



MASTER PLAN

FRANKENLUST
TOWNSHIP

FRANKENLUST TOWNSHIP MASTER PLAN

PREPARED BY THE
FRANKENLUST TOWNSHIP
PLANNING COMMISSION

FIRST ADOPTED BY THE PLANNING COMMISSION.....2005
REAFFIRMED BY THE PLANNING COMMISSION.....2010
AMENDMENTS TO THE FUTURE LAND USE SECTION, AND THE
ADDITION OF NEW TRANSPORTATION PLAN AND ZONING
PLAN SECTIONS - ADOPTED BY THE PLANNING COMMISSION
AND APPROVED BY THE TOWNSHIP BOARD2014

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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.”

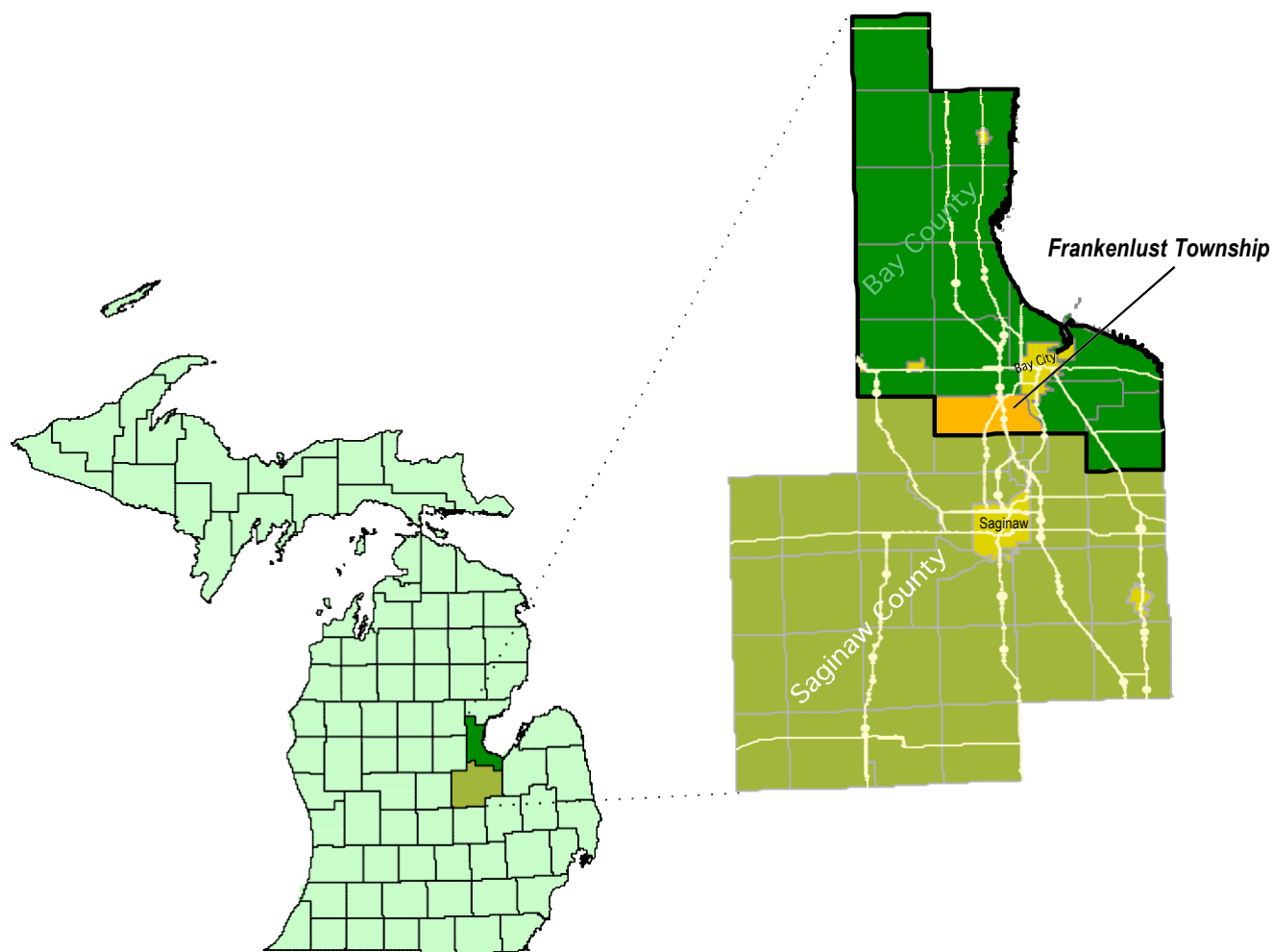
[Note: The Township Planning Act was repealed by the state legislature in 2008, and replaced with the Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, as amended. Equivalent language regarding the need for a Master Plan is included in Section 31 of the MPEA.]

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

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.

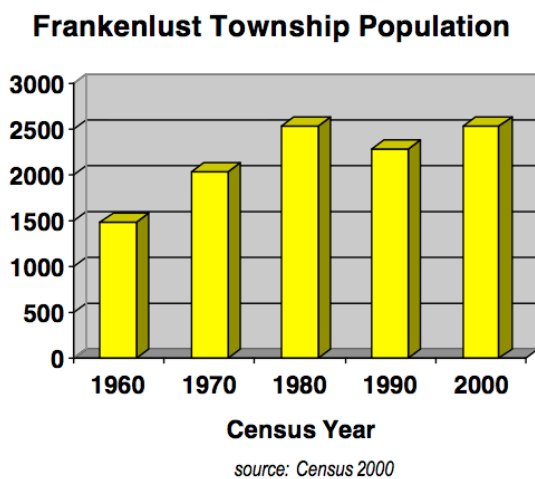


Ferdinand Sievers was the first Frankenlust Township Settler

Early European settlers in the Saginaw Bay region based their economy on the rich forestland 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 shipbuilding. Because of its fertile agricultural soil, Frankenlust Township became the homestead for many farmers.

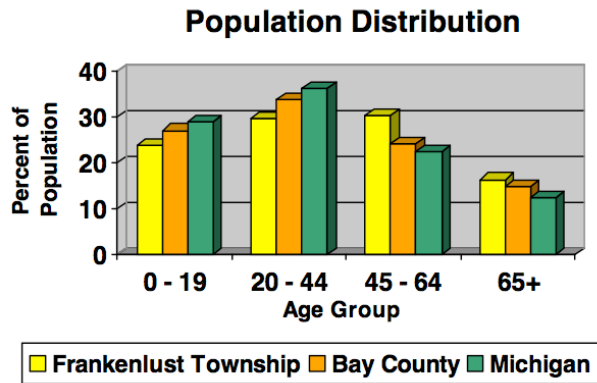
Today Frankenlust Township still relies on its agricultural roots, but it is also known as home to Delta Community College and three golf courses. Housing has grown tremendously during the past 30 years and it is now mostly a bedroom community for residents who work in Bay City, Saginaw, and Midland.

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.

The median age in Frankenlust Township is higher than that of Bay County and the State of Michigan.



source: Census 2000

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.

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

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	

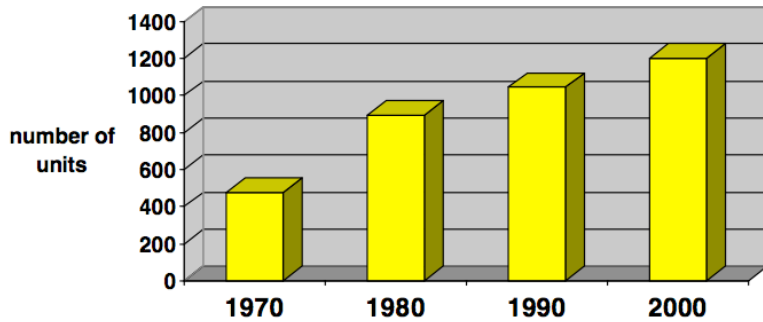
source: Census 2000

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 Frankenlust Township indicates a fairly stable

Housing Units in Frankenlust Township

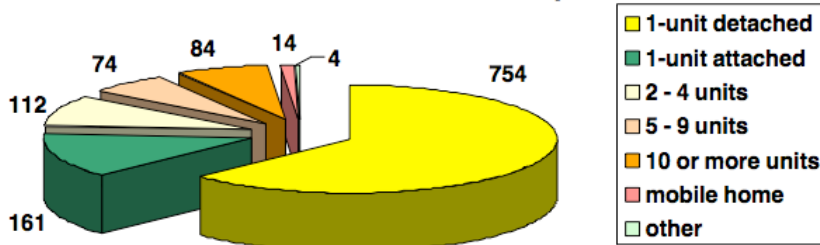


Source: 1997 Frankenlust Township Master Plan & US Census 2000

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.

Quantity & type of housing in Frankenlust Township



source: Census 2000

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

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 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

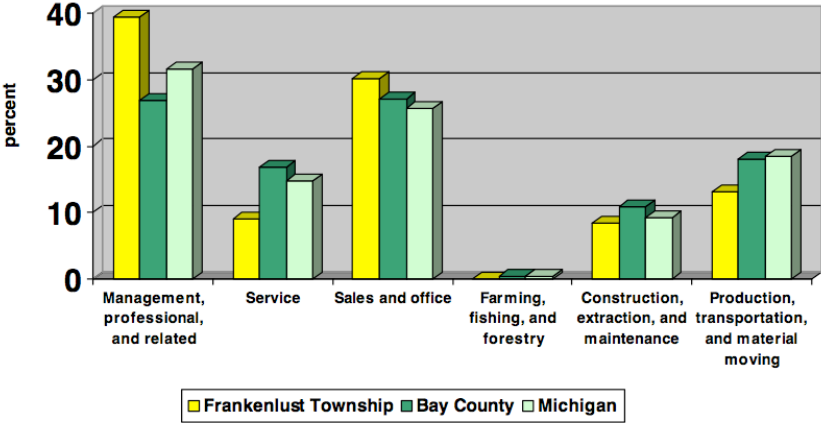
Residents of Frankenlust Township earn higher than average incomes when compared with Bay County and the State of Michigan. Median family income in Frankenlust Township is \$63,707. Median family income in Bay County and the state of Michigan are \$48,111 and \$53,457 respectively. Per capita statistics 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 31.5% respectively. A complete comparative breakdown by occupation is shown in the chart below.

Occupational Categories



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 agricultural 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	1.7901%
Public/Institutional	697.87	5%
Wooded/Vacant64004%
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 occurred 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 farm-field, 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.

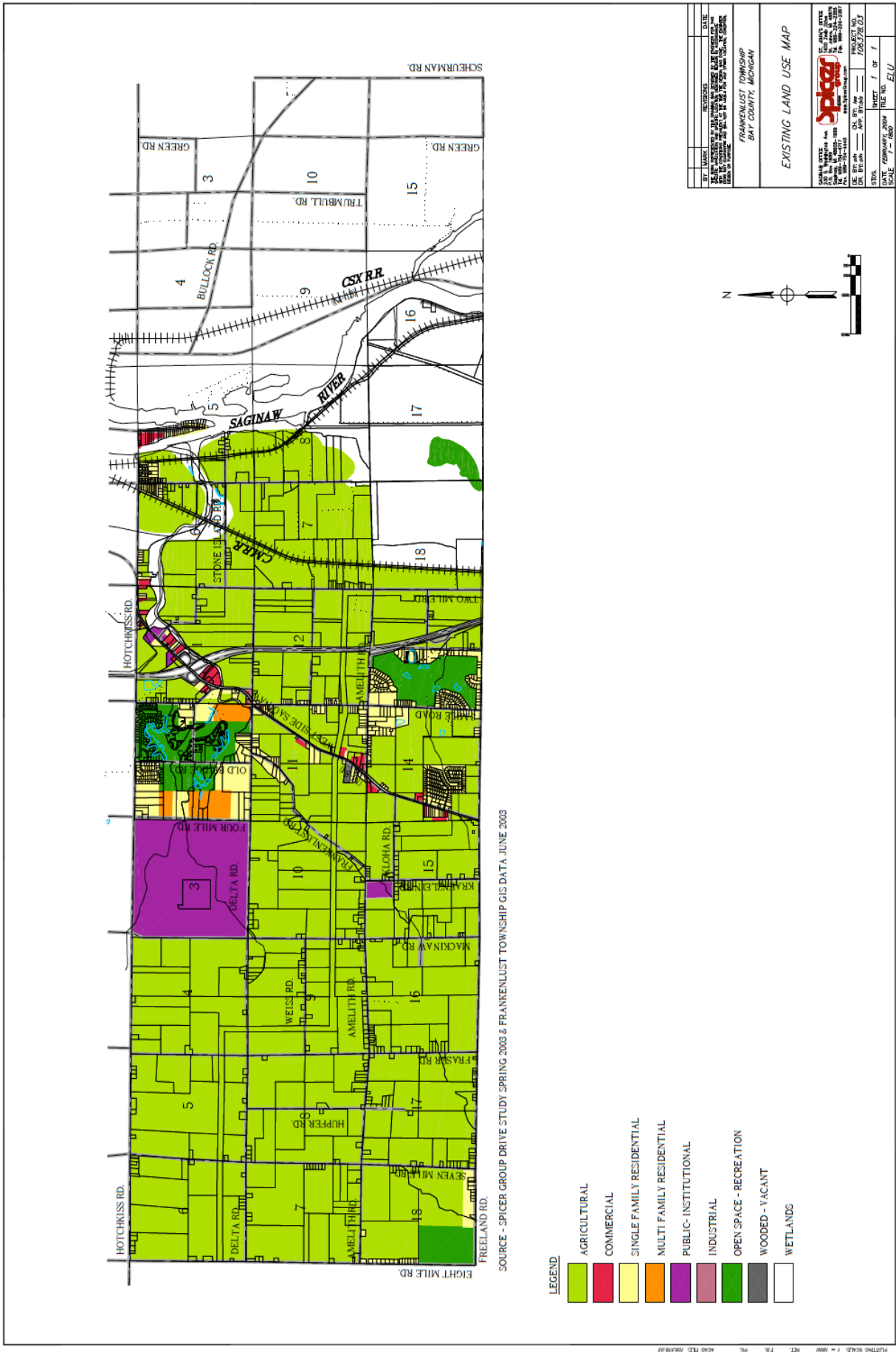
Open Space

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.

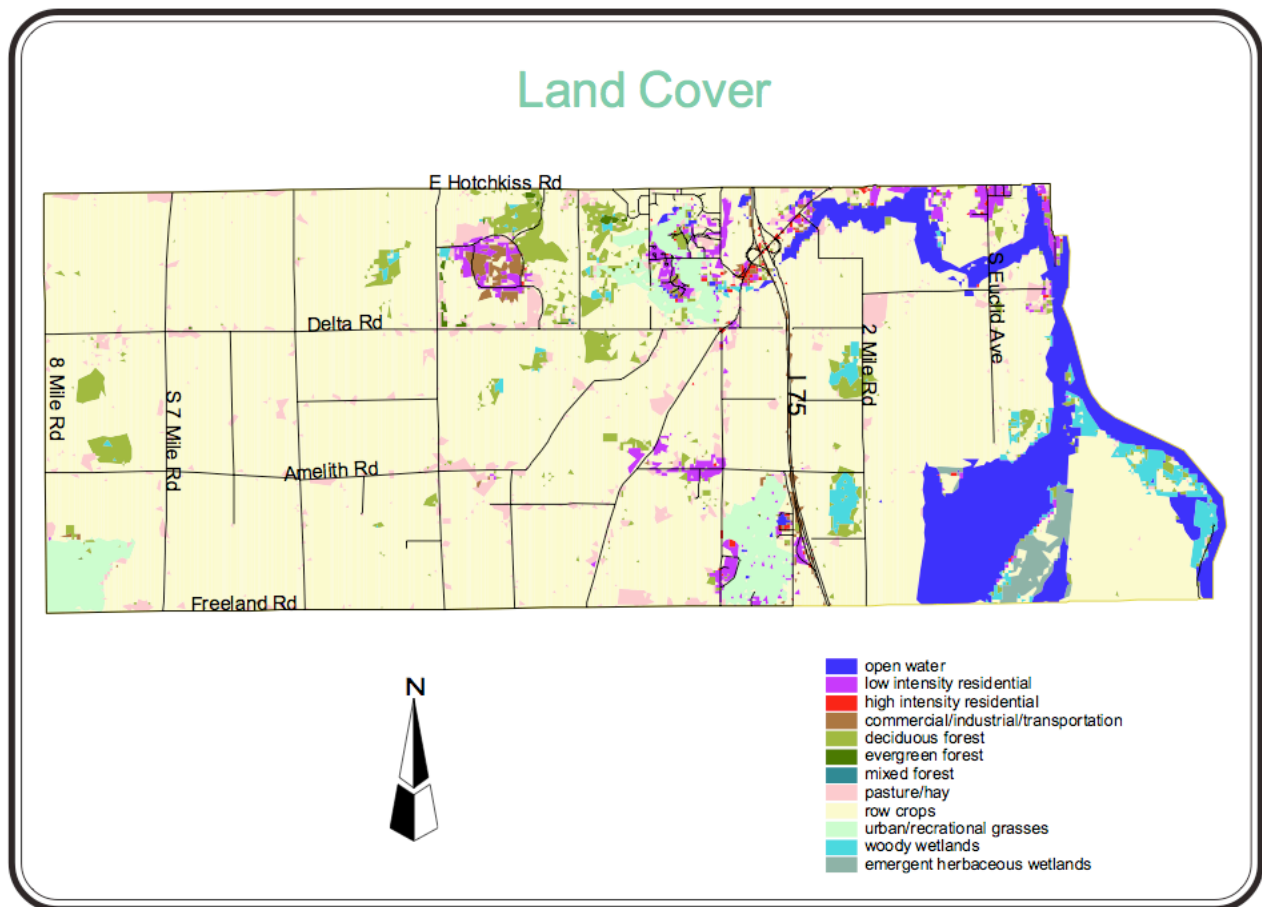
Wetlands

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.



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

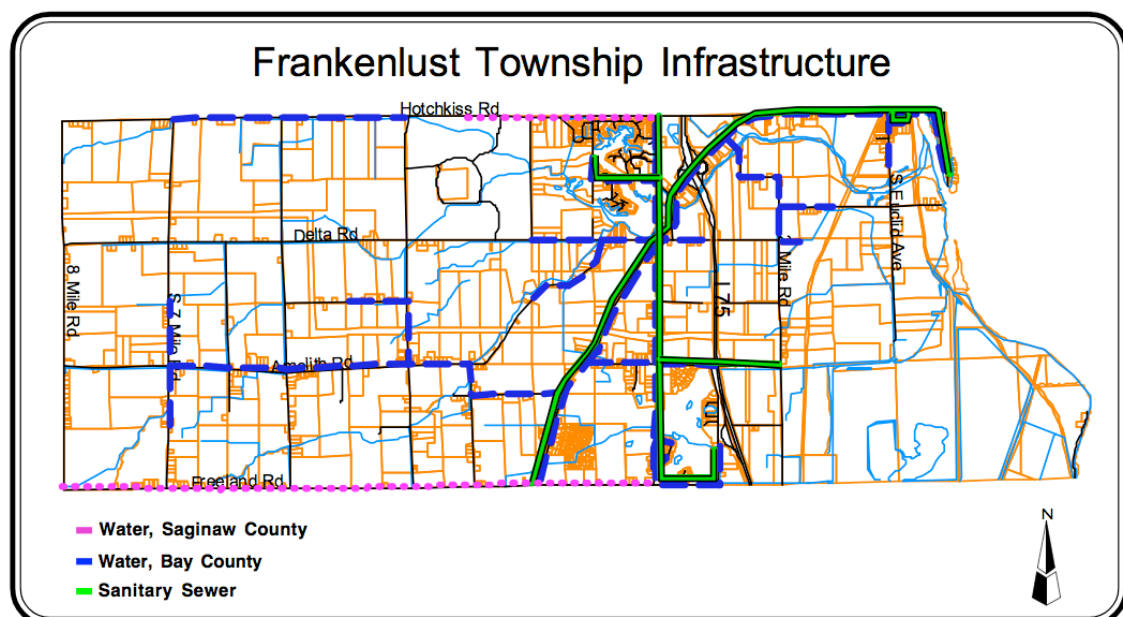
Water

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 un-serviced 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)

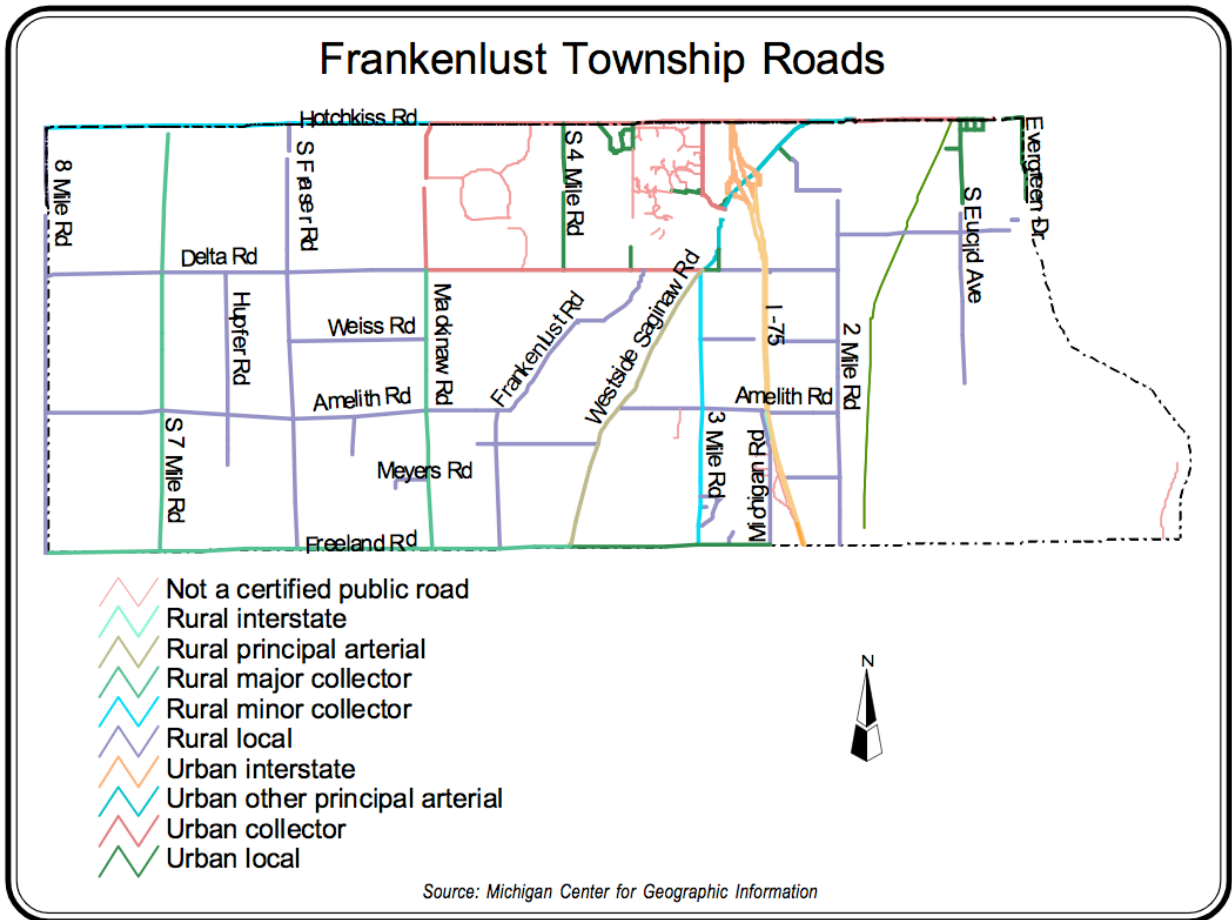
Urban Collector

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)
- 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. Healthcare facilities are available in Bay City through Bay Medical Center.

Natural Features

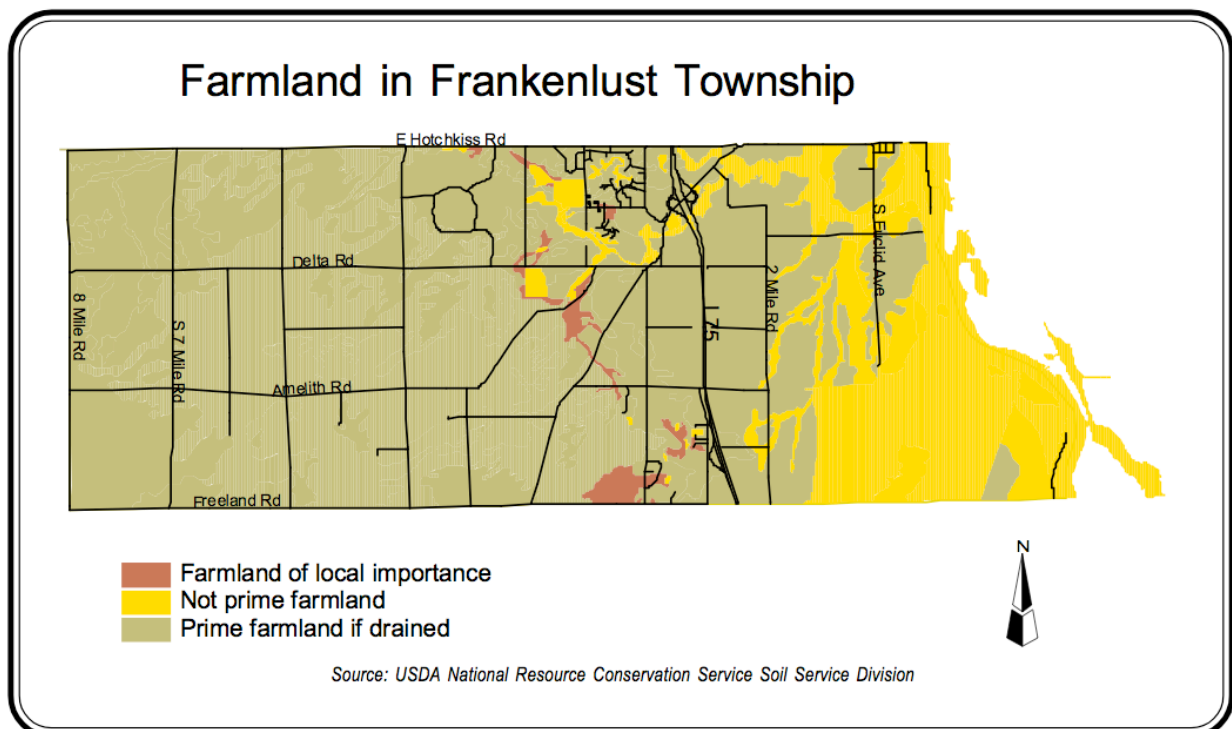
Topography & Soils

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.

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.

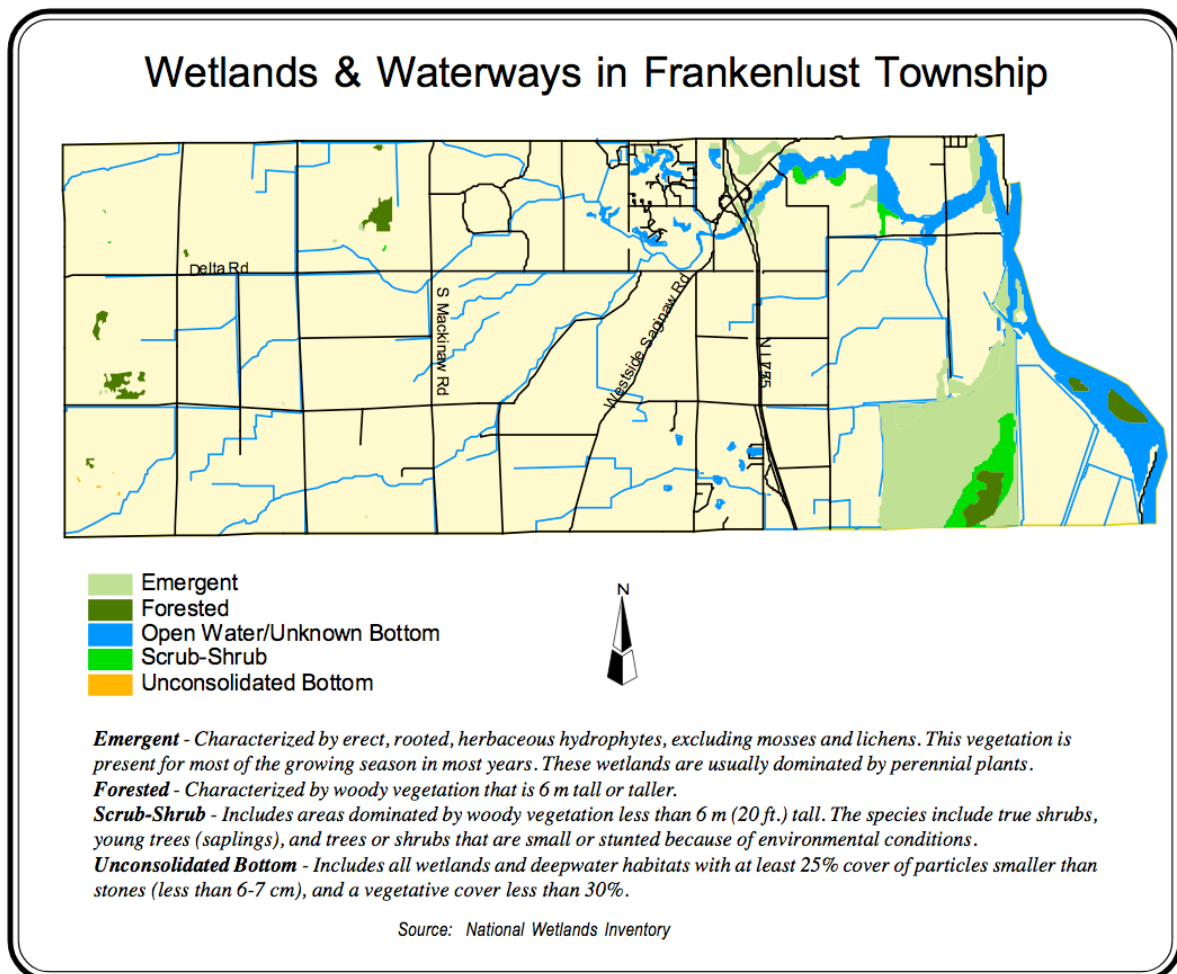
At the heart of Michigan's wetland regulatory program is Part 303, Wetland Protection, of the Natural

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 watercourse. Wetlands adjacent to the drains and creeks in Frankenlust Township would fall in this category.
- 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

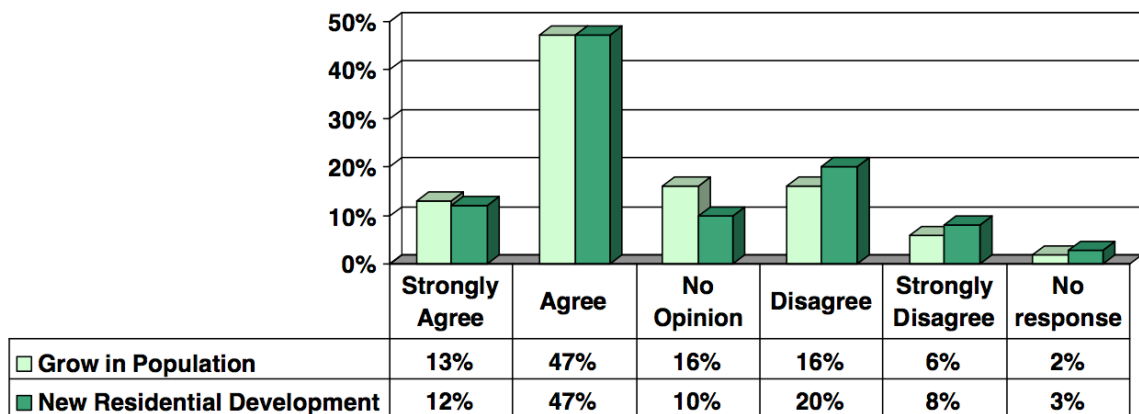
I-75 was selected most often, followed by areas near Bay Valley and between Three and Four Mile Roads.

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?



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.

Dwelling Unit. As used in this Master Plan, the term “dwelling unit” refers to the place of residence for one (1) family household. A dwelling unit may include a detached single-family home, one-half of a two-family attached residential building, or one (1) apartment, townhouse or condominium unit in a multiple-family residential building.

The future land use map is shown on page 35. 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.

The planned maximum residential density within areas designated for future agricultural uses shall be one (1) dwelling per acre of land. Land division and creation of new rural residential lots within agricultural areas should be limited to land that is less suitable for farming or other agricultural operations because of soil conditions, topography, or other factors unique to the site or agricultural operation. Land divisions that would remove prime or active agricultural land from production, or that would result in incompatible non-farm land uses in close proximity to active farmland should be discouraged.

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 and other religious institutions, government buildings, schools, and similar public or quasi-public facilities that may be appropriately located within areas of the Township designated for future residential land uses (see the “Public” category below). In addition, certain types of senior and elderly housing facilities,

such as assisted living and dependent or nursing care facilities should be considered appropriate for areas designated for commercial land uses as well as areas designated for high-density residential uses.

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.

Single Family Residential

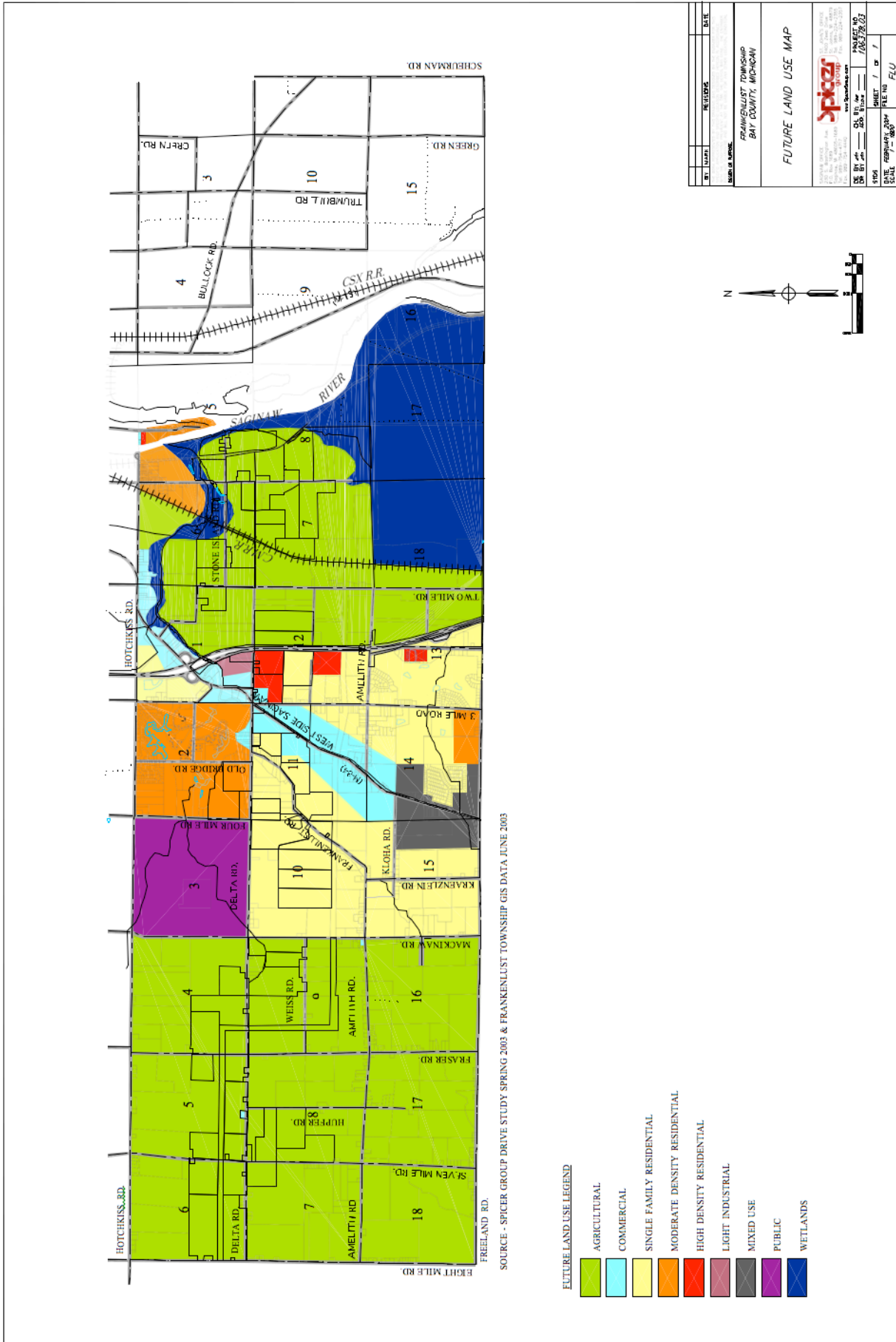
Future single-family residential uses are shown in the area surrounding West Side Saginaw Road (M-84), behind proposed commercial development and in the northern portion of the Township near I-75 and Monitor Township. Single family residential is corralled between land preserved for agricultural uses 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 that incorporate open space is appropriate in this as well as on lands designated for moderate density residential uses. 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.

The planned maximum residential density within areas designated for future single family residential uses shall be consistent with the following table:

Location or Proximity to Lower Intensity Land Uses	Planned Maximum Residential Density (dwelling units per acre)	
	If Served by a Private On-site Septic System or Equivalent	If Served by a Publicly-owned and Operated Sanitary Sewerage System
Directly abutting or within 2,500 feet of land designated for future agricultural uses	1.0	2.0
Located in sections 1, 10 or 15 of the Township and more than 2,500 feet from land in the Township designated for future agricultural uses	1.0*	4.0
Located in sections 11, 12, 13 or 14 of the Township	1.0*	5.0

* only permitted where publicly-owned and operated sewer service is not available.



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Moderate Density Residential

Moderate density residential land use is found within the Township - adjacent to Delta College, the Bay Valley developments, and near E. Hotchkiss Road and S. Euclid Ave. in the northeast corner of the Township. 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 single-family residential 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.

The planned range of permitted residential densities within areas designated for future moderate density residential uses shall be:

1. A minimum of three (3) dwelling units per acre of land; and
2. A maximum of seven (7) dwelling units per acre of land.

High Density Residential

High-density residential land use is planned for limited areas of sections 12 and 13 of the Township as shown on the Future Land Use Map. High density residential development is intended to provide a mix of two family and multiple-family dwellings in a compact neighborhood configuration located near commercial and employment centers or as part of a planned unit development with a mix of residential densities.

Development taking place adjacent to existing single-family residential neighborhoods needs to be designed so as to not negatively impact or detract from the integrity of the surrounding homes. All site improvements and other features of any new development should be designed to achieve an integrated appearance and function. A consistent pattern of architectural design and building composition should be employed throughout the development in a manner that establishes a human scale and pedestrian orientation.

The planned range of permitted residential densities within areas designated for future high density residential uses shall be:

1. A minimum of five (5) dwelling units per acre of land; and
2. A maximum of ten (10) dwelling units per acre of land.

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 West Side Saginaw Road (M-84) in sections 14 and 15 of the Township. 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 an optimum mix of higher density residential land uses and a mix of retail, service and office space in a well integrated configuration where the various land uses are interconnected and accessible for both pedestrians and motorists. All site improvements and other features of any new development should be designed to achieve an integrated appearance and function. A consistent pattern of architectural design and building composition should be employed throughout the development in a manner that establishes a human scale and pedestrian orientation.

Development within designated mixed-use areas should be according to the planned unit development regulations and procedures incorporated into the Frankenlust Township Zoning Ordinance. The planned range of permitted residential densities within areas designated for future mixed uses shall be:

1. A minimum of two (2) dwelling units per acre of land; and
2. A maximum of seven (7) dwelling units per acre of land.

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 that place an emphasis on quality design, integration and respect of the surrounding uses, pedestrian access and other similar standards.

Policy Guidelines for Expansion of Scattered Commercial Zoning Districts.

It is recognized that there are limited pockets of commercially zoned land outside of areas of the Township planned for future commercial land uses per the future land use map. These pockets of commercial zoning typically reflect historical land use patterns and the location of existing business operations with origins predating the adoption of the first Township Zoning Ordinance. The following are the Township's policy preferences with regards to these areas:

1. Compatibility of such commercial land uses and development with surrounding agricultural or residential land uses is a paramount objective of the Township. Owners of existing commercial facilities should be encouraged to provide landscaping and screening improvements (such as fences, hedgerows, berms and/or tree plantings) whenever possible to improve compatibility with adjoining land uses.
2. Limited expansion of such pockets of commercial zoning on to contiguous land not otherwise planned for future commercial uses on the future land use map shall be considered consistent with this Master Plan if all of the following criteria are met:
 - a. The proposed expansion is necessary to ensure that the commercially zoned land area is adequate to accommodate current site development requirements of the Zoning Ordinance (such as off-street parking, yard setbacks, maximum lot coverage, etc.), and the specific standards that apply to use of the site.
 - b. The proposed expansion is necessary to accommodate reasonable expansion of an existing, viable business operation on the site.
 - c. The proposed expansion would not create or exacerbate a land use conflict that cannot be mitigated through proper site design, buffering, and screening improvements required by the Zoning Ordinance as part of new commercial development on the site.
 - d. The proposed expansion would not create an isolated area or "island" of land planned for future agricultural or residential land uses.
 - e. The proposed expansion would not increase the existing commercially zoned land area by more than fifty percent (50%). Additional expansion within any ten (10) year period should be rejected by the Township.
4. The existence of a pocket of commercially zoned land outside of the planned commercial areas of the Township shall not otherwise be considered a justification for the rezoning of adjacent land in a manner inconsistent with the future land use map and this Master Plan.

Public

Delta College is the Township’s most visible and most significant public use by land area, building size, and impact on public roads and facilities. The College itself is expanding within their existing site in section 3 of the Township, including significant building and infrastructure improvements. Delta College is an asset to the community and can be served by the Township’s planned areas for commercial uses along West Side Saginaw Road (M-84) and in the future, perhaps its planned areas for moderate and high density residential uses as well.

In addition to the area in section 3 designated for public land uses on the Future Land Use Map, there are certain other land uses of a public or quasi-public character, such as churches and other religious institutions, government buildings, schools, and similar public or quasi-public facilities that are not otherwise addressed on the Future Land Use Map. Land may be rezoned for uses of a public or quasi-public character to be appropriately located in areas of the Township designated for other land uses on the Future Land Use Map, consistent with the following:

Quasi-Public. As used in this Master Plan, the term “quasi-public” refers to land uses that are not government-owned but provide a substantial and enduring public service, are institutional in character, or include public assembly or similar gathering space as part of their operation. Examples include schools, churches and other religious institutions, private clubs and meeting halls, private recreation facilities, and similar land uses.

1. The location should be served by existing utility infrastructure with adequate capacity for the intended occupancy of the facility. Locating public or quasi-public facilities on land without access to publicly owned and operated sanitary sewerage and potable water systems should be discouraged.
2. The location should have direct frontage on and access to public roads that can safely and efficiently accommodate the expected traffic generated by the facility. Locating public or quasi-public facilities on local roads or unpaved roads should be discouraged.
3. Public or quasi-public facilities should not be located on land designated for future agricultural uses, unless the soil conditions of a specific site make it otherwise unsuitable for farming or other agricultural operations.
4. The location would be compatible with the surrounding area and adjacent land uses in terms of traffic, noise, scale, and intensity of planned activities on the site.

Light 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 light industrial land uses 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.

Transportation Plan

Complete Streets in the Township

Public Acts 134 and 135 of 2010 give new project planning and coordination responsibilities to county and state transportation agencies across Michigan related to implementation of the new “Complete Streets” policy established by the package of laws.

The county Road Commission and Michigan Department of Transportation (MDOT) are required through amendments to the Act 51 program, which governs the funding and prioritization of road projects across the state, to consider all users of the road right-of-way as part of the planning of future road projects.

Why should the Township be concerned with “complete streets” laws when the county and state are responsible for the road network?

These public acts provide the Township with a more powerful mechanism to influence decision-making within county and state road authority bureaucracies, which is this transportation plan.

In the absence of written and adopted road policies, the default county or state standard would apply to any future road improvements, with little regard as to whether a particular road width or design is best for Township residents or the business community.

Complete Streets. A comprehensive approach to transportation networks, which integrates all facilities in the road right-of-way (travel lanes, shoulders, sidewalks and non-motorized pathways, driveway access, etc.) to abutting buildings and land uses.

The intent of the “complete streets” approach to transportation planning is to ensure that all users (motorists, pedestrians, bicyclists, etc.) are safely accommodated as part of transportation improvements along a road corridor.

For the Township, these public acts also included amendments to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) intended to ensure that county and state road agencies better coordinate road improvements with the Township, and will cooperate with the Township to implement transportation elements included in this Master Plan.

This transportation plan is intended to conform to the requirements of the Michigan Planning Enabling Act, and to establish Township priorities for improvements to the road network.

Access Management Recommendations

A well-designed and maintained road network is needed to provide access to property, mobility for citizens, and conduits for local economic activity. However, the pattern of land uses and number and type of access points on to roads impact the function of the road system. The function of the road system and its ability to move traffic in an efficient and convenient manner has a significant impact on the viability of land uses and overall quality of life in a community.

The access management techniques described below primarily apply to more intensive, non-residential land uses. However, the standards for shared access driveways are appropriate for individual residential home sites. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process. Each case will require an individual analysis to determine the appropriate action given the characteristics of the site and use.

Restricting the Number and Spacing of Access Points.

Limiting the number of driveways permitted for each land use can help preserve the traffic movement function of a roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site.

If additional driveways are proposed, additional street frontage for the subject site and appropriate spacing between existing driveways should be provided.

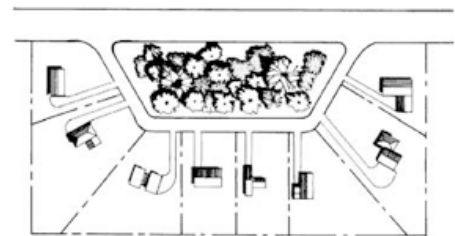
Even if only one access point is proposed, the most appropriate location should be selected to preserve the function of the roadway and maximize public safety. Driveways located too close together are safety hazards and they can negatively impact road capacity. Minimum spacing standards between non-residential driveways on the same and opposite sides of the roadway should be consistent with the Michigan Department of Transportation’s access management guidelines.

Encouraging Shared Access.

Providing shared access to a site reduces the number of access points, preserves the capacity of the road, and can even help to maintain the character of the community. Shared access can be achieved through a variety of techniques including frontage roads, service roads and internal connections between sites.

As illustrated in the graphics below, individual driveways serving residential acreage parcels can reduce the capacity of the roadway and the rural character of the community. For example, as new houses are developed on acreage parcels, shared access via a frontage road may be a desirable alternative.

Shared access example:



Such shared access alternatives to multiple individual driveways and “curb cuts” into the public road right-of-way can preserve roadway capacity and views from the road, and provide a buffer area for the houses.

Access management is also critical for non-residential land uses because of their intensive nature and tendency to demand a higher number of access points.



Multiple driveways impact road function.

Shared access for a number of non-residential uses preserves the road capacity, which is especially important near intersections. Shared parking at the rear of the buildings also helps preserve the aesthetic appearance and character of the community. If shared access drives are not feasible, internal service roads or internal parking lot connections between uses should be provided to preserve roadway capacity.

Non-Motorized Transportation Plan

An increasing number of bicyclists are using Michigan roads for both short “commuter” trips and long-distance touring rides. The needs of all potential users of the transportation network, including cyclists, pedestrians, and people with disabilities, should be adequately addressed as road improvement projects are planned and implemented. The following are the Township’s policy preferences with regards to non-motorized transportation:

1. The Township will work with the county Road Commission to seek road improvements that include paved road shoulders and/or striped on-street bicycle paths along county primary roads.
2. New developments should provide pedestrian improvements within the development and adequate access connections for all potential users of the Township’s transportation network, including sidewalks or multi-use pathway connections to existing or planned public facilities.
3. The long-term development of a safe system of multi-use and year-round trails or pathways (pedestrian, bicycles, snowmobiles, equestrian trails, etc.) to connect areas of the Township and adjoining communities should be investigated by the Township.

Collaboration for Road Improvements

Because Frankenlust Township does not have direct control over the roads in the Township, it is important that the county Road Commission and the Michigan Department of Transportation be kept aware of the plans of the Township. Because land use and thoroughfare elements are closely interrelated, and any change in one may have a marked effect upon the other. The following are Township policy preferences with regards to collaboration with outside agencies and developers for road improvements and construction of new roads in the Township:

1. Information regarding the transportation plans of the State, County and Township should be exchanged on a regular basis.
2. As new development and redevelopment is proposed, it should be examined with regard to impact on the road system.
3. When a site plan for any type of use is submitted, access management techniques should be utilized, where appropriate.
4. Where topography, vegetation, curvature of the road or other factors restrict road access or

would potentially reduce the level of safety for motorists if new driveways and access points were to be constructed, new development in such areas should be encouraged to provide access via a local street, shared access drive or frontage road.

5. Roadways in new developments shall meet appropriate county Road Commission standards and specifications, as well as those in the Zoning Ordinance.
6. Plans for new development should provide for extension of roadways into new development areas where such extension is determined by the Township to be necessary for the continuity of the local road system.
7. Residential developments intended to be isolated from the rest of the community by a system of private streets and absence of street connections with adjacent parcels should be discouraged.
8. New residential developments shall be served by at least two means of regular public ingress and egress, both for vehicular access and pedestrian access, except where natural conditions prevent such access.
9. New or extended collector roads should be constructed as part of new residential development in the Township.
10. Private roads should not be approved unless a maintenance agreement conforming to Township ordinances has been approved, and a financing mechanism acceptable to the Township has been provided for long-term maintenance and improvement.

Zoning Plan

Zoning is the division of a community into districts for the purpose of regulating the use of land and buildings, their height and bulk, the proportion of the lot that may be covered by them, and the density of development. Zoning is enacted under the police power of the State for the purpose of promoting health, safety and general welfare and has long been supported constitutionally by the U.S. Supreme Court and the Michigan courts.

The Township Zoning Ordinance is one of the most important tools available to implement the policies of this Master Plan related to the use and development of land. The purpose of zoning is to assist in orderly development and growth. It is also used to protect property values and investments. Because of the impact it can have on the use of land and related services, local zoning regulations must be built upon the foundation of a Master Plan and “zoning plan.”

The Michigan Zoning Enabling Act requires a zoning plan be prepared as the basis for the zoning ordinance. It must be based on an inventory of conditions pertinent to zoning in the township and the purposes for which zoning may be adopted. The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Township. These matters are regulated by the specific provisions of the Zoning Ordinance.

Relationship to the Master Plan

This Master Plan sets forth the goals, objectives, and policies for future growth and development in the Township. It includes specific strategies for managing growth and change in land uses and infrastructure in the Township, and will be periodically reviewed and updated at least once each five (5) years. This zoning plan element is intended, along with the rest of the relevant parts of this Master Plan, to guide the implementation of and future changes to the Zoning Ordinance.

Zoning Districts

Below are descriptions and general purposes of the general categories within which the proposed zoning districts in the Township Zoning Ordinance are organized. The proposed zoning districts in the Township Zoning Ordinance are summarized in the table on the following page. The specific purposes of each district are described in Article 4.0 (Zoning Districts) of the Zoning Ordinance:

Rural Districts

The principal purpose of the Rural Districts designation is to focus on conservation of lands with sensitive environmental characteristics like woodland, wetland, wildlife habitat, and farmland. A range of agricultural uses and agricultural support services are permitted, along with a limited range of very low-density single-family residential uses. The land zoned within these districts should conform to the area designated as “agricultural” on the future land use map.

Residential Districts

The principal purpose of the Residential Districts designation is to accommodate a variety of single-family, two-family, and multiple-family residential land uses. Three separate residential districts are provided for in the Zoning Ordinance. The land zoned within the R-1, R-2, and R-3 districts should conform to the areas designated as “single-family residential,” “moderate density residential,” and “high density residential” on the future land use map.

Business Districts

The principal purpose of the Business Districts designation is to provide locations for compatible commercial, office or light industrial operations and activities in the Township.

The land zoned within the C-1, C-2, and C-3 districts should conform to the area designated as “commercial” on the future land use map, while land zoned within the LI district should conform to the area designated as “light industrial” on this map.

Type of District	Zoning District Name	Symbol
Rural Districts	Agricultural District	AG
	Rural Small Farm District	SF
Residential Districts	Single-Family Residential Districts	R-1, R-2, R-3
	Two-Family Residential District	RT
	Multiple-Family Residential District	RM
	Manufactured Housing Park District	RMH
Business Districts	Neighborhood Commercial District	C-1
	Community Commercial District	C-2
	General Commercial District	C-3
	Light Industrial District	LI
Other Districts	Public/Recreational District	PR

Other Districts

The principal purpose of the Other Districts designation is to include all zoning districts that do not fall under one of the other categories above.

Planned Unit Development District (PUD)

Areas designated “Mixed Use” on the future land use map should be developed under the “Planned Unit Development (PUD) provisions of the Zoning Ordinance. The PUD zoning district is established under the special district authority authorized by Section 503 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended).

The PUD option offers considerable flexibility to the land developer to provide opportunities for site designs that respect the natural environment, result in efficient layout of infrastructure and public facilities, and ensure mitigation of negative impacts on adjoining land uses and the Township as a whole.

Dimensional Standards

The following table lists the proposed dimensional standards table for each district of the Zoning Ordinance. The supplemental regulations and standards are listed in Article 5.0 (Schedule of Regulations) of the Zoning Ordinance:

Dimensional Standards		Districts															Additional Standards and Exceptions
		Rural				Residential						Business				Other	
		AG	AG with sewer	SF	SF with sewer	R-1	R-1 with sewer	R-2	R-3	RT	RM	RMH	C-1	C-2	C-3	LI	
Maximum Building Height	Feet	35	35	35	35	25	25	25	30	35	25	35	35	35	45	45	Section 5.202
	Stories	3	3	3	3	2	2	2	2	3	2					3	
Lot Standards	Minimum Lot Width (feet)	130	130	130	130	100	80	60									Section 5.203
	Minimum Lot Depth (feet)	180	180	180	180	180											
	Minimum Lot Area (square-feet per unit)	43,560	32,670	43,560	32,670	43,560	20,000	10,400	7,200	7,200	7,200	5,500					
Yard/ Setback Standards (feet)	Minimum Front Yard	50	50	50	50	40	30	25	25	25	25	20	20	20	30	20	Section 5.204
	Minimum Side Yard	One Side Yard	25	25	25	10	10	5	10	10	10	10	10	10	20	20	
		Total of Two	50	50	50	25	20	15	20	20	30	20	20	20	40	40	
	Minimum Rear Yard	50	50	50	50	50	40	35	35	35	10	20	20	20	20	20	
Maximum Lot Coverage		25%	25%	25%	25%	25%	35%	35%	40%	40%							
Minimum Floor Area per Dwelling Unit (square-feet per unit)		750	750	750	750	750	750	720	720	720							Section 8.10
Maximum Net Dwelling Unit Density (units per acre)		1.0	1.3	1.0	1.3	1.0	2.0	4.0	5.0	7.0	10.0						Section 5.203

Recent Zoning Ordinance Changes (2013-2014)

Because this Master Plan incorporates new policies on land uses, infrastructure improvements, and other measures related to further improving quality of life in the Township, corresponding changes to the Zoning Ordinance should be made to ensure that it is consistent with this Plan. In other words, as the principal tool for implementing this Plan, policies of the Master Plan should be reflected in the Zoning Ordinance requirements.

The following is a summary of the general updates and changes that have been incorporated into Zoning Ordinance No. 79 (effective date: January 1, 2014):

1. **Organization.** The organization of the Zoning Ordinance has been comprehensively updated to improve readability and make it easier to find information quickly. Wherever possible, regulations have been grouped into tables. The heart of the new ordinance is Article 6.0 (Land Use Table), where all of the zoning districts and permitted uses can be found in one table. The goal of the land use table format is to quickly answer the most common zoning-related questions: Where is a particular land use permitted, and what can I do with my property?
2. **Illustrations and flowcharts.** More than 40 new illustrations and flowcharts are included throughout the proposed Zoning Ordinance to clarify and illustrate certain development review procedures, regulations, defined terms, and other zoning concepts.
3. **State Zoning Act requirements.** The proposed ordinance is up-to-date with all of the requirements of the Michigan Zoning Enabling Act, including several recent amendments adopted into law within the past year. The updated ordinance also conforms to other applicable state and federal statutes, including the state Condominium Act and Right to Farm Act, and federal Religious Land Uses and Institutionalized Persons Act (RLUIPA).

4. **New in this ordinance.** The following is a summary of other key changes from the previous Zoning Ordinance No. 76 that have been incorporated into the new ordinance:
- The Township’s site plan review requirements and review processes have been comprehensively updated consistent with current zoning practices.
 - New landscaping and screening standards for projects subject to site plan approval are included (see Section 16.10).
 - Updated natural resources protection standards for property subject to site plan approval have also been added (see Section 16.04).
 - Standards have been added to the Schedule of Regulations table to establish a maximum permitted number of dwelling units per acre of land for each of the residential zoning districts (see page 5-1).
 - Permitted land uses in the AG (Agricultural) District have been updated to provide additional opportunities for “entrepreneurial” or “value-added” agricultural activities that allow farmers to diversify their sources of income while maintaining rural character.
 - Design and development requirements for private roads in the Township have been updated, along with new provisions to improve coordination with the site plan review process (see Section 16.13).
 - The Planned Unit Development (PUD) option has been comprehensively updated to make this development option easier to work with, both for the Township and the developer, while ensuring that the Township’s interests are protected (see Article 20).

Rezoning to Implement the Master Plan

The land use classifications on the Future Land Use Map provide the basis for evaluating future rezoning requests. Zoning actions that are consistent with the Future Land Use Map usually receive deferential and favorable judicial review if challenged. The Master Plan should be the principal source of information in the investigation of all rezoning requests. The Planning Commission should conduct a periodic appraisal of the Zoning Ordinance and Official Zoning Map to ensure that all elements of this Plan are adequately reflected in the ordinance text and map, and that no changes to the Plan or ordinance are necessary.

Phasing of Zoning Map Changes

The future land use map and associated elements of this Master Plan are intended to guide future changes to the Township’s Official Zoning Map. A key to successful implementation of this Plan is the timing of such rezonings, whether initiated by the Township or by petitioners.

When considering whether a rezoning request is consistent with this Master Plan, the Planning Commission and Township Board should keep in mind that this Plan is based upon a ten to twenty year planning period. While the Plan may identify certain Township lands for more intensive development, the time for such development (within the planning period) may not yet have arrived. More intensive or “urban” land uses should be phased-in over a period of time consistent with infrastructure and land capacity, and the policies of this Plan.

Specific criteria have been incorporated into the Township Zoning Ordinance No. 79 to help the Planning Commission and Township Board evaluate future rezoning applications [see Section 24.05 (Findings of Fact Required)]. These criteria should be carefully considered before making recommendations and decisions on proposed amendments to the Official Zoning Map.

More Zoning Tools for Plan Implementation

Following is a list of several additional zoning-related tools and techniques that can be used by the Township to implement the policies of this Master Plan:

Site Plan Review

Each time the Planning Commission reviews a site plan for compliance with the Township Zoning Ordinance, another step is taken in the process of implementing the policies of this Master Plan. Development review and approval is an important implementation tool to ensure that new construction is consistent with the goals and objectives of this Plan.

Development Agreement

Although there is no explicit legislative authority for such agreements, many Michigan communities have used development agreements to achieve a mutual understanding between the developer and Township concerning the conditions under which development can occur. Development agreements are often negotiated as part of a planned development approval, allowing the community and developer to address complex issues that cannot be adequately addressed on a typical site plan. Development agreements might prove useful to achieve desired developments in the Township, especially if or when a mixed-use development is proposed.

Form-Based Zoning and Building Composition Standards

Although there is no explicit legislative authority for form-based zoning, some Michigan communities are adding building design and appearance standards to local zoning ordinances. The intent of form-based zoning and building composition standards is not to mandate certain architectural styles or materials, but rather to achieve a more uniform streetscape where adjacent buildings share common design elements, height, number of stories, and other characteristics.

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.

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.

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 (continued)

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.	✓	✓		

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 timetable. 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

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:

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	
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.