

WOODHULL TOWNSHIP

Shiawassee County, Michigan



MASTER PLAN

Approved by the Planning Commission June 19, 2013
Adopted by the Township Board date

TABLE OF CONTENTS

Chapter 1. Introduction	1
Chapter 2. Community Description	3
Chapter 3. Community Input.....	33
Chapter 4. Guiding Principles	43
Chapter 5. Future Land Use and Zoning Plan	51
Chapter 6. Implementation.....	59

Tables

Table 1 – Regional Population Change, 1960-2011	4
Table 2 – Summary of Population Projections	7
Table 3 – School Enrollment	10
Table 4 – Housing Tenure Comparisons	12
Table 5 – Zoning Plan.....	58
Table 6 – Phasing Plan	66

Figures

Figure 1 – Rates of Population Change for Surrounding Communities..	3
Figure 2 – Rates of Population Change for Larger Communities	5
Figure 3 – Median Age, 1990-2010	8
Figure 4 – Median Home Value, 2010	11
Figure 5 – New Home Building Permits	11

Maps

Map 1 – Location	19
Map 2 – Shiawassee County Population Change, 2000-2010	5
Map 3 – Where Township Residents Work	21
Map 4 – Community Facilities	23
Map 5 – Wetlands.....	25
Map 6 – Soils	27
Map 7 – Regional Utilities	29
Map 8 – Regional Land Use	31
Map 9 – Non-Motorized Concept Plan.....	47
Map 10 – Future Land Use	57

Appendices

- 1 – Community Opinion Survey Instrument and Results
- 2 – Adopting Resolutions

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CHAPTER 1. INTRODUCTION

The fundamental purpose of a Master Plan is to enable a community to establish a direction for physical development and preservation, capital investment and growth. A Master Plan represents a policy statement about what a community is, what its residents value and what those residents hope the community will become. The Michigan Planning Enabling Act specifically gives the Township Planning Commission and the Township Board the authority to prepare and adopt a plan.

The Plan reflects the community's concern for the natural beauty of its surroundings and a commitment to retain and strengthen local quality of life.

This Plan represents the culmination of over 12 months of work by numerous local residents and local officials. It reflects the community's deep concern for the natural beauty of its surroundings and a strong commitment to retain and strengthen local quality of life. The plan outlines the preferred future for the community and a comprehensive plan to realize it. The Plan is appropriately general, recognizing that flexibility will be needed to respond to the challenges of the future.

Prior to the adoption of this Plan, Woodhull Township was implementing a Land Use Plan adopted in 1998 and subsequently updated in 2004. General planning practice suggests, and the Michigan Planning Enabling Act requires, that Master Plans be reviewed at least once every five years and updated as necessary to keep them current.

The Planning Process

The planning process involved four inter-related phases:

- Phase One: Understanding Current Challenges
- Phase Two: Outlining a Preferred Future
- Phase Three: Developing the Blueprint
- Phase Four: From Planning to Action

Phase I – Understanding Current Challenges

During the first phase of the planning process, demographic, economic and land use data was gathered to support the Plan. The purpose of this effort was to develop a comprehensive impression of the patterns of growth and the challenges that will impact the Township. This phase culminated in the preparation of Chapter 2 of this Plan, completed in May 2012. This report served as a technical resource for the Planning Commission.

Phase 2 – Outlining a Preferred Future

The objective of the second phase was to establish a policy basis for the Township's planning and land use regulations. To do so, it was important to gather the opinions of community residents and determine their preferences for the future of their community. The Master Plan process employed several methods of acquiring community input: a community visioning workshop and a community opinion

survey. Planning Commission meetings were also open to the public. Chapter 3 describes the public input processes employed and results of those efforts.

Comments gathered from the visioning workshop and the surveys were formed into several broad guiding principles, which form the foundation of the Master Plan. The guiding principles comprise Chapter 4 of the Plan.

The future land use section of the Master Plan can be thought of as the “blueprint” for the future.

Phase 3 – Developing the Blueprint

The third phase involved compilation of a future land use map and supporting narrative. The map and narrative were created using public input, and are presented in Chapter 5. The future land use section of the Master Plan can be thought of as the “blueprint” for the future relative to the physical development of the community.

Phase 4 – From Planning to Action

The final phase of the planning process involved the development of specific implementation strategies to carry out the Plan. These are included in Chapter 6. At the conclusion of the fourth phase, the Planning Commission held a public hearing on the entire Plan.

Plan Adoption

On June 19, 2013, the Planning Commission approved the 2013 Master Plan for Woodhull Township; and on _____ date, the Township Board adopted the document.

CHAPTER 2. COMMUNITY DESCRIPTION

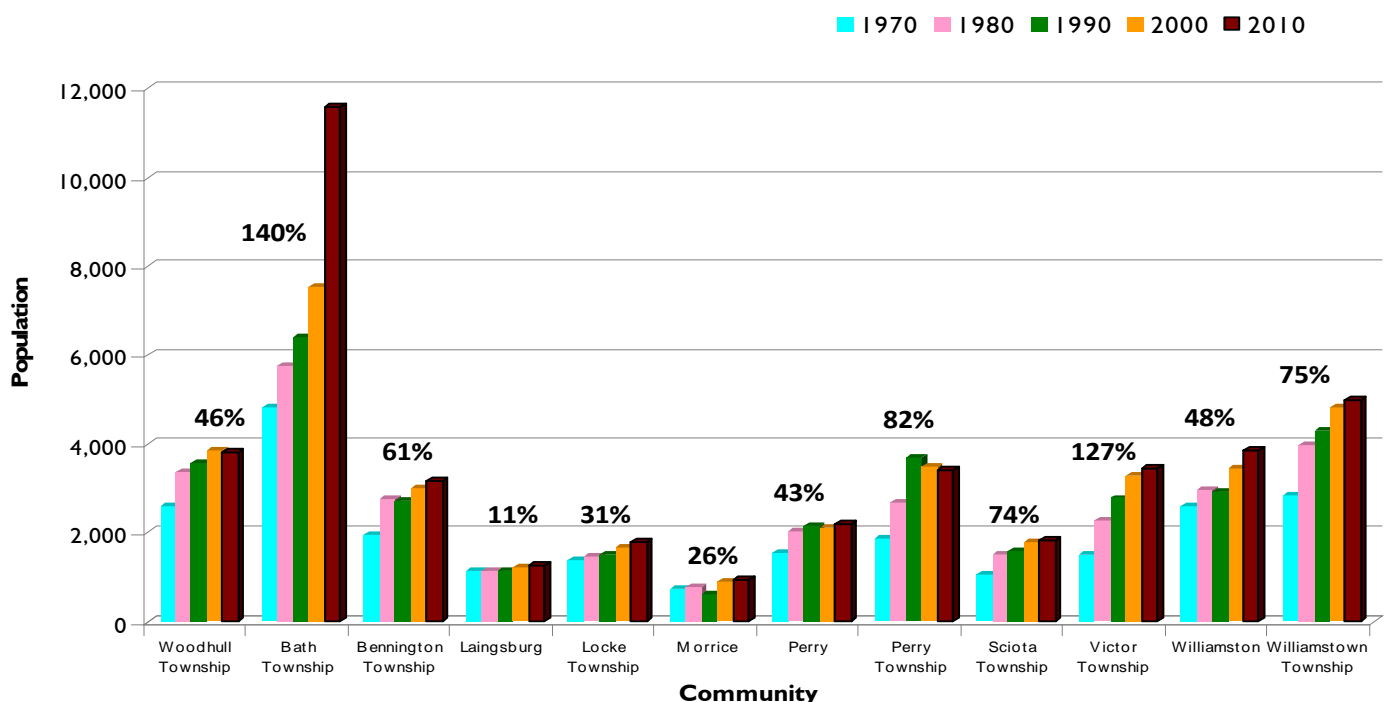
Woodhull Township is a rural community situated in the southwest corner of Shiawassee County, on the cusp of the Lansing metropolitan area. I-69, the primary connection between the Lansing and Flint areas, traverses through the middle of the Township and provides convenient commuting access for residents. The Township is 27 square miles in area and is generally characterized by several small inland lakes, vast open spaces, rolling hills, and the unincorporated community of Shaftsburg. Map 1 on a subsequent page illustrates Woodhull Township's location in the broader region.

Population Change

Population and demographic change are among the most important measures to express growth or decline and its likely impact on land uses in a community. Like many rural Michigan townships located within a metropolitan area, Woodhull has generally experienced modest yet relatively steady low-density growth. Since 1970, the US Census reports that the Township's population increased from 2,609 to 3,810 in 2010, or by a total of 1,201 persons, representing a 46% increase. These figures are reflective of the slow pace of change that is cherished by some in the community.

To put Woodhull Township's growth into perspective, the following figure depicts population change in neighboring communities between 1970 and 2010. By way of comparison, Shiawassee County grew by 12% over this 40-year period.

Figure 1. Rates of Population Change for Surrounding Communities

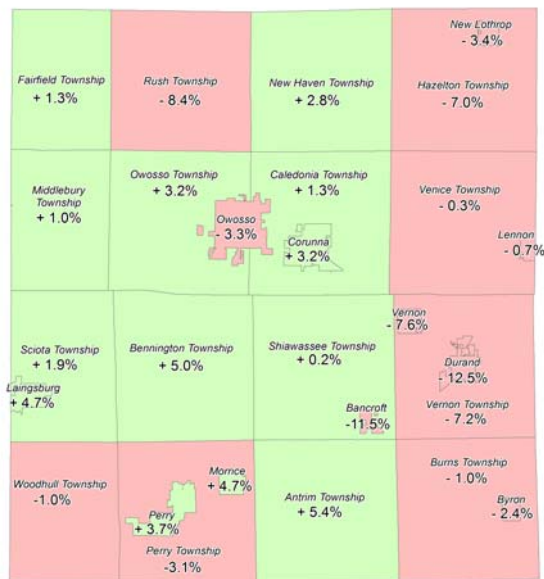


As Figure 1 illustrates, all area communities experienced growth between 2000 and 2010, except for the townships of Woodhull and Perry. Bath Charter Township, adjacent to and west of Woodhull, has experienced the greatest rate of growth overall, likely attributable to 425 Agreements with East Lansing and its emerging character as a Lansing suburb. Moreover, the average rate of population change among all communities shown in Figure 1 is 64%. Woodhull Township, with an overall rate of 46%, therefore grew at a slower pace than surrounding communities on average between 1970 and 2010.

Communities in the western portion of Shiawassee County have generally experienced less population decline compared to the east side of the County.

Table 1 shows population trends for Woodhull Township and surrounding communities. Of the communities included in the table, Woodhull, Bath, Meridian, Victor, Williamstown, Perry, Bennington and Sciota have more than doubled over the time period. It is also notable that the rates of growth in many area townships have outpaced the rate of change in either Ingham or Shiawassee County overall.

Table 1											
Regional Population Change, 1960 – 2011											
Community	1960	1970	% Change	1980	% Change	1990	% Change	2000	% Change	2010	% Change
Woodhull Township	1,644	2,609	59%	3,361	29%	3,585	7%	3,850	7%	3,810	-1%
Bath Township	3,732	4,832	30%	5,746	19%	6,387	11%	7,541	18%	11,598	54%
Bennington Township	1,447	1,973	36%	2,758	40%	2,726	-1%	3,017	11%	3,168	5%
East Lansing	30,198	47,540	57%	51,392	8%	50,677	-1%	46,525	-8%	48,579	4%
Laingsburg	1,057	1,159	10%	1,145	-1%	1,148	.3%	1,225	7%	1,283	5%
Locke Township	1,171	1,370	17%	1,456	6%	1,521	5%	1,671	10%	1,791	5%
Meridian Township	13,884	23,817	72%	28,754	21%	35,644	24%	39,105	10%	39,688	4%
Morrice village	530	734	39%	769	5%	630	-18%	885	40%	927	5%
Perry	1,370	1,531	12%	2,051	34%	2,163	6%	2,110	-2%	2,188	4%
Perry Township	1,270	1,864	47%	2,698	45%	3,698	37%	3,508	-5%	3,400	-3%
Sciota Township	855	1,054	23%	1,527	45%	1,578	3%	1,799	14%	1,833	2%
Victor Township	1,236	1,522	23%	2,287	50%	2,784	22%	3,275	18%	3,460	6%
Williamston	2,214	2,600	17%	2,981	15%	2,922	-2%	3,443	18%	3,854	12%
Williamstown Township	1,963	2,847	45%	3,972	40%	4,285	8%	4,832	13%	4,978	3%
Shiawassee County	53,446	63,075	18%	71,140	-2%	69,770	3%	71,687	3%	70,648	-1%
Ingham County	211,296	261,039	24%	275,520	2%	281,912	-.9%	279,320	.5%	280,865	.6%

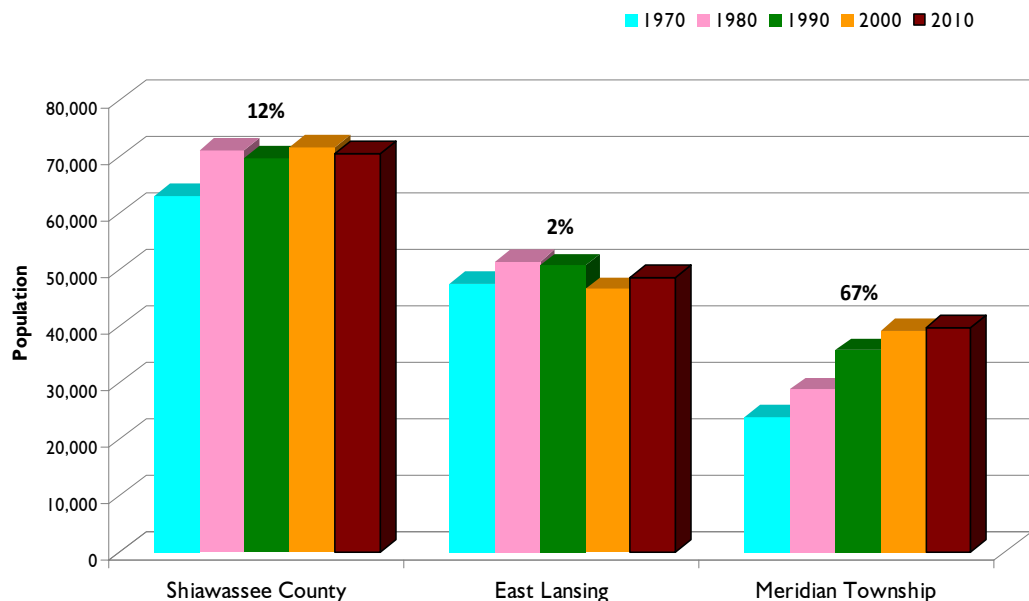


Also notable is that communities in Shiawassee County nearer to the Flint area have generally experienced greater population decline compared to the west side of the County. This may be indicative of influences outside the County; the Flint area has declined in population while the Lansing area has been fairly stable. This trend is reflected in Map 2.

Figure 2 below shows population trends for Shiawassee County, East Lansing and Meridian Charter Township. Population change for the county overall has not been consistent and there has been some decline; however, change has been slight and the County has grown overall since 1970.

Map 2. Shiawassee County
Population Change, 2000-2010

Figure 2. Rates of Population Change for Larger Communities



Population Projections

Statistical averaging techniques were employed to project the Township's likely population growth to the year 2030. These approaches are intended to provide a general sense of growth and change in the future. The following generalizations are limited in scope and are based on past trends documented by the United States Census Bureau and other local data.

These projections may have implications regarding future land use necessities, the demand for various public services and capital improvements, and they help to understand the future position of the Township in terms of growth and total population. The following describes the projection techniques.

The Growth Rate (or geometric) Method projects future population growth or decline based on the rate of change in the Township in the past. Using the growth rate method, the following assumes that growth in the future will occur at the same average rate as has occurred annually since 1980. As indicated previously, the Township's population grew from 1980 to 2000, but declined slightly from 2000 to 2010. Since 1980, however, the overall compounded annual rate of change is +0.63%.

Growth Rate Method				
	Compounded Annual Growth Rate			
	<u>1980-2010</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Woodhull Township	+0.63%	3,810	4,056	4,320

The Arithmetic Method is similar to the growth rate method in that population projections are based on growth that occurred in preceding decades. This method, however, bases population growth on the overall average increase in the number of persons per year, rather than on growth rates. The following projections are based on the average net increase of 22.45 persons per year between 1980 and 2010.

Arithmetic Method			
<u>Average Increase Each Decade (Number of Persons)</u>	<u>2010 Population</u>	<u>2020</u>	<u>2030</u>
225	3,810	4,035	4,260

The Building Permit Method may be the most reliable projection technique because it depicts present growth trends based on the actual number of residential building permits issued by the Township. The County has issued 10.5 new residential building permits on average per year from 2000 to 2011. The Township's average household size is 2.60 persons. Extrapolating these figures into the future may project likely population growth, if current trends remain the

same. This population projection technique holds that Woodhull Township will grow by 27 persons per year, or 270 per decade.

Building Permit Method				
Average No Permits/Year	Persons per H/H	2010 Population	2020	2030
10.5	2.60	3,810	4,080	4,350

The table below summarizes the preceding information. By averaging the results of these methods, it is reasonable to predict that the population of Woodhull Township will grow to slightly more than 4,000 persons by the year 2020 and to just over 4,300 by the year 2030. At 2.60 persons per household, the Township will need to accommodate about 95 additional homes per decade over the next 10 to 20 years, or maybe more due to the fact that household size is likely to shrink over the life of this plan. The projections summarized here assume that past trends will continue into the future, and are limited in scope by such a supposition.

Table 2			
Summary of Population Projections			
	2010	2020	2030
Growth Rate	3,810	4,056	4,320
Arithmetic	3,810	4,035	4,260
Building Permit	3,810	4,080	4,350
Average	3,810	4,057	4,310

Population Characteristics

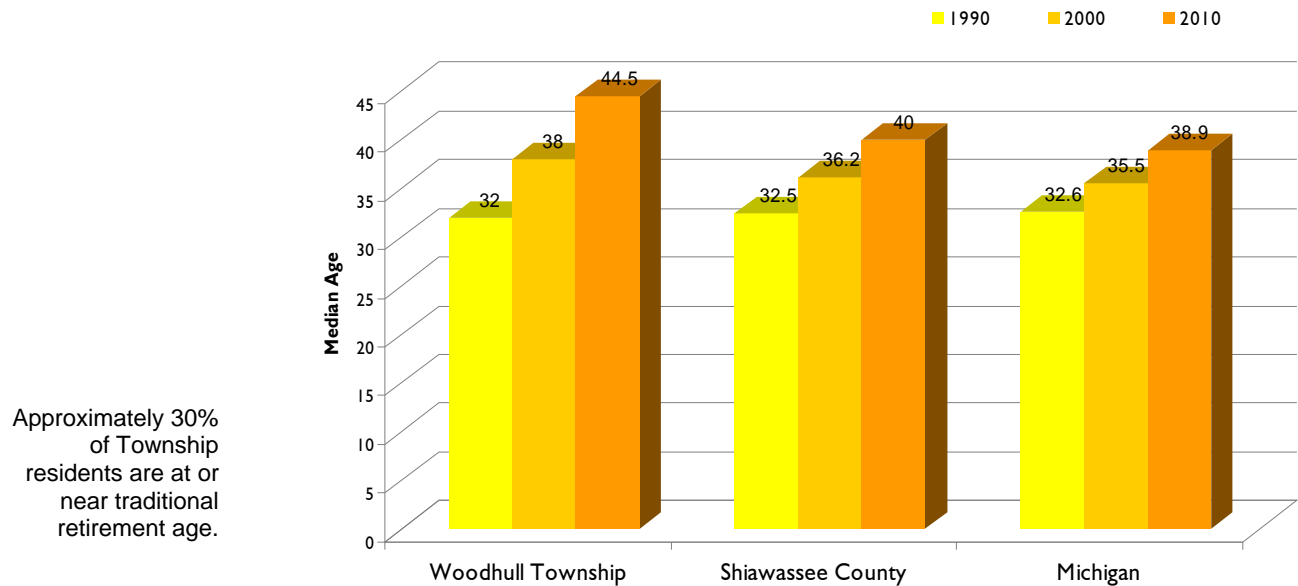
Aging Trends

Contemplating age characteristics can assist in determining the type of housing, services and recreational facilities that may be needed in the community. For example, if a large portion of the population were younger, the Township may benefit from additional park and playground facilities. Similarly, the rate of increase in a senior population may have implications for more senior living opportunities, such as condominiums.

The median age increased by 39% in the Township between 1990 and 2010, faster than the County and State.

Figure 3 compares the median age of Woodhull Township, the County and the State of Michigan over time. The median age represents the mid-point in the range of all ages; one-half of the population is younger and one-half of the population older. While all three jurisdictions have become older since 1990, Woodhull Township's rate of increase was fastest. The median age increased by 39% in the Township between 1990 and 2010, by 23% in the County and by 19% in the State.

Figure 3. Median Age, 1990-2010



Despite the trend of aging generally recognized nationally, more than 24% of the Township's population is under the age of 19, suggesting a potential need for facilities such as schools, parks, and other youth-related facilities. Additionally, 40% of the Township falls within the 25-54 age range, which likely suggests a strong number of traditional working families with children living in the Township. Nonetheless, about 13% of the Township's population is over the age of 65, and 17% of the Township is between the ages of 55 and 64. This suggests that approximately 30% of Township residents have either arrived at or are nearing traditional retirement age.

It is also worth noting that only about 8% of the Township's population is between the ages of 20 and 29. This apparent outward migration is somewhat typical as many youth move away from home to pursue higher education opportunities or employment. It may also suggest that the Township lacks a variety of employment opportunities; affordable, yet high-quality "starter homes;" or other quality of life measures that would attract people within this age range.

Educational Attainment and Income

Educational attainment and income information may be an indicator of local school district quality and the opportunities for higher education in the region, which are often important concerns for families moving into an area.

The 2010 Census indicates that within Woodhull Township, approximately 92.8% of the population over 25 years of age has achieved the equivalent of a high school education or higher, and 25% of the population has a bachelor's degree or higher. In Shiawassee County, roughly 92.1% of the population has achieved the

equivalent of a high school education or higher, with 13.7% reporting a bachelor's degree or higher.

Woodhull Township appears to be slightly more educated than the County as a whole, and enjoys higher incomes.

Educational attainment appears to be generally reflected in median household incomes. The 1990 Census indicated that the median household income in the Township was \$40,714, more than the County's median of \$30,283. By 2010, median household income for the Township and County grew to \$63,333 and \$46,528, respectively. Incomes for the Township grew by about 55% between 1990 and 2010, a rate very similar to the County's 54%. By comparison, the State of Michigan had a median household income of \$31,020 in 1990 and \$45,413 in 2010, an increase of only 46%.

Employment

At the 1990 Census, 23.2% of Woodhull Township residents were employed in "managerial/professional" occupations. This occupation type is similar to the "management, business, science and arts occupations" applied in the 2010 Census; and 39.4% of the Township reported working in this occupational category at the most recent Census. This compares to 27.8% of the County reporting the same occupation.

Woodhull Township can be characterized as a bedroom community of Lansing or a commuter community, as most residents work outside of the Township. At the 1990 Census, the mean travel to work time for Township residents was 24.1 minutes; this increased to 26.5 minutes in 2010. In addition, 5.4% of residents worked from home in 2010; and less than 1% walked or used public transportation to commute to work, which is not surprising given the community's sparsely-settled development pattern. Map 3 shows commuting patterns for Township residents, illustrating the area cities and towns where most residents work, according to Census information.

If the commuting patterns of Township residents are examined, only 6.7% of the Township's working population works within the Township boundaries. Furthermore, the number of Township residents who are employed (1,997) is substantially higher than the number of people who work within the Township (249). Further review of employment data reveals that 24% of Township residents work in Lansing, 15% work in Meridian Township and 13% work in East Lansing; strongly suggesting that the Township functions as a bedroom community.

Recreation

Woodhull Township owns and maintains one park facility, Woodhull Township Park. The park is located in the unincorporated village of Shaftsbury and offers ball fields, walking trails, and play equipment. Additionally, a portion of the Rose Lake Wildlife Area is located in the Township. The facility is over 4,000 acres, the bulk of which is located in Bath Township; approximately 900 acres are located in Woodhull Township. Rose Lake offers extensive wildlife viewing and work roads double as non-motorized paths, making the facility popular among mountain

bicycling and hiking enthusiasts. The facility is owned and maintained by the Michigan DNR.

Local School Districts



Shaftsburg Elementary, part of the Perry school district, is the only public school in the Township.

Four public school districts serve Woodhull Township, including the Perry district; the Laingsburg district; the Bath district; and the Haslett district. As Map 4 shows, the bulk of the Woodhull community falls within the Perry and Laingsburg districts. These districts also serve adjacent communities.

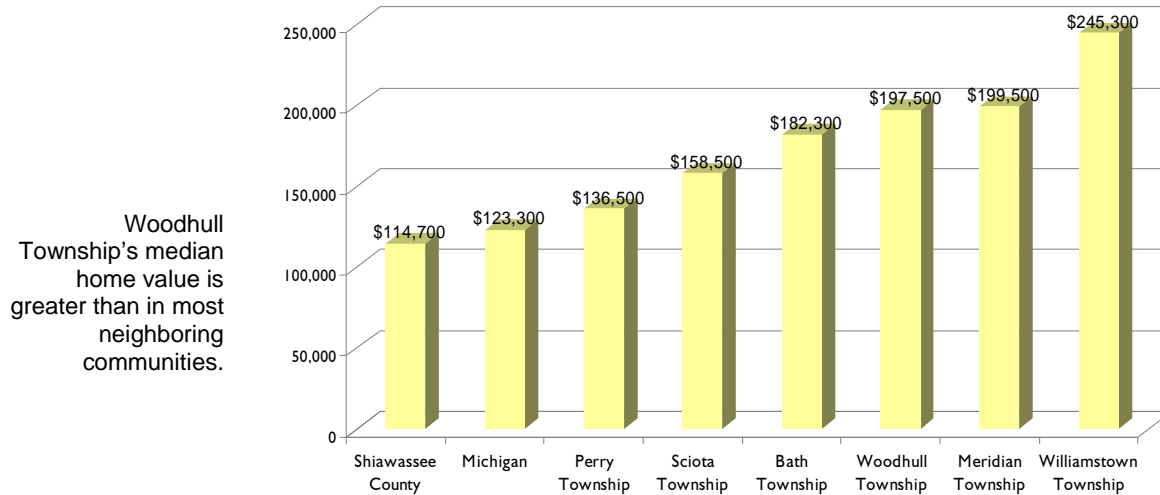
The table below presents a summary of total district enrollment for the three districts serving Woodhull Township, based on information provided by each district. The Bath district is the only local district that has experienced growth over the last three years. Haslett has grown this past year, but declined in the years prior. The Laingsburg district declined each academic year since 2009; and the Perry district has declined each year since 2007.

Table 3					
School Enrollment					
(Academic Year)	07/08	08/09	09/10	10/11	11/12
Perry	1,842	1,764	1,735	1,631	1,503
Laingsburg	1,253	1,273	1,241	1,224	1,166
Bath	997	960	965	986	1,013
Haslett	2,884	2,804	2,723	2,701	2,730

Housing

Figure 4 compares housing values in area communities to the State and County. Median home values in the region generally exceed values in the County and State overall. Additionally, Woodhull Township's median home value is greater than in most neighboring communities. This is likely reflective of the quality housing stock in the Township, as well as the desirable lakefront areas and the large size of many properties.

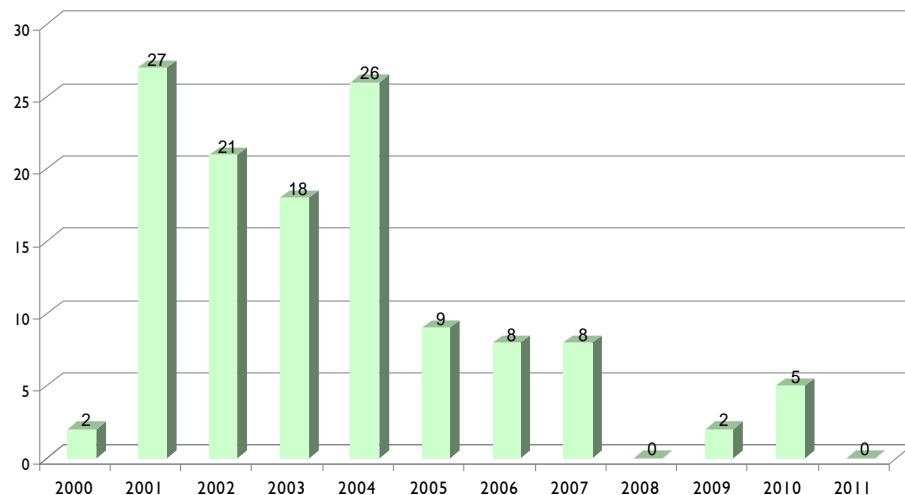
Figure 4. Median Home Value, 2010



Housing in the Township is newer than housing in the County: 16.8% of all dwellings in the Township have been built since 2000, compared to 9.7% of housing in the County. The Census also reports that 90.3% of housing in the Township is owner-occupied, compared to only 80% in the County.

The previous Township Master Plan indicated that between 1991 and 1996, an average of 32 dwellings were constructed each year in Woodhull Township – which was the highest annual average of any township in Shiawassee County. The previous Plan recognized that this growth was likely fueled by the community's location in relation to the Lansing area. Following is updated building permit data from the County. It reflects the number of permits issued for new single-family dwellings in the Township, between 2000 and 2011.

Figure 5. New Home Building Permits, Woodhull Township



The rate of increase in the number of vacant homes increased more rapidly in the Township than in the County between 2000 and 2010.

Furthermore, despite slight population declines in both the Township and County, Table 4 illustrates that the number of housing units increased at a higher rate in the Township than in the County, according to the Census.¹ Paradoxically, as the number of total housing units was increasing, the number of vacant housing units was also increasing. Additionally, 5.8% of all housing in the Township is vacant, compared to 10.5% in the County. However, the rate of increase in the number of vacant housing units increased more rapidly in the Township than in the County between 2000 and 2010. Table 4 illustrates that the number of vacant housing units increased by 78% in the Township, compared to only 45% in the County. Of vacant units in the Township, only 0.7% are for seasonal use.

Table 4						
Housing Tenure Comparisons						
	Woodhull Township			Shiawassee County		
	2000	2010	% Change	2000	2010	% Change
Total housing units	1,441	1,558	8.1%	29,087	30,305	4.2%
Occupied housing units	1,390	1,467	5.5%	26,896	27,134	.88%
Vacant housing units	51 (3.5%)	91 (5.8%)	78%	2,191 (7.5%)	3,171 (10.5%)	45%

Surface Water Features

Woodhull Township boasts many natural features, such as lakes and streams, woodlands, and rolling hillsides. Gently rolling topography and the presence of the Looking Glass River work together to establish fairly extensive wetland areas.

Wetlands

Several wetland areas are present in the community, according to the data assembled by the State of Michigan using data from the National Wetland Inventory, land cover and soils as delineated by the U.S. Department of Agriculture in 2007. This information is not meant to delineate specific wetland areas, but is intended to illustrate potential wetlands based on the data available. Only an on-site evaluation performed by the MDEQ can determine regulated wetland boundaries. As Map 5 illustrates, expanses of potential wetland areas exist throughout the Township, and especially along the river. While wetlands can limit development and farming potential, wetlands offer many invaluable environmental benefits. For example, wetlands help to store precipitation which can moderate flooding. Wetlands assist in maintaining the water table and serve as filters for sediment and organic matter, thereby sustaining water resources and improving water quality – which is important in Woodhull Township because there is no public water system.

¹ The US Census Bureau American FactFinder webpage defines a housing unit as, “a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.”

Lakes and Streams

Both the Upper Branch and the South Branch of the Looking Glass River flow through Woodhull Township. The South Branch is sometimes referred to as Vermillion Creek. The river is approximately 71 miles long; it originates in northeast Livingston County and its confluence with the Grand River is in Portland, northwest of Lansing. There are many wetlands in the Township associated with the presence of the river. A Looking Glass River Watershed Management Plan was prepared in March 2006 by the Greater Lansing Regional Committee, as well as a Watershed Management Plan prepared in 2008 for the Clinton County Conservation District and pertaining specifically to the Upper Branch of the river.

The Scenic Lakes area is a reclaimed peat mine. The area is developed into a single-family neighborhood which surrounds Leisure Lake, a man-made water feature resulting from the mining activity. The picturesque community is recognized for its high-quality homes.

Colby Lake and Moon Lake are also located in the Township. While both lakes are smaller in surface area than Leisure Lake, Moon Lake offers a campground and associated amenities. The Township's two manufactured housing communities are also located adjacent to these two lakes. The Moon Lake development has 103 units and the Quiet Cove development, near Colby Lake, has 44 units.

Groundwater and Public Utilities

Woodhull Township
has no public water
supply or sanitary
sewer system.

Woodhull Township has no public water supply system; landowners receive domestic potable water from groundwater sources, via privately installed and maintained wells. Map 7 shows where Woodhull Township sits in connection with regional utilities. The map shows that the community is not served with public water and sewer, but that both are available to the southwest, in Bath and Meridian townships. Further, sewer is available in Laingsburg and Perry; Perry also has water, but water lines in the city have not been extended as far west as sewer facilities.

The groundwater supplies in the Township, even though abundant, can be affected as more area becomes impervious and with greater demand placed on groundwater supplies. Additionally, it is important that quality of groundwater in the Township be protected from potential sources of contamination. As development occurs in Woodhull Township, natural resources will inevitably be impacted. Community growth means more use of the groundwater, and the Township should consider the impact any significant development proposal may have on groundwater quality or availability. A lack of public water in the Township, however, gives the Township greater ability to limit development density.

There are many ways groundwater can be polluted. Two primary contributors in non-industrialized areas like Woodhull Township are application of fertilizer on crops and residential lawns and septic tank drainfield effluent. Proper fertilizer

application management and septic system maintenance may help to significantly reduce nitrate levels in groundwater. Abandoned wells may also be a threat to groundwater quality if they have not been properly capped; open wells may expose groundwater supplies to surface contaminants. It should be noted that Shiawassee County has instituted a point-of-sale inspection program for individual well and septic systems to help alleviate problems with the facilities.

The geology of an area can create differences between adjacent communities in connection with groundwater characteristics. A particular sandstone formation may provide good water in adequate amounts in one area, but not so for the sandstone aquifer in another place nearby. There is a general description of groundwater availability for the County and the Township. It may be said that of approximately 29.5 inches of average precipitation, about 6 inches may find its way into the ground water and ultimately to some stream or other body of water. About 17 inches will be returned to the atmosphere by evaporation and evapotranspiration before ever reaching a major body of water, and about 6.5 inches will flow directly to streams, rivers, or other water bodies. However, a groundwater addition of 6 inches per year cannot be uniformly applied to all landform types.²

The estimated groundwater addition at 6 inches per year should provide good replenishment to aquifers. Six inches of water, over only one square mile of land, returns about 100 million gallons of water to the ground water reservoirs annually. Spread over the township, this amounts to 3.6 billion gallons of water per year. The percentage of this water which may be economically withdrawn and used will vary widely with geologic conditions.

The water table is the zone where the earth materials become saturated. It is not a level zone. In Woodhull Township, the water table slopes gradually from the southeast to northwest, the same as the land surface. There are also some broad valleys and ridges of the water table surface. There is a thick deposit of saturated sandstone aquifer found at great depths beneath much of Woodhull Township. Many wells use this source for water supply. Fractures or cracks in the rock may explain the high production capabilities of this sandstone formation.

It is also notable that, while there are no public water and sewer facilities in the Township, Consumers Energy owns an easement for a buried natural gas transmission pipeline that traverses the lower portion of the Township in an east-west direction. Incidentally, development within the easement is generally prohibited.

Soils and Farmland

Many areas of Woodhull Township experience drainage issues and are considered wet or “muck.” Muck is a general soil type comprised primarily of organic material from drained wetlands. These and similar saturated soils are predominant throughout much of Woodhull, likely due to the presence of the Looking Glass

² This information comes from the 2004 Master Plan.

River and the Township's hilly topography. Even though this saturation can restrict development intensity, it has the potential to provide for abundant agricultural returns. For example, it can be used to farm onions, potatoes, celery and carrots; as well as other vegetables and unique produce. Map 6 illustrates soil types in the community; and below is a brief description of each soil type.

Muck	At least 20% organic matter; well-decomposed organic soil mixed with mineral soils
Water	Surface water clearly present
Sandy	Loose, single-grained particles
Loamy	Medium-textured mix of clay, silt and sand
Gravel Pits	Open excavations from which soil and underlying material have been extracted
Complex	Two or more soil types in a variable pattern

There are two Farmland Development Rights Agreements (PA 116) and one Farmland Development Rights Easement (permanent easement) in Woodhull Township.

Three agricultural properties are enrolled in farmland preservation programs. There are two Farmland Development Rights Agreements (PA 116) and one Farmland Development Rights Easement (permanent easement) in Woodhull Township. Farmland Development Rights Agreements are temporary, voluntary restrictions on land between the property owner and the State; which protects the agricultural use of the land in return for tax benefits and special assessment exemptions. There are two parcels, totalling 119 acres, enrolled in the PA 116 program and the agreements expire in 2018 and 2050 respectively. Farmland Development Rights Easements are voluntary, but permanent; and they also protect the land from development. There are 92 acres of permanently preserved farmland in the Township.

Generalized Land Cover

Map 8 illustrates generalized land cover, as provided by State of Michigan geographic land use information from 2001. It shows Woodhull Township in its regional context, and illustrates the extent of forest land over in the Township. The northern areas of Shiawassee County tend to be flatter and therefore have more land in agricultural production. Map 8 also depicts Woodhull Township's location in the context of regional urbanization.

Shaftsburg

Shaftsburg is an unincorporated hamlet located in Woodhull Township that preserves traces of the community's rustic beginnings. It can be assumed that, historically, the settlement of Shaftsburg functioned as the town center for Woodhull Township, developing into the community focal point of the farming community that once surrounded it. Unlike Laingsburg and Perry, however, Shaftsburg never incorporated; it is not a city, village, or even a Census Designated

Shaftsbury is an unincorporated hamlet located in Woodhull Township that preserves traces of the community's rustic beginnings.

Place. As such, it has no officially-recognized boundaries and is not a distinct municipal entity legally or for Census purposes; it is located wholly within Woodhull Township.

Shaftsbury has the feel of a very small village, providing a post office, a few small businesses, a slightly denser residential living environment than most of the Township, and civic and cultural uses. Nevertheless, the hamlet may lack a sense of historic cohesiveness. For example, the community lacks a traditional main street and a connected network of sidewalks – features commonly found in Michigan villages.

In addition, Shaftsbury does not have its own exit from I-69; it is situated about midway between the Perry exit and the Woodbury Road exit located in the Township. Without proper planning, this configuration can limit business expansion and commercial growth in the community.

Transportation

The Shiawassee County Road Commission holds jurisdiction over the roadways in Woodhull Township.

A safe and well-balanced transportation network is essential to the health of any community, as it links activities and land uses within a community to those in the broader region. In addition, features of transportation resources typically play a critical role in determining the nature and intensities of land uses in a community.

I-69 traverses through the Township. It is the primary vehicular linkage between Flint and Lansing, but also connects at the Bluewater Bridge to Canadian Route 402 and extends south to Indianapolis, placing Woodhull along the shipping route for goods to and from Canada. Woodhull Township has easy access to I-69 via the Woodbury Road interchange, which is located in the Township. Also notable is a park-n-ride facility maintained by MDOT at that interchange; as well as a rest area in the Township situated north of the expressway for westbound travelers.

Clearly, the automobile is overwhelmingly the most used form of transportation in Woodhull Township, due primarily to very low-density land use patterns. This is a common attribute of most rural communities that precludes the feasibility of walking to destinations, since most land uses – and even neighbors – are far apart.

There are 20 miles of gravel road in the Township.

Woodhull Township is blessed with a transportation system providing abundant access for motorists. The bucolic character of Woodhull Township generally creates a congestion-free environment. Further, in most instances a lack of natural or man-made obstacles results in a “straight-through” driving pattern in the Township, providing sufficient connections with neighboring communities.

There are 38 miles of paved roadway in the Township and 20 miles of gravel roadway in the community. While gravel roads are often considered more inconvenient for motorists, many who reside on gravel roads prefer the low travel speeds and lack of density that they impel.

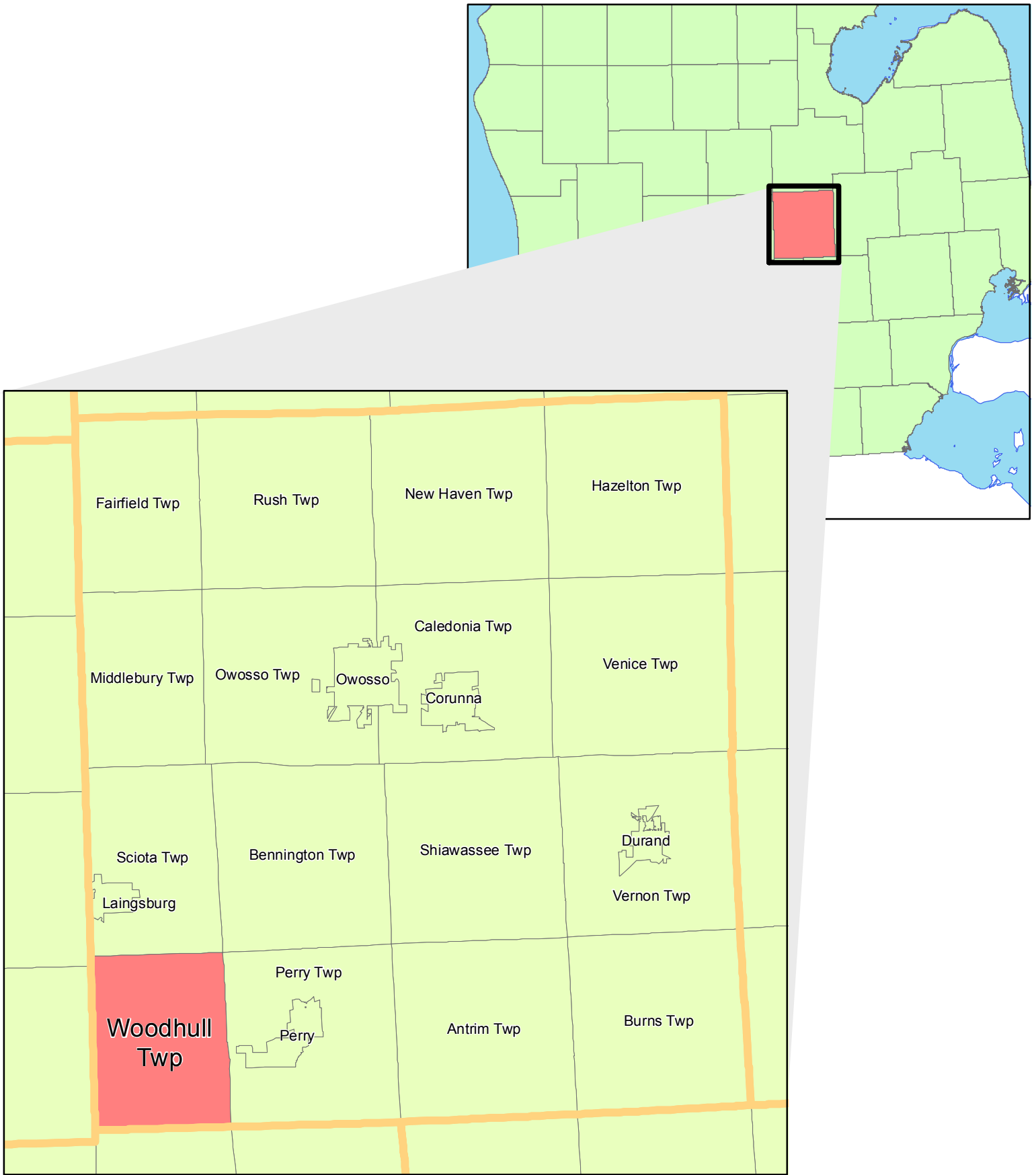
The Shiawassee County Road Commission holds jurisdiction over the roadways in Woodhull Township. Road improvement costs are generally shared between the Road Commission and the Township. There are no major concerns over traffic volumes in the Township and no major roadway adjustments or capacity improvements are planned for the near future.

Moreover, Canadian National owns a rail line that traverses the lower portion of Woodhull Township generally in an east-west direction. Somewhat similar to the connection provided by I-69, the line is part of a primary shipping corridor between Canadian cities and Chicago. The line is considered an essential link for the automotive industry, as well as for the hauling of intermodal containers, general merchandise, lumber products, and industrial chemicals. While Amtrak also uses the rail line for passenger service, there is no train station in Woodhull Township.

IMPLICATIONS

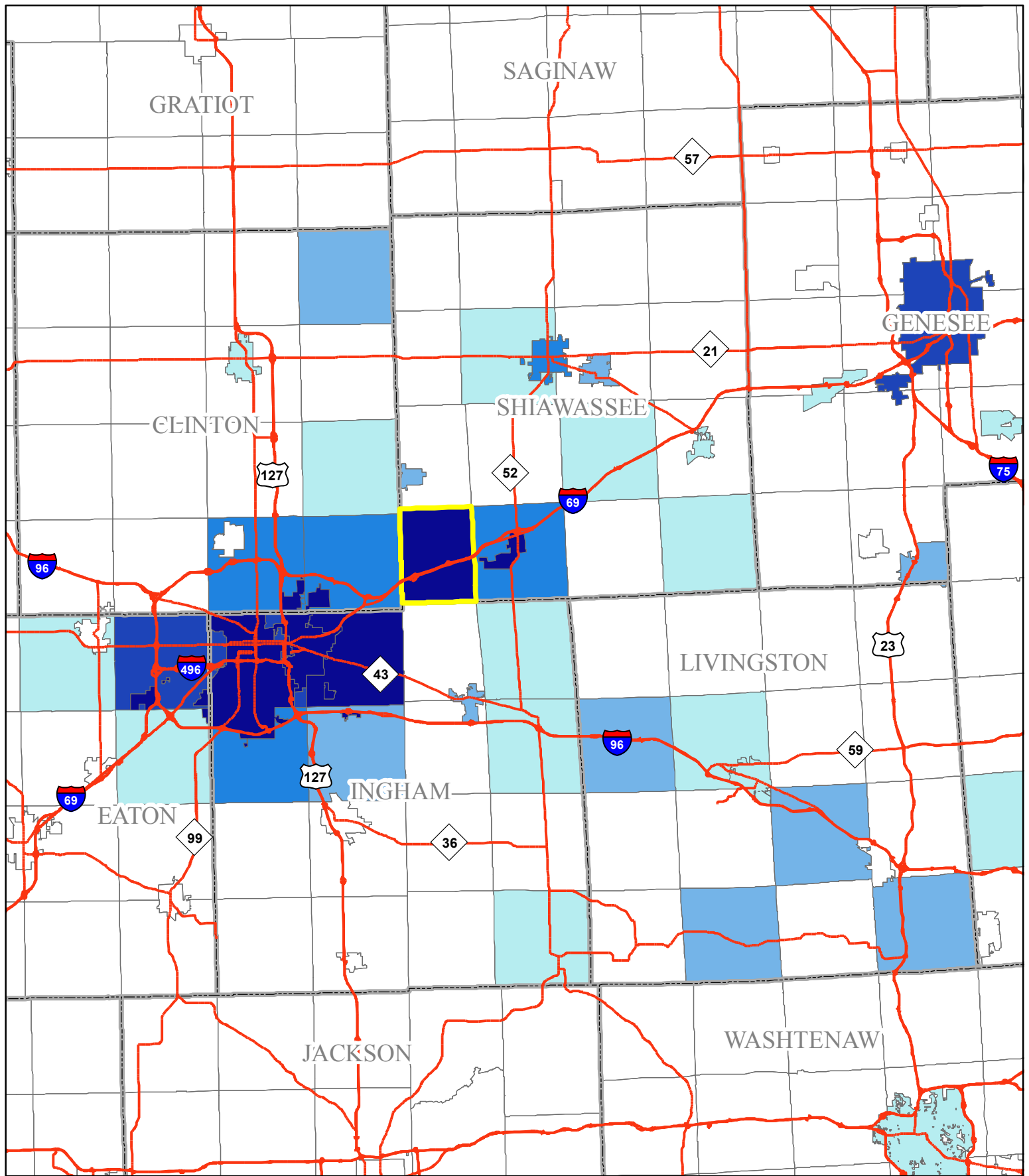
1. Even though the population of Woodhull Township declined slightly over the past decade, it is essential to acknowledge that growth and change are possible in the future. Development pressure may increase in the future, in part, because of Woodhull's convenient location along I-69 in proximity to employment centers. Additionally, development pressure may increase because of the quality school districts, scenic open space and natural features, quaint country roads, inland lakes, and rural character of the community. Small town characteristics have historically been desirable and tend to draw population. Without proper planning, however, growth and development would begin to undermine the very features that attract it.
2. While population change in the Township has been relatively modest, it has been fairly steady and notwithstanding the current decline, it can be reasonably expected that growth will resume in the future. Based on the projections in this chapter, the Township will need to accommodate about 200 additional residents by 2020. This equates to about 76 additional housing units, using an average household size of 2.60 people. Clearly, Woodhull Township is a desirable community, evidenced in the fact that the Township has grown fairly consistently while some municipalities in the County have experienced more dramatic recent declines. The Township should be prepared to accommodate the growth that is desired without infringing on the rural attributes that define it.
3. Public water and sewer is usually viewed as a convenience for residents and can help to protect groundwater. While utilities can also lead to increased development pressures, they enable increased density and as land uses become denser or clustered, open space throughout the community can be protected from development pressure as local housing demand is met on smaller lots. If desired by the community, the Township should explore the long-term feasibility of public utility development.

4. A substantial portion of the Township's land area is comprised of potential wetlands, as shown on Map 5. In addition, Township residents receive potable water from underground wells. To protect the quality of water resources in the community and in the region, it will be important for the Township and County planners to evaluate development's impact on a site-by-site basis.
5. Woodhull Township functions as a rural bedroom community. Commuting and employment data suggest that the Township may want to contemplate strengthening local employment opportunities, but only if such development is desired by the community beyond the scope of this five-year plan. This may be achieved by planning for additional office, industrial or other land uses where appropriate. As residential properties generally demand more spending in services than they generate in revenue for most communities, if the Township takes on more new residential development, more non-residential uses may be desired to share the burden.
6. The village of Shaftsbury may benefit from a comprehensive vision for future development. Although quaint, it may lack some of the synergy commonly found in other small villages in Michigan. Economic development challenges may also exist due to its location far from any interchanges. However, interchange-type development tends to be conventional and can undermine the character of a place. The Township should consider a long-term vision that would perpetuate the small-town character of Shaftsbury and allow it to build on its strengths.



Woodhull Township Master Plan
Shiawassee County, Michigan

Map 1. Location



Woodhull Township Master Plan Shaiwassee County, Michigan

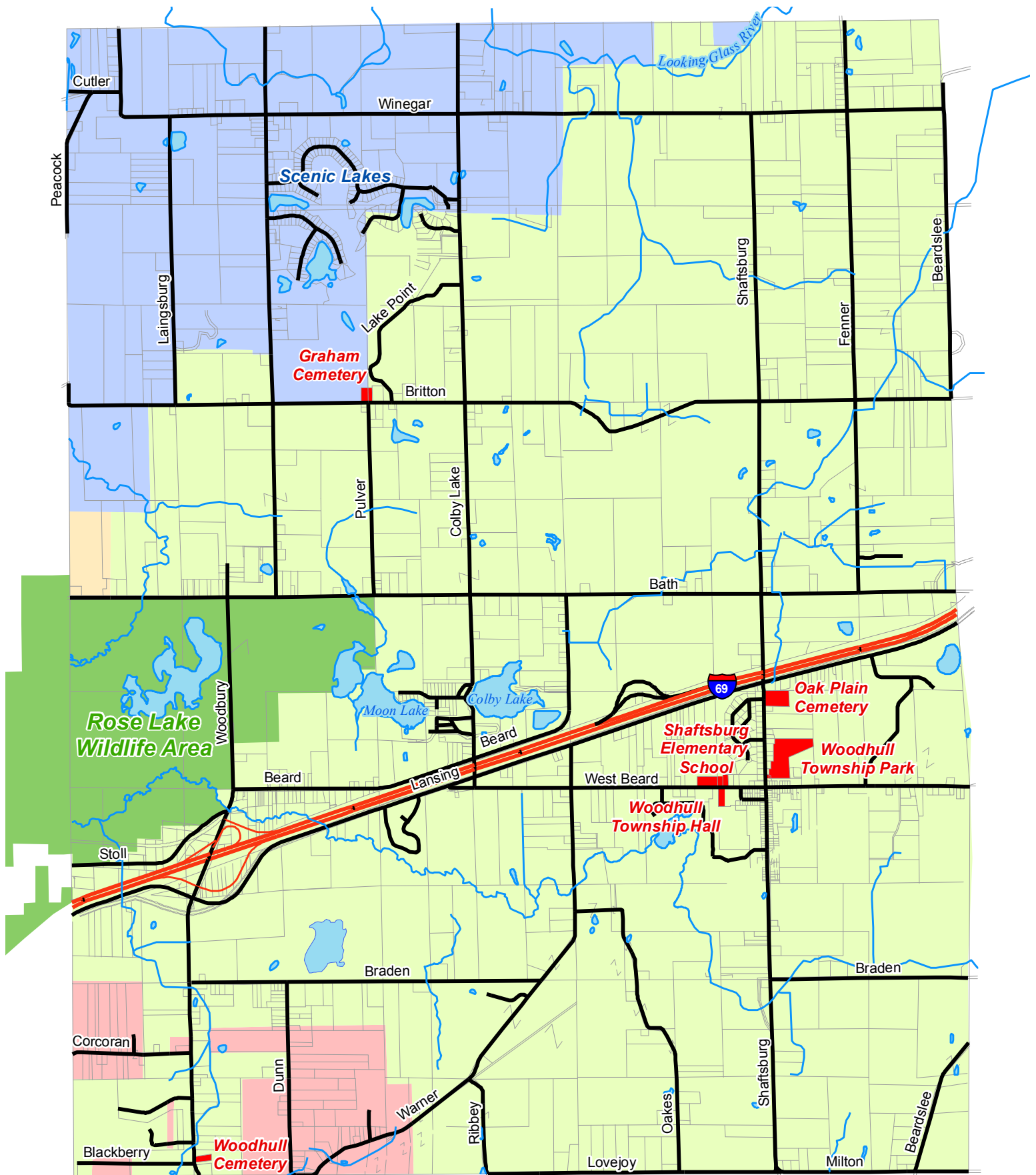
Map 3. Where Township Residents Work

- Legend**
- 1 - 10 residents
 - 10 - 25 residents
 - 25 - 50 residents
 - 50 - 100 residents
 - More than 100 residents

1 inch = 8 miles

0 2 4 8 Miles

Williams & Works



Woodhull Township Master Plan Shiawassee County, Michigan

Map 4. Community Facilities

Legend

- Community Facilities
- Rose Lake Wildlife Area
- Bath Community Schools
- Haslett Public Schools
- Laingsburg Community School District
- Perry Public School District

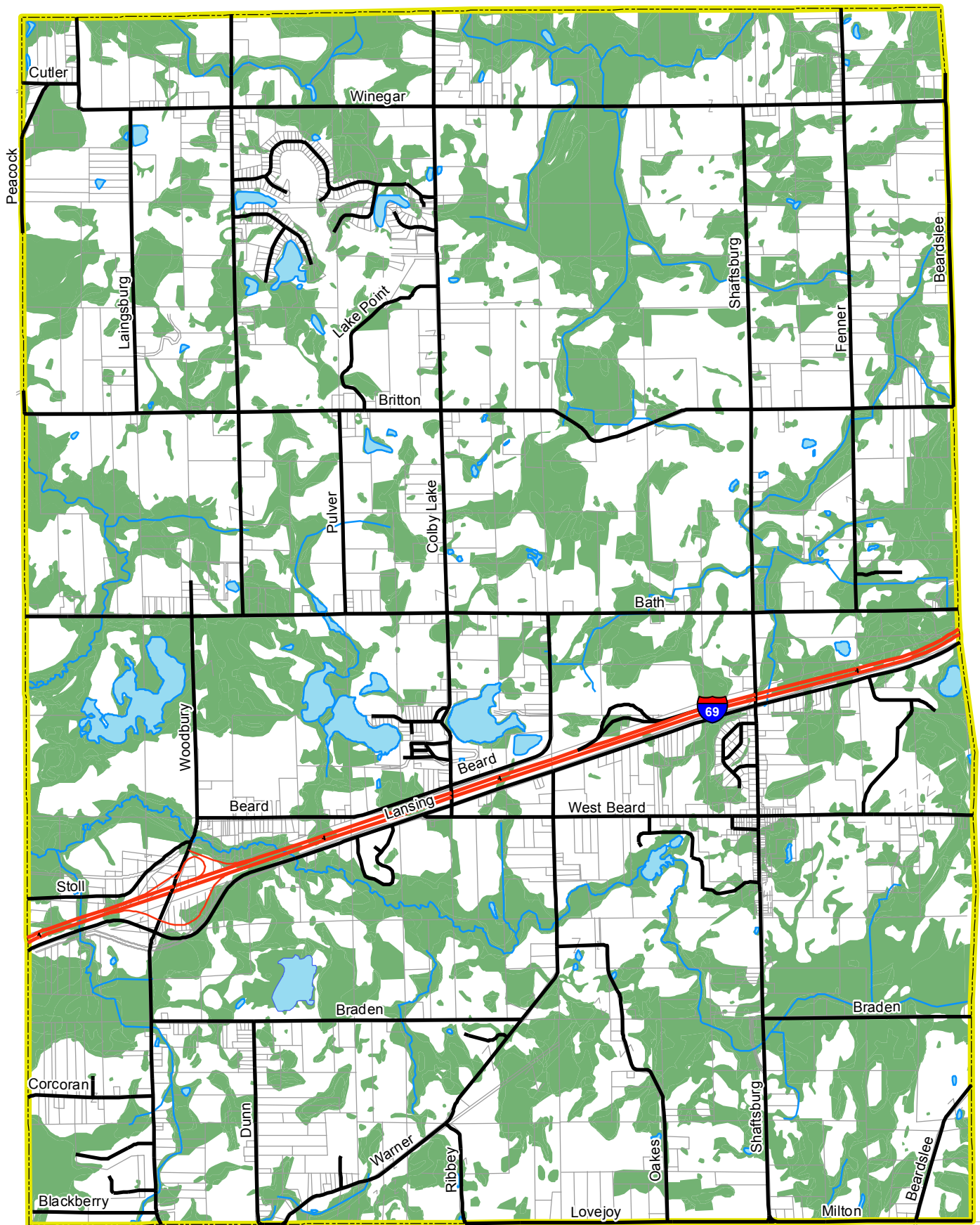


1 inch = 3,500 feet

0 875 1,750 3,500
Feet

Williams & Works

Data Source: Michigan CGI
Parcel information has been approximated.



Woodhull Township Master Plan

Shiawassee County, Michigan

Map 5. Potential Wetland Areas

Legend

Potential Wetland Areas

This Wetlands Inventory Map is intended to be used as one tool to assist in identifying wetlands and provide only potential and approximate locations of wetlands and wetland conditions.

This map is not intended to be used to determine specific locations and jurisdictional boundaries of wetland areas subject to regulation under part 303 Wetlands Protection Act, 1994 PA 451, as amended. Only an on-site evaluation performed by MDEQ in accordance with Part 303 shall be used for jurisdictional determination. A permit is required from the MDEQ to conduct certain activities in jurisdictional wetlands.

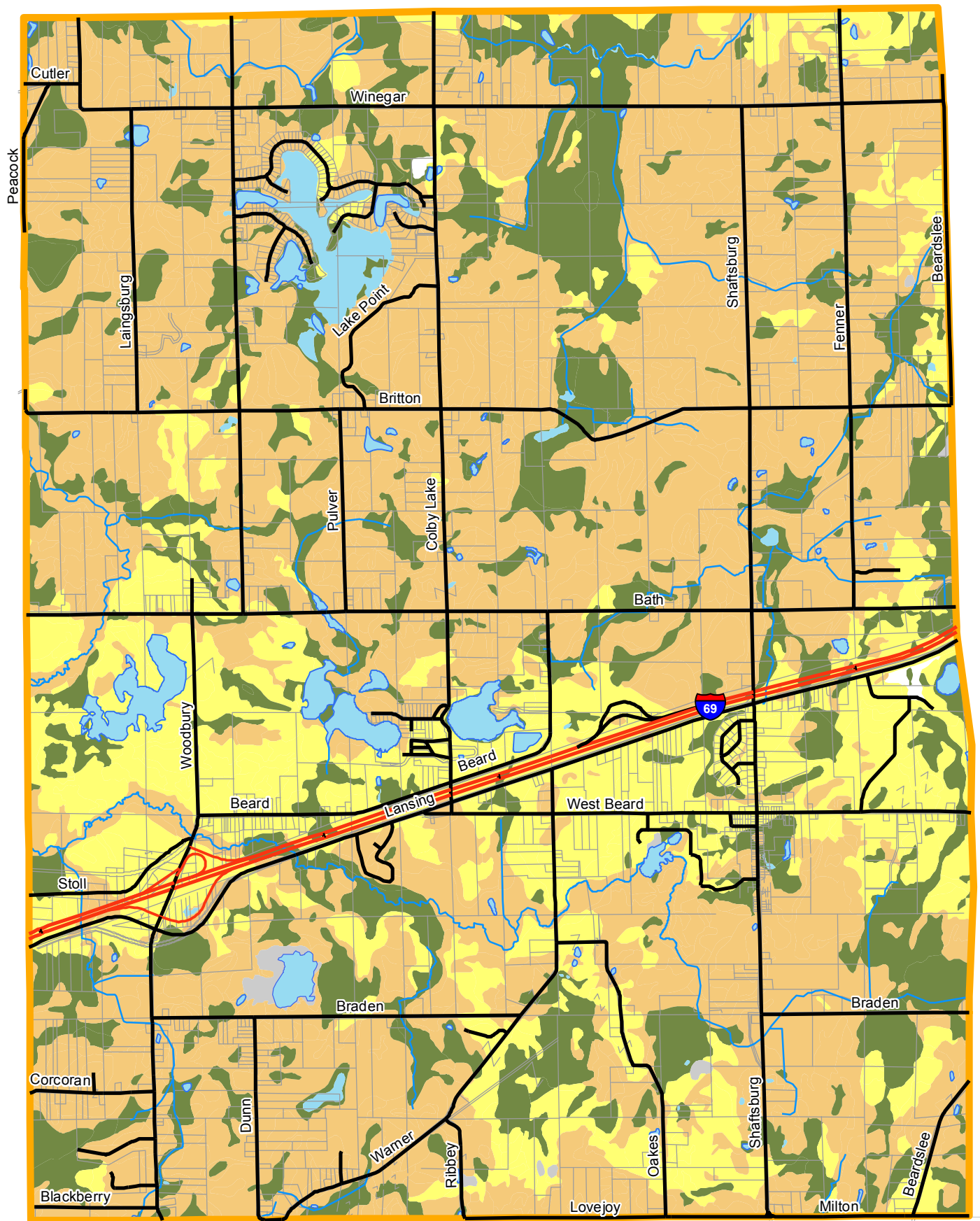


1 inch = 3,500 feet

0 875 1,750 3,500 Feet

Williams & Works

Data Source: Michigan CGI
Parcel information has been approximated.



Woodhull Township Master Plan

Shiawassee County, Michigan

Map 6. Soils

Legend

Soils (texture)

- Sandy
- Loamy
- Muck
- Gravel pits
- Water

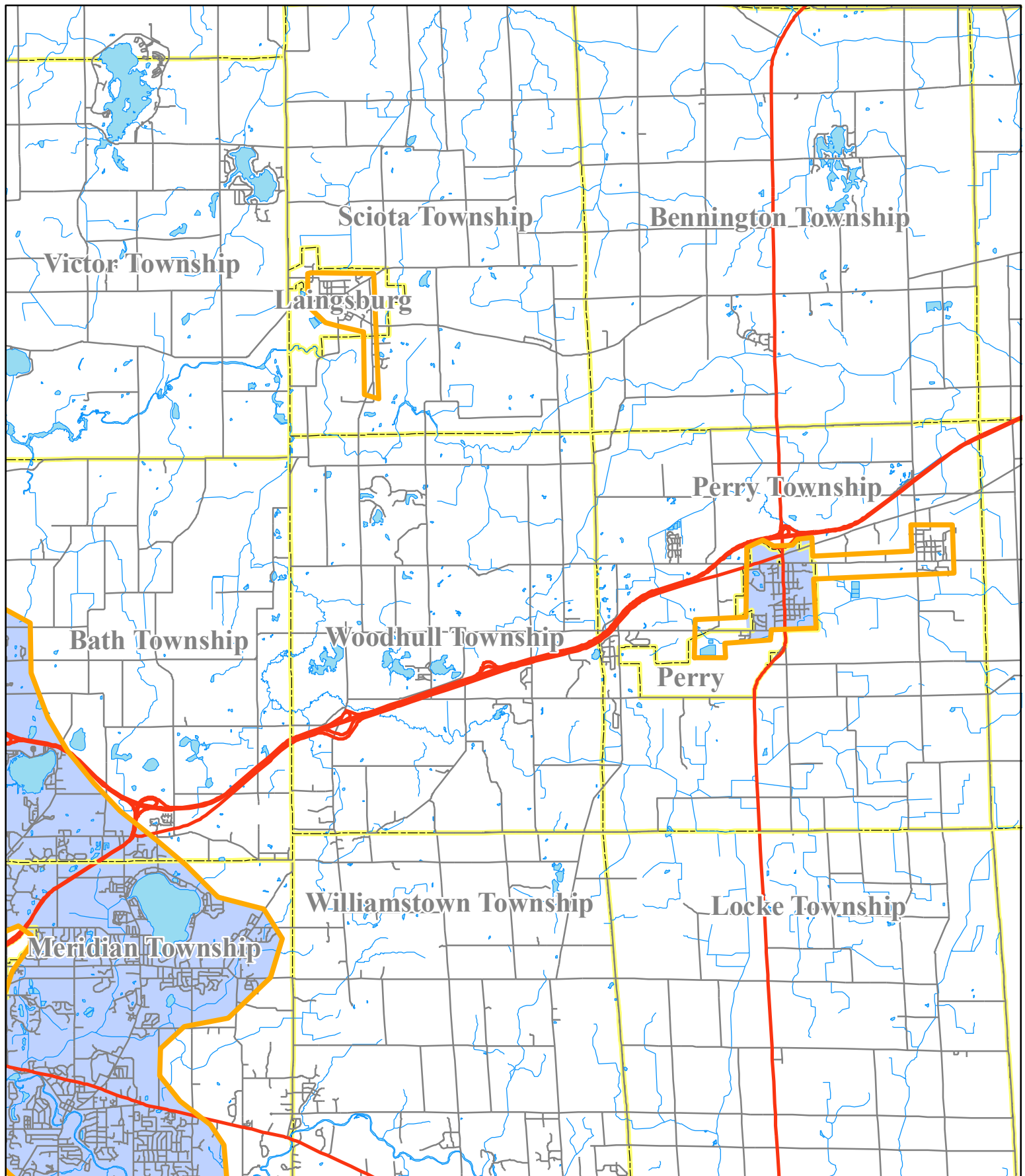


1 inch = 3,500 feet

0 875 1,750 3,500
Feet

Williams & Works

Data Source: Michigan CGI
Parcel information has been approximated.



Woodhull Township Master Plan Shiawassee County, Michigan

Map 7. Regional Utilities

Legend

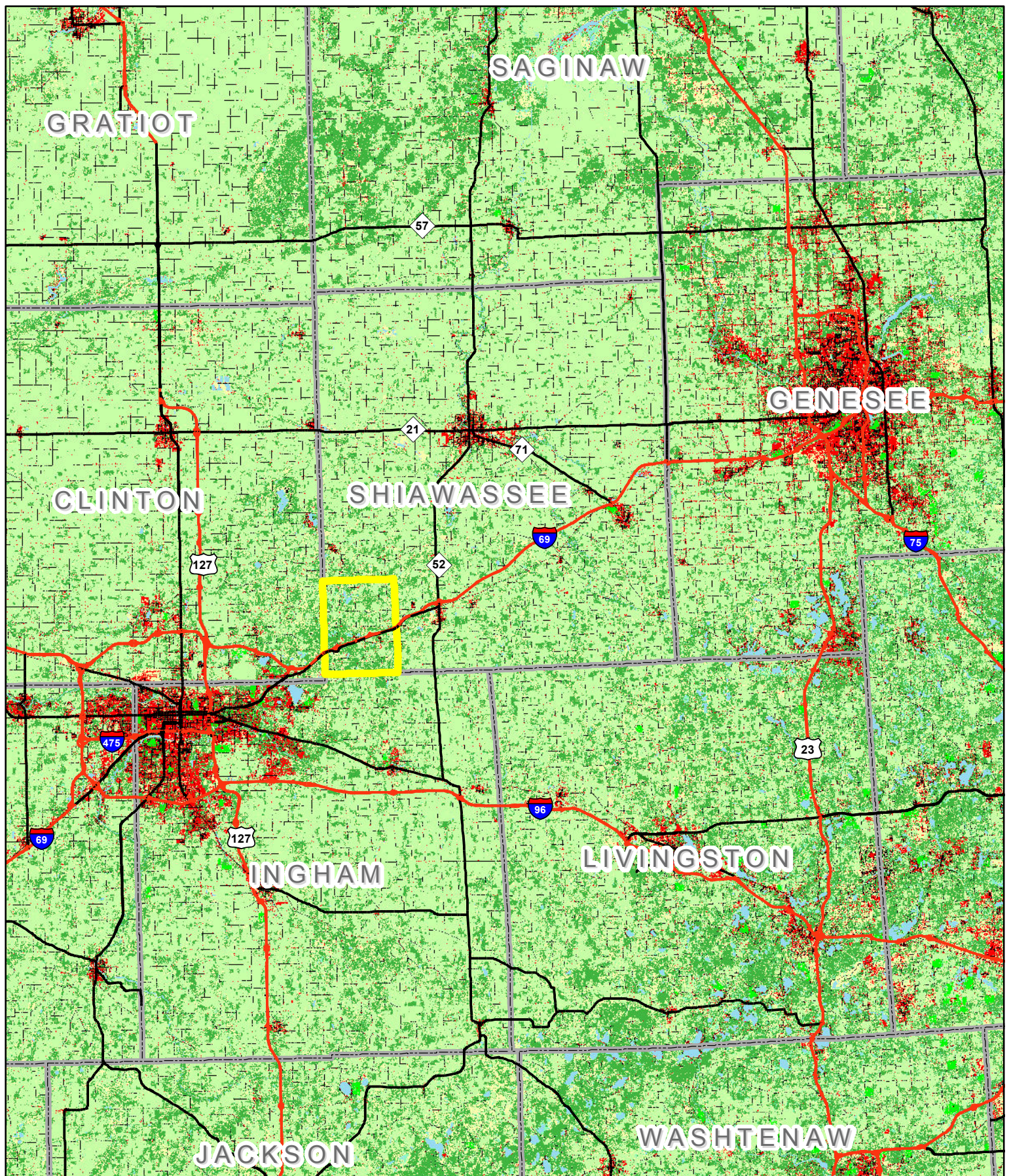
- Public Sewer Service Areas (Generalized)
- Public Water Service Areas (Generalized)



1 inch = 10,000 feet

0 2,500 5,000 10,000
Feet

Williams & Works



Woodhull Township Master Plan
 Shiawassee County, Michigan

Map 8. Regional Land Use

Legend



Woodhull Twp

Land Use (2001)

Urban

Forest

Wetland

Open Land

Agricultural

Recreational

Roads

Water



1 inch = 8 miles

0 2 4 8 Miles

Williams & Works

CHAPTER 3. COMMUNITY INPUT

The Township facilitated a community visioning workshop, and conducted a community opinion survey.



Workshop participants discuss the future of Woodhull Township.

Woodhull Township is committed to citizen input and has been dedicated to using this input to assist in evaluating trends and forming goals and objectives for the community. To gather input for the Master Plan, the Township facilitated a visioning workshop and conducted a community opinion survey.

The visioning workshop was conducted during a 2.5-hour evening session at the main hall of the Woodhull Township offices on Wednesday, August 15, 2012. Approximately twenty-five residents attended the event. The visioning session included a group process which provided the opportunity for citizen input about land use and development options, and the impact these options may have on agriculture, aesthetics, open space, natural features and the provision of goods and services in the community. The meeting also included facilitated group discussions intended to aid participants in identifying and prioritizing the factors that may affect quality of life in the Township immediately and in the next ten years or so.

Prior to the workshop, the Township issued postcards to every property owner in the Township, informing them of the workshop and also referring them to an online community opinion survey posted on [surveymonkey.com](https://www.surveymonkey.com). The purpose of the survey was to test public opinions regarding land use, planning and zoning within the Township; the workshop was partly used to test many of the conclusions drawn from the survey. The results of both the survey and the workshop informed policy decisions related to the Plan.

Community Opinion Survey

76.8% thought the Township is growing "about right."

Of the 1,500 postcards mailed to all property owners, 150 surveys were completed and tabulated, a rate of return of about 10%. This rate of return is considered adequate for reliable results with a margin of error of plus or minus 7.6% using a confidence interval of 95%. The full survey form with results to questions is presented in Appendix 1. The survey asked general questions about priorities and specific questions about Shaftsbury, recreational amenities and land use. The survey also provided several opportunities for write-in comments and those comments are also included in Appendix 1. Following is a summary of the survey results.

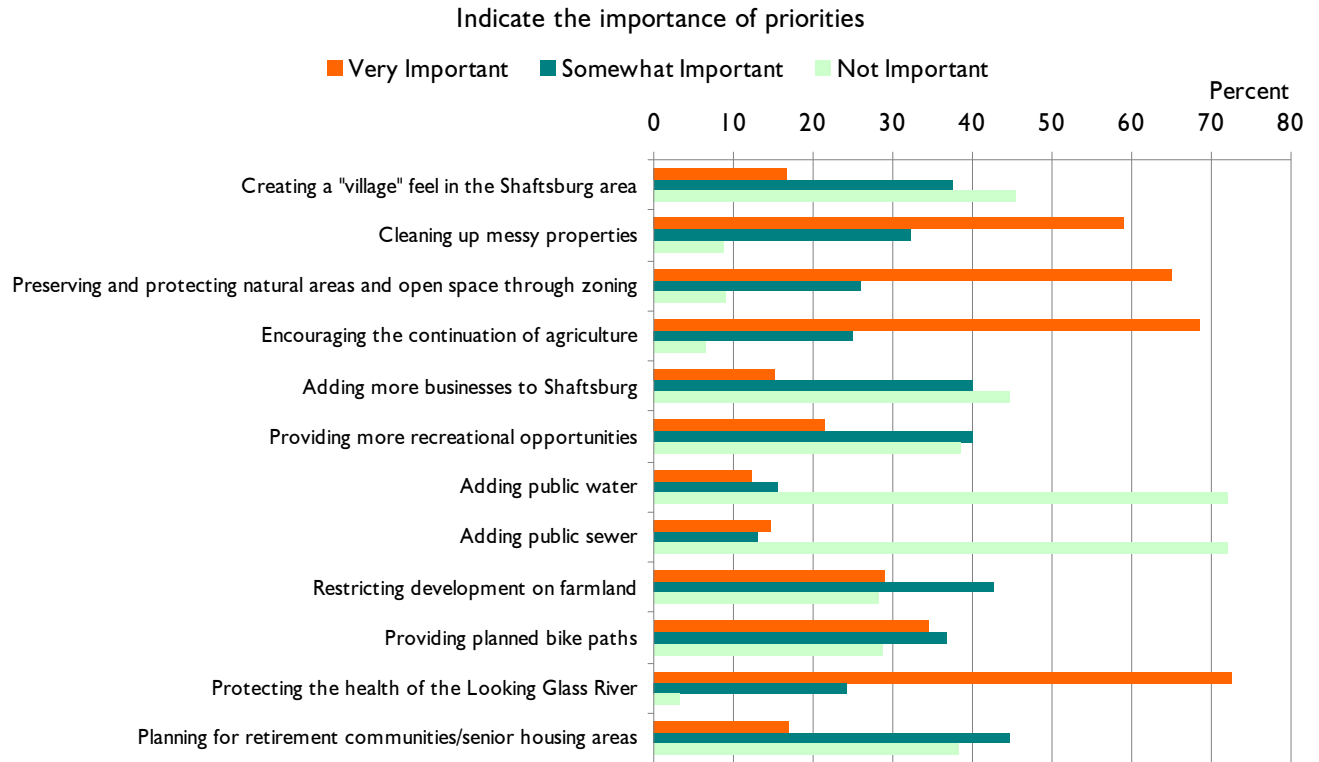
1. A majority of respondents (60.3%) indicated that they reside on a single-family lot of less than 2.5 acres. 20.6% live on a lot of 10 or more acres; and 17.5% indicated living on a lot between 2.5 and 9 acres. 1.6% own property, but do not live in the Township.

2. When asked to select the most important reason for choosing to live in Woodhull Township, “rural setting” received the overwhelming majority of votes (81%), followed by “lower taxes” and “safe area” (41.4% each).
3. When asked about the Township’s growth, 76.8% thought the Township is growing “about right,” 12.8% thought the Township is growing too slowly, and 10.4% thought it was growing too quickly.
4. Question 5 of the survey form asked respondents to contemplate several statements and to indicate whether they strongly agree, agree, disagree, strongly disagree or have no opinion on the matter. Following are the results. Note that the only statement receiving a plurality of “strongly agree” votes was that “bicycle lanes are needed on some major roads.”

5. Please indicate your opinions regarding the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
The Township should provide more sidewalks for walking.	7.9%	18.1%	33.9%	23.6%	16.5%
The Township should plan for a public water and/or sewer system.	11.2%	15.2%	36.0%	26.4%	11.2%
New housing should be directed mainly to areas of existing housing.	22.0%	35.4%	20.5%	4.7%	17.3%
The Township needs more shopping/retail/commercial opportunities.	9.5%	29.4%	30.2%	20.6%	10.3%
Buildings and development should be concentrated to preserve rural character elsewhere.	34.9%	42.9%	11.9%	5.6%	4.8%
My neighborhood needs pedestrian connections to schools and parks.	8.0%	12.8%	35.2%	29.6%	14.4%
My neighbors should be able to do whatever they want with their land.	9.6%	18.4%	37.6%	31.2%	3.2%
Effective ordinance enforcement has not been consistent.	8.7%	20.6%	17.5%	2.4%	50.8%
The Woodbury Road expressway interchange should become a commercial area.	17.3%	26.0%	26.8%	16.5%	13.4%
The Township needs additional recreational opportunities, such as trails and another park.	19.0%	28.6%	33.3%	11.1%	7.9%
Preserving the rural character should be the top priority.	32.8%	41.6%	16.0%	4.0%	5.6%
The Township should plan to accommodate more growth.	9.5%	46.0%	23.0%	13.5%	7.9%
Home-based businesses should be permitted in residential areas.	20.6%	42.9%	20.6%	5.6%	10.3%
Bicycle lanes are needed on some major roads.	38.1%	33.3%	14.3%	5.6%	8.7%

5. Question 6 asked respondents to indicate how important several identified priorities were to them. The following graphic depicts the results:



6. Respondents were asked to identify desired recreational amenities and a plurality (80.4%) stated that bike lanes along major roads are important, while nearly two-thirds (63.7%) stated that a regional trail connection is important.
7. Question 8 listed nine potential needs in the Shaftsbury community and most respondents selected "no opinion" on all of the listed needs. However, "a traditional, mixed-use 'main street'" generated the most "agree" responses. The following summarizes the results of Question 8:

8. The "village" of Shaftsbury needs the following:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
A traditional, mixed-use "main street"	8.9%	35.0%	11.4%	5.7%	39.0%
More sidewalks	7.2%	15.2%	20.0%	12.0%	45.6%
Higher density residential uses	4.1%	16.3%	25.2%	15.4%	39.0%
Public utilities (water and sewer)	8.1%	9.7%	21.0%	19.4%	41.9%
A concentration of businesses	8.1%	29.8%	14.5%	11.3%	36.3%
Curb and gutter	6.4%	8.8%	28.8%	14.4%	41.6%
A "village square" or formal outdoor gathering space	6.5%	23.4%	24.2%	11.3%	34.7%
A marketing or design theme, including decorative street lights	7.3%	19.4%	21.8%	20.2%	31.5%
It's fine the way it is	19.4%	24.2%	17.7%	9.7%	29.0%

Community Visioning Workshop

The visioning activity was intended to obtain input from residents as to the likely result of a continuation of current development trends and what those trends may imply, and to identify potential solutions to concerns that were raised. This process also can assist the Planning Commission in understanding what is important to Township residents.

The Visioning Process

Williams & Works directed the workshop and facilitated group discussions. The atmosphere was open and informal, although the meeting followed an established format to help focus outcomes. Participants were encouraged to engage in the process to provide the Township with the benefit of their experience, expertise and perspectives. The visioning workshop was structured as follows:

1. Welcome and Overview

The consultants from Williams & Works provided a brief introduction to the process and an overview of how the results of the activity will be incorporated into the Woodhull Township Master Plan. The presentation also included a discussion of the purpose of master planning, a summary of the process, and a summary of some of the implications taken from Chapter 2.

2. Land Use Images Survey

In this activity, a series of slides were shown representing likely land use conditions in Mid-Michigan communities. Participants used a sheet of paper to note their impressions of the scenes. Williams & Works led a general discussion of the images and the land use issues they may illustrate. The primary purpose of this activity was to help the participants begin to think about the multiple dimensions of land use, design, infrastructure and growth as a precursor for the visioning exercise.



Visioning can assist the Planning Commission in understanding what is important to Township residents.

3. Visioning Exercise

At the workshop, the larger group of participants was divided into two smaller “breakout” groups of about 12 persons each to discuss opportunities and threats and the future of Woodhull Township.

4. Reports to Larger Group

At the completion of the final exercise, all the participants gathered for a brief report of their activities to the re-assembled plenary. A spokesperson summarized the work of their group and the key discussion points identified.

Land Use Images Survey Responses and Write-In Comments

Following is a summary of participant responses, and a listing of write-in comments. Please note that in some cases, participants selected more than one answer.

1. Bike lanes.



Which phrase/word best applies?

- 40% Bike lanes are an amenity
- 30% I probably wouldn't use them anyway
- 30% Not a priority

Write-In Comments:

- Liability risk
- Poor use of Township tax dollars
- Milton Road needs these
- Lansing Road has a bike lane as of 2011
- These would increase safety
- These are necessary, not an amenity

2. Commercial strip mall.



Which phrase/word best applies?

- 42% Offers services and provides tax base
- 29% This lacks character; design standards are needed
- 29% Not inviting; no place for people

Write-In Comments:

- May be okay at I-69 interchange
- Land use not a priority
- Need service drives
- We need commercial uses at the I-69 interchange
- Not enough population
- Attracts unwanted gatherings
- Control size

3. Low-density subdivision.



Which phrase/word best applies?

- 24% Nice middle-class housing
- 43% Rural living – what we're about
- 33% Inefficient use of land / urban sprawl

Write-In Comments:

- Work with County to change 2.5-acre maximum lot size restriction
- No more subdivisions
- We need homes for regular working families



4. Agricultural land/open space.

Which phrase/word best applies?

0% Keep people and development away

77% Preserve and protect it

23% Good development potential

Write-In Comments:

- Don't restrict lot size to reduce fragmentation
- Steer development away from farmland and open space
- Good development potential, but with limitations



5. Public water and sewer facilities.

Which phrase/word best applies?

24% Promotes development

45% Expensive

31% Protects groundwater quality

Write-In Comments:

- Unnecessary
- Needed for business
- Will cause tax increases



6. Offices/Light Industry.

Which phrase/word best applies?

61% Jobs and tax base

22% Undermines rural character

17% Keep out - we are a bedroom community

Write-In Comments:

- Depends on the location
- Okay on Lansing Road
- Small-scale
- Restrict size and location



7. Mixed-use commercial design.

Which phrase/word best applies?

12% Attractive alternative to strip commercial

25% Possibly appropriate in Shaftsbury

37% Belongs in Laingsburg or Perry

Write-In Comments:

- Too large of a scale
- Shaftsbury needs sidewalks
- Small scale
- No need for this

8. Senior housing.



Which phrase/word best applies?

- 30% We need options like this
- 61% Okay, but only at a small scale
- 9% Does not belong here

Write-In Comments:

- We do not have public transportation
- Need grocery and drug stores, too

9. Residential wind energy.



Which phrase/word best applies?

- 12.5% Smart and timely
- 75% Allow, but regulate to protect neighbors
- 12.5% Ugly and annoying

10. Traditional neighborhood.



Which phrase/word best applies?

- 42% Small lots are good for young people and seniors
- 27% Efficient use of land
- 31% Too urban for our Township

Write-In Comments:

- Okay in designated areas
- Okay in Shaftsbury area
- Keep in and renovate existing cities; don't build on greenfields

Visioning Exercise

The primary visioning activity was listing and ranking opportunities and threats to managing growth in Woodhull Township. Participants were asked to spend a few minutes envisioning the “ideal” Woodhull Township and listing the opportunities and the threats to that vision; and then rank the top three of each. Opportunities are ideas that would help achieve growth goals, and can include general strengths; while threats are ideas that would hinder desirable goals for growth.

Following the land use images survey, participants were asked to divide into two groups to identify opportunities and threats to their ideal vision of Woodhull Township. Participants initially listed opportunities and threats individually on a form provided by the Township, and then compiled one group list of opportunities and one group list of threats. Once the group lists were complete, participants used colored dots to indicate which opportunities and threats were the most important. The dots were assigned a point value by facilitators; blue dots were the top priority and represented 3 points, while red and green dots were the second and third priorities and respectively, were assigned point values of 2 and 1. Participants were given two dots of each color, so that they could rank their top

three priorities on both lists. Following the ranking process, the facilitators tabulated the votes. Following is a summary of the results, including the top three opportunities and threats highlighted as identified by the two groups comprised of approximately 25 cumulative participants.

Opportunities

	Points	
Group 1	24	Develop a downtown in Shaftsborg - village feel
	10	Attract offices, light industry and commercial - makes it convenient for residents
	10	Add bike paths on new resurfacing projects
	8	County ordinance needs enforcing - (e.g. blight ordinance)
	7	Maintain rural character
	5	Change Shiawassee County lot area regulations
	5	Preserve natural areas
	5	Reduce speed limits
	4	Local farmers market
	4	Protect agricultural land
	3	Pave Oakes Road
	3	Recycling center (curbside?)
	3	Improve township website
	2	Regulate development
	2	Senior center
	2	Youth center/activities
	1	More parks & develop them
Group 2	20	Clean-up Shaftsborg / nicer buildings
	12	Preservation of natural features/amenities
		*embrace unique features
		*framework for protection
		*Looking Glass River
	10	Develop I-96 interchange - village type feel
	5	More involvement from community
	5	Bike lanes: Milton/Lovejoy, Woodbury, Bath, Shaftsborg, Corcoran Roads
	4	Professional offices in Shaftsborg/small businesses
	4	Shaftsborg streetscape enhancements/create a downtown destination
	4	Shaftsborg sidewalk improvements
	3	Serving seniors: housing, services, senior center
	3	Advertise Township park/promote Rose Lake area
	2	Plan neighborhoods around lakes
	0	Design guidelines
	0	Trail

Threats

	Points	
Group 1	26	Lack of infrastructure to promote growth
	18	Lack of jobs/things to do for young people
	18	Lack of enforcement
	7	Invasive species
	6	Illogical zoning
	5	Lack of communication with public
	0	Population becomes too dense
	0	Aging population
Group 2	23	County zoning too restrictive - lot size maximum, permitting process
	18	County zoning enforcement not consistent
	9	Slow growth/lack of growing tax base
	5	Lack of community participation
	5	Invasive species - plant life
	4	Higher taxes/maintenance of improvements
	2	Lack of identity
	2	Lack of funding for road upkeep
	2	Potential loss of school
	1	Lack of public water and sewer in Shaftsbury
	0	Closing of post office
	0	Encroachment of Meridian Twp
	0	Adult businesses/medical marijuana

1997 Survey

The previous Master Plan for Woodhull Township was originally adopted in 1998 and updated in 2004. The process to prepare the 1998 document included a community opinion survey disseminated in October 1997. The survey form was mailed to all households in the Township and included broad questions about government services and the future of the community. Many of the questions were very targeted and are not easily compared with the more generalized land use questions of the 2012 survey. Although the 1997 survey is older, it may still be reviewed and contemplated. The most prevalent opinions on land use stemming from the 1997 survey include avoiding strict zoning controls on home occupations, a preference for no additional business development in the Township, directing commercial development to Shaftsbury, and support for protecting rural character.

Summary of Priorities

It is apparent from the results of the 2012 community opinion survey, and both the land use images survey conducted during the community visioning workshop and the visioning exercise and ranking, that several recurrent themes or priorities have emerged. The subsequent chapters of the Master Plan, which present the policy elements of the Plan, are based on this public input and these recurrent priorities. The following sentiments appeared to be the most broadly held and agreed upon during public input:

- **Rural Character.** As the number one reason why people have chosen to reside in Woodhull Township according to the survey, “rural setting” or rural

character will be a feature of the Township that the Plan perpetuates. Citizens also indicated a preference to direct new development, to the extent possible, toward existing development, which also helps to maintain rural character by avoiding leapfrog or unplanned development in outlying areas. This concept of concentrating development to preserve open space elsewhere was supported by 77.8% of survey respondents. Consequently, where the future land use plan is encouraging changes in land use or where the future land use plan will facilitate new development, development should be positioned as logical extensions of existing development.

Rural character can be an elusive concept to grasp or define, as it is often a personal perception unique to each individual, but citizens agree that the character of Woodhull Township should be maintained. The Township is set apart by its wide open spaces, hilly topography, water features and quality homes. Residents want Township leaders and policy makers to continue this character into the future through proper planning.

Additionally, during the master planning process, Woodhull Township citizens conducted an online survey to complement the other community engagement opportunities. One of the questions in that survey asked respondents to define rural character and to identify features and characteristics of Woodhull Township that should be preserved. Citizens categorized the input into four themes: natural beauty features, scenic elements, functional characteristics, and rural quality of life. Following are the results:

Natural Beauty Features: hilly topography, water bodies, trees and forests, wildlife, wetlands, and native vegetation

Scenic Elements: farmland; farm structures, such as barns, silos and farmhouses; open fields and woodlots interspersed with homesteads; interspersed tree-canopied roads; houses set well-apart by open space or natural features; assorted housing styles and designs; diversity of residential lot sizes and densities; and various setback distances

Functional Characteristics: low traffic volumes; small local government; no water/sewer bills; historic pattern of slow, steady, low-density growth; appeal of country living; family-owned farms; and private ownership of land

Rural Quality of Life: quiet; privacy; dark night skies; feeling of safety; sounds of nature; sights, sounds and smells of farm animals and farm operations; enough property to enjoy traditional rural lifestyle and nature activities on one's own land, including managing woodlots, harvesting firewood, vegetable gardening, recreational trails and ponds, hunting, and fishing

- **Bicycle Lanes.** Throughout the process, citizens expressed that bicycle lanes are needed along certain segments of roadway in Woodhull Township, to expand mobility options, enhance recreational opportunity, and to offer a safer option for bicyclists already using the roads. Over 80% of survey respondents identified bicycle lanes as the top recreational opportunity and over 71% stated that bicycle lanes are needed on some major roads, while a plurality of workshop participants recognized bicycle lanes as an amenity.

Interestingly, “bike/walking trails” also received the most votes in a question pertaining to recreation in the survey form completed as part of the 1998 master planning process. Accordingly, the Plan should include policies and strategies in support of bicycle lanes and similar features.

- **The Future of Shaftsbury.** Although most survey respondents had no opinion on the future of Shaftsbury, of those who had an opinion or thought it should change, the plurality identified a traditional, mixed-use “main street” as the most important need. Moreover, during the visioning workshop, the top opportunity in one of the breakout groups was to develop a downtown Shaftsbury with a “village feel” while the other breakout group identified cleaning up Shaftsbury and promoting “nicer buildings” in Shaftsbury as the top opportunity. Township residents had similar responses in the survey that was part of the 1998 master planning process, where respondents identified the Shaftsbury area as the most appropriate for commercial development. The Plan should therefore include policies which define the preferred future of Shaftsbury and strategies that would help improve the area.

CHAPTER 4. GUIDING PRINCIPLES

This Master Plan is intended to be used as a guide for residents, landowners, decision-makers and elected and appointed officials to assist in planning for the community. As such, this Plan is predicated on several guiding principles, which indicate the Township's preferred direction. The guiding principles are the result of community input and form the policy foundation of the Plan. The future land use framework and the implementation schedule are predicated on the guiding principles.

Farmland and Open Space Preservation

A defining element of Woodhull Township is the rolling hills and vast open spaces. An objective of this Master Plan is to encourage the preservation of the open space that helps to define the community and to encourage the continuation of agricultural activities. Farmland and open space preservation are important to maintain the character and quality of life in the Township.

The Michigan Department of Agriculture's Farmland and Open Space Preservation Program includes several instruments that the Township can help to promote. The program also authorizes local governments to participate in several methods to encourage the continuance of agricultural operations. Following are tools that should be endorsed and advertised by the Township, to the extent possible. Note that these programs are voluntary and that there are many ways to maintain open space and farmland, but the following list is intended as a place of beginning for the Township. The Township should work to promote and encourage the following:



This excerpt from a map in the County Master Plan illustrates planned agricultural preservation areas in yellow. The white area denotes non-preservation or potential development area. The bulk of land in the Township is called out for preservation in the County's Plan.

- A. Farmland Development Rights Agreements. This is a temporary, voluntary restriction on the land between the property owner and the State; which protects the agricultural use of the land in return for tax benefits and special assessment exemptions. This tool is commonly known as P.A. 116.
- B. Purchase of Development Rights. This is a permanent, voluntary restriction on the land between the property owner and the State that preserves the land for farming in exchange for a cash payment. This State program is currently not funded, but may be in the future.
- C. Local Open Space Easement. These are also voluntary and temporary, but represent an agreement between the landowner and the Township; where certain tax benefits and exemptions from various assessments are made possible.
- D. Conservation Easement Donation. Conservation Easement Donations are permanent restrictions voluntarily entered into by the landowner between the same and the State; preserving the land for either farmland or open space.
- E. Designated Open Space Easement. This is a temporary, voluntary restriction on the land between the property owner and the State; which maintains the land as open space in return for tax benefits and special assessment exemptions.

- F. **Transfer of Development Rights.** A transfer of development rights program would identify “sending zones” or areas to be preserved – such as agricultural lands and sensitive environmental areas – and “receiving zones” or planned development areas. The sending zones are areas where farmland and open space preservation is most important and the receiving zones are areas where development is appropriate, and these zones may overlie adjacent municipalities. A program would permit a landowner to dissolve development rights from a property in a sending zone, and sell the rights to someone seeking to increase density in a development in a receiving zone.

Legal authority to establish a transfer of development rights program is unclear, as State enabling legislation has not been enacted. Township leaders may work with legislators to craft such legislation to promote transfer of development rights as an effective and viable means to preserve open space and farmland. As the community explores the possibility of creating a program, procedures and regulations that govern the transfer of rights should be aligned to meet local objectives.

Natural Resources and Sustainability

The Woodhull community is committed to plan for sustainability and the protection of natural resources. The community is distinctively positioned amidst significant water features and other resources and it is recognized that proactive planning is necessary to ensure the continued viability of these features and resources. In addition to the principles noted below, the community supports continued efforts to help protect the vital natural resources by directing development to areas of minimum sensitivity.



Parking lot rain gardens are a sustainable approach to managing stormwater runoff.

The community supports continued efforts to help protect the vital natural resources by directing development to areas of minimum sensitivity.

A review of the County ordinances regulating the built environment should be conducted to identify provisions that result in inefficient site design and development. Depending on context, excessive parking standards, limitations on locating alternative energy such as solar panels or local wind generators, and excessive or unjustified lot area or buffering requirements can contribute to inefficient forms of development. Inefficient forms of development can result in excessive stormwater runoff that can pollute the community’s prized water resources, including the Looking Glass River and the small inland lakes which many residents live near. Additionally, a lack of provisions preventing tree clear-cutting and scenic road protection can result in built patterns that erode rural character and that can be harmful to the environment. Other approaches may also be taken to foster “green” development in the private sector through zoning and other incentives. Desired features include porous pavement, green roofs, and localized alternative energy infrastructure as appropriate and to help protect the area’s water features.

A stormwater ordinance detailing acceptable techniques for handling runoff and establishing discharge limitations should be contemplated. Such an ordinance would be generally consistent with the County’s applicable requirements, but would include best management practices and encourage sustainable features such as rain gardens.

Rural Character

New development should continue and perpetuate the Township's rural character.

In addition to preserving farmland, open space and natural features, maintaining the Township's rural character is a priority. Elements identified by citizens as defining rural character and noted in Chapter 3 are viewed as contributing to the quality of the community. Accordingly, this Master Plan supports consideration of natural features, topography, viewsheds, housing design and placement, and other elements as development is proposed. To the extent possible, design guidelines should be applied which seek to ensure that new development continues and perpetuates the Township's rural character. Where feasible, structures should be placed along tree lines and wooded field edges rather than in open fields. New residential development should be screened with native vegetation and trees. A variety of architectural styles are encouraged, while look-alike houses are discouraged. Development should include open space and natural features should be left untouched.

Safe Streets and Bicycle Lanes



Safe streets are thoroughfares that are planned, designed and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another.

This Plan supports safe streets principles and this section of the Master Plan is intended to respond to the needs of all legal users of the public rights-of-way. Safe streets are thoroughfares that are planned, designed and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. Users in Woodhull Township primarily include pedestrians, bicyclists, motorists, users of assistive devices, and truck-drivers. Safe streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility equity and enhanced quality of life through increased modal choices and more inviting streets.

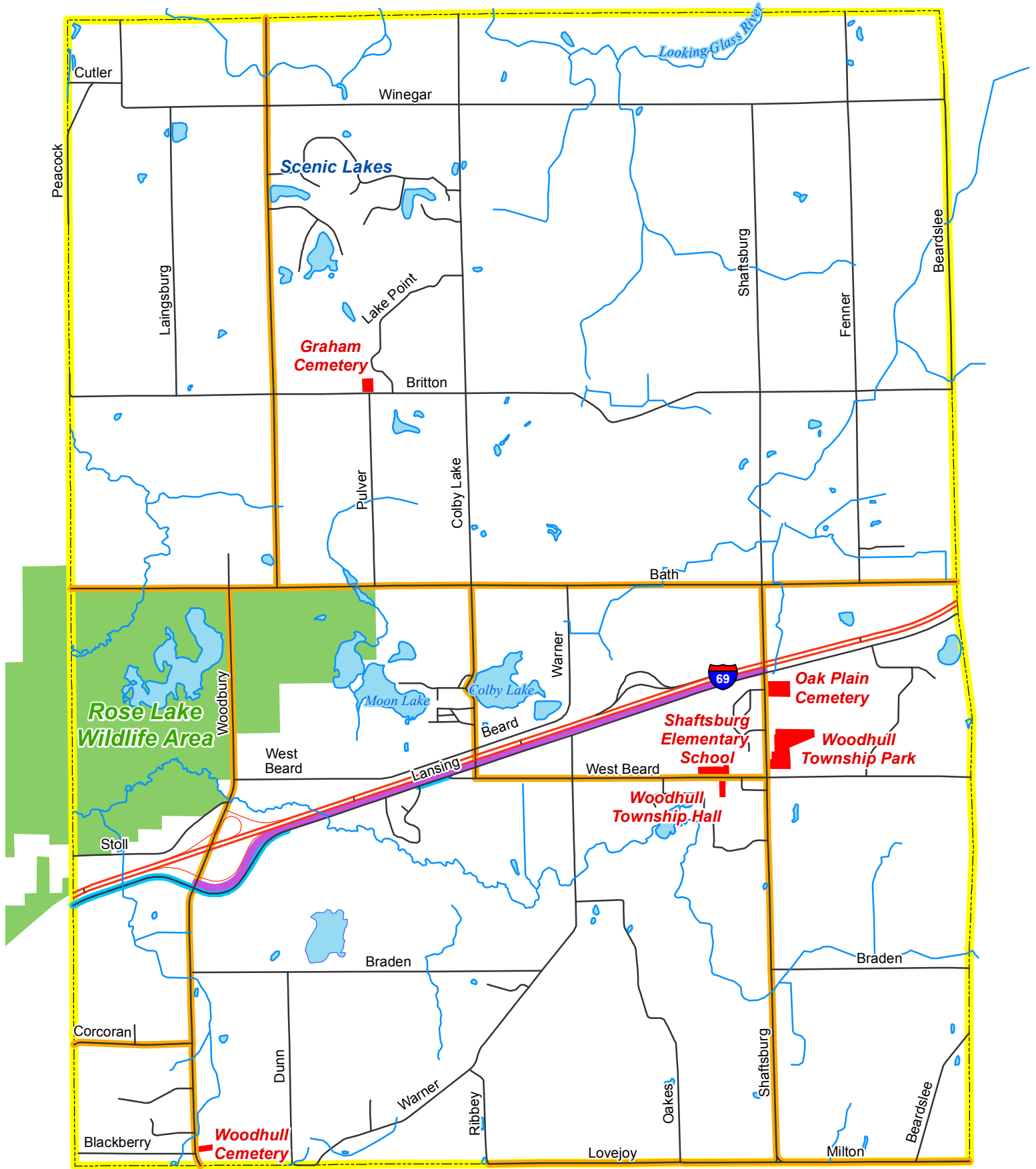
One motivation to embrace these principles is that Michigan law encourages the Michigan Department of Transportation to give additional consideration to enhancement and other grant applicants with such policies. The Michigan Planning Enabling Act has also been amended to stipulate that transportation improvements be respectful of the surrounding context, further promoting more equitable and attractive streets.

Elements such as bicycle lanes may be feasible in many locations and have been recognized by the public as a community need.

Woodhull Township is a rural community and many types of non-motorized infrastructure improvements would not be meaningful here. Nevertheless, elements such as bicycle lanes ~~are~~ may be feasible in several locations and have been recognized by the public as a community need. Other features may be appropriate in the more developed areas of the Township or along a major road where bicycle or other non-motorized traffic is routinely evident. Map 9 includes a conceptual framework for such infrastructure in the Township, as well as potential trailways, which are discussed in Chapter 6.

The community's objective will be to work jointly with surrounding communities to enhance transportation corridors for people of all abilities through the development of a non-motorized network. Suggested design elements may include sidewalks in certain locations; pedestrian signals and signage; bike lanes; local and regional multi-use trails; and other features.

Some features may be accomplished through simple road restriping and the addition of signage. Other projects may be more involved and may only be practicable when coordinated with relatively major roadway improvements. The Township should cooperatively work with neighboring communities, the Shiawassee County Road Commission, MDOT, and other pertinent agencies in implementation of this policy.



Woodhull Township Master Plan

Shiawassee County, Michigan

Map 9. Non-Motorized Concept Plan

Legend

- Proposed Bike Lanes
- Existing Wide Shoulder
- Potential Trail in MDOT Right-of-Way
- Community Facilities
- Rose Lake Wildlife Area



1 inch = 3,500 feet

0 875 1,750 3,500 Feet

Williams & Works

Data Source: Michigan CGI
Parcel information has been approximated.

Revitalization of Shaftsburg

Continued revitalization efforts should strengthen and help provide an identity for Shaftsburg. Fires and demolition over the years have depleted the “downtown” appearance of the community and its locational attributes may be a challenge.

Continued revitalization efforts should strengthen and help provide an identity for Shaftsburg.

Nevertheless, this Master Plan promotes a long-term vision for the renewal of the community. Shaftsburg should function as the town center for Woodhull Township, and be the civic, cultural, and educational center of the rural



The Woodhull Township Hall is a civic institution in Shaftsburg.

community which surrounds it. Shaftsburg should be a focal point of the community, retaining its small-town and small-scale character while bolstering itself with a new village-like pattern of development. In order for Shaftsburg to be an attractive and vibrant destination meeting the service needs of residents and others, a healthy but small-scale mix of land uses is necessary. Additionally, these new land uses should be formed into a walkable pattern which complements the community’s history and character.

Placemaking may be one tool to help revitalize Shaftsburg. Placemaking is an interrelated process that results in high-quality, distinctive and attractive physical spaces reflecting the needs and ideals of those who use them. Long-term, amenities to contemplate include a couple of small yet high-quality public open spaces placed to accommodate casual use and formal events. These spaces can be supported with benches, bicycle racks, and other non-motorized amenities. Streets should be



This Plan supports a small-scale mix of land uses, formed into a walkable community to complement and strengthen the character of Shaftsburg.

walkable and should provide connections. Non-residential buildings should be built adjacent to the sidewalk and supported with street trees. Parking in the small village should be convenient, but not dominant; with parking placed behind buildings on a shared-use system. Preparing a streetscape plan for the community can help to guide the planning and decision-making process in connection with future improvements. Moreover, a review of the County Zoning Ordinance should be conducted to determine whether current zoning regulations impede the vision for Shaftsburg. A list of suggested considerations in this regard is included in Chapter 6.

CHAPTER 5. FUTURE LAND USE AND ZONING PLAN

This section of the Master Plan builds upon the guiding principles and translates the Township's vision into a future land use plan for physical development. In addition, a zoning plan is provided, which relates the future land use categories to the current zoning districts of the Township, as required by the Michigan Planning Enabling Act.

Planning is guiding land uses from a policy standpoint, while zoning is the act of regulating the use of these lands by ordinance or law. The future land use map, Map 10, and the supporting narrative below, is meant to be a guide for the Township as it contemplates rezoning and development applications. Map 10 is not a zoning map; but it will guide rezoning decisions.

Map 10
establishes a
general blueprint
of land uses.

The timing of particular uses is dependent on a number of factors, including availability of necessary infrastructure, effect on public services, environmental characteristics, and the demand for the use as determined by market forces. Map 10 establishes a general blueprint of land use to foster efficient growth patterns that preserve the community's cherished rural character, while encouraging certain types of development in specific, identified areas.

Future Land Use

The following narrative supports, and is meant to be used in conjunction with, Map 10.

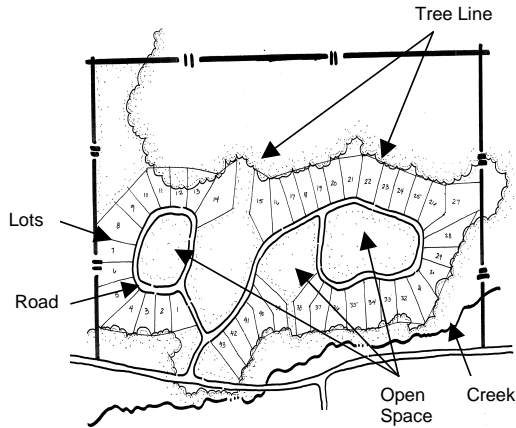
Agricultural / Rural Residential

Agricultural operations are a primary land use in the Township. The public input exercises revealed that these operations are viewed positively, as farms establish a strong rural character and help to define the community. It is well documented that farms and non-farm uses can conflict with each other, for a variety of reasons. It is further recognized that non-farm development in transitional agricultural areas tends to have a domino effect, undermining the economies of scale in agricultural production that is afforded with relative size and contiguity of highly productive or unique soil classifications. Land use decisions in the Agricultural / Rural Residential areas should be mindful of these considerations. The Agricultural / Rural Residential land use designation is meant to accommodate farming activities and agricultural support services and to recognize the desire of residents to maintain the Township's farmland and rural character.

In addition, this designation is intended to address the desire of many for low-density, single-family homes in rural environments that provide the opportunity for small-scale or hobby agricultural activities. These areas will likely remain dominated by scattered land divisions and pockets of farmland and natural areas. The Agricultural / Rural Residential designation is meant to accommodate country living, while also protecting the features that characterize that development form.

Low Density Residential

The Low Density Residential land use designation has been crafted in recognition of existing development patterns and the probable future demand for family-oriented, single-family neighborhoods. New development in these areas should be designed as open space communities, with clusters of single-family lots gathered around large expanses of green space. Additionally, new development should provide an internal walking trail or sidewalk system to promote pedestrian safety, walkability and interconnection between neighboring developments. Low Density Residential areas will be located adjacent to existing development.



Low Density Residential uses will be designed to protect the site's woodlands and significant natural features to help preserve rural character, even as any development occurs.

Single-family, open space communities are encouraged. Open space communities will utilize densities similar to that ordinarily permitted, but with preserved open space amounting to at least 20% to 30% of the development site. Landscape buffers will filter the view into development sites from major roads and other open space should be positioned so as to maintain rural views and protect the most significant natural features of the site. The character of these neighborhoods will be enhanced with pedestrian facilities and street trees.

Medium Density Residential

A primary goal of the Medium Density Residential future land use designation is the preservation of the Township's rural character by promoting high-quality and aesthetic forms of development that increase density while creating a very attractive living environment for residents. This designation's primary purpose is to offer the potential for residential living options for a variety of age and income levels. In addition, these areas are intended to serve as receptors for senior living environments and care services. The Medium Density Residential areas are located to be a part of a broader walkable framework in close proximity to neighborhood services with small-scale design, all contributing to the character of the community.

The higher density of this designation, however, should not have a negative impact on stormwater flow, natural features, local infrastructure and surrounding property. Moreover, the Township is not served with public water and sanitary sewer infrastructure and consequently, large areas or concentrations of this higher density designation are not appropriate and therefore have not been planned.

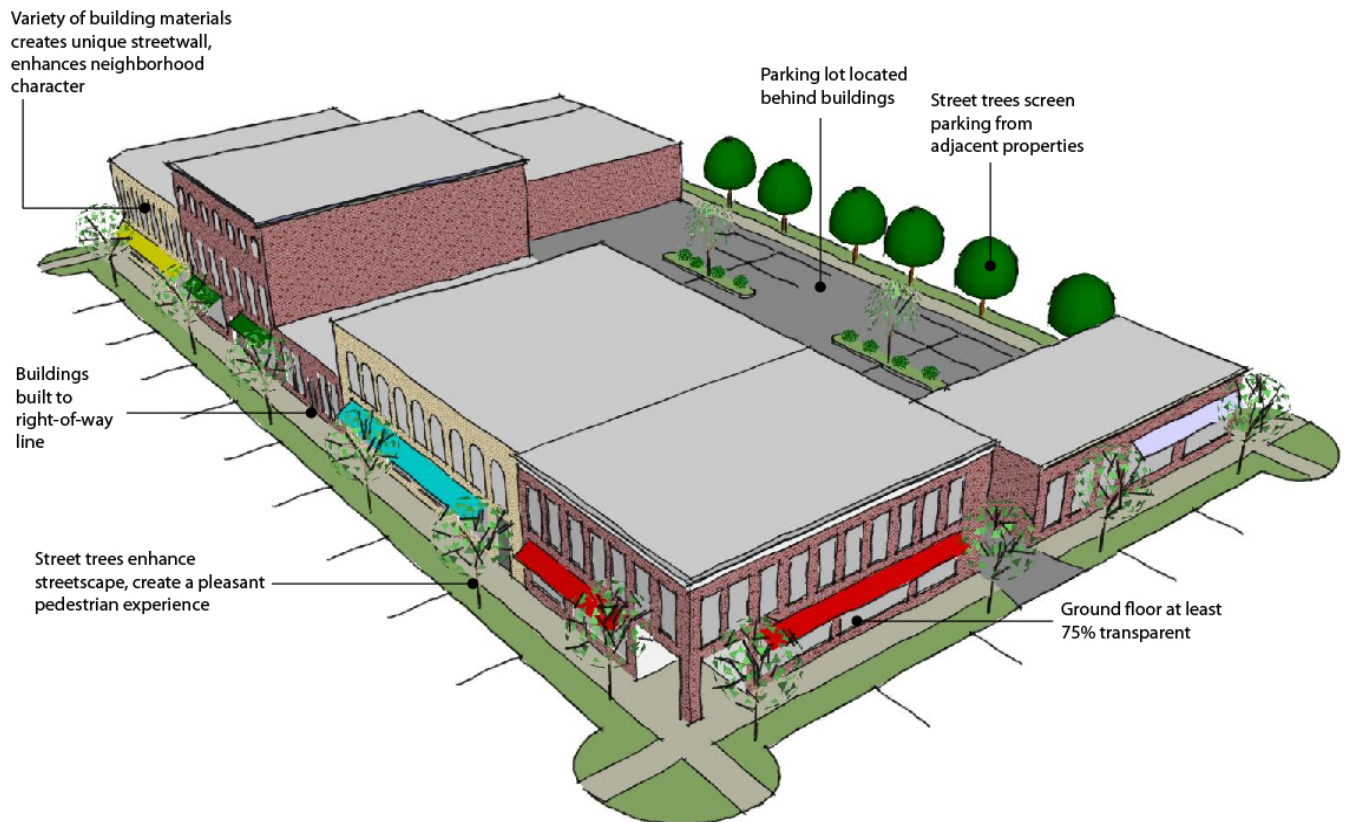
Shaftsborg

The Shaftsborg future land use designation is intended to support Shaftsborg as a small-scale, walkable village center. The designation is meant to perpetuate the character and rhythm of the community and strengthen its status as the small "downtown" of Woodhull Township. Shaftsborg is home to churches, a school, the Township offices, the local fire department, several small businesses and a variety of single-family and multi-family residential uses. To establish Shaftsborg as the community's focal point, this Plan envisions the expansion of uses within the designation to enhance Shaftsborg as a desirable "gathering place" or "destination"

for residents and even visitors. Public uses, such as a farmer's market, community garden or event pavilion, are encouraged and will help to define a sense of community.

Other uses are contemplated that replicate the size, scale, character and period of the early 20th Century, similar to some of the existing homes in the core of Shaftsbury. A mix of uses is encouraged at the primary intersection and in some instances, this Plan envisions mixed-use buildings. However, intense development is not likely because the community lacks the necessary infrastructure and land uses should therefore respect and complement the small-town feel of the village. Surrounding the mixed-use intersection, land uses should remain primarily residential in nature.

The graphic illustrates the long-term vision for the core of Shaftsbury as a small-scale, mixed-use village center and highlights a few design guidelines that should be implemented under this Plan.



Commercial

The Commercial future land use designation is designed to accommodate establishments that offer goods and services to residents and visitors. Desired uses include retail, personal service establishments, restaurants, financial institutions, professional offices and similar uses. The Commercial area has been planned around the Woodbury Road interchange with I-69 to take advantage of traffic;

however, because there are no utilities in the area and because this Plan is premised on the maintenance of rural character, large-scale commercial uses are discouraged.

In other areas of the Township, some scattered, small-scale commercial uses may exist, but operate congruously with surrounding agricultural or residential uses and consequently have not been included in this Commercial future land use designation. Nevertheless, they may continue to function.

The Commercial future land use designation represents the desire to enhance retailing services and conveniences for residents, while providing for expansion of the local tax base in an area experiencing relatively high traffic counts for the Township. The limited expansion of the designation over what currently exists is predicated on the fact that the interchange is partly confined by wetlands, and that the public has indicated that development should be small-scale in nature. In addition, the Township does not wish to provide excessive opportunities for competing suburban commercial developments with respect to Shaftsbury's village center concept.

Architectural details are paramount in the Commercial areas. New development should be designed to reflect Woodhull's small-town character. Establishments should be designed to deviate from conventional corporate architecture to maintain Woodhull's unique pastoral quality. Building facades should be constructed of high quality elements where possible, such as stone, brick, wood or other natural materials. Meaningful pedestrian circulation patterns, ground-mounted signage, and efficient site illumination respectful of Woodhull's night skies are encouraged. Enhanced landscaping standards are needed to ensure proper buffering and attractive, welcoming facilities.

In addition, large expanses of parking should be avoided, and most parking should be placed to the side or rear of buildings. Site access should be coordinated with neighboring properties to minimize traffic conflict points and to foster safe vehicular movements. This may be accomplished with shared access and service drives and by requiring relatively large distances between street intersections and commercial driveways.

Natural Feature Preservation / Community Facilities

This land use designation seeks to provide continued recreational opportunities for Township residents and visitors. The Natural Feature Preservation / Community Facilities future land use designation also reflects the Township's desire to protect both the Upper Branch and the South Branch of the Looking Glass River and encompasses the Rose Lake Wildlife Area. It also includes community facilities, such as cemeteries, Shaftsbury Elementary School, Woodhull Township Park and the Township Hall.

Zoning Plan

Woodhull Township falls under County zoning and has not prepared and implemented its own independent zoning regulations. The Shiawassee County Zoning Ordinance therefore governs development and land use activity in the Township. However, the Township has traditionally issued recommendations to the County Planning Commission on matters concerning land use in Woodhull Township.

The Michigan Planning Enabling Act requires that Master Plans include a zoning plan relating the future land use categories to the zoning districts in the Township.

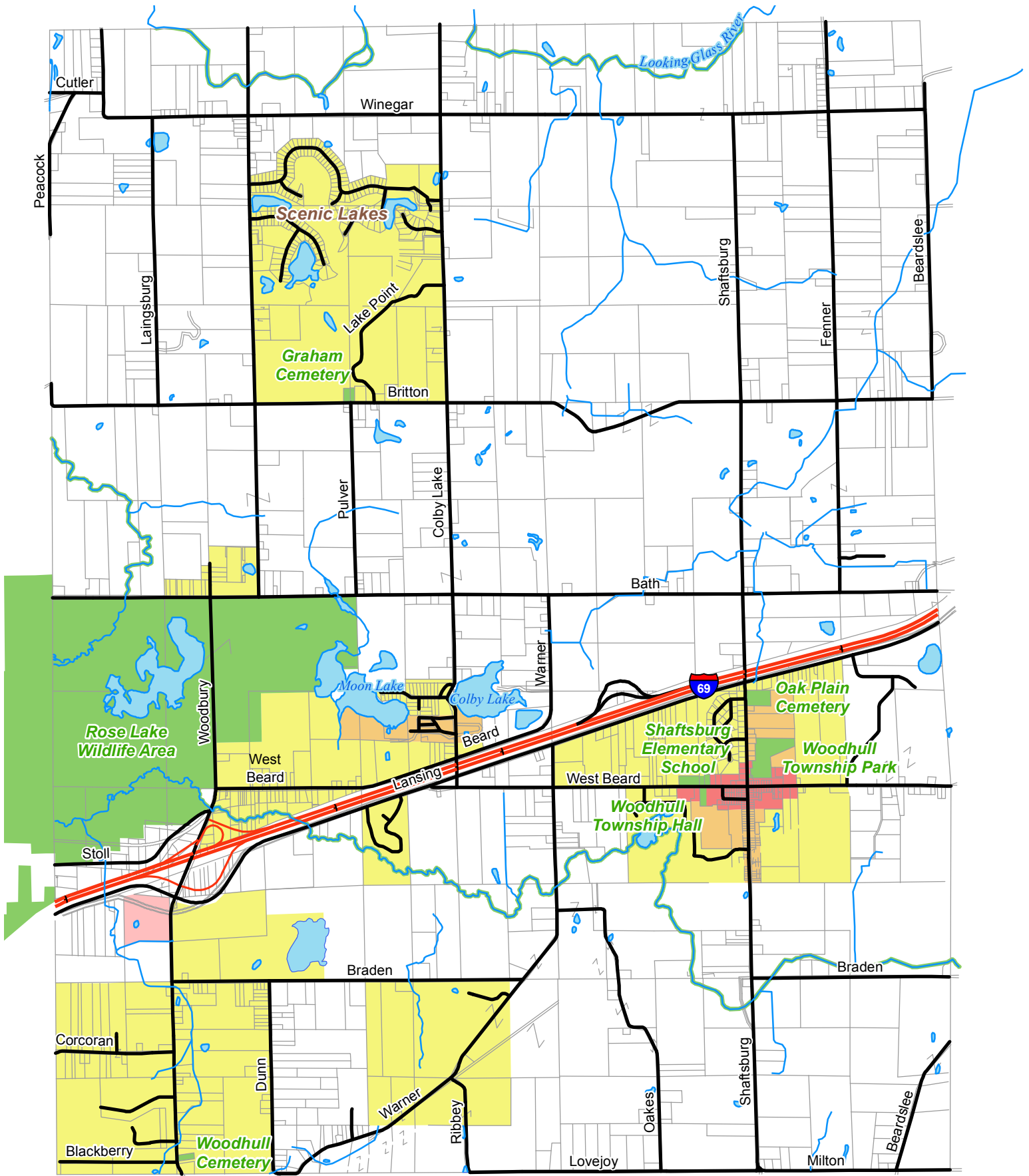
Section 33, (2), (d), of the Michigan Planning Enabling Act requires that Master Plans adopted after September 1, 2008 include a zoning plan to explain how the future land use categories in the Plan relate to the zoning districts applicable in the Township. The following table relates the more general future land use categories on Map 10 with the zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Township consistent with this Plan.

In considering a request to rezone property in Woodhull Township, the Township must consider the future land use map and the future land use descriptive narrative of this Plan in making their recommendation to the County. The succeeding table should be used to evaluate the degree to which the proposed rezoning is, or may be, consistent with this Plan together with an evaluation of the specific request. The proposed rezoning decision shall also consider whether the proposed site may be reasonably used as it is currently zoned, whether the proposed site is an appropriate location for any and all of the land uses that might be permitted within the requested zoning district, whether there may be other locations in the community that are better suited to accommodate such uses and any potential detrimental impact on the surrounding property that could result from the proposed rezoning.

In all cases, this zoning plan should be applied as a guideline for the Township Planning Commission subject to the appropriate application of the discretionary authority permitted to the Township Planning Commission, Township Board, and the County Planning Commission and Board of Commissioners by statute, case law and good planning practice. Nothing in this zoning plan will preclude the Township Planning Commission and Township Board from considering amendments to this Plan to better serve the public interests of the community.

Table 5. Zoning Plan

Future Land Use Categories	Supporting and Compatible Zoning Districts	Additional Potentially Compatible Zoning Districts	Evaluation Factors and Features to Determine Eligibility for Additional Potentially Compatible Zoning Districts
Agricultural / Rural Residential	A-2, Agricultural Production / Rural Residential	N/A	
Low Density Residential	Develop new district	The intent is to accommodate open space development. The Low Density Residential designation generally reflects land historically zoned R-1A and R-1B or contemplated for such zoning in earlier plans. However, these districts and other applicable mechanisms in the County Zoning Ordinance do not support open space development. Consequently, the R-1A and R-1B districts may be deemed appropriate if development meets the objectives of the Low Density Residential designation or a new district can be developed.	
Medium Density Residential	R-1A, One-Family Rural Residential	R-1D, Two-Family Residential	If water and sewer requirements are met and if new development includes open space and pedestrian amenities and is formed into a walkable community; and if adjacent to land already zoned R-1D.
	R-1B, One-Family Low-Density Residential	R-T, Mobile Home Development	If water and sewer requirements are met and if new development includes open space and pedestrian amenities and is formed into a walkable community; and if adjacent to land already zoned R-T.
Shaftsbury	Develop new district	The core of Shaftsbury is currently zoned B-1, but that zoning district does not implement many of the site configuration, design or land use guidelines promoted by this Plan. The B-1 district should therefore be amended or a new zoning district should be developed. If neither is achieved, the B-1 district may be deemed appropriate as the supporting and compatible district if the development meets objectives of the Shaftsbury future land use designation.	
Commercial	B-1, Neighborhood Commercial	B-2, General Business	If water and sewer requirements are met and if new development is small-scale, is designed to reflect rural character, and utilizes proper circulation patterns.
Natural Feature Preservation / Community Facilities	This designation is intended as an overlay to reflect public and sensitive lands	The intent is that sensitive natural lands be protected from the encroachment of development and that public lands remain in public use; however, if land were to become developed for other purposes, it should meet the requirements of the predominant zoning district surrounding the subject site. Alternatively, a new zoning district may be developed.	



Woodhull Township Master Plan Shiawassee County, Michigan

Map 10. Future Land Use

Legend

- Agricultural/Rural Residential
- Low Density Residential
- Medium Density Residential
- Shaftsbury
- Commercial
- Natural Feature Preservation/Community Facilities



1 inch = 3,500 feet

0 875 1,750 3,500
Feet

Williams & Works

Data Source: Michigan CGI
Parcel information has been approximated.

CHAPTER 6. IMPLEMENTATION

This Implementation Summary provides an overview of the strategies that will help the Township achieve the policies, principles, and future land use objectives of the Master Plan, as well as address some of the thoughts expressed in citizen input exercises.

Primary responsibility for implementing the Plan rests with the Woodhull Township Board and Planning Commission. The Plan can be implemented through ordinances and administrative procedures and other policy frameworks. This section describes the most important steps to take in implementing this Plan and should be used in conjunction with the Guiding Principles in Chapter 4 as well as the future land use framework presented in Chapter 5.

Many of the ideas presented in this Plan will be long-term in nature and in many instances, entities in addition to the Woodhull Township Board, Planning Commission and staff will need to cooperate in order to fully implement this Plan. In other instances, the Township's role is that of facilitator or administrator. Several of the approaches outlined below will require significant investment. While a few of the recommendations conceived during the planning process are challenging and ambitious, they will be feasible with the commitment of the Township, property owners and regional entities.

Engage Township Citizens

Woodhull Township would benefit from an enhanced communication process between Township leadership and citizens that enriches a sense of community and educates on planning matters. To improve transparency and communications, the Township should look to improve both the design and visibility of its website so that it is quickly accessible to residents during a basic web search. This would be a relatively inexpensive task to undertake and may be accomplished by acquiring a domain name and designing the site in a way that maximizes search engine visibility. The site could be used to keep residents updated on Township business and to promote Woodhull Township as a great place to live, work and play. Moreover, the Township could utilize social media (e.g. Facebook), email and enhanced or more frequent newsletters to promote itself and regularly communicate with residents.

Implement Guiding Principles

The Guiding Principles, listed in Chapter 4, form the policy foundation of the Master Plan and describe five key implementation challenges for the Township. The Guiding Principles have been gleaned from citizen input and may be viewed as the most helpful strategies necessary to support the direction of the Plan. Following is a summary taken from Chapter 4:

- **Farmland and Open Space Preservation.** The preservation of farmland and open space is important to maintain the character and quality of life in the Township. The Township should support the preservation of farmland and open space by promoting and encouraging use of the Michigan Department of Agriculture’s Farmland and Open Space Preservation Program, which includes a set of voluntary programs designed to assist landowners.
- **Natural Resources and Sustainability.** County ordinances impacting the built environment should be audited to identify regulations that can result in unsustainable or inefficient development. The Township should work with the County and other regional entities in promoting low-impact development techniques.
- **Rural Character.** The Plan encourages consideration of natural features, topography, viewsheds, housing design and placement, and other elements as development is proposed, to preserve the Township’s rural character. To the extent possible, design guidelines should be applied which seek to ensure that new development continues and perpetuates that character. Where feasible, structures should be placed along tree lines and wooded field edges rather than in open fields. New residential development should be screened with native vegetation and trees. A variety of architectural styles are encouraged, while look-alike houses are discouraged. Development should include open space and natural features should be left untouched.
- **Safe Streets and Bicycle Lanes.** In addition to the trail discussion on a succeeding page, the Master Plan supports safe streets and bicycle lanes. The Township should initiate discussions with the Michigan Department of Transportation on funding options, as well as work with the County Road Commission and other agencies in securing bicycle lanes and other non-motorized infrastructure as appropriate.
- **Revitalizing Shaftsbury.** The Township should look for ways to strengthen the identity of Shaftsbury and the Township should proceed with a streetscape plan for the small community. The Township may also conduct a market study, perhaps in partnership with an area university, where students could be involved in gathering data and analyzing trends that affect regional business decisions. Information from the market study could be used to establish a realistic sense of the local marketplace and should include recommendations with respect to improving Shaftsbury’s standing in the region to attract desired growth.

Review the County Zoning Ordinance

Woodhull Township is unique in that it falls under Shiawassee County zoning authority. Because the Township has not enacted its own zoning ordinances, it does not have the ability to amend the ordinances that govern land use and development in the community. Nevertheless, Woodhull Township may periodically review the County Zoning Ordinance to identify zoning requirements inconsistent with the policies of the Master Plan, and may recommend changes accordingly.

The Zoning Ordinance will be the primary implementation mechanism to achieve the land use goals of the Plan.

The Zoning Ordinance will be the primary implementation mechanism to achieve the land use goals of the Plan. Other ordinances that influence the physical environment should also be reviewed. The following summarizes a few of the amendments that may need to be contemplated:

- **Zoning Map.** The zoning map may be amended to better support the future land use map. This will occur over time as requests are made by individual property owners and the Township does not anticipate initiating rezoning proceedings with the County.
- **Zoning District Regulations.** The Township may begin discussion with the County on revising some zoning district classifications to better conform to the future land use descriptions summarized in the preceding chapter. The following should be explored:
 1. **Open Space Development.** The ordinance may be modified to permit open space development or residential planned unit developments on land without utilities or creating a new open space district that would allow open space development on lands designated Low Density Residential on the future land use map. Other alternatives, such as revising provisions in Section 4.3.20 pertaining to conservation design development, may also be explored. The purpose of this strategy is to explore and ultimately encourage open space development over conventional development.
 2. **Shaftsbury Design Guidelines.** The core of Shaftsbury currently falls within the B-1 zoning district, but that district does not impel many of the site configurations, design or land use recommendations of the Master Plan and accordingly, it should be reviewed and possibly updated or a new district reflecting the village character described in the future land narrative should be adopted.
 3. **Commercial District Design Guidelines.** The commercial districts within the Township – B-1, Neighborhood Commercial and B-2, General Business – should be reviewed and possibly strengthened with design guidelines that result in development that complements the Township’s rural aesthetic and character.
- **Maximum Lot Area Zoning.** At the community visioning workshop, a concern was discussed concerning density and lot size requirements in the County zoning ordinance. Since 1999, the zoning ordinance has required that for property located in the A2 District, minimum lot size is one acre and maximum lot size is 2.5 acres, unless new lots will exceed 20 acres. This precludes new lots between 2.5 acres and 20 acres; however, lots of 12.5 acres or less at the time the ordinance was adopted in 1999 are exempted from this requirement. Some in the community believe that this is unnecessarily restrictive. The County planning department has initiated discussions on the matter in the past, but it appears that many of the townships in Shiawassee County support the lot size stipulations because they are designed to help prevent farmland and open space fragmentation. Nevertheless, the matter should be discussed with County staff and officials.

The Township Planning Commission should lead the effort to evaluate the County Zoning Ordinance. This is an extensive task with multiple elements that will require careful coordination with the County and the public. Each item brings along a distinctive set of challenges that may require each activity to be addressed independently. Any resulting amendments to ordinances may require the review of the Township's or County's legal counsel and ultimately adoption by the County Board of Commissioners.

Develop Trails

Trails encourage health and wellness, enhance quality of life, and promote a sense of community. Trails can also improve non-motorized system safety and can provide an alternative means of transportation. In addition to bicycle lanes, Map 9 identifies a non-motorized trail route, but other potential routes may also be identified.

Several entities can provide assistance with trail planning and funding. These include the Michigan Trails and Greenways Alliance, the Safe Routes to School Program, the Bikes Belong Coalition, the GLS Region V Planning Commission, Rails-to-Trails, and the County Parks Department. In addition, the Michigan Department of Transportation may provide funding for numerous types of projects that encourage safe, accessible and efficient forms of multi-modal transport, including non-motorized facilities and other improvements related to transportation. Grant programs to investigate include the Transportation Enhancement Program and the Federal Local Safety Program. The two most likely sources to fund trails in Woodhull Township, however, may be the Natural Resources Trust Fund and the Land and Water Conservation Fund, popular Michigan Department of Natural Resources programs. To be eligible to apply for this funding, the Township would need an approved recreation plan.

While most recreation grants will stipulate a minimum required local match, it is possible to be awarded grant dollars from multiple funding sources and often, a community can use the monies leveraged from one source toward the match for another.

Collaborate

The Township may seek ways to collaborate with neighboring communities and Shiawassee County in the delivery of services. This may be a way to save Township resources and supports recent State initiatives to foster more local government collaboration, but it can also improve the level of service to residents. Throughout public input exercises, citizens indicated that County enforcement of blight and other ordinances could be more consistent or thorough. With an apparent reduction in County staff, the Township may seek ways to partner with the County in connection with ordinance administration to help ensure prompt, efficient and consistent enforcement. The Township should also promote the County's

ordinance complaint database to Township residents, and should encourage the County to digitize its zoning map. Additionally, other opportunities to work with neighboring or regional entities will likely present themselves and these should be contemplated.

Adhere to the Future Land Use Plan

The Township should strive to make decisions that are in harmony with the future land use plan. Nevertheless, the policies of this Master Plan should be viewed as flexible, and they should be revised as the character of the community changes over time. The Plan should be reviewed and periodically updated at least once every five years to remain current and to meet statutory provisions. As stated in the description of the Zoning Plan, proposed land uses should be consistent with the future land use designations. However, the Township may determine that a proposed land use would not be consistent with the applicable future land use designation, but would not be incompatible with the underlying policies of the Plan, and would represent a logical extension of land use. It may therefore be a preferred alternative to the Plan, and the Plan may be amended accordingly.

Potential General Phasing Plan

Following is a generalized phasing plan that identifies which priorities are intended to be short-term and which are long-term, covering approximately a five to ten-year period.

Table 6 Phasing Plan	
IMPLEMENTATION ACTION	
Short Term	Discuss citizen outreach and improve communication with residents
	Work with agencies in bicycle lane planning
	Review the County Zoning Ordinance and recommend the most important changes
	Partner with the County in improving ordinance enforcement
	Think of ways to promote farmland and open space programs and implement
	Complete a Shaftsbury streetscape plan and market study
	Work with agencies in trail planning and funding, including preparing a recreation plan
Long Term	Develop bicycle lane and trail network
	Work with the County on additional Zoning Ordinance amendments
	Review county ordinances and recommend changes to promote low-impact development
	Implement Shaftsbury streetscape plan

Conclusion

As indicated in the Introduction to this Master Plan, the purpose of this document is to establish a direction for the future, in terms of physical development and capital investment. The Plan includes background data defining who Woodhull Township is, and it summarizes what is important to Woodhull Township residents. The Plan will be used by the Planning Commission and the Township Board to help guide decisions on development and rezoning applications, as well as quality of life initiatives. The Plan presents a set of policies and recommendations rooted in citizen values and has been prepared in light of the Planning Enabling Act.

This Master Plan may be amended from time to time as needed, but must be reviewed at least once every five years. Accordingly, it will remain applicable in its current form until 2018; at which time, the Township Planning Commission will review it to determine what changes, if any, are necessary to reflect recent trends and conditions. If changes are not deemed necessary at that time, the Planning Commission may simply pass a Resolution stating that fact, which will cause the Master Plan to remain applicable for the next five years.

1. Which best describes your dwelling or property?

- 20.6% Single-family (10+ acre lot)
- 17.5% Single-family (2.5–9 acre lot)
- 60.3% Single-family (less than 2.5 acre lot)**
- 0% Condo/apartment/duplex
- 0% Manufactured home
- 1.6% I own property, but do not live in the Township
- 0% I neither own property or live in the Township

2. If you live in Woodhull Township, which school district do you live within?

- 0% Bath
- 4.8% Haslett
- 35.7% Laingsburg
- 59.5% Perry**

3. From the following list, please select the most important reason(s) you have chosen to live in Woodhull Township (check all that apply):

- 41.4% Lower taxes
- 13.8% Quality housing
- 41.4% Safe area
- 81.0% Rural setting**
- 19.0% Proximity to employment centers
- 19.8% Access to quality recreation
- 20.7% Access to expressway
- 16.4% Good schools
- Other: _____
 - Scenic Lake and the schools.
 - Lake Access
 - The lakes.
 - Area I grew up in.
 - Lakefront
 - Waterfront housing on a lake
 - Lakeside property is rare in the Lansing area
 - Use to be safe. Juveniles now however harass families living nearby to their homes
 - scenic lake
 - I have lived here 50 Years!
 - family farm was here
 - live on a lake
 - Farm area
 - I hate the loud gun shooting noise from Dunn Creek
 - Scenic lake
 - lake property
 - Born here
 - I don't live in the township
 - Church and school
 - family history
 - Lake

4. Do you think the Township is growing:

- 10.4% Too quickly
- 76.8% About right**
- 12.8% Too slowly

5. Please indicate your opinions regarding the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
The Township should provide more sidewalks for walking.	7.9%	18.1%	33.9%	23.6%	16.5%
The Township should plan for a public water and/or sewer system.	11.2%	15.2%	36.0%	26.4%	11.2%
New housing should be directed mainly to areas of existing housing.	22.0%	35.4%	20.5%	4.7%	17.3%
The Township needs more shopping/retail/commercial opportunities.	9.5%	29.4%	30.2%	20.6%	10.3%
Buildings and development should be concentrated to preserve rural character elsewhere.	34.9%	42.9%	11.9%	5.6%	4.8%
My neighborhood needs pedestrian connections to schools and parks.	8.0%	12.8%	35.2%	29.6%	14.4%
My neighbors should be able to do whatever they want with their land.	9.6%	18.4%	37.6%	31.2%	3.2%
Effective ordinance enforcement has not been consistent.	8.7%	20.6%	17.5%	2.4%	50.8%
The Woodbury Road expressway interchange should become a commercial area.	17.3%	26.0%	26.8%	16.5%	13.4%
The Township needs additional recreational opportunities, such as trails and another park.	19.0%	28.6%	33.3%	11.1%	7.9%
Preserving the rural character should be the top priority.	32.8%	41.6%	16.0%	4.0%	5.6%
The Township should plan to accommodate more growth.	9.5%	46.0%	23.0%	13.5%	7.9%
Home-based businesses should be permitted in residential areas.	20.6%	42.9%	20.6%	5.6%	10.3%
Bicycle lanes are needed on some major roads.	38.1%	33.3%	14.3%	5.6%	8.7%

6. In terms of priorities, please indicate the importance of the following to you:

	Very Important	Somewhat Important	Not Important
Creating a "village" feel in the Shaftsbury area	16.8%	37.6%	45.6%
Cleaning up messy properties	59.1%	32.3%	8.7%
Preserving and protecting natural areas and open space through zoning	65.0%	26.0%	8.9%
Encouraging the continuation of agriculture	68.5%	25.0%	6.5%
Adding more businesses to Shaftsbury	15.2%	40.0%	44.8%
Providing more recreational opportunities	21.6%	40.0%	38.4%
Adding public water	12.3%	15.6%	72.1%
Adding public sewer	14.8%	13.1%	72.1%
Restricting development on farmland	29.0%	42.7%	28.2%
Providing planned bike paths	34.4%	36.8%	28.8%
Protecting the health of the Looking Glass River	72.6%	24.2%	3.2%
Planning for retirement communities/senior housing areas	17.1%	44.7%	38.2%

7. In terms of additional recreational opportunities, please indicate any you feel are important (check all that apply):

63.7% Regional trail connection

80.4% Bike lanes along major roads

25.5 Playground equipment

8.8 Basketball court

10.8 Tennis court

16.7 Sports field

29.14 Fishing area/boat launch

Other: _____

In these financially challenging times money should be spent on improving roads. At this time increasing recreational opportunities is a waste of money.

Senior citizen Facilities with transportation and activities provided

hiking and walking areas, and a dog park

Community or school pool

no opinion

restrict noise

swimming somewhere

No money for this stuff!!!

Depending on what is considered a major road. If Lansing Rd. is considered a major road, then yes, a bike lane would be appropriate. As for playground equipment, the park in Shaftsbury already has plenty.

I believe there are plenty of recreational opportunities within easy reach of the community. Spending community resources, or restricting economic activity to provide more in close proximity, are ill-advised, especially in the current economic climate.

Nature trails/wildlife viewing areas

None of this is even remotely useful.

purchase land for more parks

8. The "village" of Shaftsbury needs the following:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
A traditional, mixed-use "main street"	8.9%	35.0%	11.4%	5.7%	39.0%
More sidewalks	7.2%	15.2%	20.0%	12.0%	45.6%
Higher density residential uses	4.1%	16.3%	25.2%	15.4%	39.0%
Public utilities (water and sewer)	8.1%	9.7%	21.0%	19.4%	41.9%
A concentration of businesses	8.1%	29.8%	14.5%	11.3%	36.3%
Curb and gutter	6.4%	8.8%	28.8%	14.4%	41.6%
A "village square" or formal outdoor gathering space	6.5%	23.4%	24.2%	11.3%	34.7%
A marketing or design theme, including decorative street lights	7.3%	19.4%	21.8%	20.2%	31.5%
It's fine the way it is	19.4%	24.2%	17.7%	9.7%	29.0%

9. **If you believe that more sidewalks are needed in the Township, where should sidewalks be planned?**
25.4% (see below) or **I do not believe more sidewalks are needed (74.6%)**

In the actual village area, e.g., four corners of Shaftsburg
shaftsburg if the schoolkids need them to get to school

I think it would be great to have sidewalks that connect the Hidden Lakes and the White Pine Subdivision up with the Elementary School in Shaftsburg. Also, a paved bike trail along Oakes Road would be nice since it is a recognized Natural Beauty Scenic Road.

Connecting school and close subdivisions and downtown shaftsburg

Only where people would likely walk, not to promote development

Residential areas, Shaftsburg

Along woodbury rd to connect shaftsburg and laingsburg. Either sidewalks or bike trail.

Near schools.

All major roads because one has to go so far for businesses and exercise purpose

In neighborhoods

Woodbury road,, even better would be bike lanes. We could bike into Laingsburg instead of drive short distances.

Shaftsburg

town of shaftsburg

Shaftsburg

along beard rd near Shaftsburg School - existing sidewalks need rapair

connecting residential areas to trails, parks or other residential areas

Shaftsburg

around schools; public places; commercial areas

two main streets in Shaftsburg

Unless, Shaftsburg has more business development, the need for sidewalks is low. Do a survey of who uses the sidewalks now, and how often they use them. Also, the roads need painted where sidewalks are available already. Plus, there is a nice walking area behind the elementary school that can be used by people who want to walk for exercise. Let people know about it.

Between Lansing road and beard road and school and park

Beard and Shaftsburg Roads

no opimion

The city of Laingsburg's sidewalks are awful. I would LOVE sidewalks and bike trails down woodbury road. I strongly believe many many people would use the walks and bike into town, increasing business and allowing the residents to exercise..

Shaftsburg, Scenic Lakes first. Hidden Lakes, Pines can wait for now.

Wherever it will improve safety of kids going to school.

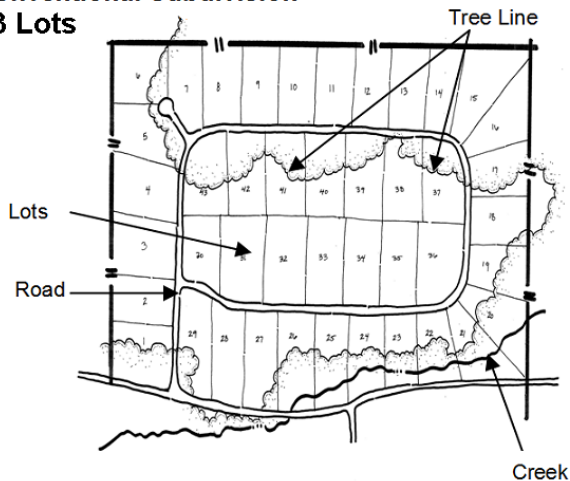
residential and business areas

main street from Twp. ofc. through fire station and between park and RR

replace sidewalks in Shaftsburg

10. Please indicate whether you agree or disagree with the following statements (see pictures below):

**Approximately 1-acre lots in a Conventional Subdivision
43 Lots**



a. Spreading houses apart on large lots (1 acre or more) protects rural character.

29.8%	35.5%	21.0%	6.5%	7.3%
Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion

b. Encouraging homes to be built on smaller lots (1/3 to 1/2 acre) clustered together, with large tracts of open spaces preserves rural character.

12.8%	20.8%	32.0%	25.6%	8.8%
Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion

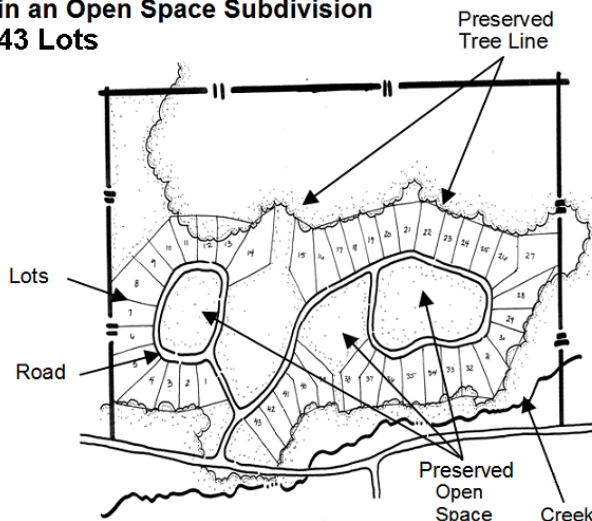
c. The Township should encourage open space subdivisions.

20.3%	41.5%	12.2%	11.4%	14.6%
Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion

d. Assuming that each type of development would result in 43 lots on 50 acres, indicate which type you would prefer (select only one):

Conventional subdivision	24.2%
Open space subdivision	58.1%
No opinion	17.7%

**Approximately 1/3 to 1/2 acre lots in an Open Space Subdivision
43 Lots**



11. The Township will facilitate a Community Visioning Workshop on August 15, 2012 at 7:00 PM in the main hall of the Township Offices, 7315 West Beard Road. The Workshop will be an additional opportunity for the public to comment, share ideas, and shape the future of Woodhull Township. The results of this survey will also be tested at the Workshop. All are encouraged to participate. Will you attend?

13.0%	Yes (N=16)
27.6%	No (n=34)
59.3%	Not sure (n=73)

12. Please use the following lines to write down your ideas concerning the planning or development of Woodhull Township.

get the township out of perry schools and put the school in shaftsburg to good use

Open spaces need to be created with the habitat requirements that our native wildlife depend on for survival.

I would like to see the downtown Shaftsburg area cleaned up, especially the party store fascia; the nasty brick house on the corner with the trash and a few of the other buildings refaced, thus giving us a

small quaint village appearance.

thanks for this survey. you asked some pertinent questions.

Pave Oakes Road. As I said earlier, it is a Natural Beauty Scenic Road which constantly needs grading and upkeep. (which is a lot of money). Pave it!

paved roads, bicycle friendly lanes, or paths open along railroad easement. Enforcement of zoning complaint & violation issues.

Thank you for providing this opportunity to comment on the future development of our community. I hope you have a good turnout at the planning meeting. The future is determined by those who show up!

Wetlands, floodplains, river systems and other environmentally sensitive areas should be protected from impacts. The plan should contain strong language to protect these areas.

This is a small rural community, we don't need to try to make it Okemos. In the city they need official parks and recreation areas because their tiny city lots don't have room for it. Rural life means nature is right outside your door, we don't need to drive to a park to see it. Keep it that way. Putting a Taco Bell in Shaftsbury and a Rite Aid at the Woodbury exit won't make life better here.

I like township as it is, do not favor duplicating Meridan township.

I believe that the rural nature of Woodhull Township should be maintained when possible. Bike paths are an important safety factor for families considering the area. Commercial development is primarily relevant at Woodbury/I-69 for the foreseeable future. However, developing that area will negatively impact the struggling downtown Laingsburg area.

I like the idea of open space community, but feel that more acre lots should be spread through out the concept. There is room for both. This would however cut down on the number of lots available.

The economy can not support any new built homes at this time. We need to focus on cleaning up our housing areas, adding bike paths and add a senior center for our elderly.

Bike paths, sidewalks for walking and commercial development will prevent excessive driving to and from neighboring areas.

Concentrating a commercial development at the Woodbury expressway exit would be great.

I would like to get approval for Beauty Roads from the county. A few years back our application (Oakes Rd.) was rejected.

I don't live in Shaftsbury, but am at Scenic Lake. Seems this is more about Shaftsbury? I don't know much about this area except when I have to vote.

It appears that the majority of Woodhull Tax Dollars are allocated to the town of Shaftsbury. Please spend tax dollars evenly throughout the township on maintaining and improving roads. A beautiful park already exists in Shaftsbury and has only limited usage. Do not ignore the township for the sake of a few.

Woodhull needs to give additional support to the fire and ambulance services, due to the increase in population.

Transportation for senior citizens and people with mobility problems. Transportation to Lansing, from the township to Laingsburg and other areas in the township.

Pool for exercise classes.

Additional funds for the sheriff's department. We have limited support and availability under the current conditions.

Township plan for decreasing the neighborhood harassment by children, adolescents, and teenagers. It is increasing in frequency and seriousness. Given the new state law about bullying, a township plan would support the elimination and prevention of this growing problem.

Good maintenance of county drains in the township is very important. Bicyclists come to this area because of good roads. Consider advertising this and creating more biker friendly roads with wide paved shoulders and biker rest stops. Would like to also have a dog park.

We need to continue with infrastructure improvements (roads, sidewalks, technology, etc.). Woodbury road should be expanded to include room for biking. Laingsburg road south of the middle ECEC needs to be widened for busing and should be resurfaced. A community pool would be a nice addition allowing for a healthy amenity that could be used by people of all ages. The Lainsburg Library expansion project needs to happen. Continue with school improvements including athletic facilities.

Need to keep agriculture in the forefront of this township.

public sewer

Open space subdivisions referred to above will need public sewer development to accommodate .33 acre lots, and possibly common water supply.

The 2.5 acre "Maximum lot size for single-family dwelling" for A-2 (rural residential) zoning is overly restrictive, precluding residents who currently live on 20 acres from splitting off and selling any portion of their land. I would strongly support repealing the restriction on maximum lot size.

The township needs a model and more talent on its planning group as opposed to a bunch of "Interested" citizens with no background in growth or planning.

My concerns is Woodhull Townships ability and/or willingness to enforce the current zoning along with the possibility of additional zoning. In recent years Dunn Creek Outfitters was allowed to happen, rental units are boarded up and left to rundown further, the remains of burnt houses are left standing, junk and trash is allowed to be strewn in yards etc. Perhaps we first need to enforce the current zoning and clean up Woodhull Township before we can think about expanding. Sadly, Woodhull Township hasn't addressed the current deterioration to occur and passing further zoning is only a waste of time and the paper it will be printed on.

restrict noise levels

I will not attend meeting because I will be out of town. Perhaps a second meeting could be scheduled. The more development the higher the crime rates. This is why I moved from Lansing 25 years ago. Let's keep our town a village.

The township will not grow and prosper with a "rural" atmosphere. This has kept it stagnant.

First thanks for the opportunity to have input with this survey. As for the development within the township, I think it is important to encourage the growth of the Shaftsbury municipal area for both single family and multi-family, as well as senior living. Reasonable growth around the village area and a general improvement or orderly physical improvement to the basic downtown area as well as the main street coming into the village from the north are needed. Shaftsbury is a nice small community and reasonably close to Lansing for commuting to work, but currently it lacks the appearance to encourage new residential or commercial development. Residential development on the south edge of the village is a good start, and should be encouraged by the addition of sidewalks from that side of the town to the downtown and school area.

We desperately need public sewer for Scenic lake properties, we don't want to have the same problems as lake Lansing. The money can be collected through a tax increase.

The homes on White Pine in Shaftsbury are spaced good for a housing subdivision. If there is a place

to encourage water sports/park that would fit into the surroundings would be great.

Noise ordinance and junk ordinance enforcement and/or implementation

woodbury 69 interchange desperately needs some kind of restaurant/store or truck stop/gas station also letting them shut down our school is going to have a huge negative impact

All government needs to back out of peoples private lives!

Including planning commissions!

If we plan on any improvements, make sure it works within the budget of the Township without having to go into more debt. I strongly disagree with a public water and sewer system, not having one adds to the "country" charm of Woodhull Township in my opinion.

I feel it's important to maintain the rural feel of the Township and feel that has been done over the past 40 years. It is of utmost importance that we preserve the natural wetlands and flood plains to protect the houses, farmlands, and wildlife that is here.

I think we're better served in letting people build on larger tracts of land rather than crowding many houses together.

Any new development should be done with consideration of the residents we already have, particularly in regard to noise and traffic.

There are foreclosed/for sale homes sitting around everywhere. There is no need for building of homes to the area until these foreclosed/forsale homes are occupied. Magnify the sidewalk system already established with painting cross walk lines to the roads/intersections. Promote the use of the walk/trail area behind the Shaftsbury elementary school. And, most of these projects are not of an outrageous expense and would not effect property taxes. My opinions/ideas are to show that there are available resources already to use, and to minimally enhance them to show the residents and visitors where they are located.

Please pave busy dirt roads such as Warner rd. west

First, I would like to commend you for making this opportunity--to comment via an online survey--available. It is very difficult for my husband or I to attend a night meeting. However, we would be very interested in seeing the results of this survey. Would it be possible to make them available online... perhaps on Google Docs? Or even email them... we'd welcome such an email at eritchie16@gmail.com.

Secondly, I can understand that a proposed subdivision would be a contentious issue for many. Therefore, I appreciate the questions that focused on the uses of natural resources (e.g. trails and recreational opportunities) within the township.

Thank you, again, for making this survey available.

We don't need additional restrictive regulations in this state or community. The residents of this community (and others) are already overburdened and this impacts us economically. From my experience, government central planning generally produces excessive unintended consequences that we cannot afford, especially in the current economic climate.

The very best thing the township could do would be to take a "hands off" approach to zoning, planning, and so on.

The less central planning for development the better. The market can best decide what is the best use of any property. On what basis does any one person or group of people establish their ability to better decide what uses property should be put to than the individual owning the property? If that basis is "the will of the majority" then the individual property owner has lost his freedom due to the tyranny of the

"majority".

We love the rural nature of the Township. We are close to the expressway and major centers like Lansing and Okemos but also smaller towns like Owosso-Corunna and St Johns. Laingsburg is a wonderful town with a super school system. This needs to be preserved and maintained.

A priority should be to allow economic liberty to those who wish to build whether on residential or business sites.

What are the plans for Shaftsbury Elementary School? Please be sure that it does not end up being an abandoned building which will not be cared for and a magnet for problems.

I believe property owners should be able to use their property the way they want to. The only restrictions should be related to the health and safety of others.

The government and planning boards should keep their hands off.

With the down turn of the economy and the present home values it would be most beneficial to address the present problems we face before creating new ones.

Questions 10/11...

1.) I believe a lot of people would prefer conventional subdivision with a common open space to avoid having to work (mow, landscaping) on their properties. They still would have open space to access and enjoy, but they would not have to maintain it by themselves.

2.) I believe if the subdivision is broken down into 1 acre parcels, people will allow their dogs to run, thinking the dog has enough room. The dog doesn't (always a problem). I've seen it too many times when people have a bit more property, their dogs run.

Thanks for asking for input!

we need public sewers especially around scenic lake

The Open Space plan is excellent. What needs to be considered is where will the 50 acre parcels come from - NOT TILLABLE FARM LAND! Farm land, even that that is covered with Autumn Olive, must be preserved as farm land!

Thank you for this opportunity to provide input!

We need a sewer system for housing on both sides of Scenic Lake to protect the lake. It should be a long term goal to bury any cable to avoid power outages and enhance the recreational quality.

I believe we need to do more to act on blight and non-conforming uses of land. Frankly, some of the junk people leave is neither healthy for the Township nor good for the long term. I certainly don't advocate expanding or cityfying the township much as I really like the rural atmosphere.

Generally like the rural nature of the township, and the "less is more" government. Would not encourage or support a growth strategy, but a continuation of responsible "within our means" approach. Bike lane on Woodbury would be good -- lots of bicyclists on here, with little shoulder and many sight-restricted areas -- safety of driver and cyclists could be improved.

