

*Woodhull Township  
Shiawassee County, Michigan*



*Master Plan 2025-2045*

*Approved by Planning Commission: 01/20/26*

*Adopted by Township Board: 02/04/26*

**RESOLUTION OF ADOPTION**

**WOODHULL TOWNSHIP PLANNING COMMISSION, SHIWASSEE COUNTY, MICHIGAN  
WOODHULL TOWNSHIP MASTER PLAN**

WHEREAS the Woodhull Township Board established a Planning Commission to prepare plans for the development of the township, and

WHEREAS the Woodhull Township Planning Commission has prepared a draft update to the Woodhull Township Master Plan, and

WHEREAS that draft has been reviewed at a public hearing to gather public comments of the residents of Woodhull Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS the Woodhull Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHEREAS the Woodhull Township Board has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that Woodhull Township Planning Commission does hereby adopt the updated Woodhull Township Master Plan (with any changes discussed at the Public Hearing) including all maps and documents included and submits the plan to the Woodhull Township Board for final approval.

Moved by: Ryan, Craig Yeas 6

Supported by: Dean, Jamison Nays 0

Chak Demell  
Planning Commission Chairperson

[Signature]  
Planning Commission Secretary

1/20/2026  
Date

RESOLUTION # 1-26

WOODHULL TOWNSHIP BOARD, SHIAWASSEE COUNTY, MICHIGAN  
WOODHULL TOWNSHIP MASTER PLAN

WHEREAS the Woodhull Township Board established a Planning Commission to prepare plans for the development of the township, and

WHEREAS the Michigan Planning Enabling Act, PA 33 of 2008 establishes the procedures for the development and adoption of Master Plans, and

WHEREAS the Michigan Planning Enabling Act provides the Township Board with the option of assuming for themselves the right of final approval of a Master plan adopted by the Planning Commission, and

WHEREAS the WOODHULL TOWNSHIP Planning Commission has prepared an update to the Woodhull Township Master Plan and has presented it to the Township Board to authorize a public hearing on the plan, now

THEREFORE BE IT RESOLVED that the Woodhull Township Board reserves for itself the right to final approval of the Woodhull Township Master Plan as authorized under the Michigan Planning Enabling Act

Moved by: Craig Ryan Yeas 5

Supported by: Carol Maize Nays 0

[Signature]  
Supervisor

Carol Maize  
Clerk

2-4-26  
Date

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## Chapter 1 Introduction

### Introduction

The Woodhull Township Master Plan has been prepared in accordance with the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), which empowers local governments to develop and adopt comprehensive plans that guide land use, infrastructure, and community development over a 20-year horizon. Serving as a blueprint for the township's physical, economic, and social growth, this plan incorporates maps, data, and policy recommendations that reflect the community's long-term vision and goals.

In alignment with the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), the County's Zoning Ordinance must be based on a plan that promotes public health, safety, and general welfare. Accordingly, this Master Plan provides the foundational framework for future zoning decisions, ensuring consistency between land use policies and regulatory tools. Together, these statutes ensure that planning and zoning efforts are coordinated, transparent, and responsive to the evolving needs of the community. This is especially important given that the township is currently under County Zoning Authority, as of this 2025 plan update.

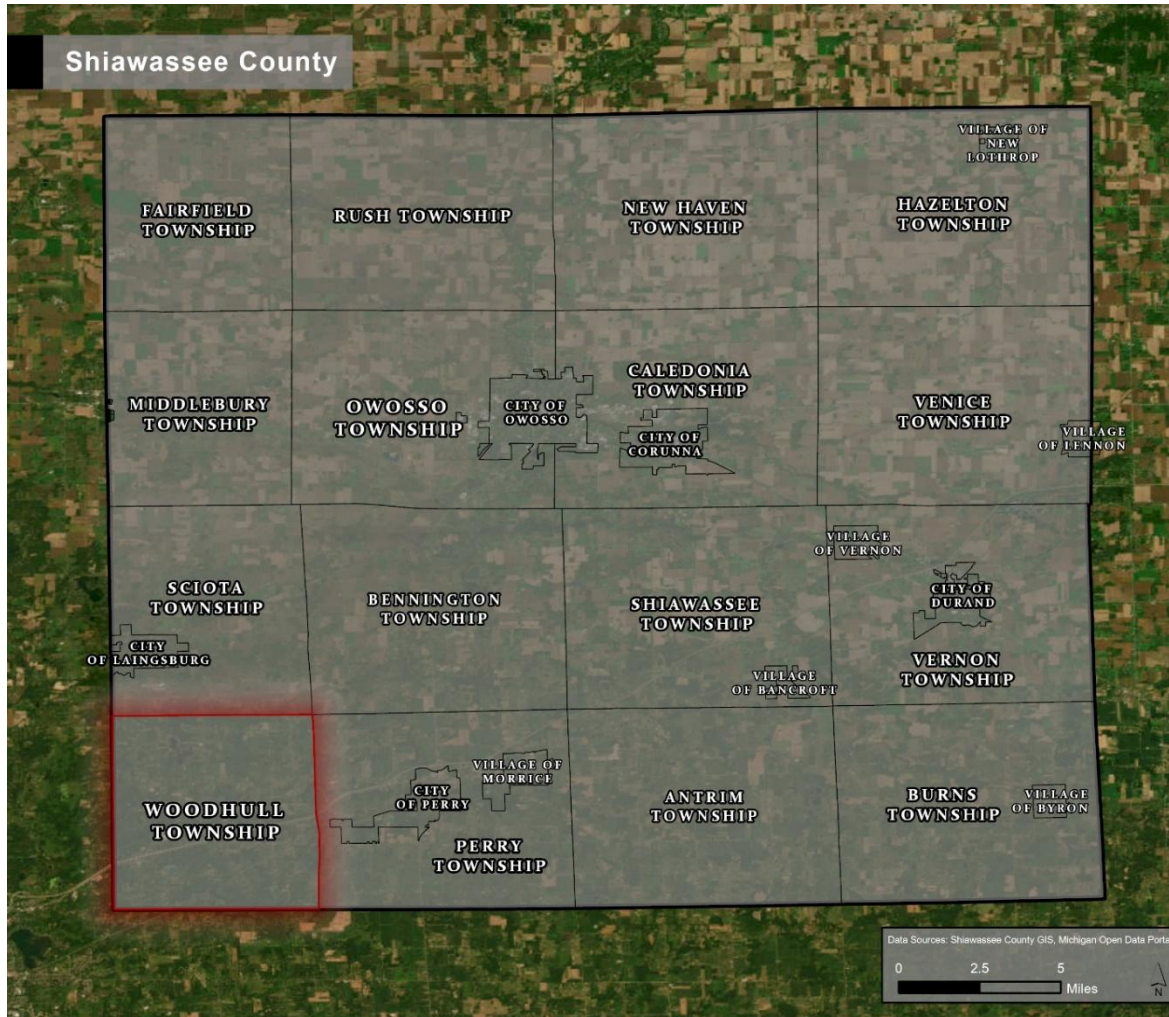
As a policy document developed by the Planning Commission, the Master Plan is intended to guide long-range decision-making related to land use and development. It is important to note that the Master Plan is not a zoning ordinance and does not change the zoning classification of individual properties. However, when rezoning requests are brought forward, the goals, objectives, and land use recommendations outlined in the Master Plan will inform the County Planning Commission's recommendations and the County Board of Commissions' decisions.

Finally, it is essential to recognize that the Master Plan is long-range in scope. While some recommendations may be implemented in the near term, others will take years to realize, and some may not be achieved due to factors beyond the township's control. Nevertheless, the township will continue to rely on the Master Plan as a guiding document for future decision-making, ensuring that growth and development align with the community's shared vision.

### Regional Setting

Woodhull Township is located in central lower Michigan, positioned conveniently between the Lansing and Flint metropolitan areas. The township has strong regional connections via I-69, providing direct access to both Flint and Lansing. Additionally, just west of the township, M-52 is present, providing access to the City of Owosso to the North and other surrounding townships. Woodhull Township lies in the southeastern portion of Shiawassee County, as shown on Map 1-1. The large majority of the township retains a distinctly rural character, with agricultural low-density residential land uses dominating the landscape. However, some areas are increasing in developed land quicker than others. Specifically, directly surrounding I-69 and near Shaftsbury, located at the intersection of W. Beard Road and Shaftsbury Road. The township is bordered by Perry Township to the east, Sciota Township to the north, and is adjacent to Shiawassee County's border with Ingham (south) and Clinton (west) counties, placing it at a crossroads of both local and regional influence. The township is 27 square miles in area and is generally characterized by several small inland lakes, vast open spaces, rolling hills, forests, wetlands, farms, and the unincorporated community of Shaftsbury.

Map 1-1: Location



## History

In response to the changing township and county landscape, Woodhull Township established a Planning Commission to help guide land use decisions and ensure responsible growth. The Planning Commission was formed in accordance with state law and has served as a key advisory body to the Township Board, particularly on matters related to zoning, land use policy, and long-range planning. In the late 1970s and early 1980s, the township joined other Shiawassee County communities in developing a county-wide land use framework. This collaboration contributed to the adoption of the Shiawassee County Land Use Plan (1980) and the County Zoning Ordinance (1982).

In 1998, the Woodhull Township Planning Commission adopted the first township Land Use Plan (Master Plan). Since then, the township has maintained this plan by updating it periodically to reflect changes in population, land use, and community goals. This plan has since been updated in 2004 and again in 2013. This data was then used to make informed revisions to the future land use map and to establish updated land use criteria to guide development decisions. An implementation strategy was also formulated to support the plan's objectives.

## Chapter 2 Demographics

As an essential component of developing a Land Use Plan, analyzing a community's population characteristics is crucial. Demographic trends and attributes serve as key indicators of potential future conditions and their associated implications. Factors such as age distribution, gender demographics, racial composition, household structures, average household size, and commuting patterns provide valuable insights that inform strategic planning decisions. A thorough examination of these elements establishes a strong foundation for shaping future land use policies and development initiatives.

This chapter provides an overview of Woodhull Township's socio-economic characteristics and changes along with comparison to Shiawassee County and the State of Michigan as a whole. Having a strong understanding of demographics, economic and housing information, as well as change over time, allows the township to identify trends and craft goals and objectives based on the data.

The 2020 population of Woodhull Township is reported as 3,687 in the 2020 decennial census.

### Population Growth Overtime

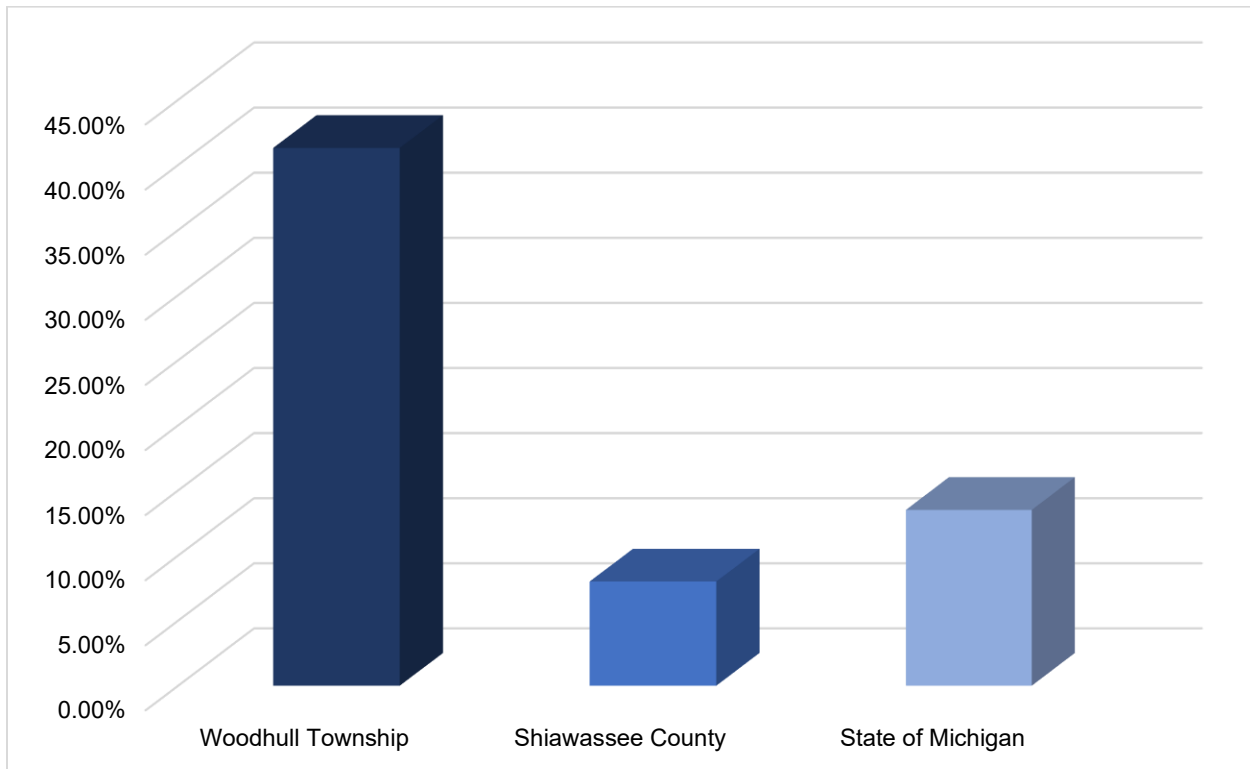
Table 2-1: Population Comparison, 1970 – 2020 shows population change for Woodhull Township, Shiawassee County, and the State of Michigan from 1970 to 2020. Woodhull Township had an increase in population from 1970 to 2020, slower growth from 1980 to 1990, then a slightly higher percentage increase from 1990 to 2000. From 2000 to 2010, a small decrease in population occurred. This trend is mirrored in Shiawassee County as a whole. From 2010 to 2020, Woodhull Township continued to decrease in population. Overall, during the 50-year period reflected in the table below, Woodhull Township population grew by roughly 41 percent.

*Table 2-1: Population Comparison, 1970 – 2020*

Community	1970 Population	1980 Population	1990 Population	2000 Population	2010 Population	2020 Population	% Change 2010-2020	% Change 1970 - 2020
Woodhull Township	2,609	3,361	3,585	3,850	3,810	3,687	-3.2%	+41.3%
Shiawassee County	63,075	71,140	69,770	71,687	70,648	68,094	-3.6%	+8.0%
State of Michigan	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	10,077,331	+1.9%	+13.5%

*(Source: 1970, 1980, 1990, 2000, 2010, 2020 Decennial Census)*

Figure 2-1: Percent of Change in Population 1970-2020



## Age

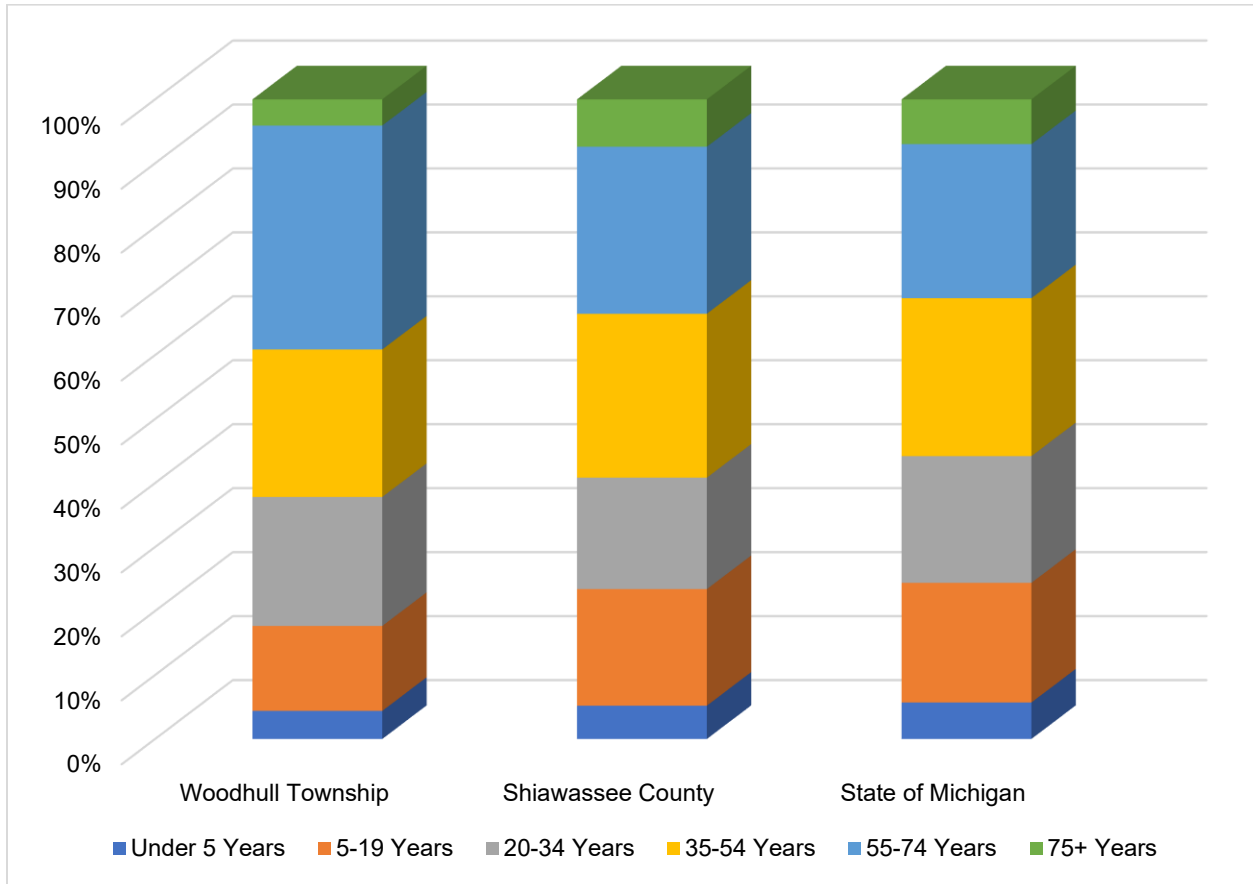
Table 2-2 compares age groups for Woodhull Township, Shiawassee County, and the State of Michigan. In 2000, the median age of residents in Woodhull Township was 48, which is several years older than the county and state averages. A few notable observations for Woodhull Township are higher percentages of young adults 20 to 34 years of age and senior adults from 55 to 74 years of age. Another significant difference is that there are fewer school-aged children and people aged 75+ living in the township compared to the county and state. These results tell us that Woodhull Township is a community of working age adults and retirees.

Table 2-2: Regional Age Comparison, 2020

Age	Woodhull Twp		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Under 5 Years	161	4.4%	3,576	5.2%	568,326	5.7%
5-19 Years	491	13.3%	12,419	18.2%	1,859,662	18.7%
20-34 Years	744	20.2%	11,857	17.4%	3,365,360	19.8%
35-54 Years	855	23.1%	17,455	25.6%	2,454,173	24.7%
55-74 Years	1,299	35.1%	17,828	26.1%	2,405,827	24.1%
75+ Years	151	4.1%	5,041	7.4%	705,049	7%
Total Population	3,701		68,174		9,973,907	
Median Age	48.0		43.0		39.8	

(Source: 2020 American Community Survey)

Figure 2-2: Regional Age Distribution



## Race

Table 2-3 compares the different race and ethnicity groupings that comprise the populations of Woodhull Township, Shiawassee County, and the State of Michigan. Woodhull Township and Shiawassee County have similar percentages of each ethnicity grouping present in their respective populations. White residents comprise the large majority of population in both communities. Compared to the State of Michigan as a whole, the township is much less diverse. Michigan is comprised of 73.9% white individuals, and 26.1% of nonwhite individuals. Woodhull Township is home to 90.9% white individuals and 9.1% nonwhite individuals.

*Table 2-3: Regional Race Distribution, 2020*

Race	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Hispanic or Latino	110	2.9%	2,024	2.9%	564,422	5.6%
White	3,352	90.9%	63,132	92.7%	7,444,974	73.9%
Black or African American	32	.86%	325	.48%	1,376,579	13.7%
American Indian and Alaska Native	6	.16%	263	.39%	61,261	.6%
Asian	9	.24%	297	.44%	334,300	3.3%
Native Hawaiian and Other Pacific Islander	0	0%	22	0.0%	3,051	0.0%
Some other race	47	1.3%	499	.73%	221,851	2.2%
Two or more races	214	5.8%	3,556	5.2%	635,315	6.3%
Total Population	3,687		68,094		10,077,331	

*(Source: 2020 Decennial Census)*

## Gender

Table 2-4 compares the number of males and females in the population of Woodhull Township, Shiawassee County, and the State of Michigan. Males make up the majority of the population in Woodhull Township comprising 51.6% of the population. While females hold the majority in both Shiawassee County, comprising 50.5% of the population, and in the State of Michigan as a whole, females hold a 1.5% advantage over males, comprising 50.8% of the population.

*Table 2-4: Gender, 2020 Population*

Gender	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Male	1,911	51.6%	33,751	49.5%	4,911,965	49.2%
Female	1,790	48.4%	34,425	50.5%	5,061,942	50.8%
Total Population	3,701		68,176		9,973,907	

*(Source: 2020 Decennial Census)*

## Economic

Table 2-5 shows the median household income for Woodhull Township in 2020 was \$72,321. Woodhull Township's median household income is roughly \$16,000 higher than the median household income for Shiawassee County as a whole, and roughly \$13,000 higher than the State of Michigan as a whole.

*Table 2-5: Median Household Income in 2020 Dollars*

Woodhull Township	Shiawassee County	State of Michigan
\$72,321	\$56,436	\$59,234
<i>(Source: 2020 American Community Survey)</i>		

## Income Types

Table 2-6 shows the number of households with earnings and the sources of those earnings in Woodhull Township. The categories are not exclusive, so a household may have earnings from multiple sources including dividends, social security, a retirement income such as a pension or 401K. A significant number of households in Woodhull Township have earnings from sources other than jobs shown in Table 2-6.

*Table 2-6: Income Types, 2020*

Woodhull Township	
Total Households	1,410
With Earnings	1,032
With Interests, Dividends, Rental Income	406
With Social Security Income	599
With Supplemental Security Income (SSI)	67
With Public Assistance	68
With Retirement Income	440
With Other Types of Income	101
<i>(Source: 2020 American Community Survey)</i>	

## Income Distribution

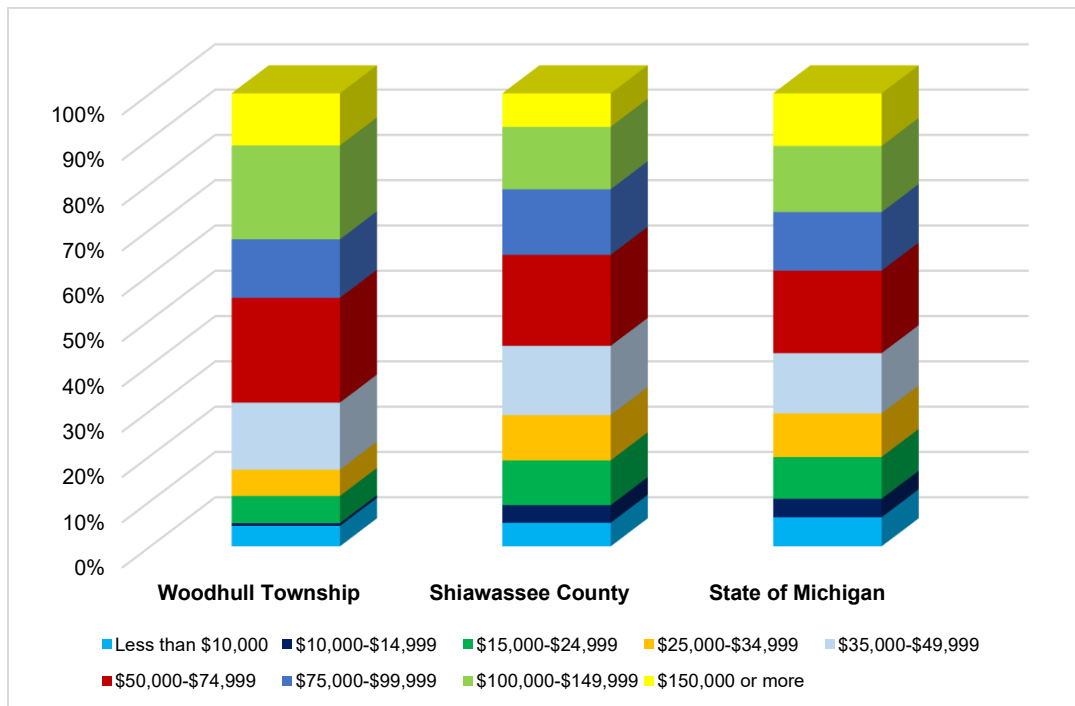
Table 2-7 shows income levels for households in Woodhull Township, Shiawassee County, and the State of Michigan according to the 2020 Census Data. Over 68.2% of Woodhull Township homes earn more than \$50,000 per year. This is much higher than the percentage of homes in Shiawassee County at 55.8% and Michigan at 57.3% that earn more than \$50,000 per year. Overall, Woodhull Township has fewer low-income households than the county and state, and more high-income households.

Table 2-7: Regional Household Income Distribution

Income Brackets	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Less than \$10,000	64	4.5%	1,450	5.2%	254,424	6.4%
\$10,000-\$14,999	8	0.6%	1,070	3.9%	164,841	4.1%
\$15,000-\$24,999	85	6%	2,757	9.9%	364,976	9.2%
\$25,000-\$34,999	82	5.8%	2,763	10%	383,601	9.6%
\$35,000-\$49,999	209	14.8%	4,245	15.3%	527,421	13.3%
\$50,000-\$74,999	326	23.1%	5,579	20.1%	723,559	18.2%
\$75,000-\$99,999	182	12.9%	4,039	14.5%	515,271	12.9%
\$100,000-\$149,999	292	20.7%	3,827	13.8%	582,349	14.6%
\$150,000 or more	162	11.5%	2,032	7.4%	463,966	11.6%
Median Household Income	\$72,321		\$56,436		\$59,234	
Total Households	1,410		27,762		3,980,408	

(Source: 2020 American Community Survey)

Figure 2-3: Regional Household Income Distribution



## Occupations

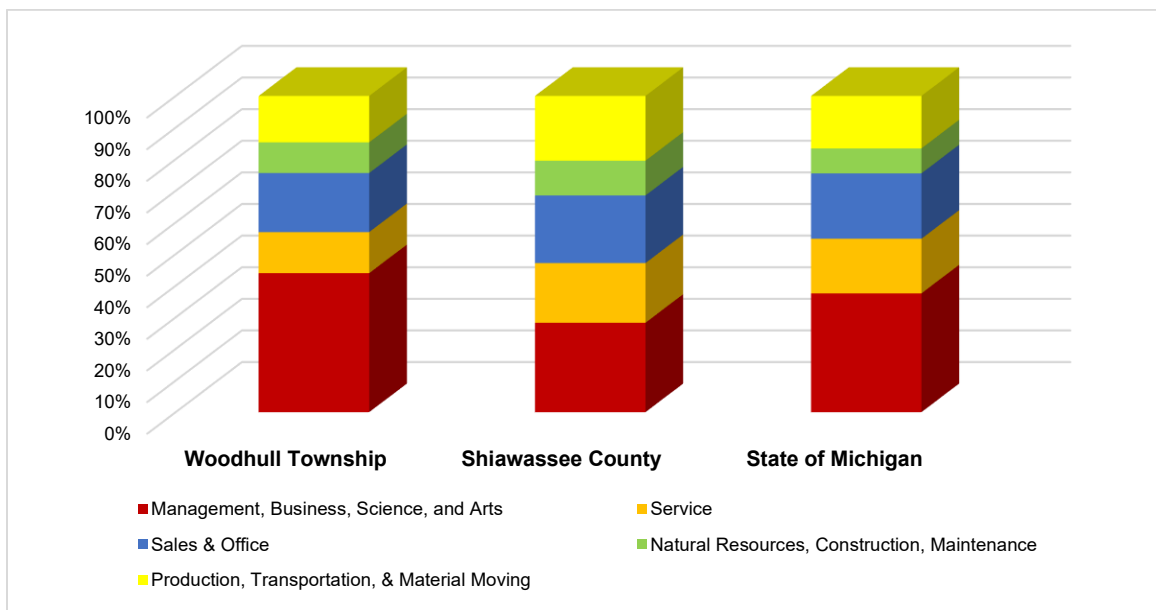
Table 2-8 shows occupations for workers aged 16 years and older who live in Woodhull Township, Shiawassee County, and the State of Michigan as a whole. The most common source of employment in Woodhull is the category Management, Business, Science, and the Arts. Over 44% of employed residents of Woodhull fall into this category. The same is true for Shiawassee County, and the state as a whole.

Table 2-8: Regional Occupations

Occupation Classification	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Management, business, science, and arts	759	44%	8,990	28.3%	1,752,147	37.6%
Service	224	13%	6,005	18.9%	805,030	17.3%
Sales & Office	322	18.7%	6,802	21.4%	962,900	20.7%
Natural Resources, construction, maintenance	167	9.7%	3,503	11%	366,692	7.9%
Production, transportation, & material moving	253	14.7%	6,516	20.5%	771,588	16.6%
Total residents employed over age 16	1,725		31,816		4,658,357	

(Source: 2020 American Community Survey)

Figure 2-4: Regional Occupations



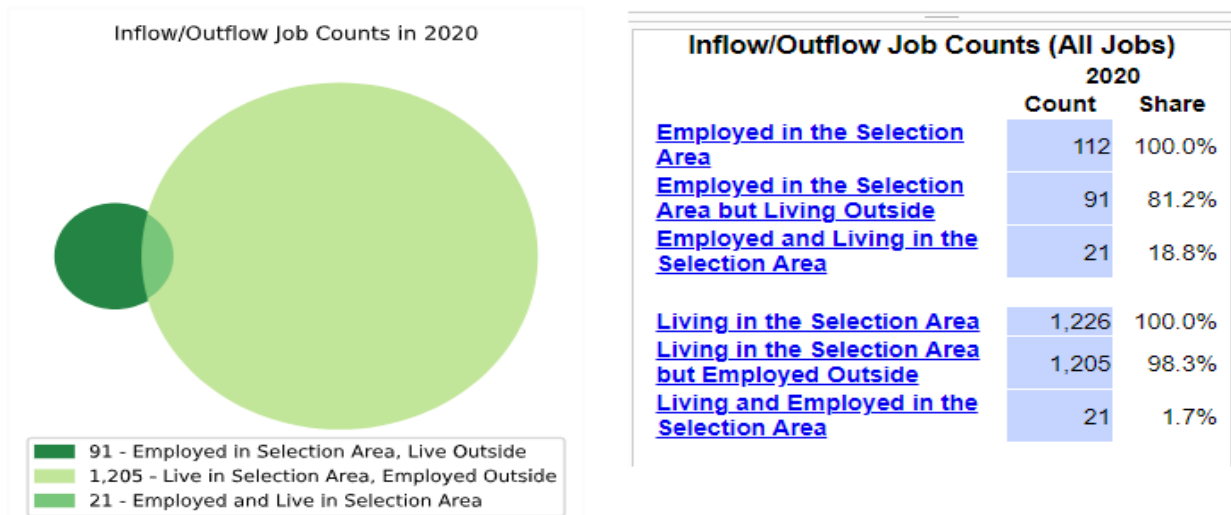
### Worker Inflow and Outflow

The large majority of actively working individuals who live in Woodhull Township do not work in Woodhull Township. According to the U.S Census Bureau, in 2020 there were a total of 112 people employed within Woodhull Township. Of that group, 91 individuals commuted from outside Woodhull Township into the township for work. From the residents that live within Woodhull, 21 people both live and work within the township, while 1,205 workers commuted to a job location outside of the township.

Figure 2-5: Woodhull Township Worker inflow vs outflow



Figure 2-6: Inflow/Outflow Job Counts 2020



(Source: U.S Census Bureau, OnTheMap Application and LEHD Destination Employment Statistics, 2020)

As Table 2-9 shows, the largest portion of Woodhull Township residents work in Ingham County, with 27.2% of workers employed in the county. Oakland County is the next destination with 14.7% of Woodhull Township residents employed, followed by Shiawassee (11.7%) and Clinton (9.1%) counties. Shiawassee County is also the most common source of workers in Woodhull Township, with 58.9% of workers in the township coming from the county, followed by Clinton County (13.4%), Ingham (13.4%), and Oakland (5.4%) counties.

*Table 2-9: Resident and Worker Origin/Destination*

Where Residents Work			Where Workers Live		
County	Workers	% of Total	County	Workers	% of Total
Ingham County, MI	333	27.2%	Shiawassee County, MI	66	58.9%
Oakland County, MI	180	14.7%	Clinton County, MI	15	13.4%
Shiawassee County, MI	144	11.7%	Ingham County, MI	15	13.4 %
Clinton County, MI	111	9.1%	Oakland County, MI	6	5.4%
Wayne County, MI	79	6.4%	Eaton County, MI	2	1.8%
Genesee County, MI	78	6.4%	Livingston County, MI	2	1.8%
Macomb County, MI	66	5.4%	Barry County, MI	1	0.9%
Livingston County, MI	41	3.3%	Calhoun County, MI	1	0.9%
Kent County, MI	27	2.2%	Kent County, MI	1	0.9%
Washtenaw County, MI	27	2.2%	Lapeer County, MI	1	0.9%
Other Locations	140	11.4%	Other Locations	2	1.8%
All Counties	1,226	100.00%	All Counties	112	100.00%

*(Source: U.S Census Bureau, OnTheMap Application & LEHD Destination Employment Statistics, 2021)*

## Commute Times

As shown in Table 2-10, Woodhull Township residents drive further to work on average compared to residents of Shiawassee County. Overall, 64.4% of employed residents of Woodhull Township drive less than 30 minutes to work, while 56.6% of Shiawassee County residents face less than a 30-minute drive to work. In the state overall, 66.6% of residents face less than a 30-minute drive to work. Of Woodhull Township residents, 7.3% drive more than 60 minutes to work each day compared to 8.9% Shiawassee County. Woodhull Township residents on average have a shorter commute than residents of Shiawassee County by roughly 1 minute and roughly 2 minutes longer than all State of Michigan workers. This data aligns with the large number of Woodhull Township residents that exit the township for work each day, as shown in Figure 2-5 and Figure 2-6.

*Table 2-10: Travel Time to Work*

Travel Time	Woodhull Township	Shiawassee County	State of Michigan
Less than 10 minutes	2.8%	18.4%	13.6%
10 to 14 minutes	9.5%	12.4%	14.4%
15 to 19 minutes	20.3%	9.7%	16.1%
20 to 24 minutes	20.6%	9.7%	15.1%
25 to 29 minutes	11.2%	6.3%	7.4%
30 to 34 minutes	17.5%	12.3%	12.5%
35 to 44 minutes	7.3%	11.5%	7.2%
45 to 59 minutes	3.6%	10.7%	7.3%
60 or more minutes	7.3%	8.9%	6.4%
Mean travel time	26.7 minutes	27.4 minutes	24.6 minutes

(Source: 2020 American Community Survey)

## Housing

The age of Woodhull Township's housing stock is older than the county and state inventory, with 54.1% of the homes built before 1980. Only 45.8% of homes in Woodhull Township were built after 1980. Shiawassee County and the state numbers are similar with regards to homes built in each era.

*Table 2-11: Year Structure Built, Occupied Housing Units*

	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
2014 or later	0	0%	241	0.9%	72,634	1.8%
2010 to 2013	9	0.6%	107	0.4%	50,644	1.3%
2000 to 2009	175	12.4%	2,101	7.6%	405,917	10.2%
1980 to 1999	462	32.8%	5,798	20.9%	934,576	23.5%
1960 to 1979	571	40.5%	8,333	30%	1,087,256	27.3%
1940 to 1959	150	10.6%	5,534	19.9%	878,739	22.1%
1939 or earlier	43	3%	5,648	20.3%	550,642	13.8%
Total	1,410		27,762		3,980,408	

(Source: 2020 American Community Survey)

## Housing Unit types

The large majority of homes in Woodhull Township, Shiawassee County, and the State of Michigan as a whole are single family, detached homes. The total number of non-single family detached homes in Woodhull Township is 102 equaling 7.2% of the housing stock. In Shiawassee County, 17.8% of the total housing stock is non-single family detached homes. However, in the State of Michigan as a whole, the housing stock is more diverse than we see in Woodhull Township and Shiawassee County with 27.7% of homes being non-single family detached homes.

Table 2-12: Housing Unit Type

Units in Structure	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
1, Detached	1,308	92.8%	22,815	82.2%	2,880,503	72.4%
1, Attached	0	0%	225	0.8%	191,078	4.8%
2 Units	9	0.6%	583	2.1%	83,255	2.1%
3 or 4 Units	0	0%	761	2.7%	103,759	2.6%
5 to 9 Units	0	0%	637	2.3%	170,774	4.3%
10 or more Units	0	0%	1,276	4.6%	353,641	8.9%
Mobile home or other type of housing	93	6.6%	1,465	5.3%	197,398	5%
Total Units Occupied	1,410		27,762		3,980,408	

(Source: 2020 American Community Survey)

## Housing Value

The median home value of owner-occupied homes in Woodhull Township is \$190,300 which is \$62,800 higher than the median home value of Shiawassee County, and roughly \$27,700 higher than the median home value of all State of Michigan. However, 23.4% of the homes in the township are valued between \$200,000 and \$299,000.

Table 2-13: Home Value, 2020

	Woodhull Township		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Less than \$50,000	70	5.9%	1,695	7.9%	311,344	10.9%
\$50,000 to \$99,999	85	7.1%	5,623	26.3%	469,443	16.4%
\$100,000 to \$149,999	228	19.1%	5,712	26.7%	499,308	17.5%
\$150,000 to \$199,999	274	23%	3,877	18.2%	488,633	17.1%
\$200,000 to \$299,999	279	23.4%	2,934	13.7%	560,506	19.6%
\$300,000 to \$499,999	172	14.4%	1,159	5.4%	384,080	13.5%
\$500,000 to \$999,999	83	7%	270	1.3%	117,813	4.1%
\$1,000,000 or more	0	0%	88	0.4%	24,358	0.9%
Owner-occupied units with mortgage	671		12,571		1,702,529	
Median (Dollars)	\$190,300		\$127,500		\$162,600	

(Source: 2020 American Community Survey)

## Household Size

Table 2-14 shows that the average household size has steadily declined in Woodhull Township, Shiawassee County, and the State of Michigan. Woodhull Township's household size remains higher than Shiawassee County and State of Michigan. From 1990 to 2020, Woodhull Township saw its average household size decrease by 12.7%. This is very similar to the 12.6% decrease in Shiawassee County during this time.

**Table 2-14: Household Size**

	1990	2000	2010	2020	Percentage Change 1990 - 2020
Woodhull Township	3.00	2.77	2.77	2.62	-12.7%
Shiawassee County	2.78	2.64	2.59	2.43	-12.6%
Michigan	2.66	2.56	2.53	2.45	-13.7%

*(Source: 1990 & 2000 Decennial Census, 2010 & 2020 American Community Survey)*

## Housing Tenure

Home ownership is generally a reliable indicator of community stability. Home purchases often represent the single largest investment that a family will make and, therefore, usually signifies a long-term commitment to the community. In Woodhull Township, 84.5% of occupied housing units are owner-occupied, compared to 76.9% in Shiawassee County. Both figures significantly exceed the Michigan state average of 71.7%, according to the 2020 Census.

**Table 2-15: Housing Tenure**

	Total Housing Units	Owner Occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
Woodhull Township	1,410	1,191	84.5%	219	15.5%
Shiawassee County	27,762	21,358	76.9%	6,404	23.1%
State of Michigan	3,980,408	2,855,485	71.7%	1,124,923	28.3%

*(Source: 2020 American Community Survey)*

## Housing Vacancy

Housing vacancy rates in Woodhull Township remain very low with 10.7% of units and Shiawassee County at only 8.2%, compared to the State of Michigan's larger vacancy rate of 13.7%. Vacancy rates between 3 and 5 percent are generally considered to offer evidence of a stable housing market. When vacancy rates drop below 3%, housing choice becomes restricted. It should be noted that the number of vacancies does not necessarily mean availability for retail homes for consumers. The state of vacant homes can vary based on current conditions on site.

*Table 2-16: Housing Vacancy*

	<b>Total Housing Units</b>	<b>Occupied Housing Units</b>	<b>Percent Occupied</b>	<b>Vacant Housing Units</b>	<b>Percent Vacant</b>
Woodhull Township	1,579	1,410	89.3%	169	10.7%
Shiawassee County	30,246	27,762	91.8%	2,484	8.2%
State of Michigan	4,611,913	3,980,408	86.3%	631,505	13.7%
<i>(Source: 2020 American Community Survey)</i>					

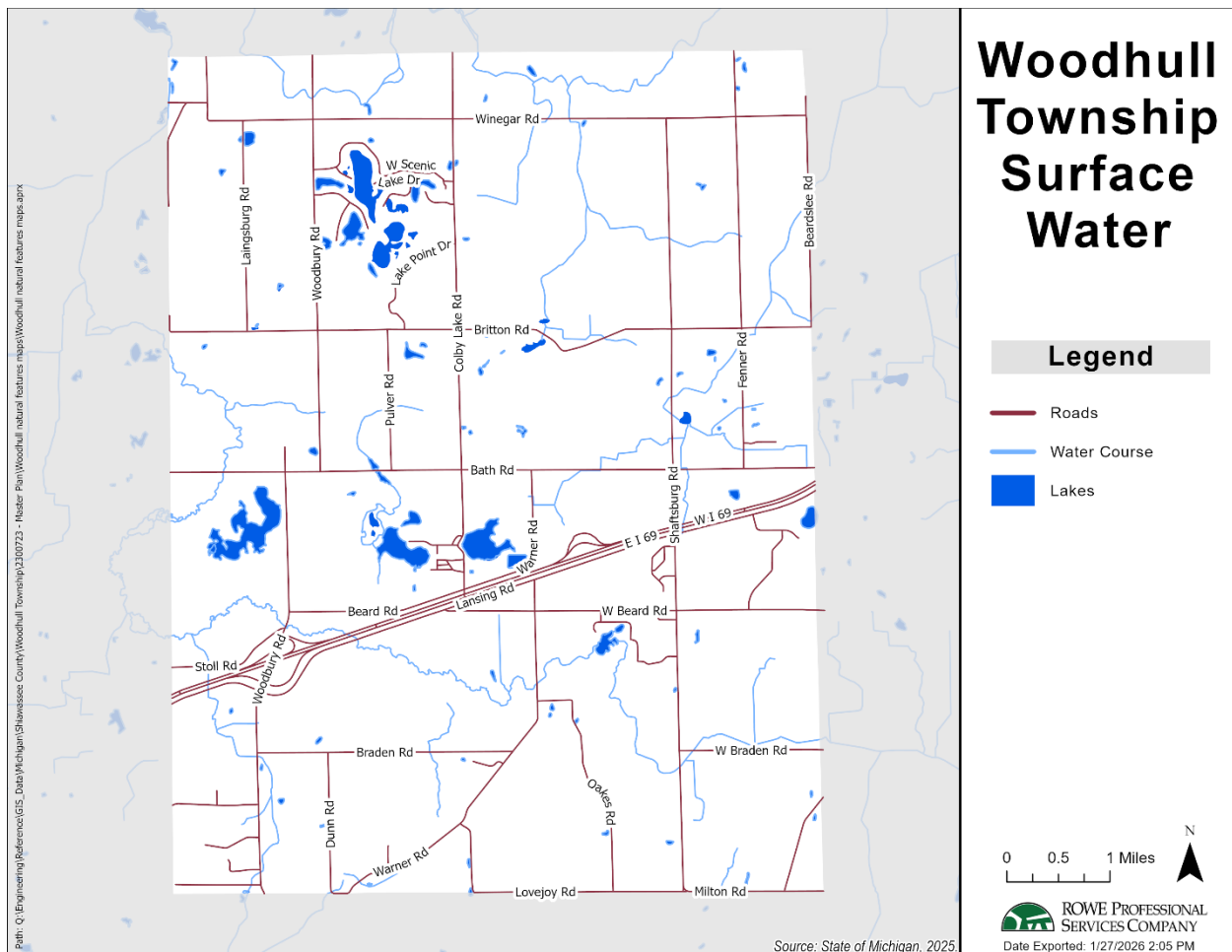
## Chapter 3 Natural Features

### Introduction

The natural characteristics present within Woodhull Township include but are not limited to wildlife, forests, natural water courses, wetlands, soils suitable for agriculture, soils in general, and varying topography. These characteristics impact the land use planning process to assess which types of land uses will or will not exceed the natural environment’s carrying capacity. These different features impact development, but at the same, need protection from development to continue to provide the township with a productive and healthy environment. Woodhull Township is home to an 18-acre Woodhull Township Park which was donated to the township in 1960.

### Surface Water

Map 3-1: Surface Water



Woodhull Township is home to several large rivers, creeks, and lakes that work together to establish somewhat extensive wetland areas. In the top northwest portion of the township Scenic Lake is located. Directly south of Scenic Lake, in the middle of the township, are Moon Lake and Colby Lake. The large lake west of Moon Lake is Rose Lake. Vermilion Creek runs through the

entire southern portion of the township and into the northwest portion as well. Just north of Scenic Lake is the Looking Glass River which occupies the most northern areas of the township. These are just a few of the surface water features present in Woodhull Township, shown in Map 3-1.

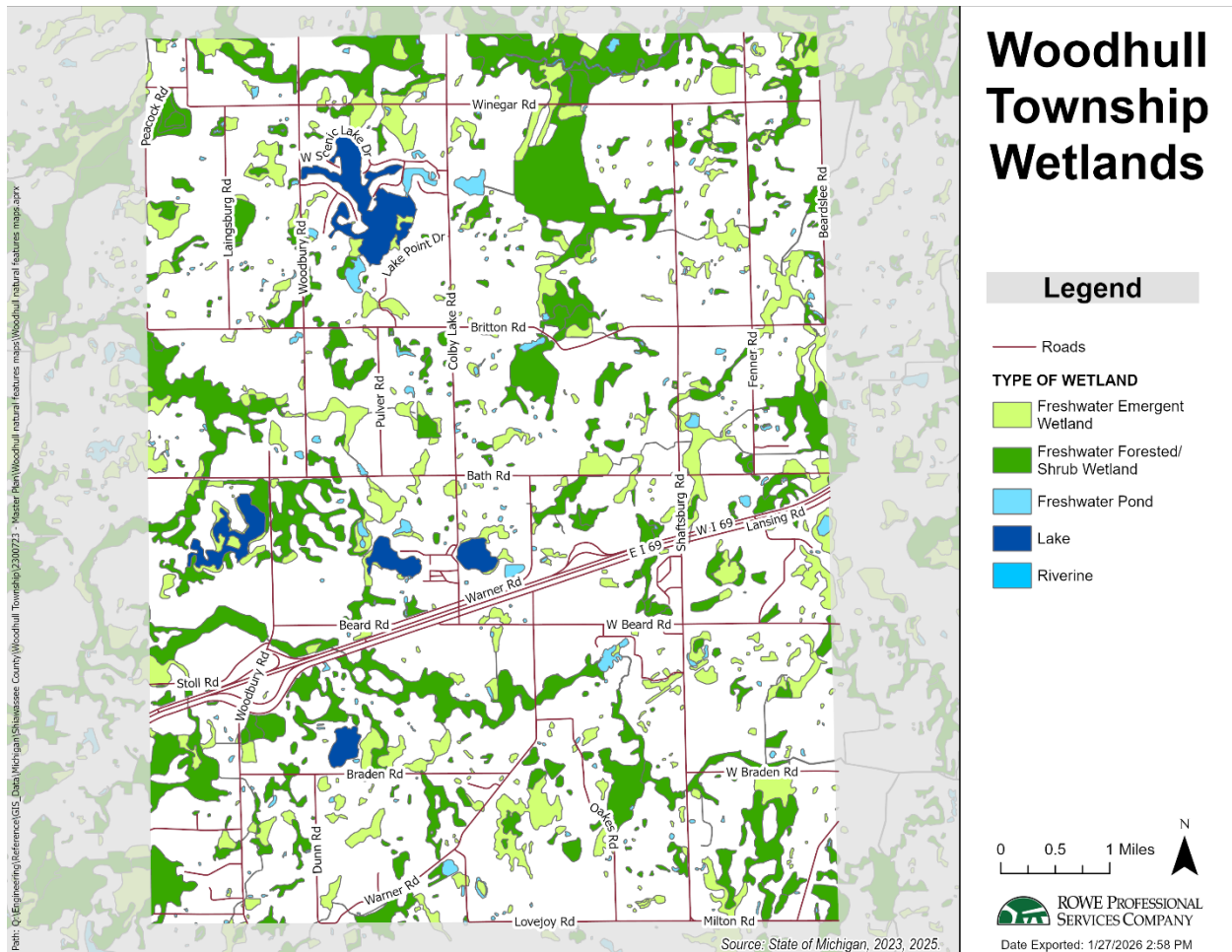
Source: State of Michigan Surface Water inventory, EGLE.

## Groundwater

Woodhull Township has no public water supply or sanitary sewer system. The township relies entirely upon groundwater for its water supply, with the vast majority of all residents being served by privately installed and maintained wells. It appears that this situation will continue for the foreseeable future, so the availability and quality of groundwater are important factors in planning for the community's future.

## Wetlands

Map 3-2: Wetlands



In 1979, the Goemaere-Anderson Wetland Protection Act was enacted by the State of Michigan. The legislation was passed to help protect wetlands by restricting their use to certain activities (fishing, boating, farming, among others), but still allowing other activities after going through

permit approval process by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner and upon a finding that the proposed activity is of the public interest. In 1994, the act was incorporated into the Natural Resources and Environmental Protection Act. Under the provisions of the act, a wetland is defined as “land characterized by the presence of water at a frequency and duration sufficient to support, and under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh.” The State of Michigan’s regulations through the Department of Environment, Great Lakes, and Energy (EGLE) uses factors to determine state jurisdiction wetlands. These three factors are the predominance of wetland vegetation, hydric (wetland) soils, and signs of hydrology.

To assist in identifying potential wetlands, EGLE produced a wetland inventory, shown on Map 3-2. While this map is not definitive (areas shown on the map as wetlands may not be so, and other undocumented wetlands may exist), it gives the township an indication on where wetlands exist.

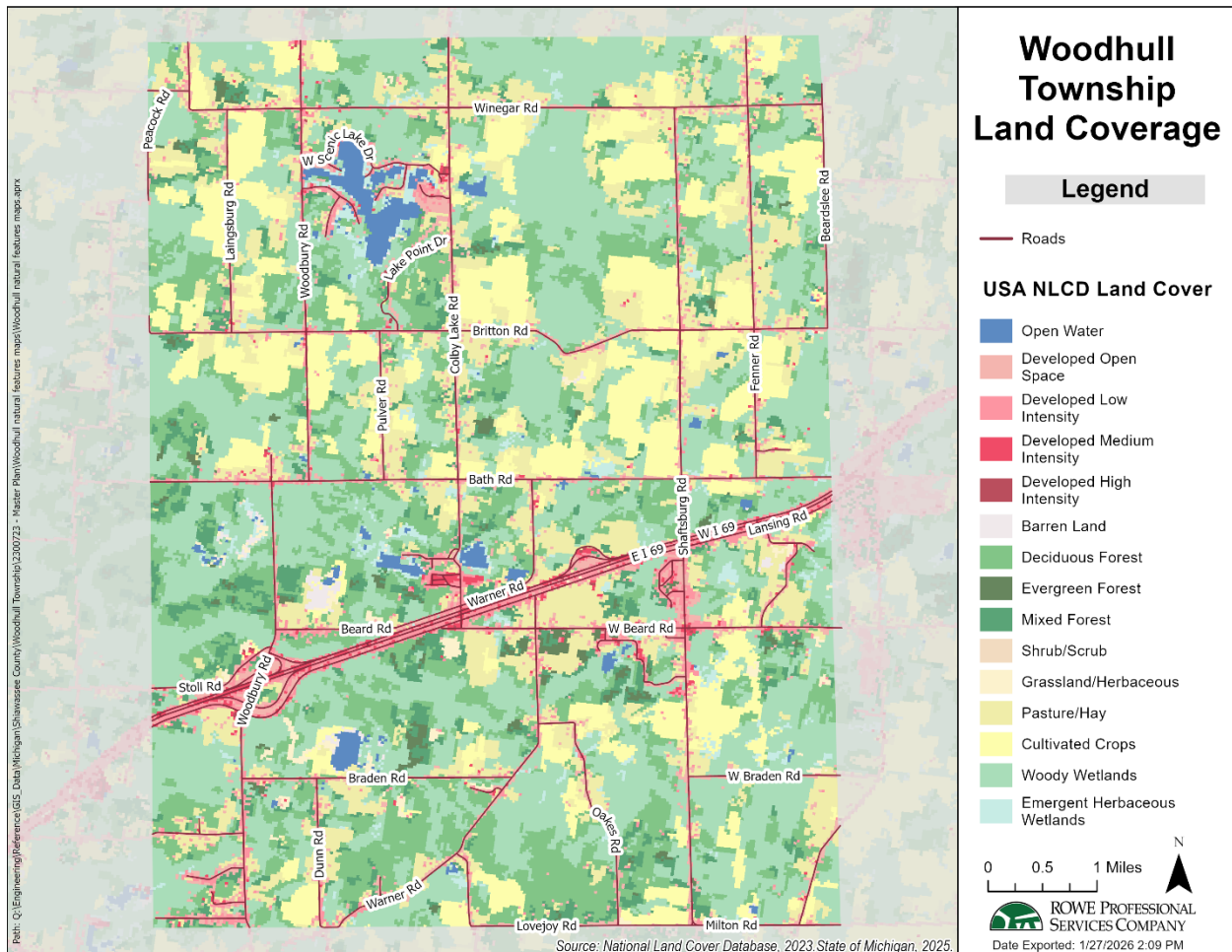
Wetland areas in the township usually correlate with water courses, as is the case in Woodhull Township. Freshwater Forested / Shrub Wetlands surround the Looking Glass River and Vermilion Creek, and Rose Lake, to name a few areas. Wetlands are important natural resources. These areas help the region, as well as the local community, in many natural amenities such as flood control, wildlife habitat, recharge areas for groundwater, and much more. As discussed, wetlands are sensitive to neighboring development. The location of wetlands within Woodhull Township should be taken into consideration when planning for the future of the community.



Suitable Soils for Agriculture map (Map 3-3), and the Land Cover map (Map 3-4) a large majority of the Prime Farmland space is occupied by areas of “cultivated crops” and “woody wetlands”.

## Land Cover

Map 3-4: Land Coverage



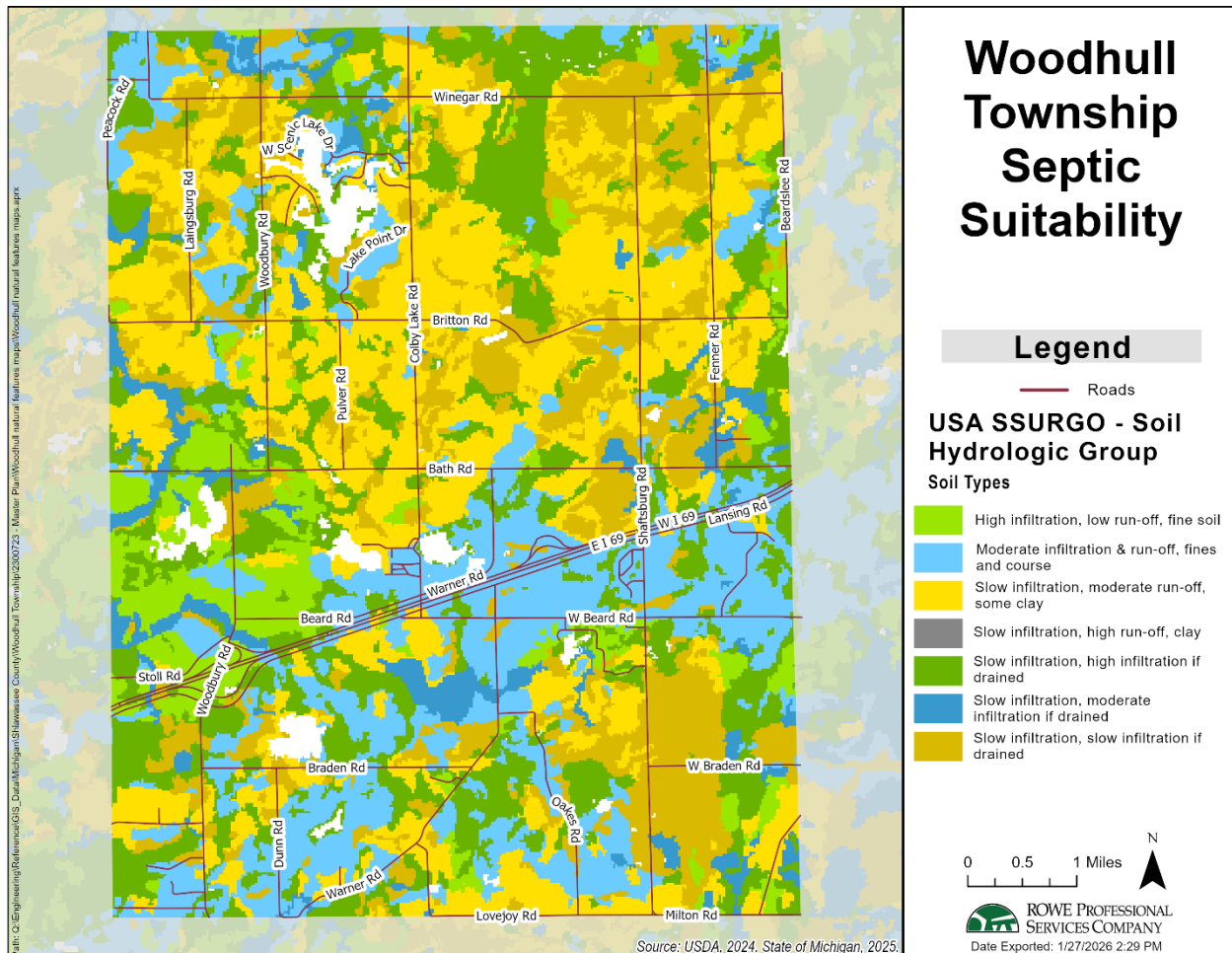
The United States Geological Survey (USGS) group maintains a National Land Cover Data Base, which categorizes all areas of land into specific classifications. Classifications such as Open Water, Developed Areas ranging in intensity, Forests, and Farmlands. This information can be valuable for a community to identify existing land use practices, but also to plan for future land use practices, allowing a community to quantify the amount of land within each type of land coverage category.

In Woodhull Township, the majority of the land is categorized as Forest: Deciduous, Evergreen, Mixed Forests, and Woody Wetlands. After forest, the next highest land coverage category is Cultivated Crops. This aligns closely with the Suitable Soils for Agriculture map previously discussed. Developed land can be found surrounding the township’s roads, with slightly higher intensity development surrounding I-69 from Woodbury Road to Shaftsbury Road with the development additionally leading south along Shaftsbury Road. W. Beard Road between Warner

Road and Shaftsburg Road contains much of the township’s medium and high intensity development in relation to businesses and community resources for Woodhull Township.

## Septic Suitability

Map 3-5: Septic Suitability



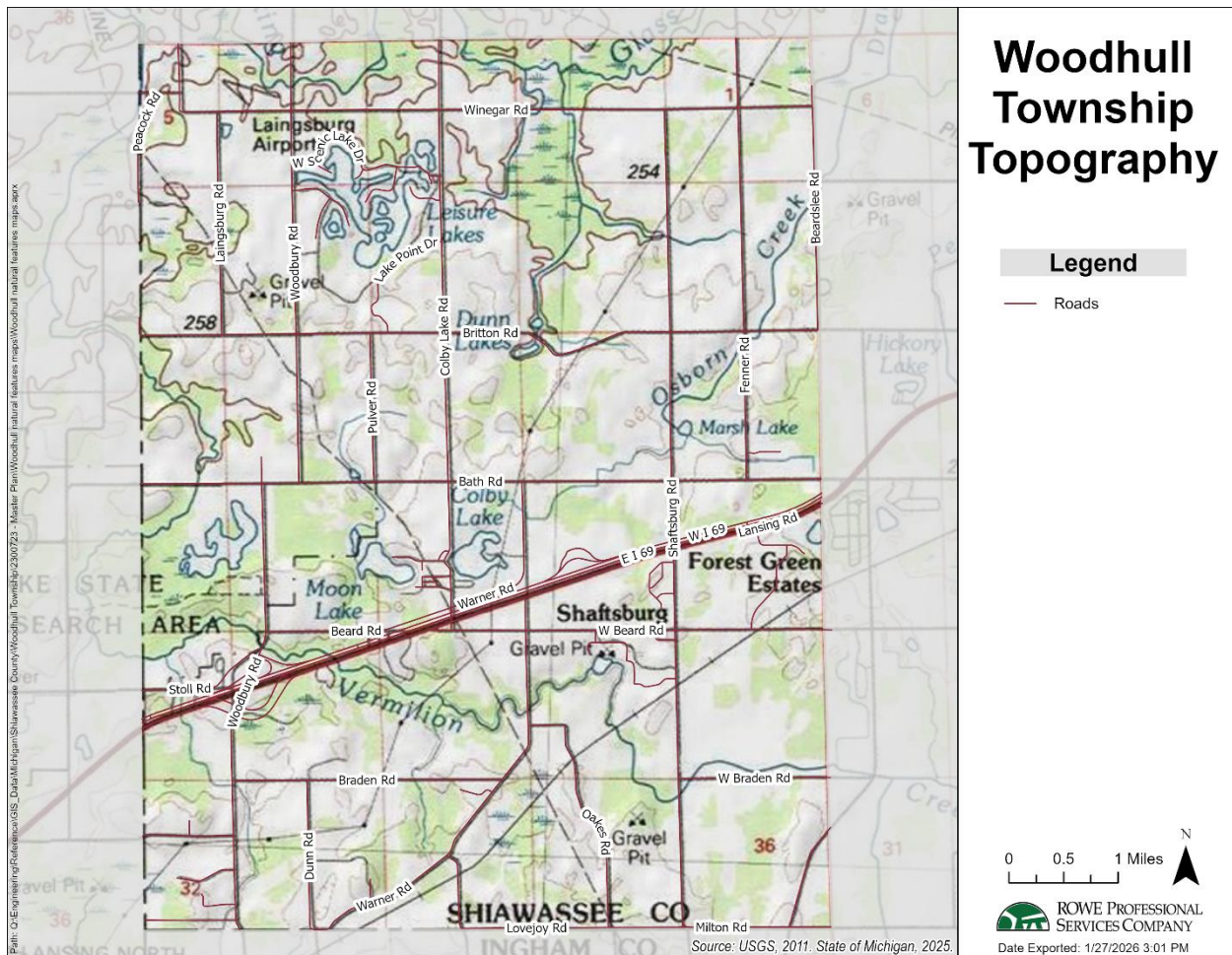
Septic systems are a necessary component of any residential lot(s). In Woodhull Township, and other rural areas, residential structures rely solely on private septic systems. However, when constructing a private septic system, the material below ground is very important to consider.

Ideally, material surrounding private septic systems will allow for adequate drainage in order to prevent pools of water on the surface. Additionally, material surrounding septic systems will have adequate lower soils that will help filter waste before it can enter the nearby ground-water supply. Applying this knowledge to Map 3-5, areas of high and moderate infiltration can be viewed as viable areas for residential development. Areas of slow infiltration, but moderate or high infiltration if drained properly, are also viable for residential development, but at a higher monetary cost. Areas of slow infiltration, and moderate or high amounts of run-off, are not as viable for residential development.

In Woodhull Township, the lowest septic suitability is in the middle/northern section of the township. The highest septic suitability is in the southeastern section, and generally the southern half of the township. This area is home to high and moderate infiltration rates, and lower amounts of run-off.

## Topography

Map 3-6: Topography



Woodhull Township features a predominantly flat to gently rolling landscape, characteristic of much of Michigan's Lower Peninsula. The terrain includes subtle elevation changes, with the highest point in the township reaching approximately 825 feet above sea level. This gently undulating topography supports a mix of agricultural land, residential development, and natural areas, making it well-suited for both farming and rural living.

## Chapter 4 Existing Land Use

### Introduction

Many factors influence the character of our physical environment. Chief among these is the use of land, its distribution within the community, and the relationship of such uses to one another. These ingredients strongly influence the overall character and image of the community. They also influence our quality of life and relative satisfaction with our surroundings.

Land use characteristics and relevant physical features are among the most perceivable aspects of the land use planning process. These features establish the observable setting upon which the community's future will be based and influence its development potential.

This chapter examines Woodhull Township's land use characteristics on a classification basis. It discusses each of Woodhull's individual land use categories, including the amount of land devoted to each category and the distribution of uses within the community.

### Methodology

ROWE completed an analysis of township parcel data to evaluate existing land use within Woodhull Township. Existing Land Use assigns a particular use to each parcel throughout the township. Existing land use is primarily based on tax classification for each parcel, with some adjustments based on unique classifications or parcels where a tax classification was not the most appropriate description. Table 4-1 displays existing land use across ten categories which are a combination of multiple property classification codes based on land use correlation to provide a general land use description for the township.

### Land Use Categories

Each existing land use in the township was placed in one of ten general land use categories. The Existing Land Use Map (Map 4-1) depicts the geographic distribution of the land use classifications. The ensuing text describes each land use.

#### Residential

Three residential land-use categories were identified in Woodhull Township: Single-Family, Multiple-Family, and Mobile Home Parks. Single-family home sites occupy a large share of Woodhull's developed land. More than 5,445 acres of land are being used for this purpose, representing roughly 32% of the total area of land in the community. Only 2.9 acres of land are used for Multiple-Family purposes, and 54.7 acres are used for Mobile Home Parks.

#### Agricultural

Two agricultural land-use categories exist in Woodhull Township: Agricultural - Vacant and Agricultural Improved. Agricultural - Vacant occupies nearly 2,489 acres of land, is used for farming purposes only, and has no existing structure. Meanwhile, 4,907 acres of land are classified as Agricultural Improved, which means that some sort of structure exists on the land such as a barn, house, farming structure, etc. Agricultural Improved properties account for 28.7% of the total land area in Woodhull Township, making it the second largest land use in the township.

## **Open Space/ Vacant Land**

Open Space and Vacant Land account for 3,083 acres of the total land area in Woodhull Township. Open Space properties generally refer to land that is undeveloped or lightly developed for uses other than agriculture. Open Space land can serve many purposes, whether it is publicly or privately owned.

## **Public R.O.W./ Roads/ Utilities**

This category encompasses public utilities and rights-of-way within the township. Approximately 395.8 acres, or 2.3% of the township's total land area, fall into this classification and are not included under other equalized property categories. While some of this land may have potential for reuse, the majority is publicly owned, serves essential public functions, and is unlikely to play a significant role in future development planning.

## **Industrial**

Industrial properties account for nearly 375 acres of Woodhull Township's total land area. Existing industrial activities in the township are primarily concentrated south of I-69, with a few other industrial sites scattered to the north of I-69. Industrial activity within Woodhull Township is minimal, with limited presence of manufacturing or heavy industry.

## **Public/Semi-Public**

Public uses include schools, parks, and other township-operated facilities. The largest of these sites is the Michigan Department of Transportation Public Rest Area, located along I-69. Semi-public uses include land occupied by churches, utilities, and various non-profit organizations. Over 202 acres of land are used for this purpose in Woodhull Township.

## **Commercial**

Commercial development in Woodhull Township occupies approximately 129 acres, representing a relatively small portion of the township's total land area. Generally speaking, commercial land refers to uses that require freestanding locations along major thoroughfares and rely on easily visible and convenient access. Automobile-oriented businesses, including gasoline service stations, repair garages, and car dealerships, are examples of this type of use. Nearly all commercial sites in the township are located along or in close proximity to Lansing Road.

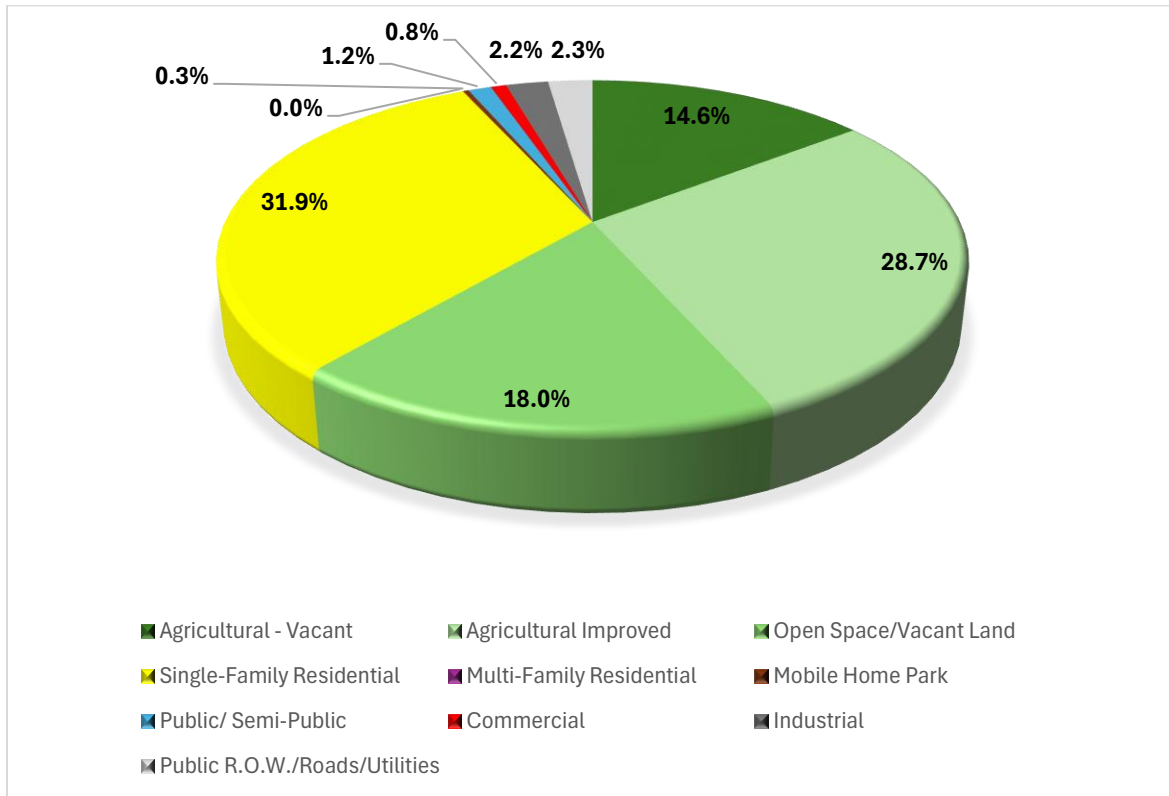
## **Land Use Distribution**

Table 4-1 shows the number of acres and corresponding percentage of total land for the present land use classifications located throughout Woodhull Township. Figure 4-1 provides a visual of the numbers from Table 4-1. Table 4-1 and Figure 4-1 were calculated from the data represented in Map 4-1.

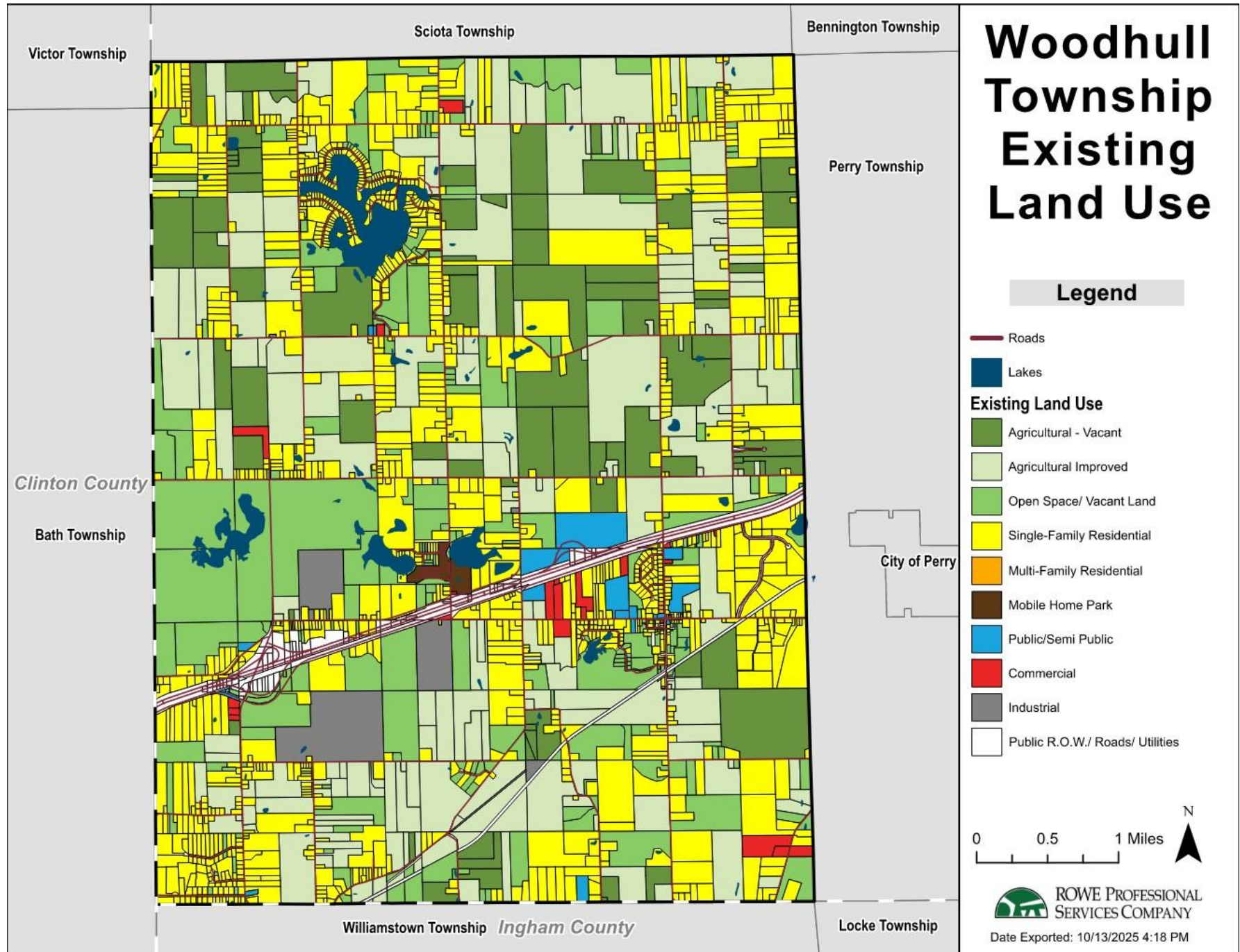
Table 4-1: Land Use Acreage

Land Use Classification	Acres	% of Total Land
Single-Family Residential	5,445.4	31.9%
Agricultural Improved	4,906.7	28.7%
Open Space/ Vacant Land	3,083.3	18.0%
Agricultural – Vacant	2,488.5	14.6%
Public R.O.W./ Roads/ Utilities	395.8	2.3%
Industrial	374.9	2.2%
Public/ Semi-Public	202.6	1.2%
Commercial	128.8	0.8%
Mobile Home Park	54.7	0.3%
Multi-Family Residential	2.9	0.0%
<b>Total</b>	<b>17,083.5</b>	<b>100%</b>

Figure 4-1: Existing Land Use, 2024



Map 4-1: Existing Land Use Map



## Chapter 5 Survey

### Introduction

During the Woodhull Township Master Plan update, the Planning Commission developed an independent survey to engage residents, property owners, business owners, and those who visit the township. The survey was available online, as well as in hard copy forms, providing an opportunity to share input and preferences for future development of the township. By incorporating the survey results, the community can develop a vision for land use policy and management, as seen in Chapter 6. At the end of the Master Plan process, citizens were allowed an opportunity to review the draft of the Master Plan and speak at a public meeting held prior to the adoption of the Master Plan.

### Event Overview

Date: September 16, 2025

Location: Woodhull Township Hall

Purpose: Master Plan Open House, Public Meeting

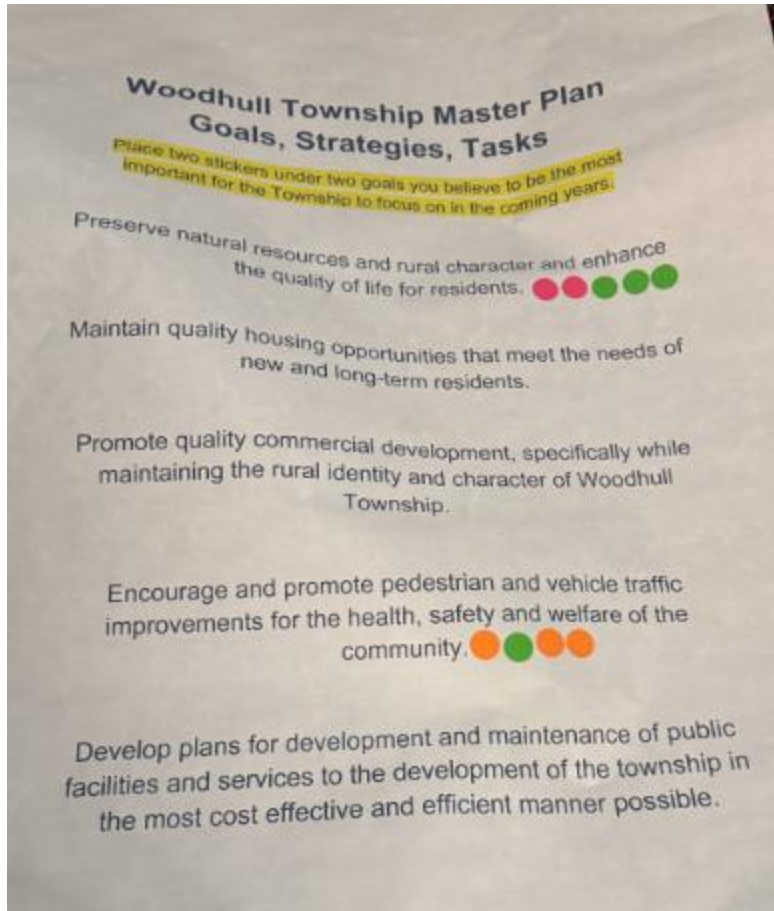
Event Summary: The township hosted a Master Plan Open House to engage the community and gather feedback on the draft plan. Attendees had the opportunity to review the proposed draft Master Plan and associated maps. Additionally, attendees were able to voice questions or concerns to the Planning Commission and Planning Consultant. Two interactive engagement activities encouraged participants to share priorities for township values, as well as direct feedback towards the Goals and Objectives portion of the plan.

### Engagement Activities

#### Activity I – Township Values



**Activity II – Goals and Objectives Feedback**

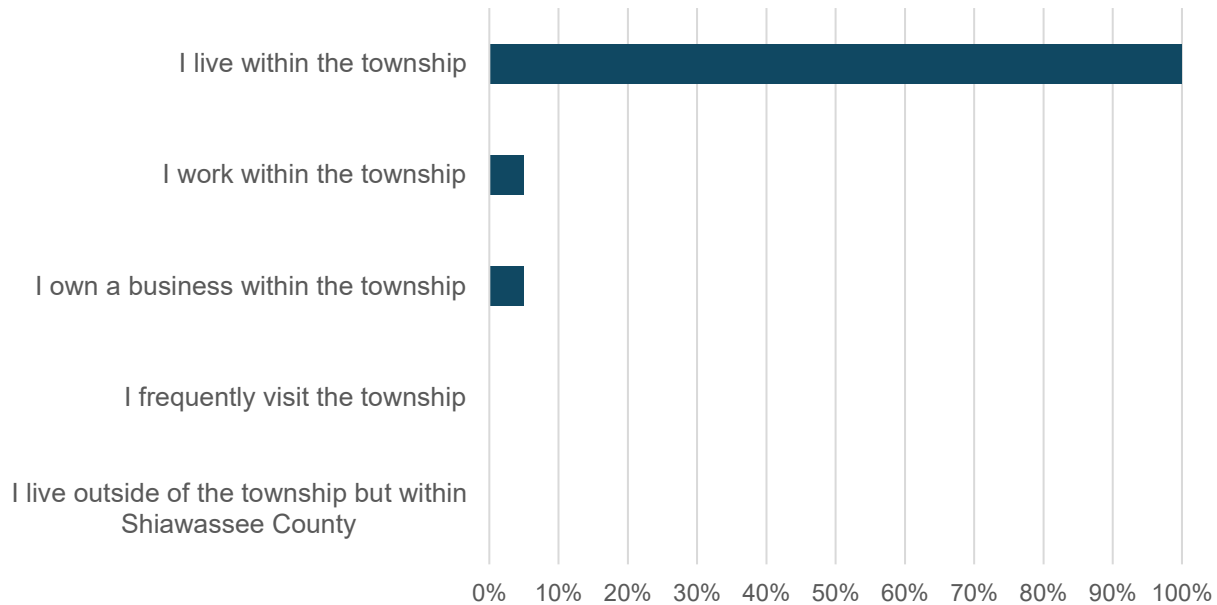




## Survey Results

The Planning Commission handled efforts to engage the public in an online survey for input on topics related to quality of life, encouraging business development, and other similar topics. Twenty (20) survey responses and total results are detailed below. A copy of the survey and the responses are attached in Appendix A.

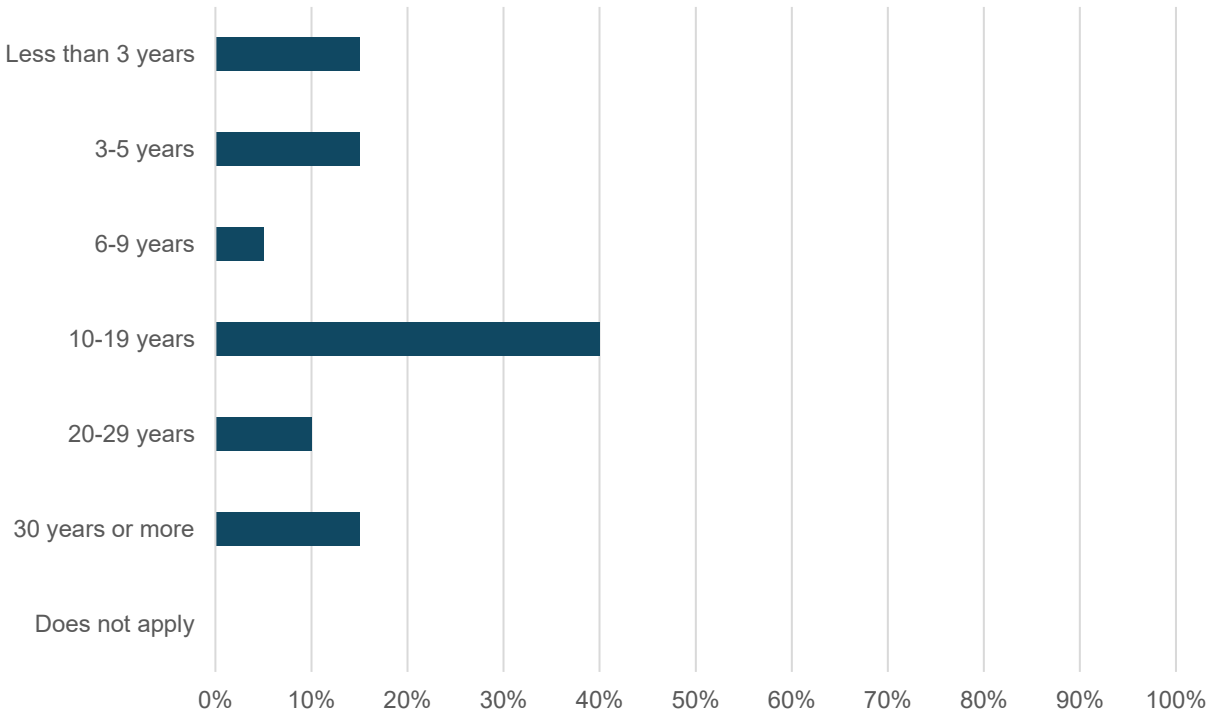
*Figure 5-1: What is your connection to the Township of Woodhull? (Select all that apply)*



20 responses

**Question 1** asked respondents what their connection to Woodhull Township was, and all 20 (100%) responses showed that they live in the township. One (5%) out of the 20 respondents also answered that they work within the township, and another (5%) answered that they own a business within the township.

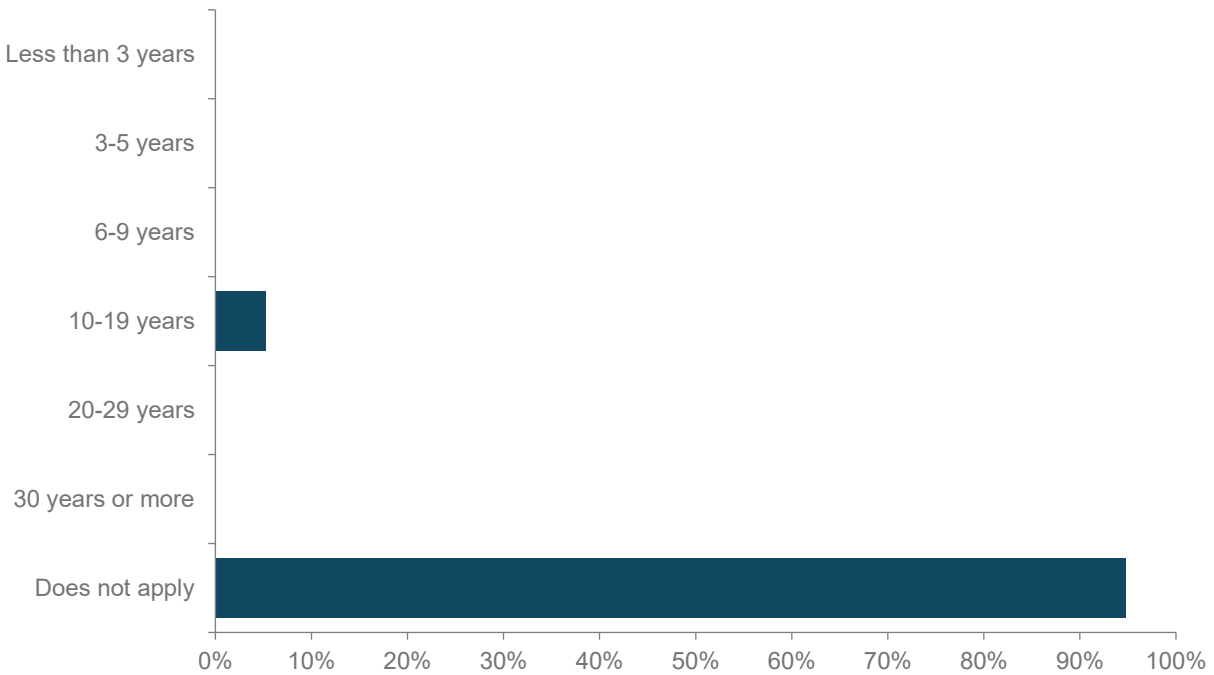
*Figure 5-2: How long have you lived in the Township of Woodhull?*



20 responses

In **Question 2**, survey respondents were asked how long they have lived in Woodhull Township. Of the 20 responses, 8 (40%) respondents selected the answer between 10 and 19 years. The next three most chosen, all sharing an equal number of 3 responses (15%) each, were “Less than 3 Years”, “3-5 Years”, and “30 Years or more”. Following with 2 respondents (10%) was the response “20-29 Years” and lastly with one response (5%) was “6-9 Years”. The data demonstrates that the respondents ranged from long-term residents to new residents.

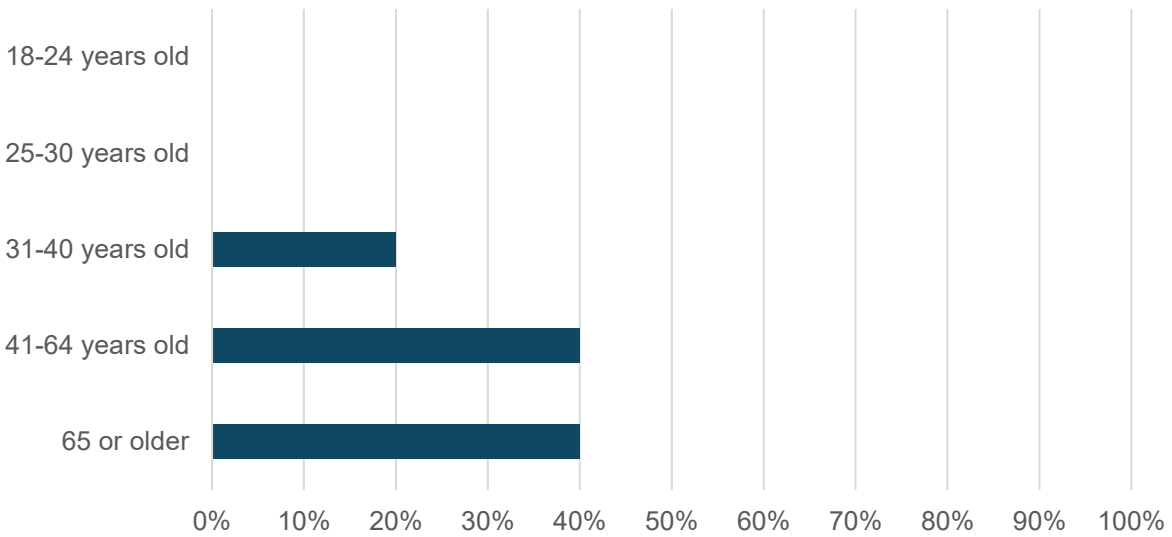
*Figure 5-3: If you have a business in the Township of Woodhull, how long have you been here?*



19 responses

**Question 3** asked survey respondents who own a business in Woodhull Township how long they have been there. Of the 19 responses, 18 (94.74%) responded that it does not apply to them. For business owners of 10-19 years, one (5.26%) response was received.

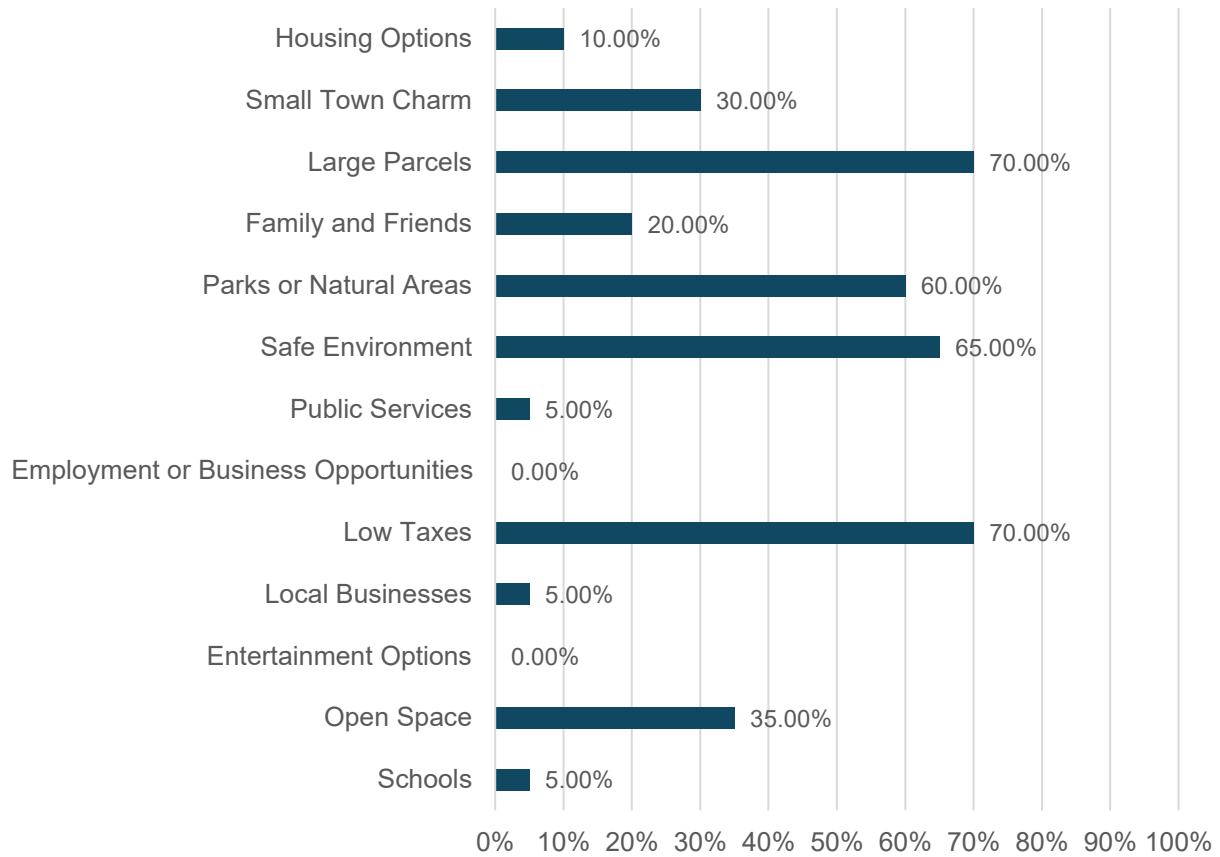
*Figure 5-4: What is your age?*



20 responses

In **Question 4**, survey respondents were asked to provide their age. Of the 20 responses to the survey, 8 (40%) are between 41-64 years old. Another 8 (40%) of the respondents selected that they are 65 and older. The next chosen age group was 31-40 years old, with 4 (20%) respondents. None of the survey respondents appear to be within the two remaining age cohorts of 18-24 (0%) or 25-30 (0%).

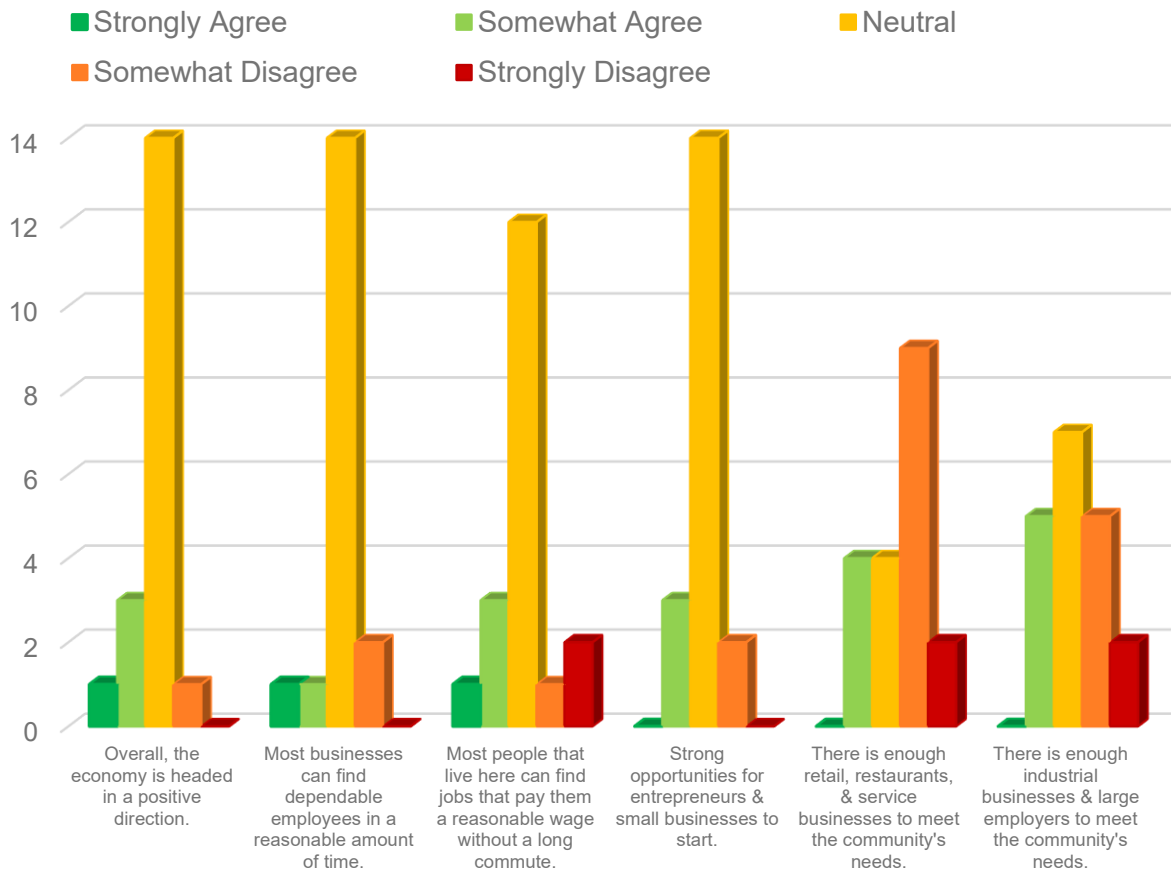
*Figure 5-5: What do you value the most about living, working, or visiting the Township of Woodhull? (Select all that apply)*



20 responses

In **Question 5**, the survey respondents were asked to select the items they value the most about living, working, and visiting Woodhull Township. Of the 20 responses, both Large Parcels and Low Taxes were selected as being valued the most by Woodhull residents, each receiving 14 (70%) votes. The three next highest-rated options include 13 (65%) responses for Safe Environment, 12 (60%) responses for Parks or Natural Areas, and 7 (35%) responses for Open Space.

Figure 5-6: Economy



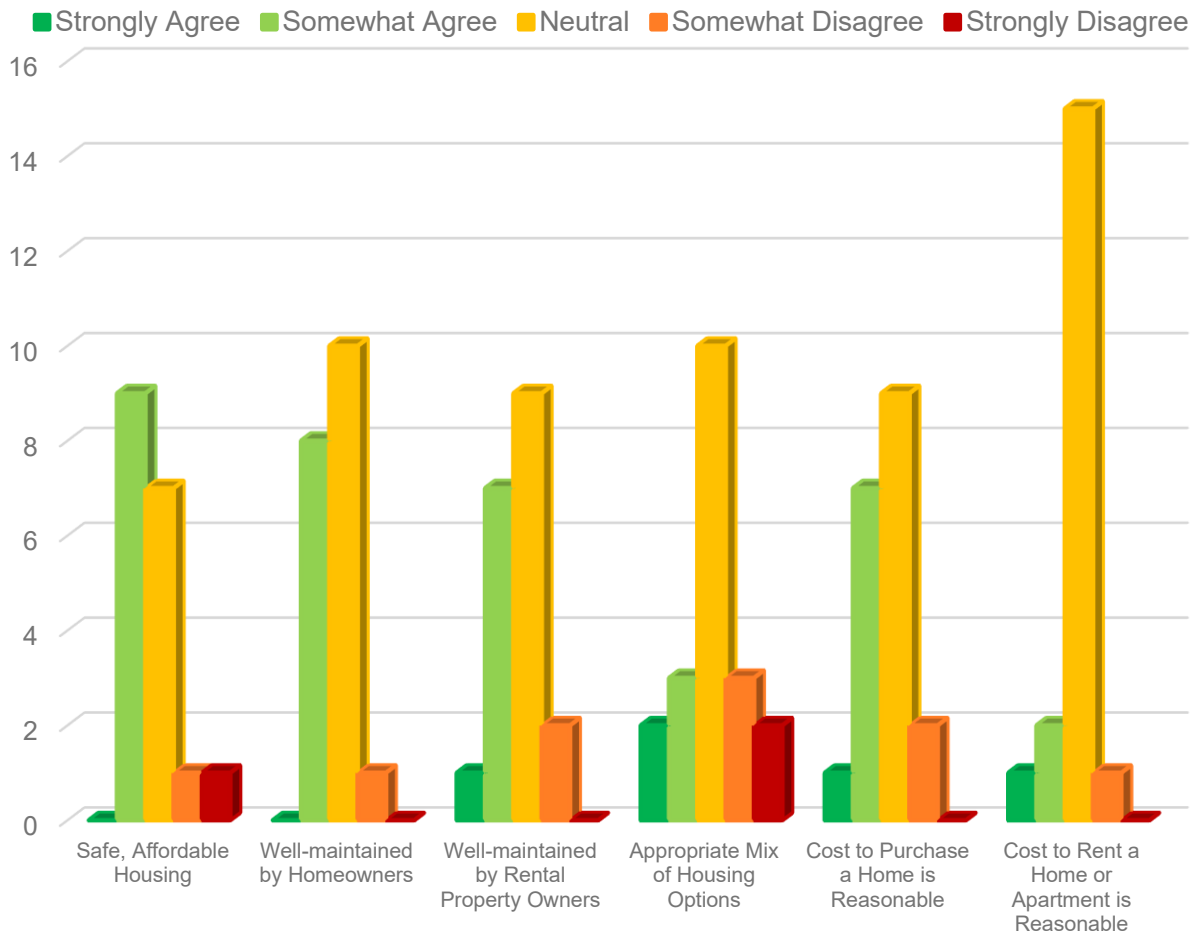
In **Question 6**, the survey asked respondents to rate the following statements related to the economy in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Overall, the economy in Woodhull Township is headed in a positive direction.
2. Businesses in Woodhull Township can find dependable employees in a reasonable amount of time.
3. Residents in Woodhull Township can find jobs that pay them a reasonable wage without a long commute.
4. There are strong opportunities for entrepreneurs and small businesses to start in Woodhull Township.
5. Woodhull Township does not have enough retail, restaurants, and service businesses to meet the community's needs.
6. Woodhull Township should have more industrial businesses and large employers to meet the community's needs.

In **Question 7**, the survey asked respondents if there were any specific types of businesses or economic activities, they would like to see more of in Woodhull Township. Based on the responses received, here are the desired businesses or activities for Woodhull Township:

1. Restaurants
2. Grocery Stores
3. Small Businesses
4. Fast Casual Restaurants
5. Gas Station
6. Coffee Shop
7. Local Farm Shops

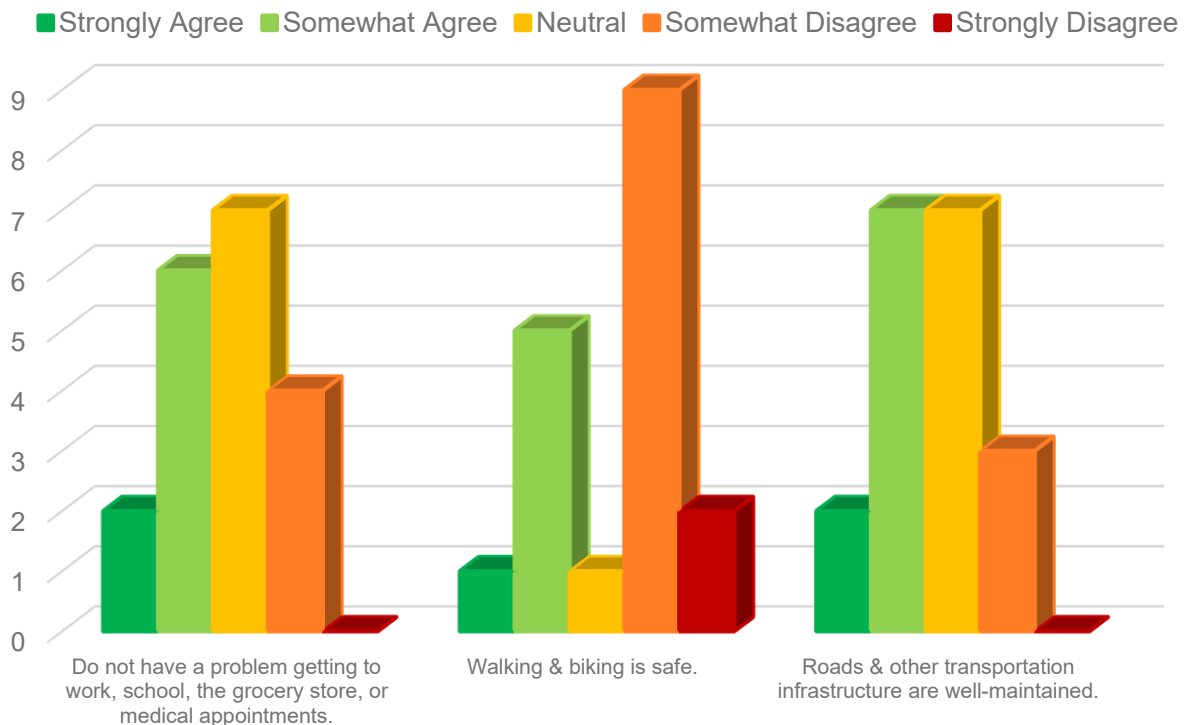
*Figure 5-7: Housing*



In **Question 8**, the survey asked respondents to rate the following statements related to housing in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Most people and families can find safe, affordable housing that meets their needs in Woodhull Township.
2. Houses in Woodhull Township are well-maintained, and homeowners are reinvesting in their homes.
3. Houses in Woodhull Township are well-maintained, and rental property owners are reinvesting in their homes.
4. Woodhull Township has an appropriate mix of housing options (single-family, apartments, senior housing, etc.).
5. The cost to purchase a home in Woodhull Township is reasonable.
6. The cost to rent a home or apartment in Woodhull Township is reasonable.

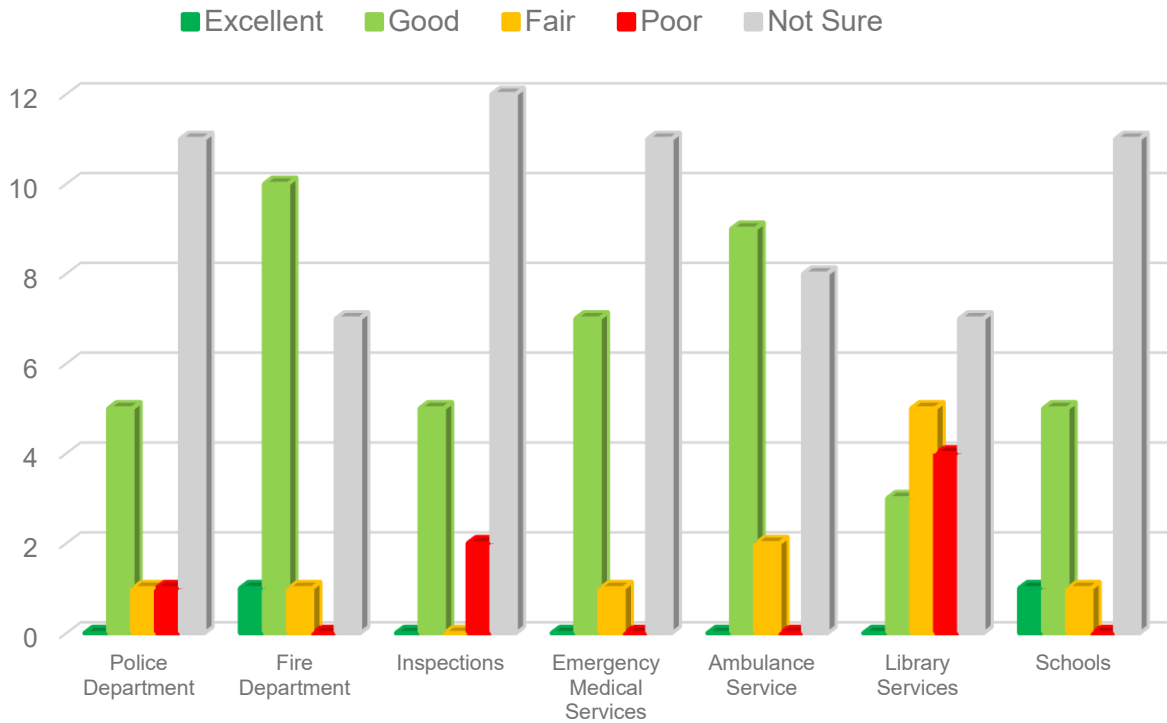
*Figure 5-8: Transportation*



In **Question 9**, the survey asked respondents to rate the following statements related to transportation in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Most Woodhull Township residents do not have a problem getting to work, school, the grocery store, or medical appointments.
2. Walking and biking is not safe in Woodhull Township.
3. Roads and other transportation infrastructure in Woodhull Township are well-maintained.

Figure 5-9: How would you rate the following community services?

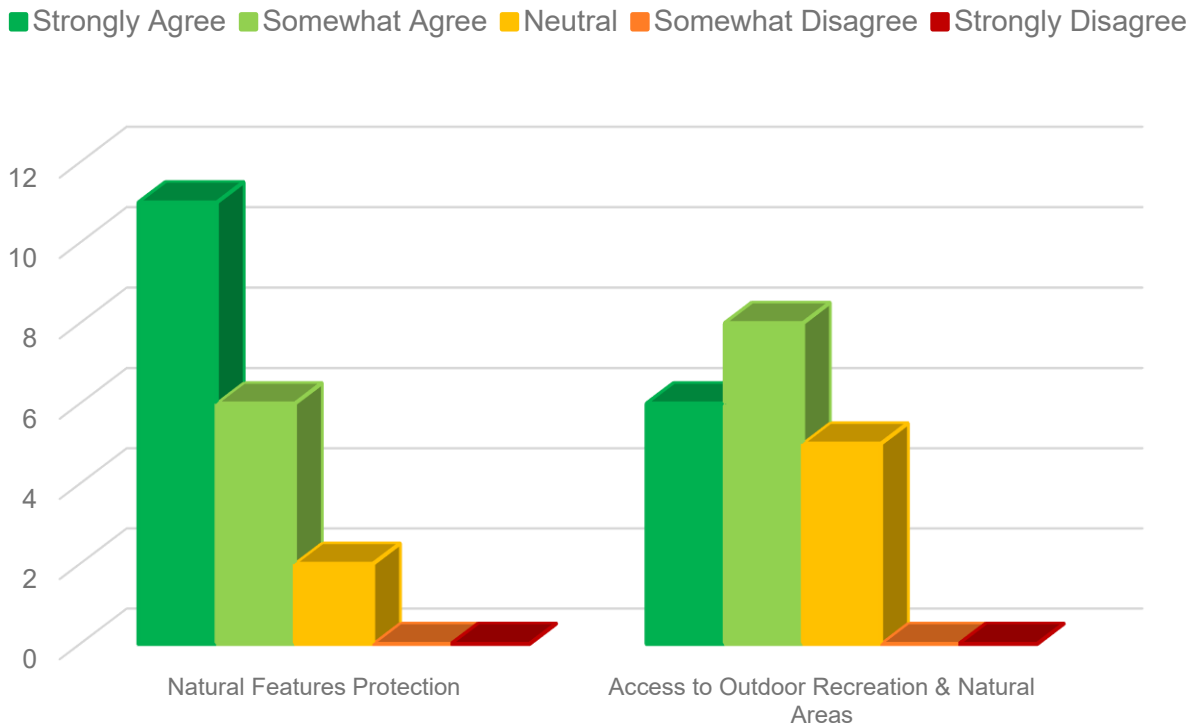


In **Question 10**, the survey asked respondents to rate a list of Woodhull Township community services as either Excellent, Good, Fair, Poor, or Not Sure. Many respondents believe the community services in the township are good. However, most of the respondents were not sure how to rate the services listed.

**Question 11** asked survey respondents to provide further information based on their rating of community services in Question 10. If survey respondents answered “Fair” or “Poor” for any of the above options in Question 10, they were asked to briefly describe why. The two most common reasons provided by respondents were:

1. The library is lacking in sufficient resources.
2. Lack of Township Services (many are county services).

Figure 5-10: Environment



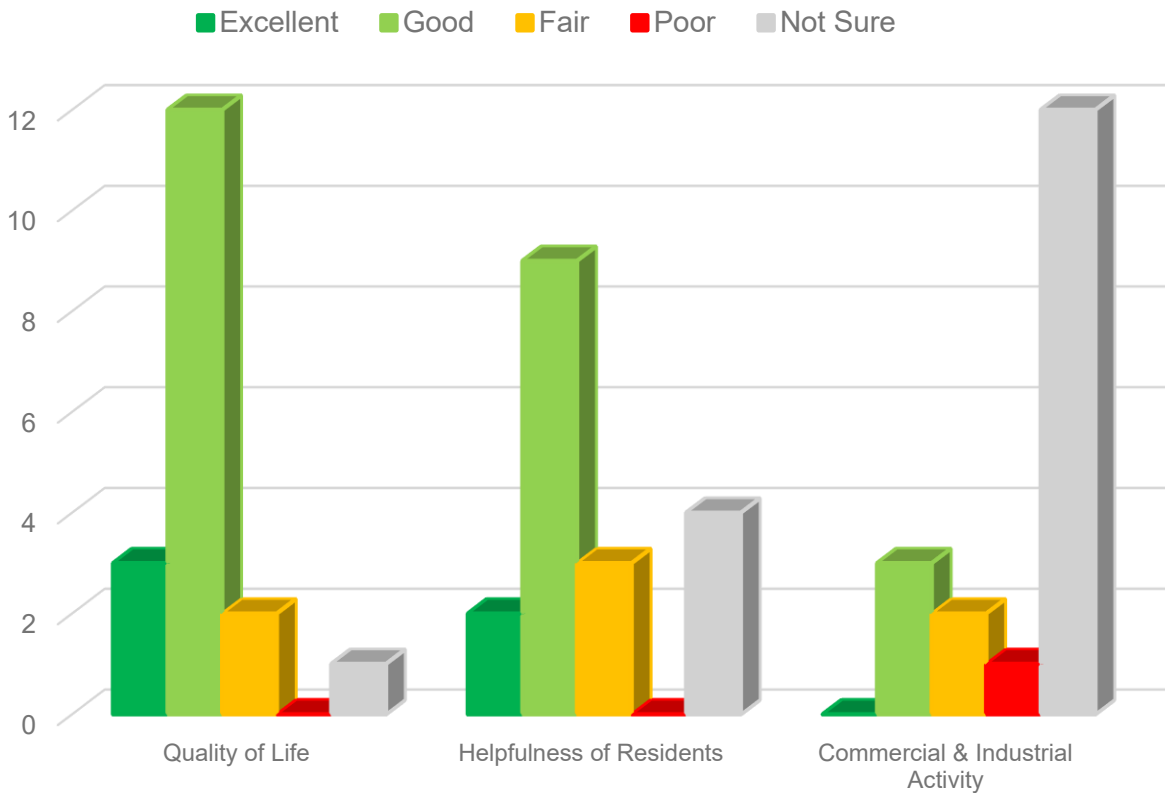
In **Question 12**, the survey asked respondents to rate the following statements related to the environment in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Natural Features in Woodhull Township (wetlands, parks, farmland, forests, rivers and streams, etc.) should be protected from development.
2. Residents in Woodhull Township have adequate access to outdoor recreation opportunities and natural areas (hunting, fishing, hiking, camping, etc.).

In **Question 13**, the survey asked respondents if there were any specific types of outdoor/recreational activities they would like to see more of in Woodhull Township. Based on the responses received, here are the top three desired outdoor/recreational activities for Woodhull Township:

1. Walking Trails
2. Bicycle Paths
3. None

Figure 5-11: Perception

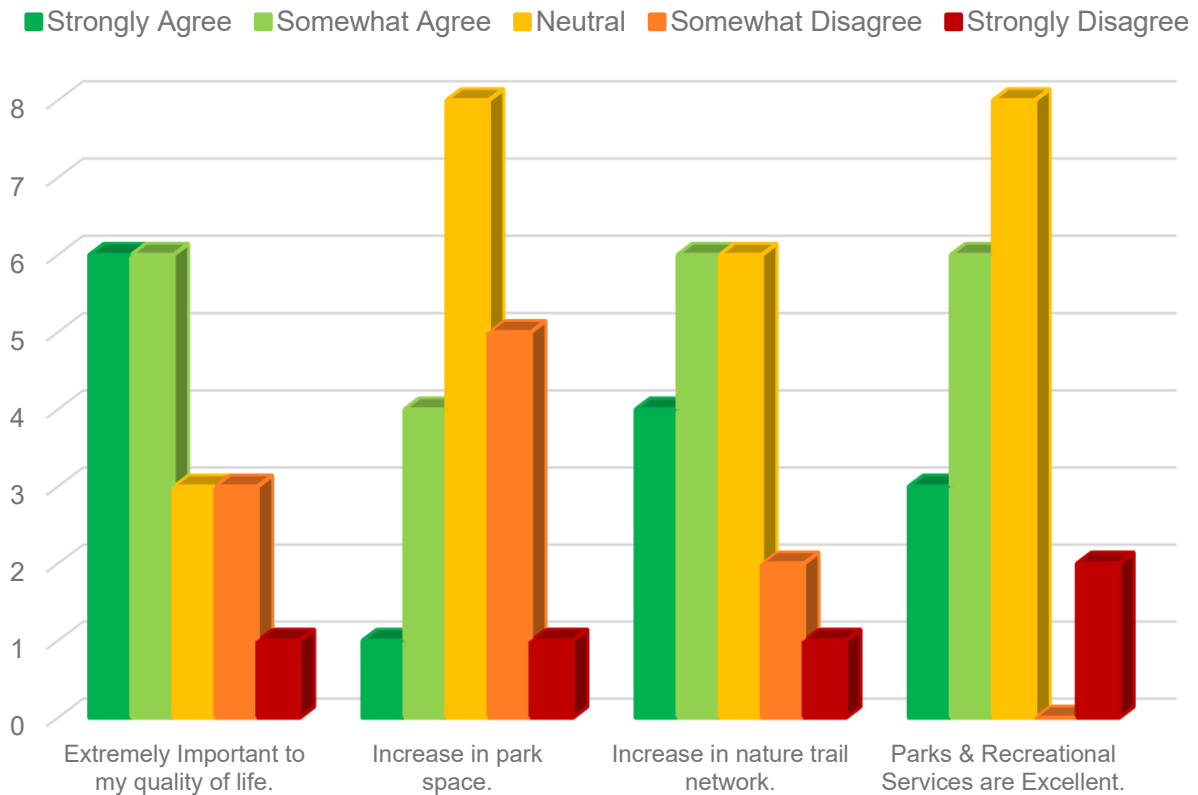


In **Question 14**, the survey asked respondents to rate several topics related to the perception of Woodhull Township as either Excellent, Good, Fair, Poor, or Not Sure. The respondent was asked to rate the quality of life in Woodhull Township, the overall willingness of people to help their community, and Woodhull Township’s commercial and industrial areas. The results show that most of the respondents believe the quality of life in Woodhull Township and the helpfulness of residents are good. Most of the respondents were not sure when it came to commercial and industrial activity within the township.

**Question 15** asked survey respondents to provide further information based on their rating of their community perception in Question 14. If survey respondents answered “Fair” or “Poor” for any of the above options in Question 14, they were asked to briefly describe why. The three reasons provided by respondents were:

1. There is not a lot of commercial or industrial property in Woodhull Township.
2. Most people do not come off as helpful or kind.
3. The surrounding communities provide everything they need.

Figure 5-12: Parks



In **Question 16**, the survey asked respondents to rate the following statements related to the Parks in Woodhull Township as either Strongly Agree, Somewhat Agree, Neutral, Somewhat Disagree, or Strongly Disagree. The following findings include:

1. Respondents feel that public parks and recreational facilities are extremely important to their quality of life.
2. There should be an increase in park space in the township.
3. There should be an increase in the nature trail network in the township.
4. Most respondents feel that the parks and recreational services in the township are excellent.

In **Question 17**, survey respondents were asked what their favorite park or recreational area in the township was. The most common answer was:

1. Woodhull Township Park

In **Question 18**, survey respondents were asked what their favorite amenity at the park or recreational area in the township was. The three most common answers were:

1. The playground
2. The walking trails
3. Baseball fields

**Question 19** asked respondents what additional park/ recreation amenities they would like to see. Based on the responses, here are the top three park and recreation amenities desired by respondents for Woodhull Township:

1. Bike Trails
2. Walking Trails
3. New Playground Structure

**Question 20** survey respondents were asked to provide any additional comments. Based on the responses, here are the top comments for Woodhull Township:

1. Pave Pine Street
2. To stop burning trash in the township

## Chapter 6 Goals and Objectives

### Planning Commission and Community Development Objectives

Woodhull Township, public and private organizations, and residents all have roles to play in pursuing the broad goals outlined in this chapter. This section defines objectives and actions to achieve those goals that are the responsibility of the Planning Commission that will be pursued prior to the next five-year review of the Master Plan.

**Goal: Preserve natural resources and rural character and enhance the quality of life for residents.**

**Strategies:**

1. Preserve and protect environmentally sensitive areas.
  - a. Task: Develop plans to preserve resources and evaluate ordinances to either require or encourage preservation of environmentally sensitive areas within the township and determine priorities for preservation.
  - b. Task: Explore programs and resources through the Michigan Department of Natural Resources (DNR) and the Department of Environment, Great Lakes, and Energy (EGLE) to protect and enhance access to resources.
  - c. Task: Integrate preservation of natural features into the development process by requiring development applications to identify sensitive natural features on a site and ensure their protection during the development process.
2. Sustain the township's significant agricultural character and heritage.
  - a. Task: Evaluate zoning districts and their relationship to the Suitable Soils for Agriculture map and consider requiring lots maintain the areas with Prime Farmland and Farmland of Local Importance.
  - b. Task: Develop plans to preserve agricultural resources and evaluate ordinances to either require or encourage preservation of existing farmland from new development.
  - c. Task: Provide opportunities for farmers to generate income in a variety of ways, consider collaborating with entities like Michigan State University Extension, Michigan Department of Rural and Agricultural Development, and the Michigan Farm Bureau to provide resources to local farmers.
3. Rehabilitate mining sites.
  - a. Task: Require mining operations to provide a decommissioning plan and require necessary screening of site. Review zoning ordinance standards to ensure there are effective options for repurposing these sites into residential and/or recreational developments.
4. Preserve woodlands and water features.
  - a. Task: Develop plans to preserve resources and evaluate ordinances to either require or encourage preservation or replacement of woodland areas impacted by new development.

5. Protect ground water supply.
  - a. Task: Ensure agricultural, industrial, and other uses that may include storage and usage of potential pollutants have adequate containment measures in place and are complying with all applicable state and federal requirements. Additionally, ensure agricultural run-off is properly contained.
6. Hazardous materials.
  - a. Task: Comply with State of Michigan legislation and procedures by DNR and EGLE.
7. Promote individual wellness, community vitality, and environmental sustainability.
  - a. Task: Acquire scenic easements to reinforce the environmental sustainability objectives and community appearance.
  - b. Task: Work with DNR and EGLE to provide resources to fund and protect sensitive resources.
  - c. Task: Provide opportunities for commercial uses that meet the daily needs of Woodhull Township residents to reinforce the individual wellness and community vitality objectives.
8. Support recreational and leisure opportunities for township residents.
  - a. Task: Explore opportunities for partnership with local governments to expand access to recreational facilities and programs.
  - b. Task: Evaluate the need for walking and hiking trails, biking trails, and cross-country skiing.
9. Provide a range of recreational facilities and activities for township residents.
  - a. Task: Explore the reuse of abandoned mining sites for recreational purposes, either as public park/recreation areas or as part of a residential or recreational development.
  - b. Task: Expand recreational opportunities at Woodhull Township Park.
    - i. Invest in new playground equipment.
  - c. Task: Look to assist the county with their next Parks and Recreation Plan update. (Current plan expires in 2027)
    - i. Have one member from Woodhull involved in the update process.
    - ii. Have one member from Woodhull Township attend all meetings relating to updating the Parks and Recreation Plan.

***Goal: Maintain quality housing opportunities that meet the needs of new and long-term residents.***

**Strategies:**

1. Encourage the development of a mix of residential housing densities in anticipation of projected population growth, matching the current population trends in the township.
  - a. Task: Complete an analysis of the current housing stock and identify key missing housing types.
  - b. Task: Evaluate the location criteria of single-family housing and medium-density housing while keeping in mind the rural, residential, aspects of the township.
  - c. Task: Determine future land use classifications to ensure adequate land is available for housing development.

***Goal: Promote quality commercial development while maintaining the rural identity and character of Woodhull Township.***

**Strategies:**

1. Support efforts to diversify the township's commercial base with a strategic focus on development near the I-69/Woodbury Road interchange.
  - a. Task: Collaborate with the existing business to support business retention efforts.
  - b. Task: Assist businesses with expansion of existing locations or new ventures.
  - c. Task: Assess which business may consider locating in Woodhull Township. Specifically, fast food options and other restaurants.
  - d. Task: Work with county and regional partners with providing trainings and business support programs.
2. Provide opportunities for commercial uses that meet the daily needs of Woodhull residents.
  - a. Task: Evaluate the location of commercial future land use classifications to ensure adequate land is available for future development.
  - b. Task: Review zoning ordinance for commercial development standards to improve the curb appeal of all new commercial development in the township as they relate to signage, landscaping, building appearance, setbacks, and overall site design.
  - c. Task: Evaluate the possibility of new restaurants, grocery stores, retail shops, coffee shops, and local farm shops.

***Goal: Encourage and promote pedestrian and vehicle traffic improvements for the health, safety, and welfare of the community.***

**Strategies:**

1. Maintain strong working relationships with State of Michigan Transportation (MDOT) and Shiawassee County Road Commission.
  - a. Task: Recognize issues of pedestrian traffic when considering development plans and ensure pedestrian circulation is adequately considered.
  - b. Task: Require acceleration/deceleration tapers and bypass lanes in conjunction with development of private roads along all major roads during site plan review.
2. Plan road improvements to coincide with development.
  - a. Task: Encourage the development of "dust-free" roads without compromising the rural character of the township.
  - b. Task: Permit the development of private or public roads when they contribute to the rural character of the community, and which meet accepted planning, engineering, design, and maintenance standards.
  - c. Task: Limit the number of driveways allowed for commercial development and consolidate access whenever possible.
  - d. Task: Correct hazardous and unsafe areas by improving street alignments, where possible.

3. Encourage the development of non-motorized paths throughout the township, including bicycle trails.
  - a. Task: Work with the Township Parks and Recreation Department to identify key areas of the township to focus non-motorized improvements at.
  - b. Task: Work with the Township Parks and Recreation Department to seek funding sources for non-motorized path development and improvement in Woodhull Township.
  - c. Task: Encourage sidewalk construction for any new developments in the Township.

***Goal: Develop plans for the construction and maintenance of public facilities and services that support the township's growth in the most cost-effective and efficient manner possible.***

**Strategies:**

1. Task: Encourage cooperation with adjacent communities relative to the shared responsibility of providing public services that cannot be realistically provided by individual communities.
2. Task: Encourage reliable cable and high-speed internet services to all residential homes and businesses.
3. Task: Plan for the most efficient and effective method of providing emergency services.
4. Task: Support the establishment of a new, local medical care facility to improve emergency response times, broaden the range of available services, and more effectively address the healthcare needs of area residents.
5. Task: Evaluate local fire department to improve service level and response times.
6. Task: Coordinate with the County Sheriff's Office to evaluate local police services and identify opportunities to improve patrol coverage and response times.
7. Task: Improve the network of tornado sirens and other emergency warning services for township residents.

## Chapter 7 Future Land Use

### Introduction

The Future Land Use Plan provides direction for the future development of areas of Woodhull Township that are under the zoning jurisdiction of the county. It serves as an overall framework for the management and regulation of future development and serves as the basis for evaluating rezoning requests.

The Planning Enabling Act (P.A. 33 of 2008, as amended) provides Planning Commissions the authority to prepare and officially adopt a master plan. Section 33 (2) of the Act states:

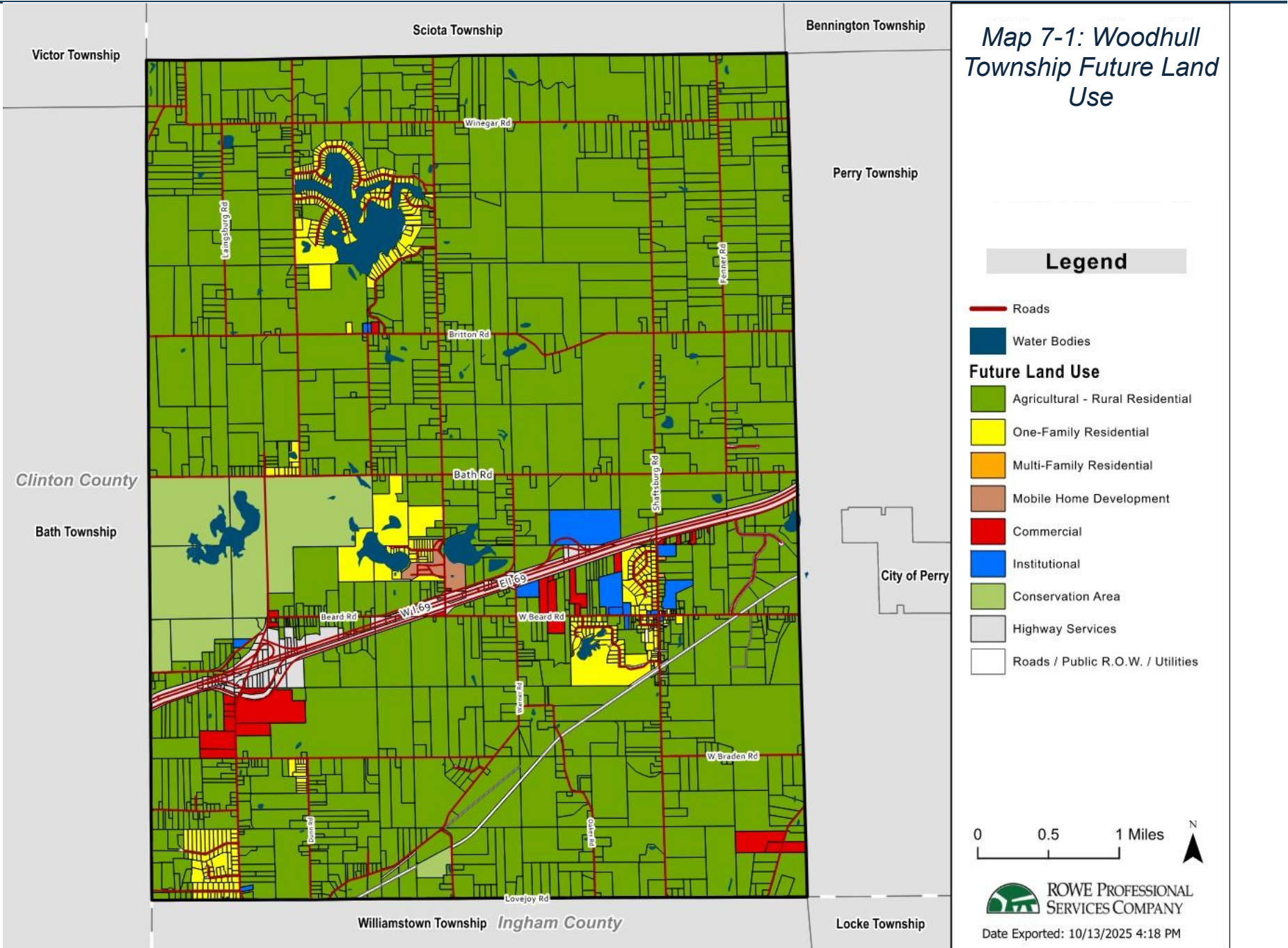
(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

(a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways, and grounds...public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

The Future Land Use Plan is based on the goals, objectives, and strategies established in Chapter 6, but is intended to be somewhat flexible. The goals, objectives, and strategies chapter is important to keep in mind when considering Future Land Use.

- **The Future Land Use Plan provides a long-range projection of land uses for the next 20 years** to coordinate development consistent with the township's goals and objectives. The Future Land Use Map represents a general arrangement of the proposed land uses as identified by their locational criteria. It is not intended to be the zoning map. In determining the appropriateness of a zoning change, the plan's goals, policies, and locational criteria should be reviewed and weighed equally with the map's delineation of future land use classification boundaries.
- **The Future Land Use Plan evaluates current land uses within the township at the time of the plan's adoption, aligning them with long-term goals and objectives for future development.** The relationship between land uses, public facilities, utilities, and a range of other factors was considered in establishing future land use classifications. As these factors change, the assumptions upon which the map was developed may no longer be relevant.
- **The Future Land Use Plan should be reviewed and analyzed** when the Planning Commission considers public and private development activities related to a constantly changing economic, social, and built environment.

Prior to establishing a Future Land Use Plan for the township zoning jurisdiction, the Woodhull Township Planning Commission examined a generalized version of future land use across the entire township. This composite future land use analysis provides a snapshot of the plans for land use in all zoning jurisdictions. As the map shows, the overwhelming majority of the township is planned for agricultural use, with much greater densities of residential and commercial uses along the center of the township and surrounding the village in the south of the township.



## Future Land Use Classifications

This plan identifies eight land use classifications to direct future development in Woodhull Township. These classifications generally align with current zoning district classifications from the Shiawassee County Zoning Map. The classifications below represent a spectrum of land use intensity.

### Agricultural – Rural Residential

The purpose of the Agricultural – Rural Residential future land use classification is to allow for a variety of agricultural and residential uses. The future land use map shows that there are vast Agricultural – Rural Residential areas within the township. The Agricultural – Rural Residential future land use classification aligns with the A-2 Agricultural Production/ Rural Residential zoning district.

### Conservation Areas

The Conservation Areas future land use classification identifies land included within the Rose Lake State Wildlife Research Area. These parcels are owned by the Michigan Department of Natural Resources. This classification is intended to preserve and protect environmentally sensitive land in the township.

### One-Family Residential

The One-Family Residential classification aims to provide for residential development such as single-family dwellings and related accessory structures. This land use classification is intended to accommodate traditional single-family neighborhood development, with limited inclusion of only those uses that are compatible with and supportive of residential living. The One-Family Residential classification aligns with the R-1A, One-Family Rural Residential zoning district. The future land use map shows that the largest groupings of one-family residential parcels are found surrounding Scenic Lake, Shaftsburg, and along Woodbury Road in the southwestern corner of the township.

### Highway Services

The highway services future land use classification is placed on parcels owned by the Michigan Department of Transportation for the I-69 freeway which travels through Woodhull Township.

### Commercial

The general purpose of the commercial classification allows for a wide variety of commercial uses such as offices, neighborhood businesses, or commercial ventures that require exposure along heavily traveled roads. In Woodhull Township, these commercial classifications are designated primarily along the Woodbury/I-69 interchange, as well as a handful of scattered commercial parcels near Shaftsburg and the I-69/Lansing Road interchange. This future land use corresponds to the Neighborhood Commercial (B-1) zoning district.

When considering the Shaftsburg / W Beard Rd intersection and surrounding parcels, commonly referred to as Shaftsburg, the Township is open to exploring thoughtful, commercial development, while maintaining the existing character of the area.

## Institutional

The Institutional future land use classification is intended to provide for schools, churches, parks, essential utilities, state owned land and services, township owned land and services, and other similar uses. This future land use category most closely aligns with the O-1, Office and Administration, zoning district.

## Mobile Home Development

This future land use classification is intended to identify appropriate sites for Mobile Home Parks in the township. The future land use map shows the existing mobile home park called Moon Lake Estates as the one property with this classification. At this time, there are no other parcels in the township with this future land use classification. The majority of applicable regulations for mobile home parks stem from the Statewide Manufactured Housing Commission. This future land use classification aligns with the R-T, Mobile Home Development, zoning district.

## Multi-Family Residential

The Multi-Family Residential future land use classification is intended to offer a variety of housing options and serve as an alternative to traditional one-family homes. This more intensive residential land use often serves as a buffer between single-family residential uses and commercial land uses. Included are apartments, duplexes, senior housing, and other forms of non-single-family housing. This future land use classification aligns with the R-M1, Multiple Family Residential zoning district.

## Future Land Use

Table 7-1 is a summary of the amount of acreage comprised of each future land use classification, from the future land use map (Map 7-1). The highest amount of acreage is classified as Agricultural – Rural Residential. The least amount of acreage classified is Multi-Family Residential.

*Table 7-1: Future Land Use*

Land Use	Acres	% of Total Acreage
Agricultural- Rural Residential	14,740.2	86.28%
Conservation Area	922.5	5.40%
One-Family Residential	534.1	3.13%
Highway Services	372.4	2.18%
Commercial	231.1	1.35%
Institutional	158.5	0.93%
Roads/Public R.O.W	66.2	0.39%
Mobile Home Development	54.7	0.32%
Multi-Family Residential	4	0.02%
<b>Total</b>	<b>17,083.5</b>	<b>100%</b>

## Zoning Plan

One of the pre-eminent tools used by communities to reach the goals of their Master Plan is zoning. Zoning is a regulatory power given by the state to local municipalities through the Michigan

Zoning and Enabling Act. In the case of Woodhull Township, the relevant enabling act is the County Zoning Act, as the township is without its own zoning ordinance. The township falls under authority of the Shiawassee County Zoning Ordinance. The County Zoning Act authorizes each county to establish a zoning ordinance to regulate the use of property and the structures on said property. In the County Zoning Act, it is required that the zoning ordinance be based upon a Land Use Plan (Master Plan). In this case, that is the Shiawassee County Master Plan, adopted in 2016. This Township Master Plan replaces the plan adopted by Woodhull Township in 2015. It is the intent of the township that this updated plan be incorporated into the County Land Use Plan and serve as the basis for land use decisions in Woodhull Township.

Table 7-2 provides a summary of the relationship between Shiawassee County (Woodhull Township) zoning districts and Woodhull Township future land use classifications. All future land use classifications have an equivalent county zoning district, aside from Conservation Area and Highway Services. The minimum lot size requirements can be found in the Shiawassee County Zoning Ordinance, for each respective zoning district.

*Table 7-2: Zoning Plan Summary Table*

Woodhull Township Future Land Use	Shiawassee County Zoning District	County Zoning Ordinance, Minimum Lot Size
Agricultural – Rural Residential	A-2, Agricultural Production/Rural Residential	20 acres – Farm 1 acre – Dwelling
One-Family Residential	R-1A, One Family, Rural Residential	20,500 sq ft
Multi-Family Residential	R-M1, Multiple Family	Determined by County Health Department
Mobile Home Development	R-T, Mobile Home Development	20,500 sq ft
Commercial	B-1, Neighborhood Commercial	10,000 sq ft
Institutional	O-1, Office and Admin	10,000 sq ft
Conservation Area & Highway Services	N/A	N/A

### Recommended Zoning Ordinance Amendments

The following County Zoning Ordinance amendments are recommended based on this Township Master Plan.

1. Amend ordinances to encourage preservation of environmentally sensitive areas within the township.
2. Amend ordinances to encourage preservation or replacement of woodland areas impacted by new development.
3. Amend ordinances to encourage farmland preservation techniques or programs like Purchase of Development Rights.
4. Amend the ordinance to place new residential development on land less economically viable for long-term farming, where feasible.

5. Amend the commercial development standards to encourage the curb appeal of all new commercial development in the township as they relate to signage, landscaping, building appearance, setbacks, and overall site design.
6. Concentrate commercial and industrial uses only at those locations that can support such development based on the availability of suitable transportation access and utilities.
7. Provide adequate buffer areas where commercial or industrial abuts residentially used or zoned parcels.
8. Discourage large scale heavy industrial uses that create excessive noise and/or vibration, or that require outdoor storage in areas of incompatible uses.
9. Require development impact studies for intense commercial and industrial uses during the site plan review process.
10. Evaluate the zoning ordinance to determine whether additional regulations are necessary to limit potential impact from heavy industrial uses.
11. Amend the ordinance to require continuous vehicular circulation pattern within adjoining single-family subdivisions.
12. Amend and introduce design standards into the zoning ordinance that encourage consistent development that are designed to reflect the existing predominant character of the township through standards regarding building height, sizes, setbacks, and other site plan considerations.
13. Amend the zoning ordinance to encourage single-family housing as the predominant residential land use in the township while similarly recognizing the appropriateness of two-family houses in appropriate areas.
14. Encourage all residential structures, whether it be single family homes, duplexes, and multiple-family structures, to be visually attractive and structurally sound, and establish a sense of neighborhood cohesiveness and stability.
15. Work with the county to develop performance standards in the zoning ordinance that align with the Right to Farm Act, while also protecting single-family residences.
16. The density of future residential development throughout the areas of the township should be based upon, in part, the density of development which existing and/or planned public services and infrastructure are able to accommodate.

## Implementation

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Since this plan is to be the basis for future zoning and planning decisions, it is imperative that the plan be available to township staff, elected and appointed officials, as well as business owners, developers, stakeholders from Shiawassee County and the region, and the general public. The implementation of this Master Plan depends on its continual use by the Planning Commission, Township Board, and the county. In its best form, implementation of this plan will result in the achievement of the goals and objectives described in Chapter 6.

## Strategic Implementation Plan

Table 7-3 provides guidance for the Planning Commission to prioritize objectives. When preparing its annual report to the Township Board, the Planning Commission should review this section of the Master Plan and provide a report on the status of each objective.

*Table 7-3: Strategic Implementation Plan*

Strategy	Responsible Party	Completion Year	Funding Source(s)
Work with the county to amend the zoning ordinance in accordance with the Master Plan.	Township Board, Township Staff, Planning Commission, County Staff, County Planning Commission	Ongoing	General Fund
Discuss and consider creating a zoning ordinance specific to the township and enforced by the township.	Township Board, Township Staff, Planning Commission	Ongoing	General Fund
Provide recreation opportunities for the residents of Woodhull Township.	Township Board, Township Staff, Planning Commission	Ongoing	General Fund, Grants
Provide protection and income opportunities for agricultural property and farms like the Public Act 116 program at the State of Michigan for farmland preservation.	Township Board, Township Staff, Planning Commission	Ongoing	General Fund and Michigan Department of Agriculture and Rural Development (MDARD)
Implement road improvements and policies that prioritize pedestrian safety and rural aesthetics.	Township Board, Township Staff, Planning Commission, County Staff, County Planning Commission, County Road Commission	Ongoing	General Fund
Review and adopt policies that maintain and protect the township's natural features.	Township Board, Township Staff, Planning Commission, County Staff, County Planning Commission	Ongoing	General Fund
Provide public facilities and services in the most cost-effective and efficient manner.	Township Board, Township Staff, Planning Commission, Adjacent Communities' Representatives	Ongoing	General Fund
Provide diverse residential options that meet the needs of current and future residents while ensuring quality housing, protecting the rural character, and managing development in a way that minimizes strain on public services and preserves open spaces and environmental features.	Township Board, Township Staff, Planning Commission, County Staff, County Planning Commission	Ongoing	General Fund
Five-year review of Master Plan.	Planning Commission	2030	N/A

## Annual Report

The Planning Commission annual report is a critical tool to tracking progress toward Master Plan goals and objectives. Each year, the Planning Commission should include a review of actions and

accomplishments related to the plan and identify priorities for the upcoming year to be considered by the Township Board and County Board of Commissioners.

## Five-Year Review

Under the terms of the Michigan Planning Enabling Act (MPEA), the Township Planning Commission must review the Master Plan at least once every five years to determine if an update is needed. The findings and determination of the Planning Commission should be recorded in the meeting minutes and as part of a formal motion or resolution.

The review should be a formal process to comply with the requirements of Section 45 (2) of the MPEA. An analysis and report outlining the standards for review and other basis upon which the Planning Commission determined whether an update is necessary or not should be created. The findings may be part of a resolution adopted by the Planning Commission or a separate report incorporated into the minutes of the meeting.

As noted above, it is intended that the Planning Commission conduct a less formal review **annually** as part of the annual report to the Township Board and County Board of Commissioners.

## Standards for Review

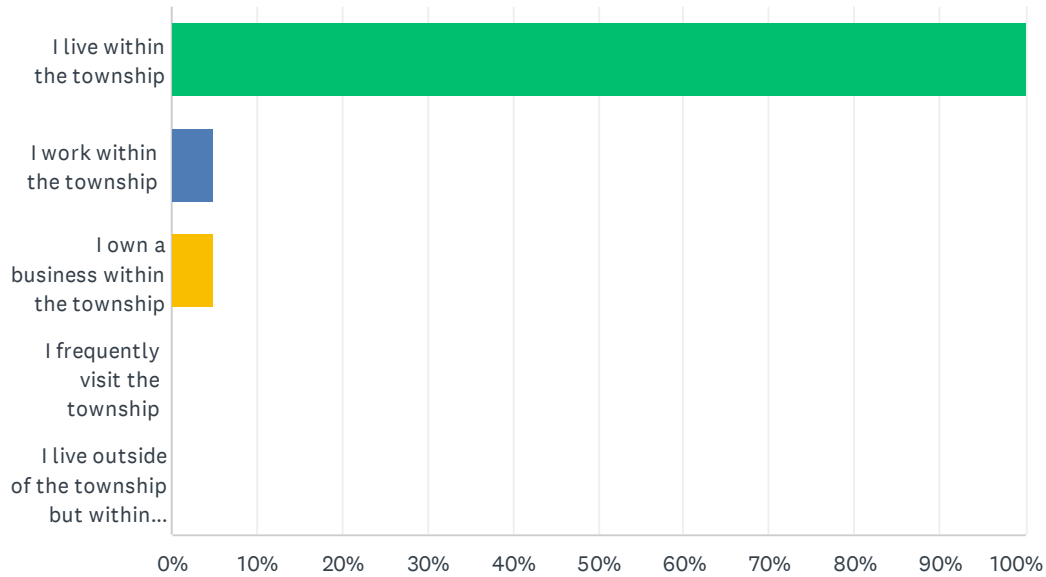
In conducting the five-year review, the Planning Commission should evaluate the plan using the following criteria to determine if a plan update is necessary. If one or more of these conditions are met, a plan update may be appropriate. These standards may be helpful when drafting the annual report as well.

1. **The conditions that the plan was based on have changed.** For example, this plan is based on a relatively flat rate of population growth in the township. If population growth suddenly surges, a revision may be appropriate. The township should track the rate of land splits, building permits, and regular census data updates to determine if the analysis in this plan is no longer accurate, and therefore the Land Use Plan and goals and objectives may need to be re-evaluated.
2. **There was a significant error in the plan** that affects the plan policies, goals, or recommendations. Sometimes a plan is based on an assumption that turns out to be incorrect, such as an area that was previously thought to lack pressure for development suddenly sees a surge in demand. Any changes in the facts as a community knows them should be considered to see if it changes the appropriateness of proposals in the plan.
3. **There has been a change in resident sentiment** about some basic goal of the plan, or on a proposed approach to achieving the goal, that is reflected in the Planning Commission's recommendations or the Township Board of Trustee's decisions, but not in the plan.
4. **New issues that should be addressed by the plan have come up** and are not adequately addressed. Issues important to a community may present themselves after a Master Plan has been adopted. In those instances, it might be an issue that requires amendment of the Master Plan to ensure that the township's policies regarding the use are clear.
5. **The plan is out of date.** Master Plans normally have a 10- to 20-year scope. If the plan has not been revised or significantly updated by the time the plan has reached the end of its "life", then it should be updated.

# Appendix A: Survey Results

# Q1 What is your connection to the Township of Woodhull? (Select all that apply)

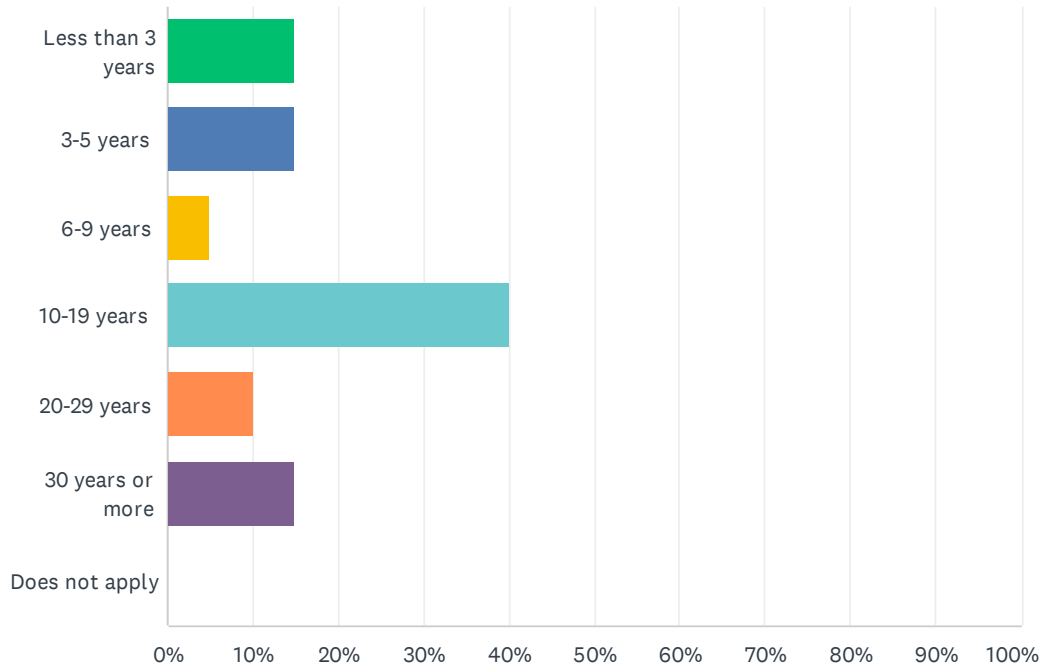
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live within the township	100.00%	20
I work within the township	5.00%	1
I own a business within the township	5.00%	1
I frequently visit the township	0.00%	0
I live outside of the township but within Shiawassee County	0.00%	0
Total Respondents: 20		

## Q2 How long have you lived in the Township of Woodhull?

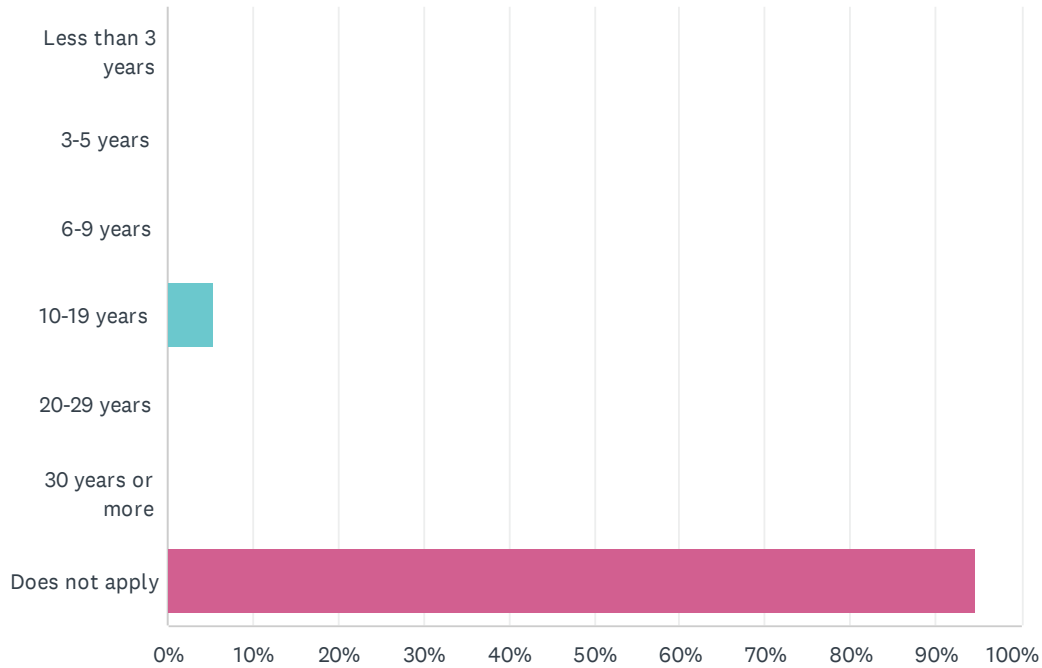
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 3 years	15.00%	3
3-5 years	15.00%	3
6-9 years	5.00%	1
10-19 years	40.00%	8
20-29 years	10.00%	2
30 years or more	15.00%	3
Does not apply	0.00%	0
<b>TOTAL</b>		<b>20</b>

### Q3 If you have a business in the Township of Woodhull, how long have you been here?

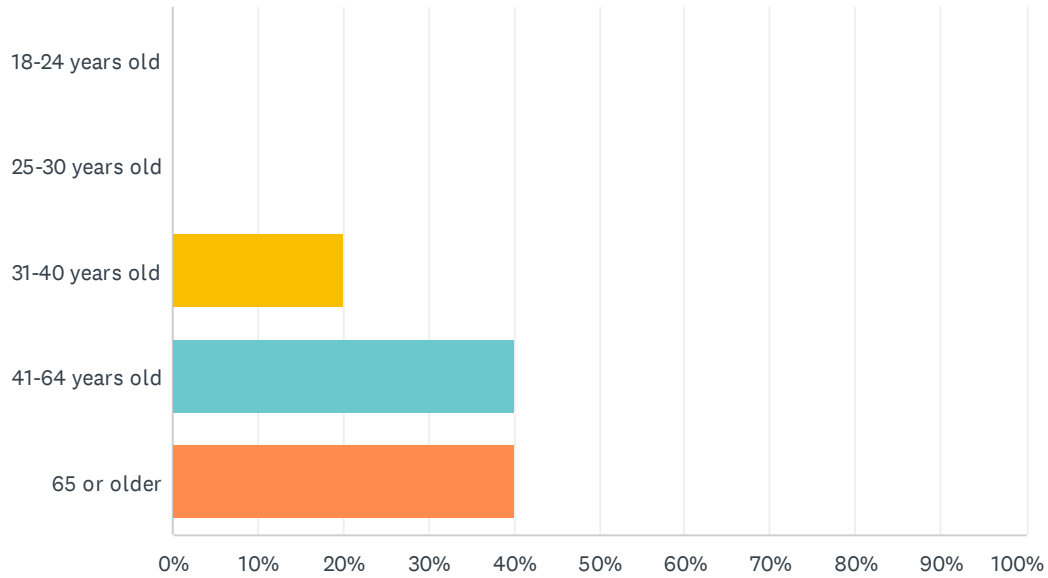
Answered: 19 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than 3 years	0.00%	0
3-5 years	0.00%	0
6-9 years	0.00%	0
10-19 years	5.26%	1
20-29 years	0.00%	0
30 years or more	0.00%	0
Does not apply	94.74%	18
<b>TOTAL</b>		<b>19</b>

## Q4 What is your age?

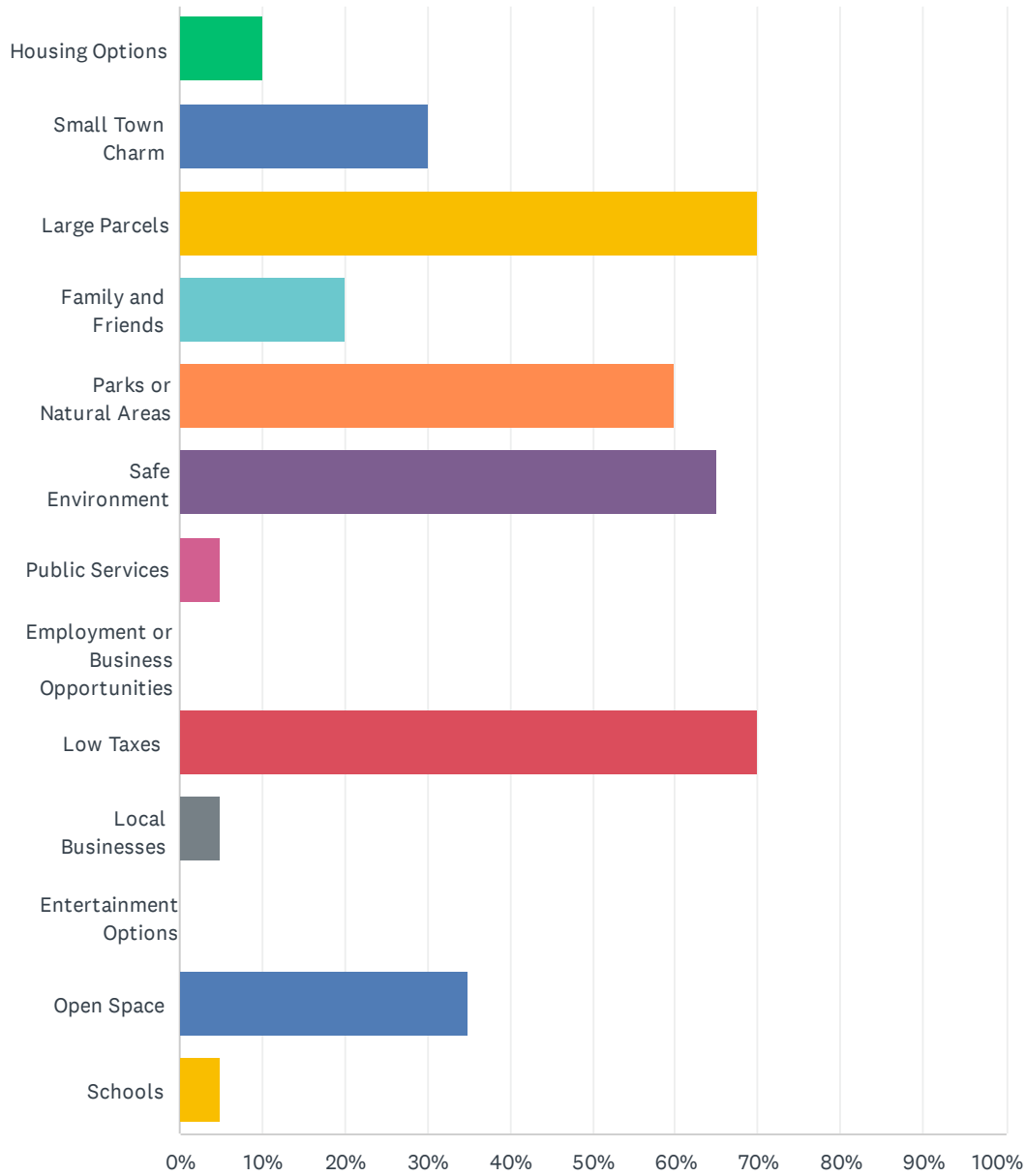
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
18-24 years old	0.00%	0
25-30 years old	0.00%	0
31-40 years old	20.00%	4
41-64 years old	40.00%	8
65 or older	40.00%	8
<b>TOTAL</b>		<b>20</b>

### Q5 What do you value the most about living, working, or visiting the Township of Woodhull? (Select all that apply)

Answered: 20 Skipped: 0



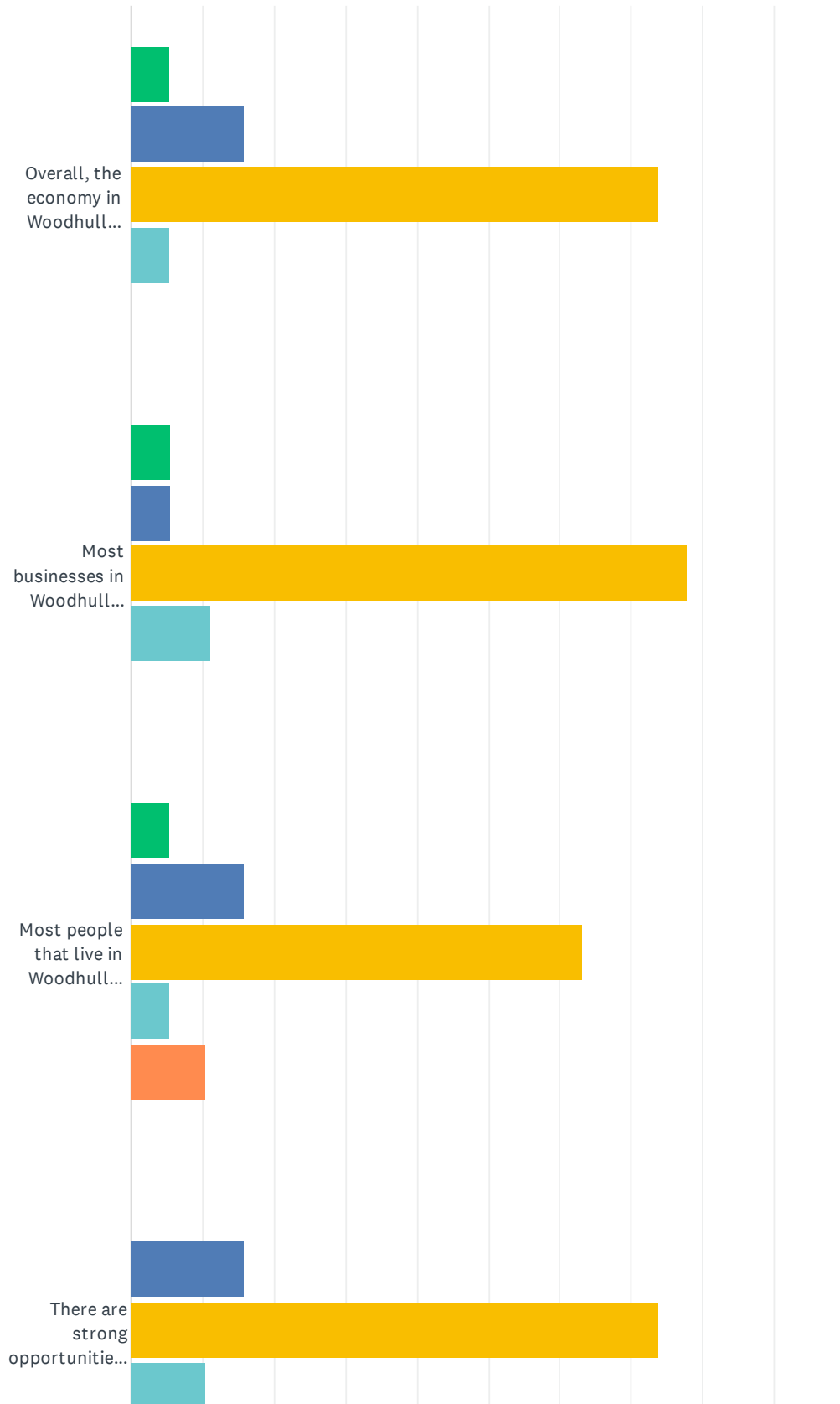
## Woodhull Township 2024 Master Plan Update Community Survey

ANSWER CHOICES	RESPONSES	
Housing Options	10.00%	2
Small Town Charm	30.00%	6
Large Parcels	70.00%	14
Family and Friends	20.00%	4
Parks or Natural Areas	60.00%	12
Safe Environment	65.00%	13
Public Services	5.00%	1
Employment or Business Opportunities	0.00%	0
Low Taxes	70.00%	14
Local Businesses	5.00%	1
Entertainment Options	0.00%	0
Open Space	35.00%	7
Schools	5.00%	1
Total Respondents: 20		

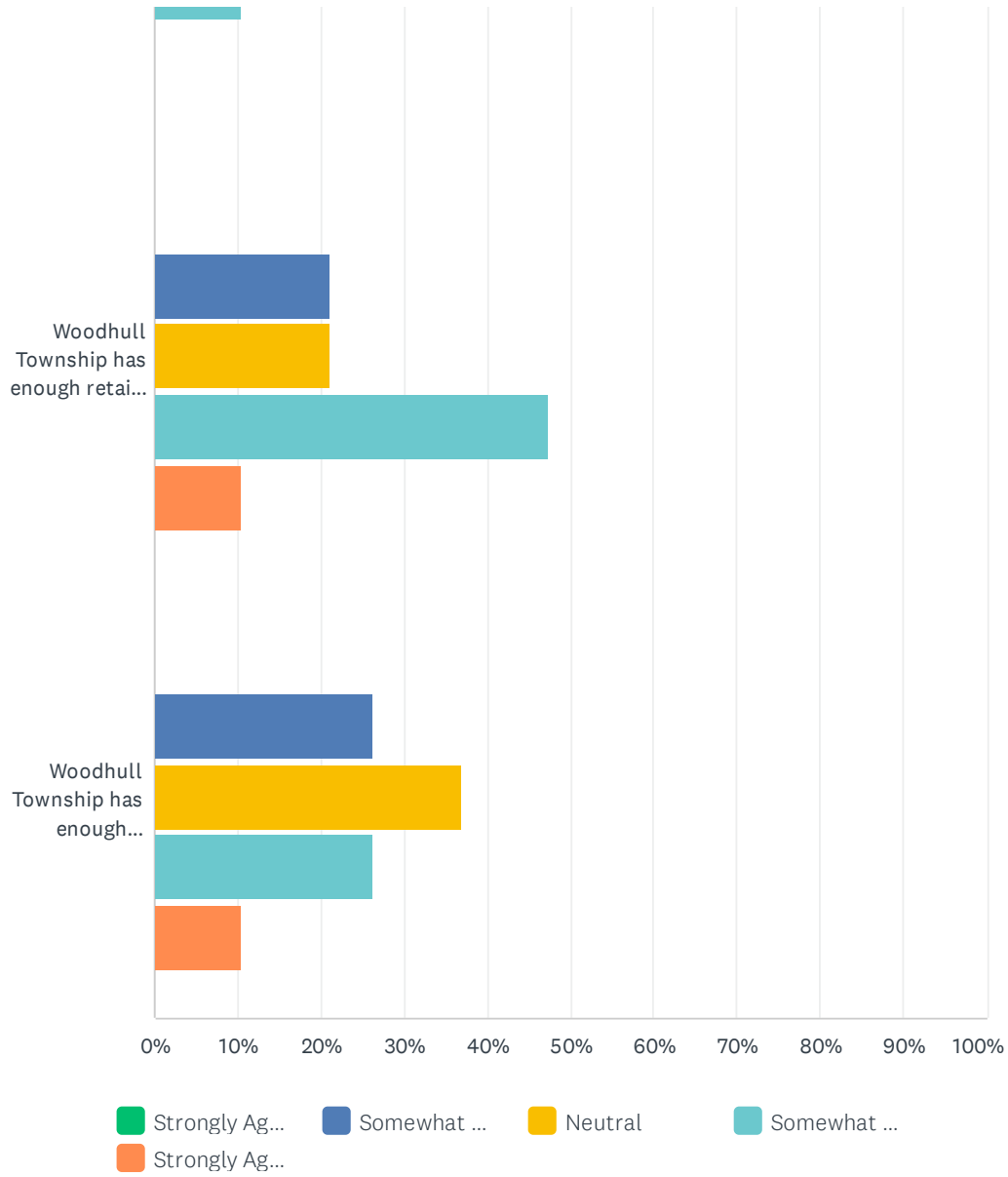
#	OTHER (PLEASE SPECIFY)	DATE
1	I selected low taxes but taxes here are way higher than they should be.	12/15/2024 9:25 AM
2	Agricultural opportunities	12/3/2024 4:51 PM

# Q6 Economy

Answered: 19 Skipped: 1



# Woodhull Township 2024 Master Plan Update Community Survey



Woodhull Township 2024 Master Plan Update Community Survey

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Overall, the economy in Woodhull Township is headed in a positive direction.	5.26% 1	15.79% 3	73.68% 14	5.26% 1	0.00% 0	19
Most businesses in Woodhull Township can find dependable employees in a reasonable amount of time.	5.56% 1	5.56% 1	77.78% 14	11.11% 2	0.00% 0	18
Most people that live in Woodhull Township can find jobs that pay them a reasonable wage without a long commute.	5.26% 1	15.79% 3	63.16% 12	5.26% 1	10.53% 2	19
There are strong opportunities for entrepreneurs and small businesses to start in Woodhull Township.	0.00% 0	15.79% 3	73.68% 14	10.53% 2	0.00% 0	19
Woodhull Township has enough retail, restaurants, and service businesses to meet the community's needs.	0.00% 0	21.05% 4	21.05% 4	47.37% 9	10.53% 2	19
Woodhull Township has enough industrial businesses and large employers to meet the community's needs	0.00% 0	26.32% 5	36.84% 7	26.32% 5	10.53% 2	19

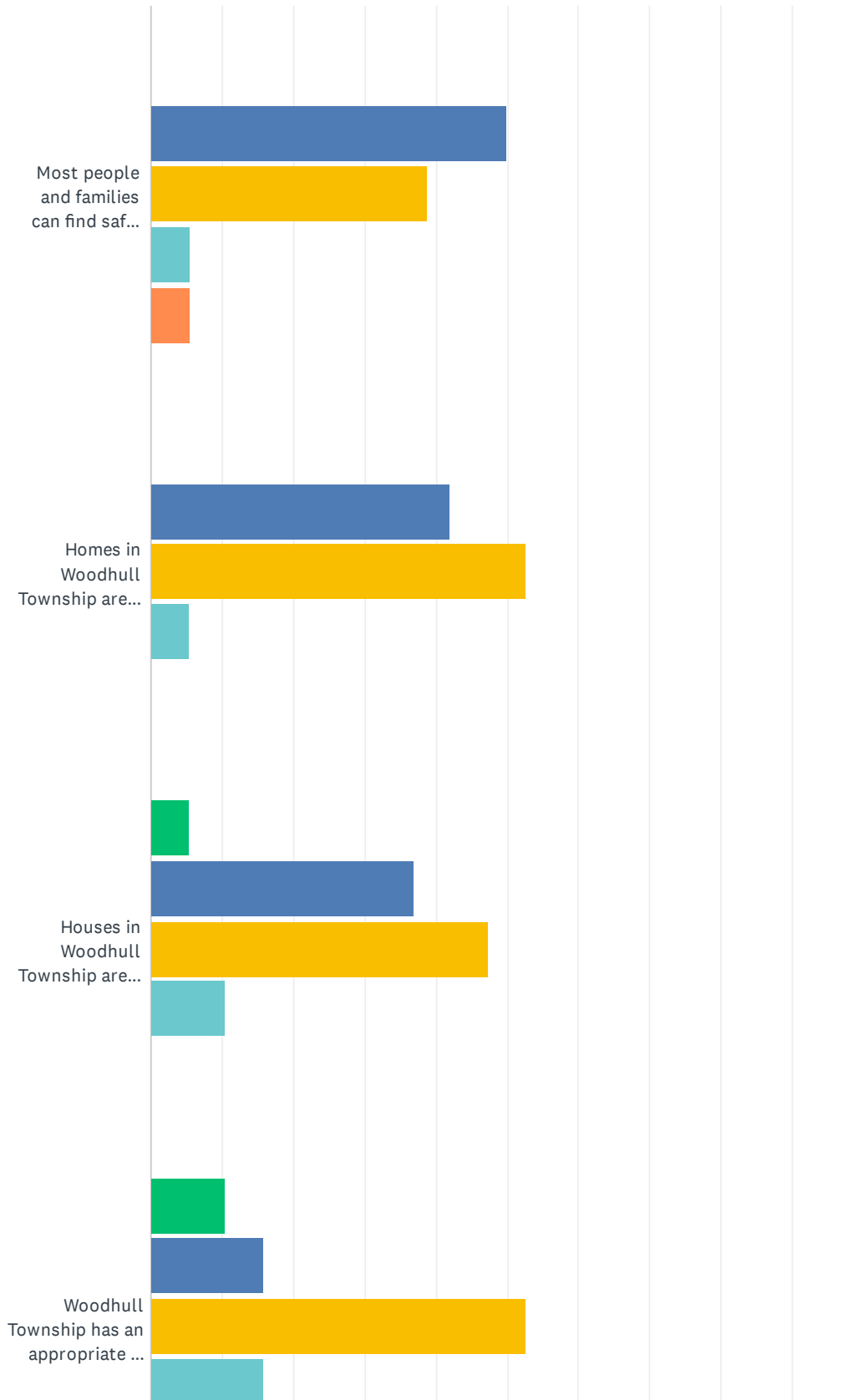
## Q7 Are there specific types of businesses or economic activities you would like to see more of in Woodhull Township?

Answered: 8 Skipped: 12

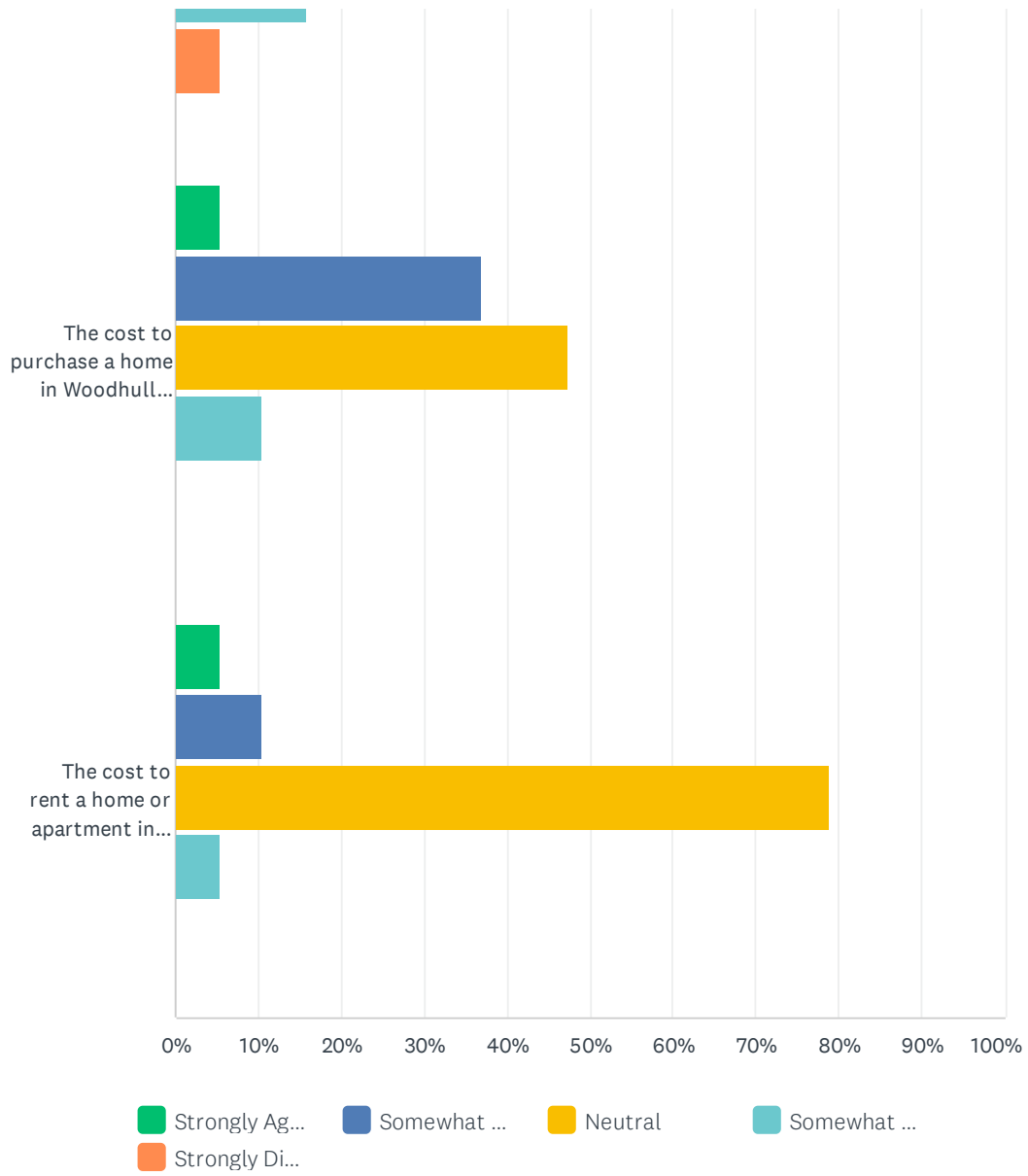
#	RESPONSES	DATE
1	restaurants, groceries (Sage leaves a lot to be desired and Dollar General doesn't make up for that deficit),	12/16/2024 7:45 PM
2	No. Less is more.	12/15/2024 9:25 AM
3	Small businesses.	12/7/2024 8:05 AM
4	No. We like that it is a rural community	12/5/2024 3:52 PM
5	Fast casual restaurants.	12/4/2024 3:02 PM
6	I would love a gas station!	12/4/2024 2:53 PM
7	Coffee shop	12/4/2024 6:44 AM
8	More farming, and local farm shops	12/3/2024 4:51 PM

## Q8 Housing

Answered: 19 Skipped: 1



# Woodhull Township 2024 Master Plan Update Community Survey

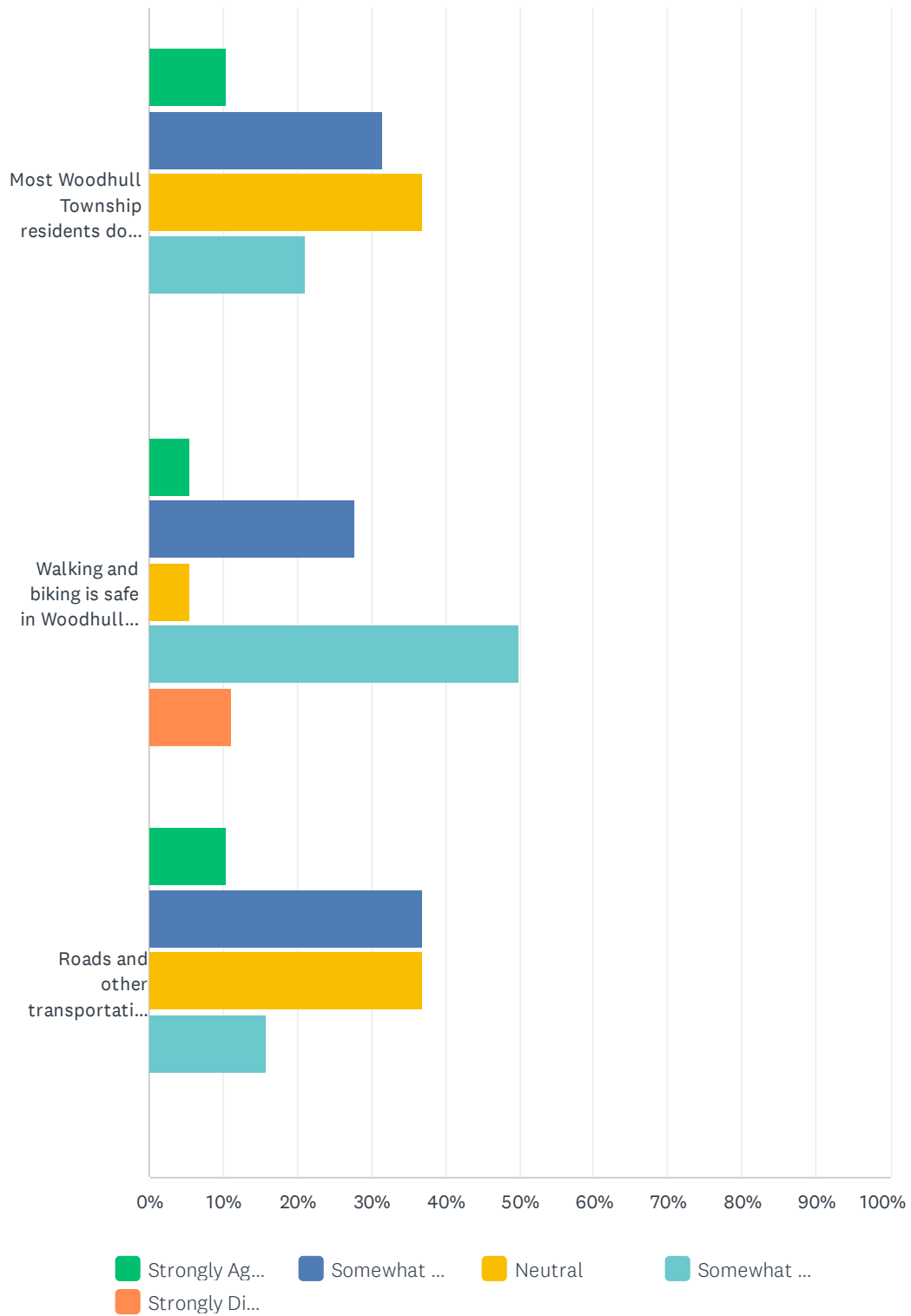


Woodhull Township 2024 Master Plan Update Community Survey

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Most people and families can find safe, affordable housing that meets their needs in Woodhull Township.	0.00% 0	50.00% 9	38.89% 7	5.56% 1	5.56% 1	18
Homes in Woodhull Township are well-maintained, and homeowners are reinvesting in their homes.	0.00% 0	42.11% 8	52.63% 10	5.26% 1	0.00% 0	19
Houses in Woodhull Township are well-maintained, and rental property owners are reinvesting in their homes.	5.26% 1	36.84% 7	47.37% 9	10.53% 2	0.00% 0	19
Woodhull Township has an appropriate mix of housing options (single-family, apartments, senior housing, etc.)	10.53% 2	15.79% 3	52.63% 10	15.79% 3	5.26% 1	19
The cost to purchase a home in Woodhull Township is reasonable.	5.26% 1	36.84% 7	47.37% 9	10.53% 2	0.00% 0	19
The cost to rent a home or apartment in Woodhull Township is reasonable.	5.26% 1	10.53% 2	78.95% 15	5.26% 1	0.00% 0	19

## Q9 Transportation

Answered: 19 Skipped: 1

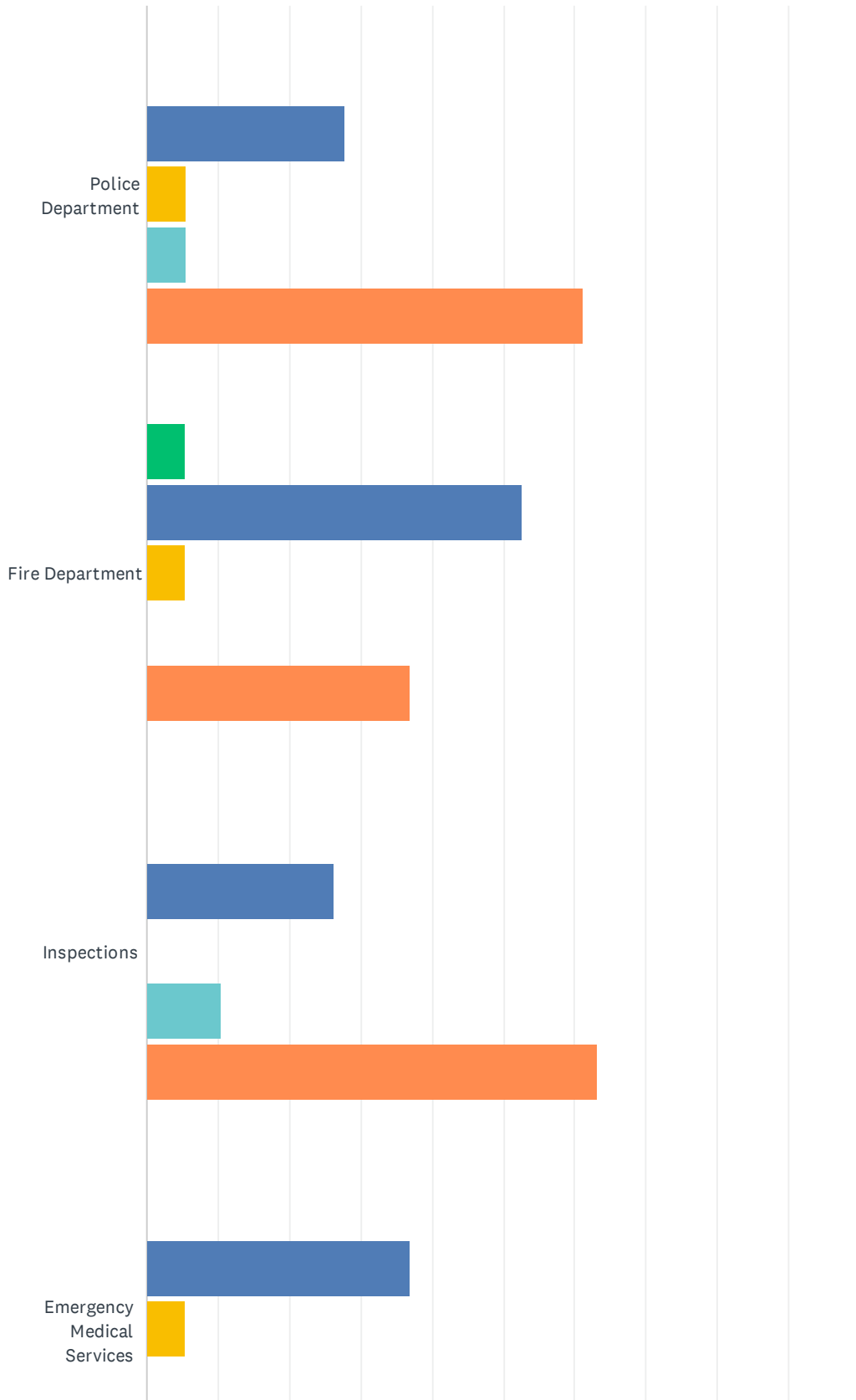


Woodhull Township 2024 Master Plan Update Community Survey

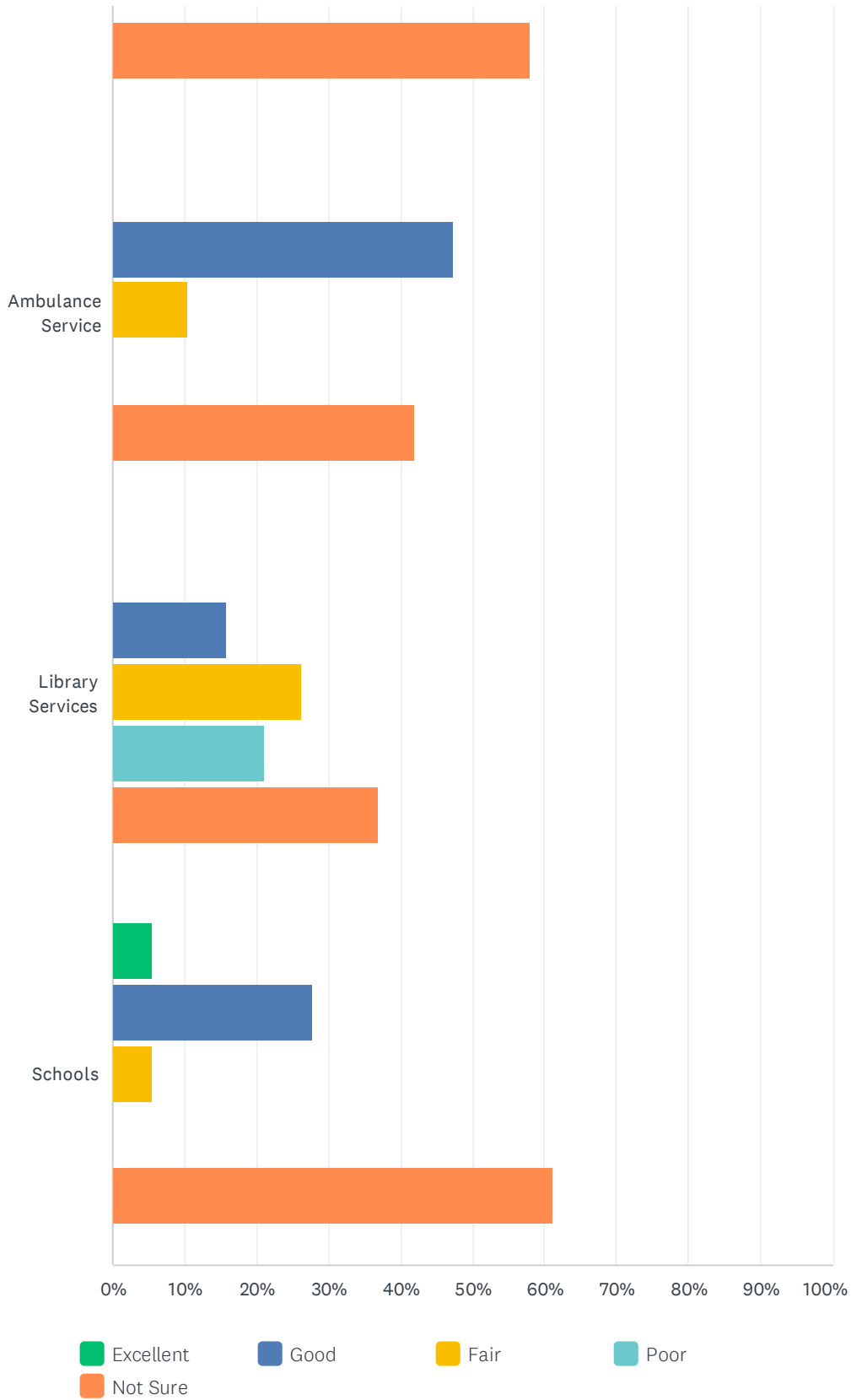
	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Most Woodhull Township residents do not have a problem getting to work, school, the grocery store, or medical appointments.	10.53% 2	31.58% 6	36.84% 7	21.05% 4	0.00% 0	19
Walking and biking is safe in Woodhull Township.	5.56% 1	27.78% 5	5.56% 1	50.00% 9	11.11% 2	18
Roads and other transportation infrastructure in Woodhull Township are well-maintained.	10.53% 2	36.84% 7	36.84% 7	15.79% 3	0.00% 0	19

# Q10 How would you rate the following community services?

Answered: 19 Skipped: 1



# Woodhull Township 2024 Master Plan Update Community Survey



Woodhull Township 2024 Master Plan Update Community Survey

	EXCELLENT	GOOD	FAIR	POOR	NOT SURE	TOTAL
Police Department	0.00% 0	27.78% 5	5.56% 1	5.56% 1	61.11% 11	18
Fire Department	5.26% 1	52.63% 10	5.26% 1	0.00% 0	36.84% 7	19
Inspections	0.00% 0	26.32% 5	0.00% 0	10.53% 2	63.16% 12	19
Emergency Medical Services	0.00% 0	36.84% 7	5.26% 1	0.00% 0	57.89% 11	19
Ambulance Service	0.00% 0	47.37% 9	10.53% 2	0.00% 0	42.11% 8	19
Library Services	0.00% 0	15.79% 3	26.32% 5	21.05% 4	36.84% 7	19
Schools	5.56% 1	27.78% 5	5.56% 1	0.00% 0	61.11% 11	18

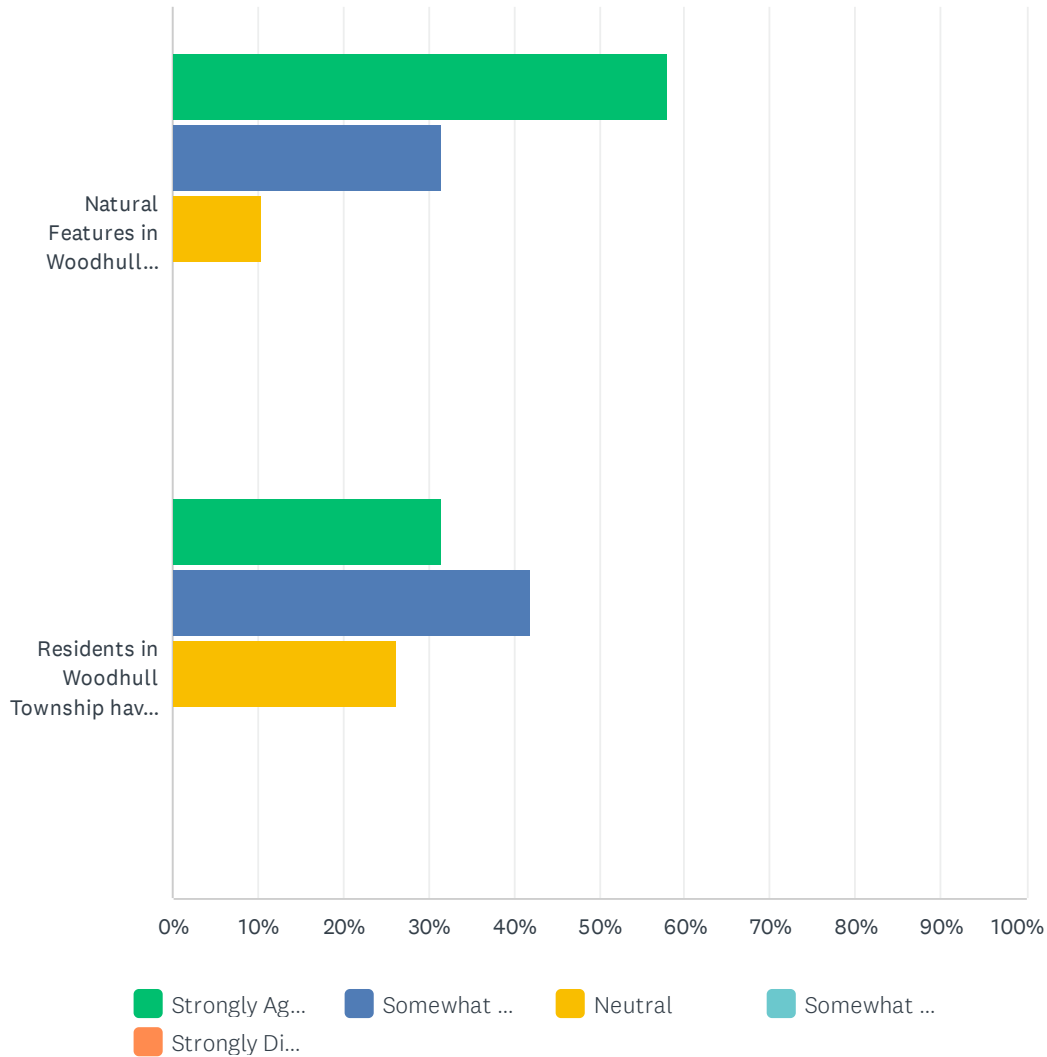
## Q11 If you answered "Fair" or "Poor" for any of the above options in Question 10, please briefly describe why below:

Answered: 7 Skipped: 13

#	RESPONSES	DATE
1	Library is lacking in diversity in their books.	12/16/2024 8:09 PM
2	Library: there are not sufficient resources to result in a higher rating	12/16/2024 7:45 PM
3	Speed limits are frequently ignored which is especially concerning in areas of high foot traffic. Riding a bicycle on any of the roads is a far too risky to even consider.	12/9/2024 7:24 AM
4	Would like more library resources for my children.	12/8/2024 7:57 PM
5	We do not have a library in the township. We have a county inspector and they are horrible for timely service. We need to do these and other services within the township.	12/7/2024 8:05 AM
6	Was not very impressed with the paramedics that came to assist my husband in May. He fell off a ladder onto our deck. They did not put him on a board or even put a cervical collar on him.	12/4/2024 4:12 PM
7	We have no police department nor do I know about any inspections and library service is small and several miles away.	12/4/2024 6:44 AM

## Q12 Environment

Answered: 19 Skipped: 1



	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Natural Features in Woodhull Township (wetlands, parks, farmlands, forests, rivers and streams, etc.) should be protected from development.	57.89% 11	31.58% 6	10.53% 2	0.00% 0	0.00% 0	19
Residents in Woodhull Township have adequate access to outdoor recreation opportunities and natural areas (hunting, fishing, hiking, camping, etc.)	31.58% 6	42.11% 8	26.32% 5	0.00% 0	0.00% 0	19

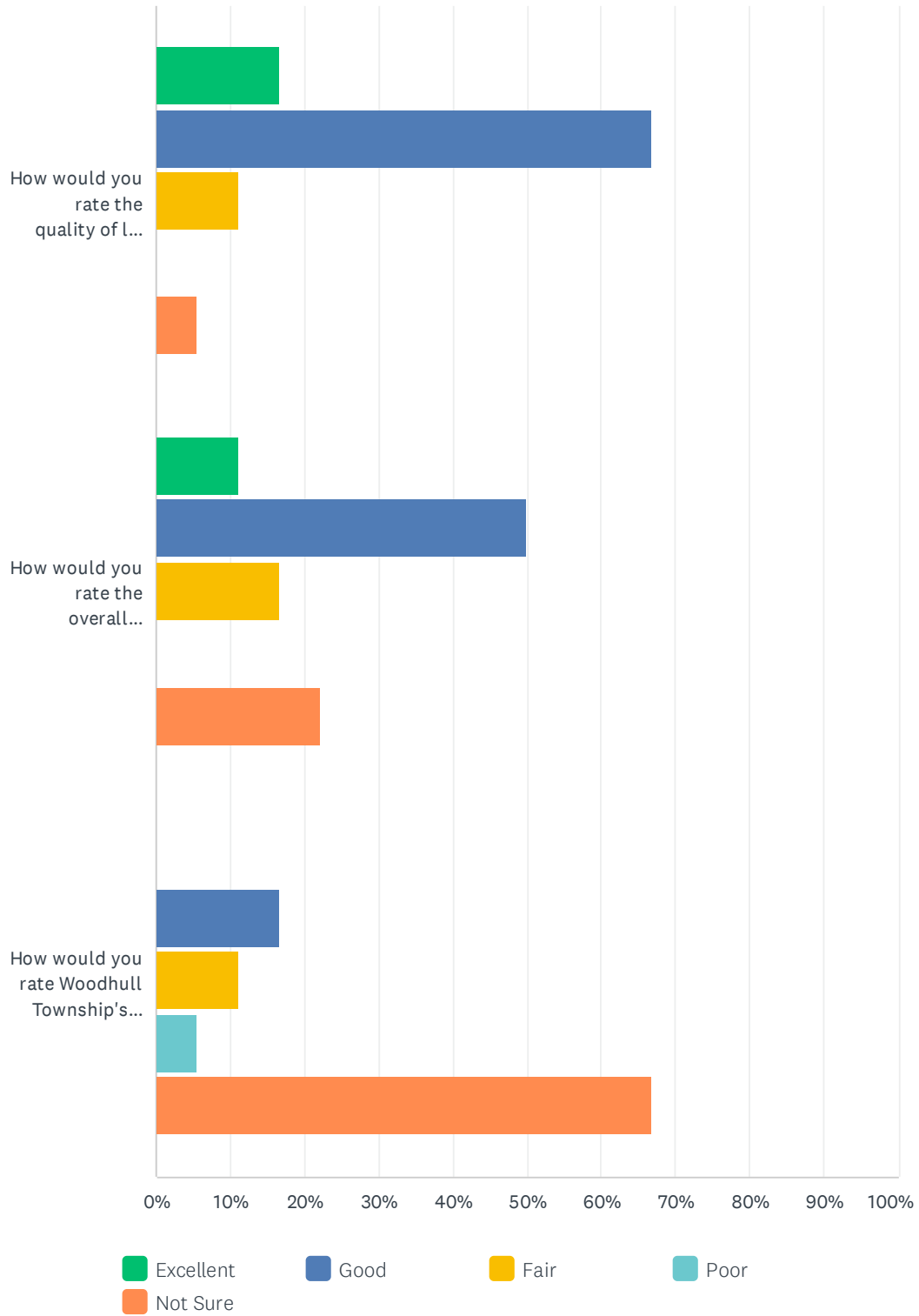
### Q13 Are there specific types of outdoor/recreational activities you would like to see more of in Woodhull Township?

Answered: 8 Skipped: 12

#	RESPONSES	DATE
1	Would love to see road kill cleaned up	12/16/2024 8:09 PM
2	walking trails, biking routes	12/16/2024 7:45 PM
3	Walking trails	12/10/2024 9:02 AM
4	Bicycle paths	12/9/2024 7:24 AM
5	Lighted trails	12/8/2024 7:57 PM
6	No	12/5/2024 3:52 PM
7	No	12/4/2024 3:02 PM
8	no	12/3/2024 4:51 PM

## Q14 Perception

Answered: 18 Skipped: 2



## Woodhull Township 2024 Master Plan Update Community Survey

	EXCELLENT	GOOD	FAIR	POOR	NOT SURE	TOTAL
How would you rate the quality of life in Woodhull Township?	16.67% 3	66.67% 12	11.11% 2	0.00% 0	5.56% 1	18
How would you rate the overall willingness of people to help their community?	11.11% 2	50.00% 9	16.67% 3	0.00% 0	22.22% 4	18
How would you rate Woodhull Township's commercial and industrial areas?	0.00% 0	16.67% 3	11.11% 2	5.56% 1	66.67% 12	18

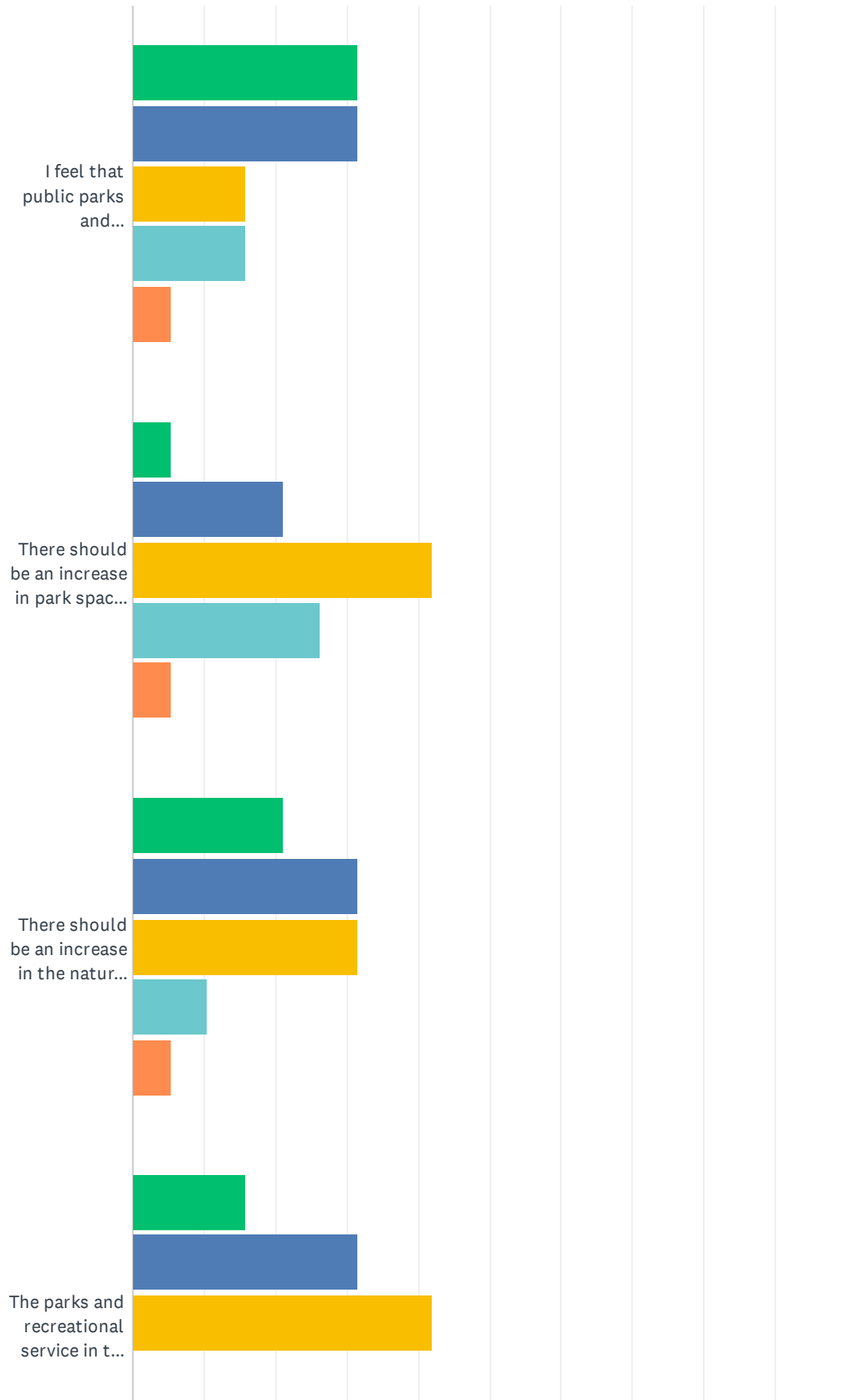
**Q15 If you answered "Fair" or "Poor," for any of the above options, please briefly describe why below:**

Answered: 3 Skipped: 17

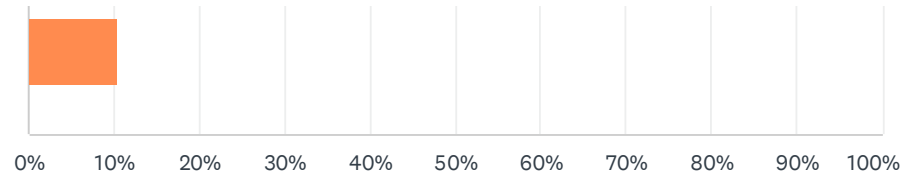
#	RESPONSES	DATE
1	Based on comments on the community page most people seem to be bullies or cruel and will only help people exactly like them	12/16/2024 8:09 PM
2	We do not have a lot of commercial or industrial property, but we do not need it here either.	12/7/2024 8:05 AM
3	We don't really need any more. Perry and the other surrounding towns provide what we need. Our quiet rural community is why we are here.	12/5/2024 3:52 PM

## Q16 Parks

Answered: 19 Skipped: 1



## Woodhull Township 2024 Master Plan Update Community Survey



- Strongly Ag...
- Somewhat ...
- Neutral
- Somewhat ...
- Strongly Di...

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
I feel that public parks and recreational facilities are extremely important to my quality of life.	31.58% 6	31.58% 6	15.79% 3	15.79% 3	5.26% 1	19
There should be an increase in park space in the township.	5.26% 1	21.05% 4	42.11% 8	26.32% 5	5.26% 1	19
There should be an increase in the natural trail network in the township.	21.05% 4	31.58% 6	31.58% 6	10.53% 2	5.26% 1	19
The parks and recreational service in the township is excellent.	15.79% 3	31.58% 6	42.11% 8	0.00% 0	10.53% 2	19

## Q17 What is your favorite park or recreational area in the township?

Answered: 12 Skipped: 8

#	RESPONSES	DATE
1	Rose Lake	12/16/2024 8:09 PM
2	??	12/10/2024 9:02 AM
3	It used to be the Woodhull Township Park until the latest park commission members removed a bunch of the trees under the guise of making it a safer place. When in reality, it was just the greed of the park maintenance guy taking the trees for his own personal use.	12/9/2024 7:24 AM
4	Woodhull township Park	12/8/2024 7:57 PM
5	The park in Shaftsburg.	12/7/2024 8:05 AM
6	Our own property	12/5/2024 3:52 PM
7	Woodhull Township Park	12/5/2024 2:42 PM
8	None	12/4/2024 3:02 PM
9	We love the park on Shaftsburg Rd behind the party store.	12/4/2024 2:53 PM
10	I don't use the park	12/4/2024 6:44 AM
11	The township park (are there others?)	12/3/2024 8:18 PM
12	township park	12/3/2024 4:51 PM

## Q18 What is your favorite amenity at the park or recreational area in the township?

Answered: 10 Skipped: 10

#	RESPONSES	DATE
1	??	12/10/2024 9:02 AM
2	It used to be the trees in the township park until the maintenance guy decided he wanted them for his own use.	12/9/2024 7:24 AM
3	The summer programming for children, the playground, and bike path	12/8/2024 7:57 PM
4	Baseball fields.	12/7/2024 8:05 AM
5	Trails, Ballfields, Music Equipment	12/5/2024 2:42 PM
6	None	12/4/2024 3:02 PM
7	The walking trails in that park are excellent. Nice access to nature yet close to home and easy to walk.	12/4/2024 2:53 PM
8	I don't use the park	12/4/2024 6:44 AM
9	The playground - my kids love it	12/3/2024 8:18 PM
10	walking trails, playground	12/3/2024 4:51 PM

## Q19 What additional park / recreation amenities would you like to see?

Answered: 11 Skipped: 9

#	RESPONSES	DATE
1	More bike trails	12/16/2024 8:09 PM
2	walking trails, biking routes	12/16/2024 7:45 PM
3	Walking trails, kids playground	12/10/2024 9:02 AM
4	Replace the trees that the maintenance guy stole.	12/9/2024 7:24 AM
5	Lighted walking path	12/8/2024 7:57 PM
6	None.	12/7/2024 8:05 AM
7	New Playground Structure	12/5/2024 2:42 PM
8	None	12/4/2024 3:02 PM
9	None	12/4/2024 6:44 AM
10	my kids' suggestions: play house, merry go round, trampoline (no idea how many of those are viable)	12/3/2024 8:18 PM
11	none	12/3/2024 4:51 PM

## Q20 Please provide any other comments.

Answered: 7 Skipped: 13

#	RESPONSES	DATE
1	I would like to see the elected officials spend the hours they are paid for in the township hall offices, not working from home.	12/21/2024 12:40 PM
2	Less government is better for everyone. Don't get bigger!	12/15/2024 9:25 AM
3	Please ban the burning of trash and burn barrels. I moved out of the city so I could enjoy the fresh country air. It really ruins the day when someone decides to burn their trash and the plastic and rubbish smolders for days.	12/9/2024 7:24 AM
4	None.	12/7/2024 8:05 AM
5	We get a 2.5 % in our social security checks and you raise our taxes 10 % year over year... How long till you drive us out of our Homes as our disposable income keeps going down exponentially. No new anything as far as We are concerned.	12/4/2024 3:02 PM
6	Please pave (or update gravel) on Pine Street!!! The dirt drive washes out every time it rains. We would be willing to pay a fee to have this done. I believe the other two neighbor agree.	12/4/2024 2:53 PM
7	In #6 you provided a second "strongly agree" option instead of "strongly disagree" ... also I hope I don't wreck your survey by answering "neutral" to all the things I don't know anything about where no "not sure" option is available	12/3/2024 8:18 PM