are located. There are two cellular communications towers located in the vicinity of the Village.



Village of Eagle The Village of Eagle is documented as one of the smallest villages in the United States. There are six businesses in the Village that includes the U.S. Post Office, one church, the Eagle United Methodist Church, and the Eagle township Hall are located in the Village. The Eagle Township Fair Association owns the Township Fair Grounds and Park located in the northeast corner of the Village. Eagle Village has 47 housing units in the Village limits. There is an interchange for Interstate 96 located on Grange Road, which also passes through the Village.

Section 22 Open farmable land, woodlots, and non-farm, single-family dwellings are located along Clark road between Hinman and Tallman Roads. South along Hinman Road there is farmland. Hinman Road deadends at Interstate 96 and starts on the south side of the freeway. Hinman road is unpaved south to the south Section Line. There is no road on the south Section Line. There are woods and swampy areas in the interior of the Section extending south from Grand River Avenue.

Along Grand River Avenue, there are open fields and single family homes with woodlots backing up to the freeway. Two branches of the Jenison Drain (Branch No.#1 and Branch No. #2) flow from the south under Grand River Avenue to the freeway, then follows the Interstate east into Section 23. Grand River Avenue has a large section that is tree lined and several homes with farmland behind them. Small businesses and residences are located on Grand River Avenue. Most of the lots are rectangular and extend from the Grand River Highway river frontage to the south Section Line.

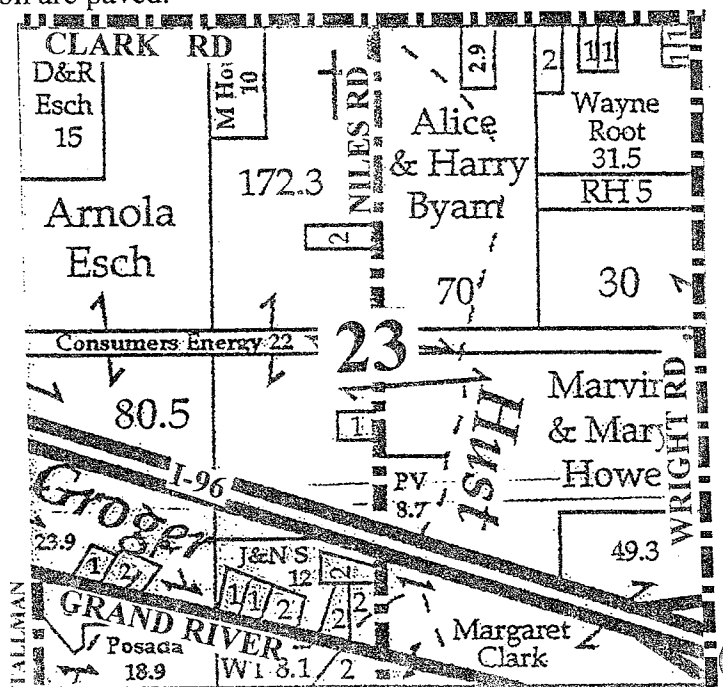


The old, abandoned railroad line crosses diagonally southeast through the Section and turns south approximately mid-section. There are woodlands along the old rail line. The Consumers Energy Power Company utility line right-of-way crosses the Section generally from southwest to northeast. -- Clark, Hinman, and Tallman Roads are all unpaved.

Section 23

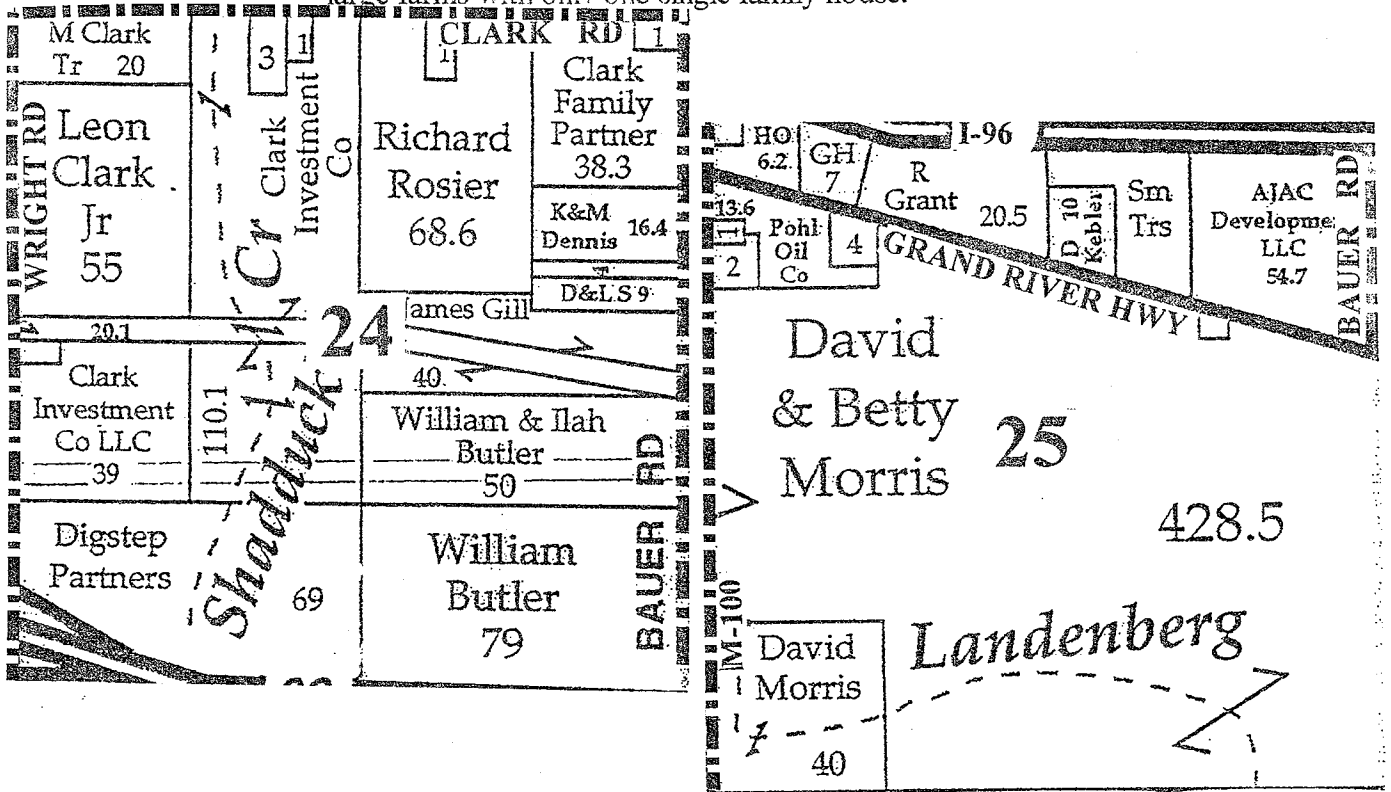
West on Clark road from M-100 (Wright Road) there is an animal clinic with an attached residence. Single-family homes and small farmed acres are located to the east side of Niles Road. South along Niles, there are a few single-family homes and small farms. The Niles Road Cemetery (owned and operated by Eagle Township) is on the west side of Niles. To the east is the Consumers Energy power station. There is good, flat farm acreage between Niles and Tallman Roads. There is a drainage ditch (Husted Drain) that crosses the east field. Tall grass and trees outline the drain that flows from the edge of I-96 to Clark Road. Across from the cemetery, the land is primarily a swampy, overflow area from the drain and appears to be unuseable.

Farmland and woodlots are found along Clark to the west Section Line. South of Clark along M-100 there many single-family homes. Consumers Energy power line and right-of-way and large acreage farmland lie north of Interstate-96. South of I-96 is the new gas station-food mart. West on Grand River are single-family residences. Cross Refrigeration is on the south side of Grand River Highway. Farmable land is on either side of Grand River. Single-family homes occupy Niles Road south of I-96 to Grand River Avenue. Clark Road west of Niles Road is gravel, all other roads bordering the Section are paved.



Section 24

Clark road between M-100 and Bauer Road is paved and bordered by large farms. A small pond is noted next to one of the farms. Single-family homes and a drainage ditch flowing under Clark to the Looking Glass River are located along the south side of Clark Road. South along Bauer Road the land seems hilly with good drainage. There is a small culvert for a drain under Bauer Road eastward to Watertown Township. A small woodlot, several large lots with homes and a small farm with horses are on the west side of Bauer Road. Bauer Road ends at the I-96 Expressway. The land to the interior of the section looking west appears to be large open farmland and large wooded areas. The freeway runs east along the south Section line. The area along M-100 between Clark and the Freeway interchange is large farms with only one single family house.

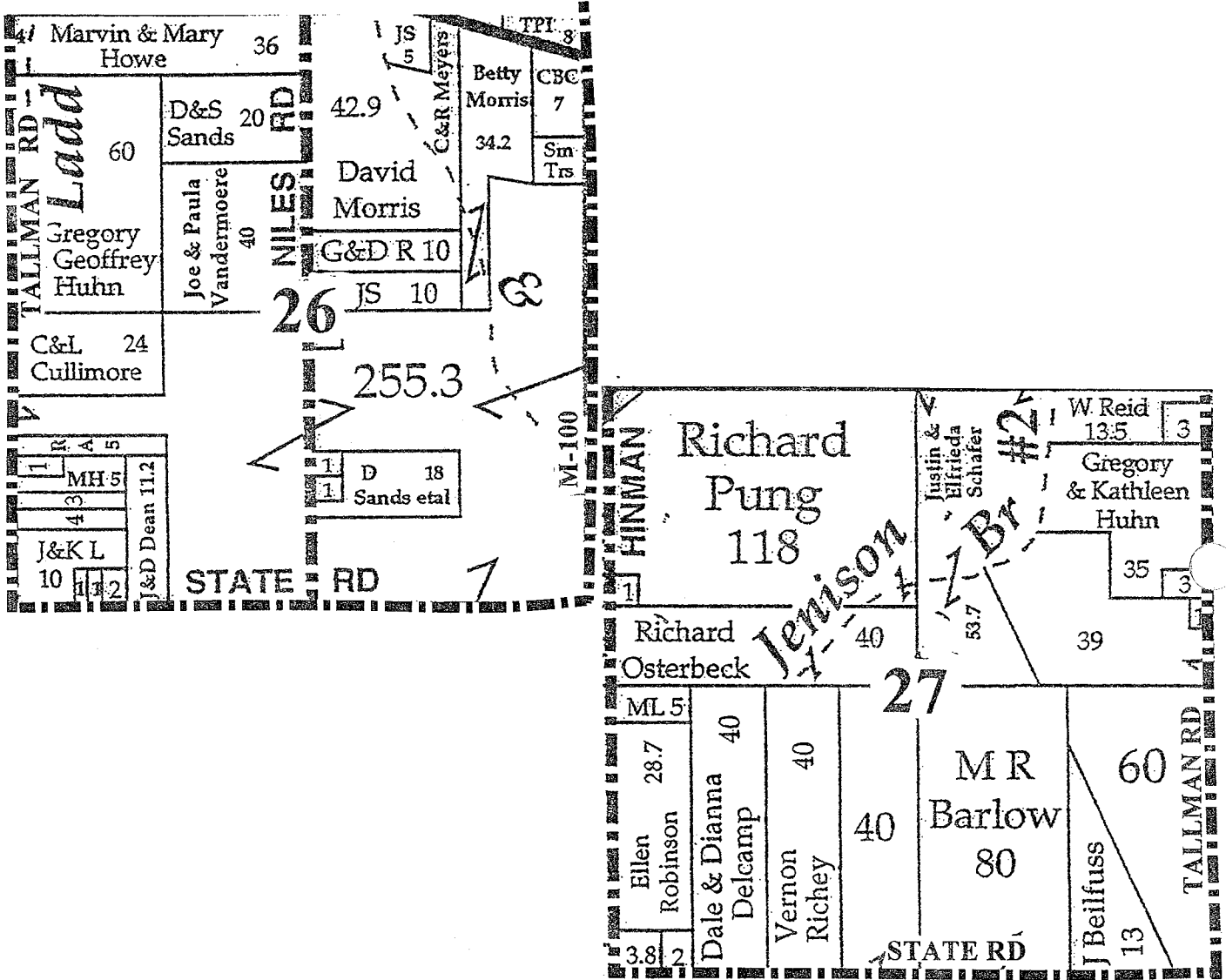


Section 25

Bordered on the north by Interstate-96, on the west by M-100, by Bauer Road on the east (north of Grand River) and the south by the Section Line extending east from State Road, the Section is predominately agricultural and cattle farming. There are commercial and industrial uses located along Grand River Avenue to include fast food at the corner of M-100 and Grand River Highway, a bottled gas distributor, Michigan Department of Transportation commuter automobile parking lot, truck storage/terminal, and a small fabrication plant. A communications tower is located on the south side of Grand River near the east Section Line. The Landenburg Drain crosses the southwest corner of the Section. There are several single-family homes on Bauer Road north of Grand River.

Section 26

The northeast corner of the Section has a closed, commercial establishment. The remainder of the Section is agriculture with a few smaller lot single family dwellings along Niles and Tallman Roads. Niles Road is unpaved and runs north/south half way between M-100 and Tallman Road. The Landenburg Drain and a high-pressure gas line crosses the Section.



Section 27

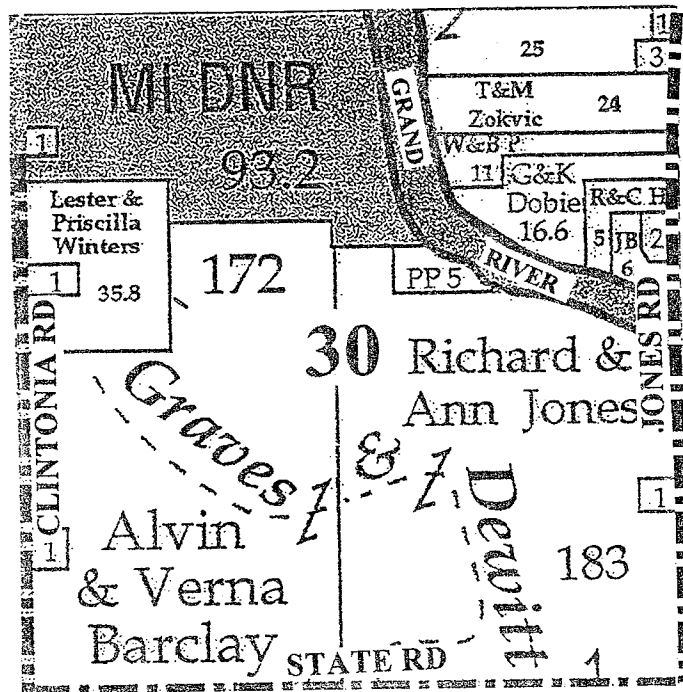
Section 27 contains an old railroad siding, high-pressure gas line, high voltage power lines, and Consumers Energy's Right-of-Way in the northwest corner (not in use). The rails have been removed and the property distributed to adjacent, individual property owners. There are wetlands and the Jenison Drain on the north side of State Road. The Section also contains two multi-split properties.

Section 30

Section 30 is bordered by Clintonia Road and Danby Township in Ionia County. Clintonia Road dead ends at the Department of Natural Resources Conservation Reserve. This land consists of 93.2 acres and is open to hunting (another 61.5 acres is located adjacent and north in Section 19). The reserve is the Millbrook Memorial Site.

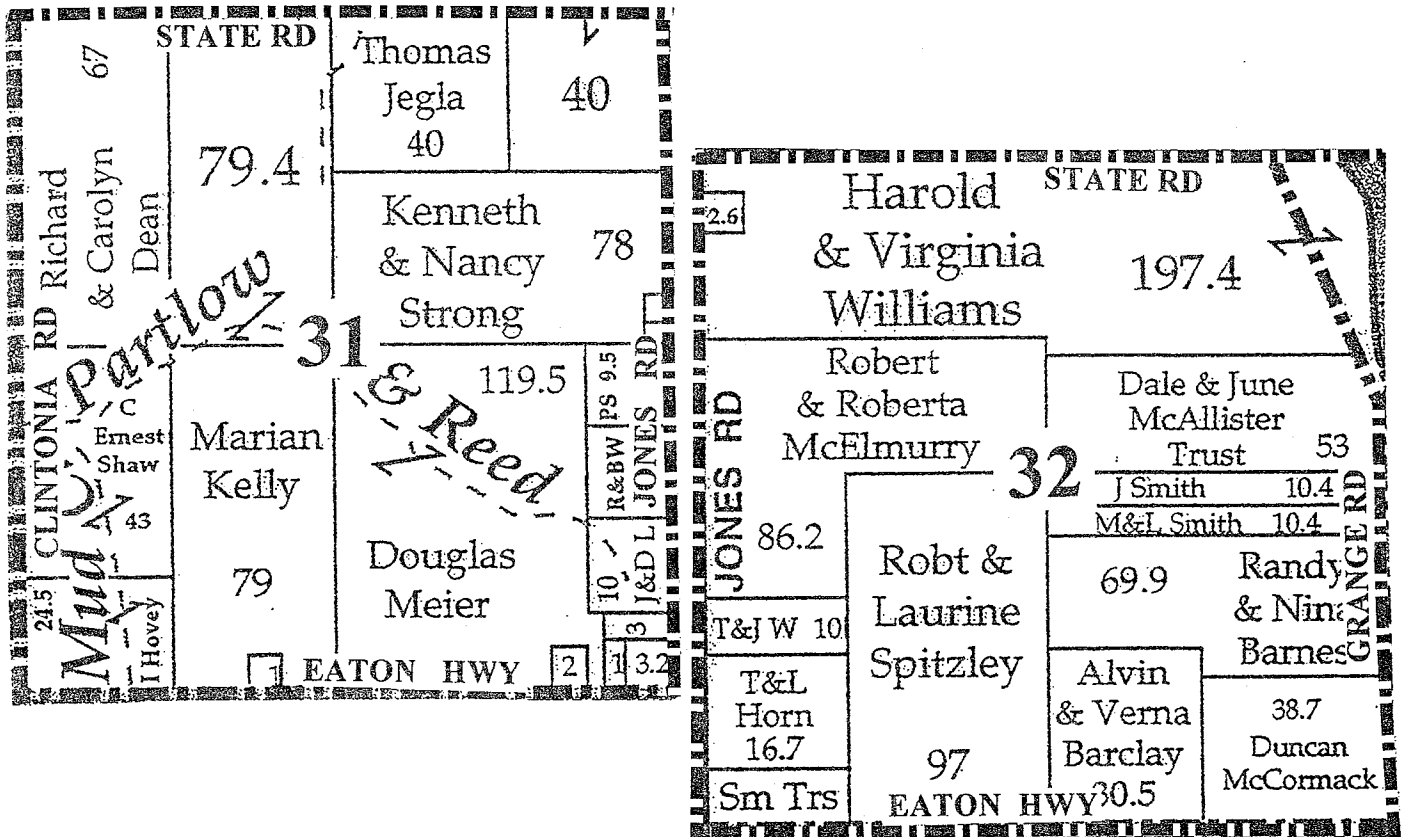
There are 415 acres of farm land in the Section including farms with livestock to include beef cattle, sheep, chickens, and horses. The Grand River crosses into the Section about one-half mile north of State Road and heads north to cross into Section 19 at the mid-point of the north Section Line. There is no road along the north Section line. The Graves-Dewitt drain crosses the southwest portion of Section 30 and ends at a culvert on the west side of the section.

There are 15 residences of which seven are on the south side of the River and eight located on the north. These dwellings appear to be in average to good physical condition. One man-made pond is located in an old gravel pit on the north side of the river. Three gravel pits have been mined in this section, but none are currently in use. A new bridge has been constructed on Jones Road and Jones Road is paved between State Road and Grand River Highway. Clintonia and State Roads are both unpaved. An electric substation is located on Clintonia Road.



Section 31

There are 16 residential dwellings in the Section most in the southeast corner along Jones Road. This area is not subdivided but appears to be rural development in character. Most of the homes are in average to good condition. Eaton Highway (unpaved) is the south Section line and the Eaton County boundary. Tri-County Electric Coop and Consumers Energy lines serve this Section. Consumers Energy's power lines run on the south side of the Section. A twenty-four inch gas line crosses the northwest corner of State Road. There are three county drains in the Section. Mud Creek is an open ditch; feeding into Mud Creek is the Partlow-Reed Drain. The Graves-Dewitt Drain empties across State Road. The Starr Drain drains the southeast corner of the Section. The Section is predominately agricultural with approximately 583 acres in farm use. The center or interior of this Section is wooded lowland, which may have limited development capacity due to wet soils.

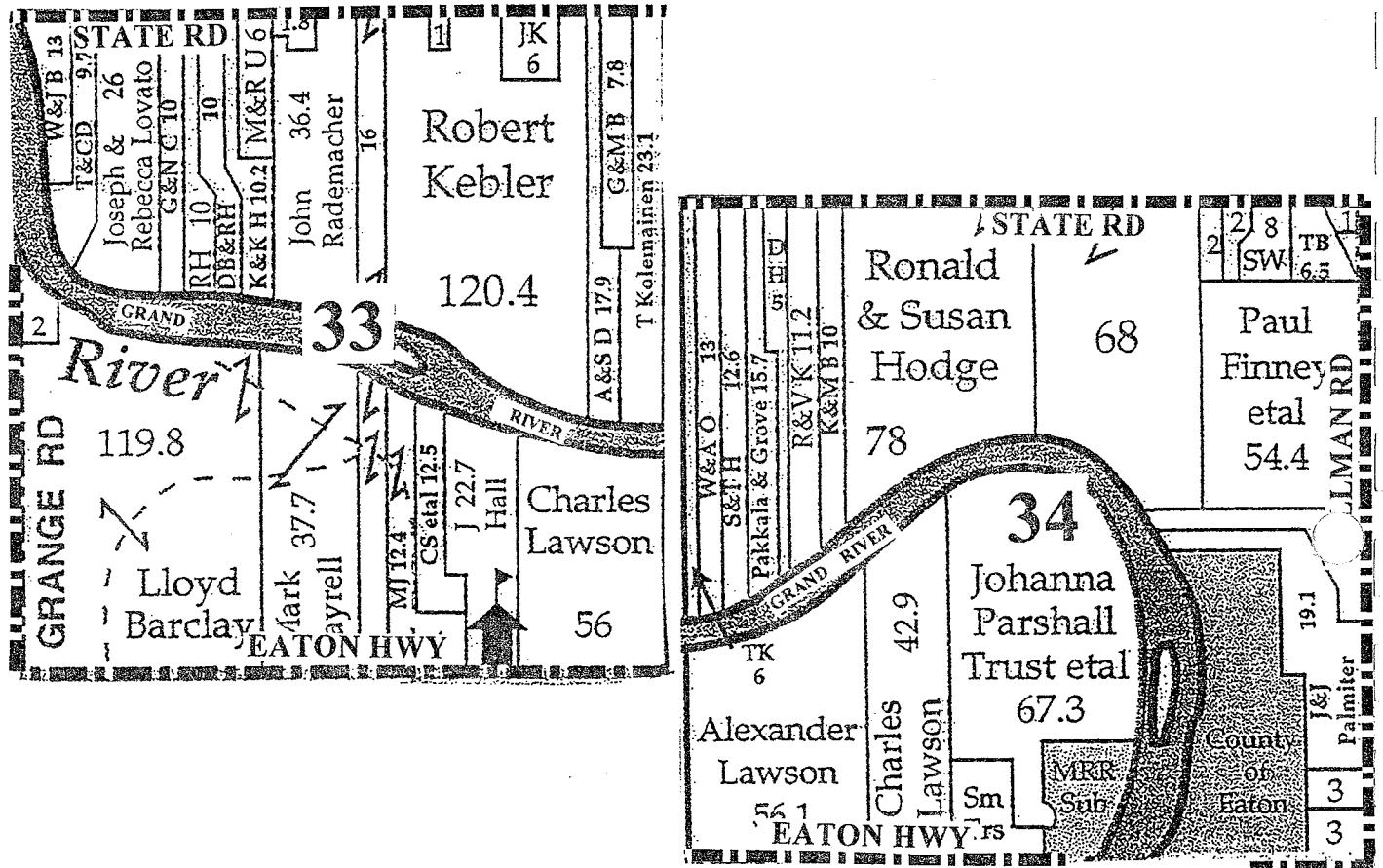


Section 32

Land use in this Section is mostly agricultural uses with a limited rural development character in the southwest corner of the Section. There is livestock in the Section including beef cattle, chickens, and 4-H project animals. The center of this Section has mostly wooded areas. Approximately 620 acres are farmed. There are a total of 14 residences, six of which are newer homes. Above ground power lines run along both Grange and Jones Roads.

Section 33

The Grand River generally runs east to west through the Section with the river located along the north one-half of the west Section line. There is rural development from both State Road south to the river and from Eaton Highway north to the river. These single-family residential lots are narrow and are about one-half mile in depth. Consumers Energy power lines traverse the Section from the north to the south at approximately midway between Grange road and the east Section line. The Starr drain is in this section as are two old gravel pits.

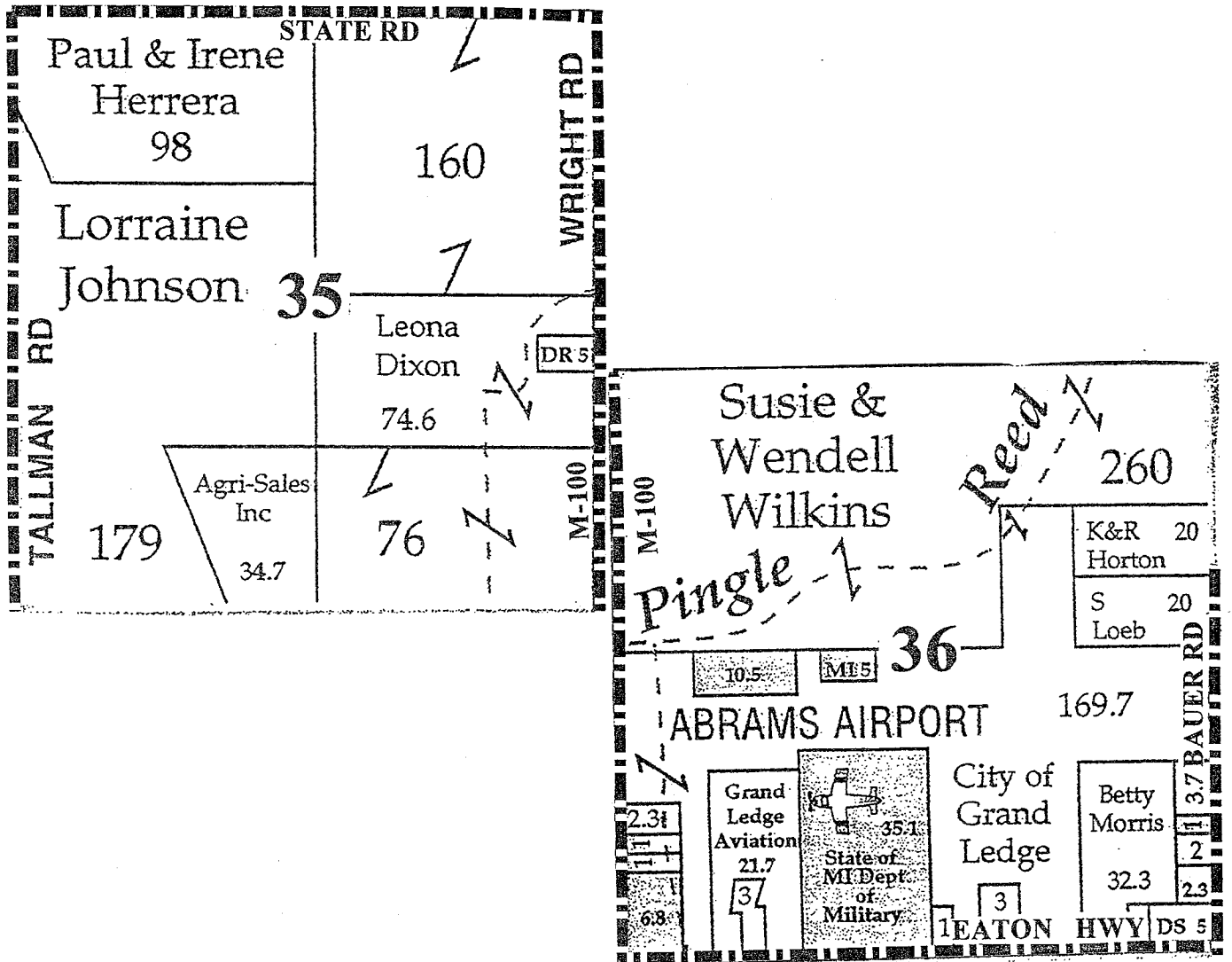


Section 34

The Grand River enters the Section from the south at about the midpoint of the section. Eaton Highway makes a bend into Eaton County at the River. Erin's Way Subdivision is located at the east end of Eaton Highway. The Eaton County Lincoln Brick Park is located across the river from the subdivision along with clay pits, gravel pits, and old coal mines. The park is accessible from Tallman Road.

There appears to be about eight farms in this Section and several individual single family residences fronting State Road and along Eaton Highway. The old railroad bed is located across the northeast corner of the Section.

Section 35 This Section is mostly all agriculture. The old railroad is abandoned north to State Road but from the ADM Grain Terminal south it is still an active line. The Pingle and Reed Drains are located in the southeast corner of the Section. M-100 is a major highway between Interstate 96, Grand Ledge and south to Charlotte. High power lines traverse the Section as well.



Section 36 In Section 36, nearly all of the north one-half of the section is farmed. There is a Llama farm farm in the south part of the Section. The Abrams Airport is located in the south one-half of the Section. Much of the land use around the airport is owned, leased or used by the Michigan National Guard aviation units. There are commercial and Guard hangars and maintenance facilities along M-100 frontage. Several single family residences are located in the southeast corner of the section. Bauer Road is unpaved and only provides access to about one-half mile north of Eaton Highway.

LAND CONVERSIONS - from Agricultural to Residential

This section provides insight into the amount of land that has been converted from agricultural to residential between 1978 and 1999. The following material was extracted from the Clinton County publication "Guiding Clinton County with Common Vision." The amount of land that underwent conversion during this period is approximately 40 square miles. This area is slightly larger than the total area of one township (36 square miles.)

Using Geographic Information Systems (GIS), land converted from agricultural uses to residential development can be visually represented. The following map illustrates the predominate pattern of residential development in Clinton County. New residential growth is not concentrated near existing older communities, or in subdivisions, but in rural areas. The residential development appears to occur along the frontage of existing county roads. According to the Michigan Resource Information System (MIRIS), commercial, industrial, transportation, multi-family, and urban/built-up land uses account for only a 5 square mile increase from 1978 to 1999. (See Map VII-8.)

The 1978-1999 Agricultural Conversions Map is intended to show a generalized land use cover and does not reflect size or shape. This map is to be used for general information purposes only and is subject to change.

SECTION VIII

NATURAL FEATURES AND ENVIRONMENT PROFILE

“...Man never quite “subdues” or “conquers” nature but perforce must make adjustments to natural conditions. Defiance or ignorance of this fact has ever resulted in disaster or distress.”

J.O. Veatch
“Soils and Land of Michigan”

INTRODUCTION

When making plans for future land use within the community, it is imperative that the natural environment and features of the area be factored into the equation. Nature has a plan of her own which must be observed and respected in order for planning efforts to be successful. Natural resources are limited and preservation decisions are an integral part of long-range planning. Natural conditions such as prime agricultural farmland, wetlands, and flood plains guide land use decisions because they are uniquely suited to agriculture, natural habitats and flooding respectively. Natural conditions can also pose engineering challenges to development such as the extension of utilities, locations of a septic system or development of a new road. The costs to overcome these challenges also serve as a type of guide for development decisions.

The discussion on natural features is important for the physical development of Eagle Township because of the sensitivity and diversity of these features and limitations for development within certain locations of Eagle Township or on the Township’s boundaries.

The two most significant categories of natural features affecting land use and long-range planning are soils and water. Both of these elements are observed in detail in the following sections. Initially, brief comments are offered on the area’s topography and climate.

Topography

The land surface of Clinton County consists of rolling glacial plains and moraines. The average elevation of Eagle Township is around 800 feet above sea level and 200 feet above the level of Lake Michigan. See Map VIII-8 for Topography.

Climate

The climate in Clinton County, and therefore Eagle Township, is moderate. The influence of the Great lakes is minimized by increased cloudiness that moderates the minimum temperature during cold air outbreaks in fall and winter. Annual daily maximum temperatures average 58.5 degrees Fahrenheit with summer months average temperatures between 70 and 90 degrees Fahrenheit. Annual daily minimum temperatures average 34.2 degrees Fahrenheit and January has the lowest average minimum temperature of 14.4 degrees Fahrenheit. The average seasonal precipitation is 30 inches. Snowfall averages 37.4 inches per year.

SOILS

Introduction

Soil is defined simply as a natural, three-dimensional body at the earth's surface that is capable of supporting plants. It has unique properties resulting from a combination of different factors including parent material, climate, plant and animal life, the land's topography and time. As a result, it tells us a story of natural history in the area. It also means that each soil type has characteristics which give it advantages and limitations for different uses. Good land-use planning involves careful consideration of soil types for several reasons.

Because it has specific characteristics, soil is a limited natural resource. Some uses such as agriculture, forestry, natural habitats, and wetlands are dependent on soil type. For them to exist in a region, areas with appropriate soils must be purposely reserved for them. Local land use planning coupled with environmental regulation at the State level are put in place recognizing the long-range public good of protecting these resources over allowing financial gain via private land development. Also, some soil characteristics make them less effective as a filtering system. As a result, some areas are much more sensitive to contamination. Higher intensity developments with a greater likelihood of contamination should be restricted in these areas.

A soil's characteristics also influence its suitability for development. It is true that most soil limitations to development can be overcome through engineering innovation; residential construction can be adjusted to limit wetness in basements or stress on foundations and special on-site sanitary systems can be designed for almost every site. But there is a financial cost to these alterations. A risk that the solutions may prove to be short-term and a danger that there may be negative environmental side-effects.

For all of these reasons, soils are an important factor in land-use planning. By considering the soil, land use planning decisions can be made to best protect the area's limited natural resources and the public's limited financial resources as well. Policy implications for Eagle Township are especially significant when considering the future land-use map. On an individual basis, new residential sites should be carefully selected for suitable underlying soil as well.

Clinton County Soil Survey

The Clinton County Soil Survey was made cooperatively by the Soil Conservation Service and the Michigan Agricultural Experimental Station. It has been prepared for many different users. Farmers, foresters, and agronomists can use it to determine the potential of the soil and the management practices required for food production. Also, planners, community officials, engineers, developers, builders, and home buyers can use it to plan land use, select sites for construction, develop soil resources, or identify any special practices that may be needed to use the site.

The Soil Survey contains an abundance of information regarding soils. There is a general soils map for broad land use planning. There is also a series of detailed soil maps which are more useful in planning the use of small areas. Another section addresses use and management of the soils where field experience and measured data are combined to predict soil behavior in a general text format. A section of nine different tables evaluates each soil type for its suitability for different purposes including building site development, sanitary facilities, excavation of construction material, and recreation development. The tables in the Soil Survey indicate whether each soil type has *slight*, *moderate*, or *severe* limitations. *Slight* limitations describe soils which are generally favorable for the rated use, or that soil limitations are minor and easily overcome. *Moderate* limitations mean that the soil properties are unfavorable, but can be overcome or modified with special planning and design. *Severe* limitations are defined as those which are so unfavorable and so difficult to correct or overcome that major soil reclamation, special designs, or intensive maintenance is needed. For additional information, refer to the Clinton County Soil Survey. A copy of the Soil Types Map is included on page VIII-9C.

Observations - Building Site Development

To address the issue of soils in Eagle Township, most soils have either *moderate* limitation or *severe* limitations with very little in the *slight* category. Soils with *moderate* limitations because of slope are quite prevalent throughout the center of Eagle Township to include the Village. Also the residential areas in Section 14 have soils with *moderate* limitations due to slope and seepage. The areas of Eagle Township where wetlands occur and building is unsuitable are of *severe* limitations with soils containing unstable organic material and are subject to wetness and flooding. They are identified as glacial drainage ways and flood plains. Since Eagle Township relies entirely on individual septic systems, there is a need to consider the impact of infiltration and drainage for every development. Many of the soils are identified to have *severe* limitation on commercial buildings because of slope. Table VIII-1, Soil Survey Interpretations is found at the end of this Section, pages VIII-9D & VIII-9E.

With regard to soil limitations for dwellings with basements and septic tank absorption fields, the soils overall are more suitable for these uses throughout Eagle Township. Design modifications may have to be made to overcome physical site limitations due to drainage or slope for both residential and non-residential developments.

Due to mapping limitations, it remains extremely important that on-site analysis be done in all instances to obtain accurate information. Soil characteristics affect the site regardless of its use. It affects the site's interaction with water including drainage (or lack of) and its ability to act as a natural filtering system and a site's productivity in agriculture. It also affects the site's suitability for development. Soil types can suggest a direction for future land-use patterns in Eagle Township.

WATER

Introduction

Water is one of the most significant natural features to consider when planning for the physical development of a community. Water works its way through a repetitious cycle of renewal—falling as rain or snow, being absorbed into the earth's physical body and then evaporating back into the air. It appears in different areas of a community with a variety of environmental and regulatory significance in each instance. Watershed areas are identified as areas sharing a common drain. Aquifers serve as an underground source of fresh water for a specific region. Wetlands are areas where water and land meet which offer a combination of environmental and aesthetic benefits to an area. For each of these areas, there are statutes or guidelines and departments or organizations in place to protect water as a natural resource in its natural condition. This Section explores these four separate instances where water can be incorporated into land use planning in terms of both its role in the environment and its local significance in relation to regional, state and federal regulatory issues.

Watersheds

A watershed is a physical area of land which is drained by a common source--a river or river system. Because water naturally flows downhill, watershed boundaries are drawn by connecting the points of highest elevation around a body of water. All of the land found within the "raised" boundary drains to the body of water at the low point of the watershed.

Eagle Township is located in the Grand River Watershed. The Looking Glass River has its own watershed characteristics but is also part of the Grand River Watershed. Because watersheds are formed by physical boundaries, political boundaries have no significance. Watersheds contain all or parts of many different political jurisdictions. Organizations such as the United States Department of Agriculture (USDA), the Natural Resources Conservation Service, and Agricultural Extension Agencies may sponsor the formation of watershed associations to address issues of water quality because contamination in one area may quickly affect the larger area. Such an organization is non-profit and provides information, public services, and water quality activities using grant funding or private donations. Currently there is an effort to create a statewide watershed organization.

Groundwater

The earth has an overall water supply which remains fairly constant through the centuries and which is recycled repeatedly through a natural filtering system. Less than one percent is usable, fresh water—an extremely valuable natural resource. Of all fresh water, 97 % is located underground and is known as groundwater. Map VIII-4, Hydrology Features, is on page VIII-9F.

Water repeatedly travels through a cycle of air, land, and water. Water falls to the earth in the form of rain or snow. Some of it goes directly into surface water bodies, some is absorbed by plants and some sinks down into the soil. Water that filters through the soil eventually gets to an aquifer. The top of the aquifer is called the water table and is at the same level as nearby lakes and streams. The aquifer itself, lying just below the water table, is a layer of porous sand or rock in which all of the empty spaces are filled by water. Aquifers hold water like reservoirs and allow it to move from place to place. Water moves slowly in a given direction, quite unlike the underground river it was once imagined to be. To complete the cycle, groundwater returns to the surface either naturally via lakes or springs or it may be pumped to the surface through man-made wells.

Care must be taken above the ground in order to assure a plentiful, clean water supply. Contamination from any one source can enter the aquifer and affect all of the water within it. Also, the rate at which water is removed from the aquifer by wells needs to be balanced with the rate at which the aquifer is replenished so that the water level (and therefore the water supply) remains constant. The Groundwater Management Board—one of the many programs housed under the umbrella of the Tri-County Regional Planning Commission—promotes methods of good stewardship through education programs throughout the area.

County and local agencies play an essential role in establishing and implementing a comprehensive groundwater protection program for the community. While there are both state and federal regulations in place which address groundwater protection strategies, the programs have gaps and overall are underfunded and understaffed. The burden of effective groundwater protection is shared by the county health department and the local government which have broad legal authority to regulate groundwater protection. The specifics of each local program will depend on factors such as the role of the health department and the limits of local staff, financial resources, and political support.

An effective local strategy includes both a partnership with state and federal regulatory agencies and local land-use control measures. As part of the State's program to address groundwater contamination through non-point source pollution, a series of "Best Managed Practices" were introduced. Best Management Practices (BMPs) are defined as structural, vegetative, or managerial practices used to treat, prevent, or reduce water pollution. These may include secondary containment requirements, blocking interior floor drains, land-use density restrictions for unsewered development, minimizing impervious surfaces and requiring compliance with applicable state regulations.

At the local level, BMPs can be implemented through the zoning ordinance (usually through site plan review standards) or through a separate Hazardous Substance Ordinance.

The threat of groundwater contamination is a real one. Residents depend on ground water for drinking water. In addition, site contamination impacts property values, poses a threat to public health, can be costly to the community and impacts the community's image. At the county level, Clinton County has a groundwater quality control program. At the state level, the Underground Storage Tank Division of the Department of environmental Quality (DEQ) is responsible for keeping track of "Leaking Underground Tanks" (LUST sites). The LUST site list is done by county. The Environmental response Division of the DEQ regulates sites defined as "contaminated" by State Statute (part 201 of P.A. 451 of 1994). There were no recorded "201" sites for Eagle Township noted on this list. Remembering that groundwater contamination does not stop at municipal lines, it is clear that great care must be taken through sound planning practices to assure that Township residents continue to enjoy a plentiful, quality water supply.

Wetlands

Wetlands are those areas where land and water meet. They are areas commonly called swamps, bogs, or marshes but can also be low-lying forest or meadowland where water is not visible above the land surface. Wetland areas are identified by the presence of water and by plant species and soil conditions. Typical wetland vegetation includes trees (such as cottonwood, red and silver maples, and northern white cedar) and shrubs (such as alder and cranberry and plants like cattails and bulrushes). Wetland soils tend to be dark or dull and moist to the touch and often have a high organic content. There are approximately 5 million acres of wetlands in the State of Michigan—75% of which are forest areas.

Wetlands are an important part of our ecosystem. They provide rich habitat areas for fish and wildlife, sedimentation control, water purification, and flood control. They also provide scenic natural environments for recreation and tourism enhancement.

Wetland maps are available through both the U.S. Department of Interior (Fish and Wildlife Service) and the Michigan Department of Natural Resources (MDNR). The Dept. of Interior offers the National Wetland Inventory maps, which are created by interpretation of aerial photographs for the purpose of identifying wetlands. The MDNR offers the Michigan Resource Information System (MIRIS) which is a digitized computer mapping of land cover types. It has several categories that pertain to wetlands but is not specifically intended to locate wetlands. Either map alone cannot be used to delineate wetland areas definitively but can be a good general guide. Supplementary data from the Clinton County Soil Survey and site specific aerial photos can be used as additional indicators. To obtain a specific wetland delineation an on-site investigation must be performed by a qualified professional.

Wetlands are regulated by state statute (Part 303 of P.A. 451 of 1994) and administered by the Michigan Department of Environmental Quality (MDEQ). Activities which disturb a wetland such as dredging, filling, draining, or development on a wetland are extremely limited and usually require a permit. Development is restricted within a wetland as a protective measure for environmental concerns and also because wetlands present several serious constraints to construction. Wetland soils are unstable which is costly to overcome from a construction standpoint. Even with specialized designs, cracked walls and foundations are common due to flooding and settling both in and around wetlands.

Although regulation of wetlands is done at the State level, Clinton County and Eagle Township must coordinate with Michigan Department of Environmental Quality (MDEQ) to make the administering of the Act 451 of P.A. 1994 effective. By being aware of possible wetland areas, the local development official can steer developers to the MDEQ when development sites are likely to be regulated wetland areas. Eagle Township's Future Land Use Map and Clinton County's Zoning Ordinance and Zoning District Map can be used to provide local officials the authority to protect low intensity development areas, open space, or park areas from adverse development. Eagle Township could research the potential to formulate a local wetlands ordinance to specifically address preservation and protection of the numerous wetland areas within and adjacent to the Township.

Flood Plains

Flood plains refer to those areas which are adjacent to lakes, rivers, streams, and ponds that are prone to overflow and flood their banks. Land within the 100-year flood plain statistically has at least one percent chance of flooding in any given year and therefore a 100 percent chance of flooding within a 100 year period. Flood plains differ greatly in size depending upon factors such as the permeability of the soil and the volume of water within the water body.

A flood plain contains three basic components. First, there is the *channel* which is the area of normal stream flow. Second, there is the *floodway* which is the 100-year flood plain. The third piece of a flood plain is the *flood fringe*—the land between the *floodway* and the outer limits of the areas known to be subject to possible flooding.

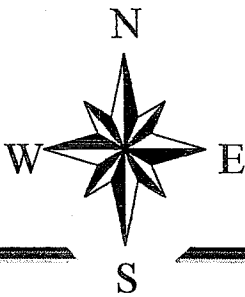
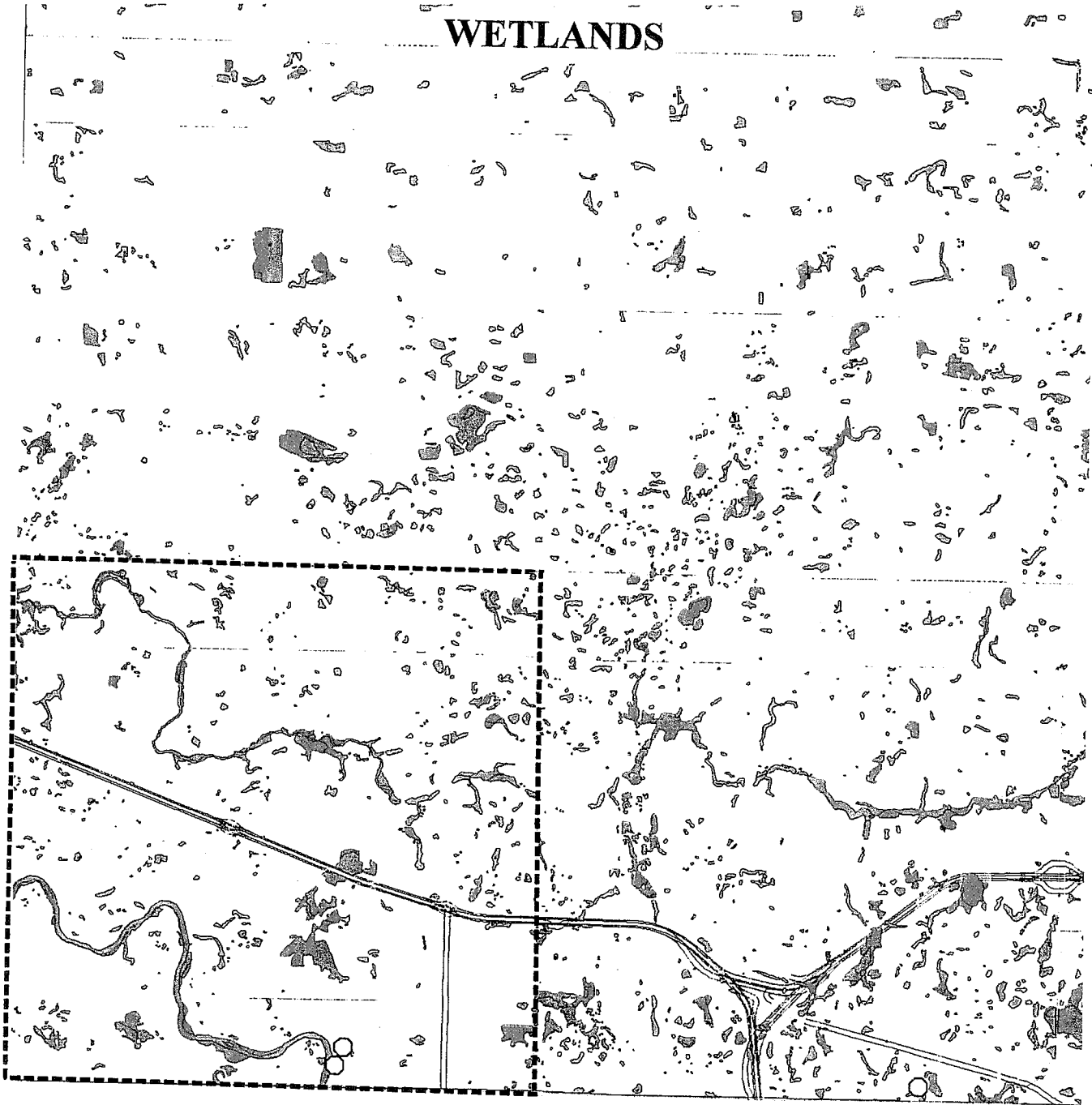
The Looking Glass River and the Grand River both have flood plain areas. Currently, there are no flood plain maps available for either the Grand or the Looking Glass Rivers in Eagle Township. The Department of Environmental Quality has an objective to map these sections of the two rivers but funding does not permit this project. However, an approximation of the flood limits has been made using the Clinton County Soil Survey maps to note the hydric soils along the rivers. The hydric soil is associated with low areas adjacent to bodies of water and are prone to flooding. Map VIII-2 shows approximately where flooding may occur. The 1968-1969 "U.S. Army, Corps of Engineers Flood Plain Information Maps" for the Looking Glass and Grand Rivers are the most current sources of flood plain information available within Eagle Township. These maps show very little flood impact along either river within the Township.

A flood plain has the natural significance of being an area likely to flood—thereby endangering life and property. In 1968, the U.S. Congress passed the National Flood Insurance Act (NFIA) creating the National Flood Insurance Program (NFIP) and gave flood plains a regulatory significance as well. The NFIP shifted the financial burden of funding flood disaster from the government (and therefore the taxpayers as a whole) to those most likely to need the dollars through the establishment of self-funding insurance program. Flood insurance which had not been available before was made available and was made a requirement of receiving a mortgage from any federally backed lender for structures located in the 100-year flood plain. The program is administered at the local and state levels and imposes strict limitations on any type of development activity within the 100-year flood plain. Communities “participate” by adopting local flood plain management ordinances and must be “participating” in order for residents to be eligible for the insurance. In addition, flood plains are regulated by State Statute (Part 31 of P.S. 451 of 1994). A permit from the State Department of Environmental Quality is required for all activities within the flood plain that reduce storage capacity. The local zoning ordinance assigns the flood plain management duties to a building or zoning official. A flood plain permit or a letter of authority from the State is required when application for any type of development is made within a flood hazard area zone.

There are several policy implications at the township level as a result of the NFIA. Financial incentives are built-in to encourage correct administration of the program. The Michigan Department of Environmental Quality has the authority to issue permits for development activities within the regulated flood plain area, but it is the Clinton County’s development administrator who assures that the permits are secured when required. An administrative oversight which allows construction in the flood plain could cost a resident property owner money through the annual flood insurance premiums once discovered and would affect property value. Communities which fail to comply with the program requirements may be suspended from the program eliminating local lending options for residents.

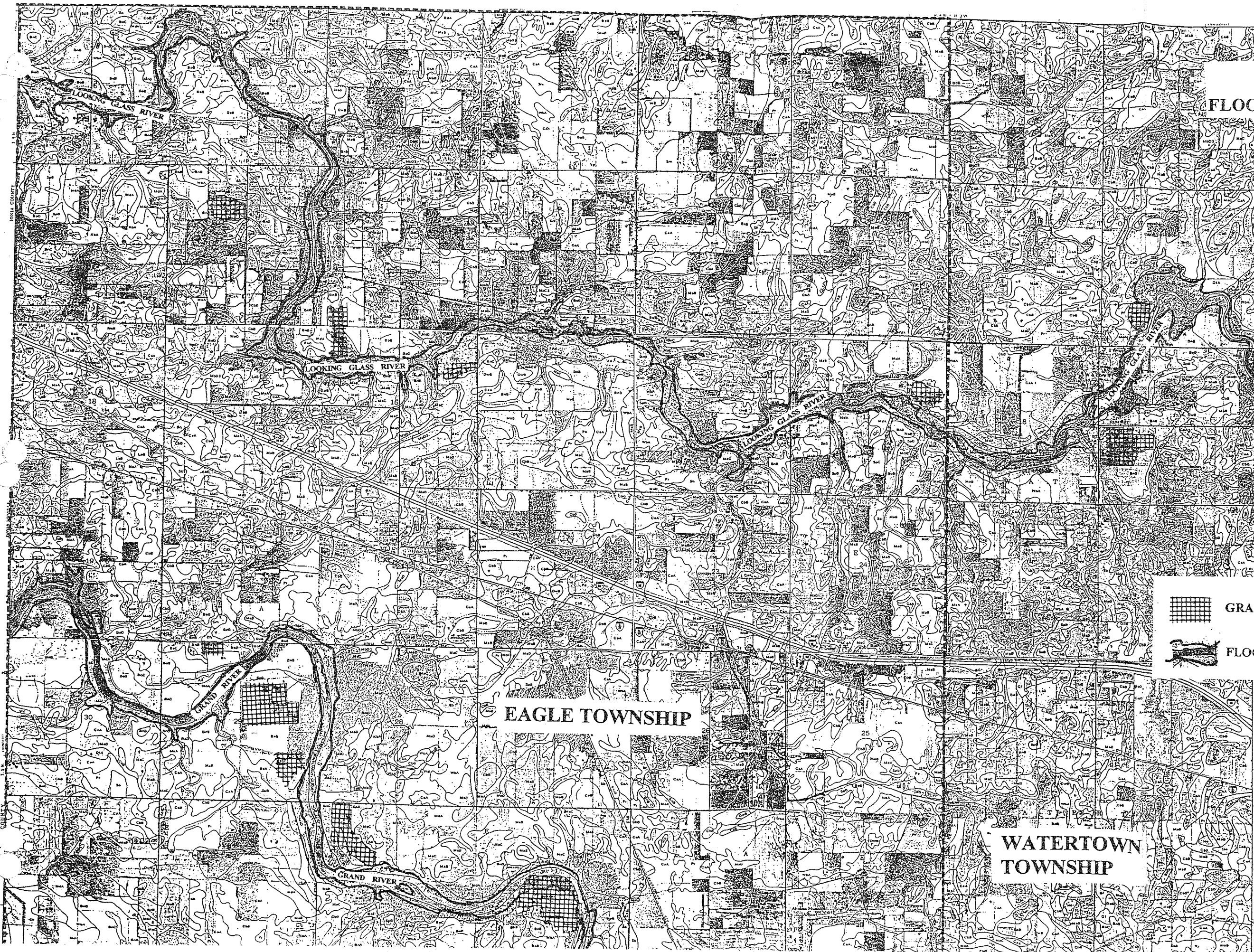
Communities are offered an additional financial incentive for doing more than the minimum required by the NFIP. The National Flood Insurance Program establishes a voluntary Community Rating System (CRS) scored from 1-10 with non-participating communities being given an automatic score of 10. In communities where a lower rating system is achieved, residents receive reduced insurance rates. Recognized activities within the CRS scoring schedule include public information, mapping, and flood damage reduction. Eagle Township is currently not participating in the CRS program and may investigate the potential of establishing a Township program. If the Township enrolled in the flood insurance program, a higher priority for flood plain mapping would be given to the Township segments for both rivers. It does not appear that the Township has a significant flood hazard due to the high sloped banks and the types of soil extending away from the rivers.

WETLANDS




EAGLE TOWNSHIP MICHIGAN

FLOOD HAZARD BOUNDARIES

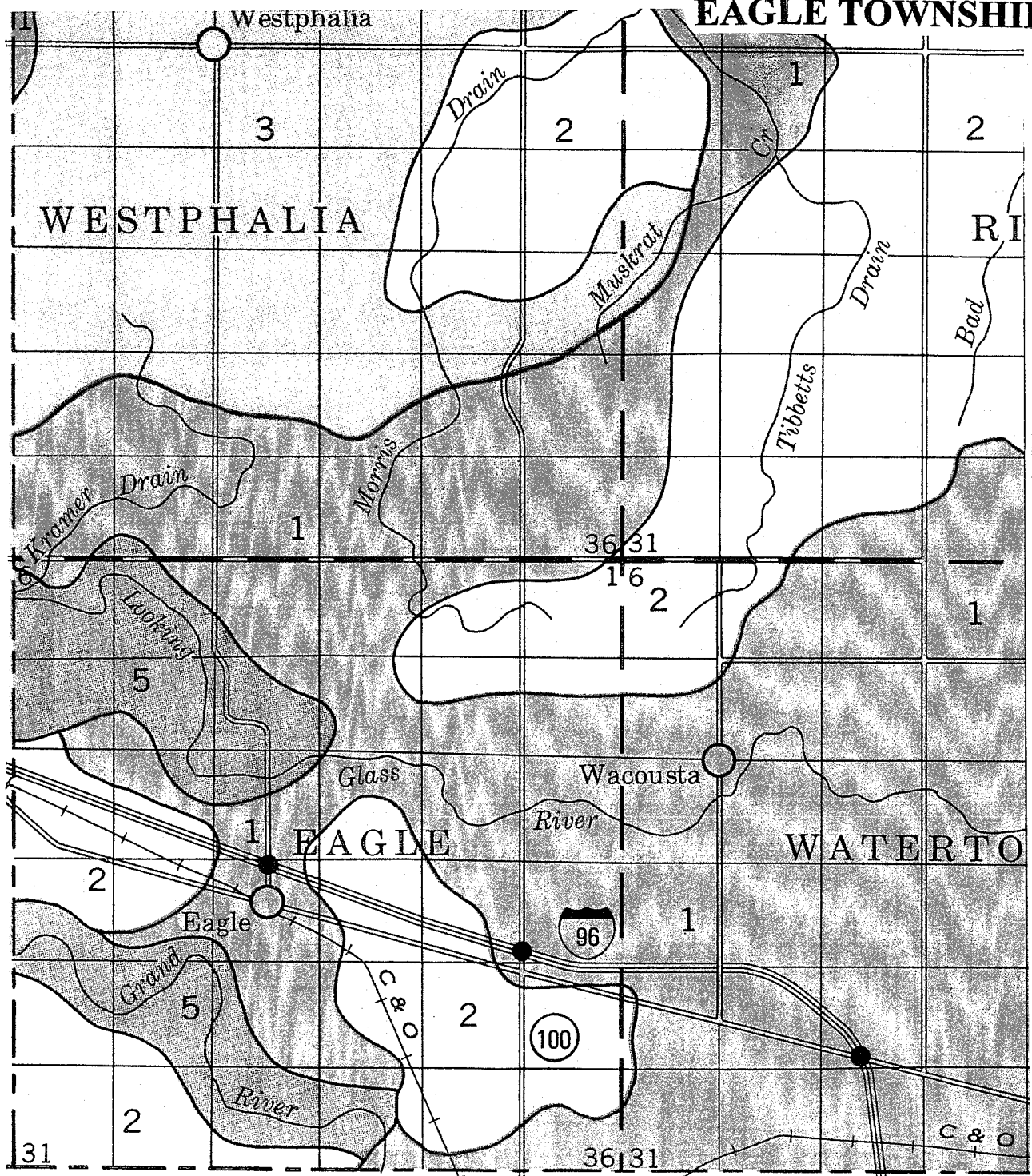


 GRAVEL PIT (QUARRY)

 FLOOD AREA - IDENTIFIED BY SOIL TYPES & 1968-69 CORPS OF ENGINEERS FLOOD PLAIN INFORMATION REPORTS FOR THE LOOKING GLASS RIVER AND GRAND RIVER

EAGLE TOWNSHIP

WATERTOWN TOWNSHIP



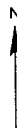
SOIL ASSOCIATIONS

- 1 Marlette-Capac-Parkhill association: Well drained to very poorly drained, nearly level to steep sandy loams to clay loams on moraines and till plains
- 2 Capac-Parkhill-Marlette association: Very poorly drained to well drained, nearly level and gently sloping loams on till plains
- 3 Blount-Sims-Morley association: Very poorly drained to well drained, nearly level to sloping loams and silty clay loams on till plains and moraines
- 4 Boyer-Marlette-Houghton association: Well drained and moderately well drained, gently sloping to steep loamy sands to loams on moraines and very poorly drained muck in depressions
- 5 Boyer-Wasepi-Spinks association: Well drained and somewhat poorly drained, nearly level to moderately steep loamy sands and sandy loams on outwash plains, on terraces, and in old glacial drainageways
- 6 Sebawa-Matheron-Boyer association: Very poorly drained to somewhat poorly drained, nearly level loams in depressions and well drained, gently sloping loamy sands on terraces
- 7 Sloan-Houghton-Cohoctah association: Poorly drained and very poorly drained, nearly level loams and muck on flood plains
- 8 Houghton-Gilford-Adrian association: Very poorly drained, nearly level muck and sandy loams in old lake basins and in depressed drainageways

Compiled 1977

MAP VIII-3

GENERAL SOIL MAP



CLINTON COUNTY SOIL CLASSIFICATION SURVEY

TABLE 9.—Engineering interpretations of soils for sanitary facilities and building site development
 The soils in submapping units may have different properties and limitations, and for this reason it is necessary to follow carefully the instructions for referring to other series as indicated. "Seepage," "Area reclaim," and some other special terms used in this table are defined in the "Glossary" at the back of this survey

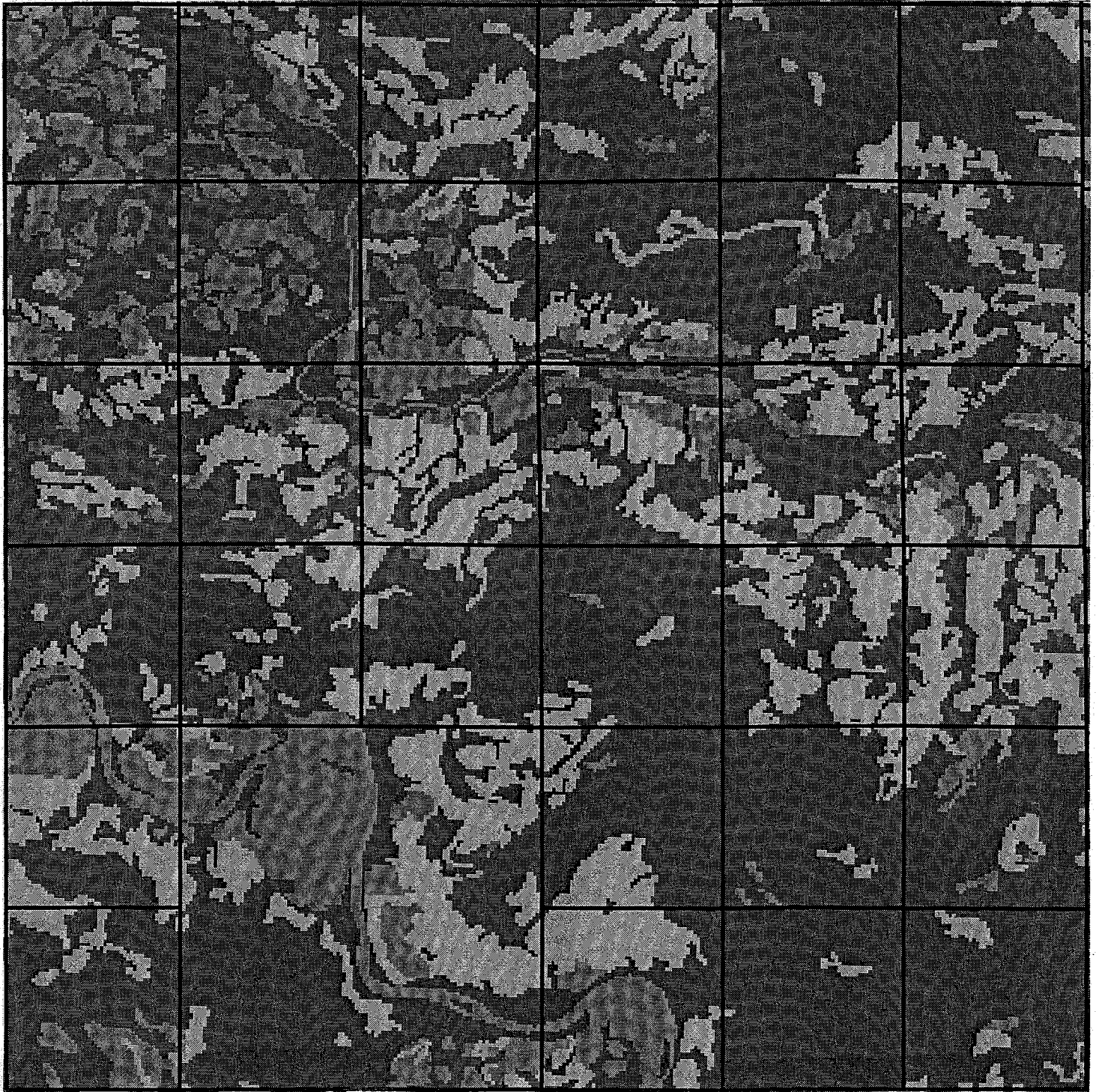
Soil series and map symbols	Degree and kind of limitation for—							Suitability as source of daily cover for landfill	
	Septic tank absorption fields	Sewage lagoons	Sanitary landfill (trench)	Sanitary landfill (area)	Local roads and streets	Shallow excavations	Dwellings without basements		Dwellings with basements
Adrian: Ad	Severe: wetness; floods.	Severe: seepage; excess humus.	Severe: wetness; seepage; floods.	Severe: wetness; seepage; floods.	Severe: wetness; unstable organic material.	Severe: wetness; unstable organic material; floods.	Severe: wetness; low strength; floods.	Severe: wetness; low strength; floods.	Severe: wetness; low strength; floods.
Bixby: BbA	Slight	Severe: seepage	Severe: seepage	Slight	Moderate: frost action.	Moderate: cutbanks cave.	Moderate: frost action.	Slight	Fair: thin layer; area reclaim.
Borrow land: Bb Properties to be treated; onsite inspection needed.									
*Boyer: BbB	Slight	Severe: seepage	Severe: seepage	Severe: seepage	Moderate: frost action.	Severe: cutbanks cave.	Moderate: frost action.	Slight	Fair: thin layer; area reclaim.
BnC	Moderate: slope.	Severe: seepage	Severe: seepage	Severe: seepage	Moderate: slope; frost action.	Severe: cutbanks cave.	Moderate: slope; frost action.	Moderate: frost action; slope.	Fair: thin layer; area reclaim.
BbB	Slight	Severe: seepage	Severe: seepage	Severe: seepage	Moderate: frost action.	Severe: cutbanks cave.	Moderate: frost action.	Slight	Fair: thin layer; area reclaim.
BbC	Moderate: slope.	Severe: seepage	Severe: seepage	Severe: seepage	Moderate: slope; frost action.	Severe: cutbanks cave.	Moderate: slope; frost action.	Moderate: slope	Fair: thin layer; area reclaim.
BbD For Spinks part of BbD, see Spinks series.	Severe: slope	Severe: seepage	Severe: seepage	Severe: seepage	Severe: slope	Severe: cutbanks cave; slope.	Severe: slope	Severe: slope	Poor: slope.
*Brady: BrA For Bronson part, see Bronson series.	Severe: wetness.	Severe: seepage; wetness.	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: frost action.	Severe: wetness; cutbanks cave.	Severe: wetness; frost action.	Severe: wetness; frost action.	Fair: thin layer; area reclaim.
Bronson Mapped only in a complex with Brady soils.	Severe: wetness.	Severe: seepage; wetness.	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: frost action.	Severe: wetness; cutbanks cave.	Severe: frost action.	Moderate: wetness.	Fair: thin layer; area reclaim.
*Capac: CaA	Severe: wetness; percs slowly.	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action.	Severe: wetness	Severe: frost action; wetness.	Severe: frost action; wetness.	Fair: thin layer; area reclaim.
ChB For Marlette part of ChB, see MaB of Marlette series.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods; seepage.	Severe: wetness; floods; seepage.	Severe: floods; frost action; wetness.	Severe: wetness; floods.	Severe: wetness; frost action.	Severe: floods; wetness; frost action.	Good.
Coloctah: Ch	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; frost action; low strength.	Severe: wetness; floods; cutbanks cave.	Severe: wetness; frost action; low strength.	Severe: wetness; floods; low strength.	Poor: wetness; floods.
Colwood: Co, Cp	Severe: wetness; floods.	Severe: wetness; excess humus; seepage.	Severe: wetness; floods; seepage.	Severe: wetness; floods; seepage.	Severe: wetness; unstable organic material.	Severe: wetness; unstable organic material; cutbanks cave.	Severe: wetness; unstable organic material; frost action.	Severe: wetness; unstable organic material; frost action.	Poor: excess humus; seepage; hard to pack.
Edwards: Ed	Severe: wetness; floods.	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: frost action.	Severe: wetness; cutbanks cave.	Severe: wetness; frost action.	Severe: wetness; frost action.	Poor: wetness.
Gilford: Gf	Severe: wetness.	Severe: seepage	Severe: seepage	Severe: seepage	Moderate: frost action.	Slight	Moderate: frost action.	Moderate: frost action; slope.	Good.
Hillsdale: HaB	Slight	Severe: seepage	Severe: seepage	Severe: seepage	Moderate: frost action; slope.	Moderate: slope	Moderate: frost action; slope.	Severe: slope	Fair: slope.
Hillsdale: HcC	Moderate: slope.	Severe: seepage; slope.	Severe: seepage	Severe: seepage	Severe: wetness; unstable organic material; frost action.	Severe: wetness; unstable organic material; cutbanks cave.	Severe: wetness; unstable organic material; frost action.	Severe: wetness; unstable organic material.	Poor: excess humus; hard to pack; wetness.
Houghton: Ho	Severe: wetness; floods.	Severe: wetness; excess humus; seepage.	Severe: wetness; seepage; floods.	Severe: wetness; seepage; floods.	Severe: frost action; low strength.	Severe: wetness; cutbanks cave.	Severe: wetness; frost action; low strength.	Severe: wetness; low strength.	Good.
Kibbie: KbA	Severe: wetness.	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action; low strength.	Severe: wetness; cutbanks cave.	Severe: wetness; frost action; low strength.	Severe: wetness; low strength.	Poor: wetness; floods.
Lenawee: Ls	Severe: wetness; percs slowly.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: frost action.	Severe: wetness; frost action.	Severe: wetness; frost action.	Severe: wetness; floods.	Poor: wetness; floods.

TABLE 9.—Engineering interpretations of soils for sanitary facilities and building site development—Continued

Soil series and map symbols	Degree and kind of limitation for—							Degree and kind of limitation for—Continued				Suitability as source of daily cover for landfill
	Septic tank absorption fields	Sewage lagoons	Sanitary landfill (trench)	Sanitary landfill (area)	Local roads and streets	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings			
Mariette: M6b	Moderate: percs slowly.	Moderate: seepage; slope.	Slight	Slight	Moderate: frost action.	Slight	Moderate: frost action.	Slight	Moderate: frost action; slope.	Fair: too clayey.		
McC, M6C3	Moderate: slope.	Severe: slope	Slight	Moderate: slope	Moderate: frost action; slope.	Moderate: slope	Moderate: frost action; slope.	Moderate: slope	Severe: slope	Fair: slope; too clayey.		
M6d, M6E	Severe: slope	Severe: slope	Moderate: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Poor: slope.		
Matherton: M6A	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: frost action.	Severe: cutbanks cave.	Severe: frost action; wetness.	Severe: wetness	Severe: frost action; wetness.	Fair: thin layer; area reclaim.		
*Metamora: M6A For Capac part, see Capac series.	Severe: wetness.	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action.	Severe: wetness.	Severe: frost action.	Severe: wetness	Severe: wetness; frost action.	Good.		
Metea: Mapped only in complex with Spinks soils.												
Metea part of 5B	Moderate: percs slowly; slope.	Moderate: seepage.	Slight	Slight	Moderate: frost action.	Slight	Moderate: frost action.	Slight	Moderate: frost action; slope.	Fair: too sandy; area reclaim.		
Metea part of 5C	Moderate: percs slowly; slope.	Severe: slope	Slight	Moderate: slope	Moderate: frost action.	Moderate: slope	Moderate: frost action; slope.	Moderate: slope	Severe: slope	Fair: too sandy; area reclaim.		
Oshetemo: O5B	Slight ¹	Severe: seepage	Severe: seepage	Severe: seepage	Slight	Severe: cutbanks cave.	Slight	Slight	Moderate: slope	Poor: seepage.		
O1C	Moderate: slope.	Severe: seepage	Severe: seepage	Severe: seepage	Moderate: slope; frost action.	Severe: cutbanks cave.	Moderate: frost action; slope.	Moderate: slope	Severe: slope	Poor: seepage.		
*Owosso: O6B For Mariette part, see M6B of Mariette series.	Severe: percs slowly.	Severe: seepage	Slight	Slight	Moderate: frost action.	Slight	Moderate: frost action.	Slight	Moderate: frost action; slope.	Good.		
O1C For Mariette part, see M6C of Mariette series.	Severe: percs slowly.	Severe: slope; seepage.	Slight	Moderate: slope	Moderate: slope; frost action.	Moderate: slope.	Moderate: frost action; slope.	Moderate: slope	Severe: slope	Fair: slope.		
O1D For Mariette part, see M6D of Mariette series.	Severe: slope; percs slowly.	Severe: slope; seepage.	Moderate: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Poor: slope.		
Palms: P6	Severe: wetness; floods.	Severe: organic material; wetness; seepage.	Severe: wetness; floods; seepage.	Severe: wetness; floods; seepage.	Severe: wetness; unstable organic material.	Severe: wetness; floods; organic material.	Severe: wetness; floods; low strength.	Severe: wetness; floods; low strength.	Severe: wetness; floods; low strength.	Poor: excess humus; hard to pack; wetness.		
Parkhill: P1	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: frost action; wetness; floods.	Severe: wetness; floods.	Severe: wetness; frost action; floods.	Poor: wetness.		
Sebawa: 5b	Severe: wetness; floods.	Severe: wetness; floods; seepage.	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: wetness; frost action.	Severe: wetness; cutbanks cave; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Poor: wetness.		
*Shoals: S1 For Sloan part, see Sloan series.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; frost action.	Severe: wetness; cutbanks cave; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Poor: wetness.		
Sloan Mapped only in a complex with Shoals soils.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; floods.	Severe: wetness; frost action.	Severe: wetness; floods.	Severe: wetness; frost action.	Severe: wetness; floods.	Severe: wetness; frost action; floods.	Good.		
*Spinks: 5b, 5B For Metea part of 5B, see Metea series.	Slight ¹	Severe: seepage	Severe: seepage	Severe: seepage	Slight	Severe: cutbanks cave.	Slight	Slight	Slight	Poor: too sandy; seepage.		
5C, 51C For Metea part of 51C, see Metea series.	Moderate: slope.	Severe: seepage; slope.	Severe: seepage	Severe: seepage	Moderate: slope	Severe: cutbanks cave.	Moderate: slope	Moderate: slope	Severe: slope	Poor: too sandy; seepage.		
Spinks part of 6pD	Severe: slope	Severe: slope; seepage.	Severe: seepage	Severe: seepage	Severe: slope	Severe: cutbanks cave; slope.	Severe: slope	Severe: slope	Severe: slope	Poor: too sandy; seepage; slope.		
Tuscola: T6A	Severe: wetness.	Severe: wetness	Moderate: wetness.	Moderate: wetness.	Severe: frost action; strength.	Severe: cutbanks cave; cutbanks cave.	Severe: frost action; low strength.	Severe: wetness; low strength.	Severe: frost action; low strength.	Fair: thin layer; area reclaim.		
Wasopi: W6A	Severe: wetness.	Severe: wetness	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: frost action.	Severe: wetness; cutbanks cave.	Severe: frost action; low strength.	Severe: wetness	Severe: frost action; wetness.	Fair: thin layer; area reclaim.		
Wasopi variant: W6A	Severe: wetness.	Severe: seepage; wetness.	Severe: wetness; seepage.	Severe: wetness; seepage.	Severe: frost action.	Severe: wetness; cutbanks cave.	Severe: frost action; low strength.	Severe: wetness	Severe: frost action; wetness.	Fair: thin layer; area reclaim.		
Winneshek: W6A	Severe: depth to bedrock; wetness.	Severe: depth to bedrock; wetness.	Severe: depth to bedrock; wetness.	Severe: depth to bedrock; wetness.	Severe: frost action; depth to bedrock.	Severe: wetness; bedrock; wetness.	Severe: frost action; depth to bedrock.	Severe: depth to bedrock; wetness.	Severe: frost action; depth to bedrock; wetness.	Poor: area reclaim.		
	Severe: depth to bedrock.	Severe: seepage	Severe: depth to bedrock; seepage.	Severe: depth to bedrock; seepage.	Moderate: depth to bedrock; frost action.	Severe: depth to bedrock.	Moderate: depth to bedrock; frost action.	Severe: depth to bedrock.	Moderate: depth to bedrock; frost action.	Fair: too clayey; thin layer.		

¹ Possible contamination of shallow water supplies.

SLOPES

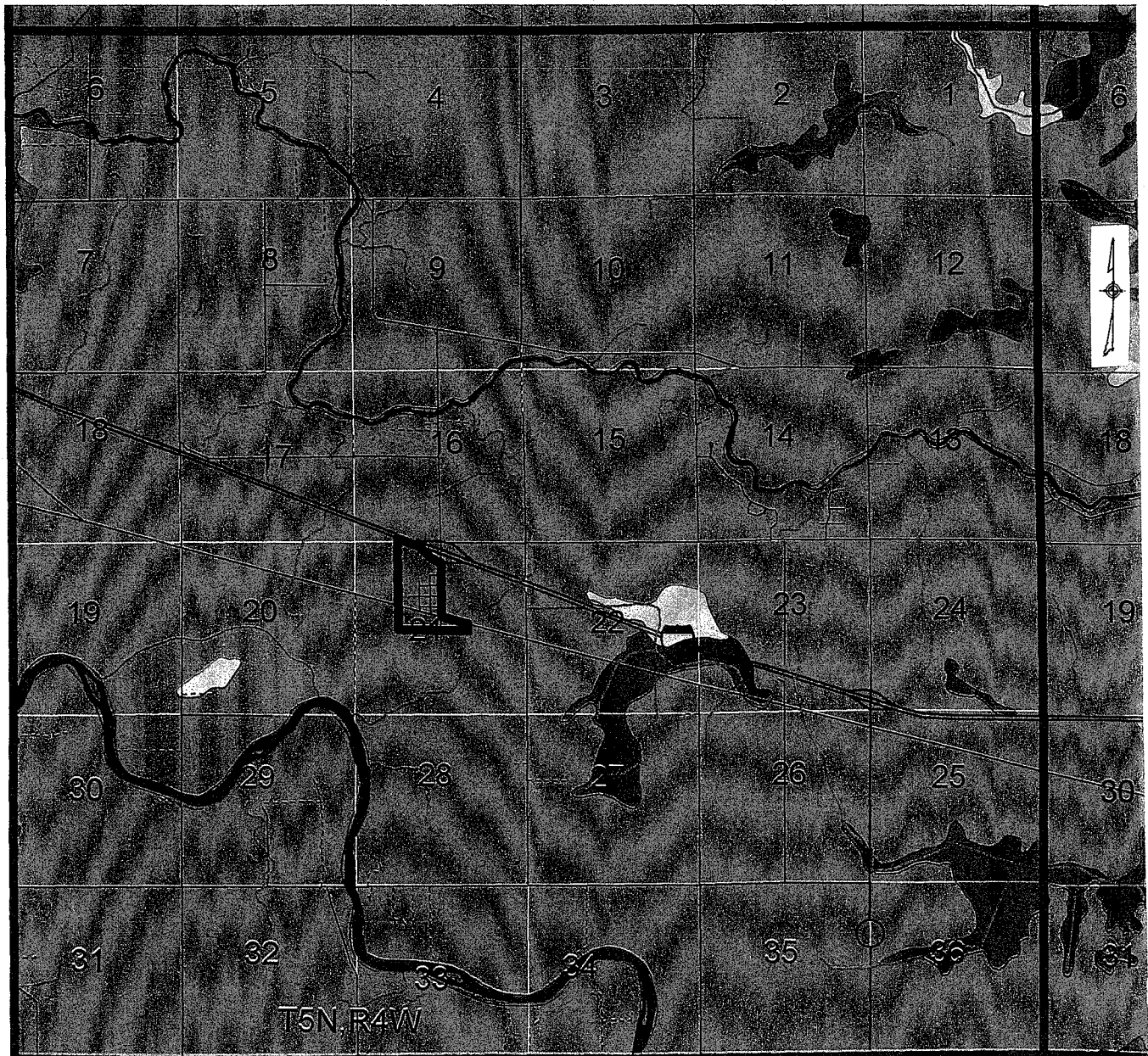


- no data
- Severe
- Moderate
- Slight
- Too Variable To Rate

















**EAGLE TOWNSHIP
MICHIGAN**



PRESETTLEMENT VEGETATION – CIRCA 1800



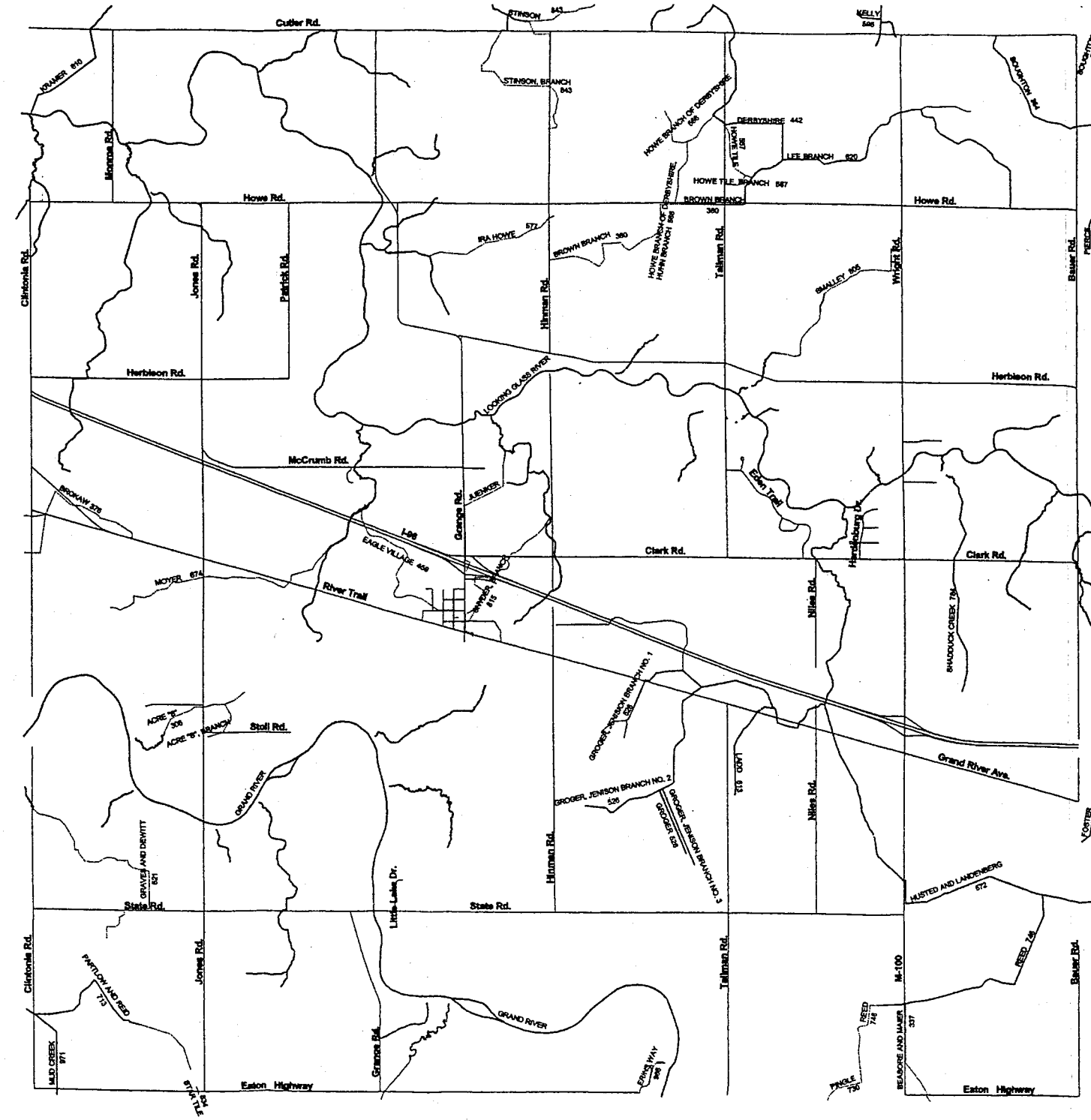
LEGEND

- | | |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  BEECH-SUGAR MAPLE FOREST |  Political Boundary |
|  LAKE/RIVER |  Rivers |
|  MIXED CONIFER SWAMP |  Drains and Intermit. Streams |
|  MIXED HARDWOOD SWAMP |  Rivers and Streams |
|  MIXED OAK FOREST |  Two-Track/Seasonal |
|  OAK-HICKORY FOREST |  Highways |
|  SHRUB SWAMP/EMERGENT MARSH |  Streets |
|  WHITE PINE-MIXED HARDWOOD FORES |  County Roads |

**EAGLE
TOWNSHIP**

EAGLE TOWNSHIP

MAP VIII-7
COUNTY DRAINS



- DRAINS**
- County Closed
 - County Open
 - Natural watercourse
 - Private Closed
 - Private Open
 - STREET CENTERLINES



DESIGNED BY: JAMES W. HANCOCK, INC.
DATE: 1987
SCALE: AS SHOWN
PROJECT: COUNTY DRAINS
DRAWN BY: JAMES W. HANCOCK, INC.



EAGLE TOWNSHIP



MAP VIII-8 TOPOGRAPHY

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County Engineer



CONTOURS - 5 FOOT INTERVALS

SECTION IX

EAGLE TOWNSHIP RESIDENT SURVEY

BACKGROUND

In November 2000, Eagle Township undertook a program to prepare a Comprehensive Development Plan. One of the features of the planning process was to have a Township wide survey of residents to obtain their input on the existing development and services and to draw on their visions for what the future Township should look like. The Township Board and the Planning Commission initiated the survey during April, 2001. A survey questionnaire was designed and distributed to residents in Eagle Township and Eagle Village as a part of the process for preparing a development plan for the future of Eagle Township. The survey is one of the ways that resident involvement can be obtained without attending meetings throughout the planning process. The results of the survey is reported in detail in the report that follows.

SUMMARY OF THE SURVEY

Return Rate: The overall return rate on the survey was 31.1 percent which is considered an exceptional return rate for a community survey and especially a rural township community. This return rate reflects a total of 245 survey questionnaires received out of 789 surveys sent by first class mail to Township residents in April 2001. The high degree of interest may have been a result of the recent zoning case with the manufactured home community proposed for the Township. In any event, the response rate and the high number of responses received indicate a real interest in the future of the Township. There were four questionnaires that were undeliverable.

Information about the Respondents: The age category 46-59 responded to the survey the heaviest with 93 returns or 38.0 percent of the total questionnaires received. There were no responses in the age group under 21 years. Only six of the returns contained no information on the questions of age, residence, location or employment. There was a preponderance of returns from single family residences which was to be expected and is very typical of the housing residency patterns of the Township. Under the employment question, the large number of respondents in the "other" category were actually retired persons in the 60 and older age group. The large number of respondents working in Lansing could suggest that although a rural area, the community functions as a bedroom community to Lansing.

Questions (1-12): In general, these were the three statements which had the *most support* in all of the surveys:

- ◆ Farmland is an important part of the Township and should be protected from development
- ◆ It is beneficial for the County and the Township to research alternatives for the purchase of development rights to preserve farmland and open space.
- ◆ Eagle Township should have its own zoning ordinance.

The respondents throughout the questionnaire held a great deal of support for preserving the rural

characteristics and atmosphere of the farming community. The responses from the above statements indicate the object of preservation and the means (through zoning) to control and guide growth and development in order to keep the rural environment and feeling.

The statements which, in general, received the *least amount of support* across all of the surveys were:

- ◆ The Township should encourage more commercial and industrial growth.
- ◆ The Township should provide more parks and recreation programs and projects.

These two statements received a low amount of support which is indicative to the rural characteristics of the Township where residence are on large lots and additional public recreation facilities are believed to be unnecessary. Also, the desire to discourage commercial and industrial growth would support the mobility of the residents of the Township and the wish to keep the small community and rural characteristics of the community.

Question 13: Rank the following list of *Land Use Issues* from the most important (1) to the least important (8). *Use each number only once.* Overall, the responses *Planning & Growth Management* and *Agricultural Preservation* were at the top of the list along with *Environmental Protection* and *Road System*. At the bottom of the list was *Jobs/Economic Development*.

Question 14: Rank the following list of *Environmental Issues* from the most important (1) to the least important (4). *Use each number only once.* Each survey ranked *protection of groundwater* as the most important and the *cleaning up/restoring polluted rivers, streams, lakes and industrial sites* as the least important.

Question 15: Consider each of the following areas which the Township may choose to address and indicate the importance of each on a scale of 1 (*urgent*) to 4 (*not important*). *Numbers may be used more than once.* Each survey ranked *Agricultural Preservation*, *Water Quality*, and *Zoning Code Enforcement* as the most important issues to be addressed.. *Recreation* and *Public Sewer* were ranked least important in most surveys.

Question 16: *Eagle Township can best be described as a . . .Farming Community* was the most popular response to this statement.

Question 17: *In ten years, I would like Eagle Township to be a...Farming Community* was again the most popular response to this statement. There were a few respondents that switched their response to *Rural Residential Community*. Consideration of the Township as a suburb was not significant choice.

Question 18: *House lots must now be at least one (1) acre in size. The minimum lot size should be...One (1) acre* was selected most frequently as the preferred size of residential lots. Very few respondents chose the smaller options of 1/2 or 3/4 an acre as the lot size.

General Statements About the Open-Ended Questions

The favorite things people liked about Eagle township included the rural atmosphere and country living, the peace and quiet, the open farmlands, friendly people and the small town atmosphere. Highway access and location were other frequently indicated responses. Several respondents indicated they liked being close to Lansing but far enough away to not be impacted by the urban environment and activity of Lansing.

Planning, land management, and zoning were highly supported on the fill in the blank questions. A large number of responses was made in regards to restricting or denying development for trailer or mobile home parks. Restricting or controlling growth of commercial and industrial uses was commented on by several respondents. Fire service was noted for its good features as well as for the limitations of access due to the railroad cutting across the service response area.

In addition to the numerous comments in support of environmental issues, traffic and junk yard received considerable attention by residents. Very few comments were made about programs for children or in regards to the school systems serving the Township. There appears to be little support for public water or sewer systems in the Township. General support for the work and the efforts of the Township leadership, Board and Planning Commission appeared in a number of the responses to several of the open-ended questions.

One statement appeared on a questionnaire that offers a thought provoking concept for consideration. A respondent commented in Question number 20 that the Township must deal with urban problems with a rural budget. This is a reality of growth and new development that rural communities are facing and being challenged to meet future needs.

Finally, only a limited amount of the responses are listed in this Section due to space. The complete summary of the open ended questions is provided in the Appendix of this Plan as well as in a report issued separately early in the planning process.

GENERAL SURVEY RESULTS

The following sections report on the results of the survey.

Please tell us a little bit about yourself. Please choose only *one* in each category.

AGE	<21	21-26	27-35	36-45	46-59	60 and older	Missing
Number of Responses	0	1	23	55	93	67	6
Percent (%) of Total	0.0	0.4	9.4	22.4	38.0	27.3	2.5

RESIDENCE	Single Family Home	Apartment	Mobile/ Manufactured Home	Missing
Number of Responses	236	1	2	6
Percent (%) of Total	96.3	0.4	0.8	2.5

LOCATION	Eagle Township	Village of Eagle	Other Jurisdiction	Missing
Number of Responses	229	8	0	8
Percent (%) of Total	93.4	3.3	0.0	3.3

LOCATION OF EMPLOYMENT	Eagle Township	Grand Ledge	Lansing	Other	Missing
Number of Responses	15	15	91	107	17
Percent (%) of Total	6.1	6.1	37.2	43.7	6.9

SURVEY QUESTION RESPONSES

Please indicate whether you (1) strongly agree, (2) agree, (3) disagree, or (4) strongly disagree with the statement made by circling the number on the right (if you don't know, do not answer the question).

Question #1: Farmland is an important part of the Township and should be protected from development.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Responses	148	81	8	6	2
Percent (%) of Total	60.4	33.1	3.3	2.4	0.8

Question #2: The Township should encourage more commercial and industrial growth.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Responses	12	34	74	124	1
Percent (%) of Total	4.9	13.9	30.2	50.6	0.4

Question #3: The Township should provide more parks and recreation programs and projects.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Responses	31	91	84	37	2
Percent (%) of Total	12.7	37.1	34.3	15.1	0.8

Question #4: When new subdivisions are proposed, the Township and County should encourage creative designs with more open space.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Responses	126	71	19	21	8
Percent (%) of Total	51.4	29.0	7.7	8.6	3.3

Question #5: We are satisfied with the fire protection provided.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Responses	50	122	39	20	14
Percent (%) of Total	20.4	49.8	15.9	8.2	5.7

Question #6: We are satisfied with the emergency medical services provided.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Responses	35	130	48	15	17
Percent (%) of Total	14.3	53.1	19.6	6.1	6.9

Question #7: We support careful management of growth, even if it means more regulation of my land.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Persons	78	108	25	25	9
Percent (%) of Total	31.8	44.1	10.2	10.2	3.7

Question #8: We feel it is beneficial for the County and the Township to research alternatives for the purchase of development rights to preserve farmland and open space.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Persons	141	77	14	6	7
Percent (%) of Total	57.6	31.4	5.7	2.5	2.8

Question #9: The possibility of sanitary sewer service in river access subdivisions should be researched.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Persons	102	94	20	19	10
Percent (%) of Total	41.6	38.4	8.2	7.7	4.1

Question #10: We think the County Zoning Ordinance should be amended to have more strict development regulations.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Persons	141	62	11	15	16
Percent (%) of Total	57.6	25.3	4.5	6.1	6.5

Question #11: Better regulations are needed for the reclamation of sand and gravel operations.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Persons	62	103	31	7	42
Percent (%) of Total	25.3	42.0	12.7	2.8	17.2

Question #12: Eagle township should have its own Zoning Ordinance.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Missing
Number of Persons	124	87	11	13	10
Percent (%) of Total	50.6	35.5	4.5	5.3	4.1

Question #13: Rank the following list of *Land Use Issues* from the most important (1) to the least important (8). Use each number only once.

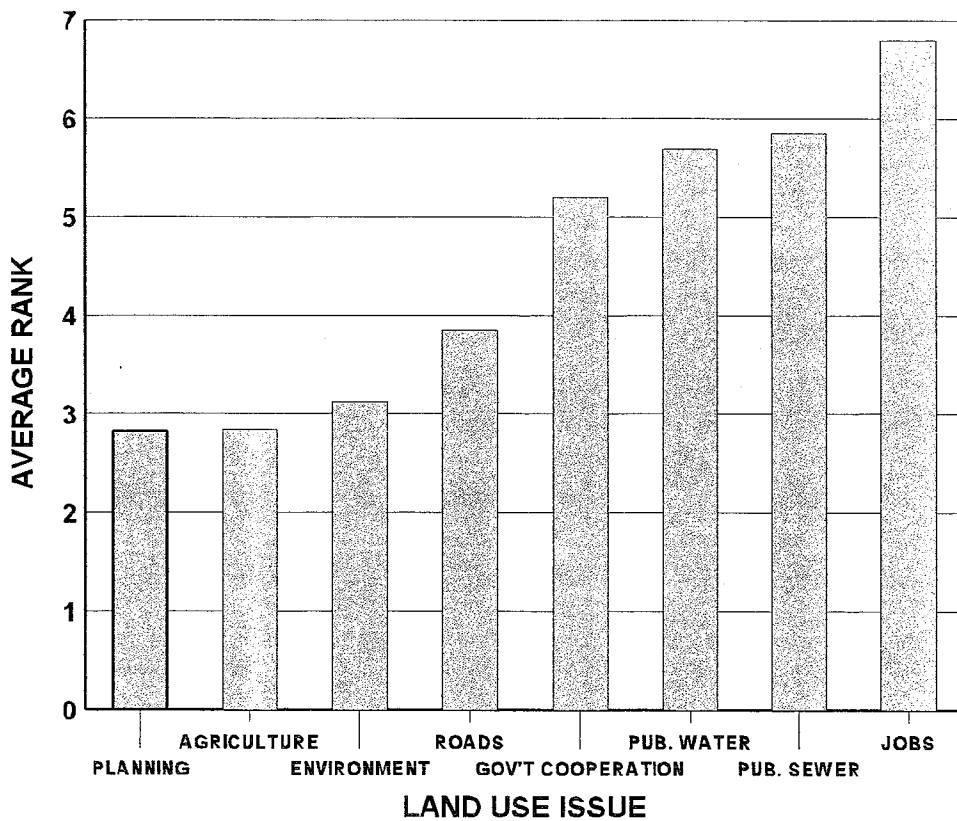
Ranking (1-8)	1	2	3	4	5	6	7	8	
Planning & Growth Management	71	46	44	38	8	15	10	2	# of responses
	29.0	18.8	18.0	15.5	3.3	6.1	4.1	0.8	% of total
Public Water System	6	11	15	21	31	50	65	28	# of responses
	2.5	4.5	6.1	8.6	12.6	20.4	26.5	11.4	% of total
Jobs/Economic Development	1	4	4	9	17	50	39	104	# of responses
	0.4	1.6	1.6	3.7	6.9	20.4	15.9	43.4	% of total
Cooperation between Local Governments	17	15	27	49	42	25	27	28	# of responses
	6.9	6.1	11.0	20.0	17.1	10.2	11.0	11.4	% of total
Road System	34	32	37	35	51	18	14	9	# of responses
	13.9	13.1	15.1	14.3	20.8	7.3	5.7	3.7	% of total
Environmental Protection	40	59	49	30	27	10	8	4	# of responses
	16.3	24.1	20.0	12.2	11.0	4.1	3.3	1.6	% of total
Public Sewer System	8	10	13	22	23	47	57	48	# of responses
	3.3	4.1	5.3	8.9	9.4	19.2	23.3	19.6	% of total
Agricultural Preservation	65	57	39	25	22	11	7	4	# of responses
	26.5	23.3	15.9	10.2	9.0	4.5	2.9	1.6	% of total

There were 227 to 234 valid responses to each of the variables in Question 13. This is approximately 94.2% of all survey respondents. Note: There were 11 to 18 questionnaires that respondents did not fill in completely and were unusable.

Question #13: Land Use Issues	Average Ranking
Planning and Growth Management	2.82
Agricultural Preservation	2.84
Environmental Protection	3.12
Road System	3.85
Cooperation between Local Governments	5.20
Public Water System	5.69
Public Sewer System	5.85
Jobs/ Economic Development	6.80

QUESTION #13

AVERAGE RANK OF LAND USE ISSUES (1-8)



Question #14: Rank the following list of *Environmental Issues* from most important (1) to least important (4). Use each number only once:

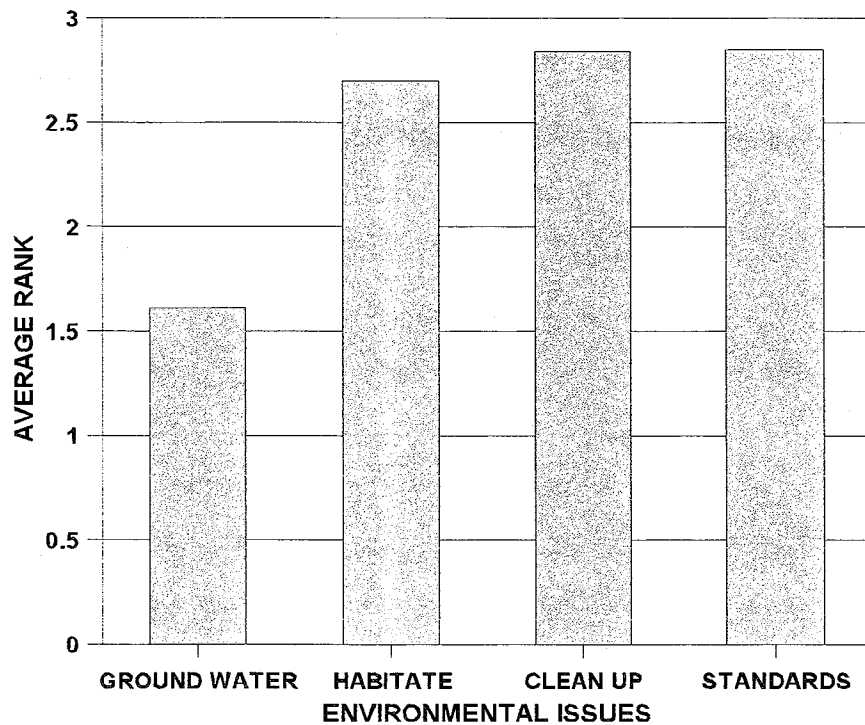
Ranking (1-4)	1	2	3	4	
Protecting Ground Water	137	63	28	8	# of Respondents
	55.9	25.7	11.4	3.3	% of Total
Protecting Wildlife Habitats...	25	77	60	61	# of Respondents
	10.2	31.4	24.5	24.9	% of Total
Cleaning up/ Restoring polluted Rivers	20	57	86	63	# of Respondents
	8.2	23.3	35.1	25.7	% of Total
Developing and enforcing...protection standards	48	34	48	94	# of Respondents
	19.6	13.8	19.6	38.4	% of Total

There were from 223 to 236 valid responses to each variable in Question 14.

Question #14: Environmental Issues	Average Ranking
Protecting ground water, rivers, and streams from contamination & soil erosion	1.61
Protecting wildlife habitats and wetlands	2.70
Cleaning up/restoring polluted rivers, streams, lakes, and industrial sites	2.84
Developing and enforcing strong, uniform environmental protection standards	2.85

QUESTION #14

AVERAGE RANK OF ENVIRONMENTAL ISSUES



Question #15: Consider each of the following areas which the Township may choose to address and indicate the importance of each on a scale of 1 (*urgent*) to 4 (*not important*). Numbers may be used more than once:

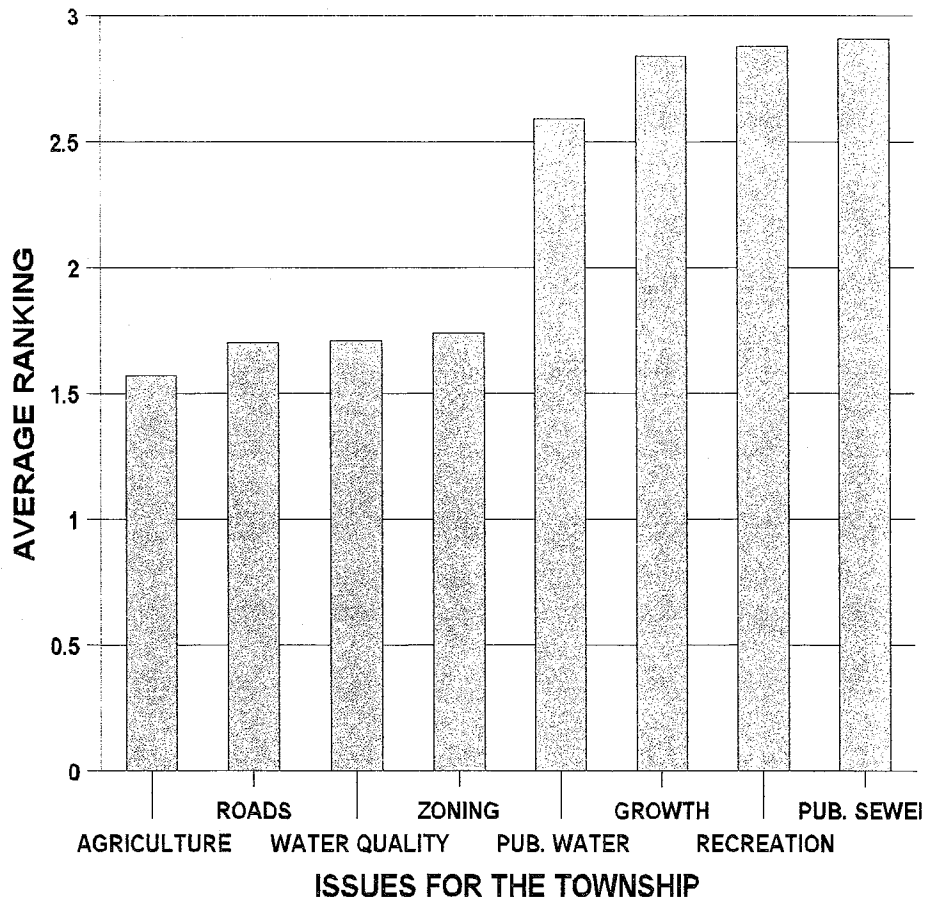
Ranking (1-4)	1	2	3	4	
Public Sewer	23	62	64	87	# of Responses
	9.4	25.3	26.1	35.5	% of Total
Water Quality (ground, river, environ)	102	99	27	4	# of Responses
	41.6	40.4	11.0	1.6	% of Total
Zoning Code Enforcement	115	75	37	7	# of Responses
	46.9	30.6	15.1	2.9	% of Total
Road Maintenance	94	114	25	0	# of Responses
	38.4	46.5	10.2	0.0	% of Total
Recreation Facilities	16	61	94	64	# of Responses
	6.5	24.9	38.4	26.1	% of Total
Agricultural Preservation	131	79	24	30	# of Responses
	53.5	32.2	9.8	12.2	% of Total
Public Water	39	74	64	57	# of Responses
	15.9	30.2	26.1	23.3	% of Total
Commercial & Industrial Growth	44	40	61	91	# of Responses
	17.9	16.3	24.9	37.1	% of Total

There were 232 to 239 valid responses to each of the variables in Question 15.

Question #15: Issues for the Township to Address	Average Ranking
Agricultural Preservation	1.57
Road Maintenance	1.70
Water Quality Issues	1.71
Zoning Code Enforcement	1.74
Public Water	2.59
Commercial and Industrial Growth	2.84
Recreation	2.88
Public Sewer	2.91

QUESTION #15

IMPORTANCE OF ISSUES FOR THE TOWNSHIP



Question #16: Eagle Township can best be described as a:

	Number of Responses	Percent (%) of Total
Farming Community	150	61.2
Rural Residential Community	92	37.5
Suburb	1	0.4

There were 243 valid responses to Question 16.

Question #17: In ten years, I would like Eagle Township to be a:

	Number of Responses	Percent (%) of Total
Farming Community	140	57.1
Rural Residential Community	102	41.6
Suburb	1	0.4

There were 243 valid responses to Question 17.

Question #18: House lots must now be at least one (1) acre in size. The minimum lot size should be:

	Number of Responses	Percent (%) of Total
1/2 Acre	13	5.3
3/4 Acre	12	4.9
1 Acre	146	59.6
2 Acres	40	16.3
5 or more Acres	24	9.8

There were 235 valid responses to Question 18.

GENERAL SURVEY — OPEN-ENDED QUESTIONS

Question #19: My three favorite things about Eagle Township are:

(Only the Top 6 Responses are listed)

<u>RESPONSE COMMENT</u>	<u>NUMBER OF RESPONSES</u>
▶ Rural Atmosphere/Country Living//Uncongested Atmosphere	86
▶ Quiet//Peaceful	57
▶ Open Agriculture Land//Farmland//Open Space//Land(topo)	58
▶ People//Friendly	53
▶ Small Town//Small Size//Low Density//Quaint	54
▶ Close to Work//Close to Lansing	18

There were 206 respondents that provided comments to Question #19.

Question #20: The biggest problem with Eagle Township is:

(Only the Top 6 Responses are listed)

<u>RESPONSE COMMENT</u>	<u>NUMBER OF RESPONSES</u>
▶ Planning & Zoning//Land Management//Need Master Plan	43
▶ Trailer Parks//Mobile Homes	34
▶ Poor Roads//Rough Roads & Shoulders//road dust control//snow removal	31
▶ Unplanned Growth//Sprawl//Urban Growth along I-96//Challenge of tackling urban sprawl	23
▶ Fire Service//Railroad between residence and Fire Service	9
▶ Commercial Growth//Commercial interest too strong//no economic growth	9

There were 192 respondents that provided comments for Question #20.

Question #21: Which Township Services (if any) should be expanded or created?

(Only the Top 6 Responses are listed)

<u>RESPONDENTS COMMENTS</u>	<u>NUMBER OF RESPONSES</u>
▶ Fire Protection//law enforcement/Emergency services	30
▶ No comments//None/Status Quo	23
▶ Planning & Zoning	20
▶ Pave roads//Road maintenance	16
▶ Sewers	10
▶ Water services	10

There were 138 respondents providing comments to Question # 21.

Question #22: If the County revises its Zoning Ordinance, what are the most important issues to address? (Only the Top 6 Responses are listed)

<u>RESPONDENT COMMENT</u>	<u>NUMBER OF RESPONSES</u>
▶ Keep out trailer parks//no mobile homes	67
▶ Control commercial & industrial growth	26
▶ Restrict large subdivisions//control sprawl//subdivisions	17
▶ Keep farmland//don't divide farmland//farm preservation//rural & agricultural preservation//preservation	17
▶ Lot sizes	7
▶ Control growth//restrict growth//growth & development	7

There were 170 respondents who provided comments to question #22

Question # 23: In your opinion, what does Eagle Township need to do (actions or events) to make the future of the Township the one that you would like to see?

<u>RESPONDENTS COMMENTS</u>	<u>NUMBER OF RESPONSES</u>
▶ Planning & zoning//more involvement in zoning decisions//keep standards high//land management//plan//building codes zoning like DeWitt//master plan for growth//zoning ordinance decisions	43
▶ Restrict commercial & industrial growth//stop commercial growth//control commercial & industrial growth	20
▶ Limit mobile home parks//keep mobile homes out//no mobile homes	18
▶ Preserve farmland//keep rural//stop destroying farmland//growth for farming	13
▶ Control growth//slow rural growth//limit growth//let grow but controlled// Prevent too much growth//continue growth for residential	10
▶ Government cooperation//let township govern itself//become a charter township//township take control//strong voice at county// Township board be more assertive//limit sale of land to developers// Represent peoples wishes//more citizen involvement//leadership// more committees//	8

There were 169 respondents making comments to Question # 23.

Question # 24: Additional Comments

There were 111 individual responses to this open ended comment space where residents made comments regarding the views for future needs in the Township and these for the most part differed from the comments and responses made throughout the foregoing survey. The complete list is in the Appendix.

SECTION X

FUTURE LAND USE PATTERNS IN EAGLE TOWNSHIP

Introduction

This section contains a recommended pattern of future land use which recognizes existing development trends, addresses the mission statement of the Comprehensive Development Plan, emphasizes concentration of development, and the maximization of the availability of infrastructure, focuses on the preservation and enhancement of existing development and the reasonable expansion of development adjacent to the Interstate 96 Interchanges.

The future land use plan for Eagle Township illustrates what the next twenty years may reasonably hold for new development in the Township. As development interests expand in the Township, the future land use patterns suggest preservation of the rural, large lot open farmland character. The predominate land use for the Township is to continue the single-family residential uses. New subdivision development should be encouraged to locate outward from the Village of Eagle and in the vicinity of existing subdivision development. Non-residential and business growth should be limited to the M-100 and Grand River Highway Interstate 96 interchange area.

Regional Perspective

Eagle Township, in conjunction with the southern tier of townships in Clinton County, occupies a unique position within the suburbanizing area which surrounds the City of Lansing, East Lansing, Bath Charter Township, DeWitt Charter Township, and Watertown Township. Aggressive and consistent residential growth pressure continues to impact the rural township of Eagle similar to that of Victor, Riley, Bingham, Oneida Township (Eaton County), and Olive. The planning strategies recommended within this document recognize that jurisdictions like Eagle Township must accommodate a reasonable amount of this new development while at the same time researching and adopting policies which preserve and enhance the rural character of their communities.

Compatibility With the Clinton County Comprehensive Development Plan

The Clinton County Comprehensive Development Plan is currently undergoing a complete revision. It is the intent of Eagle Township to support the County's efforts in the revision process and to forward the Township Comprehensive Development Plan to the County for inclusion into their final plan. In a similar manner, Eagle Township could consider suggestions and recommendations from the County regarding the land-use patterns within the Township. It behooves both jurisdictions to coordinate their plans to ensure that the development tools used in implementation achieve maximum effectiveness. The Township's Plan will provide a more detailed strategy and policy direction for the County.

POPULATION PROJECTIONS

Several population projections have been prepared for Clinton County and Eagle township through the year 2020. The Office of the State Demographer prepared a projection in November 1996 for every county in the State of Michigan. Tri-County Regional Planning Commission prepared a regional population forecast as part of a Travel Demand Model for the region which was most recently revised in 1996. Both of these sources were used to produce the chart below. Estimate No. 1 presents the population for Clinton County. Estimates Nos. 2 and 3 are calculations for Eagle Township based on the Clinton County projection. Estimate No. 2 uses a population ratio which increases by 0.4% every five years in relation to the County's estimated population—consistent with the change in population ratios documented by the U.S. Census Survey from 1980-2000. Estimate No. 3 estimates Eagle Township population using a constant rate of 3.63% of the County's estimated population which is the average of the population ratios from 1970-2000. Estimate No. 4 is simply the population projection prepared by the Tri-County Regional Planning Commission noted above. These three population projections for Eagle Township anticipate slow growth for Eagle Township over the next twenty years. Estimate No. 3 projects a population increase of only 75 people (less than 4 each year.). The highest estimate averages an increase of 72 per year. At a glance, several of these estimates seem low.

TABLE X-1

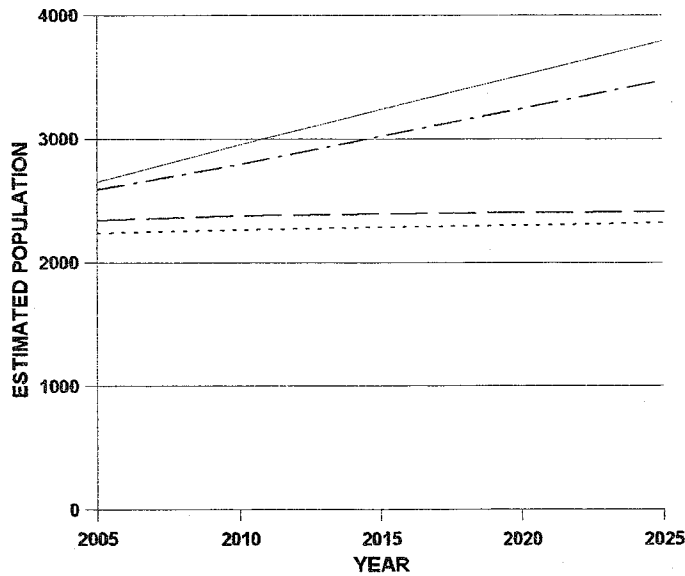
EAGLE TOWNSHIP POPULATION PROJECTIONS Through 2020

Clinton County									
	Census 1970	Census 1980	Census 1990	Census 2000	Projected 2000	Projected 2005	Projected 2010	Projected 2015	Projected 2020
Est#1	48,492	55,893	57,883	64,753	63,400	64,700	65,600	66,100	66,300
Eagle Township									
	Census 1970	Census 1980	Census 1990	Census 2000	Projected 2000	Projected 2005	Projected 2010	Projected 2015	Projected 2020
Est#2	1,694	2,060	2,151	2,332	2,599	2,911	3,214	3,513	3,779
Est#3	1,694	2,060	2,151	2,332	2,301	2,348	2,381	2,399	2,407
Est#4	1,694	2,060	2,151	2,332	2,241	2,243	2,268	2,287	2,305

New home construction can also be used as an indicator of population increases. The housing profile presented information of the number of new houses built in Eagle Township since 1990 and estimated the number of homes in the Township at the end of 2001. It also includes information on the vacancy rate of housing units in the Township and the average number of persons per household for the Township. Using this information, it is possible to consider the impact of market forces on growth estimates and create a fifth population estimate. It should also be noted that the proposed pre-manufactured home development (575 single-family residential units) north of Interstate 96 and west of Grange Road is a unique facet of forecasting and will be treated as an addition to annual projected figures. There will be increased growth as the development progresses and it is estimated that several years will pass before the development is at capacity.

Chart X-1

**POPULATION ESTIMATES
Eagle Township—2000 through 2020**



Since 1990 there has been a yearly average of 16.7 new homes built in Eagle Township through 2001. Utilizing the current household size of 2.74 persons per household from the 2000 U.S. Census and adjusting downward to 2.7 persons per household to reflect the continuing decrease in household size and using the current residential vacancy rate of 0.5 percent, it can be estimated that by the year 2020 there could be approximately 1,204 dwelling units in Eagle Township. This would result in a total population of approximately 3,250 people by the year 2020.

TABLE X-2

TRENDS FOR EAGLE TOWNSHIP

POPULATION (TCRPC)

1990	2000	10 YEAR TREND	2010	2020
2151	2,332	18.1 PER YEAR	2,513	2,694

POPULATION (STATE OF MICHIGAN)

	2000	10 YEAR TREND	2010	2020
	2,332	72 PER YEAR	3,052	3,772

DWELLING UNITS (BUILDING PERMIT ACTIVITY)

1990	2000	10 YEAR TREND	2010	2020
746	870	16.7 UNITS PER YEAR	1,037	1,204

POPULATION PROJECTION (BUILDING PERMIT ACTIVITY)

	2000	10 YEAR TREND	2010	2020
	2,332		2,799	3,250

DWELLING UNITS (BUILDING PERMIT ACTIVITY & MANUFACTURED HOME COMMUNITY)

	2002	10 YEAR TREND	2010	2020
	944	74.2 UNITS PER YEAR	1,538	1,812

POPULATION PROJECTION (BUILDING PERMIT ACTIVITY & MANUFACTURED HOME COMMUNITY)

	2002	10 YEAR TREND	2010	2020
	2,587		4,143	4,856

The population and the number of housing units in the Township could dramatically increase when considering the new manufactured homes being constructed over the next ten year in the Grange Road site. The number of new units could increase up to 74 units per year which could increase the population by as much as 200 persons per year. The Township could grow to over 4,000 by the year 2010. It can be seen that if other large parcels of land are converted from agricultural use to residential use, the population could increase at a faster rate over the next ten years.

FUTURE LAND USE

Identification of Land Use Categories for Future Land Use Planning

This planning document proposes five broad categories of land use which are intended to describe the various types of land use which have been recommended for Eagle Township. The future land-use map and the use designations of where new development could take place are based on the goals, objectives, and policies, the mission statement of the Planning Commission, the development patterns that have occurred, and the projected growth estimates that have been provided. Map X-1 is the Future Land-Use Map. The five categories of future land use are described as follows.

Agricultural Land Use Emphasis: Those unique agricultural production land area identified within the Comprehensive Development Plan which represent a critical component of the total agricultural economy within the region both now and in the foreseeable future. It is anticipated that residential development would be discouraged and directed toward other geographic areas within the Township through the research and application of farmland preservation tools. Agricultural business operations would be allowed through the application of the Special Use Permit process.

Rural Land Use Emphasis: The geographic areas identified within the Comprehensive Development Plan, that encourages very low density residential development with an emphasis on open space preservation that supports a rural quality of life environment. Agricultural and agri-business would be encouraged within these geographic areas but with the recognition that additional residential development would be anticipated in the future.

Residential Land Use Emphasis: Those geographic areas identified within the Comprehensive Development Plan which are and could be encouraged to accommodate low to moderate density residential development. These existing or future areas for residential development could consist of small parcel land divisions, platted subdivisions, planned unit developments, site condominiums, or cluster residential options. In many areas the small parcel, non-farm residential patterns are established.

Mixed Land Use Development Emphasis: As recommended in the Comprehensive Development Plan, areas in this category contain multi-use land development patterns of well planned commercial, office, and other non-residential land uses which provide a direct service to the residents of Eagle Township. Areas designated under this category may require detailed economic development studies conducted and coordinated with the Clinton County economic development office to determine their impact, compatibility, and potential for success on the Township.

Community Facilities and Recreational Land Use Emphasis: This category of land use identifies existing and future locations for Community Facilities (township offices, governmental facilities, etc.) and Recreational Land Uses (park land, golf courses, reserved wetland, etc.).

FUTURE CIRCULATION SYSTEM

There are no major changes programmed or planned for the road system in Eagle Township. There are several small projects that will be undertaken by the Clinton county Road Commission. A new concrete box-type bridge is programmed to be constructed on Monroe Road over the Looking Glass River between Howe and Cutler Roads. The road will remain unpaved with only the approaches paved as part of the bridge project. The support pier will be constructed closer to the south abutment and will allow more stream flow in the river. As development occurs, existing unpaved roads may be considered for paving.

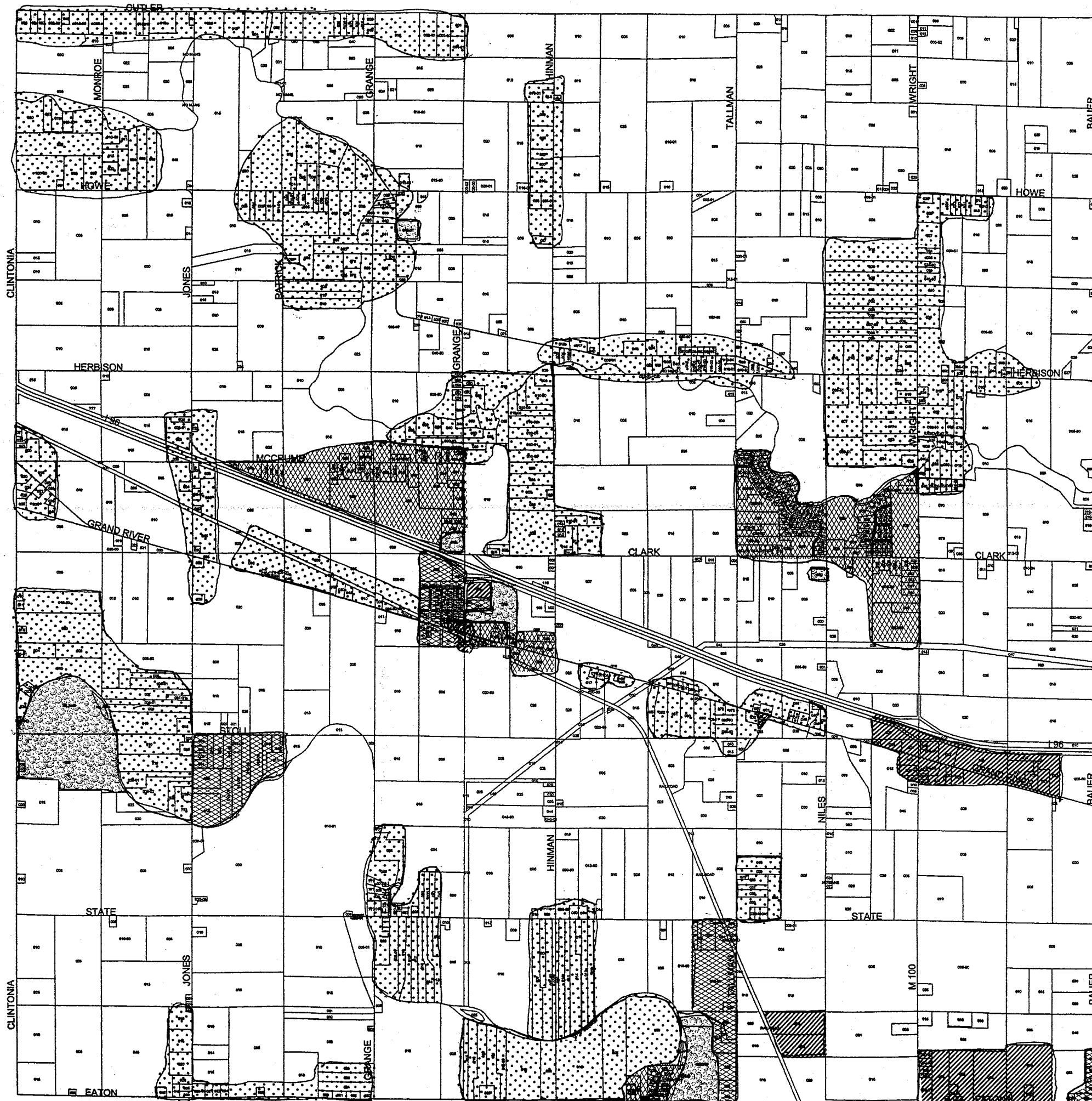
Grand River Highway is planned for re-paving in 2003 between M-100 and the west County line. Clark Road is to be paved from Tallman Road to Grange road within the next couple of years. At the present time there is no plan to alter the intersection of Clark with the west-bound Interstate 96 off-ramp at Grange Road. This intersection is of concern to the Township because of the increased development and traffic using Clark and Grange roads. The manufactured home development west of Grange Road will generate significant traffic in this area and the west-bound off-ramp will become more congested. As traffic significantly increases in this area, the intersection of will require monitoring. Anticipated congestion and problems at this intersection may be solved using any of the following techniques:

- A. The intersection could have more traffic control devises such as a light or signs to clearly mark the priority segment of road.
- B. The off-ramp may be redesigned for length, moved further east, and/or intersect directly with Clark Road.
- C. Clark Road could be closed at Interstate 96 off-ramp and create a new connector between Hinman and Grange Roads to the north in the vicinity of McCrumb Road intersection, across from the entrance of the mobile home park, or north of McCrumb Road. This should be a design feature for the land north of Clark Road, east of Grange Road, if it becomes considered for residential development.


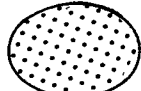



EAGLE TOWNSHIP MICHIGAN

MAP X-1

FUTURE LAND USE MAP 2020



LEGEND

- 
AGRICULTURAL LAND USE EMPHASIS – Areas of primary agricultural preservation and production, residential development would be discouraged. Businesses related to agriculture would be permitted under special provisions
- 
RURAL LAND USE EMPHASIS – Agricultural operations would be the predominate land use with the area developed with large lot, low density residential Development. Farmland preservation and maintaining the rural characteristics would be encouraged.
- 
RESIDENTIAL LAND USE EMPHASIS – These areas would accommodate low to moderate density residential development with the land divisions for small lot subdivisions, cluster residential options, platted subdivisions, and non-farm residential patterns
- 
MIXED LAND USE EMPHASIS – Areas containing multiple-use land development patterns of well planned office, commercial, industrial, and other non-residential uses with provide direct services to the residents of Eagle Township and the traveling public.
- 
COMMUNITY FACILITIES AND RECREATIONAL LAND USE EMPHASIS – This category identifies locations for community facilities such as government land and facilities and recreation land uses like parks reserved wetlands and similar public activity areas.

SECTION XI

PLAN IMPLEMENTATION

ACCOMPLISHING THE PLAN

The purpose of this section is to outline for decision-makers several systems of implementation that can be used in the application of the plan. The strategies outlined in this plan are intended to effectively guide growth and development within Eagle Township over the next five to ten years. The proposed strategies require the expenditure and/or utilization of limited resources over a period of time. Implementation of these strategies will require a coordinated effort to assure that these resources are better and most effectively distributed or allocated. When we refer to allocating of resources, we have recognized the need for decision-makers to develop a framework by which priorities can be made and through which programs can be more effectively administered and ultimately carried out.

It should be noted that implementation requires continuous cooperation and understanding between public, private and citizen groups so that actions taken by any one interest group will coordinate well with the overall concept of development designed for Eagle Township. Implementation of strategies must be carried out within the parameters of existing systems. Participation by various public agencies, private interests and the Township residents will be necessary to accomplish that implementation.

Plan implementation involves those measures available to the community to insure that the plan is carried out. These involve both regulatory and non-regulatory (persuasive) actions. The regulatory devices, also called development controls, include zoning, subdivision controls, building and housing codes and the like. The non-regulatory activities include various attempts to educate the public and the governmental officials responsible for day-to-day decisions which will influence the plan. There are additional aids to plan implementation in the form of improvement planning, both capital improvement programs and the capital budget, and various federal and state programs including environmental control, school aid, federal highways, recreation assistance, historical preservation guidance, and public housing in some instances. It is extremely important to have local development regulations be consistent and in concert with the Community's Comprehensive Development Plan. See Appendix XII for a listing of planning and development statutes for Michigan.

PLANNING COMMISSION. The Planning Commission of the local unit of government is the primary advocate for implementing the community development plan. The commission is organized by state law to perform reviews and advise the governing body on the guidelines and needs for physical development in the community. The commission should be challenged by the governing body to be the "work horse" by analyzing all proposals for development and uses of property in the jurisdiction according the comprehensive plan. The commission provides

recommendations and advice to the governing body regarding the impacts and benefits of such new development proposals on the jurisdiction. The commission establishes a consistent review process and offers more in-depth review of the physical growth of the jurisdiction. The planning commission expands the Township Board's review capabilities and offers a more comprehensive and community oriented basis for making sound decisions on physical development proposals and needs of the Township. See Appendix B for list of responsibilities procedures.

REGULATORY POWERS. Regulatory or development powers include zoning, subdivision controls, building and housing codes, special ordinances related to maintenance of health, safety, welfare or aesthetic principles within the community. Ordinances are administered through and enforced by various local community agencies, departments, or commissions. They will control private development and/or direct government activities toward maintenance of established goals and policies. Several codes and ordinances are used for implementation. They are detailed pieces of local legislation which are intended to carry out the proposals in this plan. It is important to note that to be successful, ordinances should be based on a sound understanding of the community and reflect the citizens' desires for the community.

A. Zoning: The Zoning Ordinance is the major tool available to local government to implement the land use element of a comprehensive plan.

“ The Eagle Township Comprehensive Development Plan” indicates areas for each of the following land use emphasis: agricultural and open space, rural, residential, and mixed land use development. Each emphasis is located on the future land use map and anticipates different densities. The Comprehensive Plan provides very general land allocations and on the Zoning Map these general areas are translated into precise land use boundaries through the application of specific land use decisions. The purpose of zoning is to regulate the use of land and buildings to protect areas of uniform development from the adverse effects of disruptive land-uses which would tend to lower economic value, efficient operation, and the physical and social amenities of the surrounding properties. A disruptive land use can be residential, commercial, industrial, or rural land use.

The Zoning Ordinance should be thought of as being part of the Comprehensive Plan. Obviously, however, they are distinct legal entities with distinct and separate functions. Also, the Comprehensive Plan and Zoning Ordinance are distinctly related due to the very essence of what each accomplishes.

- 1) The Comprehensive Plan sets the frame work within which the Zoning Ordinance operates, according to the laws of the State of Michigan, and
- 2) The Zoning Ordinance is one of the tools which enables the Comprehensive Plan to be implemented.

The zoning of a specific property may or may not reflect the existing use. The Plan should act as a guide to the actions of the Planning Commission and the Township Board in reviewing and acting on zoning applications and amendments. The elements of the Comprehensive Plan will be thrown out of balance if the Plan and the Zoning Ordinance are not carefully coordinated.

The Zoning Ordinance is adopted by the Clinton County Board of Commissioners on the recommendation of the Clinton County Planning Commission, while the Comprehensive Plan is adopted only by the Clinton County Planning Commission and endorsed by the County Board of Commissioners. Although not required by law, this endorsement of the Plan by the elected officials ensures that there is general agreement on the planning and development policies of the Township and the County. The Township's Plan should be adopted by the County Planning Commission as an amendment to the County's Plan

B. Land Division/Subdivision Control Regulations: A second tool used to implement the Comprehensive Plan is the Land Division/Subdivision Control Ordinance. This regulatory device sets minimum standards for the division of land into parcels for residential properties and other uses. The Ordinance is designed to insure the economic value of sites is not impaired because of unwise land subdivision design (lots, streets, and open space) and construction of substandard streets and utilities which the community will be required to maintain later at taxpayers' expense. Well planned subdivisions don't just happen. The provision of adequate lot sizes, street widths, utilities and usable dwelling lots will increase the value of the entire subdivision over the years, allowing for greater economic benefits for the owners and lower maintenance costs for the community. The character of an area is set for many years by the initial design of streets and lots and is a measure of quality.

Zoning works in conjunction with the Land Division Ordinance to set minimum lot sizes and setbacks. Also, zoning protects subdivisions from harmful land use encroachments adjacent to and within the subdivision which would lessen its desirability as a place to live.

C. Building and Housing Codes are separate and distinct legal tools. The building code is designed to insure that a structure is sound from an engineering viewpoint. The technical requirements include adequate provision for fire protection, proper ventilation, necessary strength to prevent collapse, and similar objectives. Housing codes are designed to protect the occupant of the structure in a different way: their purpose is to prevent overcrowding; insure adequate, separate sanitary facilities; provide adequate light and heat; and arrange and design rooms adequate for human environment.

D. Manufactured Home/Mobile Home Park Ordinance: Although the Township is not encouraging the development of additional pre-manufactured homes and mobile home parks within the Township, new standards and site plan review criteria should established

in County ordinances to normalize these housing alternatives with adjacent, conventional single family residential units. These standards and criteria could be recommended to Clinton County for inclusion into the County Zoning Ordinance until such time that the Eagle Township may consider its own development regulations. The provisions must consider avoidance of exclusionary practices while looking at the total impact of this type of development on a community's infrastructure, school tax revenues and student enrollment, and abutting development. The Township should support state legislation for equity in property taxation of these type of developments.

E. Other Ordinances include urban design, tree planting, historic preservation or similar ordinances that are tailored to address specific features in the community which are believed to promote the character and purpose of the particular community.

F. Capital Improvements Planning and Programming: Public improvements are investments made by the community in facilities which will benefit the Township. Public capital improvements include schools, libraries, parks and recreational areas, fire and

police stations, Township offices, storm sewers and the road system. As such, a "Capital Improvements Program (CIP)" is an essential part of the Comprehensive Plan. It is the purpose of the Comprehensive Plan to provide the basis within which the CIP can be properly executed. The CIP :

1. Enables the proper relationship and coordination between one capital improvement and other capital improvements.
2. Measures the necessity of one versus another; and
3. Determines the Township's financial capability in any given year to afford capital improvements.

The CIP establishes a short-range priority schedule of needed public improvements in accordance with budgetary capabilities. This tool should be very exhaustive in scope by assessing future needs and programming public improvements. In projecting the needs of the Township within a CIP, it is necessary to consider the budgetary limitations. The CIP should be planned realistically within budgetary restraints.

The compilation of a Capital Improvements Program is, according to State law, a joint responsibility between the Planning Commission and the elected officials. Specific budgetary actions may become the responsibility of Eagle Township and should be itemized within the CIP document.

The CIP is actually a short-range program which is used to effectuate the Comprehensive Plan in increments of five or six years. It indicates improvements which will be required and establishes priorities for the most desirable economical sequence to fulfill the

Comprehensive Plan objectives; this is the CIP's whole purpose. But, unlike the zoning ordinance and subdivision control ordinance, which are reviewed and updated every five years, the CIP is reviewed and updated every year and projected again for the next five or six year period.

Federal and state programs of various kinds are available to assist a community in improvement works. These are extremely important because the various improvements required by the community, including new codes and ordinances and redevelopment of run-down areas, are rather costly. Federal programs provide assistance to the community in public housing, urban redevelopment, water and sewage treatment, and recreation areas. In addition, the State of Michigan has several programs, most notably, in the areas of recreation, clean air, clean water, and low-income housing assistance. Continuing effort to improve and upgrade the Township planning effort should take into consideration these programs, and their availability.

NON-REGULATORY POWERS. There are several non-regulatory powers used by the local community to implement their development plans and include incentive actions, education, coordination, and the private sector.

A. Incentive Actions. Strategies have been recommended to provide incentives for sound development. Several strategies have been formulated on the premise that investments through the public sector will encourage additional private investment.

Proposed incentives include the following:

- *Tax concessions
- *Loans and grants (federal, state, local)
- *Improvements made to public facilities
- *Legislative changes (tax laws, enabling legislation, etc.) at the federal state and local levels of government.

B. Educating the Public about Planning. The Planning Commission could assemble printed materials for use in planning education and information dissemination for Township residents and others having interest the development and growth of Eagle Township.

1. The Commission may work with the local schools (elementary through high school and in adult courses) attended by Township residents to use planning education tools in their program;
2. Use radio, local T.V. broadcasts, and newspaper stories to inform residents of the need for planning;

3. Provide opportunities for public lectures and discussions including slides, films, and presentations of the Development Plan.

Finally, provide assistance to individuals who makes private decisions that influence community growth. Educating those who are responsible for physical development (builders, lending institutions, utility companies, and local leaders) would be very useful in matters concerning the design and location of subdivisions and other physical elements of the community.

C. Information, Coordination, and Referral. Policies have been proposed in the "Eagle Township Comprehensive Development Plan" that should serve to point the direction of Township-wide growth and development for years to come. Eagle Township policies have been formulated in respect to these broad and general directives. Adherence to these policies when reviewing growth and development proposals will serve to provide more assurance that coordinated efforts will be maintained between various public agencies working at the local level.

Coordination of development programs has always been a problem in local government and the problem is compounded when numerous levels of government and the private sector are involved. Communication and review referral to Township and County levels provide effective local decision-making in the development processes.

D. Historic Preservation. Historic preservation involves a commitment by the community to implement a number of initiatives which work together in maintaining the heritage of the community. Historic preservation would include significant buildings and structures, sites, events and people, and uses.

It is the maintaining of the heritage of the community's "roots" that played a role in the direction or course of events leading to what the community is today. It may involve architectural features, markers of events, or removed structures, restorations or activities commemorating things and happenings of the bygone era. Use of ordinances, guidelines, standards for distinctive stylistic features of the building, establishing a district within which the community reviews all plans or proposals to add, remove or alter existing buildings within the designated historic areas, or reviews the plans for constructing a new building for its design capability with the surroundings. The theme must be approved by a local commission and normally conforms with the style or character of adjacent buildings

E. Intergovernmental Cooperative Land Use Agreements (425 Program). Eagle Township should be encouraged to take advantage of mutually beneficial agreements for enhancing development opportunities and application of development controls to attain the most desirable design and development, protection of environmental features and economic growth. These special agreements should be negotiated and would combine several growth management tools such as purchase or transfer of development rights,

special land use and/or planned unit development provisions of the zoning enabling acts and/or tax base sharing to set forth a plan based on a rational schedule of infrastructure and public service extensions while maintaining the individual unit's separateness. (Michigan Public Act 425 of 1984)

F. Coordination with the Clinton County Economic Development Office.

Coordination with the County Economic Development Office could provide a wider audience for promoting the attributes of the Township and immediate environs for new private investment and development.

G. Private Sector. Implementation of many strategies designed for Eagle Township will depend on the involvement or participation of various private sector organizations and interests of particular importance. Here are the following:

Private or quasi-public entities, such as the Clinton County Economic Development Office, who are involved in program planning for economic development within the county and are involved in the acquisition and disbursement of federal sources of revenue, provide for such development.

- Citizen groups, private or quasi-public groups, organized for some special purpose including school, historic preservation, agricultural preservation, neighborhood conservation, code enforcement, and others.
- Volunteer groups and/or workers.
- Joint agreements between government and local banks or lending institutions, where the private sector provides their expertise and processing machinery and the Township guarantees loans and/or write-down interest for housing or industrial development. The lending institutions should use more of their assets and ease the financial barriers to maintain or improve housing/business areas.
- Joint development and improvement projects by major, local industrial corporations and local government.

THE CONTINUING PROCESS

Finally, the Township must stay alert to recognize changing needs. The Comprehensive Development Plan and the data supporting it must be reviewed periodically and updated as required. Data of the kind included in the planning process is an indicator of changing conditions. Therefore, as new data becomes available, it should be analyzed and integrated into a revised plan, as necessary. In addition, others may propose changes to the plan that upon review and analysis, make good sense. These changes should be considered and made based on their merits because the plan is a flexible tool for community development.

A community the size of Eagle Township needs a positive policy for future development to avoid pitfalls experienced by unplanned communities and local jurisdictions. To be effective, the plan must be in the minds of those who make daily and monthly decisions to insure that they are constantly working toward a final goal. The various legal, economic and political tools available to the Township need to be used to accomplish the goals set forth in this plan.

**EAGLE TOWNSHIP
COMPREHENSIVE DEVELOPMENT PLAN**

APPENDIX

APPENDIX A

SURVEY QUESTIONNAIRE

EAGLE TOWNSHIP
CLINTON COUNTY, MICHIGAN
TOWNSHIP PLANNING COMMISSION

Planning
Commission

Karen A. Felpausch

Thomas Felpausch

Patricia Hazen

Shirley Mull

James M. Palmiter

Larry R. Schultz

Mark S. Therrian

Richard Jones

Ronald Hodge

Associates to the
Planning
Commisison

Michael Cushion

Richard Felpausch

Lynn Lynwood

COMPREHENSIVE
DEVELOPMENT
PLAN:

A long range plan
which guides change;
the framework for
many other plans
and development
regulations.

***Would you spend 20 minutes to help your
community plan for the next 20 years?***

What's your vision of the future of Eagle Township? How should we grow? What services will we need? How can we work together to shape our own future?

You can make your voice heard by completing the enclosed Questionnaire. Like so many other small communities, Eagle Township is changing. How that change continues to occur is up to us. Should we sit back and "let it happen" or plan for it, shape it, manage it, and make it work for us. The recent controversy over the proposed mobile home park in the Township should create an interest by all residents to participate in the planning for the future land use in the Township.

The enclosed survey is your invitation to join with the Township Planning Commission in setting priorities for the Comprehensive Development Plan which recommends a future land use pattern for the community.

You are not asked to identify yourself in the survey—your responses will remain anonymous. After it has been completed you may return to Wendy Simmons, Township Clerk, drop it off or mail it to P.O. Box 193, Eagle, Michigan or give it to one of the Planning Commission members. The survey is ready to fold, staple or tape, and mail (**just add a 34 cent stamp**).

Your participation in this survey is vitally important to our future. Your opinions matter. By giving us just 20 minutes of your time, you can make a real difference in our Township plans as we prepare for the 21st century.

Please complete and mail the enclosed survey before April 15TH. Thank you!

Sincerely,

Mark Therrian, Chairman
Planning Commission

David Morris, Supervisor

**\$34
Postage
Required**

COMMUNITY HOUSEHOLD QUESTIONNAIRE

EAGLE TOWNSHIP
P.O. BOX 193
EAGLE, MICHIGAN 48822

(Fold Here)

Please tell us a little bit about yourself. Please choose only **one** in each category:

- Age:** under 21 21-26 27-35 36-45 46 -59 60 and older
- Residence:** Single Family Home Apartment Mobile Home/Manufactured Home
- Location:** Eagle Township Village of Eagle Other Jurisdiction
- Location of Employment:** Eagle Township Grand Ledge Lansing Other

Please indicate whether you (1) *strongly agree*, (2) *agree*, (3) *disagree* or (4) *strongly disagree* with the statement made by circling the number on the right (If you don't know, do not answer the question):

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|
| 1. Farmland is an important part of the township and should be protected from development. | 1 | 2 | 3 | 4 |
| 2. The Township should encourage more commercial and industrial growth. | 1 | 2 | 3 | 4 |
| 3. The Township should provide more parks and recreation programs and projects. | 1 | 2 | 3 | 4 |
| 4. When new subdivisions are proposed, the Township and County should encourage creative designs with more open space. | 1 | 2 | 3 | 4 |
| 5. We are satisfied with the fire protection provided. | 1 | 2 | 3 | 4 |
| 6. We are satisfied with the emergency medical services provided. | 1 | 2 | 3 | 4 |
| 7. We support careful management of growth, even if it means more regulation of my land. | 1 | 2 | 3 | 4 |
| 8. We feel it is beneficial for the County and the Township to research alternatives for the purchase of development rights to preserve farmland and open space. | 1 | 2 | 3 | 4 |
| 9. The possibility of sanitary sewer service in river access subdivisions should be researched. | 1 | 2 | 3 | 4 |
| 10. We think the County Zoning Ordinance should be amended to have more strict development regulation. | 1 | 2 | 3 | 4 |
| 11. Better regulations are needed for the reclamation of sand and gravel operations. | 1 | 2 | 3 | 4 |
| 12. Eagle Township should have its own Zoning Ordinance? | 1 | 2 | 3 | 4 |

(OVER)

13. Rank the following list of Land Use Issues from the most important (1) to the least important (8). Use each number only once:

- | | | | |
|---------------------------------------|-------|---------------------------|-------|
| Planning and Growth Management | _____ | Road System | _____ |
| Public Water System | _____ | Environmental Protection | _____ |
| Jobs/Economic Development | _____ | Public Sewer System | _____ |
| Cooperation between local Governments | _____ | Agricultural Preservation | _____ |

14. Rank the following list of Environmental Issues from most important (1) to least important (4). Use each number only once:

- Protecting ground water, lakes, rivers, and streams from contamination and soil erosion. _____
- Protecting wildlife habitats and wetlands. _____
- Cleaning up/restoring polluted rivers, streams, lakes, and industrial sites. _____
- Developing and enforcing strong, uniform environmental protection standards. _____

15. Consider each of the following areas which the Township may choose to address and indicate the importance of each on a scale of 1 (urgent) to 4 (not important). Numbers may be used more than once:

	Urgent			Not Important
Public Sewer, etc	1	2	3	4
Water Quality Issues	1	2	3	4
Zoning Code Enforcement	1	2	3	4
Road Maintenance	1	2	3	4
Recreation	1	2	3	4
Agricultural Preservation	1	2	3	4
Public Water	1	2	3	4
Commercial and Industrial Growth	1	2	3	4

For the following questions, please choose only one response:

16. Eagle Township can best be described as a:

- Farming Community Rural Residential Community Suburb

17. In ten years, I would like Eagle Township to be a:

- Farming Community Rural Residential Community Suburb

18. House lots must now be at least one (1) acre in size. The minimum lot size should be:

- 1/2 acre 3/4 acre 1 acre 2 acres 5 or more acres

"OPEN ENDED" questions: Please respond in your own words (here and/or on a separate page):

19. My three favorite things about Eagle Township are: _____
20. The biggest problem with Eagle Township is: _____
21. Which Township services (if any) should be expanded or created? _____
22. If the County revises its Zoning Ordinance, what are the most important issues to address? _____
23. In you opinion, what does Eagle Township need to do (actions or events) to make the future of the Township the one that you would like to see? _____
24. Additional Comments? _____
- _____
- _____

APPENDIX B

RESIDENT SURVEY

GENERAL SURVEY — OPEN-ENDED QUESTION #24

Additional Comments

- ▶ Stand firm for the Township
- ▶ clean up junk & old areas
- ▶ clean up old polluted areas
- ▶ like township as is
- ▶ overflow with mobile home, industrial and modular
- ▶ don't make us pay for other's profits
- ▶ we must protect agricultural lands or we will become dependent on other countries for supply of food. Prices will soar like the mess we're in now with foreign oil.
- ▶ Why is sewage sludge being brought to our Township from other cities or townships on our fields. Do not believe this is in best interest of the Township, people or water supply
- ▶ Look at lowest ranked items in survey too.
- ▶ plan community with children in mind no the auto & developers
- ▶ more township activities
- ▶ communication from Township
- ▶ like it the way it is
- ▶ be proactive on new development
- ▶ raise tax on mobile homes
- ▶ keep firework factory out
- ▶ farmland preservation
- ▶ keep out mobile homes
- ▶ limit commercial development
- ▶ keep Grand Ledge Fire
- ▶ get more people on payroll
- ▶ Township have its own building & zoning
- ▶ limit lot size to 3/4 acre
- ▶ Township is approaching rural residential & commercial
- ▶ why was Herbison Road paved
- ▶ change is bound to happen
- ▶ Fight the future
- ▶ merry-go-round is unsafe - kids get hurt
- ▶ keep taxes low
- ▶ keep as farm community
- ▶ don't change regulations once in place
- ▶ no housing or subdivision development
- ▶ maintain residential values
- ▶ control areas of low cost residential development
- ▶ Township create its own ordinances
- ▶ hold rural character
- ▶ legislate to tax mobile homes like conventional homes
- ▶ maintain 1 acre minimum
- ▶ we have work to do
- ▶ appreciate work of Township Planning Commission
- ▶ Ban Billboards
- ▶ More Eagle Day events
- ▶ more residents become involved
- ▶ no mobile homes
- ▶ Thank you for listening
- ▶ Board set restrictions with zoning ordinance for development
- ▶ break on rent for new building at Fair Grounds
- ▶ can neighbors have 1st option to buy adjacent farm land
- ▶ non-motorized trail - Grand Ledge to Portland
- ▶ sidewalk in residential developments
- ▶ Keep Eagle Township rural
- ▶ Thank you
- ▶ Eagle Park Day
- ▶ More maintenance on roads
- ▶ Keep motorcycles out
- ▶ Fire works business is ridiculous
- ▶ trailer park access on Grange
- ▶ road is dangerous
- ▶ many of us in the Township who don't participate in the government functions need more communication with the decision-makers at the Township level as well as the County level

- ▶ Keep the mobile home park developments out
- ▶ Thank you for a good survey
- ▶ Keep the Township just like it is
- ▶ Would like to see underground utility services continue to expand.
- ▶ We will continue to grow that's a good thing for property values & the community. We should do it slowly and carefully. Plan where and what we are allowing to develop.
- ▶ With GM expansion and other supporting businesses locating in the Tri-County area, Eagle Township needs to be ready to address controlled growth (residential & business) issues and to address additional public services.
- ▶ Actively solicit volunteers to serve on specific interest committees, Zoning Board of Appeals, planning commission for township to develop comprehensive development plan representing the interests of the entire community.
- ▶ Keep commercial growth south of I96
- ▶ Ambulance service should come from Grand Ledge. Currently takes too long to respond
- ▶ curbside recycling needs to be enacted to reduce the pressure on the local landfill
- ▶ Don't allow some houses to sit back 1000 feet and others up front. It looks like we have no plan.
- ▶ Don't like the American Eagle fireworks going in at Ext. #84.
- ▶ would like bike trails
- ▶ The less regulation the better. Care must be taken to protect the rights of property owners to use their property as they choose, not as someone else decides it can be used.
- ▶ Don't contract with Portland Fire or I will start a recall petition.
- ▶ Cars speeding through town
- ▶ I'm not a farmer, but I'm all for farming. Don't like to see all the fence rows going out. Concerned about our wildlife, pesticides, etc., are doing to our drinking water, and our wildlife.
- ▶ like to see a 1 day each year in May for Township cleanup. Encourage roadside cleanup and a collection site for 1 day to bring in paints, tires, old furniture, chemicals, old oil, etc, scrap metal.
- ▶ Like to see a limit on how many junk-old cars can remain on one property.
- ▶ Thank you for taking action
- ▶ Our Township Board is doing a great job, hang in there.
- ▶ The Township needs its own zoning ordinance to clean up many unsightly homes that contain junk cars in the yards and trash and debris. It makes the Township look bad.
- ▶ Thank you for this initiative in pro-actively seeking opinion & thoughts.
- ▶ Farmland and low density housing developments at the expense of commercial development. Closely control the proliferation of electronic towers.
- ▶ We were against the mobile home park because we could foresee it becoming run down & a big eye sore for htis community - It didn't appear it would continue to be well regulated or inspected to keep it from becoming run down. This doesn't normally happen to a subdivision or of stick built homes.
- ▶ I would like to see a more stricter enforcement or a more watchful eye on the alcohol consumption at Eagle park during Eagle Days.
- ▶ Please share results. We are interested, but embarrassingly uninformed.
- ▶ We moved here to get away from the hassles of the city. I some times feel as if we are going to be forced out.
- ▶ Gravel roads are terrible, chuck holes and washboard surface.
- ▶ Create more activities for little kids at the parks.(ex. Jungle Jims)
- ▶ Please pave our road (Herbison (Wright to Grange)
- ▶ Pave the roads

- ▶ I grew up in Orlando, Florida, before Disney. The zoning Commission was abolished because it was a communist/socialist bloc government. Anyone can see how disastrous the outcome has been. How do we stay informed about the planning process. A followup questionnaire would be very helpful. When you are at the point of explaining options/tradeoffs which will give you much better feedback than these general items can.
- ▶ Thank you for your efforts
- ▶ The cooperation and communication with the County to discuss and research the possible problems created by much growth and development.
- ▶ Regarding (Question) number 13: I feel that growth management, the water system, the sewer system, agricultural preservation, cooperation between governments, jobs/economic development, and environmental protection are of equal importance. The road system has suffered because of the increased traffic load. But if I wanted paved roads, curbs & gutters, I would have stayed in the big City.
- ▶ Fireworks establishments have been amongst the trashiest establishments in our travels. Many people avoid the areas where they are located. I am surprised we have one coming to Eagle.

APPENDIX C

EAGLE TOWNSHIP CLINTON COUNTY, MICHIGAN

PLANNING COMMISSION

GENERAL RESPONSIBILITIES, FUNCTIONS, AND POWERS

1. To make and adopt a master plan (Comprehensive Development Plan) for the physical development of the community. A copy of the adopted Township Plan shall be submitted to the County Planning Commission.
2. To make careful and comprehensive surveys and studies of present conditions and future growth of the Township with due regard to its relation to neighboring territory.
3. To review public works proposals.
4. To prepare coordinated and comprehensive programs of public structures and improvements.
5. To promote public interest in and understanding of the Plan.
6. To consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and with citizens in relation to protecting or carrying out the Plan.
7. Commission members, officers, and employees (in performance of their functions) may enter upon any land, make examinations and surveys, place and maintain necessary monuments and marks thereon.
8. In general, the Commission shall have such powers as may be necessary to enable it to fulfill its functions or carry out the purposes of the Township Charter (if chartered) and Ordinances regarding land use and development to include the preparation and administration of zoning and subdivision control ordinances.
9. The Commission may recommend amendments to the Township Board of Trustees regarding the county zoning ordinance and map for newly approved land development and subdivisions.
10. Requirements or restrictions on subdivisions plans recommended by the Township and adopted by the County become part of the county zoning ordinance and map.

11. No plat of a subdivision or land is to be filed for recording until approved by the Planning Commission.
12. The Commission is to approve, modify or disapprove a plat within 30 days of submission.
13. No plat or rezoning is to be acted on by the Commission without affording a public hearing.
14. Every approved plat and rezoning is to be deemed an amendment, addition or detail of the township or county comprehensive development plan.
15. The Commission may recommend amendments to the zoning ordinance or map that conform to the Commission's recommendations for zoning regulation of the territory within approved subdivisions.
16. The Commission shall have the power to agree with the applicant on use, height, area, or bulk requirements or restrictions governing buildings or premises in a subdivision, provided these do not violate the county or township zoning ordinance.
17. The Commission is required to review all preliminary plans and reports for the physical development of the township, including the general location, character, and extent of streets, bridges, parks and open spaces; the general location of public buildings and other public property; the general location and extent of public utilities and terminals.
18. Selection of Planning Official subject to the funding and personal rules of the township.
19. The Planning Commission is to review the following:
 - A. The removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any public way, ground, open spaces, building, or properties.
 - B. The general character, extent and layout of the re-planning and redevelopment of blighted districts of properties.
 - C. All planning reports and plans before publication.
 - D. Capital improvements program for the township.

E. Selection of consultants and determination of basis for compensation.

F. Selection and determination of compensation for township planning staffing.

G. Petitions and proposals for changes in the zoning patterns, zoning ordinance, and map.

REFERENCES FOR PLANNING

The following state of Michigan laws related to planning are the most significant to the Township Planning Commission in carrying out their planning responsibilities.

1. Township Planning Act, Act 168 of Michigan Public Acts of 1959, as amended. MCL 125.321
2. Township Rural Zoning Act, Act 184 of Michigan Public Acts of 1943, as amended. MCL 125.571
3. Land Division Act, Act 288 of Michigan Public Acts of 1967, as amended. MCL 560.101
4. Condominium Act, Act 59 of Michigan Public Acts of 1978, as amended. MCL 559.103
5. Mobile Home Commission Act, Act 96 of Michigan Public Acts of 1987, as amended. MCL 125.2302

EAGLE TOWNSHIP
CLINTON COUNTY, MICHIGAN

PLANNING COMMISSION

RULES OF ADMINISTRATIVE PROCEDURES

The following rules of procedure are adopted by the Eagle Township Planning Commission to facilitate the performance of its duties and the exercising of its responsibilities, functions and powers as outlined in PA 168 of 1959, as amended (MCL 125.321 et seq).

Section 1.0 OFFICERS

- 1.1 Selection** - The Commission shall, at the regular meeting in July of each year, elect from among the voting members, a Chairperson, Vice Chairperson and Secretary. A planning consultant under contract or local planning official may be assigned the responsibility as Administrative Secretary of the Commission. All officers are eligible for re-election.
- 1.2 Tenure** - The Chairperson, Vice Chairperson and Secretary shall take office immediately following their selection and shall hold office for a term of one (1) year or until their successors are selected and assume office. Officers can be elected to hold the same office up to two consecutive terms.
- 1.3 Duties** -
- A. The Chairperson shall preside at all meetings, appoint committees, and perform other duties as may be ordered by the Planning Commission.
 - B. The Vice Chairperson shall act in the capacity of the Chairperson in his/her absence, and in the event the office of the Chairperson becomes vacant, the Vice Chairperson shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of Vice Chairperson for the unexpired term.
 - C. The Secretary shall execute all documents in the name of the Commission, perform the duties hereinafter listed, and shall perform other such duties as the Commission may determine.
 - D. The Chairperson shall prepare an annual budget for the Commission to be submitted to the Township Board of Trustees for Commission training, supplies, reference materials, studies, and other tools to meet the requirements for carrying out its responsibilities.

Section 2.0 DUTIES OF THE SECRETARY

2.1 Minutes -

- A. The Secretary shall be responsible for maintaining the minutes of Commission meetings and shall have them available in suitable volumes.
- B. The minutes of the Commission meetings shall be filed with the Township Clerk as a public record and no official action taken by the Commission at any meeting shall be validated or effective until a copy of the minutes of the meeting at which such action was taken shall be filed with the Township Clerk.

2.2 Records - The Secretary shall be responsible for keeping a record of all of the Commission's transactions.

2.3 Communications and Petitions - All communications, petitions and reports shall be addressed to the Planning Commission and delivered or mailed to the Secretary.

Section 3.0 MEETINGS

3.1 Regular Meetings - Meetings of the Planning Commission will be held on the third Monday of every month at 7:00 p.m. in the Township Hall. When the regular meeting falls on a legal holiday, the Planning Commission shall select a suitable alternate date in the same month if a meeting is required.

3.2 Special Meetings -

- A. Special meeting shall be called at the request of the Chairperson, or at the written request to the Secretary and any two (2) members of the Commission.
- B. Notice of special meetings shall be given by the Secretary to members of the Commission at least forty-eight (48) hours prior to such meetings and shall state the purpose, place, and time of the meeting. If the Secretary is unable to contact Commission members, notice shall be left at the members usual place of residence.

C. The Chair may designate special meetings for the exclusive purpose of discussing long-range portions of the Comprehensive Plan.

3.3 Public - All regular and special meetings, hearings, records of the Commission, its resolutions, transactions, findings, determinations, and accounts shall be open to the public.

3.4 Quorum -

A. A majority (five of nine) of the total assigned members shall constitute a quorum for the transaction of business and the taking of official action except, the adoption of a Master Plan, or any part of a Master Plan, or to recommend on the rezoning of property to the Township Board without a two-thirds (2/3) affirmative votes (6 of nine, 4 of five or six). All members have the right to vote.

B. Whenever a quorum is not present at a regular or special meeting, those present may adjourn the meeting to another day or may meet as a "Committee of the Whole" for the purpose of considering such matters as are on the agenda. No action taken at such a meeting shall be final or official, unless and until, ratified and confirmed at a subsequent meeting at which a quorum is present.

3.5 Disqualification - Planning Commission members are urged to abstain from voting on any issue where there may exist a greater than remote personal interest in that issue. Particularly when those issues involve a member's own pecuniary interest, affect his/her employer, or bear on some other fact associated with that issue, that member should state his/her interest. Where abstention is not voiced, the Commission may permit said member to vote on the subject issue if 2/3 of the remaining present members vote to do so.

3.6 Order of Business: Agenda - The Secretary shall prepare an agenda for each meeting and the order of business therein shall be as follows:

A. Roll Call

B. Matters pertaining to the general citizenry; Citizens present at the meeting will be heard in the following order:

- (1) Advertised Public Hearings. The chair will declare such a public hearing open and state its purpose. The petitioner or proponent of the action advertised will be heard first.
- (2) Citizens requested by the Planning Commission to attend the meeting for discussion of a local problem or presentation of further information on an issue previously considered may then speak.
- (3) Communications. The writers or their representatives who are present in the audience may give additional information or explanation to the written statements.
- (4) Citizens seeking information or desiring to present matters for next meeting's agenda will be heard.

C. Business session when formal decisions are made by the Commission.

- (1) Approval of minutes
- (2) Unfinished business
- (3) Consideration of matters heard under (b)
- (4) Other communications
- (5) Reports
- (6) New Business
- (7) Call to the Public-time for citizens to be heard
- (8) Adjournment

- 3.7 Motions** - Motion shall be restated by the chair before a vote is taken. The name of the maker and supporter of a motion shall be recorded.
- 3.8 Voting** - Voting shall be by voice and shall be recorded by yeas and nays. Roll call votes will be recorded only upon request by a member of the Commission.
- 3.9 Commission Action** - Action by the Planning Commission on any matter on which a hearing is held shall not be taken until the hearing has been concluded.
- 3.10 Parliamentary Procedure** - Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order (newly Revised), except where state statute or local ordinance direct otherwise.
- 3.11 Training and Education** - Commission members may attend planning workshops, seminars, and training conferences

to enhance knowledge and community development practices and principles.

3.12 Meeting Attendance -

- A. Eagle Township Planning Commission Members are expected to attend all regular scheduled Commission Meetings and Special Meetings as appropriate.
- B. A Planning Commission Member may be considered for removal from the Commission for non-attendance or for two (2) or more un-excused absences at regular Commission Meetings during any twelve-month period.
- C. The Planning Commission may, by two-thirds (2/3) vote of the Commission Members attending, recommend the removal of a non-attending Commission Member after the second un-excused absence to the Eagle Township Board.
- D. Excused absences shall be limited to three (3) regular meetings per year.
- E. It is the responsibility of individual Commission Members to notify the Township Planning Commission Chairman or Secretary of a pending absence prior to the regular scheduled Commission meeting. Commission Members attendance, including excused or un-excused absence, shall be noted in the meeting minutes.
- F. A Commission Member may resign from the Commission by submitting a letter of resignation to the Chairman of the Commission. The Commission shall inform the Township Board that a vacancy exists and requests appointment of a new member.

Section 4.0 HEARINGS

- 4.1 Comprehensive Plan and zoning Hearings** - Before adopting any part of or any amendment to the Comprehensive Plan, or recommending approval of an amendment to the County Zoning Ordinance to the governing body, the Planning Commission shall hold a public hearing on the matter. Notice of the time and place of the hearing shall be given, not less than 15 days prior to the hearing, by placing one publication in a newspaper of general circulation and by registered mail to each public utility or railroad within the geographical

sections or divisions of the municipality affected. Special notice will be given by mail to interested parties including owners of property within 300 feet of the boundaries of the premises under consideration for rezoning.

4.2 Special Hearings - Notice of special hearings for the purposes of presenting preliminary master plans, obtaining public opinion on a problem, or discussion of a particular problem with interested parties will be given in the most practical manner and to persons or group representatives most interested.

4.3 Notice of Decisions - A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of a request for the Planning Commission to study a special problem.

Section 5.0 MATTERS TO BE CONSIDERED BY THE PLANNING COMMISSION

5.1 The following matters shall be presented for consideration at a meeting of the Planning Commission:

- A. Petitions and staff proposals for changes in the zoning ordinance.
- B. All preliminary plans and reports for the physical development of the Township, including the general location, character, and extent of roads, bridges, parks, open spaces; the general location of public buildings, facilities, and other public property; the general location and extent of public utilities and terminals.
- C. The removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any public way, grounds, open spaces, buildings, or properties.
- D. The general location, character, extent, and layout of the re-planning and redevelopment of blighted districts and slum areas.
- E. Land subdivision plats.
- F. All planning reports and plans before publication.
- G. Capital improvements program for the Township.
- H. Planning staff budget requirements for the fiscal year/calendar year and request for appropriations if such exists.
- I. Selection of consultants and determination of basis for compensation and selection of planning official.

- J. Such other matters as the Council or planning official shall find it advisable or essential to receive consideration by the Planning Commission.

Section 6.0 MATTERS TO BE ACTED ON BY STAFF ON BEHALF OF THE COMMISSION

(TO BE PUBLISHED WHEN STAFFING IS ESTABLISHED)

Section 7.0 PLANNING COMMISSION STAFF

(TO BE PUBLISHED WHEN STAFFING IS ESTABLISHED)

Section 8.0 AMENDMENTS

- 8.1 These rules may be amended at any regular or special meeting by a two-thirds vote of the members present.

Adopted by the Eagle Township Planning Commission _____

APPENDIX D

COMPREHENSIVE PLANNING

THE COMPREHENSIVE DEVELOPMENT PLAN OR MASTER PLAN

A DEFINITION - The comprehensive plan presents long range objectives for all activities that affect growth and physical development in the community. The Plan attempts to address problems identified in planning studies. The comprehensive plan states community goals and offers recommendations for future action for housing, economic development, land use community facilities, transportation, environment, public services, and infrastructure needs. The time frame for a plan varies from 10 to 20 years with suggested updating at 5 to 10 year intervals. It is a guide or blueprint for public rulings on both public and private development proposals and for budgeting of public money.

A PLANNING PROCESS -

1. Decision to plan: willingness to commit time, energy and money
2. Information gathering
3. Problem identification
4. Analysis of problem
5. Identification of goals and objectives
6. Identification of alternative solutions
7. Selection of a solution plan of action
8. Implementation
9. Monitoring and feedback
10. Adjustment of solution
11. Development of implementation tools

IMPLEMENTATION TOOLS -

Zoning Ordinance
Subdivision Regulations Ordinance
Capital Improvements Program Plan
Area Plans and Special Purpose Plans
Grant Applications
Citizen Committees
Signs and Nuisance codes
Housing and Building codes

LEGAL BASIS FOR PLANNING -

Act 282 of Michigan Public Acts of 1945, provides the primary legal basis for organization and requirements for planning. This law sets forth the structure and framework for a county government planning commission and the powers of such a commission. It identifies the plans and responsibilities for local government to prepare a master plan, special planning studies, a Capital Improvements Program. It further establishes the process for adopting plans and implementing plans.

Act 183 of Michigan Public Acts of 1943, provides the basis for counties to regulate the uses of land within their jurisdictions boundaries. It sets forth requirements for creating zoning ordinances and procedures for adopting and enforcing the uses of land. It also establishes the requirements for public input and addressing the rezoning of land and the rights to appeal local governments land use decisions.

APPENDIX E

2000 U.S. CENSUS

**GENERAL DEMOGRAPHIC CHARACTERISTICS
(EAGLE TOWNSHIP, VILLAGE OF EAGLE, CLINTON COUNTY, STATE OF MICHIGAN)**

Subject	Number	Percent	Subject	Number	Percent
Total population.....	2,332	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	2,332	100.0
Male.....	1,185	50.8	Hispanic or Latino (of any race).....	52	2.2
Female.....	1,147	49.2	Mexican.....	40	1.7
Under 5 years.....	157	6.7	Puerto Rican.....	-	-
5 to 9 years.....	170	7.3	Cuban.....	4	0.2
10 to 14 years.....	182	7.8	Other Hispanic or Latino.....	8	0.3
15 to 19 years.....	166	7.1	Not Hispanic or Latino.....	2,280	97.8
20 to 24 years.....	78	3.3	White alone.....	2,254	96.7
25 to 34 years.....	218	9.3	RELATIONSHIP		
35 to 44 years.....	441	18.9	Total population.....	2,332	100.0
45 to 54 years.....	415	17.8	In households.....	2,328	99.8
55 to 59 years.....	159	6.8	Householder.....	848	36.4
60 to 64 years.....	97	4.2	Spouse.....	629	27.0
65 to 74 years.....	159	6.8	Child.....	740	31.7
75 to 84 years.....	77	3.3	Own child under 18 years.....	599	25.7
85 years and over.....	13	0.6	Other relatives.....	51	2.2
Median age (years).....	39.6	(X)	Under 18 years.....	21	0.9
18 years and over.....	1,708	73.2	Nonrelatives.....	60	2.6
Male.....	866	37.1	Unmarried partner.....	32	1.4
Female.....	842	36.1	In group quarters.....	4	0.2
21 years and over.....	1,634	70.1	Institutionalized population.....	-	-
62 years and over.....	313	13.4	Noninstitutionalized population.....	4	0.2
65 years and over.....	249	10.7	HOUSEHOLD BY TYPE		
Male.....	120	5.1	Total households.....	848	100.0
Female.....	129	5.5	Family households (families).....	689	81.3
RACE			With own children under 18 years.....	308	36.3
One race.....	2,320	99.5	Married-couple family.....	629	74.2
White.....	2,291	98.2	With own children under 18 years.....	275	32.4
Black or African American.....	4	0.2	Female householder, no husband present.....	34	4.0
American Indian and Alaska Native.....	5	0.2	With own children under 18 years.....	18	2.1
Asian.....	7	0.3	Nonfamily households.....	159	18.8
Asian Indian.....	1	-	Householder living alone.....	127	15.0
Chinese.....	1	-	Householder 65 years and over.....	35	4.1
Filipino.....	-	-	Households with individuals under 18 years.....	319	37.6
Japanese.....	1	-	Households with individuals 65 years and over ..	166	19.6
Korean.....	3	0.1	Average household size.....	2.75	(X)
Vietnamese.....	1	-	Average family size.....	3.06	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	870	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	848	97.5
Guamanian or Chamorro.....	-	-	Vacant housing units.....	22	2.5
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	1	0.1
Some other race.....	13	0.6	Homeowner vacancy rate (percent).....	0.5	(X)
Two or more races.....	12	0.5	Rental vacancy rate (percent).....	7.8	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races:³			Occupied housing units.....	848	100.0
White.....	2,302	98.7	Owner-occupied housing units.....	789	93.0
Black or African American.....	5	0.2	Renter-occupied housing units.....	59	7.0
American Indian and Alaska Native.....	10	0.4	Average household size of owner-occupied units.....	2.74	(X)
Asian.....	11	0.5	Average household size of renter-occupied units.....	2.80	(X)
Native Hawaiian and Other Pacific Islander.....	1	-			
Some other race.....	16	0.7			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Eagle village, Michigan

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	130	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	130	100.0
Male.....	68	52.3	Hispanic or Latino (of any race).....	5	3.8
Female.....	62	47.7	Mexican.....	4	3.1
Under 5 years.....	8	6.2	Puerto Rican.....	-	-
5 to 9 years.....	9	6.9	Cuban.....	-	-
10 to 14 years.....	14	10.8	Other Hispanic or Latino.....	1	0.8
15 to 19 years.....	9	6.9	Not Hispanic or Latino.....	125	96.2
20 to 24 years.....	2	1.5	White alone.....	125	96.2
25 to 34 years.....	15	11.5	RELATIONSHIP		
35 to 44 years.....	29	22.3	Total population.....	130	100.0
45 to 54 years.....	16	12.3	In households.....	130	100.0
55 to 59 years.....	9	6.9	Householder.....	46	35.4
60 to 64 years.....	4	3.1	Spouse.....	33	25.4
65 to 74 years.....	8	6.2	Child.....	40	30.8
75 to 84 years.....	3	2.3	Own child under 18 years.....	33	25.4
85 years and over.....	4	3.1	Other relatives.....	6	4.6
Median age (years).....	37.5	(X)	Under 18 years.....	5	3.8
18 years and over.....	92	70.8	Nonrelatives.....	5	3.8
Male.....	49	37.7	Unmarried partner.....	3	2.3
Female.....	43	33.1	In group quarters.....	-	-
21 years and over.....	89	68.5	Institutionalized population.....	-	-
62 years and over.....	18	13.8	Noninstitutionalized population.....	-	-
65 years and over.....	15	11.5	HOUSEHOLD BY TYPE		
Male.....	6	4.6	Total households.....	46	100.0
Female.....	9	6.9	Family households (families).....	35	76.1
RACE			With own children under 18 years.....	17	37.0
One race.....	130	100.0	Married-couple family.....	33	71.7
White.....	129	99.2	With own children under 18 years.....	15	32.6
Black or African American.....	-	-	Female householder, no husband present.....	-	-
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	-	-
Asian.....	-	-	Nonfamily households.....	11	23.9
Asian Indian.....	-	-	Householder living alone.....	7	15.2
Chinese.....	-	-	Householder 65 years and over.....	4	8.7
Filipino.....	-	-	Households with individuals under 18 years.....	21	45.7
Japanese.....	-	-	Households with individuals 65 years and over.....	10	21.7
Korean.....	-	-	Average household size.....	2.83	(X)
Vietnamese.....	-	-	Average family size.....	3.26	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	47	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	46	97.9
Guamanian or Chamorro.....	-	-	Vacant housing units.....	1	2.1
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	-	-
Other Pacific Islander ²	-	-	Homeowner vacancy rate (percent).....	-	(X)
Some other race.....	1	0.8	Rental vacancy rate (percent).....	-	(X)
Two or more races.....	-	-	HOUSING TENURE		
Race alone or in combination with one or more other races:³			Occupied housing units.....	46	100.0
White.....	129	99.2	Owner-occupied housing units.....	45	97.8
Black or African American.....	-	-	Renter-occupied housing units.....	1	2.2
American Indian and Alaska Native.....	-	-	Average household size of owner-occupied units.....	2.84	(X)
Asian.....	-	-	Average household size of renter-occupied units.....	2.00	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	1	0.8			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Clinton County, Michigan

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	64,753	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	64,753	100.0
Male.....	32,194	49.7	Hispanic or Latino (of any race).....	1,688	2.6
Female.....	32,559	50.3	Mexican.....	1,215	1.9
Under 5 years.....	4,455	6.9	Puerto Rican.....	47	0.1
5 to 9 years.....	5,177	8.0	Cuban.....	46	0.1
10 to 14 years.....	5,313	8.2	Other Hispanic or Latino.....	380	0.6
15 to 19 years.....	4,914	7.6	Not Hispanic or Latino.....	63,065	97.4
20 to 24 years.....	3,052	4.7	White alone.....	61,416	94.8
25 to 34 years.....	7,706	11.9	RELATIONSHIP		
35 to 44 years.....	11,213	17.3	Total population	64,753	100.0
45 to 54 years.....	9,747	15.1	In households.....	63,948	98.8
55 to 59 years.....	3,543	5.5	Householder.....	23,653	36.5
60 to 64 years.....	2,599	4.0	Spouse.....	15,203	23.5
65 to 74 years.....	3,853	6.0	Child.....	21,439	33.1
75 to 84 years.....	2,325	3.6	Own child under 18 years.....	17,225	26.6
85 years and over.....	856	1.3	Other relatives.....	1,513	2.3
Median age (years).....	36.7	(X)	Under 18 years.....	610	0.9
18 years and over.....	46,561	71.9	Nonrelatives.....	2,140	3.3
Male.....	22,757	35.1	Unmarried partner.....	1,059	1.6
Female.....	23,804	36.8	In group quarters.....	805	1.2
21 years and over.....	44,222	68.3	Institutionalized population.....	597	0.9
62 years and over.....	8,541	13.2	Noninstitutionalized population.....	208	0.3
65 years and over.....	7,034	10.9	HOUSEHOLD BY TYPE		
Male.....	3,050	4.7	Total households	23,653	100.0
Female.....	3,984	6.2	Family households (families).....	17,976	76.0
RACE			With own children under 18 years.....	8,854	37.4
One race.....	63,995	98.8	Married-couple family.....	15,203	64.3
White.....	62,420	96.4	With own children under 18 years.....	7,094	30.0
Black or African American.....	405	0.6	Female householder, no husband present.....	1,977	8.4
American Indian and Alaska Native.....	282	0.4	With own children under 18 years.....	1,292	5.5
Asian.....	337	0.5	Nonfamily households.....	5,677	24.0
Asian Indian.....	46	0.1	Householder living alone.....	4,673	19.8
Chinese.....	33	0.1	Householder 65 years and over.....	1,681	7.1
Filipino.....	56	0.1	Households with individuals under 18 years.....	9,309	39.4
Japanese.....	27	-	Households with individuals 65 years and over ..	4,709	19.9
Korean.....	90	0.1	Average household size.....	2.70	(X)
Vietnamese.....	21	-	Average family size.....	3.12	(X)
Other Asian ¹	64	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	28	-	Total housing units	24,630	100.0
Native Hawaiian.....	15	-	Occupied housing units.....	23,653	96.0
Guamanian or Chamorro.....	2	-	Vacant housing units.....	977	4.0
Samoan.....	7	-	For seasonal, recreational, or		
Other Pacific Islander ²	4	-	occasional use.....	94	0.4
Some other race.....	523	0.8	Homeowner vacancy rate (percent).....	1.0	(X)
Two or more races.....	758	1.2	Rental vacancy rate (percent).....	6.9	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	23,653	100.0
White.....	63,147	97.5	Owner-occupied housing units.....	20,173	85.3
Black or African American.....	585	0.9	Renter-occupied housing units.....	3,480	14.7
American Indian and Alaska Native.....	618	1.0	Average household size of owner-occupied units.....	2.77	(X)
Asian.....	443	0.7	Average household size of renter-occupied units.....	2.29	(X)
Native Hawaiian and Other Pacific Islander.....	57	0.1			
Some other race.....	706	1.1			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-1. Profile of General Demographic Characteristics for Michigan: 2000

[For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/www/abs/decennial.html>]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	9,938,444	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	9,938,444	100.0
Male.....	4,873,095	49.0	Hispanic or Latino (of any race).....	323,877	3.3
Female.....	5,065,349	51.0	Mexican.....	220,769	2.2
Under 5 years.....	672,005	6.8	Puerto Rican.....	26,941	0.3
5 to 9 years.....	745,181	7.5	Cuban.....	7,219	0.1
10 to 14 years.....	747,012	7.5	Other Hispanic or Latino.....	68,948	0.7
15 to 19 years.....	719,867	7.2	Not Hispanic or Latino.....	9,614,567	96.7
20 to 24 years.....	643,839	6.5	White alone.....	7,806,691	78.6
25 to 34 years.....	1,362,171	13.7	RELATIONSHIP		
35 to 44 years.....	1,598,373	16.1	Total population.....	9,938,444	100.0
45 to 54 years.....	1,367,939	13.8	In households.....	9,688,555	97.5
55 to 59 years.....	485,895	4.9	Householder.....	3,785,661	38.1
60 to 64 years.....	377,144	3.8	Spouse.....	1,947,710	19.6
65 to 74 years.....	642,880	6.5	Child.....	3,037,440	30.6
75 to 84 years.....	433,678	4.4	Own child under 18 years.....	2,347,192	23.6
85 years and over.....	142,460	1.4	Other relatives.....	432,980	4.4
Median age (years).....	35.5	(X)	Under 18 years.....	183,621	1.8
18 years and over.....	7,342,677	73.9	Nonrelatives.....	484,764	4.9
Male.....	3,541,373	35.6	Unmarried partner.....	202,220	2.0
Female.....	3,801,304	38.2	In group quarters.....	249,889	2.5
21 years and over.....	6,914,135	69.6	Institutionalized population.....	126,132	1.3
62 years and over.....	1,436,729	14.5	Noninstitutionalized population.....	123,757	1.2
65 years and over.....	1,219,018	12.3	HOUSEHOLDS BY TYPE		
Male.....	500,959	5.0	Total households.....	3,785,661	100.0
Female.....	718,059	7.2	Family households (families).....	2,575,699	68.0
RACE			With own children under 18 years.....	1,236,713	32.7
One race.....	9,746,028	98.1	Married-couple family.....	1,947,710	51.4
White.....	7,966,053	80.2	With own children under 18 years.....	873,227	23.1
Black or African American.....	1,412,742	14.2	Female householder, no husband present.....	473,802	12.5
American Indian and Alaska Native.....	58,479	0.6	With own children under 18 years.....	283,758	7.5
Asian.....	176,510	1.8	Nonfamily households.....	1,209,962	32.0
Asian Indian.....	54,631	0.5	Householder living alone.....	993,607	26.2
Chinese.....	33,189	0.3	Householder 65 years and over.....	355,414	9.4
Filipino.....	17,377	0.2	Households with individuals under 18 years.....	1,347,469	35.6
Japanese.....	11,288	0.1	Households with individuals 65 years and over.....	862,730	22.8
Korean.....	20,886	0.2	Average household size.....	2.56	(X)
Vietnamese.....	13,673	0.1	Average family size.....	3.10	(X)
Other Asian ¹	25,466	0.3	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	2,692	-	Total housing units.....	4,234,279	100.0
Native Hawaiian.....	734	-	Occupied housing units.....	3,785,661	89.4
Guamanian or Chamorro.....	622	-	Vacant housing units.....	448,618	10.6
Samoan.....	505	-	For seasonal, recreational, or occasional use.....	233,922	5.5
Other Pacific Islander ²	831	-	Homeowner vacancy rate (percent).....	1.6	(X)
Some other race.....	129,552	1.3	Rental vacancy rate (percent).....	6.8	(X)
Two or more races.....	192,416	1.9	HOUSING TENURE		
Race alone or in combination with one or more other races:³			Occupied housing units.....	3,785,661	100.0
White.....	8,133,283	81.8	Owner-occupied housing units.....	2,793,124	73.8
Black or African American.....	1,474,613	14.8	Renter-occupied housing units.....	992,537	26.2
American Indian and Alaska Native.....	124,412	1.3	Average household size of owner-occupied units.....	2.67	(X)
Asian.....	208,329	2.1	Average household size of renter-occupied units.....	2.24	(X)
Native Hawaiian and Other Pacific Islander.....	7,276	0.1			
Some other race.....	195,724	2.0			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The following six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

APPENDIX F

ACT 282, COUNTY PLANNING ACT **MICHIGAN PUBLIC ACT 1945** (including the 2001 Amendments)

AN ACT to provide for county planning; the creation, organization, powers and duties of county planning commissions.

History: 1945, Act 282, Eff. Sept. 6, 1945; --Am. 2001, Act 265 Eff. Jan. 9, 2002.

The People of the State of Michigan enact:

125.101 County planning commission; creation; existing commissions. [M.S.A. 5.1192(1)]

Sec. 1. Any county is hereby authorized and empowered to make, adopt, amend, extend, add to, or carry out a county plan as provided in this act and create by ordinance a planning commission with the powers and duties herein set forth. The planning commission of a county shall be designated the county planning commission. All county planning commissions organized under Act No. 285 of the Public Acts of 1931, as amended, may immediately reconstitute themselves under this act or may continue to function under the former act as the official county planning commissions: Provided, That, upon expiration of the terms of existing membership of county planning commissions constituted under Act No. 285 of the Public Acts of 1931, all succeeding appointments shall be made in accordance with the provisions of this act: And provided, That upon passage of this act the powers exercised by county planning commissions so constituted shall be those specified for all county planning commissions in the terms of this act. All powers previously exercised by local planning commissions as provided by Act No. 285 of the Public Acts of 1931, which are in conflict with the provisions of the act herewith adopted, are hereby revoked.

History: 1945, Act 282, Eff. Sept. 6, 1945; --CL 1948, 125.101.

Compiler's Note: For provisions of Act 285 of 1931, referred to in this section, see § 125.31 et seq.

125.102 County planning commission; representative membership; appointment and terms of members; vacancy; removal; compensation and mileage; expenses. [M.S.A. 5.1192(2)]

Sec. 2. The county planning commission shall consist of not less than 5 nor more than 11 members who shall individually be representative of important segments of the economic, governmental, social life, and development of the particular county, in accordance with the major interests as they exist in the county, such as agriculture, recreation, education, government, transportation, industry, and commerce. The county board of commissioners shall establish the basis for representative membership on the commission. A majority of commission members shall not hold another office or position in the county government. The method of appointment and the term of office of members of the commission shall be determined by resolution of a majority of the full membership of the county board of commissioners. Where the commission consists of 5 members, 1 member may be a member of the county board of commissioners elected and serving. Where the commission consists of from 6 to 8 members, 2 members may be members of the county board of commissioners elected and serving. Where the commission consists of from 9 to 11 members, 3 members may be members of the county board of commissioners elected and serving. The term of each appointed member shall be for 3 years, except that upon first appointment of the membership by the board, the terms of office may be varied to permit the establishment of overlapping terms of office and the terms of ex officio members shall correspond to their respective official tenures or

as may be determined by the county board. The county board of commissioners shall provide for the filling of a vacancy in the membership of the commission for the unexpired terms and may remove a member for nonperformance of duty or misconduct upon public hearing. Members of the commission may receive the same compensation and mileage, but not to exceed that provided for members of the county board of commissioners except that ex officio members shall serve without compensation. The members of the commission may be reimbursed for actual, reasonable, and necessary expenses incurred in the discharge of their duties.

History: 1945, Act 282, Eff. Sept. 6, 1945 ;--CL 1948, 125.102 ;--Am. 1964, Act 12, Eff. Aug. 28, 1964 ;--Am. 1976, Act 92, Imd. Eff. Apr. 22, 1976 .

125.102a County planning commission in certain counties; transfer to jurisdiction of county board of auditors. [M.S.A. 5.1192(2.1)]

Sec. 2a. In counties having a population between 650,000 and 1,000,000 and having a board of county auditors, any county planning commission and any planning department created or existing under the provisions of this act may, by resolution of the board of supervisors, be placed under the jurisdiction of the county board of auditors.

History: Add. 1966, Act 91, Imd. Eff. June 15, 1966 .

125.103 County planning commission; officers; director; information, meetings, records. [M.S.A. 5.1192(3)]

Sec. 3. The commission shall elect a chairman from its appointive members; and appoint a secretary, and create and fill such other offices as it may determine advisable. The county board may appropriate funds for reimbursement of the members of the commission for such reasonable and necessary expenses as may be deemed necessary for carrying out the powers herein conferred and the duties herein prescribed. The commission may employ a director and such personnel as it may deem necessary, contract for the part time or full time services of planning and other technicians, and pay such other expenses within total funds provided for the commission, as may be deemed necessary. The appointment of employees shall be subject to the same provisions of law as govern other corresponding civil employees of the county. The county planning commission is authorized to make use of the expert advice and information which may be furnished by appropriate federal, state, county, and municipal officials, and departments and agencies having information, maps and data pertinent to county planning. State, county and municipal officials, departments, and agencies are hereby directed to make such information available for the use of the county planning commission as well as authorized to furnish such other technical assistance and advice as they may have available for such purpose. The commission shall hold meetings as often as is determined necessary, but not less than 4 regular meetings shall be held each year. It shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations which record shall be a public record.

History: 1945, Act 282, Eff. Sept. 6, 1945 ;--CL 1948, 125.103 .

125.104 Development plans; duties of commission; coordinating agency. [M.S.A. 5.1192(4)]

Sec. 4.

(1) The county planning commission shall make and approve a plan for the development of the county. The county plan may include planning in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the planning commission's judgment,

they are related to the planning of the unincorporated territory or of the county as a whole. The plan with accompanying maps, plats, charts, and all pertinent and descriptive explanatory matter shall show the planning commission's recommendations for the development of the county. In the preparation of a county development plan, the planning commission shall make careful and comprehensive studies of the existing conditions and probable growth of the territory within its jurisdiction. The plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the county that will be in accordance with present and future needs for best promoting the health, safety, morals, order, convenience, prosperity, and general welfare of the residents, as well as for efficiency and economy in the process of development.

(2) The county plan shall address land use issues and may project 20 years or more into the future. The plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the county. The plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the county:

(a) A land use plan and program. If the county has adopted a zoning ordinance under the county zoning act, 1943 PA 183, MCL 125.201 to 125.240, the land use plan and program shall consist in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. If the county has not adopted a zoning ordinance under the county zoning act, 1943 PA 183, MCL 125.201 to 125.240, the land use plan and program may be a general plan with generalized future land use maps.

(b) The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, public works for preventing pollution, and works for maintaining water levels; and public utilities and structures.

(c) Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.

(d) Recommendations for implementing any of its proposals.

(3) The county planning commission shall do all of the following:

(a) Conduct studies, investigations, and surveys relative to the economic, social, and physical development of the county.

(b) Formulate plans and make recommendations for the most effective economic, social, and physical development of the county.

(c) Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for the economic, social, and physical development of the county and seek the maximum coordination of the county programs of these agencies.

(d) Consult with representatives of adjacent counties in respect to their planning so that conflicts in overall county plans may be avoided.

(4) The county planning commission may serve as a coordinating agency for all planning committees and commissions within the county.

(5) The county planning commission may meet with other governmental planning commissions to deliberate.

History: 1945, Act 282, Eff. Sept. 6, 1945; --CL 1948, 125.104; --Am. 2001, Act 265 Eff. Jan. 9, 2002 .

125.104a County planning commission as metropolitan county planning commission; duties.
[M.S.A. 5.1192(4.1)]

Sec. 4a.

(1) The county planning commission may be designated by the board of supervisors as the metropolitan county planning commission. Any commission so organized shall perform metropolitan and regional planning, whenever necessary or desirable. The commission may engage in comprehensive planning, including but not limited to the following, to the extent directly related to urban needs:

(a) Preparation, as a guide for long-range development, of general physical plans with respect to the pattern and intensity of land use and the provision of public facilities, together with long-range fiscal plans for such development.

(b) Programming of capital improvements based on a determination of relative urgency, together with definitive financing plans for the improvements to be constructed in the earlier years of the program.

(c) Coordination of all related plans of the departments or subdivisions of the government concerned.

(d) Intergovernmental coordination of all related planned activities among the state and local governmental agencies concerned.

(2) In addition to the powers conferred by other provisions of this act, the commission may apply for, receive and accept grants from any governmental agency, or from the federal government, and agree to and comply with such terms and conditions as may be necessary, convenient or desirable. The commission may do any and all things necessary or desirable to secure the financial aid or cooperation of the federal government in carrying out the functions of the commission, when approved by a 2/3 vote of the board of supervisors.

History: Add. 1961, Act 211, Eff. Sept. 8, 1961; --Am. 2001, Act 265 Eff. Jan. 9, 2002 .

125.104b Coordinated Planning Notices. [M.S.A. 5.1192(4.2)]

Sec. 4b.

(1) A county plan shall be adopted under the procedures set forth in this section and sections 4c and 5.

(2) Before preparing a plan, a county planning commission shall send a written notice, explaining that the planning commission intends to prepare a plan and requesting the recipient's cooperation and comment, to all of the following:

(a) The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the county.

(b) The regional planning commission for the region in which the county is located, if any.

(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for each county located contiguous to the county.

(d) Each public utility company and railroad company owning or operating a public utility or railroad within the county, and any government entity, that registers its name and mailing address for this purpose with the county planning commission.

(3) The notice to an entity under this section may request permission for the county to submit electronically any information required to be submitted to that entity under section 4c or 5. If the entity to which the notice is sent grants this permission, information submitted to or by that entity under section 4c or 5 may be submitted electronically. Otherwise, such information shall be submitted in writing by first-class mail or personal delivery.

History: Add 2001, Act 265 Eff. Jan. 9, 2002.

125.104c Plan Adoption Procedure. [M.S.A. 5.1192(4.3)]

Sec. 4c.

(1) The plan may be adopted as a whole or by successive parts corresponding with major geographical areas of the county or with functional subject matter areas of the plan.

(2) After preparing a proposed plan, the county planning commission shall submit the proposed plan to the county board of commissioners for review and comment. The process of adopting a plan shall not proceed further unless the county board of commissioners approves the distribution of the proposed plan.

(3) If the county board of commissioners approves the distribution of the proposed plan, it shall notify the secretary of the planning commission and the secretary shall submit a copy of the proposed plan, for review and comment, to all of the following:

(a) The planning commission, or if there is no planning commission, the legislative body, of each city, village, township, or county located within or contiguous to the municipality.

- (b) The regional planning commission, if any, for the region in which the county is located.
- (c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for each county located contiguous to the county.
- (d) Each public utility company and railroad company owning or operating a public utility or railroad within the county, and any government entity, that registers its name and address for this purpose with the secretary of the county planning commission. An entity that, pursuant to this subdivision, receives a copy of a proposed plan, or of a plan as provided in section 5(5), shall reimburse the county for any copying and postage costs thereby incurred by the county.

(4) An entity described in subsection (3) may submit comments on the proposed plan to the county planning commission within 65 days after the proposed plan was submitted to that entity under subsection (3).

History: Add 2001, Act 265 Eff. Jan. 9, 2002.

125.105 Development plans; adoption of plan; review; adoption by municipality. [M.S.A. 5.1192(5)]

Sec. 5.

- (1) The county planning commission shall adopt the plan by a resolution approved by a majority of the full membership of the planning commission after a public hearing. The hearing shall be held after the expiration of the deadline for comment under section 4c(4). The resolution shall refer expressly to the maps, plats, charts, and descriptive and explanatory matter intended by the planning commission to form the whole or part of the plan, and the action taken shall be recorded on the maps, plats, charts, and descriptive and explanatory matter and signed by the chairperson of the planning commission.
- (2) Following approval of the proposed plan by the county planning commission, the secretary of the planning commission shall submit a copy of the proposed plan to the county board of commissioners.
- (3) Approval of the plan by the planning commission under subsection (1) is the final step for adoption of the plan, unless the board of commissioners by resolution has asserted the right to approve or reject the plan. In that case, after approval of the plan by the planning commission, the county shall approve or reject the plan.
- (4) If the county board of commissioners rejects the proposed plan, the county board of commissioners shall submit to the planning commission a statement of its objections to the proposed plan. The planning commission shall consider the county board of commissioners' objections and revise the proposed plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed plan is approved by the county board of commissioners.

(5) Upon final adoption of the plan by the county board of commissioners, copies of the plan shall be submitted in the same manner as provided for submitting copies of the proposed plan under section 4c(3).

(6) An extension, addition, revision, or other amendment to a county plan shall be adopted under the same procedure as a plan or a successive part of a plan under sections 4b and 4c and this section. However, for an amendment other than a revision of the plan, the 65-day period otherwise provided for in section 4c(4) shall be 40 days.

(7) At least every 5 years after adoption of the plan, the planning commission shall review the plan and determine whether to commence the procedure to amend the plan or adopt a new plan.

(8) Until 1 year after the effective date of the 2001 amendments that added this subsection, a county may adopt a plan or an extension, addition, revision, or other amendment to a plan under the procedures provided for by this act immediately before the effective date of the 2001 amendments that added this subsection.

(9) Following adoption of the county plan or any part of a county plan and the certification by the county planning commission to the county board of commissioners of a copy of the plan, work shall not be initiated on any project involving the expenditure of funds by a county board, department, or agency for the acquisition of land, the erection of structures, the extension, construction, or improvement of any physical facility by any county board, department, or agency unless a full description of the project, including, but not limited to, its proposed location and extent, has been submitted to the county planning commission and the report and advice of the planning commission has been received by the county board of commissioners and by the county board, department, or agency submitting the proposal. The requirement for planning commission's review is waived if within 30 days after the proposal has been filed with the planning commission, the planning commission fails to furnish in writing its report and advice upon the proposal. The planning commission shall provide copies of the report and advice to the county board, department, or agency sponsoring the proposal.

(10) A county plan describing the recommended development of an incorporated area shall not be recognized as the official plan or part of the official plan for that area unless adopted by the municipality in the manner prescribed by law or charter for the adoption of such plans by municipalities.

History: 1945, Act 282, Eff. Sept. 6, 1945;—CL 1948, 125.105; Am. 2001, Act 265 Eff. Jan. 9, 2002.

125.106 Promotion of public interest in plan; conferences and consultations; gifts; transfer of powers and duties of zoning board to planning commission; powers of planning commission.
[M.S.A. 5:1192(6)]

Sec. 6.

(1) The commission shall have the power to promote public interest in an understanding of the plan and to that end may publish and distribute copies of the county plan or of any report thereon and may employ such other means of publicity and education as it may determine advisable. Members of the commission, when duly authorized by the commission, may attend conferences

and meetings dealing with planning problems and techniques, and any hearings on pending planning legislation, and the commission may, by resolution, pay the reasonable traveling expenses incident to such attendance. The county planning commission, as a part of its duties, shall consult and advise with public officials and public agencies, other planning commissions or committees, private organizations and agencies, and citizens of the county to develop adequate support and understanding of the objectives of the county plan. The commission shall have the right to accept and use gifts.

(2) The board of county commissioners, by resolution, may transfer to the planning commission all powers, duties and responsibilities prescribed by Act No. 183 of the Public Acts of 1943, as amended, being sections 125.201 to 125.232 of the Compiled Laws of 1948, for zoning boards created thereunder. If the existing zoning board is nearing completion of its zoning plan, the board of county commissioners shall postpone transfer of the zoning board's powers until completion of the zoning plan, but the postponement shall not exceed 1 year. In a county where the planning commission has been granted powers of the zoning commission, 1 member of the planning commission shall be designated as a member of the zoning board of appeals. In general the commission shall have such powers as may be necessary to fulfill its functions and carry out the purposes of this act.

History: 1945, Act 282, Eff. Sept. 6, 1945 ;--CL 1948, 125.106 ;--Am. 1972, Act 113, Imd. Eff. Apr. 11, 1972 .

125.107 Advisory committees or councils. [M.S.A. 5.1192(7)]

Sec. 7. The county planning commission may appoint advisory committees or councils which may be composed of individuals qualified by experience, training, or interests to assist in the consideration and solution of county problems and representative of the governmental subdivisions within the county, such as townships or incorporated places, and other functional groups or agencies.

History: 1945, Act 282, Eff. Sept. 6, 1945 ;--CL 1948, 125.107 .

125.108 Definitions. [M.S.A. 5.1192(8)]

Sec. 8. As used in this act:

(a) "County board of commissioners" means 1 of the following, as applicable:

(i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521.

(ii) In all other counties, the elected county board of commissioners.

(b) "County plan", "development plan", or "plan" means a plan as described in section 4.

(c) "County planning commission" or "planning commission" means a planning commission as provided for under section 1.

APPENDIX G

ACT 168, TOWNSHIP PLANNING ACT
MICHIGAN PUBLIC ACT 1959
(including the 2001 Amendments)

AN ACT to provide for township planning; for the creation, organization, powers and duties of township planning commissions; for the regulation and subdivision of land; and to prescribe penalties and provide remedies.

History: 1959, Act 168, Eff. Mar. 19, 1960 ;--Am. 1998, Act 194, Eff. Mar. 23, 1999; Am. 2001, Act 263, Eff. Jan. 9, 2002. .

The People of the State of Michigan enact:

125.321 Township planning commission; definitions. [M.S.A. 5.2963(101)]

Sec. 1. As used in this act:

(a) "Basic plan" or "plan" means a master plan, general development plan, guide plan, or the plan referred to in 1943 PA 184, MCL 125.271 to 125.310, being the basis on which the zoning plan is developed.

(b) "Citizen member" means a member of a township planning commission holding no other township office except that a citizen member may be a member of a township zoning board of adjustment or appeals.

(c) "County board of commissioners" means 1 of the following, as applicable:

(i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521.

(ii) In all other counties, 1 of the following:

(A) The elected county board of commissioners.

(B) A subcommittee of the county board of commissioners if the county board of commissioners delegates its powers and duties under this act to such a subcommittee.

(C) The regional planning commission for the region in which the county is located if the county board of commissioners delegates its powers and duties under this act to the regional planning commission.

(d) "Planning commission" means township planning commission.

History: 1959, Act 168, Eff. Mar. 19, 1960 --Am. 2001, Act 263, Eff. Jan. 9, 2002..

125.322 Township planning commission; purpose of plans. [M.S.A. 5.2963(102)]

Sec. 2. The purpose of plans prepared pursuant to this act shall be to promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

History: 1959, Act 168, Eff. Mar. 19, 1960 .

125.323 Township planning commission; creation; referendum; resolution, copies to secretary of state and county or regional planning commission. [M.S.A. 5.2963(103)]

Sec. 3.

(1) The township board of any township may create, by resolution, a township planning commission with power to make, adopt, extend, add to or otherwise amend, and to carry out plans for the unincorporated portions of the township as provided in this act.

(2) The resolution creating a planning commission shall become effective 60 days after publication in a newspaper having general circulation in a township. Within 60 days following the publication of the resolution by the township board, a petition signed by a number of qualified and registered voters residing in the unincorporated portion of the township equal to not less than 8% of the total vote cast for all candidates for governor, at the last preceding general election at which a governor was elected, may be filed with the township clerk praying therein for the submission of the resolution to the electors residing in the unincorporated portion of the township for their approval or rejection. Upon the filing of the petition, the resolution shall not take effect until approved by a majority of the electors voting thereon at the next regular or special election which allows reasonable time for proper notices and printing of ballots or at any special election called for that purpose. The township board shall provide the manner of submitting such resolution to the electors for their approval or rejection, and determining the results thereof.

(3) Upon the filing with the township clerk of a petition requesting the township board to adopt a resolution as herein provided, signed by a number of qualified and registered voters residing in the unincorporated area of the township equal to not less than 8% of the total vote cast for all candidates for governor at the last preceding general election at which a governor was elected, the township board, at its first meeting following such filing shall submit the same to a vote as provided in this section.

(4) The township clerk shall transmit copies of the resolution to the secretary of state and to the planning commission of the county of which the township is a part, and if there is no county planning commission, to the regional planning commission which is exercising planning jurisdiction over the township, within 10 days after adoption. The secretary of state shall maintain a public record of all resolutions so received.

History: 1959, Act 168, Eff. Mar. 19, 1960 ;--Am. 1962, Act 78, Eff. Mar. 28, 1963 .

125.323a Violation of §§ 168.1 to 168.992 applicable to petitions; penalties.

Sec. 3a. A petition under section 3, including the circulation and signing of the petition, is subject to section 488 of the Michigan election law, 1954 PA 116, MCL 168.488. A person who violates a provision of the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992, applicable to a petition described in this section is subject to the penalties prescribed for that violation in the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992.

History: Add. 1998, Act 194, Eff. Mar. 23, 1999 .

125.324 Township planning commission; members, qualification, appointment, term, vacancies, compensation, budget; gifts; expenditures. [M.S.A. 5.2963(104)]

Sec. 4.

(1) The planning commission shall consist of not less than 5 nor more than 9 members, who shall be representative of major interests as they exist in the township, such as agriculture, recreation, education, public health, government, commerce, transportation and industry. All members shall be qualified electors and property owners of the township. One member of the township board shall be a member of the planning commission.

(2) All members of the planning commission shall be appointed by the township supervisor with the approval of the township board. Members may be removed by the township supervisor, after a hearing, with the approval of the township board.

(3) The term of each member shall be for 3 years, except that of the members first appointed, 1/3 shall serve for 1 year, 1/3 for 2 years and 1/3 for 3 years. A successor shall be appointed not more than 1 month after the term of the preceding commission member has expired. All vacancies for unexpired terms shall be filled for the remainder of such term.

(4) Members of the planning commission may be compensated for their services as provided by the township board. The planning commission may make and administer regulations relative to compensation for the travel of its members and employees when engaged in the performance of activities authorized by the township planning commission, including attendance at conferences and meetings. The planning commission shall prepare a detailed budget and submit same to the township board for approval or disapproval. The township board annually may appropriate and make available funds for carrying out the purposes and functions permitted under this act, and may match township funds with federal, state, county or other local government or private grants. The township board may accept and use gifts and grants for planning commission purposes. Money so accepted shall be deposited with the township treasurer in a special nonreverting planning commission fund for expenditure by the planning commission for the purpose designated by the donor. The township treasurer shall draw warrants against the special nonreverting fund only upon vouchers signed by the chairman and secretary of the planning commission and upon orders drawn by the township clerk. The expenditures of the planning commission, exclusive of gifts and grants, shall be within the amounts appropriated by the township board.

History: 1959, Act 168, Eff. Mar. 19, 1960 .

125.325 Township planning commission; election of officers; creation of offices and committees; term of officer; appointment of advisory committees; meetings; conducting business at public meeting; notice of meeting; powers of township board; rules; public record; annual report; availability of certain writings to public. [M.S.A. 5.2963(105)]

Sec. 5.

(1) The planning commission shall elect a chairperson, vice-chairperson, and secretary from its members and shall create and fill other offices or committees as it considers advisable. The term of each officer shall be 1 year. The planning commission may appoint advisory committees outside of its membership.

(2) The planning commission shall hold not less than 4 regular meetings each year, and by resolution shall determine the time and place of the meetings. A special meeting may be called by 2 members upon written request to the secretary or by the chairperson. The business which the planning commission may perform shall be conducted at a public meeting of the planning commission held in compliance with Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of a regular or special meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976 and the secretary shall send written notice of a special meeting to commission members not less than 48 hours in advance of the meeting.

(3) The township board, upon recommendation of the planning commission, may employ a planning director or other planning personnel, contract for the services of planning and other technicians, and pay or authorize the payment of expenses within the funds budgeted and provided for planning purposes.

(4) The planning commission shall adopt rules for the transaction of business, and shall keep a public record of its resolutions, transactions, findings, and determinations. It shall make an annual written report to the township board concerning its operations and the status of planning activities, including recommendations regarding actions by the township board related to planning and development. A writing prepared, owned, used, in the possession of, or retained by the planning commission in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

History: 1959, Act 168, Eff. Mar. 19, 1960 ;--Am. 1965, Act 97, Imd. Eff. June 28, 1965 ;--Am. 1977, Act 168, Imd. Eff. Nov. 17, 1977.

125.326 Basic plan as guide for development of unincorporated portions of township; adoption; basis; consultations; expert advice and information; technical assistance; adoption of plan for certain geographic area; site plan; authority of planning commission clarified. [M.S.A. 5.2963(106)]

Sec. 6.

(1) The township planning commission shall make and approve a basic plan as a guide for the development of unincorporated portions of the township. As a basis for the plan, the township planning commission may do any of the following:

(a) Make inquiries, investigations, and surveys of all the resources of the township.

(b) Assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities, and utilities required to equip those lands.

(c) Meet with other governmental planning commissions to deliberate.

(2) The township planning commission may make use of expert advice and information which may be furnished by appropriate federal, state, county, and municipal officials, departments, and agencies having information, maps, and data pertinent to township planning. State, regional, county, and municipal officials, departments, and agencies shall make available public information for the use of township planning commissions and may furnish such other technical assistance and advice as they may have for planning purposes.

(3) In addition to the basic plan provided in subsection (1), by a majority vote of the members, the township planning commission may adopt a plan for a geographic area less than the entire unincorporated area of the township if, because of the unique physical characteristics of that area, more intensive planning is necessary for the purposes set forth in section 2. Before adoption of a plan under this subsection, the township planning commission shall hold at least 1 public hearing on the plan after giving notice as provided in section 8(1).

(4) After adoption of a plan under this act, a site plan for a property located in the plan area that is required to be submitted under section 16e of the township zoning act, 1943 PA 184, MCL 125.286e, shall comply with the plan adopted under this act.

(5) The purpose of the 1987 amendments to this section was to clarify the authority of a planning commission, which was implied from the language of this act, but was not specifically set forth in this act.

History: 1959, Act 168, Eff. Mar. 19, 1960 ;--Am. 1987, Act 73, Imd. Eff. June 29, 1987; Am. 2001, Act 263, Eff. Jan. 9, 2002 .

125.327 Basic plan; contents. [M.S.A. 5.2963(107)]

Sec. 7. The basic plan shall address land use issues and may project 20 years or more into the future. The plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the planning commission's recommendations for the physical development of the unincorporated area of the township. The basic plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the township:

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

(b) The general location, character and extent of streets, roads, highways, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water levels; and public utilities and structures.

(c) Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.

(d) Recommendations for implementing any of its proposals.

History: 1959, Act 168, Eff. Mar. 19, 1960 --Am. 2001, Act 263, Eff. Jan. 9, 2002.

125.327a Coordinated Planning Notices. [M.S.A. 5.2963(107a)]

Sec. 7a.

(1) A basic plan shall be adopted under the procedures set forth in this section and sections 7b and 8.

(2) Before preparing a plan, a township planning commission shall mail by first-class mail a notice, explaining that the planning commission intends to prepare a plan and requesting the recipient's cooperation and comment, to all of the following:

(a) The planning commission, or if there is no planning commission, the legislative body, of each township, city, or village located within or contiguous to the township.

(b) The regional planning commission for the region in which the township is located, if there is no county planning commission for the county where the township is located. If there is a county planning commission for the county where the township is located, the township planning commission may consult with the regional planning commission but is not required to do so.

(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township is located.

(d) Each public utility company and railroad company owning or operating a public utility or railroad within the township, and any government entity, that registers its name and mailing address for this purpose with the township planning commission.

(3) The notice to an entity under subsection (2) may request permission for the township or county, as applicable, to submit electronically any information required to be submitted to that entity under section 7b or 8. If the entity to which the notice is sent grants this permission, information submitted to or by that entity under section 7b or 8 may be submitted electronically. Otherwise, such information shall be submitted in writing by first-class mail or personal delivery.

History: Add 2001, Act 263, Eff. Jan. 9, 2002.

125.327b Plan Adoption, Coordinated Planning Procedure. [M.S.A. 5.2963(107b)]

Sec. 7b.

(1) A plan may be adopted as a whole or by successive parts corresponding with major geographical areas of the township or with functional subject matter areas of the plan.

(2) After preparing a proposed plan, the township planning commission shall submit the proposed plan to the township board for review and comment.

(3) If the township board approves the distribution of the proposed plan, it shall notify the secretary of the planning commission and the secretary of the township planning commission shall submit a copy of the proposed plan, for review and comment, to all of the following:

(a) The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the township.

(b) The regional planning commission, if any, for the region in which the township is located, if there is no county planning commission for the county in which the township is located. If there is a county planning commission for the county in which the township is located, the secretary of the township planning commission may submit a copy of the proposed plan to the regional planning commission but is not required to do so.

(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township is located. The secretary of the township planning commission shall concurrently submit to the county planning commission or, if there is no county planning commission, the county board of commissioners, a statement, signed by the secretary, that the requirements of subdivisions (a) and (b) have been met. The statement shall include the name and address of each planning commission or legislative body to which a copy of the proposed plan was submitted under subdivision (a) or (b) and the date of submittal.

(d) Each public utility company and railroad company owning or operating a public utility or railroad within the township, and any government entity, that registers its name and address for this purpose with the secretary of the township planning commission. An entity that, pursuant to this subdivision, receives a copy of a proposed plan, or of a plan as provided in section 8(5), shall reimburse the township for any copying and postage costs thereby incurred by the township.

(4) An entity described in subsection (3)(a), (b), or (d) may submit comments on the proposed plan to the township planning commission within 65 days after the proposed plan was submitted to that entity under subsection (3). A planning commission or legislative body described in subsection (3)(a) or (b) shall concurrently submit a copy of the comments to the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township proposing the plan is located.

(5) Not less than 75 days or more than 95 days after the date the proposed plan was submitted to the county planning commission or the county board of commissioners under subsection (3), the county planning commission or the county board of commissioners, respectively, shall submit to the township planning commission its comments on the proposed basic plan. The comments shall include, but need not be limited to, both of the following, as applicable:

(a) A statement whether the county planning commission or county board of commissioners, after considering any comments received under subsection (4), considers the proposed plan to be inconsistent with the plan of any city, village, township, or region described in subsection (3)(a) or (b).

(b) If the county has a county plan, a statement whether the county planning commission considers the proposed basic plan to be inconsistent with the county plan.

(6) The statements provided for in subsection (5)(a) and (b) are advisory only.

History: Add 2001, Act 263, Eff. Jan. 9, 2002.

125.328 Basic plan; adoption procedure, approval by county planning commission. [M.S.A. 5.2963(108)]

Sec. 8.

(1) Before approving a proposed basic plan, the township planning commission shall hold a public hearing on the proposed plan. The hearing shall be held after the expiration of the deadline for comment under section 7b(5). The township planning commission shall publish notice of the hearing twice in a newspaper of general circulation in the township. The first publication shall be not more than 30 days or less than 20 days before the date of the hearing. The second publication shall be not more than 8 days before the date of the hearing.

(2) At or after the hearing under subsection (1), the township planning commission may approve the proposed plan by majority vote of its membership. Following approval of the proposed plan by the township planning commission, the secretary of the planning commission shall submit a copy of the proposed plan to the township board.

(3) Approval of the plan by the planning commission under subsection (2) is the final step for adoption of the plan, unless the township board by resolution has asserted the right to approve or reject the plan. In that case, after approval of the plan by the planning commission, the township board shall approve or reject the plan.

(4) If the township board rejects the proposed plan, the township board shall submit to the planning commission a statement of its objections to the proposed plan. The planning commission shall consider the township board's objections and revise the proposed plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed plan is approved by the township board.

(5) The plan is effective upon final adoption. Upon final adoption of the plan, copies of the adopted plan shall be submitted in the same manner as provided for submitting copies of the proposed plan under section 7b(3).

History: 1959, Act 168, Eff. Mar. 19, 1960 --Am. 2001, Act 263, Eff. Jan. 9, 2002. .

125.329 Basic plan; hearing; publication of notice; transmission of copies following adoption.

Sec. 9.

(1) An extension, addition, revision, or other amendment to a basic plan shall be adopted under the same procedure as a plan or a successive part of a plan under sections 7a, 7b, and 8. However, for an amendment other than a revision of the plan, both of the following apply:

(a) The 65-day period otherwise provided for in section 7b(4) shall be 40 days.

(b) The 75- to 95-day period otherwise provided for in section 7b(5) shall be 55 to 75 days.

(2) At least every 5 years after adoption of the plan, the planning commission shall review the plan and determine whether to commence the procedure to amend the plan or adopt a new plan.

(3) Until 1 year after the effective date of the 2001 amendments that added this subsection, a township may adopt a plan or an extension, addition, revision, or other amendment to a plan under the procedures provided for by this act immediately before the effective date of the 2001 amendments that added this subsection.

(4) The planning commission shall promote public understanding of and interest in the plan, shall publish and distribute copies of the plan and of any report, and may employ such other means of publicity and education as it determines necessary.

History: 1959, Act 168, Eff. Mar. 19, 1960 ;--Am. 1999, Act 197, Imd. Eff. Dec. 20, 1999; Am. 2001, Act 263, Eff. Jan. 9, 2002. .

125.330 Basic plan; approval of public way, space, building or structure. [M.S.A. 5.2963(110)]

Sec. 10.

(1) Whenever the planning commission has adopted the basic plan of the township of 1 or more major sections or districts thereof, no street, square, park or other public way, ground or open space, or public building or structure, shall be constructed or authorized in the township or in the planned section and district until the location, character and extent thereof shall have been submitted to and approved by the planning commission. The planning commission shall communicate its reasons for approval or disapproval to the township board, which shall have the power to overrule the planning commission by a recorded vote of not less than a majority of its entire membership. If the public way, ground, space, building, structure or utility is one, the authorization or financing of which does not, under the law governing same, fall within the province of the township board, then the submission to the planning commission shall be by the board, commission or body having jurisdiction, and the planning commission's disapproval may be overruled by resolution of the board, commission or body by a vote of not less than a majority of

its membership. The failure of the planning commission to act within 60 days after the official submission to the planning commission shall be deemed approval.

(2) A township may adopt a capital improvement program.

History: 1959, Act 168, Eff. Mar. 19, 1960 ;--Am. 1960, Act 10, Imd. Eff. Mar. 30, 1960; Am. 2001, Act 263, Eff. Jan. 9, 2002 .

125.331 Transfer of powers and duties for zoning boards to planning commission; postponement; filing zoning ordinances and amendments. [M.S.A. 5.2963(111)]

Sec. 11. The township board, by resolution, may transfer to the planning commission all powers and duties provided by the township rural zoning act, Act No. 184 of the Public Acts of 1943, as amended, being sections 125.271 to 125.301 of the Michigan Compiled Laws, for zoning boards created under that act. If the existing zoning board is nearing the completion of its zoning plan, the township board shall postpone the transfer of the zoning board's powers and duties until the completion of the zoning plan, but the postponement shall not exceed 1 year. In a county in which a county planning commission is established, the township planning commission shall file with the county planning commission a copy of the township zoning ordinances and any amendments to the ordinances.

History: 1959, Act 168, Eff. Mar. 19, 1960 ;--Am. 1966, Act 193, Eff. Mar. 10, 1967 ;--Am. 1980, Act 228, Imd. Eff. July 20, 1980 ;--Am. 1990, Act 142, Imd. Eff. June 27, 1990 .

125.332 Approval of plats. [M.S.A. 5.2963(112)]

Sec. 12. The township board shall refer plats or other matters relating to land development to the planning commission before final action thereon by the township board and may request the planning commission to recommend regulations governing the subdivision of land. The recommendations may provide for the procedures of submittal, including recommendations for submitting a preliminary subdivision design, the standards of design and the physical improvements that may be required.

History: 1959, Act 168, Eff. Mar. 19, 1960 .

125.333 Inconsistent acts. [M.S.A. 5.2963(113)]

Sec. 13. Insofar as the provisions of this act are inconsistent with the provisions of any other law, the provisions of this act shall be controlling except that this act shall not supersede Act No. 240 of the Public Acts of 1937, as amended, being sections 338.551 to 338.576 of the Compiled Laws of 1948, as to work required to be performed by registered architects, professional engineers or land surveyors. This act shall not preclude the creation or continuance of a township planning commission created pursuant to Act No. 285 of the Public Acts of 1931, as amended, being sections 125.31 to 125.45 of the Compiled Laws of 1948.

History: 1959, Act 168, Eff. Mar. 19, 1960 ;--Am. 1963, Act 91, Eff. Sept. 6, 1963 .

APPENDIX H

**CLINTON COUNTY CENTRAL DISPATCH
ANNUAL REPORT 1999 & 2000**

CITY, VILLAGE & NEIGHBORING COUNTIES

The numbers for police, fire and EMS indicate the respective public safety activity in the municipality. Included in the count is the activity handled by dispatch for that agency. Not included below is the number of law enforcement traffic stops. More than one agency may be sent to any given incident. An example of a multiple agency response would be a personal injury accident or a fire requiring mutual aid.

When our new CAD software went on-line October 13, 1999, we started tracking MFR (Medical First Responder) calls separate from fire calls. We also started reporting all law enforcement activity; including incidents handled by dispatch, under POLICE, from animal complaints to homicide. This is the reason you will notice a much larger increase than expected in police activity for several municipalities.

STATE & COUNTY (CTY) indicates calls received and handled by dispatch that do not fit into any other category. An example is notification from a police agency outside the area advising they are holding an individual on a warrant for an in-county agency. Another example is when an in-county agency assists another department outside Clinton County.

CITY/VILLAGE	POLICE			FIRE			MFR	EMS			DISP			TOTALS			PER DAY		
	'98	99	00	'98	99	00		'98	99	00	'98	99	00	'98	99	00	'98	99	00
DEWITT	1656	1639	1990	164	105	40	105	131	114	112	150	2101	1858	2247	5.8	5.1	6.2		
EAGLE	13	12	8	0	0	0	0	0	0	0	4	17	12	8	0.05	0.0	0.02		
ELSIE	272	375	458	11	13	10	0	86	107	73	36	405	495	541	1.1	1.4	1.5		
FOWLER	141	180	219	21	16	3	23	29	25	29	15	206	221	274	0.6	0.6	0.8		
MAPLE RAPIDS	304	482	305	4	11	17	2	11	22	39	34	353	515	363	1.0	1.4	1.0		
OVID	535	628	1001	23	22	24	0	183	240	157	46	787	890	1182	2.2	2.4	3.2		
ST. JOHNS	3797	4474	7361	74	80	101	0	663	789	1017	751	5285	5343	8479	14.5	14.6	23.2		
WESTPHALIA	59	72	386	18	16	8	43	16	19	55	14	107	107	492	0.3	0.3	1.3		
CRAA(AIRPORT)	12	23	79	1	2	8	0	4	2	2	5	22	27	89	0.06	0.07	0.2		
STATE & CTY	465		99	45				158			626	1294	0	99	3.5	0.0	0.3		
TOTALS	7254	7885	11906	361	265	211	173	1281	1318	1484	1681	10577	9468	13774					
PER DAY	19.9	21.6	32.6	1.0	0.7	0.6	0.5	3.5	3.6	4.1	4.6	29.0	25.9	37.7					
PER HOUR	0.8	0.9	1.4	0.04	0.03	0.02	0.02	0.1	0.2	0.2	0.2	1.2	1.1	1.6					

TOWNSHIP ACTIVITIES

The numbers for police, fire and EMS indicate the respective public safety activity in the township. Included in the count is the activity handled by dispatch for that agency. Not included below is the number of law enforcement traffic stops. More than one agency may be sent to any given incident. An example of a multiple agency response would be a personal injury accident or a fire requiring mutual aid.

When our new CAD software went on-line October 13, 1999, we started tracking MFR (Medical First Responder) calls separate from fire calls. We also started reporting all law enforcement activity, including incidents handled by dispatch, under POLICE; from animal complaints to homicide. This is the reason you will notice a much larger increase than expected in police activity for several Townships.

TOWNSHIP	POLICE		FIRE		MFR		EMS		DISP		TOTALS		DAILY				
	'98	'99	00	98	99	00	'98	99	00	'98	99	00	'98	99	00		
BATH	3391	3350	4886	429	330	47	425	318	340	476	412	4550	4445	5834	12.5	12.2	16.0
BENGAL	187	189	324	16	15	15	8	24	15	32	33	260	227	379	0.7	0.6	1.0
BINGHAM	1300	1703	1801	52	48	36	13	119	243	121	264	1735	1994	1958	4.8	5.5	5.4
DALLAS	173	79	239	30	20	7	13	17	19	22	36	256	131	281	0.7	0.4	0.8
DEWITT	5797	6919	11263	726	591	209	789	626	681	883	748	7897	8980	13144	21.6	24.6	36.0
DUPLAIN	368	347	431	22	23	15	15	89	90	55	53	532	460	501	1.5	1.3	1.4
EAGLE	951	340	1363	60	69	52	6	104	103	137	226	1341	518	1558	3.7	1.4	4.3
ESSEX	287	326	420	13	14	11	11	14	15	19	34	348	355	450	1.0	1.0	1.2
GREENBUSH	699	810	1107	24	38	25	2	52	88	111	181	956	938	1245	2.6	2.6	3.4
LEBANON	152	138	189	15	12	14	10	12	17	19	30	209	177	232	0.6	0.5	0.6
OLIVE	874	876	1246	66	77	30	47	77	76	77	191	1208	1076	1400	3.3	2.9	3.8
OVID	496	729	1687	43	33	51	1	100	165	236	78	717	928	1975	2.0	2.5	5.4
RILEY	285	310	405	32	28	12	23	52	27	33	46	415	388	473	1.1	1.1	1.3
VICTOR	626	760	870	48	49	27	1	64	97	74	130	868	907	972	2.4	2.5	2.7
WATERTOWN	1674	1885	2447	101	78	75	63	160	140	200	276	2211	2166	2785	6.1	5.9	7.6
WESTPHALIA	169	207	386	31	38	8	43	21	32	55	32	253	320	492	0.7	0.9	1.3
TOTALS	1742	18968	29064	1708	1463	634	1431	1849	2148	2550	2770	23756	24010	33679			
PER DAY	47.8	52.0	79.6	4.7	4.0	1.7	3.9	5.1	5.9	7.0	7.6	65.1	65.8	92.3			
PER HOUR	2.0	2.2	3.3	0.2	0.2	0.1	0.2	0.2	0.2	0.3	0.3	2.7	2.7	3.8			

FIRE DEPARTMENTS

The totals indicate calls received by dispatch from individuals, EMS and police agencies, requesting a fire department and/or Medical First Responder (MFR-fire rescue) to be dispatched. **NOTE: In 2000, we began tracking fire and MFR calls separate from actual fire calls. It is hoped this information will give you a more accurate reflection of the activities occurring within your agency/municipality.** The respective fire departments' report for total calls may be different from those listed here due to reporting procedures by the department.

AGENCY	1994	1995	1996	1997	1998	1999	2000	
							FIRE	MFR
BATH FIRE/RESCUE	324	343	366	402	438	344	100	420
DALLAS-FOLWER FIRE/RES	79	42	71	85	75	56	24	46
DEWITT CITY FIRE	350	324	361	342	443	301	99	235
DEWITT TOWNSHIP FIRE	515	552	576	645	591	527	144	648
ELSIE FIRE	72	71	47	38	47	38	33	
MAPLE RAPIDS FIRE	24	20	31	22	25	23	35	
OVID FIRE	80	53	77	54	83	73	69	
ST. JOHNS FIRE	144	134	140	106	147	160	156	
WESTPHALIA FIRE	70	54	58	52	62	61	12	45
GRAND LEDGE FIRE/RES	46	63	82	109	113	93	100	
PEWAMO FIRE	2	2	4	1	6	6	7	4
PORTLAND FIRE	1	1	2	1	1	2	2	
LAINSBURG FIRE	18	28	30	33	47	38	27	
HUBBARDSON FIRE	-	1	4	-	2	2	5	
SUB TOTALS							813	1,398
TOTALS	1,725	1,688	1,849	1,890	2,080	1,724		2,211

AMBULANCE SERVICES

The totals below reflect calls received by dispatch from individuals; police or fire, requesting an ambulance to be dispatched. The respective ambulance service's report for total calls may be different from those listed here due to reporting procedures by the respective agency.

AGENCY	1994	1995	1996	1997	1998	1999	2000
CLINTON AREA	786	730	989	1,024	1,119	1,225	1,501
CARSON CITY	4	3	6	8	6	2	-
ELSIE	229	212	161	199	207	234	182
GRAND LEDGE	98	124	61	2	discontinued		
LAINGSBURG	46	19	5	2	4	1	6
LANSING MERCY	417	1,048	1,232	1,435	1,529	1,550	1,733
OVID	210	197	222	260	234	302	302
PORTLAND	23	41	42	49	43	53	55
TOTALS	1,813	2,374	2,718	2,979	3,142	3,367	3,779

LAW ENFORCEMENT

(Officer Initiated Activity)

The totals below are the result of patrol activities of the officers. When an officer makes an arrest, a traffic stop or comes across other reportable incidents, the officer will request a complaint number from central dispatch that is unique to their respective agency.

Starting in 1999, Central Dispatch activity is included within the respective agency's data to more accurately reflect activity within their jurisdiction.

AGENCY	1994	1995	1996	1997	1998	1999	2000
CENTRAL DISPATCH	217	2006	1532	2740	2232		
SHERIFF DEPARTMENT	9,621	7,446	7,519	10,256	14,706	12,726	14,532
BATH TOWNSHIP POLICE	3,357	3,212	4,035	4,541	5,683	4,528	3,405
DEWITT CITY POLICE	2,199	2,586	3,189	2,699	2,839	2,250	1,703
ELSIE POLICE	1,182	1,022	1,078	930	537	412	298
MAPLE RAPIDS POLICE	289	434	276	562	1,210	743	110
OVID POLICE	1,415	1,405	1,763	1,583	991	941	559
ST. JOHNS POLICE	7,440	8,183	8,440	8,736	6,757	5,092	4,638
DEWITT TOWNSHIP POLICE	2,732	3,723	4,548	5,356	5,976	6,501	8,354
CAPITAL CITY AIRPORT	37	75	39	58	51	44	71
MICHIGAN STATE POLICE	1,657	1,838	2,038	2,908	1,478	1,681	437
TOTALS	30,146	31,930	34,457	40,369	42,460	34,918	34,107

review, and standards for Special Land Uses which may be allowed by this ordinance. Special Land Uses are unique land uses which, because of their particular characteristics, require special review by the Planning Commission and Board of Commissioners because of their potential impact on adjacent properties. The types of special land uses which may be applied for are listed specifically within the applicable zoning districts.

ARTICLE 8: SITE PLAN REVIEW

This article requires review and approval of site plans for new construction or structural additions which increase the required amount of off-street parking. Site plan review and approval is also required for Special Use Permits and Planned Unit Developments. Site plans containing ten or less off-street parking spaces may be reviewed and approved by the Building and Zoning Official. Site plans containing more than ten off-street parking spaces must be reviewed and approved by the Planning Commission. The objective of site plan review is to ensure that all dimensional requirements of the ordinance are complied with, that the impact on adjacent properties, natural resources, public utilities, public safety and traffic patterns can be reasonably analyzed and regulated.

ARTICLE 9: AMENDMENTS

This article describes the application requirements, review requirements, and procedures for amending the Clinton County Zoning District Map and the text of the Clinton County Zoning Ordinance.

ARTICLE 10: OFF-STREET PARKING AND LOADING

This article describes the requirements for providing the number, size and location of off-street parking spaces for land uses regulated by this ordinance.

ARTICLE 11: SIGNS, NAMEPLATES, AND ADVERTISING STRUCTURES

This article describes the requirements for regulating the size, location, and types of signs for each zoning district.

ARTICLE 12: NON-CONFORMING USES OF LAND AND STRUCTURES

This article provides for the regulation of non-conforming lots, structures, and land uses which because of the original adoption of the Zoning Ordinance for Clinton County, or subsequent amendments to that ordinance, do not comply with the dimensional or use requirements of the Zoning Ordinance.

ARTICLE 13 DEFINITIONS

SUMMARY OF DIMENSIONAL REQUIREMENTS

PROPOSED ZONING ORDINANCE OF CLINTON COUNTY, MICHIGAN

Zoning Dist.	Lot Area	Lot Width	Lot Coverage	Front yard	Side yard	Rear yard	Max. height
A-1 (1)	40 Acres Min.	660 Ft. Min.	5 %	50 Ft.	20 Ft.	50 Ft.	35 Ft.
A-2 (2)	40,000 Sq.Ft. Min.	150 Ft. Min.	25%	50 Ft.	20 Ft.	40 Ft.	35 Ft.
R (3)	15,000 to 40,000	80 to 150 Ft	25%	50 Ft.	10 Ft.	40 Ft.	35 Ft.
S (4)	10 Acres, 20,000 Per Lot	100 Ft. Min.	25%	50 Ft.	10 Ft.	40 Ft.	35 Ft.
D (5)	20,000 Sq.Ft. Min.	100 Ft. Min.	NA	40 Ft.	10 Ft.	40 Ft.	35 Ft.
B (6)	20,000 Sq.Ft. Min.	100 Ft. Min.	40%	50 Ft.	10 Ft.	40 Ft.	35 Ft.
I (7)	40,000 Sq.t. Min.	150 Ft. Min.	50%	75 Ft.	25 Ft.	50 Ft.	35 Ft.
MR (8)	80 Acres Min.	Site Plan 6.12.7	Site Plan 6.12.7	Site Plan 6.12.7	Site Plan 6.12.7	Site Plan 6.12.7	Site Plan 6.12.7
P (9)	10,000 Sq.Ft. Min.	75 Ft. Min.	40%	50 Ft.	10 Ft.	20 Ft.	35 Ft.

LOCAL DEVELOPMENT FINANCING ACT - PA 281 OF 1986 [MCL 125.2151 TO 125.2174]

BROWNFIELD REDEVELOPMENT FINANCING ACT - PA 381 OF 1996 [MCL 125.1651 TO 125.2672]

ECONOMIC DEVELOPMENT ACT - PA 425 OF 1984 [MCL 124.21 TO 124.30]

ECONOMIC DEVELOPMENT CORPORATIONS ACT - PA 338 OF 1974 [MCL 125.1601 TO 125.1636]

INTERNATIONAL TRADEPORT DEVELOPMENT AUTHORITY ACT - PA 325 OF 1994 [MCL 125.2521 TO 125.2546]

HOUSING COMMISSION ACT - PA 18 OF 1933 (Ex Sess) [MCL 125.691 to 125.709c]

URBAN REDEVELOPMENT CORPORATIONS ACT - PA 250 OF 1941 [MCL 125.901 TO 125.922]

LOCAL HISTORIC DISTRICTS ACT - PA 169 OF 1970 [MCL 399.201 TO 399.215]

AIRPORT ZONING ACT - PA 23 OF 1950 (Ex Sess) [MCL 259.431 TO 259.465]

BLIGHTED AREAS ACT - PA 344 OF 1945 [MCL 125.71 TO 125.84]

NEIGHBORHOOD AREA IMPROVEMENTS ACT - PA 208 OF 1949 [MCL 125.941 TO 125.952]

CONDOMINIUM ACT - PA 59 OF 1978 [MCL 559.101 TO 559.275]

MOBILE HOME COMMISSION ACT - PA 96 OF 1987 [MCL 125.3201 TO 125.2350]

REDEVELOPMENT OF PRINCIPAL SHOPPING AREAS ACT - PA 120 OF 1961 [MCL 125.591 TO 125.987]

ENTERPRISE ZONE ACT - PA 224 OF 1985 [MCL 125.2101 TO 125.2123]

EMPOWERMENT ZONE DEVELOPMENT CORPORATION (Strategic Plan) ACT - PA 75 OF 1995
[MCL 125.2561 TO 125.2591]

METROPOLITAN COUNCILS ACT - PA 292 OF 1989 [MCL 124.651 TO 124.729]

STATE BOUNDARY COMMISSION ACT - PA 191 OF 1968 [MCL 123.1001 TO 123.1020]

LAND SALES ACT (Conveyances of Real Property) - PA 286 OF 1972 [MCL 565.801 TO 565.835]

TRANSFERS OF PROPERTY FOR ECONOMIC DEVELOPMENT PROJECTS - PA 425 OF 1984 [MCL 124.21 et seq]

APPENDIX L

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