

Brady Township

Master Plan

Brady Township, Saginaw County, Michigan

Revised by the

Brady Township Planning Commission

November 3rd, 2016

Prepared by the

Brady Township Planning Commission

With the Assistance of the

Saginaw County Metropolitan Planning Commission

With updated data from the US Census Bureau

Brady Township Master Plan

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Section 7: Updated Data from US Census Bureau

Section 1 Introduction

Change is an inevitable fact of life. Communities will change over time, regardless of whether they *plan* for change or not. Brady Township is no exception – the community has changed over time and will continue to do so.

At this point, it is appropriate for Brady Township to examine present community conditions, evaluate the problems and opportunities facing the Township, and develop strategies for the future.

This document, the Brady Township Master Plan, is an attempt to quantify, assess, and respond to change. Also, the plan is both a statement and a vision concerning the Township's desire for its future growth and development. Furthermore, this Master Plan is a "basic plan" intended to serve the following purposes:

- Help members of the Township Board, Planning Commission, Zoning Board of Appeals, and Township residents make informed decisions about how the community develops over time.
- Provide a legal foundation for the Township Zoning Ordinance.

- Encourage the establishment and implementation of land use and development policies that promote and protect the health, safety, and welfare of the community's residents.
- Establish goals and policies relating to land use, development, and public services.
- Provide guidelines for the preservation and enhancement of Brady Township's character.
- Define a vision of the Township's future.
- Provide guidance to the process of reviewing land development project proposals.
- Identify positive actions that can be taken to assure that future development is consistent with the goals and policies expressed in this plan.
- Identify areas of the community that are suitable for different types of land use and development.
- Provide a basic plan consistent with the requirements of the Township Planning Act.

This Master Plan has been prepared in accordance with the Township Planning Act (P.A. 168 of 1959, as amended). Section 6 of that Act

charges the Township with the responsibility to "*make and adopt a basic plan as a guide for the development of unincorporated portions the township.*" The Brady Township Master Plan is meant to be just this sort of guide to development.

Brady Township prepared and adopted a "General Development Plan" in 1988. This Master Plan represents the first major update of the Township's recommendations for its future development. Keeping the Township's plan up to date is an important part of an overall program to manage the development of the Township.

Section 2

Physical Profile of Brady Township

This part of the Master Plan provides an overview of the physical features and natural resources that shape Brady Township.

A. Regional Setting

Brady Township (*Figure 2-1*) is a rural community located within the southwestern portion of Saginaw County

Brady Township is bounded on the north by Brant Township, on the east by Chesaning Township, on the west by Chapin Township, and on the south by Shiawassee County. The Village of Oakley is located in the southeast corner of the Township.

In terms of larger cities, the Township is about 30 miles from Saginaw and 50 miles from Lansing.

Two state highways serve Brady Township. M-52 provides a north/south route that forms the Township's eastern boundary, while M-57 traverses the northern third of the Township from east to west. Other county roads provide for the movement of traffic through and within the Township.

B. Land Use and Development Patterns

Brady Township is slightly larger than a "standard" Michigan township that consists of 36 sections. This is due to the additional area at its southeast corner that is part of the Township and includes the Village of Oakley. The Township covers a land area of approximately 23,600 acres.

Information on existing land use in the Township has been derived from the Michigan Resource Information System (MIRIS) as compiled and maintained by the Michigan Department of Natural Resources, and from aerial photography that is maintained by Saginaw County.

The major land uses found in the Township are discussed below.

Agricultural land (mostly cropland) is the largest single category, comprising about 77% of the total land area. *Forested land* makes up the second largest category, occupying about 14% of the Township. *Urban areas* (developed uses, including residential and commercial) occupy 6% of the total area. In Brady Township, this "urban" category is represented almost exclusively by single-family homes.

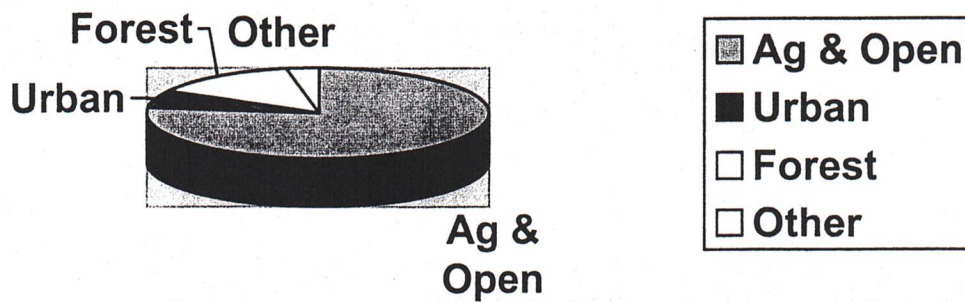
Open land (grass and shrub vegetation) makes up just less than

3% of the land area. *Open water* (such as lakes and streams) and wetlands are not significant features in the Township. These represent only about 0.3% of the Township.

Taken together, the agricultural, open land, and forested categories make up almost 94 percent of the Township. This further emphasizes the rural character of the area. The distribution of major land uses is displayed as a pie chart in *Figure 2-2*. *Figure 2-3* is a map that shows the general land use patterns in the Township.

Figure 2-2
Brady Township Land Use Distribution

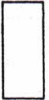



Brady Township Land Use

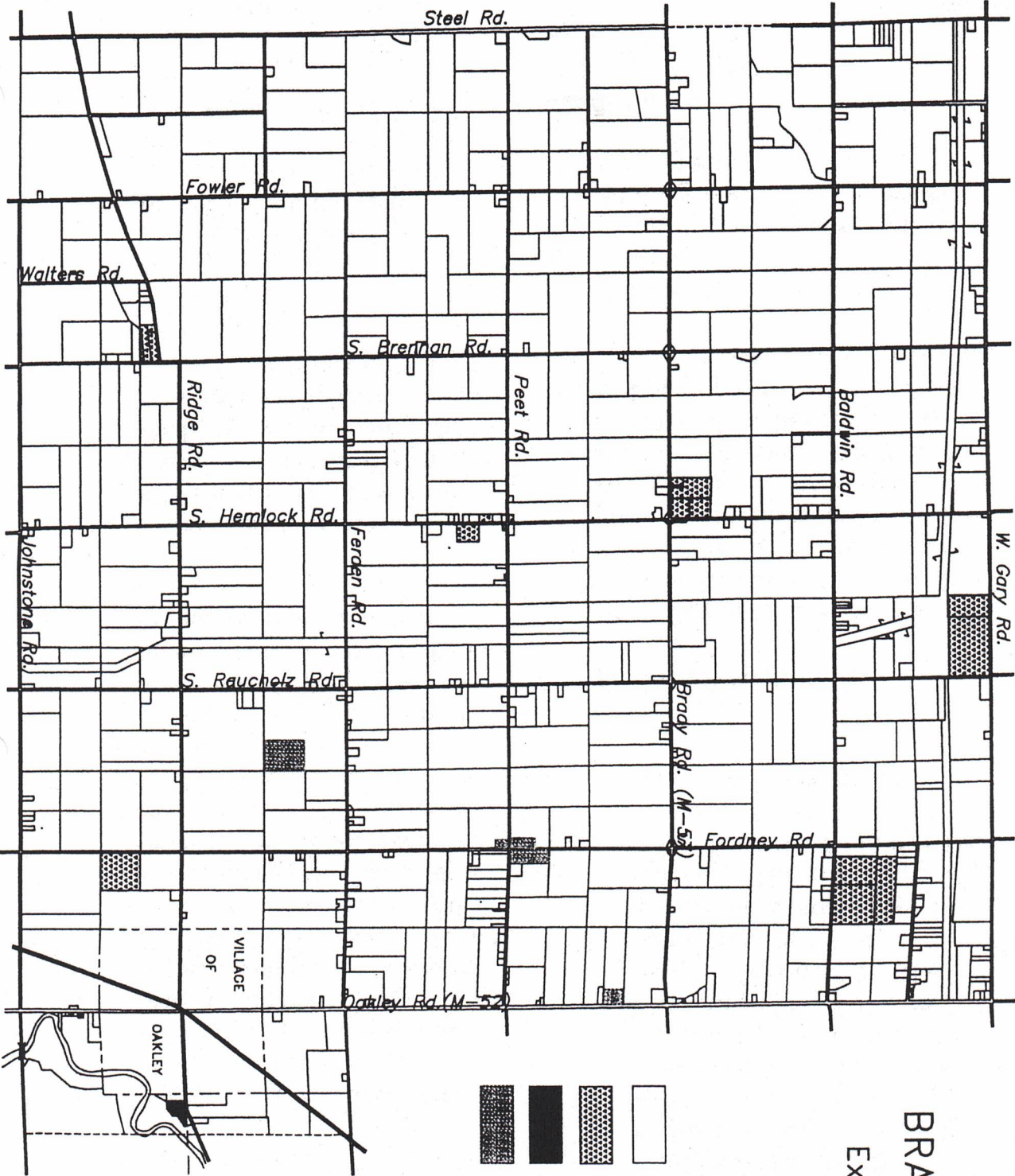


BRADY TOWNSHIP

Existing Land Use

LEGEND

-  RURAL RESIDENTIAL/AG
-  INSTITUTIONAL & RECREATIONAL
-  COMMERCIAL
-  INDUSTRIAL



| | |
|--|-----------------|
| Saginaw County Metropolitan Planning Commission | |
| Brady Township Existing Land Use | |
| Drawn by: JH | Date: _____ |
| Designed by: _____ | Scale: 1"=2000' |
| Approved by: _____ | File No: _____ |

C. Soils

According to the *Soil Survey of Saginaw County* issued by the U.S. Department of Agriculture, the soils within the Brady Township have been classified as three major associations:

- ***Parkhill-Capac Association.***
This association consists of sandy soils on lake plains and water-worked till plains. Their drainage is described as poor. This association is mainly found in the southwest quarter of the Township and in a relatively small area in the southeast corner, south of the Village of Oakley. The Soil Survey states that most of areas of this association are used for cropland or woodland. Wetness and poor filtering capacity pose limitations for building sites and sanitary facilities.
- ***Wixom-Capac-Parkhill Association.*** These sandy and loamy soils are found on nearly level or gently undulating terrain. They are found on water-worked till plains and other till plains. These soils tend to have poor drainage. These soils are found in a relatively small area in roughly the northwest part of the Township near its western boundary. The Soil Survey states that wetness and moderately slow permeability are the main

limitations of these soils for buildings and sanitary facilities. Most of the soils within this association are fairly well suited to cultivated crops if a drainage system is provided.

- ***Parkhill-Wixom Association***
These soils are described as nearly level and gently undulating loamy and sandy soils on water-worked till plains. Drainage is described as poor. These soils occur in mainly the northern and northeastern portions of Township. The Soil Survey reports that this association is mostly used for cropland. The soils are poorly suited to use for building sites and sanitary facilities due to wetness and slow permeability.

D. Water Resources

Brady Township is within the Saginaw Bay Drainage Basin. The area is generally drained toward the north and northeast by small creeks and agricultural drains that eventually connect with various branches of the Bad River. Large bodies of surface water are not significant features in the Township.

There are no public water supply systems in the Township, and residents rely on wells for their drinking water and other water supply needs.

A rail line crosses through the southeast corner of the Township, near the Village of Oakley and M-52.

E. Transportation System

As mentioned earlier, two state highways serve Brady Township. M-52 provides a north/south route that forms the Township's eastern boundary, while M-57 traverses the northern third of the Township from east to west.

Traffic counts for 2000 obtained from the Michigan Department of Transportation estimated the average daily (24-hour) traffic volumes on M-52 to be 5,600 vehicles per day between St. Charles and M-57. On M-57 east of M-52, traffic volumes are estimated to be 8,300 vehicles per day.

Other county roads provide for the movement of traffic through and within the Township. Several paved county primary roads provide the main access routes to and from the Township. Ridge Road provides an important east/west route, and Hemlock Road provides a major north/south route.

There are no commercial aviation facilities in the Township. The closest general aviation facility is the Chesaning Airport to the east. The closest commercial passenger airport is MBS International in Freeland in the northern part of Saginaw County.

Section 3

Social and Economic Profile of Brady Township

This section of Brady Township's Master Plan contains an overview of the social and economic factors that shape the community. The topics covered here include population growth and composition, income levels, housing, and other relevant factors.

A. Population Characteristics

The latest 2000 Census figures report that Brady Township has a population of 2,344 residents. This is a slight decrease of fifty-two (52) people, or about two percent (2%) of the population, since the last official Census in 1990.

During this same period, Saginaw County also experienced a slight population loss of 0.9 percent. The State of Michigan's population grew by almost seven (7) percent from 1990 through 2000.

Historical population changes from 1950 to 2000 for Brady Township and Saginaw County are summarized in Table 3-1 and Figure 3-1.

From a long-term perspective, the Township's population grew

steadily until 1980 and has shown a gradual decline in the past two decades. From 1950 to 2000, Brady Township showed a net population gain of about 72 percent. For comparison, the Township presently has 986 more residents than it did in 1950.

Saginaw County has also shown a net gain in population of about 37 percent for the 50-year period discussed here. However, in terms of more recent trends, the County population has declined by over 18,000 people (almost 8%) since 1980.

Additional information on the make-up of the population based on the 2000 Census is shown in Table 3-2. The Township's pre-school age population (under 5 years) is just slightly below the averages for Saginaw County and the state. The school-age population (5 to 17 years) in the Township is slightly larger than the County and state averages. The Township's senior population (those 65 and over) is one to two percent smaller than the County and state proportions. The median age of Township residents is just slightly younger than Saginaw County residents in general and a half-year older than the average Michigan resident.

**Table 3-1
Historical Population Changes
Brady Township & Selected Government Units**

| Unit | 1950 Census | 1960 Census | 1970 Census | 1980 Census | 1990 Census | 2000 Census | % Change 1990-2000 | % Change 1950-2000 |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------------|--------------------|
| Brady Township | 1,358 | 1,625 | 1,951 | 2,498 | 2,396 | 2,344 | - 2.2% | 72.6% |
| Saginaw County | 153,515 | 190,752 | 219,743 | 228,059 | 211,946 | 210,039 | - 0.9% | 36.8% |
| Michigan | 6,372,009 | 7,823,194 | 8,881,826 | 9,262,678 | 9,295,297 | 9,938,444 | 6.9% | 56.0% |

Source: U. S. Dept. of Commerce, Bureau of the Census, Census of Population and Housing.

Population Changes

Figure 3-1. Population Trends

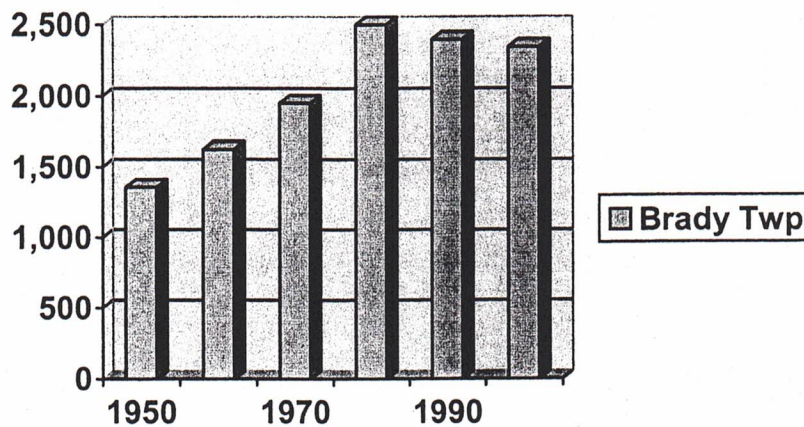


Figure 3-1

**Table 3-2
Population Age Profile**

| Community | Under 5 years | 5 – 17 years | 18 years & over | 65 years & over | Median Age |
|------------------|----------------------|---------------------|----------------------------|----------------------------|-------------------|
| Brady Township | 147 6.3% | 499 21.3% | 1,698 72.4% | 263 11.2% | 36.0 years |
| Saginaw County | 14,201 6.8% | 41,689 19.8% | 154,149 73.4% | 28,331 13.5% | 36.3 years |
| Michigan | 6.8% | 19.3% | 73.9% | 12.3% | 35.5 years |

Source: 2000 Census of Population and Housing.

B. Local Economy

Income

Income data (Table 3-3) are useful in examining local economic conditions. The information shows that, for the last Census, median household income in Brady Township was \$26,285. This figure was about \$1,700 less than the countywide median household income.

Median family income in the Township was \$29,583. This income level was \$3,800 lower than the Saginaw County average.

However, the Township and County income levels were all lower than the average figures for the state. This is a trend that is commonly seen in rural areas. In general, the trend reflects the large income level gap that exists between the metropolitan areas and the more rural portions of the state.

Table 3-3
Local Income & Poverty Levels (1990)

| Community | Median Household Income | Median Family Income | % of All Persons Below Poverty Level |
|----------------|-------------------------|----------------------|--------------------------------------|
| Brady Township | \$26,285 | \$29,583 | 12.1% |
| Saginaw County | \$27,980 | \$33,391 | 17.2% |
| Michigan | \$31,020 | \$36,652 | 12.8% |

Employment

The major employment categories for Brady Township residents are shown in Table 3-4. This information shows the diversity of the local work force, with no single category dominating employment in the area.

In Brady Township, the top employment category is manufacturing of durable goods

(28% of total employment), closely followed by retail trade (21.3% of the total). Each of these categories has over 200 employees.

Other major employment types include non-durable goods manufacturing, education services, health services, other professional employment, agriculture, and construction.

Table 3-4
Brady Township
Employment by Type of Industry (1990)

| Employment Category | Number of Employees | % of All Employed Persons |
|---|----------------------------|----------------------------------|
| Manufacturing - Durable Goods | 278 | 28.0% |
| Retail Trade | 211 | 21.3% |
| Educational services | 64 | 6.4% |
| Health Services | 39 | 3.9% |
| Other professional & related | 54 | 5.4% |
| Construction | 46 | 4.6% |
| Wholesale trade | 22 | 2.2% |
| Transportation | 30 | 3.0% |
| Manufacturing - Non-Durable Goods | 83 | 8.4% |
| Public administration | 14 | 1.4% |
| Finance, insurance, real estate | 29 | 2.9% |
| Business & repair services | 29 | 2.9% |
| Communications & Other public utilities | 17 | 1.7% |
| Personal services | 18 | 1.8% |
| Agriculture, forestry, mining | 49 | 4.9% |

C. Housing

An adequate supply of sound housing is important to every community. Housing data for Brady Township are shown in Table 3-5. This information shows that from 1990 to 2000, there was an increase of 55 housing units in the Township, an increase of 6.5%. This rate of housing growth is higher than the housing growth that took place in the County (4.4%).

Home ownership is a strong trend in the Township, with over 87% of all homes occupied by owners. This trend is also evident in Saginaw County as a whole. Home ownership is generally viewed as a positive trend because it lends greater stability to a community.

Median housing values in the Township were reported at \$43,100 in 1990. This figure is about \$9,000 lower than the median value for Saginaw County. Median housing values in the County in 1990 ranged from \$31,000 in Buena Vista Township to \$89,600 in Frankenmuth Township. In evaluating this information, it is important to note that the median value refers to the middle point of the range. This means that an equal number of homes had both higher and lower values than the median of \$43,100 reported for Brady Township by the 1990 Census.

In terms of structural characteristics, the 1990 Census reported that over 72% of the housing in the Township (615 units) were detached single-family homes. At that time, 25% of the housing stock (213 units) consisted of mobile homes.

Table 3-5
 Selected Housing Characteristics (1990 & 2000)

| Unit | 2000 Total Housing Units | 1990 Total Housing Units | % Change in Housing Units 1990 -2000 | Median Value of Housing (1990) | Percent Owner-Occupied (2000) |
|----------------|--------------------------|--------------------------|--------------------------------------|--------------------------------|-------------------------------|
| Brady Township | 904 | 849 | 6.5% | \$43,100 | 87.2% |
| Saginaw County | 85,505 | 81,931 | 4.4% | \$52,160 | 73.8% |
| Michigan | 4,234,279 | 3,847,926 | 10.0% | \$60,600 | 73.8% |

Sources: U. S. Dept. of Commerce, Bureau of the Census, Census of Population and Housing, 1990 and 2000.

Section 4

Township Development Goals and Objectives

This section of the Master Plan presents the goals and objectives that have been developed to provide a strong, coherent direction for the future development of Brady Township. The formulation of these statements evolves from the desire to remedy existing problems, to maintain positive features, and to provide an attractive and functional community environment in the future. These goals and objectives form a key element of the Township Master Plan. Desired land use arrangements and proposed strategies for action are a natural outgrowth of established goals.

Some additional benefits of establishing these goals and objectives (policies) for the Township are:

- **Consistency** -- A comprehensive list of statements concerning a variety of planning issues can help avoid arbitrary decision-making in the future.
- **Efficiency** -- Clearly stated policies help to reduce the time spent on individual topics while providing sound planning principles to assist in the process.

- **Coordination** -- Established policies provide a single framework to guide actions by the Township Board, Planning Commission, and the public.
- **Stability** -- Policies tend to be general and long-range in nature. As such, they remain stable under a variety of changing community conditions.
- **Basis for Decisions** -- Established policies are necessary to provide a reasonable basis for adopting local land use controls such as zoning. Furthermore, clearly stated policies are helpful to the courts if called upon to judge the fairness of specific land use regulations.

The proposed goals and objectives for Brady Township are presented in the remainder of this section.

General Land Use and Development

GOAL:

Arrange future land uses in a manner that will preserve the natural features and rural character that make Brady Township an attractive place to live.

OBJECTIVES:

1. Make provisions to accommodate future residential, commercial, and other types of development in appropriate locations.

2. Encourage the *managed* growth of the Township through good planning and appropriate development controls.
3. Maintain Brady Township as an agricultural and rural residential community.
4. Encourage the preservation of agricultural lands and existing farming operations.
5. Encourage the preservation of natural features and open space.
6. Discourage the placement of land uses that are incompatible with existing natural features.
7. Discourage the placement of land uses that are incompatible with surrounding development.
8. Regularly evaluate the Township Master Plan and Zoning Ordinance to determine their effectiveness, and update the documents as needed.

Residential Land Use and Housing

GOAL:

Provide for residential development in a manner that results in both housing and neighborhoods that are safe, healthy, and attractive, while also providing a wide choice and adequate supply of dwelling units.

OBJECTIVES:

1. Reserve sufficient land for residential development in convenient, economical, and environmentally sound locations.
2. Consider making allowances for innovative development techniques (such as conservation development and clustering) that would permit development at higher densities, while also using the available land more efficiently and preserving natural features.
3. Encourage the development of housing opportunities for all economic levels.
4. Encourage regulatory measures that are necessary to ensure that both new and existing housing meets appropriate health and safety standards.
5. Encourage basic housing standards to ensure the compatibility of future housing with the existing housing stock.
6. Encourage the adoption and consistent enforcement of proper standards for home occupations.

Commercial and Industrial Land Uses

GOAL:

Encourage sound commercial and light industrial development that is small in scale and compatible with the Township's character.

OBJECTIVES:

1. Encourage the development of commercial centers or clusters, as opposed to strip development.
2. Discourage "spot" commercial and industrial development.
3. Designate appropriate areas for small-scale light industries that would be suitable for the Township.
4. Encourage beautification efforts in commercial areas through amenities such as lighting, signage, and landscaping.
5. Recognize that the Township is not a suitable location for major commercial or industrial development due to its rural nature and lack of infrastructure.
6. Develop appropriate standards to ensure that any future commercial, light industrial, and other non-residential development is in keeping with the community's character.

Community Facilities and Services

GOAL:

Provide community facilities and services in the most efficient, effective, and economical manner possible.

OBJECTIVES:

1. Work with MDOT and the County Road Commission to address the Township's priorities for road improvements.
2. Ensure that future development does not exceed the Township's ability to provide supporting facilities and services.
3. Continually evaluate public safety services (such as police and fire) in relation to area growth.
4. Strive to build cooperative relationships with other municipalities, the county, school districts, and other appropriate entities to address issues of mutual interest and concern.

Natural Resources and the Environment

GOAL:

Protect, maintain, and enhance the natural resources and environmental features of Brady Township.

OBJECTIVES:

1. Preserve the quality and natural state of environmentally sensitive areas, including surface waters, groundwater, wetlands, forested land, and wildlife habitat.
2. Protect the Township's residents from development that would degrade environmental quality.
3. Protect the Township's residents from development that would degrade the aesthetics, natural appearance, or character of the community.

Section 5

General Development Plan

A. Introduction and General Concepts

The Brady Township Master Plan is a general guide for future development. It is intended to direct future land use in ways that will result in a development pattern that is logical, economical, visually pleasing, and environmentally sound. A basic concept that has guided the plan's development is the desire to retain the rural character and natural features that make Brady Township an attractive place to live while, at the same time, adequately providing for future development.

This plan is designed to accommodate a reasonable amount of new development in a flexible manner. However, any such development that occurs must also be done in accordance with sound land use controls, and it must be consistent with the community's character and values. The major concepts that form the basis for Brady Township's plan are summarized below:

1. Drastic changes are not encouraged in the character and population of the Township. Brady Township wishes to

remain a predominantly rural residential and agricultural community. The Township's farmlands and rural setting will continue to dominate the character of the community.

2. In all future development, the plan advocates retaining the Township's natural features, farmlands and open space areas to the greatest extent possible.
3. The plan also advocates keeping the Township's farmlands in agricultural production, and it discourages the premature conversion of these lands to non-farm uses.
4. Additional rural residential development can be accommodated under the plan in a manner that is attractive, environmentally sound, and compatible with other land uses.
5. Provisions should also be made for the development of additional small-scale retail and service business establishments. These types of development should be directed into a designated business area, and not randomly scattered throughout the Township.
6. Due to its rural nature and lack of infrastructure, the Township is not a suitable location for major commercial or industrial development.

-
6. In all cases, future development must not create demands for public services that exceed the Township's capabilities to provide such services.

This planning district contains the prime agricultural lands in the Township. This district is further characterized by the following factors:

B. Major Township Land Uses

The future direction for Brady Township's land use and development pattern is mainly shaped by the community's natural features, and by the Township's desire to retain an attractive rural character. Beyond these concepts, it is necessary to describe the major land use categories that are recommended and to identify appropriate locations for these uses. The major land uses envisioned by this plan are outlined in the following discussion.

Agricultural District

This planning district includes those portions of the Township that are sparsely developed. These areas will be used predominantly for agriculture, forestry, farm dwellings, conservation and recreational areas, and other uses that are related to agricultural pursuits. Other activities closely related to agriculture, such as operations for packing and shipping locally grown produce, would also be appropriate here. Accessory uses such as home occupations should also be permitted with proper standards.

- It includes areas that are actively being farmed.
- It includes the areas containing the best (i.e., most productive) soils for agriculture.
- It includes areas that are committed to agricultural use due to enrollment in farmland development rights agreements with the state (also known as "P.A. 116 agreements").

It is the plan's intent that current farmlands and other large tracts of land should be conserved for agricultural pursuits and related purposes.

It is also the plan's intent to discourage urban development in these areas and to preserve their rural character. These areas will not require major public services such as water and sewer.

Within this planning district, residents who desire rural living can have that option, but not at the expense of farmland or farming operations. Non-farm uses will need to coexist with agriculture within this district.

Agriculture and Rural Residential District

This planning district is mainly intended for low-density residential development and some agricultural activities on lots that are one acre or more in area. The Agriculture and Rural Residential planning district includes areas that have the potential for single-family home development, and that do not include the best farmland in the Township.

Community Business District

This planning district is designed to provide for some limited development of general retail and service businesses in the Township, primarily to serve the day-to-day needs of residents. Appropriate uses include small-scale retail businesses and service establishments.

The Township's rural nature and lack of major infrastructure (especially sewer and water) tends to preclude its development as a commercial center. Therefore, extensive commercial development is not anticipated in the Township. However, the area near the intersection of M-52 and M-57 presents the opportunity for the development of a small cluster of businesses.

Light Industrial District

The Master Plan also designates some small areas for industrial uses. The plan envisions light manufacturing, assembly, packaging, and wholesale types of

operations that are small in scale and that are compatible with the Township's rural character. Future industrial establishments will need to be types that do not depend on the availability of public water and sewer. These types of public infrastructure are not presently available, and the Township does not expect to provide them in the foreseeable future.

As a general principle for the future, the Township should avoid both commercial and industrial development that is randomly scattered throughout the community.

Public and Quasi-Public Uses

This classification includes land and facilities that are publicly owned or that are made available for public use on some basis. Examples of this category in Brady Township include the Township Hall, Elementary School, and the various churches.

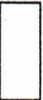


C. Future Land Use Map

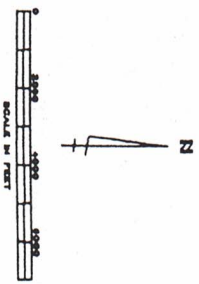
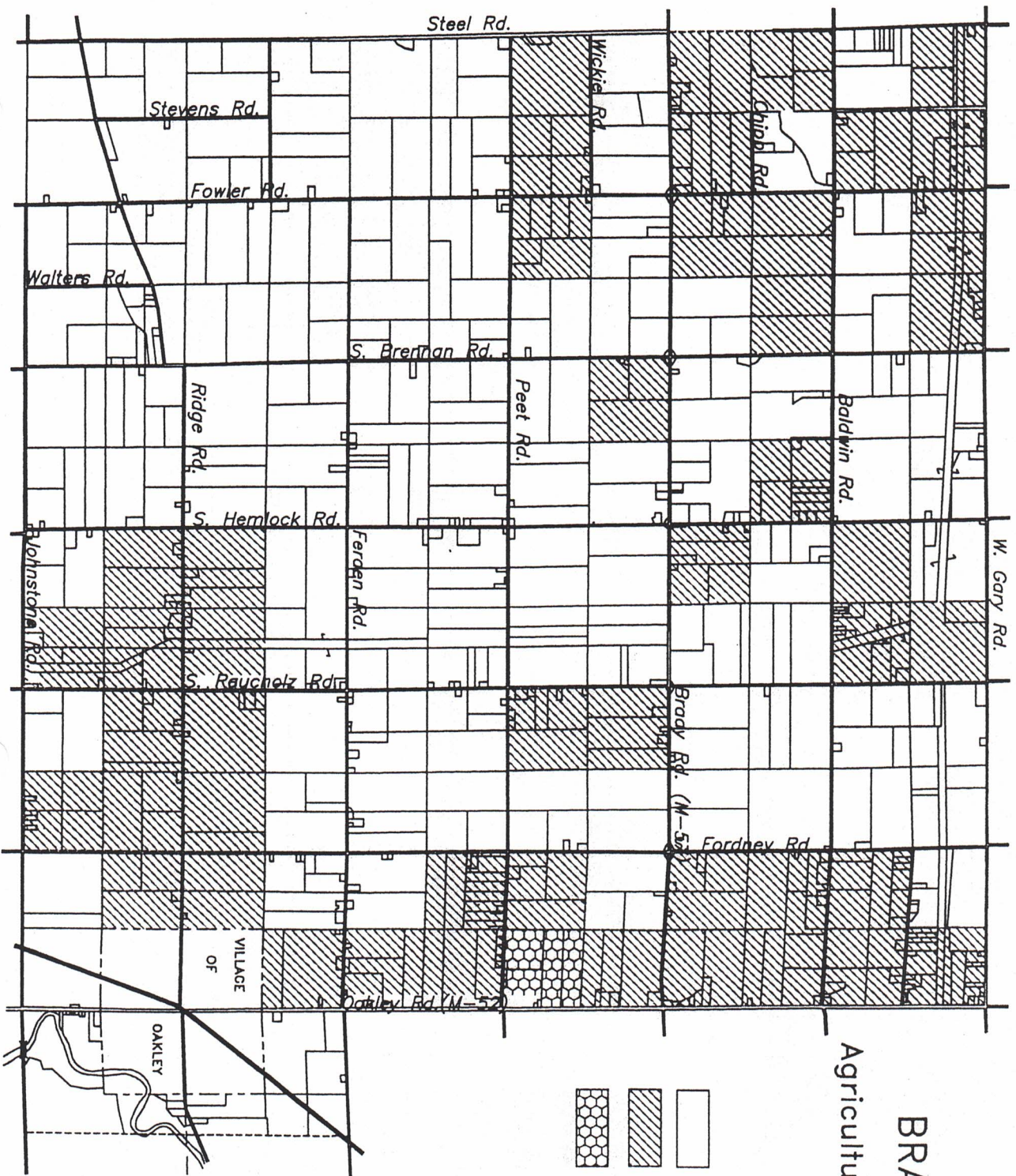
The recommended locations for the planning districts are shown on the Future Land Use Map (Figure 6-1). It is important to note that the Future Land Use Map is **NOT** a Zoning Map. Instead, the map is intended to serve as a guide for shaping the Township's long-range land use and development pattern. The map is also intended to guide zoning and other land use decisions as development occurs.

The Future Land Use Map portrays a land use pattern for Brady Township as the community develops over an extended period of time (i.e., 15 to 20 years). This means that achieving the land use pattern shown on the map will likely be a very gradual process. The relationship of this long-range concept to short-term land use decisions (especially zoning) is discussed further in the Township's *Action Program* for carrying out the Master Plan.

BRADY TOWNSHIP

Agricultural Land Preservation

- LEGEND
-  HIGH PRIORITY PRESERVATION
 -  MEDIUM PRIORITY PRESERVATION
 -  LOW PRIORITY PRESERVATION



| | |
|----------------------------------|-----------------|
| Saginaw County | |
| Metropolitan Planning Commission | |
| Brady Township | |
| Ag Lands Preservation | |
| Drawn by: JH | Date: 02/25/08 |
| Designed by: JH | Scale: 1"=2000' |
| Approved by: JH | File No: |

Section 6

Action Program

Introduction

The Brady Township Master Plan has been prepared to serve as a guide on both short-term and long-range issues which the Township will face as it develops in the future. The Master Plan includes a set of general goals and more specific objectives that have been presented in Section 4. *These goals and objectives should serve as the basis for the tasks that the Township will undertake to translate the Master Plan into action.*

In addition, implementation of Brady Township's Master Plan should involve the following major elements:

A. Public Involvement and Education

Public involvement and education are critical to the success of any plan. The community must be aware of the plan's existence and it must also accept the plan's findings and recommendations. The Planning Commission has the main responsibility for working to achieve community involvement in the planning process and support for

planning in general. This is a never-ending task.

B. Acceptance and Use of the Plan by the Township Board

The current statutes do not specifically require adoption of the plan by the Township Board. However, as the elected legislative body of the Township, it is imperative that the Board members accept the Master Plan and use it in the governing process. As a first step in this direction, the Township Board should be asked to endorse the plan, following its adoption by the Planning Commission.

C. Plan Updates

Community planning is a dynamic process. In order for the Master Plan to remain a viable document, it must be periodically updated. The Planning Commission should conduct a basic review of the document on an annual basis. Modifications should be made as necessary. The result is a plan that is always current and based on the best available information. These periodic plan updates do not need to be lengthy or elaborate. Depending on the subject matter, an update might be presented in a memo of a few pages. However, the Planning Commission should note that plan amendments must be handled in the

same manner as the adoption of the original plan with respect to public notice and hearing requirements.

D. Annual Implementation Program

As an extension of the annual plan review process mentioned previously, the Planning Commission should also evaluate the implementation progress that has been made in the previous year. Following this review, the Planning Commission should prepare a list of specific objectives to be accomplished in the coming year and over the next five years. This list should then be ranked to identify the Planning Commission's priorities, and it should include both capital and non-capital projects.

The Planning Commission should submit the draft implementation program to the Township Board for review. The Township Board and the Planning Commission should then meet jointly to discuss the program and to reach a consensus on the Township's priorities for plan implementation in the coming year. Like the plan updates, the annual implementation program can be a simple report in a memo format.

E. Update the Township Zoning Ordinance

The Township Zoning Ordinance is expected to remain the single most important tool for plan implementation. As such, it is extremely important to update and revise the ordinance to reflect this Plan's land use recommendations.

Following adoption of the Master Plan, it will be appropriate to pursue an in-depth review and thorough revision of the ordinance.

The land use districts presented in the Master Plan have been designed to reinforce and strengthen the current Zoning Ordinance.

This is not meant to be an exhaustive list, and the identification of other desirable changes can be expected to result from the ordinance update process.

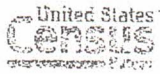
F. Use the Master Plan In Zoning Decisions

The Master Plan should be consulted prior to making zoning decisions. Experience indicates that the lack of such consultation often results in decisions that are in conflict with the plan's recommendations. Zoning actions that are contrary to the Master Plan will diminish the public credibility of the document and will also limit the plan's potential benefit

if the Township became involved in zoning litigation.

**G. Maintain Consistency
Between the Master Plan
and the Zoning Ordinance**

Once the Zoning Ordinance is revised to be consistent with the plan, this consistency must be maintained. If zoning decisions are made that are contrary to plan recommendations, it is important that the Planning Commission review the documents and consider a possible plan revision to reflect the zoning action. Plan amendments will also be necessary if issues arise where the plan does not offer sufficient guidance. In such a case, new or expanded material should be added to the plan to address the new issues.



Community Facts - Find popular facts (population, income, etc.) and frequently requested data about your community.

Enter a state, county, city, town, or zip code:

50

| |
|--------------------------|
| Population |
| Age |
| Business and Industry |
| Education |
| Governments |
| Housing |
| Income |
| Origins and Language |
| Poverty |
| Race and Hispanic Origin |
| Veterans |

Brady township, Saginaw County, Michigan

| Description | Measure | Source | Bookmark/Save | Print |
|--|---------|--|---------------|-------|
| Population | | | | |
| Census 2010 Total Population | 2,218 | 2010 Demographic Profile | | |
| 2015 Population Estimate (as of July 1, 2015) | N/A | 2015 Population Estimates | | |
| 2014 ACS 5-Year Population Estimate | 2,207 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Median Age | 41.3 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Number of Companies | N/A | 2012 Survey of Business Owners | | |
| Educational Attainment: Percent high school graduate or higher | 84.1% | 2010-2014 American Community Survey 5-Year Estimates | | |
| Count of Governments | N/A | 2012 Census of Governments | | |
| Total housing units | 896 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Median Household Income | 48,103 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Foreign Born Population | 42 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Individuals below poverty level | 12.4% | 2010-2014 American Community Survey 5-Year Estimates | | |
| Race and Hispanic Origin | | | | |
| White alone | 2,122 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Black or African American alone | 0 | 2010-2014 American Community Survey 5-Year Estimates | | |
| American Indian and Alaska Native alone | 4 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Asian alone | 47 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Native Hawaiian and Other Pacific Islander alone | 0 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Some Other Race alone | 20 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Two or More Races | 14 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Hispanic or Latino (of any race) | 94 | 2010-2014 American Community Survey 5-Year Estimates | | |
| White alone, Not Hispanic or Latino | 2,055 | 2010-2014 American Community Survey 5-Year Estimates | | |
| Veterans | 109 | 2010-2014 American Community Survey 5-Year Estimates | | |

What's new? Need help? Use Guided Search or visit Census.gov's Quick Facts.

Replace --Update
Nov 3, 2016

**Brady Township
Master Plan**
Brady Township, Saginaw County, Michigan

Proposed by the
Brady Township Planning Commission
June 5, 2007

Prepared by the
Brady Township Planning Commission

With the assistance of the
Saginaw County Metropolitan Planning Commission

Brady Township Master Plan

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