

# Plainfield Township

## Master Plan 2016

Prepared by the Plainfield Township Planning Commission  
Iosco County, Michigan

# Plainfield Township

## Master Plan 2016

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**The *Plainfield Township Master Plan 2016* was approved by the Plainfield Township Planning Commission on May 11, 2016, and adopted by resolution by the Plainfield Township Board of Trustees on May 18, 2016, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan on May 11, 2016.**

**Mark Parkinson  
Chair  
Plainfield Township Planning Commission**

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### Plainfield Township

PO Box 247, 415 E. Main Street, Hale, MI, 48739 – (989) 728-2811 – Fax: (989) 984-6004

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# Plainfield Township Master Plan 2016

## TABLE OF CONTENTS

Chapter 1 – The Planning Process ..... 1

Chapter 2 – About Plainfield Township ..... 3

Chapter 3 – Existing Land Use ..... 26

Chapter 4 – Community Input ..... 29

Chapter 5 – Community Goals..... 34

Chapter 6 – Future Land Use ..... 37

Chapter 7 – Action Plan..... 40

Appendix A – Adoption Documentation ..... 43

Appendix B – Additional Demographics ..... 45

Appendix C – Community Input Summary ..... 47

# CHAPTER 1: THE PLANNING PROCESS

## INTRODUCTION

This document is the outcome of a year-long effort by the Plainfield Township Planning Commission to update the Master Plan last adopted in 2006, as well as to further steer the course of the Township's future. This document reflects the community's concern for the future development of Plainfield Township and conveys a continued commitment to retain and strengthen the local quality of life. The preferred future, or vision, for Plainfield Township is outlined within this Master Plan. Specifically, the vision is expressed in the way this Master Plan:

- Documents citizen input on community needs and services,
- Articulates goals and related actions to be accomplished by local leaders,
- Provides an overall view of future physical development of Plainfield Township, and
- Presents a map showing locations of how land is proposed to be used in the future.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, as amended, is the legal basis for Townships in the State of Michigan to develop a Master Plan. The main purpose of a Master Plan is to guide and enable a community to establish a future direction for its development. The Planning Act specifically gives communities the authority to prepare and officially adopt a Master Plan, which serves as the primary policy guide for local officials when considering matters related to land development. As a policy guide, the Master Plan is specific to Plainfield Township and considers community character, environmental conditions, the availability or capacity of public infrastructure and services, ongoing trends, and the relationship to existing and planned land uses. As such, the Master Plan aims to:

- Guide the use of limited resources in an efficient manner,
- Promote public health, safety, and general welfare,
- Preserve the quality of the environment in the Township, and
- Guide future zoning decisions.

Because of constant change in our social and economic structure and activities, this Master Plan must be maintained through periodic review so that it reflects contemporary trends while maintaining long-range goals. The MPEA requires the Master Plan be reviewed by the Township at least once every five years.

## MASTER PLANS AND ZONING ORDINANCES

A zoning ordinance contains a group of laws that mandate the regulation of land use. It differs from a Master Plan in that a Master Plan is a set of policies used to shape future development and determine how a community will grow and change. The Master plan outlines the community's vision of the future while the zoning ordinance contains the rules that govern the path to that vision. A Master Plan influences a zoning ordinance but is not law. However, the Michigan Zoning Enabling Act, PA 110 of 2006, requires that a zoning ordinance be based on an adopted Master Plan. Also, zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if challenged in the courts. Oftentimes, after the completion of a Master Plan, a community reviews its zoning ordinance to ensure the two planning documents are compatible. In its best form, the zoning ordinance is one of the primary mechanisms by which the goals of the Master Plan are achieved.

## HOW THE PLAINFIELD TOWNSHIP MASTER PLAN WAS COMPLETED

Plainfield Township began the process to update its Master Plan in April of 2015. It contracted with Spicer Group of Saginaw to assist the Planning Commission in the preparation of this Master Plan. The Planning Commission met with the Spicer Group planning consultants six times between April 2015 and May of 2016 to work on the plan. As required by the MPEA, Plainfield Township followed the required procedures for notifying neighboring communities and registered



entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan.

The planning process began with a review and analysis of existing conditions and land uses in Plainfield Township. Input and feedback from the community along with the pertinent background data was used as the basis for the goals, action program, and future land use outlined within this Master Plan.

A draft of this document was prepared in February 2016 and delivered to the Planning Commission and Township Board for review. On February 17, 2016, the Township Board approved the distribution of the proposed Master Plan. The Master Plan was then distributed to neighboring communities, registered entities, and to Iosco County for review. Next, the Township held a public hearing on May 11, 2016 per requirements of the Planning Act. This provided an additional opportunity for public information and input. After the public hearing, the Planning Commission adopted the Master Plan on May 11, 2016, with Board of Trustees adoption occurring on May 18, 2016. Documents pertinent to official adoption are contained in Appendix A.

# CHAPTER 2: ALL ABOUT PLAINFIELD TOWNSHIP

For a Master Plan to be successful, various community aspects must be analyzed. Background studies include evaluating the most current U.S. Census data, historical trends, community surveys, and other resources. Important factors that make-up a community include population, housing, the local economy, natural resources, public facilities and infrastructure, and existing land use. These factors along with community input methods, such as community surveys, help leaders determine the wants and needs of the citizens for the future of their Township.

## REGIONAL SETTING

Plainfield Township is located in the northwestern portion of Iosco County in the north east portion of the State of Michigan (Shown on Map 1 on the following page). It is bordered to the east by Oscoda and Wilber Townships and to the south by Reno and Grant Townships. It is a large, ell-shaped township, equating to three of Michigan's traditional 36-mile square townships.

The unincorporated community of Hale is located in the center of the Township. The nearest regional shopping and health care services are available in Tawas City to the south east or West Branch to the south west.

The Township has become a home to many seasonal northern vacationers due to the many natural and recreational resources. Large portions of the Huron National Forest can be found within Plainfield Township along with numerous lakes.

## HISTORY

The first meeting of Plainfield Township was held in the home of B.M. Earl, in April of 1868. Samuel W. Chilson was named the first Township Supervisor. At that time, Plainfield Township consisted of Range 5, 6, and 7 East of Town 23. It was three 36 square mile townships adjacent to one another. Early in the 1870's, Range 7 East left Plainfield Township to combine with Range 8 East, forming Wilber Township. In 1905, Township 24, Range 5 East (to the north) was attached to Plainfield Township after being detached from Oscoda Township. Adding this township created the current shape of Plainfield Township.

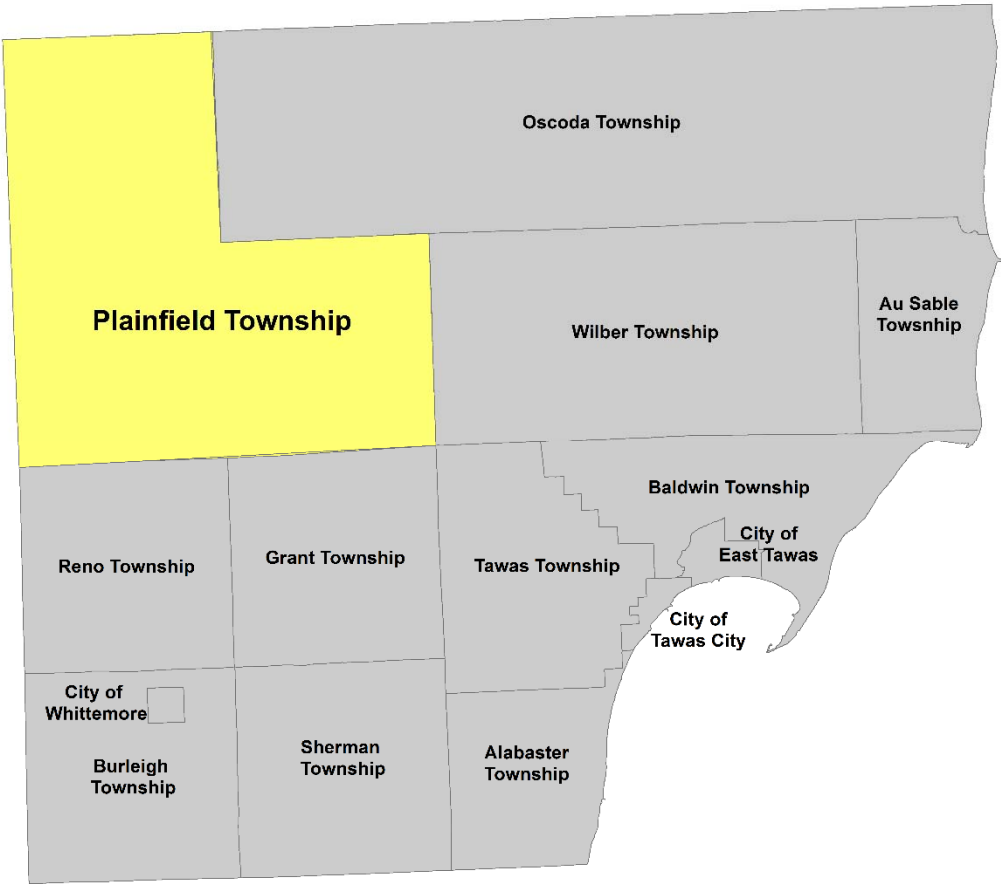


Pioneers settled in Plainfield Township for farming and lumbering opportunities. Two villages were settled in Plainfield Township. The community of Hale began in 1889 with the construction of a store by N.F. Dean. Long Lake, known as Ellake until 1924, was settled as a lumbering community in the 1880's. The Detroit and Mackinaw Railway built a line through the village in 1893. The railway initially carried ice shipped out of Long Lake in the winter months. Today, Long Lake is dotted with numerous vacation homes and cottages. To conserve some of the rapidly disappearing pine forests in Michigan, the Huron National Forest was established in 1909. Most of the land in the eastern third of Plainfield Township (Town 23, Range 6) is part of the Huron National Forest.

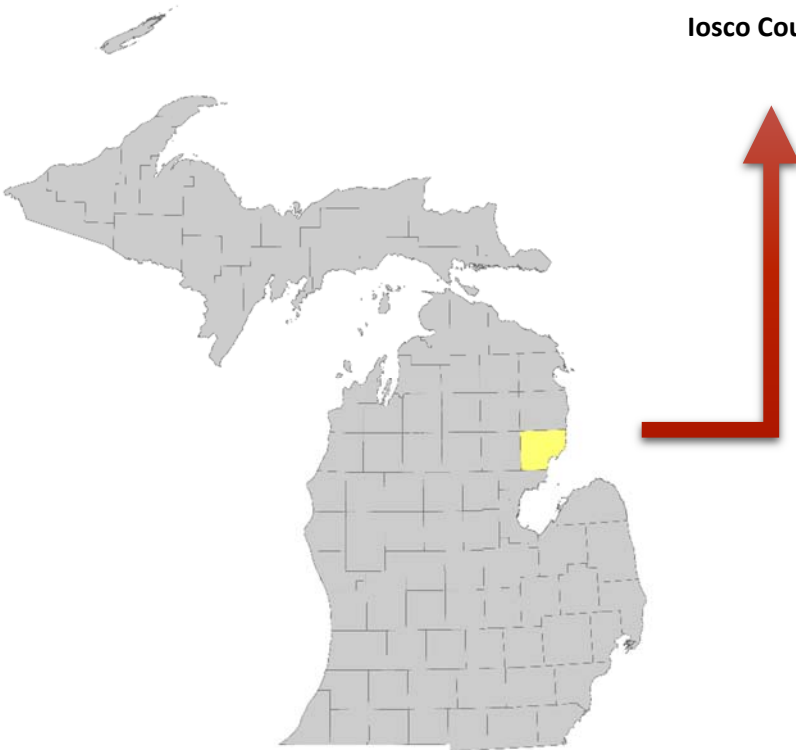
The first Plainfield Township Hall was built in the early 1890's. The first cemetery in the present Plainfield Township was laid out in 1888. It is known as the Evergreen Cemetery and is located 1-1/2 miles east of Hale on the banks of Smith Creek. The second Plainfield Township Hall was completed and dedicated in the fall of 1941. It was made possible by a WPA grant and included 78,000 board feet of logs donated by the U.S. Forest Service which were sawed into lumber at Salisbury's Sawmill. That hall was destroyed by fire in 1958. A third Township Hall was constructed in 1961.\* Today, Plainfield Township governmental operations are conducted at the former Hale Area High School, which was acquired by the Township in 2013. Today, the former high school building is called Eagle Pointe Plaza and in addition to housing Plainfield Township offices, it is also home to the Eagle Pointe Community Center.

\* Much of this information was taken from the Plainfield Township Centennial Booklet published by the Tawas Herald in 1968.

**Map 1**  
Regional Location



**Iosco County**



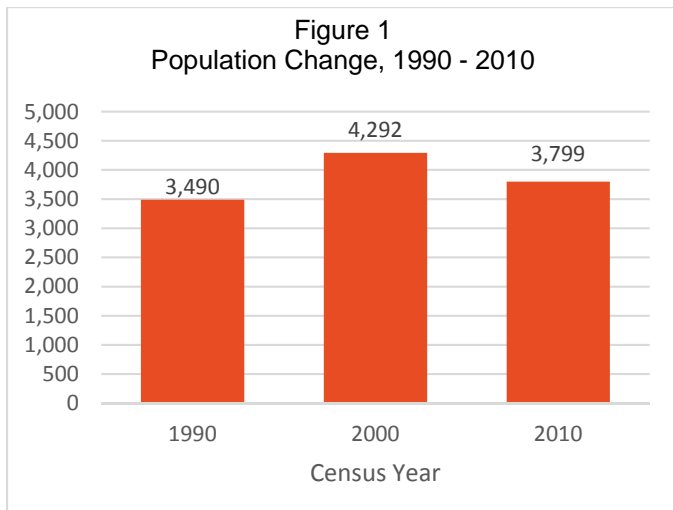
Population information is presented in this Master Plan using the most recent U.S. Census Data (2000 and 2010 U.S. Census data and the 2013 American Community 5-Year Estimates) and historic Census Data. To review a more in-depth comparison for many of the demographic characteristics that will be discussed in the following sections, reference the chart located in Appendix B of this document.

## POPULATION TRENDS

Population growth is the most important factor influencing land use decisions in any community. It is important for a community to know the trends in order to be prepared for the future.

The population in Plainfield Township increased substantially between 1990 and 2000 however, declined between 2000 and 2010 by approximately 500 residents, as seen in Figure 1.

Population decreases can be caused by many factors. The loss of available jobs is a large contributor in most cases. There was a recent recession in the State of Michigan and the Nation as a whole, which effected many small towns throughout the country.



Source: 1990, 2000, and 2010 U.S. Census

## AGE DISTRIBUTION

The general population in Plainfield Township has aged since the year 2000. Most of the younger age groups have decreased in size however, as seen in Figure 2, the 20-24 years old age group has increased by 1%.

Many of the residents that were in the 25-44 age group in 2000, appear to have moved into the 45-64 age group. The 45-64 age group increased by 4% in the ten year

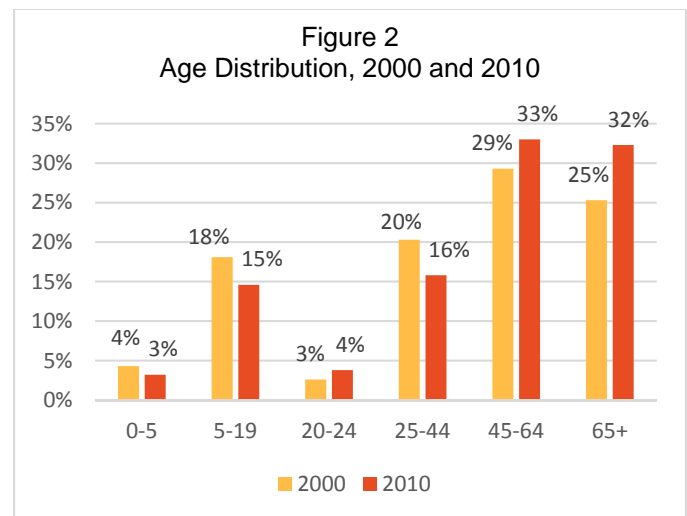
period. Likewise, many in the 45-64 range seem to have moved into the 65 years and over age group which has increased by a substantial 7%.

Plainfield Township is generally similar to Iosco County. They differ the most in the 65 years and over age range. As depicted in Figure 3, Plainfield Township has a 65 years and older population approximately 6% larger than the County, and almost a 20% larger population of residents 65 and over than the State.

The State of Michigan overall contains a younger population than both the Township and the County. Almost 60% of Michigan residents are 44 years or younger, while only 37% of Plainfield Township residents fall in the same age group.

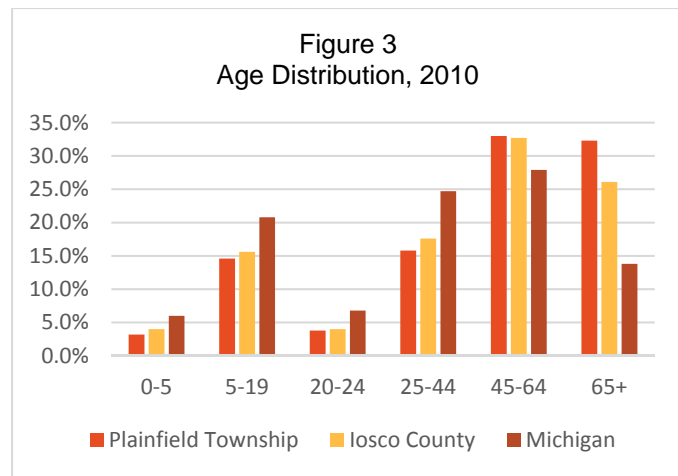
The median age in Plainfield Township is 53.8 which is similar to Iosco County (51) however, the median age in the State of Michigan is much lower at 38.9.

An aging community has much different needs than a young one. This includes housing needs for example, a young community that is in the family starting age requires single family homes, while an aging community requires assisted living facilities. They may also require transportation and increased health care facilities.



Source: 2000 and 2010 U.S. Census

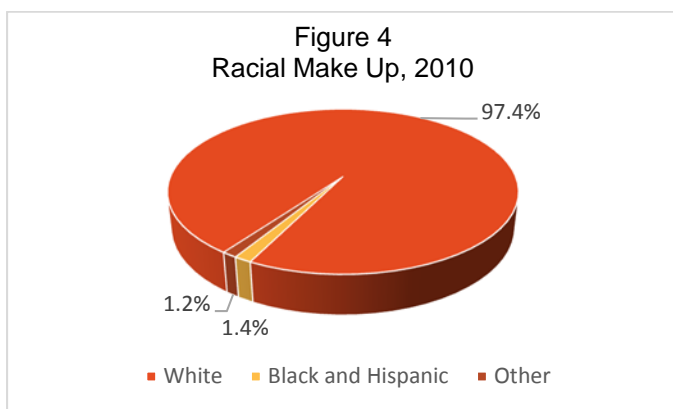




Source: 2010 U.S. Census

### RACIAL MAKE UP

The racial make-up of a community helps to illustrate the diverse services residents require. It also shows the ethnicities that are being attracted to the community. Plainfield Township is generally exclusively white however, the black and Hispanic population has increased from 0.8% to 1.4% between 2000 and 2010.



Source: 2010 U.S. Census

### HOUSEHOLD CHARACTERISTICS

As seen in Table 1 on the following page, just over 50% of the households in Plainfield Township are married couple families. In 2000, over 57% of the population was married couple families. The percentage has decreased in each of the jurisdictions. Plainfield Township has the largest percentage of this family type compared to the County and State. This means that single-family homes are largely demanded in the Township.

There is also a large amount of single persons living alone within the Township (31.1%). This demographic demands apartment housing or if it is elderly widowed citizens, they may require assisted living facilities. This percentage of single persons living alone has increased in all communities since 2000.

A non-family is described as people living together who are not related by blood or marriage. This number has slowly been increasing in Plainfield Township, the county and state.

Due to the increase in single persons living alone and other non-families, it is not surprising that the average household size decreased in each of the jurisdictions. Also, due to the aging population, many households are filled with empty nesters and retirees. Plainfield Township has a lower average household size than both the county and state. The community must evaluate the future housing needs of the residents to allow zoning to accommodate smaller household sizes.

Table 1  
Household Type, 2000 and 2010

Household Type	Plainfield Township, 2000		Plainfield Township, 2010		Iosco County, 2000		Iosco County, 2010		Michigan, 2000		Michigan, 2010	
	#	%	#	%	#	%	#	%	#	%	#	%
Married Couple Families	1,092	57.6%	932	51.9%	6,471	55.2%	5,871	49.9%	1,947,710	51.4%	1,857,127	48%
Single Male Families	85	4.5%	85	4.7%	399	3.4%	514	4.4%	155,212	4.1%	185,363	4.8%
Single Female Families	133	7.0%	151	8.4%	986	8.4%	1,034	8.8%	473,802	12.5%	511,583	13.2%
Single Persons Living Alone	531	28.0%	558	31.1%	3,357	28.6%	3,735	31.8%	993,607	26.2%	1,079,678	27.9%
Other Non-Families	55	2.9%	71	3.9%	516	4.4%	1,043	5.1%	219,568	5.8%	238,757	6.1%
Total Households	1,897	100%	1,797	100.0%	11,727	100.0%	20,443	100%	3,785,661	100.0%	3,872,508	100%
Average Household Size	2.26		2.11		2.3		2.17		2.56		2.49	

Source: 2000 and 2010 U.S. Census

## HOUSING

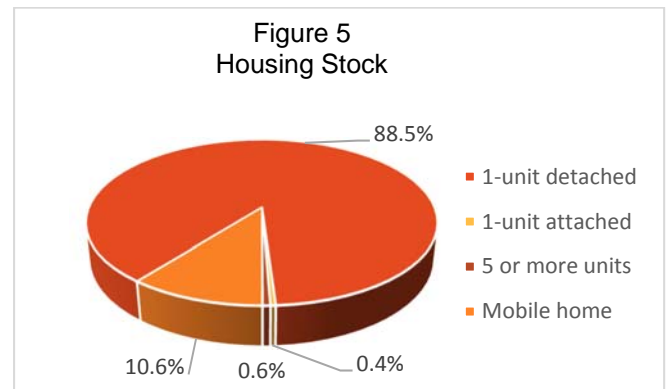
Housing characteristics are a way for a community to evaluate the existing structures and determine if the housing needs of the residents are being met. This section analyzes the housing stock, housing tenure, age of structures, average value and rents, and affordable housing.

### HOUSING STOCK

Housing stock is the most basic measure of housing that refers to the type of housing units found in a community. For the purpose of analysis, Figure 5 separates housing types into four categories: 1-unit detached (single-family home), 1-unit attached (a granny flat or apartment attached to a single-family home), 5 or more units (an apartment building), and mobile homes. Plainfield Township does not contain any 2-4 unit structures or duplexes so the category was not included.

As seen in Figure 5, a large majority of the housing in the Township consists of single-family homes (88.5%), also known as 1-unit detached, which usually trends along with the number of married couple families in a community.

The next largest percentage of structures are mobile homes at 10.6% of the total housing stock. This number has decreased by approximately 2.5% since the year 2000, however, it is still a significant portion of the housing in the Township.



Source: 2013 ACS (Census five-year estimates)



Single-Family Home on Long Lake

## HOUSING TENURE

Housing tenure (also known as home ownership rates) refers to the type of residents (renter vs owner) present in the occupied housing. The U.S. Census Data also provides information on vacant housing to illustrate if housing is vacant all year or seasonally.

As seen in Table 2, 87.6% of the occupied housing in Plainfield Township is owner-occupied and 12.4% is renter-occupied. These numbers are similar to Iosco

County but differ significantly from the State of Michigan which contain nearly 30% renter-occupied housing.

Of the 55.4% vacant housing located within Plainfield Township, a substantial 90.5% is vacant seasonal housing. It is only slightly larger than the percentage of seasonal vacant homes in Iosco County and more than double the percentage of the State of Michigan. This is attributed to the ample amount of recreational amenities located throughout the Township such as lakes and National Forest land.

Table 2  
Housing Tenure, 2010

Category	Plainfield Township		Iosco County		Michigan	
	#	%	#	%	#	%
<b>Occupied Housing</b>	1,797	44.6%	11,757	57.5%	3,872,508	85.4%
Owner-Occupied	1,575	87.6%	9,609	81.7%	2,793,342	72.1%
Renter-Occupied	222	12.4%	2,148	18.3%	1,079,166	27.9%
<b>Vacant Housing</b>	2,232	55.4%	8,686	42.5%	659,725	14.6%
Vacant Seasonal	2,019	90.5%	7,190	82.8%	263,071	39.9%
Vacant Other	213	9.5%	1,496	17.2%	396,654	60.1%
Total	4,029	100%	20,443	100%	4,532,233	100%

Source: 2010 U.S. Census

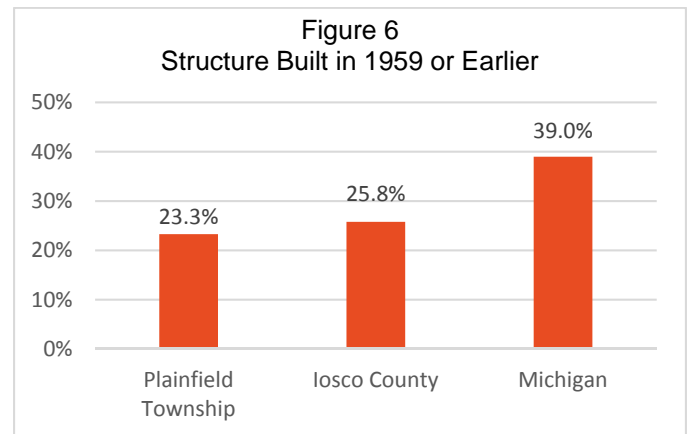
## AGE OF STRUCTURE

Knowing the age of the structures in a community allows for predictions to be made on when housing will need to be replaced. Generally speaking, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's life style is diminished.

If a community's housing stock is aging, it is possible that there is a need for rehabilitation of the existing structures, as well as new construction. Some older housing is more durable and can withstand longer lifetimes. Some may be historic and therefore desirable to some demographics.

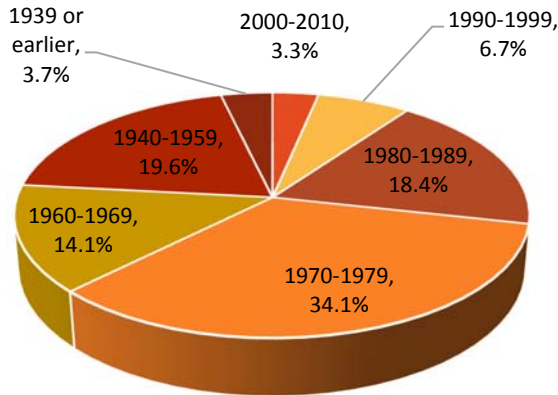
As seen in Figure 6, approximately 23% of the housing stock in the Township was built in 1959 or earlier, which is a smaller percentage than in both the county (25.8%) and state (39%). This indicates a larger percentage of the housing should be, generally speaking, in good shape relative to the region and the State.

Figure 7, on the next page, shows that the largest percentage of housing was built in the 1970's and is therefore between 30 and 40 years old. It is important for the Township to keep track of this housing as it continues to age in the next 10 to 20 years. There may be an increased need for new construction housing at that time.



Source: 2013 ACS (Census five-year estimates)

Figure 7  
Age of Structure, 2010



Source: 2013 ACS (Census five-year estimates)

### HOUSING VALUE AND RENT

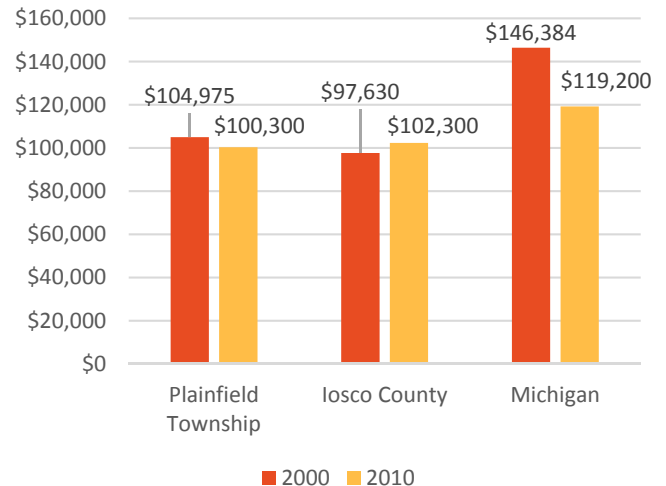
Along with the age of structures, housing values and rents help a community examine the condition and value of existing structures.

The median housing value in Plainfield Township decreased by just over \$4,000 from 2000 to 2010, when adjusted for 2010 dollars. This may be due to the decrease in population and likely related to economic conditions in the State of Michigan at the time the Census was conducted. The median housing value has decreased in Michigan as well. This decrease is much larger, at more than \$25,000, when adjusted for 2010 dollars.

Iosco County is the only one of the compared jurisdictions that saw an increase in medium housing value from 2000 to 2010. It increased by approximately \$5,000, when adjusted for 2010 dollars.

Overall, Plainfield Township's median housing value is only \$2,000 less than that of Iosco County. Michigan has a substantially larger median housing value at \$119,200.

Figure 8  
Median Housing Value, 2000 and 2010



Source: 2000 and 2010 U.S. Census (figures adjusted to 2010 dollars)

Table 3, on the following page, shows the financial characteristics of homes in Plainfield Township. Included are the value of specified owner occupied housing units and rent of specified renter occupied housing units. As mentioned previously, in terms of housing value, Plainfield Township and Iosco County are very similar. Both have a large percentage of homes valued between \$50,000 and \$99,999. The home values in Michigan are dispersed more evenly with the largest percentage (28.2%) of housing being homes valued at great than \$200,000.

When comparing rent values, Plainfield Township is more similar to Michigan. Plainfield Township has the largest median rent value of the compared jurisdictions.

Rents throughout Michigan are generally dispersed without having a large majority in one range. In Plainfield Township 40.6% of rents are between \$750 and \$999 per month. Nearly 50% of rents in Iosco County are between \$500 and \$749 per month.

Though rent values are higher in Plainfield Township, the number of renter occupied housing units is much smaller than in both Iosco County and the State of Michigan.



Table 3  
Financial Characteristics, 2013

	Plainfield Township		Iosco County		Michigan	
	#	%	#	%	#	%
<b>Value:</b> Specified Owner Occupied Housing Units	<b>1,696</b>	<b>100%</b>	<b>9,081</b>	<b>100%</b>	<b>2,852,374</b>	<b>100%</b>
< \$50,000	337	22.6%	1,629	17.9%	275,901	9.7%
\$50,000-\$99,999	499	33.5%	3,368	37.1%	565,677	19.8%
\$100,000-\$149,999	244	16.4%	1,702	18.7%	657,222	23.0%
\$150,000-\$199,999	195	13.1%	998	11.0%	548,205	19.2%
> \$200,000	214	14.3%	1,384	15.2%	805,369	28.2%
Median Value	\$ 90,900		\$ 90,300		\$ 144,200	
<b>Rent:</b> Specified Renter Occupied Housing Units	<b>165</b>	<b>100.0%</b>	<b>1,804</b>	<b>100.0%</b>	<b>991,623</b>	<b>100.0%</b>
< \$200	4	2.4%	50	0.0%	48,392	4.9%
\$200-\$499	31	18.8%	490	27.2%	130,056	13.1%
\$500-\$749	52	31.5%	850	47.1%	325,818	32.9%
\$750-\$999	67	40.6%	361	20.0%	240,553	24.3%
> \$1,000	11	6.7%	53	2.9%	190,426	19.2%
Monthly Median Rent	\$ 725		\$ 588		\$ 723	

Source: 2013 ACS (Census five-year estimates)

## AFFORDABLE HOUSING

It is crucial that a community provides a good supply of affordable housing to meet the needs of its citizens. To analyze whether the housing in a community is affordable to its citizens, compare the median housing values with median household incomes. It is generally accepted that a person or family is able to afford a home that is 2.5 to 3 times the average income.

The median household income in Plainfield Township is \$33,517. This means that the average household should be able to afford a home valued at 2.5 or 3 times this amount, or between \$83,793 and \$100,551. As seen in Table 3, the median home value is \$90,900. Therefore the average householder should be able to afford a home within the community.



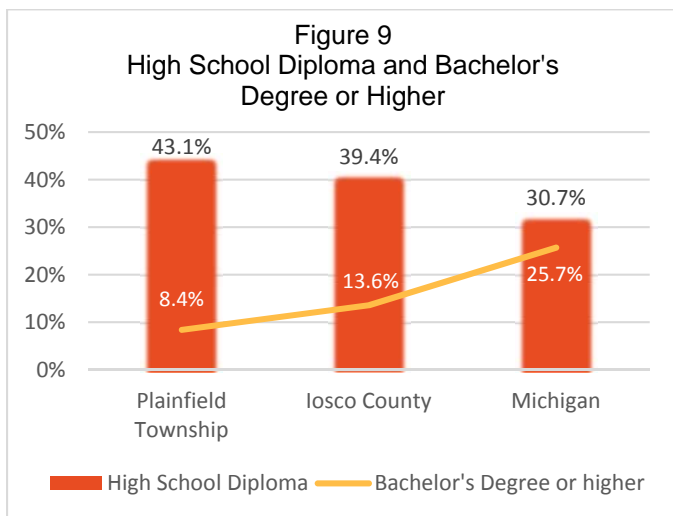
Single-family home on Jose Lake

Economic characteristics comprise a major part of Census data. It is important to examine the economic quality of a community to determine the ability to support future commercial, residential, and industrial development. The data exposes the strengths and weaknesses of a community while alluding to trends that may aid or hurt the economic future of the community. This economic analysis will utilize 2000 and 2010 U.S. Census data and 2013 American Community Survey 5-Year Estimates.

### EDUCATIONAL ATTAINMENT

Educational attainment measures the education level of a community. It allows for analysis of the skills and capabilities of the labor force and the economic vitality of the community. The level of educational attainment achieved within a community illustrates the types of jobs that are suitable or necessary for citizens.

The U.S. Census Bureau reports those who did not complete high school, those who earned a high school diploma or an equivalent, those that attended some college, earned an associate's degree, and those who earned a bachelor's degree or higher.



Source: 2013 ACS (Census five-year estimates)

As illustrated in Figure 9, Plainfield Township has the largest percentage of holders of a high school diplomas

when comparing the three communities. However, it also has the least amount of residents that have earned a Bachelor's Degree or higher. Michigan as a whole contains the lowest percentage of High School graduates and the highest percentage of Bachelor's Degrees or higher.

Table 4 illustrates how each community's educational attainment has changed since the year 2000. Plainfield Township is the only one of the three communities that has seen increases in all categories. Both Iosco County and the State have seen slight decreases in High School diplomas.

Plainfield Township saw an increase of more than 10% attending some college and those earning an Associate's Degree and 1.1% more people earning a Bachelor's Degree or higher. Iosco County also saw a large increase of citizens attending some college and/or earning an Associate's Degree (4.9%). Michigan's educational attainment has changed the least of the three with only a slight decrease in High School Diplomas (0.5%), and slight increases in both categories of people who went on to further their education to the college level.

As the population of Plainfield Township ages, those who live in Township or move there to retire, the overall education level of Township residents have been raised. Though the overall percentage has increased in the Township, it is not because of an influx in younger people, but because the Township has an older educated population.

Table 4  
Educational Attainment, 2000 and 2010

Place	2000			2010		
	High School Diploma	Some College or Associate's	Bachelor's Degree or higher	High School Diploma	Some College or Associate's	Bachelor's Degree or higher
Plainfield Township	41.1%	20.1%	7.3%	43.1%	31.7%	8.4%
Iosco County	40.2%	26.5%	11.3%	39.4%	31.4%	13.6%
Michigan	31.3%	30.3%	21.8%	30.7%	32.6%	25.7%

Source: 2000 U.S. Census data, and the 2013 American Community Survey 5-Year Estimates

## INCOME AND POVERTY

Income and poverty levels are a way to measure the relative economic health of a community. Increases in income can show economic success while increases in the percent of individuals below the poverty level can show economic failure. Income is measured at three levels: median household, median family, and per capita. Table 5 illustrates these levels, the percentage of citizens who rely on Social Security income, and individuals below the poverty line.

Household income is the measure of the total incomes of the persons living in a single household. The median household income in Plainfield Township was \$33,517. This is less than the median household income in the County (\$36,861), and the State (\$47,175).

Family income is a measure of the total income of a family unit. Because families often have two incomes, and do not include single persons living alone, median family incomes are typically higher than median household income. The median family income in Plainfield Township is \$41,223 which is similar to Iosco County (\$44,175). Michigan has a much larger median family income of \$60,793.

Per capita income is the measure of income all individuals within the jurisdiction, regardless of age or employment,

would receive if all income received in the entire Township was equally divided among all residents. This number is usually the lowest. Plainfield Township has the lowest per capita income out of the three at \$18,620.

All income levels are related to a community's educational attainment level. Recall from earlier, Plainfield Township contained the lowest percentage of citizens who have obtained a bachelor's degree or higher and earns the least amount of income in all categories.

As shown in Table 5, approximately 50% of Plainfield Township households rely on income from Social Security, reflecting the large number of retirees and senior citizens. Iosco County has a similar percentage at 48.3% and Michigan has 29.8% of its population relying on Social Security Income.

Plainfield Township has a large percentage of individuals below the poverty line (18%). Iosco County has 16.2% of citizens below the poverty line, and Michigan has 17.3%. Poverty is measured using 48 thresholds, determining whether a person is poor, one compares the total income of that person's family with the threshold appropriate for that family size and characteristics.

These factors must be analyzed by a community in order to identify the special needs of the citizens and provide the appropriate public services.

Table 5  
Income and Poverty

	Plainfield Township	Iosco County	Michigan
Median Household Income	\$ 33,517	\$ 36,861	\$ 47,175
Median Family Income	\$ 41,223	\$ 44,175	\$ 60,793
Per Capita Income	\$ 18,620	\$ 20,513	\$ 24,997
Households with Social Security Income	50.6%	48.3%	29.8%
Individuals below Poverty Line	18.0%	16.2%	17.3%

Source: 2013 American Community Survey 5-Year Estimates

## EMPLOYMENT

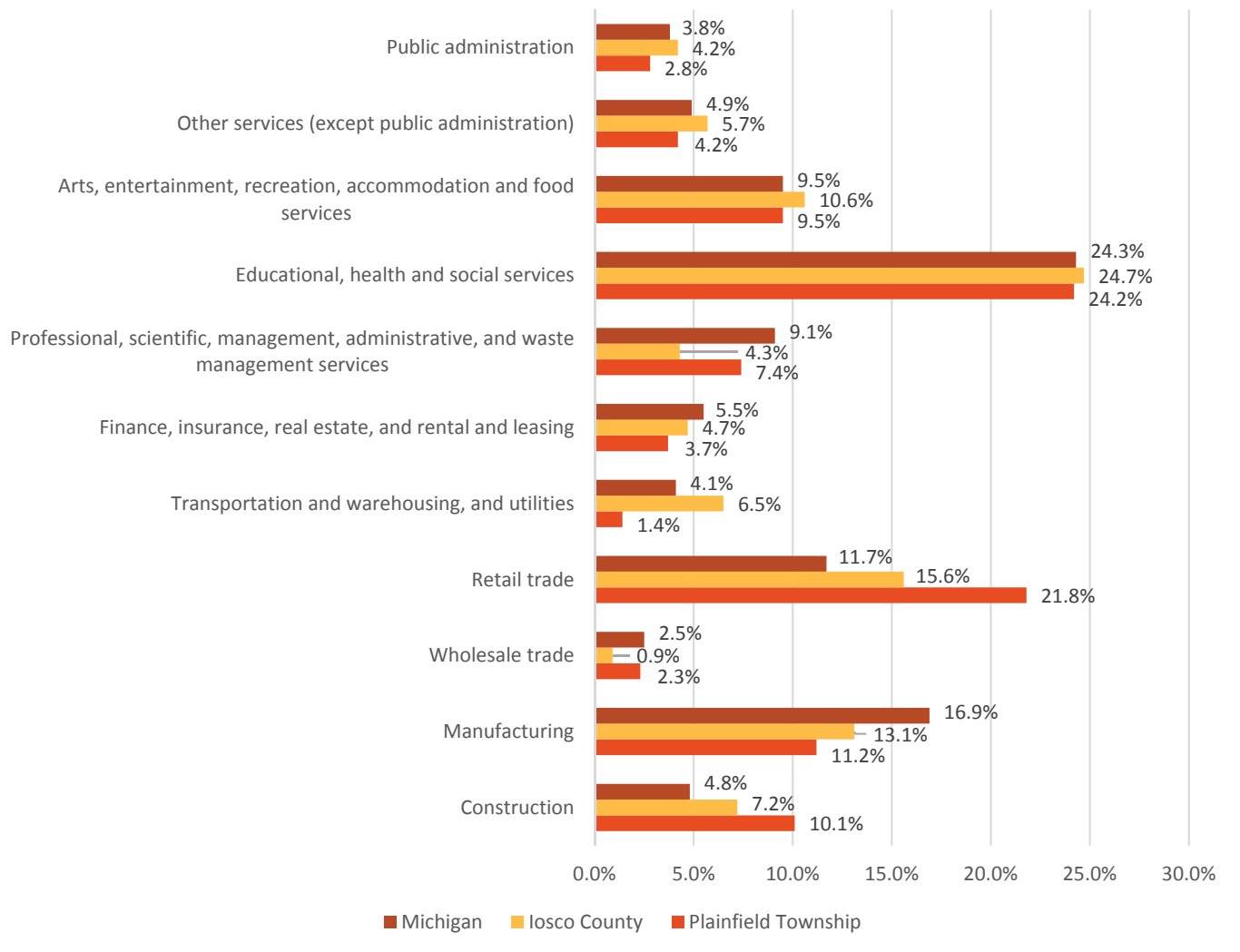
Workforce data is another indication of the high proportion of senior citizens and retirees in Plainfield Township. Of the entire population, 28.8% is in the workforce compared to 35% in the County, and 42.6% in the State.

Figure 10 shows the distribution of employment in various industries. As you can see, the Educational, Health and Social Services industry employs nearly a quarter of citizens in all three communities. This is most likely where

most of the educated residents are employed along with other industries such as professional, scientific, management, administrative, and water management services.

As previously mentioned, Plainfield Township has a larger percentage of citizens who do not have a college degree. These citizens are most likely primarily employed in the retail trade, manufacturing, and construction industries as they make up a large portion of the employment by industry, shown in Figure 10.

Figure 10  
Employment by Industry



Source: 2013 American Community Survey 5-Year Estimates

### CHARACTERISTICS OF THE LABOR FORCE

After analyzing the employment data for Plainfield Township, it is apparent that the residents are somewhat educated and increasing in educational attainment. The community is employed in a variety of industries which is an asset because if one industry drastically declines, the local economy would not be significantly hindered due to the diversification. As the community continues to further their education some of the industries that currently are small employers will see growth.

U.S. Census data does not reveal individual employers however, it provides information concerning how a community travels to work including commute times. Plainfield's mean commute time is 31.3 minutes. This

indicates that residents are leaving the Township and working outside of the community.



An assisted living facility in Hale

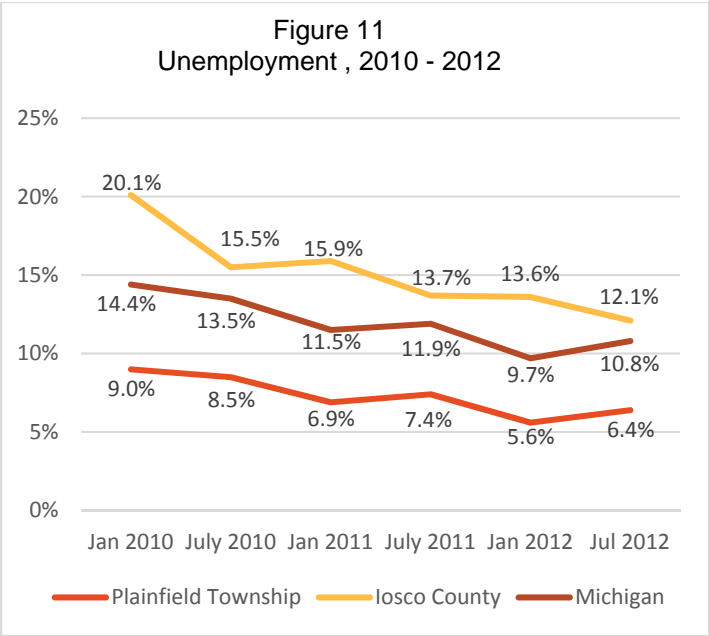


UNEMPLOYMENT

The unemployment rate within Plainfield Township shows various economic factors. It may show the availability of jobs in a community. If there is a high unemployment rate it may mean the economy is weak and jobs are not available, or the residents are not qualified for the jobs offered in a community.

Figure 11 shows the unemployment rates in all three communities at the beginning of the year and middle of the year for 2010 through 2012.

Unemployment rates are constantly changing, as shown in Figure 11. Plainfield Township has had lower rates of unemployment compared to both the County and State. This is an indication of a vital local economy. In Michigan, unemployment decreased in July of each year shown however, in Plainfield Township and two of the three years shown in the County, unemployment is less in the beginning of the year. The changes in unemployment throughout the year can relate to the off seasons of industries when employees are laid off of work.



Source: Michigan Department of Labor



Long Lake Bar & Grill



Township Offices



Family Dollar Store in Hale

## PUBLIC INFRASTRUCTURE, SERVICES AND FACILITIES

The Township and County are responsible for providing certain services to the community such as utilities, police, fire services, and recreational facilities. There is a standard of living that must be met in order to continue to attract residents to the community. Providing needed services will aid the community and help to continue growth while protecting the natural environment. This section of the Master Plan will outline these services.

### TRANSPORTATION NETWORK

The transportation network for Plainfield Township includes roads and airports. It is important for a community to keep the roads safe to encourage residents to travel throughout and to surrounding communities. Plainfield Township is served by M-65 that travels north and south through the center of the Township and Hale. M-55 runs east and west just south of the Township.

#### ROADS

Because of the rural wooded nature of Plainfield Township and the presence of several lakes and rivers, roadways are not laid out in the traditional square mile fashion of many other Michigan Townships.

M-65 is the major road in the Township. It carries most travelers and seasonal residents into the Township from the more populated areas in southern Michigan. The major east-west roads located within the Township are Esmond Road in the southern portion of the Township and Wickert Road in the northern portion of the Township. Other major roads that carry residents and visitors to the lakes are Long Lake Road, Kokosing Road, Chain Lakes Road, Curtis Road, and Jose Lake Road.

The residential areas surrounding the lakes and community of Hale are served by small local roads. Many of these roads and some of the roads through the National Forest are not certified public roads. Many of the roads in the Township are not paved and some are very primitive. The transportation network is shown on Map 2 on the following page.

#### TRAFFIC COUNTS

Traffic counts or average daily trips are recorded by the Michigan Department of Transportation (MDOT). They are used to plan for future road improvements.

The only road within the Township that contains a large enough traffic count to be recorded by MDOT, is M-65. As the road travels north and south the traffic count is 1,200. When the road turns to head east, the traffic count decreases by 200 average daily trips to 1,000.

#### AIRPORTS

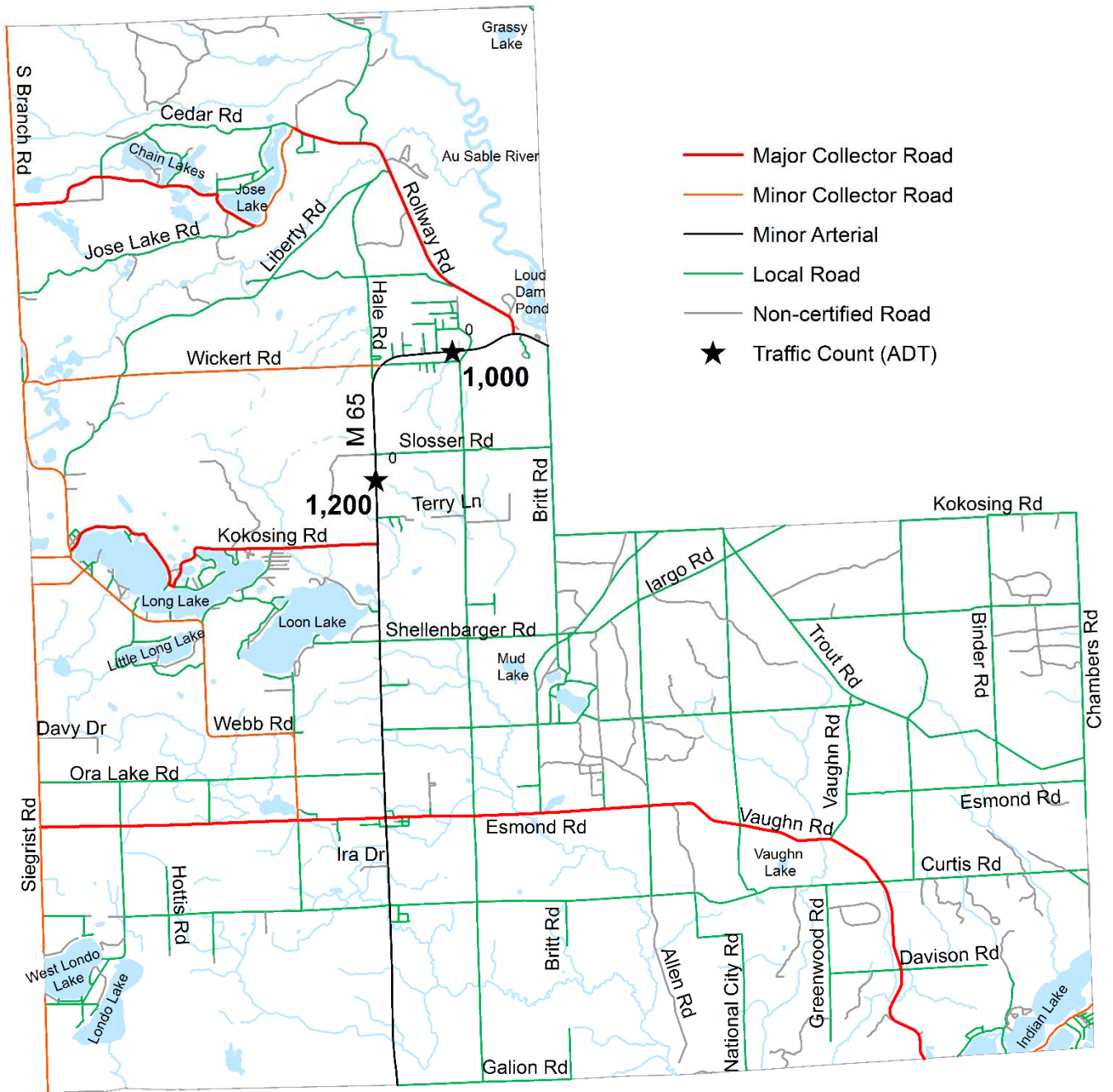
Plainfield contains one small local airport known as “Field of Dreams”. It is located 3 miles southeast of Hale. Other small airports nearby are Lost Creek, Saint Helen and West Branch Airports.

The Iosco County Airport is a larger community airport located in East Tawas and the Oscoda-Wurtsmith Airport is located in Oscoda Charter Township. The closest full-service commercial airport is MBS International in Freeland, Michigan, approximately 75 miles south of Plainfield Township.



Field of Dreams Airport Runway

**Map 2**  
**Transportation Network**





## PUBLIC SERVICES

In order to provide residents with their basic needs, a community must provide the basic services that promote safety, health and well-being. This section will explain the basic public services Plainfield Township provides to its residents.

### SANITARY SEWER SYSTEM

The homes and businesses around the community of Hale are served with a lagoon based sewer system. It was built in the 1980's with expansions in 1992 and 1996. It services approximately 175 customers.

### NATURAL GAS

Natural gas is provided by DTE Energy and it is available along M-65 from the southern border of the Township to approximately 1 ½ miles north of Hale. It also is available approximately one mile east and one mile west of Hale, on Curtis Road west from M-65, north on Putnam to Long and Little Long Lakes, and on the west side of Loon Lake.

### POLICE AND FIRE SERVICES

Police protection is provided by the Iosco County Sheriff's department and Michigan State Police.

Plainfield Township's Fire Department is made up of 24 volunteer members. The fire department is housed in a new fire hall located in Hale. The station is also responsible for covering the east half of Hill Township in Ogemaw County. Plainfield Township alone contains over 69,120 acres of which 29,937 is public land, much of it is the Huron National Forest. It also includes thousands of structures. Besides formal mutual aid agreements with three townships near Hale, the Plainfield Township Fire Department has been paged at one time or another to assist fire responses in more of a four-county area,

including Roscommon, Ogemaw, Oscoda and Iosco Counties. That area includes ten communities for total service area of 750 square miles.

The department averages about 125 runs a year, or one every three days. These calls include approximately 25 structures fires a year, or two every month. Besides fire rescues, the department possesses equipment that can be used for search-and-rescue operations in lakes, swamps and wildland areas in either winter or summer.



Plainfield Township Fire Station

### SOLID WASTE

Plainfield Township offers a solid waste facility located 1 mile east of the center of Hale on Towerline Road. Home-owners and businesses are charged an annual assessment for these services.

## RECREATIONAL FACILITIES

Plainfield Township contains ample natural amenities such as lakes, rivers, woodlands, and beaches. More than one-third of the land in Plainfield Township is Federal forest land. Most of it densely wooded and wild. There are dozens of miles of snowmobile and/or recreational vehicle trails located within the National forest. There are seven parks located throughout the Township. This section will describe these parks and the Federal forest land located in the Township. Map 3 shows the recreation resources Plainfield Township has to offer.

### PLAINFIELD TOWNSHIP PARK

Plainfield Township Park is a community park located in Hale, adjacent to the old Township Hall. It is a 6-acre, all-purpose park that meets the community's recreation needs through a Senior Citizens Retirees center, tennis court, basketball court, baseball diamond, portable skate

park, pavilion, picnic tables and grills, restrooms, and a playground that will soon be expanded. The park is adjacent to recreational land owned by the school and the County fairgrounds.





### **LONDO LAKE WEST PARK**

Londo Lake West Park is a neighborhood park that serves the community living on West Londo Lake. It is 1.64 acres. It is located on the east side of Londo Lake in the south west corner of the Township. It offers a swimming beach, restrooms, and a picnic area with grills.

### **LONG LAKE PARK**

Long Lake Park is a large community park located near the western border of the Township. It is over 10 acres and attracts people from all over the community. It provides access to the lake via a boat launch and swimming beach. It also contains a picnic area with grills and restrooms.

### **CHAIN LAKE BEACH**

Chain Lake Beach is a small 0.5 acre park located in the northern portion of the Township on Chain Lakes. It serves the community living along the lake. It contains a swimming beach and limited parking.

### **JOSE LAKE BEACH**

Jose Lake Beach is also a small 0.5 acre park. It is located on Jose Lake and serves the community living along the lake. It provides access to Jose Lake and a swimming beach.

### **LOON LAKE PARK**

Loon Lake Park is the smaller of two parks located on the shore of Loon Lake. It is a small 1.19 acre neighborhood park. It provides a swimming beach, picnic area, and restrooms.

### **LOON LAKE NATURE PARK**

Loon Lake Nature Park is the larger of two parks located on the shore of Loon Lake. It is 12 acres and soon to be expanded with the implementation of a non-motorized trail connecting the park to Kokosing Road on the edge of the Township (additional 110 acres). The trail is expected to be completed within a 5 year time period. Currently, the park consists of natural woodlands, a boat launch and dock, scenic overlook, picnic area, pathways, a pavilion and, restrooms.

### **PRIVATE RECREATION FACILITIES**

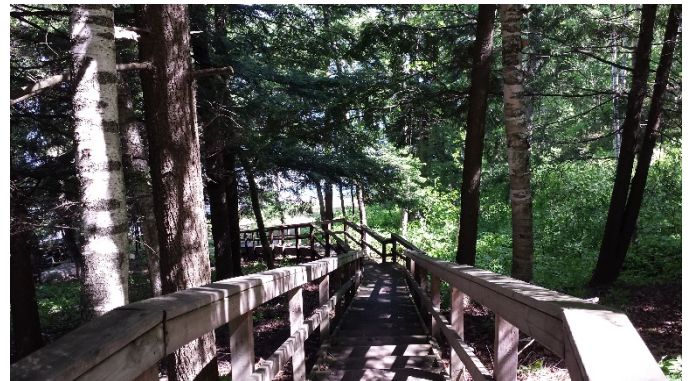
The private recreation facilities in the Township include the Green Valley RV Campground on Esmond Road and the Loon Lake Lutheran Retreat Center.



Chain Lake Beach



Jose Lake Beach



Loon Lake Park



Overlook at Loon Lake Nature Park



## OTHER FACILITIES

Plainfield Township is home to several other recreational facilities that are owned and maintained under the jurisdiction of other agencies and governmental units. The Township also contains a school system, several churches and the Iosco County Fairgrounds.

These include:

- Round Lake Campground and Boat Launch
  - U.S. Forest Service
- Londo Lake East Park Boat Launch
- Rollways Park
  - U.S. Forest Service
- South Branch Trail Camp
  - U.S. Forest Service
- Hale School District
  - Playgrounds, football field, softball field, baseball diamond
- Iosco County Fairgrounds
  - Located in Hale
  - 124 acres
  - Race track, exhibition buildings, barns, state-licensed campground, and 2,000 seat grandstand.
- Riding and hiking trail on the west side of the Au Sable River
- American Legion Park
  - Baseball fields and soccer fields
- Corsair Trail
  - U.S. Forest Service
- Various Christian Churches
  - St. Paul's Lutheran Church
  - Hale First United Methodist Church
  - St. Pius Catholic Church
  - Hale Baptist Church
  - Hale Assembly of God
- Huron National Forest
  - Covers approximately 75% of the southeast part of the township and 50% of the northern part.
  - Various campgrounds



Rollways picnic area



Entrance sign by Hale High School

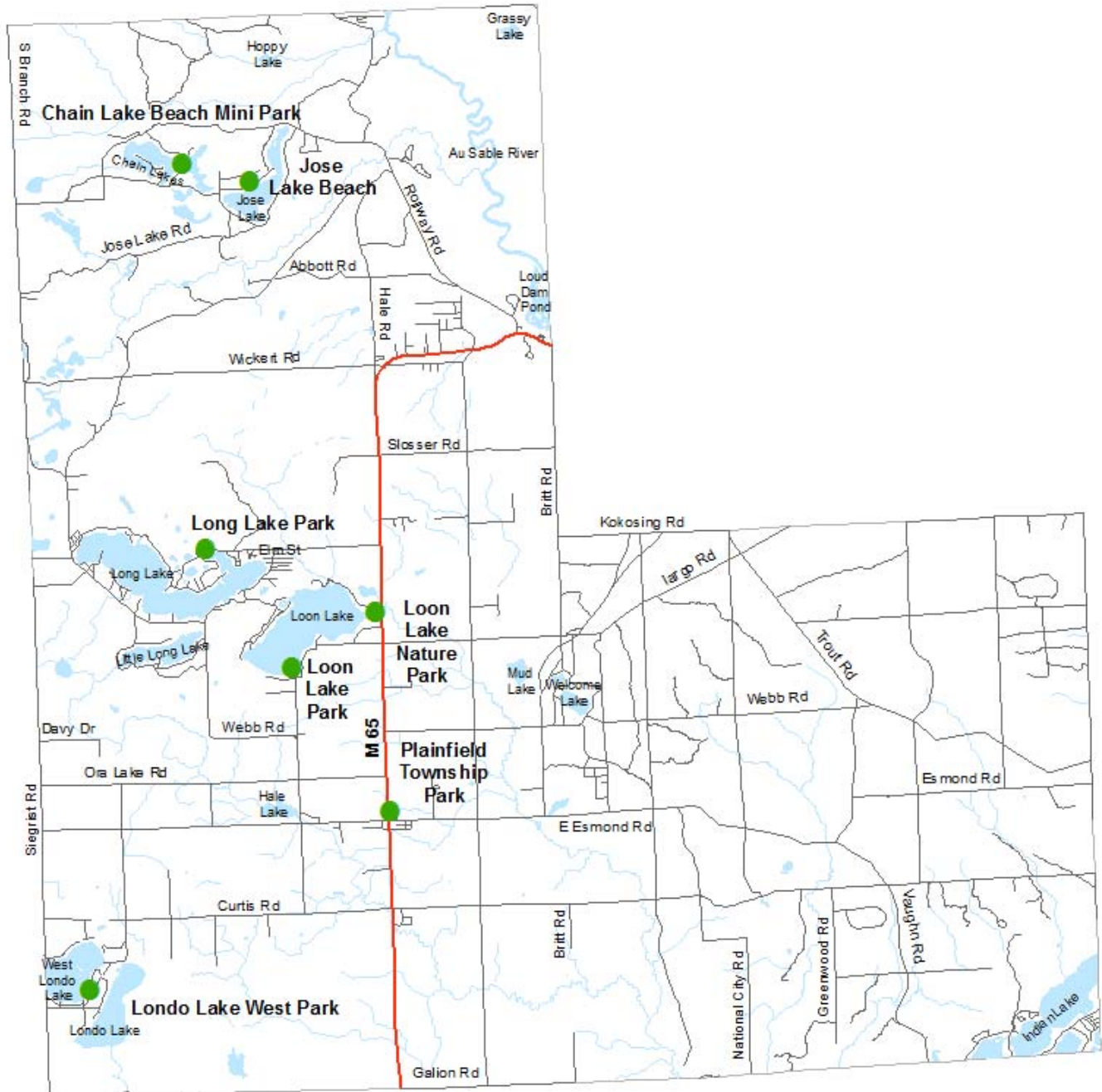


Hale First United Methodist Church



View from an overlook over the Huron National Forest/ Au Sable River

**Map 3**  
Township Parks



The natural environment plays a major role in land development. It is important for a community to analyze the land before beginning development because the natural environment can significantly impact development. On the other hand, land development can have a negative effect on the natural environment. For example, if a developer fills in a wetland, the water that is usually standing in that area and recharging an underground aquifer, suddenly has no place to drain. Therefore the water spreads to a new area and causes flooding. Included later in this document is a Future Land Use Plan that will guide the community in determining areas that will be preserved and areas that will be developed in the future.

As mentioned previously, Plainfield Township contains ample natural amenities such as lakes, rivers, wetlands, and woodlands. The community wishes to preserve the natural features while utilizing them for recreation and relaxation. This section will analyze the natural features that are located throughout the Township.

### TOPOGRAPHY

The topography of Plainfield Township is generally flat to gently rolling. The south east portion of the Township is the lowest in elevation at approximately 750-775 feet above sea level. Elevations rise to the extreme in northwest portion of the Township where elevations reach 975 feet above sea level. The Township does contain a few steep areas, mostly in the northern portion along the banks of the Au Sable River and the South Branch River.

The majority of the soils in Plainfield Township are of the Grayling association, which is a sandy soil usually found in woodland areas. Other soils in the non-woodland areas of the Township are sandy-loam combinations which are used for woodland, cropland, and building site development. Each soil type presents unique challenges for development and any potential development site should be thoroughly researched by a soils expert.

### PRIME FARMLAND

Prime farmland is land that has the best combinations of physical and chemical characteristics and is available for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime farmlands are not excessively erodible or saturated with water for long periods of time, and they either do not flood frequently or are protected from flooding.

Map 4 shows that most of the prime farm land in Plainfield Township is located in patches in the south west portion of the Township, based on USDA soils mapping data.

### CLIMATE

Iosco County's climate is considered a Cold Middle Latitude climate where the coldest monthly mean

temperature goes below 27-degrees F and a long season of cold weather and a significant winter snow cover develops. In this climate the westerlies dominate all year. As such, weather changes are more frequent.

The Average rainfall is approximately 26-30 inches per year and average snowfall is approximately 45 - 55 inches per year. Summer months have an average high temperature around 80 degrees and cool evenings in the 50s. Winter months see average highs in the 20s and 30s with lows in the teens and 20s.

### WETLANDS

According to the National Wetlands Inventory, Plainfield Township contains pockets of wetlands scattered across the Township. Wetlands can limit development in a specific area and each type and extent must be carefully examined before proceeding with any type of development. The wetlands and waterways of Plainfield Township are shown in Map 5.

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

Under the Act, the following wetlands are protected:



- Wetlands contiguous to an inland lake, pond, river, stream, or similar water course. Wetlands adjacent to the drains, creeks, lakes, and rivers in Plainfield Township would fall in this category.
- Wetlands five acres in size, or larger, in counties that contain a population of at least 100,000 people. Since Iosco County has less than 100,000 people, this category does not apply to Plainfield Township.

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

### **WATERWAYS**

There is an extensive network of rivers, creeks, and drains in Plainfield Township. Michigan's longest river, the Au Sable, crosses the northern portion of the Township. It is a haven for fish (brown trout fly-fishing in particular) and wildlife, and attracts many canoers and kayakers. The area that is roughly north of Wickert Road is part of the Au Sable watershed and it drains in an easterly direction. Most of Plainfield Township lies within the Au Gres-Rifle watershed, draining to the south and east.

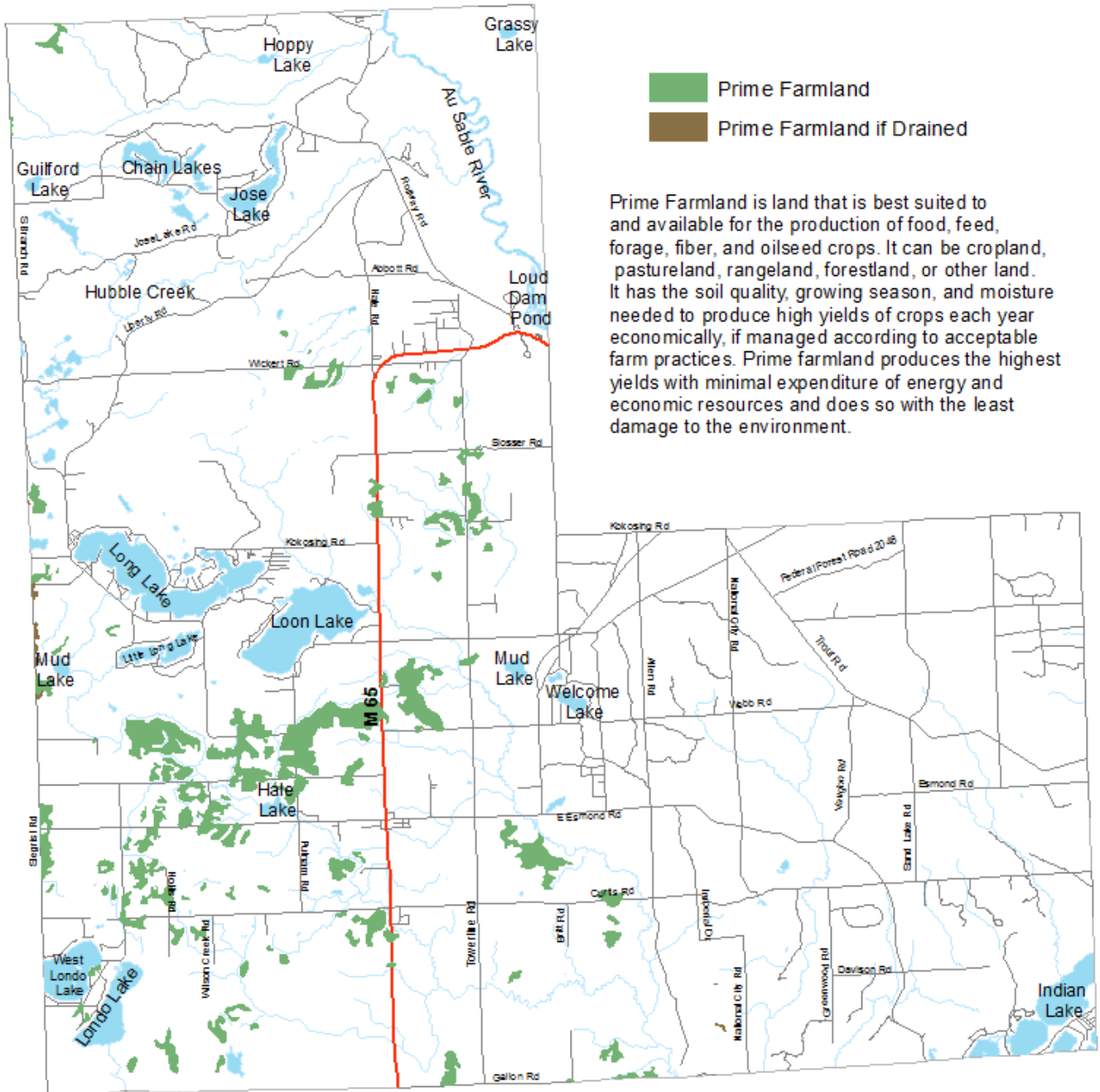
Plainfield Township is abundant in lakes and they serve as a natural draw for boating, fishing, and other recreational activities. Consequently, they are important components of the local economy. The two largest lakes are Long Lake and Loon Lake, located close to one another on the western side of the Township. Most of the seasonal housing in the Township is located around the lakes and the Au Sable River and its branches, although there are numerous cabins and hunting lodges scattered in woodlands across the Township as well.

### **HURON NATIONAL FOREST**

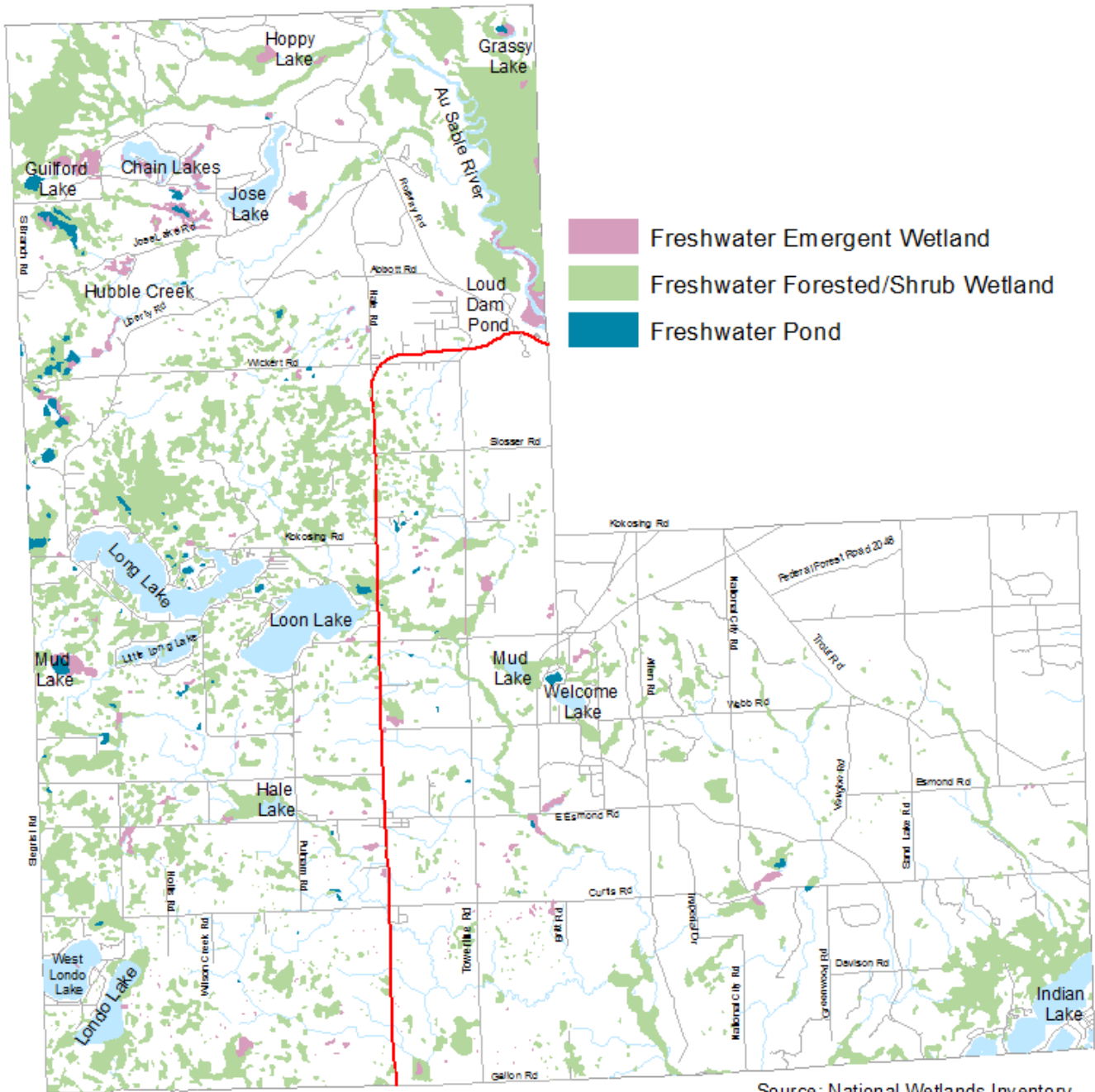
The United States Department of Agriculture's Huron National Forest covers large portions of Plainfield Township. It covers approximately 75% of the southeast portion (Town 23 north, Range 6 east) of the Township and approximately 50% of the northern part (Town 24 north, range 5 east) of the Township. The Huron National Forest provides recreation opportunities for visitors, habitat for fish and wildlife, and resources for local industry. A variety of robust bird populations can be found here including Bald Eagles, ruffed grouse and Kirtland's Warbler. Several miles of snowmobile/ORV trails can be found across the Forest. The Huron National Forest area and State of Michigan lands are shown on Map 6.



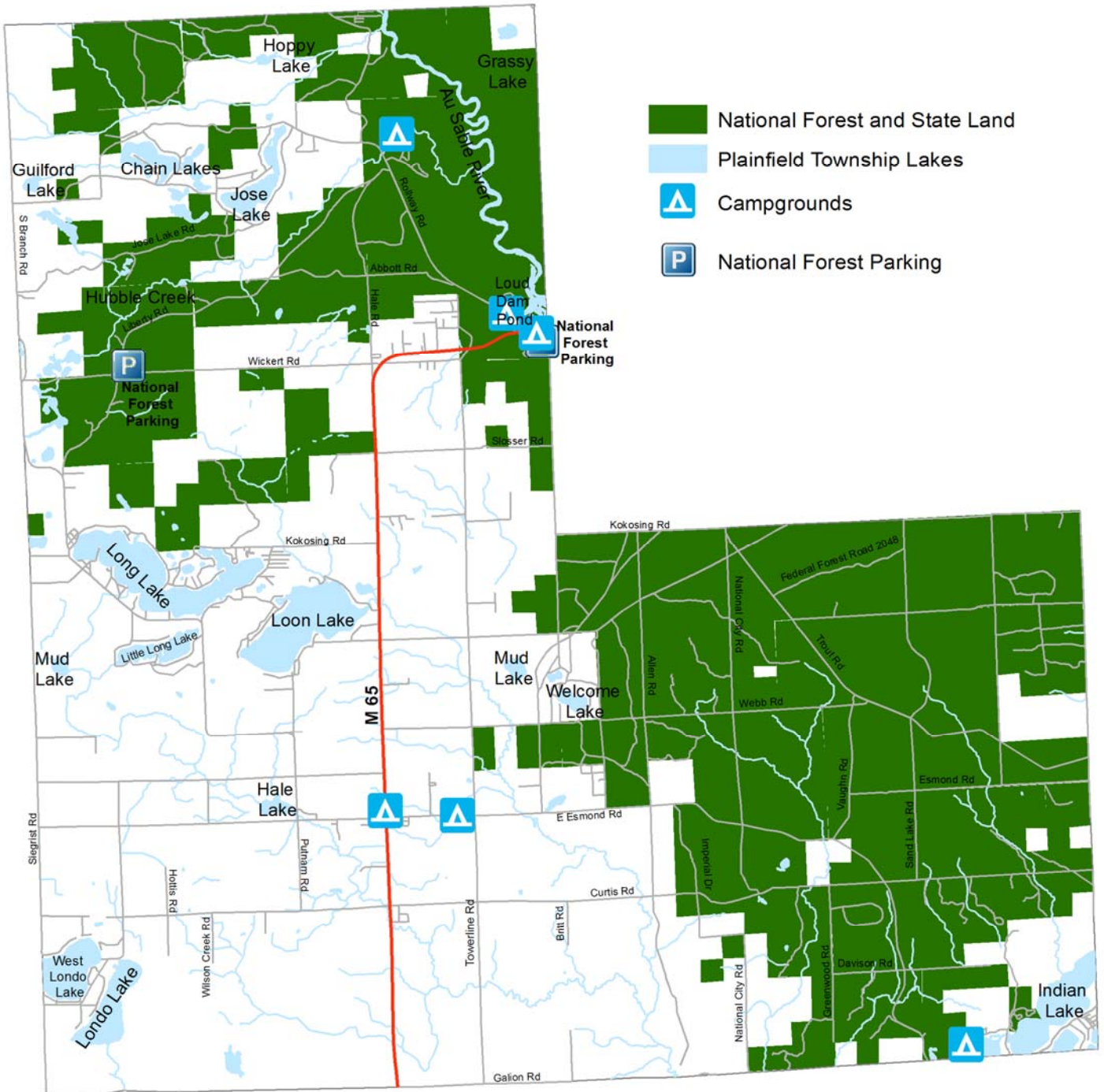
**Map 4**  
Prime Farmland



**Map 5**  
Wetlands and Waterways



**Map 6**  
National Forest and Campgrounds



# CHAPTER 3: EXISTING LAND USE

Existing land use provides a picture of how the Township is currently using its land. The way land is used often can explain why certain areas have residential or commercial development patterns and still other areas have no clear land use development pattern. It is important to recognize the difference between land use and zoning. Zoning regulates the intensity of use allowed, while land use provides a snapshot of how the land is actually being used. It is important to study existing land use because it often provides detail as to development trends and demands.

Existing land use is determined using several techniques. In Plainfield Township, given the large tracts of woodlands, the planning consultants used aerial photos and the 1992 National Land Cover Dataset to rough in the inaccessible tracts of land, and verify bodies of water and locations of roads. A driving survey took place in the spring of 2005, and again in the summer of 2015, which included driving every road in the Township and coding land uses, and highlighting aspects that will influence the future land use and planning process. These aspects may include unusual land forms, nonconforming uses, nuisance features, road configuration, or other unique features in the Township. The existing land use map shown in Map 7 uses the 1992 National Land Cover Data set with slight modifications that were drawn after the driving surveys.

There are eight classifications of land uses located in the Township. This section describes all land uses in Plainfield Township. Table 6 shows acreage and percentage of land cover of all land uses.

## AGRICULTURE

Land area that is being utilized for agricultural purposes such as crop production or pasture as well as all orchard facilities. Approximately 11% of the land in Plainfield Township is used for this purpose. As you can see in Map 7, most of this land is in the southwestern side of the Township.

## COMMERCIAL

This category includes all sections of land used for commercial facilities. Industrial land is used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials. These facilities are primarily located in Hale and near the various lakes that contain residential areas. Commercial and Industrial uses account for less than half of a percent of the land in the Township.



## RESIDENTIAL

This classification is for areas with residential dwellings and accessory structures. Residential uses in Plainfield Township are clustered around the community of Hale and around the various lakes. Scattered and intermittent residential uses are found in most other areas of the Township. Residential land use accounts for less than half of a percent of the land in the Township.

## GRASSLANDS

This area is dominated by grasses. It is generally used as open space, park land, or grazing areas. Grasslands account for 3.4% of the land in Plainfield Township.



## OPEN WATER

As mentioned throughout this document, Plainfield Township contains various lakes, rivers and waterways. These natural features are very important to the Township for environmental preservation and recreation purposes. Water areas in Plainfield Township account for 4% of the area in the Township.



## TRANSITIONAL

Transitional land has sparse vegetative cover. It is usually changing from one land cover to another, often because of land use activities. Examples include forest clear-cuts, a transition phase between forest and agricultural land, the temporary clearing of vegetation, and changes due to natural causes (fire, flood, etc.). Transitional land uses in Plainfield Township is very minimal. It accounts for about 50 acres of land.

## WETLANDS

Plainfield Township contains a significant amount of wetlands, as seen previously on Map 5. Wetlands are those areas where the soil or substrate is periodically saturated with or covered with water. They can be classified as shrub/scrub, forested and emergent wetlands. The wetland category accounts for approximately 20% of the land in the Township. Wetlands can be limiting to potential development.



Table 6  
Existing Land Use

Type	Acreage	Percentage
Agriculture	7,707	11.21%
Commercial	90	0.13%
Grasslands	2,343	3.41%
Residential	239	0.35%
Open Water	2,857	4.16%
Transitional	52	0.08%
Wetlands	13,766	20.02%
Woodlands	41,689	60.65%
<b>Total</b>	<b>68,743</b>	<b>100%</b>

Source: 1992 National Land Cover Data Set and modifications from 2005 and 2015 driving surveys

## WOODLANDS

Those areas that are forested and covered with trees are categorized as woodlands. This is by far the largest land use category in Plainfield Township, accounting for approximately 41,700 acres, or 61%, of the land. Woodlands are a very important natural resource in Plainfield Township.



## PROPERTY VALUES

Property values are analyzed by the state equalized value (SEV) of real and personal property. Property values in Plainfield Township nearly doubled between 2000 and 2009, as shown in Table 7 below. After 2009, the SEV slowly began to decline. As of 2015, the total real and personal property in Plainfield Township equaled \$222,660,600 which is 39% greater than it was in the year 2000.

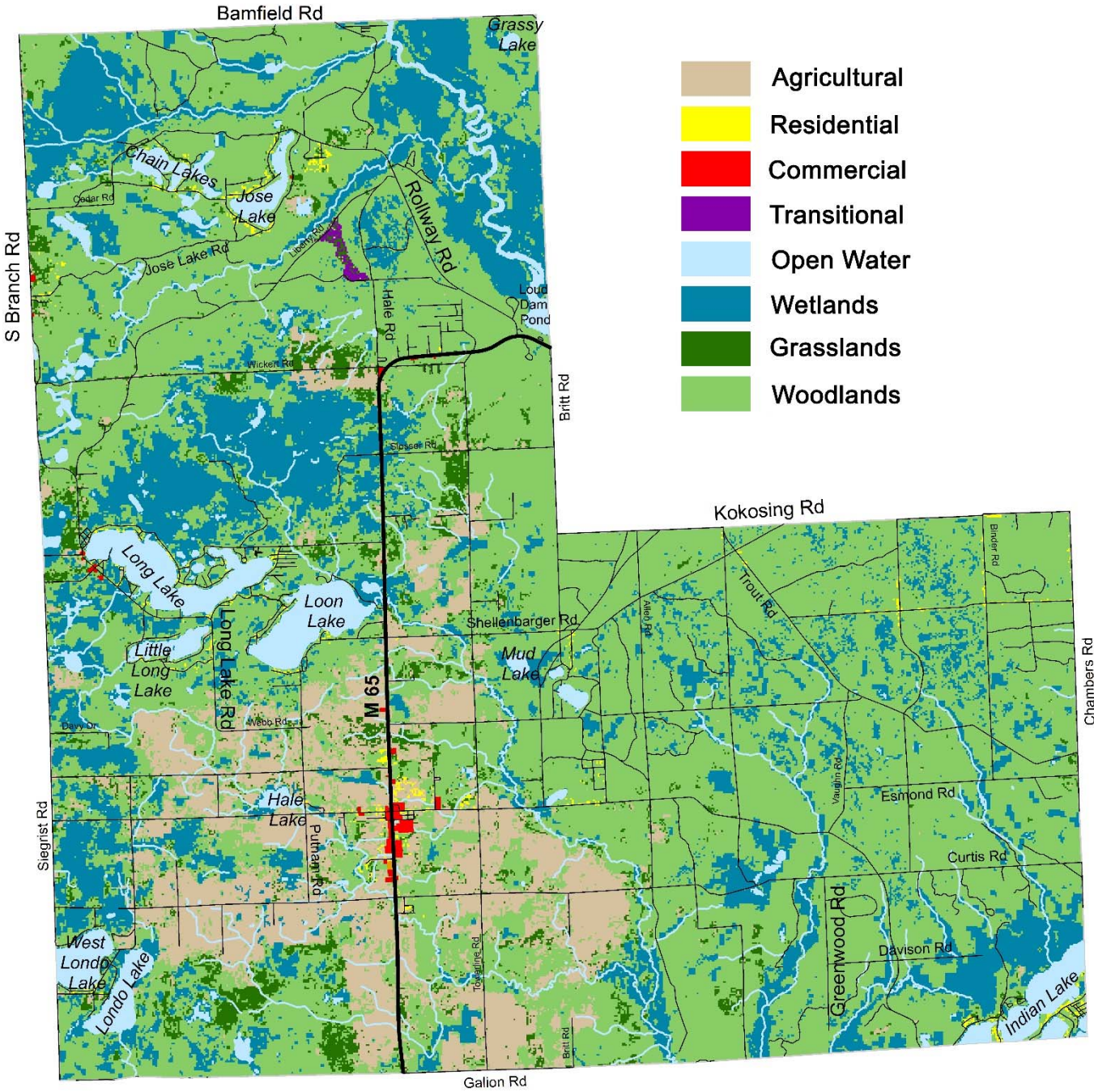
Table 7  
State Equalized Value

2000	160,286,664
2003	210,674,000
2006	256,612,900
2009	273,615,400
2010	260,104,800
2011	240,445,900
2012	224,000,100
2013	217,765,100
2014	213,379,200
2015	222,660,600

Source: Michigan Department of Treasury



**Map 7**  
Existing Land Use



# CHAPTER 4: COMMUNITY INPUT

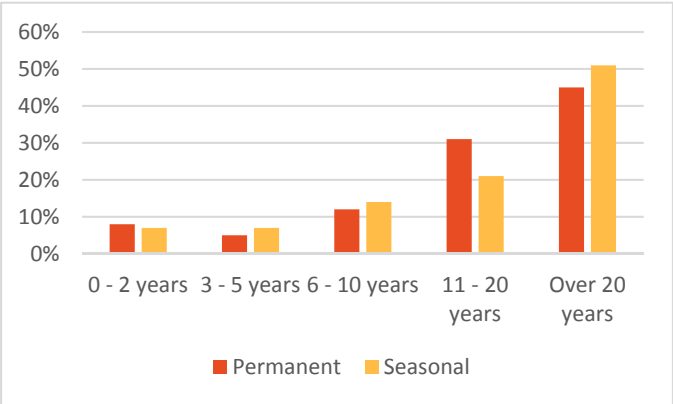
Master Plans are founded on the goals of the community and a good plan will seek the thoughts, ideas, and wishes of the community to guide development. In order to create these goals, the Township and planning consultant created a community survey. This survey was distributed to the community and the opinions were organized and examined to create goals and objectives. The survey results are presented in the following portion of the Master Plan.

## SURVEY RESULTS

From May 25, 2015 to August 17, 2015, community input surveys were handed out to the residents of Plainfield Township. Residents returned 575 responses, a general overview and analysis of significant responses is given below. A summary of all responses can be found in the Appendix.

Basic demographic data about the pool of respondents is as follows: of the 575 responses 55% of the respondents were age 65 and older, and 39% of the respondents were age 45-64 totaling 94% of the total respondents. The other 6% of respondents were from the age group of 18-44. This trend is similar to the survey responses from the previous master plan that was conducted in 2005. 87% of the respondents from the 2005 survey were ages 45 and over, it has increased since then, reflecting the age increase in the Township. Of the total respondents in 2015, 47% were permanent residents and 53% were seasonal residents or owners of non-residential property. All respondents have lived in Plainfield Township for varying amounts of time, represented by Figure 12 below.

Figure 12  
Length of Residency



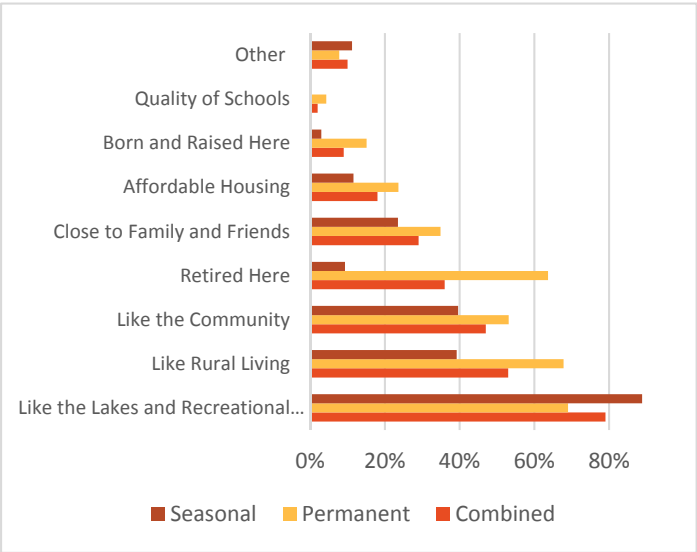
### RESPONDENTS

For the majority of respondents, seasonal residents have lived in Plainfield Township somewhat longer than permanent residents. In most cases, seasonal and permanent residents responded similarly to questions in the survey. The only difference was seasonal residents were more likely to answer “no opinion” than permanent residents. Where there are significant differences, they are pointed out in the discussion below.

### GENERAL

Respondents were asked the reasons why they chose to live in Plainfield Township, and the majority of respondents answered that they like the lakes and recreational opportunities (79%). The permanent residents also cited rural living as one of the top reasons why they live in Plainfield Township (67.8%), whereas seasonal residents’ responses cited the recreational opportunities (88%). Overall the category “liked rural living” received 53% of responses. Figure 13, below, illustrates all of the reasons why residents choose to live in Plainfield Township.

Figure 13  
Reasons I Live in Plainfield Township

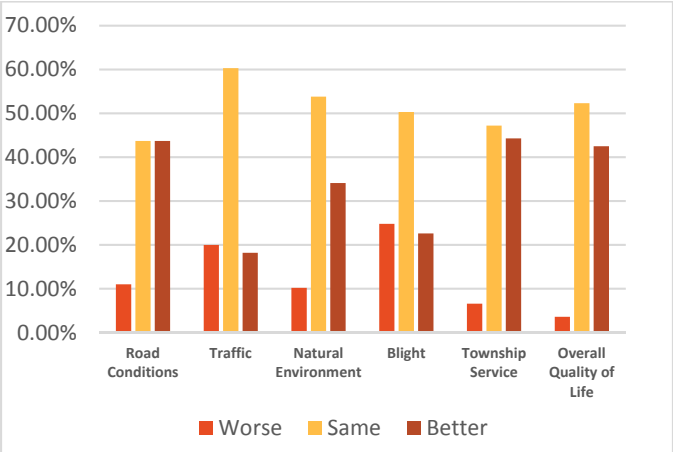


Respondents were asked whether they believed that Plainfield Township should grow in population in the coming years. 49.2% of respondents agree or strongly agreed that the population should grow, 31.1% of respondents were neutral, and 19.7% of respondents disagreed or strongly disagreed with growth.

Residents responded similarly to the question of increased development in the coming years. 63.2% of respondents believed that there should be more development, 20.5% of respondents were neutral, and 16.4% of respondents disagreed with more development. Comparing permanent and seasonal residents, on this and the previous question, the permanent residents more strongly agreed with a growth in population and more development.

Next, residents were asked how various categories have changed in Plainfield Township over the past 5 years. These included road conditions, traffic, natural environment, blight, township service, and overall quality of life. On all categories the majority of the residents felt that the conditions had stayed the same or improved in the past 5 years. Overall township service faired the best, with 44.3% of respondents citing that it is better than the last 5 years. The next best conditions were the roads, 43.7% of respondents thought they had improved in the past 5 years, and 43.7% of respondents thought the roads were the same. Conversely, respondents believe that the blight within Plainfield Township has stayed the same (50.3%) or gotten worse (24.8%). Figure 14 illustrates all the categories and responses the residents were asked. Overall residents feel that the quality of life is the same, or better than 5 years ago.

Figure 14  
Changes in Plainfield Township

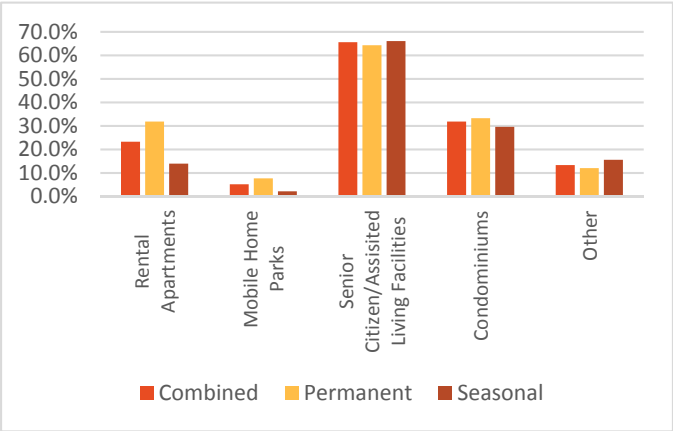


### RESIDENTIAL

Survey respondents were mixed on whether or not there should be more single-family housing in Plainfield Township. 46.6% of respondents answered, yes the township should plan for more single-family homes, 28.3% of residents were neutral, and 25% of respondents disagreed. When comparing permanent and seasonal residents, 53.7% of permanent residents agreed or strongly agreed, and only 36.5% seasonal residents agreed or strongly agreed.

When asked what type of housing the township should plan for, 66% of respondents favor senior citizen communities/assisted living facilities. The second most popular response was condominiums (32%).

Figure 15  
Future Housing Types



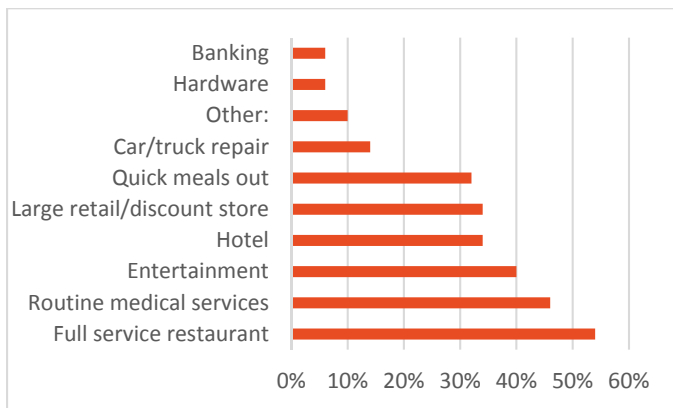
Overall opinions were mixed if the township should plan for more affordable housing options. 39% of the respondents agree that affordable housing was needed, 42.9% of respondents were neutral, and 18% disagreed. Permanent residents were much more likely to agree to the need for affordable housing with over 50% of respondents answering agree or strongly agree. Compared to the 22% of seasonal residents who agree.

### COMMERCIAL

When asked what type of commercial services were needed in Plainfield Township the top three responses were a full service restaurant (53.5%), routine medical services (45.5%), and entertainment (40.1%). Figure 16, below, represents all the responses pertaining to commercial services.



Figure 16  
Commercial Services Needed



The residents of Plainfield Township were also asked if commercial development should be focused on the seasonal tourist industry. There were differing opinions between the permanent and seasonal resident regarding this statement. Only 44.4% of permanent residents agree or strongly agree, whereas 59.6% of seasonal residents agree or strongly agree. When asked where future commercial development should be located 79.2% of the respondents felt that it should be in and around the town of Hale. The South Branch area and around the lakes both received 13%.

### INDUSTRIAL

A total of 66% of respondents stated that the Township needed a more diverse industrial base in order to grow the economy and provide more jobs. Permanent residents agreed even more strongly with this statement. 75.1% of permanent resident respondents agree with expanding the industrial base. Feelings were more mixed in regard to pursuing an industrial park development. 46.6% of respondents agreed or strongly agreed, 28.3% were neutral, and 25% of respondents disagreed or strongly disagreed.

### AGRICULTURE

Based on the responses from this survey, it can be concluded that the respondents feel that agriculture is an important part of Plainfield Township's economy. 73.6% of respondents agree or strongly agree that agriculture is an important part of the economy and 74.8% of respondents agree or strongly agree that it is an important part of the landscape. In accordance with these answers, 79.6% of the respondents agree or strongly agree that it is important to preserve agricultural land. Permanent residents had slightly higher percentages than the combined total, meaning that the permanent residents

place a higher importance on agriculture than the seasonal residents.

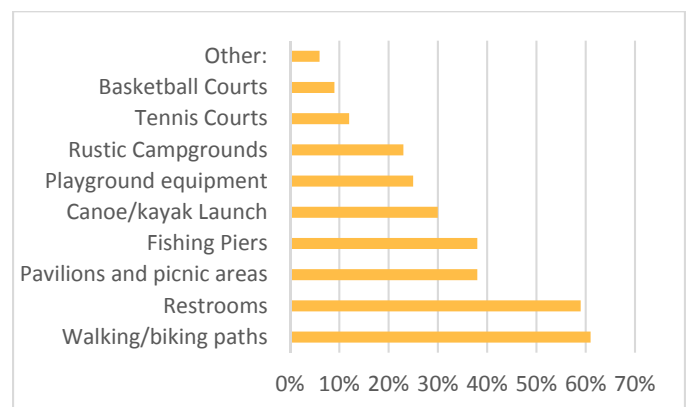
When asked if some agricultural land should be used for new development and growth there was a more mixed response. 49.2% of respondents agree or strongly agree with this statement, 20% were neutral, and 30.8% of respondents disagreed or strongly disagreed with this statement. When comparing the seasonal and permanent residents, the answers were parallel to the previous two questions regarding agriculture. 54% of seasonal residents agree that agriculture land could be used for development, while only 44.1% permanent residents agree.

### RECREATION

Next the respondents were questioned about the recreation opportunities within Plainfield Township. First they were asked which parks they had visited within the past year, Plainfield Township Park was the most visited (50.7%), then Loon Lake Nature Park (39.5%), Long Lake Park (39.5%), then Loon Lake Beach Park (19.6%), and finally Chain Lake (18.7%) and Jose Lake Park (18.3%).

The residents were asked what additional facilities/amenities that they would like to see added to the parks. The top four answers were walking/biking paths (60.6%), restrooms (58.7%), pavilions and picnic areas (37.9%), and fishing piers (37.5%). The other amenities are shown in Figure 17.

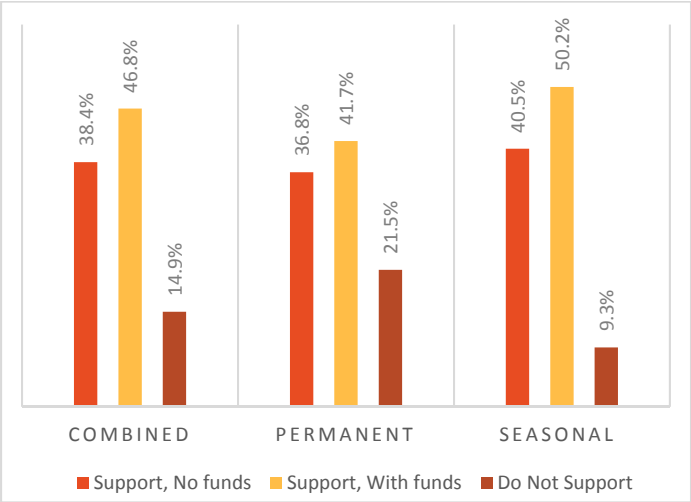
Figure 17  
Facilities/Amenities Needed in the Parks



The next question in the survey was in regard to the Iosco Exploration Trail, which would run from Oscoda to Hale and will provide a transportation alternative to visitors of Iosco County. There were three answers to choose from for this question. The first was *I support the trail, but I do not support using general tax fund dollars* (38.4%), the second was *I support the trail and I support using general*

tax fund dollars as leverage for grants (48.6%), and finally I do not support the trail (14.9%). Overall the seasonal residents are more in favor of the development of the trail than the permanent residents. This information is depicted in Figure 18.

Figure 18  
Development of Trail



The residents were also asked if the township needed more ORV (off-road vehicle) trails. 41.4% of residents agreed or strongly agreed, 40.1% were neutral, and 18.5% disagreed or strongly disagreed with more ORV trails. There were slightly more seasonal residents who agreed compared to permanent residents.

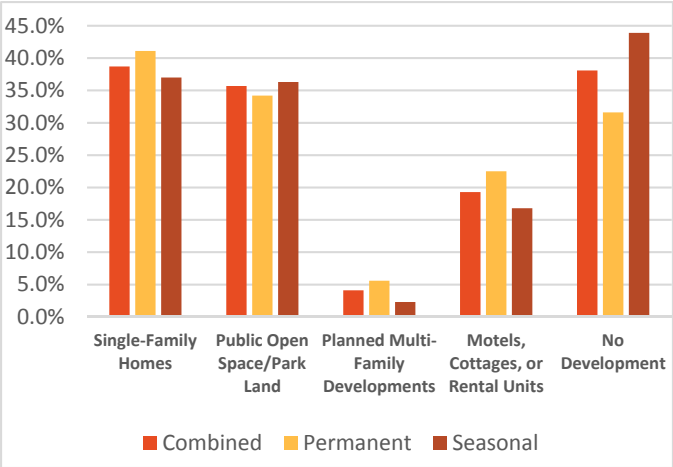
The final recreation question was open-ended. The respondents were asked one thing they would do to improve the parks and recreation in Plainfield Township. There were 175 responses, of these, the three most popular answers were: to clean/maintain what is already existing, advertise or use wayfinding techniques so people know the locations of existing parks, and add amenities to the park such as pavilions, picnic tables, restrooms, and biking/walking trails. There were many other people concerned with ORV/snowmobile access and the safety of the parks.

OTHER CONCERNS

The last three multiple choice questions focused on other varied concerns pertaining to Plainfield Township. The first question focused on the maintaining private property in a way to avoid, nuisances, eyesores, and health or safety hazards. There was a consensus on this where 92.7% of respondents agreed or strongly agreed with that statement. There was only 4.7% of respondents who were neutral and 2.7% of respondents who disagree or strongly disagree.

The second question asked the respondents what type of development should occur on the open property around the lakes in Plainfield Township. 38.7% believe that single-family homes should be built, 38.1% do not want the land developed, 35.7% would like it to be public open space/park land, 19.3% believe it should be motels, cottages, and/or rental units, and 4.1% believe it should be developed into planned, multi-family units. This information is shown in Figure 19.

Figure 19  
Development of Open Property



The final multiple choice question was concerned with the increase in the median age of the township. In the past ten years, the median age grew from 48.7 to 53.8 years. This is an increase of 10% over ten years, which is significantly higher than the trends across the nation. The question wanted to know if the residents believed that economic development strategies should be created to attract a younger population. 64.2% of the population agreed or strongly agreed to attract younger generations, 21.6% of the residents were neutral, and 14.2% disagreed or strongly disagreed.

OPEN ENDED QUESTIONS

The final two questions in the survey were open ended. The first asked the residents what they liked about Plainfield Township. There were a total of 383 responses, of those responses the most popular answers were recreation opportunities, small town, friendly people and nice community, and quiet, peaceful, and beautiful. Many people also mentioned that the essential services are available and it's not too far to drive for whatever else you need, allowing the town to keep the "Up North Feeling".

The final question asked the respondents what they would do to improve Plainfield Township. For this



question, there were 357 responses and the most popular answers included: enforcing building code/ cracking down on blight, bring in more jobs and business, trying to attract a younger population, improving the school system, bringing in routine medical services and an urgent care, improving/ utilizing the

natural environment, maintaining the roads, adding stores and restaurants, encouraging tourism, and keeping the small town feeling, but allow for growth.

# CHAPTER 5: COMMUNITY GOALS

Articulating goals about what should change and what should stay the same is especially important when a community is defining its direction for the future. Planning goals and objectives must be founded on the fundamental values of the citizens of Plainfield Township. Based upon the community input received in 2015, Plainfield Township has developed goals for its future. Goal statements generally describe a desired condition, or end state, that the community seeks to achieve and it must be accompanied by broad-based support within the community. An objective statement can be described as a milestone or sub-element of the goals. Objectives are more specific than goals, and should have some measurable aspect so that progress toward achieving them may be observed.

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## GENERAL COMMUNITY CHARACTER GOALS

The residents of Plainfield Township place a high value on the natural features of the community and the access to nature afforded by the Township's rural and residential character. Plainfield Township is described as a quiet community where full-time and seasonal residents enjoy the rural atmosphere that features lakes, rivers, woodlands, and farmlands. Therefore, the overall goals of the master plan regarding Community Character are as follows:

- A. Preserve and maintain the natural beauty and recreational features of Plainfield Township.
- B. Preserve the rural atmosphere of the community.
- C. Preserve and protect the quality of life and the friendly open atmosphere of Plainfield Township.

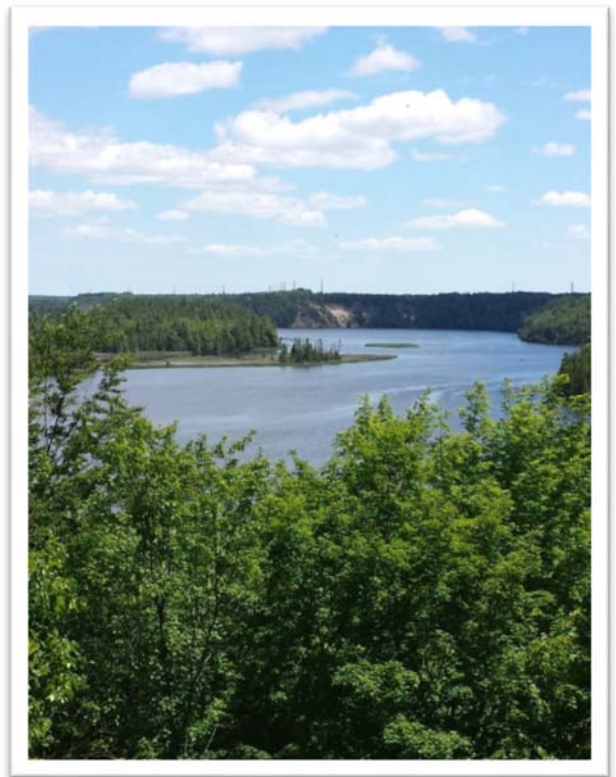
### *General Community Character Objectives:*

The objectives below will help Plainfield Township accomplish these overall Community Character goals. Additionally, each of the goals and objectives in the subsequent sections can be seen as a means toward accomplishing the General Community Character goals.

- 1. Investigate blight issues and methods of measurement and control to reduce the proliferation of blighted structures, unused or dysfunctional vehicles, and recreational items, to improve the aesthetics, safety, and economy of Plainfield Township.
- 2. Encourage site design which protects the existing terrain, preserves significant vegetation and scenic views, and incorporates native trees and shrubbery into landscaping plans.
- 3. Identify key natural features, including lakes, rivers, wetlands, and woodlands of the Township and develop specific strategies to protect them.
- 4. Promote compact residential and commercial development to preserve natural resources and provide adequate habitat to sustain a diverse wildlife population.
- 5. Work with the USDA Forest Service (USFS) and the Michigan Department of Natural Resources (DNR) to

preserve and enhance significant recreational features.

- 6. Maintain and improve Plainfield Township's parks and recreation facilities and support the implementation of the Township's current DNR-approved five-year Recreation Plan.
- 7. Continue regional cooperation with area municipalities, schools, and agencies.
- 8. Review and update the Township zoning ordinance as necessary to reflect the goals of the Township Master Plan.
- 9. Discourage the practice of "spot zoning" – rezoning a small area of land in a different zone from that of neighboring property – by ensuring rezoning requests follow the land use vision portrayed on the Future Land Use map in Chapter 9.



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## RESIDENTIAL GOALS

Since Plainfield Township residents have mixed opinions on the need for residential growth, it is important that any such growth be properly planned so as not to excessively interfere with the existing rural character of the Township. There are many parcels of land within the Township that would not be considered prime farmland or densely wooded. It would make the most sense to use these lands for potential residential growth.

- Goal: Promote and maintain a quality housing stock.
  - *Objective:* Use proper code enforcement to reduce blight.
  - *Objective:* Provide more information to the public on how to report ordinance and zoning violations.
  - *Objective:* Maintain an inventory of all nonconforming uses and structures throughout the township.
  - *Objective:* Develop and lead a management strategy to document and decrease persistent blight issues.
- Goal: Plan for a variety of residential development options that are responsive to the economic, family, and lifestyle needs of full- and part-time residents.
  - *Objective:* Examine options for affordable housing, inclusive of low to moderate income households.
  - *Objective:* Encourage the development of senior citizen/assisted living facilities.
- Goal: Maintain and preserve the character found in existing lakefront neighborhoods.
  - *Objective:* Develop policies and standards that allow the Township to carefully evaluate the impact that commercial or other types of higher intensity land uses would have on existing lakefront neighborhoods.
  - *Objective:* Develop an ordinance to guide off-site development access to the lakes. Address funneling issues.



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## COMMERCIAL GOALS

Residents expressed a need for additional commercial services in Plainfield Township. Where allowed, commercial development needs to be attractively planned and arranged to serve the local community and its residents.

- Goal: Plan for commercial growth near the major residential centers of the Township.
  - *Objective:* Encourage commercial operations that meet the needs of the Township and do not detract from the visual character and rural atmosphere of the area.
  - *Objective:* Work with local and state economic development agencies to assist with specific commercial growth needs, especially in and around the downtown Hale area.
  - *Objective:* Encourage pedestrian access and walkability through Hale.
  - *Objective:* Encourage the development of parking areas in the downtown Hale area.
  - *Objective:* Explore the potential of creating an overlay zone for the downtown Hale area that encourages the development of retail frontage that is pedestrian-oriented while directing larger-scale businesses to the CSC zoning district.



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## INDUSTRIAL GOALS

Residents felt that Plainfield Township needs a more diverse industrial base to grow its economy and provide jobs. The type and location of any industrial development needs to be carefully considered and planned so as not to interfere with the natural beauty of the township. Industrial development also needs to be planned where adequate infrastructure is available.

- Goal: Plan for industrial growth to grow the community's economic and employment base.
  - *Objective:* Encourage retention of existing industrial uses and support continued improvement and expansion of the existing industrial areas.

- *Objective:* Coordinate industrial retention, development, or redevelopment with the County's economic planning efforts.
- *Objective:* Investigate the development of an industrial park.

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#### AGRICULTURAL GOALS

Based upon the community input, Plainfield Township will be recognized as a community with viable agricultural operations in specific areas. These agricultural operations will be protected by encroachment from more intense development.

- Goal: Recognize the value of agriculture lands within the overall landscape of the community.
  - *Objective:* Investigate the use of an open space preservation ordinance.
  - *Objective:* Review zoning ordinance to determine if allowed minimum lot sizes are appropriate.

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#### COMMUNITY SERVICES & INFRASTRUCTURE GOALS

As Plainfield Township continues to grow, there is increased need for updated and expanded infrastructure and general community services. Residents expressed concerns for continued road improvements, solid waste issues and utility expansion.

- Goal: Examine ways to improve infrastructure and community services for Plainfield Township residents.
  - *Objective:* Develop an annual capital improvement schedule.

- *Objective:* Encourage the development of walking paths and trail systems that connect residential areas to commercial and other activities.
- *Objective:* Explore ways to improve physical connections to the Hale area from the Eagle Point Plaza.
- *Objective:* Continue construction and maintenance activities related to the Township's sidewalks.
- *Objective:* Adopt a Complete Streets policy that promotes walkable developments and street layouts, encourages non-motorized use, and increases safe and accessible motorized and non-motorized transportation opportunities for all legal users of the public right-of-ways.
- *Objective:* Amend the zoning ordinance as needed to ensure continual compliance with changes to Federal law pertaining to the regulation of cell towers.

- Goal: Continue to improve Township roads.
  - *Objective:* Develop a Township road assessment to prioritize needed improvements.
  - *Objective:* Collaborate with road and transportation agencies to ensure that a proper relationship exists between planned road improvements and the Township's desired future land use pattern.





# CHAPTER 6: FUTURE LAND USE

As previously mentioned, a Master Plan is meant to plan for the future of a community and a large part of this planning involves land use. The earlier analysis of existing land use, the gathered community input, and other factors have aided in developing a Future Land Use map for Plainfield Township. This map reflects the community's desire to promote growth in specific areas while maintaining, enhancing, and protecting the natural resources present in the community. The Future Land Use map will guide future development in the Township for the next ten to twenty years.

Note that some of the proposed future land uses are long term due to the ten to twenty year longevity of this plan. The proposed future land uses serve as a guide. Particular parcels of land may or may not be developed as shown. These future land uses reflect the Township's vision and the map will guide future zoning decisions.

The proposed future land uses will not be effective until the zoning is changed to allow development of the various types to occur in the shown locations. While the Future Land Use map may indicate an area for commercial, the area may not be zoned commercial until the users of that property request the change and the Township Board of Trustees approves it.

It is worth noting that future land use categories are slightly different from existing land use. This is because future land use is developed with an eye toward the zoning that will be needed to actually bring this plan to fruition. For example, commercial/industrial/transportation was one single category on the existing land use map. On the future land use map, those uses are separated because zoning requirements for each of those uses would be different.

The future land use map is shown at the end of this section on Map 8.

## AGRICULTURE

Agricultural uses are the second largest category of future land use in the Plainfield Township. The Township will continue to maintain existing agricultural land uses. Most of the agricultural uses are in the southwestern portion of the township. Residents feel that agriculture is an important component of the landscape and rural flavor of the township and they wish to preserve existing agricultural lands.

## AIRPORT

Plainfield Township will maintain a small area of land as an airport area for small, private aircraft use. This future land use is located southeast of Hale.

## COMMERCIAL

Plainfield Township wants to limit commercial growth to specific areas that will service the needs of local residents and not detract from the natural beauty of the Township. Commercial Centers are seen in the downtown Hale area, northward along M-65, a small area west of Long Lake, and a strip in the South Branch area, which is in the northwestern portion of the Township.

## INDUSTRIAL

Plainfield Township residents have expressed a need for limited industrial growth if adequate public infrastructure is available to support it. The Future Land Use map identifies one industrial area which is located between Darton Road and Towerline Road north of Esmond Road.

## MOBILE HOME PARK

Plainfield Township currently has only one mobile home park, which is located northeast of Hale. This land use will remain designated as such on the Future Land Use map.

## SMALL LOT RESIDENTIAL

Small lot residential areas of the township are located mainly around the larger lakes where there are smaller lots than in the rural areas of the Township. Other smaller pockets of small lot residential future land use can be found scattered across the Township. In this future land use category, development taking place needs to be designed so as not to negatively impact or detract from the general rural and natural character of the Township. Creative residential development should be considered and pursued. This may include the use of open space preservation, cluster development, or traditional neighborhood development. This Future Land



Use category corresponds to the R-2 and R-3 zoning districts

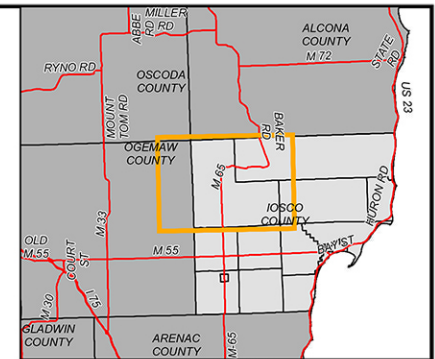
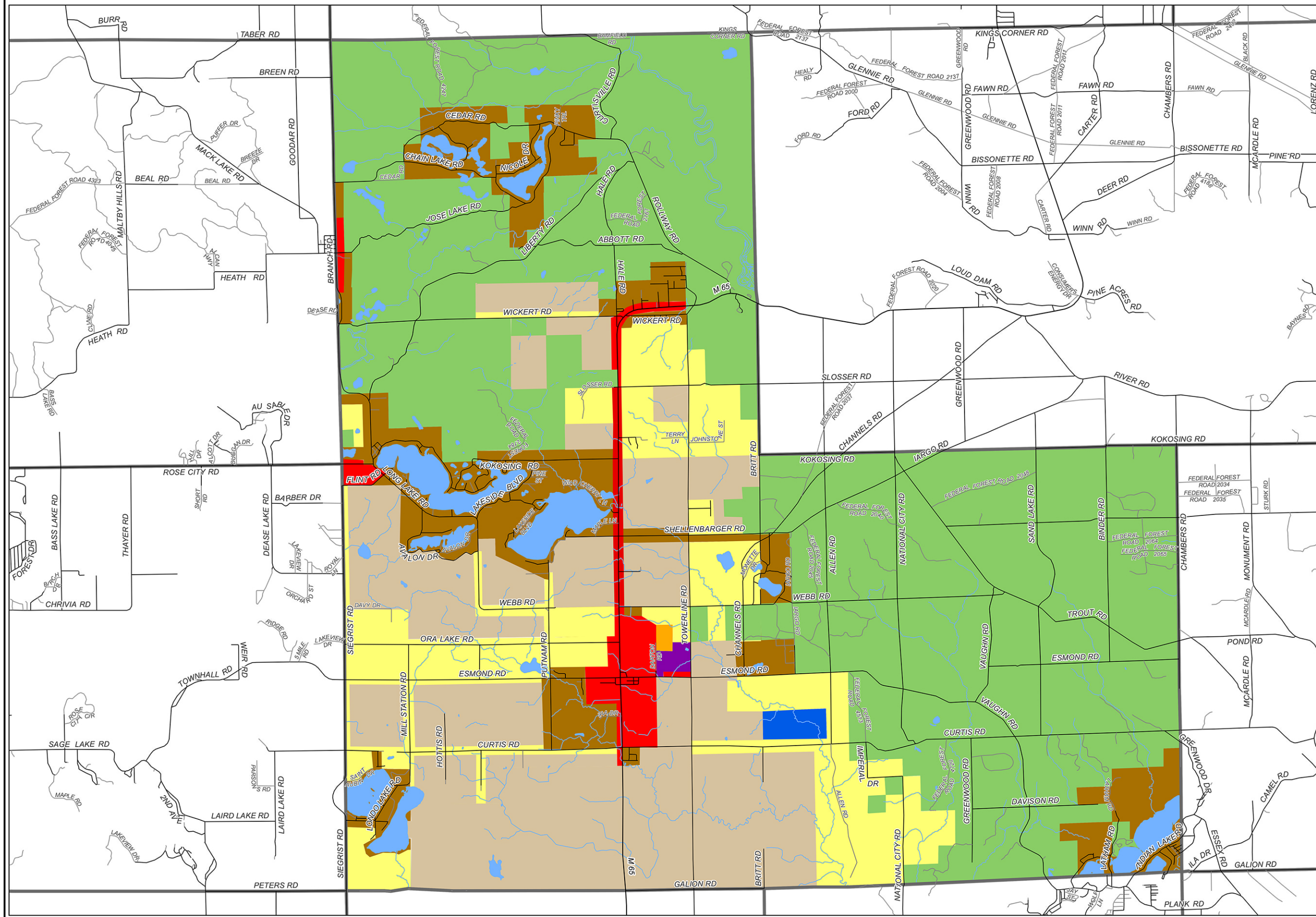
### **LOW DENSITY RESIDENTIAL**

Low density residential uses are scattered mainly in the middle third of the Township. The emphasis here is on preserving open space and significant natural features such as woodlands and wetlands. The residences themselves should be viewed as “minor features” in the vast rural countryside of this future land use category. This Future Land Use category corresponds to the R-1 zoning district.

### **PUBLIC LANDS**

National Forest and State Land is the largest future land use category in Plainfield Township. Most of this land is property that is part of the Huron National Forest which is located in the northwestern and southeastern portions of the Township. The goal of this category is to keep this land in its wild and undeveloped state, preserving the woodlands and natural wildlife habitats that exist within it. Recreational opportunities will continued to be provided here through hunting, snowmobiling, trail riding, etc.

# IOSCO COUNTY - MICHIGAN



AREA MAP

NOT TO SCALE



- Agriculture
- Commercial
- Industrial
- Airport
- Mobile Home Park
- Low Density Residential
- Small Lot Residential
- Public Lands

The Plainfield Township Master Plan 2016 was approved by the Plainfield Township Planning Commission on May 11, 2016, and adopted by resolution by the Plainfield Township Board of Trustees on May 18, 2016, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan on May 11, 2016.

Mark Parkinson  
Chair  
Plainfield Township Planning Commission



**SAGINAW'S OFFICE**  
230 S Washington Ave  
Saginaw, MI 48607  
Tel. 989-754-4747  
[www.SpicerGroup.com](http://www.SpicerGroup.com)

DATE: MAY 2016

# CHAPTER 7: ACTION PLAN

A Master Plan must have an action plan to describe the implementation process of the goals and objectives to ensure completion. Any plan is only useful if it is implemented. Throughout the development of this plan, special consideration has been made on creating a document that is clear, concise, understandable, and implementable.

This plan is intended to be used by Plainfield Township as the foundation of the community planning process. The implementation of the goals and objectives of this plan is the next step. This must be an ongoing effort and can only be achieved throughout cooperation of the Township officials, Township citizens, and the private sector.

Steps for a successful Action Plan:

1. Community knowledge and support of the Plan.
2. Zoning and Building Code updating and enforcement. Zoning must follow the concepts expressed in the Future Land Use Map, or both the Master Plan and the Zoning Ordinance will have lost their effectiveness and enforceability.
3. Use of available incentives and the creation of new preservation and conservation development incentives in zoning and land use activities. An example of this would be to require or provide an incentive for providing open space in a new residential development.
4. Consistent use of the Plan to ensure that new or expanding developments follow not only the letter of the Comprehensive Development Plan and Future Land Use Map, but intent of the plan as well.

## IMPLEMENTATION

### COMMUNITY SUPPORT

At the outset of this planning effort, the Township realized that its unique population presented challenges in terms of educating its residents about the planning process and making sure that appropriate opportunities were provided for public participation.

A community input survey was handed out at neighborhood meetings throughout the Township. The Township provided ample opportunities for all residents and stakeholders to be aware of and participate in the planning process. It is important that the efforts to keep the public informed are maintained. The Township has taken steps to ensure orderly future development for Plainfield Township and it should be promoted to the citizens to foster support. Lack of citizen understanding and apathy can hinder the implementation process. There are several ways to increase citizen awareness, including:

1. Notify township residents via newsletters that the plan is complete. Share community input and goals. Keep the plan visible and available for citizens to use at all Township meetings.
2. Seek media attention regarding the Plan and the public hearing for the Plan.

3. Display the Master Plan and Future Land Use Map at the Township Hall.

4. Cite the Master Plan in Planning Commission and Zoning Board of Appeals decisions along with consulting the plan during requests or discussions for capital improvements. The actions of the Township should establish the Plan as the justification for these decisions as well as the accepted development path for the Township.

### CODE UPDATING AND ENFORCEMENT

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

The Township Board members must take an active role to propel the desired development or limit development within a community. This can include grant requests, tax



issues, special assessments, and development incentives. To keep a community vital, local government must be aware of all the tools at hand. In many cases, it can prove beneficial to work with a developer or the private sector to spur the desired development.

Some of the incentive tools available for such co-development in Plainfield Township:

1. The TAP Program, using transportation funding. These monies are available through the Michigan Department of Transportation and include such activities as historic preservation, landscaping and beautification, pedestrian pathways and roadways improvements.
2. Michigan Natural Resources Trust Fund and Land and Water Conservation Fund administered through the Michigan Department of Natural Resources. These funds are generally used for park, recreation, or environmental improvements.
3. Development incentives administered through the Michigan Economic Development Corporation. These funds are used for a wide variety of projects that are all tied to increasing employment.

## OTHER FUNDING SOURCES

Three other specific funding sources that are available for capital improvement projects are described below:

***Dedicated Millage:*** Special millages can be used to generate revenues for a specific purpose. Examples that may be relevant in Plainfield Township would be to fund road improvements, recreation programs or improvements, or funding for a farmland preservation program such as purchase of development rights.

***Special Assessment:*** A special assessment is a tax or levy customarily imposed against only those specific parcels of real estate that will benefit from a proposed public improvement like a roadway, sewer or water line.

***Bond Programs:*** Bonds are among the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for specific community projects and are paid off by the general public via property tax revenues. Revenue bonds are issued for construction of projects that generate revenue (i.e. parking structure or community pool,

etc.). These bonds are retired using income generated by the project.

## REVISIONS AND UPDATES

The Master Planning process is continual and ongoing. The Master Plan must be reviewed at least once every five years according to the Michigan Planning Enabling Act, PA 33 of 2008. The plan should be reviewed to make one of the following determinations:

- No update is needed
- The existing plan needs to be amended
- A new plan needs to be written.

The review should be done to ensure that the plan still reflects the current goals and desires of the Township. Generally, a plan needs to be updated or rewritten at least once every ten years in order to be responsive to new growth trends and current Township attitudes.



## CONCLUSION

The Plainfield Township Planning Commission has spent a year discussing and examining issues regarding the future of the Township in addition to receiving valuable input from Township residents in the form of a public survey.

As a result, the Planning Commission has compiled a complete, carefully prepared document that represents the data, efforts, and collective thoughts of Plainfield Township seasonal and year-round residents. This Master Plan is only the beginning of a program of action for the next 10 to 20 years. Because the future well-being of Plainfield Township depends upon rational, coordinated action, the Township stands ready to meet with any person or group interested in the future development of the area. The Township will be available to help and guide those who need advice or wish to be part of the Master Plan acted upon.

Carrying out the Master Plan is a task which is led by Township officials and the Planning Commission, but is also dependent upon every responsible citizen of Plainfield Township. By working together, Plainfield Township will continue to be a desirable, attractive, and convenient community in which to live, work, and play.

# APPENDIX A: ADOPTION DOCUMENTATION

# Resolution of Adoption

## Plainfield Township Master Plan

By the Plainfield Township Board of Trustees

**Whereas**, the Plainfield Township Planning Commission has elected to draft, review, and adopt an update to the current Master Plan, adopted in 2006, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

**Whereas**, a community input survey was made available to residents during the summer of 2015 for the purposes of gathering input from the public, and

**Whereas**, the draft Master Plan was made available for review and public comment from April 6, 2016, to May 11, 2016, and

**Whereas**, the Plainfield Township Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals, for Plainfield Township on May 11, 2016, at the Plainfield Township Hall at the Eagle Pointe Plaza, and

**Whereas**, the Plainfield Township Planning Commission after the public hearing held at its May 11 meeting, approved and adopted this Master Plan and recommended the same by the Plainfield Township Board of Trustees.

**Now Therefore Be It Resolved** that the Plainfield Township Board of Trustees hereby adopts this Master Plan.

Motion by: PATRICK READY Supported by: FRED LEWIS

Ayes: ELAINE BIELBY, PAT READY, DIANNE ALLEN, ROMA BASSI, FRED LEWIS

Nays: NONE

Absent: NONE

Resolution declared adopted 5-18, 2016.

Elaine Bielby

Elaine Bielby  
Clerk  
Plainfield Township

# APPENDIX B: ADDITIONAL DEMOGRAPHICS



Plainfield Township: Comparative population information with Iosco County, the State of Michigan, and the United States

\*These data are from the 2013 American Community Survey (five-year estimates by the Census)

	Plainfield Township				Iosco County				Michigan				United States			
	2010		2000		2010		2000		2010		2000		2010		2000	
% Change in Population, 2000 - 2010	3,799	-11.5%	4,292		25,887	-5.3%	27,339		9,883,640	-0.6%	9,938,444		308,745,538	9.7%	281,421,906	
Population age 5 years and younger	120	3.2%	184	4.3%	1,020	4.0%	1,295	4.7%	596,286	6.0%	672,005	6.8%	20,201,362	6.5%	19,175,798	6.8%
5 to 19	553	14.6%	780	18.1%	4,050	15.6%	5,356	19.5%	2,052,599	20.8%	2,212,060	22.2%	63,066,194	20.4%	61,297,467	21.8%
20 to 24	146	3.8%	113	2.6%	1,038	4.0%	937	34.0%	669,072	6.8%	643,839	6.5%	21,585,999	7.0%	18,964,001	6.7%
25 to 44	599	15.8%	872	20.3%	4,554	17.6%	6,389	23.4%	2,442,123	24.7%	2,960,544	29.8%	82,134,554	26.6%	85,040,251	30.2%
45 to 64	1,254	33.0%	1,258	29.3%	8,465	32.7%	7,465	27.3%	2,762,030	27.9%	2,230,978	22.5%	81,489,445	26.4%	61,952,636	22.0%
65+	1,227	32.3%	1,085	25.3%	6,755	26.1%	5,897	21.6%	1,361,530	13.8%	1,219,018	12.3%	40,267,984	13.0%	34,991,753	12.4%
Population age 19 and younger	673	17.8%	964	22.4%	5,070	19.6%	6,651	24.2%	2,648,885	26.8%	2,884,065	29.0%	83,267,556	23.9%	80,473,265	28.6%
Median Age	53.8		48.7		51.0		44.2		38.9		35.5		37.2		35.3	
Average Household Size	2.11		2.26		2.17		2.3		2.49		2.56		2.58		2.59	
Black & Hispanic Population	55	1.4%	34	0.8%	525	2.1%	380	1.40%	1,818,590	18.4%	1,736,619	17.50%	87,992,478	28.5%	69,964,008	24.90%
Foreign Born Population*	55	1.4%	23	0.5%	549	2.1%	344	1.3%	602,902	6.1%	523,589	5.3%	40,445,665	13.1%	31,107,889	11.1%
TOTAL HOUSING UNITS	4,029	100.0%	4,139	100.0%	20,443	100.0%	20,432	100.0%	4,532,233	100.0%	4,234,279	100.0%	131,704,730	100.0%	115,904,641	100.0%
Occupied	1,797	44.6%	1,897	45.8%	11,757	57.5%	11,727	57.4%	3,872,508	85.4%	3,785,661	89.4%	116,716,292	88.6%	105,480,101	91.0%
Vacant	2,232	55.4%	2,242	54.2%	8,686	42.5%	8,705	42.6%	659,725	14.6%	448,618	10.6%	14,988,438	11.4%	10,424,540	9.0%
Owner-occupied	1,575	87.6%	1,897	89.0%	9,609	81.7%	9,615	82.0%	2,793,342	72.1%	2,793,124	73.8%	75,986,074	65.1%	69,815,753	66.2%
Renter occupied	222	12.4%	208	11.0%	2,148	18.3%	2,112	18.0%	1,079,166	27.9%	992,537	26.2%	40,730,218	34.9%	35,664,348	33.8%
Median Housing Value*	\$ 100,300		\$ 82,900		\$ 102,300		\$ 77,100		\$ 119,200		115,600		\$ 174,600		\$ 119,600	
Median Housing Value, Adjusted for 2010 dollars	\$ 100,300	-4.5%	\$ 104,975		\$ 102,300	4.8%	\$ 97,630		\$ 119,200	-18.6%	146,384		\$ 174,600	15.3%	\$ 151,449	
AGE OF HOUSING STRUCTURE*	0	0.0%	NA	NA	0	0.0%	NA	NA	8,628	0.2%	NA	NA	629,215	0.5%	NA	NA
2010+	129	3.3%	NA	NA	972	4.7%	NA	NA	469,010	10.4%	NA	NA	19,725,338	14.9%	NA	NA
2000-2009	259	6.7%	556	13.4%	1,833	8.9%	2,348	11.5%	578,134	12.8%	623,855	14.7%	18,292,225	13.8%	19,701,058	17.0%
1990-1999	713	18.4%	482	11.6%	3,098	15.0%	2,062	10.1%	451,317	10.0%	446,197	10.5%	18,335,738	13.9%	18,326,847	15.8%
1980-1989	1,322	34.1%	837	20.1%	5,958	28.9%	4,298	21.0%	699,194	15.4%	722,799	17.1%	21,008,541	15.9%	21,438,863	18.5%
1970-1979	548	14.1%	769	18.5%	3,413	16.6%	4,228	20.7%	552,768	12.2%	602,670	14.2%	14,629,209	11.1%	15,911,903	13.7%
1960-1969	762	19.6%	1,251	30.1%	3,873	18.8%	5,606	27.4%	21,076,515	23.7%	1,123,299	26.5%	21,631,125	16.4%	23,145,917	20.0%
1940-1959	143	3.7%	264	6.3%	1,452	7.0%	1,890	9.3%	692,476	15.3%	715,459	16.9%	17,862,892	13.5%	17,380,053	15.0%
1939 or earlier	2,775	71.5%	3,121	75.0%	14,696	71.3%	16,022	78.4%	3,020,953	66.7%	3,164,227	74.7%	75,131,767	56.9%	77,876,736	67.2%
% Housing units built prior to 1980																
EDUCATIONAL ATTAINMENT: 25 years and older*																
Bachelor's or higher	254	8.4%	238	7.3%	2,698	13.6%	2,227	11.3%	1,693,007	25.7%	1,396,259	21.8%	59,163,882	28.7%	44,462,605	24.4%
Some college or associate's	957	31.7%	650	20.1%	6,229	31.4%	5,227	26.5%	2,148,211	32.6%	1,944,688	30.3%	59,995,776	29.1%	49,864,428	27.3%
High School	1,301	43.1%	1,332	41.1%	7,816	39.4%	7,951	40.2%	2,023,803	30.7%	2,010,861	31.3%	58,410,105	28.3%	52,168,981	28.6%
No High School diploma	507	16.8%	1,020	31.5%	3,095	15.6%	4,359	22.0%	728,468	11.1%	1,064,133	16.6%	29,027,440	14.1%	35,715,625	19.6%
Median Household Income*	\$ 33,517		\$ 29,220		\$ 36,861		\$ 31,321		\$ 47,175		44,667		\$ 51,914		\$ 41,994	
Median Household Income, Adjusted for 2010 dollars	\$ 33,517	-9.4%	\$ 37,001		\$ 36,861	-7.1%	\$ 39,661		\$ 47,175	-16.6%	\$ 56,562		\$ 51,771	-2.6%	\$ 53,177	
Per Capita Income	\$ 18,620		\$ 17,720		\$ 20,513		\$ 17,115		\$ 24,997		\$ 22,168		\$ 27,334		\$ 21,587	
Individuals below Poverty Level*	708	18.0%	654	15.3%	4,429	16.2%	3,398	12.7%	1,709,870	17.3%	1,021,605	10.5%	59,279,143	19.2%	33,899,812	12.4%
OCCUPATION BY INDUSTRY*																
Agriculture, forestry, fishing and hunting, and mining	8	0.7%	26	2.0%	134	1.5%	184	1.8%	54,946	1.3%	49,496	1.1%	2,634,188	1.9%	2,426,053	1.9%
Construction	110	10.1%	134	10.3%	652	7.2%	683	6.7%	230,305	5.3%	278,079	6.0%	10,115,885	7.1%	8,801,507	6.8%
Manufacturing	123	11.2%	229	17.6%	1,194	13.1%	1,933	19.0%	770,715	17.6%	1,045,651	22.5%	15,581,149	11.0%	18,286,005	14.1%
Wholesale trade	25	2.3%	14	1.1%	85	0.9%	154	1.5%	122,378	2.8%	151,656	3.3%	4,344,743	3.1%	4,666,757	3.6%
Retail trade	239	21.8%	193	14.9%	1,419	15.6%	1,528	15.0%	507,530	11.6%	550,918	11.9%	16,293,522	11.5%	15,221,716	11.7%
Transportation and warehousing, and utilities	15	1.4%	70	5.4%	588	6.5%	702	6.9%	181,648	4.2%	191,799	4.1%	7,183,907	5.1%	6,740,102	5.2%
Information	6	0.5%	24	1.8%	83	0.9%	148	1.5%	82,395	1.9%	98,887	2.1%	3,368,676	2.4%	3,996,564	3.1%
Finance, insurance, real estate, and rental and leasing	41	3.7%	72	5.5%	429	4.7%	465	4.6%	250,855	5.7%	246,633	5.3%	9,931,900	7.0%	8,934,972	6.9%
Professional, scientific, management, administrative, waste management services	81	7.4%	32	2.5%	392	4.3%	424	4.2%	388,626	8.9%	371,119	8.0%	14,772,322	10.4%	12,061,865	9.3%
Educational, health and social services	265	24.2%	289	22.3%	2,242	24.7%	2,148	21.2%	1,012,153	23.2%	921,395	19.9%	31,277,542	22.1%	25,843,029	19.9%
Arts, entertainment, recreation, accommodation and food services	104	9.5%	90	6.9%	963	10.6%	857	8.4%	397,267	9.1%	351,229	7.6%	12,566,228	8.9%	10,210,295	7.9%
Other services (except public administration)	46	4.2%	66	5.1%	517	5.7%	475	4.7%	206,152	4.7%	212,868	4.6%	6,899,223	4.9%	6,320,632	4.9%
Public administration	31	2.8%	59	4.5%	383	4.2%	454	4.5%	164,815	3.8%	167,731	3.6%	6,864,046	4.8%	6,212,015	4.8%
Mean commute time (minutes)	31.3		25.5		21.6		21.8		24.0		24.1		25.2		25.5	
TRANSPORTATION BEHAVIOR*																
Drove alone	938	88.5%	1,012	79.9%	7,353	84.1%	8,303	83.4%	3,407,959	82.8%	3,776,535	83.2%	105,840,717	76.0%	97,102,050	75.7%
Carpooled	64	6.0%	151	11.9%	751	8.6%	989	9.9%	365,996	8.9%	440,606	9.7%	14,418,306	10.4%	15,634,051	12.2%
Public Transport	0	0.0%	0	0.0%	46	0.5%	28	0.3%	55,332	1.3%	60,537	1.3%	6,872,730	4.9%	6,067,703	4.7%
Walked	10	0.9%	18	1.4%	79	0.9%	173	1.7%	89,678	2.2%	101,506	2.2%	3,962,070	2.8%	3,758,982	2.9%
Other	11	1.0%	13	1.0%	109	1.2%	112	1.1%	49,190	1.2%	33,423	0.7%	2,401,488	1.7%	1,532,219	1.2%
Worked at home	37	3.5%	73	5.8%	405	4.6%	352	3.5%	146,297	3.6%	127,765	2.8%	5,759,724	4.1%	4,184,223	3.3%

## APPENDIX C: COMMUNITY INPUT SUMMARY

# Plainfield Township Master Plan 2015

## Community Input Survey: 575 Responses

### 1. What is your age?

Response	Chart	Percentage	Count
Under 18		0%	0
18 to 24		0%	1
25 to 44		5%	30
45 to 64		39%	223
65 and over		55%	316
Total Responses			570

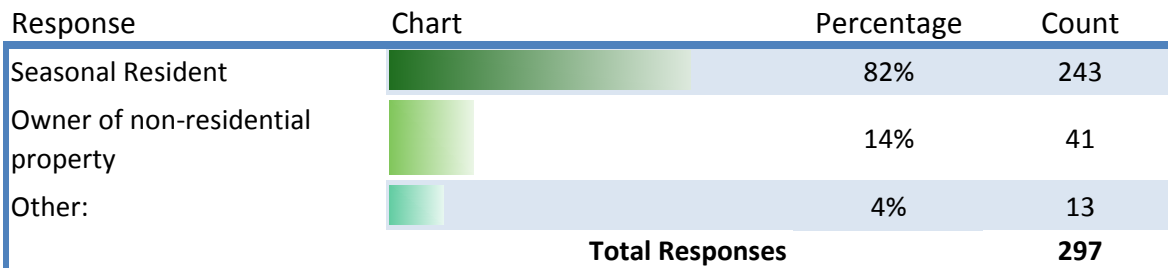
### 2. Are you a permanent resident of Plainfield Township?

Response	Chart	Percentage	Count
Yes		47%	263
No		53%	297
Total Responses			560

### 3. How long have you been a year-round permanent resident of Plainfield Township?

Response	Chart	Percentage	Count
0 - 2 years		8%	20
3 - 5 years		5%	13
6 - 10 years		12%	31
11 - 20 years		31%	80
Over 20 years		45%	116
Total Responses			260

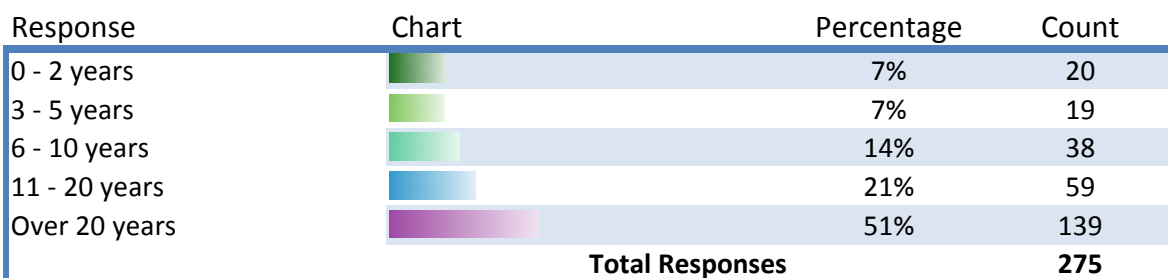
#### 4. If you are not a permanent resident, can you please tell us your role in the Township community:



##### Other:

- 1 My vacation home is located in the Township
- 2 I own land in Hale
- 3 Owner of residential zoned property
- 4 2nd home used year round
- 5 Cabin for hunting
- 6 Hunting
- 7 Vacant lot owner
- 8 Visitor 3-4 times a year
- 9 Summer Cottage Owner
- 10 none
- 11 owns on Lake Catherine
- 12 Business owner
- 13 Weekend home

#### If you are a seasonal resident, how long have you owned a seasonal residence in Plainfield Township?





## 5. Check all of the following that are reasons that you live in Plainfield Township.

Response	Chart	Percentage	Count
Like the lakes and recreational opportunities		79%	424
Like rural living		53%	288
Like the community		47%	251
Retired here		36%	195
Close to family and friends		29%	157
Affordable housing		18%	95
Born and raised here		9%	48
Quality of schools		2%	12
Other:		10%	52
			<b>540</b>

### Other:

- 1 Great building department
- 2 Employed in Hale, MI
- 3 Like the simple, relaxed, friendly lifestyle
- 4 Great people
- 5 An investment property.
- 6 To live here until health doesn't allow.
- 7 Hunting
- 8 I love the one light in town and that there are very few franchised businesses.
- 9 Inherited land and built a cabin in the 50's.
- 10 Midway between Tawas and West Branch
- 11 Property has been owned by family since the late 30's.
- 12 We use our property for hunting.
- 13 Quality of water on Long Lake
- 14 Good race of people that live here!
- 15 Inherited parents home
- 16 Peaceful
- 17 church
- 18 may retire here
- 19 investment property
- 20 Hunting
- 21 plan on moving here when I retire
- 22 Have cabin here
- 23 ORV, hunting, X-country, skiing, snowshoeing, canieing, boating, hiking, bicycling
- 24 Investment properties
- 25 Only place that votes don't get their say on things that should be brought for a vote. Some roads done year after year
- 26 bought cabin in 1965 bought home in 1969
- 27 Hunting
- 28 business owner
- 29 Forrests, fresh air, clear water, wild animals, quiet
- 30 people are so friendly
- 31 like the people
- 32 Friendly people long lines at banks and stores, slower pace of life.
- 33 Cottage on Loon Lake for over 70 years.
- 34 ORV Trails
- 35 Business owner
- 36 Will retire here next year
- 37 Business owner
- 38 Peace and quiet
- 39 Slow pace
- 40 Lots of ORV trails, camping, hunting.

- 41 Seasonal cottage
- 42 Cabin located here
- 43 Like to fish Loon Lake before they poisoned all the plant life. The decaying plants created algae in excess.
- 44 Safe community
- 45 hunting property
- 46 Was a seasonal resident sin 1962
- 47 We love the outdoors, nature and animals, peace and quiet and cabin life.
- 48 ATV trails
- 49 Business
- 50 Hunting
- 51 Have cemetery plots at Hale Cemetery
- 52 Lake living

6. Plainfield Township should grow in population in the coming years.

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
30 (5.4%)	80 (14.3%)	174 (31.1%)	212 (37.9%)	63 (11.3%)	559

49.2%

7. Plainfield Township should have more development in the coming years.

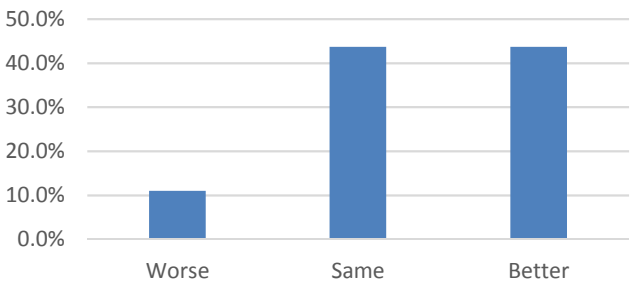
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
26 (4.7%)	65 (11.7%)	114 (20.5%)	265 (47.6%)	87 (15.6%)	557

63.2%

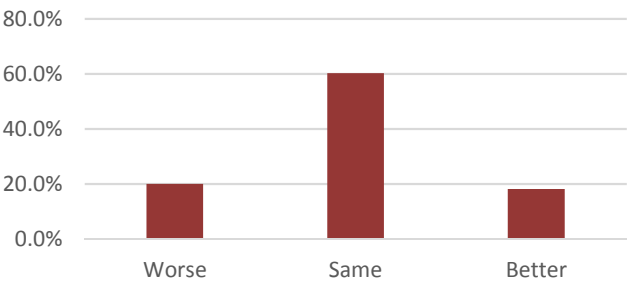
8. How do you feel the following categories have changed in Plainfield Township in the past 5 years?

	Much Worse	Somewhat Worse	About the Same	Somewhat Better	Much Better	No Opinion	Total Responses
Road Conditions	11 (2.0%)	49 (9.0%)	239 (43.7%)	197 (36.0%)	42 (7.7%)	9 (1.6%)	547
Traffic	9 (1.7%)	99 (18.3%)	327 (60.3%)	89 (16.4%)	10 (1.8%)	8 (1.5%)	542
Natural Environment (e.g. lakes, rivers, forests, agricultural land, and open space)	7 (1.3%)	49 (8.9%)	295 (53.8%)	159 (29.0%)	28 (5.1%)	10 (1.8%)	548
Blight	17 (3.2%)	114 (21.6%)	265 (50.3%)	101 (19.2%)	18 (3.4%)	13 (2.5%)	527
Township Service	5 (0.9%)	31 (5.7%)	256 (47.2%)	193 (35.6%)	47 (8.7%)	11 (2.0%)	542
Overall Quality of Life	3 (0.6%)	16 (3.0%)	282 (52.3%)	192 (35.6%)	37 (6.9%)	10 (1.9%)	539

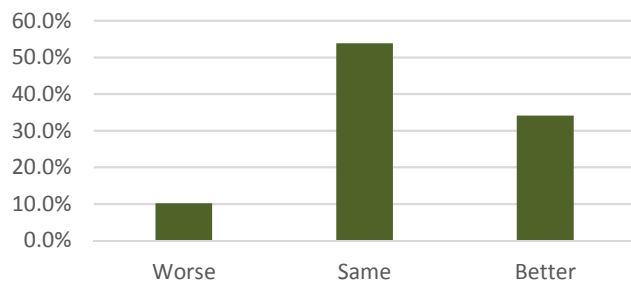
Road Conditions



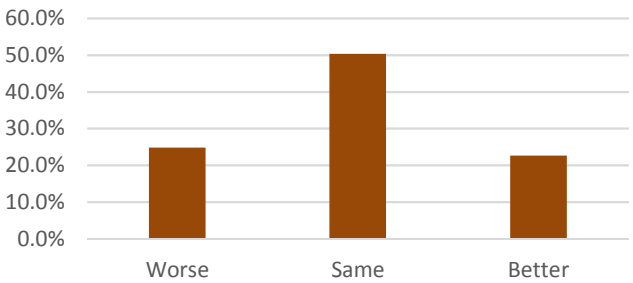
Traffic



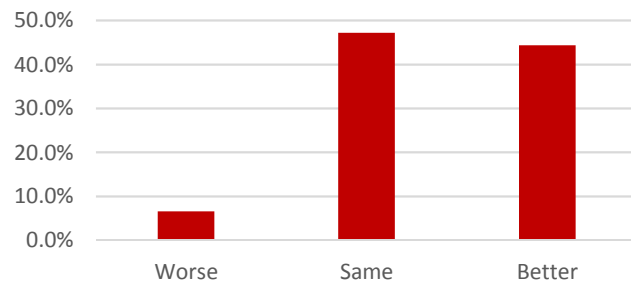
Natural Environment



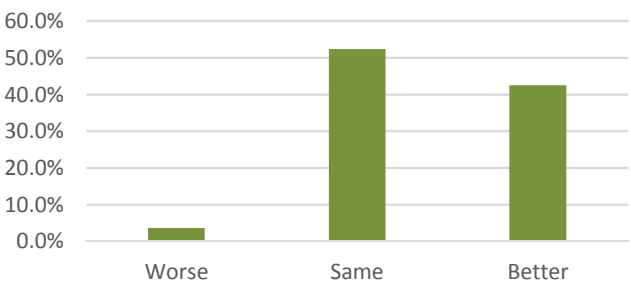
Blight



Township Service



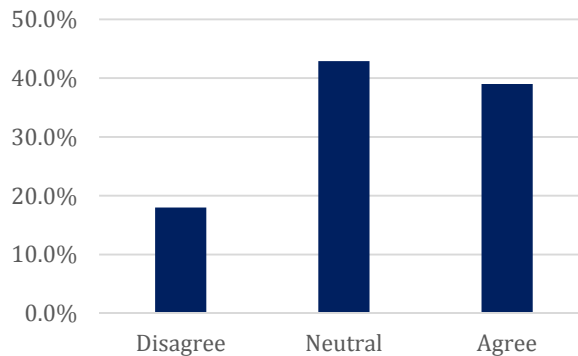
Overall Quality of Life





### 9. Plainfield Township should plan for more single-family homes.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
	15 (2.7%)	84 (15.3%)	235 (42.9%)	180 (32.8%)	34 (6.2%)	548



### 10. The Township should plan for the following housing choices: (check all that apply)

Response	Chart	Percentage	Count
Rental apartments		23.3%	94
Mobile home parks		5.2%	21
Senior citizen communities/assisted living facilities		65.6%	265
Condominiums		31.9%	129
Other:		13.4%	54
<b>Total Responses</b>			<b>404</b>

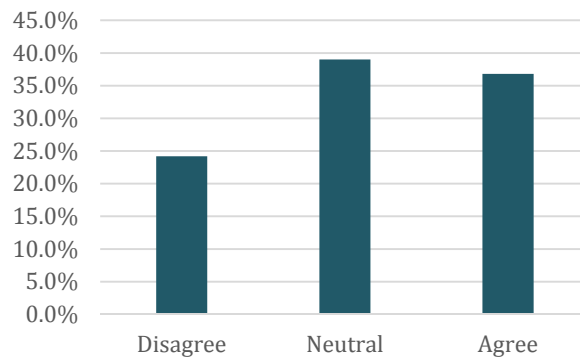
#### Other: 54 Responses

#	Response
1.	We shouldn't plan for additional housing
2.	None. Quality sing-family homes only. Higher value homes and properties bring more money for community to spread throughout.
3.	Rental apartments not based on income
4.	Employment
5.	Single family homes
6.	Single-family homes
7.	Single-family homes
8.	Single-family homes
9.	Housing tied to jobs

10.	There is not enough job opportunity for new citizens
11.	Single-family homes
12.	Single family homes
13.	None
14.	none
15.	Affordable Senior citizen apartments
16.	Subdivision
17.	New home development
18.	None of the above
19.	Replace blighted homes
20.	Nice motel
21.	government senior apartments
22.	Motel/Hotel
23.	Camping sites
24.	No mobile home parks, If more affordable housing is needed, condos are best option.
25.	Motel-modern/ new something more appealing
26.	Single-family homes
27.	None
28.	Limit Mobile home parks to less than 50 units. Apartments breed crime.
29.	Hotels/RV
30.	Affordable senior communities
31.	Log houses
32.	Single-family homes
33.	Campground
34.	Single-family homes
35.	Single-family homes
36.	No low income housing!!!
37.	Seasonal opportunities
38.	Single-family homes
39.	Recreational homes
40.	Custom built homes
41.	Motels
42.	Reuse existing empty housing- rebuild where houses and buildings have burned or fallen to disrepair.
43.	health clinic- urgent care
44.	Smaller and cheaper homes
45.	I don't believe there is going to be enough development of any kind that will require planning.
46.	Only low-income
47.	None
48.	Single Family
49.	Cabin loans at local banks
50.	Walk up Med clinic
51.	Single Family
52.	Single Family
53.	Motel
54.	RV and camping

### 11. Plainfield Township should plan for more affordable housing options.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
	33 (6.2%)	96 (18.0%)	208 (39.0%)	148 (27.8%)	48 (9.0%)	533



### 12. Plainfield Township needs more of the following commercial services: (check all that apply)

Response	Chart	Percentage	Count
Full service restaurant		53.5%	267
Car/truck repair		14.4%	72
Large retail/discount store		34.1%	170
Quick meals out		32.3%	161
Routine medical services		45.5%	227
Entertainment		40.1%	200
Hardware		6.4%	32
Banking		6.2%	31
Hotel		34.1%	170
Other:		10.4%	52
<b>Total Responses</b>			<b>499</b>

#### Other: 52 Responses

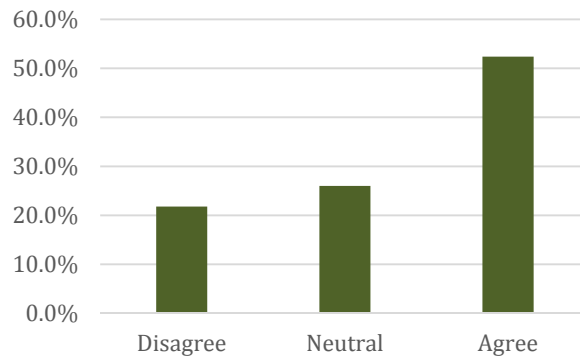
#	Response
1.	A nice, full-service restaurant
2.	Small shops and specialty stores (that's how Traverse City became established)
3.	Hooters
4.	Home maintenance/handy man, lawn care/snow removal. As population ages, we'll need more home helpers

	of all kinds.
5.	Bowling/Movie Theater
6.	Emergency Clinic/Med-Express
7.	If Big Bob's was open longer and The Bear's Den was warmer in the winter, we'd be okay with full service restaurants
8.	Fuel on Long Lake, bowling alley closed.
9.	Urgent care
10.	Dentist
11.	Bar
12.	Hospital/ Urgent Care open on weekends
13.	Another gas station not owned by the one here, for more competition
14.	Tractor Repair
15.	No opinion
16.	prefer Meijer
17.	you now have we need
18.	dollar store
19.	Manufacturing
20.	Opportunity to create jobs !
21.	Workout center
22.	Chinese food to go/eat in
23.	Specialty shops/restaurants
24.	Park space/ Community gardens
25.	NOT Walmart!!!
26.	Bar or Pub
27.	Can always use any or all
28.	Grocery store
29.	Would be nice to have a movie theater like W Branch or E tawas or fast food like Burger King or McDonalds.
30.	Hale has everything I need.
31.	Have more than we can economically support now.
32.	Vet
33.	Dry Cleaners
34.	Fire arm/ archery range
35.	Drug store
36.	Retail- not necessarily large
37.	Fast food chains
38.	Mini golf and Bowling
39.	None needed
40.	None
41.	
42.	Motel
43.	Movie Theater
44.	Expanded Library
45.	Gun range, car wash, farmers market, phone tower, summer drive-in movie theater, natural gas, sports store
46.	Grocery
47.	Bring a satellite back college to Eagle Point Plaza
48.	EMS, Aldi's, music in the park, Market, a nice lounge
49.	Affordable grocery and hardware
50.	Full hook-up camping area
51.	Much better grocery store
52.	Do it yourself car wash



**13. Future commercial development in the Township should be focused on the seasonal tourist industry.**

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
	19 (3.5%)	100 (18.3%)	142 (26.0%)	237 (43.4%)	49 (9.0%)	546



**14. Future commercial development should be located: (check all that apply)**

Response	Chart	Percentage	Count
In and around Hale		79.2%	416
South Branch Area		13.7%	72
Around the lakes		13.3%	70
Plainfield Township does not need any new commercial development		13.9%	73
Other:		3.6%	19
<b>Total Responses</b>			<b>525</b>

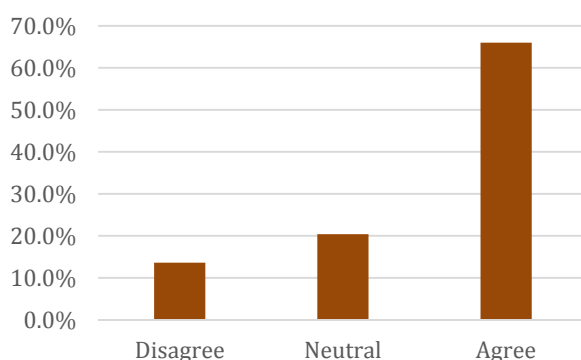
**Other: 19 Responses**

#	Response
1.	Let's preserve what we have first.
2.	I like the small town flavor... keep it!
3.	Could use another restaurant near Sand Lake
4.	Resort around Long Lake
5.	Downtown only!
6.	NONE
7.	dont know needs well enough to comment
8.	no commercial services around lakes themselves
9.	community in general
10.	We need industrial
11.	Build one location "before" spreading out!

12.	Move the M 65 corridor near center and depends on type of development.
13.	Using the existing non-used structures
14.	Around and in National City
15.	No development
16.	
17.	Needs year round job development
18.	large store like Meijers
19.	Outside of the town

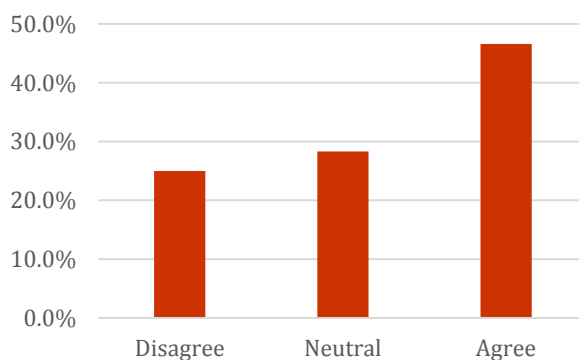
**15. The township needs a more diverse industrial base in order to grow its economy and provide more jobs.**

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
	20 (3.6%)	55 (10.0%)	112 (20.4%)	251 (45.6%)	112 (20.4%)	550



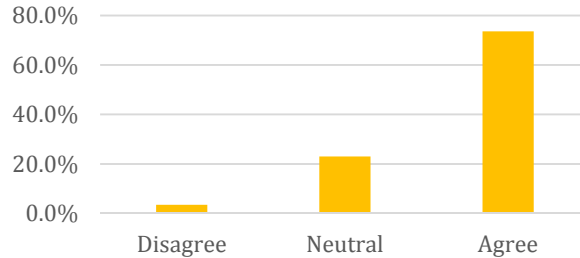
**16. I would like to see the Township pursue an industrial park development.**

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
	50 (9.1%)	87 (15.9%)	155 (28.3%)	197 (36.0%)	58 (10.6%)	547



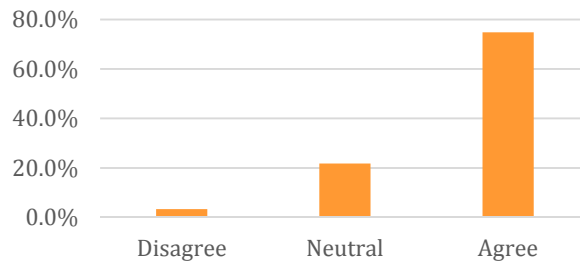
**17. Agriculture is an important aspect of Plainfield Township's economy.**

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
2 (0.4%)	17 (3.1%)	128 (23.0%)	294 (52.9%)	115 (20.7%)	556



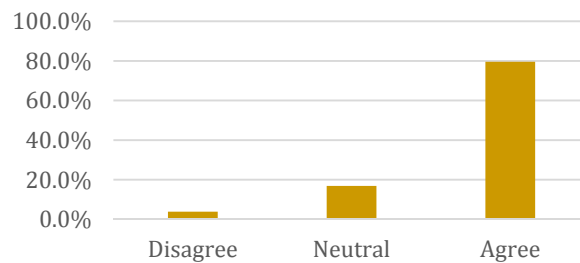
**18. Agriculture is an important aspect of Plainfield Township's landscape.**

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
0 (0.0%)	19 (3.4%)	122 (21.8%)	298 (53.3%)	120 (21.5%)	559



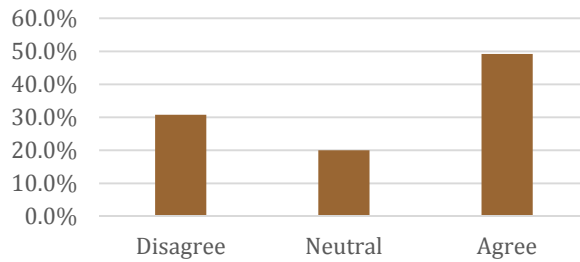
**19. Plainfield Township should preserve agricultural land.**

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
1 (0.2%)	20 (3.7%)	92 (16.9%)	284 (52.1%)	150 (27.5%)	545



**20. Using some agricultural land for new development is an appropriate way to accommodate growth.**

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
53 (9.7%)	115 (21.1%)	109 (20.0%)	238 (43.7%)	30 (5.5%)	545

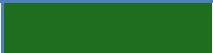











**21. Which of the following parks did you visit in the past year? (check all that apply)**

Response	Chart	Percentage	Count
Plainfield Township Park		50.7%	176
Loon Lake Nature Park		39.5%	137
Long Lake Park		39.5%	137
Londo Lake Park		17.6%	61
Chain Lake Mini Park		18.2%	63
Jose Lake Park		18.7%	65
Loon Lake Park Beach		19.6%	68
<b>Total Responses</b>			<b>347</b>




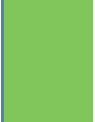

**22. What additional facilities/amenities would you like to see added to the Township's parks?  
(check all that apply)**

Response	Chart	Percentage	Count
Walking/biking paths		60.6%	254
Pavilions and picnic areas		37.9%	159
Playground equipment		25.1%	105
Fishing Piers		37.5%	157
Basketball Courts		8.8%	37
Restrooms		58.7%	246
Canoe/kayak Launch		30.3%	127
Tennis Courts		12.2%	51
Rustic Campgrounds		22.9%	96
Other:		5.5%	23
		<b>Total Responses</b>	<b>419</b>

**Other: 23 Responses**

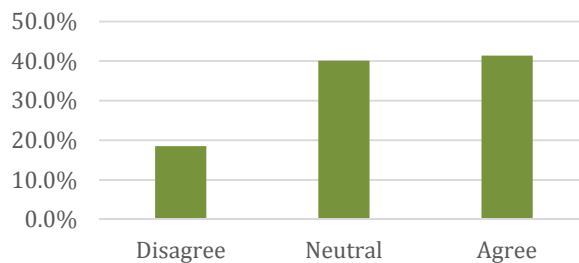
#	Response
1.	Better maintenance of current facilities
2.	Sledding Hill
3.	Add nothing. Make all parks rustic.
4.	Frisbee Golf Course and Climbing Walls
5.	More access to National Forests
6.	Boat launch at Chain Lake Mini Park
7.	Public Beaches
8.	boat and ORV rental
9.	Beach Volleyball Courts
10.	Supervised areas
11.	RV Park
12.	Adult Book Store
13.	Full service campgrounds
14.	anything always makes it nice
15.	any improvements are good
16.	Firing Range
17.	Better boat launch at Jose Lake
18.	Exercise Area other than walking
19.	None
20.	More open space at the beach
21.	Maintain what you have
22.	Use outdoor gazebo or pavillion for wedding venue and hall for receptions.
23.	Ballfield

**23. During the past several months, a group of interested people have been developing plans for the Iosco Exploration Trail which is planned to go from Oscoda to Hale. This trail will provide recreation and a transportation alternative to residents and visitors to Iosco County. Which one of the following best describes your feelings about this project?**

Response	Chart	Percentage	Count
I support the development of the trail but I do not feel that any Plainfield Township general fund tax dollars should be used for this project.		38.4%	201
I support the development of this trail and I support using some Plainfield Township general fund tax dollars as leverage for large grants for the project.		46.8%	245
I do not support the development of this trail.		14.9%	78
<b>Total Responses</b>			<b>524</b>

**24. Plainfield Township needs ORV (off-road vehicle) access to Hale.**

	Disagree	Neutral	Agree	Total Responses
	99 (18.5%)	214 (40.1%)	221 (41.4%)	534



25. What is the one thing you would do to improve parks and recreation in Plainfield Township? 175 Responses



#	Response
1.	Keep clean, mow and rake weeds. Keep kids/teens out after dark to deter vandalism.
2.	CLEAN REST ROOMS
3.	Install bike paths
4.	Make them welcoming for families to bring more people here. We got to Tawas for movies, restaurants, the pier, etc..
5.	Punkin Chunkin Competition, more SUP canoe & kayak launches. Kayaking is very strong and growing in popularity as is paddle boarding. DISC GOLF COURSE.
6.	Group activities and events at parks.
7.	Keep it clean! We need to improve on this in our current parks!
8.	The restrooms need to be cleaned more often than they are cleaned now. Maybe every three days, but DEFINITELY on Friday mornings. Friday's at the park are always busy and the bathrooms are always in disgusting conditions.
9.	Make sure there are picnic tables, grills, playgrounds for children, and that the parks are kept clean.
10.	Keep them clean and have restrooms. Easements (beach and swimming areas) need to kept up.
11.	Find a way to keep the farmer "Mahn-Go-Ta-See" property on Loon Lake as a nature preserve.
12.	Stop vandalism!
13.	Be sure to have obvious and frequent signs helping visitors find recreational areas, patrol the parks for trash/vandalism repairs frequently.
14.	I didn't realize the township had 7 parks. I knew of only Loon Lake Nature Park. I'll now visit the other six.
15.	Address blight and eyesores getting to and from existing parks.
16.	Do NOT start charging for parking or entrance.
17.	Bike/ORV trails
18.	Advertise specifically.
19.	Have more options available!
20.	Better information about above parks, #21. Maps and photos for example.
21.	I'd like to see more well-maintained hiking trails.
22.	Make sure they are well maintained.
23.	Dock and boat ramp at Chain Lake. Treat the roads before summer starts, so people with breathing

	problems can use their property.
24.	Keep as natural as can be.
25.	May need rustic camping in big parks.
26.	We need a city street map that shows where all parks are located. I didn't know of many that were listed on question #21.
27.	ORV trails need easy access to food and fuel. Open park in Hale area with access to trail.
28.	Clean out houses!
29.	Improve boat launch at Loon Lake.
30.	Spray for mosquitoes!
31.	Picnic tables, pavilions, restrooms
32.	Keep well-maintained and promote them!
33.	There are no parks in the Bass Lake, Big Island Lake area. Why is that?
34.	Advertise locations for parks. I had never heard of any locations listed above.
35.	Low or no access fees
36.	Leave well enough alone.
37.	Parking.
38.	Our family does not use them, although we need them for families.
39.	Keep them up to facilitate visitation and exercise/family events/gatherings-- music, sporting events...
40.	Do not allow boats on small lakes-- only lake property owners should be on the lakes.
41.	Add a golf course
42.	Build a snowmobile/ORV trail from the Long Lake Bar to the Liberty Rd. trailhead and the South Branch Trailhead. The sides of the roads never have enough snow.
43.	Leave more snow on road shoulders for snowmobiles. (Right of way not always available)
44.	A beautification project (Oscoda, for example, has local kids that work on making the parks look nice)
45.	Security and more lighting
46.	ORV and snowmobile access points in town. This will bring more tourists to town, it will also be more appealing for people to purchase property.
47.	Have a swimming beach with sand at Londo Lake Park, kids need places to swim and cost would be relatively cheap, all you need is sand, right?
48.	our area has public land. People buy their property based on what they want to do. Those that cant afford just trespass or abuse public land.
49.	Additive to the lakes to keep weeds down. Add permanent dam to Bass Lake to maintain a consistent water level.
50.	more public beach/lake access
51.	Campground
52.	Better Signage
53.	Bicycle Path
54.	Make sure they are kept neat and clean
55.	No opinion
56.	Spray for mosquitoes/ bugs. Better (sign) identification of what & where
57.	more public lake access
58.	Patrol
59.	Develop a campground with campsite regulations and fees for use
60.	communities picnics and etc to promote the township.
61.	make more room
62.	Add tennis courts, volleyball courts, and outdoor movie night.
63.	Picnic tables and pavilions
64.	Routinely patrol to keep clean and safe, pick-up stray dogs (unleashed and fine owners)
65.	Add majors and minors baseball/softball fields
66.	Keep clean and family friendly
67.	Trail to town, Snowmobile/ORV
68.	Roads, Restrooms
69.	No motorized vehicles/ quiet areas to preserve tranquility in area.
70.	Make sure people don't abuse property
71.	Snowmobile trail head in Hale.
72.	Improve our lakes by using weed control!
73.	Paths



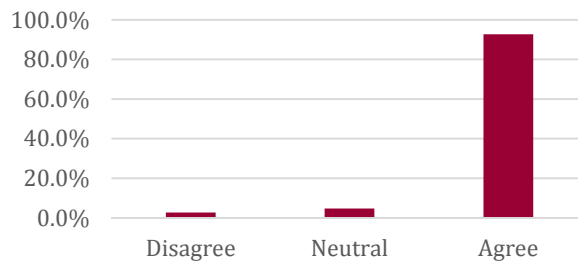
74.	Full service campground on one of the lakes
75.	Signage throughout town/information
76.	Lovely area to visit on weekends
77.	Bar dogs, smoking, and glass on beaches.
78.	Put outhouse back in park area!
79.	Maintain what's already in place!
80.	Keep all parks and recreation to a high standard.
81.	Use the fire hall for 2 hours on Saturday for roller skating, put in a gun range, tear down the bowling alley and put in a drive in.
82.	Clean beach areas
83.	Little League official sized field, Badminton Court, Volleyball Court, Soccer Field
84.	Maintain what is there and leave the be.
85.	West Londo Lake Park needs to be maintained better. Poor beach, no bathrooms, just open grass area for people to trash.
86.	Support losco Exploration Trail
87.	Walking and bike paths
88.	Have more nature trails or places to walk or ride tour bikes, especially around the lake areas.
89.	Do a much better job of maintaining beaches such as fresh sand and eliminating grass/weed growth.
90.	Have more events take place in the parks.
91.	Limit access from automobiles, limit parking, cars are ugly and stink- disturb the natural environment.
92.	Concerts
93.	More camping facilities and taverns- fun things for kids and adults- put-put gold, go carts, shooting ranges etc.
94.	More rest rooms
95.	Add to the playground
96.	Advertise
97.	I think our parks are small, clean and rustic. They're pretty
98.	The Long Lake village signs are a perfect example of why the blight problem is a problem in out area. These issues were brought the the county and nothing has been done. The signs look very bad.
99.	A place to rent a slip dock. Our Hale cottage is in a "60 lake" area, yet we cannot find ONE slipdock for our boat.
100.	Weed and muck control in lakes and waterways could be improved.
101.	The park in town has no public restroom. When you go up there to use the playground, basketball court or baseball diamond, there is no restroom. We try going to the park, but we don't stay because my kids always have to go to the bathroom.
102.	More rental cabins or a campground. A big box store would be nice.
103.	Support bike paths and wide road shoulders.
104.	Make sure our scenic overlooks are plowed to enjoy the view in the winter.
105.	Purchase school property around township property and have school develop property around the school. Township should purchase and develop property around the community property.
106.	Add more play items for the children.
107.	More trails/ walking paths
108.	I would concentrate on the quality of the lakes. The canal we are on should be dredged and cleaned out, please.
109.	Make a plan and involve active people to pursue the plan. Doers, not talkers.
110.	Inform residents of the park and the amenities they offer.
111.	Keep parks and rec in the Parks and Recreation Area.
112.	Keep clean/ and mowed
113.	Keep them maintained
114.	Keep them clean, sharp, and beautiful
115.	Keeping rules and standards in parks to keep out those who destroy or ruin areas of beauty because they are not held responsible-- so in essence maybe like park rangers.
116.	#22
117.	Let people know what is available.
118.	Let the snowmobiler have right of way on roadsides and stop ticketing them. They pay for gas with attached road tax and registration fees.
119.	Keep clean, mowed, general upkeep! Then maybe add new facilities

120.	Park central location-- next to water- large enough for family reunions- inside Hale- lots parking-etc.
121.	Offer better public access points to tourists and campgrounds/scenery options to people visiting the area.
122.	Need trash cans.
123.	Purchase a yearly pass.
124.	Charge a small fee, annual pass, or daily use to help with maintenance and discourage abuse.
125.	Better lighting, BBQ's
126.	Stop putting chemicals in Loon Lake for at least 2 years.
127.	Easy access ORV- snowmobile trail to Hale with ability to get gas and food. Should be #1 priority. Has been talked about for too long.
128.	Publicizing location and amenities
129.	Make our parks user friendly (picnic tables, grills)
130.	Have areas fenced in and locked at night time hours
131.	"Safe" trail around Long Lake
132.	Need volunteers to keep parks up. Township has more than the employees can maintain.
133.	Get rid of that stupid "mud jam". It is only advantageous to the local business' and has no value to residents other than noise and putting up with a lot of low life druggies.
134.	I think on weekends there should be a charge to use the boat launch.
135.	Get high school kids to have a summer music concert at the pavilion to show off their talent and pass the donation cup, as in Tawas.
136.	Take better care of what we have.
137.	Fishing piers, most of the parks are too small for much development and no one knows where the Jose Lake Park is. The Loon Lake Nature Park has been sitting for years while money is spent on the community center.
138.	Keeping beaches on the lake parks clean
139.	Keep the sites clean, restrooms are important, however costly to maintain, if the site warrants it tables and fire pits.
140.	Keep Long Lake road graded
141.	Small store close by for drinks and snacks. Even a place with vending machines, but they have to be watched
142.	Make them a no motor venue. Quiet areas to preserve the peace, tranquility, and wildlife in the area.
143.	Organized recreation opportunities
144.	Landscaping improvement to create a better atmosphere
145.	No improvement wanted, it just brings more garbage, more invasive species, and more degradation of the natural environment.
146.	Have more fishing opportunities, more public access to all the lakes
147.	I don't feel like all of the property owners on Long Lake should have to pay the whole bill to remove the Eurasian Milfoil, when the public bring in boats and uses it also.
148.	Advertise what we do have- I'm not aware of them. Offer monthly BBQ's at parks. Lawn concerts, square dancing, weddings and bonfires.
149.	Expand them
150.	Make sure beaches are clean of trash
151.	Update the parks
152.	Very happy with our parks and proud to be a part of this community!
153.	Tennis
154.	The fairground seem to provide entertainment
155.	Decent baseball diamond
156.	make people responsible for picking up their trash, garbage. Provide litter receptacles? Fines neighborhood watch
157.	Set up a plan to do it
158.	Keep them clean and well maintained. Loon Lake Park beach always dirty. Update what you have before you start any new projects; sand, tables, restrooms, signage with rules at beach regarding dogs not being on leashes, glass containers and alcohol. Supervision of parks.
159.	I miss the tennis courts, putt putt course would be a nice addition for families, kayak/paddleboard rental
160.	Develop the area around the old high school and the basketball, baseball, soccer, running, walking tracks or part of the fairgrounds area
161.	Get Pure Michigan to put tag fish in our area as they do in Ogenaw
162.	Keep ORV from kicking up dust in residential areas
163.	More information- I had no idea all the parked listed in 21 existed

164.	New tennis courts
165.	Indoor pool for school, seniors, and swim lessons
166.	Bike paths
167.	Clean up
168.	Clean up beach areas etc
169.	Maintaining trash barrels. Maps didn't realize there were so many parks
170.	Support a tax for it
171.	More awareness of what is available
172.	Improve picnic areas, tables, benches, grills, improve beach areas
173.	Hire someone to empty the trash cans in town, sweep sand off sidewalks and street, water flowers- general upkeep to make it look inviting to come. Pull weeds around trees on street- or encourage businesses to do so in front of their establishments.
174.	Exercise alternatives in the Eagle Point Plaza
175.	The outhouses at the township park at Loon Lake

**26. Private property should be maintained in a way to avoid nuisances, eyesores, and health or safety hazards.**

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
	3 (0.5%)	12 (2.2%)	26 (4.7%)	174 (31.4%)	340 (61.3%)	555

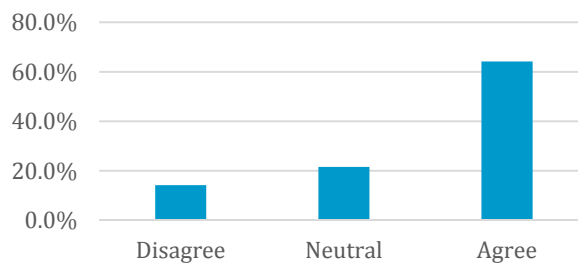


**27. What type of development should occur on open property around the lakes in Plainfield Township? (Check all that apply)**

Response	Chart	Percentage	Count
Single-family homes		38.7%	196
Public open space and/or park land		35.7%	181
Planned multi-family developments		4.1%	21
Motels, cottages, and/or rental units		19.3%	98
Do not want the open property developed		38.1%	193
		<b>Total Responses</b>	<b>507</b>

28. The median age in Plainfield Township has been increasing at a pace faster than the nation as a whole. Over a ten year period, between 2000 and 2010, according to United States Census Bureau data, the median age in Plainfield Township grew from 48.7 to 53.8 years. This is an increase of 10% (+5.1 years). In short, Plainfield Township is getting older. To address this, economic development strategies should be created to address ways to attract a younger population to Plainfield Township.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
	17 (3.2%)	59 (11.0%)	116 (21.6%)	234 (43.7%)	110 (20.5%)	536



## 29. What do you like about Plainfield Township? 383 Responses



#	Response
1.	Recreation, slow paced lifestyle
2.	The peace and quietness
3.	My cabin on the lake
4.	Lakes, convenient locations (centrally located to larger towns)
5.	I like the small town atmosphere, however without jobs, families can't afford to live here. That's why it's a good place for retirees. If we can't increase jobs find a way to cater to the older folks.
6.	It's a neat, rural community.
7.	We have so many assets in the many lakes, forests, trails, rivers, etc... Start using to our advantage. Promote winery, orchards, berry farms, etc... Unique shops (NOT tattoos)
8.	Nice people, quiet, clean agreeable management and changes of the future for the betterment of the community.
9.	Everything.
10.	Great people.
11.	Recreation opportunities.
12.	Small-town feel
13.	Small town atmosphere.
14.	Everybody is very pleasant. Our township looks very pretty and nice when you're in town. Our township is very caring and try to help people in hardship.
15.	The quaintness, the beauty, the friendliness of the community. And I love the waste site center. The employees are polite and professional.
16.	I love the country living.
17.	It's not just a township, but a community where people help people, and most of the people you meet are friendly and helpful.
18.	The access to the forestland and lakes. The convenience of gas and grocery shopping. The friendly, helpful people.
19.	Natural beauty such as Westgate overlook and Loon Lake; the good businesses in Hale like Hale Hardware, Big Bob's, Bernard Lumber, Alward's, Kathy Jane's, Kochers, Hale Drug, the banks, the library.
20.	Small town atmosphere-- friendly, clean, little traffic, nice library, good fire and trash services.
21.	Peace and Quiet. Sounds of nature- birds and insects. There sounds easily overshadow any traffic, construction or airplane noises. I like the large tracts of Nat. for land available to explore. I like the AuSable River to canoe. I like the availability of everything I usually need here in Iosco City. I like the lack of vehicular traffic 5 days out of 7. And I like knowing or recognizing many people I see when I go into town.
22.	Rural setting, but close enough to commercial businesses.
23.	Lakes and quiet atmosphere.
24.	Hope we want to provide employment for younger.
25.	Rural setting.
26.	Walk to Bethlehem. Fair, Balloon Festival, school activities, Mud Bog, Hunter Safety classes, Darton Family merchants.
27.	We like the up north feeling, nature, relaxed atmosphere. Keep it family and recreation, not business and industry.
28.	Friendly, rural, slow, stressless pace of life. Feel hale has made great strides without becoming "big city" life. Very satisfied.
29.	It's a small tight-knit community. 2015 Winterfest- Chili Cook Off was brilliant! Took us into store we have not entered before. Great chili as well! Got to meet the people of hale. It was a warm welcome for us.
30.	The people and hunting & fishing.
31.	Peace and quiet. Close to Lake Huron. National forests. It's my seasonal getaway (summer, spring and fall).
32.	The area.
33.	The Huron Nat'l Forest- AuSable River- nature at it's best.
34.	We have a family cottage built by my great-grandfather on Jose Lake. We love it! We love the lake, our neighbors and Hale.
35.	People.
36.	Lakes, rivers and woods.
37.	My children and grandchildren use our cottage
38.	Beauty. Slow changes.
39.	Quiet.
40.	The quiet country life. Independent businesses, friendly people, less traffic.



41.	All.
42.	The people!
43.	Not much.
44.	Quiet, not crowded, relatively inexpensive, lots of state land.
45.	It's quiet and rural. That's why we came here.
46.	I loved spending summers on Loon Lake. It love that it's small and quite peaceful and beautiful.
47.	Community. Availability of services in town.
48.	SUMMER
49.	Rural Living
50.	The mix of people, recreational areas. I think the downtown area has improved the streetscape looks good.
51.	Our businesses.
52.	It's home!
53.	Progressive leadership, when it can fight through the inertia and xeuophobia (fear of people from other counties)
54.	Friendly people, easy access to stores.
55.	A good place to live. I haven't had any problems with crime or anything like that.
56.	Still able to maintain a small town atmosphere however is extremely lacking in routine medical and entertainment (a theater or sports center w/pool would be nice [year round])
57.	I'm not a resident.
58.	Rural with many seasonal residents that create a strong tax base for the region.
59.	Quiet area, beautiful nature areas, access to surrounding cities and access to surrounding trails.
60.	Good area for retirees, but not so good for young folks. Too far to get to chain stores for lower prices.
61.	Safe, friendly, rural, low taxes, hunting and fishing opportunities, good selection of stores, grocery, lumber yard, hardware, doctors, dentist, drug stores, etc...
62.	Good place to raise a family. Fishing and hunting. Keep up the good work.
63.	The tranquility.
64.	(most of) the people
65.	Good community
66.	Stays just as it is.
67.	It's close enough to our home near Detroit that we are able to visit when we are able. We no longer get there frequently enough to be able to have an opinion on many of the questions.
68.	Small, friendly town.
69.	We love the area! Downtown Hale and surrounding lakes are wonderful!
70.	Rural, quiet community
71.	Friendly place. Scenic beauty.
72.	The lakes, recreation, nature trails to walk and bike
73.	The low taxes are nice. The rural landscape is pleasant. Also, the lakes areas are beautiful.
74.	Everyone is usually nice and always waving as you drive by.
75.	Lakes, forests, fishing, hunting, snowmobile trails, 4-wheeler trails
76.	Was a quiet neighborhood before a resident started having rental units on Long Lake and North Shore.
77.	The slower pace and country living, the wild life (animals, deer, turkeys, etc..)
78.	Country living and friendliness
79.	Nice, clean community. Most of the houses are kept up. Good race of people that live here. The downtown area looks very nice for a small town.
80.	Peaceful, easy to access businesses in town, privacy is readily available-- this is what "city people" come here for.
81.	Simple and quiet
82.	Quiet, peaceful place.
83.	The way Long Lake has been maintained to eradicate invasive species.
84.	Seems safe, friendly, larger towns are not far away. It's got a small town charm
85.	Recreation opportunities, beauty, lack of crowds and traffic. It is heaven here.
86.	Outdoor activities
87.	Rural living, local parks.
88.	The street lights, memorial benches, flowers, improved sidewalks, new fire station, fairgrounds, Victorian cafe.
89.	It's small, there's enough activities in summer to keep it interesting. The lakes are beautiful!
90.	The way it is right now for the most part.

91.	Doing a good job on planning for the future.
92.	Community gathers when a crisis occurs.
93.	Friendly, easy access to lakes, having a drug store, grocery store, and hardware.
94.	The town is clean, people are very friendly and the area is a nice, good hub to travel surrounding areas.
95.	Love Hale-- beautiful drive on 65-- flowers, street lamps-- Alward's, Main Street Pizza and BBQ, Ranger's Nursery, Hardware Streets-- NICE people!
96.	Organized and helpful
97.	Privacy, nature, peaceful
98.	The people in town. The fair.
99.	Friendly, clean, safe
100.	Flowers/ benches downtown look very nice
101.	I like the peace and quiet during the week. I hate weekends with all the dirt bikes, 4-wheelers, golf carts and yard wagons on county roads.
102.	Rural, wooded landscape
103.	Lakes, Rural Area, Low Traffic, Quiet, Fishing, Hunting
104.	Living here
105.	I have been vacationing in Hale all of my life. My family has had a cabin here since 1940.
106.	Rural/ National forest
107.	The community of people are area. Living in the National Forest.
108.	Strong community. Lots of friendly folks- great weekend activities.
109.	Lakes, NATural Land area, nice small community
110.	Friendly and helpful people
111.	middle of the forest, ORV trails, Au Sable, trails, scenic overlooks.
112.	Everything
113.	small community, friendly people
114.	Rural Area, small town, Very Friendly service at Hale Hardware, Bernards Lumber
115.	It is homey and friendly
116.	Nice & Quiet
117.	The rural setting and character of the area.
118.	Rural living, quiet and preserved natural areas.
119.	Quiet, peaceful, friendly people, lots of outdoor activities.
120.	Everything except having to travel so far to shop for clothes and hospitals
121.	has everything you might want for seasonal living.
122.	Quiet, peaceful, and outdoor activities, lakes, fishing
123.	Quiet, openness
124.	Rural settings
125.	The "Old Up North Feeling"
126.	friendly community, family-owned businesses, lakes and woods
127.	slow pace, good roads, friendly people.
128.	Low key area unlike metropolitan areas.
129.	Peace and quiet
130.	Activities of the residents
131.	the community feeling
132.	All good
133.	rural area and peacefulness
134.	The Victorian Cafe
135.	the township is well managed. The officials and employees respond timely and effectively to residents' concerns.
136.	not one to develop let alone, employ younger people of today, cost of living and etc. Their moving here do to cost of living and cheaper. Lower taxes, encourage to the community.
137.	It's Home!
138.	The people are very kind
139.	Nice to live in, some nice people.
140.	Small town
141.	The lakes and rural area
142.	Taxes are not yet too high to survive
143.	Eagles Plaza, small community

144.	Quiet, peaceful, has the feeling of family
145.	Quiet, beautiful forest, friendly people
146.	I have been coming up here since the 40's. I love it all
147.	Local garbage pick-up by curb side vs going to dumps. Level/ grade dirt roads more frequently.
148.	Outdoor opportunities
149.	Close to Bay City
150.	All rural area in Michigan are declining in population due to a lack of good paying jobs. In the school district where I live we used to graduate 110 kids a year. This year the number of graduates is 55. School district population has decreased from 1200 in 1972 to 600 this year.
151.	The lakes- hunting, fishing.
152.	It's a nice place to relax and not too far of a drive from home.
153.	Snowfest, Antique snow mobile snow.
154.	Great environment with resonable cost of living.
155.	Natural landscape and abundance of lakes/streams. Proximity to Lake Huron. Smoked meats at Alasards.
156.	Lakes, organizations
157.	A friendly place to live
158.	Lakes and outdoor life
159.	Library, quiet
160.	The mix of people from everywhere in the state.
161.	Enjoyable little town
162.	It's going in the right direction
163.	The lakes and small town. No stress and it's peaceful
164.	Ease of access, overall quality of life partly in due to the age...wiser people, happier people relaxed.
165.	Usually a quiet area. I like the small town feel. Most people are friendly. I like the rural/country setting.
166.	Has the amenities I'm looking for as a seasonal resident. Just need a few more things to do.
167.	Affordability
168.	Peace and quiet, wildlife, lots of forests, clean, clear water, openness, friendly people.
169.	There are many lakes to enjoy add it is near the Oscoda, Tawas, and fun attractions. It is friendly, peaceful and slow paced.
170.	Beauty of the earth
171.	Everyone is friendly, whether at stores, restaurants or even the garbage transfer station. The peace, tranquility and rural setting, no subdivisions.
172.	The lakes
173.	My house
174.	Variety of outdoor options
175.	Lake living.
176.	Enjoying the lakes and the recreation during the summer and fall. Families can enjoy a safe community.
177.	Not as much crime and unsupervised young people (gangs) as I'm used to from down state.
178.	Small town atmosphere
179.	We enjoy the small community. We know there should be more jobs for younger people.
180.	The forests, local stores are within a short driving distance and there are no malls or big box stores or an over abundance of fast food stores.
181.	Quiet, quaint, hometown, friendly atmosphere
182.	Rural areas, keep it that way
183.	Fair taxes, lots of lakes in the area
184.	I like the rural natural spaces, Friendly people.
185.	Nice people, slow paced, but need job opportunities.
186.	It's beautiful we come up as often as we can.
187.	The people; the lakes; the community activities; the library; the garden club projects; services
188.	People, manners, way they treat seniors, open spaces, nature, lakes, peaceful places, woods.
189.	Churches supportive groups helping each other, fun filled family-oriented events carried on with so many volunteers working for success.
190.	The approach to the city of Hale is very attractive and welcoming.
191.	I'm a senior, so I would like to see more activities for us, like go on day trips for shopping and tours or movies.
192.	Taxes
193.	We like Long Lake now that the lake weeds seem to be under control.

194.	The small town feel of the community.
195.	Friendly- Loon Lake
196.	Quiet and pretty orderly
197.	Lakes and nice people.
198.	Long Lake and Hale community, parks, stores, Alwards meat market, library, run like Hale! 10k race, local family/friends
199.	Good people, quiet, Au Sable River, easy access to Huron Forest, low taxes.
200.	I like living on the lake.
201.	Lakes, natural beauty
202.	Small town.
203.	People, weather, lakes, recreation
204.	Quiet for the most part
205.	Been my home for a long time...
206.	It's nice to live here
207.	Nothing
208.	A nice place to live
209.	People who live here are more friendly and congenial
210.	Peace and quiet, Lakes
211.	The people and the lakes
212.	Most everything, Lakes and beaches, good roads
213.	It's a small community quiet, everyone is friendly.
214.	Peacefull! Friendly people
215.	It is a low key, quiet community, which is why we bought and retired here.
216.	Nice people, Nice landscape.
217.	The smallness, the quiet, the friendliness
218.	Proximity to Metro Detroit
219.	Lakes and trails, reasonable housing
220.	Beauty, nice folks, quiet
221.	Clean-- rural area-- lots of lakes and small businesses! Decent roads
222.	I come here to relax, fish and hunt. I like it best in the winter when it's quiet.
223.	I love the small community feel, but also the slow growth of the community. The festivals are a family favorite.
224.	Country style living
225.	Friendly people and quiet
226.	Everything.
227.	Save environment, family restaurant-- we miss Cargent's
228.	The many different events throughout the year. Just need to advertise these events sooner and make the most of the fair sign for advertising. Maybe we could get banners that cross the road for these times.
229.	The new community center. Beautification of downtown Hale. Another gas station to compete with Forward's.
230.	It quiet and friendly
231.	Peace and quiet, nature and none of the hustle and bustle of big city life. It's why I came.
232.	Rural living, relative peaceful atmosphere, friendly people.
233.	Location, location, location
234.	Nice place to live and raise a family.
235.	It's small enough to be able to meet and be friendly with a lot of the population
236.	It's slow pace
237.	Everything-- I love it up here :) !!!!
238.	Lakes and recreation. Township is doing a very good job with what they have to work with.
239.	All the lakes that are here. The people and the rural feel of the area.
240.	Rural living, but not too far from larger shopping centers and the friendly attitude of the local business people.
241.	Rural feel, friendly people, lots of natures, lakes, etc..
242.	The quietness. No commercialism. No fuss. Still the "real" up north feel. People younger than us will be looking for this, just as we "found" it.
243.	It's relatively close from where I live, yet it still feels far enough "up north". I like my neighbors and I think the taxes are fair for the services provided.

244.	National forest, small town environment.
245.	The many activities being held in Hale.
246.	Quiet living
247.	So many things to do! Love the quiet life! Town is nicely decorated.
248.	Growing up here with family and growing old here.
249.	The up north feeling, small town feeling, Main Street Pizza, Victorian Cafe Ice Cream
250.	The non developed areas around the lakes
251.	The people and the Senior Center.
252.	Country living, small town, but would like to see growth
253.	Lakes
254.	It's residents
255.	The location
256.	Safety
257.	It's rural location
258.	Friendly, quiet, small, affordable, forests and parks, and people
259.	Where I visit, friendly people
260.	We like the small, quiet, quaint, rural atmosphere conducive to relaxation, recreation and retirement
261.	The quiet easy way of life, not big city life style
262.	Because it's not too populated don't want it to get too big! It's got a little bit of the things you need, but we need more doctors, dentists, and some shops for clothing and gifts.
263.	Rural nature
264.	Quiet and very friendly
265.	The friendly people in all of the businesses
266.	The people.
267.	No fish hatcheries on the AuSable
268.	It's small town feel, it's clean, safe, it's just a great area.
269.	Pleasant area, good location
270.	Good area if you can keep the low life and crime at hand. More police patrolling by South Branch.
271.	The quieter, slower pace of the area. We live just outside of Detroit- PT is a haven.
272.	The options you have after work to do a lot of outdoor activities and the natural beauty of the 7 lakes.
273.	Lakes and rivers.
274.	This is home.
275.	Clean; pleasant downtown and basic services; helpful township staff
276.	Peace and quiet. I would have to see it become overly touristy.
277.	Very friendly. I love it.
278.	Small community and recreation
279.	Friendly people.
280.	Small
281.	Attempt by the township to bring new and a variety of activities to the area.
282.	Quiet
283.	It's a small community. The hustle is left for downstate. We moved up here not to be in a city, why make it, if you want that move downstate.
284.	Safe, affordable, friendly
285.	It's a good place to live, most of the time it's peaceful. Can't stand all the noise during the Mud Bogs, should be a time limit on all the noise like during fair time. As they have quiet time during certain hours.
286.	The library, hardware, Bernard's, Katterman's, Alward's, Kocher's.
287.	Quiet surroundings and slow pace
288.	Quiet rural area, lakes, forests, and recreational opportunities.
289.	small town affect. The lakes, forests.
290.	Peaceful and relaxing
291.	The cleanliness, the feeling of being safe. The overall all schools system, the fire department and EMS staff and all the development that has taken place in the past 5-10 years.
292.	A great place to live!
293.	Friendly and helpful people
294.	It is essentially focused on 3 areas: tourism, agriculture, and retiree's. This is what I like about the area. Plainfield has no viable plan to expand and that's fine with me.
295.	The lakes, woods, forests, rivers, and clean air



296.	It is a fairly quiet and fairly well-kept township.
297.	I like that Walmart and other stores have not developed here. I love its small quiet community, but I feel something needs to be done to draw people, maybe more campgrounds.
298.	The woods, water, and ORV trails.
299.	The lakes
300.	Friendly
301.	Love the lakes.
302.	The "Up North Feeling"- the proximity of the Au Sable River and all the lakes- the wide variety of birds/wildlife- Majority of paved roads- M-65, Rollaways, River Road.
303.	Small town community and for the most part- people are more fair, honest, and friendly.
304.	I like the rural area, the woods, lakes and rivers. There are some nice people here.
305.	Some of the benefits- Dump, Township Hall- Senior Center
306.	The people are friendly and look out for each other.
307.	Very nice small town to visit. Nice place to live if retired.
308.	It's quiet
309.	The use of my lakefront property, some restaurants are okay, N'Land credit union is good, Hale Hardware.
310.	Used to be small government
311.	Location away from I-75. Ability to maintain normal recreation activities and privacy for lake owners and users- allows normal lifestyle to be continued.
312.	Everything
313.	Quiet, no interference in the way my yard or home looks- in fact, that is why we retired here.
314.	Quiet
315.	The number of lakes
316.	I love the National Forest and all the aspects of that, brought to this area with the historical logging and farming. The quiet, the kindness of the people, and the dedication to the area.
317.	The rural feeling away from towns, access to lakes, rivers, and forest.
318.	Even with all this community has gone through it still holds on to its pride. The flowers, sidewalks, and lights on the main street area. Set this town way above most other small towns. The new eagle point plaza is a wonderful addition.
319.	Fire department, access to lakes, river
320.	The people are laid-back and friendly, helpful history
321.	Pristine nature and the natural landscape- lakes, forest, rivers, and wildlife.
322.	I like the area and I don't was significant change causing me to move to a new undeveloped area.
323.	The peacefulness, the beauty, the friendliness of the people, the fish store, Kocher's bakery and deli.
324.	Hale hardware is a gem. Kindest most helpful people work there
325.	I like all the festivities- that the township provides- like the fireworks and parades. The mud bogs, the rodeo and carnival, and Hale Hardware
326.	I like that there are many lakes and wooded areas. Open, less population, hunting/fishing opportunities small town atmosphere.
327.	Access to township services is very good. Lack of traffic congestion is appreciated. Friendly attitude of citizens is also a big plus.
328.	Lake living
329.	We value family-owned businesses and hometown feel- please keep the big retail and fast food chains out of Plainfield Township
330.	Quiet, small town, nice people, helpful people.
331.	Serenity
332.	Put the old high school to good use- growth and positive action
333.	Nature, quiet, lakes, not too many people
334.	Lakes and quiet living
335.	Sense of community, up keep of the town of Hale
336.	It has a homey family feel
337.	The people and the friendly atmosphere
338.	Friendly population- good shopping, great lakes, churches
339.	Very helpful resources
340.	Nice place to live
341.	The lakes, the garbage dump and the attendants that work there

342.	Rec opportunity
343.	The people are friendly and helpful
344.	Peaceful, Fun
345.	Good healthcare providers, excellent volunteer fire department- new firehall is the greatest attempt to volunteer to beautify the town- friendly people in area.
346.	Lake access, variety of activities
347.	Quiet, peaceful
348.	Pleasant place to hunt, hike, and fish
349.	We enjoy the lakes, as well as the 4th parade, fireworks, fair, mud bogs. We love the town of Hale, love the gardening along 65.
350.	Being close to Lake Huron and the Au Sable. Sunrise, Sunset. Lake living, relaxed atmosphere, friendly people
351.	Their effort to make it a destination
352.	I like everything
353.	Small town, lakes, everything you can do with family and friends; lake, snowmobile, hunting
354.	The lakes and the small town feel. Not overcrowded.
355.	Easy access to groceries, gas, hardware store, laundry mat, ice cream
356.	It is a small enough and big enough. Everyone is friendly, however more economic growth generates income.
357.	Lakes, woods, quality grocery stores and hardware stores and banking stores. Restaurants are good too
358.	People are very friendly
359.	Less stress- hometown comfortable
360.	Quietness and potential to grow
361.	The Eagle Point Plaza facility and the library
362.	There are a lot of friendly people
363.	Low population
364.	Relaxing atmosphere of the lakes
365.	Diversity of people and business
366.	Still rural and not commercialized which is why we live here
367.	Rural community
368.	Rural, small business community of great businesses. Plainfield township is great, people included!
369.	All the lakes
370.	Reasonable property taxes
371.	Recreation opportunities, nature, beauty, clean business district, well maintained roads.
372.	Rural living, less traffic, friendly people
373.	Friendly small town area
374.	Peaceful and quiet without heavy traffic
375.	Lakes, recreation areas
376.	Nice town- friendly people
377.	Small town feel
378.	The more rural, laid-back way of life, living with nature
379.	It's our quiet place to relax in the woods and feel like we're a million miles away
380.	Very friendly town, laid-back place to live, rural,
381.	Small town feel, but still has most services needed.
382.	The township and community are more progressive than others in the area
383.	The rural and quiet life

### 30. What would you do to improve Plainfield Township over the next five to ten years? 357

#### Responses



#	Response
1.	Keep permanent trailers off lake property. School system is no longer an asset to the community. Mud Jam has become a "black eye" and is know as "the weekend where anything goes." Police should be allowed on Fairgrounds during Mud Jam.
2.	Improve schools, encourage industry or provide jobs somehow.
3.	More employment opportunities
4.	I started coming here when I was 8. I'm now 60. There has been a lot of change here. We're headed to the right direction. Try to keep cost reasonable. The mud bog is way too expensive for normal kids on a limited income. Hot air balloon fair was nice. We need more vendors. Maybe music in the park. Ideas to draw more people to our town.
5.	Pave Towerline Road from N. 65 to Shelenburger/or to dump (all the way).
6.	Enforce a good code.
7.	More jobs. More diversified businesses.
8.	Time to get younger, hipper, eclectic, etc... You can see farm fields everywhere. Let's develop out God given assets that are right here in front of us.
9.	We have a family-owned cottage on Jose Lake-- we go there to get away from here. If you make Plainfield Twp. more like here, it will lose it's appeal to me. Much like if you brought automobiles to Mackinaw Island. Sorry this is late. Good luck with your plans.
10.	Agree with the attractions of young families so jobs need to be developed along with medical.
11.	More apartments and condos not based on income. More industry.
12.	Adopt the property maintainance code in the Building Department. Add a car wash and hotel. Get industry in for young families so we have kids in our schools for a strong economy and well rounded community.
13.	Allow growth (without letting old time business owners pushing new business out of town)
14.	Get a hotel chain here please!
15.	We need a "big box" store and to develop downtown more.
16.	More business; school needs to improve. Getting rid of Ron Kraft should help!
17.	Get rid of some of the pizza places. There are too many. Bring in different fast food options and another department store other than family dollar.

18.	More handicapped ramps into public businesses! RAMPS! And doors that open to accommodate people with walkers.
19.	Clean up the unsightly neighborhoods (Sand Lake) and homes on some of the roads (Planck and Indian Lake Road.) It's awful. We have complained, but nothing is being done.
20.	Work to keep the aforementioned places going strong.
21.	Promote and encourage natural aspects of area, plus small town feel. People avoid cities because they get "lost" in the crowd. Help new folks and visitors of all types feel welcome and listened to/appreciated.
22.	I think an increase in population and more development will occur on their own without encouragement. I think we should plan infrastructure to support this growth, but not actively promote growth. With increased growth comes fewer wild spaces, more traffic, and more crime. With increased growth there are fewer reasons for me to live here.  Tawas and Oscoda each have industrail parks with lots of space for new businesses. I don't think industrail development in Hale is a wise use of grant or tax dollars. Let's enhance and support the ways people currently earn a living here now. Outdoor recreation, tourism, agriculture, and human services.  Let's work to improve our natural environment and the quality of life for our residents-- especially those who are disables or whose income is near the property level. We migh work to reduce response time for our medical, fire, police, public transport, and animal control services. Work to reduce or eliminate dumping in the Nat. Forest. Free township recycling day. Adult ed. classes for residents and high school drop outs. Affordable support for new moms and reproductive education. ORganize vounteer work teams to eliminate invasive plant specied in our ditches an dforests and vacant lands.
23.	Clear blighted property.
24.	Weed removal in lakes.
25.	Employment taking into account of current stores.
26.	Federal/state grants
27.	Industrial Park
28.	Better utilize the natural resources in the area. Keep it a small, quaint town. We love that we DON'T have a McDonalds or WalMart.
29.	Give residents access to clothing stores, recreation (bowling alley).
30.	Keep it small town, yet grow. Allow for walking tourism, bring/ support local businesses, think Traverse City of Ann Arbor, yet still only little Hale. I love all of the farmland. It is why we bought here. I'm on the road all over the state for my job. I chose Hale. I love the small homes on the lakes, the little stores we can walk to. It would be nice to have a movie theater, hunger themed restaurants, etc..
31.	Maybe more aggressive marketing of nice township. Careful development so as not ruin landscape. This mailer is a good start. My family as owned as nice piece of land on Alan Road for many years. We enjoy the area and plan to do so for a long time. Thank you for seeking our input.
32.	Try to create jobs to bring in younger families.
33.	We could use more EMT/Fire Services and more Urgent Care so we don't have to go to Tawas. This is especially important as the population ages.
34.	Clean the lakes of invasive weeds.
35.	How about getting some decent cell phone service in the Long Lake area and different cable TV other than Charter. Also, a 25 cent car wash and, my God, a McDonald's or other fast food restaurant. Hale is being left behind of Rose City and AuGres. No bar or decent motel in Hale. It's 2015. Time to step up or be left behind. The future is the youth. Not the old people who are all ready to check out. I myself am 65. Build up for the youth!
36.	Quieter.
37.	Develop/ support industry that would provide jobs.
38.	More stores.
39.	I am not a leader or a joiner; but I am willing to pay more in taxes to improve the community.
40.	Get a supervisor that cares about all of the people.
41.	Try to get people not to throw trash "in the woods"-- the transfer station assessed fee has really helped folks figure that they are paying for the "dump" so they may as well use it. Encourage businesses/situations that create "more to do" in the area (ex. no restaurant/tavern in town, library needs more, the proposed Oscoda-Hale trail could bring in cyclists and others) Promote places like Corsair for Hiking, Lumberman's Monument, the River Road.
42.	As I don't live there, I love it as it is.
43.	Hale to grow with more commercial choices. Police presence with patrols in rural areas.
44.	Need doctors and/or Urgent Care

45.	Enforce local ordinances concerning blight, dogs off leashes, property eye-sores
46.	Lower taxes.
47.	Support tourist, small home businesses, arts, staff support garage sales June-Aug., have comp. businesses run from Homes. Diversity. Small home businesses with residential. Lakes in residential.
48.	Address blight.
49.	1st, get rid of blighted homes sitting here for YEARS. 2nd, you've got to improve the schools or younger people simply won't move here and gradually Hale will fade away.
50.	1. Routine Medical (eye, dental, x-ray, lab work, emergency care, etc...) in one big building would be nice and convenient. 2. Improve the industrial. 3. Entertainment and a large retail/discount store in Hale/South Branch Area.
51.	I'm not a resident.
52.	Make sure that the rural roads that provide access to private property are maintained and passable year-round.
53.	Not much.
54.	Maintain all so called "private roads" so property could be sold and bought and seen. Good for residents and prospective newcomers. Can't sell any structure of home here. Cost of taxes and insurance too high here.
55.	More businesses to increase jobs!
56.	A modern hotel/motel, more job opportunities for young people to make a living. A nice restaurant/bar in town.
57.	We need a motel for people coming here to visit.
58.	GET RID OF THE MUD JAM.
59.	Get rid of the blight, more needs to be done in this area.
60.	Get some more rest. Sams Club or Meijer, variety of stores.
61.	Keep out young communists in the school system! Teach the constitution!
62.	Keep doing what you are doing, such as the beautification of downtown, flowers, etc...
63.	Maintain the rural life atmosphere
64.	I would give the authority to enforce rules and regulations already in place, i.e. blight in neighborhoods. Why wait for someone to write a letter, forced to sign it, causing strife between neighbors. When there is noticeable trash, more than one unlicensed auto, etc. in a yard, enforce what is already on the books! No one wants to cause trouble, but it is unsightly, unhealthy and sickening to live next to blight! If it was next to a board member, it would be taken care of!
65.	Control blight and promote parks and recreation. Bring jobs to the area!
66.	Trails, hotels and motels along lakes, make it more of a vacation spot.
67.	1. Something has to be done about all the leaf burning in the lakes area near Sand Lake. It is NOT tolerable in the Fall. 2. Our road desperately needs to be paved (Minneapolis Trail) 3. Blight ordinances need to be enforced.
68.	Lower taxes around the lake properties so the younger generation can afford to live/buy property. Enforce the dog leash laws. Too many dogs running around without owners and a lot of them dogs aren't friendly. Pave more roads around these lakes.
69.	Improve the Zoning Board to have better control of storage units on shore of Long Lake. Control of residential rental units.
70.	Need more work places.
71.	We need a full-service restaurant, need some industry to attract some younger people, need a fast food, i.e. Burger King, Wendy's, etc...
72.	Better school systems, better support from public, better monetary support all around, especially for those children with special needs, i.e. special education classes and teachers that are paid a good wage. Schools are important in order to attract new businesses. Schools that are not qualified DO NOT attract new population or businesses.
73.	Promote small businesses in town.
74.	Slow the clearing of the forests/selling wood; the beauty of the area is fading.
75.	More restaurants, shops and economy that can survive the winter
76.	I am old, just lost my wife, now have no one to requite me to quit fishing and come in at night, and fish not spawning due to weed killer in lake, consequently, I see no possibility of improvement in my minute portion of Plainfield.
77.	Pave Towerline Road.
78.	Have a township supervisor respond with straight answers, not just tell you something to make you think he is doing his job!!!
79.	Keep the lakes clean.



80.	Ensure modest growth while maintaining small community atmosphere and friendliness.
81.	Bike/hiking trail as well as snowmobile/ORV trail as stated earlier and more good restaurants. Also, more doctors here.
82.	Keeping and expanding recreational trails and signage.
83.	Look for future employers.
84.	Get rid of the blighted buildings (bar in middle of town)-- pass an ordinance requiring absentee owners to maintain their property or the township will do it (if complaints are received, notifications sent, and owner ignores)-- and charges for township service to be placed on tax bill if not paid.
85.	Better restaurants and maybe a little more shopping-- but not a lot more!
86.	Keep roads up and attract more seasonal people with more recreational opportunities.
87.	Encourage industry and long term/full-time employers. Encourage a nice hotel/resort, improve high school or send high schoolers to other high schools. Increase opportunities for advanced education.
88.	Clean up Long Lake area.
89.	Stores and restaurants on or closer to lakes. ORV and snowmobile access points (trailhead) close to town, maintain lakes and public parks, some lakes are being overgrown with weeds. People may consider moving to other areas for cleaner lakes. We are very happy with the town and area. It is a beautiful place to live. Thanks this survey is a great idea.
90.	Maintain small town and friendly folks!
91.	Make a law that land owners pick up and clean all outside of all building or get a large fine.
92.	Unfortunately my experience with Koma has been rude and demanding. In checking about taxes and cost, her response was, "Well I could raise them more," and why don't I rent my place when I am not there!!! I pay on time and I do not contribute to the blight! Very unacceptable for a elected position. --- Bridget Fox
93.	Quaint, small businesses in town that the public wants, like ice cream shop, restaurants, putt putt golf, etc..
94.	Internet services and a beer tent and balloon festival and winter fest. Hale is the only festival that doesn't have one.... No wonder why the festivals are flopping!!! If you want to bring younger people, maybe you should think about more ways to attract them... with entertainment especially at the festivals.
95.	Clean up some yards and rough looking homes
96.	As we grow, lower taxes for all homeowners.
97.	Get rid of the eye-sores on M-65
98.	Trash pick up for all-- include cost on taxes.
99.	Hospital/Urgent Care/ movie theater/ Meijer/ restaurants-- to attract families.
100.	Get the above off the roads. They speed on the shoulder of the road and tear them up! They raise so much dust, I cannot open my windows in my house. If you're in your car and pass one, the sand and stones throw up and sand blast your car. Too many children are riding golf carts on the road.
101.	Attract more tourism. Attract more young permanent residents, which would increase school students and perpetuate younger residents.
102.	Remove empty and run down buildings, especially in Downtown Hale
103.	Roads
104.	Let it meander where action is called for by use. Develop existing roads. Develop safe pathways for pedestrian traffic around the lakes.
105.	The DNR needs to manage its public/state lands better for hunting!
106.	Hire Fred for like as a supervisor
107.	Jobs for communities without being big enterprises to our beautiful piece of country.
108.	Crack down on the dumpy private residences- clean up poor looking areas- expand snowmobile and ORV trails and services- Warming stations- restaurant guides and maps- enforce boat driving laws on the lakes. Restrict the jet ski population so folks can fish or ski.
109.	Provide development that maintains the small community, natural beauty, and environment.
110.	More riding trails for ORV.
111.	clean up blight- remove buildings/trailers in disrepair- force the community to maintain clean property.
112.	Keep it clean
113.	Industry and large retail like walmart, not another dollar store. Better yet- a store like Meijer. More Police.
114.	Keep up the roads and trim the trees around the wires so the power won't go out.
115.	Preserve open spaces by encouraging home buyers to use existing residential established areas.
116.	Improve the blight of vacant businesses and also homes and businesses that are in use.
117.	Encourage 24 hour urgent care to open, clean up blight on abandoned property, promote existing businesses, keep promoting small town activities like fairs, 4th of July celebrations etc.
118.	spray for small bugs around Jose Lake or tell us where to spray.
119.	clean up the homes and cottages in the township.

120.	No opinion
121.	It's pretty nice as is. Sorry, I know we're not much help.
122.	There needs to be some accountability for blight. Not good for a township to ignore storefronts and private properties.
123.	Develop centers (both indoor and out) to attract the interest of younger people to include both summer and winter activities.
124.	I like it just the way it is
125.	Clean up the Blight! Curtis Rd
126.	Mandatory recycling at the transfer station
127.	tourist amenities, like restaurants and hotels
128.	Its not up to me
129.	Focus on where the money comes from: seasonal tourists
130.	Enforce blight and nuisance ordinances, remove dilapidated buildings, attract businesses/jobs for the area, bike/walking trails
131.	Fix side roads, maintain better black top to black top, not same roads example over lake, Shellenberger, Curtis. What happened to road list from other supervisors, list of roads seems it go lost along the way, roads can't be graded with holes big enough to fit a car. Supervisor should take a ride with road commissioners on ditches etc. Think of the people ask tax payers. This is an elderly township.
132.	Plainfield police- a the county doesn't care.
133.	Take care of all the blight in town and surrounding areas.
134.	Put in an A&W in Hale, Save A Lot, or Walmart. So you don't have to drive that far.
135.	Desperately needs more restaurants!! Stores and attractions, at least seasonally.
136.	Clean-up/tear down old buildings and get some businesses to set-up operations in and around town.
137.	Nice hotel in Hale, baseball/softball parks, RV parks, subdivision.
138.	Stop the price difference in our gas- ours is always the highest!!
139.	Another fast food establishment and more festivals.
140.	Roads, Stop doe hunting- fix DNR
141.	Reduce taxes on Long Lake- directly across road from lake taxes are less than half for non-lakefront places.
142.	Improve the building code or use code.
143.	Road pick-up of home trash
144.	Pursue small manufacturing to provide local jobs.
145.	Improve the fishing in all lakes and streams.Natural environment protection and restoration to attract newcomers and millennials to invest in homes and recreation.
146.	Level the community blog and use monies for positive improvement to the community instead of a money pit. Improve the school to attract families, more recreation opportunities. ADDRESS BLIGHT!
147.	Improve the quality of the lakes.
148.	Keep the place clean, empty businesses and houses.
149.	Clean up lakes and tear down some of the old rotten cottages (some are disgusting and gross) a real eyesore!
150.	Control invasive species of plant and wildlife
151.	Senior citizen apartments with government backing!
152.	More restaurants
153.	Keep helping with cleaning up all the lakes.
154.	To get people to feel pride and commitment in the community. There are some private roads that are not so much used as private roads. These roads need to be taken better care of (i.e., grading and additional stone or paved)
155.	Keep it clean yet still develop, just with class and a healthy lifestyle in mind.
156.	Just maintain what already exists.
157.	Control the drug problem
158.	Put in a couple or few more restaurants, stores, small businesses, and a grocery store. NOT Walmart or Koch Industry though. NO more timber or fracking, NO water withdrawal, no garbage dumps, no injection wells. NO frack waste ponds, protect the environment and wildlife or township will become a wasteland.
159.	Work on cleaning up houses that are not kept up, where trash and debris is left outside. Establish and enforce noise rules (barking dogs, loud noises, loud parties etc)
160.	Keep blight under control.
161.	Help get rid of seaweed in west Londo Lake. Put restrooms back in the lake area.
162.	Remove/prohibit blight

	Take care of what's in place
163.	Enforce lawn maintenance to eliminate eyesores/blight within city limits (meaning when lawns/weeds approach a height of perhaps 18", notify owners, if not residence, send a crew out and bill the owners. I am speaking of developed properties. Enforce the removal of debris (i.e. appliances, furniture, etc..)
164.	Enforce and make laws on property care to get rid of blight. Taxes should not go up when your next door neighbor's home is an eyesore.
165.	Would like to see abandoned homes and blight to be cleaned up so families will want to build and enjoy our lakes and amenities.
166.	Clean up the S.E. corner in Hale (the old bar and other buildings are an eye sore). Some of the commercial buildings heading north.
167.	Hire out of work police officers for town and on water.
168.	I've been here over 10 years now, would like to see homes that do not have siding on them to be forced to finish!
169.	Eliminate trashy dwellings. Rental properties should be made to meet standards. Eliminate trailers on single lots.
170.	Along with attracting the younger population, take advantage of the influx of Baby Boomers and supply them with good medical and hospital facilities including 24/7 emergency services
171.	Clean up the vacant commercial lots. Quit turning down small businesses that wish to reclaim commercial lots (current lots not new zones). We're a small town community, lets leave it that way.
172.	Crack down on the people that junk up their yards. Too many ORV's with out proper licensing on tags. More sheriff patrol for the roads and the lakes
173.	Continue to develop outdoor/non motorized sports options. Biking, camping, canoeing etc.
174.	Develop water- power, solar power.
175.	More aggressive effort to clean blight.
176.	Trails that will help older citizens to enjoy the outdoors.
177.	Awareness and communication of local events and concerns for all.
178.	Add a couple of restaurants- demolish older buildings on the main road out to the realtors office.
179.	It would be nice to have a Main Street here.
180.	Parks
181.	Rename some of the roads around the lakes- too many Lakesides- confusing. Make it easier for emergency vehicles to find proper residences. Also listen to the people who are willing to pay extra to have their roads maintained by the county.
182.	Put more stores in Hale
183.	Just moved in!
184.	More stores and local businesses, more parks and rec options
185.	Do no allow over development, preserve natural resources, plant trees, maintain agriculture, some logging, stimulate wildlife.
186.	I think having more motels as cabins/cottages would attract more summer persons, or of course, some industry.
187.	Get a clothing store-- jeans, t-shirts, underwear and socks would be nice!! Do something about the fireworks before something bad happens.
188.	Big store shopping, movie theaters, water park, skating rink, concerts in the park, playhouse, flea markets.
189.	Motel/Hotel
190.	Make Main Street more like Main Street with shops and cafes.
191.	Keep us road maintenance and success to recreation facilities.
192.	Take better care of the dirt roads.
193.	Prices to go down, more jobs for the younger generation, when the seniors pass away there won;t be any more Hale.
194.	An industrial park for more jobs so our young who are born and raised can make a living so they can stay in the Hale area.
195.	Township officials do a good job!! Thank you!
196.	More opportunity to meet and greet another.
197.	Leave alone
198.	Leave it alone
199.	Finsih paving dump site, bike trail on Indian Lake Rd
200.	Put another grocery store in town when big doings take place. The 3 stores we have sell out on the 1st day.
201.	Bring in attractions for younger people.

202.	Do not allow the bike trail become a reality. It does not bring dollars into the community as some people say if does. The bikers bring their own supplies etc. They very seldom buy locally. This was observed from our previous home.
203.	A large store such as Walmart K Mart would make life easier for everyone. Restaurant, fast food etc. Provide convenience and jobs. A movie theater and bowling alley would provide entertainment, jobs, and a place for young people to go. I would rather spend my money in Hale and support a community I love, but the stores close early and have little variety. I feel that an unwillingness to change somewhat forces the younger people to move out of the area in order to live a better life and that is a shame.
204.	Don't mess with what is already perfect!
205.	Support outdoor recreational activities (add trails if possible too)
206.	A 24-hour emergency clinic and/or hospital is very much needed in the Hale area.
207.	More quality retail and dining and medical
208.	Insist on houses being liveable-- scrap, junk, etc.. be hidden from view.
209.	I would like to see a farmer's market once a week or twice a month, located at the hall or central in town. The bowling alley to be utilized. We love bowling and it's a waste to sit there empty and unused.
210.	Development like affordable housing.
211.	Have a big box store closer. We have to drive half of the day to a Home Depot or WalMart.
212.	Leave it alone.
213.	Develop a strong vocational tech program in partnership with local businesses to help grow business and provide a skilled work force.
214.	Make sure that all businesses are open on Mondays and Sundays. We need competition for such businesses.
215.	Intice factories to open here to supply viable jobs for young families. Community college classes here in Hale.
216.	Have some fast food places.
217.	Parks and recreation, swimming beaches, walking and biking trails, nature centers.
218.	Get the good old boys club out of power and get honest, civic-minded citizens in the run it.
219.	Create jobs.
220.	Needs more restaurants, stores, and medical offices.
221.	Actions should be taken to have home owners clean up their yards. If they are unable-- Plainfield Township should clean up the yard/ cut lawns and add it to people's taxes. Some homes are forgotten-- but someone must be paying the taxes!
222.	Clean up unsightly areas
223.	All answers on this survey, thank you!
224.	Get rid of the blight problem, meet more jobs for the young people. Better health care in the area.
225.	Enforce local, state and federal laws.
226.	Work to bring jobs (good paying) to the area to help keep some of the younger folk from moving from the area. Also, consider a truck shop with full facilities-- have a good truck route and no where for them with easy access or parking.
227.	Some more small businesses such as specialty shops; Michigan and locally made goods, clothing, sporting equipment.
228.	Be careful the Jose Lake citizen patrol doesn't get too crazy. If they have a thought or suspected concern, they should act appropriately and talk to the owners. The DNR was called on us, and there wasn't even a problem. The officer asked if someone has an axe to grind with us. I would like to comment on question 28. Before this survey came, I was talking to my husband about the age of the people on our Lake. (Jose Lake). We bought our property when we were both under 50 (now 55 and 56). The people we bought it from were in their late 80's. I see that age as I walk each day around the Lake. In the next few years, these people will be passed and selling their properties or willing them to family. I can see younger families coming to Jose Lake, and I have since we lived (seasonally) here.
229.	We have a terrible bog/muck problem in the canal on Round Lake that lead to Little Island Lake. If the township could dredge the canal, it would be a blessing.
230.	More "novelty" shops
231.	Pave Shellenbarger Road- west of M-65, do maintenance on Browns Landing on Loom Lake (fix erosion problem there-- maybe use culvert) No gravel-- that just washes away!
232.	Work on residential, blight, eye sores.
233.	A bike path around Long Lake, improved grocery selection items.
234.	Keep the nature as it is.
235.	Have more entertaining things in Town for teens and senior citizens to do.

236.	Clean up to storage junk like 8665 Kokosing Road does not fit in residential area.
237.	Bring more job and medical facilities for the older persons.
238.	Retire there!
239.	Add family and child-friendly activities. Ex: playgrounds
240.	improve the looks of ALL buildings in town. Add entertainment options to the area. Take a look at Tawas', West Branch and get some ideas. Finding enough people to step forward and volunteer to do things will be a major issue. One big mud bog once a year is not the answer, but it's a good way to get Hale to be "a little bit on the trashy side." Yee-ha!
241.	Tear down old buildings that are eye sores!
242.	Things for younger people to do.
243.	Control the growth and protect the environment. Maintain it's natural quiet lifestyle without population density.
244.	Keep with parks and recreation and keep Hale a nice, quaint little community that we love and have loved for many years.
245.	Clothing stores, motels, or cabins. more shops like tawas. A small park for the kids and/ or picnics, playgrounds too.
246.	Only retirees live here because there isn't any good paying jobs to keep the younger people here. It would be great if we had better cell phone reception
247.	Road improvement as needed.
248.	Better restaurants, entertainment venues in Hale.
249.	Maintain roads and keep sides of roads moved down
250.	Community choir and plays. Recreation/ bowling, putt-putt golf. Rentals for boats, skis, water crafts/kayaks, canoes. For seniors: continuing education classes, computer classes, cruises and tours through township, yoga.
251.	More police patrols in the outlying areas.
252.	Make sure that buildings in use are up to code safe and clean. Housing should be held at a higher standard to keep the area clean and safe.
253.	Grocer needs competitor, others, etc.. Keep up with the flow, do the roads and ditches more often with the mower to help make it easier to avoid deer post lower speed limits on MOST used side roads into town and more signs per road.
254.	Control and fine for not maintaining property and mowing grass. Just taking time to keep things cleaner.
255.	Widen major N-S roads.
256.	Fix a lot of the roads. Island Lake Dr. is horrible!
257.	Enhance recreational facilities, youth programs and facilities.
258.	Assess survey responses, evaluate potential services for wide range of public needs- hotel- lake/pool. Multi mart with amenities.
259.	Improve the schools. The size of the graduating class and reported GPA's is embarrassing.
260.	Shopping mall in Hale! McDonald's in Hale!
261.	Remove blight and enforce ordinance against- tear down junk. Good work on Eagle Point
262.	EMT services need priority- their use has to be higher than the fire department. A billboard needs to be provided to announce major events and activities on the major roads.
263.	Very nice if we didn't have to drive 35 miles to find a big box store. Small specialty stores would still thrive. Look at surrounding towns (West Branch, Tawas) that have specialty gift stores etc in their downtown area. Start small, but with a Master Plan. Also one grocery store is no an advantage. Except to its owners, sorely lacking in quality. Take down the blight real estate. Then be sure its maintained. Possible a reputable house flipper could bring some homes back. They provide affordable housing and reduce blight.
264.	Better roads around lakes.
265.	Get new people in office.
266.	Have a community college branch to teach heating, cooling, construction, and engineering.
267.	I may not live that long.
268.	Pave Towerline Rd- some days it is busier than M-65 with all the traffic to transfer station- it is not graded enough- when it is it's still bumpy. Not enough dust control on it. Trail to town. Enforce blight rules. Maintain Loon Lake park- you built it and not it looks really bad.
269.	Pass ordinance that is enforceable, private property be maintained ie height of grass and/or weeds; abandoned property torn down (eyesores) There is an old shack partially burned out on Kakosing Rd. That is an ugly eyesore. Traffic must pass by at from M065 to the DNR ramp launch site, a very poor image of the township. Find the owner and force it be fixed up.
270.	Any improvement that goes along with any small town like Hale; small and relaxing is why most of us come north, water and lakes we have plenty down below; if that's what we wanted, lets not forget reason were



	here.
271.	I would like to see more family restaurants or a chain like Ponderosa. Something that can accommodate the whole family or a fast food chain such as McDonalds something you can depend on to be open everyday and evenings.
272.	Bike and walk trails around Long Lake.
273.	Gas stations- competitive pricing with other stations.
274.	Encourage light industrial
275.	Improvement mean younger working families and that means jobs which Plainfield Twp. Hasn't a clue how to initiate. i really don't expect how jobs will be added often the went 5 to 10 years when jobs weren't a priority in the previous 5 to 10 years. I see things just remaining the same.
276.	Pave the roads.
277.	More industry
278.	Better access to safety (police)/ hospital or at least urgent care.
279.	Bike trails along the lakes, possibly connecting lakes. Maybe organizing flea markets, and craft shows to draw people to town on weekends.
280.	More restaurants or fast food places.
281.	We need development for a younger generation. Develop small industry- manufacturing.
282.	More restaurants
283.	Dust control on dirt roads- spraying for mosquitoes- recreation for young people.
284.	Officers- no more than 2 terms 4 years each. Research projects fully before using tax payer dollars to fund them.
285.	Get rid of blight and gravel roads do more than dust control 2 times per year during the holidays and busy season.
286.	Need to improve the schools, or will not get any younger residents. My kids have been out of school here for a while or we would have probably moved. Need more jobs with decent wages.
287.	Leave it be- do not pave anymore roads
288.	We need business development so that young people can earn a "good" living. Good jobs go hand-in-hand with young people settling here.
289.	Clean up blight, nice motel, nice restaurant.
290.	Build type of residences to attract owners to move from lake residences to remain in area, thus maintaining a tax base to support the township.
291.	Send every new resident a "welcome packet" that includes a business directory, pamphlets about lakes/recreation/facilities and community events, township and county list and coupons to local businesses. I would like to see a collection place for all the trees cut down along the area roadways, so that area residents can get free wood to heat their homes (seniors, veterans, and low income families, as well as, handicapped people.) Maybe give them a card that allows them to get a cord 2 times a month. Maybe have volunteers to gather, cut, split and stack wood. A few delivery people to take those without ability to pick up themselves.
292.	Pave roads like ours. Towerline from Webb to Shellenbarger is very busy due to the trash drop off. Road is always a washboard and shakes our cars apart.
293.	Move the township offices back to their former building.
294.	Desperately need businesses to attract jobs and residents, increase tax base-especially younger people. Single family homes around small lakes, multi-family and commercial around large lakes.
295.	I would like to be able to make the agricultural community able to survive and make a living in this area. This is what makes Plainfield Township have such allure and value. It would be very sad to lose this historical luster that built this area.
296.	Build up retail stores and services in Hale to compete with West Branch, Tawas to lessen the 80-100 miles round trip to pick up supplies at the big box stores.
297.	See more activities at Eagle Point. Community based activities- dances, plays, musical productions, farmers markets in season, some open gym time on the weekends, movie night, family activities. Bring in businesses to bring in families. Develop a theme and clean up the old blight buildings. Find a way to hide or get rid of all these gas companies in the town. They are real eye sore. Hale looks like they are more foundry than town. Some of the local businesses do a wonderful job of keeping their storefronts very attractive yet others really take they beauty away.
298.	Growth of industry where possible. We need to create some opportunities for young families.
299.	Develop our service industry to care for our older population
300.	More nature preservation
301.	Open all county roads to ATV and including Rollway Road open Jose Lake Road to ATV's
302.	Bring in more businesses to help with jobs and shopping for more tourist attractions or to attract more

	people to buy or build homes in this area. Businesses attract more people and job availability.
303.	Infrastructure needs to be improved in town to entice new development. Restaurants with liquor license, larger grocery stores Kroger, Meijer. Could use a Rite-Aid, CVS, or Walgreens. A real dollar store, not family dollar or dollar general. Would love to support local farmers if there was any type of farmers market.
304.	Try and bring in some new business
305.	Tear down the old buildings (bar, antique store, old motel) and revamp fronts of others (Victorian Cafe is nice). Spruce up the fairgrounds, new white fences, barns, grandstands, make the town look more quaint or small town America as opposed to just old and worn out. Flowers, flower boxes, the new streetscapes are great, but businesses need to carry through on theme. Could place an antique fire truck or farm equipment on roadside in front of Township Hall. Paint and clean-up towns needs a new crisp look.
306.	Trades home services are very limited, finding people to do work is a challenge.
307.	Clean up eyesores, abandoned homes, junk on property
308.	More mud bogs and other events of weekends.
309.	Put township offices back where it was.
310.	We need a stronger school system that offers students an excellent education. Younger parents want to be sure their children get a quality education. Those parents also need jobs, so they can live here. The decline in our schools has had a negative effect in out community's pride and attitude has eroded.
311.	increase park space, preserve lake areas
312.	Try to bring in more industry so it will grow.
313.	There needs to be something developed in the area to keep the young people here- movie, bowling, recreation
314.	Add a satellite college to the community. Colleges are currently quite a distance from perspective students. I would like to see students have more options and be able to live at home and attend a local college or trade school.
315.	Provide more opportunity for young people
316.	Improve call service
317.	Good schools to bring younger people and walk-up med clinic
318.	Some amenities closer- need to drive to Tawas or West Branch
319.	Do whatever we can to attract inudstry
320.	Get rid of blight; some properties have been neglected for years
321.	Lower property taxes so people can stay in the township
322.	Keep roads maintained-especially dirt and gravel roads
323.	We need more family restaurants, we need a nice motel or hotel. Wish the Old Hale Bar would be torn down
324.	Have a good growth/development plan (no haphazard growth) and abide by it- no exceptions. Bring back fireman festival, Greek, German etc. festivals and dancing. Develop a computer center and community center for the young people. Build a community pool for winter. Build a farmers market or fruit and vegetable market. Have a non-denominational church. Movie Thearter
325.	Take down or repair burnt or deteriorated buildings right in the downtown area. The burnt out bar tight next to the real estate office would be a good place to start.
326.	Try to make more places available to a younger crowd
327.	Entertainment, shopping, restaurants/bars
328.	Maintain and keep up what we have
329.	We like it as it is
330.	More professional job opportunities
331.	Would like to see more restaurants. Festivals bring people to town and family activities (fair/ balloon launch) Need a large shopping center- walmart? No option to buy clothing or household items. Its a 30 minute drive to West Branch or Tawas.
332.	Everything costs! As a seasonal cottage owner we have seen our taxes increase without seeing much change. Also since the boat launch ramp on Long Lake is not cared for by the DNR it is a mess. Either make it private or have the township take care of it.
333.	a bar/restaurant that is not too seedy, maybe a microbrew. Keep green areas on lakes- not every lot needs to be developed
334.	Too often we need to go to Tawas or West Branch to get what we need. Grocery store hours are archaic
335.	More affordable senior housing
336.	Expand sidewalks to the fairgrounds.
337.	A better industrial base
338.	Put in the bike path, improve parks, pave more roads

339.	Safely keep the lakes clean and weed free
340.	Beautify the downtown area to be more quaint looking, ie. face fronts. The new sidewalks and benches were a good starting point. Romeo, MI is a good example of a quaint downtown.
341.	Need a bowling alley, skate rink- something for people to do without going 30 miles one way. Nice place to eat, listen to music and dance.
342.	Maybe a safer way to cross Main Street from Hale Hardware, Bernards to Kochers, Alwards (another traffic light perhaps or slower speed in town) Clean up or tear down blighted downtown businesses.
343.	Improve the town of Hale
344.	Don't overdue planning activities
345.	Reduce blight- to make it more attractive to others.
346.	The regular roads are fine. However, the private roads are in terrible condition. Since the Road Commission no longer maintains them, there grading has actually worsened them. Since we pay extra for this on our taxes, would it be possible for the Road Commission to maintain the roads again? Just because we live up north, some people seem to think it is okay to store boats and trailers on their front lawns. These and many other items that should not be in yards, sit for years and become terrible eye sores. The township should certainly pay more attention to blight conditions.
347.	Would like to see a focus on services and things to do for the older citizens, but also encouraging growth for the younger population. We need better internet!! Something to draw people to the area, not just for a weekend. I think we are doing a good job with Balloon Fest, Winterfest, Mud Jam etc,
348.	Need jobs to keep young people in Hale.
349.	More business and better selection of classes at school such as typing, auto, welding, woodshop, different math.
350.	Better school system- more commercial business, lower crime rate in theft/drugs.
351.	I think it's time for Iosco County to accept Plainfield Township, we are not represented with tax dollars here. Police service to Hale is very slow. It takes 30-45 minutes for state police to come from Tawas or West Branch. Also recreational funding seems to always go to Tawas rather than Hale or Whittemore.
352.	Towerline Rd and West Shellenbarger Road
353.	Water tower- water system in core area of Hale to facilitate development there. Go around to each one of the businesses we have here already and ask them what they need to be successful. Nurture them and do not spend any money on economic development of outside big business. Look at the Zingerman's model in Ann Arbor. Develop core area first- don't encourage sprawl.
354.	Business owners in the town of Hale could take more pride in the conditions outside their businesses by maintenance of the storefront areas.
355.	Get more businesses/jobs for young to middle aged men and women; get a couple of great full-service restaurants and a Meijer or something of that nature' replace Kochers with a clean new grocery store with a good selection, make it easier for people with good ideas to open a business.
356.	Better cell service
357.	Plan for aging population