

Eagle Township Master Plan

Eagle Township, Clinton County, Michigan

Recommended for Distribution April 30, 2024

Prepared with the assistance of:



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Introduction

The Eagle Township Master Plan is the culmination of efforts of the Township Planning Commission, Township Board of Trustees, and residents of Eagle Township. They joined together to create a Master Plan to protect the community’s cherished character and guide the creation of Eagle’s first-ever local Zoning Ordinance.

The Eagle Township Master Plan has been developed to serve as a set of general policies to guide decision makers within the community and direct the future character of the Township over the next ten to fifteen years. The Master Plan is intended to provide a suitable development pattern for the Township that will promote future economic stability and quality of life for residents of Eagle Township.

In accordance with this objective, the Master Plan defines issues that are most important to the community. Resident and community input was collected through a visioning meeting, community survey, Planning Commission meetings, and a public hearing. An analysis of the existing features of the Township was conducted to illustrate some of its defining characteristics. The analysis includes a survey of the existing land uses in the Township; population, economic and housing statistics; and a description of the physical constraints, natural resources, and circulation patterns within the community.

Based on all gathered information and with input from citizens, goals and objectives were developed which outline the land use patterns for the community over the next ten to fifteen years. This plan and the goals and objectives contained within it will serve to guide all land use decisions made by the Township for the next ten to fifteen years. As conditions change over time, the Township may find that the Master Plan needs to change as well. As such, amendments may change in the future if applicable. Keeping the Master Plan up to date will ensure that it stays relevant and useful.

The data and input collected to create this plan are clear – the residents of Eagle Township cherish their rural surroundings. Life in Eagle Township is residential and agricultural in nature, with residents commuting to plentiful jobs in nearby communities, working remote and/or self-employed. Eagle has proven that growth is not required to achieve prosperity.

Purpose and Intent

This document is intended to fulfill the requirements and provide the functions of a Master Plan. The Township Master Plan is a crucial planning document for a community as it not only provides important information about the current conditions and trends in the community, but also presents a vision for the future of the Township with a plan for accomplishing that vision.

A Master Plan is used for a variety of purposes. At the most basic level, a Master Plan is the basis for a community's zoning ordinance. One of the legal tests of validity for a zoning ordinance is that the ordinance must be based on a comprehensive plan for the development of the jurisdiction. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that zoning ordinances are based on a plan.

A fundamental part of the master planning process is the public involvement that identifies the community's desires for its future and its long-term vision for community character. The goals and objectives are the heart of the Master Plan and present the vision and the way it will be achieved.

Document Contents

The Eagle Township Master Plan is organized into several chapters describing existing conditions, trends, projections, and their implications; the Township's vision, goals, and objectives; master planned future land use, transportation, recreation, and community development; and proposed actions for making the Plans into reality.

- **Community Profile** is an analysis of Eagle Township regarding its population and other demographic characteristics. Based on numerical data, this section gives an overview of the trends in the Township and projections for the future.
- **Existing Conditions** presents the existing land uses, transportation, public facilities, wetlands, floodplain, prime farmland and soils, and other physical characteristics of Eagle Township, including maps, pictures, and text. Its purpose is to present the Township as it exists today.
- **Goals and Objectives** outline the path that the Township intends to follow, including the vision for the economic, social, and physical future of the community.
- **The Future Land Use Plan** combines the information, analysis, and input from the above chapters into a coherent plan for Eagle Township's future. This chapter is related to the goals and objectives, Township enhancements, sustainability considerations, and future land use and transportation recommendations.
- **The Action Plan** answers the "how" of the Master Plan. Specifically including processes, tasks, programs, ideas, and/or regulations, it provides guidance for Township officials to shape the Township's future. The chapter includes specific action-oriented implementation steps, as well as for economic development, land use and zoning regulations, and capital improvements.

Eagle Township Today

Regional Context

Eagle Township is located in Clinton County, Michigan approximately 8 miles southeast of the City of Portland, and approximately 5 miles Northwest of the City of Grand Ledge, Michigan.

The Township is approximately 35 square miles in size and is largely comprised of undeveloped agricultural land and rural residential homes on large lots. The Village of Eagle, a separate municipality, sits entirely within Eagle Township.

Eagle Township is in the Southwest corner of Clinton County in the South-Central region of Michigan's Lower Peninsula. Westphalia Township is located just north of the Township, and Watertown Charter Township is located just East. Eagle Township borders the County Line on two sides – to the West is Ionia County's Danby Township, while to the south is Eaton County's Oneida Charter Township. The City of Lansing, Michigan's capital and a major job center for the mid-Michigan region, is just 20 minutes east on I-96.

Demographics

The purpose of a demographic profile is to understand the past, present, and future population and demographic characteristics of Eagle Township and to analyze housing options and stock.

Population, demographics, education, and housing characteristics are compared with Clinton County and surrounding Townships, and in some instances the State of Michigan, to gain a regional perspective. The following paragraphs and tables will give the reader some insight as to what the future may hold for Eagle Township.

POPULATION

The population of Eagle Township was 2,776 persons, based on data obtained from the United States Census Bureau via the 2020 Census. Clinton County had a total population of 79,128 persons based on the 2020 Census. Eagle Township accounts for an estimated 3.5% of the entire county in terms of population.

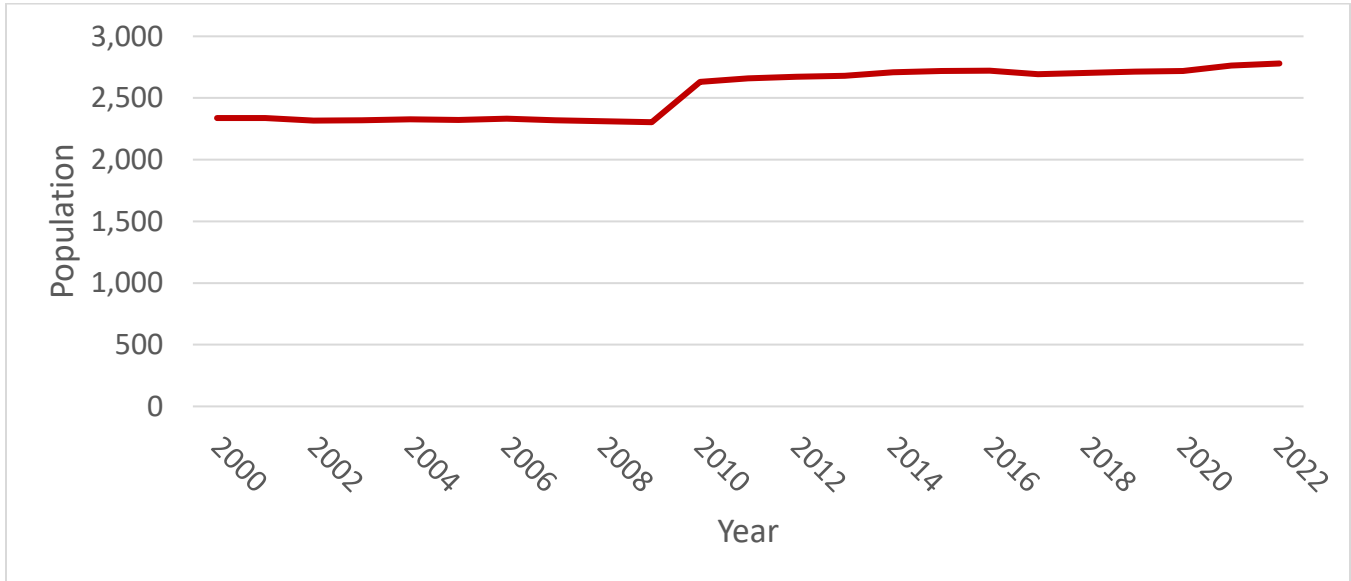
In comparison to surrounding communities, as depicted in the table below, Eagle Township has one of the lowest populations. **The Township grew slightly between 2010 and 2020, gaining 105 residents.**

Table 1: Population Comparison of Surrounding Communities

	Eagle Twp	Westphalia Twp	Watertown Charter Twp	Danby Twp	Oneida Charter Twp
Population	2,776	2,444	5,563	2,953	3,986

Source: 2020 U.S. Census

Figure 1: 20-Year Population Trend, Eagle Township



POPULATION PROJECTION

To project the population in the future, this plan used a Cohort-Component Population Projection. Cohort-Component Population Projections are developed using the following methodology:

Cohort-Component: The population is divided into ten-year age cohorts, using US Census data. At each ten-year interval, individual age cohorts are moved up the ladder. For instance, the group that was 30-40 years old in 2010 became the 40-50-year-olds in 2020, minus those who die during that time frame based on the mortality rate for their age group. For the 81+ age cohort, the number not projected to die during the ten-year period in question was carried over to the next decade. To calculate the number of people aged 0-10, the population of women of childbearing age was calculated and a 10-year birthrate per thousand (from the Michigan Department of Community Health) applied to give the number of births.

Net Migration Calculation: To account for migration, the population projection also includes a net migration factor. The net migration factor was calculated by running a Cohort-Component Analysis from 2010 to 2020 and comparing the results to the actual 2020 population data. The Cohort-Component Analysis predicted a Township population of 2,621 people, compared to an actual population of 2,776. Therefore, the analysis estimates a net gain of 155 people to the Township compared to the number of people who would be living there if no one had moved in or out, for a **+6.0% net migration rate**.

For the purposes of this analysis, the net migration rates are assumed to hold constant through the 20-year projection period. The results of the population projection are shown below:

Table 2: Eagle Township Population Projection

2020	2030 (Projected)	2040 (Projected)
2,776	3,069	3,356

Source: 2020 U.S. Census, McKenna Calculation

AGE STRUCTURE

Based on 2020 American Community Survey data, the median age of Township residents was 42 years, compared to Clinton County, which has a median age of 41.1 years. The below table shows the population percentage based on the census age range.

10.7% of the residents within the Township are between the ages of 30 to 34 years old. The next largest age group, 50 to 54 years, is 9.5%. The third largest age group, 55 to 59 years, accounts for 8.0% of the residential population. The age makeup of the Township indicates that about 45.4% of the total population is 45 years of age or older.

Table 3: Estimated Age Structure, Eagle Township

Age Range	Number	Percentage
Total population	2,776	100%
Under 5 years	173	6.2%
5 to 9 years	153	5.5%
10 to 14 years	160	5.8%
15 to 19 years	172	6.2%
20 to 24 years	124	4.5%
25 to 29 years	121	4.4%
30 to 34 years	168	6.1%
35 to 39 years	160	5.8%
40 to 44 years	143	5.2%
45 to 49 years	164	5.9%
50 to 54 years	205	7.4%
55 to 59 years	222	8.0%
60 to 64 years	265	9.5%
65 to 69 years	193	7.0%
70 to 74 years	156	5.6%
75 to 79 years	98	3.5%
80 to 84 years	56	2.0%
85 years and over	43	1.4%

Source: 2020 U.S. Census

Figure 2: Age Ranges of Eagle Township Residents

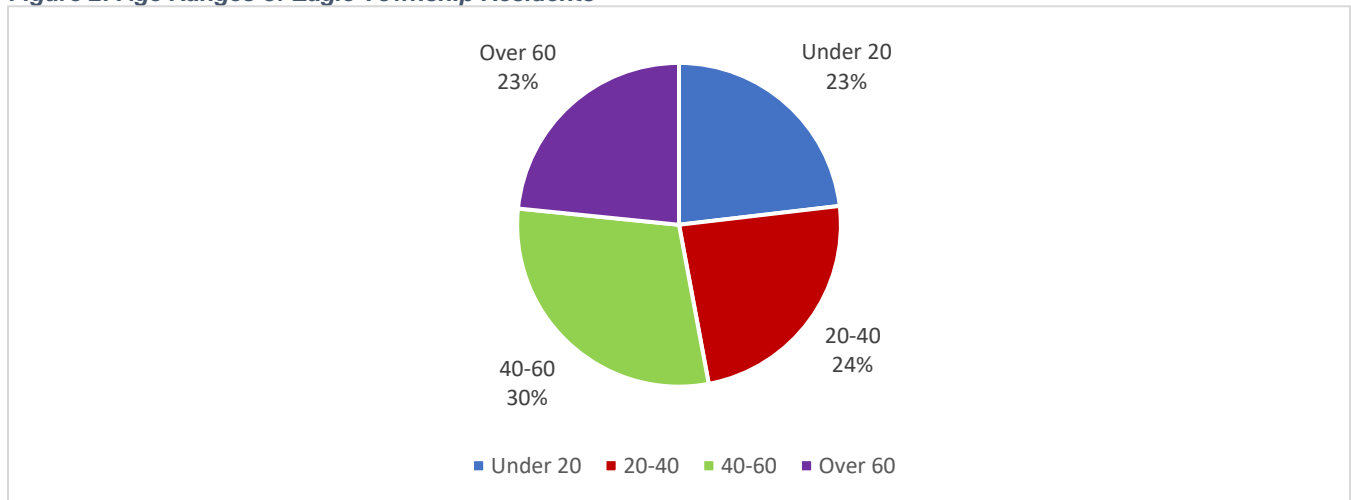


Figure 3: Age Ranges of State of Michigan Residents

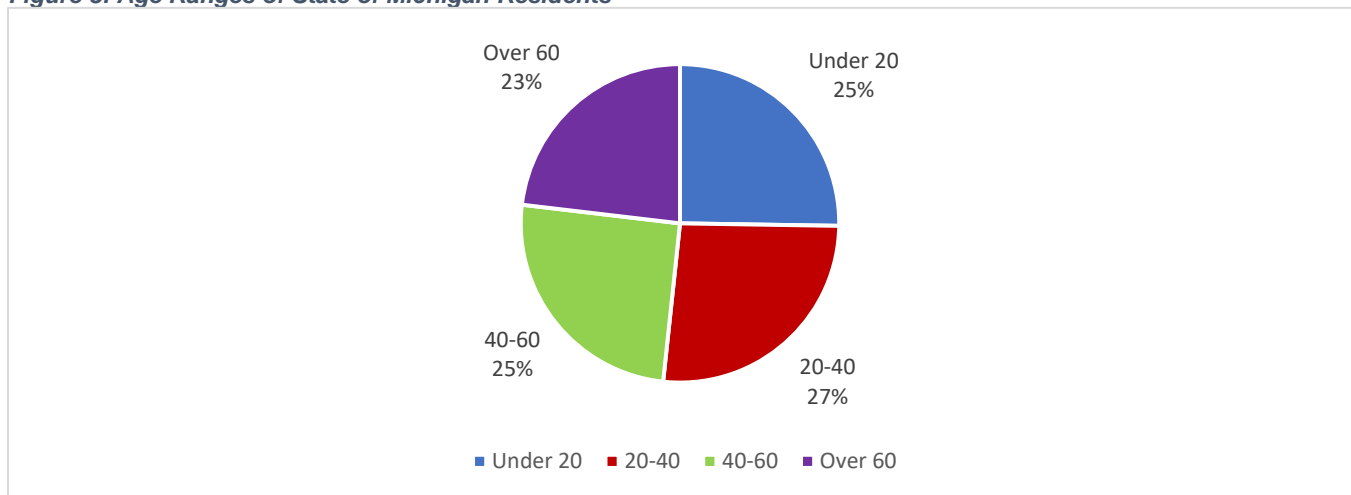
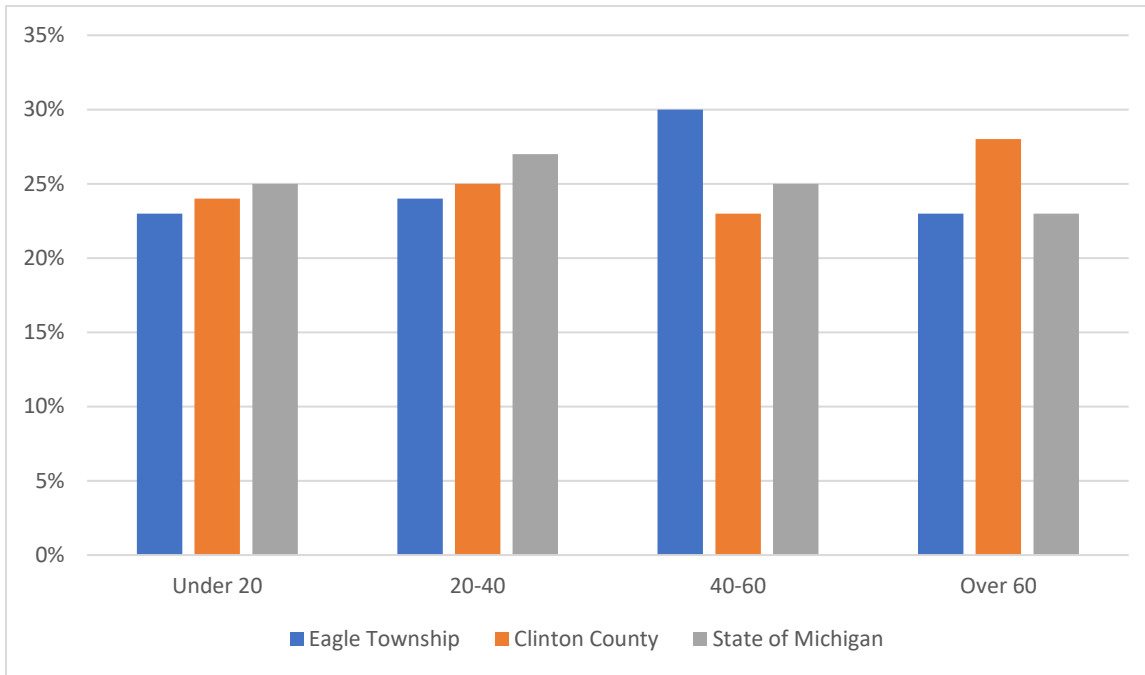


Figure 4: Age Range Comparison, Eagle Township vs Clinton County vs State of Michigan



EDUCATIONAL ATTAINMENT

The educational attainment for persons 25 years and older within Eagle Township is depicted in the table below. Within the Township, an estimated 96.4% of residents have a high school degree or higher.

31.7% of residents have completed some college but did not receive a degree. 10.6% of Township residents have earned an associate degree. 21.6% of Township residents have earned a bachelor’s degree, while 9.3% have earned a graduate or professional degree.

For comparison, Clinton County has 32.1% of county residents with a bachelor’s degree or higher. Regarding regional comparisons, the State of Michigan educational attainment for persons 25 years and older is 30.0% for a bachelor’s degree or higher, while the national estimate is 32.9% for a bachelor’s degree.

Table 4: Estimated Educational Attainment, Eagle Township

Educational Attainment	Percent Population
No High School Diploma	3.6%
High School or equivalent	23.2%
Some college, no degree	31.7%
Associate's degree	10.6%
Bachelor’s degree	21.6%
Graduate or professional	9.3%

Source: 2020 American Community Survey Estimates

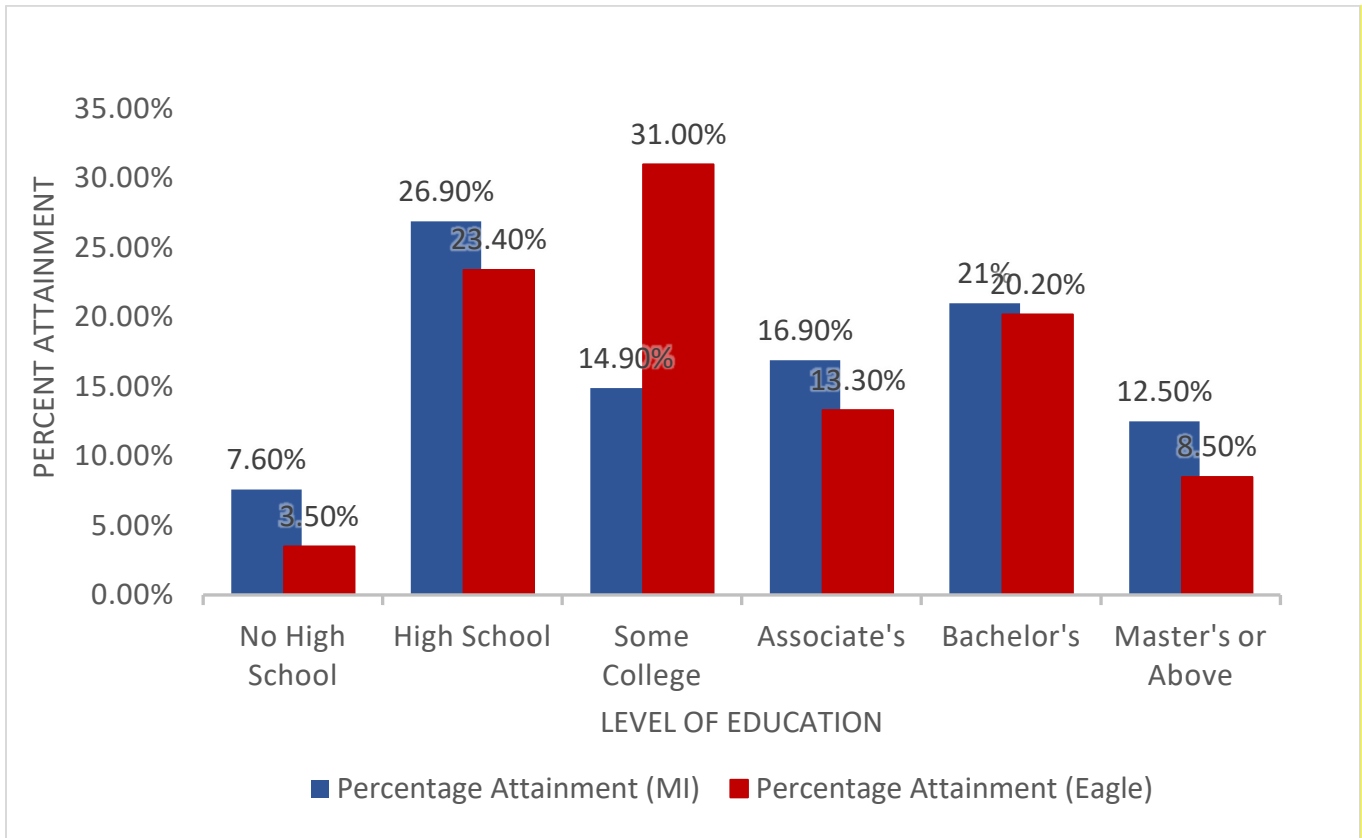
Additionally, the surrounding communities educational attainment with a Bachelor's degree or higher is listed in the following table.

Table 5: Estimated Educational Attainment of Surrounding Communities

	Eagle Twp	Westphalia Twp	Watertown Charter Twp	Danby Twp	Oneida Charter Twp
Bachelor's degree or higher	30.8%	28.6%	38.4%	23.8%	34.1%

Source: 2020 American Community Survey Estimates

Figure 5: Comparison of Educational Attainment, Eagle Township vs State of Michigan



Housing Review

The quality, affordability, and availability of a community's housing stock has a significant impact on overall community vitality. The following review of Census Data relating to the number of housing units, age of housing units, amount of owner-occupied and rental units, and monthly rent and mortgage values helps evaluate the health of the Township's housing stock.

Below is a comparison of surrounding townships related to households and housing units. Eagle Township has a relatively average number of housing units compared to its neighbors. The neighboring township with the highest number of housing units is Watertown Charter Township with a total of 2,125 housing units.

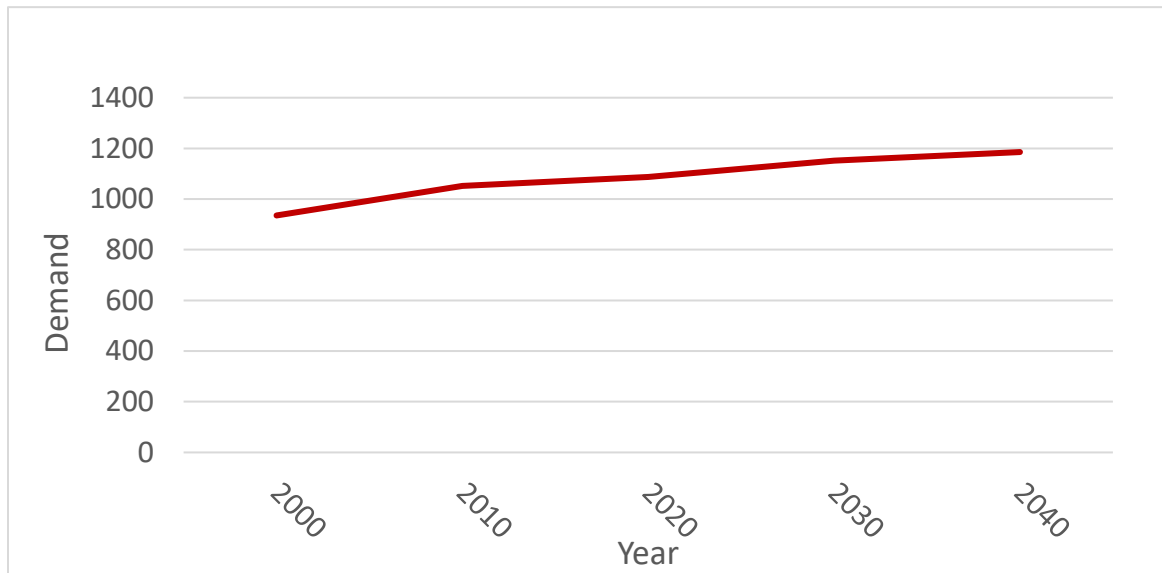
This section of the plan is very important for land use planning, as Eagle must understand the demand for certain uses in order to develop its Future Land Use Map. This section ties directly to the Land Use Needs Analysis later in this document.

Table 6: Estimated Housing Units vs Households Comparison of Surrounding Communities

	Eagle Twp	Westphalia Twp	Watertown Charter Twp	Danby Twp	Oneida Charter Twp
Housing Units	1,058	900	2,125	1,107	1,571

Source: 2020 American Community Survey Estimates

Figure 6: Projected Housing Demand, Eagle Township



AGE OF HOUSING

The age of the housing stock can provide important insights for a community, as the conditions of the housing stock may be related to its age. Older housing stock can also provide the community with a sense of character. Traditionally, major repairs or rehabilitation are needed when housing reaches an age of 30 years.

Communities in which a substantial proportion of the housing stock is more than 30 years old can partner with other entities (such as Clinton County) to encourage reinvestment in the homes and properties on which they sit. Federal money is available to Counties for this purpose. Furthermore, beginning in the 1980s, the desire and requirements from homeowners for more energy efficient houses and additional amenities have increased. Older homes tend to lack the desired features that support barrier free access and may be unsuitable for aging in place without enhanced retrofits or other significant reinvestments.

As shown in the below table, 83.15% the housing stock within Eagle Township was constructed prior to the turn of the century (2000). Only 15 units of housing stock have been constructed within Eagle Township in the past 15 years. Due to the significant number of older housing units, the Township should ensure that its zoning regulations do not discourage reinvestment in the older housing stock to better serve residents and to preserve the historic character of the community.

Table 7: Estimated Age of Housing

Year Structure Built	Housing Stock	Percentage
2014 or later	15	1.4%
2010 to 2013	0	0.0%
2000 to 2009	164	15.5%
1990 to 1999	151	14.3%
1980 to 1989	133	12.6%
1970 to 1979	190	18.0%
1960 to 1969	102	9.6%
1950 to 1959	141	13.3%
1940 to 1949	8	0.7%
1939 or earlier	154	14.6%
Estimated Total	1,058	

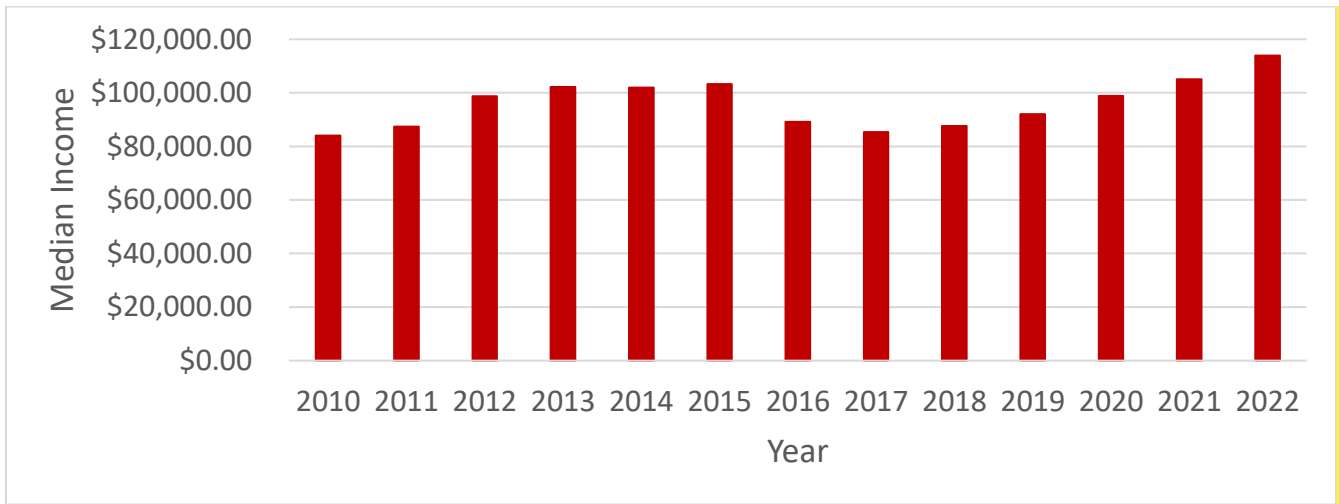
Source: 2020 American Community Survey Estimates

Economic Overview

MEDIAN INCOME

Even when adjusted for inflation, Eagle Township’s Median Household Income increased by over \$30,000 since 2010, and grew by more than \$10,000 since the pandemic year of 2020.

Figure 7: Median Household Income (2022 Dollars)

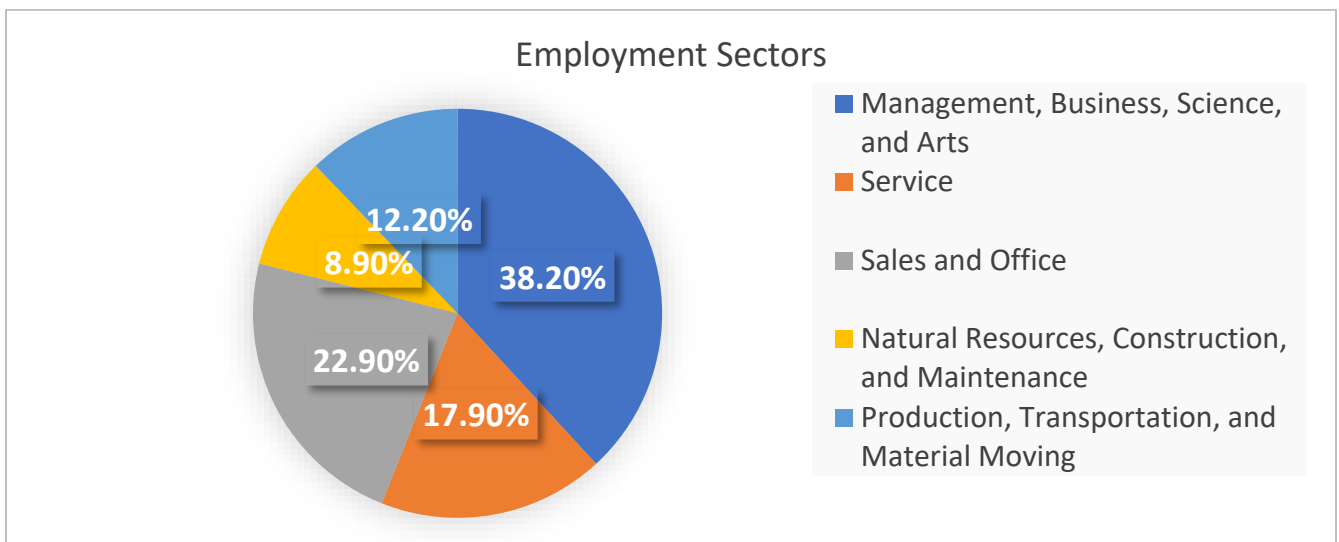


Source: US Census, Bureau of Labor Statistics Inflation Calculator

EMPLOYMENT

Eagle Township residents are employed in a wide variety of industries. Nearly three-quarters of residents are employed in “white collar” industries such as Management, Business, Science, and Arts, Services, and Sales and Office. There is significant “blue collar” employment, especially in natural resource extraction and transportation.

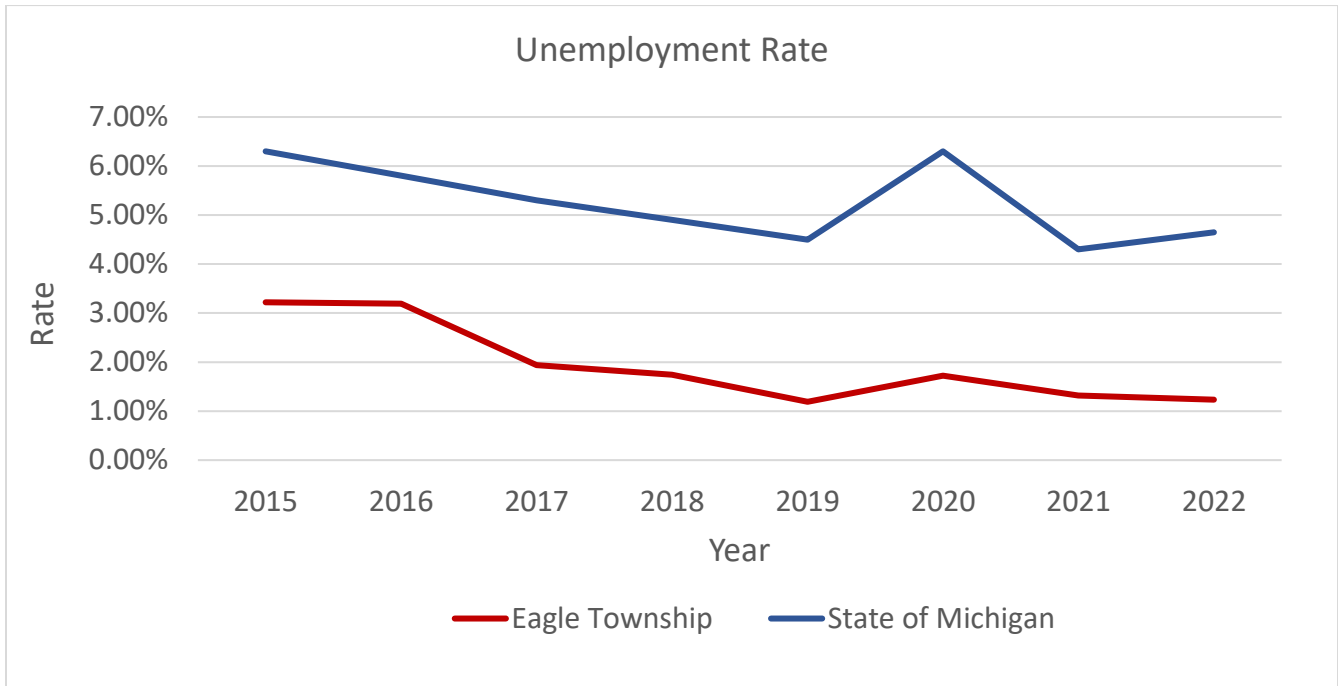
Figure 8: Employment Sectors, Eagle Township



UNEMPLOYMENT TREND

Throughout the economic ups and downs of the past decade, Eagle Township has maintained a lower unemployment rate than the State of Michigan at large. The Township suffered a much smaller unemployment bump during the Covid-19 pandemic, and has recovered in the years since, posting an unemployment rate just above 1% in 2022, according to the US Census.

Figure 9: Unemployment Rate, Eagle Township vs State of Michigan

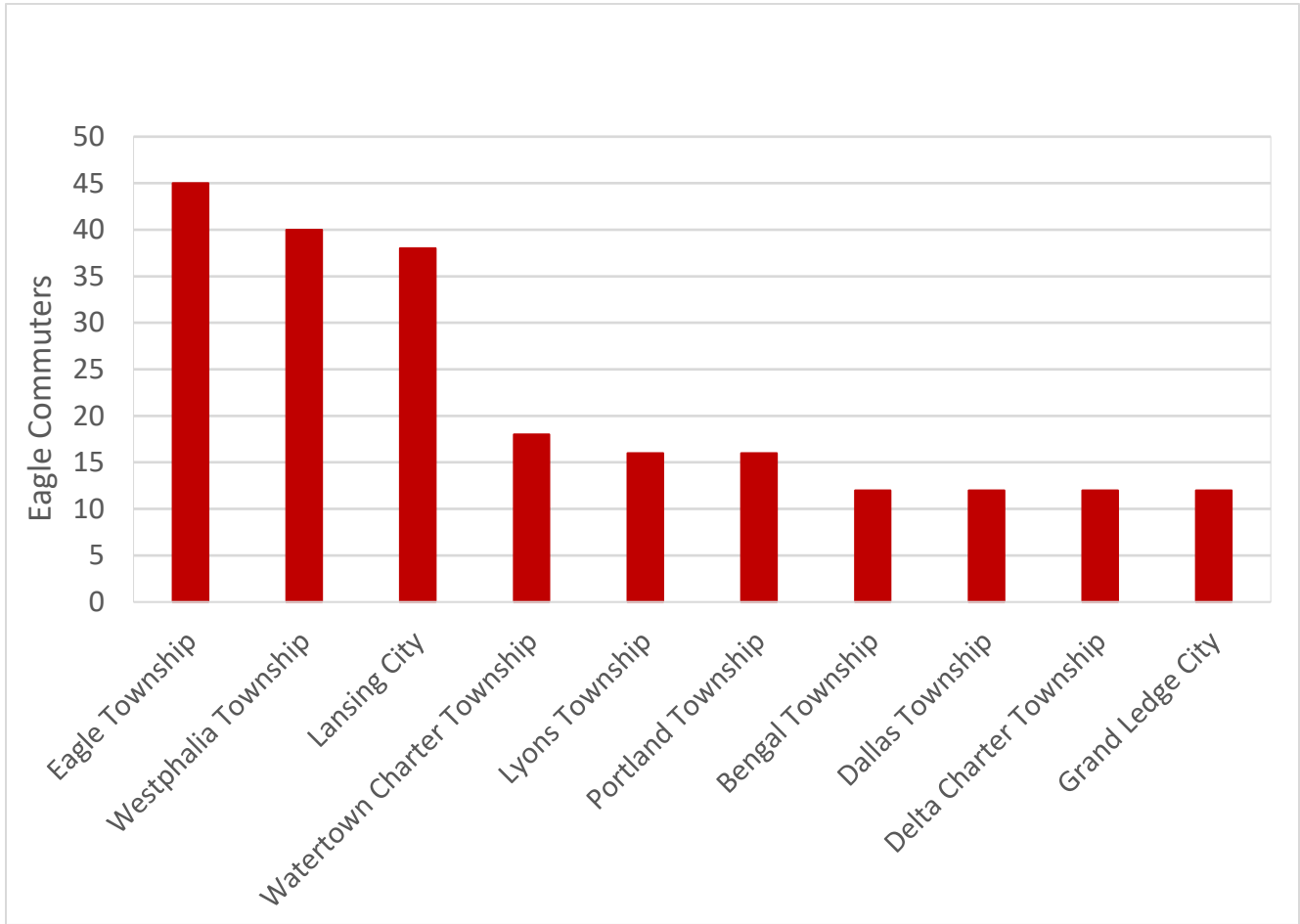


COMMUTING DESTINATIONS

Eagle Township's prosperity (high income and low unemployment) is tied to the availability of jobs in neighboring communities. While 45 Eagle residents commute to employers within the Township, their fellow residents commute to other communities. The most common destinations are Westphalia Township, located just to the north of Eagle, and the City of Lansing.

Of the destinations listed on the figure below, none are more than half an hour from anywhere in Eagle Township, making jobs easily accessible, and dramatically reducing the need for job creation within Eagle's boundaries.

Figure 10: Top Commuting Destinations for Eagle Residents



Community Facilities

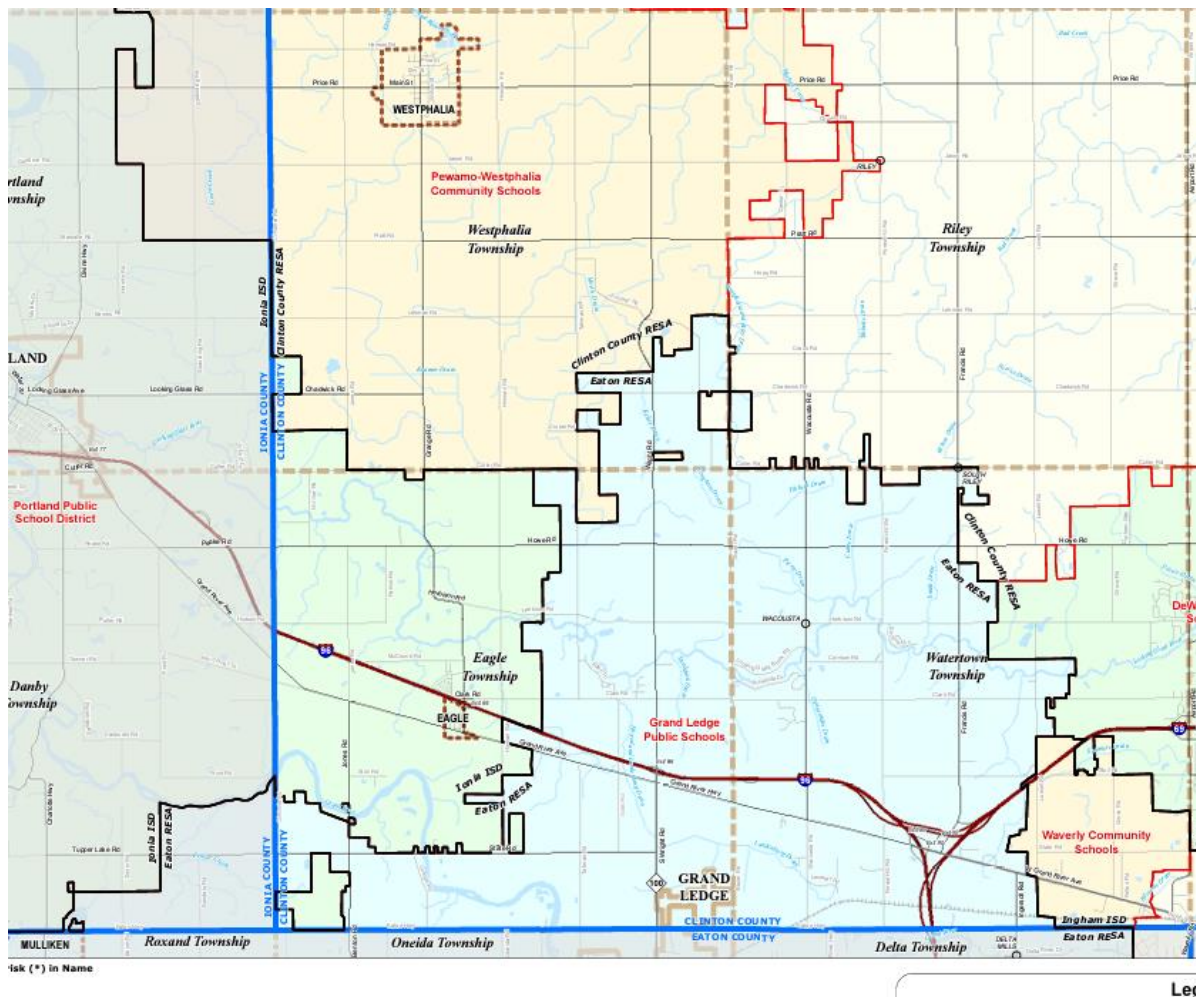
A primary purpose of municipal government is the delivery of services for the health, safety, and welfare of the local population. The responsibility of providing public services to the residents of the Eagle Township is shared by several public entities, including the Township itself, Clinton County, and other agencies.

PUBLIC AND PRIVATE SCHOOL FACILITIES

Eagle Township is served by three different public school districts: Grand Ledge, Pewamo/Westphalia, and Portland Schools as well as numerous private schools.

The Grand Ledge Public School system serves an estimated 4,923 students, based on data provided by the National Center for Education Statistics (NCES). Due to the COVID-19 Global Pandemic, school attendance numbers may have been negatively impacted.

Figure 11: School Districts in Eagle Township and Surrounding Communities



RECREATIONAL FACILITIES

In the Township there is a privately owned park called Eagle Park Fairgrounds, which includes a beautiful reception hall, an annual fair, and a multitude of different tracks, fields, and courts for various sports and activities. The privately held “Eagle Days” annual fair is held on the weekend after Labor Day weekend. In addition, a portion of Lincoln Brick Park (owned and operated by Eaton County) is located within Eagle Township, off Tallman Road.



PUBLIC UTILITIES

Like many rural Townships, Eagle Township does not provide public water and/or sewer service to all of its residents. Therefore, Township residents are served by residential well and septic facilities.

The Clinton County Road Department is responsible for the repairs and maintenance of Township roads.

According to the Clinton County Drain Commission, Eagle Township has approximately 30 County drains within its boundaries. A map of the county drains located within the Township is included as a supplemental map in this Plan.

Consumers Energy and HomeWorks Tri-County Electric Cooperative provide electrical and/or gas services for Township residents.

EMERGENCY SERVICE FACILITIES

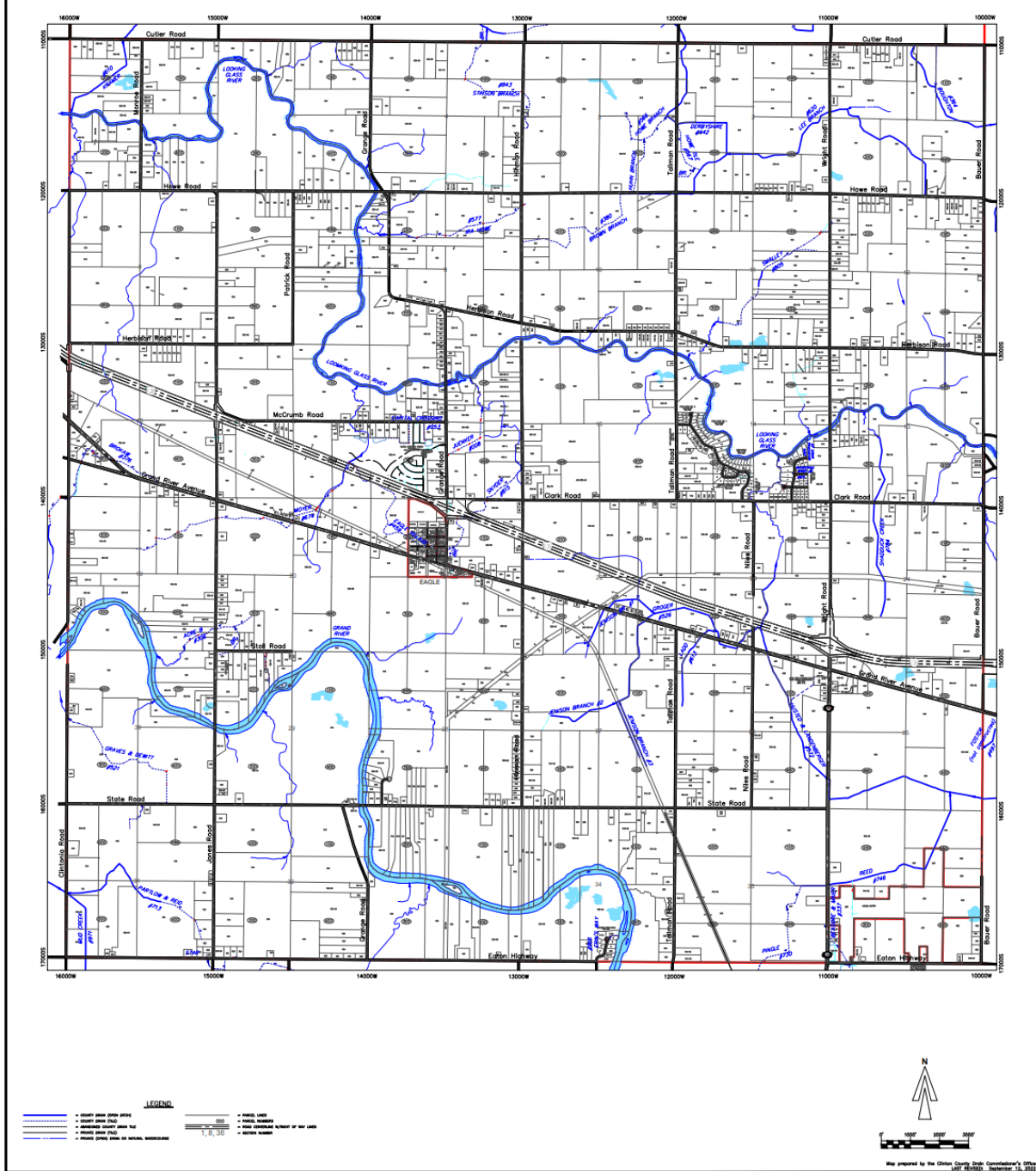
The Looking Glass Regional Fire Authority serves the Township for fire and medical emergency services. Police protection is under the jurisdiction of the Clinton County Sheriff and Michigan State Police.

TOWNSHIP HALL

Eagle Township Hall is located at 14318 Michigan Street in the Village of Eagle. The Township Hall was built sometime between 1885-1895 and still stands to this day. Though renovated several times, the original character of the building remains over a century later.



Drainage Map of Eagle Township Phil Hanses - Drain Commissioner



Natural Features and Resources

As stewards of the land, air, and water within the Township, Eagle leaders will use this plan, the Township's Zoning Ordinance, and other tools to protect the natural environment while making land use decisions.

Federal environmental legislation enacted in the 1970's raised public awareness of the importance of environmental protection. Many states, including Michigan, strengthened federal environmental laws with state laws and programs designed to correct environmental problems and prevent future contamination of air, land, and water. Unfortunately, trends during the 1980's reduced enforcement of these laws, making them a low priority. During the 1990's and early 2000's, environmental protection resurfaced as a serious concern.

The natural features of Eagle Township, such as the topography, floodplain, wetlands, groundwater, and soils are important features of the community. Although Eagle Township is predominately rural in character, concern for the environment is as critical as in urban communities that must deal with brownfields and air pollution. Most Eagle Township residents use water wells and septic systems which are reliant on clean and suitable environments for their continued use. In dense developments with many systems, and large scale developments with the potential for toxic release further adds to the stress on the natural environment and the concern for its protection.

Several natural features of Eagle Township are examined below.

TOPOGRAPHY

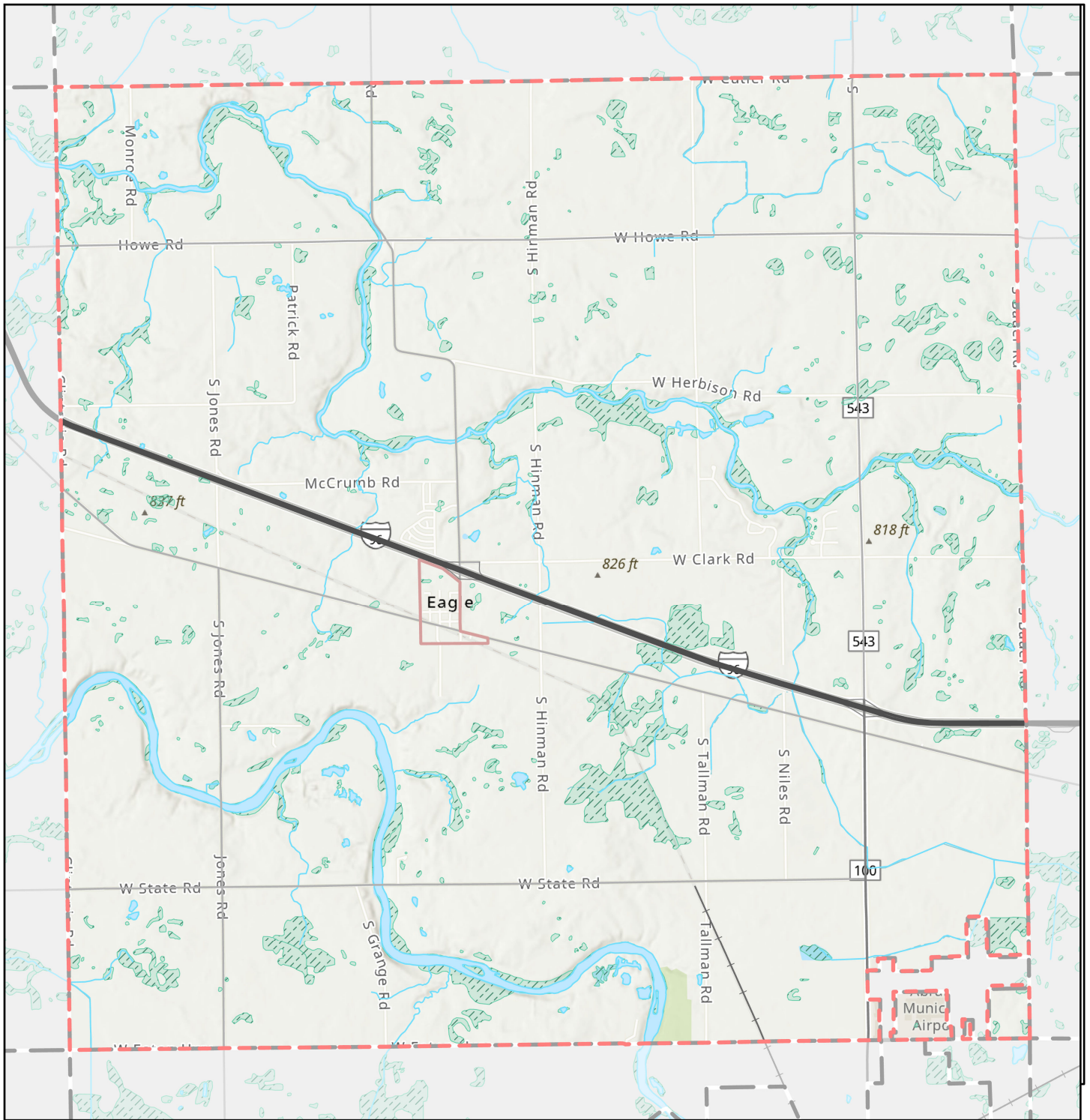
As with much of the State of Michigan, Eagle Township is characterized by relatively flat land, which is best suited for farming and agricultural activities. The average elevation of the township is approximately 833 feet. A majority of the flat land in the Township is at lower elevations in basins known geographically as "outwash plains" which were created as a result of glacial melt.

SURFACE WATERS

Eagle Township contains several surface water features. There are two major bodies of water within the Township: The Grand River, the largest body of water in the Township, is located in the Southwest area of the Township. The other major river, the Looking Glass River, runs through the Northern half of the Township.

WETLANDS AND WOODLANDS

Eagle Township has a multitude of wetland areas within its boundaries. According to the U.S. Fish and Wildlife Service's National Wetlands Inventory, the majority of the existing wetlands in the Township are classified as "Palustrine Wetlands," which include all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. Some of the most common names for the Palustrine System include marsh, swamp, pond, bog, and fen. Wetlands are important environmental resources that support groundwater recharge.







Topography

Eagle Township

February 7, 2024

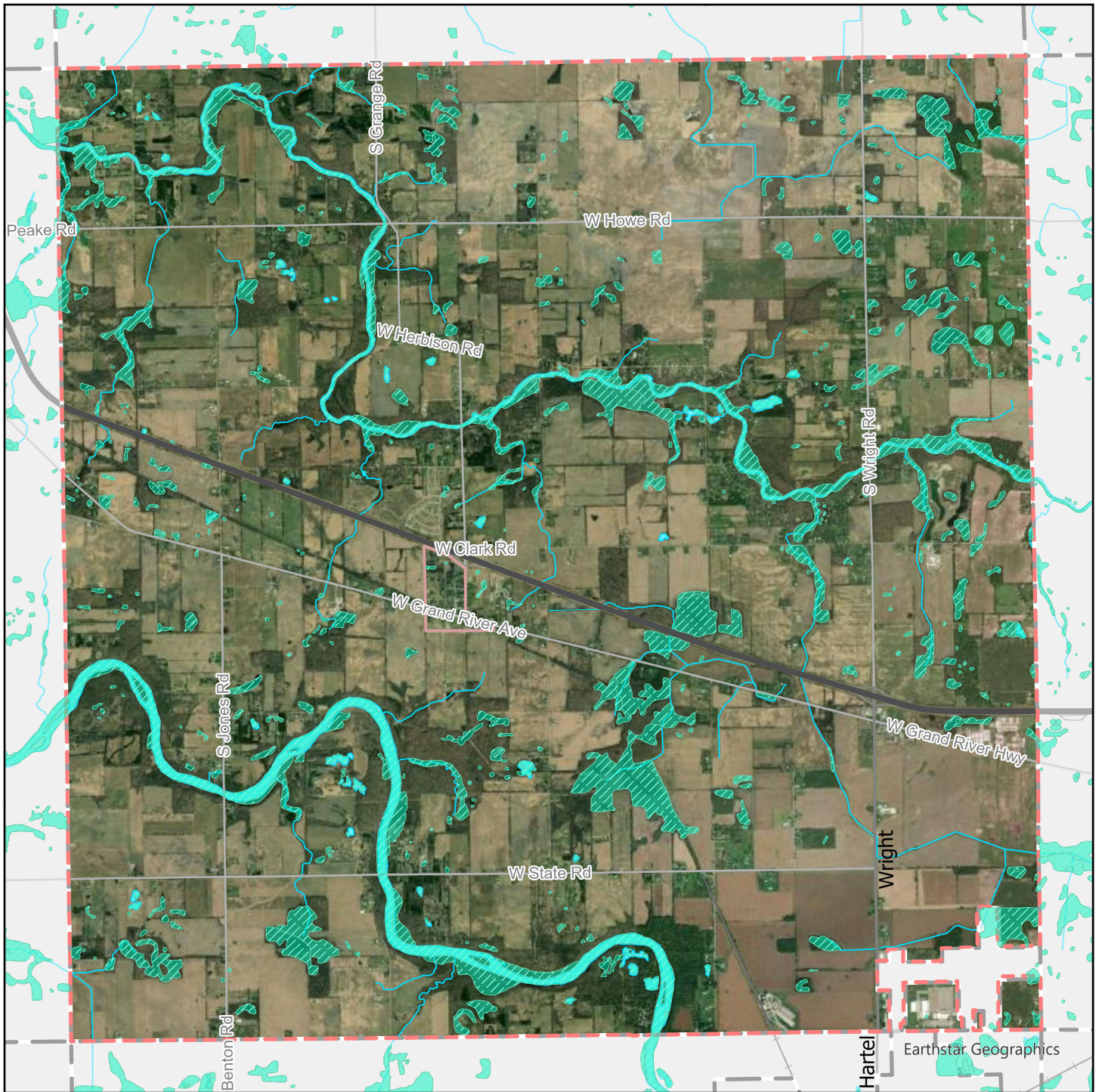
LEGEND

-  Eagle Township Boundary
-  Streams and Drains
-  Lakes and Rivers
-  Wetlands



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: McKenna 2024.





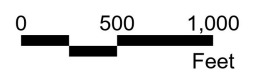
Wetlands

Eagle Township

January 31, 2024

LEGEND

- Wetlands
- Streams and Drains
- Lakes and Rivers



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: McKenna 2024.





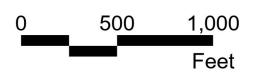
Floodplains

Eagle Township

January 31, 2024

LEGEND

- Waterbody
- 500 Year Flood Hazard
- 100 Year Flood Hazard



Basemap Source: Michigan Center for Geographic Information, v. 17a.
 Data Source: Clinton County, McKenna 2024.



GROUNDWATER

Eagle Township depends heavily on groundwater as a source of water for residential and agricultural use. It is vital to protect this key natural resource from possible contamination and plan appropriately for any development to ensure protection of the ground water as a priority.

Contamination can occur:

- Through non-point sources of pollution from chemicals and effluence associated with commerce, industry, and farming;
- Through chemicals filtering into groundwater from leaking oil tanks and waste disposal sites
- Through everyday residential activities. In many instances, these pollutants reach lakes and streams through groundwater supplies. Pollutants may also affect well water located near septic fields.
- Through direct contamination by land uses that utilize hazardous materials.

Groundwater protection must also address the operational features of land uses. Groundwater contamination can be the result of septic systems, improper floor drains, improper storage of hazardous substances, leaking underground storage tanks, above-ground spills, overfilling of gasoline tanks, condensation from air emissions, and improper waste disposal. For future proposed developments, many of these avenues of contamination can be addressed as part of the site plan review process.

The capacity of the Eagle Township aquifers should be protected. For future proposed developments, the density and/or size of wells should be considered, and the best practices contained in Michigan State University's Wellhead Protection Program should be followed. These include:

- Careful Land Use Planning
- Pesticide Management
- Manure Management
- Fertilizer and Nutrient Management
- Irrigation Management
- Safe Storage of Hazardous Materials

SOILS

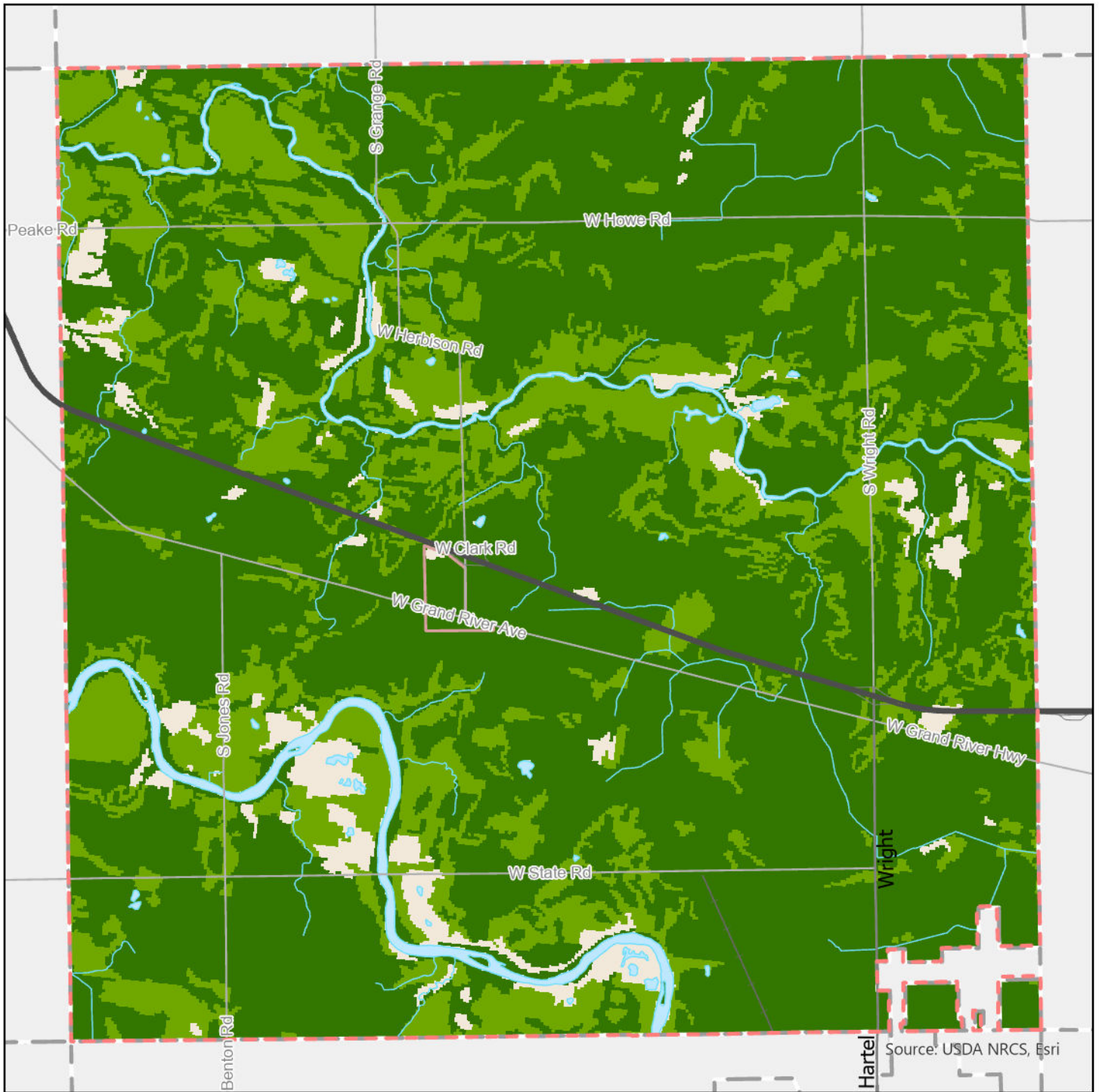
Due to the importance of farming in Eagle Township, soil composition is an important natural feature to consider when planning for future community character. If there are areas with better soil for farming than others, the Township should work to protect those areas from the pressures of development. The Prime Farmland map shows these important agricultural areas, and that map was a key input to the Future Land Use Map.

Similarly, some soils are not well suited for septic systems. These soils are identified by the Clinton County Health Department at the time a new septic system is approved, but there is a land use component as well – poor soils require larger septic fields, meaning minimum lot sizes may need to be larger to accommodate the extra space.

PRIME FARMLAND

Agricultural production plays a key role in the landscape of Eagle Township and contributes to the economy, character, and identity of the community. The preservation of agricultural land can provide environmental, aesthetic, recreational, and historic benefits to the community. Open farmland also assists in the replenishment and maintenance of groundwater supplies.

Soils are the most important element in determining the suitability of land for farming. To produce crops, soil must be well drained, without steep slopes, and able to support vegetation. Based upon data from the U.S. Natural Resources Conservation Service, the Township is overwhelmingly suitable for farming and agriculture, with very few areas considered less than prime for farming. This natural resource is crucial to the food systems of the state and region, as well as the economy of Eagle Township. Thus, preserving farmland is the Township's highest land use priority. The following map provides a visual representation of where suitable farmland is located within the Township.



Prime Farmland

Eagle Township

January 31, 2024

LEGEND

- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Not Prime Farmland



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: McKenna 2023.



Existing Land Use

The following section outlines, in more detail, the location of particular land uses and their characteristics within Eagle Township. Existing land uses are divided into several different categories in order to analyze the current patterns of development. This analysis will help to define which geographic characteristics the Township would like to preserve and enhance throughout the duration of this Plan.

AGRICULTURE

For the purposes of this land use analysis, agricultural land is defined as any land that is predominately or wholly used for the raising of field or tree crops, as a principal resource in animal husbandry, or maintained as rural open space. This category represents most of the land in the Township. Therefore, the Township's priority is protecting the character and viability of the rural lifestyle, natural ecosystems, and food system output associated with the Agriculture/Rural Estate land use category.

Agricultural land uses are generally characterized by large lots located on arterial County roads. In these areas, traffic speeds are generally higher with infrequent stops. Intersections are typically fitted with stop signs rather than traffic signals. On land utilized for Agriculture, many lots include a residential single-family home with accompanying farm buildings. Often operational farms will include multiple accessory buildings incidental to agricultural businesses.

RESIDENTIAL

The primary typology of residential land in the Township is R-Residential – lots featuring single family homes, dotted amongst agricultural parcels. Clusters of residential lots exist in the Eastern side of the Township and in the areas surrounding the Village. A manufactured home community is also located in Eagle Township.

COMMERCIAL

Commercial uses include offices and retail. The existing commercial land is located just North of the Village of Eagle and along I-196 on the Eastern side of the Township.

INDUSTRIAL

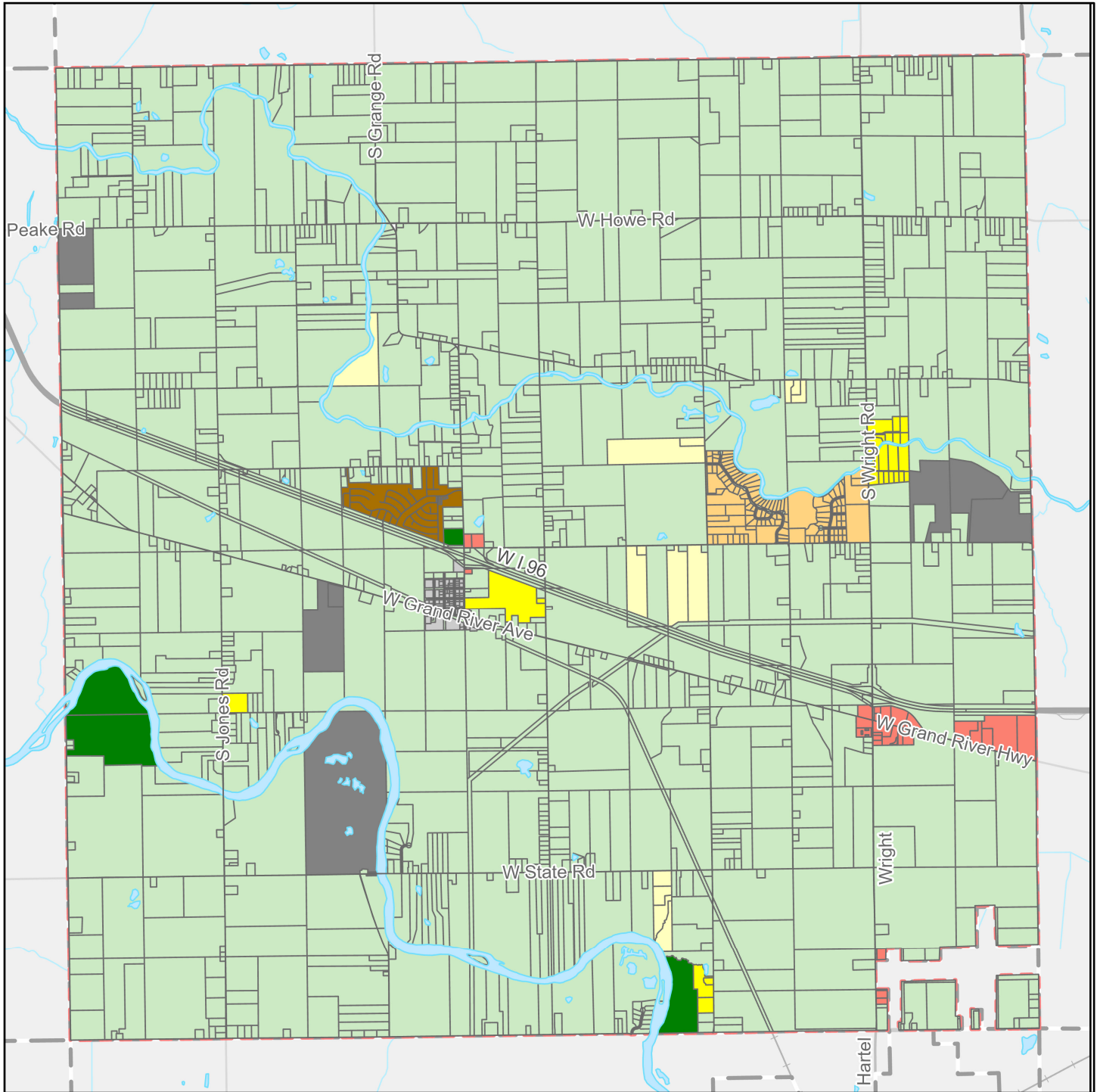
The industrial land use in Eagle Township is utilized for natural gas treatment, storage, and compression stations. Industrial land uses are located just North of the Village of Eagle and along I-196 on the Eastern side of the Township, bordering most existing commercial uses within the Township.

PUBLIC/QUASI-PUBLIC

These land uses include public land, institutions, and parks. Included under these uses is the Eagle Township Hall, the privately owned Eagle Park, and Cemeteries.

MINERAL RESOURCE EXTRACTION

There are several ongoing mineral resource extraction uses in the Township. While these operations serve an important economic function, they also have potential negative off-site impacts. And, at the end of their useful lives, they must be remediated into an economically productive use like farming and housing, and safety concerns (like deep water) must be mitigated.



Existing Land use

Eagle Township

February 1, 2024

LEGEND

- Agricultural
- Agriculture/Residential Transition Agriculture
- Rural Residential - Low Density
- Single Family Residential - Medium Density
- Manufactured Housing
- Commercial Business
- State Land
- Mineral Resource Extraction
- Village of Eagle



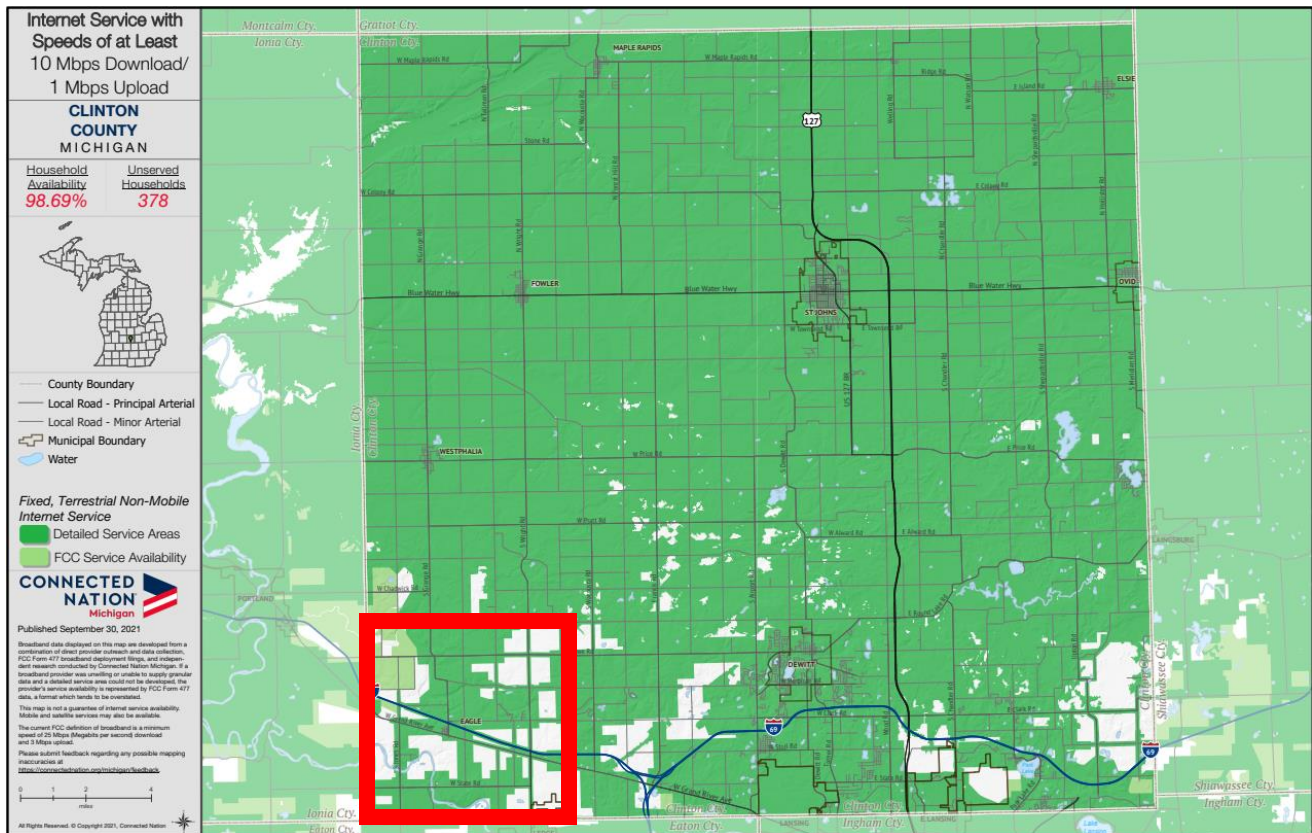
Basemap Source: Michigan Center for Geographic Information, v. 17a.
 Data Source: Clinton County McKenna 2023.



Internet and Communications

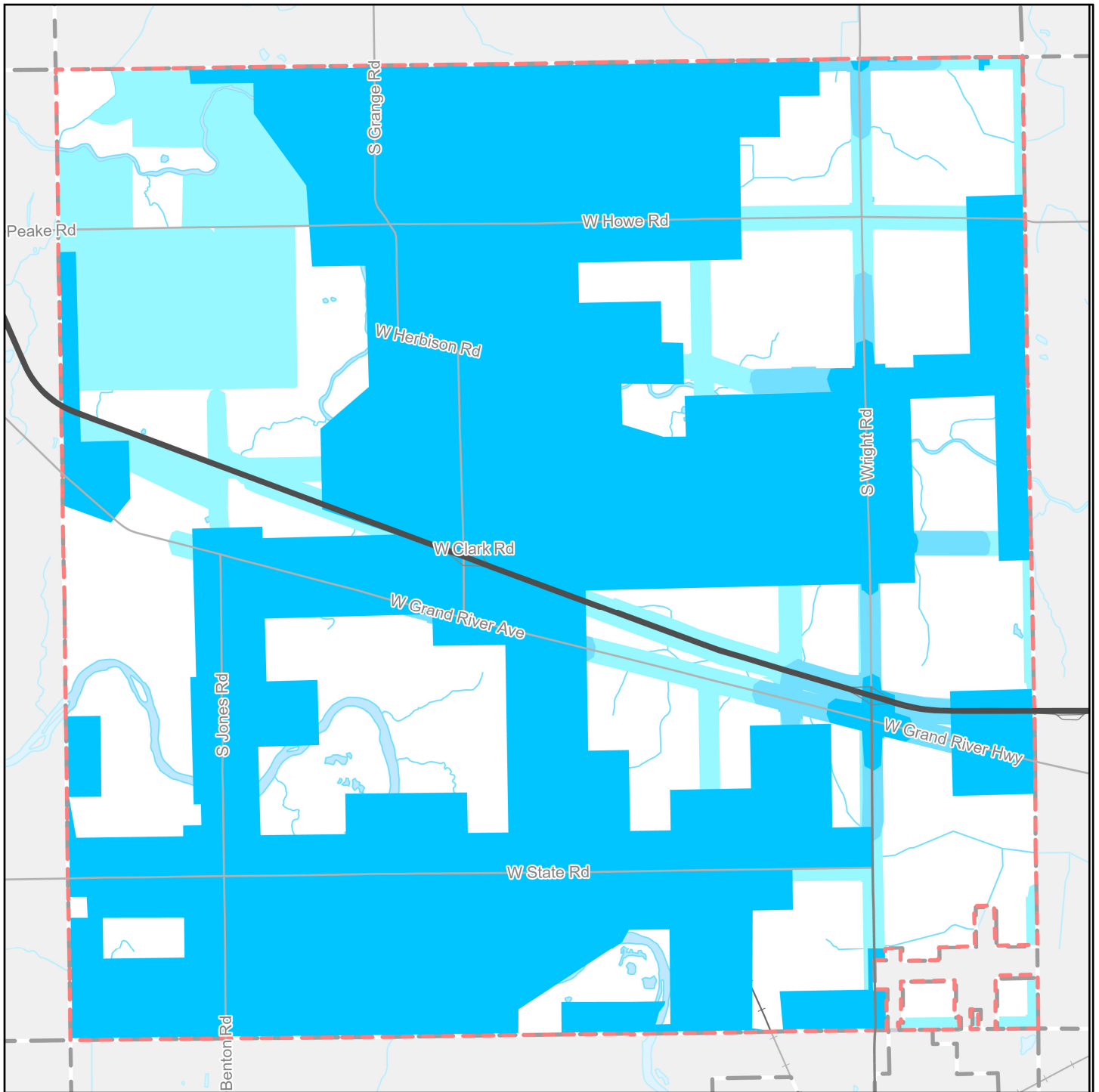
BROADBAND/DSL CONNECTIVITY

Broadband and DSL internet, with their fast download speeds and consistent connectivity, help connect residents and businesses to the online world. As more and more economic and social activity moves online, communities without connectivity risk being left behind. As shown on the map below from Connected Nation, Eagle Township (shown in the square) is only partially served by broadband and DSL internet.



According to the map, high speed, reliable internet is available in several parts of the Township, including areas in proximity to the Village. But other portions of the Township have coverage only along major thoroughfares – or, in some cases, not at all.

A combination of geography and economics are likely responsible for poor broadband coverage in the Township. The Township is a low-density, rural community, making private broadband providers less likely to invest in infrastructure. But it is also not a low-income community (median household income: approximately \$103,000), and it is located near suburban areas and built-up towns that have good connectivity (Clinton County has broadband available in over 98% of households). When combined, these factors make the Township a less likely candidate for Federal or State grant programs. However, the substantial increase in funding in recent years at both the State and Federal level makes Eagle much more likely to be the beneficiary of a program to improved internet access in the Township.



Broadband Speed

Eagle Township

January 31, 2024

LEGEND

- 100Mx10M
- 25Mx3M
- 10Mx1M
- 1Gbps
- No Data



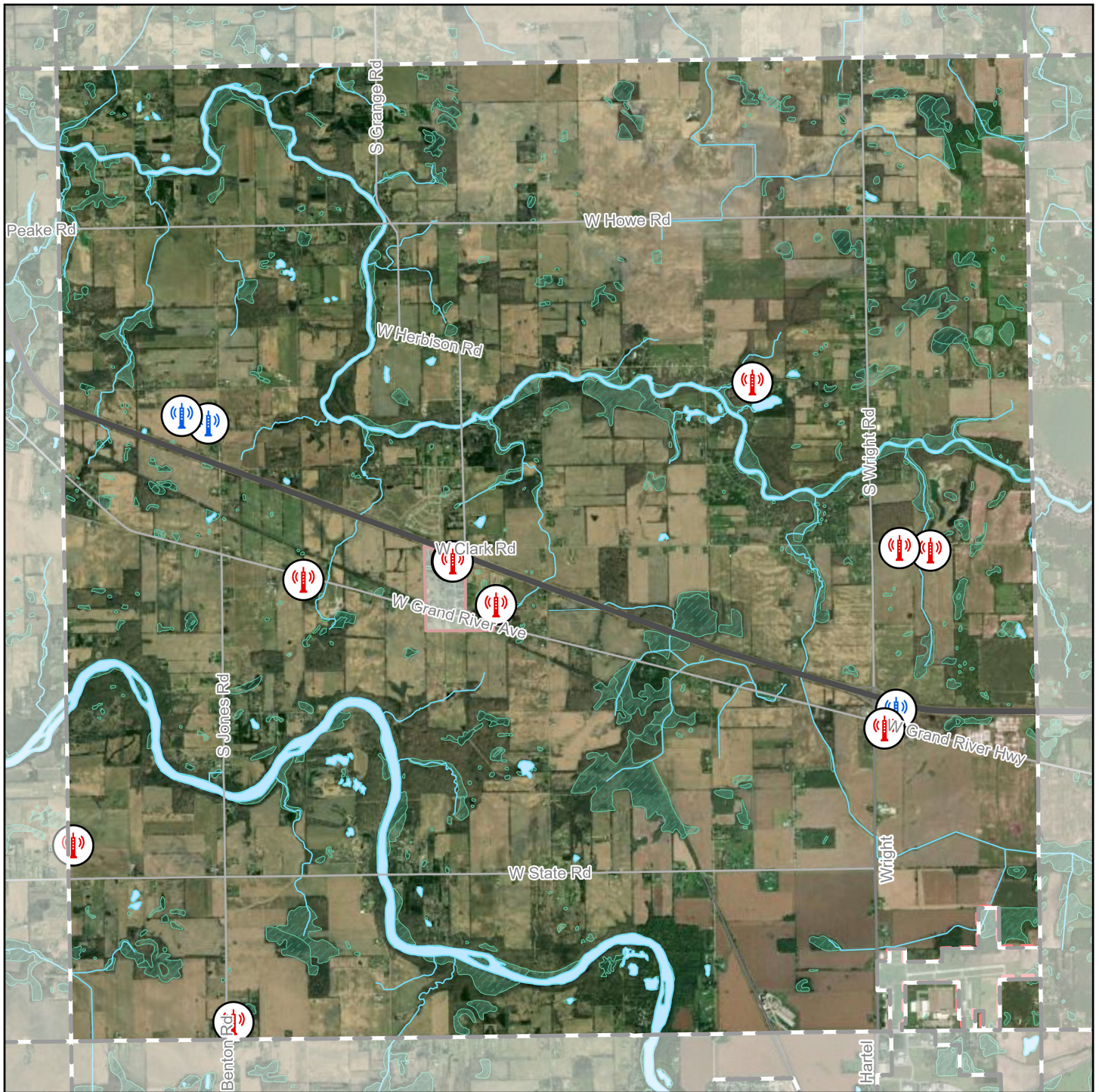
Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: McKenna 2024.



WIRELESS CONNECTIVITY

Wireless voice and data service is also an important part of the modern economy and lifestyle, but Eagle lacks adequate service in many parts of the Township. Wireless providers consider detailed coverage data proprietary, so the exact number and location of wireless telecommunications transmitters is not certain. There are two towers located in the Northwest portion of the Township and an additional tower along I-96 on the East side of the Township. Still, there are “dead zones” for wireless service, especially in the northeastern part of the Township.

Improved wireless service may come to the Township in the form of “small cell” technology. Small cells, which are generally located on poles 40 feet in height or lower, are less expensive to install and less of an aesthetic blight on the landscape than traditional cell towers (which are usually 150-200 feet tall). The State of Michigan has already enacted legislation (including an amendment to the Zoning Enabling Act) to speed the roll out of small cells, which may hasten their installation in Eagle Township and similar communities.





Cell Towers

Eagle Township

January 31, 2024

LEGEND

-  Towers (>40 ft)
-  Small Cell (<40 ft)



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: McKenna 2024.

Transportation System

A community's transportation system functions much like the circulation system in the human body. Roads and rights-of-way throughout the Township act like veins and arteries that pulse across the land. They carry the life of the community: its energy and its day-to-day activity.

Roads provide a means for people to get from one place to another, primarily by automobile, but also by bike, foot, and other means. Roads connect people and places to one another. These stretches of public ground serve other purposes as well. Roads and road rights-of-way provide locations for public utilities such as gas, electricity, and telephone lines. Roads provide the means by which emergency and public services are delivered to residents. Finally, roads provide access to parcels of land, thereby increasing the utilization potential of both vacant and agricultural lands.

The road network also functions much like the skeletal system providing the basic form of the Township. Most rights-of-way are dedicated at the edges of properties. Therefore, boundaries between homes, sections, parcels, homesteads, and other pieces of land are often contiguous with roads.

Because of the many functions of the road system, transportation has a significant impact on the economy, environmental quality, energy consumption, land development and the general character of the Township. Therefore, it is important that land use planning and the transportation system be coordinated to manage the Township's mobility needs with the goals of minimal traffic and roads that support agricultural use.

REGIONAL TRANSPORTATION NETWORK

Eagle Township serves as a minor connector on the regional road network, with I-96 and West Grand River Highway being the only major thoroughfares that run through the Township. Both of these routes are more commonly used to reach the nearby larger population centers of Portland, Grand Ledge, and Lansing.

TOWNSHIP ROAD NETWORK

Roads in Eagle Township are under the jurisdiction of two agencies: The Michigan Department of Transportation (MDOT) and the Clinton County Road Commission . MDOT has jurisdiction over I-96 and M-100. Clinton County Road Commission has jurisdiction over all other public roads in the Township.

In Eagle Township, public roads can all be categorized into several classifications. These classifications are known as the National Functional Classification (NFC) determined by state road agencies. The NFC classifications in Eagle Township include the following:

- Interstate
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road

Eagle Township is also home to several private roads. These roads are subject to Township regulations as established in the Zoning Ordinance.

INTERSTATE

Roads that are classified as Interstate are part of the Eisenhower Interstate System of highways that run throughout the country. I-96 is the only interstate route through Eagle Township, connecting the major cities of Grand Rapids, Lansing, and Detroit.

MINOR ARTERIAL

Roads that are classified as Minor Arterials in a rural context such as Eagle Township consist of a connected network of rural contiguous roads. These roads typically serve corridor movement having a trip length and travel density characteristics indicative of substantial statewide or interstate travel. According to MDOT, Minor Arterial roads typically are characterized by less traffic and are more local in nature than other main roads. These roads are also eligible for federal aid.

Additionally, Minor Arterial roads typically provide an integrated network without stub connections. The only example of Minor Arterial roads in Eagle Township includes the Eastern portion of West Grand River Avenue.

MAJOR COLLECTOR

In Eagle Township, Major Collector roads are described as serving primarily intercounty travel. These roads are less traveled than Minor Arterial roads and the distances are typically shorter. On average, Major Collector roads have moderate speed limits. Additionally, these roads provide service to larger towns not directly served by higher systems. Major Collector roads link places such as parks and consolidated schools within nearby towns or cities. In Eagle Township, roads classified as Major Collectors include W State Rd, S Grange Rd, W Howe Rd, and S Wright Rd.

According to MDOT, Major Collector routes funnel traffic from local and minor roads to arterial routes. These roads typically directly serve schools, businesses, and other important public functions. Major Collector roads are eligible for federal aid.

MINOR COLLECTOR

Minor Collector roads within a rural context are typically spaced at intervals to collect traffic from local roads. These roads provide service to smaller communities and link locally important traffic generators within rural areas. In Eagle Township, examples of Minor Collectors are W Howe Rd (West of Looking Glass River) and W State Rd (West of S Jones Rd).

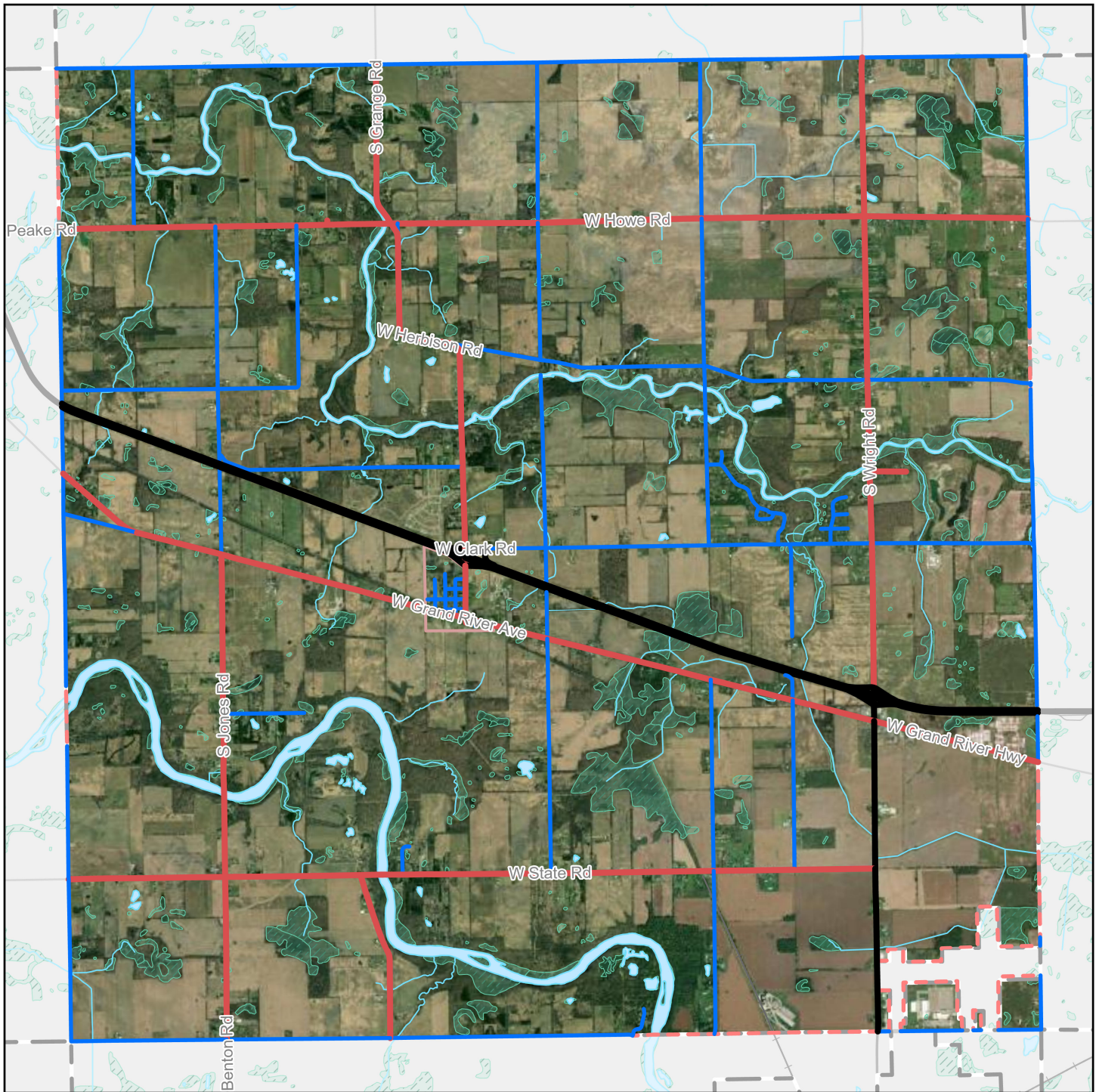
According to MDOT, Minor Collector roads are defined as having more through-traffic than local roads (described below), but not as heavy as Major Collector roads. These roads often directly serve schools, businesses, and other public functions, but are deemed as less important than Major Collectors. Rural Minor Collector roads have limited federal aid eligibility.

LOCAL ROADS

Within rural areas, Local Roads should serve primarily to provide access to adjacent land and are typically utilized to travel relatively short distances. Within Eagle Township, Local Roads include:

- Cutler Road
- Monroe Road
- Jones Road (north of Grand River Avenue)
- Patrick Road
- McCrumb Road
- Herbison Road (west of Patrick Road and east of Grange Road)
- Clark Road
- Hillman Road
- Tallman Road
- Bauer Road
- Niles Road
- Eaton Highway

Local Roads are predominately traveled by motorists accessing their property, such as rural farms, residential dwellings, and residential neighborhoods. Local Roads are not eligible for federal aid.






ACT 51 Road Classifications

Eagle Township

February 1, 2024

LEGEND

-  State Trunkline
-  County Primary
-  County Local



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Clinton County McKenna 2023.



COUNTY AND REGIONAL ROAD AGENCIES

In Eagle Township, the Clinton County Road Commission has jurisdiction over most of the roads, with the exception of I-96 and M-100. The Clinton County Road Commission is responsible for approximately 28 miles of roads throughout the Township, and provide the following services:

- Snow and ice removal
- Dust control on gravel roads
- Roadside mowing
- Traffic signs and signals
- Pavement markings
- Pothole patching
- Design of roads and bridges
- Construction inspection
- Subdivision plat review
- Traffic studies

The Township and the County Road Department keep a consistent line of communication open to ensure that roads within Eagle are safe and well-maintained. The Township also provides matching funds for road maintenance projects from its general fund.

In addition to the Clinton County Road Department, Eagle Township is also served by the Tri-County Regional Planning Commission. The Tri-County Regional Planning Commission is a Metropolitan Planning Organization (MPO) that is dedicated to serving Clinton, Eaton, and Ingham Counties. MPOs are public regional planning agencies designed to implement and coordinate regional transportation planning processes. MPOs are required to represent local units of government in areas with populations over 50,000 people.

Additionally, the Tri-County Regional Planning Commission offers services pertaining to economic and community development, environmental sustainability, and mapping.

The Tri-County Regional Planning Commission is also responsible for producing both short-range and long-range transportation improvement schedules. These schedules outline and designate specific road improvement and enhancement projects to be completed within a 3-year time and a 25-year time period.

PUBLIC TRANSPORTATION

The primary public transit agency for Eagle Township is Clinton Transit's "Blue Bus" system. Clinton Transit began in 2001 as a system of volunteer drivers transporting elderly and disabled members of the community. Today, their curb-to-curb system continues to keep people connected regardless of challenges, disabilities, and situations. Their mission is to keep people connected by providing safe and accessible transportation to all those who may need it in Clinton County.

The "Blue Bus" is a demand response system with transportation running only when people have requested a ride. There are no bus stops or regular schedules for any routes like the larger city fixed-route bus services.

RAILROADS

The only rail line in the Township is a spur that runs from Grand Ledge to the intersection of Tallman and State Roads. Historically, this line ran to the Village of Eagle and on to Portland, but it has been truncated. The rail right-of-way still exists along the old corridor, but the tracks have been removed.

NON- MOTORIZED TRANSPORTATION

Non-motorized transportation refers to the use of boats, bicycles, scooters, walking, and other similar modes of transportation. Due to the rural nature of the Township, there are few options for non-motorized transportation. Existing walking/hiking trails are in Lincoln Brick Park. The Looking Glass River and Grand River are popular for non-motorized boating.

Eagle Township Tomorrow

The Eagle Township Master Plan envisions the future of the community, as articulated by its residents and officials. In general, Eagle strives to preserve its rural character while providing a good quality of life for all its residents.

Goals and Objectives

Before a community can actively plan for its future, it must first set certain goals and objectives that reflect its needs and aspirations. These goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

The following pages contain the goals (the ultimate purpose or intent of the Plan), objectives (the means of attaining those community goals), and policy statements (specific statements which guide action) which will be used to guide the local government in making future land use decisions. They were developed out of meetings held with Township officials, resident input including the public hearing, and supplemented by the experience of the Planning Commissioners, Board members and consultants.

GOALS

The Eagle Township Planning Commission, in recognition of its role, adopts the following general community goals to guide future land development activities:

- 1. Ensure preservation of agricultural land uses and natural resources.**
- 2. Enhance communications/broadband infrastructure to meet the needs of residents.**
- 3. Do not expand public water and sewers, which would encourage development that would threaten the planned character of Eagle.**
- 4. Ensure the continued protection of groundwater, soils, bodies of water, ecosystems, and agricultural systems to preserve the sustainability of the Township's rural environment.**
- 5. Prevent large scale industrial/commercial growth that would threaten the agricultural/rural nature and limit to light industrial/small scale growth in specified areas as zoned, or designated, in the future land use map.**

OBJECTIVES AND POLICIES

With these primary goals in mind, the following specific objectives and policy statements have been formulated to guide actions, programs, and land use decisions in the Township. These are the steps and measures that can be taken to help achieve these goals.

Land Use Objectives and Policies

1. Preserve agriculture and rural residential as the predominant land uses in the Township.
 - a) Agriculture and Rural Residential shall be considered the default land uses, and all rezoning requests for other land uses shall be considered carefully and only approved if they meet the criteria described in the Future Land Use Plan.
 - b) Allow small- scale commercial and light industrial development only in those locations clearly designated on the Future Land Use Map and when consistent with protection of ground water, ecosystems, and the nature of the rural environment.
 - c) Consider the viability of the groundwater and soils for well and septic systems when determining the appropriateness of a rezoning or other development application under the Zoning Ordinance.
2. Encourage the continuation of value-added agriculture related uses to enhance the incomes of farm families.
 - a) Allow farmers to sell locally grown produce and other materials to residents and visitors of the Township at approved farm stands that meet established criteria.
 - b) Promote the enrollment of the PA116 Program and encourage the sale of development rights for farmers in need of income or retirement funds.
3. Allow residential lot sizes of under one acre only in limited circumstances to prevent suburbanization and loss of rural character.
 - a) Residential development with lots under one acre should only occur when communications infrastructure, soils, groundwater, and road infrastructure are sufficient to support the development.
 - b) Residential development should be limited to those areas specifically designated on the Future Land Use Map.
4. Establish strict design guidelines for industrial development.
 - a) Adequate setbacks, screening, and buffering should be provided and standards for traffic control, lighting, noise, odor, and other potential nuisances will be established to minimize the adverse impacts of industrial development on adjacent or nearby residential, naturalized or agricultural areas.
 - b) Quality building materials, architecture, and landscaping will be required in the industrial area.
 - c) The Township may restrict the size of new proposals, or not approve them at all, to maintain balance among the community's priorities.
5. Follow the Wind and Solar Policies included in this Master Plan.

Natural Resource Objectives and Policies

1. Prevent environmental degradation of prime soils, groundwater, open spaces, and water bodies.
 - a) Ensure that all development – residential, commercial, or industrial – has received all necessary permits from local, County, State, and/or federal regulatory agencies.
 - b) Require new developments to maintain quality of air, soil, surface water, and groundwater.

- c) Potential for impact on the environment will be a major consideration for approval when reviewing development applications.
 - d) Potential for impact on adjacent and/or nearby property owner's ability to enjoy the natural environment – i.e., increased traffic, blocked visibility, noise, odors, bright lights, - will also be a major consideration for approval when reviewing development applications.
2. Protect Habitat areas for both aquatic and mainland species.
- a) Establish programs to encourage preservation of open spaces, particularly woodlands and other areas used as wildlife habitat.
 - b) Restrict non-rural development to maintain large wildlife habitat areas and connections between them.
 - c) Require the measurement of the impact of development on water and soil quality before approving construction and do not approve those with adverse impact.
 - d) Consider regulations and restrictions on development along water bodies that may negatively impact water quality and wildlife habitats.

Infrastructure Objectives and Policies

1. Provide adequate transportation infrastructure for Eagle residents, as well as travelers through the Township.
 - a) Continue to work closely with MDOT and Clinton County to ensure roadways in the Township are a priority for maintenance.
 - b) Minimize the number and frequency of automobile access driveways along road corridors.
 - c) Provide Township matching funds, when applicable, for road improvement projects.
 - d) Ensure connectivity not only within the Township but also between the surrounding communities.
2. Discourage the construction of private roads, which can erode rural character and frequently have long-term maintenance problems.
3. Do not extend public water and sewer into the Township, as that type of infrastructure encourages development patterns that are not consistent with rural character.
4. Enhance internet and communications service access throughout the community, including both broadband and wireless.
 - a) Plan for communications service connectivity, and work with providers to expand service in the community. Specifically, aim to provide 5G wireless service throughout the community.
 - b) Seek grant opportunities or other funding sources to ensure the economic viability of broadband expansion in the community.
 - c) Advocate for improved communications services in the Township among public and private sector decision makers to prevent the community being overlooked due to its low density. Emphasize the community's relatively high-income levels as well as its geographic proximity to areas already being well-served by communications providers.
 - d) Support the construction of wireless telecommunications infrastructure in parts of the Township that are currently underserved.
 - e) Partner with private landowners, especially those with tall structures like silos, to locate telecommunications infrastructure in strategic locations.

- f) Partner with MDOT and Clinton County to locate communications infrastructure in public rights-of-way.
- g) Remove zoning and other local regulatory barriers to the installation of communications technology, especially “small cell” wireless devices.

MANUFACTURED HOUSING DEVELOPMENT

Manufactured housing developments or mobile home parks are common in many rural areas of Michigan. Mobile home parks provide housing alternatives to residents who are unable to afford more permanent housing. From a planning perspective, they must be considered because the density in which they are built provides an economy of scale for the design and construction of on-site water and septic systems. Mobile home parks often provide their own wastewater treatment and well fields in rural areas where public utilities are not generally available, including communities like Eagle Township.

While recognized as a legitimate land use, mobile home parks can significantly increase the population of a community while providing less than the corresponding amount of property tax revenue to the host community from which to provide public services to new residents. Furthermore, though a community can plan and zone appropriate locations for manufactured housing developments, they cannot regulate the internal design or the operations of these facilities.

New Manufactured housing communities are discouraged because Eagle Township already has a manufactured housing community. Existing Manufactured housing communities should be high-quality neighborhoods for their residents but should not expand further.

WIND AND SOLAR ENERGY POLICIES

To preserve the natural, rural beauty of the Township, the viability of the Township’s farmland, the precious ecosystems contained within the Township, and the health, safety, and welfare of the Township’s residents, Eagle Township adopts the following policies with regard to the development of solar and wind energy facilities within its borders.

- **Renewable energy** Any large-scale positive impacts must be weighed against local negative impacts, including the health, safety, and welfare of the residents of Eagle Township.
- **On-site solar and wind energy systems** may provide ecological and economic benefits at a scale that is desirable in a rural community and with fewer impacts on the immediate surroundings than utility-scale solar and wind energy systems. However, the impacts that they do have must be managed through zoning regulations.
- **Utility-scale solar energy systems (“solar energy systems”)** should be restricted and only developed with careful consideration of the impacts on local ecosystems, farmland, rural beauty, and the health, safety, and welfare of the Township’s residents. These should also be for the purpose of supporting Eagle Township resident energy needs.
- **Utility-scale wind energy systems** have been shown to negatively impact the health, safety, and welfare of nearby residents, can spoil rural character, and can harm local ecosystems. Therefore, they shall be treated as industrial uses, and large-scale wind turbines will be avoided in the Township.

Specifically, in determining whether to approve a new solar farm or utility scale wind energy system, the Township will take the following into account:

- The Township’s natural beauty must be preserved, especially wetlands and woodlands. Existing wetlands and woodlands should not be removed for solar or wind energy development. The Township will also require the provision of pollinator habitat within solar farms consistent with Michigan Department of Agricultural and Rural Development (MDARD) to promote a healthy ecosystem.
- The Township’s agricultural systems must be protected. The Township will prioritize agricultural land uses to retain the vibrant food production economy that already exists in the community.

- Nearby residents must be protected from noise, shadow flicker, glare, and aesthetic degradation through appropriate setbacks and landscaping for solar and wind installations.
- Solar farms and utility scale wind energy should be in appropriate locations with regard to transmission infrastructure to prevent the need for large-scale transmission lines to be built across the community.
- The Township may, at some point, hit its “solar and/or wind limit.” Eagle Township acknowledges the importance of renewable energy but as described in this section, other priorities such as local ecosystems, agricultural production, transmission infrastructure capacity, and rural aesthetics are equally important. Therefore, if utility scale solar or wind facilities are approved and operational in the Township, the Township may restrict the size of new proposals, or not approve them at all, in order maintain balance among the community’s priorities.

The Township will enforce these policies through appropriate ordinances, consistent with State law.

Public Engagement Summary

In February of 2024, Eagle Township held a two-pronged community engagement process, consisting of a survey (available online and in hard copy) and a public engagement event.

The survey had 325 respondents, and nearly 200 residents participated in the community engagement event.

The full results of the public engagement are included in the Appendix. However, there was a clear takeaway from the engagement effort:

Eagle residents value the natural and rural beauty of their community. They see little need to encourage growth or development, and instead advocated that Township leaders pursue policies of natural preservation, in order to continue the high quality of life experienced by Eagle residents.

Below is a Word Cloud of the responses given when Survey Respondents were asked “What makes you most proud of living in Eagle Township?”



Specifically, Eagle residents had the following input on key land use topics addressed by this Master Plan. Percentages have been rounded to the nearest whole number.

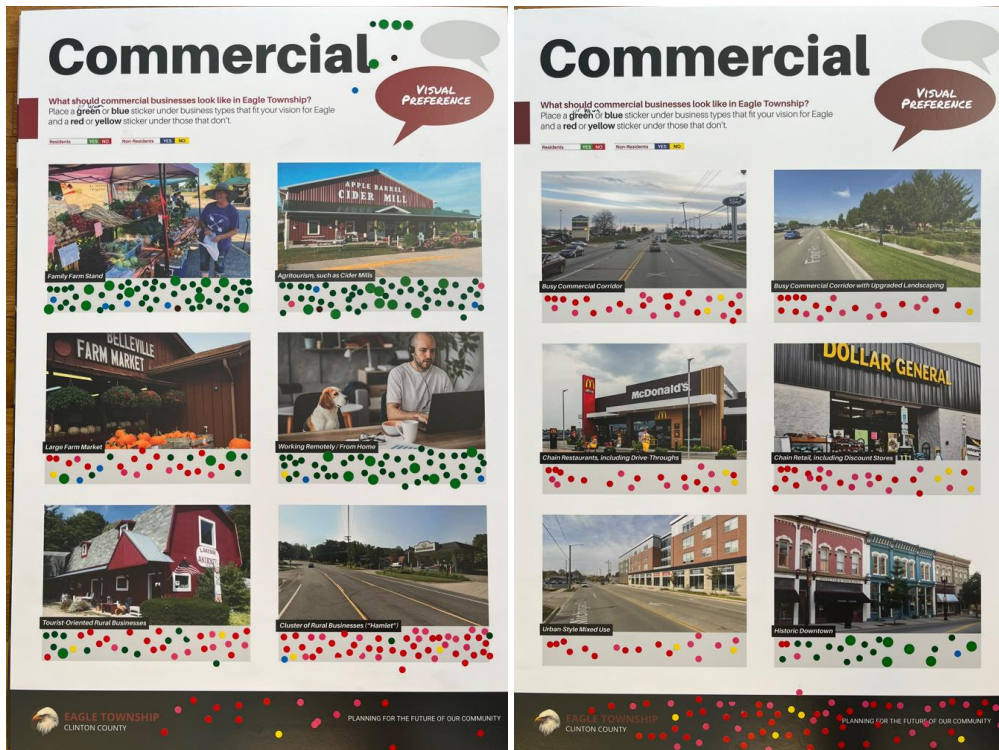
RURAL CHARACTER

- **72%** of Survey Respondents stated that the Township should promote “Rural Character” and an additional 25% stated that the Township should promote “Growth Only in Certain Locations.” Less than 3% of respondents stated that the Township should promote “Growth.”
- **96%** of Survey Respondents stated that Eagle’s natural features are important to them.

ECONOMIC DEVELOPMENT

- **92%** of Survey Respondents stated “There are Sufficient Jobs within or near the Township.”
- **96%** of Survey Respondents oppose “Large Scale Industrial Development” in the Township.

- 96% of Survey Respondents oppose “Large Scale Commercial Development” in the Township.
- Event Participants were asked to evaluate certain kinds of commercial and industrial businesses and rate their suitability for the Township. Green dots indicate– businesses that are appropriate in Eagle Township. Red dots indicate businesses that are not appropriate in Eagle Township. The results are shown below (full page images included in the Appendix).



HOUSING AND LOT SPLITS

- **88%** of Survey Respondents stated that the amount of housing in the Township is “sufficient.”
- Survey Respondents who own land were asked if they plan to split their land in the future. **66%** said they have no plans to split their land. 31% said if they split their land, they will split it into four or fewer lots. **Fewer than 1%** stated they would be interested in creating a plat or site condominium on their land so it could be used for housing development.
- Survey Respondents were asked whether they would approve or disapprove of new housing being built near them on lots of the following sizes. The percent who stated they would approve was as follows:
 - 40 Acre Lots, or Larger: **58%**
 - 10 Acre Lots: **56%**
 - 5 Acre Lots, with Required Preserved Open Space: **54%**
 - 5 Acre Lots, No Required Preserved Open Space: **38%**
 - 2 Acre Lots: **16%**
 - 1 Acre Lots, with Required Preserved Open Space: **11%**
 - 1 Acre Lots, No Required Preserved Open Space: **5%**

KEY PLANNING AREAS

Survey Respondents were asked to evaluate specific areas of the Township for their suitability for certain land uses.

Area	Appropriate Land Uses Per Survey	Inappropriate Land Uses Per Survey
Village of Eagle and Surroundings	Nature Preserve Crop Cultivation Raising Livestock Parks Restaurants Houses Retail Event Space	Self-Storage Warehousing Manufacturing Apartments Condos

Area	Appropriate Land Uses Per Survey	Inappropriate Land Uses Per Survey
Grange Road North of I-96	Nature Preserve Crop Cultivation Raising Livestock Parks	Restaurants Houses Retail Event Space Self-Storage Warehousing Manufacturing Apartments Condos
I-96/Wright Road Interchange	Nature Preserve Crop Cultivation Raising Livestock Parks Restaurants Retail	Houses Event Space Self-Storage Warehousing Manufacturing Apartments Condos
Wright Road Corridor between Grand River Avenue and Grand Ledge	Nature Preserve Crop Cultivation Raising Livestock Parks Houses Restaurants Retail	Event Space Self-Storage Warehousing Manufacturing Apartments Condos

Land Use Needs Analysis

Given the importance of the Township's farmland to the regional food system, the importance of its natural areas to regional ecosystems, and the importance of rural character to the residents, as described during the public engagement process, Eagle Township is dedicated to **only planning for non-rural land uses where there is a demonstrated need, based on objective metrics like the numerical analysis in this section.** The purpose of this section is to quantitatively examine the need for various land uses in Eagle Township.

In this section, data analysis is used to determine how many acres of residential, commercial, and industrial land are needed in Eagle Township. At the time of the writing of this plan, Eagle was in the unique circumstance of having just adopted local zoning, and its zoning map was designed to match the previous zoning under Clinton County's system.

Therefore, a certain number acres were already zoned for residential, commercial, and industrial uses, and the task for Township leaders during the 2024 planning process was to determine how much additional land was needed in those categories, if any.

RESIDENTIAL

Eagle Township's population as of the 2020 Census was **2,776 residents**. The population projection earlier in this plan projects a population of **3,356 in 2040**.

The Township's median household size is **2.8 people per household**. This means that the 3,356 people Eagle is projected to have in 2040 will need **1,199 housing units**.

The Township currently has 1,117 housing units. However, it only has 992 households. It is not clear where the discrepancy comes from, because housing vacancy is not, anecdotally, a problem in the Township. It may be that the gap is caused by mobile home sites that are sitting vacant but are counted as housing units by the Census.

For the purposes of this analysis, to ensure that the Township adequately plans for the housing needs of the future, we will assume that the number of housing units needs to grow from 992 today to 1,199 in 2040, meaning **207 more housing units are needed**.

The Township's R Residential zoning category allows 15,000 square foot lots, or just under 3 units per acre. That means approximately 69 acres of new lots, plus 20% additional space for road infrastructure, which means the **Future Land Use Map should add 80-100 acres of new residential land, above and beyond the land that is already zoned that way (approximately 518 acres)**. Notably, 100 acres is less than 0.5% of the total land in the Township.

Some of the housing demand may be absorbed within the Agricultural Future Land Use category. However, it is the intent of this plan to limit growth within that Future Land Use category. Therefore, the Future Land Use map will assume that new housing growth needs to be accommodated in places zoned Residential or Rural Estate.

COMMERCIAL

Eagle Township's median income according to 2022 Census estimates was \$103,846, and its **mean income was \$135,727**. With 3,356 residents in 2040, Eagle Township will have a **total spending power of over \$455 million** (in 2022 dollars), an increase of **\$79 million** from the **\$376 million in total spending power that today's population has**.

Most of that spending power will go to fixed costs like taxes, housing, insurance, debt service, and transportation, and around 15% of retail spending occurs online. Eagle residents leave the Township to shop, generally along Delta Township's Saginaw Highway, or in other shopping destinations in Greater Lansing.

For the purposes of this analysis, the assumption is that all those trends will continue, and roughly the same percentage of Eagle Township spending power will be spent at local merchants in 2040 as today. Today, Eagle Township has approximately **50 acres** of commercially zoned land. The \$79 million increase in spending power from the anticipated

population growth represents a 21% increase, meaning Eagle Township should plan for a 21% increase in its commercially zoned land, or **60-65 total acres, 10-15** more than currently.

INDUSTRIAL

According to 2022 Census estimates, approximately 37% of Eagle Township workers are employed in “industrial” businesses (wholesale, manufacturing, transportation, warehousing, and utilities). Additionally, about 63% of Eagle residents are in the work force, meaning that, based on the 2040 projected population of 3,356, **782 Eagle residents will be seeking employment in industrial jobs**, an increase from **647** industrial workers today.

The vast majority of industrial workers who live in Eagle work in other communities, but the Township does have approximately **100 acres of land currently zoned industrial**.

Therefore, it is reasonable to expect that Eagle should accommodate a similar proportion of its industrial workforce going forward to 2040. The **additional 135 industrial workers** represent a 17% increase in the industrial workforce, so an equivalent increase in industrially zoned land would be **15-20 acres**, for a total of 115-120 acres.

Future Land Use

The Future Land Use Plan is the culmination of months of effort by the Planning Commission, Township Board, resident input, and other area stakeholders. Based on a comprehensive planning process, the Plan serves as a guide for the community's vision for the next 10 to 15 years.

The Future Land Use Plan is based on an analysis of land use pressures facing Eagle Township, existing land uses and other conditions, demographic and housing statistics, physical constraints and resources, existing and planned transportation network, and the Master Plan's overarching goals and objectives.

Traditionally, a Future Land Use Plan constitutes the development policy of a community. As a community grows, the Future Land Use Plan should be reviewed and updated to address how growth has impacted infrastructure and other existing conditions.

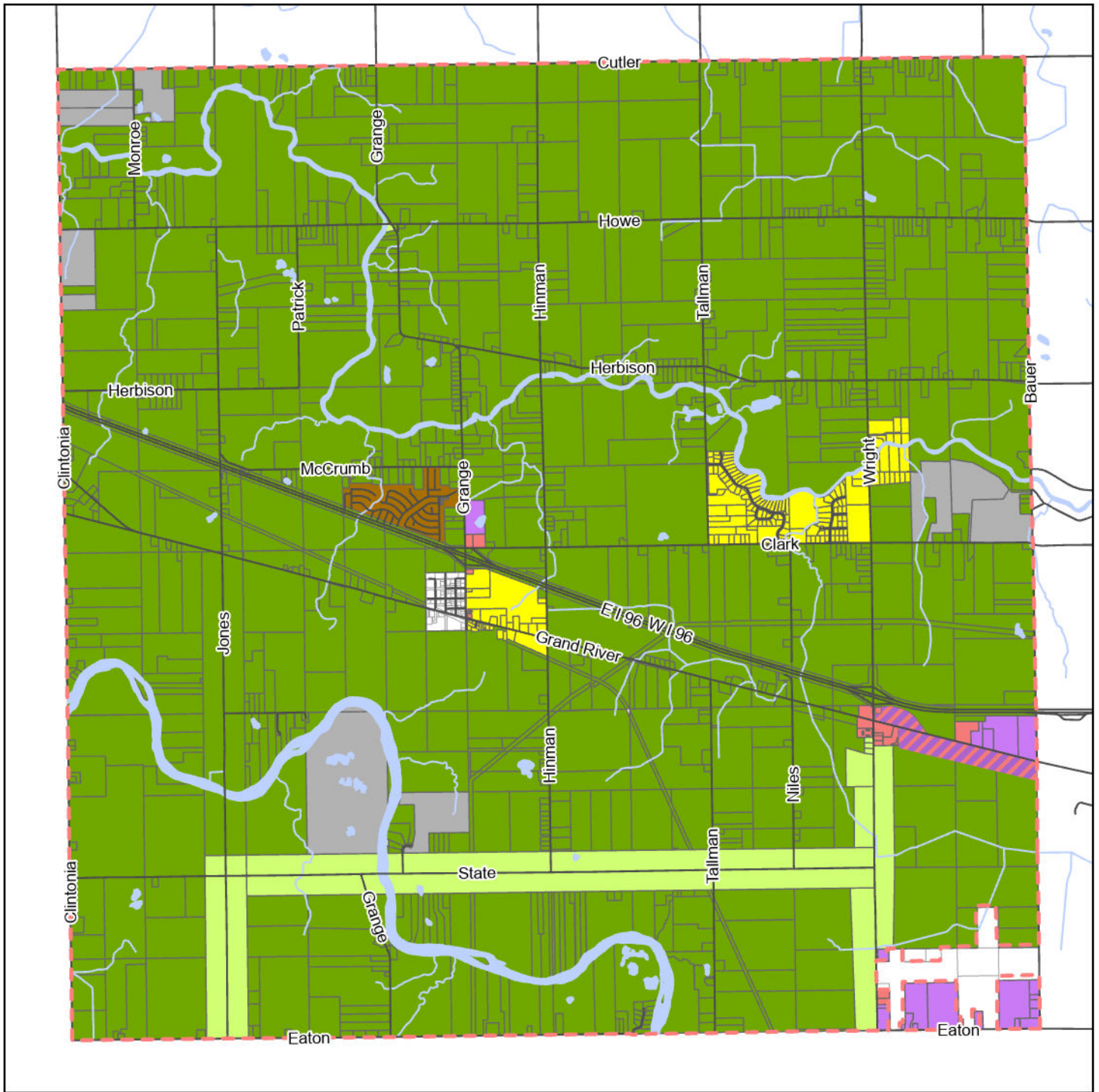
PLANNING PRINCIPLES

Land use planning principles are used as a guide in evaluating development alternatives and public policy decisions. The following are general planning principles that should be applied to all land use categories:

- **Consistency with the Plan.** Development should be reviewed for general consistency with the intent of the master plan as well as other bordering township/municipality's plans. In addition, other governing bodies, such as the State or County, will use the Master Plan in all development or growth or changes that may impact Eagle Township.
- **Concurrence and Compactness.** Development should generally be compact and in most cases directed to areas that maximize the use of the existing public investment in capital improvements. Development should occur concurrently with the provisions for infrastructure. Development should occur in a pragmatic and meaningful way to discourage incompatible adjacent land uses.
- **Sustainability and Natural Systems.** Special consideration should be given when development is proposed in environmentally sensitive areas, particularly around the Township's natural beauty corridors, scenic agricultural areas, and river and creek systems.
- **Human Scale.** The community should be designed on a human scale with a land use pattern balanced around activity centers such as the lakes, schools, community facilities, parks, or other similar sites.

FUTURE LAND USE CATEGORIES

The land use categories are graphically displayed on the Future Land Use Map and are described in this section of the Master Plan on the following pages.



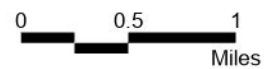
Future Land Use

Eagle Township, Clinton County, Michigan

April 30, 2024.

LEGEND

- Eagle Township Boundary
- Future Land Use**
- Agricultural - 10 Acre Min. Lot Size
- Rural Estate - 5 Acre Min. Lot Size
- Residential - 15,000 SF Min. Lot Size
- Manufactured Housing Community
- Industrial
- Mineral Resource Reclamation
- Commercial
- Commercial Industrial



Basemap Source: Michigan Center for Geographic Information, v. 17a.
 Data Source: Clinton County 2023.
 McKenna 2024.



Agricultural

General Characteristics

This future land use designation encompasses active farmland and large-lot single-family residential land uses. Residential densities in this land use category should be 1 unit per 10 acres of land.

Appropriate Land Uses

Appropriate land uses include farms with associated accessory buildings and dwelling units matching the character and density of the surrounding area, agri-businesses, and parks.

Streets and Transportation

Streets within the Agricultural Future Land Use designation are typically higher in speed and under the jurisdiction of the County Road Commission or Michigan Department of Transportation. The most heavily traveled should be paved.

Building and Site Design

New homes and accessory structures should be designed with quality materials and be consistent with surrounding homes in terms of scale, massing, and site design. Homes and any accessory structures (used for agricultural or residential purposes) should have a large front yard setback and be constructed further away from the road.

Appropriate Zoning District

A Agricultural



Rural Estate



General Characteristics

Along certain paved corridors in the southern half of the Township, there are opportunities for smaller lots than the Agricultural District allows, while preserving the Township's rural character. In these areas, 5 acre lots are permissible. Importantly, the lots should split along public roadways, and should have to be wide enough to ensure adequate driveway spacing for rural traffic speeds (generally 330 feet for the speed limits on Wright, State, and Jones Roads). These areas are designated as "Rural Estate" on the Future Land Use map.

The intent of this plan is for lots to be split along the existing public road frontage, not along private roads or multiple residence drives. On the Future Land Use map, the Rural Estate area is shown as 660 feet deep on either side of the corridors in question, because that is the depth of a 5 acre parcel with 330 feet of road frontage. It is possible that a parcel of greater than 5 acres may be deeper, and that would not be contrary to this plan, provided that the parcel has sufficient frontage along a public road.

Appropriate Land Uses

The appropriate land use for Rural Estate areas are single-family homes, but no more than one unit per 5 acres. Agricultural uses are also permitted, though they may be less common than in the Agricultural category due to the predominant natural features.

Parks, schools, churches, and preserved rural/open space are also appropriate to support a high quality of life and preserve rural character.

Streets and Transportation

Streets within the Agricultural Future Land Use designation are typically higher in speed and under the jurisdiction of the County Road Commission or Michigan Department of Transportation. The most heavily traveled should be paved.

Building and Site Design

Sites should be designed to preserve the natural environment and rural character for the enjoyment of the residents. This is not an agricultural category, but agriculture is permitted, and small-scale home agricultural activities, such as chicken coops, horse runs, small cultivation areas, and 4H animal husbandry are encouraged.

Appropriate Districts

RE Rural Estate

Residential

General Characteristics

To preserve rural character, residential developments with densities higher than one unit per 5 acres should only be permitted where specifically delineated on the Future Land Use Map. Within those areas, neighborhoods may be constructed to meet housing demand for the Eagle community.

Some areas in this category are greenfield, agricultural, or undeveloped sites, while others are low density neighborhoods where infill is desirable – provided neighborhood character is maintained.

Appropriate Land Uses

The appropriate land uses for Residential areas are single-family homes on lots 15,000 square feet in area or larger. Small multi-family buildings may also be appropriate in select locations, by Special Use Permit.

Parks, schools, churches, and preserved rural/open space are also appropriate to support a high quality of life in the residential areas.

Streets and Transportation

Neighborhood streets are typically low-speed and low-volume. Street patterns should include high connectivity with accessible sidewalks on both sides of the street and bicycle infrastructure where appropriate. On-street parking should be provided where it can be designed safely.

Major thoroughfares should be designed for travel speeds that do not pose a noise or safety threat to surrounding residents and should feature sidewalks or bike paths to allow for non-motorized travel.

Building and Site Design

Sites should be designed to maintain a human, walkable scale, and promote social interaction without negatively impacting existing nearby residential development. Buildings should be designed with quality materials and be consistent with the architectural styles common in the greater Eagle area. Alternative architectural styles may be appropriate in some areas, provided that the unique design enhances the general character of the area. New construction or major renovations should be consistent with the existing residential character in terms of setbacks, height, architecture, and function.

Appropriate Districts

R Residential



Manufactured Housing Community

General Characteristics

The Capital Crossings manufactured housing community is located near the I-196 and Grange Road interchange. It is the intent of this plan for that community to offer high quality of life and be a desirable example of manufactured living, but not to expand beyond its current boundaries.

Appropriate Land Uses

Manufactured housing communities should have high-quality infrastructure, such as roads, water, and septic, adequate spacing between units, and amenities on-site for residents.

Streets and Transportation

Manufactured housing community streets are typically low-speed and low-volume. Street patterns should include high connectivity with accessible sidewalks on both sides of the street and bicycle infrastructure where appropriate.

Building and Site Design

Manufactured homes should be kept in good repair and present an image of high quality of life, to attract and retain residents into the manufactured housing community.

Appropriate Districts

MH Manufactured Housing

Commercial

General Characteristics

In general, in order to preserve rural character, commercial developments should be clustered at key intersections, as shown on the Future Land Use Map – the Wright Road and Grange Road interchanges from I-96.

Appropriate Land Uses

Typical land uses in these areas include retail stores, personal services, offices, medical clinics, and restaurants. Schools, civic buildings, parks, and churches should also be encouraged. The intensity of development should be flexible based on the proximity to major corridors, residential areas, and the Village of Eagle.



The amount of commercial land planned in the Future Land Use Map is consistent with the needs of Eagle residents, as described in the Land Use Needs Analysis. Commercial areas in the Township are not intended to provide highway services, and Special Use permit requests for highway-oriented uses such as gas stations should be evaluated in light of the Township's preference for local-serving businesses.

Streets and Transportation

Commercial development should be concentrated at the intersections of major corridors to give sufficient access to the businesses from all corners of the community. In the immediate vicinity of the businesses, safe and efficient access should be prioritized, including left turn lanes and appropriately spaced driveways.

Building and Site Design

Buildings should be built with durable materials and be architecturally compatible with surrounding neighborhoods. Buildings with a connection to the street, designed with attractive front facades, entrances, and patios are encouraged.

Parking areas may be located in the front, side, or rear yards of buildings. Large areas of parking should be broken up with landscaped islands and trees.

Appropriate Zoning District

C Commercial

Industrial

General Characteristics

The Industrial Future Land Use designation is designed to encompass existing industrial development that does not have the capacity to expand into a broader mix of uses, and therefore does not belong in the Enterprise category - specifically, the oil storage tanks in the northwestern corner of the Township.

Appropriate Land Uses

Appropriate uses include light manufacturing, warehousing, locally-focused contractor's yards, and industrial supply businesses that support the regional logistics, construction, manufacturing, or resource extraction industries.

Streets and Transportation

Streets should be sufficient to handle maintenance vehicles and emergency vehicles that may need to access the tanks, without negative impacts on the surrounding area.

Building and Site Design

Buildings should be industrial in nature, but should be designed to the highest standards of safety and durability.

Appropriate Districts

I-1 Industrial

I-2 High Intensity Industrial in the circumstances noted in the Zoning Plan.

Commercial-Industrial

General Characteristics

This Future Land Use designation is a combination of commercial and industrial and is intended to allow for a flexible variety of business uses, with the specific zoning district determined by the conditions of the site in question.

Commercial-Industrial is intended for office, retail, manufacturing, warehousing, logistics, research and development businesses, and creative industries/artisan facilities. Developments should be designed and operated to be respectful of their surroundings, with minimal truck traffic, noise, bright lights, odor, dust, or outdoor storage/operations.

Appropriate Land Uses

Appropriate uses include office, retail, light manufacturing (as defined in the Zoning Plan), artisan production, food and beverage production, creative industries, warehousing, logistics, and research and development facilities. Parking areas and loading zones must be properly buffered and landscaped when adjacent to residential and agricultural land uses.

Streets and Transportation

Streets should be designed in a pattern that allows access from abutting areas but does not encourage cut-through traffic by employees and trucks. Within the Enterprise district, the streets should be designed to be sufficient for business traffic.

Building and Site Design

Buildings should be constructed of high-quality materials which wrap around the entire building and feature attractive signage. Robust landscaping should be installed throughout the site, especially adjacent to residential areas.

Businesses should be supported by sufficient, but not overly excessive parking areas. Parking areas may be located in the front, side, or rear yards of buildings. Large areas of parking should be broken up with landscaped islands and trees.

Appropriate Districts

C Commercial

I-1 Industrial

I-2 High Intensity Industrial is NOT an Appropriate District for Commercial-Industrial

Mineral Resource Reclamation

General Characteristics

This Future Land Use category acknowledges the existence of mineral resource extraction businesses in the Township and designates them as such so that they can continue to operate without additional constraints from the Township.

Crucially, when the mineral resource extraction use has exhausted the resources, it is mining, the land must be reclaimed into a safe, attractive, and economically viable use – preferably residential, consistent with the Residential Future Land Use category.

Appropriate Land Uses

Appropriate uses include the ongoing resource extraction operations. Future conversion to residential neighborhoods or agricultural uses should occur after the useful life of the mine is over. Reclamation plans should be consistent with surrounding land uses.

Streets and Transportation

Abutting streets should be sufficient for the truck traffic from the operation and may need to be upgraded at the expense of the mine owner.

Building and Site Design

Fences and berms should be erected around the mining operation, which should be kept clean and safe, to the extent possible, at all times.

Appropriate Districts

MR Mineral Resource Extraction

Zoning Plan

On January 1, 2024, Eagle Township adopted its first ever Interim Zoning Ordinance. Concurrently with this plan, the Township developed a permanent Zoning Ordinance, based on the following principles. Eagle Township adopted a Zoning Map that was consistent with the zoning districts that Clinton County designated before the Township established local zoning. Future rezonings will occur at the request of the property owner, if the request is deemed to be consistent with this plan, in the opinion of the Planning Commission and Township Board.

The following chart shall be used to determine whether the proposed zoning district is appropriate.

Future Land Use Category	Appropriate Zoning Districts
Agricultural	A Agricultural
Rural Estate	RE Rural Estate
Residential	R Residential
Manufactured Housing Community	MH Manufactured Housing Community
Commercial	C Commercial
Industrial	I-1 Industrial I-2 High Intensity Industrial, in the circumstances described below.
Commercial-Industrial	C Commercial I Industrial
Mineral Resource Extraction	MR Mineral Resource Extraction R Residential (at the conclusion of the useful life of the mining operation)

I-2 High Intensity Industrial

The I-2 category shall be used restrictively, and shall exist to allow “high intensity” industrial uses, which shall be defined as follows:

A use meeting the definition of manufacturing that, in the opinion of the Zoning Administrator, could have a substantial negative impact on surrounding residents, businesses, and/or the environment by virtue of any of the following: noise, dust, odor, vibration, aesthetics, truck traffic, rail traffic, structure height, environmental contamination, or causing land on neighboring properties to become unstable or unbuildable. Additionally, all manufacturing uses encompassing more than 100,000 square feet shall be considered High Intensity.

Rezonings to the I-2 District shall only be permitted in the following circumstances:

- The land must be designated “Industrial” on the Future Land Use Map.
- The land must be far enough from residential uses that the “substantial negative impacts” will be mitigated by distance.
- The land must be adjacent to a County Primary Road or State Trunkline and must have a simple and reasonably direct route to I-96 that utilizes only County Primary Roads or State Trunklines.

Appendix

On February 22, 2024, Eagle Township hosted a community engagement event. This event was intended to hear the voices of the community and what they hope for their future. The comments of the public are transcribed below, and images of the input boards are included later in this section.

What Does Eagle Township Mean to You?

The public was invited to write a sticky note and post it on a board titled, "What does Eagle Township mean to you?" Each response is quoted below:

- Restful Place
- Eagle is a beautiful settlement, a few new houses would be great, but more business-small maybe anything larger than a family-owned business, no!
- Rural, fresh air, less traffic, noise, pollution, friendly community, a great place to call home, no large scale industrial, low crime, affordable taxes.
- Rural, water way, fishing, kayaking, agriculture, friendly place to raise family.
- Eagle is a community that works together for the good of our farmland and single dwelling. I appreciate the peace of the area and want to continue.
- Quiet rural living. Good neighbors.
- Enjoying the rural atmosphere and nature.
- Rural, farmland, quiet, no wind and solar, wildlife, no mega site.
- Dark sky, agriculture, wild adventure, seasonal.
- Never feel compelled to support/foster economic growth!
- Community helping community.
- Rural- community life, watching wildlife, watching the river being used. Don't change a thing. We like it just the way it is. That's why we moved here.
- Eagle Township has a large agricultural base and a strong sense of community.
- Home.
- Peace and quiet.
- Leave it alone!
- Home sweet home for 47 years. It's nice and quiet.
- Eagle days 4H fair, chicken dinner, peace and quiet, beautiful farm country.
- Open spaces, friendly people that are about the environment.

- Quiet.
- Simple, quaint, slow, country, small town feeling, caring for neighbors, quiet.
- Cherished productive agricultural property, peace and quiet, open space, clean environment.
- Eagle is a wonderful community in which to raise a family- rural, open spaces, close enough to big cities, but you don't have to look at them. Need space to grow grass, trees, gardens-vegetable, flowers- be neighborly. Would like to keep Eagle-area for children and grandchildren.
- Serenity now
- Eagle is a small agriculture and farming community, It's got a small-town feel and the people are genuine. Family, farming, rural. Let's keep it that way!
- Not a city! Rural, farmland, agriculture, natural resources, low density, light housing, minimal traffic. If I wanted city life I'd move to a city! I worked hard to purchase my own home in rural country,
- Rural! Atmosphere great place to raise families and then enjoy retirement.
- Home, rural-few neighbors, farming, wildlife, no solar or wind, quiet-peaceful, no mega site, limited industrial.
- Farmland, rural, clean rivers, quiet community, friendly, open skies.
- A good rural community to live in. I enjoy seeing farm fields, not windmills or solar fields.
- Lived here 45 years. Love my neighborhood and community. Great people that I know.
- Rural, quiet, clean, open skies, peace.
- Farming, rural, country, keep us the same!
- Peace, quiet, clean, rural, safe, no industry, no commercial.
- Beautiful farmland. Quiet country living!
- Rural community, green space, no light pollution, neighborly, friendly and safe, controlled growth, clean air, clean water, wildlife, beautiful, accessible, welcoming, inclusive.
- Quiet, wildlife in my yard, space to breathe, community.
- A nice rural country.
- Great living all my life.
- I think urban sprawl is a problem and Eagle should try to stay rural as long as possible.
- More events, space, safe biking paths.
- Peace and quiet.
- Farming, family, community, good people.
- No ITC lines.
- No ITC! No eminent domain.
- Rural, few people, light traffic, noise, and light, home!
Farm community, rural landscape, peaceful.
- Family, farm, rural atmosphere.
- Please leave as is- quiet, nature. No mega sites, no windmills, no solar.
- No mega site!!! Stay the same please! We like quiet, rural area! No solar!
- A quiet, peaceful place to relax after work.
- No more divisions in farmland- 1st RR, then highways, then ITC lines- eagle fair, Hinder Hazer, farmers, and beautiful sunsets.
- Green space for miles.
- Small town good people.
- Picturesque.
- Perfect as is.
- Wide open.

- It's been my home for over 30 years. Raised my kids here. Eagle is home community, and caring. I love the rural feel.
- Rural area with commitment to community.
- Eagle is our family homestead- it's our family's anchor.
- Community, friendship, neighbors, country, living with wildlife all around, and light traffic. Neighbors looking out for one another, township history.
- Keep it rural! Open spaces, farms, small towns.
- Rural living, low traffic, dark skies at night, quiet.
- My home community/am represented by fellow residents who share same love for community. Appreciate hard work!
- Very nice, rural community. The people of Eagle really care about each other. Keep rural.
- A place that respects where it comes from and the years of family sacrifice and local services that members of this community have put into the stewardship of the land, waterways, and a variety of life in our small community.
- People who live in rural living. Value tranquility, connection to nature, sense of community. Entails a closer connection to the land. Greater reliance on self-sufficiency.
- Tranquility, peaceful, community, friendships, solitude, freedom.

What does Eagle Township mean to you?

Write your ideas on a sticky note and place below.

more events.
Space.
Biking paths

Peace + quiet.

Farming
Family
Community
Good people

Eagle is a beautiful
settle next to a few
new houses would
be great but more
business - small maybe
anything else? There
a family owned bus NO!

People who live in rural
living.
Value tranquility,
connection to nature,
sense of community
Enjoys a closer
connection to the land
Greater reliance on
self-sufficiency

Tranquility
Peaceful
Community
Friendships
Solitude
Freedom

EAGLE IS A GREAT
COMMUNITY
LET'S KEEP IT THAT
WAY!!

LEAVE THE
RURAL

VISITORS
Rural and
open spaces
Keep Rural!
Eagle is a beautiful
settle next to a few
new houses would
be great but more
business - small maybe
anything else? There
a family owned bus NO!

Very peaceful
Rural community
The people of
Eagle really
care about each
other
Keep Rural!

A Place that Engages
where - over time and
the years of family tradition
and local history that makes
of this community more than
just the geography of the
land, landmarks, and quality
of life in our small
community.

No ITC
LIVES

NO!!!
ITC
NO Eminent
Domain

Home
Rural - low density
Farming
wild life
No solar wind
Quiet - peaceful
No mega site
Limited industry

No more divisions
in farmland -
let kids, pathways
through fields -
Eagle has
Home Farms
Farmers & peaceful
Sun sets

Rural
Farmland
Quiet
No wind + solar
Wildlife
No mega site

enjoying
the rural
atmosphere
& nature

Eagle is a wonderful
community to live in. It is
peaceful, quiet, and has a
strong sense of community.
I love the view of the
fields and the sun setting
over the hills. I would like to
keep Eagle the way it is.
I would like to keep
Eagle the way it is.
I would like to keep
Eagle the way it is.

Rural atmosphere
great place
to raise a family
then enjoy
retirement.

RURAL
FEW PEOPLE
LIGHT TRAFFIC
NOISE & LIGHT
HOME!

Farm Land
Rural
clean rivers
quiet community
friendly
open spaces

never feel
compelled to
support/foster
economic
GROWTH!

Rural Living
low traffic
dark skies
at night
quiet

Leave it
alone!

It's Home

MY HOME CONTAINS
A REPTILE
BY BOWLING
THE SHIRT SAYS
KEEP RURAL
KEEP RURAL
KEEP RURAL

Keep it Rural!
- Open Spaces
- Farms
- Small Town

Home Sweet Home
for 47 years
It's nice & quiet

RURAL
WATER WAY
FISHING
KAYAKING
AGRICULTURE
FRIENDLY PLACE
TO RAISE FAMILY

Farm community
Rural landscape
Peaceful

Community
Helping
Community

Peace
- Quiet
- Clean
- Rural
- Safe

Peace + quiet

Love my
neighborhood
& community
Great people
that I know.

Rural
area
with
commitment
to
community

Eagle is our
family homeland.
It's our favorite
corner.

Quiet farm
land. Quiet
country living!

Cherished Productive
Agricultural Property
- Peace and quiet
- Open space
- Clean Environment

Eagle is a community
that works together
for the good of our
farmland & single dwelling
residents. The place
of the area. Ours to
cherish.

Family
Farm
Rural Atmosphere

Farming
Rural
Country!
Keep us the same!

Let's be having
home for over 30
years. Rural my
kids love
Eagle has
community &
caring of love the
rural feel

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Sweet Home
for 47 years
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Peace + quiet

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quite rural
living. Good
neighbors

Please leave as
is - quiet-nature
NO MEGA
sites
NO windmills
NO solar

Rural - Country of the
watching wild life
watching the river being
used.
Don't change a thing
we like it quiet the
way it is. That's why
we moved here.

Eagle Township
had a large
agricultural base
and a strong sense
of community.

Quiet
Wildlife in my yard
Space to breathe
Community

Peace + quiet

Love my
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Quiet farm
land. Quiet
country living!

Cherished Productive
Agricultural Property
- Peace and quiet
- Open space
- Clean Environment

Best living
at my life

NO MEGA SITE!!!!!!
Stay the
same please!!
We like
quiet rural
area!!
No solar!!!!

A quiet, peaceful
place to relax
after work.

Quiet
Wildlife in my yard
Space to breathe
Community

Peace + quiet

Love my
neighborhood
& community
Great people
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land. Quiet
country living!

Cherished Productive
Agricultural Property
- Peace and quiet
- Open space
- Clean Environment

Comment Cards

The public was invited to fill out a comment card and place it in a box. Each response is quoted below:

- Some change is acceptable but controlled change. We are resident does not equal pl. Stay residential!!
- No more subdivisions. We already have a trailer park that is only ¼ full.
- No ITC lines.
- EMS and fire access to both rivers.
- Prosperity without growth, Tim Jackson (author); forward by King Charles (Britain) worth reading!
- We are from Grand Ledge and would like Eagle to remain the same. Grand Ledge has grown too fast and we don't need Eagle to become the same sprawl. It's a beautiful community that should be left rural.
- I really appreciated having a survey that represented all the options and viewpoints giving residents and others the opportunity to accurately express their views regarding a master plan in our township.
- Biking paths
- New residential should be a cute façade, high density (maybe), located in a small area. If more places to live would be good. Bicycling areas/trails that are safe from autos.
- Keep it rural. We paid a premium to be here. Thank you!
- I do not wish to have homes build on less than 10-acre parcels. It has been said repeatedly that homes on smaller front lots will allow farming to the rear. And will also keep industrial and solar/wind at bay. The only thing small front lots will accomplish is more homes and residences. It will only encourage landowners to sell off frontage- solar and wind and industrial will still build behind.
- Leave our farmland alone. Do not want industrial. Enjoy quiet. No wind or solar.
- Very supportive of local control!
- Keep Eagle and surrounding community as is.
- This presentation was similar to our electronic survey. It was good. I just hope you are listening to our community. Thank you. P.S. Why are people outside community to participate?
- We do not want the land sold to Chinese-owned anything!
- No Chinese/foreign business!
- So glad the new township board is doing a great job and listening to its citizens. Keep up the good work.
- Greater sense of people who wanted to listen to what residents are looking for.
- Eagle is a small, tight-knit community of farmers and agriculture. These corrupt state officials, the governor, MESDC, etc. pushing these mega-sites and wind turbine/solar farms need to leave us hell alone. We don't want them!!! Leave Eagle the way it is!!
- Eagle has always been a small farming community and should remain that way.
- No mega site!!!
- I don't want Eagle Township to become part of Lansing, like Delta Township and Meridian Township. Keep Eagle Township rural! No industrial development. No commercial development.
- Would like to see Eagle retain its rural character. There is not room or desire for a mega site or wind or solar farms.
- We appreciate the current township board and planning commissions hard work and dedication. It is a relief having trusted members be our voice and advocate for Eagle residents. We love our community and want to keep it the same. Thanks for all you do!
- No mega site keep farmland.
- Eagle is beautiful! The people working the land.
 - 1) Improvement to workshop: use markers instead of dots.
 - 2) Glad to see petition signing.

- 3) Proud of Eagle folks getting together to be heard.
- 4) State law of 300' for notification is too small. 1,000 ft notifying neighbors should be minimum.
- Survey was sometimes vague and confusing here and there. But good start. Really appreciate being asked and the comms.
 - Need local control of growth in rural area. Keep the farmland put the industrial growth in the city where they belong.
 - I don't believe it is reasonable to insist on no growth. Progress happens and change happens- but, with a strong plan for growth we can keep Eagle township from becoming a disorganized industrial mess. I believe there could be reasonable growth in the village of Eagle, for example, an agricultural farm market or small stands. A huge industrial facility I believe would be an environmental disaster and would turn a lovely plot of land into a polluted brownfield in no time flat. All the talk of jobs/jobs/jobs is a house of cards. How about a park with recreational areas? If that land must be rezoned, I would prefer a solar farm to a huge manufacturing plant. Thank you to the Eagle Township Board and McKenna!
 - Eagle Township is an ideal community- as it is! Home ownership and housing values are high, crime rates are low, higher education attainment rates are high and unemployment is low. This is one of the best counties in the state to raise a child. It would be foolish to make changes that would impact this delicate balance.
 - This was much better than the last community engagement. Informative and more applicable to our community. Thank you.
 - Support vertical farming projects.

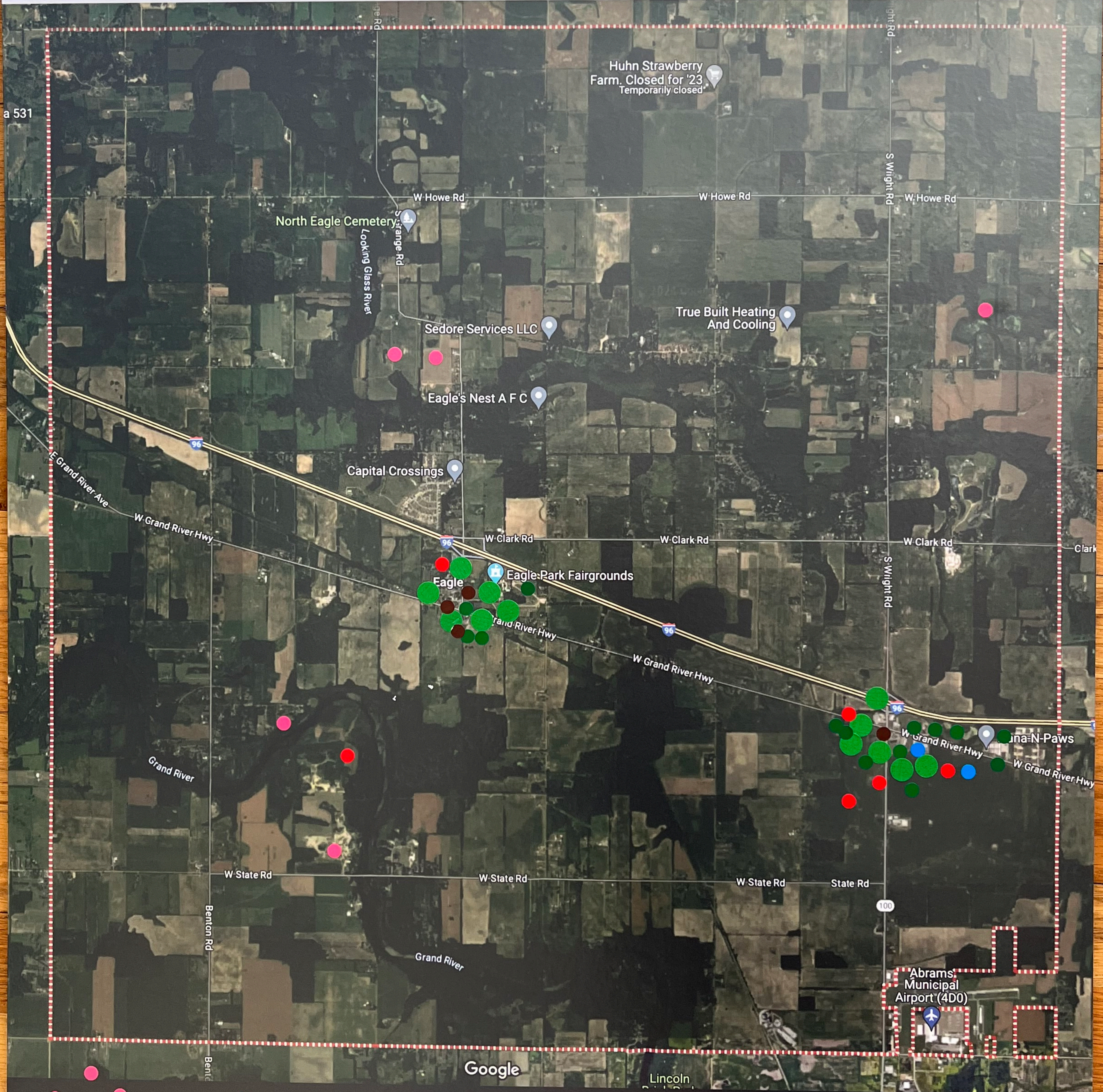
Commercial



Where should commercial land use be in Eagle Township?

Place a ^{or brown} green or blue sticker where you think this land use should be and a red or yellow sticker under those that don't.

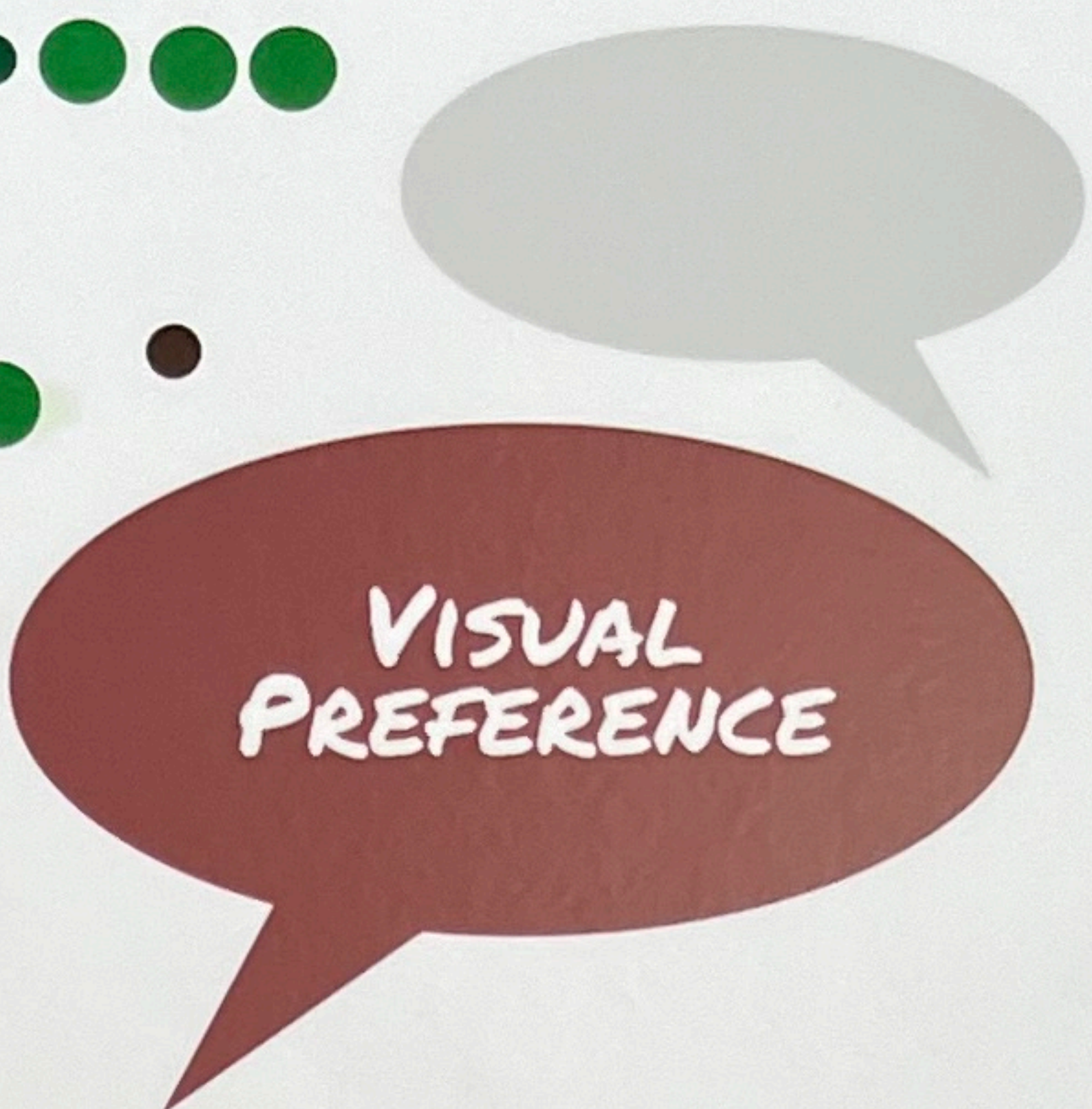
Residents YES NO Non-Residents YES NO



EAGLE TOWNSHIP
CLINTON COUNTY

PLANNING FOR THE FUTURE OF OUR COMMUNITY

Commercial



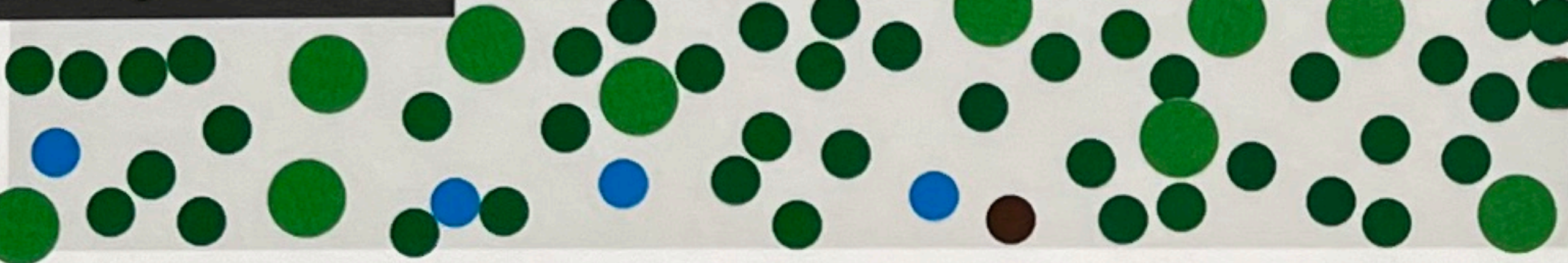
What should commercial businesses look like in Eagle Township?

Place a **green** or **blue** sticker under business types that fit your vision for Eagle and a **red** or **yellow** sticker under those that don't.

Residents YES NO Non-Residents YES NO



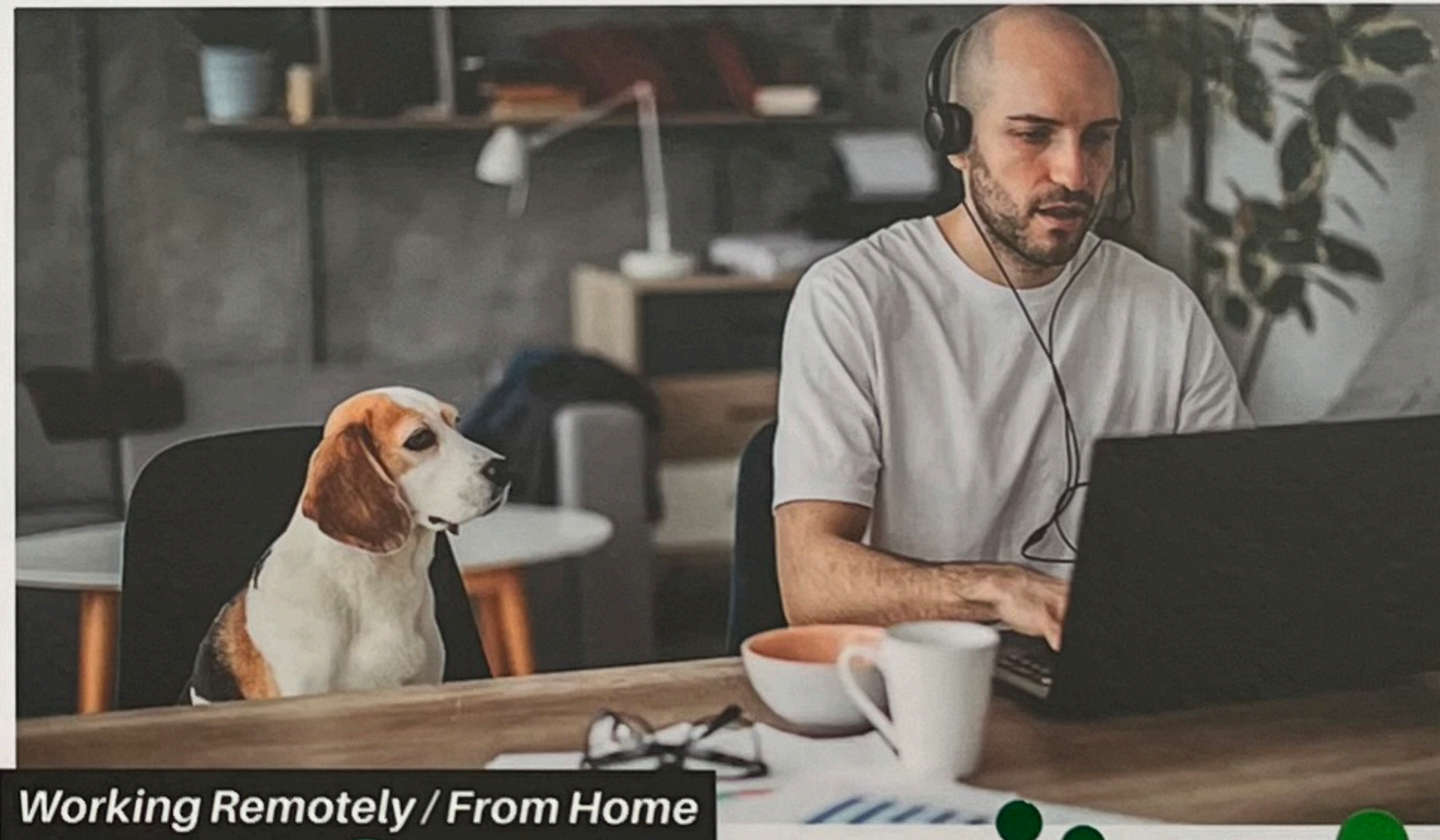
Family Farm Stand



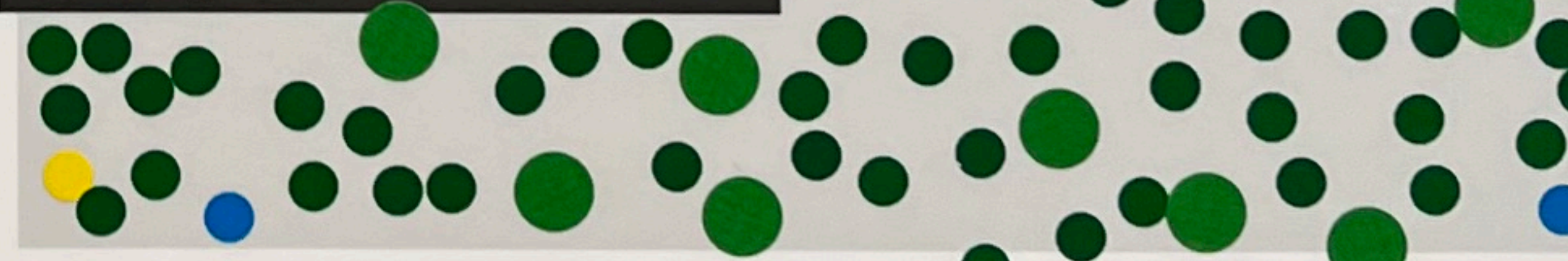
Agritourism, such as Cider Mills



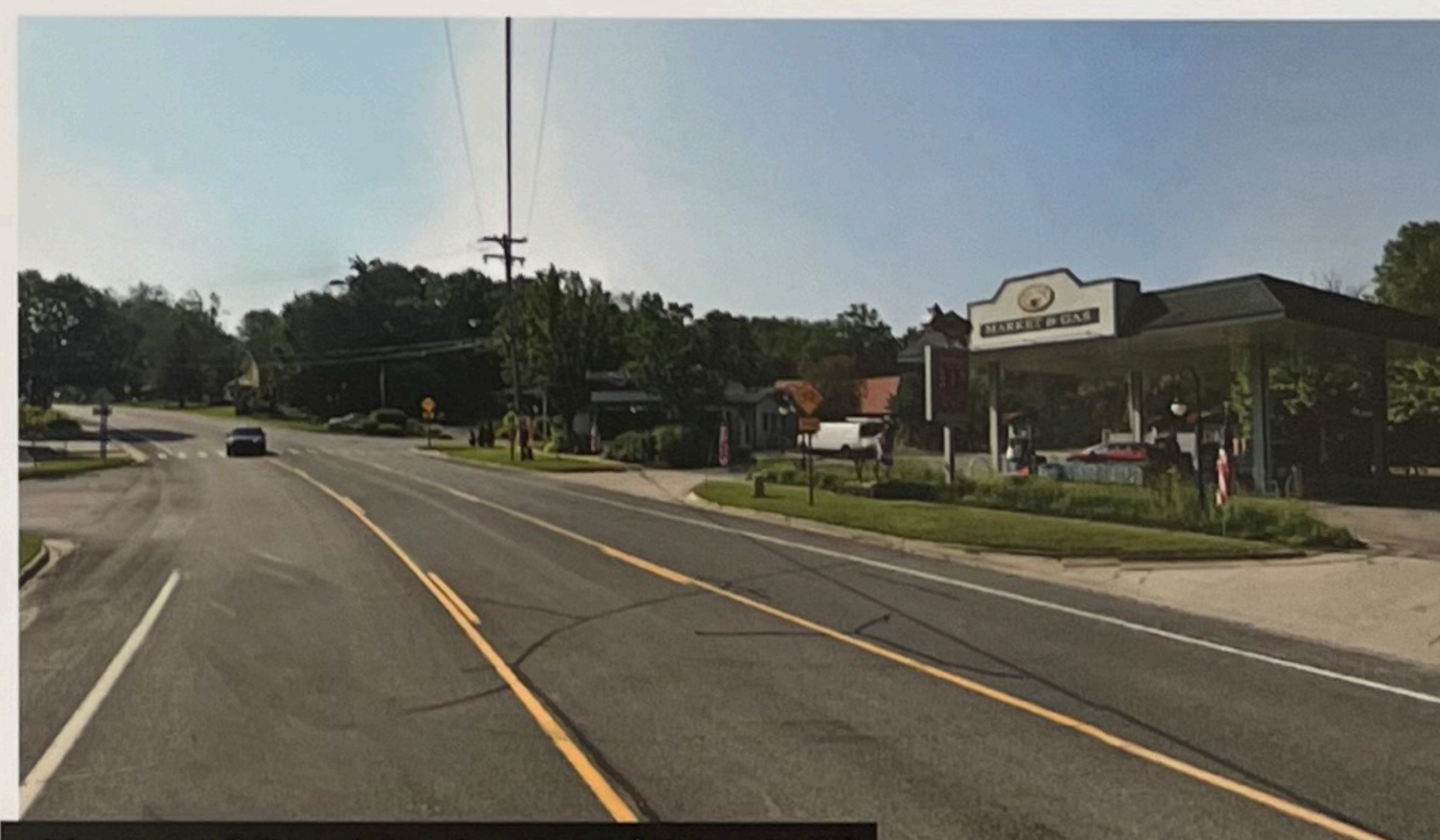
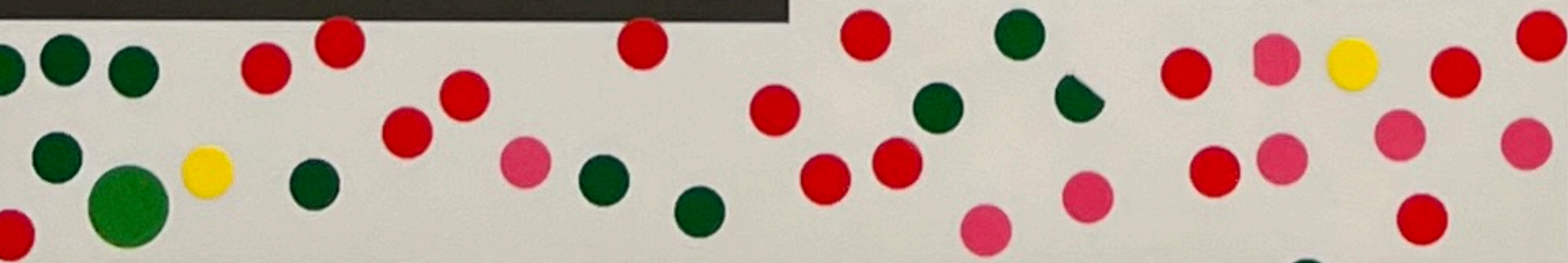
Large Farm Market



Working Remotely / From Home



Tourist-Oriented Rural Businesses



Cluster of Rural Businesses ("Hamlet")



EAGLE TOWNSHIP
CLINTON COUNTY

PLANNING FOR THE FUTURE OF OUR COMMUNITY

Commercial

VISUAL PREFERENCE

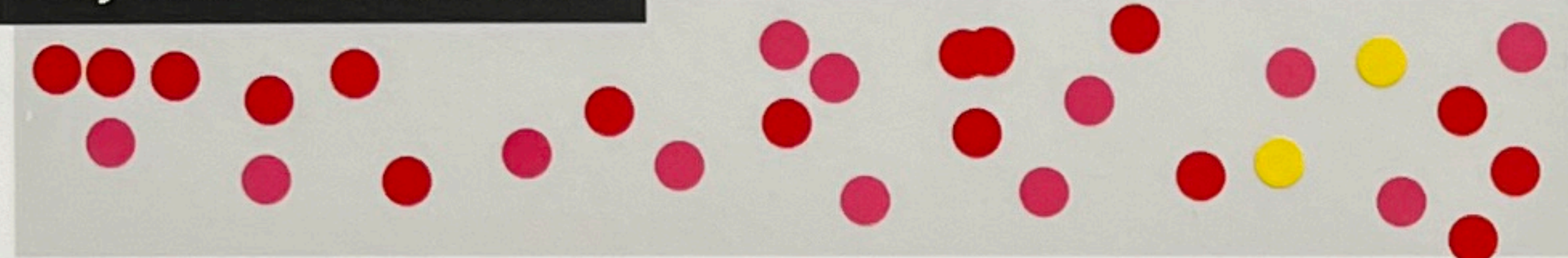
What should commercial businesses look like in Eagle Township?

Place a **green** or **blue** sticker under business types that fit your vision for Eagle and a **red** or **yellow** sticker under those that don't.

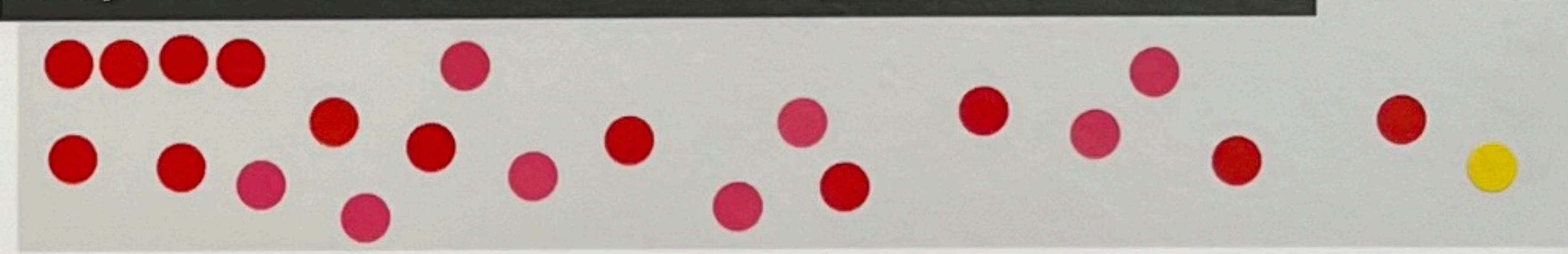
Residents YES NO Non-Residents YES NO



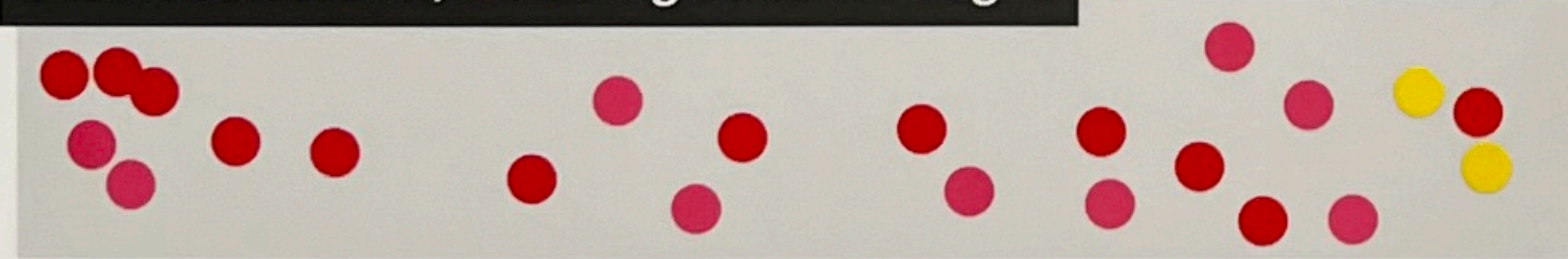
Busy Commercial Corridor



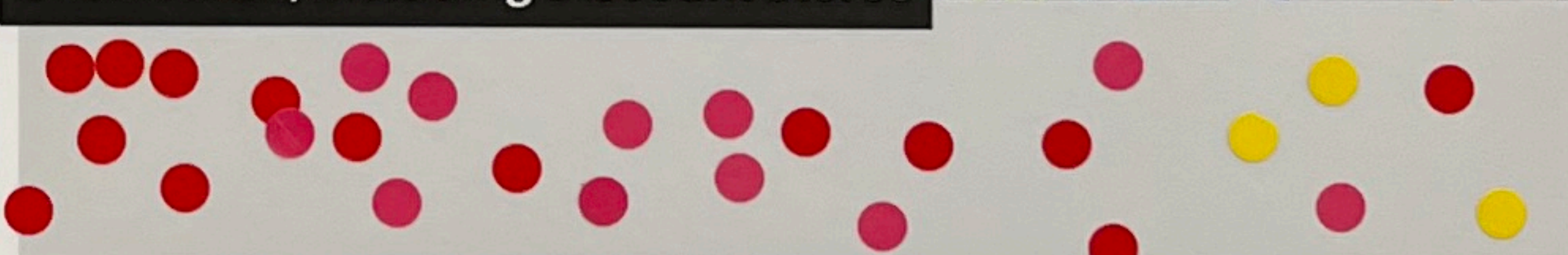
Busy Commercial Corridor with Upgraded Landscaping



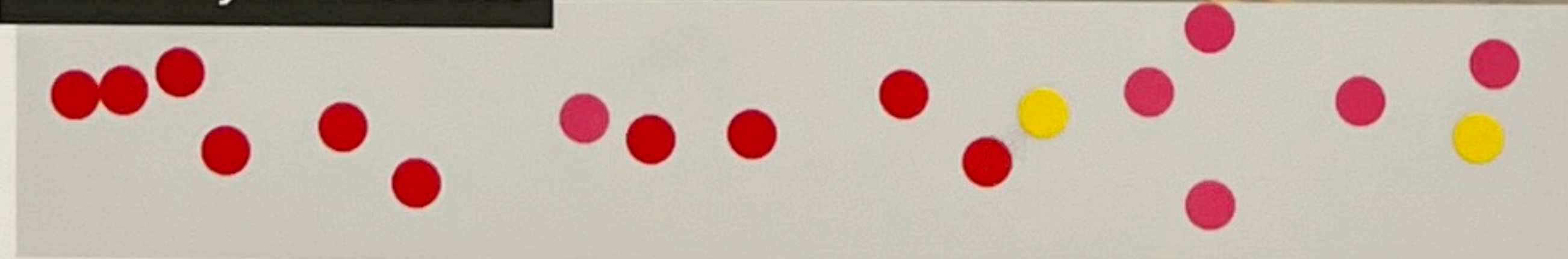
Chain Restaurants, including Drive-Throughs



Chain Retail, including Discount Stores



Urban-Style Mixed Use



Historic Downtown



EAGLE TOWNSHIP
CLINTON COUNTY

PLANNING FOR THE FUTURE OF OUR COMMUNITY

Industrial

LAND USE

Where should industrial land use be in Eagle Township?

Place a **green** or **blue** sticker where you think this land use should be and a **red** or **yellow** sticker under those that don't.

Residents: **YES** **NO** Non-Residents: **YES** **NO**



EAGLE TOWNSHIP
CLINTON COUNTY

PLANNING FOR THE FUTURE OF OUR COMMUNITY

Industrial

VISUAL PREFERENCE

How should industrial businesses in Eagle Township look?

Place a **green** or **blue** sticker under the industry types that match your vision for Eagle, and a **red** or **yellow** sticker under those that don't.

Residents YES NO Non-Residents YES NO



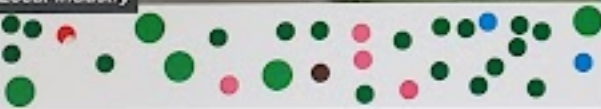
Backyard Industry



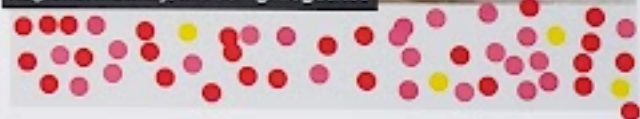
Agricultural Industry



Local Industry



Regional Industry, including Megasilos



Solar Farm



Wind Turbines



EAGLE TOWNSHIP
CLINTON COUNTY

PLANNING FOR THE FUTURE OF OUR COMMUNITY

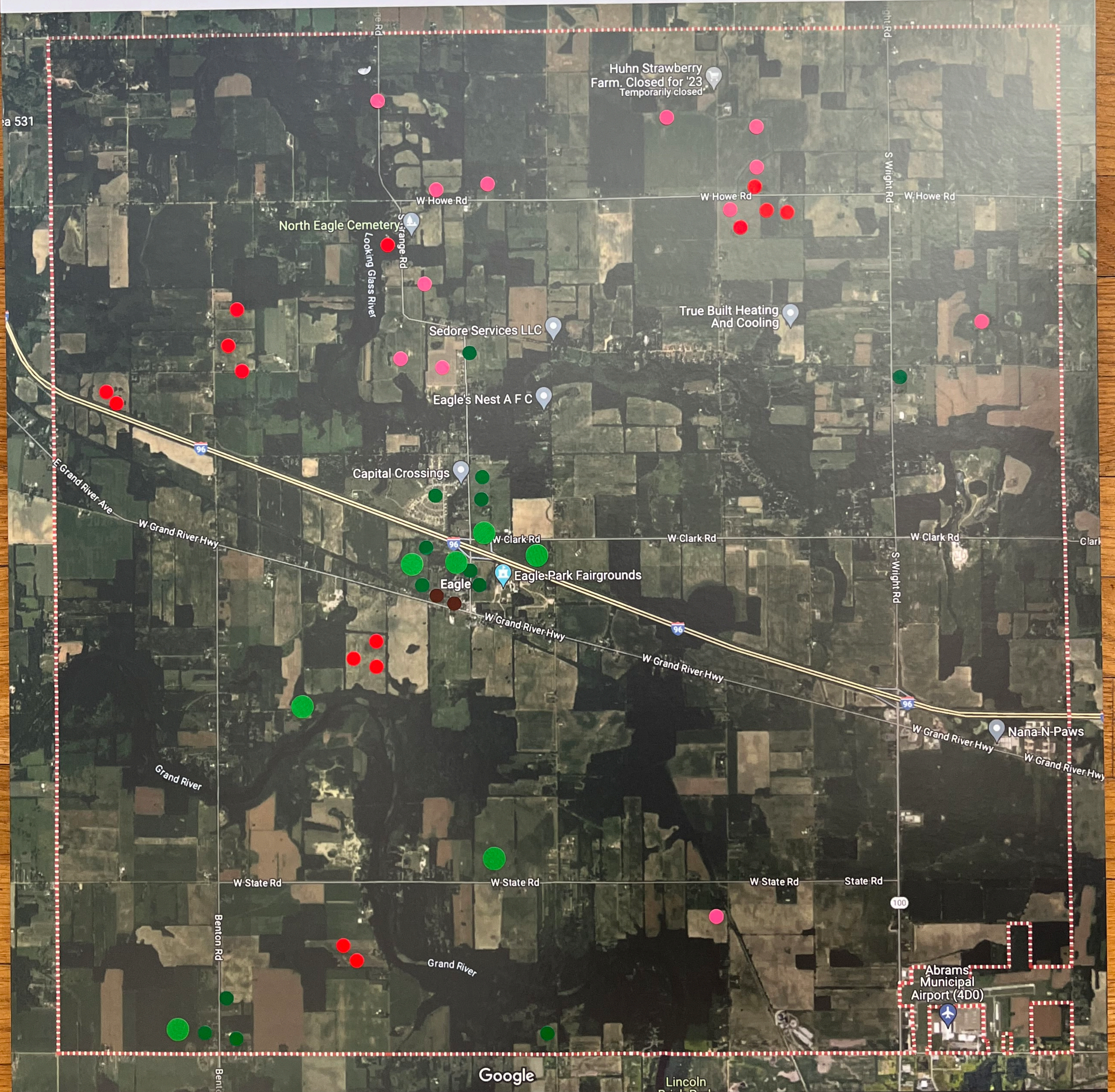
Residential

LAND USE

Where should residential land use be in Eagle Township?

Place a **green** or **blue** sticker where you think this land use should be and a **red** or **yellow** sticker under those that don't.

Residents YES NO Non-Residents YES NO



EAGLE TOWNSHIP
CLINTON COUNTY

PLANNING FOR THE FUTURE OF OUR COMMUNITY

Housing

VISUAL
PREFERENCE

What types of housing do you want in Eagle Township?

Place a **green** or **blue** sticker under the housing types that match your vision for Eagle, and a **red** or **yellow** sticker under those that don't.

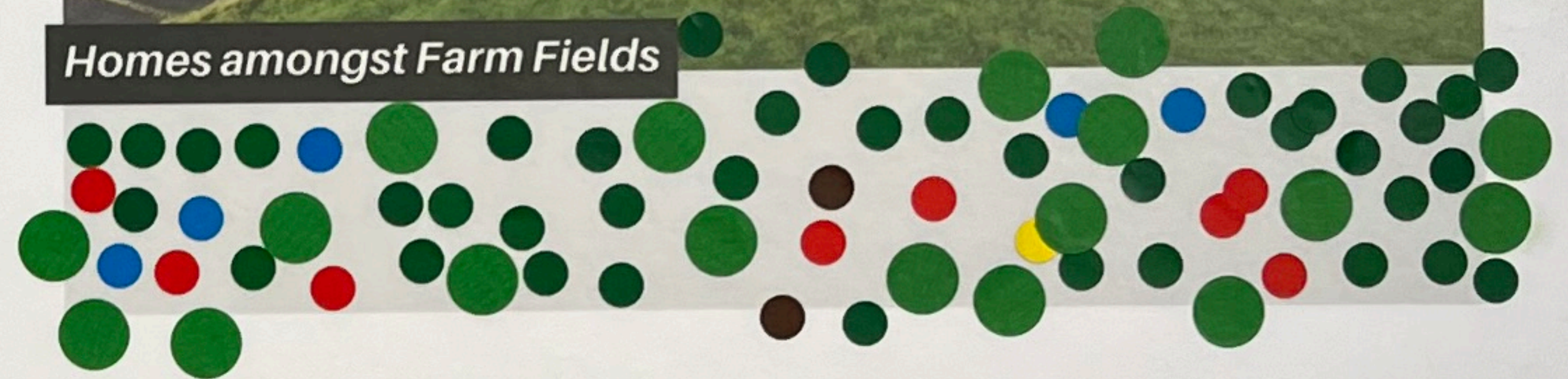
Residents YES NO Non-Residents YES NO



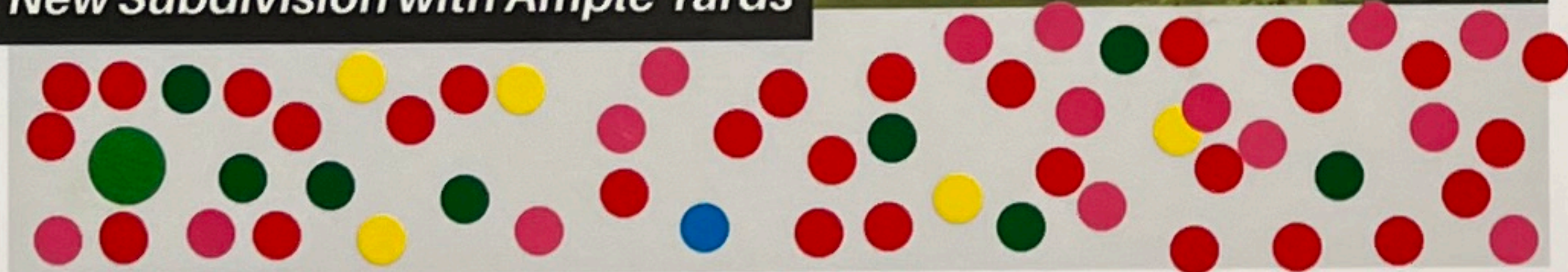
Homes on Large, Wooded Lots



Homes amongst Farm Fields



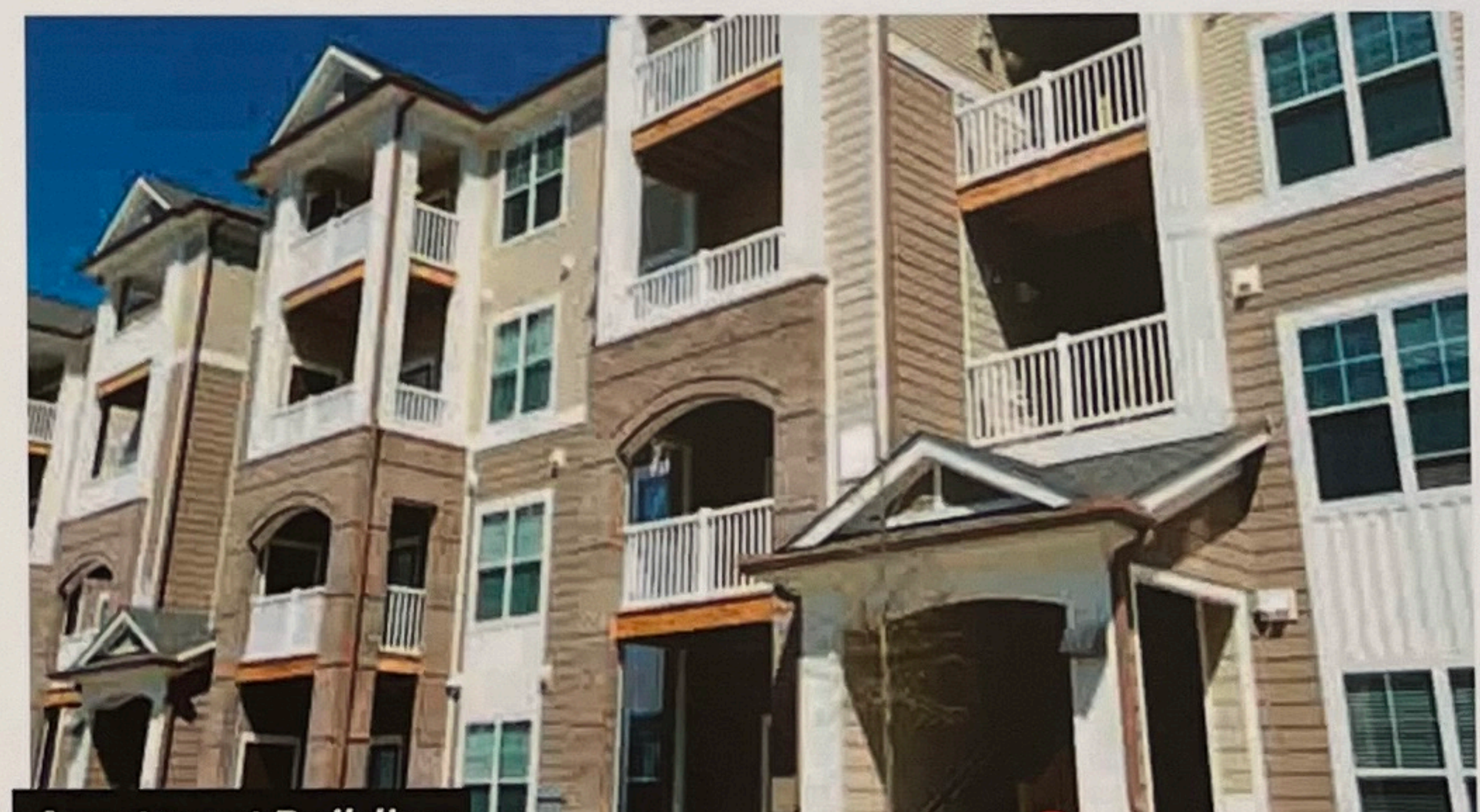
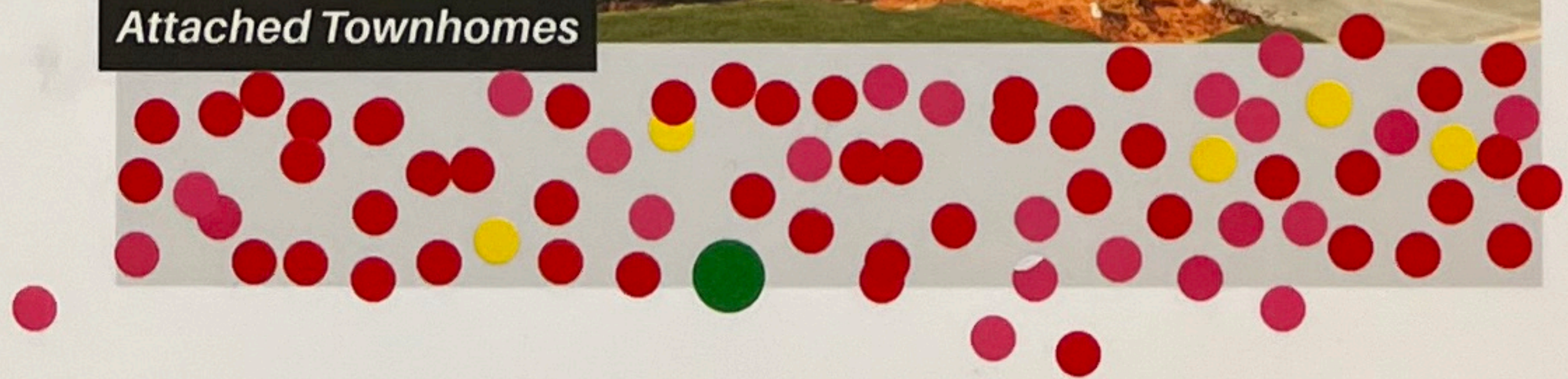
New Subdivision with Ample Yards



New Subdivision with Nearby Neighbors



Attached Townhomes



Apartment Building



EAGLE TOWNSHIP
CLINTON COUNTY

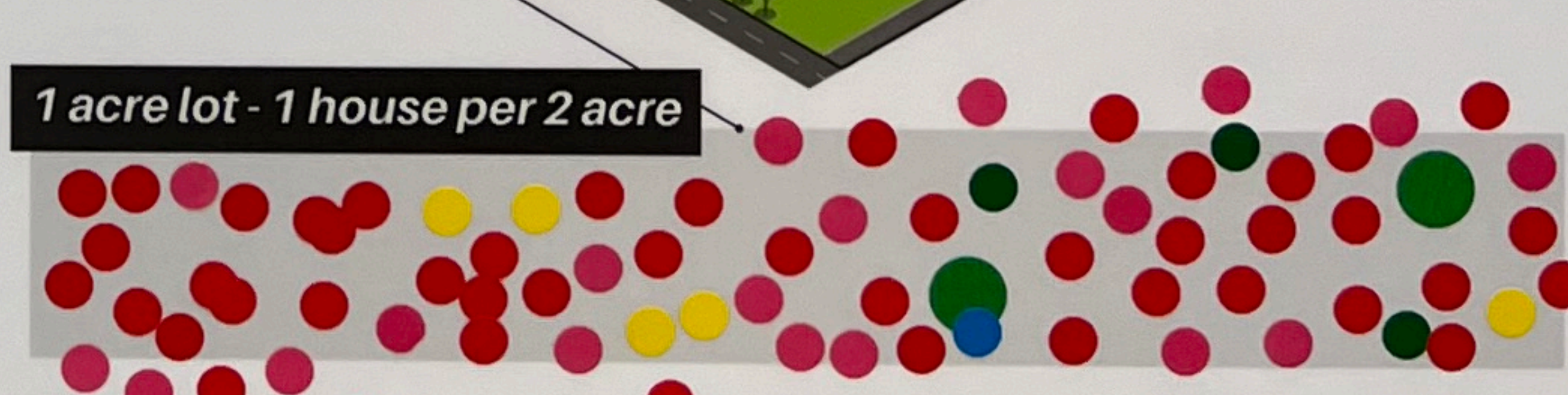
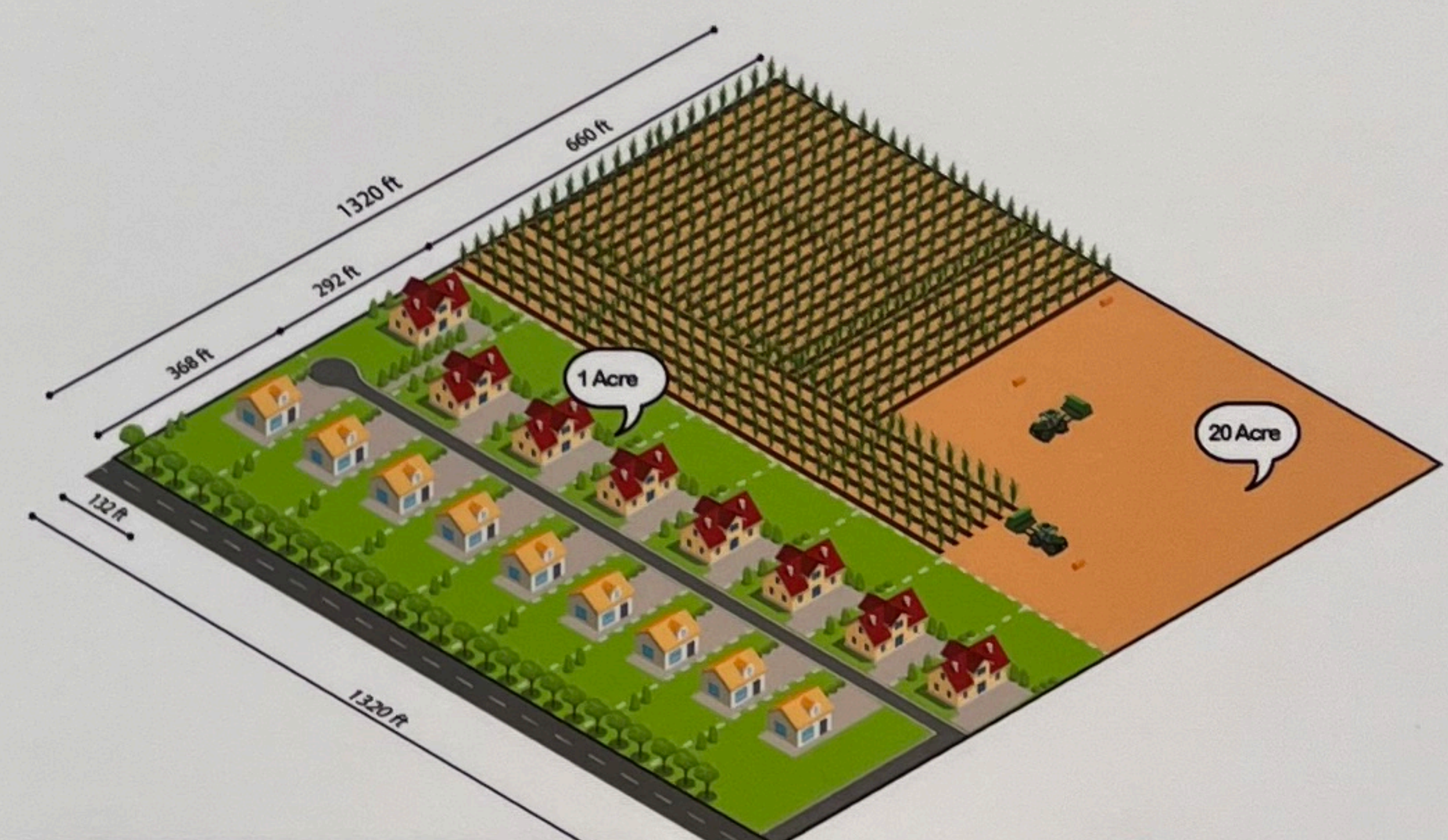
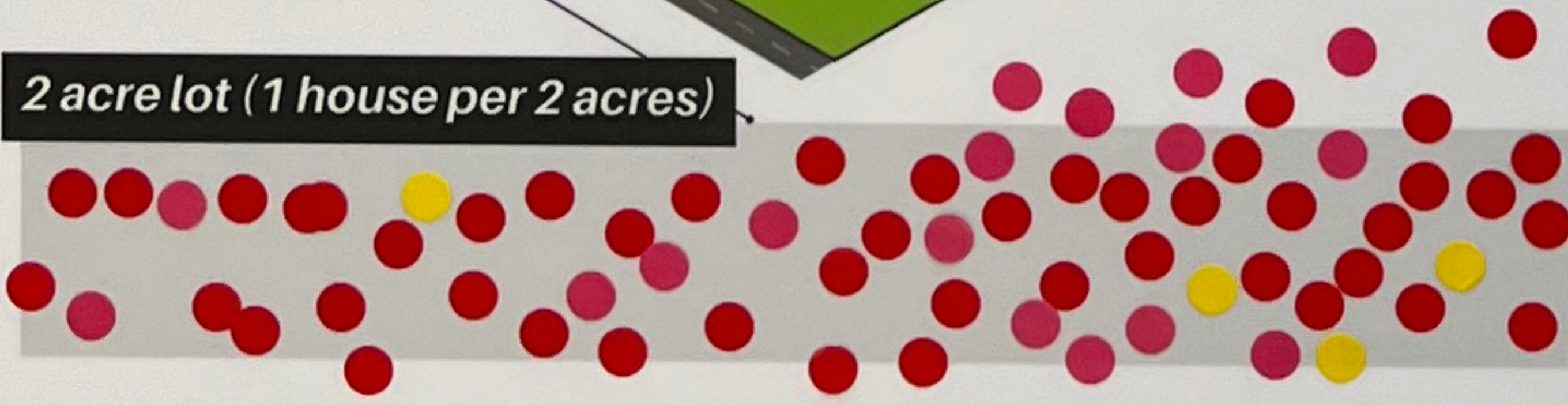
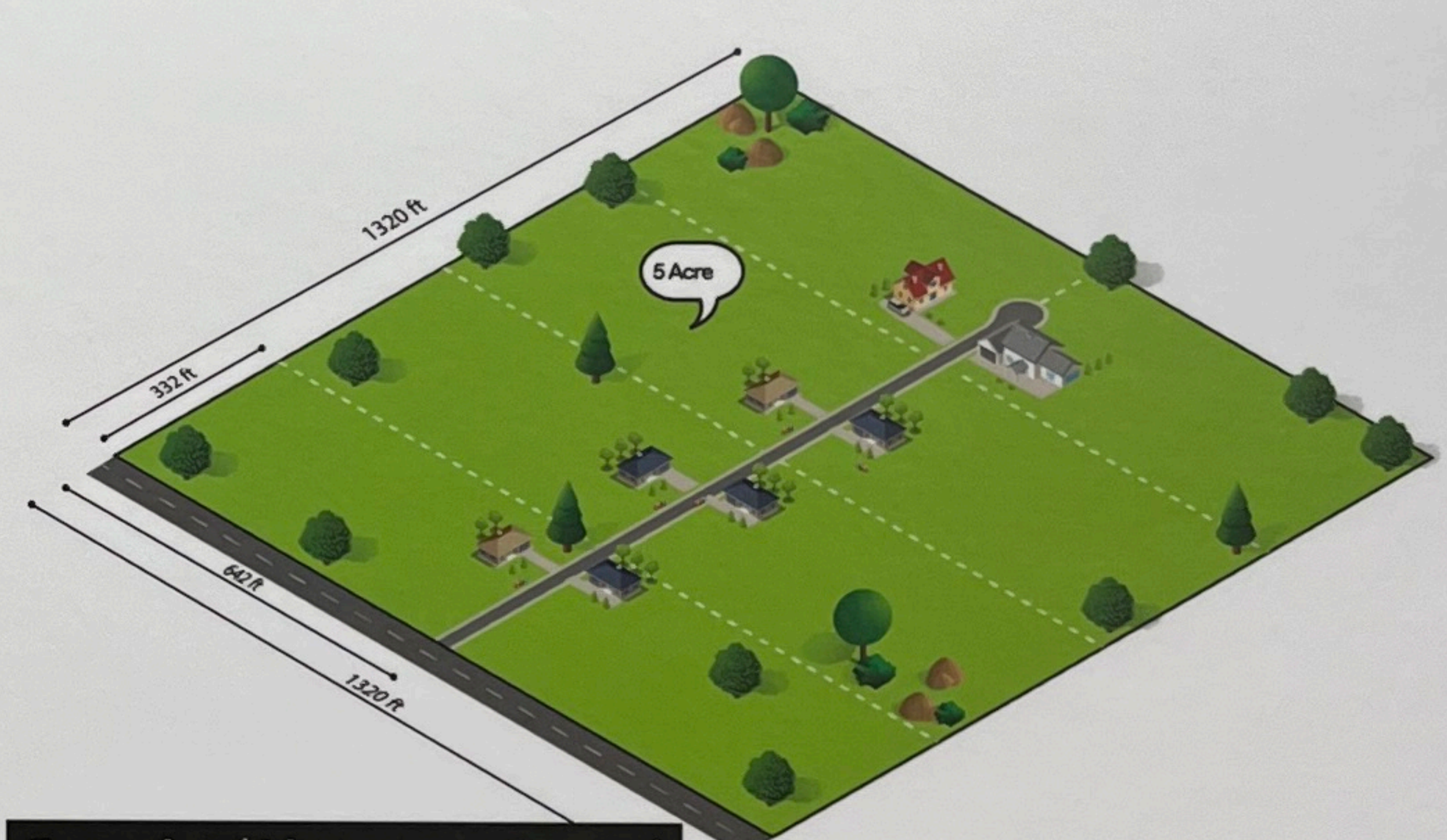
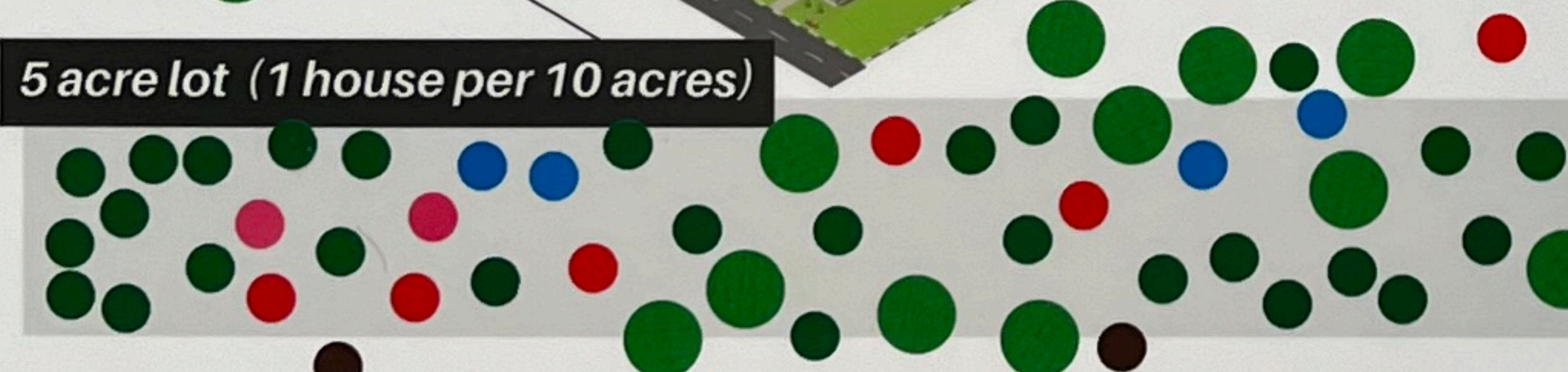
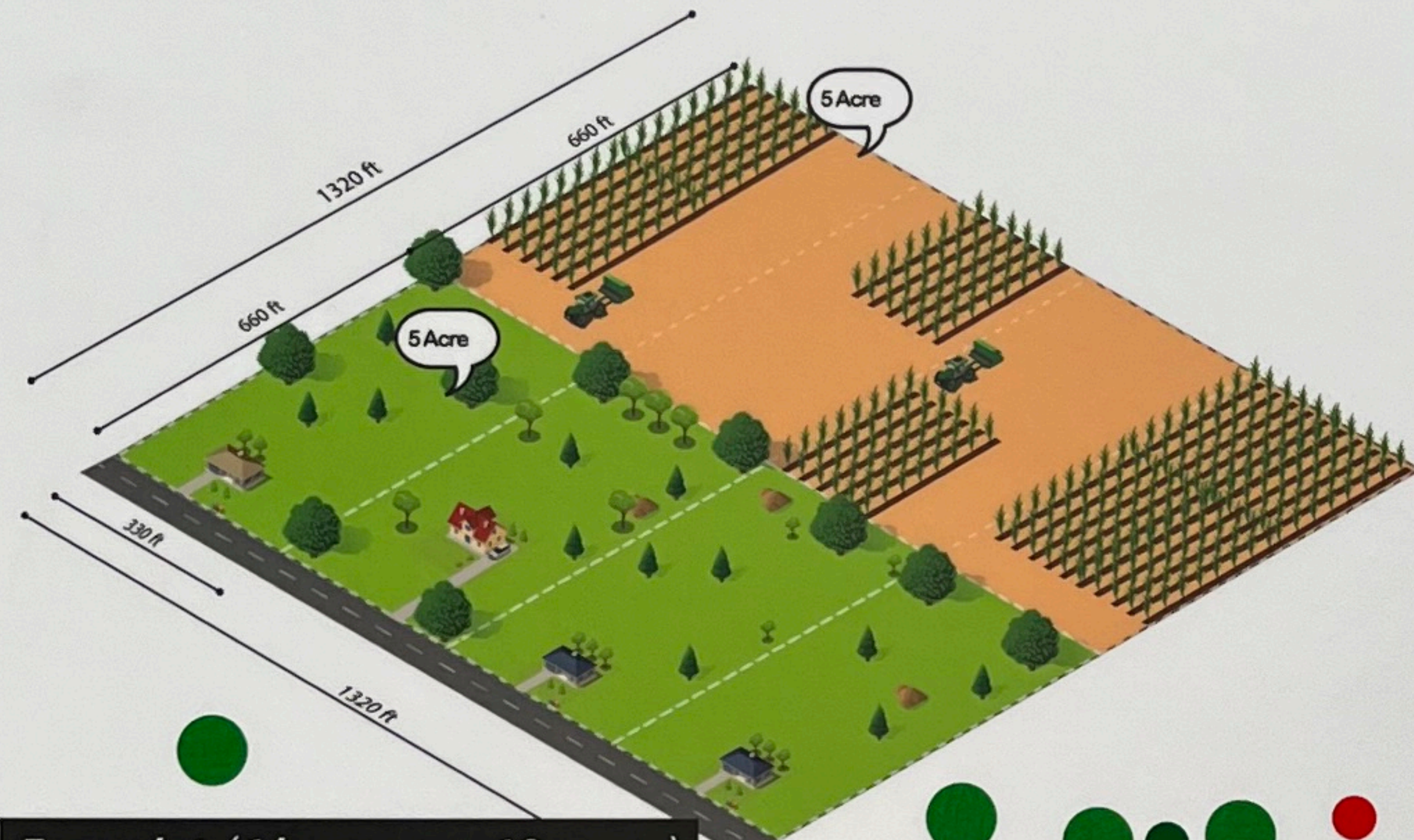
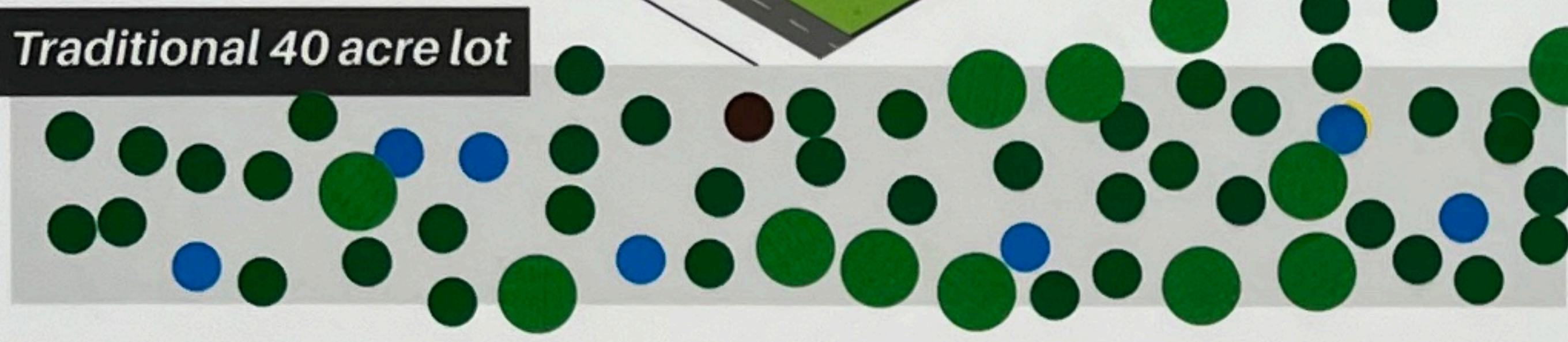
PLANNING FOR THE FUTURE OF OUR COMMUNITY

Housing Density

Below are several examples of how rural land can be divided into smaller lots so homes can be built. Place a **green** or **blue** sticker under the lot sizes and neighborhood designs that fit your vision for Eagle, and a **red** or **yellow** sticker under those that don't.

VISUAL PREFERENCE

Residents YES NO Non-Residents YES NO

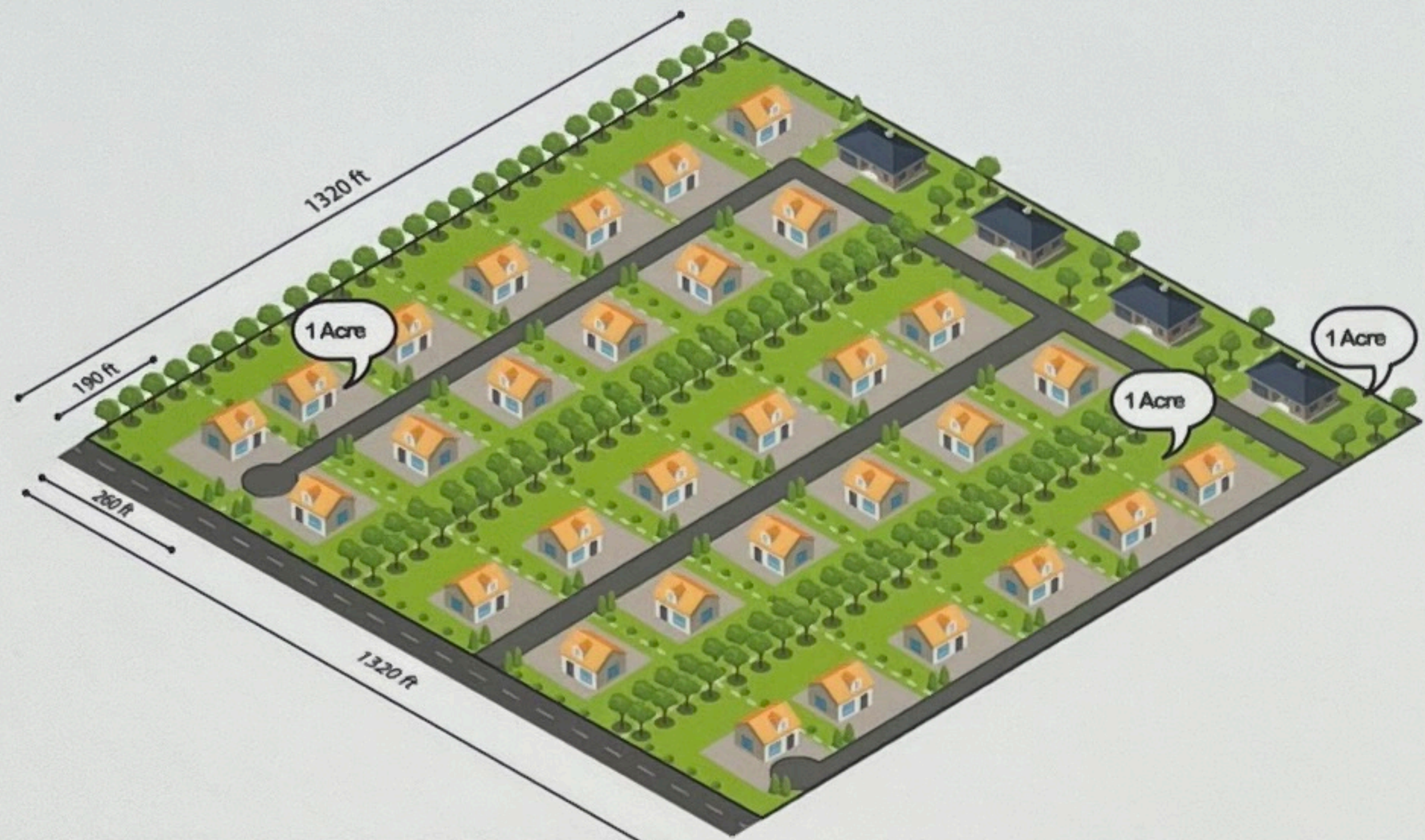


Housing Density

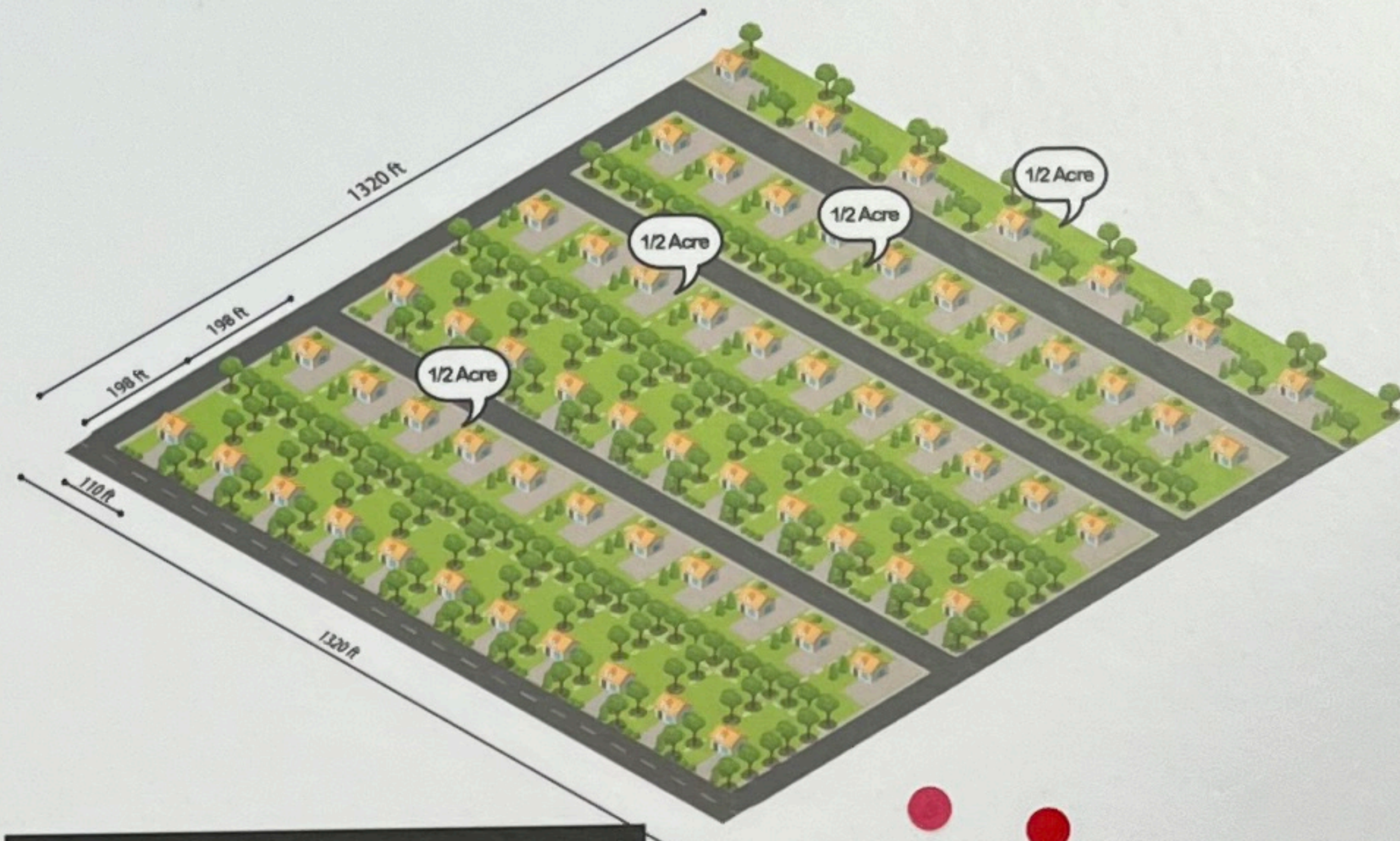
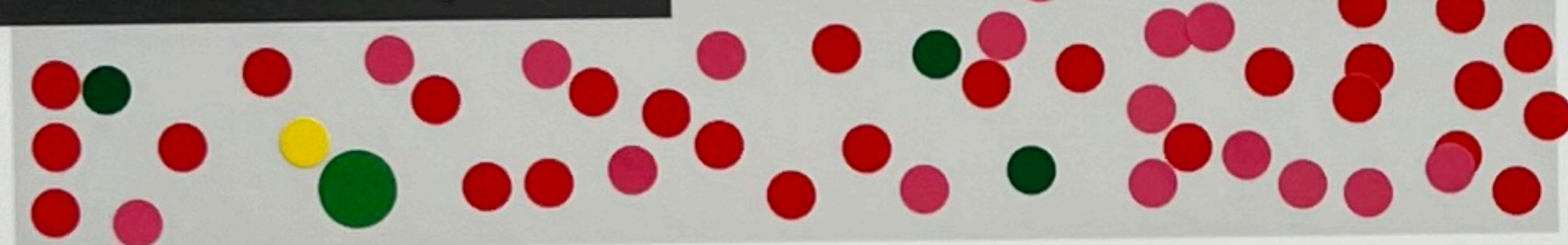
Below are several examples of how rural land can be divided into smaller lots so homes can be built. Place a **green** or **blue** sticker under the lot sizes and neighborhood designs that fit your vision for Eagle, and a **red** or **yellow** sticker under those that don't.

VISUAL PREFERENCE

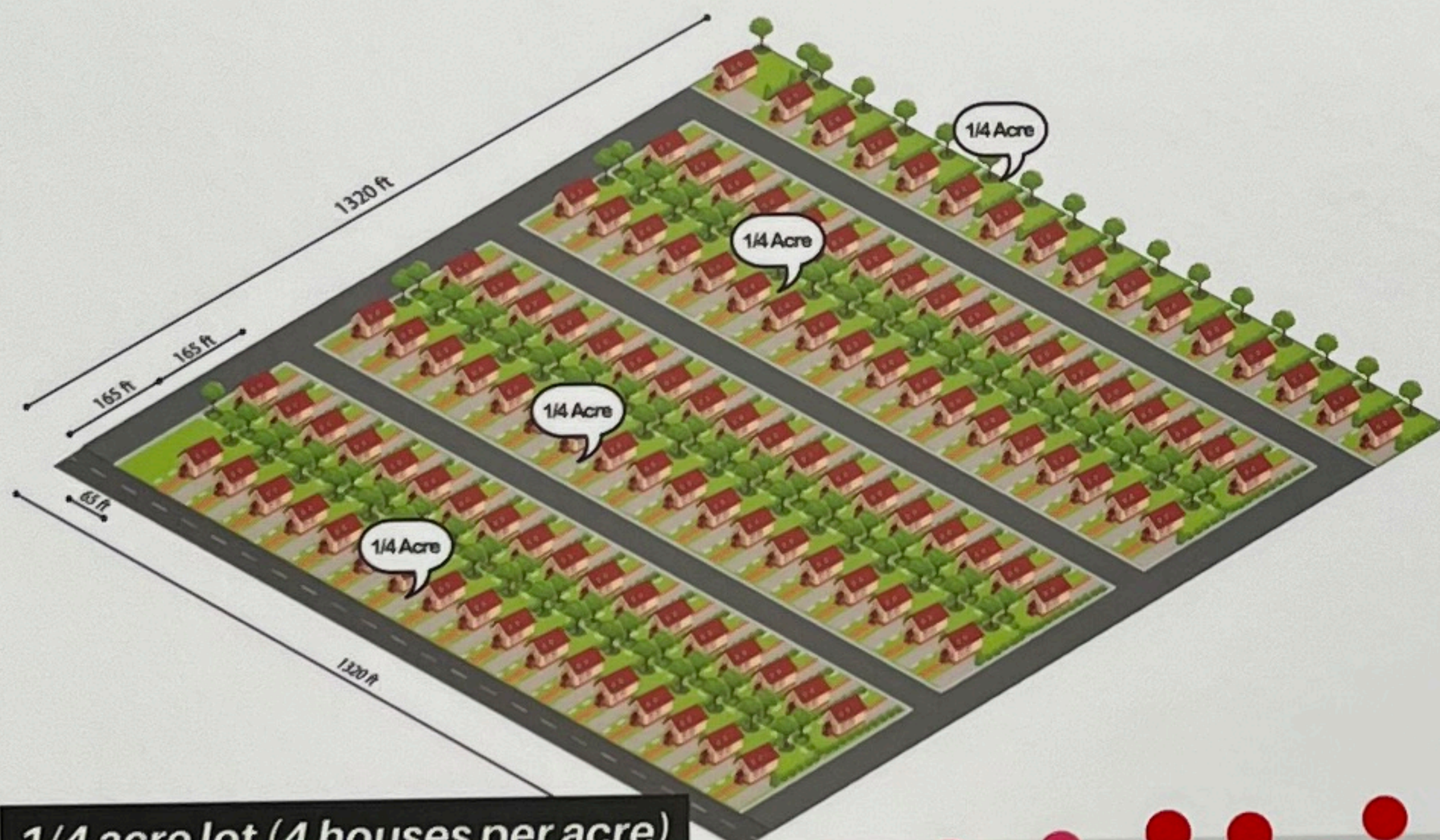
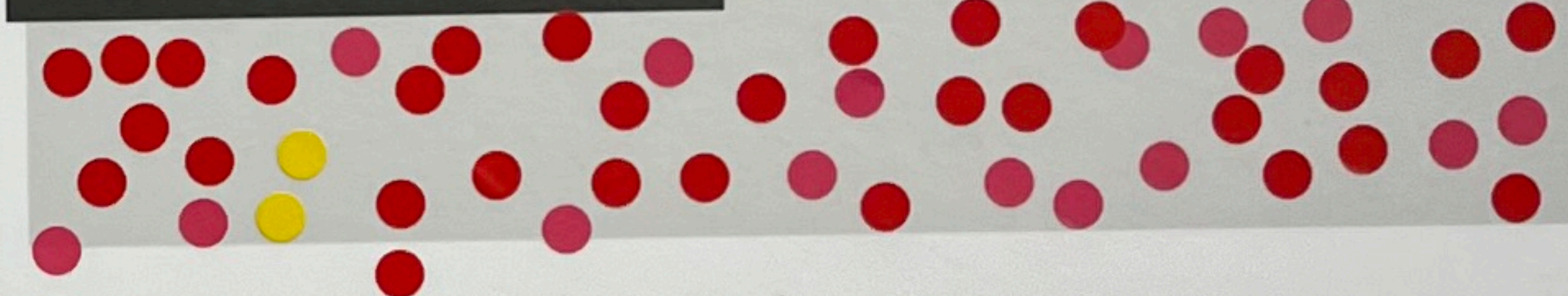
Residents YES NO Non-Residents YES NO



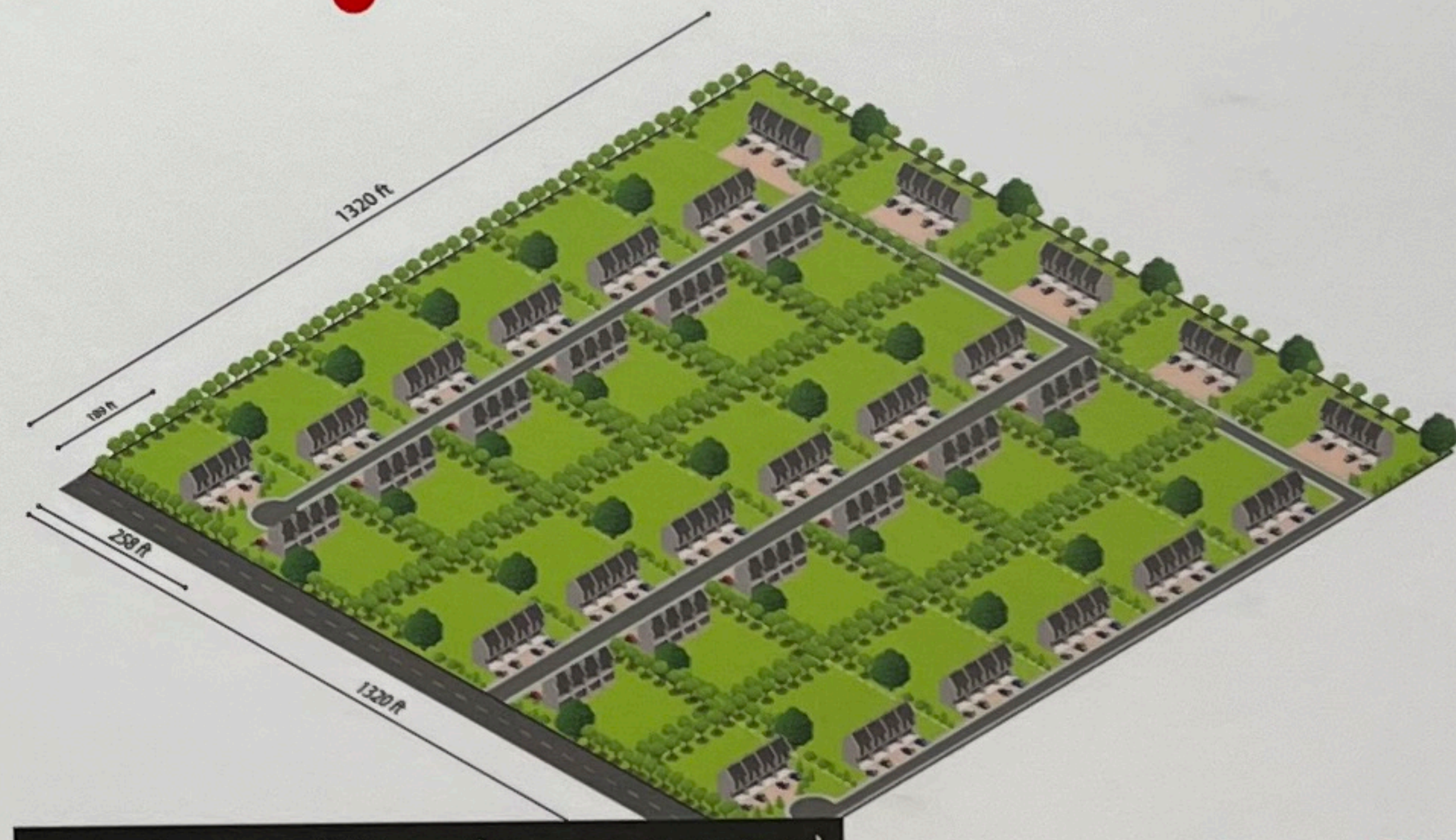
1 acre lot (1 house per acre)



1/2 acre lot (1 house per acre)



1/4 acre lot (4 houses per acre)



Townhouses (4 townhouses per acre)



Condos / Apartments (over 8 units per acre)



EAGLE TOWNSHIP
CLINTON COUNTY

PLANNING FOR THE FUTURE OF OUR COMMUNITY

Agricultural/ Rural

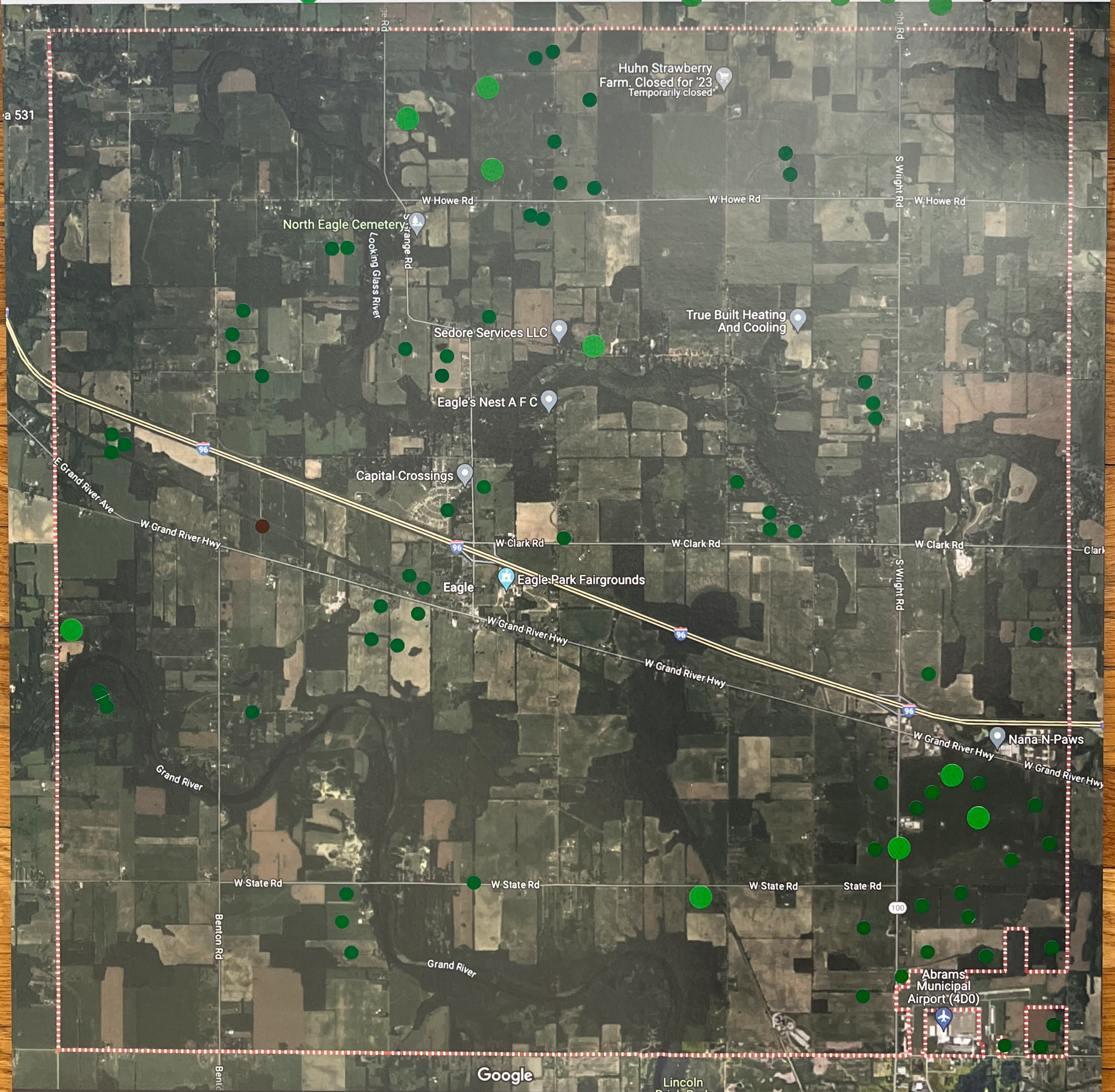
Where should agricultural/rural land use be in Eagle Township?

LAND USE

Place a **green** or **blue** sticker where you think this land use should be and a **red** or **yellow** sticker under those that don't.

Residents YES NO

Non-Residents YES NO



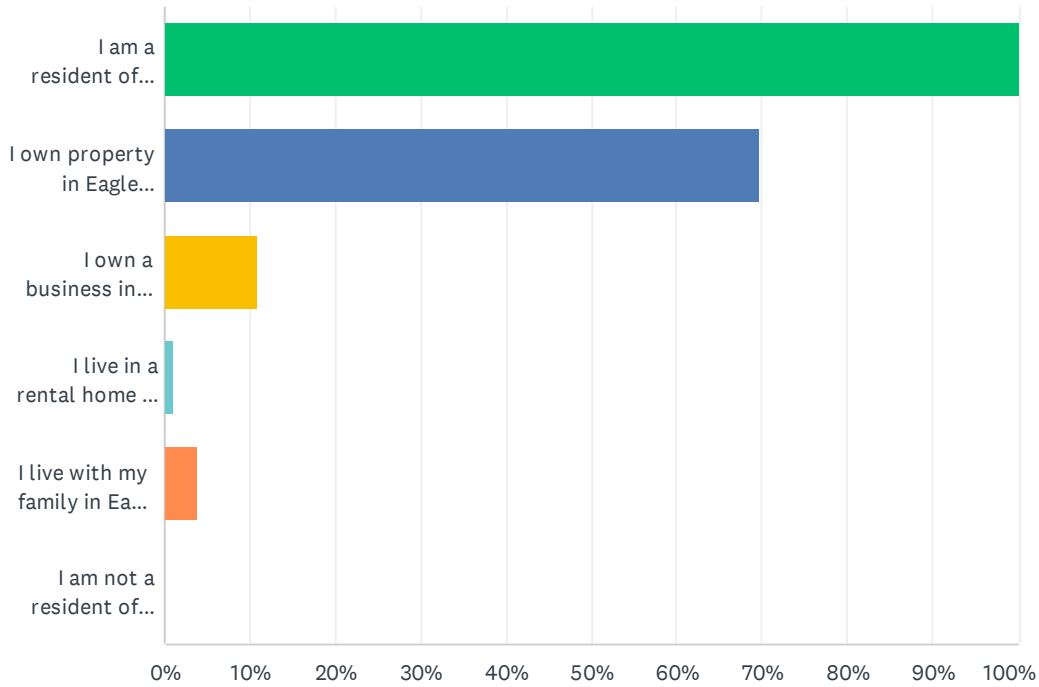
EAGLE TOWNSHIP
CLINTON COUNTY

PLANNING FOR THE FUTURE OF OUR COMMUNITY

Survey Results – Residents and Non-Residents

Q1 Please check all that apply:

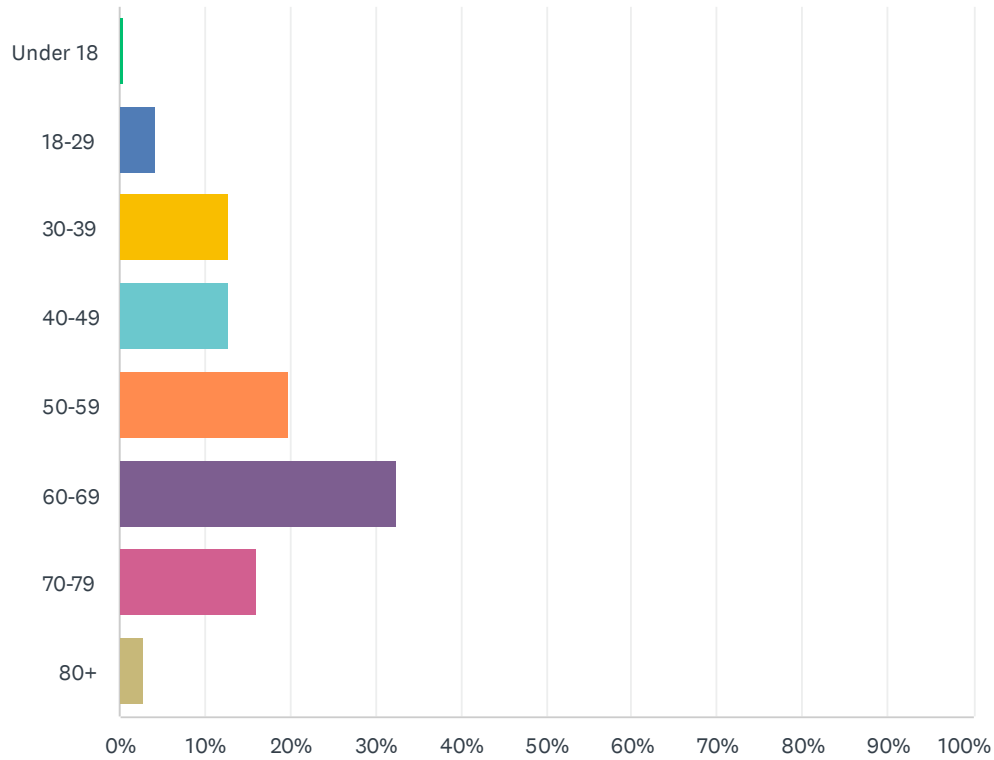
Answered: 257 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am a resident of Eagle Township	100.00%	257
I own property in Eagle Township	69.65%	179
I own a business in Eagle Township	10.89%	28
I live in a rental home in Eagle Township	1.17%	3
I live with my family in Eagle Township, but I am not the owner of my home.	3.89%	10
I am not a resident of Eagle Township	0.00%	0
Total Respondents: 257		

Q2 Please check your age range:

Answered: 256 Skipped: 1

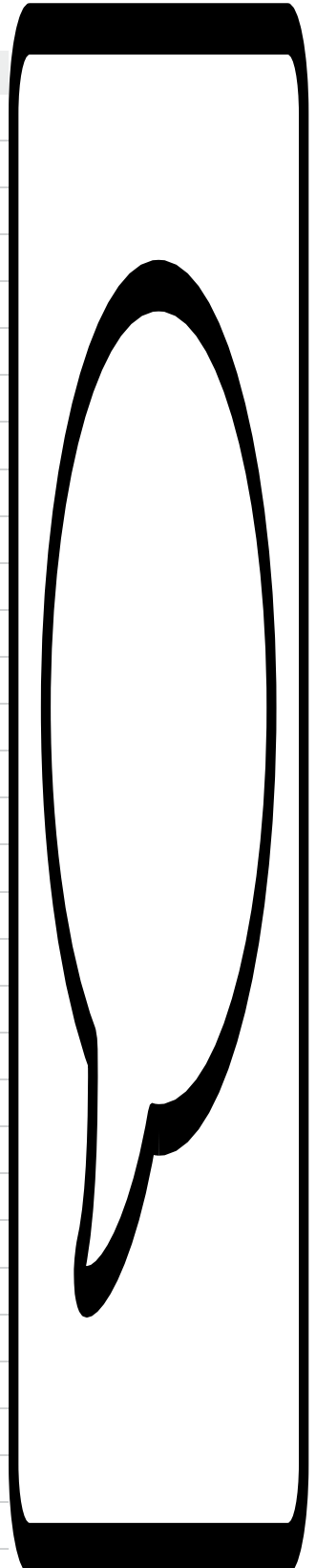


ANSWER CHOICES	RESPONSES	
Under 18	0.39%	1
18-29	4.30%	11
30-39	12.89%	33
40-49	12.89%	33
50-59	19.92%	51
60-69	32.42%	83
70-79	16.02%	41
80+	2.73%	7
Total Respondents: 256		

Q3 Please share your address. If you are not comfortable sharing your address, please share the nearest intersection to your home.

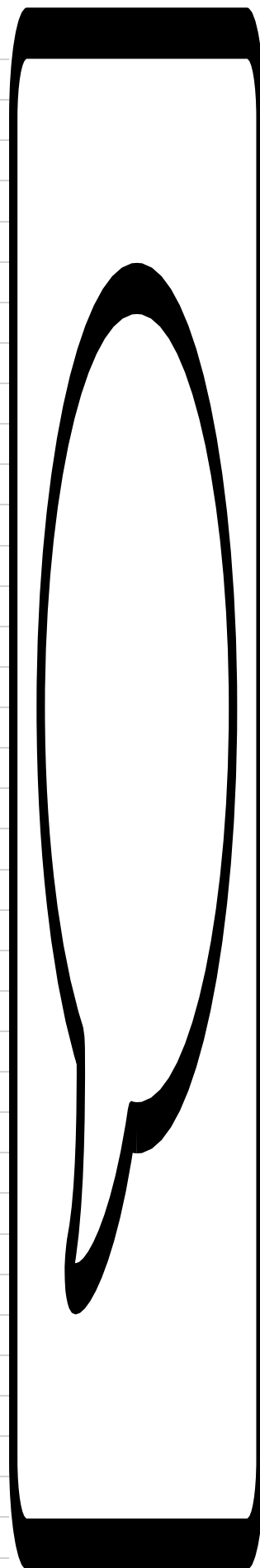
Answered: 235 Skipped: 22

#	RESPONSES
1	12758 S. Grange Rd. Eagle, MI 48822
2	12758 S. Grange Rd. Eagle, 48822
3	Howe Road Tallman Road
4	11585 W. Howe Rd.
5	Bauer and Herbison
6	Cutler and Howe
7	13601 S Grange Rd
8	Wright and Cutler
9	Herbison Rd and Tallman Rd
10	10457 W. Howe Rd. Eagle MI 48822
11	13553 south wright road
12	State and Tallman
13	14298 S. Hinman Rd. Eagle MI. 48822
14	13370 S Wright Rd
15	15410 Wright Rd. Grand Ledge, MI 48837
16	11340 W Howe Rd
17	12489 W. Grand River Hwy
18	14490 Howe Rd Portland, MI 48875
19	Jones and State
20	Clark and Midd
21	Clark and Midd
22	Howe and Patrick
23	Grand River and Jones
24	Hinnman and State
25	Grange rd-Howe rd
26	Howe Rd- Grange Rd
27	Tallman and Herbison Rd
28	13440 S Wright Road
29	15300 S Jones Rd
30	12790 s grange
31	Howe rd



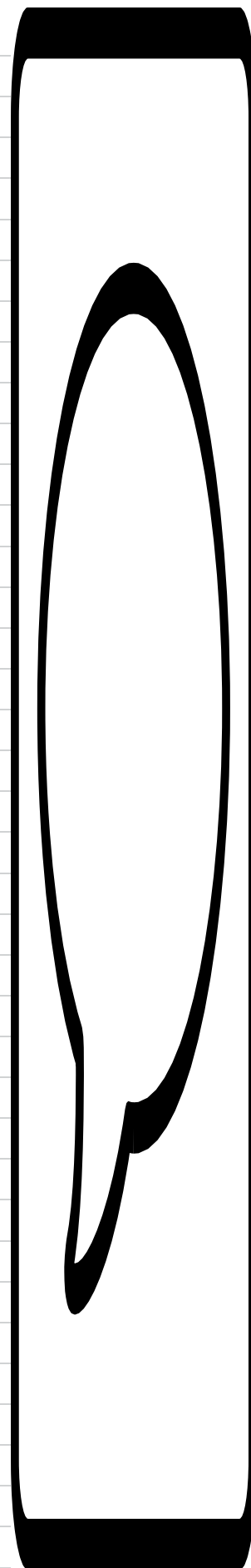
Eagle Township Public Engagement Survey

32	14736 W Herbison Rd
33	13150 S Wright Rd
34	Wright Rd and Cutler
35	12386 W Grand River
36	13140 E eaton hwy
37	13500 West State Road
38	Howe/Grange
39	13798 Hardenburg Trail
40	13633 S Tallman Rd
41	Wright Rd.
42	Clark and Hinman Rd.
43	Grange and howe
44	Grange rd and Grand River Hwy
45	14284 S Wright Road, Eagle
46	11590 W. Howe Rd Eagle MI 48822
47	12935 S. Jones rd Eagle, MI
48	15374 s. Niles rd.
49	12301 W. Clark Rd
50	Clark and Niles
51	11361 S Wright Rd., Eagle, MI
52	Grange Road
53	Eden Trail
54	12599 Grange Rd Eagle MI 48822
55	12210 West herbison rd
56	13380 S Bauer Rd eagle Michigan 48822
57	Hinman Rd
58	Clark and Hinman Rd
59	15979 cutler rd.
60	1:380 S Bauer Rd
61	13380 S Bauer rd
62	10069 W Clark Rd
63	Washington & Center in the village of Eagle
64	village limits grand river & center st
65	13772 McCrumb Road
66	16770 s. bauer rd.
67	patrick and howe rd
68	13451 S. Tallman Rd. Eagle
69	13234 Tallman rd



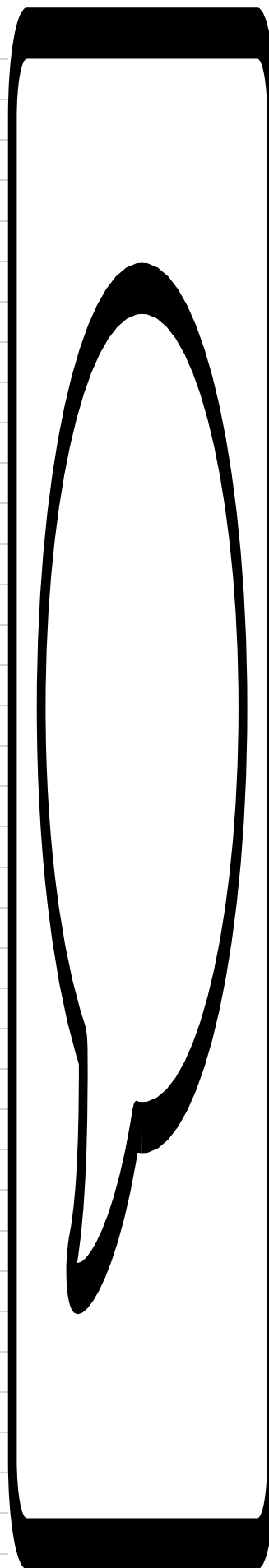
Eagle Township Public Engagement Survey

70	M100/clark rd
71	12262 S Hinman Rd, Eagle, MI
72	13101 W. State Rd
73	13101 W. State Road
74	12461 S. Wright road, Eagle, MI 48822
75	12461 S. Wright Road, Eagle, MI 48822
76	12461 S. Wright Road, Eagle, MI 48822
77	Grange and Howe
78	13701 Clintonia Rd, Portland, MI 48875
79	13543 S Wright Road
80	13543 S Wright Rd
81	11890 S. Hinman rd. Eagle,MI
82	Clark and Hardenberg
83	Clark and wright
84	13800 W Howe Rd
85	13300 State Road Grand Ledge 48837
86	State Rd. Grand Ledge
87	Wirght Rd
88	13824 S. Grange Rd. Eagle I 48822
89	12300 S. Grange Rd. Eagle, MI 48822
90	12300 S Frange Rd Eagle, MI 48822
91	10120 W Eaton Hwy Grand Ledge 48837
92	10120 W Eaton Hwy Grand Ledge 48837
93	11100 Eden Trail
94	13932 Hardenburg Trail Eagle 48822
95	Eaton hwy & M-100
96	13901 S. Tallman Rd
97	15380 S. Tallman Rd. Eagle MI
98	Clark Roud and Eden Trail
99	13142 S. Tallman Rd. Eagle, 48822
100	W. Grand River Hwy
101	W. Grand River Hwy
102	11370 W. Howe Rd. Eagle, MI 48822
103	13416 W. Howe rd. Eagle MI. 48822
104	Wright & Clark Rd
105	13500 W. State Road, Grand Ledge
106	13510 Iowa Ct Capital Crossing
107	13975 W. Grand River hwy



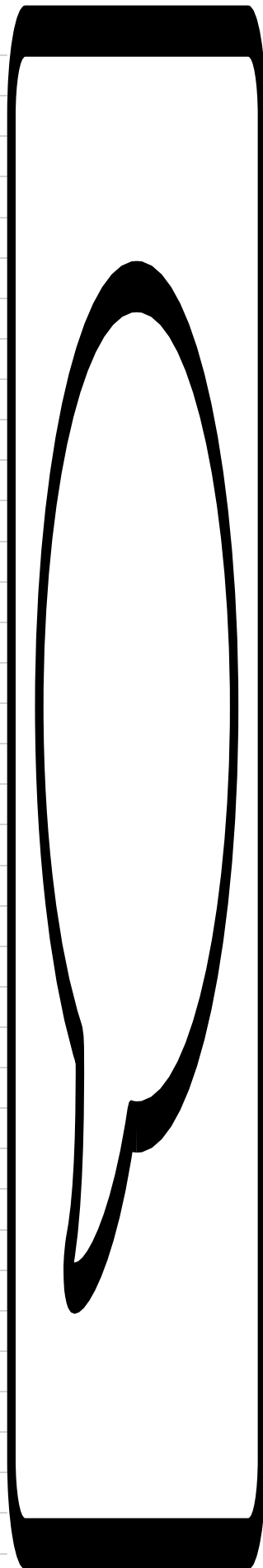
Eagle Township Public Engagement Survey

108	11900 Eden Trl, Eagle, MI 48822
109	Clark and Tallman Roads
110	15499 S Niles Rd
111	12085 W Herbison Eagle, Michigan 48822
112	13801 s hinman rd eagle, mi
113	15380 South Tallman Rd
114	14736 w. Herbison
115	Hinman and State roads
116	Bauer/Herbison
117	Bauer and clark
118	16320 Wright Rd
119	11555 W. State Road, Eagle, MI 48822
120	11555 W State Road, Eagle, MI 48822
121	16760 S Bauer Rd, Grand Ledge
122	W State Rd and Wright (M100)
123	Howe and Write
124	11699 Eden Trail, Eagle MI 48822
125	16440 Tallman Rd., Grand Ledge
126	M-100
127	Clark and M100
128	14605 W Stoll Rd, Eagle MI
129	11260 monroe rd
130	Howe and Herbison
131	16440 S Grange Rd. Grand Ledge, MI 48837
132	13521 Grace
133	Jones Rd & State Rd
134	15340 s. Hinman rd
135	14480 w grand river Hwy
136	11250 Eden Trail
137	13234 South Tallman Road
138	13801 s hinman rd eagle, mi
139	13311 S. Grange Road Eagle, Michigan 48822
140	13800 W. Howe Rd
141	13346 w Grand river hwy
142	13772 McCrumb Rd., Eagle, MI 48822
143	16845 Jones Road
144	M 100 & Clark
145	14090 McCrumb Road



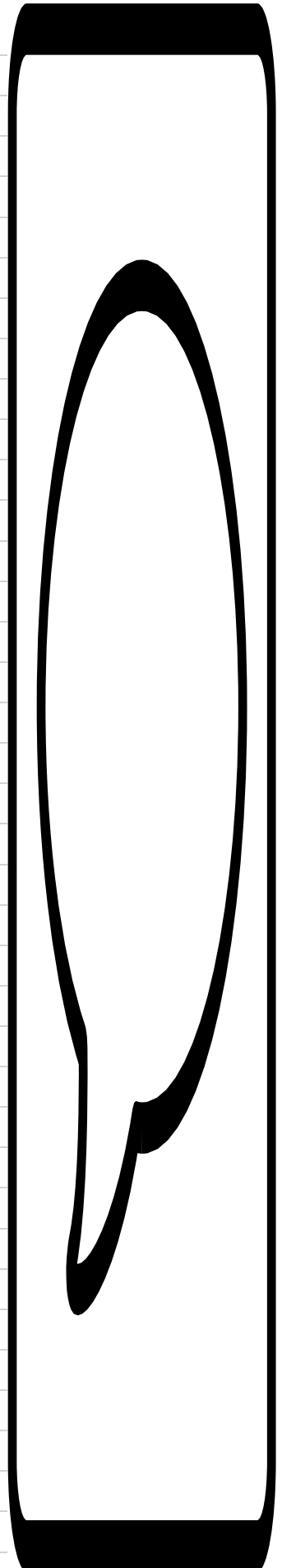
Eagle Township Public Engagement Survey

146	13400 S Wright Rd, Eagle
147	VThomann01@gmail.com
148	14090 mccrumb
149	15048 S Tallman Rd
150	12290 W. State Road Grand Ledge MI 48837
151	13801 s hinman rd eagle, mi
152	12833 W Clark Road, Eagle, MI 48822
153	13290 S Jones Rd
154	14086 W State rd Grand Ledge Mi 48837
155	13645 s tallman rd
156	Clark & Eden Trail
157	wright and howe
158	14086 w state rd grand ledge
159	11950 W Clark
160	Clark Rd & Hardenburg Trail
161	16882 S. Bauer Rd
162	11408 grange rd Portland 48875
163	13420 s wright road
164	11500 w. Clark Road
165	16620 wright rd grand ledge mi 48837
166	13662 California Ave
167	13311 S Grange Rd Eagle, Mi. 48822
168	Bauer Rd and Clark Rd
169	12461 S. Wright Road, Eagle, MI 48822
170	Jones rd
171	grange and cutler
172	14890 w Herbison
173	13318 W Grand River Hwy
174	13318 W Grand River Hwy
175	1.3800 W Grand River Hwy
176	13800 W. Grand River Hwy.
177	Tallman and Clark
178	13165 Clintonia
179	11789 Eden Tr
180	11720 Eden trail
181	11100 Eden Trail, Eagle, MI
182	Howe rd / Tallman rd
183	Bauer/Herbison



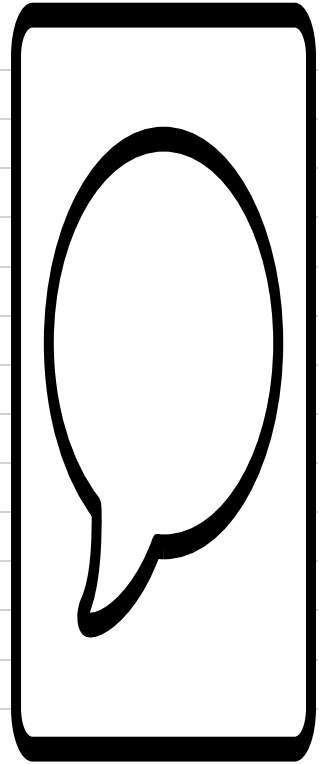
Eagle Township Public Engagement Survey

184	Grange and McCrumb rd
185	12833 W Clark Rd
186	Eaton Highway and South Bauer Road
187	11370 W Howe Road Eagle
188	12428 S. Wright Rd.
189	13398 S Grange Rd
190	11162 Kuiper Drive, Eagle, MI 48822
191	Bauer and Herbison
192	Jones and Stoll
193	11319 Harpham Dr
194	12350 West Herbison Road Eagle Michigan
195	Grand river, m100/state road.
196	12320 S Bauer Rd Eagle MI 48822
197	W. State Road & Jones Road
198	M100 & State Road
199	16845 Jones Road
200	13521 Grace Dr
201	11250 Eden Trail
202	13065 W Howe Road
203	M-100/Grand River Intersection
204	15374 s. Niles Rd.
205	14435 Cutler Road, Portland, MI
206	Howe and Bauer
207	HInman and grand river
208	15116 Eagle Ridge Rd
209	Tallman & Herbison rds.
210	15115 Eagle Ridge Road
211	14100 S. Wright Rd.
212	11740 W State Rd
213	15816 Little Lake Dr.
214	11095 W Clark Rd
215	Hinman
216	Grange Rd & Herbison Rd
217	13065 w Howe rd eagle mi 48822
218	Clark Rd./M-100
219	15600 W. State Rd
220	12399 w. Herbison rd
221	12330 S Grange



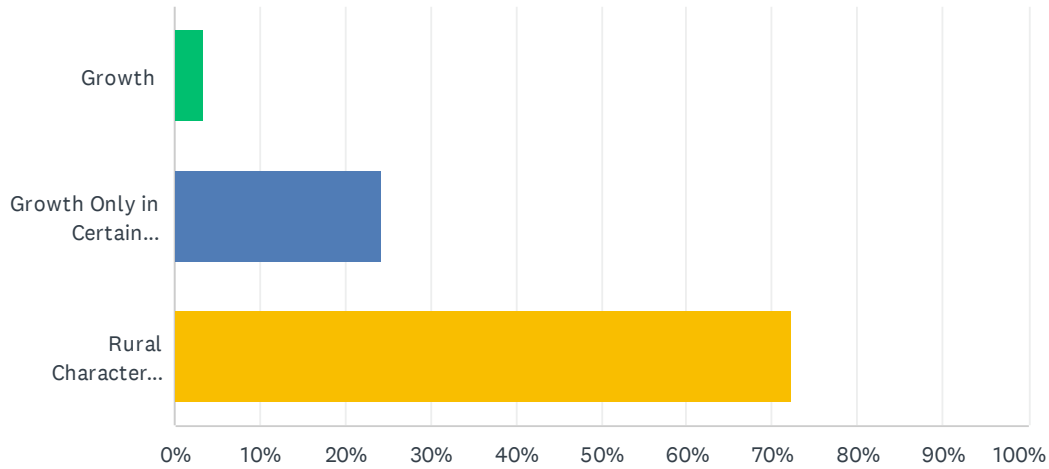
Eagle Township Public Engagement Survey

222	Tallman and West Herbison
223	15115 Eagle Ridge Road
224	12600 S Wright Road
225	12600 S Wright Rd Eagle
226	Tallman & Herbison
227	11140 S Hinman rd
228	Eagle Township
229	11780 W State rd
230	13398 S Grange Rd
231	11780 W State Rd
232	15773 S Tallman Rd
233	15773 S. Tallman Road
234	13824 south grange road Eagle Michigan
235	12320 south Bauer rd



Q4 In general, should Eagle Township promote growth, or promote the preservation of rural character?

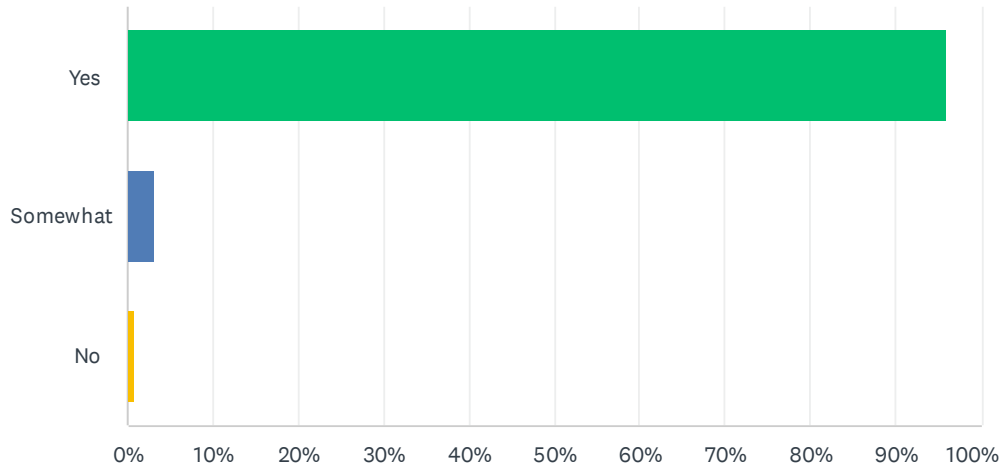
Answered: 242 Skipped: 15



ANSWER CHOICES	RESPONSES	
Growth	3.31%	8
Growth Only in Certain Locations	24.38%	59
Rural Character Throughout the Township	72.31%	175
TOTAL		242

Q5 Are the Natural features such as the trees, creeks, and wildlife in Eagle Township important to you?

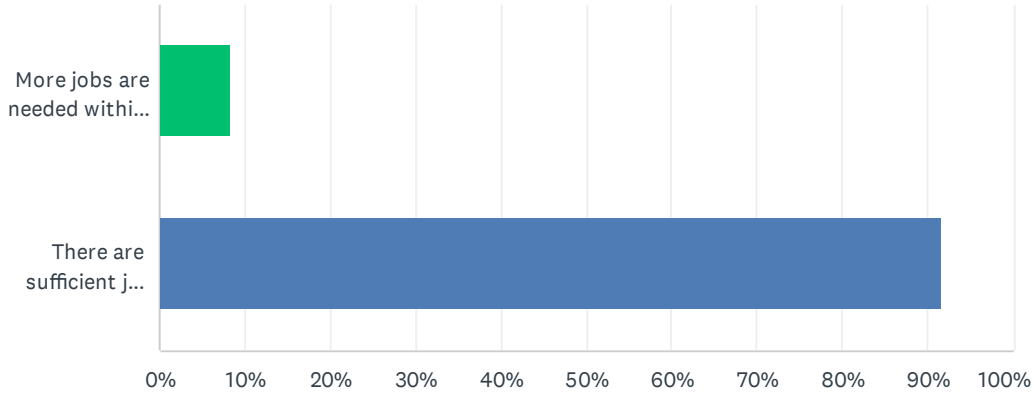
Answered: 244 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	95.90%	234
Somewhat	3.28%	8
No	0.82%	2
TOTAL		244

Q6 Does Eagle Township need more jobs within its boundaries, or are there sufficient jobs in the Township and surrounding communities to support the Township's population?

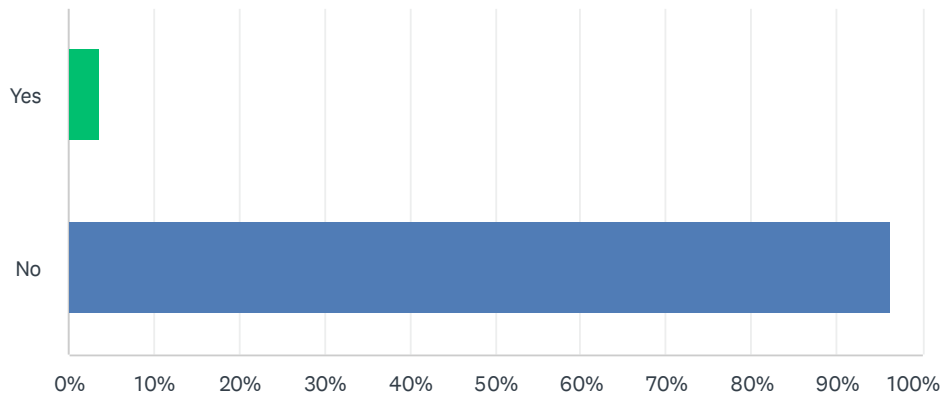
Answered: 242 Skipped: 15



ANSWER CHOICES	RESPONSES	
More jobs are needed within the Township.	8.26%	20
There are sufficient jobs within and near the Township.	91.74%	222
TOTAL		242

Q7 Do you support large-scale industrial development in the Township?

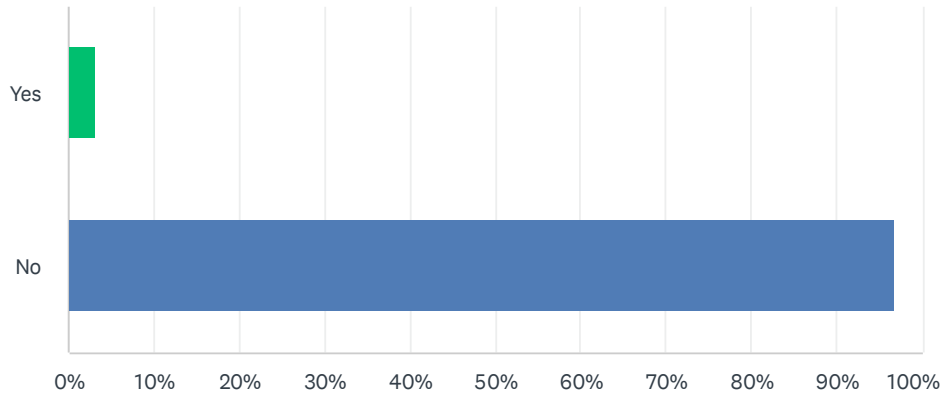
Answered: 243 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	3.70%	9
No	96.30%	234
TOTAL		243

Q8 Do you support large-scale commercial/retail (i.e. big box or strip malls) development in the Township?

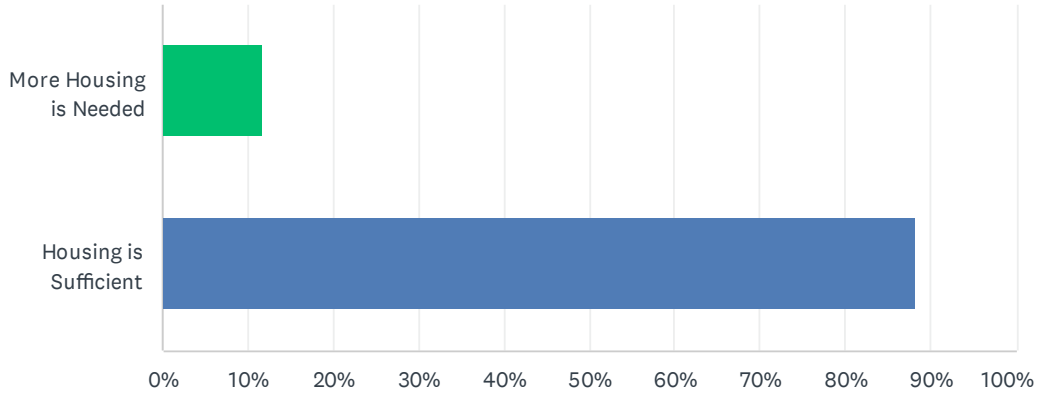
Answered: 244 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	3.28%	8
No	96.72%	236
TOTAL		244

Q9 Does Eagle Township need more housing within its boundaries, or is there sufficient housing to support the Township's population?

Answered: 239 Skipped: 18

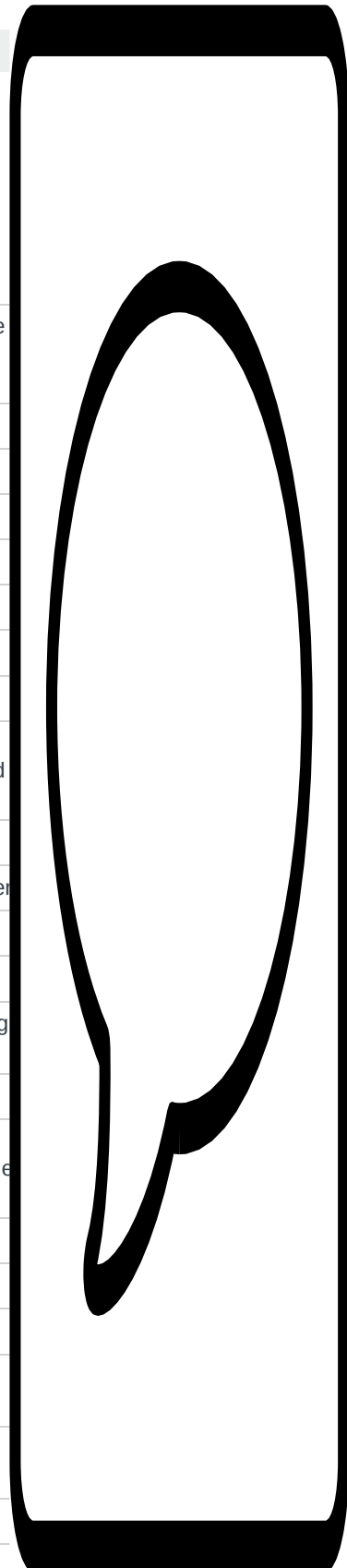


ANSWER CHOICES	RESPONSES	
More Housing is Needed	11.72%	28
Housing is Sufficient	88.28%	211
TOTAL		239

Q10 What makes you most proud of living in Eagle Township?

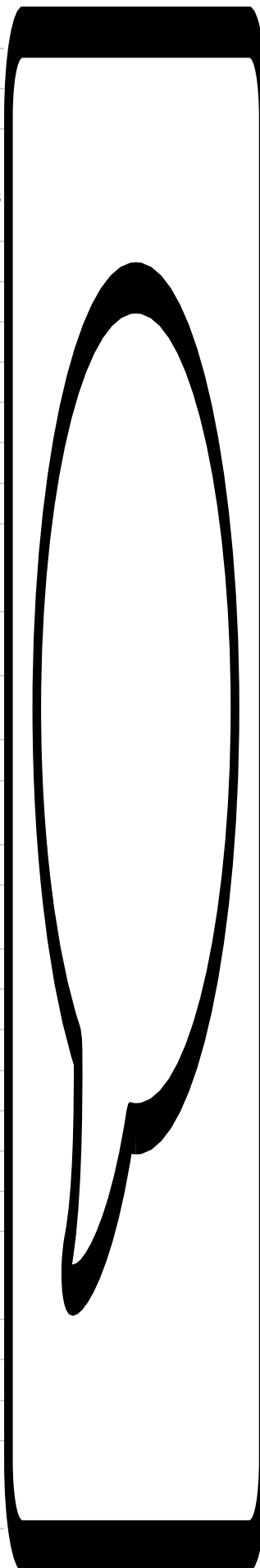
Answered: 216 Skipped: 41

#	RESPONSES
1	My husband and I have lived in Eagle since late 1989 and raised our 3 kids here. They came after school, played outside, discovered the woods, and found activities to keep themselves busy. Neighbors looked out for one another. We've been here all the while one acre lots on main road frontage has been sold off and homes built. Change is inevitable. I do see more changes in the last few years than in previous years. With high density population in a small space/area brings some issues, we got capital crossings because there was no planning in place. or requests such as that. It literally fell into disrepair for years. During bankruptcy after bankruptcy. I would like to see slow growth and planned growth.
2	We are fortunate to live in a rural area, close to Lansing for work (I retired in 2010, moved here in 1989) and children went to Portland schools. So far it's been a low crime area. I know my neighbors.
3	Small town Low taxes Friendly
4	Country life, quiet.
5	Small farming community.
6	The quiet rural atmosphere
7	Small town feel, the Lookingglass River, quiet community
8	It's rural america....dirt roads, farms, wildlife,no noise pollution, no traffic, great neighbors,
9	Community Hard working famers The river and wildlife All around friendly
10	Love the country feel. Love the openness. The wildlife. No houses behind us - I love that. We moved from Landing/Dewitt to get away from the city life. Quiet here - I need that. Ad we need farmland to be farmed, that's the backbone of our country.
11	Privacy and land
12	Very friendly people quiet and peaceful country life. Community events to bring people together
13	It is HOME. That's why we moved here!
14	Rural, but growing community.
15	The small community, beautiful landscape to relax/enjoy with family and friends. Country living yet within easy reach of more populated/city experiences if wanted
16	Small Town Friendly country feel
17	We love the natural open spaces and quiet environment. People are friendly and support each other. The schools we good as well and the community supports the local school system crime is low as well. The above reasons are why we moved here!
18	Nature
19	Rural atmosphere.
20	Not so much anymore. Too much argument and complaining with community.
21	Neighbors- people too much argument and complaining with the township. Never had this before.
22	It's quiet country atmosphere. I can go to the store, post office or restaurants and they know who I am.
23	The rural atmosphere and small town feel. People are very kind and supportive of each other.



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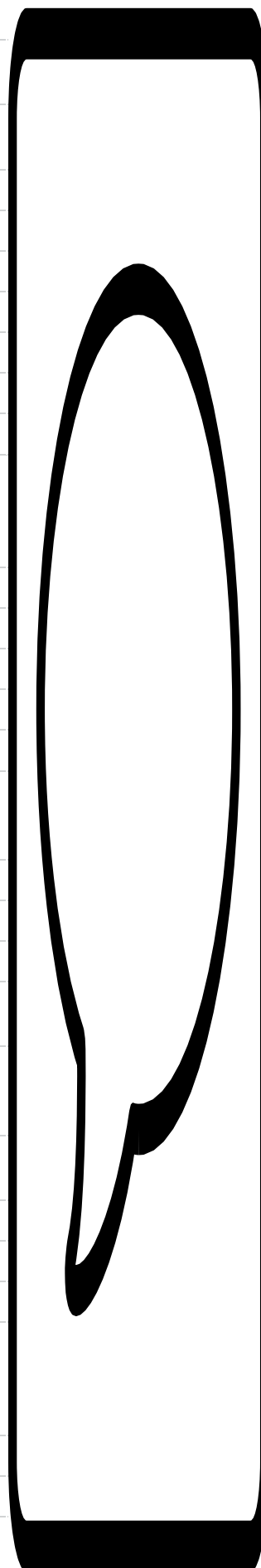
24	The farmland, abundant wildlife and woodland the quiet countryside and river
25	Rural living
26	The natural wildlife and beauty rural living
27	When we build in 1987, we specifically looked for a rural area, that was yet still close enough to commute to Lansing(where we both worked). We were proud of our strong school system and the evolvement of the community. The goal of raising our future family sharing in nature as we did growing up was important.
28	Our rural landscape and a true community feel.
29	Small town community
30	Rural life atmosphere. Friends and neighbors
31	Small town feel within the village and country setting with wildlife outside the village.
32	Small close-knit, caring community
33	Peaceful surroundings with access to commercial development 10 minutes away.
34	Lifetime resident Small community feel Farmland, need farmers!
35	The quiet rural setting, family setting, sitting out on my back porch and watching nature and animals run through the corn fields, love the famers and their farming. I grew up here and have stayed here well into my 60's, I love my hometown village.
36	The people helping one another and the drive to save farming communities and property from destruction of industry
37	We are a tight nit community family. There's no need to turn our small town into a big town at all.
38	Rural, feel safe
39	Our Centennial Farm & the fact that we live on it & 3 different generations have been born on this farm.
40	Living in a SMALL town! Keep it that way!
41	The peace and quite. The wildlife. And the fresh air. The best thing for me is being able to hunt on my property.
42	The wild life and how it does not smell like Lansing, and for most of the time how quiet it is
43	Rural, quiet, lots of wildlife, clean, happy community
44	I've lived in this area all my life. I love the country. The city is close enough to travel to
45	The country environment
46	Rural character, small community
47	Rural communities, farm land.
48	Like living outside the city. Beauty of nature in my backyard....short drive to the city.
49	The way we come together when need. From fighting against the mega site, 1,000s of people coming out to search for a little boy, and seeing a farmer lose his life and the community coming together to help get the crops out. It's these types of things I love about this area.
50	Rural area
51	Small and the people
52	Rivers and will life and room to breathe
53	The people coming together when needed. Whether it's fighting a mega site, searching for a little boy, or when a farmer loses his life and needs helping getting the crops out. I've seen this place come together in a matter of hours. That's why I'm proud to live here
54	I'm proud of how this community comes together when it's time. Whether it's fighting a mega



Eagle Township Public Engagement Survey

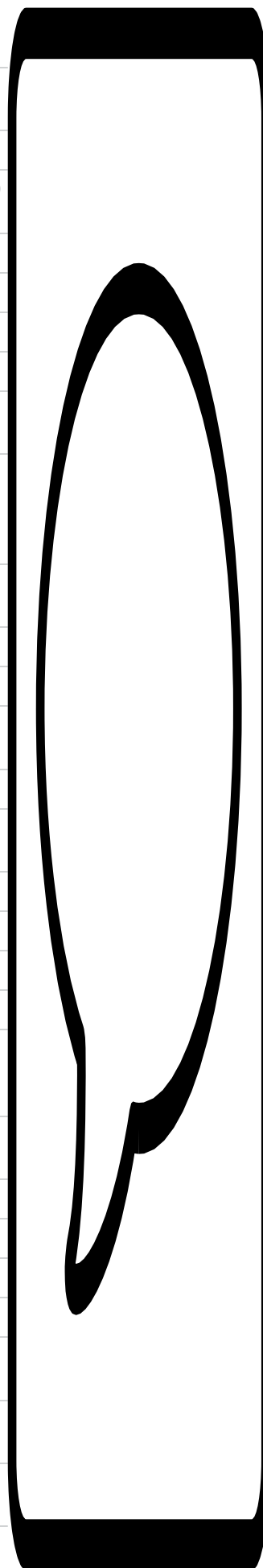
site, searching for a little boy, or when a farm loses his life and needs help. I've seen this community come together in a matter of hours to help each other. That's what I'm proud of.

55	Rural community where homeowners take pride in their residence & surrounding community and look out for each other
56	The rural character of the township and it's close proximity to the services in the city such as grocery stores, retail stores and medical facilities.
57	The rural character and slower pace in it.
58	nice community
59	small, quaint rural community
60	How beautiful it is and our wildlife.
61	The countryside, the people & the farmland
62	Beautiful rural community
63	Rural atmosphere
64	I am proud to have lived in Eagle Township for over 35 years. My good neighbors are a blend of rural and residential community members, served by a smattering of small businesses and services. Eagle Township is a splendid place raise a family and provides the necessary elements to instill in children the importance of environmental stewardship and community.
65	Safe for myself and raising my sons. clean, rural, and not busy.
66	Clean, safe, and great place to grow-up
67	Rural character and clean living.
68	The close knit community and quaintness of the area.
69	Small town friendliness,
70	The fact that we are rural but only 10 minutes away from being in town, shopping, movies, etc. Perfect place to live. All the people who visit us always say it is so quiet but so close to many things to do. We would like to keep it that way.
71	Quiet living with short drive to city.
72	Prime farmland, nice rivers, and beautiful sunrises and sunsets over the farm fields.
73	It's rural 'UP North' atmosphere!
74	As a newer resident, I love the spirit of the people here. I love how we, as a community, are taking on the state and the powers that be to keep our township, our township.
75	My family has lived in Eagle Township since 1880. Grandfathers helped build roads and bridges in Eagle Township. I would be proud for my family to live in Eagle Township for another 14 years.
76	Close knit community. Living on the same land nearly my entire life. All the farmland and wildlife.
77	Great rural area, beautiful, low problems.
78	The rural agricultural environment.
79	The people in the community are friendly and caring and take care of each other.
80	The freedom to live and appreciate nature. I love to relax without the hassle of noise and not having to have neighbors living close. I enjoy looking out my window to watch the sunrise and not looking at another house. Nature, birds, deer, (eagles), fox, etc. This you don't see. Grateful of God's beauty.
81	Nature in God's eyes
82	Rural and quiet



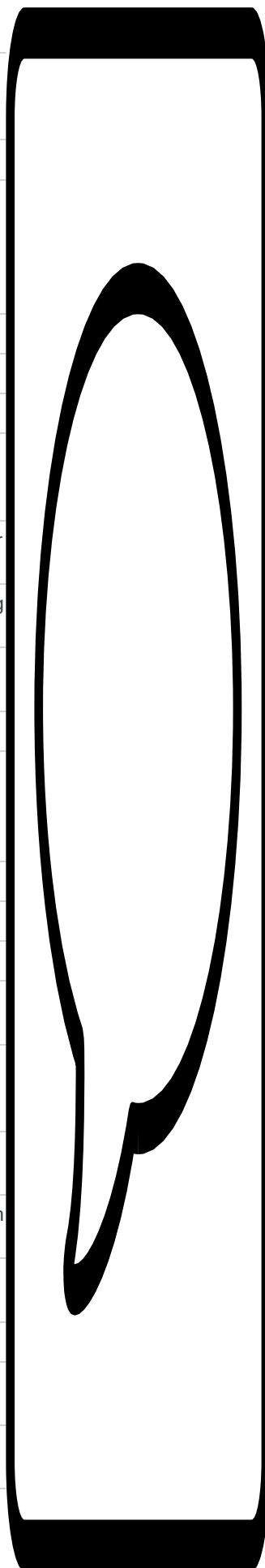
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83	Our tight community that cares for each other.
84	Non commercial rural Living community Easy commute to commercial Internet Personal leadership of people who are fellow residents
85	The rural atmosphere provides a great environment to raise children.
86	I live on the same square mile for most of my life. I'm 68 years and only lived somewhere for 9 year 6 months. This is my home.
87	We need more farmland. Organize land!
88	The peace, quiet, and serenity.
89	Close knit farming community where everyone helps each other.
90	Green space Farming DNR (Hunting) Modest Growth
91	Just being a nice Rural Community. I moved here because of the Peace and Quiet and just to enjoy the overall peacefulness.
92	I like that I have a great view of rolling farm land behind my house. People always compliment my view because it's better than the look of my house. The governor doesn't care about what view I have from my patio while I drink my coffee in the morning. I'm proud to live in a small township. I don't want to bring Lansing to Eagle.
93	I'm most proud of our community in a small, peaceful rural area that has beautiful, untouched natural habitats.
94	A quiet rural farming community.
95	The country atmosphere. That is why I moved here.
96	Family roots. Rural land. Clean air to breathe and plenty of room to get outside and enjoy the views.
97	Rural character of the land and the residents.
98	I have lived in Eagle Township for 35 years and I am proud of those living within our community. There is an independent attitude which I wish to see continued.
99	Agriculture, and hardworking residents...
100	Safe, Friendly , Rural environment
101	Its rural farm character and its friendly and neighborly atmosphere,
102	My neighbors, everyone is helpful and considerate
103	It's rich history there is a lot of hidden treasures a lot of people are unknown For example just south of my property of what use to be my great uncle farm (now owned by the Eyde Corp.) is the old eagle ice dam which a good portion is still there
104	The country atmosphere and comfort with its closeness to all other needs. I enjoy the farms, animals etc.
105	The ability to have open space and rural living.
106	Sense of community, good neighbors, peace and serenity at my home
107	Not much lately due to the backwards thinking of the current board
108	It's natural beauty and ir's farmland
109	Productive agriculture; strong community; healthy, scenic, and peaceful environment; local parks, trails, etc.
110	Small town, rural community living. Farms, we have everything we already need close by. People support each other.
111	I'm proud of our agricultural community, the wildlife that we have, the peacefulness of this area, and the clean air and water that we have.



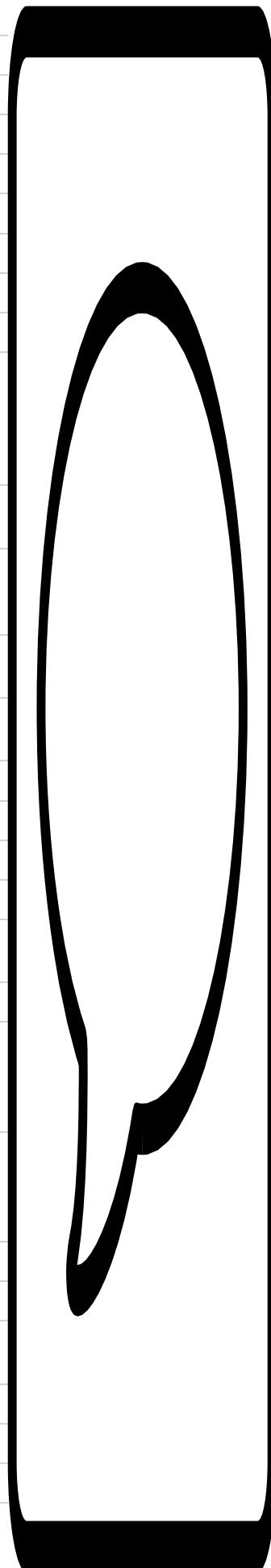
Eagle Township Public Engagement Survey

112	Rural character
113	I have lived here for more than thirty years, and I very much like the rural character and friendly people of the township. It has a country feel, yet convenient shopping is only a few minutes away.
114	Rural country feel
115	I grew up in the city of Lansing and moved to a community like Eagle for many reasons. Most importantly because I want my kids to learn the value of hard work, in a small town, and the value it can bring to a community. The city of Lansing is full of crime, poverty, and industry. Farming is the most important industry in the United States and we need to preserve the areas that still support it.
116	The small community, rural aspect of the Township.
117	The rural character and agricultural nature of the community
118	Its rural. No urban sprawl.
119	The long family histories of the oldest resident families and the respect of our history by the local community. Along with our communal drive to work with Nature and be stewards of our greatest local resources.
120	Even tho you can jump on highway and get to lansing in 15 min ir still feels like we are way our in the country.
121	Small rural community with access to everything a human needs with perfect amount of driving time to anything we don't
122	We live on a wooded lot with the Looking Glass in our backyard. We love the farmland and rural environment here
123	Rural location and freindly community.
124	The Country life, seeing wildlife, enjoying the land around Eagle. quite for the most part. Knowing who our neighbors are. helping our community. I grew up in the country life style, with farming and horses and places to ride . we help the looking glass clean-up the river so everyone can enjoy it. I now have time to really enjoy Eagle.
125	The people and sense of community
126	The community, and way of life
127	The rural character and the willingness of residents to be involved in decision making.
128	This township is a beautiful area that has continued to maintain large tracts of farmland and has a close-knit, rural feel to it.
129	-The generational families that continue to live and grow their families in the township. -The diversity of views on what is best for maintaining and growing the township. Like it or not people share their views.
130	Living in an rural area where there is ample space with the ability to work the land and enjoy the natural beauty.
131	The connected character of the community. The efforts by our people to work on this plan is an excellent example.
132	The quiet country atmosphere is what makes me proud to live in Eagle, away from the noise and congestion of Lansing.
133	The community character and bond among neighbors
134	The hard working people that have live here as is reflected in our low unemployment rate and high median income. I am proud of the rural characteristics make this small town America.
135	Living in the COUNTRY and COUNTRY setting. Not the city or suburbs. Having Fields, trees and wildlife.
136	concerned citizens working together to preserve the rural nature of the township. open spaces, woods, farm fields,



Eagle Township Public Engagement Survey

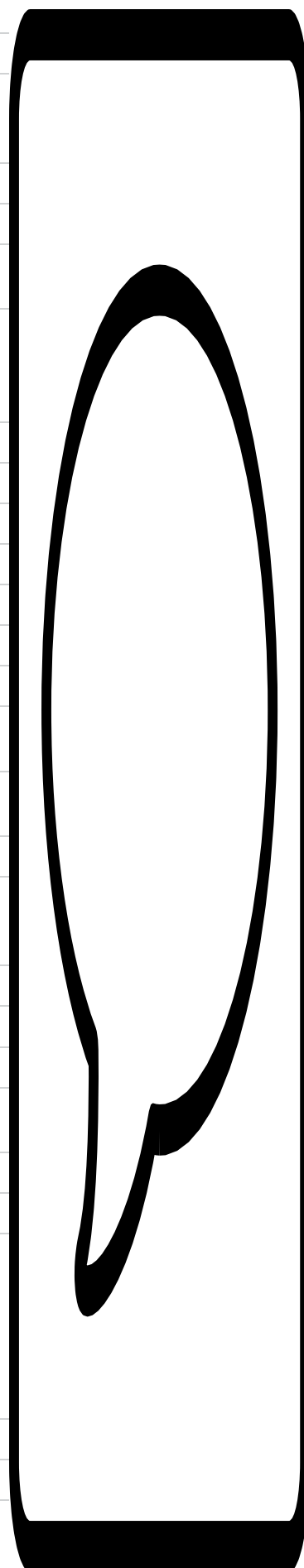
137	Great people, lots of farms, beautiful rivers and Eagles.
138	People that know and care about each other
139	Close Family community.
140	Community and desire to protect it.
141	Doing my own thing on property I own.
142	Small close community
143	Rural, but close to retail, restaurant, and entertainment needs/wants.
144	Rural setting.
145	I love the small town agricultural community and the fields that produce crops for feeding American families. I love the fact that there are lots of families that are supported by farming, I love living outside of the city. I'm proud of my neighbors and our community that we have come together to fight to keep our agricultural heritage in spite of the political pressure and greedy people trying to ruin our small, right-knit community.
146	Rural character and preservation of natural resources. We moved here because of the lack of pollution and the rural beauty. We would hate to see it spoiled by industry.
147	The way the community unites on common topics or needs i.e. megasite, supervisor change, search for Jermaine, storm clean up, etc. Yet, everyone seems to give their neighbor "space" to live their own lives.
148	The togetherness and resolve of our residents when necessary. Especially where situations like the Mega-site are concerned.
149	I love living close to lansing and grand ledge but live in a rural setting. The property I own is being farmed. Producing food.
150	The small community and not being too far from larger cities
151	the rural property,people, and the values of the residents
152	Friendly neighbors, quiet and peaceful,
153	Rural, safe, clean, low crime, not polluted.
154	The solitude and lack of development. If I wanted to live in Lansing I could move 15 minutes away and pay 1/3 of the price.
155	It's natural beauty and lack of development.
156	I love eagles rural feel even tho ugh b we are close to a lot. I live on a centennial farm which is being threatened by the transmission line. We are saddened to see all of the changes that are happening to an area that we moved to for the purpose of living in the country with beautiful views.
157	I love the small town feel of Eagle twp., but yet we're still close to civilization. The enjoy the way the residents come together to support one another and the businesses here. I'm not for the industrial business coming to Eagle, but I would not be opposed for larger businesses coming to certain areas .
158	The people
159	How the Eagle Residents rally to fight the MegaSite!
160	It's the perfect distance from bigger towns but quiet and beautiful. The neighbors all wave at each other and feel safe in the community
161	The people and the open spaces and growing crops
162	Beautiful relaxing neighborhood with out much traffic or noise
163	Beautiful rivers, spectacular sunsets and dark skies,
164	To say I live in a rural area where you can watch the wildlife in your yard... all the farmers



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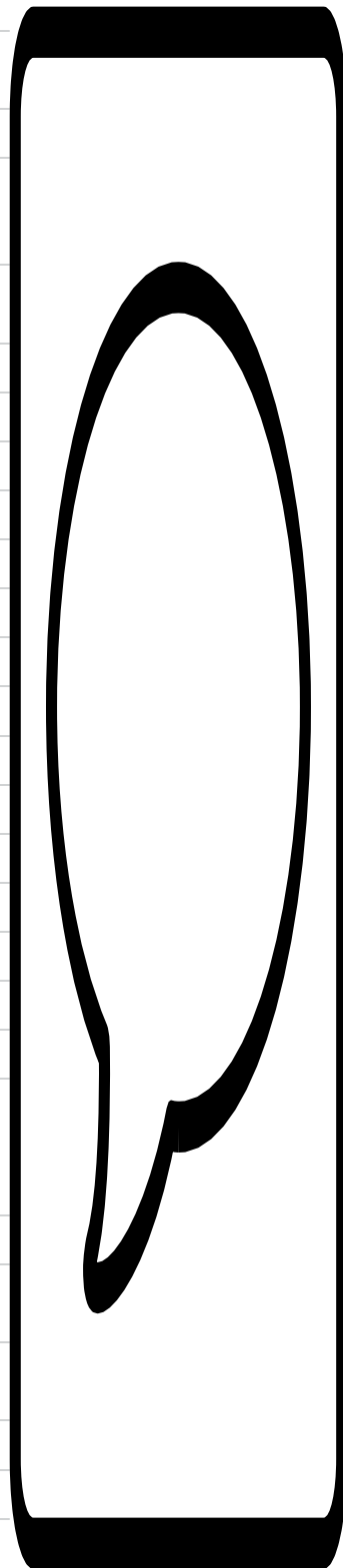
producing crops to feed the US.. little to no crime for your family ..absolutely peaceful to set and enjoy

165	Country living with a community "feel"
166	The preservation of the natural resources and wildlife in Eagle is very important to me. I like living here for the beauty of the nature that surrounds us. Most important thing to me is to preserve the rural landscape of Eagle.
167	Agriculture!
168	The rural atmosphere.
169	The natural beauty of Eagle Township is why we live here. I am beyond proud of our township's landscape exactly as it is.
170	I love that my Grandchildren can come to Grandma's house, in the country, to see wildlife up close and take walks in nature.. Also I am very close to many relatives here with the convenience of I-96 nearby. I searched for over 2 yrs to find this location and built my forever home on 20 acres here 32 yrs ago.
171	Small country atmosphere
172	The people and their involvement in creating a better tomorrow today.
173	The rural community where everyone shares a common goal and life is slow.
174	That I'm leaving it
175	Rural character but within easy drive of commercial activities
176	Close Knit Community.
177	We love the rural community.
178	I think farming and family is probably most important to me personally. Farming feeds the nation and the families keep everyone smiling.
179	The sense of community. People support and look out for each other. Rural character, very little light pollution.
180	The safe community, its members and the rural environment.
181	I feel like the Township gives the residents the opportunity to live in and enjoy a very rural environment, with close proximity to developed areas and with access to a number of excellent school districts.
182	Quiet, friendly, beautiful, natural, clean, rural, pastoral ...
183	The quite country living and good neighbors
184	Quiet, rural, peaceful community. People. Like the small town environment.
185	Living in the country is what I enjoy most. Looking across the fields at wild the wildlife is what I enjoy. The quietness is what I enjoy.
186	Rural community away from the city but close enough that I can get what I need
187	Small town feel
188	I specifically moved here from Portland because that town while small was becoming a bigger town than I wanted...there was potential that the property behind our home there was to be sold to Sun Community and a mobile home project would go in - we packed up and got outta there before we lost all value in our home...I have paid a higher cost in commute to job/and amenities but feel it is totally worth it to be able to come home to a quiet small town with such natural beauty with our rivers - it makes my high stress job tolerable and allows me to continue to work and invest in my community here in Eagle as well as Portland and Grand Ledge!!
189	We love the surroundings and are proud to support the community
190	Helpful neighbors and community support for local small businesses and farms
191	Rural location. Clean air and water.



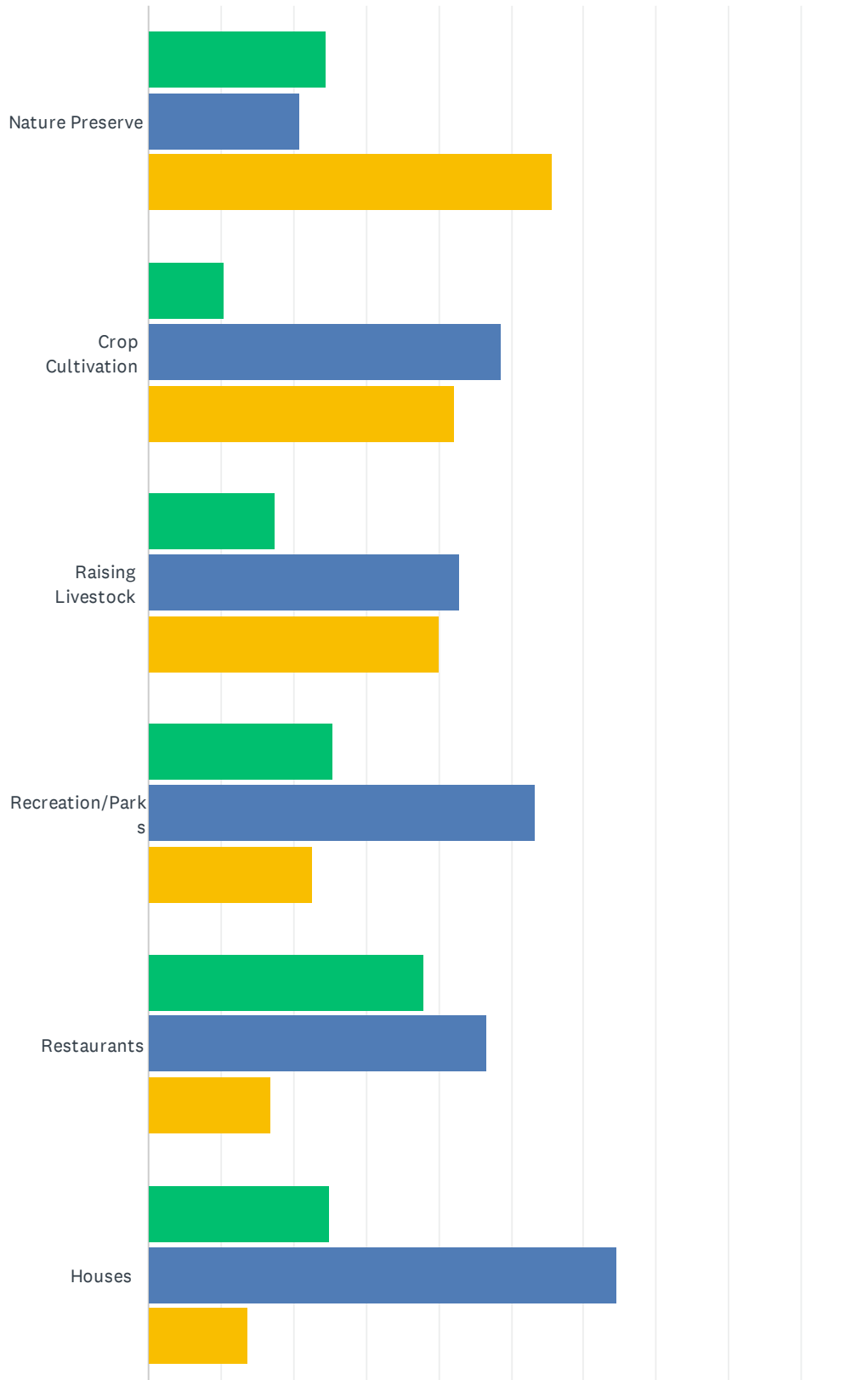
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192	What makes me most proud of living in Eagle Township is how the community has come together to fight to keep our township ours & keep it rural.
193	Small but close knit community with abundant resources
194	Beautiful landscape, rural character, small town feel. It's been my home for my whole life (almost 30 years) and I'm proud to say I live in Eagle and hope to live here for the rest of my life.
195	Rural living with wildlife within driving distance of groceries, jobs, etc. We do not want the fast life here.
196	The history of the area
197	Keep things the way it is today
198	Rural characteristics
199	Large parcels and space
200	Grand Ledge schools
201	The residents and environment
202	The small community feel and rural living lifestyle.
203	The peace and quite of the country and the natural beauty of our rivers and woods.
204	Helpful neighbors and community supporting local small farmers and businesses
205	The rural appearance and neighborly atmosphere.
206	Its' rural character and lack of businesses and subdivisions.
207	That it is rural
208	I'm not proud but appreciative of the peace and quiet in my rural area
209	Nothing, any more.
210	The feel of being in the country but close to cities. Neighbors close too but not on top of!
211	It's home! My husband and I raised a family here. I enjoy: the quiet peacefulness, the spaciousness, the lack of bustle, few neighbors, the wildlife enjoying our backyard, the darkness of night, little traffic, the calmness.. I appreciate Eagle for what it is. I grew up in a suburb and have no desire to live in that environment ever again.
212	The rural environment, focus on farming, natural resources and open space.
213	The fact that the township vision is to protect our rural land and protect the township from unreasonable growth too fast.
214	Rural character, low density, quiet, relatively clean environment, friendly people, low crime, low traffic, dark skies at night.
215	Laidback country life
216	The community

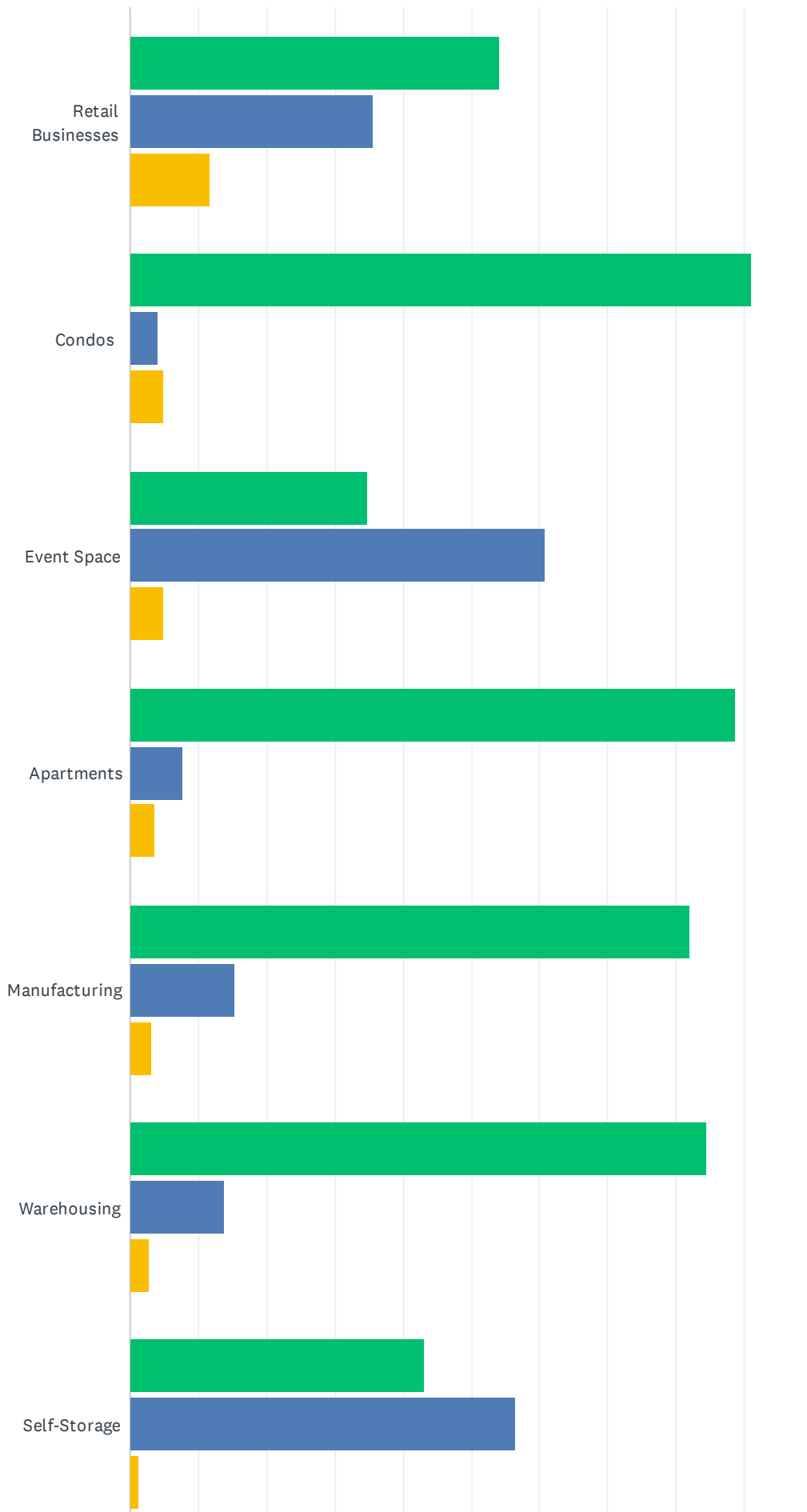


Q11 This is the area around the Village of Eagle and the I-96 Eagle exit. Please check all of the uses of land you feel are appropriate in this area:

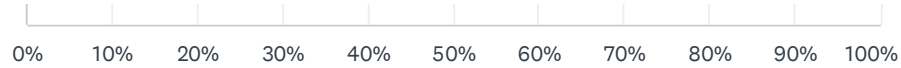
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Eagle Township Public Engagement Survey



Eagle Township Public Engagement Survey

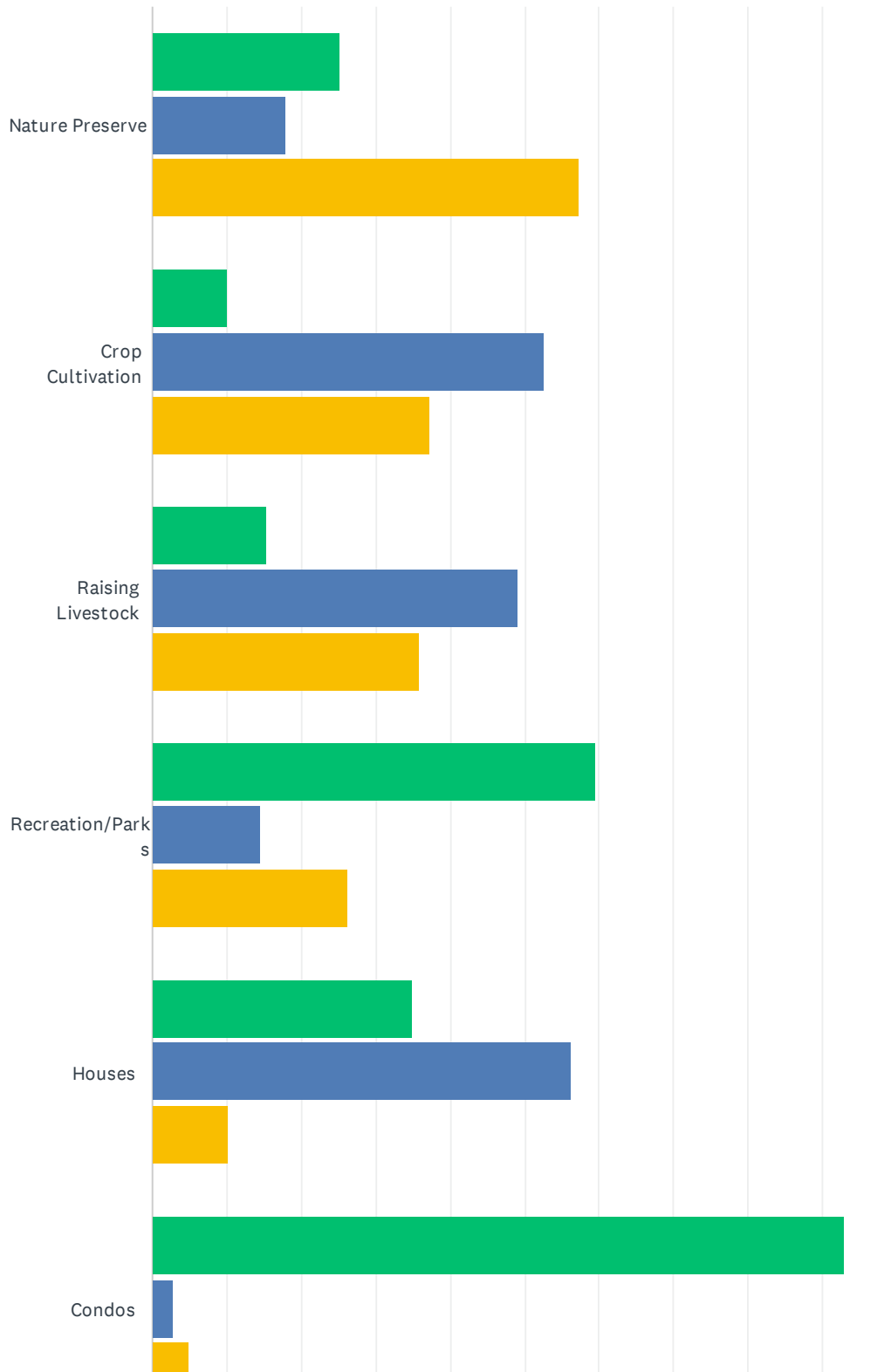


■ Not Neede...
 ■ Exists, but ...
 ■ More is Ne...

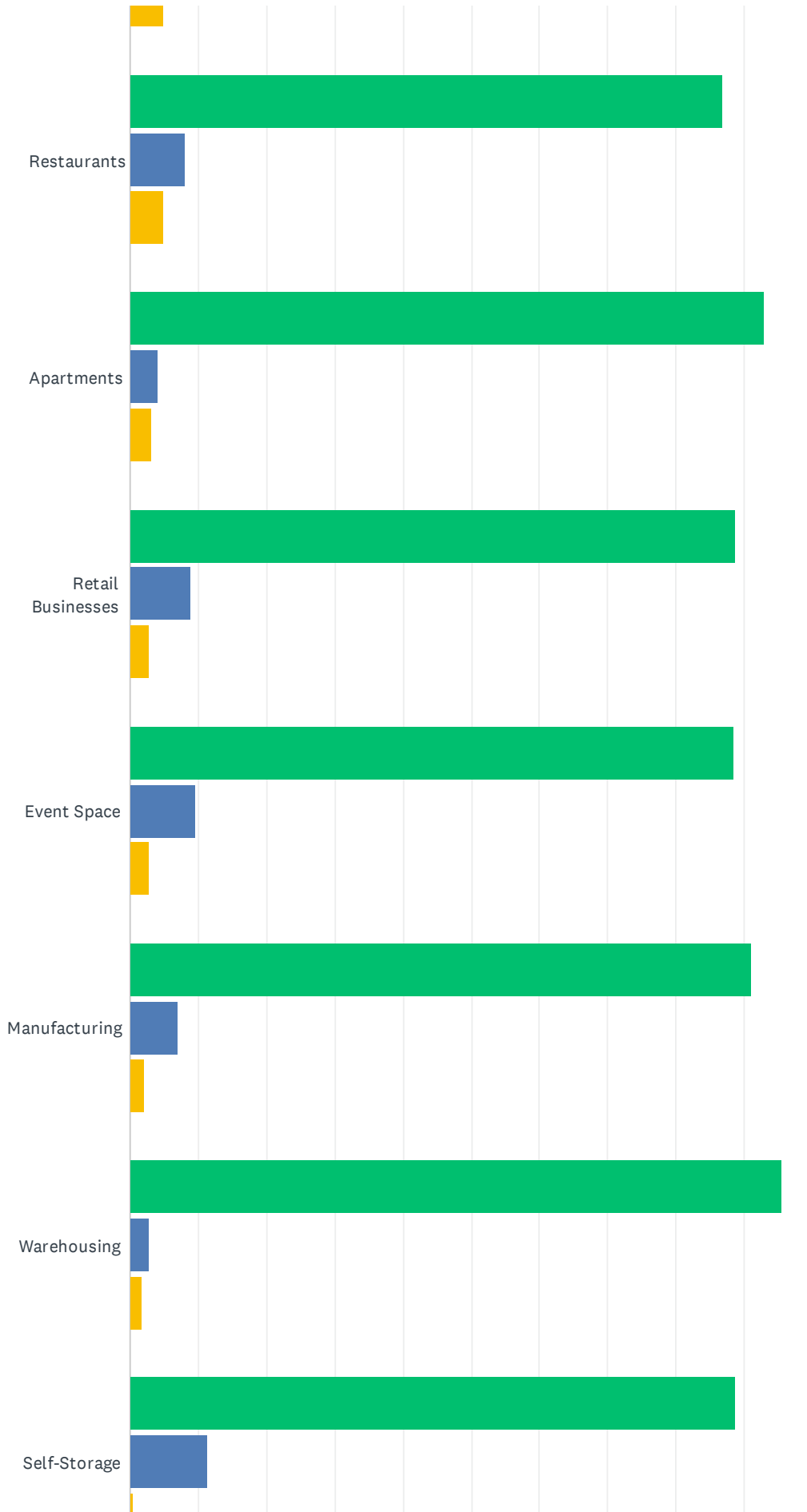
	NOT NEEDED HERE	EXISTS, BUT NO MORE IS NEEDED	MORE IS NEEDED	TOTAL RESPONDENTS
Nature Preserve	24.44% 55	20.89% 47	55.56% 125	225
Crop Cultivation	10.45% 23	48.64% 107	42.27% 93	220
Raising Livestock	17.57% 39	42.79% 95	40.09% 89	222
Recreation/Parks	25.33% 58	53.28% 122	22.71% 52	229
Restaurants	37.89% 86	46.70% 106	16.74% 38	227
Houses	24.89% 55	64.71% 143	13.57% 30	221
Retail Businesses	54.05% 120	35.59% 79	11.71% 26	222
Condos	91.07% 204	4.02% 9	4.91% 11	224
Event Space	34.82% 78	60.71% 136	4.91% 11	224
Apartments	88.79% 198	7.62% 17	3.59% 8	223
Manufacturing	82.06% 183	15.25% 34	3.14% 7	223
Warehousing	84.38% 189	13.84% 31	2.68% 6	224
Self-Storage	43.11% 97	56.44% 127	1.33% 3	225

Q12 This is the area north of the I-96 Eagle exit and also includes the Looking Glass River. Please check all of the uses of land you feel are appropriate in this area:

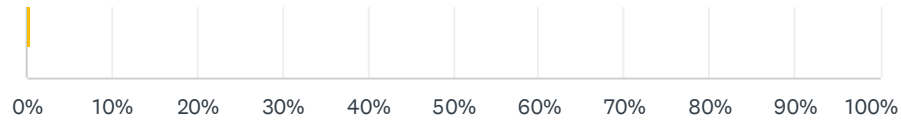
Answered: 231 Skipped: 26



Eagle Township Public Engagement Survey



Eagle Township Public Engagement Survey

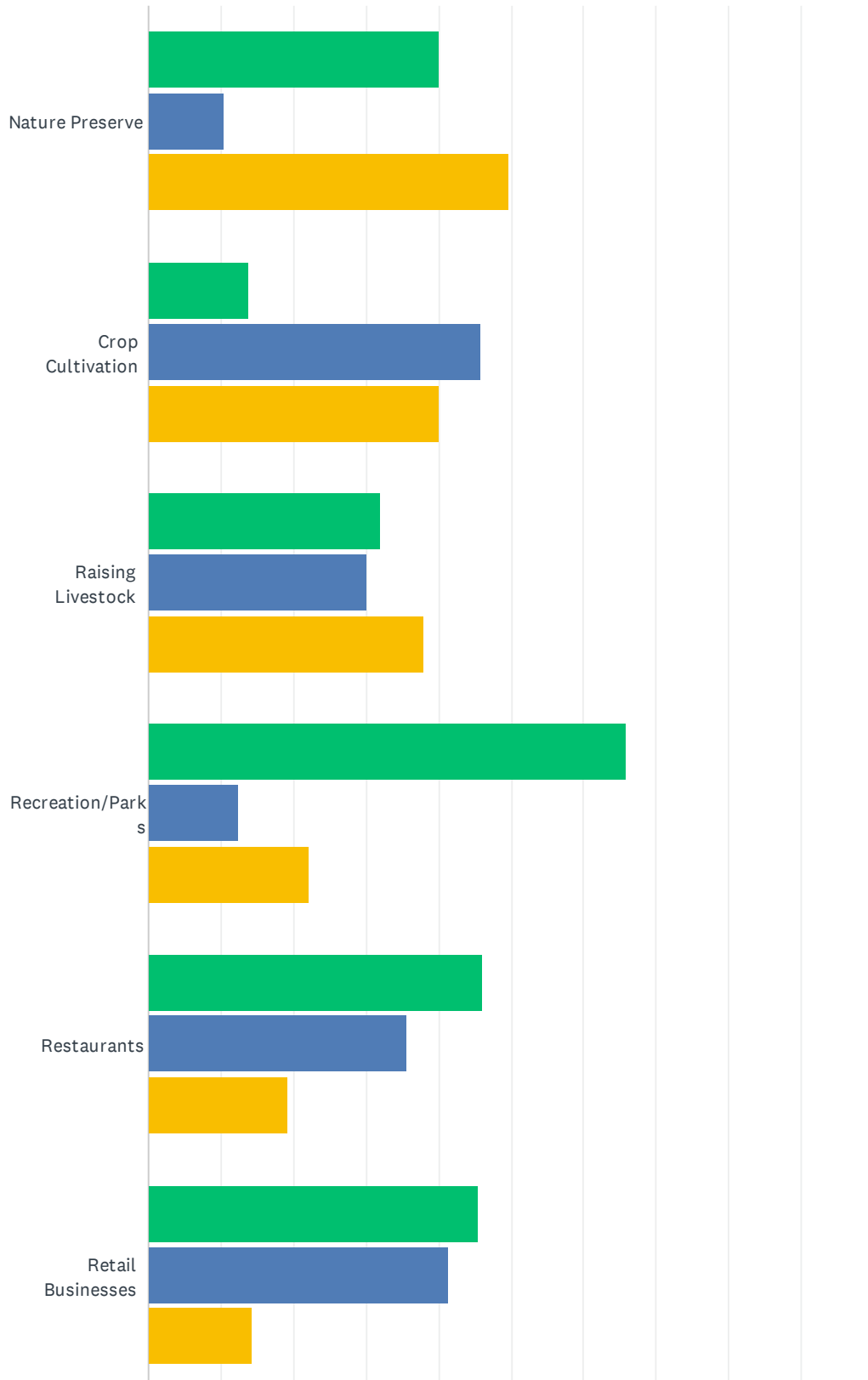


■ Not Neede...
 ■ Exists, but ...
 ■ More is Ne...

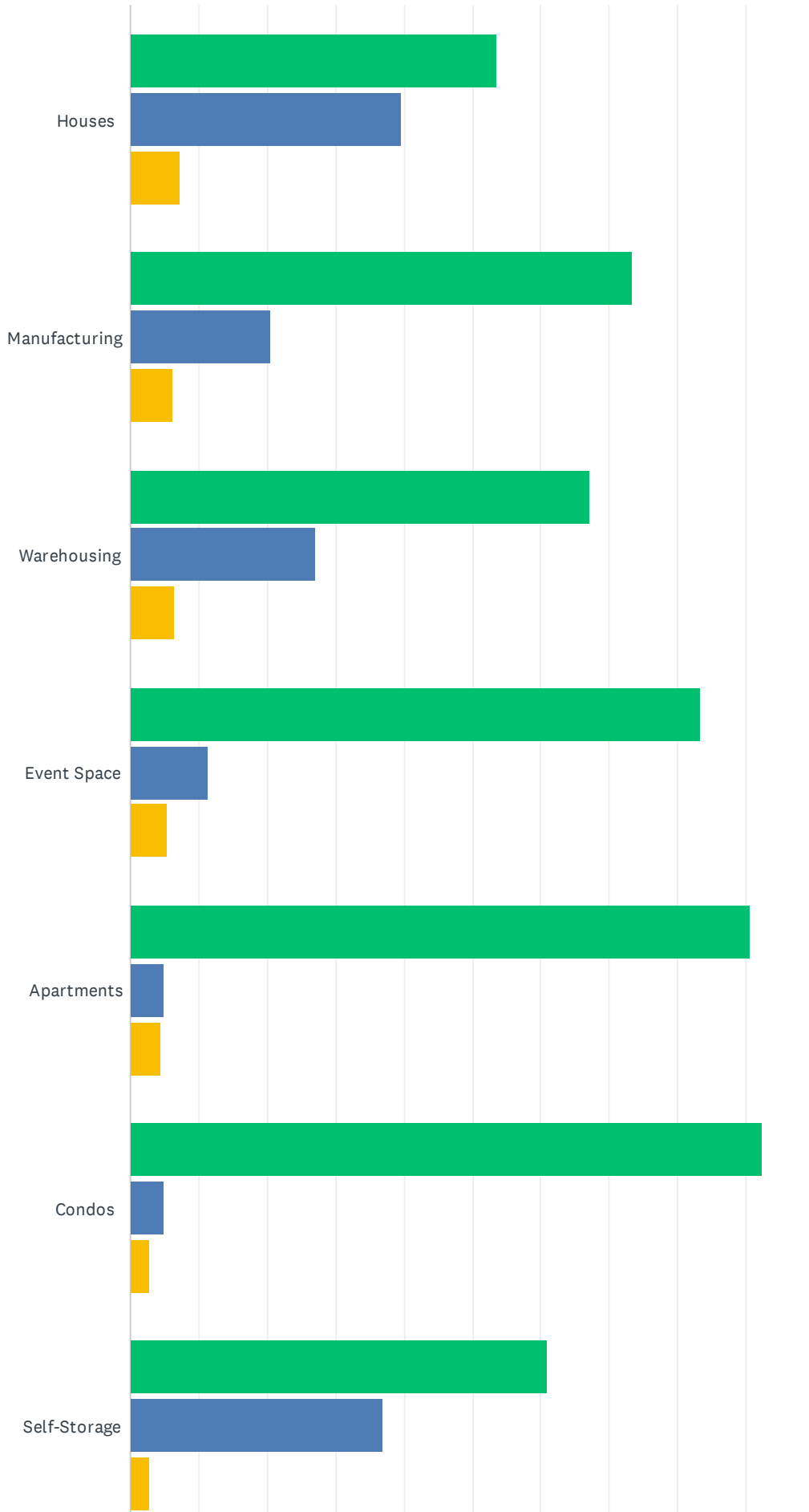
	NOT NEEDED HERE	EXISTS, BUT NO MORE IS NEEDED	MORE IS NEEDED	TOTAL RESPONDENTS
Nature Preserve	25.11% 56	17.94% 40	57.40% 128	223
Crop Cultivation	10.00% 22	52.73% 116	37.27% 82	220
Raising Livestock	15.45% 34	49.09% 108	35.91% 79	220
Recreation/Parks	59.46% 132	14.41% 32	26.13% 58	222
Houses	34.96% 79	56.19% 127	10.18% 23	226
Condos	92.89% 209	2.67% 6	4.89% 11	225
Restaurants	86.82% 191	8.18% 18	5.00% 11	220
Apartments	92.86% 208	4.02% 9	3.13% 7	224
Retail Businesses	88.79% 198	8.97% 20	2.69% 6	223
Event Space	88.53% 193	9.63% 21	2.75% 6	218
Manufacturing	91.11% 205	7.11% 16	2.22% 5	225
Warehousing	95.54% 214	2.68% 6	1.79% 4	224
Self-Storage	88.79% 198	11.21% 25	0.45% 1	223

Q13 This is the area immediately around the I-96 Grand Ledge exit.
Please check all of the uses of land you feel are appropriate in this area:

Answered: 229 Skipped: 28



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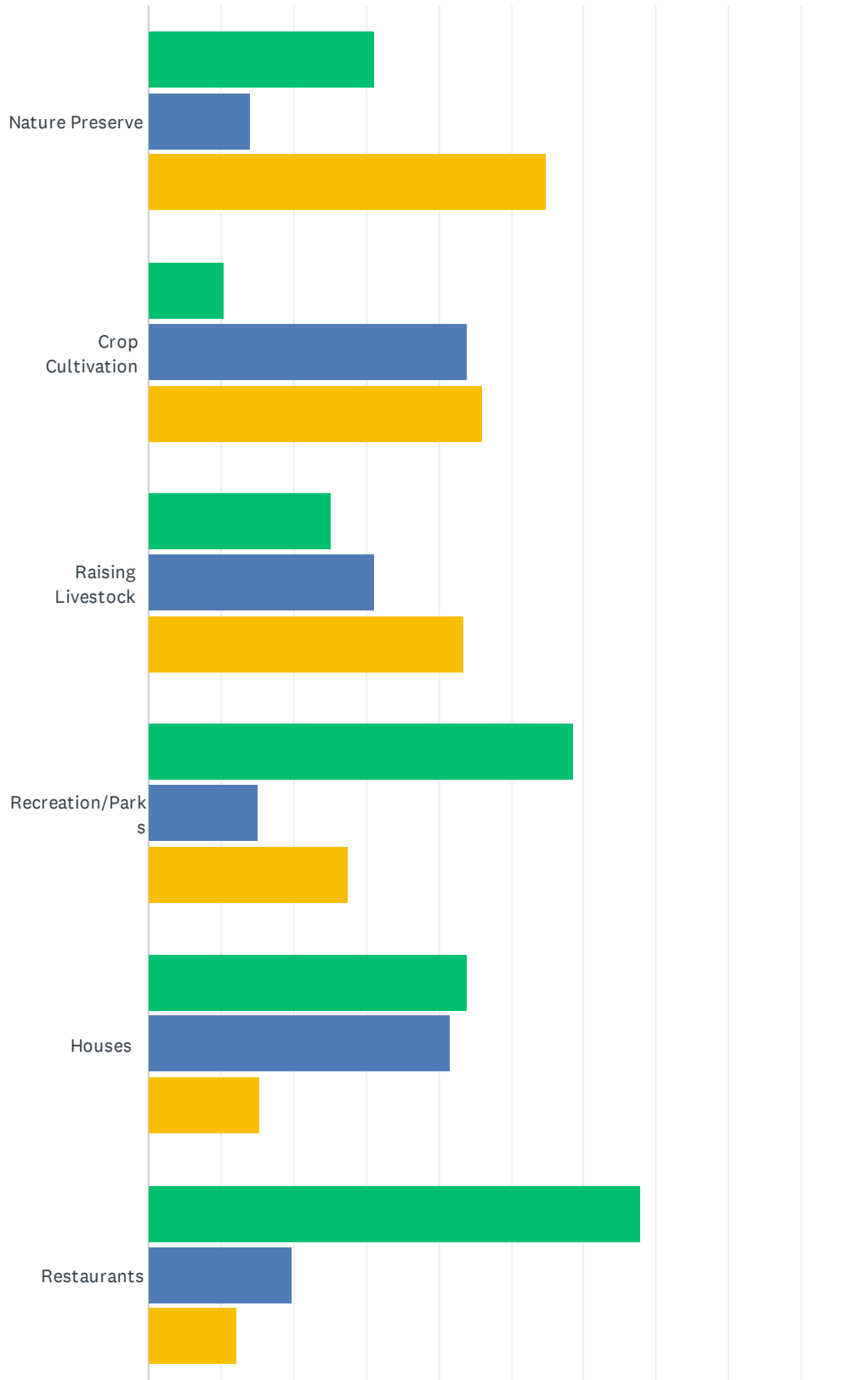


■ Not Neede...
 ■ Exists, but ...
 ■ More is Ne...

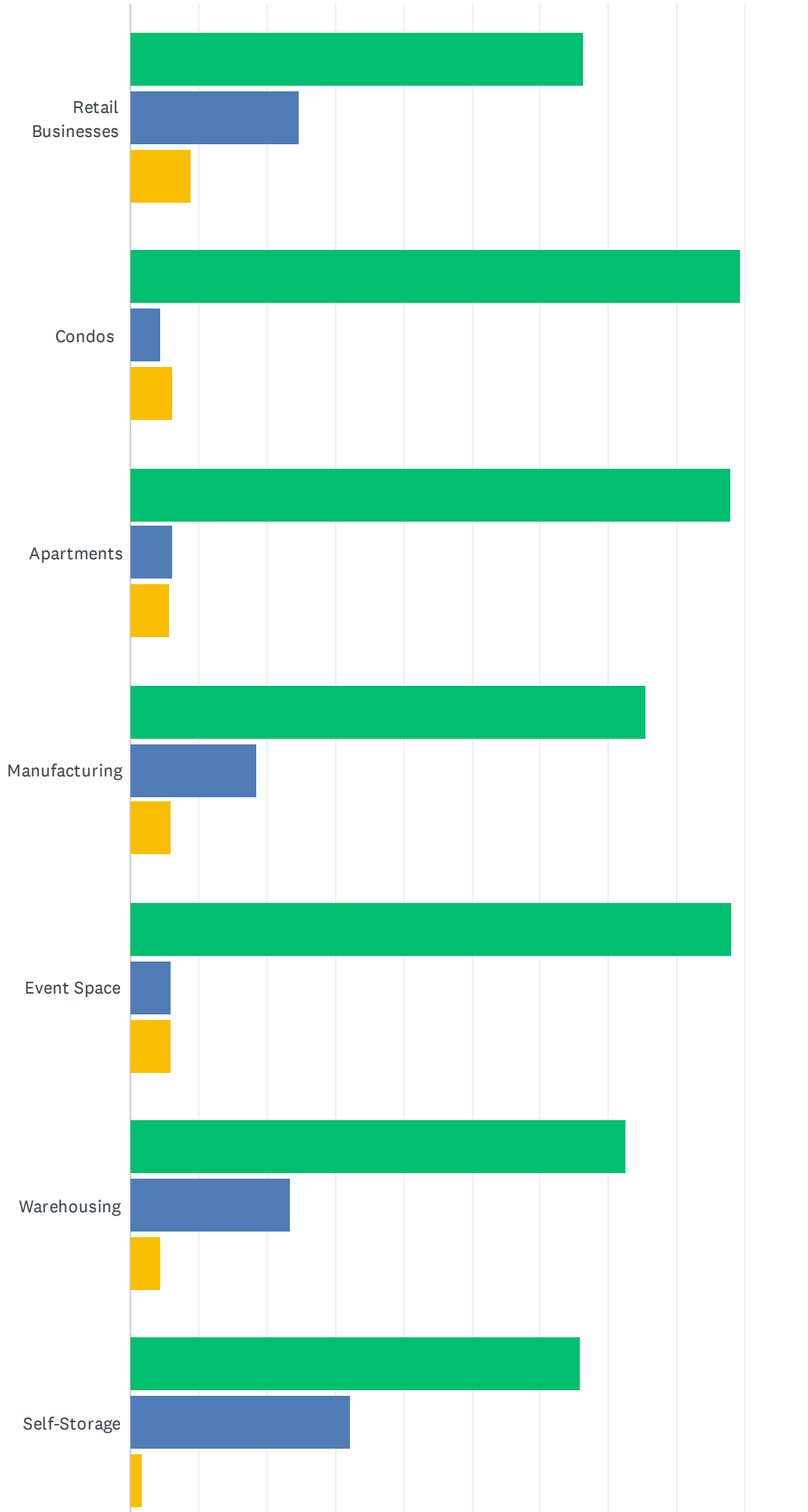
	NOT NEEDED HERE	EXISTS, BUT NO MORE IS NEEDED	MORE IS NEEDED	TOTAL RESPONDENTS
Nature Preserve	40.18% 88	10.50% 23	49.77% 109	219
Crop Cultivation	13.96% 31	45.95% 102	40.09% 89	222
Raising Livestock	31.96% 70	30.14% 66	37.90% 83	219
Recreation/Parks	65.91% 145	12.27% 27	22.27% 49	220
Restaurants	45.98% 103	35.71% 80	19.20% 43	224
Retail Businesses	45.33% 102	41.33% 93	14.22% 32	225
Houses	53.60% 119	39.64% 88	7.21% 16	222
Manufacturing	73.33% 165	20.44% 46	6.22% 14	225
Warehousing	67.12% 149	27.03% 60	6.31% 14	222
Event Space	83.41% 186	11.21% 25	5.38% 12	223
Apartments	90.63% 203	4.91% 11	4.46% 10	224
Condos	92.38% 206	4.93% 11	2.69% 6	223
Self-Storage	60.91% 134	36.82% 81	2.73% 6	220

Q14 This is the land along M-100 between I-96 and Grand Ledge. Please check all of the uses of land you feel are appropriate in this area:

Answered: 228 Skipped: 29



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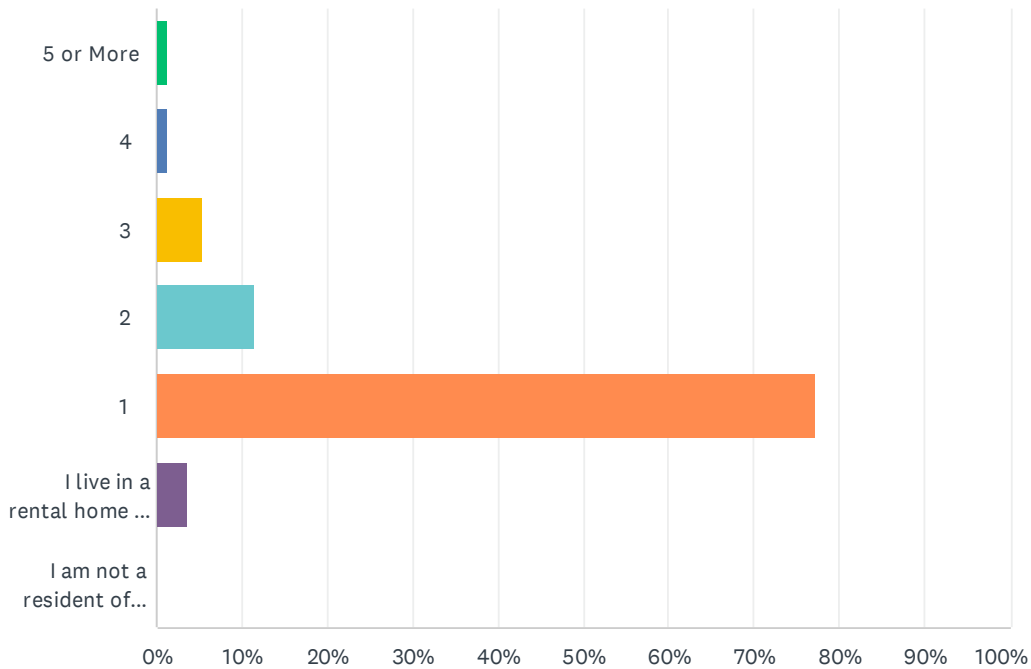


■ Not Neede...
 ■ Exists, but ...
 ■ More is Ne...

	NOT NEEDED HERE	EXISTS, BUT NO MORE IS NEEDED	MORE IS NEEDED	TOTAL RESPONDENTS
Nature Preserve	31.05% 68	14.16% 31	54.79% 120	219
Crop Cultivation	10.41% 23	43.89% 97	46.15% 102	221
Raising Livestock	25.23% 55	31.19% 68	43.58% 95	218
Recreation/Parks	58.72% 128	15.14% 33	27.52% 60	218
Houses	43.89% 97	41.63% 92	15.38% 34	221
Restaurants	67.87% 150	19.91% 44	12.22% 27	221
Retail Businesses	66.22% 147	24.77% 55	9.01% 20	222
Condos	89.24% 199	4.48% 10	6.28% 14	223
Apartments	87.89% 196	6.28% 14	5.83% 13	223
Manufacturing	75.45% 166	18.64% 41	5.91% 13	220
Event Space	88.07% 192	5.96% 13	5.96% 13	218
Warehousing	72.40% 160	23.53% 52	4.52% 10	221
Self-Storage	65.92% 147	32.29% 72	1.79% 4	223

Q15 How many properties do you own in Eagle Township? (Note: If you report owning property on this question, you will see a series of questions asking about your property. You will be asked to answer those questions for each property you own, individually). If you do not report owning property, those questions will automatically be skipped).

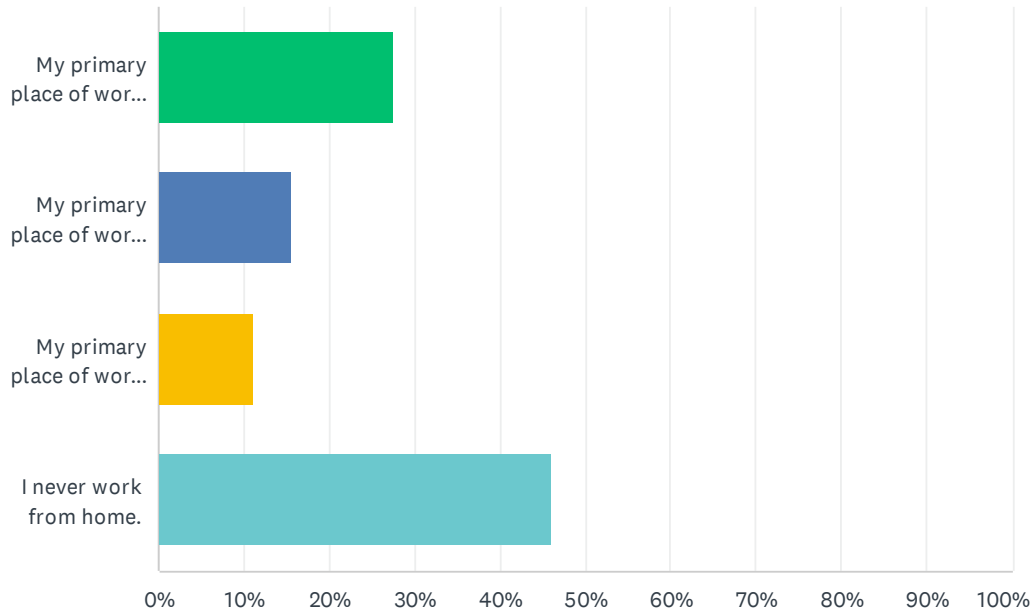
Answered: 227 Skipped: 30



ANSWER CHOICES	RESPONSES
5 or More	1.32% 3
4	1.32% 3
3	5.29% 12
2	11.45% 26
1	77.09% 175
I live in a rental home in Eagle Township	3.52% 8
I am not a resident of Eagle Township	0.00% 0
TOTAL	227

Q16 Do you work from home?

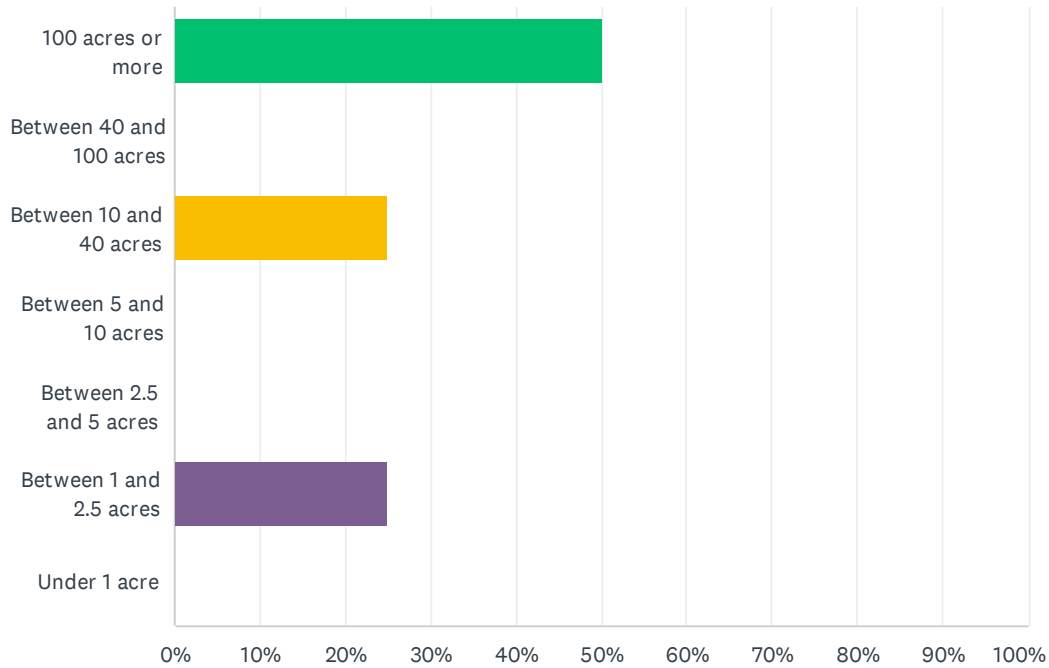
Answered: 226 Skipped: 31



ANSWER CHOICES	RESPONSES	
My primary place of work is my home, or land that I own adjacent to my home.	27.43%	62
My primary place of work is not my home, but I work from home frequently.	15.49%	35
My primary place of work is not my home, but I work from home sometimes.	11.06%	25
I never work from home.	46.02%	104
TOTAL		226

Q17 How large is your property?

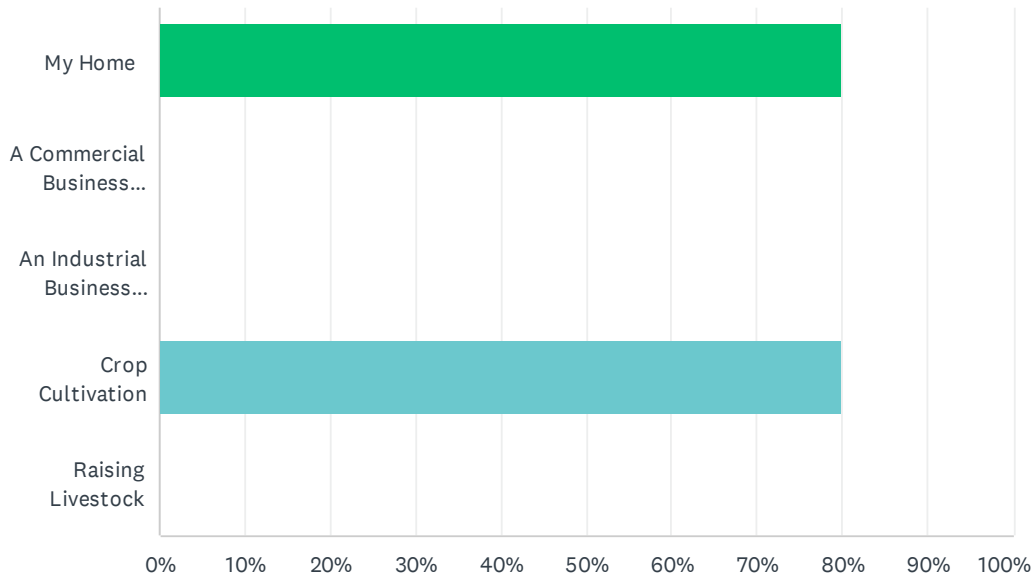
Answered: 4 Skipped: 253



ANSWER CHOICES	RESPONSES	
100 acres or more	50.00%	2
Between 40 and 100 acres	0.00%	0
Between 10 and 40 acres	25.00%	1
Between 5 and 10 acres	0.00%	0
Between 2.5 and 5 acres	0.00%	0
Between 1 and 2.5 acres	25.00%	1
Under 1 acre	0.00%	0
TOTAL		4

Q18 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

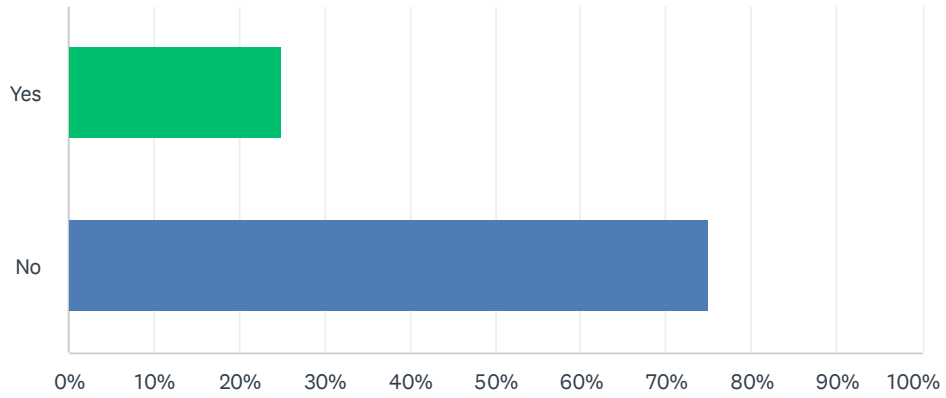
Answered: 5 Skipped: 252



ANSWER CHOICES	RESPONSES	
My Home	80.00%	4
A Commercial Business (retail, restaurant, etc)	0.00%	0
An Industrial Business (manufacturing, warehousing, etc)	0.00%	0
Crop Cultivation	80.00%	4
Raising Livestock	0.00%	0
Total Respondents: 5		

Q19 Do you have any desire to split your property into smaller parcels?

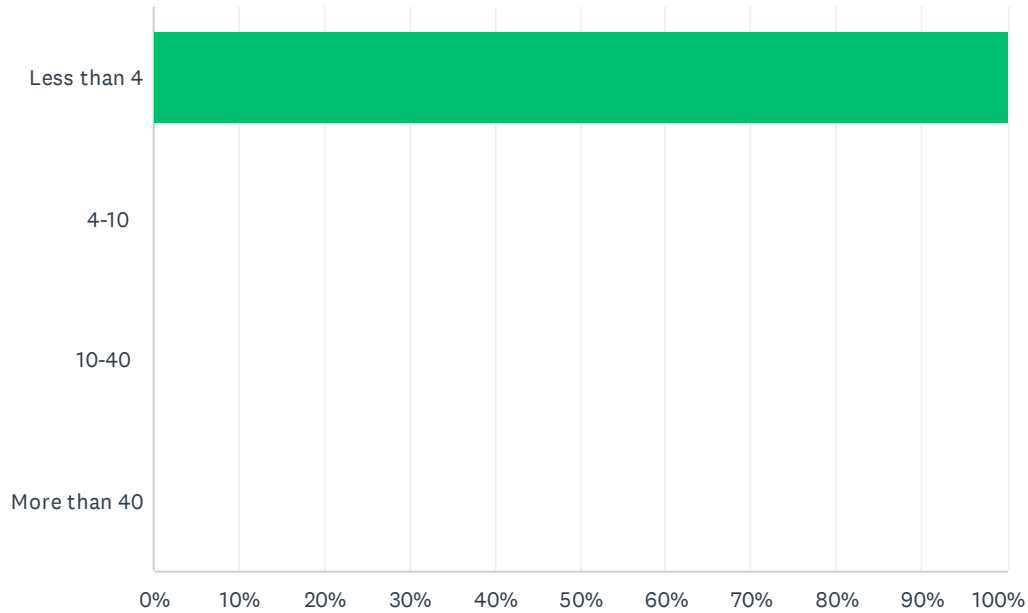
Answered: 4 Skipped: 253



ANSWER CHOICES	RESPONSES	
Yes	25.00%	1
No	75.00%	3
TOTAL		4

Q20 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

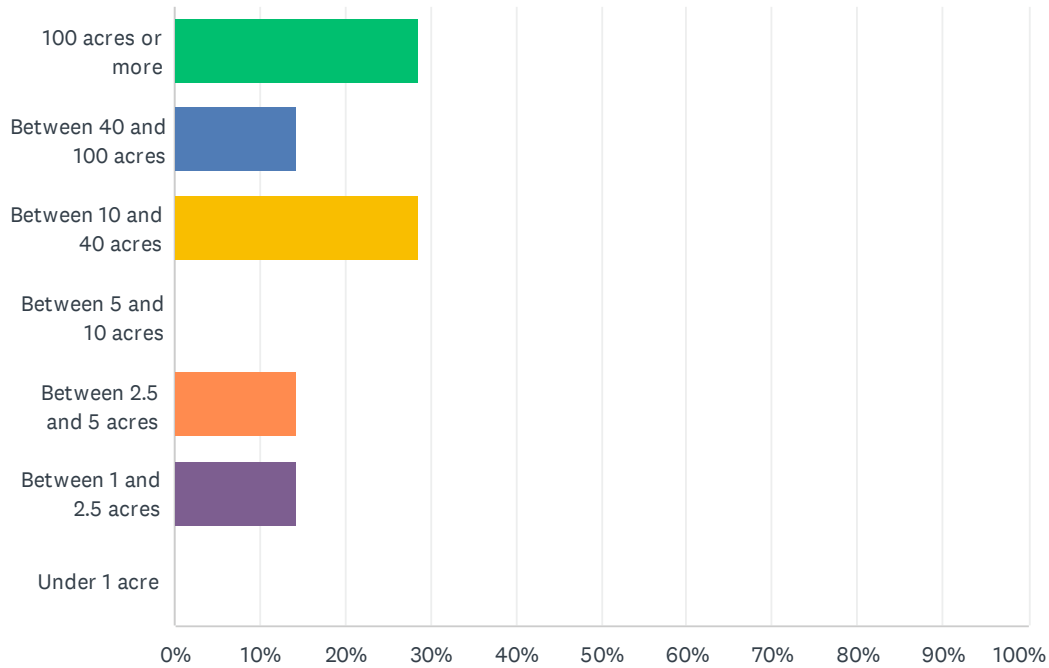
Answered: 3 Skipped: 254



ANSWER CHOICES	RESPONSES	
Less than 4	100.00%	3
4-10	0.00%	0
10-40	0.00%	0
More than 40	0.00%	0
TOTAL		3

Q21 How large is your property?

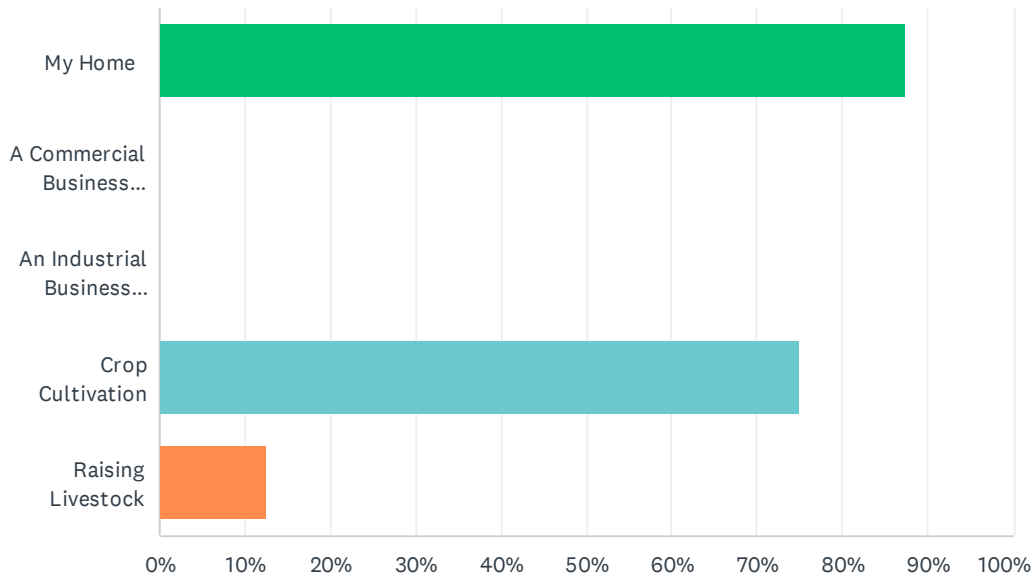
Answered: 7 Skipped: 250



ANSWER CHOICES	RESPONSES	
100 acres or more	28.57%	2
Between 40 and 100 acres	14.29%	1
Between 10 and 40 acres	28.57%	2
Between 5 and 10 acres	0.00%	0
Between 2.5 and 5 acres	14.29%	1
Between 1 and 2.5 acres	14.29%	1
Under 1 acre	0.00%	0
TOTAL		7

Q22 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

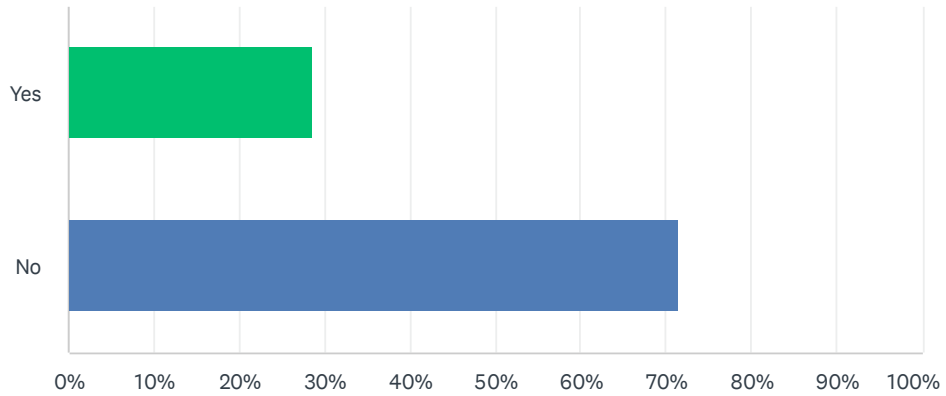
Answered: 8 Skipped: 249



ANSWER CHOICES	RESPONSES	
My Home	87.50%	7
A Commercial Business (retail, restaurant, etc)	0.00%	0
An Industrial Business (manufacturing, warehousing, etc)	0.00%	0
Crop Cultivation	75.00%	6
Raising Livestock	12.50%	1
Total Respondents: 8		

Q23 Do you have any desire to split your property into smaller parcels?

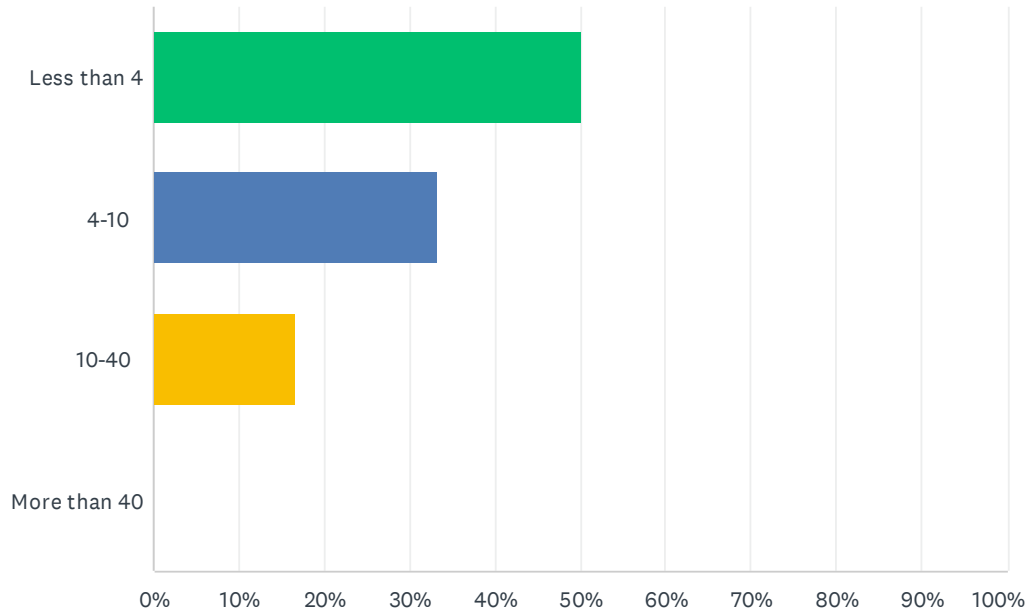
Answered: 7 Skipped: 250



ANSWER CHOICES	RESPONSES	
Yes	28.57%	2
No	71.43%	5
TOTAL		7

Q24 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

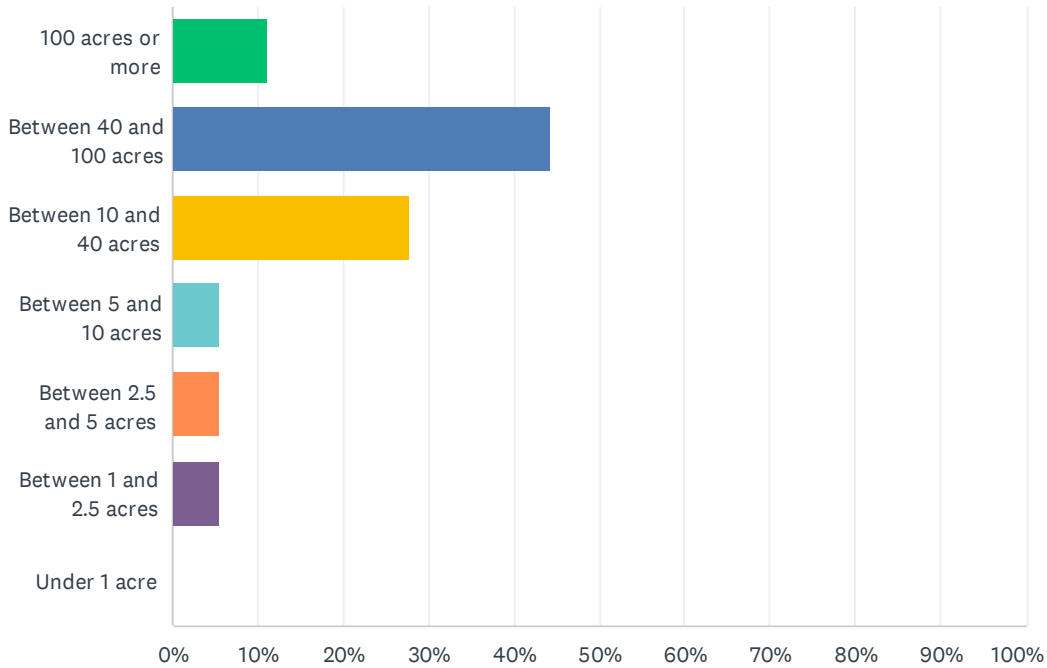
Answered: 6 Skipped: 251



ANSWER CHOICES	RESPONSES	
Less than 4	50.00%	3
4-10	33.33%	2
10-40	16.67%	1
More than 40	0.00%	0
TOTAL		6

Q25 How large is your property?

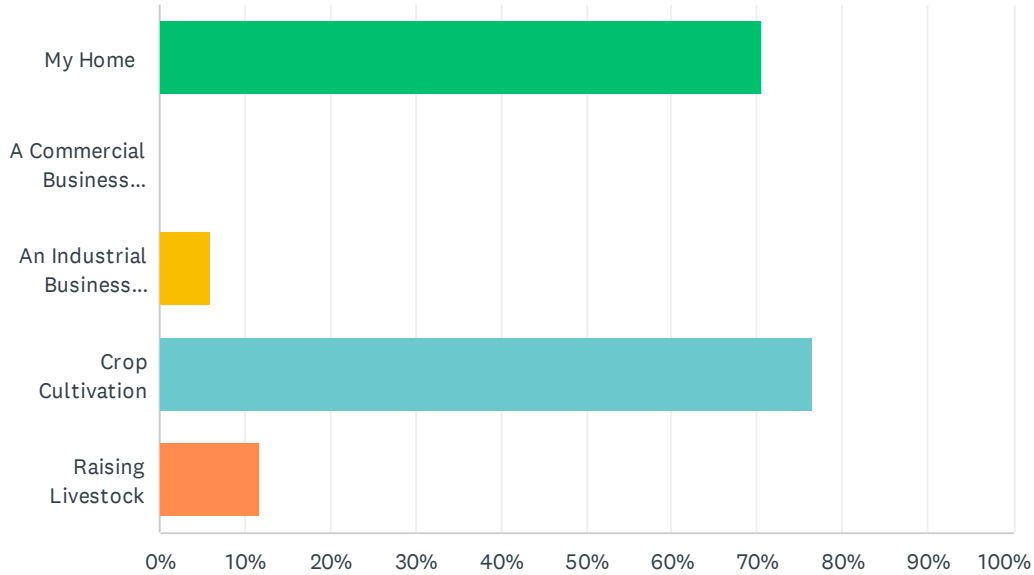
Answered: 18 Skipped: 239



ANSWER CHOICES	RESPONSES	
100 acres or more	11.11%	2
Between 40 and 100 acres	44.44%	8
Between 10 and 40 acres	27.78%	5
Between 5 and 10 acres	5.56%	1
Between 2.5 and 5 acres	5.56%	1
Between 1 and 2.5 acres	5.56%	1
Under 1 acre	0.00%	0
TOTAL		18

Q26 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

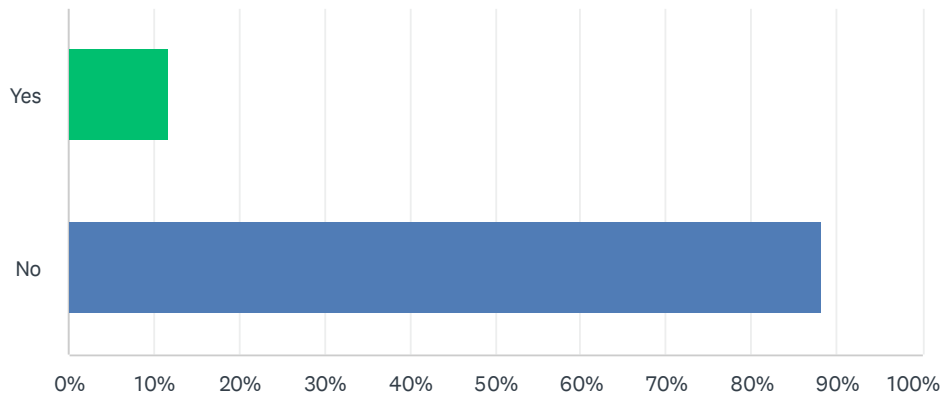
Answered: 17 Skipped: 240



ANSWER CHOICES	RESPONSES	
My Home	70.59%	12
A Commercial Business (retail, restaurant, etc)	0.00%	0
An Industrial Business (manufacturing, warehousing, etc)	5.88%	1
Crop Cultivation	76.47%	13
Raising Livestock	11.76%	2
Total Respondents: 17		

Q27 Do you have any desire to split your property into smaller parcels?

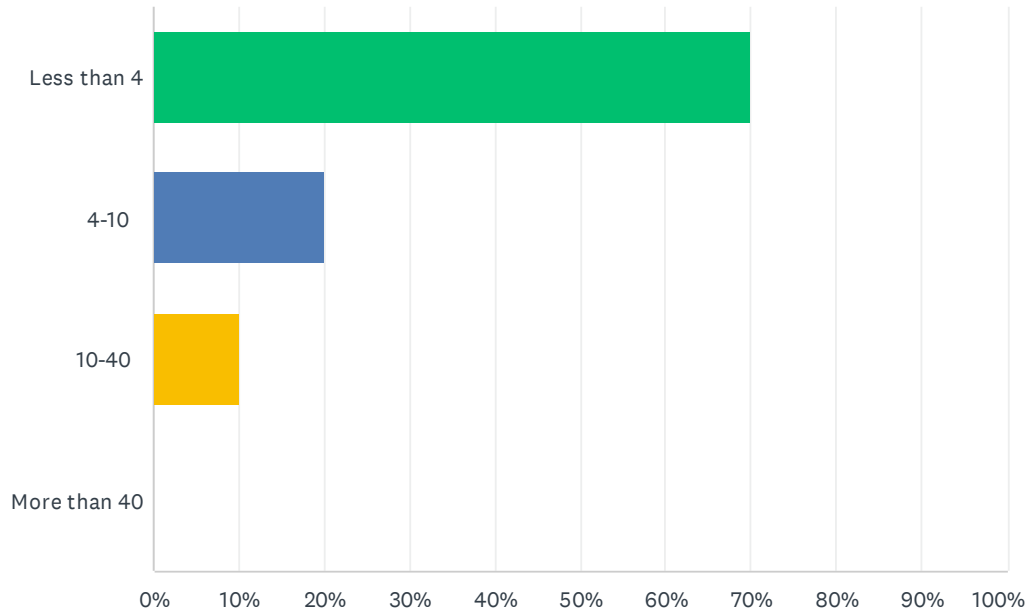
Answered: 17 Skipped: 240



ANSWER CHOICES	RESPONSES
Yes	11.76% 2
No	88.24% 15
TOTAL	17

Q28 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

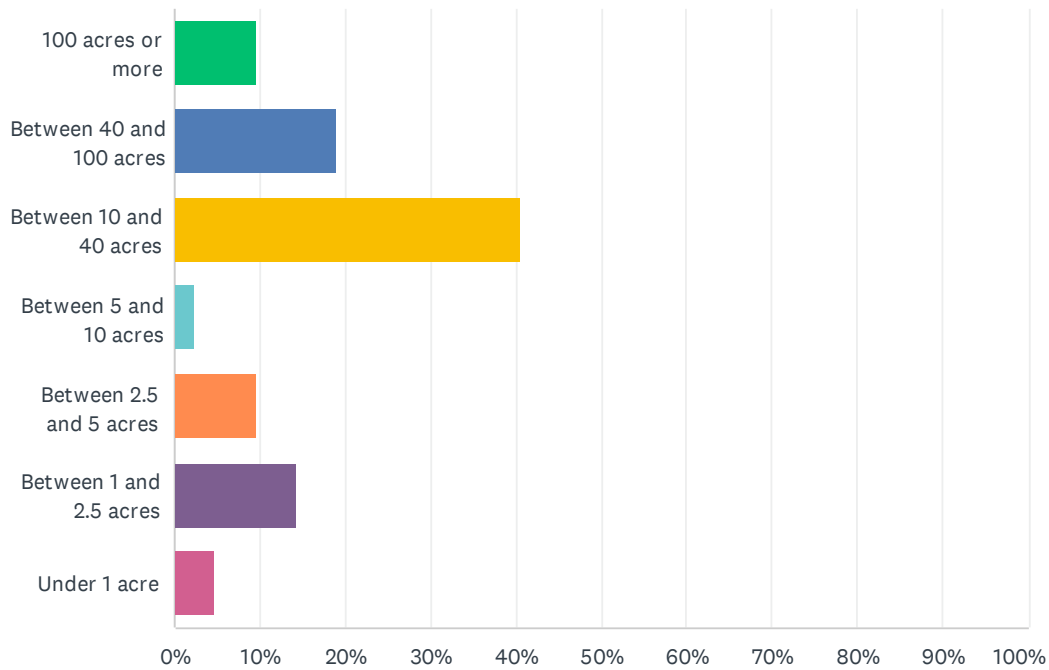
Answered: 10 Skipped: 247



ANSWER CHOICES	RESPONSES	
Less than 4	70.00%	7
4-10	20.00%	2
10-40	10.00%	1
More than 40	0.00%	0
TOTAL		10

Q29 How large is your property?

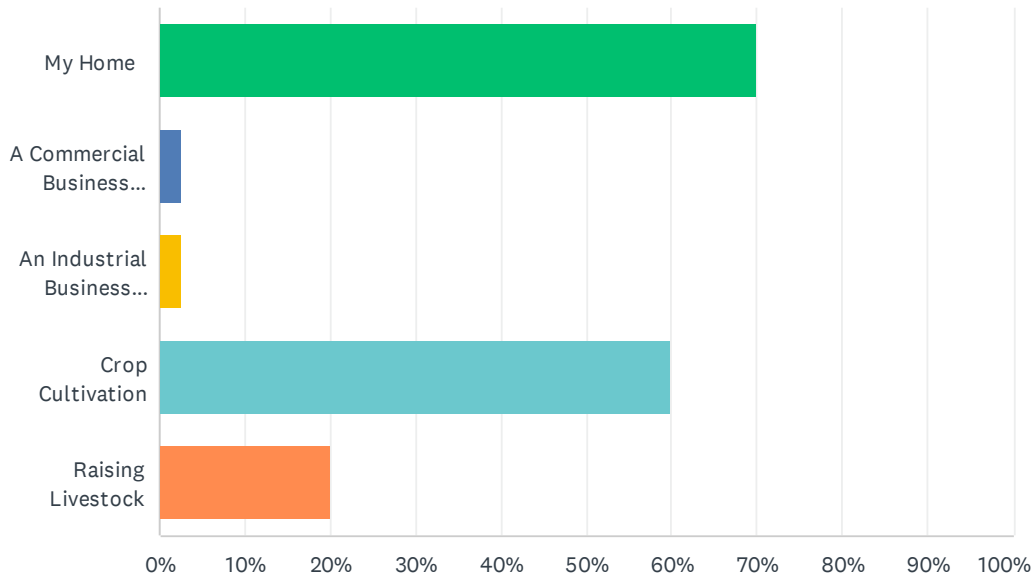
Answered: 42 Skipped: 215



ANSWER CHOICES	RESPONSES
100 acres or more	9.52% 4
Between 40 and 100 acres	19.05% 8
Between 10 and 40 acres	40.48% 17
Between 5 and 10 acres	2.38% 1
Between 2.5 and 5 acres	9.52% 4
Between 1 and 2.5 acres	14.29% 6
Under 1 acre	4.76% 2
TOTAL	42

Q30 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

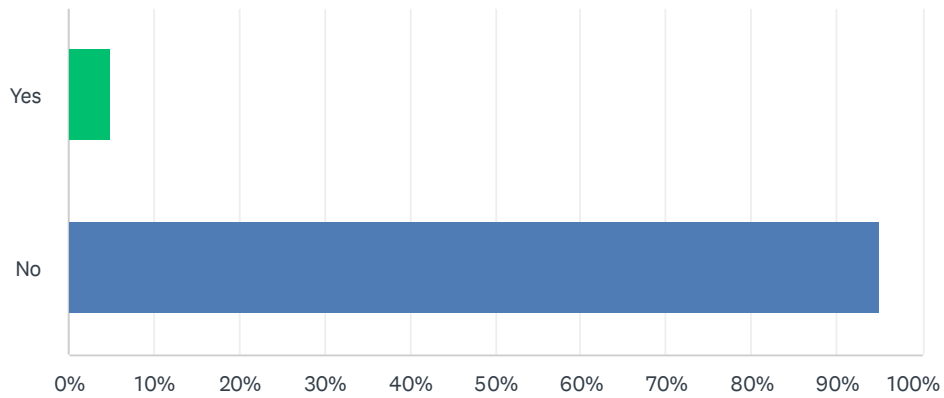
Answered: 40 Skipped: 217



ANSWER CHOICES	RESPONSES	
My Home	70.00%	28
A Commercial Business (retail, restaurant, etc)	2.50%	1
An Industrial Business (manufacturing, warehousing, etc)	2.50%	1
Crop Cultivation	60.00%	24
Raising Livestock	20.00%	8
Total Respondents: 40		

Q31 Do you have any desire to split your property into smaller parcels?

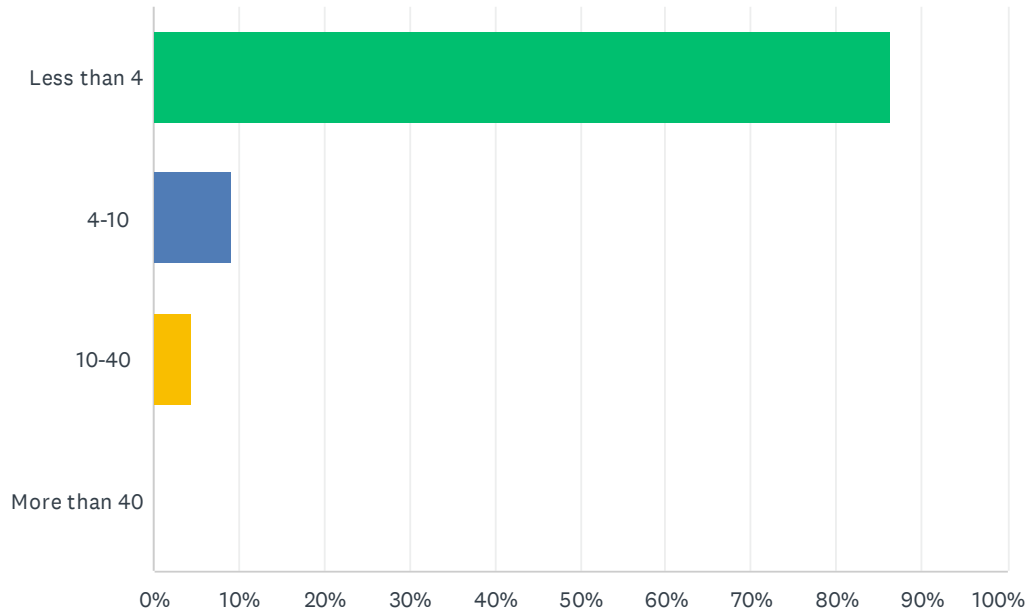
Answered: 41 Skipped: 216



ANSWER CHOICES	RESPONSES	
Yes	4.88%	2
No	95.12%	39
TOTAL		41

Q32 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

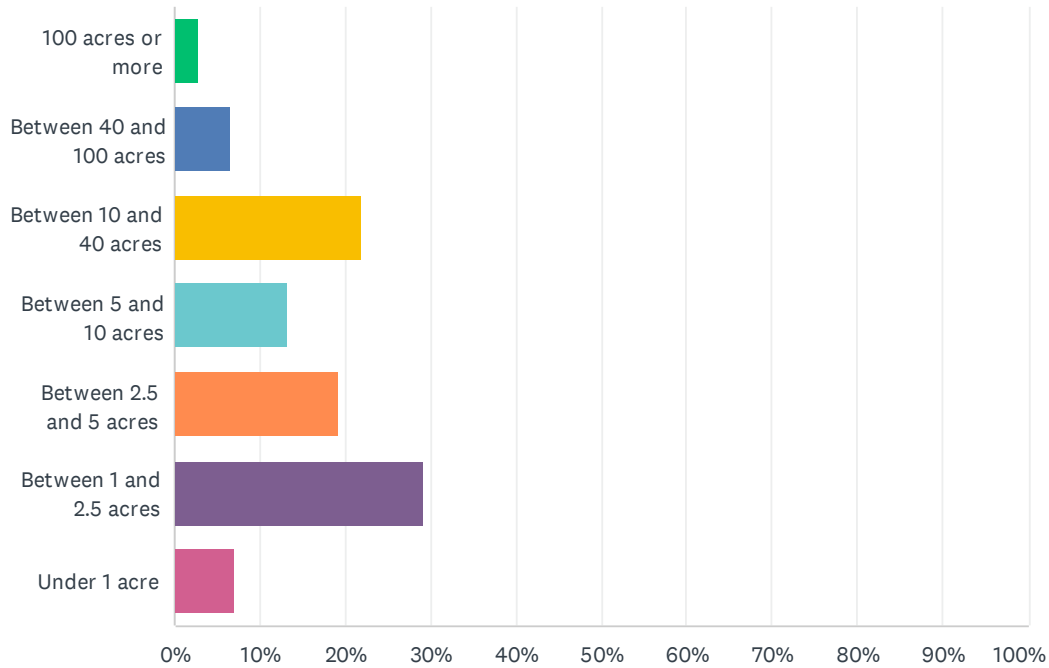
Answered: 22 Skipped: 235



ANSWER CHOICES	RESPONSES	
Less than 4	86.36%	19
4-10	9.09%	2
10-40	4.55%	1
More than 40	0.00%	0
TOTAL		22

Q33 How large is your property?

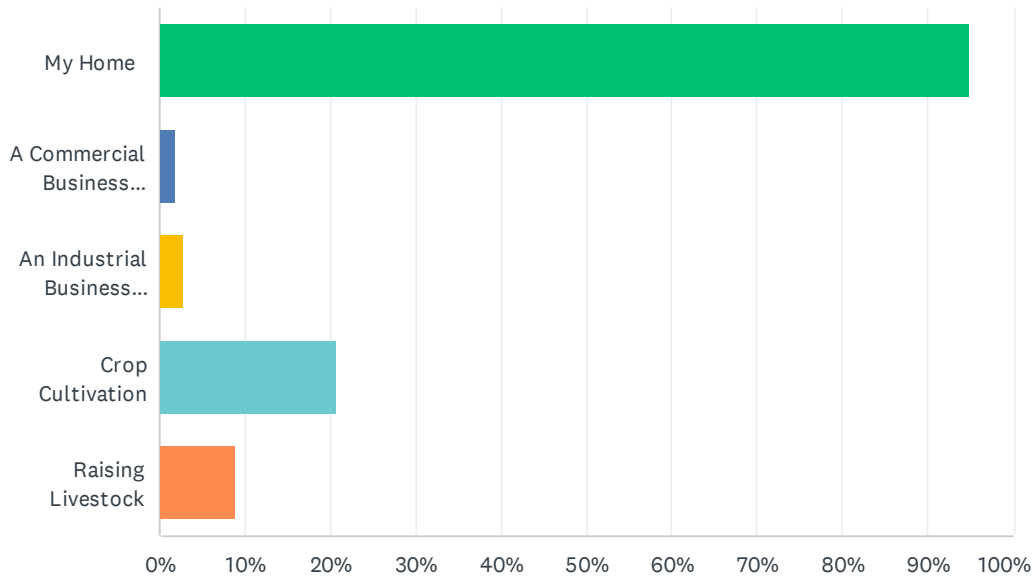
Answered: 213 Skipped: 44



ANSWER CHOICES	RESPONSES	
100 acres or more	2.82%	6
Between 40 and 100 acres	6.57%	14
Between 10 and 40 acres	22.07%	47
Between 5 and 10 acres	13.15%	28
Between 2.5 and 5 acres	19.25%	41
Between 1 and 2.5 acres	29.11%	62
Under 1 acre	7.04%	15
TOTAL		213

Q34 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

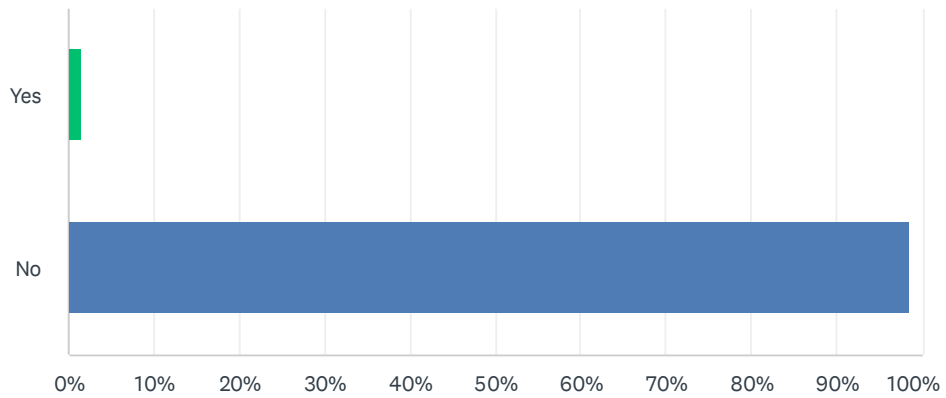
Answered: 212 Skipped: 45



ANSWER CHOICES	RESPONSES	
My Home	94.81%	201
A Commercial Business (retail, restaurant, etc)	1.89%	4
An Industrial Business (manufacturing, warehousing, etc)	2.83%	6
Crop Cultivation	20.75%	44
Raising Livestock	8.96%	19
Total Respondents: 212		

Q35 Do you have any desire to split your property into smaller parcels?

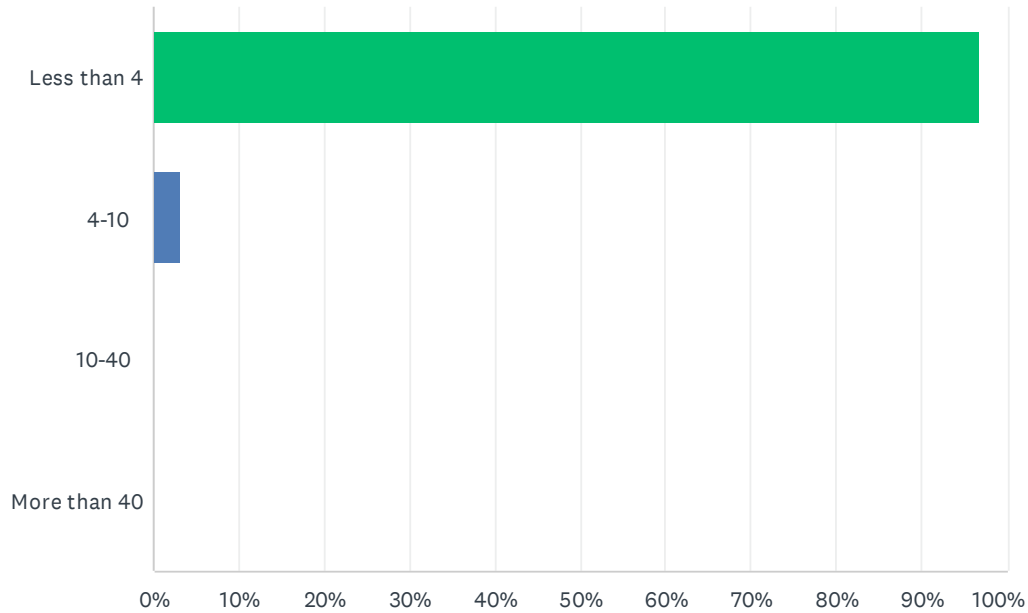
Answered: 211 Skipped: 46



ANSWER CHOICES	RESPONSES	
Yes	1.42%	3
No	98.58%	208
TOTAL		211

Q36 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

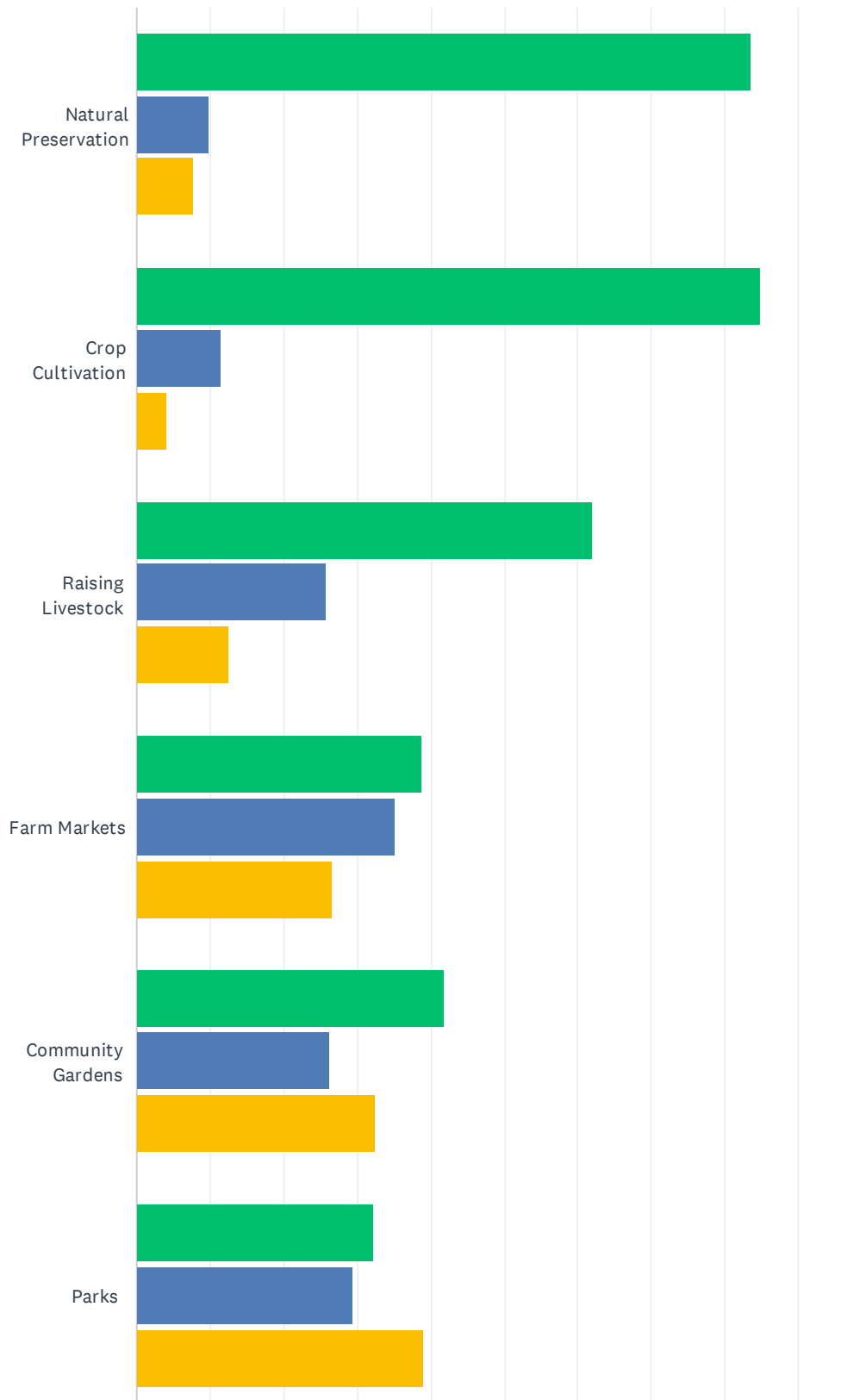
Answered: 94 Skipped: 163



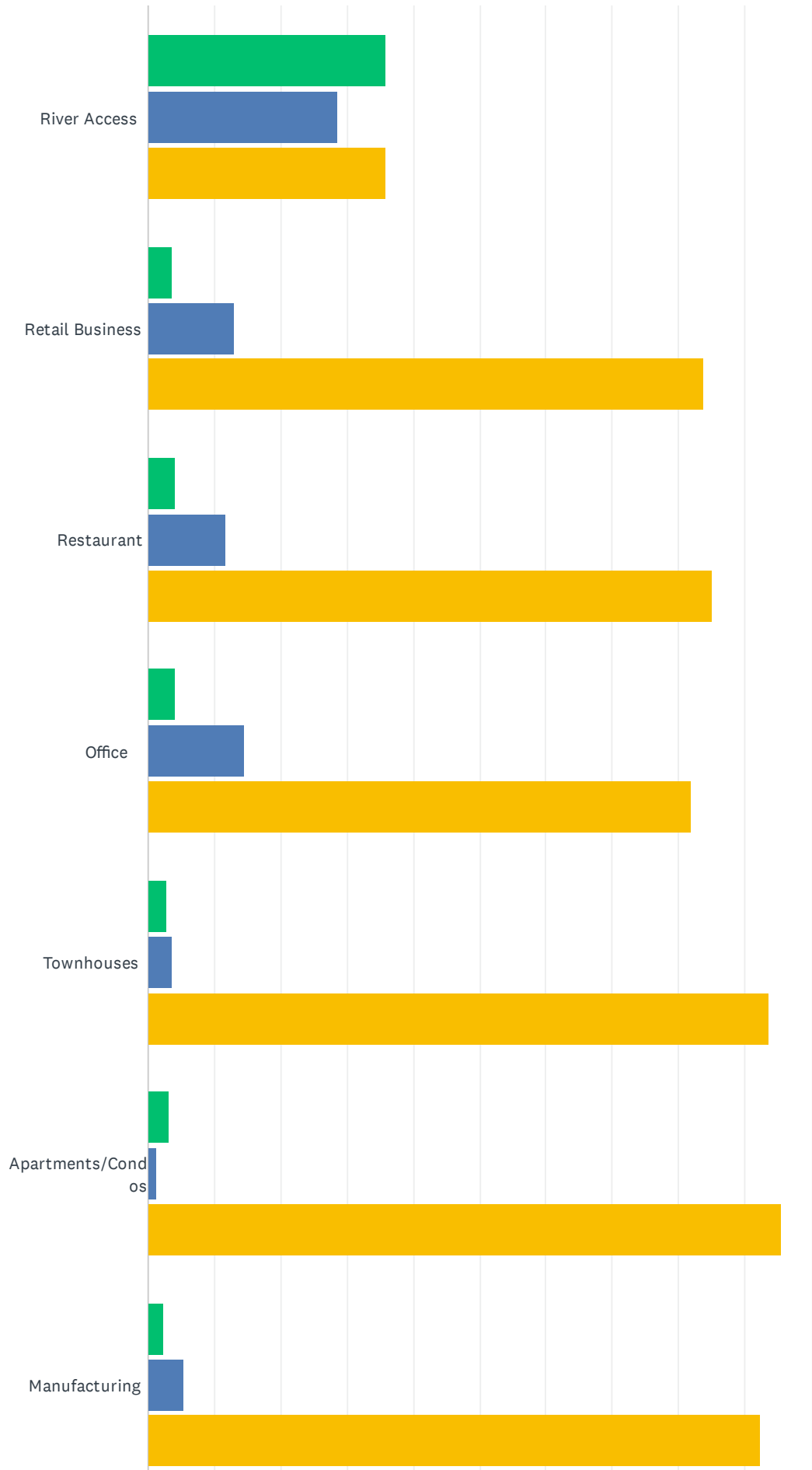
ANSWER CHOICES	RESPONSES	
Less than 4	96.81%	91
4-10	3.19%	3
10-40	0.00%	0
More than 40	0.00%	0
TOTAL		94

Q37 Would you approve of your neighbor using their land for the following purposes?

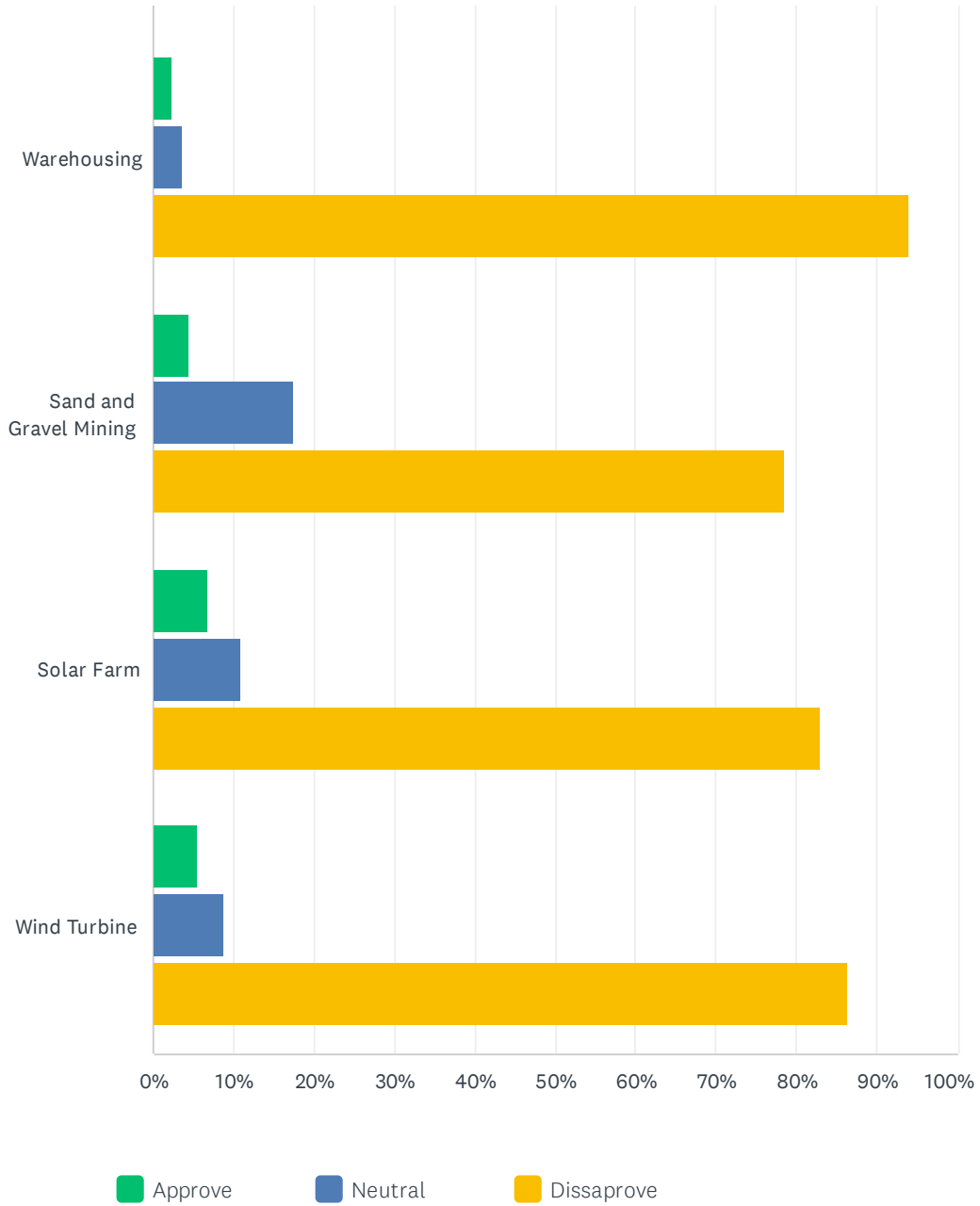
Answered: 226 Skipped: 31



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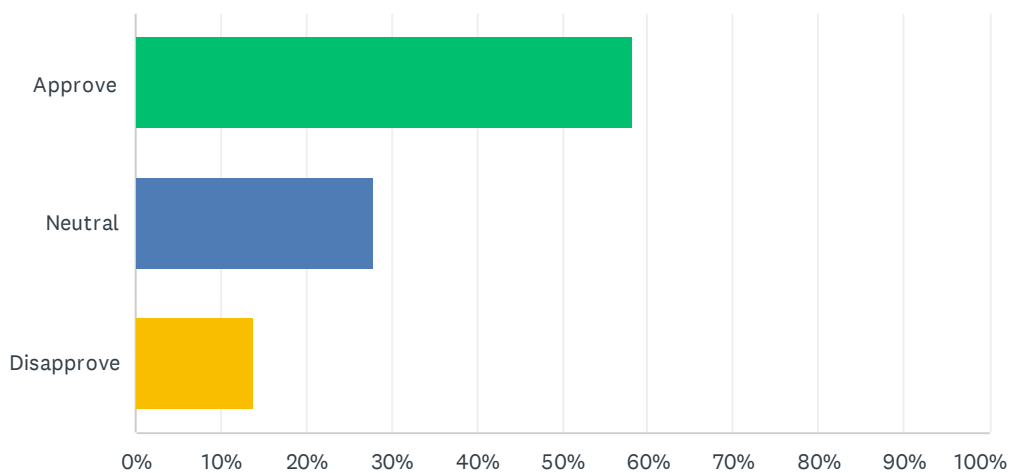


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	APPROVE	NEUTRAL	DISSAPROVE	TOTAL RESPONDENTS
Natural Preservation	83.48% 187	9.82% 22	7.59% 17	224
Crop Cultivation	84.82% 190	11.61% 26	4.02% 9	224
Raising Livestock	62.05% 139	25.89% 58	12.50% 28	224
Farm Markets	38.74% 86	35.14% 78	26.58% 59	222
Community Gardens	41.89% 93	26.13% 58	32.43% 72	222
Parks	32.13% 71	29.41% 65	38.91% 86	221
River Access	35.75% 79	28.51% 63	35.75% 79	221
Retail Business	3.60% 8	13.06% 29	83.78% 186	222
Restaurant	4.09% 9	11.82% 26	85.00% 187	220
Office	4.07% 9	14.48% 32	81.90% 181	221
Townhouses	2.70% 6	3.60% 8	93.69% 208	222
Apartments/Condos	3.15% 7	1.35% 3	95.50% 212	222
Manufacturing	2.25% 5	5.41% 12	92.34% 205	222
Warehousing	2.27% 5	3.64% 8	94.09% 207	220
Sand and Gravel Mining	4.48% 10	17.49% 39	78.48% 175	223
Solar Farm	6.76% 15	10.81% 24	82.88% 184	222
Wind Turbine	5.48% 12	8.68% 19	86.30% 189	219

Q38 Houses - 1 (or Less) per 40 Acres:

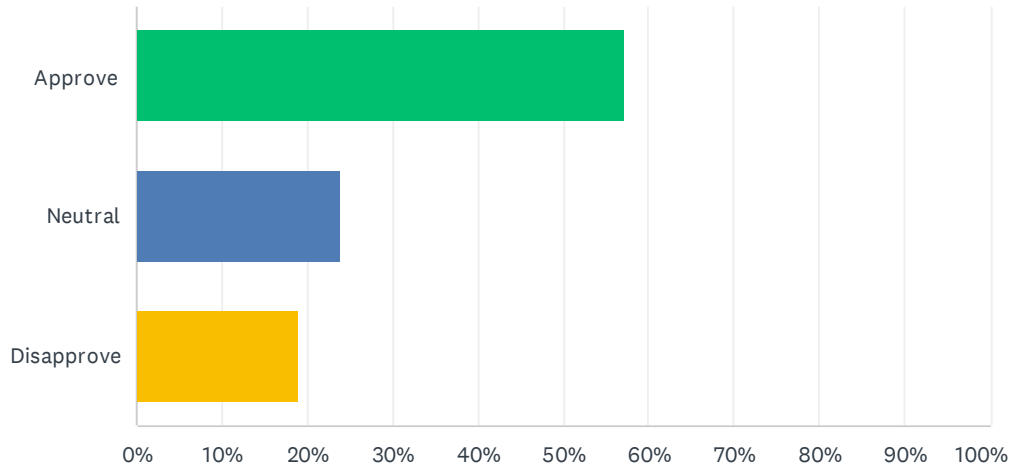
Answered: 222 Skipped: 35



ANSWER CHOICES	RESPONSES	
Approve	58.11%	129
Neutral	27.93%	62
Disapprove	13.96%	31
TOTAL		222

Q39 Houses –1 per 10 Acres:

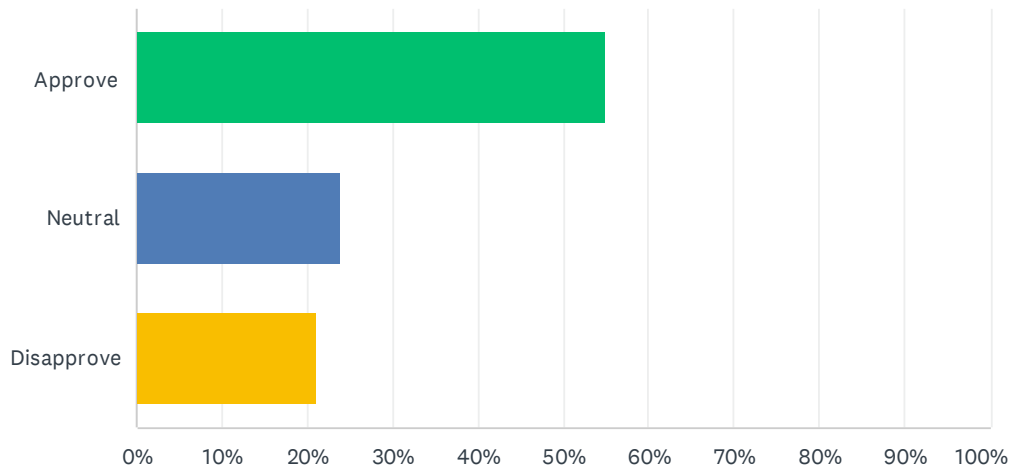
Answered: 222 Skipped: 35



ANSWER CHOICES	RESPONSES	
Approve	57.21%	127
Neutral	23.87%	53
Disapprove	18.92%	42
TOTAL		222

Q40 Houses – 1 per 10 Acres, but on 5 Acre Lots to Preserve Farmland

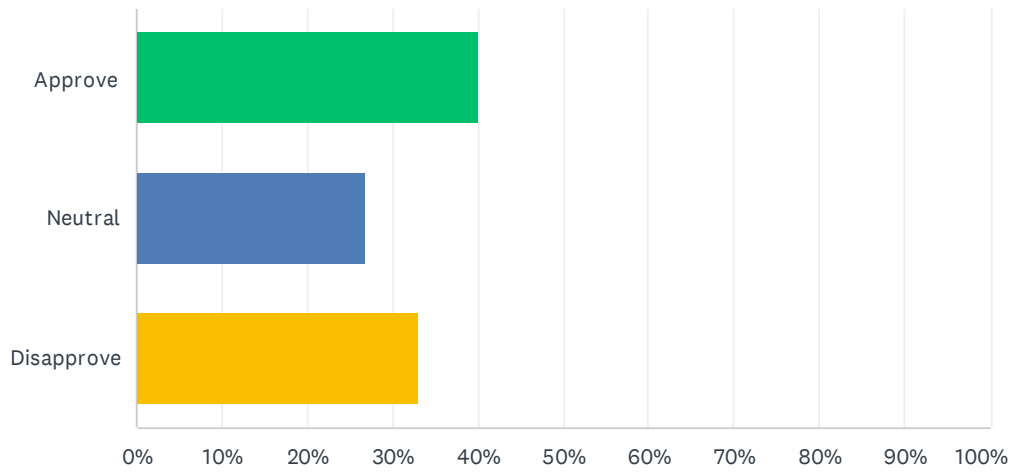
Answered: 222 Skipped: 35



ANSWER CHOICES	RESPONSES	
Approve	54.95%	122
Neutral	23.87%	53
Disapprove	21.17%	47
TOTAL		222

Q41 Houses –1 per 5 Acres:

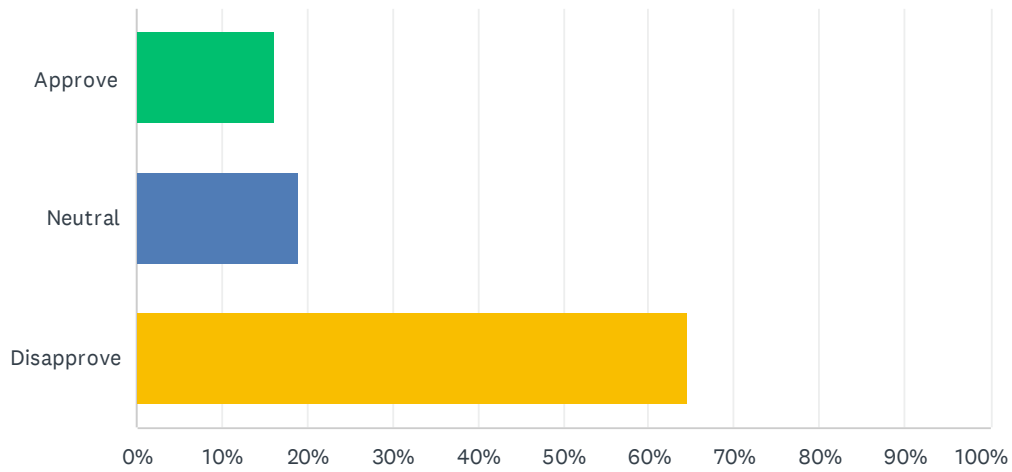
Answered: 224 Skipped: 33



ANSWER CHOICES	RESPONSES	
Approve	40.18%	90
Neutral	26.79%	60
Disapprove	33.04%	74
TOTAL		224

Q42 Houses –1 per 2 Acres:

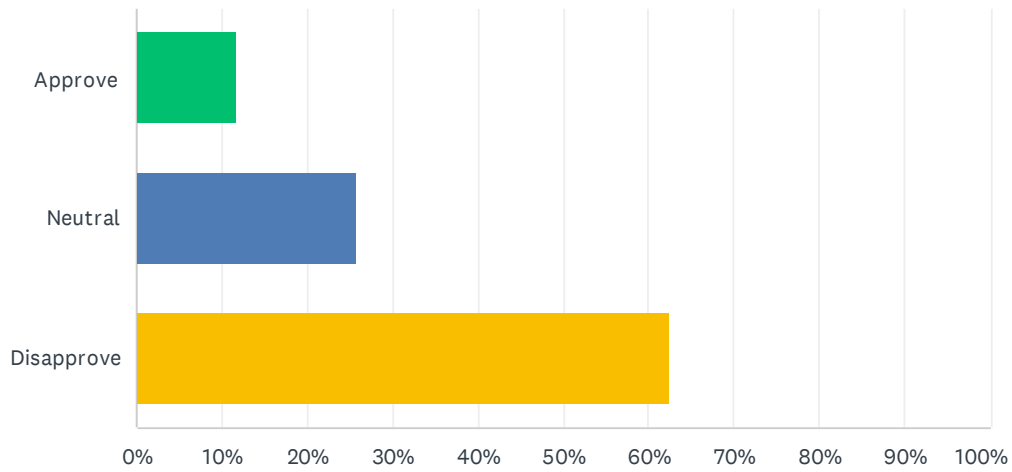
Answered: 221 Skipped: 36



ANSWER CHOICES	RESPONSES	
Approve	16.29%	36
Neutral	19.00%	42
Disapprove	64.71%	143
TOTAL		221

Q43 Houses –1 per 2 Acres, but on 1 Acre Lots to Preserve Farmland:

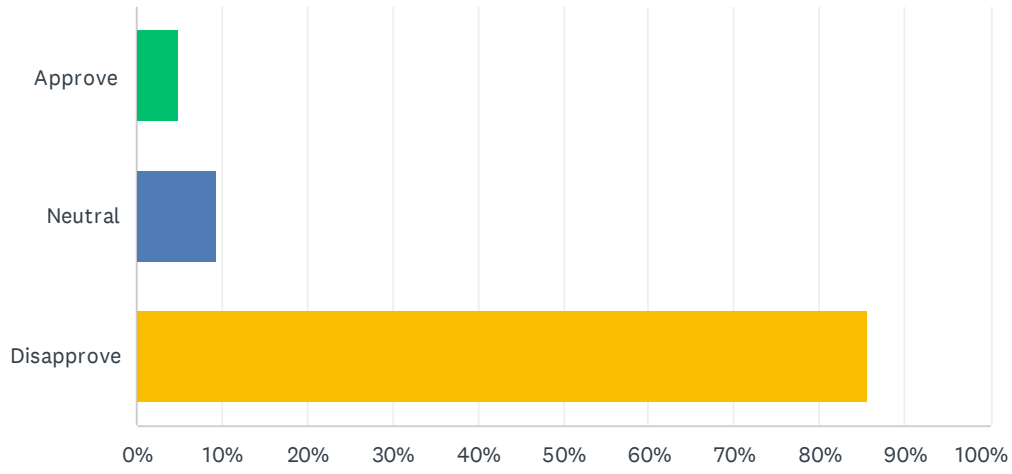
Answered: 221 Skipped: 36



ANSWER CHOICES	RESPONSES	
Approve	11.76%	26
Neutral	25.79%	57
Disapprove	62.44%	138
TOTAL		221

Q44 Houses –1 (or More) per Acre

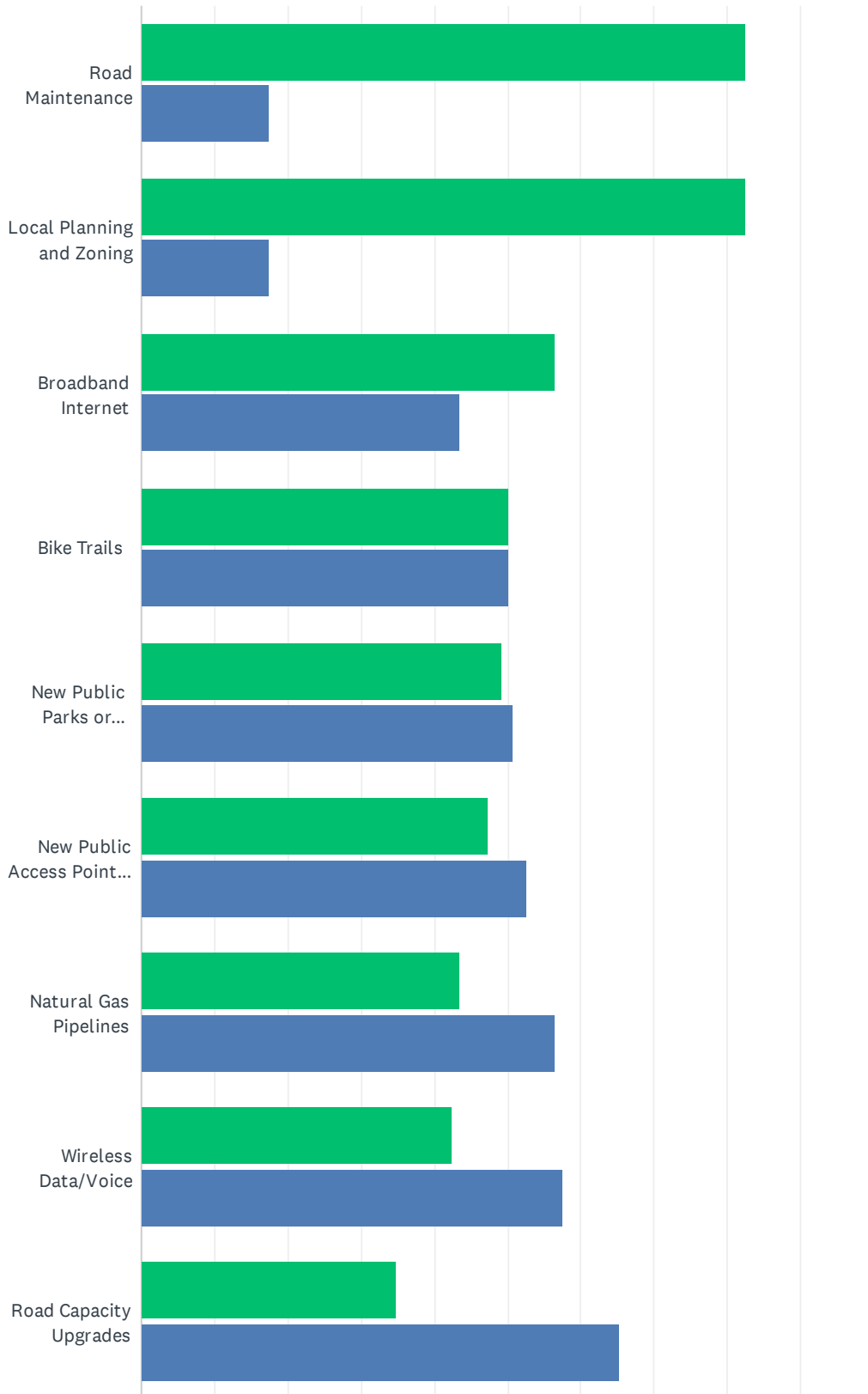
Answered: 223 Skipped: 34



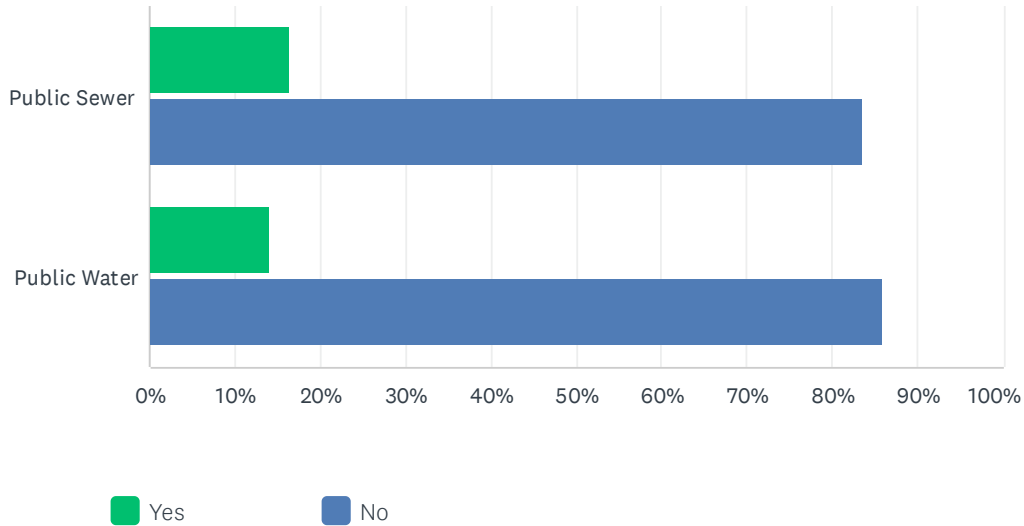
ANSWER CHOICES	RESPONSES
Approve	4.93% 11
Neutral	9.42% 21
Disapprove	85.65% 191
TOTAL	223

Q45 Would you support the use of existing Eagle Township taxes (i.e. no increase) to pay for the following?

Answered: 222 Skipped: 35



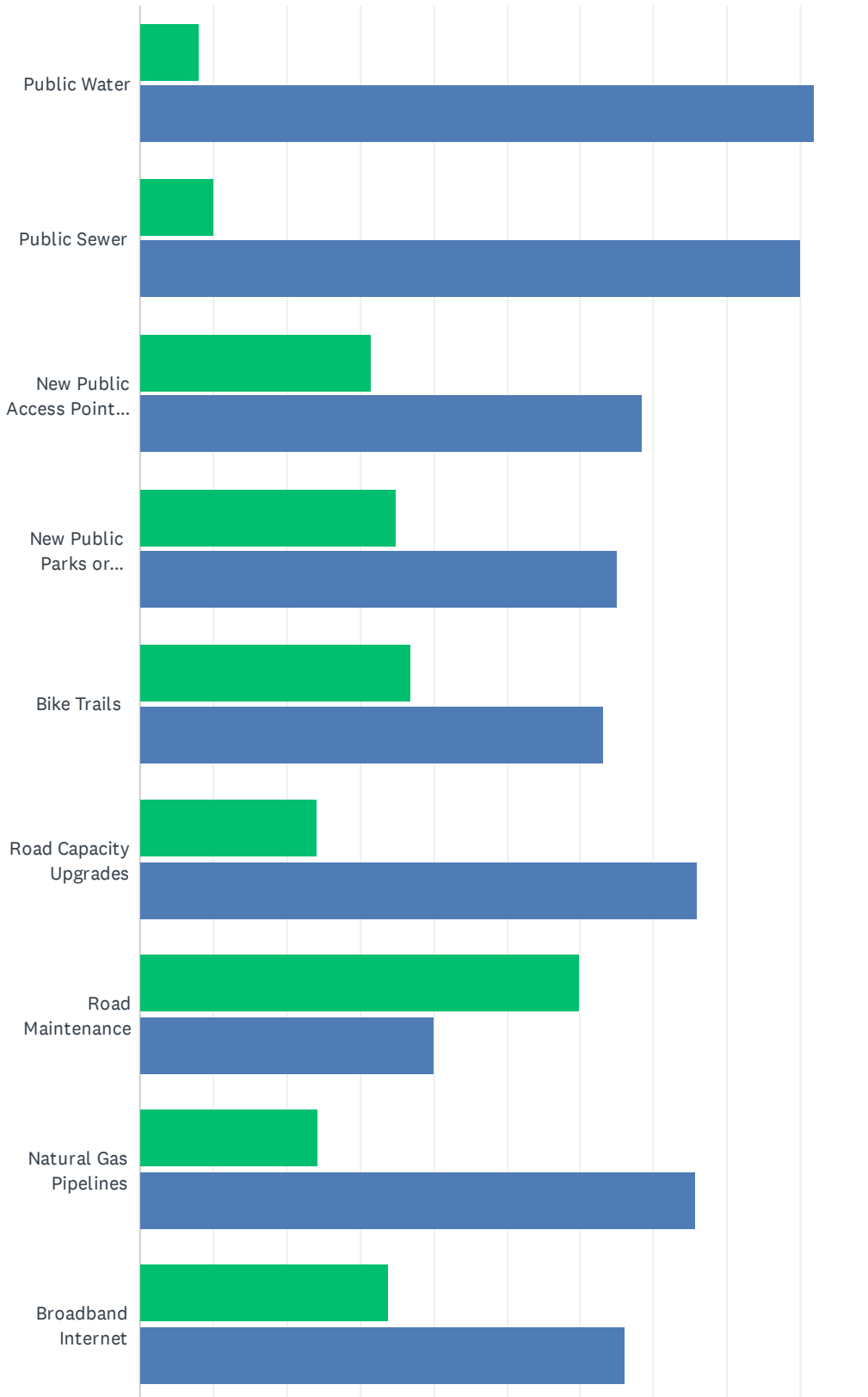
Eagle Township Public Engagement Survey



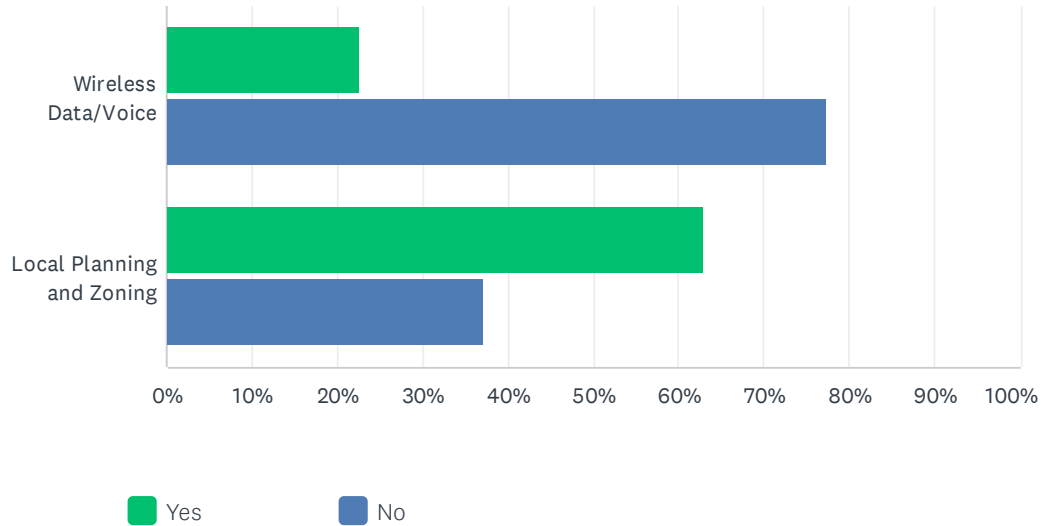
	YES	NO	TOTAL
Road Maintenance	82.49% 179	17.51% 38	217
Local Planning and Zoning	82.55% 175	17.45% 37	212
Broadband Internet	56.54% 121	43.46% 93	214
Bike Trails	50.00% 107	50.00% 107	214
New Public Parks or Recreational Amenities	49.29% 104	50.71% 107	211
New Public Access Points Along the Rivers	47.42% 101	52.58% 112	213
Natural Gas Pipelines	43.60% 92	56.40% 119	211
Wireless Data/Voice	42.44% 87	57.56% 118	205
Road Capacity Upgrades	34.78% 72	65.22% 135	207
Public Sewer	16.35% 34	83.65% 174	208
Public Water	14.01% 29	85.99% 178	207

Q46 Would you support an increase in taxes on Eagle Township residents to pay for any of the following?

Answered: 220 Skipped: 37



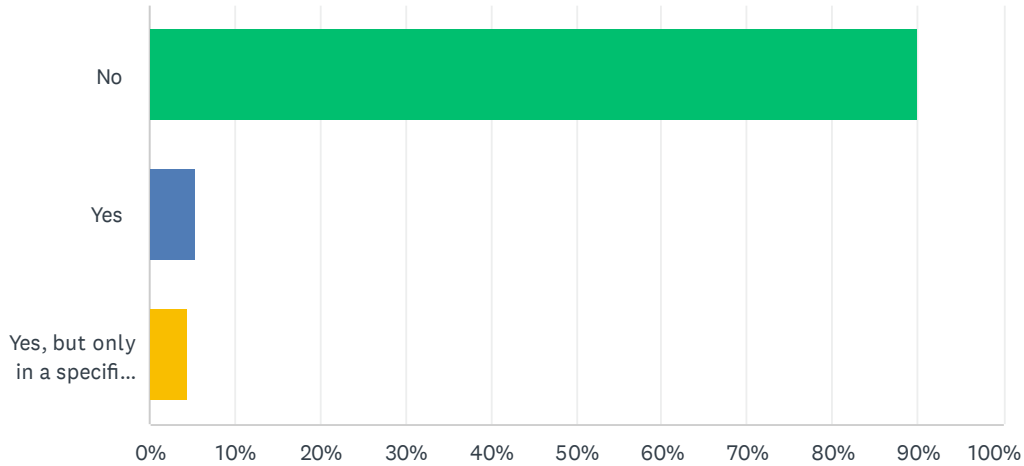
Eagle Township Public Engagement Survey



	YES	NO	TOTAL
Public Water	8.13% 17	91.87% 192	209
Public Sewer	10.10% 21	89.90% 187	208
New Public Access Points Along the Rivers	31.46% 67	68.54% 146	213
New Public Parks or Recreational Amenities	34.91% 74	65.09% 138	212
Bike Trails	36.97% 78	63.03% 133	211
Road Capacity Upgrades	24.15% 50	75.85% 157	207
Road Maintenance	59.81% 128	40.19% 86	214
Natural Gas Pipelines	24.29% 51	75.71% 159	210
Broadband Internet	33.80% 72	66.20% 141	213
Wireless Data/Voice	22.71% 47	77.29% 160	207
Local Planning and Zoning	62.86% 132	37.14% 78	210

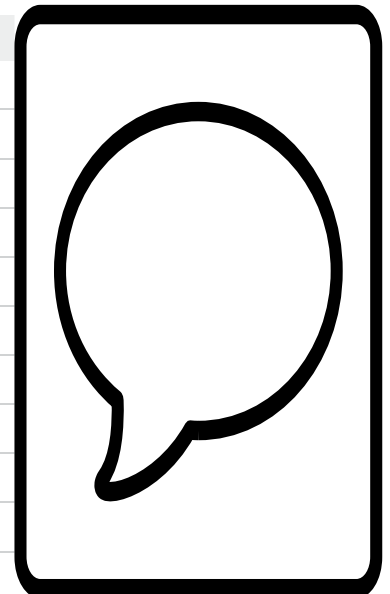
Q47 In some cases, Cities (like Grand ledge) and Villages (like the Village of Eagle) can take over parts of Townships. This allows City/Village services (such as water and sewer) to be expanded, to promote development. Do you support this happening to parts of Eagle Township?

Answered: 221 Skipped: 36



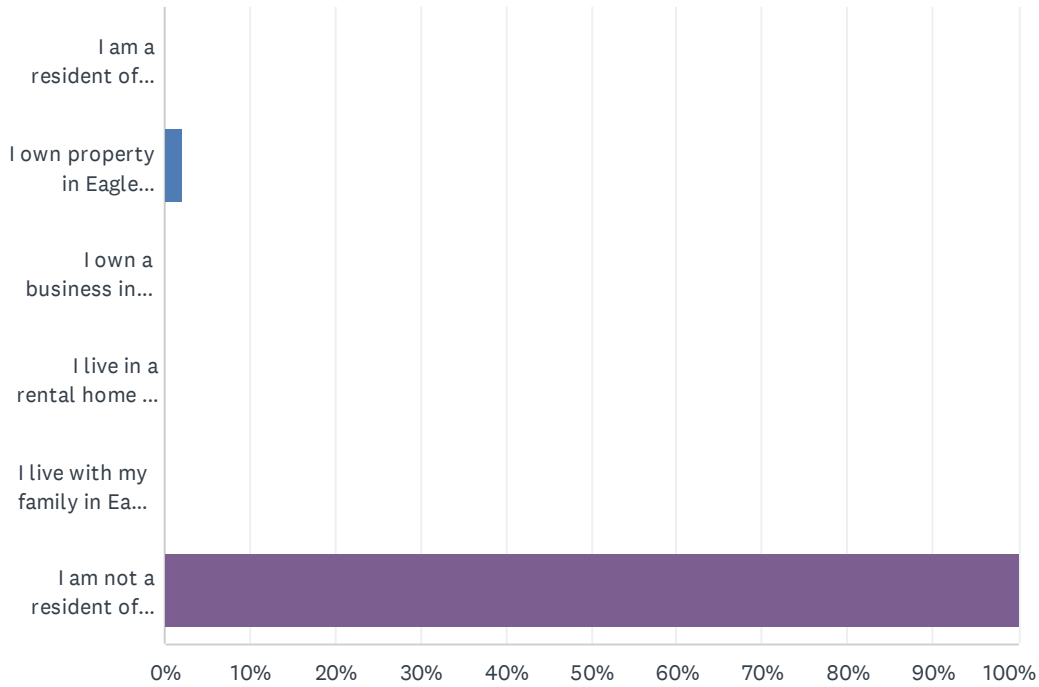
ANSWER CHOICES	RESPONSES	
No	90.05%	199
Yes	5.43%	12
Yes, but only in a specific location (please specify)	4.52%	10
TOTAL		221

#	YES, BUT ONLY IN A SPECIFIC LOCATION (PLEASE SPECIFY)
1	Only in the village Eagle if they want it.
2	Only where population density makes sense.
3	only on business corridors..but limited in size
4	did not comment
5	in already developed areas to give access to current homeowners.
6	In the village limits.
7	In grand ledge
8	In he core city area
9	Where accessible
10	In proximity to I-96 where development belongs



Q1 Please check all that apply:

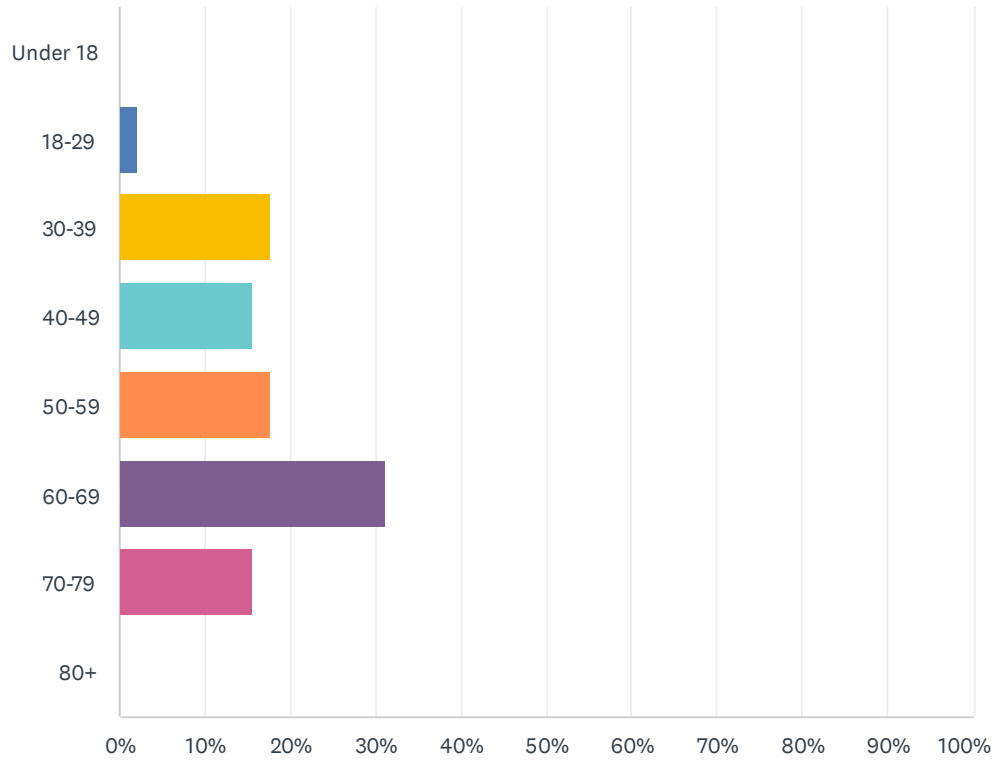
Answered: 47 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am a resident of Eagle Township	0.00%	0
I own property in Eagle Township	2.13%	1
I own a business in Eagle Township	0.00%	0
I live in a rental home in Eagle Township	0.00%	0
I live with my family in Eagle Township, but I am not the owner of my home.	0.00%	0
I am not a resident of Eagle Township	100.00%	47
Total Respondents: 47		

Q2 Please check your age range:

Answered: 45 Skipped: 2

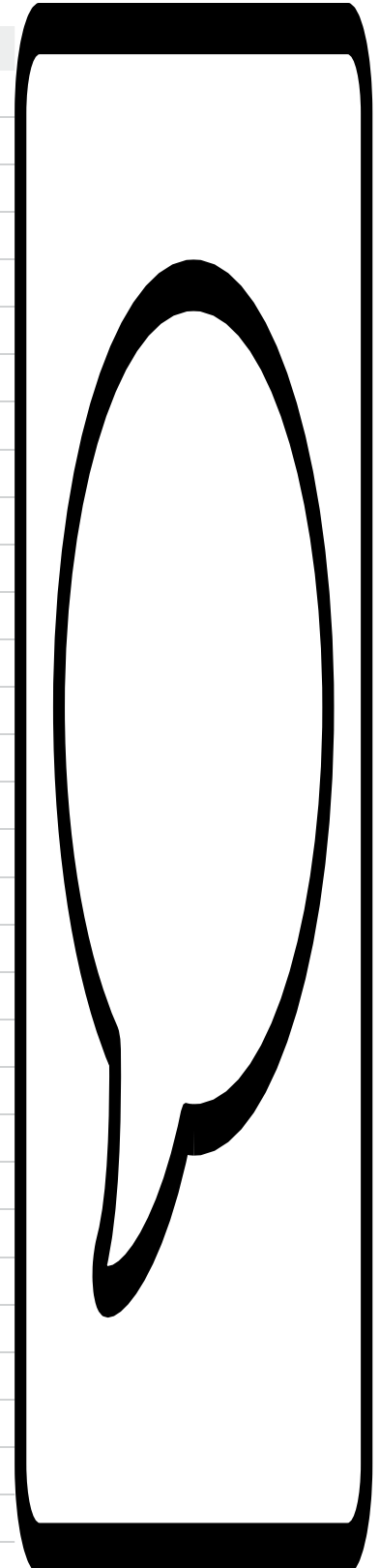


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	2.22%	1
30-39	17.78%	8
40-49	15.56%	7
50-59	17.78%	8
60-69	31.11%	14
70-79	15.56%	7
80+	0.00%	0
Total Respondents: 45		

Q3 Please share your address. If you are not comfortable sharing your address, please share the nearest intersection to your home.

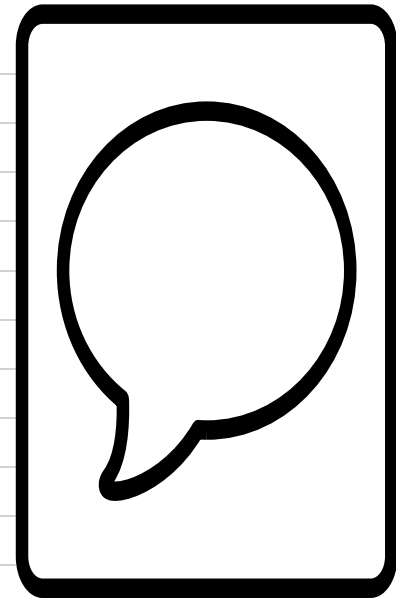
Answered: 42 Skipped: 5

#	RESPONSES
1	Chadwick and Pioneer
2	Clark Rd/Lowell Rd
3	Wacousta Rd. Herbison Rd
4	Wacousta Rd ,Eagle at Cutler Rd
5	9290 looking glass brook
6	Grand ledge
7	Saginaw & Waverly
8	City of Portland
9	North River Road
10	15779 W Price rd, Westphalia Mi 48894
11	217 Elizabeth street Grand Ledge, MI 48837
12	10200 S Wright Rd, Eagle
13	13281 Summer Lane Grand Ledge MI
14	Meranda Ln, Grand Ledge
15	Oneida Township
16	Parnell/Lansing
17	Albion, Michigan
18	Wacousta Road and Herbison
19	Riverside Drive and Bauer Road
20	7038 Maynard rd Portland mi 48875
21	M-100
22	W. FRONT & INGERSOLL
23	Lehman Rd
24	11852 Grand River Trail, Portland, MI 48875
25	11720 Looking Glass Ave, Portland, MI
26	320 Hickory Lane, Westphalia MI
27	14118 Clintonia Road, Grand Ledge, MI 48837
28	9740 W Grand River Hwy GL 48837
29	PO Box 13255 Lansing, MI. 48901
30	926 DeGroff St. Grand Ledge, MI 48837
31	Grand River Ave- Property Reside in Grand Ledge



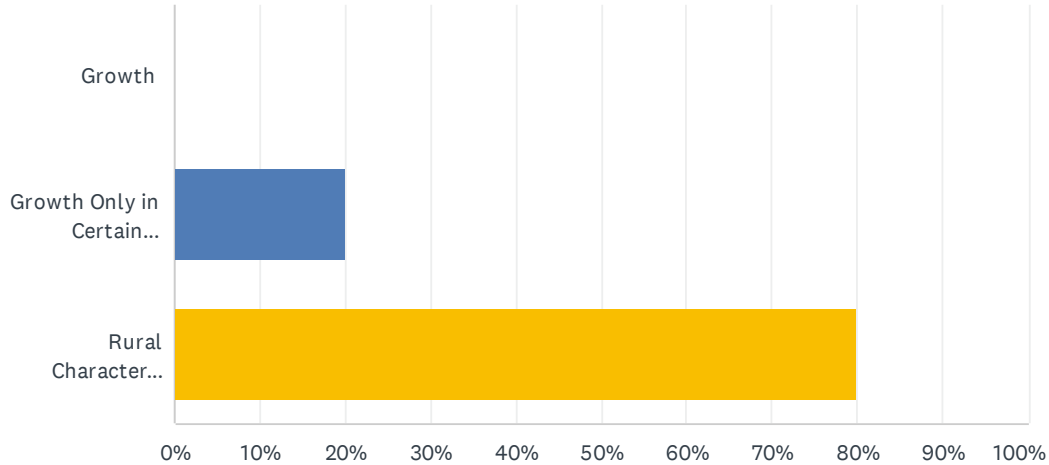
Eagle Township Public Engagement Survey

32	Clark Road and Bauer Road
33	201 w Lincoln st grand ledgd3e mi 48837
34	Grand Ledge
35	Meadow woods subvision
36	9760 W Grand River Hwy.; 48837
37	9083 Herbison Rd Eagle, MI 48822
38	Portland
39	926 DeGross Grand Ledge MI 48837
40	5547 Davis Hwy, Grand Ledge, MI
41	Breton and Boston, Grand Rapids
42	1725 Rowden Drive Hastings, MI 49058



Q4 In general, should Eagle Township promote growth, or promote the preservation of rural character?

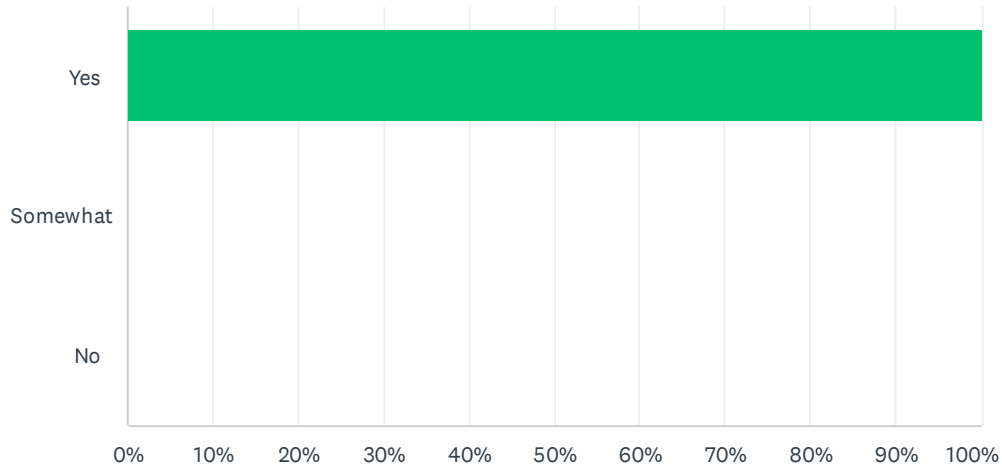
Answered: 45 Skipped: 2



ANSWER CHOICES	RESPONSES	
Growth	0.00%	0
Growth Only in Certain Locations	20.00%	9
Rural Character Throughout the Township	80.00%	36
TOTAL		45

Q5 Are the Natural features such as the trees, creeks, and wildlife in Eagle Township important to you?

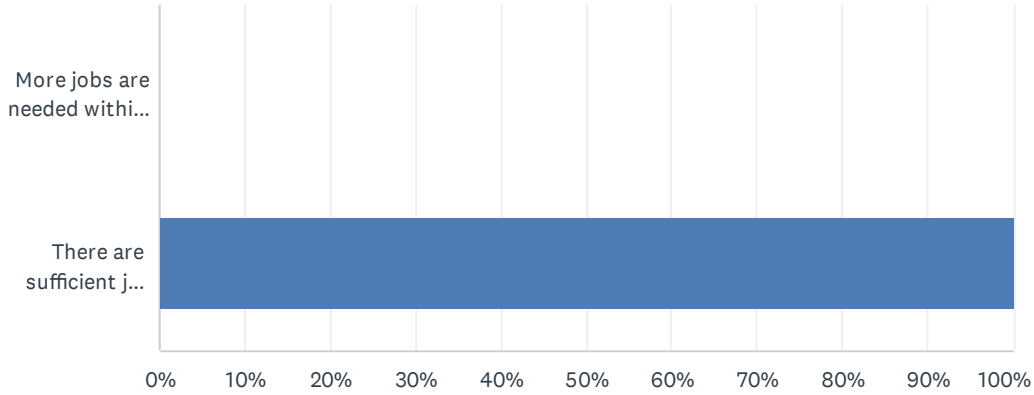
Answered: 45 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	100.00%	45
Somewhat	0.00%	0
No	0.00%	0
TOTAL		45

Q6 Does Eagle Township need more jobs within its boundaries, or are there sufficient jobs in the Township and surrounding communities to support the Township's population?

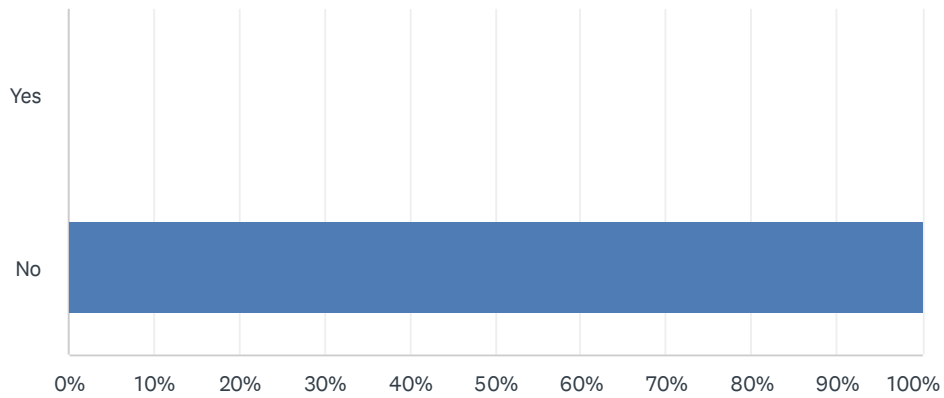
Answered: 45 Skipped: 2



ANSWER CHOICES	RESPONSES	
More jobs are needed within the Township.	0.00%	0
There are sufficient jobs within and near the Township.	100.00%	45
TOTAL		45

Q7 Do you support large-scale industrial development in the Township?

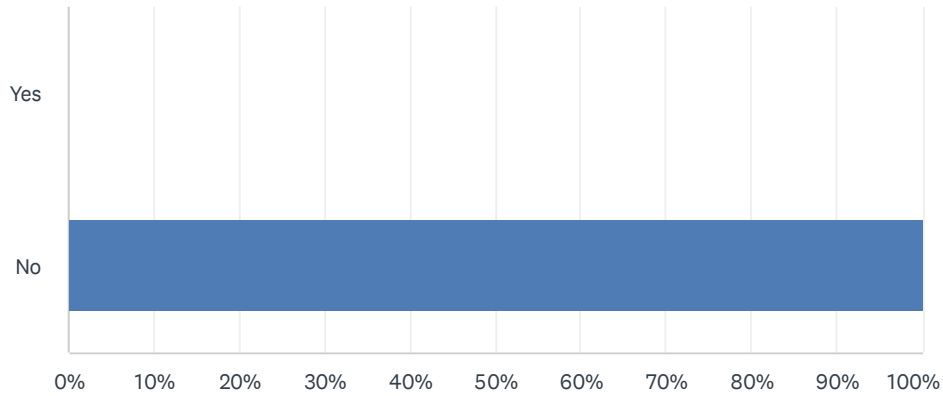
Answered: 45 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	45
TOTAL		45

Q8 Do you support large-scale commercial/retail (i.e. big box or strip malls) development in the Township?

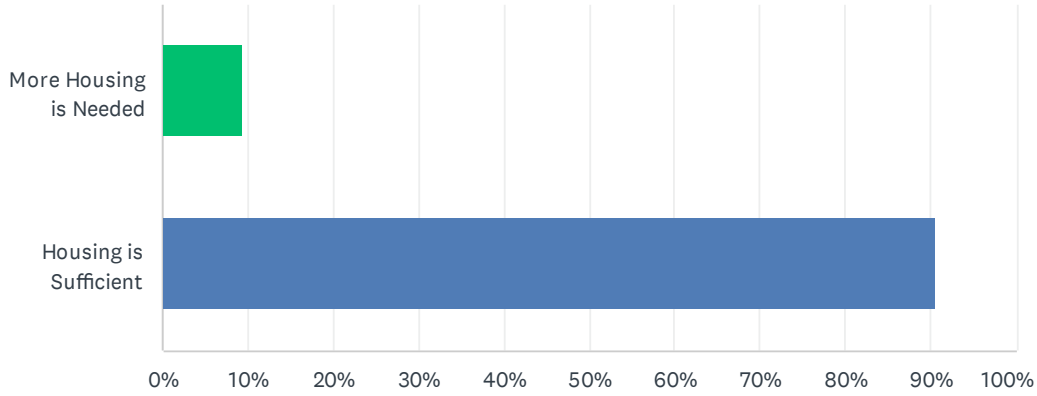
Answered: 45 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	45
TOTAL		45

Q9 Does Eagle Township need more housing within its boundaries, or is there sufficient housing to support the Township's population?

Answered: 43 Skipped: 4

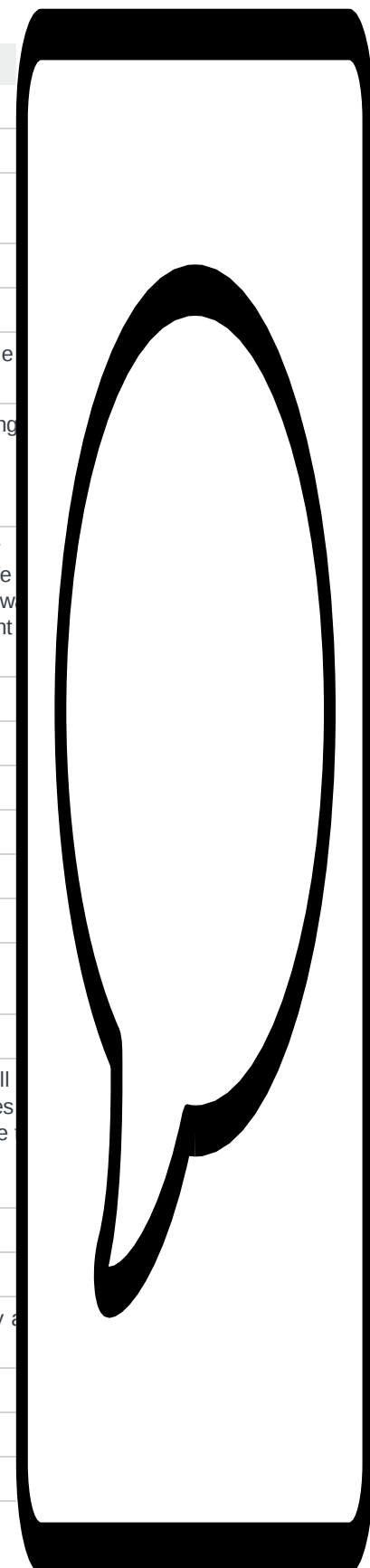


ANSWER CHOICES	RESPONSES	
More Housing is Needed	9.30%	4
Housing is Sufficient	90.70%	39
TOTAL		43

Q10 What makes you most proud of living in Eagle Township?

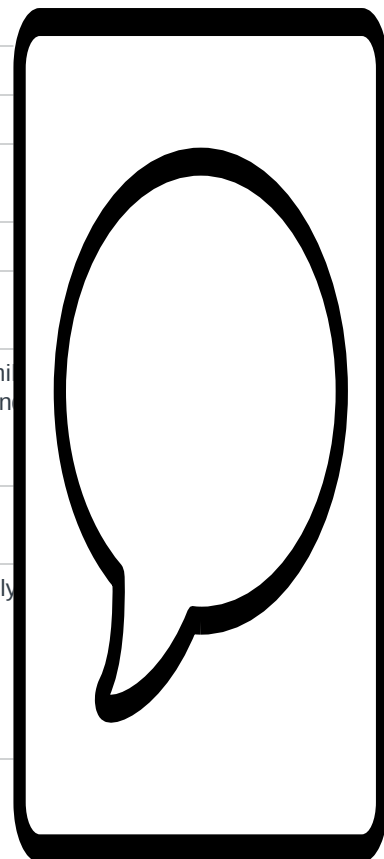
Answered: 32 Skipped: 15

#	RESPONSES
1	The rural feel, quiet back roads, open farmland, abundant wildlife, relatively dark skies
2	Country. Rural. Natural woodlands/wetlands/farming.
3	Rural. Farmland, dirt(not concrete) wildlife, mostly dark skies, being able to be outside to exercise, and socialize.
4	I appreciate the rural character of Eagle, and the importance of being good neighbors.
5	It is country living but 10 minutes from stores
6	Although I am not directly in the township, I am on the boundry line. I absolutely love Eagle Township as it is.
7	I do not live in Eagle township. I live in Westphalia. I have attended every township meeting from March 2023 through November 2023. I have been concerned with the sale of MSU farmland transferred into. industrial use. This land was intended for agriculture use not industrial use.
8	I do not live in Eagle Twsp. but I live in Grand Ledge nearby. I do not want an CPP battery plant on beautiful agricultural land. It will destroy the land and water quality for all of us. We also do not need that kind of traffic around our town or rural areas or getting to thr expressw No one wants these ugly plants in their back yards. They should be looking at old GM plant and old factory sites and not ruining good land.
9	rural, small town character, farming area, wild life
10	Rural America
11	Peaceful, quiet, natural location close to more populous area.
12	Community
13	The people
14	Ppl have a backbone
15	This is a quiet peaceful rural area. Wildlife is valued and loved. It is a proud farming community.
16	The natural beauty, the quiet atmosphere and the good people.
17	As I do not live in the township anymore, I was born and raised in Eagle and my family still resides there, growing up in the small village made me who I am today, adding more homes and businesses would take away from the small town feel. Also Eagle township need to be ones who make the decisions on what goes on with the land not people from Lansing or different cities.
18	Not a resident, but admire what Eagle Twp currently represents
19	You can't beat that small town feel.
20	Eagle is a nice rural community where people work together for the good of the community and each other. The Eagle fairgrounds is fun and full of community activities.
21	NA
22	It's rural character.
23	The sense of community and the pride the people have in their community
24	Eagle fair days Community and community dinners Parks The quiet rural feel



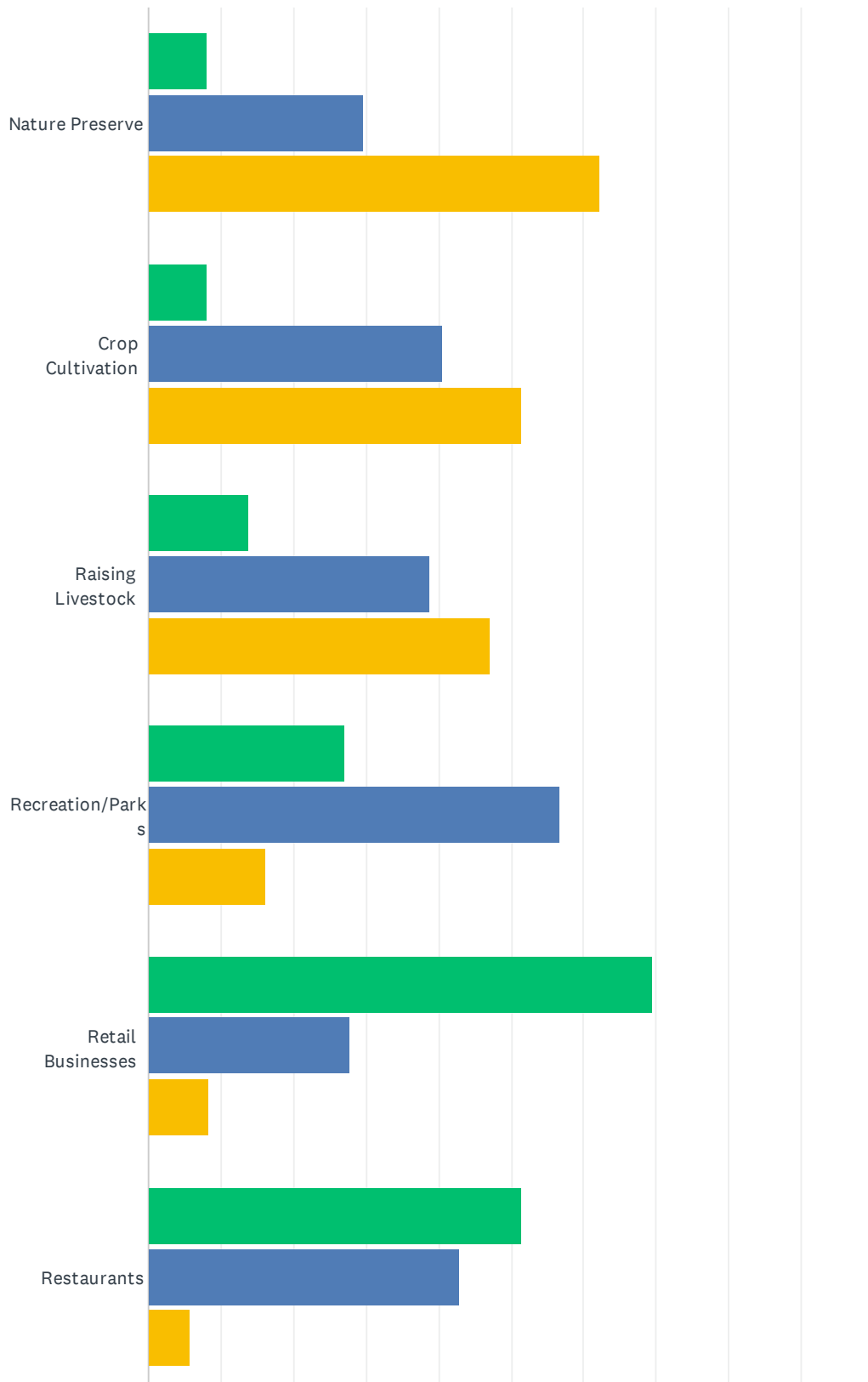
Eagle Township Public Engagement Survey

25	The rural community.
26	i don't but hunted there a lot
27	A out of town country feel like no other around. Working for great people Hunting, Fishing, riding.
28	The country rural living & farm land.
29	Beautiful land and neighbors that you know and can count on. No industrial ugliness or pollution to worry about.
30	I don't currently live in the township, but have in the past for over twenty years and have family living there. I am still involved in the township and value the small community atmosphere and am concerned about keeping mega growth out of the township and in the surrounding cities that have the infrastructure and want for it.
31	I no longer live in Eagle. However, when I did live in Eagle, I liked the rural character of the area. No traffic, no pollution, low crime, etc.
32	My permanent residence is not currently in Eagle township. I was a resident for approximately 27 years. Formerly when I lived in Eagle, I enjoyed the quiet rural living without the hustle, bustle, light, and noise of the city. I enjoyed living on a dirt road with a large parcel of land I could be left alone on to use for my various hobbies and sports. For the most part neighbors are courteous and the sides of roads/the countryside is without trash and litter. It's a place I loved living and still call home.

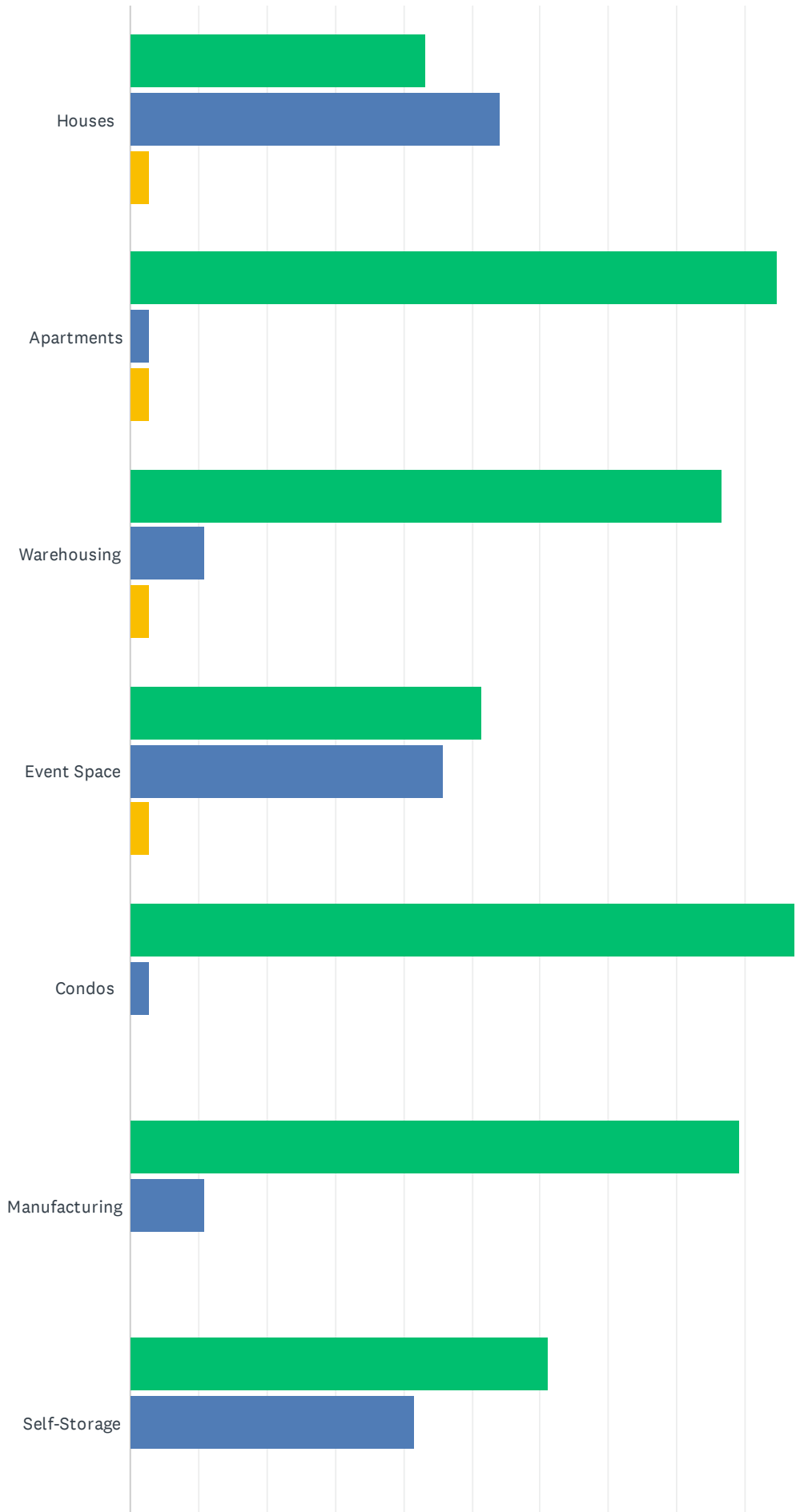


Q11 This is the area around the Village of Eagle and the I-96 Eagle exit. Please check all of the uses of land you feel are appropriate in this area:

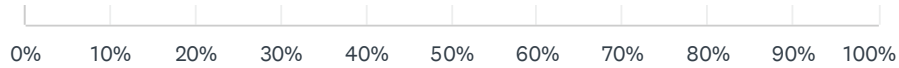
Answered: 38 Skipped: 9



Eagle Township Public Engagement Survey



Eagle Township Public Engagement Survey

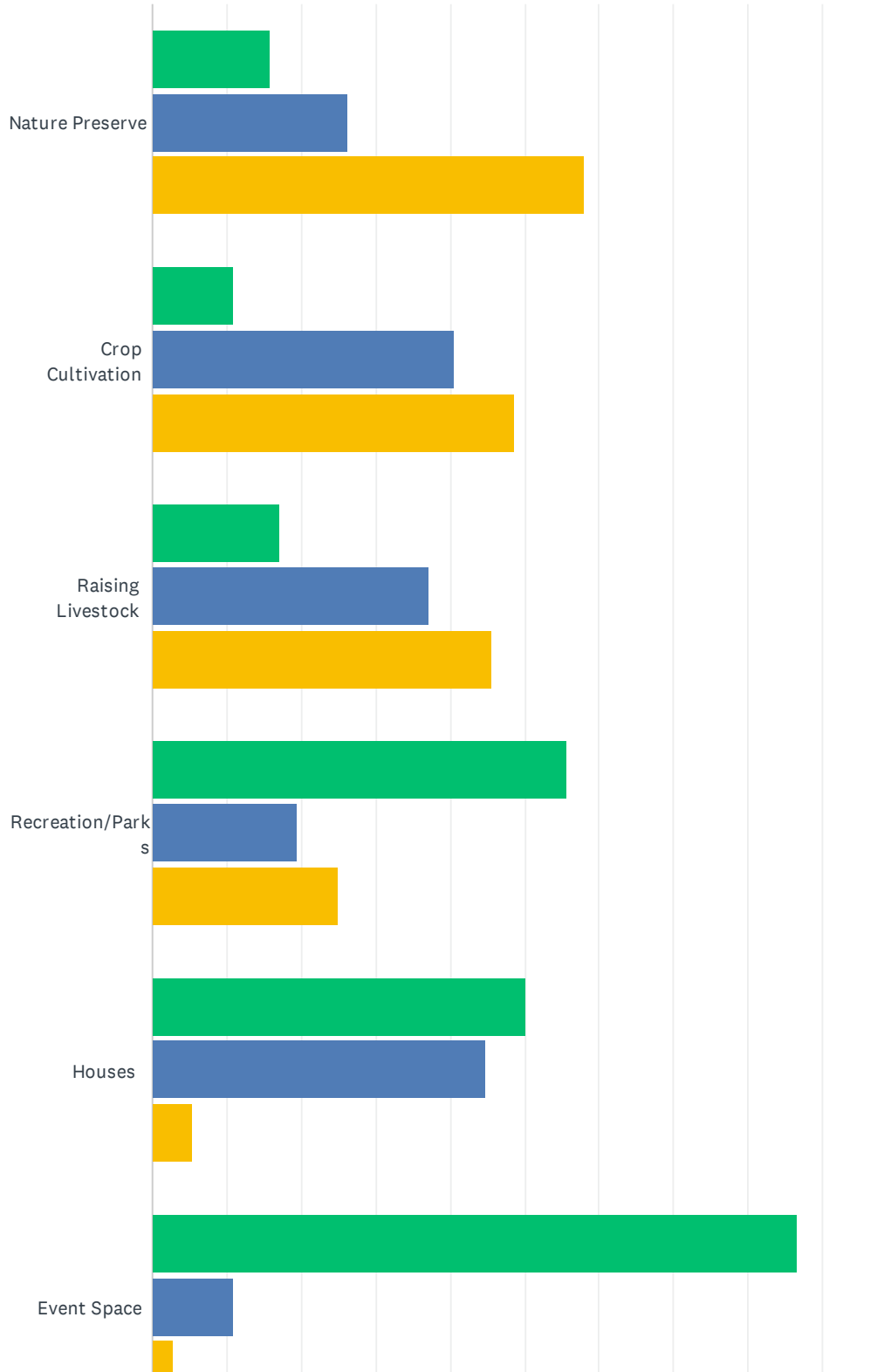


■ Not Neede...
 ■ Exists, but ...
 ■ More is Ne...

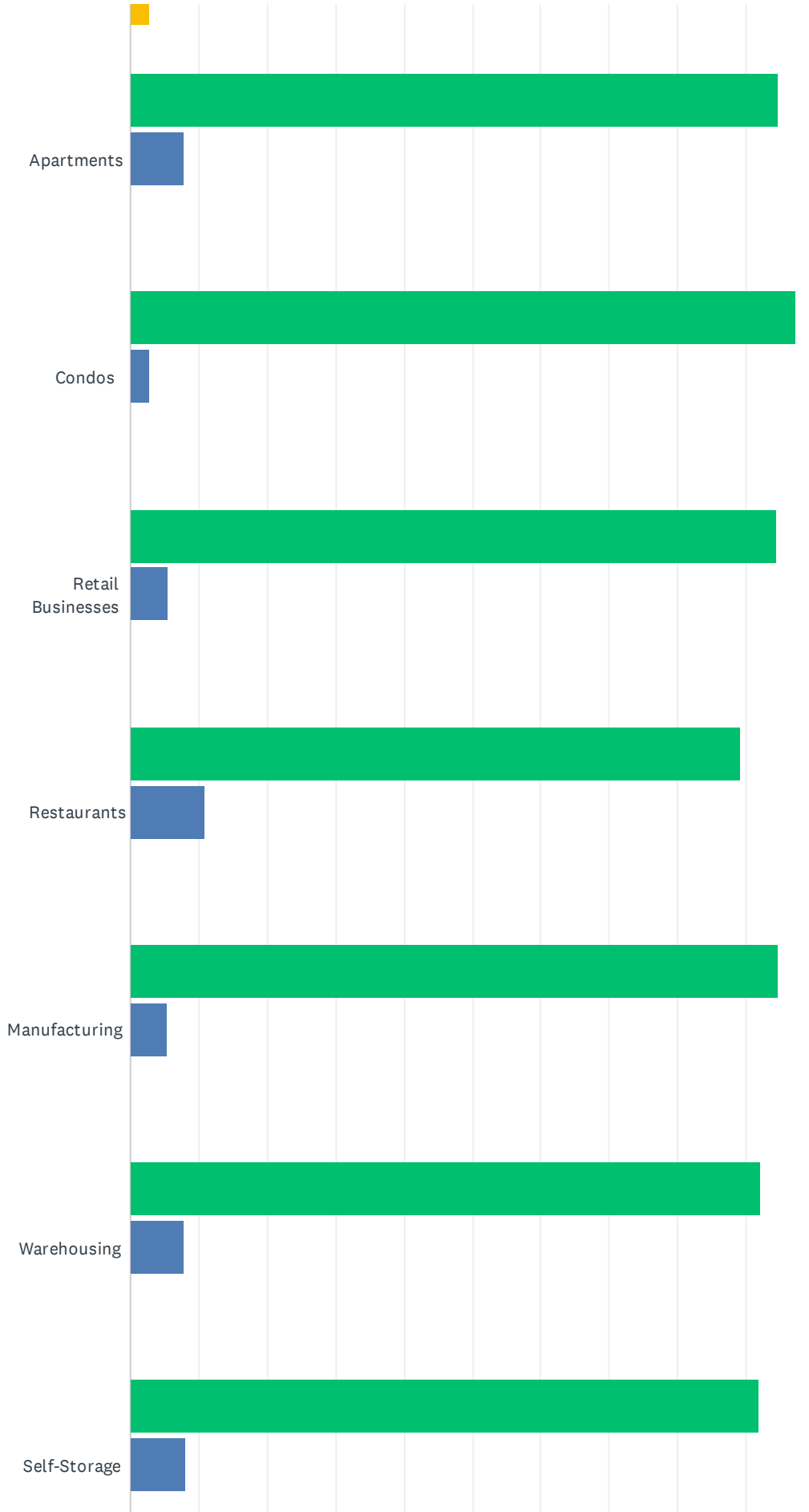
	NOT NEEDED HERE	EXISTS, BUT NO MORE IS NEEDED	MORE IS NEEDED	TOTAL RESPONDENTS
Nature Preserve	8.11% 3	29.73% 11	62.16% 23	37
Crop Cultivation	8.11% 3	40.54% 15	51.35% 19	37
Raising Livestock	13.89% 5	38.89% 14	47.22% 17	36
Recreation/Parks	27.03% 10	56.76% 21	16.22% 6	37
Retail Businesses	69.44% 25	27.78% 10	8.33% 3	36
Restaurants	51.43% 18	42.86% 15	5.71% 2	35
Houses	43.24% 16	54.05% 20	2.70% 1	37
Apartments	94.59% 35	2.70% 1	2.70% 1	37
Warehousing	86.49% 32	10.81% 4	2.70% 1	37
Event Space	51.35% 19	45.95% 17	2.70% 1	37
Condos	97.30% 36	2.70% 1	0.00% 0	37
Manufacturing	89.19% 33	10.81% 4	0.00% 0	37
Self-Storage	61.11% 22	41.67% 15	0.00% 0	36

Q12 This is the area north of the I-96 Eagle exit and also includes the Looking Glass River. Please check all of the uses of land you feel are appropriate in this area:

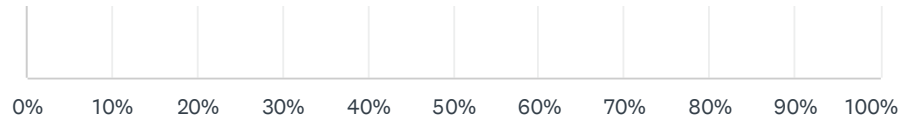
Answered: 38 Skipped: 9



Eagle Township Public Engagement Survey



Eagle Township Public Engagement Survey

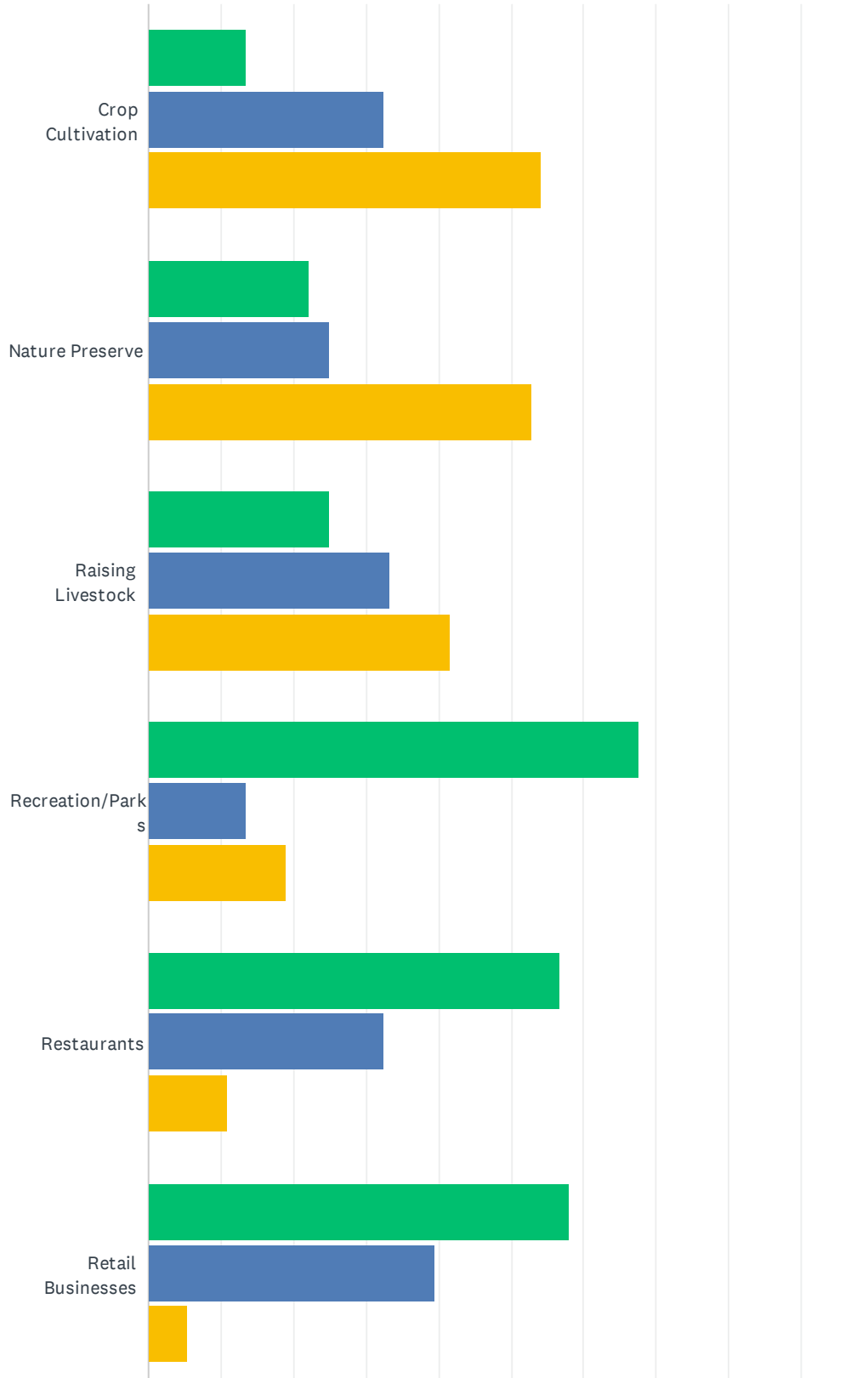


■ Not Neede...
 ■ Exists, but ...
 ■ More is Ne...

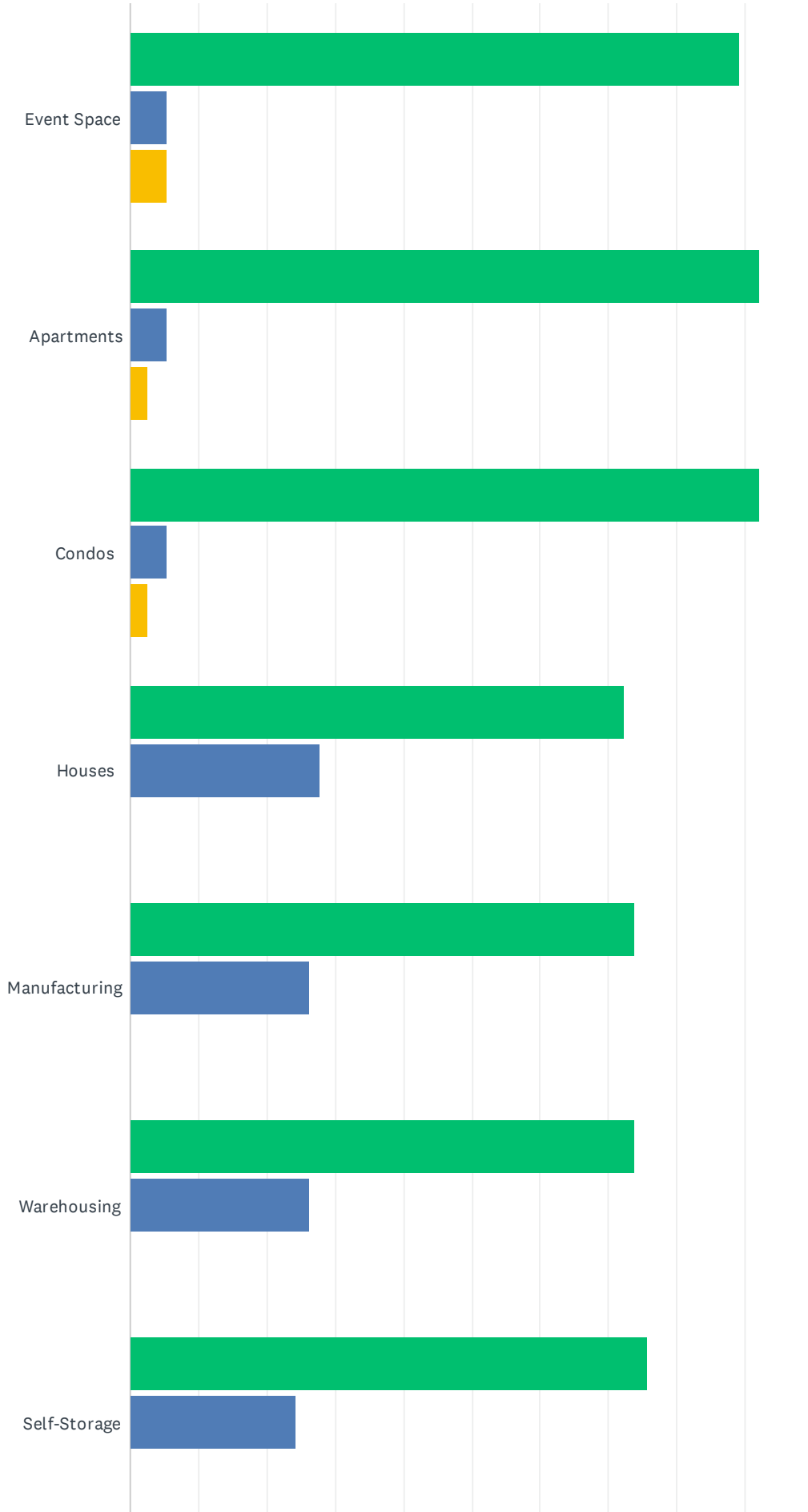
	NOT NEEDED HERE	EXISTS, BUT NO MORE IS NEEDED	MORE IS NEEDED	TOTAL RESPONDENTS
Nature Preserve	15.79% 6	26.32% 10	57.89% 22	38
Crop Cultivation	10.81% 4	40.54% 15	48.65% 18	37
Raising Livestock	17.14% 6	37.14% 13	45.71% 16	35
Recreation/Parks	55.56% 20	19.44% 7	25.00% 9	36
Houses	50.00% 19	44.74% 17	5.26% 2	38
Event Space	86.49% 32	10.81% 4	2.70% 1	37
Apartments	94.74% 36	7.89% 3	0.00% 0	38
Condos	97.30% 36	2.70% 1	0.00% 0	37
Retail Businesses	94.44% 34	5.56% 2	0.00% 0	36
Restaurants	89.19% 33	10.81% 4	0.00% 0	37
Manufacturing	94.74% 36	5.26% 2	0.00% 0	38
Warehousing	92.11% 35	7.89% 3	0.00% 0	38
Self-Storage	91.89% 34	8.11% 3	0.00% 0	37

Q13 This is the area immediately around the I-96 Grand Ledge exit.
Please check all of the uses of land you feel are appropriate in this area:

Answered: 38 Skipped: 9



Eagle Township Public Engagement Survey



Eagle Township Public Engagement Survey

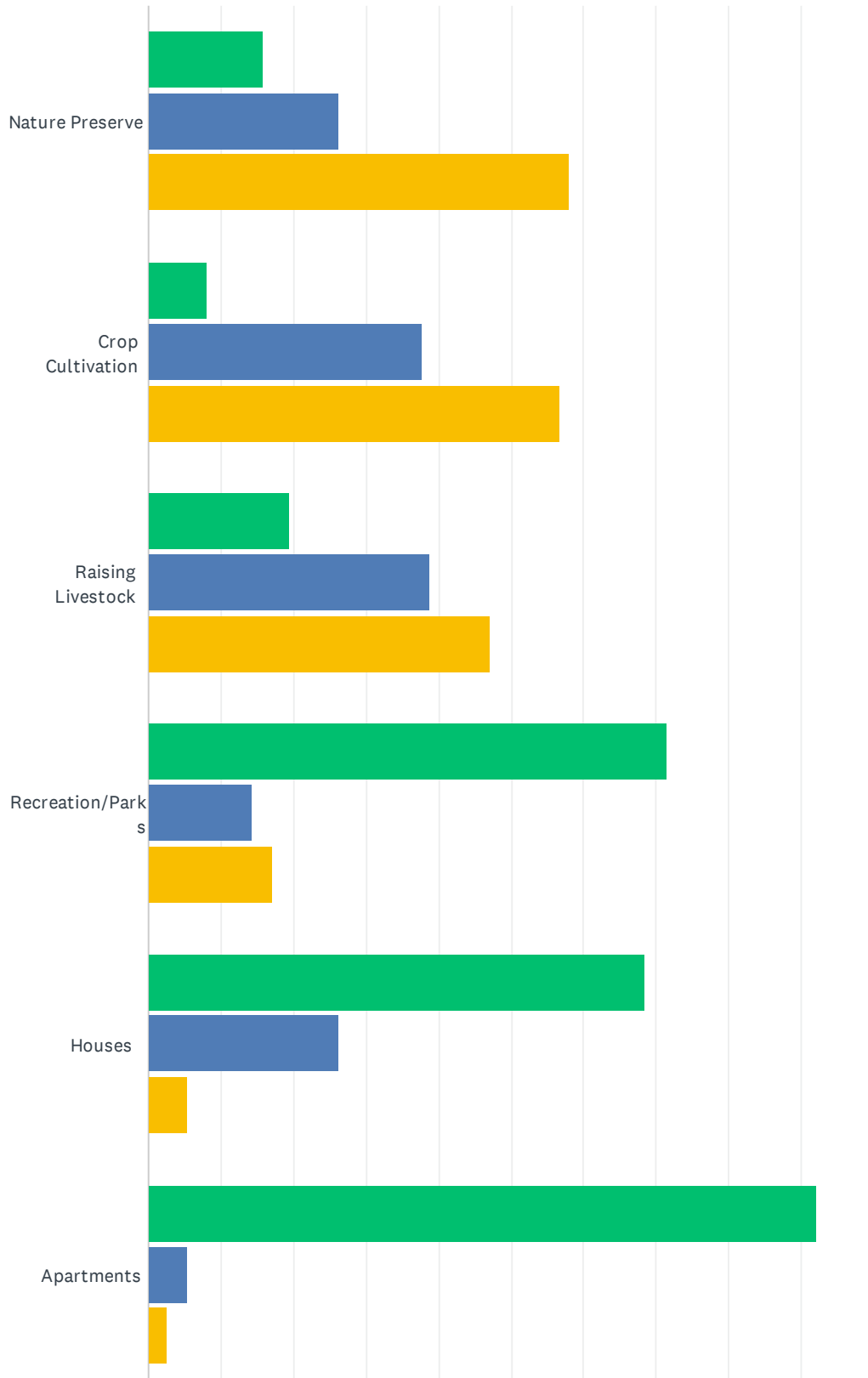


■ Not Neede...
 ■ Exists, but ...
 ■ More is Ne...

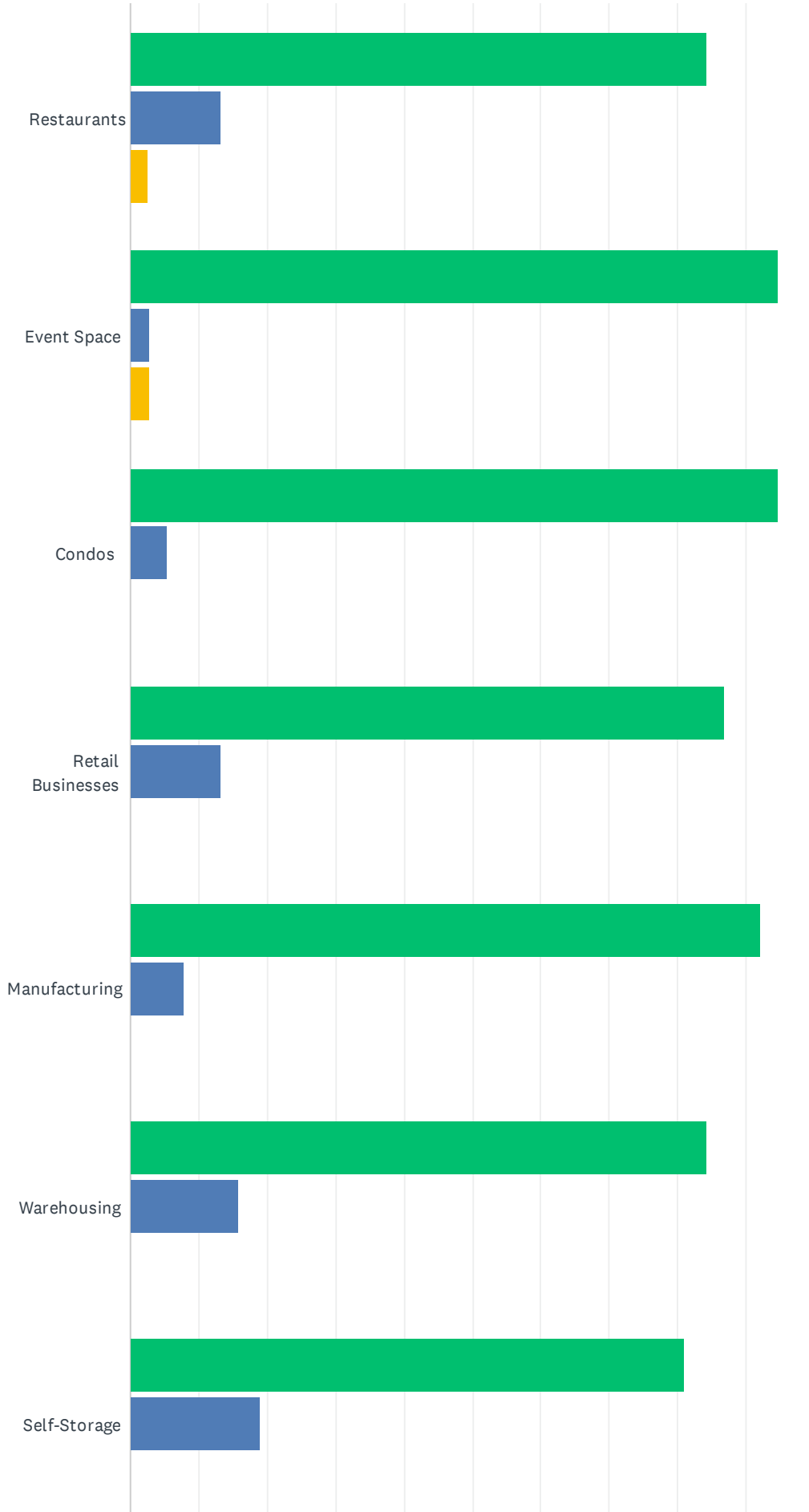
	NOT NEEDED HERE	EXISTS, BUT NO MORE IS NEEDED	MORE IS NEEDED	TOTAL RESPONDENTS
Crop Cultivation	13.51% 5	32.43% 12	54.05% 20	37
Nature Preserve	22.22% 8	25.00% 9	52.78% 19	36
Raising Livestock	25.00% 9	33.33% 12	41.67% 15	36
Recreation/Parks	67.57% 25	13.51% 5	18.92% 7	37
Restaurants	56.76% 21	32.43% 12	10.81% 4	37
Retail Businesses	57.89% 22	39.47% 15	5.26% 2	38
Event Space	89.19% 33	5.41% 2	5.41% 2	37
Apartments	92.11% 35	5.26% 2	2.63% 1	38
Condos	92.11% 35	5.26% 2	2.63% 1	38
Houses	72.22% 26	27.78% 10	0.00% 0	36
Manufacturing	73.68% 28	26.32% 10	0.00% 0	38
Warehousing	73.68% 28	26.32% 10	0.00% 0	38
Self-Storage	75.68% 28	24.32% 9	0.00% 0	37

Q14 This is the land along M-100 between I-96 and Grand Ledge. Please check all of the uses of land you feel are appropriate in this area:

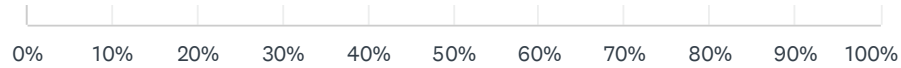
Answered: 38 Skipped: 9



Eagle Township Public Engagement Survey



Eagle Township Public Engagement Survey

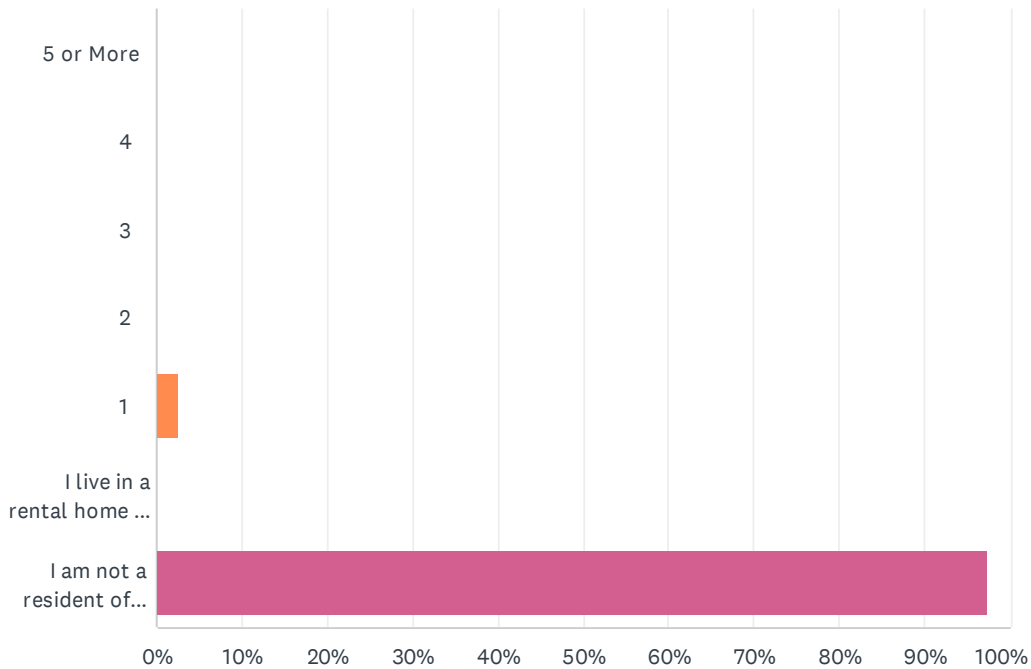


■ Not Neede...
 ■ Exists, but ...
 ■ More is Ne...

	NOT NEEDED HERE	EXISTS, BUT NO MORE IS NEEDED	MORE IS NEEDED	TOTAL RESPONDENTS
Nature Preserve	15.79% 6	26.32% 10	57.89% 22	38
Crop Cultivation	8.11% 3	37.84% 14	56.76% 21	37
Raising Livestock	19.44% 7	38.89% 14	47.22% 17	36
Recreation/Parks	71.43% 25	14.29% 5	17.14% 6	35
Houses	68.42% 26	26.32% 10	5.26% 2	38
Apartments	92.11% 35	5.26% 2	2.63% 1	38
Restaurants	84.21% 32	13.16% 5	2.63% 1	38
Event Space	94.59% 35	2.70% 1	2.70% 1	37
Condos	94.74% 36	5.26% 2	0.00% 0	38
Retail Businesses	86.84% 33	13.16% 5	0.00% 0	38
Manufacturing	92.11% 35	7.89% 3	0.00% 0	38
Warehousing	84.21% 32	15.79% 6	0.00% 0	38
Self-Storage	81.08% 30	18.92% 7	0.00% 0	37

Q15 How many properties do you own in Eagle Township? (Note: If you report owning property on this question, you will see a series of questions asking about your property. You will be asked to answer those questions for each property you own, individually). If you do not report owning property, those questions will automatically be skipped).

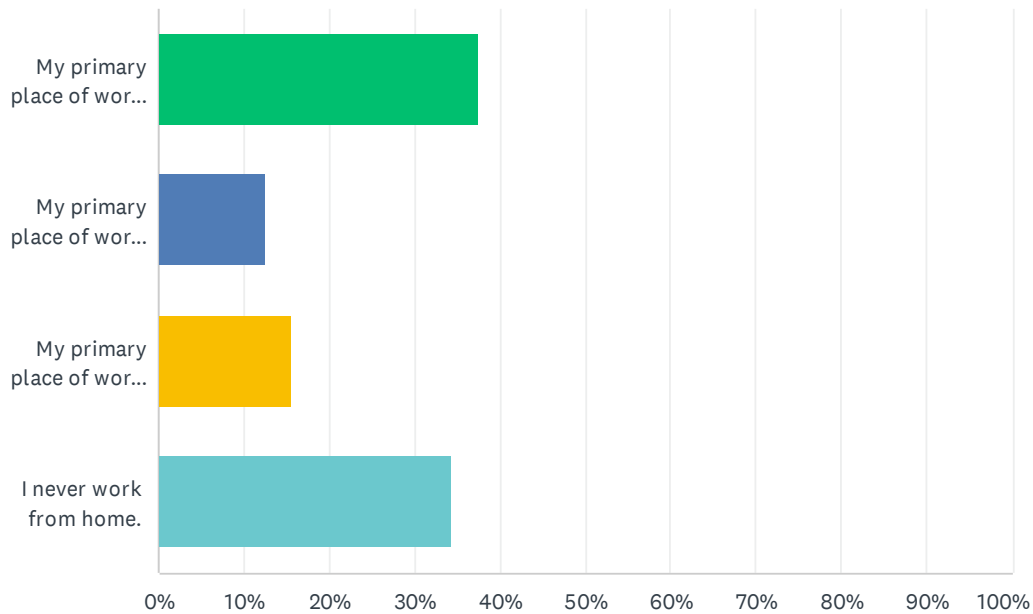
Answered: 39 Skipped: 8



ANSWER CHOICES	RESPONSES	
5 or More	0.00%	0
4	0.00%	0
3	0.00%	0
2	0.00%	0
1	2.56%	1
I live in a rental home in Eagle Township	0.00%	0
I am not a resident of Eagle Township	97.44%	38
TOTAL		39

Q16 Do you work from home?

Answered: 32 Skipped: 15



ANSWER CHOICES	RESPONSES	
My primary place of work is my home, or land that I own adjacent to my home.	37.50%	12
My primary place of work is not my home, but I work from home frequently.	12.50%	4
My primary place of work is not my home, but I work from home sometimes.	15.63%	5
I never work from home.	34.38%	11
TOTAL		32

Q17 How large is your property?

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES	
100 acres or more	0.00%	0
Between 40 and 100 acres	0.00%	0
Between 10 and 40 acres	0.00%	0
Between 5 and 10 acres	0.00%	0
Between 2.5 and 5 acres	0.00%	0
Between 1 and 2.5 acres	0.00%	0
Under 1 acre	0.00%	0
TOTAL		0

Q18 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES	
My Home	0.00%	0
A Commercial Business (retail, restaurant, etc)	0.00%	0
An Industrial Business (manufacturing, warehousing, etc)	0.00%	0
Crop Cultivation	0.00%	0
Raising Livestock	0.00%	0
Total Respondents: 0		

Q19 Do you have any desire to split your property into smaller parcels?

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	0.00% 0
TOTAL	0

Q20 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
Less than 4	0.00% 0
4-10	0.00% 0
10-40	0.00% 0
More than 40	0.00% 0
TOTAL	0

Q21 How large is your property?

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
100 acres or more	0.00% 0
Between 40 and 100 acres	0.00% 0
Between 10 and 40 acres	0.00% 0
Between 5 and 10 acres	0.00% 0
Between 2.5 and 5 acres	0.00% 0
Between 1 and 2.5 acres	0.00% 0
Under 1 acre	0.00% 0
TOTAL	0

Q22 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES	
My Home	0.00%	0
A Commercial Business (retail, restaurant, etc)	0.00%	0
An Industrial Business (manufacturing, warehousing, etc)	0.00%	0
Crop Cultivation	0.00%	0
Raising Livestock	0.00%	0
Total Respondents: 0		

Q23 Do you have any desire to split your property into smaller parcels?

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	0.00% 0
TOTAL	0

Q24 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
Less than 4	0.00% 0
4-10	0.00% 0
10-40	0.00% 0
More than 40	0.00% 0
TOTAL	0

Q25 How large is your property?

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
100 acres or more	0.00% 0
Between 40 and 100 acres	0.00% 0
Between 10 and 40 acres	0.00% 0
Between 5 and 10 acres	0.00% 0
Between 2.5 and 5 acres	0.00% 0
Between 1 and 2.5 acres	0.00% 0
Under 1 acre	0.00% 0
TOTAL	0

Q26 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES	
My Home	0.00%	0
A Commercial Business (retail, restaurant, etc)	0.00%	0
An Industrial Business (manufacturing, warehousing, etc)	0.00%	0
Crop Cultivation	0.00%	0
Raising Livestock	0.00%	0
Total Respondents: 0		

Q27 Do you have any desire to split your property into smaller parcels?

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	0.00% 0
TOTAL	0

Q28 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
Less than 4	0.00% 0
4-10	0.00% 0
10-40	0.00% 0
More than 40	0.00% 0
TOTAL	0

Q29 How large is your property?

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
100 acres or more	0.00% 0
Between 40 and 100 acres	0.00% 0
Between 10 and 40 acres	0.00% 0
Between 5 and 10 acres	0.00% 0
Between 2.5 and 5 acres	0.00% 0
Between 1 and 2.5 acres	0.00% 0
Under 1 acre	0.00% 0
TOTAL	0

Q30 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES	
My Home	0.00%	0
A Commercial Business (retail, restaurant, etc)	0.00%	0
An Industrial Business (manufacturing, warehousing, etc)	0.00%	0
Crop Cultivation	0.00%	0
Raising Livestock	0.00%	0
Total Respondents: 0		

Q31 Do you have any desire to split your property into smaller parcels?

Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	0.00%	0
TOTAL		0

Q32 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

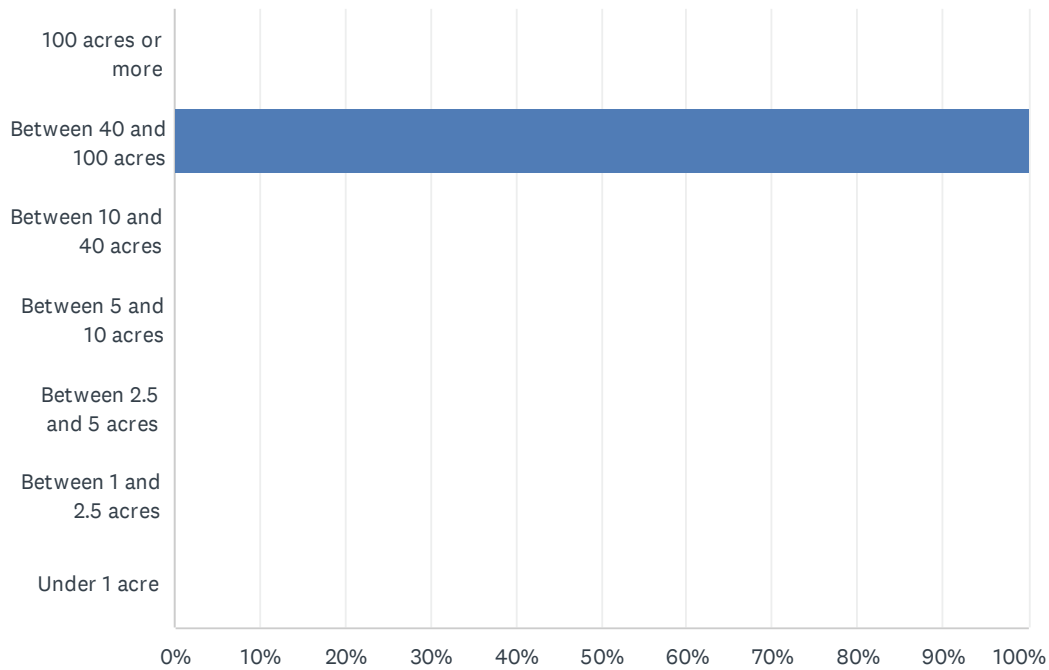
Answered: 0 Skipped: 47

 No matching responses.

ANSWER CHOICES	RESPONSES
Less than 4	0.00% 0
4-10	0.00% 0
10-40	0.00% 0
More than 40	0.00% 0
TOTAL	0

Q33 How large is your property?

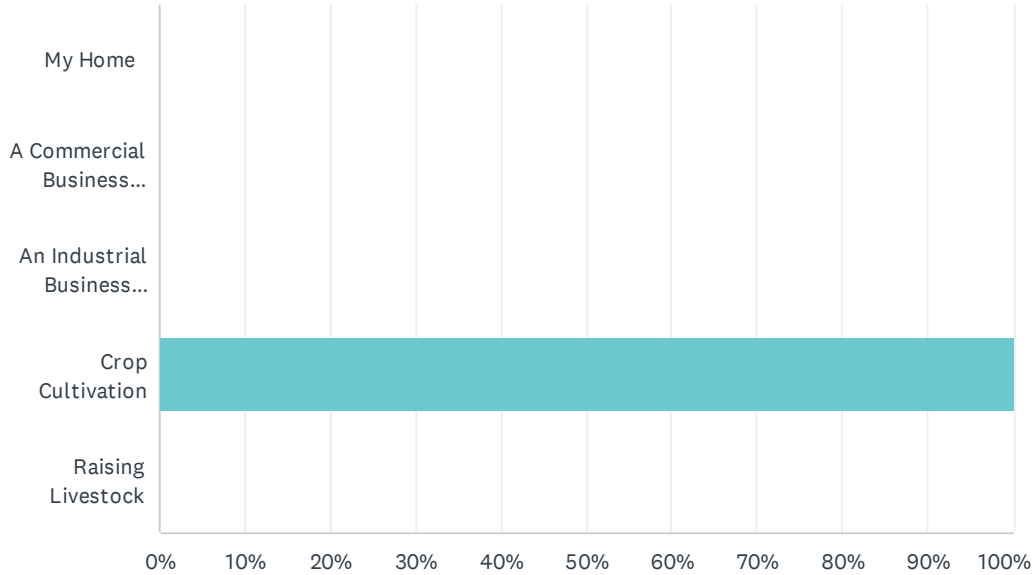
Answered: 1 Skipped: 46



ANSWER CHOICES	RESPONSES	
100 acres or more	0.00%	0
Between 40 and 100 acres	100.00%	1
Between 10 and 40 acres	0.00%	0
Between 5 and 10 acres	0.00%	0
Between 2.5 and 5 acres	0.00%	0
Between 1 and 2.5 acres	0.00%	0
Under 1 acre	0.00%	0
TOTAL		1

Q34 What do you use your property for? Check all that apply. If you run a business from your home, please check both "My Home" and the business option that most closely describes your business.

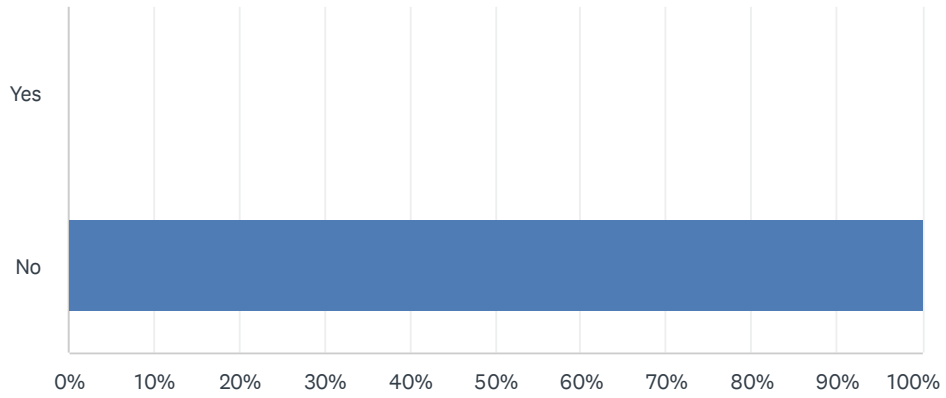
Answered: 1 Skipped: 46



ANSWER CHOICES	RESPONSES	
My Home	0.00%	0
A Commercial Business (retail, restaurant, etc)	0.00%	0
An Industrial Business (manufacturing, warehousing, etc)	0.00%	0
Crop Cultivation	100.00%	1
Raising Livestock	0.00%	0
Total Respondents: 1		

Q35 Do you have any desire to split your property into smaller parcels?

Answered: 1 Skipped: 46



ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	100.00% 1
TOTAL	1

Q36 How many parcels would you create out of your property if there were no limits? (Zoning, Land Division Act, etc)

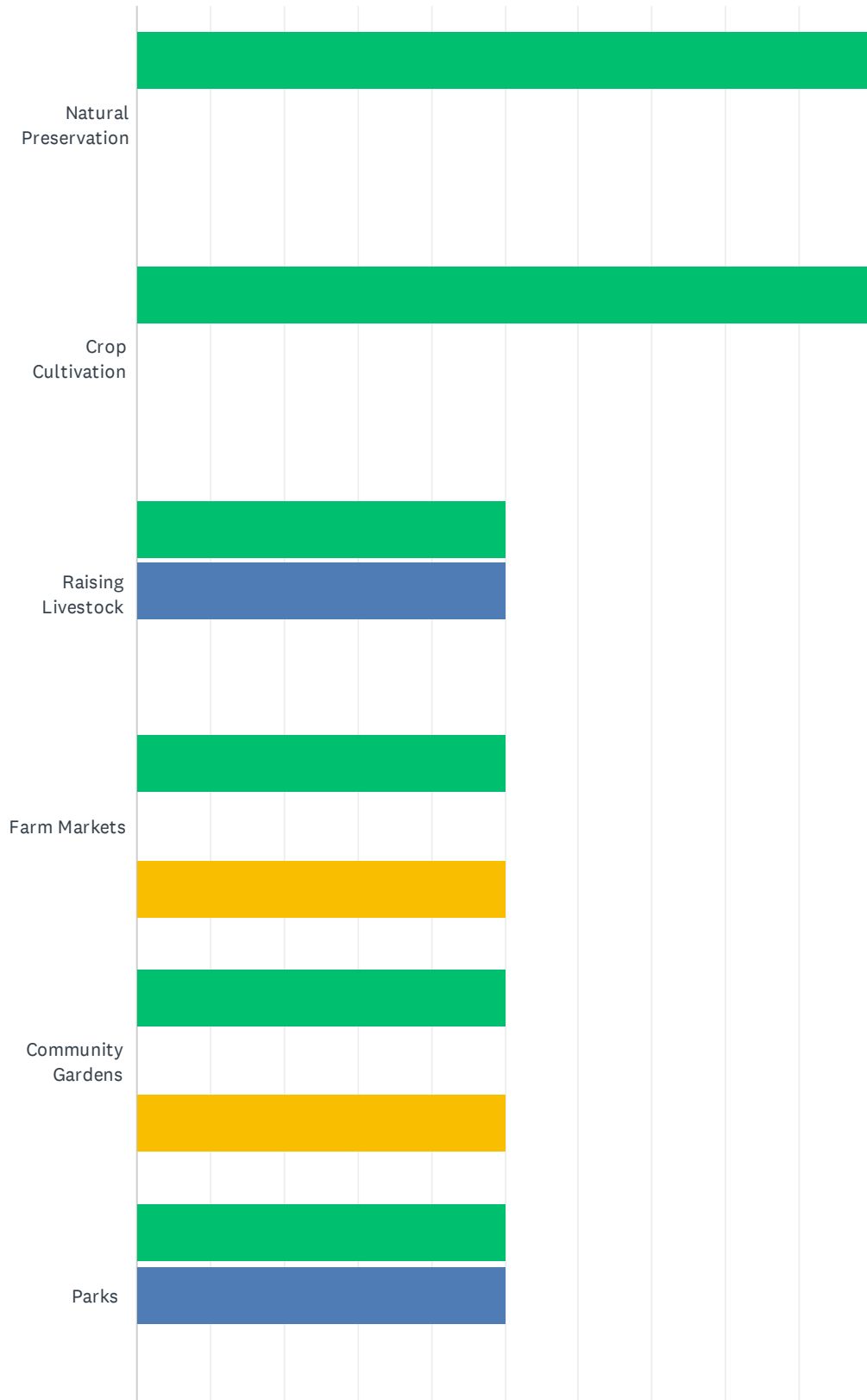
Answered: 0 Skipped: 47

 No matching responses.

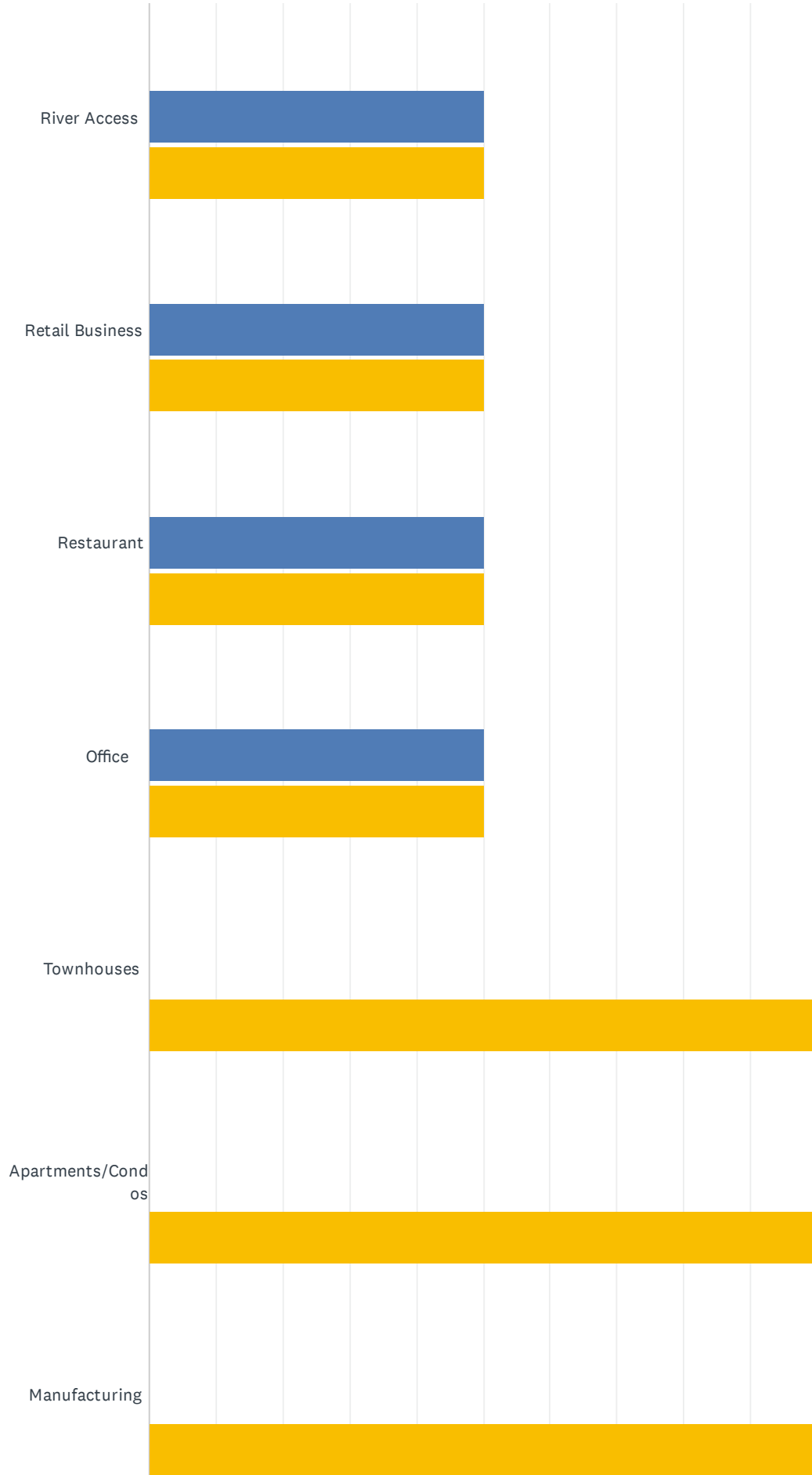
ANSWER CHOICES	RESPONSES
Less than 4	0.00% 0
4-10	0.00% 0
10-40	0.00% 0
More than 40	0.00% 0
TOTAL	0

Q37 Would you approve of your neighbor using their land for the following purposes?

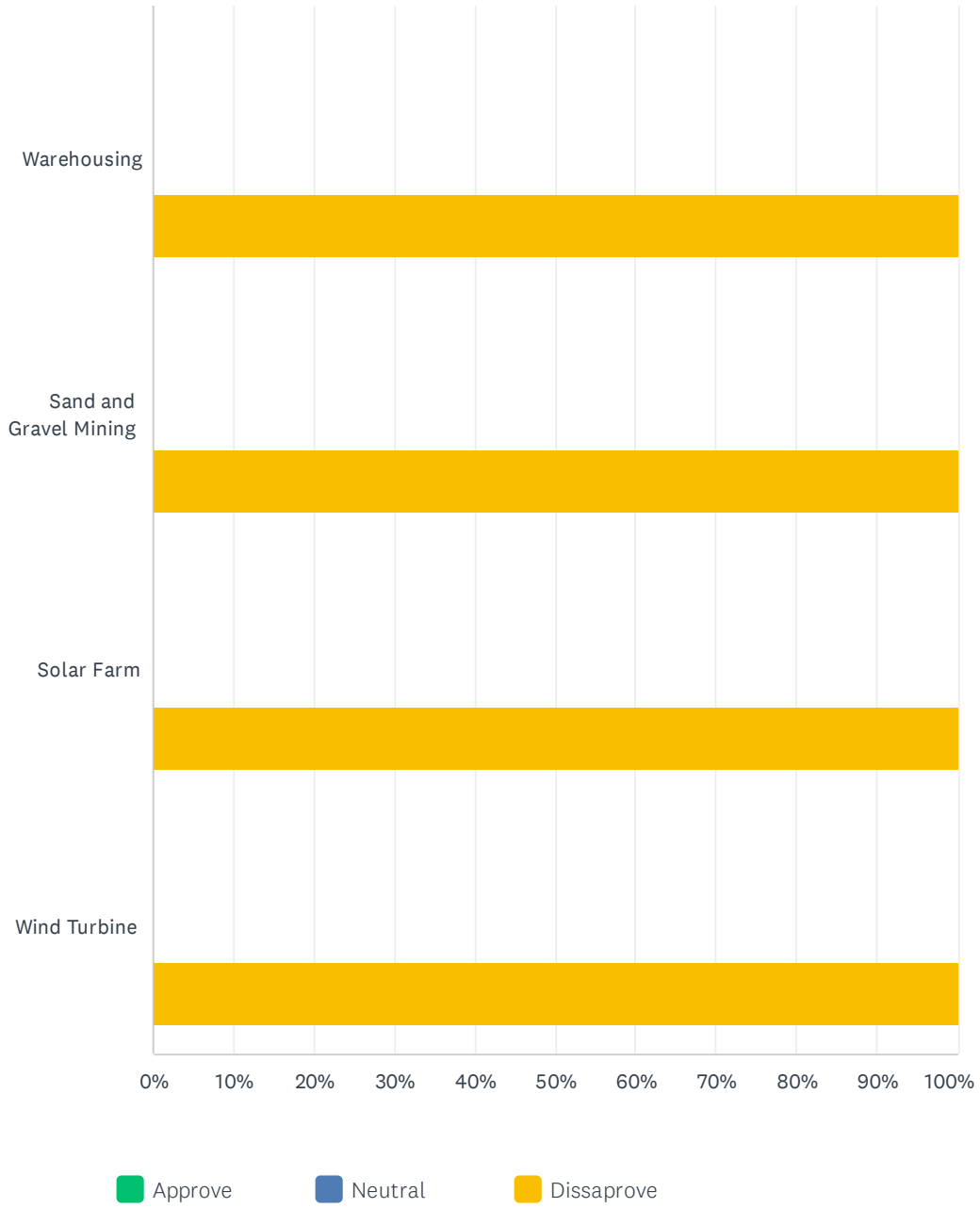
Answered: 2 Skipped: 45



Eagle Township Public Engagement Survey



Eagle Township Public Engagement Survey

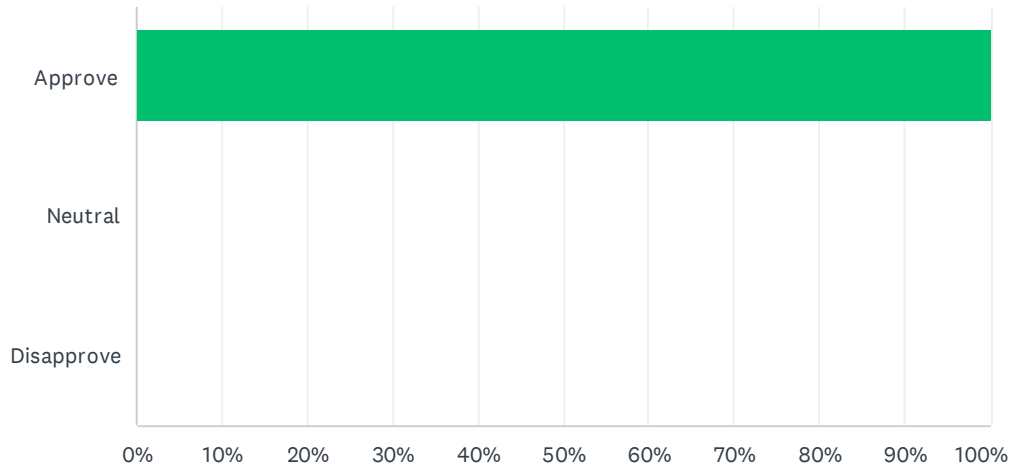


Eagle Township Public Engagement Survey

	APPROVE	NEUTRAL	DISSAPROVE	TOTAL RESPONDENTS
Natural Preservation	100.00% 2	0.00% 0	0.00% 0	2
Crop Cultivation	100.00% 2	0.00% 0	0.00% 0	2
Raising Livestock	50.00% 1	50.00% 1	0.00% 0	2
Farm Markets	50.00% 1	0.00% 0	50.00% 1	2
Community Gardens	50.00% 1	0.00% 0	50.00% 1	2
Parks	50.00% 1	50.00% 1	0.00% 0	2
River Access	0.00% 0	50.00% 1	50.00% 1	2
Retail Business	0.00% 0	50.00% 1	50.00% 1	2
Restaurant	0.00% 0	50.00% 1	50.00% 1	2
Office	0.00% 0	50.00% 1	50.00% 1	2
Townhouses	0.00% 0	0.00% 0	100.00% 2	2
Apartments/Condos	0.00% 0	0.00% 0	100.00% 2	2
Manufacturing	0.00% 0	0.00% 0	100.00% 2	2
Warehousing	0.00% 0	0.00% 0	100.00% 2	2
Sand and Gravel Mining	0.00% 0	0.00% 0	100.00% 2	2
Solar Farm	0.00% 0	0.00% 0	100.00% 2	2
Wind Turbine	0.00% 0	0.00% 0	100.00% 2	2

Q38 Houses - 1 (or Less) per 40 Acres:

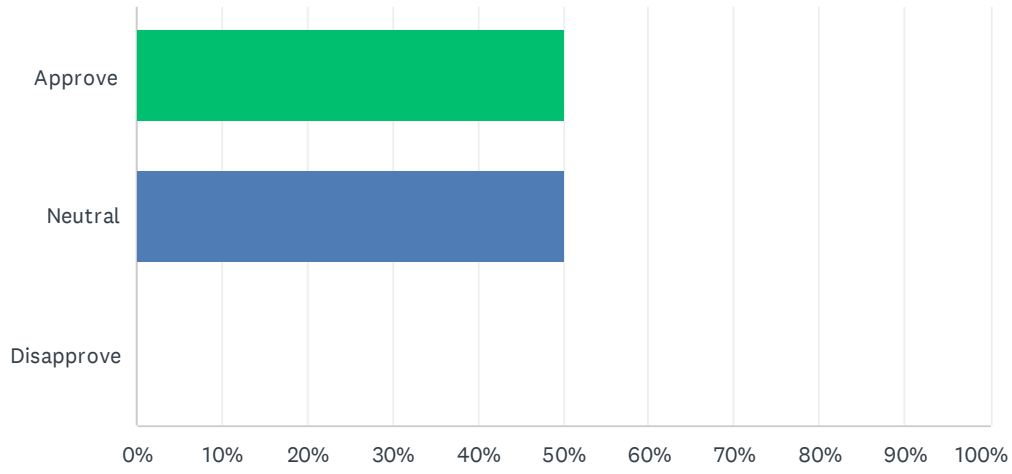
Answered: 2 Skipped: 45



ANSWER CHOICES	RESPONSES	
Approve	100.00%	2
Neutral	0.00%	0
Disapprove	0.00%	0
TOTAL		2

Q39 Houses –1 per 10 Acres:

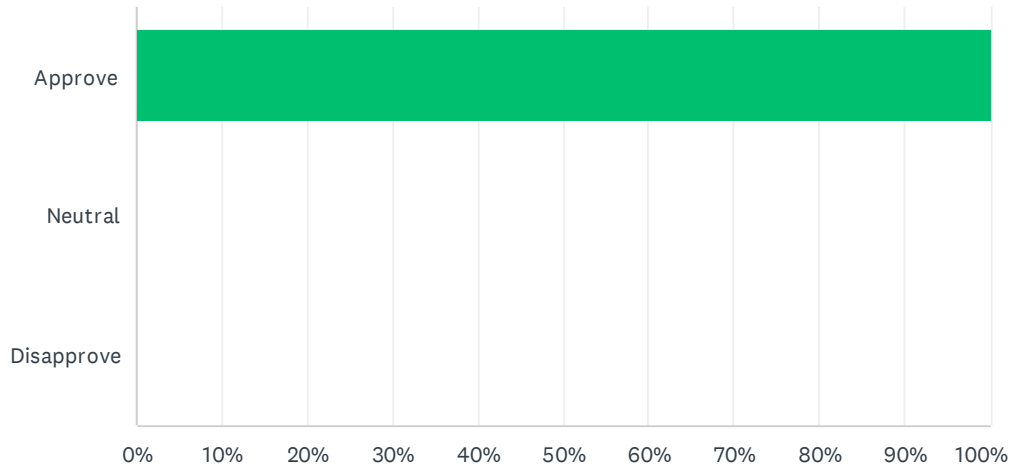
Answered: 2 Skipped: 45



ANSWER CHOICES	RESPONSES	
Approve	50.00%	1
Neutral	50.00%	1
Disapprove	0.00%	0
TOTAL		2

Q40 Houses – 1 per 10 Acres, but on 5 Acre Lots to Preserve Farmland

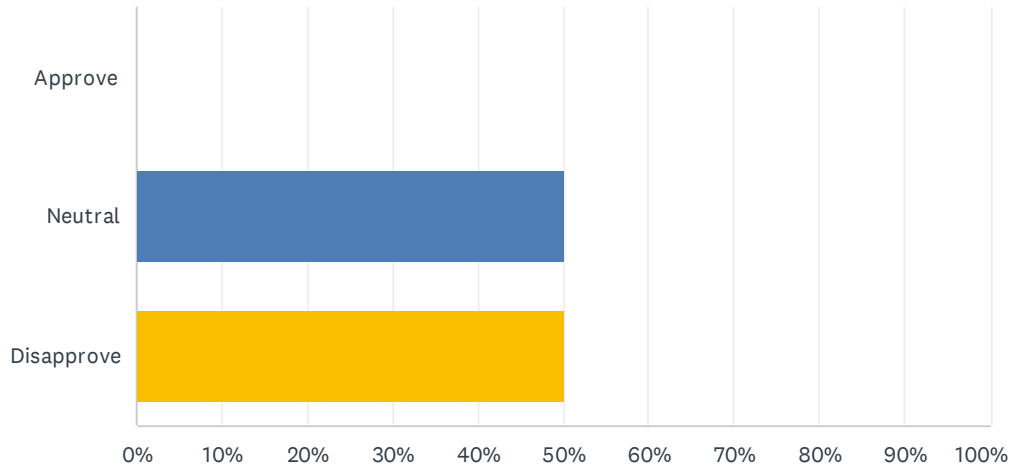
Answered: 2 Skipped: 45



ANSWER CHOICES	RESPONSES	
Approve	100.00%	2
Neutral	0.00%	0
Disapprove	0.00%	0
TOTAL		2

Q41 Houses –1 per 5 Acres:

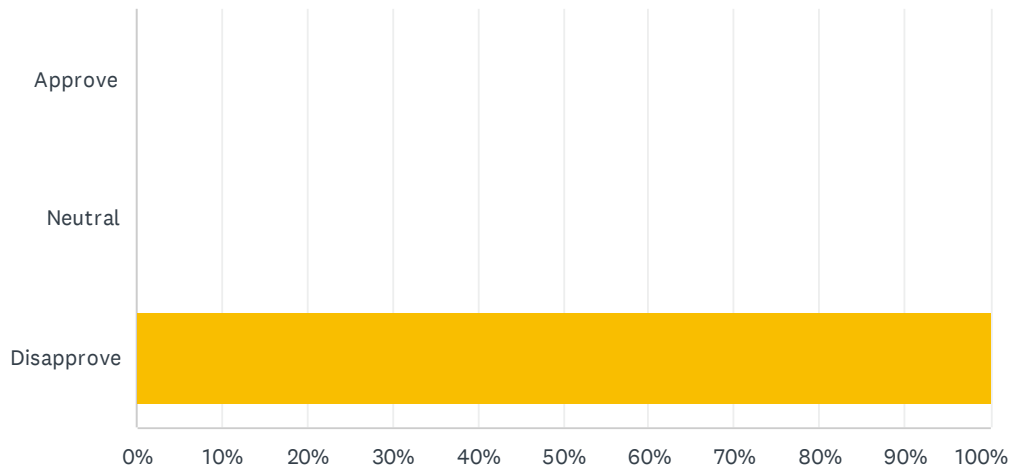
Answered: 2 Skipped: 45



ANSWER CHOICES	RESPONSES	
Approve	0.00%	0
Neutral	50.00%	1
Disapprove	50.00%	1
TOTAL		2

Q42 Houses –1 per 2 Acres:

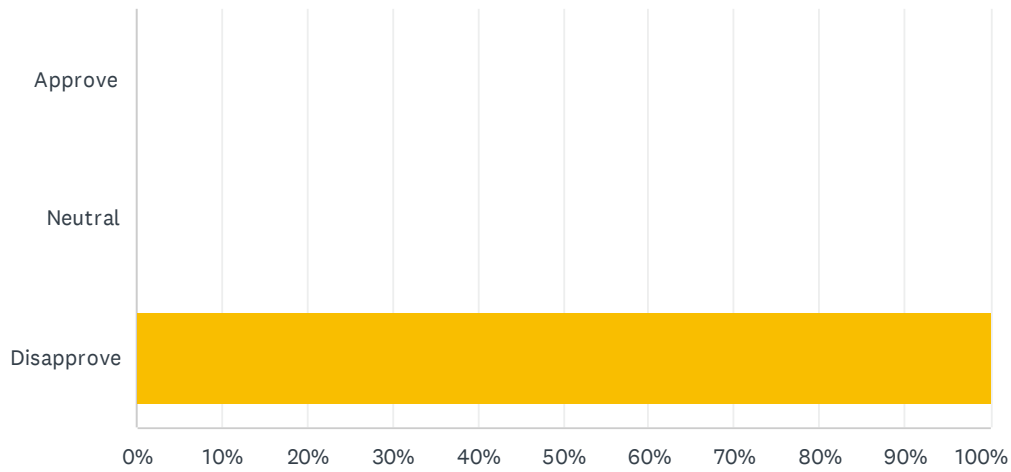
Answered: 2 Skipped: 45



ANSWER CHOICES	RESPONSES
Approve	0.00% 0
Neutral	0.00% 0
Disapprove	100.00% 2
TOTAL	2

Q43 Houses –1 per 2 Acres, but on 1 Acre Lots to Preserve Farmland:

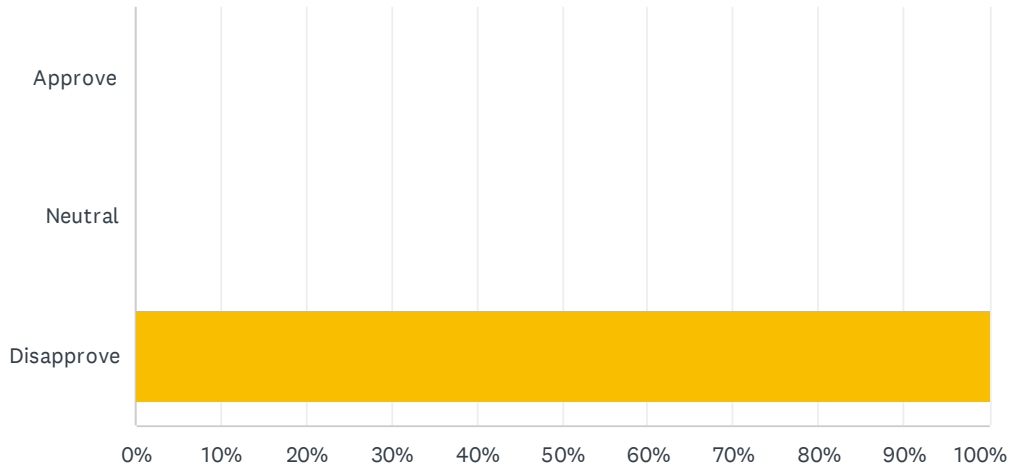
Answered: 2 Skipped: 45



ANSWER CHOICES	RESPONSES
Approve	0.00% 0
Neutral	0.00% 0
Disapprove	100.00% 2
TOTAL	2

Q44 Houses –1 (or More) per Acre

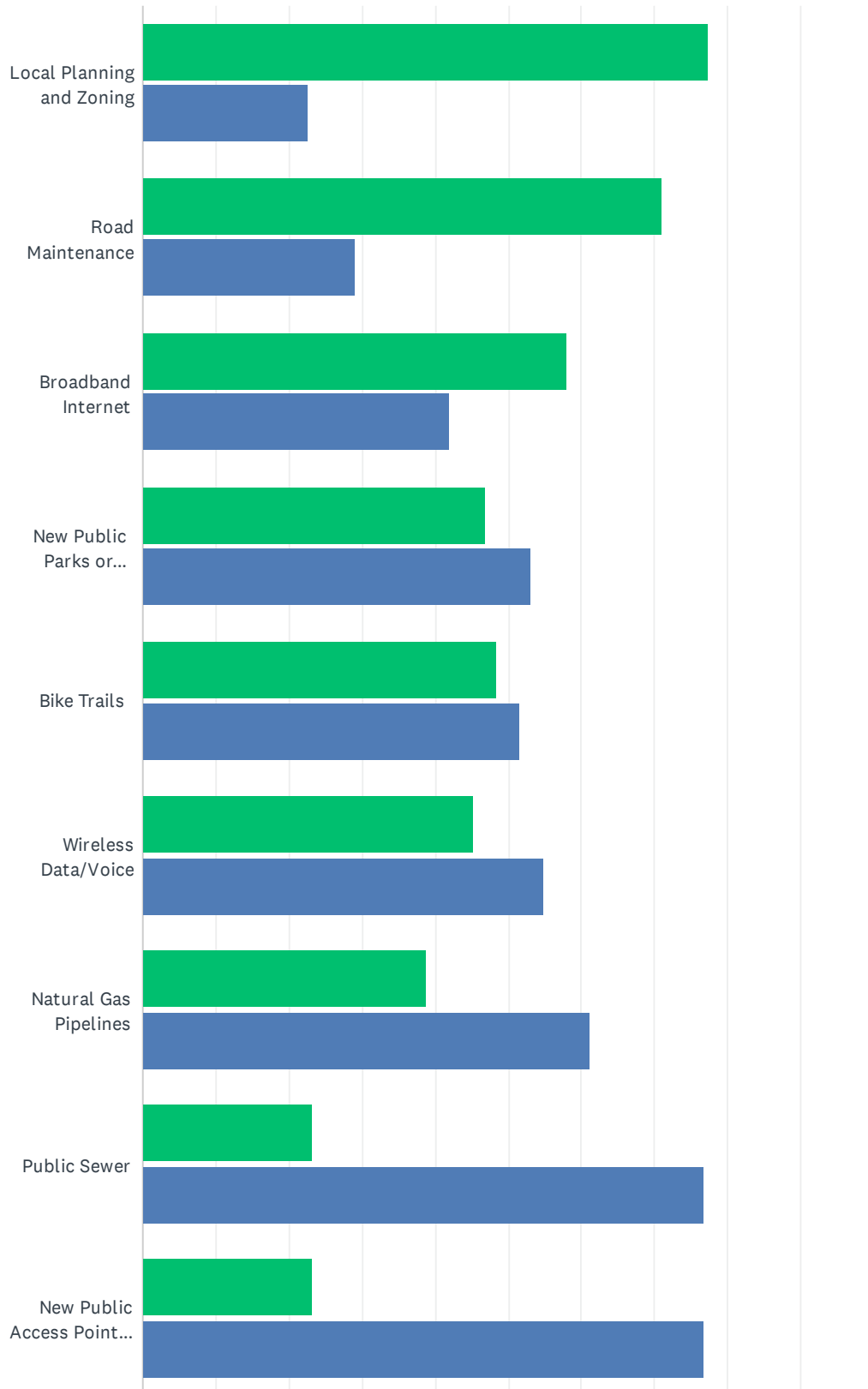
Answered: 2 Skipped: 45



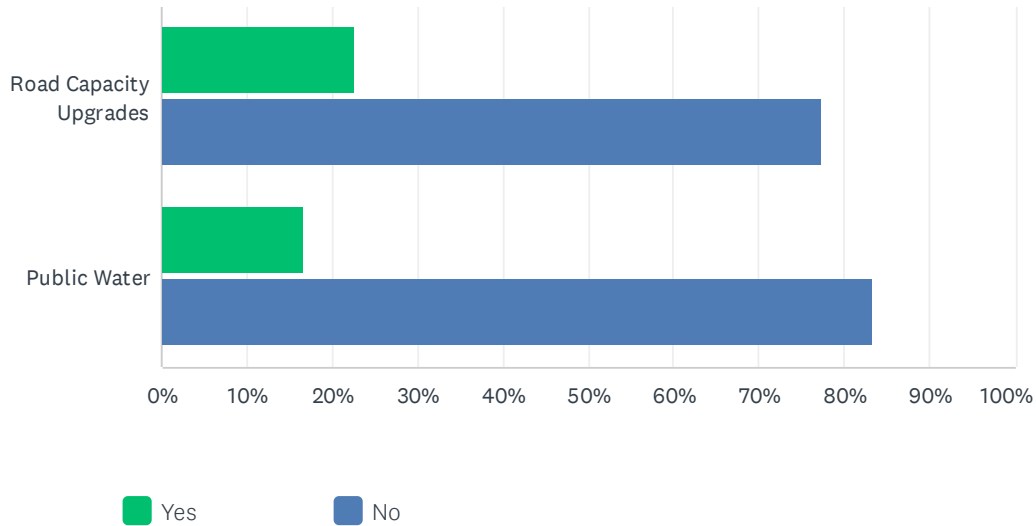
ANSWER CHOICES	RESPONSES
Approve	0.00% 0
Neutral	0.00% 0
Disapprove	100.00% 2
TOTAL	2

Q45 Would you support the use of existing Eagle Township taxes (i.e. no increase) to pay for the following?

Answered: 32 Skipped: 15



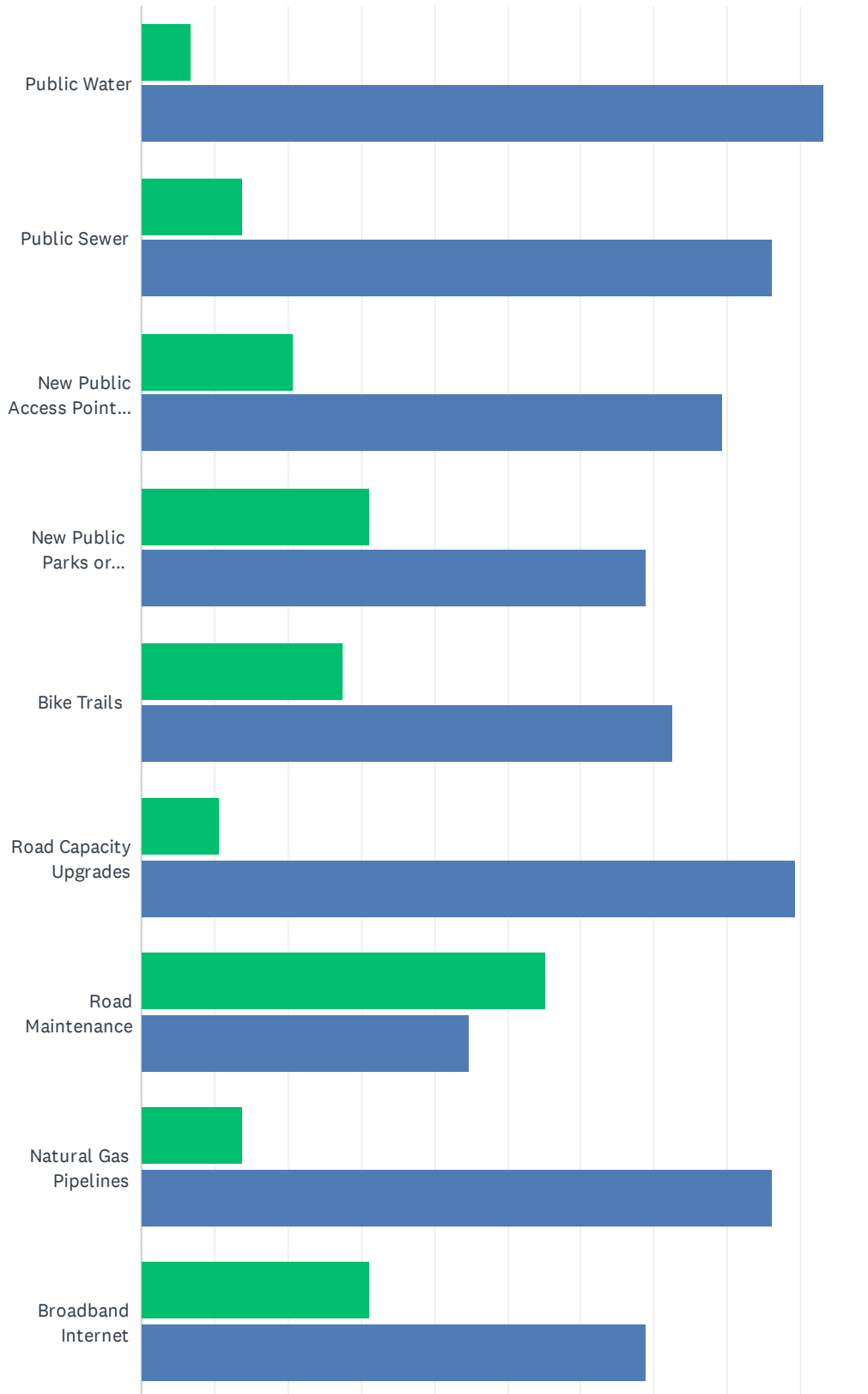
Eagle Township Public Engagement Survey



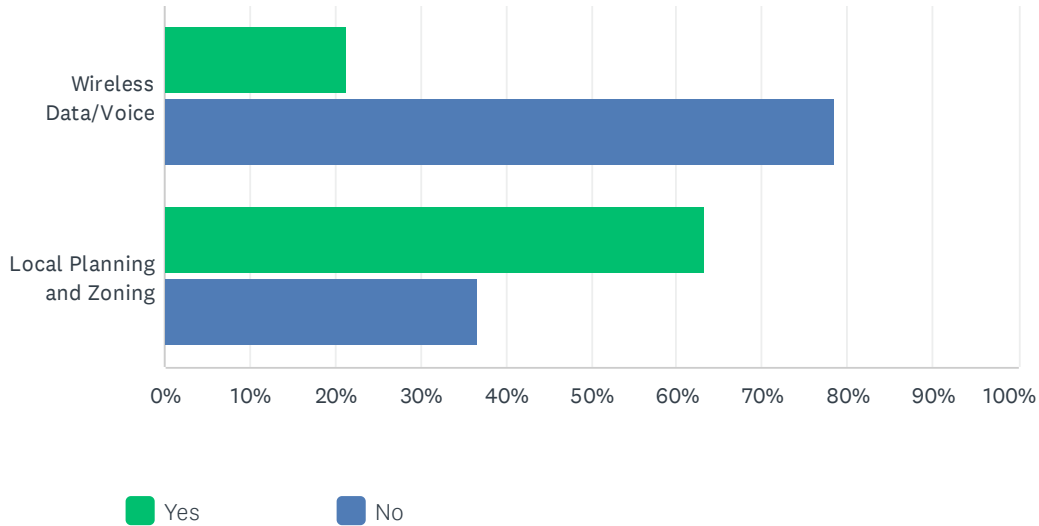
	YES	NO	TOTAL
Local Planning and Zoning	77.42% 24	22.58% 7	31
Road Maintenance	70.97% 22	29.03% 9	31
Broadband Internet	58.06% 18	41.94% 13	31
New Public Parks or Recreational Amenities	46.88% 15	53.13% 17	32
Bike Trails	48.39% 15	51.61% 16	31
Wireless Data/Voice	45.16% 14	54.84% 17	31
Natural Gas Pipelines	38.71% 12	61.29% 19	31
Public Sewer	23.33% 7	76.67% 23	30
New Public Access Points Along the Rivers	23.33% 7	76.67% 23	30
Road Capacity Upgrades	22.58% 7	77.42% 24	31
Public Water	16.67% 5	83.33% 25	30

Q46 Would you support an increase in taxes on Eagle Township residents to pay for any of the following?

Answered: 30 Skipped: 17



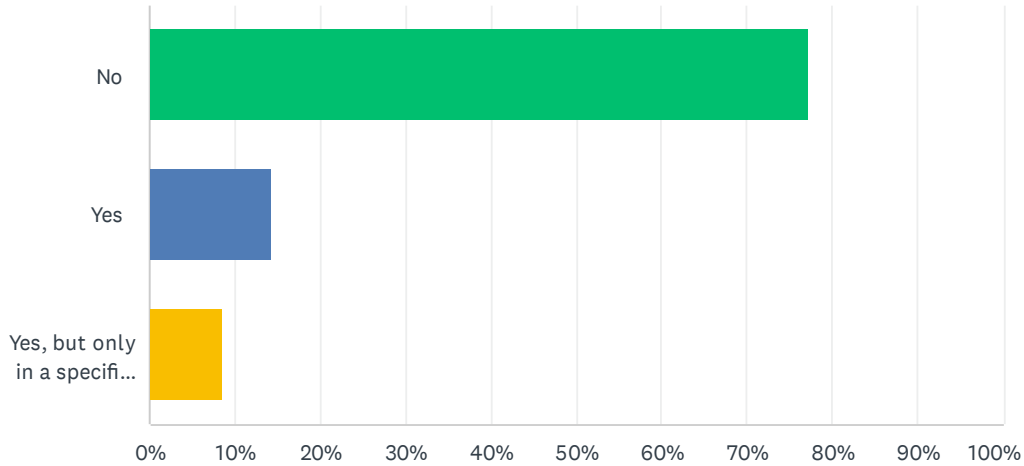
Eagle Township Public Engagement Survey



	YES	NO	TOTAL
Public Water	6.90% 2	93.10% 27	29
Public Sewer	13.79% 4	86.21% 25	29
New Public Access Points Along the Rivers	20.69% 6	79.31% 23	29
New Public Parks or Recreational Amenities	31.03% 9	68.97% 20	29
Bike Trails	27.59% 8	72.41% 21	29
Road Capacity Upgrades	10.71% 3	89.29% 25	28
Road Maintenance	55.17% 16	44.83% 13	29
Natural Gas Pipelines	13.79% 4	86.21% 25	29
Broadband Internet	31.03% 9	68.97% 20	29
Wireless Data/Voice	21.43% 6	78.57% 22	28
Local Planning and Zoning	63.33% 19	36.67% 11	30

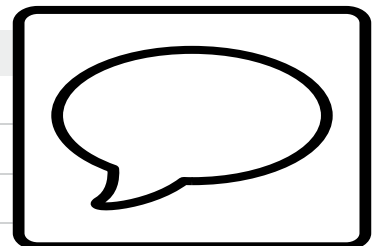
Q47 In some cases, Cities (like Grand ledge) and Villages (like the Village of Eagle) can take over parts of Townships. This allows City/Village services (such as water and sewer) to be expanded, to promote development. Do you support this happening to parts of Eagle Township?

Answered: 35 Skipped: 12



ANSWER CHOICES	RESPONSES
No	77.14% 27
Yes	14.29% 5
Yes, but only in a specific location (please specify)	8.57% 3
TOTAL	35

#	YES, BUT ONLY IN A SPECIFIC LOCATION (PLEASE SPECIFY)
1	I am answering no to above as I'm not an Eagle resident.
2	North of 96
3	Only small areas surrounding the city and/or township



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