Frankenlust Township Master Plan

January 2005

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prepared by the Frankenlust Township Planning Commission
with the assistance of Spicer Group, Inc.

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Master Planning Process

Introduction

A Master Plan reflects the ideas and hopes of a community, translated into goals and actions. The Master Plan is a comprehensive document that is intended to guide development in the Township in the next 10 - 20 years, achieving a better community and living environment.

Master Plans serve to:

- seek citizen input on needs and services
- form a general statement of goals and objectives
- provide an overall prospective for the future
- develop a future land use map
- guide the use of limited resources in an efficient manner
- promote public health, safety, and general welfare
- preserve the quality of the environment in the Township
- guide future zoning decisions

Need for a Master Plan

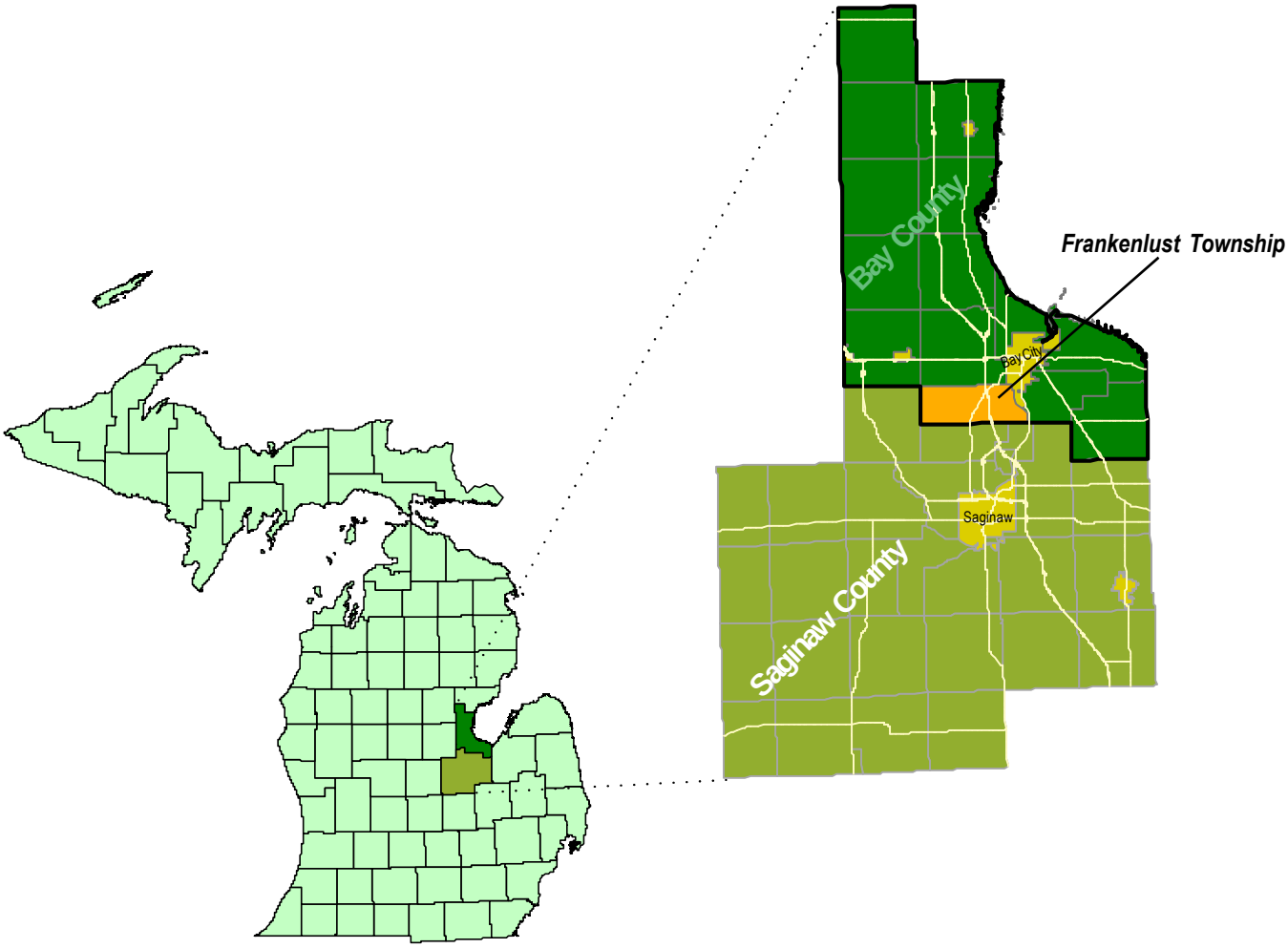
Preparing a Master Plan is one of the major functions of a Township Planning Commission. The Township Planning Act of 1959 states that "the planning commission shall make and approve a basic plan as a guide for the development of unincorporated portions of the Township."

Master Plans and Zoning Ordinances

Zoning is public regulation of the use of land. A zoning ordinance controls how land is used today. It is law. A Master Plan is a set of policies, not a law. The master plan is the community's vision while the zoning ordinance contains the rules that govern the path to that vision. The long range goals of the Master Plan are the basis for a zoning ordinance and zoning decisions. **State law requires that a zoning ordinance be based on an adopted plan.** Zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if challenged in the courts.

Regional Setting

Frankenlust Township is located in southern Bay County just southwest of Bay City and approximately 10 miles north of Saginaw. It is bordered by Monitor Township to the north, Portsmouth Township to the east, Saginaw County's Kochville and Zilwaukee Townships to the south with Tittabawassee Township to the west.



Community Characteristics

History

Ferdinand Sievers was the first Frankenlust Township Settler

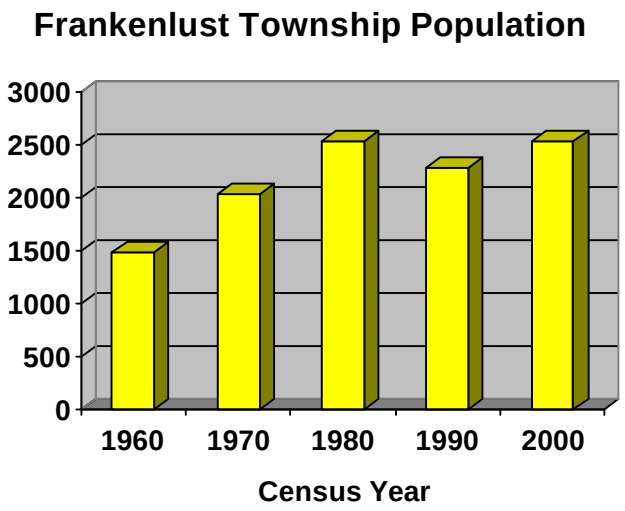
Frankenlust is one of the original four Franconian colonies settled by German missionaries in the Saginaw Valley in the 1840's. Reverend Ferdinand Sievers purchased 645 acres of Indian reservation land from the government. The area was then a part of northern Saginaw County and about four miles from Lower Saginaw (now Bay City). Sievers land purchase facilitated the arrival of a second group of immigrants to the Frankenlust colony. On June 22, 1848 at Dierker's barn, the colonists organized St. Paul Evangelical Lutheran Church at Frankenlust with Reverend Sievers becoming their first pastor. The first service took place on Sunday, June 25, 1848. The Township was officially organized in 1881.

Early European settlers in the Saginaw Bay region based their economy on the rich forest land of the Saginaw Valley. The Saginaw River provided an ideal location for milling and shipping lumber. Lumbering spurred related development such as manufactured wood products, iron and steel mills, machine shops, and ship-building. Because of its fertile agricultural soil, Frankenlust Township became the homestead for many farmers.

Today Frankenlust Township still relies on its agricultural roots, but it is also known as home to Delta Community College and three golf courses. Housing has grown tremendously during the past 30 years and it is now mostly a bedroom community for residents who work in Bay City, Saginaw, and Midland.

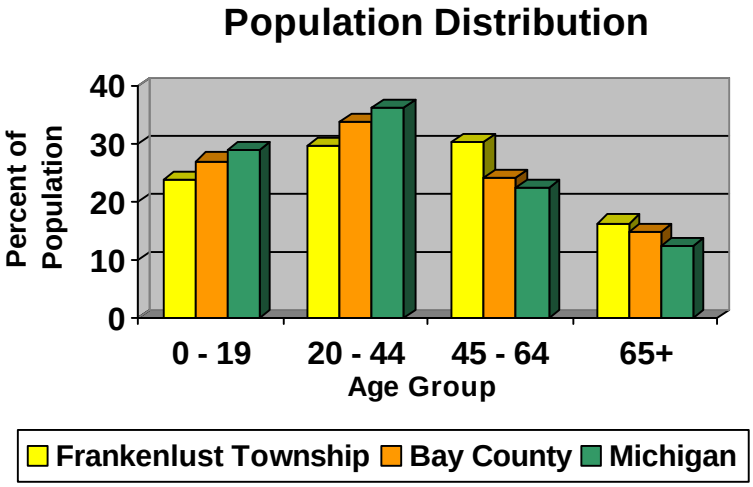
Population

According to 2000 Census Data, Frankenlust Township has a population of 2,530. This is an increase of 249 people or 11% over 1990. This indicates that Frankenlust Township has rebounded from its only decline in population which occurred from 1980 to 1990. During the 1990 to 2000 period, Bay County's population decreased by 1.4% from 111,723 to 110,157. The chart to the left shows Frankenlust Township's population over the past 40 years.



source: Census 2000

The median age in Frankenlust Township is higher than that of Bay County and the State of Michigan. Frankenlust Township's median age is 43.1 years. The County and the State are 38.4 years and 35.5 years, respectively. Median age is that which half of the population falls above and half falls below. Distribution by age groups is shown in the chart below and on page 5. The 45 - 64 year age group, or aging baby boomers, contains 30.3% of the population of Frankenlust Township which is larger than that of the same age group in the county or state. This is probably because this is the age group that takes advantage of the large number of condominiums and upscale homes around the Bay Valley Golf Course and the Bay City Country Club golf course.



source: Census 2000

The table below shows the actual number of persons per age category.

Population in Frankenlust Township

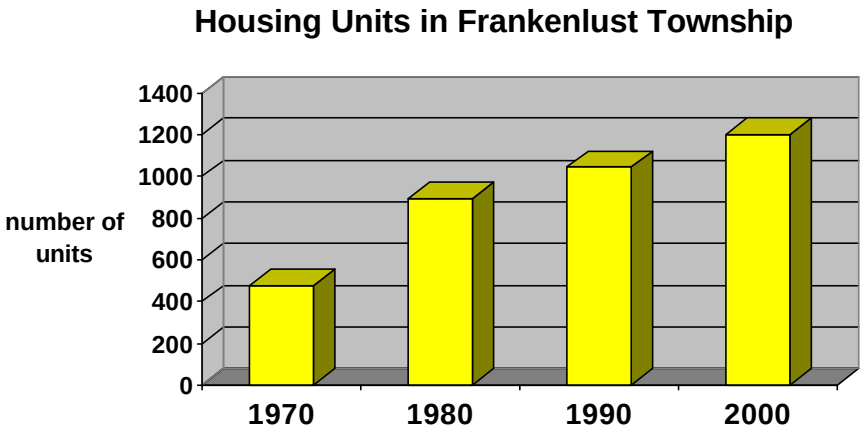
Age	Number	Percent
Under 5	128	5.1
5 - 14 years	324	12.8
15 - 24 years	242	9.6
25 - 34 years	251	9.9
35 - 44 years	404	16.0
45 - 54 years	437	17.3
55 - 64 years	330	13.0
65 - 74 years	253	10.0
75 - 84 years	131	5.2
85 years and over	30	1.2
Total	**2,530**	

source: Census 2000

Ninety-seven percent of the population in Frankenlust Township is white, according to the 2000 Census. The only significant minority figures are 2.1% Asian, and 1.5 % Hispanic or Latino.

Housing

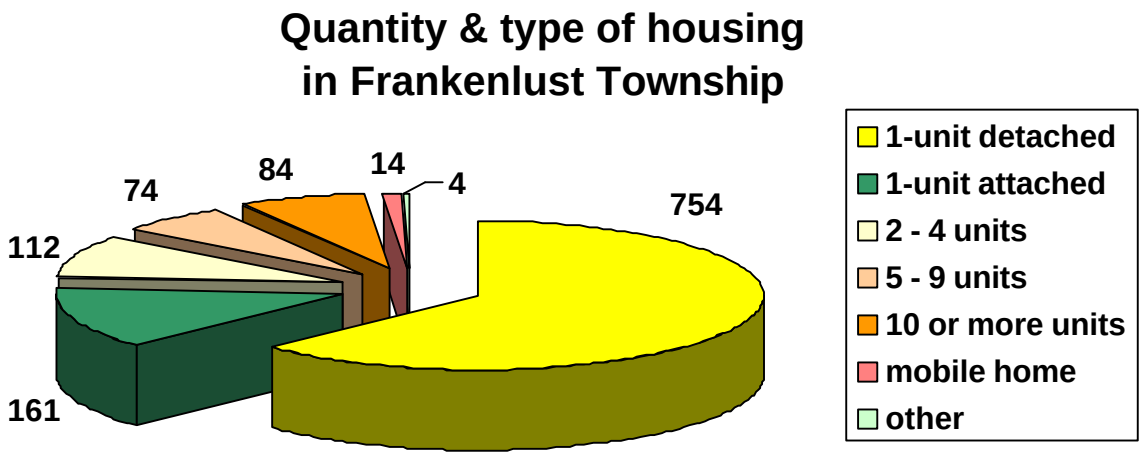
The statistical data regarding housing in Frankenlust Township paints a picture of a growing community that is putting down roots by adding high value single family homes. This is a trend that started in the 1970's. The data in the 1997 Frankenlust Township Master Plan shows that in 1970 there were just 474 housing units in the Township. According to the 2000 Census, there are 1203 housing units in Frankenlust Township; 1053 of these are occupied. Of the occupied housing units, 86.9% are owner-occupied. This percentage is higher than Bay County and the State. Bay County has 79.3% owner-occupied housing units and Michigan has 73.8% owner occupied housing units. This high percentage of owner-occupied housing units in



Source: 1997 Frankenlust Township Master Plan & US Census 2000

Frankenlust Township indicates a fairly stable population. Furthermore, the percentage of owner-occupied units in the township has increased since 1990, when 81.6% of the housing units were owner-occupied.

One hundred seventy-three housing units were constructed from 1990 - 2000. Most of these were one-unit detached homes. This category of housing saw a large 20% increase in the 1990 - 2000 time period, from 631 one-unit detached units to 754 units. The types of housing units in Frankenlust Township are shown in the chart below.



source: Census 2000

Housing in Frankenlust Township: Important Facts

Census Year	1990	2000
Total housing units	1,044	1,203
Percentage of owner- occupied units	81.6%	86.9%
Number of one-unit detached structures	631	754
Units constructed in prior ten years	75	173
Median housing value	$65,700	129,300
Rental vacancy rate	29.8%	36.7%

Source: US Census

The median value of a home in Frankenlust Township is $129,300 which is much higher than that of Bay County ($84,900) and somewhat higher than the state of Michigan ($115,900).

Median Housing Value of a Frankenlust Township Home is $129,300

The only negative factor affecting housing in Frankenlust Township is the rental vacancy rate of 36.7%, which is extremely high. Eighty of the township's 218 units were vacant during the 2000 Census. The vacancy rate in 1990 was 29.8%, indicating that the situation has gotten slightly worse. Furthermore, neighboring townships and Bay County overall show vacancy rates that are all less than 10%. Median gross rent in the Township is $509 per month which is higher than the Bay County median of $440 but lower than the state median of $546.

Education, Employment & Income

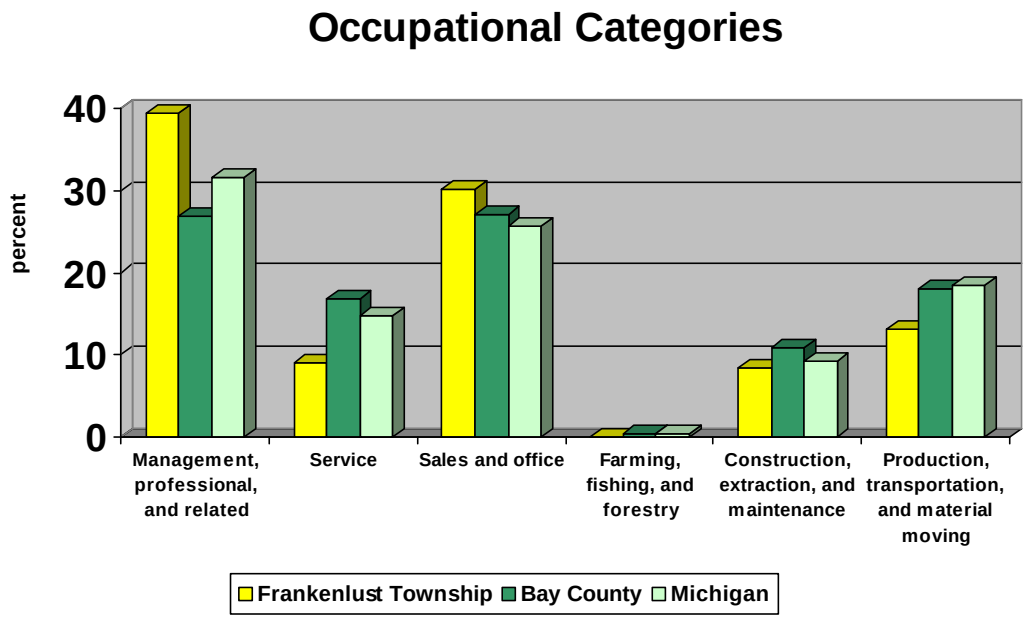
Residents of Frankenlust Township earn higher than average incomes when compared with Bay County and the State of Michigan. Median family income in Frankenlust Township is $63,707. Median family income in Bay County and the state of Michigan are $48,111 and $53,457 respectively. Per capita statistics reflect similar differences. Frankenlust per capita income is $27,204; Bay County per capita income is $19,698, and Michigan per capita income is $22,168. Additionally, only 2.4% of the people in Frankenlust Township live below the

poverty level. This is much better than County and State figures which show 6.7% and 7.4% live below the poverty level, respectively.

Frankenlust Township residents are more educated and earn more money than the average Michigan resident.

Education statistics tend to go hand-in-hand with income statistics and this is true in Frankenlust Township. Coupled with their higher than average family income, we find that residents are more highly educated than those in the rest of the county. Over 29% of Frankenlust township residents have earned a bachelor's degree or higher. Only 14.2% have that attainment in Bay County overall.

Considering the educational level of Frankenlust Township residents, it is not surprising to learn that a high percentage of them work in management, professional, and related occupations. Slightly more than 39% work in this occupational category in Frankenlust Township. The comparative numbers for Bay County and the State of Michigan are 26.9% and 31.%% respectively. A complete comparative breakdown by occupation is shown in the chart below.



Source: US Census 2000

Existing Land Use

The existing land use is probably the most important piece of data to analyze among the existing characteristics in a community. In many cases, the existing land uses have set a pattern that is likely to change. In other areas there may be vacant or underused land that can be evaluated for its development or conservation value.

In order to provide a detailed account of the Existing Land Use, the consultants first used the Township's existing land use plan, adopted in 1997 to develop a draft of the land use map. After a draft was developed, the consultants used the draft as a guide and updated the map for land use changes along West Side Saginaw Road (M-84). They then corrected the map as needed with the assistance of the Planning Commission to identify land that was used for agriculture, commercial development, and residential development and to identify land that was currently wooded or vacant.

Land Use Classifications

The land uses in the township are divided into six classifications for purposes of mapping. General definitions are given below.

Agricultural

This classification is intended to accommodate primarily agricultural land uses, farm dwellings, and non-farm dwellings that are in keeping with the agricultural character. Agricultural land uses would be characterized by traditional cash crops, animal raising, horse boarding, and pasture lands.

Residential, Single & Multi-Family

This classification is for areas with single family and multi-family dwellings and accessory structures.

Commercial

Included in this category are all parcels containing developments operated for commercial uses.

Mixed Use

This category is a mix of more dense land uses, including residential and different intensities of commercial uses. These uses are more often a result of transition from what was once a mostly residential area to an area more geared toward automobile oriented businesses.

Industrial

Land in this category is land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials.

Public-Institutional

Land area in this category is used for public and government buildings, parks, and cemeteries. Schools, both public and private, as well as religious institutions, are included in this classification. This category also includes utility easements, road rights-of-way, and other infrastructure that requires land, such as lagoons and pump stations.

Wooded/Vacant

This land use category includes land area that is covered with forests and trees, as well as all existing vacant or undeveloped parcels.

Open Space

This land use category includes land area that is open - this includes such uses as golf courses or open space that is part of a larger residential development.

Wetlands

This land use category includes land area that is so restricted in its use do to presence of wetlands or emergent wetlands that its existing land use is categorized as such.

Land Use Analysis

The chart on the following page details the acreage of existing land use and percentage in Frankenlust Township. The chart is detailed by acreage and then by percent of the total land in the Township. The land use was determined through a combination of methods including the Township's previously adopted plan and a driving survey by the consultant in 2003.

Agricultural

Agriculture is the largest land use in the township, and accounts for 70.5% of the land. Approximately 9,764.71 acres are used for agricultural purposes. Agricultural fields stretch

over the east side of the Township, between the two ends of the wetland crescent. This proximity of some of the agricuultural land to the river provides ample water for the crops. However, most of the agricultural land is primarily located on the west and center parts of the township. The excellent soils, and healthy environment, which are found in the area, lead to prospering crops and agriculture to be very successful.

Land Use In Frankenlust Township

Type	Acreage	Percent
Agricultural	9,764.71	70.5%
Residential (Single/MF)	816.54	5.9%
Commercial	74.34	0.5%
Mixed Use	137.63	1%
Industrial	1.79	.01%
Public/Institutional	697.87	5%
Wooded/Vacant	.64	.004%
Open Space	481.15	3.5%
Wetlands	1,871.30	13.5%
Total	**13,846**	**100.0%**

Source: 2003 Driving Survey, Frankenlust Township Master Plan 1997

Residential

Residential includes single-family and multi-family units and accounts for almost 6% of the land within the township. Much of the residentially developed land is within one to two miles of West Side Saginaw Road (M-84). There are however a few areas of relatively dense residential development. One of the oldest areas is in the northeastern corner of the community called Brooks Village. Another is the mix of housing at Bay Valley Resort. In addition to the commercial use of the 150-room resort hotel, there are approximately 250 condominiums, and several single family detached homes nearby.

Commercial

Frankenlust Township currently has just over 70 acres of property that is considered commercial. The vast majority of the township's commercial development is located near the I-75 off ramp and West Side Saginaw Road (M-84). The rest of the commercial consists of scattered single sites located along West Side Saginaw Road (M-84).

Mixed Use

Mostly located along West Side Saginaw Road (M-84), this land use is a mix of scattered residential and commercial land uses. This transition has occured as more traffic on West Side Saginaw Road (M-84) has converted most of the frontage to commercial land uses.

Industrial

Industrial use in Frankenlust Township is very low at 1.79 acres. Industrial development is best supported in locations where motor freight and other traffic can easily access a site. Currently, the small area of industrial development found in the township is located in an area that is not typical of that sought out by industrialists.

Wooded/Vacant

Wooded/vacant lands are very limited and account for .64 acres of land in Frankenlust Township. This is only .004% of the land use in the township. As stated earlier, vacant land is considered to be undeveloped and unused, therefore a farmfield, even if unplanted during the visual survey, is not necessarily considered to be vacant.

Public-Institutional

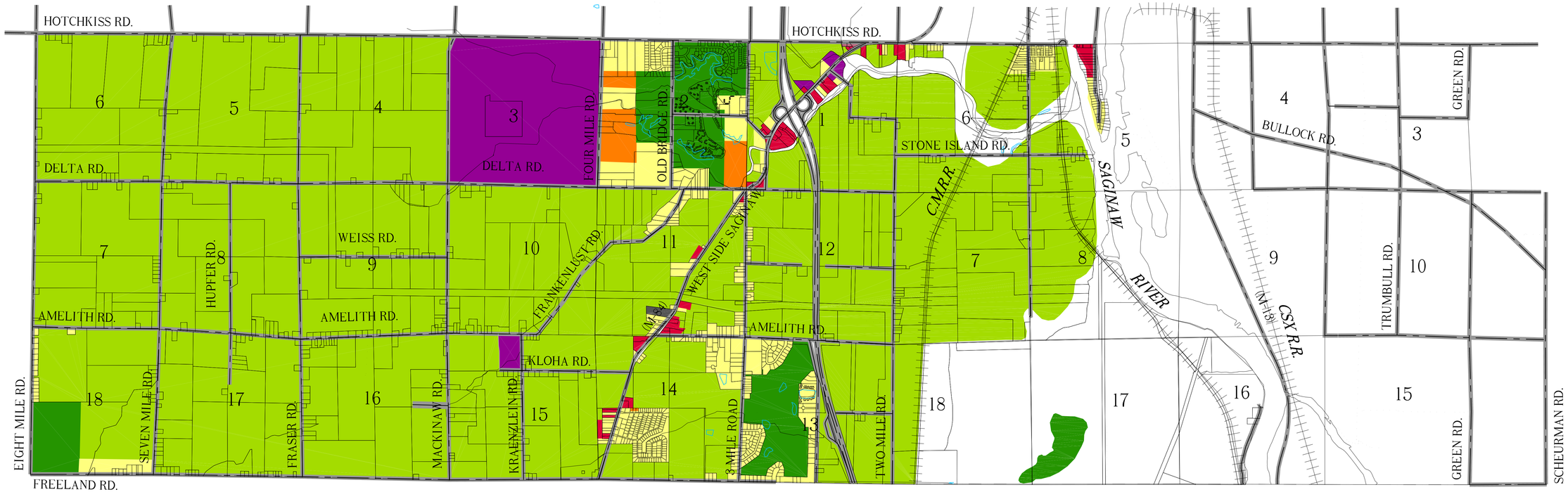
One large public land use asset in Frankenlust Township is Delta College. Delta College is an important cultural resource to the community and draws residents from a three county region. It also serves as an important economic resource, which requires goods and services from local businesses to serve the needs of the community. Other public land uses include the Township Hall and park, and two churches, St. Paul's Lutheran Church and St. John's Lutheran Church. Each of the churches is associated with private parochial schools on adjoining grounds.

Open Space

The township contains three golf courses. The first one, which serves as an important resource, is located in Bay Valley and is approximately 150 acres. The second is the Bay City Country Club. This one is a 178-acre course with houses built on large lots on surrounding road fronts. The third is Twin Oaks Golf Course, which uses 149 acres and is located in the extreme southwest corner of the Township. The Township Park is also another significant resource and is adjacent to the Township hall. This park provides picnic facilities including a pavilion, children's play equipment and open play space.

Wetlands

Wetlands are the second largest land use totaling 1,871 acres or 13.5% of land use. The Saginaw River and its tributaries dominate the eastern side of the township causing wetlands to extend from the river and cover much of the land in the southeastern corner.



SOURCE - SPICER GROUP DRIVE STUDY SPRING 2003 & FRANKENLUST TOWNSHIP GIS DATA JUNE 2003

LEGEND

- AGRICULTURAL
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- PUBLIC- INSTITUTIONAL
- INDUSTRIAL
- OPEN SPACE - RECREATION
- WOODED - VACANT
- WETLANDS

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3600 1800 900 450 0

BY	MARK	REVISIONS	DATE

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FRANKENLUST TOWNSHIP
BAY COUNTY, MICHIGAN

EXISTING LAND USE MAP

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DR. BY: afn APP. BY: bis

PROJECT NO. 106378.03

STDS.

SHEET 1 OF 1

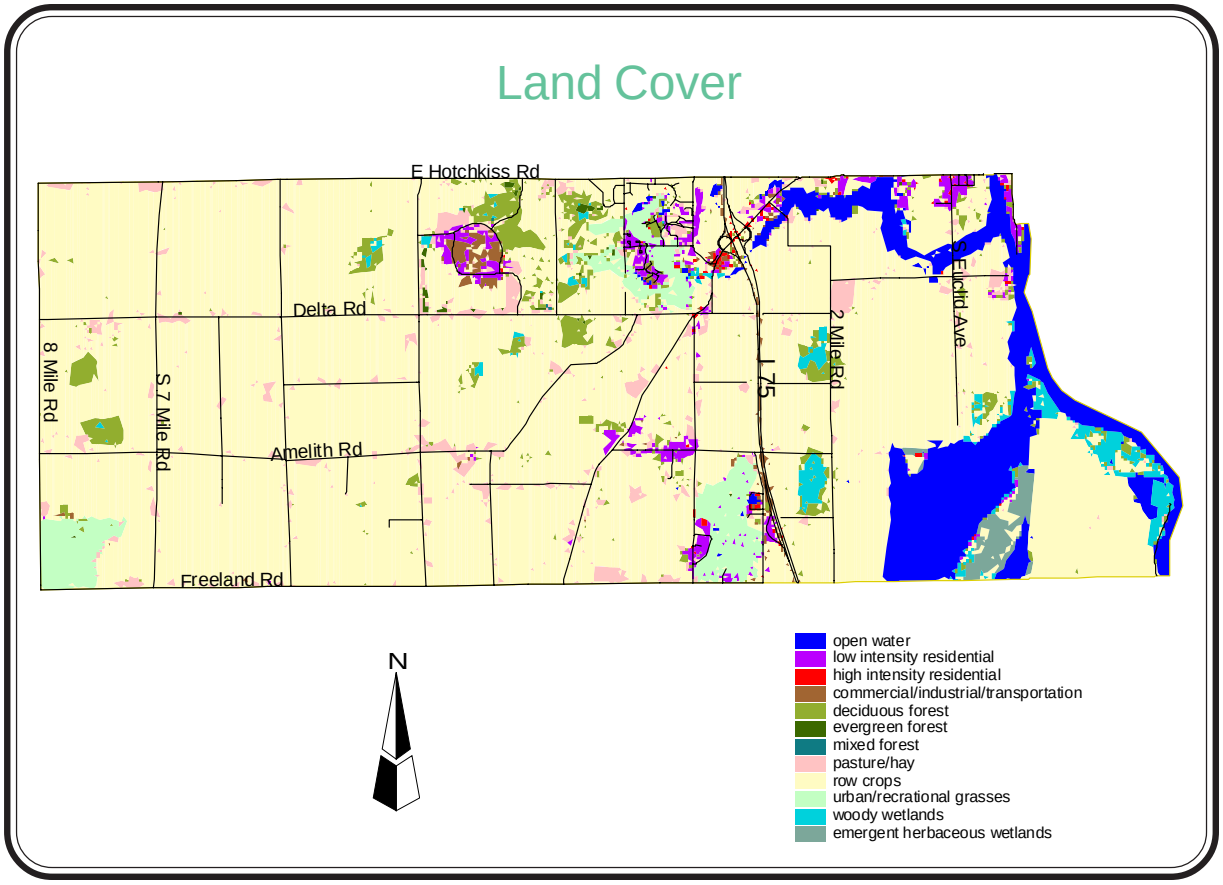
DATE FEBRUARY, 2004
SCALE 1 - 1800

FILE NO. ELU

PLOTTING SCALE: 1" = 1800' RET: F.B. PG. ACAD FILE: 106378.03

Land Cover

The term land cover refers to the predominant resources or activity taking place within a certain area. Bay County Geographic Information System has provided the Township with a map depicting land cover for the Township (below). The map, which is similar to the existing land use, shows the general areas of the Township in somewhat greater detail than land use, especially as it relates to wooded land. Woodlands are found throughout the township, with the majority located in the northern portion of the township. Many of the wooded areas are co-located with active agricultural enterprises, which is why these same areas appear as agricultural on the existing land use map.



Community Facilities & Infrastructure

Community Facilities and Infrastructure are those facilities and services operated by public or quasi-public entities for the benefit of residents. This section of the plan describes these public resources and their condition in order to incorporate their potential improvement or preservation into the future land use plan.

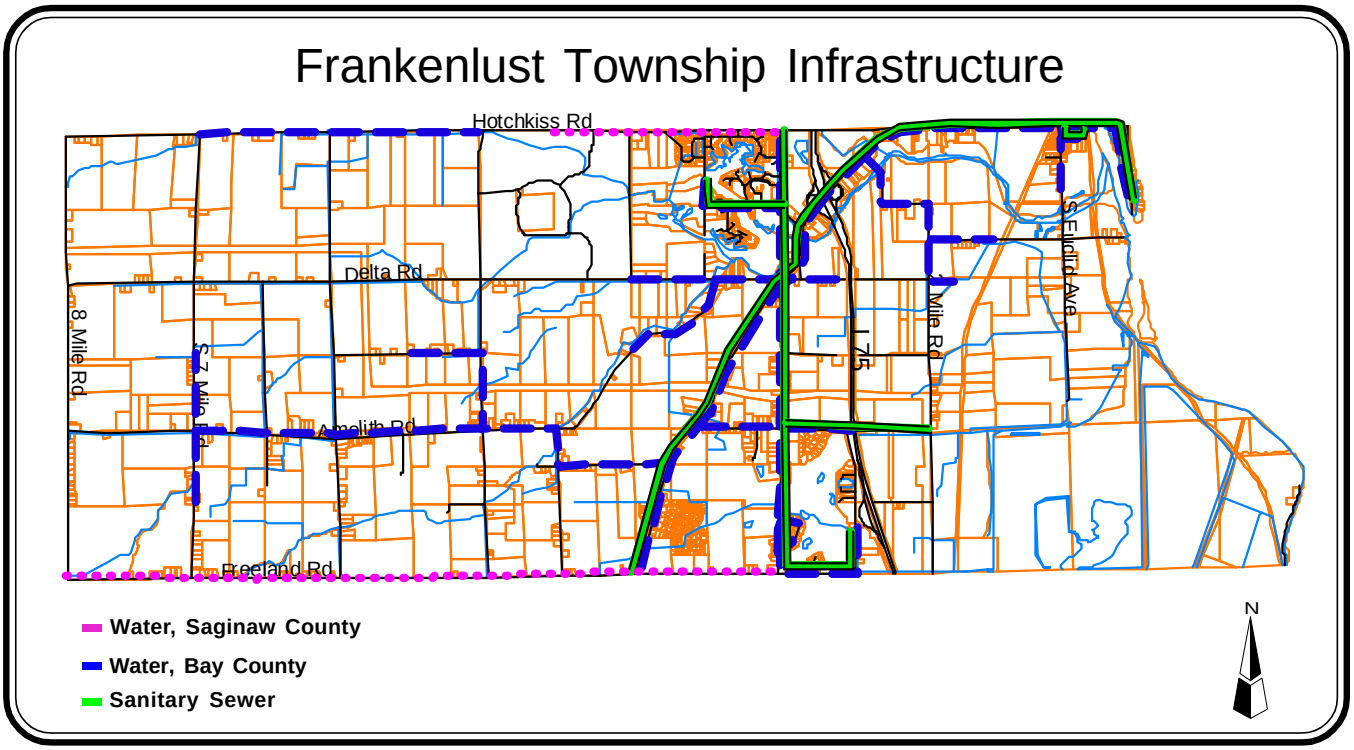
Utilities

Water

Frankenlust Township has public water lines across the more densely populated areas of the township. Some of the water comes from the Bay County water system and a larger portion comes from the Saginaw County Water system.

Wastewater

Public sewer service in Frankenlust Township is more limited than water. It is limited to the Brooks Village area , West Side Saginaw Road (M-84), Three Mile Road, Amelith Road,



and in the Bay Valley area. The wastewater treatment system is operated by the Bay County Department of Water and Sewer.

Availability of utilities is a significant obstacle for commercial and industrial development. As the demand for commercial services increase, the Township will need to find mechanisms to permit the extension of public water and sanitary sewer facilities in to the unserviced areas of the Township. Although capacity is available from the municipal systems serving the township, funding sources must be found to pay for the improvements.

Transportation

The Federal Highway Administration developed the National Functional Classification (NFC) system to classify streets, roads, and highways according to their function. The Michigan Department of Transportation assigned each NFC value. The following paragraphs describe the main roadways in Frankenlust Township.

Principal Arterials

The principal arterials within Frankenlust Township are I-75 and West Side Saginaw Road (M-84). These roads carry most of the traffic through the Township and are the most heavily-traveled roads in the Township.

Rural Major Collectors

Major collector roads are important intra-county travel corridors and provide service to county seats not on an arterial route, to larger towns not directly served by the higher systems and to other traffic generators of equivalent intra county importance.

The major collector roads in Frankenlust Township are:

- Mackinaw Road (Delta to Freeland Road)
- Seven Mile Road
- Freeland Road (West Side Saginaw Road/M-84 to Eight Mile Road)

Rural Minor Collectors

Minor collectors are identified to collect traffic from local roads and bring all developed areas within a reasonable distance to a major collector or arterial road; to provide service to the smaller communities and to link locally important traffic generators with their rural hinterland.

Minor collectors in Frankenlust Township are:

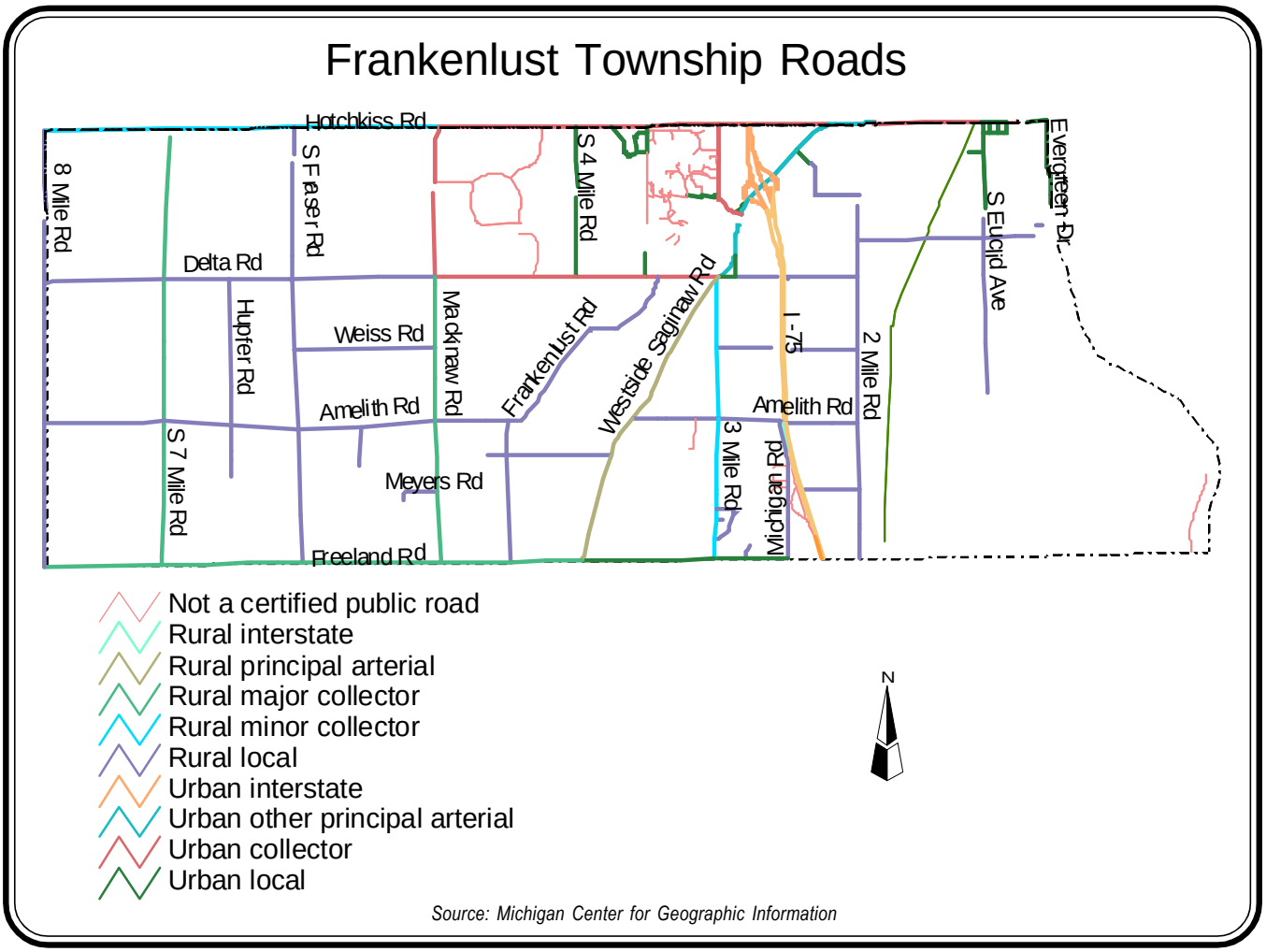
- Hotchkiss Road (Mackinaw to Eight Mile)
- Three Mile Road (West Side Saginaw Road/M-84 to Freeland Road)

Urban Collector

Urban collector roads provide both land access and traffic circulation within residential neighborhoods, commercial or industrial areas. They may penetrate residential neighborhoods. They distribute trips from arterial roads to local roads and collect trips from locals and channel them to arterials.

Urban collector roads in Frankenlust Township are:

- Hotchkiss Road (Euclid to Mackinaw)
- Mackinaw Road (Hotchkiss to Delta)



Source: Michigan Center for Geographic Information

- Delta Road (Mackinaw to West Side Saginaw Road/M-84)
- Three Mile Road (Hotchkiss to West Side Saginaw Road/M-84)

Mass Transit

The greater Bay City area is serviced by the Bay Metro Transit Authority. They provide service in Frankenlust Township along Hotchkiss Road and along West Side Saginaw Road (M-84) to Saginaw Valley State University and to Delta College.

Other services

The Frankenlust Township Fire Department is a 20 member volunteer department that provides the following services: fire suppression, fire prevention, emergency medical (First Responder), and Hazardous Material Response (Operations).

Police protection in Frankenlust Township is provided by the Bay County Sheriff.

Waste collection is provided by Waste Management.

Nearly all of Frankenlust Township is part of the Bay City School District. The exception to this is in the southwest portion of the Township where all of section 18 and portions of sections 7 and 17 are serviced by the Freeland School District. St. John Lutheran Church and St. Paul Lutheran Church each operate elementary schools within the Township. Delta Community College has a 640 acre facility in Frankenlust Township and Saginaw Valley State University is located just south of Frankenlust Township in Saginaw County's Kochville Township.

Three branches of the Bay County Public Library which are available for Frankenlust Township residents are located in Bay City . Health care facilities are available in Bay City through Bay Medical Center.

Natural Features

Topography & Soils

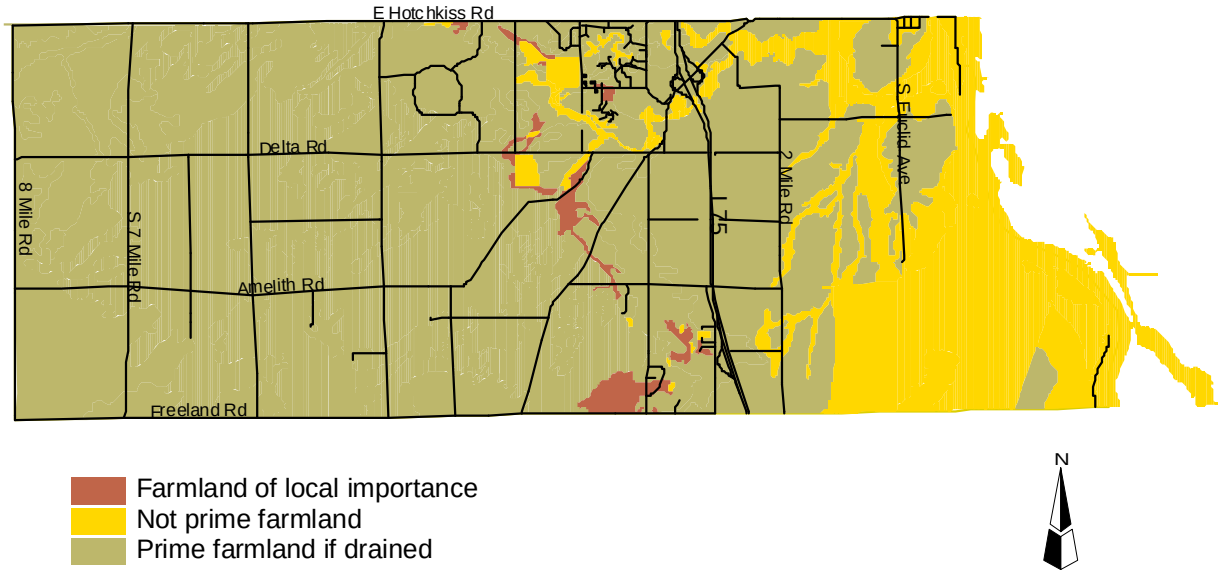
Bay County was at one time part of an inland sea bottom, resulting in the formation of layers of limestone, sandstone and shale. Later, glacial drift deposited gravel, clay and sand over the bedrock of the Bay County area. The receding glaciers formed the present Great Lakes and resulted in the formation of the Saginaw River; eventually a flood plain was built up through the river valley. Because the southern part of the county where Frankenlust Township is located was once a lake bottom and is now a river valley, the surface is particularly low and very flat with swamps near the river. Elevations in the township range only about 30 feet from 590 feet to 620 feet above sea level.

Fine clay is found over the river flood plains in southern Bay County and in the former lake bottom areas. Sandy soil is found along abandoned shore lines. There are many places in the County where muck soil has been formed in the former swamps and beds of muck are found near the bay shore and along the river. A layer of black soil from decaying vegetation mixed with these soils creating clay-loam and sandy-loam. These rich soils produce an unusually wide variety of farm products in Bay County. None of the soils in the township are considered to be highly erodible.

Prime farmland

The majority of the township's soils are considered to be prime farmland if drained and the township does have a fairly extensive drainage network. Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops, and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. Other small portions of the township are considered to be farmland of local importance as determined by the local soil conservation district. Most of the land that is not prime farmland is the wetland area in the eastern portion of the township. A map detailing the location of farmland is provided on page 20.

Farmland in Frankenlust Township



Source: USDA National Resource Conservation Service Soil Service Division

Local mineral deposits have played a key role in defining land uses in Frankenlust Township. Large coal deposits were actively mined in the first half of the 20th century. Mining created a maze of shafts and tunnels under the surface of the Township. Many tunnels were abandoned, leaving unstable surface conditions. Additionally, after groundwater penetrated the tunnels, subsurface sulfur deposits mixed with the water to produce a malodorous and unusable source of drinking water in many areas of the Township.

Climate

Bay County's climate is considered a Cold Middle Latitude climate where the coldest monthly mean temperature goes below 27 F and a long season of cold weather and a significant winter snow cover develops. In this climate the westerlies dominate all year. As such, weather changes are more frequent. A growing season of about five months provides approximately 150 frost-free days a year. Average rainfall is 28 - 32 inches per year and average snowfall is

approximately 35 - 40 inches per year. Summer months have average high temperatures in the 80's with cool evenings in the 50's. Winter months see average highs in the 20's and 30's with lows in the teens and 20's.

Wetlands and Waterways

Because of the flat topography and heavy soils, natural drainage in Frankenlust Township is poor. However, with the addition of several large drains such as the Kochville Frankenlust drain, much of the land in the township has been very productive for agricultural use. All waterways in Frankenlust Township flow towards the Saginaw River.

There are no officially designated inland lakes within the township.

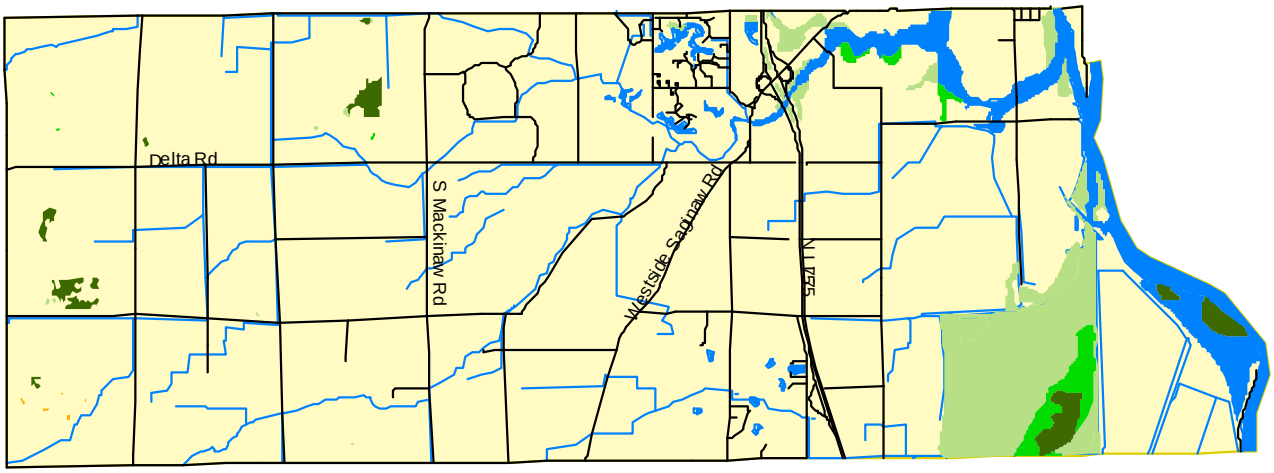
According to the National Wetlands Inventory, over 2800 acres of land within Frankenlust Township are classified as wetlands. (This is land classified as such by the National Wetlands Inventory. It does not necessarily reflect the use of the land. Some of this land may be actively farmed or an undisturbed portion of a residential lot.) These are shown on the Wetlands Map on the following page. Wetlands can limit development in a specific area and each type and extent must be carefully examined before proceeding with development.

At the heart of Michigan's wetland regulatory program is Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (Act 451 of 1994), formerly referred to as the Goemaere-Anderson Wetlands Protection Act, P.A. 203 of 1979. The Michigan Department of Environmental Quality Land and Water Management Division administers the permit program. This legislation was passed to protect wetlands by restricting their use to certain activities (fishing, boating, farming, among others) while permitting other activities only after permit approval by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner that shows that the avoidance of wetland resources to the greatest extent possible and minimization of unavoidable wetland impacts.

Under the Act, the following wetlands are protected:

- Wetlands contiguous to an inland lake, pond, river, stream, or similar natural water course. Wetlands adjacent to the drains and creeks in Frankenlust Township would fall in this category.

Wetlands & Waterways in Frankenlust Township



Emergent
Forested
Open Water/Unknown Bottom
Scrub-Shrub
Unconsolidated Bottom

N

Emergent *- Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.*
Forested *- Characterized by woody vegetation that is 6 m tall or taller.*
Scrub-Shrub *- Includes areas dominated by woody vegetation less than 6 m (20 ft.) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.*
Unconsolidated Bottom *- Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.*

Source: National Wetlands Inventory

- Wetlands five acres in size, or larger, in counties that contain a population of at least 100,000 people, such is the case in Frankenlust Township and Bay County.

A local unit of government has the authority to create wetland regulations that address wetlands not protected by the state. Frankenlust Township may wish to investigate this option if it is concerned about loss of wetlands due to development.

Community Input

To determine the future direction of Frankenlust Township, the planning commission actively sought out opinions of residents of the Township. Input from the community was gathered primarily in the form of a mailed survey.

In June of 2003, community input surveys were mailed to all property owners in Frankenlust Township, providing them with an opportunity to express their opinions regarding the future of the Township. The Township mailed 1200 surveys; 553 were completed and returned for a response rate of 46 percent. Results from the Community Input survey are summarized in the paragraphs below and a copy of the survey and the complete results are included in the appendix.

Community Input Survey

The survey results provide a snapshot of the thoughts and opinions of the residents of Frankenlust Township. Just as important as the opinions though, is the demographic information provided by survey respondents. A total of 40% of survey respondents had lived in the township for 20 or more years, however almost 25% of all respondents had lived in the Township for five years or less. This large percentage is a demonstration of the influx of new residents and residential growth the township has seen in the last five and 10 years. Only 19% of all respondents had any school age children. The clear majority of respondents, almost 80%, had no children residing with them.

General

This portion of the survey was designed to gauge the opinions of land owners regarding a number of issues ranging from the importance of Delta College to the township to residential growth. Overwhelmingly, respondents agreed with the statement that Delta College and its success are important to the Township. A total of 79% of respondents agreed with the statement, 11% had no opinion and 7% disagreed.

Landowners were asked how Frankenlust Township had changed in the past five years in regard to road conditions, utilities, traffic, the natural environment and township services. In every category except traffic, the respondents stated that the township had remained the same or had improved. Fifty-eight percent of the surveys cited worsening traffic conditions as a negative change in the Township. When asked to identify what services contribute to the quality

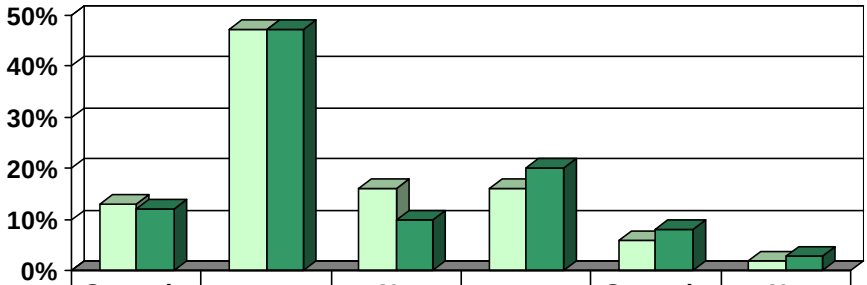
of life in Frankenlust Township, fire protection, road and street conditions and water and sanitary sewer services were most often selected.

Residential

Opinions regarding future growth in the township varied, however the majority of respondents agreed that the township should grow in population and allow new residential development. When asked where residential growth should be planned, the area between Mackinaw Road and I-75 was selected most often, followed by areas near Bay Valley and between Three and Four Mile Roads.

Survey respondents were most united in their opinions regarding preserving and maintaining natural features and open space. Over 80% agreed with the statement "I would prefer residential development in Frankenlust Township that can best preserve and protect natural features such as forests, wetlands, and open space (like farmland)".

Growth in Frankenlust Township
Should the Township Grow in Population?
Should the Township allow new residential development?



	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	No response
Grow in Population	13%	47%	16%	16%	6%	2%
New Residential Development	12%	47%	10%	20%	8%	3%

Source: 2003 Landowner Survey, Frankenlust Township 2003

Commercial

Respondents to the survey overwhelmingly disagreed with the statement that commercial areas should mix with residential areas. A total of 63% of respondents disagreed with this statement, 22% agreed, 11% had no opinion and 3% chose not to respond. When asked where future commercial development should be located, "along West Side Saginaw Road (M-84)" and "surrounding West Side Saginaw Road (M-84) and the I-75 interchange" were the most often selected responses. When asked if future commercial development should be planned near Delta College, 49% of respondents disagreed, 25% agreed, 22% had no opinion and 3% chose not to respond. When asked to respond to the statement, "very little to no commercial growth is the only appropriate option for Frankenlust Township," respondents were more divided. A total of 36% agreed with this statement, 14% had no opinion, 47% disagreed and 3% of respondents chose not to answer.

Industrial

When asked if industrial growth is needed in the township, nearly 50% of participants disagreed . One-third of respondents agreed and the remainder had no opinion. When asked if industry should be located near commercial business, nearly 60% of the respondents agreed.

Agricultural

Frankenlust Township has large tracts of agricultural lands. Over 80% of survey respondents agreed that these lands were an important aspect of Frankenlust Township's economy. Nearly 90% agreed with the statement that "Frankenlust Township should preserve agricultural and wooded lands", 6% disagreed. When asked if it was acceptable to develop some of the agricultural, wooded, & open space land in the township to accommodate new growth, 55% agreed and 35% disagreed.

Other Concerns

Almost 90% of respondents agreed that property maintenance and blight prevention & enforcement are important to the quality of life in Frankenlust Township. Only 3% disagreed with this statement.

Community residents were asked to rank several components of the township. These items included farmland, wooded area, open space, wildlife habitats/wetlands, streets/roads, utilities, commercial development, residential development, and parks/recreation. Farmland, streets/roads, & utilities were ranked the most important, while commercial development and residential development were recognized as least important.

Open Ended Responses

The last two questions in the survey asked respondents what they liked and disliked about Frankenlust Township. Nearly two thirds of respondents submitted a written response about what they liked. The most frequent response related to the quiet, rural feel; open space; and the natural beauty of the area. Another frequent response was the good country location with proximity to the tri-cities. Other common responses were the friendliness of neighbors, prime farmland, an effective fire department, it's peaceful, and that it wasn't very populated.

Forty five percent of respondents provided a response as to what they disliked about Frankenlust Township. The most frequent responses included growth is occurring too quickly, and open farmland is disappearing. Other responses included concerns regarding traffic safety and speed, road problems, complaints about taxes, not enough blight enforcement, a lack of utilities, parks and recreation.

Complete detailed responses to the survey questions are given in the Appendix.

Goals and Objectives

Articulating goals about what should change and what should stay the same is especially important when a community is defining its direction for the next ten years. In Frankenlust Township this goal setting process was accomplished by a thorough review of the previous plan, existing conditions, and the results of a community survey. Based upon this information, the following goals were established. The goals are divided into broad categories and relate directly to the issues identified as priorities by the residents and the Planning Commission. These categories include general goals, agricultural, residential, commercial, and industrial. After each goal a number of objectives are listed as well. The purpose of this section of the plan is not just to highlight optimal outcomes for the Township but to provide a distinct and customized set of action items that will help the Township implement this plan and work toward fulfilling the wants and needs of its residents, landowners and other vested interest holders.

General

GOAL: To achieve widespread recognition by township government, business owners, and residents that in order to ensure that Frankenlust's unique advantages as a place to live and work continue into the future, the following assets or features must be protected and maintained:

- Prime agricultural land, especially west of Mackinaw Road
- Development and maintenance of quality commercial development along West Side Saginaw Road (M-84)
- Serving as a regional bedroom community for those working in Midland, Bay City and Saginaw
- Providing quality Township services such as the Fire Department

OBJECTIVES:

1. To achieve continuity between our Master Plan goals and our capital improvement appropriations.
   - A. Annually review budget appropriations for capital improvements with the goals and future land use map of the adopted Master Plan.
   - B. When public utility expansions are considered, whether by the Township or a developer, ensure that the expansions supports our current built environment and that expansion plans that are compatible with Master Plan goals.

2. Balance the demand for growth with sound conservation and environmental practices.
   A. Design and effectively administer land use regulations and municipal policies that encourage the preservation of rural character and open space, such as cluster or open space residential developments.

   B. Provide adequate protection for the areas of the Township with wetland features, while allowing innovative and creative development where possible.

3. Understand and plan for addressing the relationship between transportation and land use.
   A. Work to maintain the rural road network in the Township and ensure safe and efficient movement of traffic through and throughout the Township.

   B. Work with the County to improve the safety of the roadways within the Township by identifying areas in need of improvements and those roadways with potential hazards, including speeding.

   C. Coordinate efforts for commercial developments along West Side Saginaw Road (M-84) with sound access management practices and the Michigan Department of Transportation.

   D. Concentrate residential development on roads adequately built to accommodate the increased traffic load and additional trip generation.

Agricultural

GOAL: **Identify and retain prime agricultural land whenever possible through land use policies, zoning, open space and conservation development and other innovative zoning and policy practices.**

OBJECTIVES:

1. Identify areas of the Township that are considered prime agricultural land and implement land use policies to protect these areas from encroachment of residential growth.

2. Use zoning to prevent the scattered, breaking off and development of odd, small shaped parcels of prime agricultural land. Zoning regulations could help prevent the building of scattered, small parcels of single family housing along section line roads.

3. Support efforts of local residents and groups seeking to permanently preserve agricultural land and open space by supporting their efforts to investigate and seek available resources and funding opportunities.

GOAL: **Work to avoid agricultural and suburban land use conflicts.**

OBJECTIVES**:**

1. Compare proposals for utility expansions and new developments to both the adopted Future Land Use plan and the areas of the Township identified as prime agricultural land to fully understand the impact of development.

2. Use zoning to encourage new residential developments to provide buffering between themselves and agricultural uses.

3. Provide for the location of more intensive farming operations while maintaining protection for less intensive uses through zoning.

Residential

GOAL: **Preserve and enhance the quality of life for residents.**

OBJECTIVES:

1. Plan for recreation improvements that take the locations of dense residential development into consideration.

2. Provide for adequate buffering between residential and more intense land uses.

3. When more intense land uses are located within a reasonable distance to residential

development, specific design standards should be implemented which provide for less intense site lighting, pedestrian access and other guides which take adjacent neighborhoods and residential developments into consideration.

4. Ensure a range of residential options for people of varying incomes.

5. Work to preserve and encourage the preservation of older residential homes in sound condition.

6. Encourage new residential developments, especially those with higher density, to create sound neighborhoods which include provisions for sidewalks, through streets, and public space, such as parks and playgrounds.

7. Encourage stability in existing neighborhoods and residentially developed areas by monitoring nonconforming uses and encouraging their elimination.

8. Prevent the "creep" of commercial into residentially developed areas by monitoring home occupations and accessory uses.

GOAL: **Balance the demand for residential growth with the availability of necessary public services.**

OBJECTIVES:

1. Permit residential development only when road construction and maintenance, police and fire services, water and sewer, etc., are available to serve the proposed development.

2. When reviewing developments and/or expansions, consider the total cost of utility and public service expansions (maintenance costs, not just construction costs).

3. The density of residential development permitted on a site should in large part be based on the adequacy and availability of infrastructure, including the water supply and wastewater treatment system, including soil suitability for septic systems if applicable, and road capacity.

4. Locate higher density single family housing and multiple family housing in areas where it can be adequately serviced by public and private services without disrupting the level of service or quality of life for other residents of the Township.

GOAL: **Encourage creative residential development.**

OBJECTIVES:

1. Make provisions for open space development, conservation development, cluster housing and other creative site design options.

2. Encourage creative residential development through the use of nonmonetary incentives, such as density bonuses.

3. Allow for a mix of residential densities within one development, given appropriate utilities and other infrastructure, including road capacity, capital improvements, location and site design.

Commercial

GOAL: **Maintain and encourage quality commercial developments, reflective of the needs of the vested interest holders in Frankenlust Township.**

OBJECTIVES:

1. Commercial development and intensity should be dependent on its location, access to utilities and infrastructure (water, sanitary sewer, Class A roadways, etc.) and its impact on adjacent uses, traffic and quality of life.

2. Acknowledge and provide for commercial uses in appropriate areas that not only serve the residents of the Township, but also those who work within the Township and those who travel West Side Saginaw Road (M-84).

3. More intensive commercial uses are most appropriately located along West Side Saginaw Road (M-84) however, the trend toward residential subdivisions adjacent or near West Side Saginaw Road (M-84) requires that commercial development, whether new, expanding or redeveloping, follow design guidelines that adequately address appearance, traffic and access management, site lighting and buffering.

4. Strip commercial development, especially along sections of West Side Saginaw Road (M-84) yet undeveloped, should be discouraged. Special encouragement should be given to commercial or even mixed use developments which include the development of access and service drives, shared driveways and a higher density of development which is more oriented toward pedestrians instead of automobiles. This type of development should be geared toward people rather than automobiles in terms of scale and design.

5. Provide for transitional uses between intense commercial or land intensive commercial uses, such as nurseries and vehicle sales.

6. Provide for screening between commercial and solely residential uses.

Industrial

GOAL: **Provide for limited industrial development in appropriate locations.**

OBJECTIVES:

1. Although historically the demand for industrial development within the Township has been low, the Township will provide appropriate locations for industrial growth.

2. Confine industrial development to areas of the Township equipped to handle the intensive nature of this land use (water, sanitary sewer, Class A roadways, etc.)

3. Given the limited area of the Township which is available for industrial development, provide standards for design and screening of industrial development and encourage light industrial development, such as research, wholesale or warehousing, to incorporate architectural and site design features which lessen their impact on neighboring uses. These features should take into account their hours of operation and potential noise associated with the use.

Future Land Use

The future land use discussion in this Plan has a ten to twenty year horizon. The land uses outlined in this section of the Master Plan serve to convey the community's desire to promote growth in specific areas while striving to maintain, enhance, and protect the natural beauty of the Township.

Keep in mind that some of these changes will not take place next year or five years from now, but possibly ten to twenty years from now. These proposed changes should serve as a guide. Every goal stated will not be accomplished, nor will every parcel of land be developed as shown.

As a reminder, these proposed changes will not be effective until the zoning is changed to allow development of the varying types to occur. For example, while the future land use map may indicate an area for commercial, the area may not be *zoned* commercial until the land users request the change and the Township Board approves it.

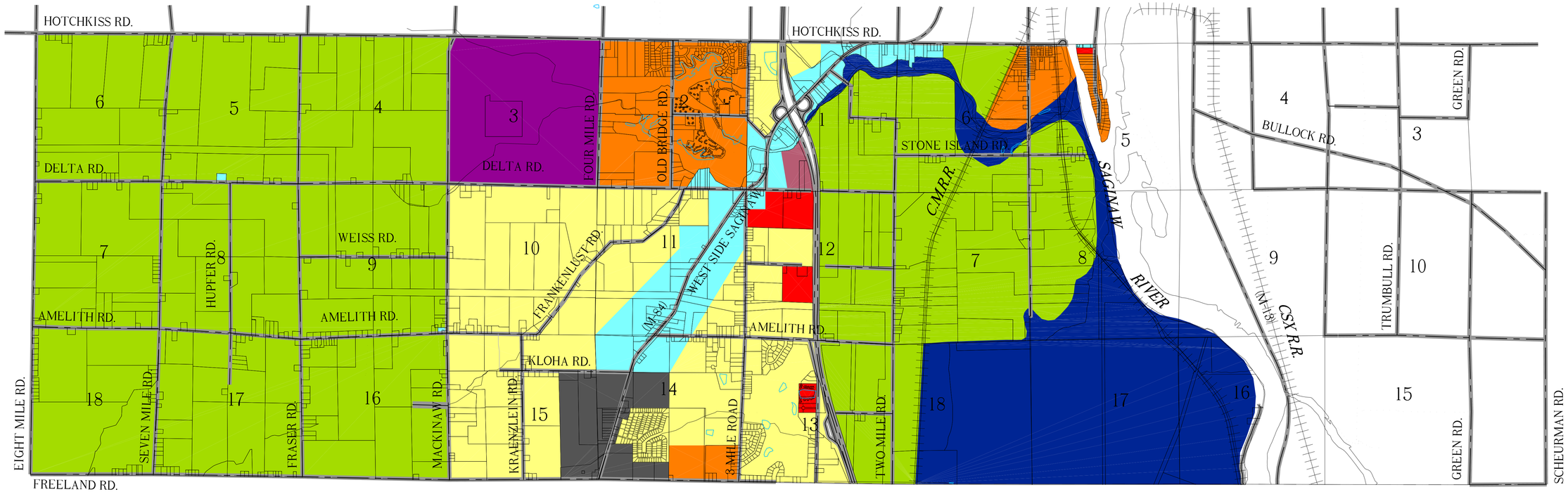
The future land use map is shown on the following page. A discussion of the proposed future land uses begins below.

Agricultural

Frankenlust Township will continue to maintain existing agricultural land uses in the township but will not expand them. It is the intent of the Township to capitalize on the best farmland in the community and retain it for agricultural purposes. This is reflected in the future land use map. Agriculture is intended to remain the primary use for land located west of Mackinaw Road and east of Interstate 75.

Residential

All residential land shown on the future land use map is intended for its primary use to be residential first and foremost. However there are some uses, such as churches, public facilities and schools, which may be most appropriately located in residential areas. All of the residential development described in the future land use plan is designed to help accomplish the goals of the Township's master plan, including preserving agricultural land by funneling residential development to specific locations and by establishing standards for the co-existence of residential subdivisions and commercial development.



SOURCE - SPICER GROUP DRIVE STUDY SPRING 2003 & FRANKENLUST TOWNSHIP GIS DATA JUNE 2003

FUTURE LAND USE LEGEND

- AGRICULTURAL
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LIGHT INDUSTRIAL
- MIXED USE
- PUBLIC
- WETLANDS

N

3600 1800 900 450 0

BY	MARK	REVISIONS	DATE

THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.

FRANKENLUST TOWNSHIP
BAY COUNTY, MICHIGAN

FUTURE LAND USE MAP

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Saginaw, MI 48605-1689
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Fax. 989-754-4440

Spicer group ©2003
www.SpicerGroup.com

ST. JOHN'S OFFICE
1400 Zeeb Drive
St. Johns, MI 48879
Tel. 989-224-2355
Fax. 989-224-2357

DE. BY: afn CH. BY: lee
DR. BY: afn APP. BY: bis

PROJECT NO. 106378.03

STDS.

SHEET 1 OF 1

DATE FEBRUARY, 2004
SCALE 1 - 1800

FILE NO. FLU

PLOTTING SCALE: 1" = 1800' RET. F.B. PG. ACAD FILE: 106378.03

Single Family Residential

Future single family residential uses are shown in the area surrounding West Side Saginaw Road (M-84), behind proposed commercial development and in the northern portion of the Township near I-75 and Monitor Township. Single family residential is corralled between land preserved for agricultural uses and land identified for commercial development. Further, the areas identified for single family residential are identified as such due in part to their proximity to infrastructure, such as sanitary sewer. In addition to traditional development, clustering homes or developing new residential developments which incorporate open space is appropriate in this as well as the medium density residential district. In addition to preserving open space in general, new developments will be encouraged to preserve significant natural features, such as wood lots or natural habitats.

Moderate Density Residential

Moderate density residential land use is found within the Township - adjacent to Delta College, the Bay Valley developments, and near Hotchkiss Road. Medium density residential development is intended to provide a mix of single family homes, two family dwellings, and other alternatives to traditional single family dwellings, such as duplexes. Development taking place within or adjacent to existing neighborhoods needs to be designed so as to not negatively impact or detract from the integrity of the surrounding homes. In this future land use category, just as in the low density category, creative residential development should be considered and pursued. This type of development may include the use of open space preservation, cluster development or even the pursuit of a traditional neighborhood development.

Mixed Use

The mixed use future land use designation is new to the Frankenlust Township Master Plan. This land use is located adjacent to Kochville Township, along Freeland Road and is adjacent to a relatively new subdivision. In determining the most appropriate use for this area, a number of items were discussed. These items included the need to reinforce and protect new residential uses located off of West Side Saginaw Road (M-84), the demand for commercial land, the need to provide an adequate buffer between the two, growth and development in the surrounding areas, including at Saginaw Valley State University, directly adjacent to the Township at Freeland Road. The mixed use future land use is intended to provide a optimum mix of higher density residential land uses and a mix of retail, service and office space. Specific design standards should be established for this mixed use district when the new district is established within the Township's zoning ordinance.

Commercial

Because of its unique size and its goal of preserving prime farmland and the presence of wetlands, the area suitable for commercial development within the Township is limited. When you consider the necessity of infrastructure, such as roadways and utilities, the area suitable for more intense development is even smaller. Given all of these requirements, the Township has identified land along West Side Saginaw Road (M-84) for commercial development. Historically, West Side Saginaw Road (M-84) has been a mix of residential and commercial land uses. During the past five to ten years, additional development pressure has been seen in this area, as more parcels and structures were converted to commercial uses. In addition to attracting more commercial interest, a number of new residential developments have been constructed with access to West Side Saginaw Road (M-84). These new, higher density residential uses located just off of West Side Saginaw Road (M-84) and the commercial uses located directly on West Side Saginaw Road (M-84) can be compatible but care must be taken in terms of providing appropriate buffering. Additionally, commercial development along West Side Saginaw Road (M-84) must be designed to be a benefit to residential development. To accomplish this the Township should pursue distinct standards for commercial development in this area, providing guidelines which place an emphasis on quality design, integration and respect of the surrounding uses, pedestrian access and other similar standards.

Public

Delta College is the Township's only planned public use. The College itself is expanding and has seen recent infrastructure improvements. Delta College is an asset to the community and can be served by the Township's commercial uses along West Side Saginaw Road (M-84) and in the future, perhaps its medium and higher density residential uses as well.

Industrial

As described throughout the course of this plan, the Township's unique size requires land use planning to be very specific in terms of identification of the most appropriate uses. The Township believes that industrial development can be beneficial, however, it is dependent on the extension of infrastructure. Further industrial development is an intense and often incompatible use, further complicating the location of appropriate land. For Frankenlust Township the best location for industrial use is identified as an approximately 40 acre parcel located on the west side of I-75. Appropriate light industrial uses, which may be intense but would not require large commitments by the developer in terms of infrastructure, such as warehousing facility, may be most appropriate in this location.

Wetland

The portion of the Township considered to be wetlands and/or is covered by the back waters of the Saginaw River is included in this land use category. Development and use of this land is severely limited due to the high water table and the existing protections of the land by the federal government and the State of Michigan. The most appropriate uses given the conditions and regulations of the land are agricultural and open space or recreational uses.

Implementation

The key to a well planned community is the actual day to day use of planning documents, like this Master Land Use Plan. Frankenlust Township has a long history of preparing, maintaining and using documents like this. In fact, the Township has consistently updated their Master Land Use plan since the 1960s. Because this plan is to be the basis for future zoning and planning decisions, it is imperative that the plan is available and used not only by key township staff, elected and appointed officials, but also by developers, business owners and the general public.

The implementation of this plan hinges on the use of the plan by the Planning Commission and Township Board of Trustees. In its best form, implementation of this plan will result in the achievement of the goals and objectives. Implementation is often the most difficult portion of the planning process because while the intentions of the Township and its residents and vested interest holders are clear, the legal ways and available planning tools are often not. The following table provides a review of the tools available to Frankenlust Township and ways in which they can be used to ensure that the goals and objectives of this plan are met. The table is broken down into the following broad categories:

- Zoning Changes and Ordinance Updates
- Annual and Capital Budgeting
- Regional Cooperation
- Local Planning Capacity

These tools, along with specific recommendations and timeframes are included on pages 40 and 41. This table is designed to be used as a benchmark and reference, helping to ensure the continued progress towards the implementation of this plan.

Zoning Changes and Ordinance Updates

With a newly updated Master Plan, the Township has an opportunity to update its current ordinance to reflect the specific goals within the Plan. Many of the changes may be minor in nature but provide a substantial benefit. Some of these changes may include providing design standards for development along West Side Saginaw Road (M-84), especially when located adjacent or near to residential development.

Implementation Schedule

	Key Tasks	Within the Year	Each Year	Five Years	As Needed
Zoning Changes and Ordinance Updates	Review the most recent cases before the Zoning Board of Appeals to determine if there are trends which may need to be addressed in the ordinance itself		✓		
	Update the ordinance to include design standards which will provide quality commercial development that will not deter from residential development in close proximity along M-84				✓
	Create a new mixed use zoning district and then rezone property as development proceeds, as reflected in the future land use plan	✓			✓
	Update zoning to include clustering, open space preservation and other creative residential developments	✓			✓
Annual and Capital Budgeting	Compare the Township's capital improvements and annual budget against the goals of this plan and the future land use map		✓		
	Prior to approving expenditures for infrastructure, review the impact the expansion, upgrade or improvement may have on development or redevelopment		✓		✓
	Share the plan with appropriate County agencies, such as the Road Commission.	✓			✓
	Use the Township's goals as a guideline for identification and pursuit of new funding sources, especially for preservation of open space and farm land.				✓

Implementation Schedule, cont.

	Key Tasks	Within the Year	Each Year	Five Years	As Needed
Regional Cooperation	Realistically consider the impacts development in adjacent communities will have. Use the new coordinated planning act and Township Planning Act amendments to cooperate with neighboring communities, prevent land use conflicts and minimize adverse impacts of growth				✓
	Whenever possible, work cooperatively with surrounding communities and the region to the benefit of Frankenlust Township				✓
Local Planning Capacity	Review the Master Plan each year.		✓		
	Undertake an update to the Master Plan once every five years or sooner if needed.			✓	✓
	Review the average number of approvals coming before the Planning Commission and Zoning Board of Appeals. Ensure that fees are adequate to cover mailing and noticing costs and staff time.	✓	✓		

Annual and Capital Budgeting

This plan should be consulted annually as the Township Board develops its budget. Capital improvement requests should be compared against the Future Land Use map and consideration should be given to how new infrastructure improvements and/or expansions may impact growth. The plan could also be used to identify potential funding sources, based on the priorities of the township residents. These funding sources may include:

- Grant dollars for recreation development through the State of Michigan. Current grant programs providing for improvements to park facilities include the Department of Natural Resources Trust Fund and the Land and Water Conservation Fund. Foundation dollars, including monies from the local Bay Area Community Foundation and other local and regional groups, are also available for recreation development.

- Potential foundation or other non-profit sources for open space and farmland conservation. Current trends and policies have focused widespread efforts at raising money to purchase farmland and open space outright or enroll the property within an easement or trust. Should this opportunity arise, the Township may pursue the use of these dollars for preservation consistent with the intent and goals of this Master Plan.

- Depending upon the type and intensity of development, other funds may be available ranging from road funding to other types of infrastructure, such as sanitary sewer extensions.

Regional Cooperation

Without a doubt development and growth in the communities adjacent to Frankenlust Township affect its quality of life and development and growth within the Township itself. For the past several years, communities surrounding the Township have experience growth, both in residential and commercial development. Frankenlust is rightly concerned with the impacts this growth can have on their community, especially as it is smaller in size than most Townships. Cooperative relationships between and among Frankenlust Township and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered. At the least, the Township should actively participate in the review and updating of neighboring communities master plans. Further, the Township should invite comment and suggestions from neighboring communities on large scale developments within Frankenlust Township, especially those that border the neighboring communities.

Local Planning Capacity

Good planning practice, and now state law, requires the Township review the Master Plan every five years and update it if necessary. A cursory review of the plan should take place annually by both the Planning Commission and the Township Board. This provides an opportunity to consider the goals and intent of the plan against pending capital improvements, budget requests, and other developments that may impact the community. Frankenlust Township has provided excellent planning and development related services with a small staff. As growth is expected within the community it will be necessary to review the time and effort expended by the staff to deal with these new developments. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

Additional Implementation Tasks

Many of the steps necessary to ensure the successful implementation of a planning document like a Master Plan are more difficult to set to a time table. These efforts focus on the residents, landowners and other vested interest holders of the Township. To date Frankenlust Township has taken numerous steps to keep residents and others involved and informed regarding Township issues. The successful implementation of this plan hinges in large part on Township officials using the plan and Township residents being aware of the plan, knowing its purpose and understanding how to use it themselves. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should make every effort to provide a copy of the plan for review at the Township office at all times.

Appendix

Survey form and compiled survey results

Planning the Future of Frankenlust Township

There were approximately 553 surveys returned at the end of June for Frankenlust Township. **N.R.**=No Response, **Blue**=Addition of "**strongly agree**"+"**agree**", and "**strongly disagree**"+"**disagree**".

The four following questions are for classification purposes only and will be kept confidential. Please check the appropriate responses.

1) Age:

0% under 18 0% 18 to 24 22% 25 to 44 42% 45 to 64 34% 65 and over
N.R. 1%

2) How long have you resided in Frankenlust Township?

24% 0-5 yrs. 17% 5-10 yrs. 17% 10-20 yrs. 40% 20 or more yrs.
N.R. 2%

3) What is the number of school age children residing with you?

79% none 7% one 8% two 3% three 1% four or more
N.R.2%

General

4) Delta College and its success is important to the Township.

42% strongly agree 37% agree 11% no opinion 5% disagree 2% strongly disagree
79% N.R. 3% 7%

5) In the following categories, how do you feel Frankenlust Township has changed in the past 5 years?

Road Conditions:	4%Much Worse	17%Worse	41%Same	27%Better	6%Much Better
Utilities:	1%Much Worse	3%Worse	60%Same	25%Better	3%Much Better
Traffic:	18%Much Worse	44%Worse	25%Same	6%Better	1%Much Better
Natural Environ.:	3%Much Worse	12%Worse	61%Same	14%Better	2%Much Better
Twp. Services: (Fire, Recycling, etc)	0%Much Worse	2%Worse	52%Same	31%Better	7%Much Better

6) Frankenlust Township should grow in population in the coming years.

13% strongly agree 47% agree 16% no opinion 16% disagree 6% strongly disagree
60% N.R. 2% 22%

7) Frankenlust Township should allow new residential development in the coming years.

12% strongly agree 47% agree 10% no opinion 20% disagree 8% strongly disagree
59% N.R. 3% 28%

8) I would like to see Frankenlust Township plan for more single-family homes.

14% strongly agree 43% agree 18% no opinion 16%disagree 6% strongly disagree
57% N.R. 3% 22%

9) Where should residential growth be planned?

20% no more residential growth 22% between 4 Mile & 3 Mile roads
30% between Mackinaw road & I-75 24% near Bay Valley
8% other (please list) _____

10) I would prefer residential development in Frankenlust Township that can best protect natural features such as forests, wetlands, and open space (like farmland).

46% strongly agree 37% agree 8% no opinion 5% disagree 1% strongly disagree
83% N.R. 3% 6%

11) The following services contribute to the quality of life in Frankenlust Township:

(Check all that apply)
78% Road & Street Conditions 82% Fire Protection 74%Water & Sewer
64% Schools & Education 61% Recycling 39% Recreation

Commercial

12) Future commercial development in the Township should mix with residential areas.

6% strongly agree 16% agree 11% no opinion 36% disagree 27% strongly disagree
22% N.R. 4% 63%

13) Future commercial development should be located:

18% no new commercial dev. 44% along M-84 21% along I-75
37% surrounding M-84 & I-75 interchange 2% other (please list) _____

14) Future commercial development in Frankenlust Township should be planned near Delta College.

3% strongly agree 22% agree 22% no opinion 29% disagree 20% strongly disagree
25% N.R. 4% 49%

15) Very little to no commercial growth is the only appropriate option for Frankenlust Township.

14% strongly agree 22% agree 14% no opinion 36% disagree 11% strongly disagree
36% N.R. 3% 47%

Industrial

16) Industrial growth is needed in Frankenlust Township.

3% strongly agree 26% agree 18% no opinion 30% disagree 20% strongly disagree
29% N.R. 3% 50%

17) Industry in Frankenlust Township should be located near commercial business.

13% strongly agree 46% agree 20% no opinion 10% disagree 4% strongly disagree
59% N.R. 7% 14%

Agricultural

18) Agriculture is an important aspect of Frankenlust Township's economy.

37% strongly agree 46% agree 10% no opinion 4% disagree 1% strongly disagree
83% N.R. 2% 5%

19) Frankenlust Township should preserve agricultural and wooded lands.

47% strongly agree 39% agree 8% no opinion 5% disagree 1% strongly disagree
86% 6%

20) It is acceptable to develop some of the agricultural, wooded, and open space land in the Township to accommodate new growth.

8% strongly agree 47% agree 8% no opinion 21% disagree 14% strongly disagree
55% N.R. 10% 35%

21) Property maintenance and blight prevention & enforcement are important to the quality of life in Frankenlust Township.

48% strongly agree 40% agree 5% no opinion 2% disagree 1% strongly disagree
88% N.R. 4% 3%

22) Please rank (1 through 9) the following items in order of most importance, with 1 being most important and 9 being the least important:

	1	2	3	4	5	6	7	8	9	
farmland	26%	12%	12%	9%	10%	8%	7%	4%	4%	N.R. 8%
wood area	14%	15%	19%	10%	11%	8%	9%	5%	1%	N.R. 8%
wildlife habit/ wetlands	11%	8%	11%	10%	8%	11%	12%	10%	11%	N.R. 8%
open space	9%	10%	11%	13%	11%	11%	8%	8%	8%	N.R.11%
res. dev.	7%	6%	8%	9%	10%	8%	12%	25%	6%	N.R. 9%
parks/rec.	6%	3%	6%	9%	13%	16%	19%	13%	8%	N.R. 7%
streets/roads	25%	16%	10%	10%	12%	10%	6%	2%	1%	N.R. 8%
utilities	12%	18%	10%	11%	14%	10%	9%	6%	3%	N.R. 7%
commrcl. dev.	1%	3%	3%	6%	6%	4%	6%	12%	50%	N.R. 9%

23) What do you like about Frankenlust Township?
Most frequent responses were:

Open space/quiet – 31%
Good country location w/proximity to tri-cities – 28%
Friendliness of Neighbors – 9%
Quality of Life – 11%

Sample Responses
Like country feel; quiet, open space, prime farmland, good location to Bay City, Midland, and Saginaw; friendly neighbors, good quality of life, like that it's not too populated; room to breath; community schools; nice neighborhood; attractive community; nice fire department; peaceful.

24) What do you dislike about Frankenlust Township?

Most frequent responses were:

Growth too fast & using up open farmland – 16%
Traffic too fast/too many road problems – 14%
Tax base too high – 7%
Lack of Natural Gas, Water, and Sewer – 6%
Lack of Parks & Recreation – 3%

Sample Responses
Tax base too high; traffic too fast; too much traffic; M-84 constr.; too fast of resid. growth, using up farmland & open space; need more parks or trails for recreation; need water, natural gas, & sewer; need to clean up certain homes w/junk in the yard; too much farmland lost to dev.; several roads need yield/caution lights, or stop signs; new dev. destroying farms & woods.