

PLAINFIELD TOWNSHIP 2023 MASTER PLAN

— IOSCO COUNTY, MI —

AMENDMENT TO 2016 MASTER PLAN
ADOPTED 2023

**Resolution of Adoption
Plainfield Township Master Plan
By the Plainfield Township Planning Commission**

Resolution:# 2023 - __

Whereas, the Plainfield Township Planning Commission has elected to draft and adopt an amendment to the 2016 Master Plan, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, et seq; and

Whereas, the amendment includes updates to the following chapters, the Planning Process, Learning about Plainfield Township (demographics), Community Input, Community Goals, Future Land Use, and the Implementation Plan.

Whereas, a community input survey was made available to Township residents for the purposes of gathering input from the public, and

Whereas, the Planning Commission held a meeting to review the draft Master Plan,

Whereas, the draft Master Plan was made available for public review from August 2023 to October 2023, and

Whereas, the Plainfield Township Planning Commission held a public hearing on the proposed Master Plan amendment, inclusive of the charts, maps, demographic data, future land use plan, and goals for Plainfield Township on October 11, 2023, at the Plainfield Township Hall, 415 E. Main St, Hale, MI 48739, at 6:30 PM.

Now Therefore Be It Resolved, that the Plainfield Township Planning Commission hereby adopts the 2023 Plainfield Township Master Plan Amendment.

Motion by: Hoothoofd.

Supported by: Toth.

Ayes: 7

Nays: 0

Absent: 0

Resolution declared adopted October 11, 2023



Paul Olmstead
Planning Commission Chair

PLAINFIELD TOWNSHIP

MASTER PLAN AMENDMENT 2023

BOARD OF TRUSTEES

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TOWNSHIP STAFF

Patrick Ready

The 2023 Plainfield Township Master Plan Amendment was approved by the Plainfield Township Planning Commission on October 11, 2023, and adopted by resolution by the Plainfield Township Planning Commission by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan amendment on October 11, 2023.

Paul Olmstead



Plainfield Township Planning Commission Chair

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INTRODUCTION

01

THE INTRODUCTION CHAPTER INCLUDES HIGHLIGHTS OF THE IMPORTANT TAKEAWAYS FROM THE 2016 MASTER PLAN, THE PURPOSE OF THE 2023 PLAN UPDATE, INCLUDING WHAT THE UPDATE WILL COVER, AND AN EXPLANATION OF THE AMENDMENT PROCESS.

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INTRODUCTION

INTRODUCTION

In 2016, Plainfield Township adopted their Master Plan (Plan), which was an update from the 2006 plan. The 2016 Plan covers all aspects of the Township and is reflective of the community's concern for the future development in the Township and conveys a continued commitment to retaining the local quality of life. The preferred vision for the Township was outlined within the Master Plan.

A master plan should be reviewed annually, with a more in-depth review occurring every five years and updated as the Township sees fit. A five-year update can include a new public input method, a review of the goals, a future land-use map and should reflect changes that have taken place in the past five years.

The 2023 amendment is an update of the current Master Plan. The document covers demographic trends including 2020 decennial census numbers, a public input section covering current hot topics within the community, revised goals and objectives, an updated future land use map that shows land use changes that have occurred in the past five years, and an implementation plan. Generally, the Township has not experienced extensive land use changes in the past five years, however, the changes that have happened are reflected in this document.

PLAN HIGHLIGHTS

A Master Plan is a policy document created to guide the Planning Commission and Township Board in reviews of the current conditions in the Township. Based on public input from Township residents, the goals/objectives were created to form this handbook to be used for the next 5-20 years. Items in this Plan were created in collaboration with Township staff and Planning Commission recommendations.

2016 PLAN HIGHLIGHTS

- Focus on the natural environment and aim to protect the natural features, and agricultural land with controlled development.
- Provide high quality of living to attract residents to the community and have continual growth.
- Protect natural resources/waterways while utilizing these features for recreational use and park development.
- Close the gaps where residents have identified a lack of services in the Township.
- Distinguish what type of development (residential, industrial, commercial) is necessary in the Township.
- Focus on community appearances with an emphasis on blight.
- Seek funding that could support the Township.
- Review the Zoning Ordinance and update where the Township sees fit.

2023 PLAN HIGHLIGHTS

- Continue to focus on both the needs of the full-time and seasonal residents in the Township.
- Spotlight the culture and identity of the Township.
- Support the parks and recreation in the Township, through park amenity improvements.
- Determine how to grow the housing stock, recreational amenities, and commercial development while keeping the rural atmosphere.
- Develop a non-motorized trail that connects to the existing trail and extends into Hale.
- Protect the rural community and natural features.
- A review of the future land use map, with changes that reflect the Townships vision for the future and encompasses changes that have occurred over the past five years, which include: a new land use district called Township Facilities, high-density residential parcel to commercial off Long Lake Road, and an agricultural change to low density residential off M-65.

AMENDMENT PLANNING PROCESS

In 2022, Plainfield Township began drafting this update of their Master Plan. The Township contracted with Spicer Group of Saginaw to assist the Township officials and the Planning Commission with this process. The officials met with the Planning Consultants throughout 2022 and 2023 to work on the Plan. Community input was sought through an online survey which was a shared planning effort with the Township Recreation Plan and a public meeting. Feedback from the community and meetings with the Township were the basis for updating the goals, objectives, and action items outlined in chapters 5-7 of this plan.

A draft of this document was prepared in August of 2023 and delivered to the Planning Commission for review. In August 2023 the Township Board submitted the draft plan to neighboring jurisdictions and registered entities for review, as required by the Planning Enabling Act. On October 11, 2023 the Planning Commission held a public hearing on the Master Plan as required by the Planning Enabling Act. This provided an additional opportunity for public input on the Master Plan. The final Plan was adopted on October 11, 2023.

An aerial photograph of a community featuring a mix of commercial and residential buildings, parking lots, and green spaces. A large red and white building with multiple bays is prominent in the center. To the right, there is a large, dark, oval-shaped field, possibly a sports field or arena. The background shows a dense line of trees under a clear blue sky.

COMMUNITY PROFILE

02

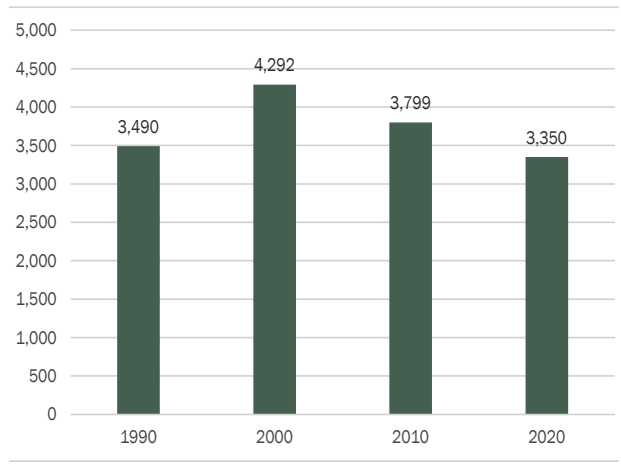
**THE COMMUNITY PROFILE CHAPTER
GIVES AN OVERVIEW OF THE
DEMOGRAPHIC CONDITIONS IN THE
TOWNSHIP, COMPARED TO IOSCO COUNTY
AND THE STATE.**

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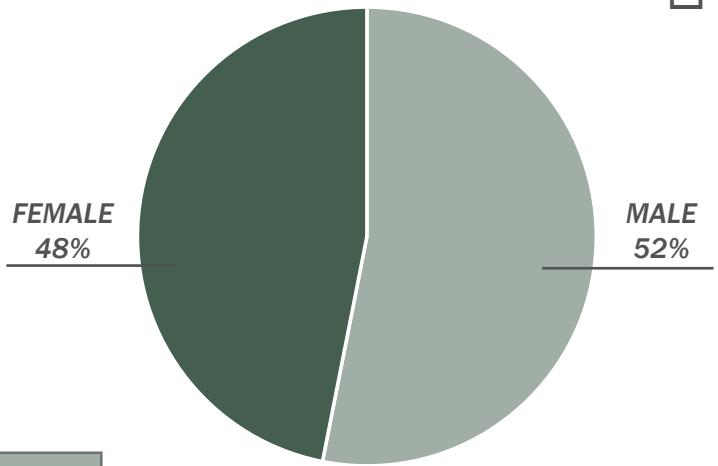
The following data was collected from the U.S. Census to analyze Plainfield Township’s current demographic conditions. The data covers overall population trends, housing characterizations, and economic information in the Township presenting an overall picture of the conditions. This section uses the most recent data from 2010 and 2020 decennial census as well as 2021 American Community Survey.

POPULATION TRENDS

POPULATION CHANGE



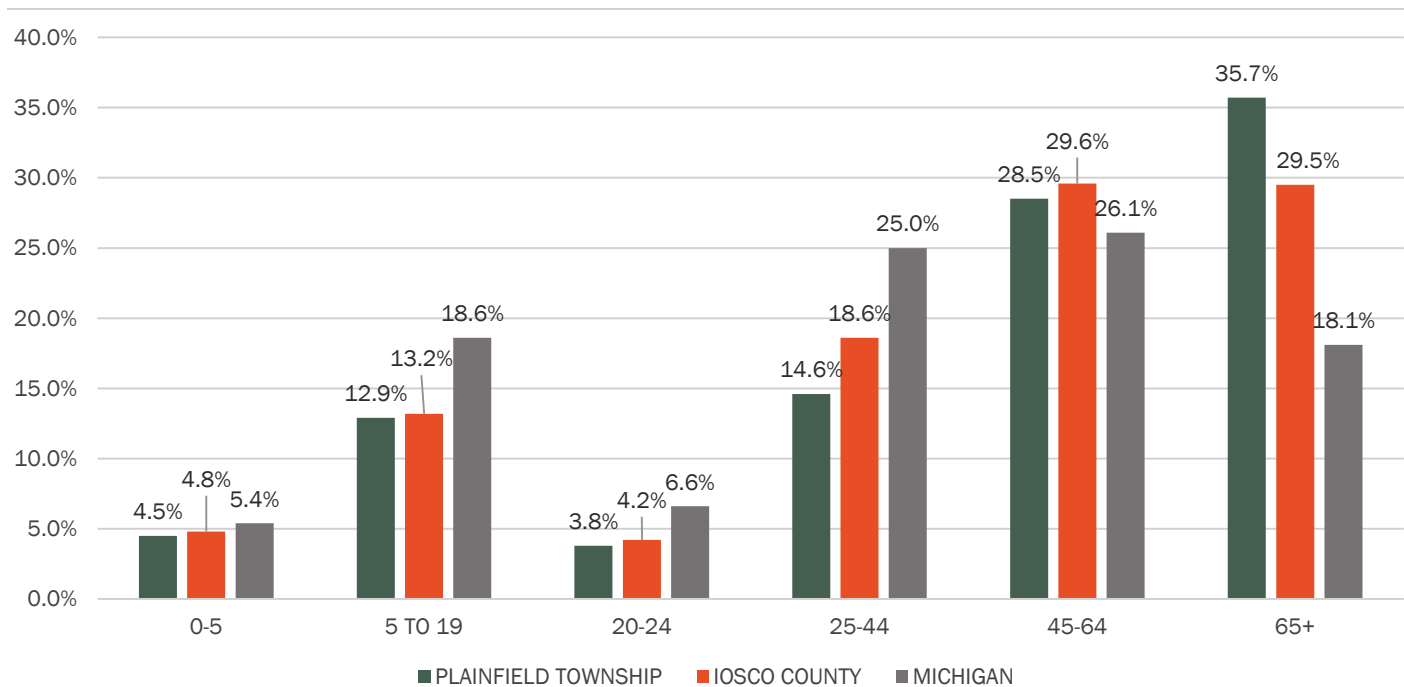
FEMALE TO MALE RATIO



	PLAINFIELD TOWNSHIP	IOSCO COUNTY	MICHIGAN
2010 Population	3,799	28,887	9,883,640
2020 Population	3,350	25,237	10,077,331
2021 Median Age	59.2	52.8	40.2

THE TOWNSHIP’S POPULATION PEAKED IN 2000’S. SINCE THEN, IT HAS SLOWLY DECREASED. FROM 2010 TO 2020, THERE WAS AN 11% DECREASE.

AGE DISTRIBUTION

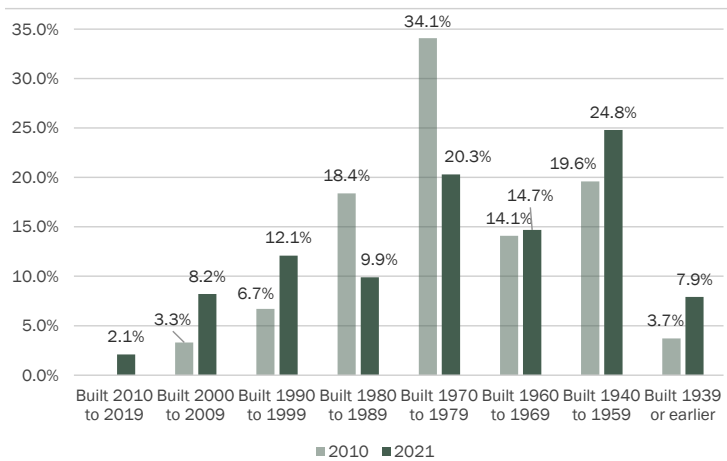


HOUSING TRENDS

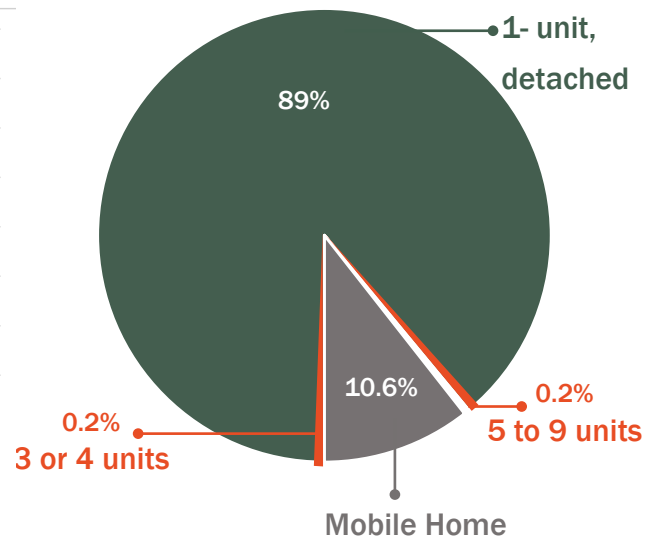
HOUSEHOLD TYPES

	PLAINFIELD TOWNSHIP	IOSCO COUNTY	MICHIGAN
Married Couple	51.5%	43.9%	46.8%
Single Male	19.6%	22.6%	18.9%
Single Female	22.3%	24.8%	27.3%
Cohabiting Couple	6.6%	8.7%	6.9%
Total Households	1,585	11,402	3,976,729

AGE OF STRUCTURE



HOUSING UNITS BY TYPE



HOUSING TENURE

	PLAINFIELD TOWNSHIP		IOSCO COUNTY		MICHIGAN	
	Number	Percent	Number	Percent	Number	Percent
Total	3,836	-	19,920	-	4,590,384	-
Occupied Housing	1,585	41.3%	11,402	57.2%	4,051,798	88.3%
Owner Occupied	1,454	91.7%	9,400	82.4%	2,966,347	73.2%
Renter Occupied	131	8.3%	2,002	17.6%	1,085,451	26.8%
Vacant Housing	2,251	58.7%	8,518	42.8%	538,586	11.7%

MEDIAN HOUSING VALUE 2020 VS 2010

Plainfield Township 2020 **\$113,400**
2010 **\$100,300**

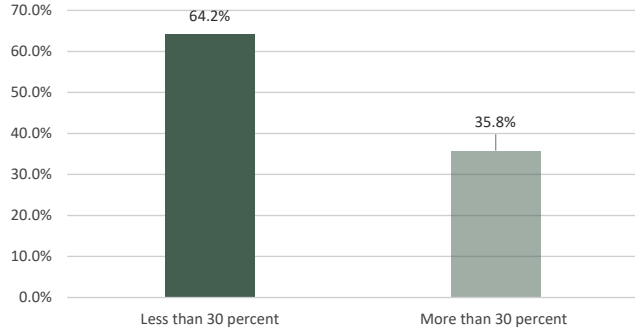
Iosco County 2020 **\$100,200**
2010 **\$102,300**

Michigan 2020 **\$199,100**
2010 **\$119,200**

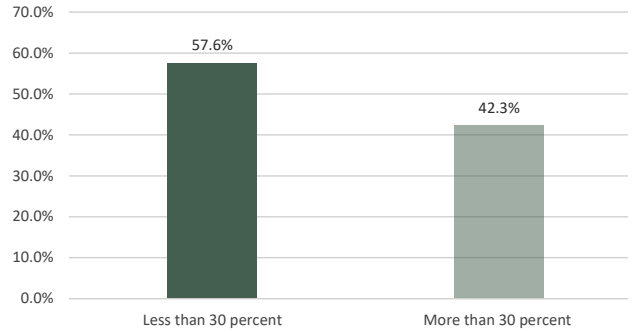
FINANCIAL CHARACTERISTICS

HOUSING FINANCIAL

OWNER COST

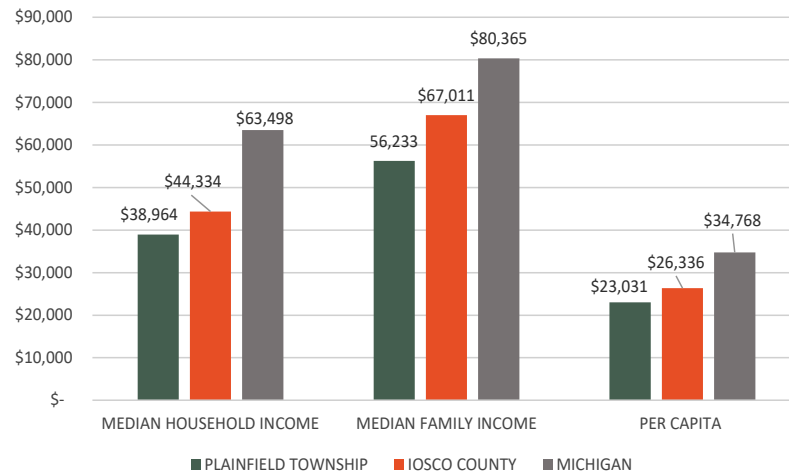


RENTER COST



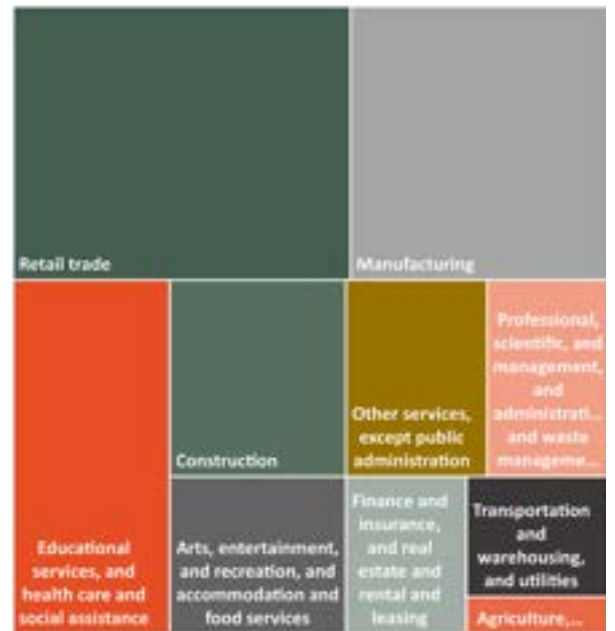
The rule of thumb is to spend no more than 30% of your income on housing. Housing that exceeds 30% of a households annual income may include that there is a housing affordability problem. The tables above show what percentage spends less than 30% or more than 30% on owner cost or renter cost.

INCOME



INDUSTRY

EMPLOYED BY INDUSTRY



POVERTY

Plainfield Township **15.7%** Iosco County **13.7%** Michigan **13.1%**

EDUCATION

EDUCATIONAL ATTAINMENT

	High School	Some College, No Degree	Associates Degree	Bachelors Degree	Graduate Degree
PLAINFIELD TOWNSHIP	35.6%	20.4%	13.0%	9.1%	5.5%
IOSCO COUNTY	36.3%	26.6%	10.4%	9.8%	6.3%
MICHIGAN	28.7%	21.8%	9.8%	19.2%	12.5%

COMMUNITY INPUT

THE COMMUNITY INPUT CHAPTER WILL BRIEFLY COVER THE SURVEY RESULTS COLLECTED IN 2022, FOLLOWED BY A SUMMARY OF THOSE RESULTS. THE FULL RESULTS CAN BE FOUND IN APPENDIX A.

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COMMUNITY INPUT

INTRODUCTION

An effective Master Plan incorporates the input and ideas from the community as a cornerstone for the foundation of all future goals, action items, and future land use decisions. The ideas and opinions of residents' help guide the goals and objectives creating a master plan that is reflective of the community-wide vision regarding land use management decisions. In addition, using the public's opinion to provide direction for the future helps create a successful, politically feasible, and implementable Master Plan.

Plainfield Township staff understands the value of the opinions of their residents and made a concerted effort through this process to collect meaningful public input. The Township provided a community survey to gather information that would guide the policies and updates of this Master Plan.

PUBLIC INPUT PROCESS

Plainfield Township created a combined community-wide survey for the Master Plan and the Parks and Recreation Plan. The survey was available in the summer of 2022. The intent of the survey was to establish any easy means of communication where residents and stakeholders of Plainfield Township could provide input about existing community conditions and the need for future improvements.

During the public input period, the Township collected many insightful ideas and suggestions for how agricultural land should be used, infrastructure issues, housing stock, economic development, parks and recreation, and overall quality of life. A complete tabulation of the results is available for review in Appendix A. This chapter highlights some of the significant results from the survey.

SURVEY RESULTS

ABOUT THE RESPONDENTS

- Of the 425 responses, 61% were full-time Township residents, and 39% were not Plainfield Township residents.
- In the survey, respondents who were not permanent residents were asked to state their role in the Township. Of the respondents, 75% of those non-township residents were seasonal residents, 12% were property owners, and 13% were write-in responses that said they live near the Township, are part-time residents, or visit the area to shop.
- Every age cohort participated in the survey. The responses below are listed from highest to lowest percentage.
 - **Age 60 – 69:** 39%
 - **Age 70 – 79:** 23%
 - **Age 50 – 59:** 21%
 - **Age 40 – 49:** 7%
 - **Age 80 and older:** 5%
 - **Age 30 – 39:** 3%
 - **Under 18:** 1%
 - **Age 18 – 29:** 1%

SURVEY HIGHLIGHTS

Understanding why residents live in the Township is an important factor in keeping those residents happy and getting an idea of who is a part of your community. In the survey, respondents were asked why they live in Plainfield Township. The top five responses were:

1. Likes the lakes and recreational opportunities
2. Like rural living
3. Like the community
4. Retired here
5. Close to family and friends

“It is rural and country but has everything a person needs to relax or be entertained.”

“Need healthy restaurants, better workout equipment/facility, pickleball courts inside and outside, bike lanes around lakes, my recreational options, ORV trails into town.”

How residents view the quality of life is crucial for Township officials and helps them know what to improve for the future. The survey asked respondents to characterize the quality in the Township. Respondents said:

- Very Good: 33%
- Good: 53%
- Average: 13%
- Poor: 1%

Generally, the residents view the Township very well, with 86% characterizing it as very good or good.

The goal of the Township is to continue to grow and improve the quality of life. The survey is used to help the Township gauge how they are doing. In the survey, respondents were asked how they feel the Township has changed in the past five years. The question covered road conditions, traffic, natural resources, blight, township services, and overall quality of life. Of these categories, most responses ranged from much better to the same.

- **Road Conditions:**
 - Much better/better: 48.9%
 - Same: 40.5%
 - Worse/much worse: 10.7%
- **Traffic**
 - Much better/better: 14.8%
 - Same: 60.4%
 - Worse/much worse: 24.9%
- **Natural Features**
 - Much better/better: 39.6%
 - Same: 52.2%
 - Worse/much worse: 8.1%
- **Blight**
 - Much better/better: 24.4%
 - Same: 52.3%
 - Worse/much worse: 23.5%
- **Township Services**
 - Much better/better: 33.3%
 - Same: 57.8%
 - Worse/much worse: 8.6%
- **Overall Quality of Life**
 - Much better/better: 43%
 - Same: 54.3%
 - Worse/much worse: 2.8%

Community growth is vital, but understanding what kind of growth residents want to see is even more important. The survey asked respondents what type of commercial services they would like. The top responses were:

- Full-service restaurants
- Quick meals out
- Entertainment
- Routine medical services
- Hotel
- Seasonal tourist businesses
- Large retail/discount stores

Parks/natural features are part of the township's identity. They are a draw for visitors, seasonal residents, and permanent residents. The survey provided a list of the park facilities and asked which they have visited in the last year. The most visited park is Eagle Pointe Plaza.

- Eagle Pointe Plaza: 59.7%
- Loon Lake Nature Center: 54.3%
- Long Lake Park/Beach: 49%
- Plainfield Township Park: 45.7%
- Loon Lake Park Beach: 21%
- Londo Lake Park: 14.3%
- Chain Lake Park: 9.5%
- Jose Lake Park: 7.8%

The Township puts a focus on hosting, sponsoring, or supporting events for residents throughout the year. The most popular events are:

- Farmers Markets
- County Fair
- Fireworks
- Parades
- Run like Hale
- Jam Fest
- Mud Jam



WHAT DO YOU LIKE BEST ABOUT THE COMMUNITY –

“I love the small-town community vibe, the agriculture and nature. It’s a great place to live!”

“I feel safe. The schools are amazing. A strong sense of community.”

“The natural beauty”

“Small community lake property is still a good value.”

“Lots of opportunities to be active good facilities.”

WHAT IS ONE THING YOU WOULD DO TO IMPROVE THE TOWNSHIP -

“Bring in more money from business and tourism without sacrificing our rural identity.”

“Bike paths and speed bumps or flashing signs to slow drivers down around the lakes.”

“Strong development plan that protects our natural resources yet maintains businesses & facilities to support a growing (and younger) community/tourist base.”

“Sidewalks and a few more restaurants”

“The one thing that I dislike the most about our township is the amount of blight. I hate looking at it every day and feel it is an embarrassment to our community. We can definitely do much better.”

SUMMARY

OVERALL

The survey asked a total of 24 questions. The questions were selected to provide the Planning Commission and Township Board with additional insight into how the Township should plan for the future, where residents would like to see improvements, and to help Township officials understand their residents wants and needs for the foreseeable future.

HOUSING

If the Township were to seek additional housing opportunities, Township residents would like to see single-family homes, senior communities/assisted living facilities, condos, rental apartments, and hotels/lodges. There are also residents who believe that there is a sufficient amount of housing choices already in the community.

AGRICULTURAL

The agricultural land in the Township is important to the Township's identity and landscape. Residents believe that this land is essential to the Township economy and should be preserved. When it comes to using this land for new development, there are mixed responses on how this land should be used, 25.6% think it's appropriate to use for new development to accommodate growth, 32.6% are neutral, 40.5% do not think it should be used for development, and 1.6% do not have an opinion.

COMMERCIAL

Plainfield currently does not have a large commercial area. The Township's goal was to gather the residents' thoughts on commercial development. The first was should the Township promote it, 67% of respondents were in favor, and 16% were not. The second question asked where commercial development should be located, the majority of the respondents said in or around Hale with a few stating in South Branch or around the lakes. As stated on the previous page, the last question asked what kind of commercial services they would like to see.

"In areas that it can be built, operated properly and maintained long term so many things get built then fail and are left looking like blight."

INDUSTRIAL

Regarding industrial-based development in the Township, the residents were very split on if they would like to see more of it.

"Increase equipment, trails, actives for families."

PARKS AND RECREATION

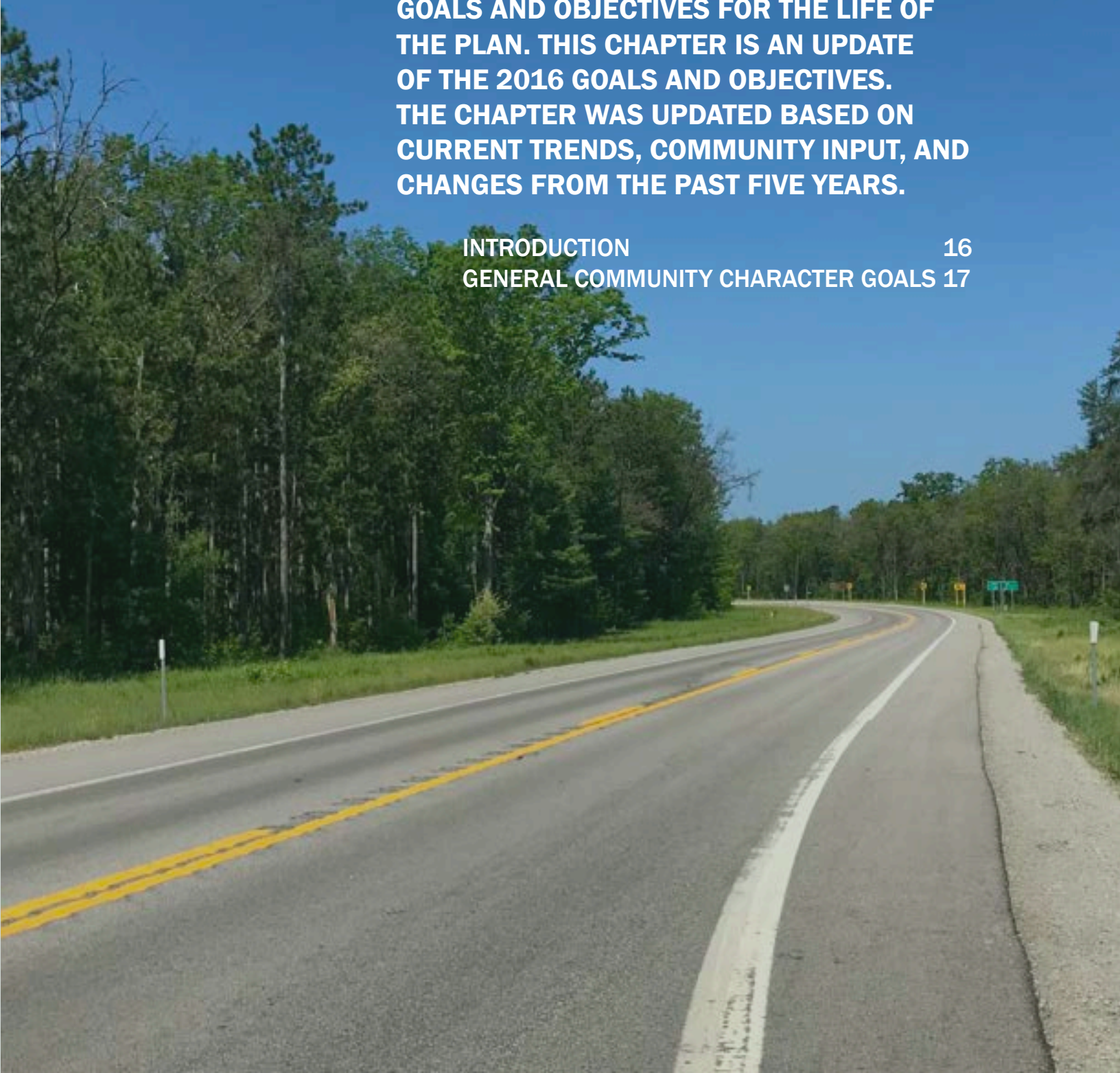
The parks in the Township are viewed mostly as safe and well-maintained. Park visitors participate in the following activities: watersports/boating, fishing, hiking, biking, ORV/ATV, hunting, birding, cross-country skiing, and pickleball. Users of these parks would like to see: a walking/biking path, restrooms, pavilion and picnic area, sledding hill, pickleball courts, playground equipment, fishing piers, canoe/kayak launch, and many other amenities.

GOALS AND OBJECTIVES

05

THIS CHAPTER WILL COVER THE TOWNSHIPS GOALS AND OBJECTIVES FOR THE LIFE OF THE PLAN. THIS CHAPTER IS AN UPDATE OF THE 2016 GOALS AND OBJECTIVES. THE CHAPTER WAS UPDATED BASED ON CURRENT TRENDS, COMMUNITY INPUT, AND CHANGES FROM THE PAST FIVE YEARS.

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COMMUNITY GOALS

INTRODUCTION

The purpose of a Master Plan is to determine a direction for Plainfield Township for the next five to twenty years. It is based on an analysis of the initial chapter of this plan, community input, other pertinent planning documents, and the hard work of the Planning Commission throughout this process. Effective goals that outline improvements, resources to protect and preserve, and broadly discuss future changes in the Township are only successful by broad-based public inclusion and support for the objectives of this plan.

Goals and objectives must be founded on the fundamental values of the citizens of Plainfield Township. Based upon the community input received in 2022, Plainfield Township has updated the following goals from the 2016 Master Plan.

Goals and objectives are a significant component of this Master Plan. The goal represents the overall vision for the Township as they are the guiding principle for future land use decisions, rezoning decisions, and other land use questions that arise. The 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.



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 Township has created general community objectives that will help accomplish the Community Character goals stated above. Additionally, the Township has created goals and objectives that will guide them 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. 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.
3. Continue regional cooperation with area municipalities, schools, and agencies.
4. Identify key natural features, including lakes, rivers, wetlands, and woodlands of the Township, and develop specific strategies to protect them.
5. Promote compact residential and commercial development to preserve natural resources and provide adequate habitat to sustain a diverse wildlife population.
6. Encourage site design that protects the existing terrain, preserves significant vegetation and scenic views, and incorporates native trees, shrubbery, and plants into landscaping plans.
7. Work with the USDA Forest Service (USFS) and the Michigan Department of Natural Resources (DNR) to preserve and enhance significant recreational features.
8. Review and update the Township zoning ordinance as necessary to reflect the goals of the Township Master Plan. 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.
9. Support Iosco County Hazard Mitigation Planning efforts.



RESIDENTIAL GOALS:

Residential growth is important to the Township, the survey results indicated that residents would like to see more single-family homes, senior citizen communities/assisted living facilities, condos, and apartments with a focus on affordable housing. Any growth in the Township should be properly planned so as not to excessively interfere with the existing rural character of the Township. Land within the Township that is not considered prime farmland or densely wooded would be the most ideal for potential residential growth.

GOAL 1 - PROMOTE AND MAINTAIN A QUALITY HOUSING STOCK.

1. Use proper code enforcement to reduce blight.
2. Provide more information to the public on how to report ordinance and zoning violations.
3. Develop and lead a management strategy to document and decrease persistent blight issues.

GOAL 2 – PLAN FOR A VARIETY OF RESIDENTIAL DEVELOPMENT OPTIONS THAT ARE RESPONSIVE TO THE ECONOMIC, FAMILY, AND LIFESTYLE NEEDS OF FULL- AND PART-TIME RESIDENTS.

1. Examine options for affordable housing, inclusive of low to moderate-income households.
2. Encourage the development of senior citizen/assisted living facilities.

GOAL 3 – MAINTAIN AND PRESERVE THE CHARACTER FOUND IN EXISTING LAKEFRONT NEIGHBORHOODS.

1. Develop policies and standards that allow the Township to carefully evaluate the impact that commercial or other types of higher density land uses would have on existing lakefront neighborhoods.



COMMUNITY GOAL:

Based on the survey results over 60% of residents would like more commercial development. Residents expressed that commercial development should be located in and around Hale, in the South Branch area, or around the lakes. Where allowed, commercial development needs to be attractively planned and arranged to serve the local community and its residents.

GOAL 4 - PLAN FOR COMMERCIAL GROWTH NEAR THE MAJOR RESIDENTIAL CENTERS OF THE TOWNSHIP.

1. Encourage commercial operations that meet the needs of the Township and do not detract from the visual character and rural atmosphere of the area.
2. Work with local and state economic development agencies to assist with specific commercial growth needs, especially in and around the downtown Hale area.
3. Encourage pedestrian access and walkability through Hale.
4. Encourage the development of parking areas in the downtown Hale area.
5. Support Develop losco group and create a relationship with them.

**INDUSTRIAL GOAL:**

Residents showed mixed reviews on whether Plainfield Township needs a more diverse industrial base to grow its economy and provide jobs. If the Township decided to grow its industrial base the type and location of any development would need 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 5 - PLAN FOR INDUSTRIAL GROWTH TO GROW THE COMMUNITY'S ECONOMIC AND EMPLOYMENT BASE.

1. Encourage retention of existing industrial uses and support continued improvement and expansion of the existing industrial areas.
2. Coordinate industrial retention, development, or redevelopment with the County's economic planning efforts.
3. Investigate the development of an industrial park.

AGRICULTURAL GOAL:

Based upon the community input, the Agricultural land in the Township is an important aspect of the Township's economy, landscape, and should be preserved. For the near future 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 6 - RECOGNIZE THE VALUE OF AGRICULTURAL LANDS WITHIN THE OVERALL LANDSCAPE OF THE COMMUNITY.

1. Investigate the use of an open space preservation ordinance.
2. Review zoning ordinance to determine if allowed minimum lot sizes are appropriate.



COMMUNITY SERVICES AND INFRASTRUCTURE GOALS:

As Plainfield Township continues to grow, there is an increased need for updated and expanded infrastructure and general community services. Residents expressed a need for continued road improvements, non-motorized transportation, improved solid waste issues, additional recreation amenities, and utility expansion.

GOAL 7 - EXAMINE WAYS TO IMPROVE INFRASTRUCTURE AND COMMUNITY SERVICES FOR PLAINFIELD TOWNSHIP RESIDENTS.

1. Develop, maintain, and update the annual capital improvement plan.
2. Encourage the development of walking paths and trail systems that connect residential areas to commercial and other activities.
3. Explore ways to improve physical connections to the Hale area from the Eagle Point Plaza.
4. Continue construction and maintenance activities related to the Township’s sidewalks.
5. 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 rights-of-way.
6. Amend the zoning ordinance as needed to ensure continual compliance with changes to State and Federal law.

GOAL 8 - CONTINUE TO IMPROVE TOWNSHIP ROADS.

1. Continue to update the Township road assessment to prioritize needed improvements.
2. 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.



FUTURE LAND USE

06

THE FUTURE LAND USE CHAPTER OUTLINES HOW THE TOWNSHIP ANTICIPATES LAND COULD BE DEVELOPED OVER THE LIFE OF THE MASTER PLAN. THIS CHAPTER IS AN UPDATE FROM THE 2016 PLAN BASED ON LAND USES THAT HAVE CHANGED IN THE PAST FIVE YEARS.

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FUTURE LAND USE

INTRODUCTION

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 initial analysis of existing land use from the 2016 plan, the gathered community input, and other factors have aided in updating the 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 use, the area may not be zoned commercial until the users of that property request the change and the Township Board of Trustees approves it.

The 2023 update, as mentioned in the first chapter, involved changes to the future land use map. These changes included:

- Changing a small area along Rose City Road and Long Lake Road from Small Lot Residential to Commercial.
- Changing an Agricultural area off M-65 to Low-Density Residential.
- Adding a new future land use category, Township Facilities, which would include Township facilities such as the Township Building, Library, Fire Department, etc.
- Adding recreational icons to represent the park locations within the Township.
- Adding the Township pathway and potential pathway extension.

The Future Land Use map is shown at the end of this section on Map 8.



FUTURE LAND USE ANALYSIS

AGRICULTURE

Agricultural uses are the second largest category of future land use in 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. This Future Land Use category corresponds to the AG- Agricultural and RD- Resources Development zoning districts.

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. This Future Land Use category corresponds to the AG- Agricultural zoning district as a special use.

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. This Future Land Use category corresponds to the NSC- Neighborhood Services Commercial and CSC- Community Service Commercial zoning districts.



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. This Future Land Use category corresponds to the I- Industrial zoning districts.

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. This Future Land Use category corresponds to the RD- Resource Develop zoning district as a permitted accessory use with conditions and CSC- Community Services Commercial zoning district as a permitted use.

HIGH DENSITY 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 Single-Family Residential zoning district, Medium (R-2) and High (R-3).

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 Single-Family Residential zoning district, Low (R-1).

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 public 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. This Future Land Use category corresponds to the RD- Resource Develop and AG- Agricultural zoning districts.



TOWNSHIP FACILITIES

The Township facility land use category represents the land that is owned and used by the Township: Township parks, Township building, non-motorized pathways, the Township library, and Fire Department. Outside of the parks, the majority of this land is located off M-65 on the east side. The purpose of this category is to indicate land that the Township owns and/or is public-semipublic. This Future Land Use category corresponds to the AG- Agricultural zoning district and CSC- Community Services Commercial zoning district as a permitted use.

ZONING PLAN

A zoning plan is required by the Michigan Planning and Zoning Enabling Acts. The Michigan Planning Enabling Act (MPEA) requires that a Master Plan serves as the basis for the zoning plan, and the Michigan Zoning Enabling Act (MZEAA) requires a zoning plan to be the basis of the zoning ordinance. According to the act, the zoning plan must be based on an inventory of current conditions and identify zoning districts and their purposes.

The zoning plan is a key implementation tool to achieve the vision of the Master Plan. In order to achieve the goals of the Master Plan, the Township must ensure that the zoning ordinance and regulations permitting the type and style of development align with the recommendations of the Master Plan.

TABLE 14 - ZONING PLAN

FUTURE LAND USE CATEGORY	ZONING DISTRICT
Agricultural	AG – Agriculture District RD – Resource Development District
Airport	AG – Agriculture District
Commercial	NSC – Neighborhood Services Commercial District CSC – Community Services Commercial District
Industrial	I – Industrial District
Mobile Home Park	RD – Resource Development District CSC – Community Services Commercial District
High Density Residential	Single Family Residential District (R – 2, R – 3)
Low Density Residential	Single Family Residential District (R – 1)
Public Lands	AG – Agriculture District RD – Resource Development District
Township Facilities	AG – Agriculture District CSC – Community Services Commercial District

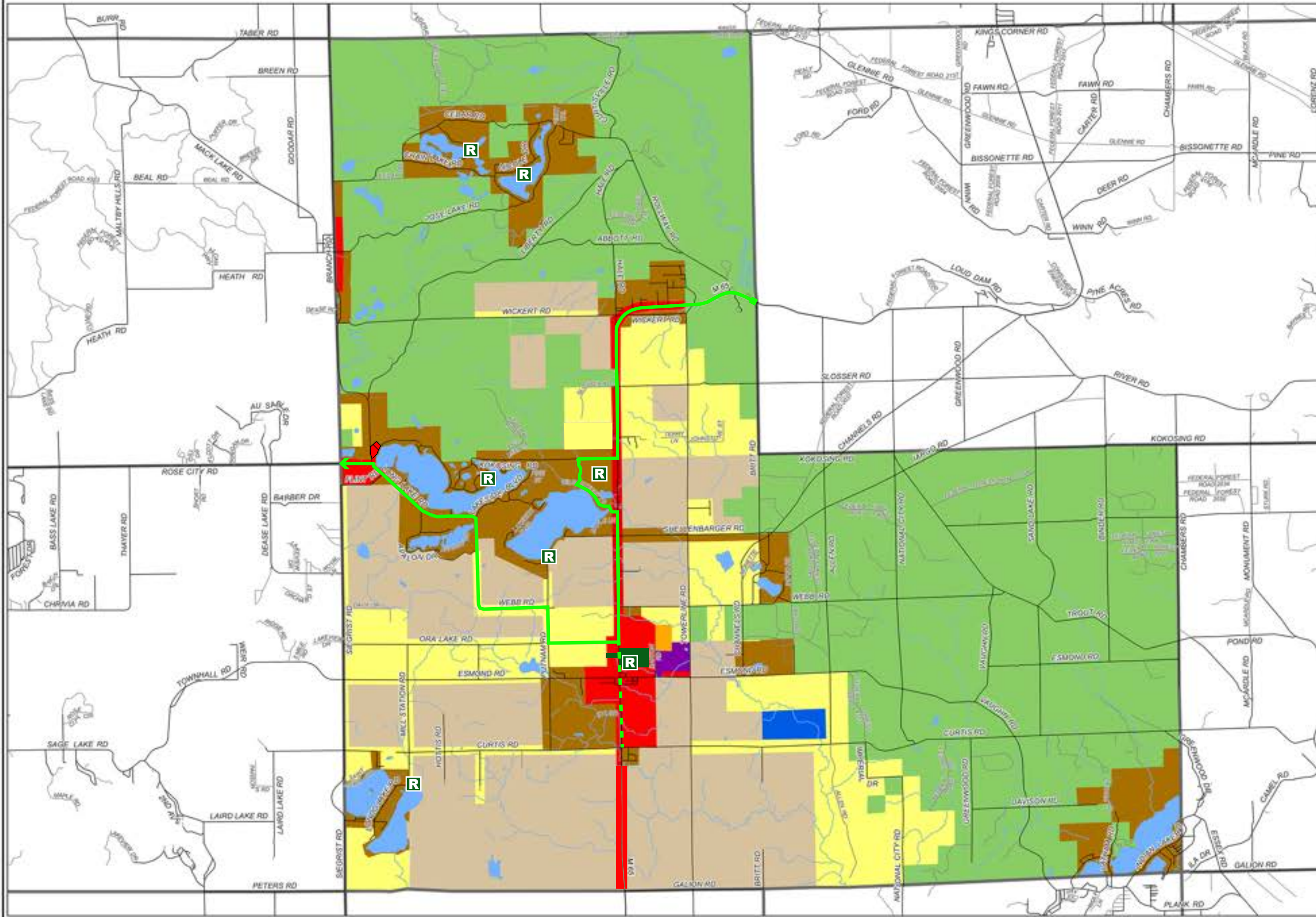


TABLE 15 - ZONING DISTRICTS & PERMITTED USES

ZONING DISTRICT	PERMITTED USES
ARTICLE 8	SECTION 8.02
RD – Resource Development	Existing types of farming & related agricultural operations
	Non-farm single family dwelling
	Uses permitted under “The Wetland Protection Act” and “The Water Resources Conservation Act”
	Public and private conservation areas
	State licenses residential foster care facilities
	Multi-family residential
ARTICLE 9	SECTION 9.02
AG – Agricultural	General farming
	Specialized farming
	Greenhouses and nurseries
	Raising of livestock
	Raising of small animals
	On-site production and consumption of food for animals
	Aviaries
	Hatcheries
	Public and semipublic building for public facilities, utilities and services
	Public and private conservation areas and structures for water, soil, forest, wildfire, minerals, and open space
	Public and private conservation areas for recreational use
	Public areas for forest preserves, game refuges and similar uses
	Cemeteries, public, private, or pet
	Conventional and manufactures single family dwelling
	Foster care facilities
Duplexes	
Multi-family residential	
ARTICLE 10	10.02
Single Family Residential Densities Low- R-1 Medium R-2 High R-3	Single family dwelling
	Existing types of agricultural land, building, and structural uses, meeting AG district requirements
	Foster care facilities
	Duplexes (except R-3)
	Multi-family residential (except R-3)
ARTICLE 12	12.02
NSC – Neighborhood Services Commercial	Businesses conducted in enclosed building, which includes 42 permitted principle uses
	Multi-family residential
ARTICLE 13	13.02
CSC- Community Services Commercial	All 42 uses included in NSC
	39 additional permitted principle uses
	Multi-family residential
ARTICLE 14	14.02
I-Industrial	Conducted within building, structure, or enclosed area and screen from external visibility. There are 36 uses permitted in this district.

FUTURE LAND USE PLAINFIELD TOWNSHIP, MICHIGAN

IOSCO COUNTY - MICHIGAN



AREA MAP
NOT TO SCALE



- Agriculture
- Commercial
- Industrial
- Airport
- Mobile Home Park
- Low Density Residential
- Small Lot Residential
- Public Lands
- Township Facilities
- Township Path
- Potential Township Path
- R Township Parks

The Plainfield Township Master Plan 2023 was approved by the Plainfield Township Planning Commission on **Month Day, 2023**, and adopted by resolution by the Plainfield Township Board of Trustees on **Month Day, 2023**, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan.



IMPLEMENTATION PLAN

07

THE IMPLEMENTATION CHAPTER WILL PROVIDE THE TOWNSHIP WITH A CHECK LIST FOR THE NEXT FIVE TO TWENTY YEARS AND PROVIDE TOOLS FOR ACHIEVEMENT.

ACTION PLAN	30
POLICY AND ADMINISTRATIVE ACTIONS	37



IMPLEMENTATION PLAN

The key to a well-planned community is the day-to-day use of planning documents, like this Master Plan and the zoning ordinance. Because this Plan is to be the basis for future zoning and planning decisions, it is imperative that the Plan be available to Plainfield Township staff, elected and appointed officials, as well as business owners, developers, and stakeholders from Iosco County and the region, and the general public.

The implementation of this Master Plan depends on its continual use by the Planning Commission and the Township Board. In its best form, implementation of this Plan will result in the achievement of the goals and objectives outlined in the plan. Implementation is often the most difficult portion of the planning process because, while the intentions of the Township, its residents, and stakeholders are clear, the legal ways and available planning tools are often not. The following provides a review of additional tools available to the Township and the ways in which they can be used to ensure that the goals of this Plan are met.

ACTION PLAN

The following section identifies actions and tools that are available to implement the goals and objectives of this plan. The tables on the following pages present a detailed review of implementation actions, including a timeframe, responsible party, funding, and progress on the action item,

KEY

TIMEFRAME	
A	1 – 5 Years
B	6 – 10 Years
C	Ongoing

RESPONSIBLE PARTY	
PC	Planning Commission
Board	Township Board
BD	Building Department
TAM	Township Administration/Management
R	Recreation
Road	Iosco County Road Commission
IC	Iosco County
MDOT	Michigan Department of Transportation
P	Private

GENERAL COMMUNITY CHARACTER						
#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
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	C	BD PC	Public		
2	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.	C	R Board	Public Private Grant		
3	Continue regional cooperation with area municipalities, schools, and agencies.	C	PC Board TAM R	Public		
4	Identify key natural features, including lakes, rivers, wetlands, and woodlands of the Township, and develop specific strategies to protect them.	B	R PC TAM	Public		
5	Promote compact residential and commercial development to preserve natural resources and provide adequate habitat to sustain a diverse wildlife population.	C	PC Board BD	Public Private		
6	Encourage site design that protects the existing terrain, preserves significant vegetation and scenic views, and incorporates native trees, shrubbery, and plants into landscaping plans.	C	PC Board BD	Public Private		

GENERAL COMMUNITY CHARACTER						
#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
7	Work with the USDA Forest Service (USFS) and the Michigan Department of Natural Resources (DNR) to preserve and enhance significant recreational features.	C	TAM	Public		
8	Review and update the Township zoning ordinance as necessary to reflect the goals of the Township Master Plan. 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.	C	BD TAM PC	Public		
9	Support Iosco County Hazard Mitigation Planning efforts.	C	TAM IC PC	Public		



RESIDENTIAL						
#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1.1	Use proper code enforcement to reduce blight.	C	BD TAM	Public		
1.2	Provide more information to the public on how to report ordinance and zoning violations.	A	TAM BD	Public		
1.3	Develop and lead a management strategy to document and decrease persistent blight issues.	B	TAM PC BD	Public		
2.1	Examine options for affordable housing, inclusive of low to moderate-income households.	A	PC TAM BD	Public Private		
2.2	Encourage the development of senior citizen/assisted living facilities.	C	PC TAM	Public Private		
3.1	Develop policies and standards that allow the Township to carefully evaluate the impact that commercial or other types of higher density land uses would have on existing lakefront neighborhoods.	A	PC BD TAM	Public		

COMMERCIAL						
#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
4.1	Encourage commercial operations that meet the needs of the Township and do not detract from the visual character and rural atmosphere of the area.	C	PC TAM BD	Public Private		
4.2	Work with local and state economic development agencies to assist with specific commercial growth needs, especially in and around the downtown Hale area.	C	IC P	Public Private		
4.3	Encourage pedestrian access and walkability through Hale.	B	MDOT Road	Public Grant		
4.4	Encourage the development of parking areas in the downtown Hale area.	A	BD PC	Public		
4.5	Support the Development losco and create a relationship with them.	C	IC TAM	Public		



INDUSTRIAL						
#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
5.1	Encourage retention of existing industrial uses and support continued improvement and expansion of the existing industrial areas.	C	PC TAM	Public Private		
5.2	Coordinate industrial retention, development, or redevelopment with the County's economic planning efforts.	C	TAM PC IC	Public Private		
5.3	Investigate the development of an industrial park	C	PC TAM	Private		

AGRICULTURAL						
#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
6.1	Investigate the use of an open space preservation ordinance.	A	PC TAM	Public Private		
6.2	Review zoning ordinance to determine if allowed minimum lot sizes are appropriate.	A	PC TAM Board	Public		

COMMUNITY SERVICES & INFRASTRUCTURE						
#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
7.1	Develop, maintain, and update the annual capital improvement plan.	A	PC Board TAM	Public		
7.2	Encourage the development of walking paths and trail systems that connect residential areas to commercial and other activities.	C	P MDOT IC TAM Road	Public Private Grant		
7.3	Explore ways to improve physical connections to the Hale area from the Eagle Pointe Plaza.	A	TAM PC	Public Private Grant		
7.4	Continue construction and maintenance activities related to the Township's sidewalks.	C	Road MDOT BD TAM	Public Grant		
7.5	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 rights-of-way.	B	PC TAM BD Board	Public Private		
7.6	Amend the zoning ordinance as needed to ensure continual compliance with changes to State and Federal law.	C	PC Board	Public		
8.1	Continue to update the Township road assessment to prioritize needed improvements.	C	BD TAM	Public		
8.2	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.	C	MDOT TAM Road	Public		

POLICY AND ADMINISTRATIVE ACTIONS

PUBLIC INFORMATION AND EDUCATION

To effectively implement the Master Plan, the Planning Commission, and the Township Board must educate the citizens of the community on the goals and action items. The spirit of the Master Plan must be communicated, especially in regard to how and why development/projects will occur and are necessary. A well-informed and involved citizenry can then offer support and assistance in working towards the community they desire to have in the future. The following information outlines examples of programs that can be undertaken to help inform the public about important land use goals and implementation techniques:

- A condensed version of the future land use plan, highlighting the goals of the Plan.
- Informational brochures on various topics important to the Township.
- Joint meetings with the Township Board and Planning Commission to discuss how to implement the plan and outline priorities for the short-term and long-term.

PLAN MAINTENANCE

In order to ensure this master planning effort stays relevant and the plan continues to be a document that is utilized for improving life in Plainfield Township, it is imperative that the Planning Commission and Township Board work to implement the strategies. The planning process and action items outlined in the Plan can only be realized if the appointed and elected officials and Township staff place a priority on implementing the objectives. Good planning practice and State law require the Township to review its Plan every five years and update it if necessary. One way to help this process would be to host an annual joint meeting between the Planning Commission and Township Board, where both bodies review progress over the past year. This provides an opportunity to consider the goals and intent of the Plan against pending capital improvements, budget requests, and other developments that may impact the community. Then, when it is time to decide what type of update will be required after five years, both bodies will have a clear understanding of the progress. When change confronts the community, it will be necessary to review the time and effort expended to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

ZONING CHANGES AND ORDINANCE UPDATES

Zoning is integral to implementing the goals and actions of this Master Plan. Zoning provides the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this Plan. Many of the changes may be minor but provide a substantial benefit. For example, the Planning Commission may redefine permitted land uses in the commercial zoning district to allow a larger variety of uses in the township. Another change to the zoning ordinance may be larger in scope, taking a look at how the zoning ordinance is used and finding ways to make it a more user-friendly document through the use of graphics and images. Another step may be to review any cases that have come before the Planning Commission and determine if there are trends that may need to be addressed in the zoning ordinance itself. This Plan has identified several zoning ordinance changes that the Planning Commission should consider over the short term.

CODE ENFORCEMENT

The administration and enforcement of the zoning ordinance by Township officials are integral to its effectiveness. Enforcement must be thorough, consistent, and fair. Procedures such as site plan reviews and other ordinance administration should be described in the zoning ordinance with enough detail to be consistent with the Michigan Zoning Enabling Act and to meet Township requirements. All zoning ordinance enforcement activities should be resourced with appropriate personnel to fulfill zoning ordinance requirements.

REGIONAL COOPERATION

Development, growth, and changes within Iosco County will affect the quality of life and growth within Plainfield Township. The Township and its neighboring communities are interrelated in that trends in overall population loss and declining housing value affect the entire area. The Township has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Iosco County. Cooperative relationships between and among Plainfield Township and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered, as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, Plainfield Township should actively participate in reviewing and evaluating their neighboring communities' Master Plans. Further, the Township should invite comments and suggestions from neighboring communities on major developments within the Township.

ECONOMIC DEVELOPMENT TOOLS

The following is a summary of bodies that can use tax increment financing and other funding resources to generate funds for economic development activities.

CORRIDOR IMPROVEMENT AUTHORITY (PA 57 OF 2018)

The Corridor Improvement Authority Act allows local governments to create one or more Corridor Improvement Authorities (CIA) to address established, deteriorating commercial corridors located outside their downtown areas. The primary benefit of this tool is to provide local governments with the option of using TIF for improvements in the district(s) and to undertake a wide range of activities to promote economic development and redevelopment in commercial areas.

In order to be eligible to create a CIA, the development area must have a minimum size of five acres, consist of at least 50% commercial property, and be zoned to allow mixed-uses, including "high-density" residential use. A municipality must also expedite the local permitted and inspection process in the development area and promote walkable non-motorized interconnections throughout the development area.

CAPITAL IMPROVEMENT PLANNING

Given the reality of limited funding at any given time, the Township should prioritize specific projects and create schedules for their initiation and completion. A Capital Improvements Program, which serves as a schedule for implementing public capital improvements, acknowledges current and anticipated demands and recognizes present and potential financial resources available to the community, should be regularly implemented by the Township. Long-range programming of public improvements should prioritize projects on the basis of community need, be developed within the Township's financial constraints, be based upon a sound financial plan, and allow for program flexibility. In order to guide the Planning Commission in this process, they should evaluate community conditions and development factors and should continually review proposed improvements and related expenditures. The Planning Commission should ultimately

review project proposals to assure conformity with the Master Plan and make recommendations regarding prioritizing projects and methods of financing.

LOCAL FINANCING AND CO-DEVELOPMENT

Plainfield Township has access to a number of possible local financing tools. The Township should prioritize and schedule its improvements through a capital improvements program. The Township may be able to use its general fund for some of the most important improvements. Revenue bonds and general obligation bonds may also be employed by the Township. A special assessment can also be used for infrastructure projects. The Township should seek ways to encourage joint public and private investments for a common purpose. This includes mechanisms where the Township can involve itself in the process of private development such as site location selection, service agreements, and local tax incentives and abatements. The Township may also reach out to local foundations and area individuals for support for various civic projects. Additionally, the Township may seek to access a variety of government loan and grant programs available to local governments, as described below.

GRANT OPPORTUNITIES TO SUPPORT PROPOSED CAPITAL IMPROVEMENTS

This Master Plan can be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. The following State and Federal grant programs may be useful for implementing the recommendations of this Plan.

SAFE ROUTES TO SCHOOLS (SRTS)

Safe Routes to School is a Federal program administered by the Michigan Department of Transportation. Funding is available for sidewalk construction and other pedestrian improvements.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

TAP is a competitive grant program that funds projects such as non-motorized paths, streetscapes, and historic preservation of transportation facilities that enhance a community's intermodal transportation system and provide safe alternative transportation options. These investments support place-based economic development by offering transportation choices, promoting walkability, and improving the quality of life. The program is available through the Michigan Department of Transportation (MDOT) and uses Federal Transportation Funds designated by Congress for these types of activities.

MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MDNR)

The Michigan Department of Natural Resources administers three grant programs for parks and recreation improvements. The programs are the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund, and the Recreation Passport. This money is available on an annual basis for parks and recreation improvements. To be eligible for the three programs, a community must have an approved Parks and Recreation Plan. The recently approved Parks and Recreation Master Plan fulfills that requirement.

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY (EGLE) STATE REVOLVING LOAN FUND

EGLE revolving loan funds are low-interest loans to communities for projects to improve drinking water quality, water quality, and protect public health. The three programs are the following: The Drinking Water Revolving Loan Fund (DWRF) which assists water suppliers in satisfying the requirements of the Safe Drinking Water Act. The State Revolving Fund (SRF) which can be used for the design and construction of sewage treatment facilities, collection systems, non-point source pollution, and stormwater treatment. And

finally, the Strategic Water Quality Initiatives Fund (SWQIF) which can be used to remove excess infiltration from private sources and replace failing septic systems that are affecting public health.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA) HOUSING PROGRAMS

The Michigan State Housing Development Authority has a wide range of programs designed to assist households in finding and affording quality housing. By partnering with MSHDA, Plainfield can use these programs to incentivize the development of new housing.

OTHER FINANCING TOOLS

Besides the general fund and the aforementioned economic development financing programs and mechanisms, the following sources of revenue are available to the Township:

SPECIAL ASSESSMENTS

Special assessments are compulsory contributions collected from the owners of property benefited by specific public improvements, such as paving and drainage improvements, to defray the costs of such improvements. Special assessments are apportioned according to the benefits afforded to the property affected.

SHARED CREDIT RATING PROGRAM - MICHIGAN MUNICIPAL BOND AUTHORITY (MMBA)

This program, created under Act 227 of 1985, offers municipalities the opportunity to take advantage of the State's improved credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax-exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond issue and then offers it to the national market. By consolidating numerous local bond issues, local units will save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority's bond.

DEDICATED MILLAGE

Special millages can be used to generate revenue for a specific purpose.

ADDITIONAL IMPLEMENTATION TASKS

Many of the steps necessary to ensure the successful implementation of this Master Plan might not be apparent or are not part of an established Township fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders in Plainfield Township. To date, the Township has taken steps to keep residents and others involved and informed regarding Township issues. The successful implementation of this Plan depends greatly on Township officials using the Plan and residents being aware of the Plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the Plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should keep a copy of the Future Land Use map on display and provide a copy of the Plan for review at the Township Hall at all times. Citizen participation should be strongly encouraged in a continuing planning process. The successful implementation of planning proposals will require citizen understanding and support.



APPENDIX

08

A
B
C

COMMUNITY INPUT RESULTS
ADOPTION DOCUMENTATION
2016 MASTER PLAN

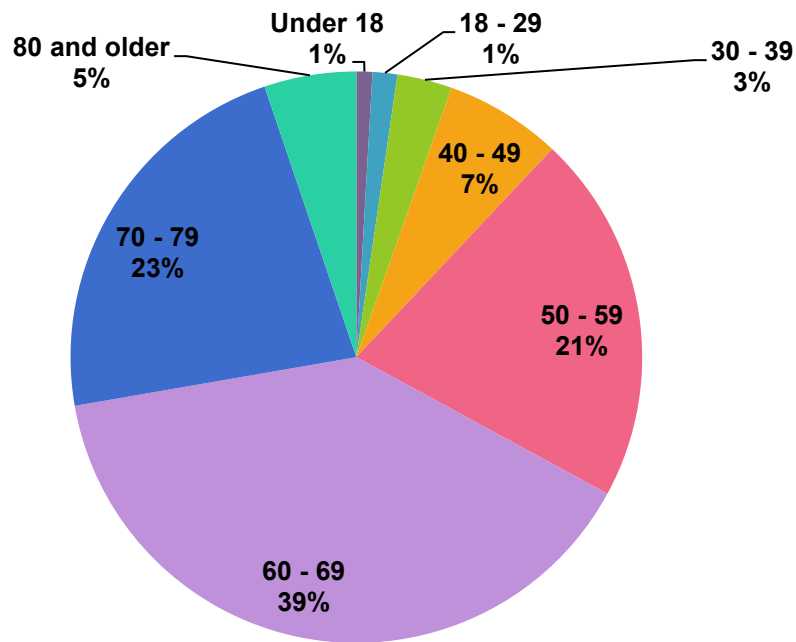
APPENDIX A

COMMUNITY INPUT RESULTS

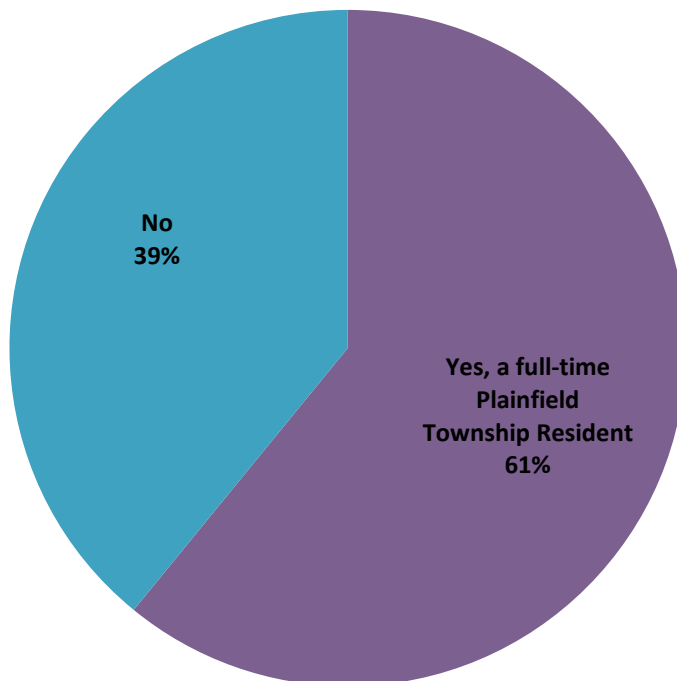
REPORT FOR 2022 PLAINFIELD TOWNSHIP SURVEY

Respondents 425

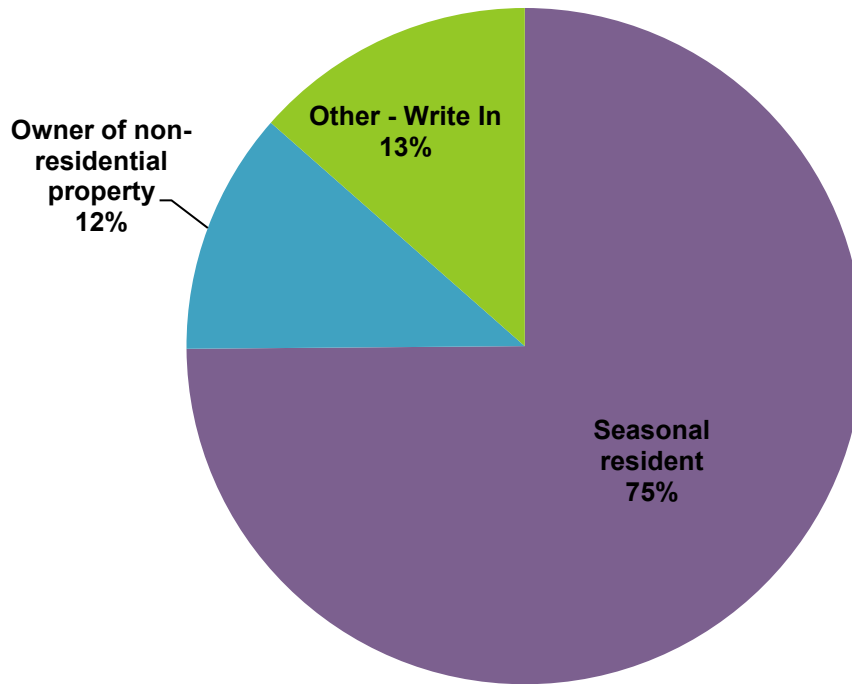
1. What is your age range?



2. Are you a permanent resident of Plainfield Township?



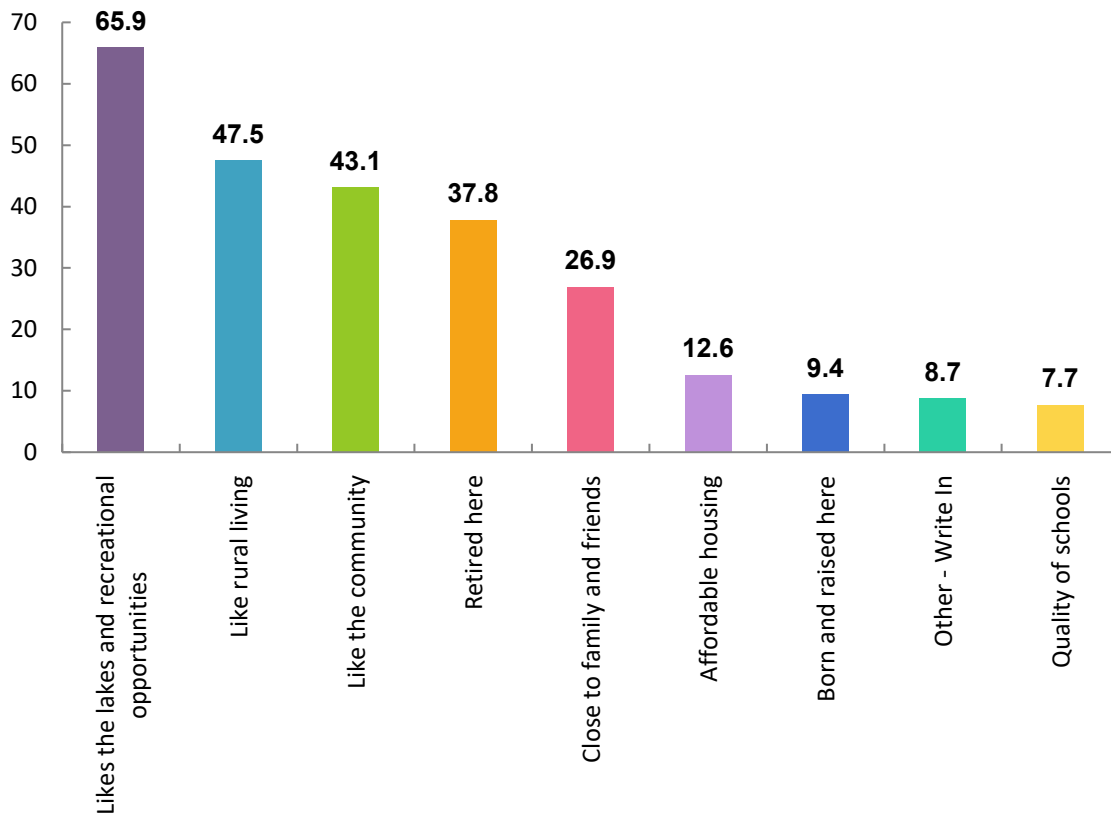
3.If you are not a permanent resident, can you please tell us your role in the Township? Respondents 162



Other Write In

- Live near the Township (4)
- Part time resident (4)
- Lupton Resident
- Hill twp. resident
- Long Lake property owner
- Part owner of Hale Villa Apartments
- Permanent resident of adjacent township
- Property owner
- Resident from prior years
- Resident of Wilber township
- Visitor
- We live in Curtis Township and do most of our shopping in Hale
- We own property on the lake for camping and off the lake for hunting
- both

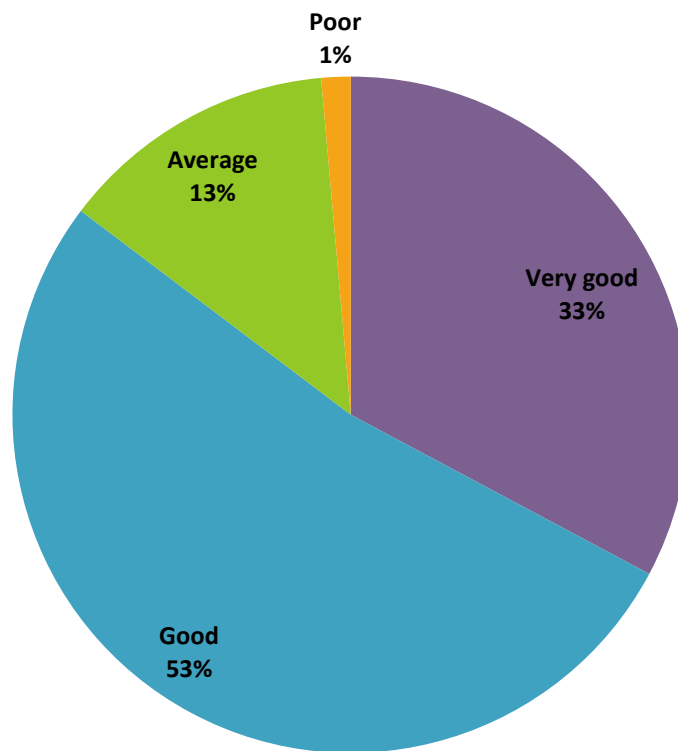
4. Why do you live in Plainfield Township? Check all that apply.



Other Write In

- Family Cabin/ Cottage (8)
- Work here (5)
- Been here for years (4)
- Inclusive Catholic Church
- Adopted here
- All of the options as far as a retired
- Caring for elder parents
- Hunting and trapping
- Husband is a Hale Alumni
- I am living my dream!
- Just moved here Feb 2022
- Long lake
- My family lives there
- People that live here
- Proximity to cross state hiking and riding trail. Access to USFS two tracts to train/condition sled dogs
- Quiet. Not highly commercial.
- The Supervisor etc. tries to get us the best and keep our community current. best and keep us current.

5.How would you characterize your quality of life in Plainfield Township?



6.If you selected "poor" or "very poor" on the previous question please explain why.

- Nowhere to get good healthy vegetables, keto food options, no good fitness center with updated equipment, no outdoor pickleball, no healthy restaurants
- Townships not managed well.
- Not enough things to do. Restaurants, activities, pickleball, bowling etc
- No growth
- Not enough entertainment. Need good quality restaurants, better fitness center (equipment), outdoor pickleball courts, more indoor pickleball courts, nice grocery/department store
- Need healthy restaurants, better workout equipment/facility, pickleball courts inside and outside, bike lanes around lakes, my recreational options, orv trails into town

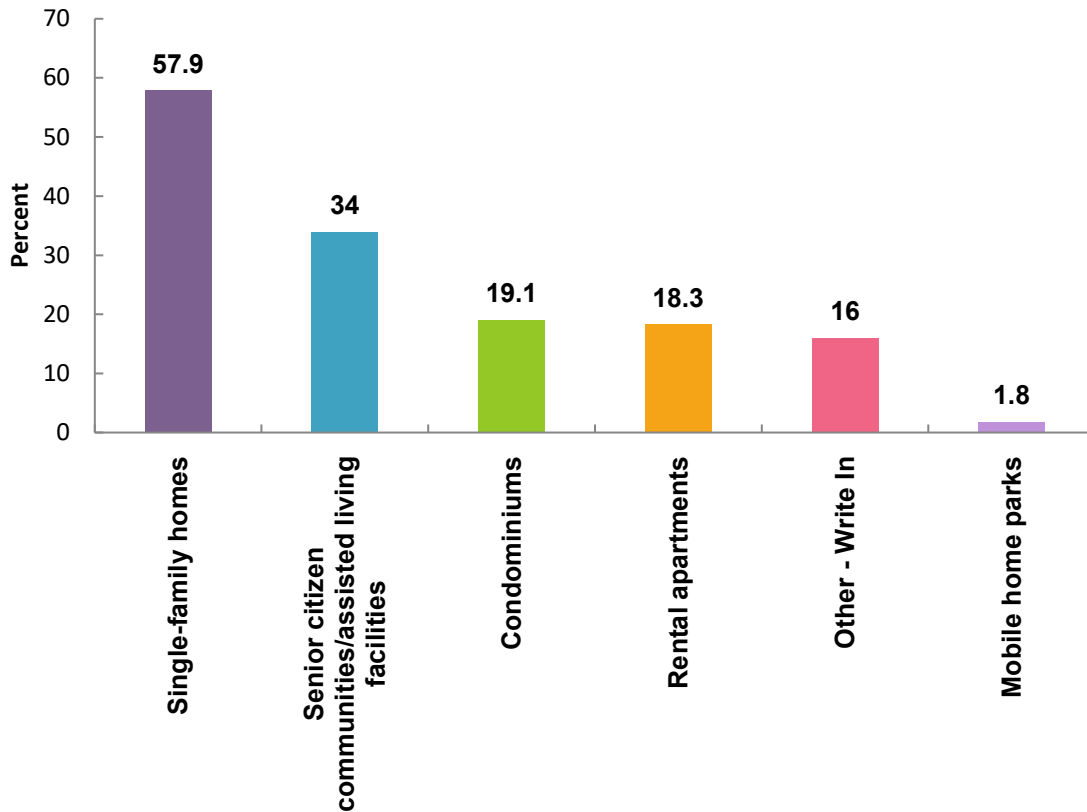
7. In the following categories, how do you feel Plainfield Township has changed in the past 5 years?

	Much Better	Better	Same	Worse	Much Worse	Responses
Road Conditions Count Row%	37 9.1%	161 39.8%	164 40.5%	39 9.6%	4 1.1%	405
Traffic Count Row%	12 3.0%	47 11.8%	241 60.4%	95 23.8%	4 1.1%	399
Natural Environment (e.g. lakes, rivers, forests, agricultural land, open space) Count Row%	18 4.5%	142 35.1%	211 52.2%	32 7.9%	1 0.2%	404
Blight Count Row%	4 1.1%	93 23.3%	209 52.3%	74 18.5%	20 5.0%	400
Township Services Count Row%	19 4.8%	114 28.8%	229 57.8%	30 7.6%	4 1.0%	396
Overall Quality of Life Count Row%	19 4.8%	152 38.2%	216 54.3%	11 2.8%	0 0%	398

8. If you selected "worse" or "much worse" on the previous question please explain why.

- Keep taking more and doing less except give more restrictions

9. Which of the following housing choices would you like to see more of in the Township? Please check all that apply.



Other Write In

- None / make no changes (12 responses)
- Hotel / Lodges / (3)
- Low income (3)
- Rental properties (2)
- Upscale single-family homes
- pavilion in town for family and events
- Vacation rentals
- Affordable housing and livable conditions for all, including seniors
- Affordable housing ie apartments
- Back to 720 square foot min.
- Been looking for a small place for father in law to live close by.
- Being a seasonal resident, whatever housing is appropriate for permanent residents would be best.
- Close to borders
- Dedicated bike lane on roads
- Houses the city people haven't bought. They literally use the houses up here for maybe 4 weeks in a year and we have to move away from here because all of the houses are taken by people who don't use them.
- Lake living
- More green space
- New resident, don't know yet
- Rural estate
- Senior communities

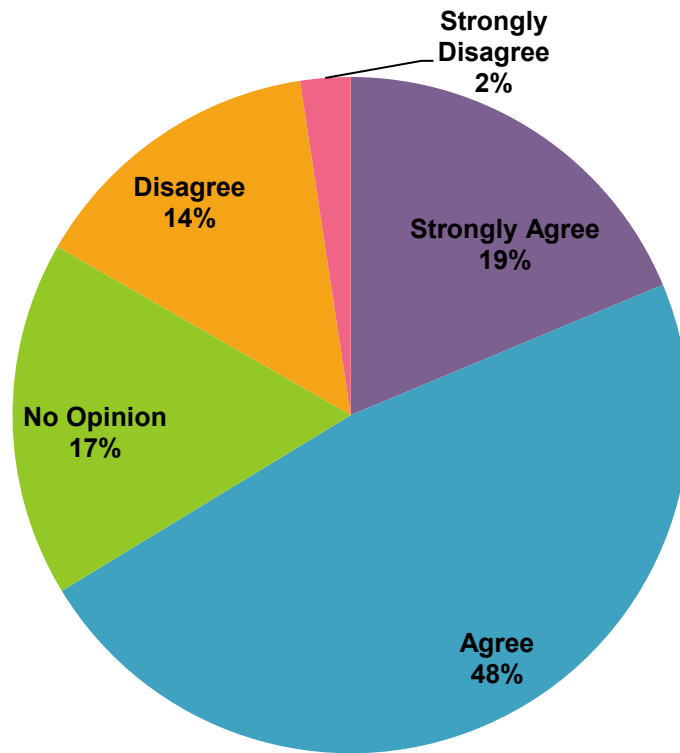
10. What are your feelings regarding the agricultural land use statements below?

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion	Responses
Agriculture is an important aspect of the Plainfield Township economy Count Row%	139 33.5%	201 48.4%	50 12.0%	8 1.9%	2 0.5%	15 3.6%	415
Agriculture is an important aspect of the Plainfield Township landscape Count Row%	129 31.2%	209 50.6%	56 13.6%	6 1.5%	2 0.5%	11 2.7%	413
Agriculture land should be preserved Count Row%	151 37.3%	183 45.1%	62 15.3%	1 0.2%	1 0.2%	8 2.0%	406
Using agriculture land for new development is appropriate for accommodating growth and development Count Row%	20 4.9%	84 20.7%	132 32.6%	120 29.6%	43 10.9%	6 1.6%	405

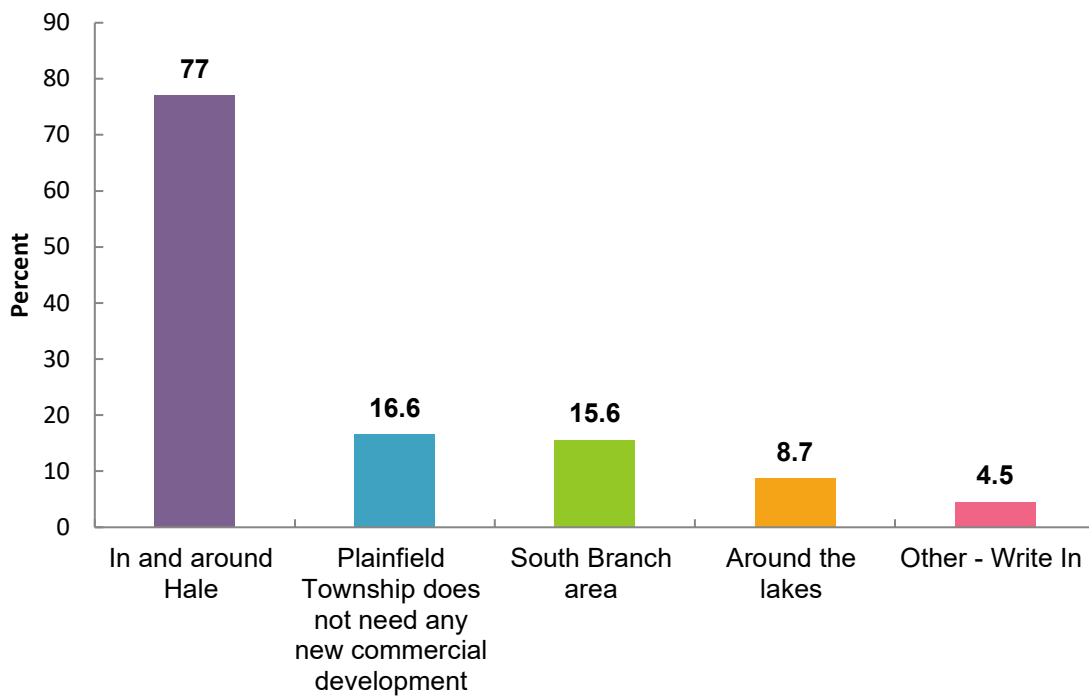
Write in Responses

- Have a community garden
- To save agricultural land all over U.S.! Build up, not out. Renew city homes!
- We should save as much agricultural land as possible
- We do not need new development.
- Want it all to be preserved:
- Use for recreational activities
- Preserve what there
- Pickleball playground area:
- Love the preserved Lumberman's area!
- Keep more areas open for all to use.:
- Keep agriculture treat them better

11. Plainfield Township should promote more commercial development in the coming years.



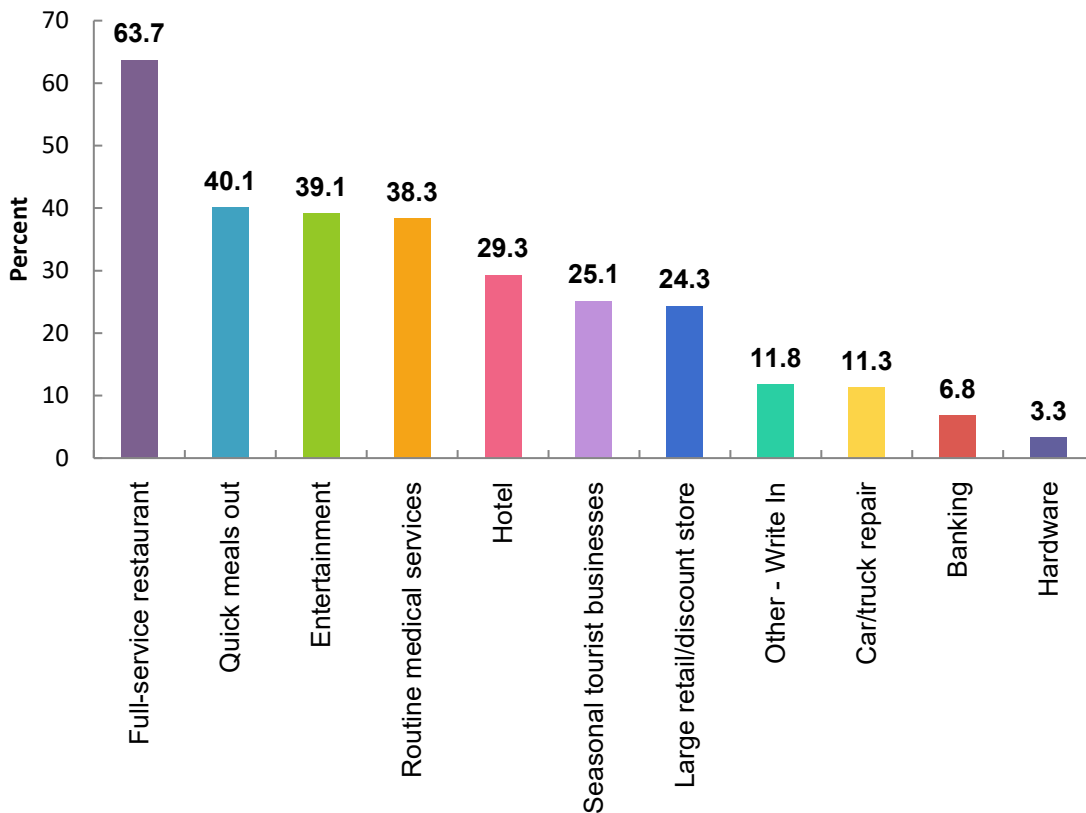
12. Future commercial development should be located in the following areas. Please check all that apply.



Other Write In

- Better restaurants
- Develop an Industrial Park for industry
- Figure out what to do with all the vacant properties now things are looking very ghetto!
- In areas that it can be built, operated properly and maintained long term so many things get built the fail and are left looking like blight
- In the city of Hale, NOT agricultural surrounding area
- NOT around the lakes! Keep them natural/wooded as much as possible!
- Plainfield ave
- Repurpose unused buildings
- Stay away from the lakes with any commercial building!! Is that seriously an option??
- Would like to see more for kids. Splash park or pool access in winter.
- location should be determined depending on type of business ie retail, manufacturing
- out of Plainfield township
- we could use a small marina for docking boats at the larger lakes

13.Plainfield Township needs more of the following commercial services. Please check all that apply.

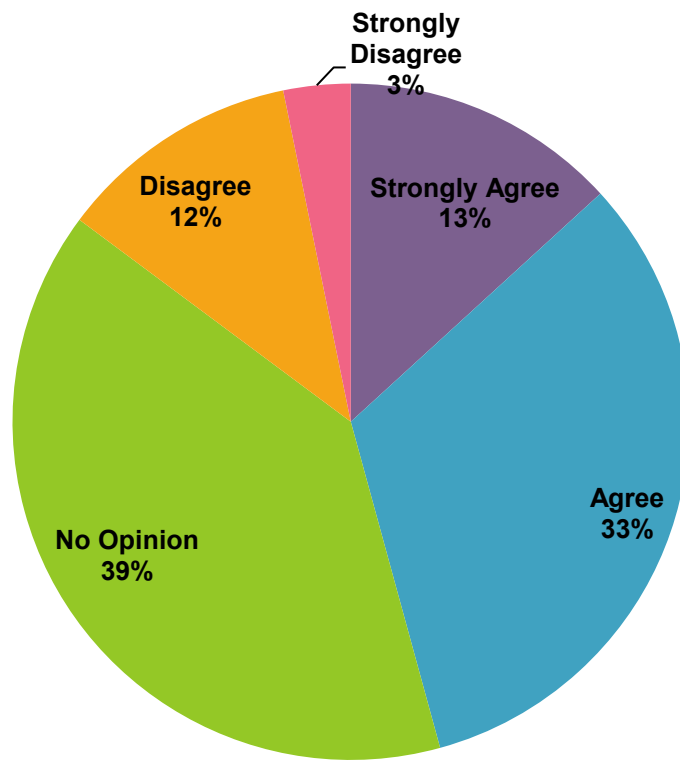


Other Write In

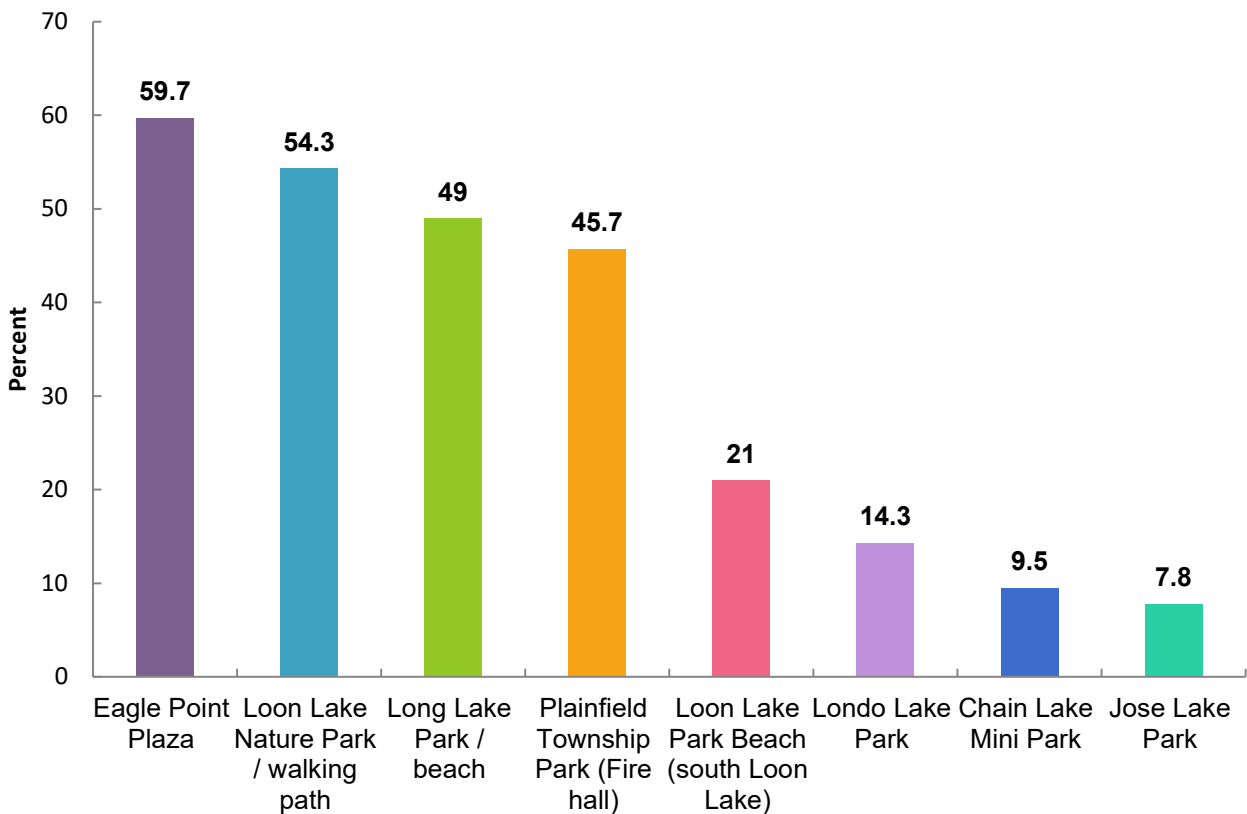
- None (5)
- Things for youth/teens (3)
- No more dollar generals (2)
- Grocery Store (2)

- If you're a single lady, there's not much to do up here
- More good quality workout equipment in the Eagle Ponte Plaza
- Any business the community population can support on a yearly basis so it will succeed
- Best answered by residents
- Bigger, more robust farmers market
- Business brings traffic needing road upgrades and higher taxes. We have everything we need.
- Dentist
- Dependable/Quality Landscaping, Home Maintenance, Cleanup Services and Businesses
- Dispensaries
- Farm/gardening/equipment & parts supply.
- Gas station at Long Lake
- Hale needs a grocery store that complies with health department regulations. South Branch could use some businesses
- I would like to see an urgent care facility for after hours care. With the lakes and tourists, kids and sports it is needed.
- Law Enforcement
- Medical Marijuana Provisioning Center
- Or small-medium size discount store. But NO more \$ stores.
- Pickle ball courts
- Putt Putt Golf, Bowling
- Retail stores
- Senior citizen classes at the community center, like computer classes
- Stronger and more consistent internet.
- Year around cabin rentals for fishing and hunting. HIGH SPEED INTERNET SERVICE, a decent bait and tackle store.
- car/boat wash
- nice, clean bar and pubs

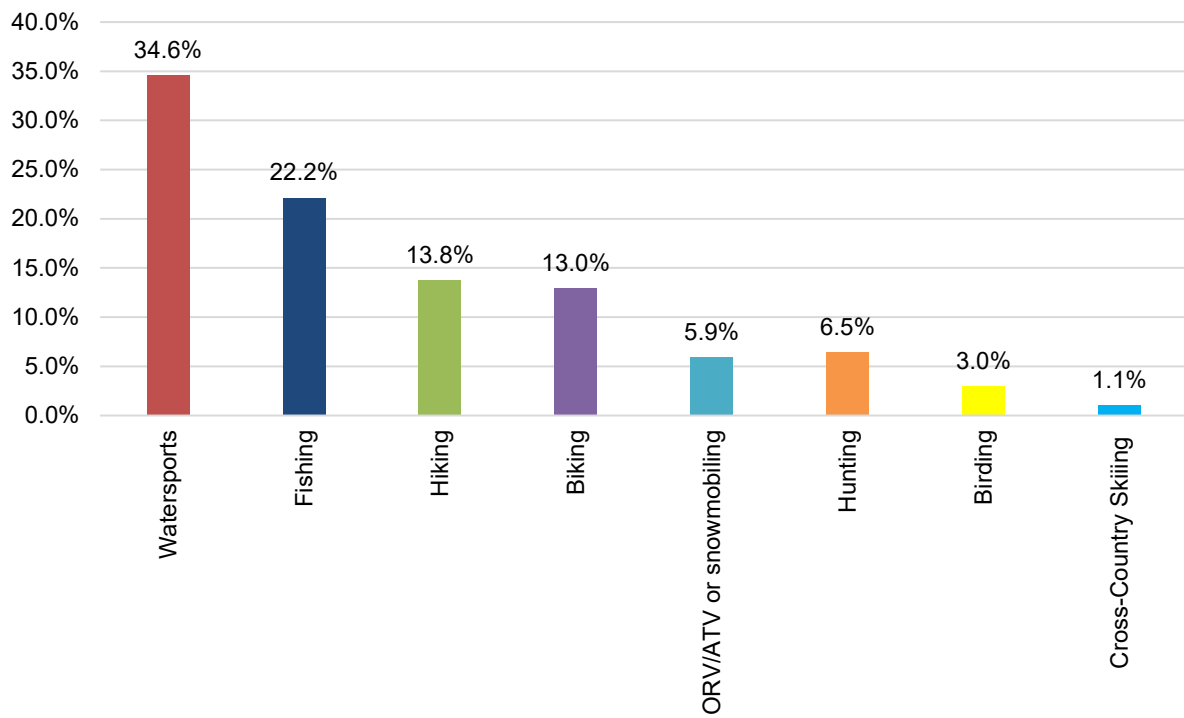
14. The Township needs a more diverse industrial base.



15. Which of the following parks did you visit in the past year? Please check all that apply.



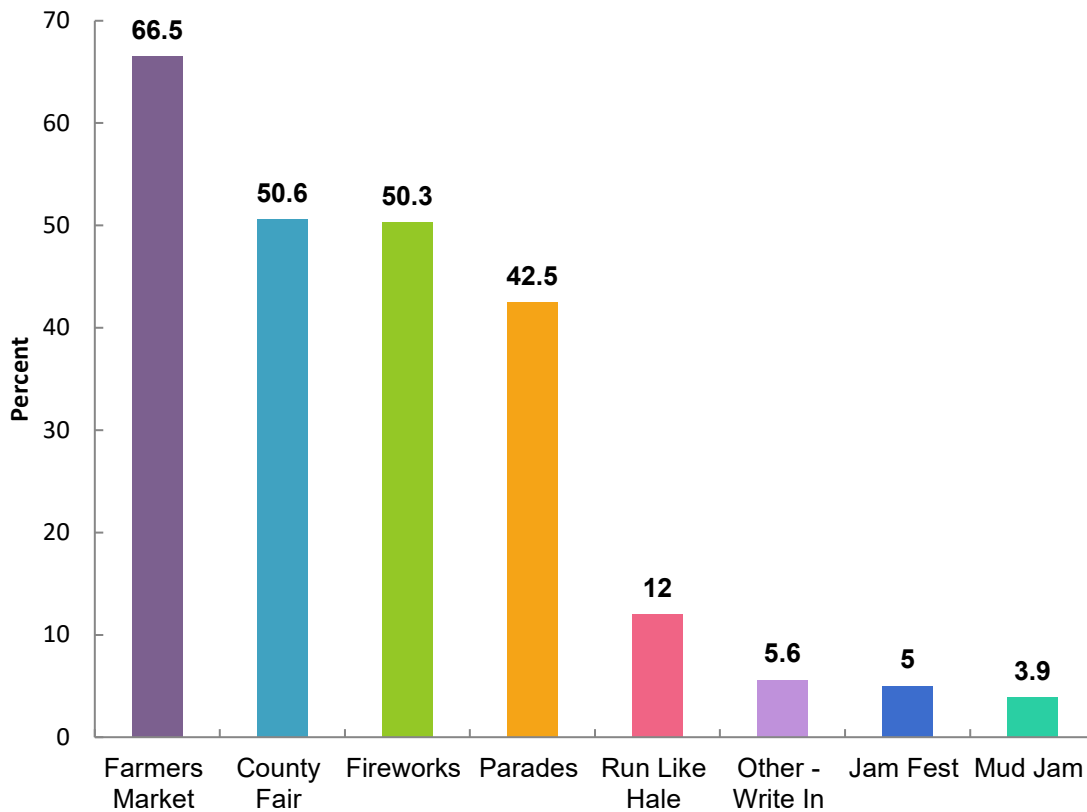
16. What activities did you participate in the last year while in Plainfield Township?



Other Write In

- Pickleball (2)
- Boating (2)
- Enjoy visiting the farmers market
- Equestrian trail riding (2)
- Fireworks
- Golf
- People watching
- Thrifting
- eating out, social drinking,

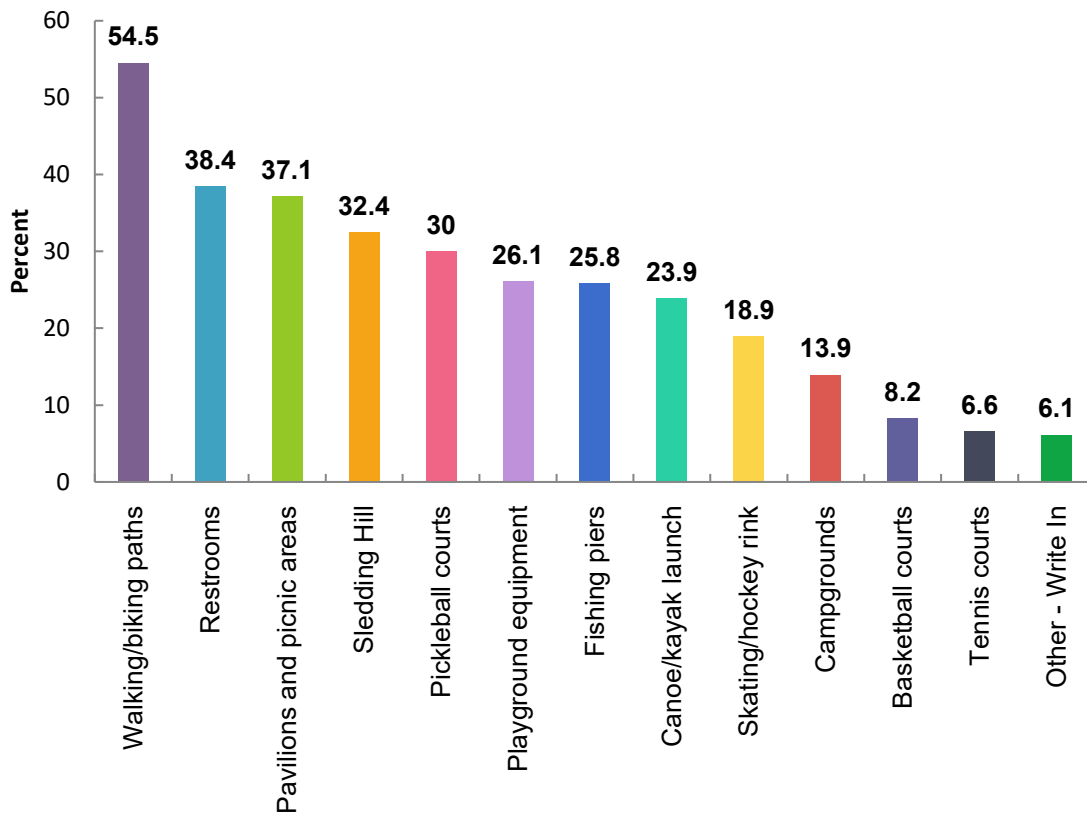
**17. What events did you participate in the last year while in Plainfield Township?
Please check all that apply.**



Other Write In

- Eagles Club live music
- Baseball game
- Boat parade
- Concert at the fairgrounds
- County Fair
- Golf
- Horse pull
- Just local. My husband and I are handicapped
- Nature trails/birding
- New resident late last year
- These are all good for the community
- car show
- stay away from town when something in town

18. What additional facilities/amenities would you like to see added to the Township's parks? Please check all that apply.



Other Write In

- Tennis Courts (2)
- Pool (2)
 - Swim lessons, open pool, exercise groups
- Dance venues
- New equipment at the Eagle Point Plaza
- Boat Cleaning Stations
- Dog park
- I am to old but we need all events for people.
- Maps showing where to find the above.
- Only things that will be maintained and not destroyed by vandalism
- Outdoor pickleball courts
- Skateboard park
- Snowmobile trail into town
- Walking path on long lake road
- washing stations at boat ramps

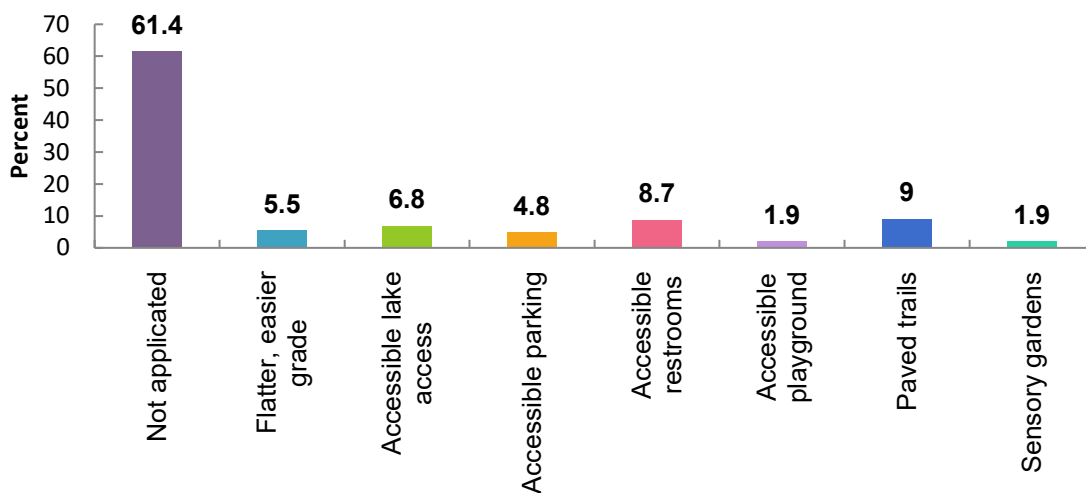
19. Please evaluate the following aspects of the Township parks.

	Very Good	Good	Neutral	Poor	Very Poor	Don't Know	Responses
Safety and Security Count Row %	69 17.1%	196 48.6%	88 21.8%	12 3.0%	6 1.5%	32 7.9%	403
Variety of Facilities/Amenities Count Row %	22 5.5%	151 37.9%	147 36.9%	34 8.5%	11 2.8%	33 8.3%	398
Maintenance and Appearance Count Row %	38 9.6%	186 47.0%	107 27.0%	30 7.6%	9 2.3%	26 6.6%	396
Handicap Accessibility Count Row %	18 4.5%	100 25%	154 38.5%	26 7%	7 1.8%	95 23.8%	400

20. If you selected "poor" or "very poor" on the previous question please explain why.

- No handicap access. Equipment only in town

21. If you or a family member benefit from accessible facilities, please indicate which of the following areas need improvements in Plainfield Township parks. Please check all that apply.



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

Common Responses:

- **Sidewalks/bike lanes**
 - **Garbage cans**
 - **Pickleball Courts**
 - **Restrooms**
 - **Maintenance**
 - **Pavilions / Picnic Areas**
 - **Better Signage**
-
- Ability to walk safely along roads, especially Long Lake Road.
 - More promotion of the park locations
 - ORV trail into town
 - Trash cans and pet waste bags.
 - Pavilion out front for the farmers market and also they could be utilized as rentals for baby showers, graduation parties or family reunions. I believe making the pavilions out front would also encourage more vendors and make it also profitable for the Township. Also being out front would make it more visible and secure.
 - Spray for bugs, bees
 - Security
 - Pool, skate park, hiking trails, playground updates, waterpark
 - Add more toddlers equipment.
 - Provide entertainment
 - Sidewalk and bike lanes both sides on Plainfield Ave and both sides on West River Dr.
 - Pickle ball courts
 - Maintain
 - Add lifeguards
 - Keep them open as long as possible.
 - Better beach area. Cleaning up the weeds.
 - Have bikers on bike trail buy permits. Huge investment with no return or very little roi. Every other user group has to pay
 - More frequent cleaning of restrooms & beaches during tourist season. Additional garbage cans at peak wkends espclly the 4th.
 - Build a hotel so people can come visit family in the hotel. Personally my brother just had to move to bay city because they was no houses to rent or buy around here. All of my sibling were born and raised here. I'm sick of having my family move away because the people who come up for 2 weekends out of the year have bought all of the houses. Which also look abandoned half of the time because the yard is not maintained until they come up here. And it's not just the houses is hurts our community, any store will tell you that during winter they can barley stay a float because there is no one here to come in. More people could stay if there were places to stay that haven't been taken by people who use them for 2 weekends.
 - Water fountains
 - 8-12 Outdoor Pickleball courts. If you build them, they will come. We travel to Tawas, Lewiston, Saginaw, Houghton Lake, Bay City to play outside. Hale could become a

pickleball magnet bringing many people from surrounding areas to our town. Lessons and tournaments could be hosted bringing a lot of additional business to this town.

- Public restroom, pickleball courts (indoor and outdoor), fitness center, bike lanes
- Build outdoor pickleball courts
- I love what you have done by the fire hall.
- Keep cleaner
- Keep the access open for all residents to use and enjoy.
- Increase equipment, trails, activities for families. Not Mud jam
- An outdoor pickleball facility!
- Outdoor pickleball courts.
- It's all great!!!
- Fish stocking of lakes
- Outdoor pickleball courts with shade, tables and restrooms
- Spend money on what is already there instead of adding new areas.
- Restrooms or pavilion
- It won't let me check more than one. As I age I would like to see flat and paved trails. I'd love to see a splash pad for our kids.
- Pavilion and picnic areas!
- Pickle ball courts
- the boat launch at long lake needs some work to make it larger to back in and the dock is too short
- Clean restrooms, not just once a week or less
- Add pickleball courts with lighting and a few benches
- Pickleball courts
- Better signs with directions to parks. Didn't even know some of them existed!
- Add outdoor & indoor pickleball courts, put more bike lanes on roads- especially around the lakes, put up signage for cars to yield to bikers & advertise the 3ft law when passing bikers. The bike issue is a real problem.
- Outdoor pickleball courts.
- Pavilions,
- Discontinue the mud jam
- More opportunities for children.
- Don't really know because I don't use them much
- More frequent maintenance at the long lake beach.
- The losco exploration trail will be a true asset to the community
- Keep the grass cut and somehow police the Long lake back park. There is always someone tearing it up with their vehicle
- Restrooms
- Does not seem like there is a plan for future just random equipment. Work with school to create plan of equipment and rec events
- Pool
- Outdoor pickleball
- Have someone clean daily and mow the lawn more frequently
- Empty trash more often maybe use cameras to fine the one's abusing them
- Indoor and outdoor Pickleball facilities. The indoor facility at twp hall is very busy. More courts are needed
- Mosquito , black fly control. Appearances. Accessible walking paths

- Sand at Loon lake
- Garbage picked up in a timely manner and restrooms cleaned more often.
- Add outdoor pickleball courts
- Reduce speed limit between Hale and Rollway road to make it safer to access parks and recreation.
- Outdoor pickleball courts More hours for pickleball in the evening indoors
- Cleaner parks
- Pavilions, water park,
- More things for kids to play on or off
- More transparency
- Maybe better signs for tourists to get information on activities in area. Where to park, cost to go in, directions. The Mud Jam is NOT a favorite of many people ! Most residents don't feel they have a say in anything.
- More walking paths
- Need pavilion in town, just like augres, rose city and others ...
- More bike and hiking trails
- Fix the docks, add an addition boat launch
- Better signage for Loon Lake walk path. So many people who live here have no idea of the walk path.
- Consider putting in a water park for the kids.
- We need a splash for the kids during the summer. We also need picnic areas for families or groups to get together.
- Handicap launches for Kayak Large park for events
- make them travelers friendly,
- a place to dock a boat over night or for the season on larger lakes ie Long Lake or Sage
- Loon lake beach is awful!! I love bringing my kids there because it's less busy than most beaches around and I've been going there since I was a kid myself. But I wouldn't even consider it a beach anymore. It's just a bunch of tall grass. There's no sand at all. It looks terrible. I understand the hill there might be hard to get sand down to but somebody can at least come with a weed Wacker and clean it up a bit. And moving on to long lake beach. The beach itself is awesome! Clean and sandy. But the bathroom!! The best thing to do with that would be to burn it down and build a new one. I don't even think people in prisons have to use facilities that dirty. It's literally covered in feces. Disgusting
- Please Add Pickleball Courts .. helps provide health benefits for a community of all ages. Great social and community benefits.
- With the rapid growth in popularity of Pickleball for all ages, the addition of outdoor courts is a real need in this community.
- 8-12 outdoor pickleball courts, bike lanes around lakes, orv trail into town, shade and restrooms at pickleball courts
- Bike lanes around long lake and into town, pickleball courts with shade and restrooms, orv trail into town, better fitness equipment in gym, more indoor pickleball courts
- Splash pad with restrooms in town. Frisbee golf course, picnic areas, pavilions, places that would encourage and facilitate multi gen-gathering. Like the park in West Branch.
- Restaurants on lakes. Lake parades. Shooting areas. Coffee shops. Snowshoeing
- Pavilions with tables.
- Stop renting fairgrounds to Mud Jam.
- Try to keep cleaner.

- Keeping clean is can always be better.
- landscaping, nature.
- Continue to maintain and keep them appealing for all to use.
- DId not even know these litle parks existed.
- Stop trying to commercialize the parks by trying to make them attractive. spend our money on the roads. Promote cleaner safe environments on the trails and roads. The roads will be needing repaving shortly.
- Add a dance opportunity venue (to include ball room dance)
- more lake access
- Improve the parking area (gravel) at the township park located at the end of Harlan.
- don't overdevelop
- Advertising area events
- Install wash stations at all majoir boat launches. and install video camers and inforce the boat washing
- Cleaning stations to prevent invasive species from entering the lakes. More signage to better direct the flow of lake traffic. More police presence to enforce auto traffic on the roads and boat traffic on the lakes.
- More awareness
- Pickleball Courts
- Outdoor and indoor dedicated pickleball courts! Very needed in this area and with Hale being in the geographic location it is in if you build nice, large facility people will come from all over! Could be a pickleball magnet for northeastern Michigan. We drive to Kirkland College, Saginaw, Bay City, Prudenvilke to get good courts and level of play!
- Spray for mosquitos and other annoying insects
- Walking and biking paths
- More for kids and more walking paths
- Work with the school better for more recreational activities.
- Horseshoe / Cornhole / bocce courts would be an awesome upgrade
- Don't really use them
- This area desperately needs walking paths on long lake road. Traffic had increased there and it's dangerous as so many people drive fast and are often oblivious to pedestrians.
- More restaurants
- More walking paths, especially around the lakes.
- add some outdoor pickleball courts
- There good
- Need more bike paths. Feels dangerous to bike the roads
- Create more nature trails around/near lakes in the area if possible. Loon lake nature trail is so lovely, more trails like this. Bicycle trails would also be nice or list where they are on township website (links).
- More quick and easy food restaurants. More grocery store / retail options
- More DNR pressence and local law enforcement
- Bike paths
- Open state land trails closed by DNR, north of Kokosing Road.
- Cleaner, more attractive parks and recreation. The fairgrounds in Hale need improvement / upgrading. Get rid of junky or dilapidated areas (junk yards, old cars and boats, Deer acres, the Bear in the cage, etc. These are unsightly and devalue the area.
- Splash pad and better clean up

- Public Basketball, and tennis courts (lighted at night) would be a great addition. Provide some outdoor activities for the evening.
- bike paths
- Stay ahead of the weed problem!
- more hiking paths
- I can only speak to the Long Lake public beach in that it seems to be a target for mischief, trash dumping, and the outhouse is disgusting.
- Work on upkeep
- Security at long lake park
- More business to draw visitors and support locals thus bringing more income to the area
- Outdoor Pickleball courts.
- Walking trails. I like things the way they are. Not hoping to bring more people to the area. It's already swamped w people in the summer. Been coming here for last 48 years.
- With so many health enthusiasts, our Long Lake in Hale MI circumference is close to a perfect 10k. Everyday we have bikers, runners, walkers, families walking with dogs or strollers and bird enthusiasts using the circumference. It would be wise to have a bike/ walk path around the lake for safety! More foot traffic and safety measures would bring more people to our lake and increase the daily revenue to our local stores! Win, win for everyone!
- ban jet skis on Long Lake, at least in the narrower parts of the lake as thier wake causes shore damage
- Bike Lanes on roads
- Walking trails
- Maintenance
- Improve the boat launch n the west end of the lake.
- Be able to find them
- Add outdoor pickleball courts.
- Have one main park, it seems there are too many for the township to keep up. If you had one many park you would be able to have a play area, picnic area, bathrooms and walking trails. Should be located near town.
- I would add one of those water splash areas where the water spurts up from different holes - could be an ice rink in the winter. Also free concerts in park for summer.
- Walking trails
- Advertise parks & recreational facilities and their locations/map more online, as we don't get a newspaper or any other delivery while up here, past 16 years.
- Weekend community programs like exercise classes different types of classes and programs
- Keep grass cut, tables and grills clean
- Walking and Biking Trails
- trash pick up along roads
- You are doing great
- Please add more pickleball courts and times to play. It is becoming popular and it's getting crowded.
- Outdoor pickleball courts and a snowmobile trail into town for gas/food.
- remove invasive species
- The people and friendliness of township service staff.
- Put in outside pickleball courts.
- Better road maintenance.

- More monitoring of conditions of public parks and areas.
- Pavilion at Twp. park
- Promote them more, mobile concessions stand on designated weekends.
- More recreation
- Make sure all the parks get something
- provide playground equipment for kids, restrooms and drinking fountains
- neutral
- Outside pickleball courts
- pavilion for farm market
- pavilion and picnic area
- more events (competitions, tournaments, "open houses")
- outside pickleball courts
- access site signage
- keep toilet facilities cleaner and stocked with paper

23.What do you like best about Plainfield Township?

Common Responses:

- **Rural Living**
- **Woods / Lakes**
- **The People**
- **Schools**
- **Good Security**
- **Quiet**

- Laid back living. Best small library I've ever used.
- The access to the natural beauty
- My lake community and my home
- Water and woods
- I love the small town community vibe, the agriculture and nature. It's a great place to live!
- Being a member of a close knit community
- Being outdoors in nature
- People are always kind. I don't think bringing in commercial development is a good idea. Keep it small but attract people to come shop. Maybe encourage more Amish and Mennonite vendors which would attract weekend people. And keep Facebook page updated.
- At-large services available
- Rural living
- Quite
- It is close to everything but outside of the city limits so-it is more quiet and safe.
- Like the rural natural setting
- Living
- I feel safe. The schools are amazing. A strong sense of community.
- That you're asking me these questions
- Diversity of housing and landscape and things to do. Great communities.
- Tax dollars are fair let's keep it that way don't waste money fix what we have.
- Security safe place to live

- Feeling of comradeship
- Friendly and safe
- Comfortable living
- The people
- A safe community.
- Mostly safe area with shopping close by.
- Down to earth people
- Rural feel
- It's a well kept, friendly area.
- People. Trying to improve. Prefer small communities.
- I feel our township is run quite well for its size.
- Friendly people, not a lot of traffic usually
- Besides Personal family history, love the woods & natural environment. That's what draws ppl here.
- everything is close (in town).
- Safe place to live.
- Lakes, and woods
- The lakes!
- Lakes,
- Close to work, peaceful most times when neighbors coming up from the city don't shoot guns all week-end. As I have 2 dogs that shake like a leaf every time they hear the loud noises of their shooting all day long.
- Rural lifestyle. Low crime rate.
- The people are friendly
- Nice people
- Everything! The road Commission does an excellent job, the senior center and activity center is also very nice, the fire department is awesome, the garden club and the other groups that keep the area looking so nice are just awesome!
- It is a rural area
- generally quiet
- Close family atmosphere.
- The lakes
- Wildlife
- Everything we need is so close, it's quiet in the winter and quiet on weekdays in the summer except for mudjam which we can do without, please make them shut that awful music down at a decent time.
- Mix of ag land and woods.
- I like the the community has a healthy mix of local/full time residents and part time residents and that township strives to serve everyone
- The lakes
- Love the slower pace. Would love to retain that while providing services year-round and activities for tourists.
- The community helping each other and businesses helping the community.
- People
- I live and work here. I can travel to areas to get what I need.
- Like the pace not too crowded and don't want a fast pace with a lot of extra attitude.
- Lakes

- Churches that work together to minister to the people in the area. It's a close knit community even though there are plenty of people I don't know.
- Safe family community. We have made many friends since buying our place on Long Lake. Great neighborhood.
- Small Town
- Great community living with so many lakes
- The people and the lakes!
- Lakes
- love the boating and outdoor recreation
- The lakes!
- Living on the lake.
- Quiet, friendly
- Sense of community
- The people that live here
- The privacy
- It is rural and country but has everything a person needs to relax or be entertained.
- The lakes
- Small towns, mostly friendly people, recreation opportunities.
- The natural beauty.
- Long Lake
- Great staff, body's of water
- Love long lake
- Close community
- Quiet, safe area.
- I like where I live, BUT we need more stores like Aldi's, Menards, Walmart , sit down restaurants with good food.
- Location
- Quiet, but handy to town
- Small community lake property is still a good value
- Small town feel with friendly people.
- Location
- Small community with friendly businesses.
- Great area with plenty to do with the lakes , rivers and trail system.
- The quiet
- Lakes
- The people
- Trails and lakes
- The area the lakes and being away from traffic.
- Small community
- Love the area. Friendly people. Not rushed.
- Small community
- Don't really know been leaving area for a while for fun or vacation
- Pickleball facilities
- Not much crime. Let's keep the population in check.
- Lakes and Hale
- The twp is not intrusive.
- The lakes and wildlife.

- Lakes.
- The community center Friendly workers in the first township offices The library Oh, we do need a place for people to make copies at
- Quite
- Piece and quiet in the evening.. not aot of traffic., friendly community..
- Small town, natural oriented
- The people and quiet sometime
- Most people are friendly
- Joe (at the dump) does an exceptional job. Bob's Auto is dynamite for service and knowledge ! The flowers planted all around. The street lights that keep the city bright !!
- We love the family atmosphere and that's the reason we spend the whole summer here. A sledding hill would be a great addition for winter fun.
- Community very friendly
- Time to change,Term limits
- Friendly people. Transfer station. Variety of recreational activities
- Loon bike path
- The Victorian, one of the nicest businesses in town, in appearance as well as customer service. Do It Hardware is also a nice establishment. We like the fact that we are living in the country, but yet have access to stores when something is needed, but items are a bit pricey.
- Peace and quiet.
- Small town community with a conservative-minded school system that helps to keep the new world thinking and perspective of what is right and true. The area has a lot to offer in most situations concerning all things recreational.
- The kind and helpful people that work at our township office. The great teachers we have at our school. Great place to raise your children. The garden club does an awesome job at making our town beautiful. It takes a village to raise a child, Plainfield Township is that village.
- Great small town community, with room for good developments but at a small town feel
- less people
- The open waste dump and the way it is run.
- Some good people live here.
- I've lived here my entire life. 35 years. Graduated from here and now have three kids of my own attending. Hunting and fishing is amazing, the people are wonderful.
- Friendly area with beautiful lakes.
- Along with the businesses and outdoor opportunities, the people who live there full and part time are its biggest asset.
- The natural attractions. The forests, lakes, rivers. Wildlife and the natural beauty.
- The lakes. The Baptist Church
- The people!
- Quiet
- Quiet open country.
- the abundance of available outdoor recourses
- quiet, low key
- 8:00 a.m. Monday morning. And church on Sunday or Saturday.
- Location
- The calmness of living

- Wild life and nature. Loon Lake is beautiful. Don't destroy it with countless overcrowded houses. The elected officials are knowledgeable, professional, and helpful. The Plainfield County Refuge Area is well run and flexible. There are thriving business that give you some choice for shopping.
- Lakes
- The ability to drive a vehicle on a back road and not see another vehicle for many miles.
- Great Supervisor
- Lakes and Ausable River
- The people!
- woods Lakes
- The friendly people and the opportunities to enjoy nature and the water. Our family has been on Long Lake for 70 years. I guess that speaks for our love of the area.
- small town living.
- I've been coming here my whole life for summer weekends so I guess nostalgia
- Clean lakes
- Upnorth friendly attitude!
- How clean and well kept u the public areas and streets are.
- Lakes and nice people.
- My cottage
- The Long Lake community and Kathy Jane's Unique Boutique
- Lakes and natural areas
- Library, fun on the lake, Hiking and walking
- Nice area with nature all around.
- Hometown feel and beautiful lakes
- Lakes rivers
- The lakes
- Township has kept its rural and recreational identity without becoming too touristy.
- The friendliness of the people. Always bacon. Kathy Jane's. The guy at the dump that goes above and beyond!!
- Great community. Beautiful lakes. Hometown country feel.
- Friendliness of residents.
- Friendly people
- How cleaned up of seaweed Long Lake seems to be.
- Country feel
- I love the way the streets are decorated. it feel so home like. very welcoming
- Long lake.
- Lakes
- Small town community feel
- I love the quiet, rural, undeveloped nature of our township. It is peaceful, beautiful and lots of gorgeous lakes for swimming and fishing. Development/more housing units should be avoided.
- Quiet and peaceful
- Clean community
- Being a very rural area
- Long Lake
- The quietness of the town

- Very friendly and helpful community. Never a bad experience in dealing with any of the businesses.
- Getting away from the bustle of the city....the lakes and leisure.
- The dump and Hale Hardware
- Love the lakes, the small town feel, and the people.
- We enjoy the lake and the fact that there is 2 grocery stores and hardware readily available if needed. Cottages are close but not over crowded and people are respectful and friendly. The whole community works as one
- Small community. Offers almost every outdoor activity you can find in northern Michigan. Not overcrowded other than holiday weekends on lakes and trails can get a little scary. I'd like to see speed limits on roads better enforced. Also like to see ORV laws enforced or trails increased in width to support all of the 50" plus side by side users.
- Eagle point plaza recreation is fabulous for a community this small
- Community
- Love Long Lake. My cottage has been in our family for over 80 years and will be forever,
- the people and the pace of life
- Small town feel with some local amenities
- The municipality seems to open to growing and progressing. Unsure if the local residents feel the same. They like the tourist dollars but seem unwilling to be more accommodating. Some have shorter hours or are closed on holidays.
- The lakes and nature.
- Friendly People
- The people
- Lakes
- Quiet, simple life.
- I love it here. It's away from the crazy city. It has beautiful sunsets. I love the wild life. I'm the one person that doesn't want more commercial buildings in here taking up the land. I'm not wanting more people here. Traffic is terrible getting here. In this case, less is best.
- Our family parents bought a cottage 66 years ago. The five siblings all have homes on the lake. Now the cousins are purchasing property. This is and has been an area we have always called HOME! 😊❤️
- The dump is efficiently run.
- People
- The people are friendly. The community has a small town feel.
- Small town feel. Lakes
- ruralness and lack of crime
- Small town charm
- nature
- The people
- Small town friendly community
- Always treated kindly and respectfully at township hall.
- The small town atmosphere.
- Small town
- Small town, rural living
- The rural non city life it offers.
- Rural and Small Town Feel

- Our property--10 wooded acres on a pond, nice getaway--good accommodations, peace & quiet, wildlife. Good, neighborly, sufficient homeowners association. Beautiful Lake Huron is < an hour drive away. Good friends are nearby on AuSable lake. I can see a zillion stars on a moonless night!
- The lakes
- The small town community that we have is awesome. I also love the waste station, it's a great service.
- It's mainly rural, small towns, and the Hale hardware store is fun to shop at.
- The wonderful people
- The wonderful people
- We like the "laid back" style of our Township government.
- Nature, less traffic, friendly people
- Quiet, less traffic
- All like family
- quiet
- Familiar people and friendliness
- lots of opportunities to be active good facilities
- Small, quiet community
- small quiet community
- Small town feel
- Friendly and beautiful flowers!
- Small town with all the basic amenities, rural character, low traffic
- country atmosphere
- Lake and nature areas
- Sense of community.
- Great place to live
- Multiple boating, fishing and hunting opportunities, Lake Huron in close proximity.
- Building Dept.
- community - people
- Patrick Reddy - Nice guy!
- Small town setting
- it's quiet
- peace and quiet
- local people
- I like small town living.
- quiet during winter
- the quiet community life
- small town atmosphere
- sense of community
- great people
- recreational area
- environment, friendliness
- peaceful and friendly residents
- friendly community and business

24. What is one thing you would do to improve Plainfield Township over the next five to ten years?

Common Responses:

- **Businesses/ Restaurants**
 - **Roads – improve**
 - **Blight**
 - **More trails, sidewalks, bike lanes**
 - **Pool- need**
 - **Pickleball**
-
- Fill a few of the potholes on Kokosing Rd.
 - Dinner restaurants, besides barbecue, pizza, bar food. Summer family friendly entertainment. Art Fairs. Thriving Farmers Market. Summer recreation programs for school age kids. More food trucks. Small business storefronts filled and thriving.
 - Tear down blighted buildings to improve the look of our community
 - Bring in more money from business and tourism without sacrificing our rural identity
 - I would say enforcement of blight.
 - Real estate signs are distracting and an eye sore on every street corner.
 - Bike paths and speed bumps or flashing signs to slow drivers down around the lakes
 - Expand the market. Have special events to draw in revenue.
 - Continue the road maintenance schedule. Address blight.
 - Establish a police force
 - Have a couple of times a year. For junk pick up. And pick up leaves in the fall
 - Protect parks and green space. New builds in homes or business need to plant trees and shrubs as part of their plan. Climate protection will save our lives on the planet and keep our township a great place to live.
 - Better roads,
 - Blight, Blight, Blight. These yards NEED to be cleaned up. Junk cars, old appliances. Horrible looking yards.
 - Improve the blight enforcement especially in residential subdivisions and around lakes.
 - Get rid of blight, too many junk cars around. Example; corner of webb and towerline has a hidden junkyard. Farm on webb/long lake road is a huge eyesore looks like another unlicensed junkyard
 - Strong development plan that protects our natural resources yet maintains businesses & facilities to support a growing (and younger) community/tourist base.
 - i just wrote about it.
 - I,d like to see cleaning up of the blight be enforced. There seems to be a lot more empty buildings. Trash and junk cars.
 - Make it illegal to use pesticides, and fertilizer, around all the lakes.
 - Build outdoor pickleball courts with bathroom facility.
 - Pickleball courts, bike lanes, public restrooms at pickleball courts, more restaurants, hotel, Meijer,
 - Have some speed control on side roads to slow traffic down going to the dump on dump days,
 - Scenic and safe bike trails off roadways. Outdoor pickleball courts.
 - The quality of the roads

- Less travel trailers around West Londo Lake. Starting to look like a run down trailer park. I am sure there is an ordinance that is in place but who will enforce it. I think its a case of too many family and friends that are left to do what they want!!!
- Need more businesses
- Slow the speed limit down to 55 on m-65.
- Bring new life into the town, The regular are so stuck on keeping the town small that they kick out all new growth so the town can't grow. Also they need new blood in the government if that is to happen!!
- Health care clinic
- Better enforcement of building codes.
- Sidewalks and a few more restaurants
- Hale needs a bar restaurant, tim hortons or dunkin donuts
- The one thing that I dislike the most about our township is the amount of blight. I hate looking at it every day and feel it is an embarrassment to our community. We can definitely do much better.
- Bring in more restaurants, bowling or another activity for families, add outdoor and indoor pickleball facility. Add a great fitness center
- Approve more small to medium sized businesses by inviting them to come see what the area has to offer.
- More businesses ; a police force that is in the area consistently; less drugs and crime.
- Maintain roads and boat ramps plan for local activities for full time residents.
- Bring in hotels, restaurants, apartments. Stop with the craft shows
- Whatever would attract young families, maybe job opportunities and affordable housing.
- Mosquito control.
- We need hotels or motels and or more camping areas. hand held car wash, small animal vet.
- The blight is terrible and a big deterrent to more upscale housing. The home on M65 near Kokosing are a HUGE eyesore. The home across from the Long Lake Bar is disgusting and looks like a ghetto. The trash and junk, overgrown lawn is a big eyesore in a prime location. People have been complaining about that place for a year. Only one small trailer of trash has been hauled away. They should be fined and penalized BIG time. More enforcement and heavy handed fines need to be levied for these places!
- a couple more restaurants would be nice.
- Term limits for elected personnel
- Keep the parks nice.. free from litter.. etc
- Reduce crime.
- Non chain restaurants. Full service local owned restaurants
- Sit down family restaurants would be nice, and not the same types of food. Everyone serves pizza, sandwiches and wraps, salads, burgers. Some nice home-cooked food would be great. We go to Rogers deli for that! But they're not open in the evenings.
- Get new blood in offices...
- Health care is my primary concern as I consider retiring here.
- Again, discontinue the mud jam
- Quality restaurants/bars.
- More stores like Aldi's, Save A Lot, Menards, Apple Bs, bring in factories for job opportunities.
- Adding more restaurant options

- More stores, restaurants, industry
- Enforce the blight ordinance. More entertainment for kids.
- I would work to improve relations between the township supervisor and board with lake property owners. From what I see it is one side versus the other. If the township is going to be improved then all parties whether voting or not should have a voice.
- Expand business tax base to bring quality jobs for residents.
- More improvements too back streets, (cleaning ditches and cutting brush from roadways) Graveling where needed, specifically Birch Lane and Maple view off of Ponderosa Dr. Both of these roads have been neglected for too long.
- Increase number of businesses
- Have more things for family's to do together. Not just another bar or restaurant. Open public pool, game room, movie theater etc. make bike paths farther in and out of town and have local business put out bike racks out to lock them up.
- Remove blighted dwellings
- More businesses such as grocery stores, movies, restaurants, hardware stores, quick food stores, etc...
- Ned a gas station at Long Lake
- Bike trails or bike lanes. Have road commission not plow so far of the shoulder so I e can get snowmobiles to the trail heads and back and forth to gas and food areas while snowmobiling. Maybe if we have a bike lane the county could not plow the bike lane to keep some snow on the shoulder.
- Less blight more parks and easier access to walk and bike around lakes
- More transparency as to township government and goals for 5 years
- Pool for the gym.
- Clean up the blight and treat everyone the same.
- Have dances car shows bands and nice family interEntertainment
- More family oriented parks , walkways. Promote area businesses.
- More doctors and restaurants
- Allow dispensaries to open in order to generate revenue and jobs.
- Increase allotment for keeping up with garbage and latrines.
- Improve the quality of the lakes and rivers.
- Playground equipment at Londo Lake park More time and facilities for pickleball
- Longer business hours
- Fast food...stores with discount/reasonable prices. Family dollar has become so over priced....full service restaurant open for dinner....motel.. Nice apartments that are affordable not assisted living...
- The lakes
- Slow the speed limit down from Old state to towerline on 65 to 45mph
- Motels for family and friends to stay when visiting
- Get your head out of the sand, and address the rapid drug problem!
- Having affordable housing for the elderly an handicap family with children.
- Term limits
- More involvement take concern over area
- Tick/mosquito control
- More rental housing
- Pave Towerline Road!!! From Slossan Rd to the Garbage Disposal at least. Winter and spring months are brutal on cars. Tear down all the dilapidated buildings, especially if

they are not being used for anything, makes the township look pretty scummy (north out of town). Order people to clean up their garbage and junk in their yards.

- Slow down traffic on M-65. Speed limit is set too high. Slow down and enjoy the scenery.
- Try to attract higher paying job availability so graduates who wish to stay around town they have an opportunity to do so and thrive in a work related field.
- More for the kids to do, of all ages.
- Previously answered
- clean up blight
- PROVIDE A BOAT CLEANING STATION AT ALL MAJOR BOAT RAMP SITES.
- Keep it clean and fresh and a lot just happens because of that. Awesome job on the flowers and main street maintenance!
- Commercial services.
- Having outside Pickleball courts would be a positive addition. This sport continues to grow in popularity.
- Same as stated
- Common areas with facilities for year round group activities for the family young and old.
- More downtown buildings. A real downtown.
- Better boat launches.
- Rural road improvements—tar and chip dirt residential roads
- Improve roads!
- Do something about empty buildings and blight. Blight is bad on the edges of Hale. I think the mud event gives us a bad name too. We say we live in Hale and people other places think we are crazy.
- Add trash and recycle pickup
- improve on a moderate scale of economic growth and diversity.
- Lower taxes
- Improve the dirt side of Shellenbarger Rd. Many people live year round and more would if it was paved. The other side is paved. This road is terrible and it's a poor excuse for the gravel road which my property record contends.
- hotels and motels, rv park, car and boat wash, law enforcement, ems service, jobs, rentals
- Ask the State highway department to change the suggested speed limit signs on M-65, near Rollways Road from 60 mph to 50 mph.. Two people have died there in traffic accidents.
- Stores
- Get rid of blight run down properties junk cars parked trash not taken care of
- Have the town ship work on supporting law inforce the DNR & Police follow up on weekend.
- Eliminating the number of junked/wrecked cars visible to the roadways.
- Less political signs that are devisive
- More food and entertainment options
- Roads
- Need more restaurants!!
- Add more entertainment places for older kids to hang out at.
- Add child friendly activities and better restaurants.
- Keep the lakes clean.
- Restaurants and shopping

- Add more trails like Loon Lake Nature Park, bike friendly shoulders on roads, improving health and safety for all residents.
- More opportunities for outdoor activities, especially in the Winter
- Get a vision to work better with the school. They can be a big asset if township leadership gets off the high horse and works with them.
- Would like to see some diversification of restaurants (there's like 6 pizza joints in Hale) and some entertainment options in town. I love supporting the community but there's not a whole lot to do in town
- Natural gas for Every area. Take care of all the blight. Bike path around long lake.
- More job opportunities.
- Add walking paths.
- More option for shopping. Fashion. Craft stores. Outdoor dining. Farm to table restaurant.
- Roads
- Better roads...
- Keep all the lakes clean and stocked.
- I would like to be able to pay my property taxes online
- More commercial in Hale and south branch
- Add more bike and walking paths around lakes
- More bike paths, more jobs with benefits to keep young adults in the area
- Create more nature/bike trails.
- Roads
- Grocery store options
- Improve and publish information of the building code. Treat all residents equally. Enforce above .
- More restaurants
- McDonald's
- More kids activities
- The slower pace of growth is more relaxing as you can get away from all the hustle and bustle. The various entertainments that are offered is a huge attraction for most.
- Upgrade the appearance....standards and protect the investment we have all made in our property. Implement stronger zoning and upkeep of property standards. Rural is good....junky is bad!
- Better grocery store, more Sunday business hours, improve fishing.
- Up size the dump
- Improve the hours at the dump. We end up hauling garbage home in our car almost every time we are up there. The Sunday hours need to be later than 2. Maybe shift the early close to a different day. We pay for a service that we can't use.
- The teens need things to do if they aren't in 4 H or something else maybe since there are soo many lakes create a training program to get them involved in maintaining and helping improve the various parks, launches , public beaches , trails . Teach them to value the beauty around them and keep it that way
- As mentioned in last comment - ORV trail system either enforce 50" max or accommodate it. Gas and restaurants in this trail network could be a nice addition. I would think it would bring a significant increase to the tourism industry, gas/restaurants, dealerships and repairs/services to support. Northern Michigan has one of the best networks of ORV trails, but lacks the infrastructure to support it. Other states like West

Virginia and Tennessee have done very well by embracing this and bringing jobs, and money into their economy. Why does north Eastern Michigan seem to suffer and north west so much more popular? We have all or more of the same outdoor experiences to offer with exception of downhill skiing. Yet, most town from port Huron all the way north are half boarded up? The one exception is Tawas, which is a great downtown area to visit, shopping, dining, etc. Hotels and tourism may be good, but need the attractions to support the need. Or even campgrounds and rental cabins. Most of the great little rental/hunting cabins seem to be a thing if the past in this area. Why hasn't this region capitalized on the growth of canoeing or more specifically kayaking and mountain biking?

- Playgrounds
- Diversification to retain younger population
- Stay ahead of our weed problem.
- clean up some of the business areas in Hale business district. They are kind of messy. Paint, sidewalks, flowers.
- A couple of local sit down restaurants (not chains)
- I would like to see Township leadership more accessible and approachable. Say what you mean and mean what you say. Results are gold.
- Lakeside property designations. This has been a long time issue and the township should be involved. The township benefits greatly from the tax revenue and seasonal resident's purchasing power in restaurants, local stores and bars. The township is quick to accept the revenue generated, but not in a rush to assist those seasonal tax payers with any "uncomfortable" situations. Since seasonal residents cannot vote, they have to live with what is decided for them or move.
- Add more walking/biking trails
- Lower property taxes
- Same as above
- Better medical care facility
- Add additional seasonal business in downtown Hale to employ local families. Add the bike/walk path around Long Lake, advertise Lumberman's monument and Ausable River's beauty.
- More business diversity.
- Add bike lanes on paved roads
- There needs to be walking/bike paths. It's actually gotten dangerous to drive around Long Lake on Saturday mornings with all of the pedestrians on the roads for both drivers and people exercising.
- Bike path around the lakes. Especially Long Lake
- better choice of foods at the grocery stores, especially fresh fish.
- Don't roll up the sidewalks so early
- more local dining
- Discourage the bringing in of non resident boaters who do not clean their boats before launching
- More places to shop and eat
- Fight to get the speed limit reduced and enforced from Curtis Road in the south and to an appropriate spot to the north. I walk and bicycle along M65 and feel very unsafe doing so.
- Have additional small shops like Kathy Janes.

- Plant more trees or gardens around the main town, esp by the fairgrounds.
- Don't cut down any timber, or limit it more. And make sure harvested areas are immediately replanted! Like the tract on Rollways Road--harvested years ago and never replanted. Shameful.
- Movie theater
- Community programs and classes geared toward healthier living and community
- Fill empty shops in hale with new business
- Invest in promoting a healthy lifestyle by offering more opportunities for recreational activities, including in investing more into the Eagle Point Plaza such as good quality workout equipment and tv's and room improvements.
- Invest in promoting a healthy lifestyle by offering more opportunities for recreational activities, including in investing more into the Eagle Point Plaza such as good quality workout equipment and tv's and room improvements.
- Tennis Courts
- Pave or grade the mud roads
- Paved roads & natural gas
- Keep improving parks and getting people involved
- slow traffic down on 65
- Parks and Recreation activity
- more trails bike/hike
- get rid of gypsey moths in entire township
- More business and medical services in Hale please.
- Pickleball courts!
- -More recycling (plastic bags, electronics, batteries) -More restaurants or carry out opportunities -More vendors/people at Farmer's Market with consumable/food like fudge, cheese
- consider building senior housing, not assisted living
- Sign clutter on street corners.
- Utilize empty buildings you have now
- Try to utilize empty buildings
- Add bike paths
- -Outside pickleball courts -Building of senior subdivision or condos
- Pavilion at Twp. park
- More community involvements with the police and fire personnel in the form of an annual dinner and ball, pancake breakfast for needed safety equipment.
- leadership, term limits
- People following the rules! Do not give into people who exercise... "Ask for forgiveness before permission"
- nothing has changed since the last township survey, so we need new township leadership
- consistent grading/dust control on Towerline
- update restroom improve handicap accessibility
- the blight control
- better accessibility to healthcare
- upscale business, keep area pristine and beautiful
- restaurant availability
- eliminate blight

- Blight properties being eliminated. Fined for excessive garbage or junk piling up. Not pleasant to drive by and see.

APPENDIX B
ADOPTION DOCUMENTATION

**Resolution of Adoption
Plainfield Township Master Plan
By the Plainfield Township Planning Commission**

Resolution:# 2023 - __

Whereas, the Plainfield Township Planning Commission has elected to draft and adopt an amendment to the 2016 Master Plan, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, et seq; and

Whereas, the amendment includes updates to the following chapters, the Planning Process, Learning about Plainfield Township (demographics), Community Input, Community Goals, Future Land Use, and the Implementation Plan.

Whereas, a community input survey was made available to Township residents for the purposes of gathering input from the public, and

Whereas, the Planning Commission held a meeting to review the draft Master Plan,

Whereas, the draft Master Plan was made available for public review from August 2023 to October 2023, and

Whereas, the Plainfield Township Planning Commission held a public hearing on the proposed Master Plan amendment, inclusive of the charts, maps, demographic data, future land use plan, and goals for Plainfield Township on October 11, 2023, at the Plainfield Township Hall, 415 E. Main St, Hale, MI 48739, at 6:30 PM.

Now Therefore Be It Resolved, that the Plainfield Township Planning Commission hereby adopts the 2023 Plainfield Township Master Plan Amendment.

Motion by: Hoothoofd.

Supported by: Toth.

Ayes: 7

Nays: 0

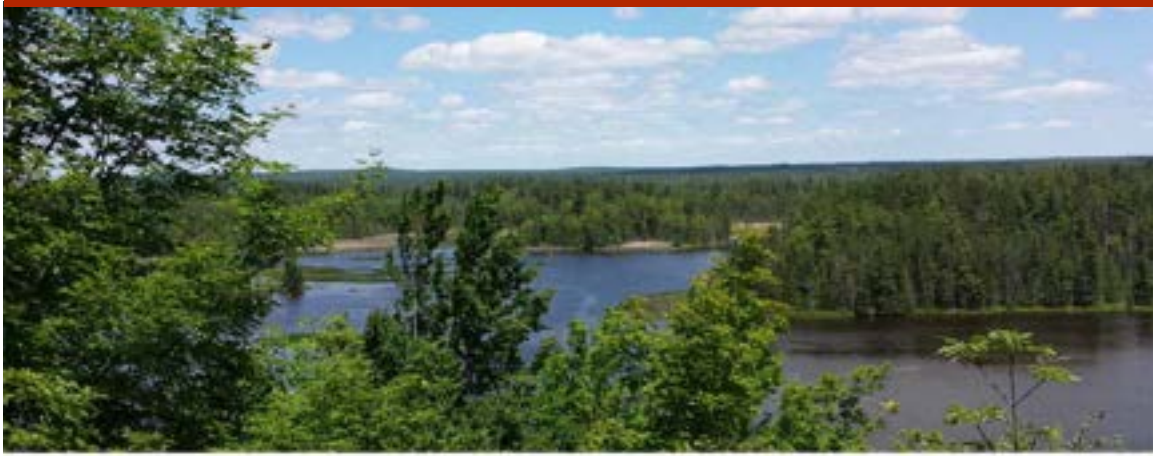
Absent: 0

Resolution declared adopted October 11, 2023



Paul Olmstead
Planning Commission Chair

APPENDIX C
2016 MASTER PLAN



Plainfield Township

Master Plan 2016

Prepared by the Plainfield Township Planning Commission
Iosco County, Michigan

Plainfield Township

Master Plan 2016

Board of Trustees

Fred Lewis, Supervisor

Elaine Bielby, Clerk

Roma Bassi, Treasurer

Dianne Allen

Patrick Ready

Planning Commission

Mark Parkinson, Chair

Bob Alward

Daryl Johnson

Patrick Ready

Sue Reilly

Bobby Webb

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

Plainfield Township

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

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Spicer Group, Inc.

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Plainfield Township Master Plan 2016

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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.

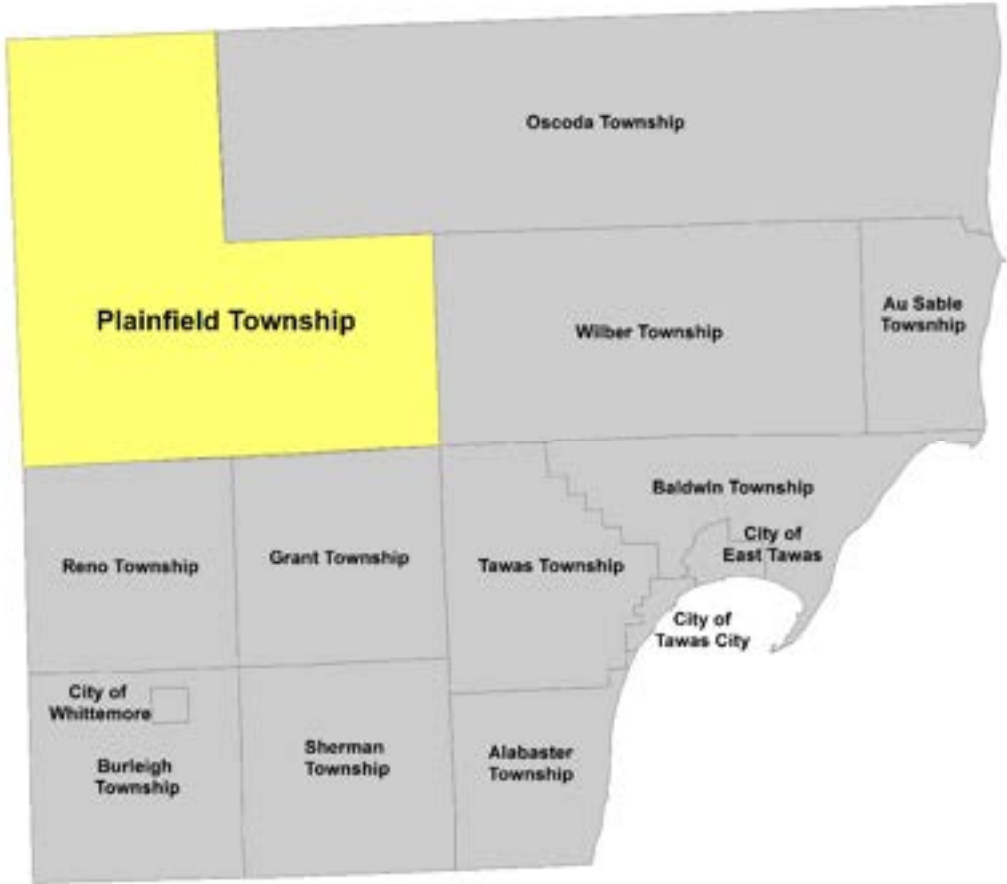


Pioneers settled in Plainfield Township for farming and lumbering opportunities. Two villages were settled in Plainfield Township. The community of Hale began in 1889 with the construction of a store by N.F. Dean. Long Lake, known as Ellake until 1924, was settled as a lumbering community in the 1880's. 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.

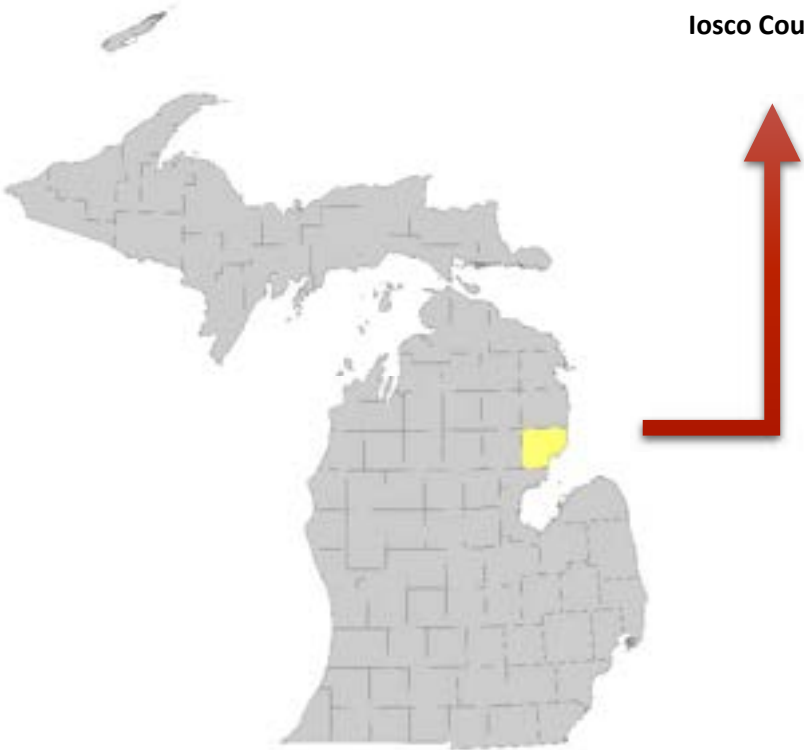
The first Plainfield Township Hall was built in the early 1890's. The first cemetery in the present Plainfield Township was laid out in 1888. It is known as the Evergreen Cemetery and is located 1-1/2 miles east of Hale on the banks of Smith Creek. The second Plainfield Township Hall was completed and 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



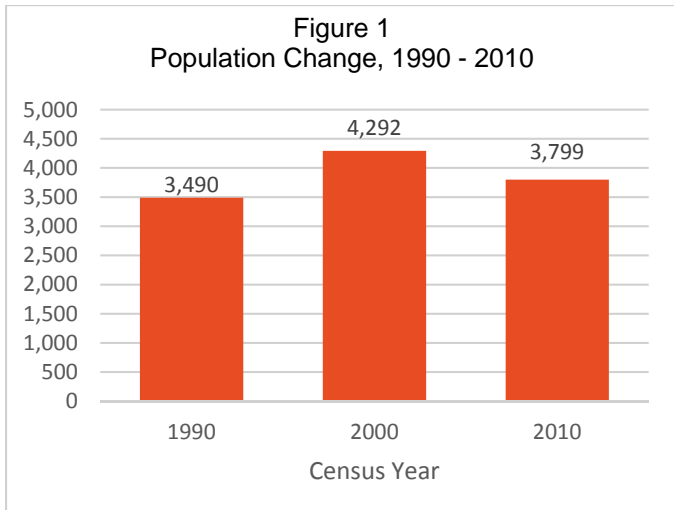
Population information is presented in this Master Plan using the most recent U.S. Census Data (2000 and 2010 U.S. Census data and the 2013 American Community 5-Year Estimates) and historic Census Data. To review a more in-depth comparison for many of the demographic characteristics that will be discussed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

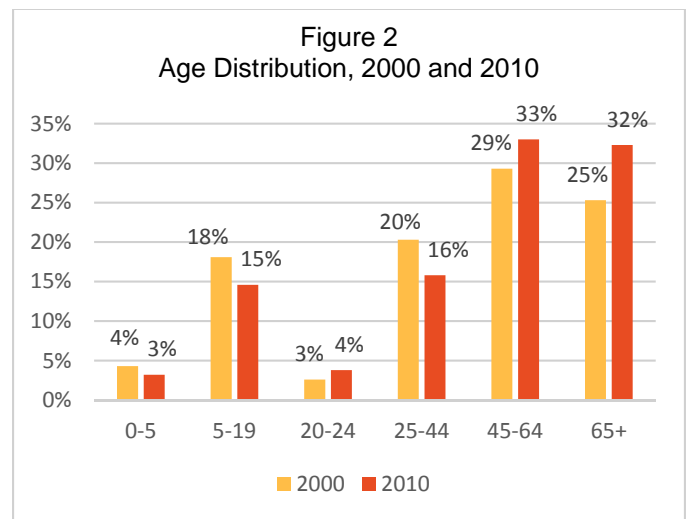
period. Likewise, many in the 45-64 range seem to have moved into the 65 years and over age group which has increased by a substantial 7%.

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.

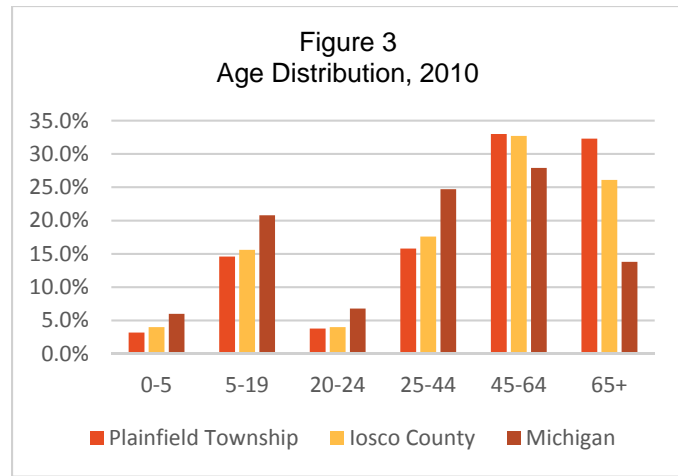
The State of Michigan overall contains a younger population than both the Township and the County. Almost 60% of Michigan residents are 44 years or younger, while only 37% of Plainfield Township residents fall in the same age group.

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.



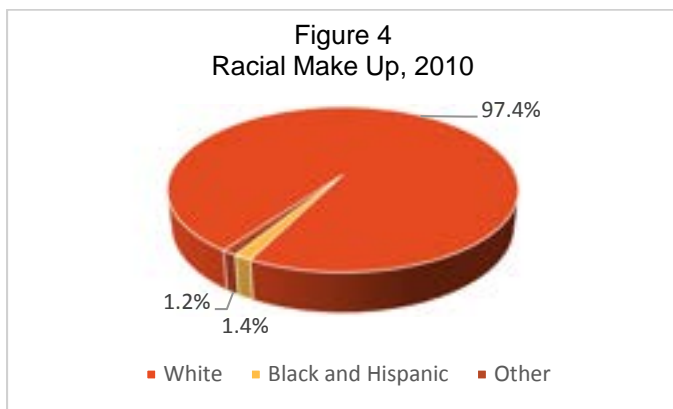
Source: 2000 and 2010 U.S. Census



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

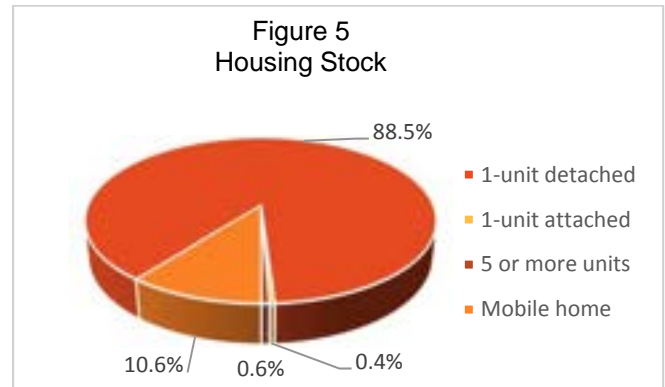
Housing characteristics are a way for a community to evaluate the existing structures and determine if the housing needs of the residents are being met. This section analyzes the housing stock, housing tenure, age of structures, average value and rents, and affordable housing.

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.

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	
	#	%	#	%	#	%
Occupied Housing	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%
Vacant Housing	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

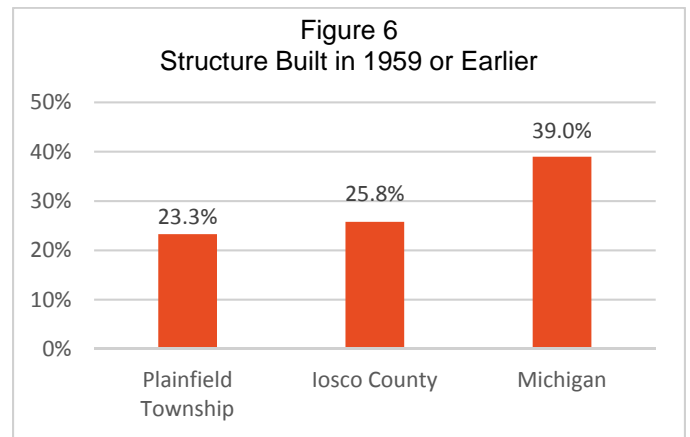
AGE OF STRUCTURE

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.

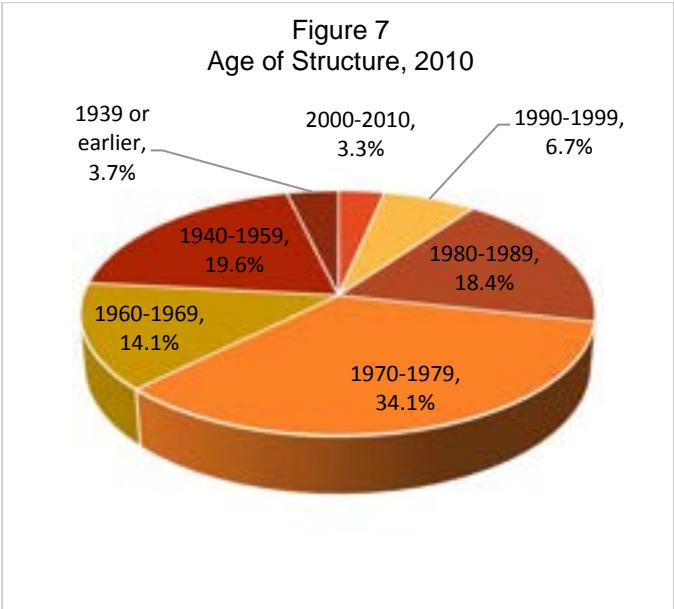
If a community's housing stock is aging, it is possible that there is a need for rehabilitation of the existing structures, as well as new construction. Some older housing is more durable and can withstand longer lifetimes. Some may be historic and therefore desirable to some demographics.

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)



Source: 2013 ACS (Census five-year estimates)

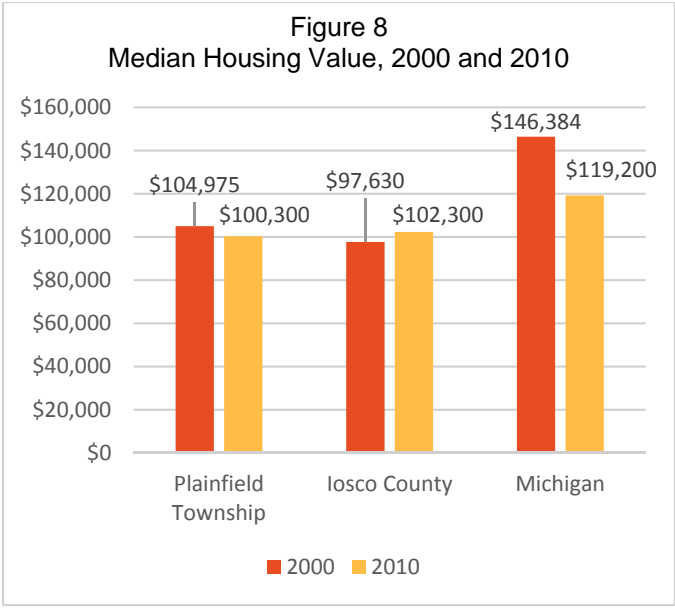
HOUSING VALUE AND RENT

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.



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	
	#	%	#	%	#	%
Value: Specified Owner Occupied Housing Units	1,696	100%	9,081	100%	2,852,374	100%
< \$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	
Rent: Specified Renter Occupied Housing Units	165	100.0%	1,804	100.0%	991,623	100.0%
< \$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.

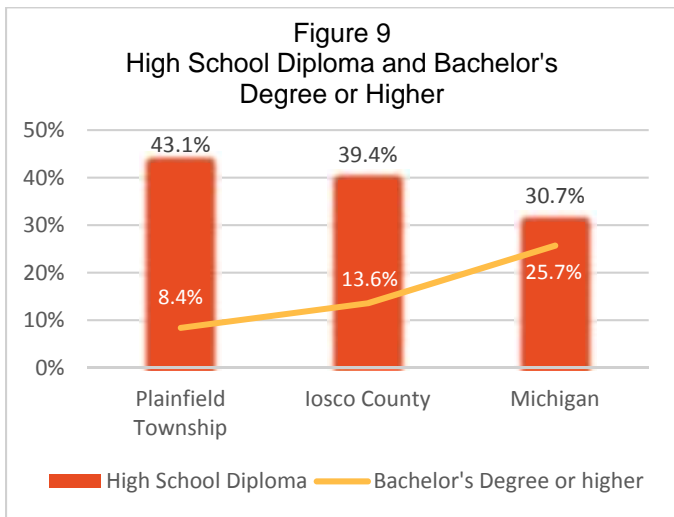
The U.S. Census Bureau reports those who did not complete high school, those who earned a high school diploma or an equivalent, those that attended some college, earned an associate’s degree, and those who earned a bachelor’s degree or higher.

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.



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

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

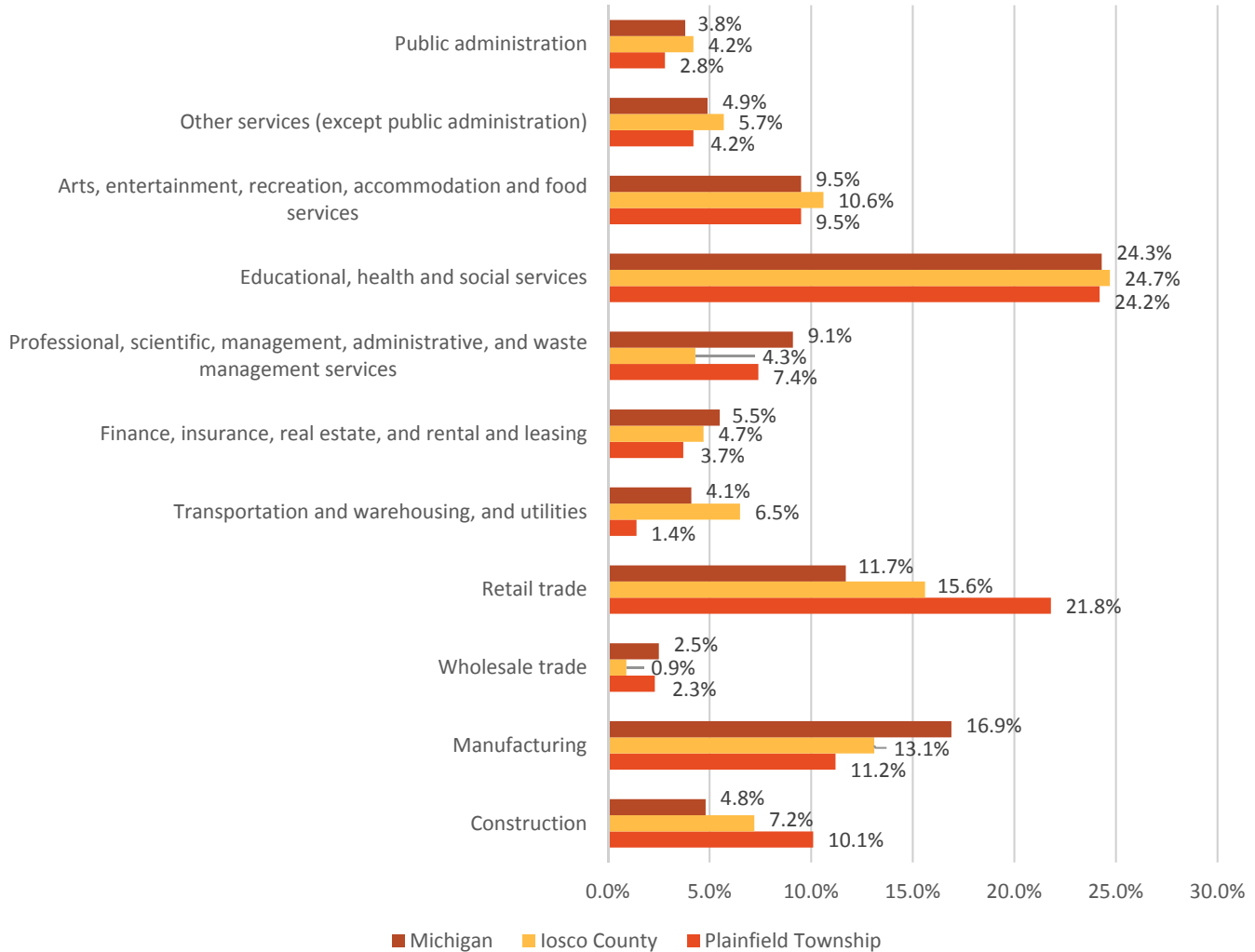
Workforce data is another indication of the high proportion of senior citizens and retirees in Plainfield Township. Of the entire population, 28.8% is in the workforce compared to 35% in the County, and 42.6% in the State.

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.



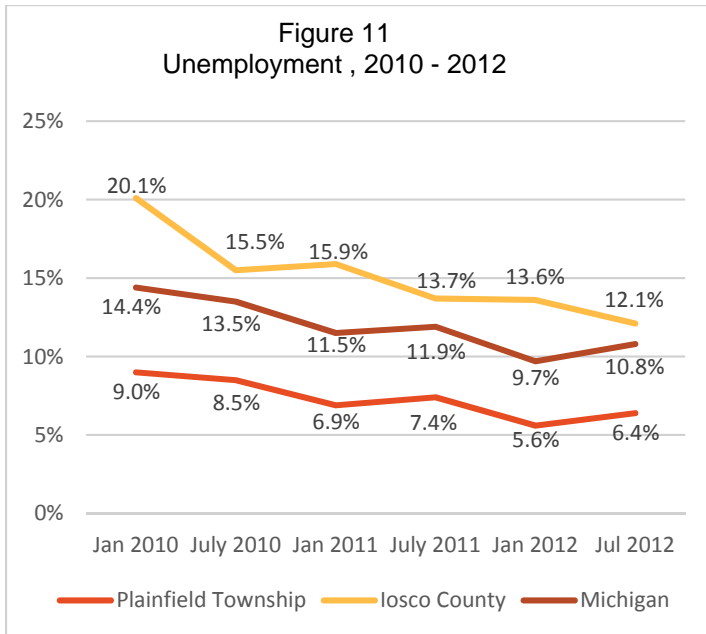
Long Lake Bar & Grill



Township Offices



Family Dollar Store in Hale



Source: Michigan Department of Labor

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

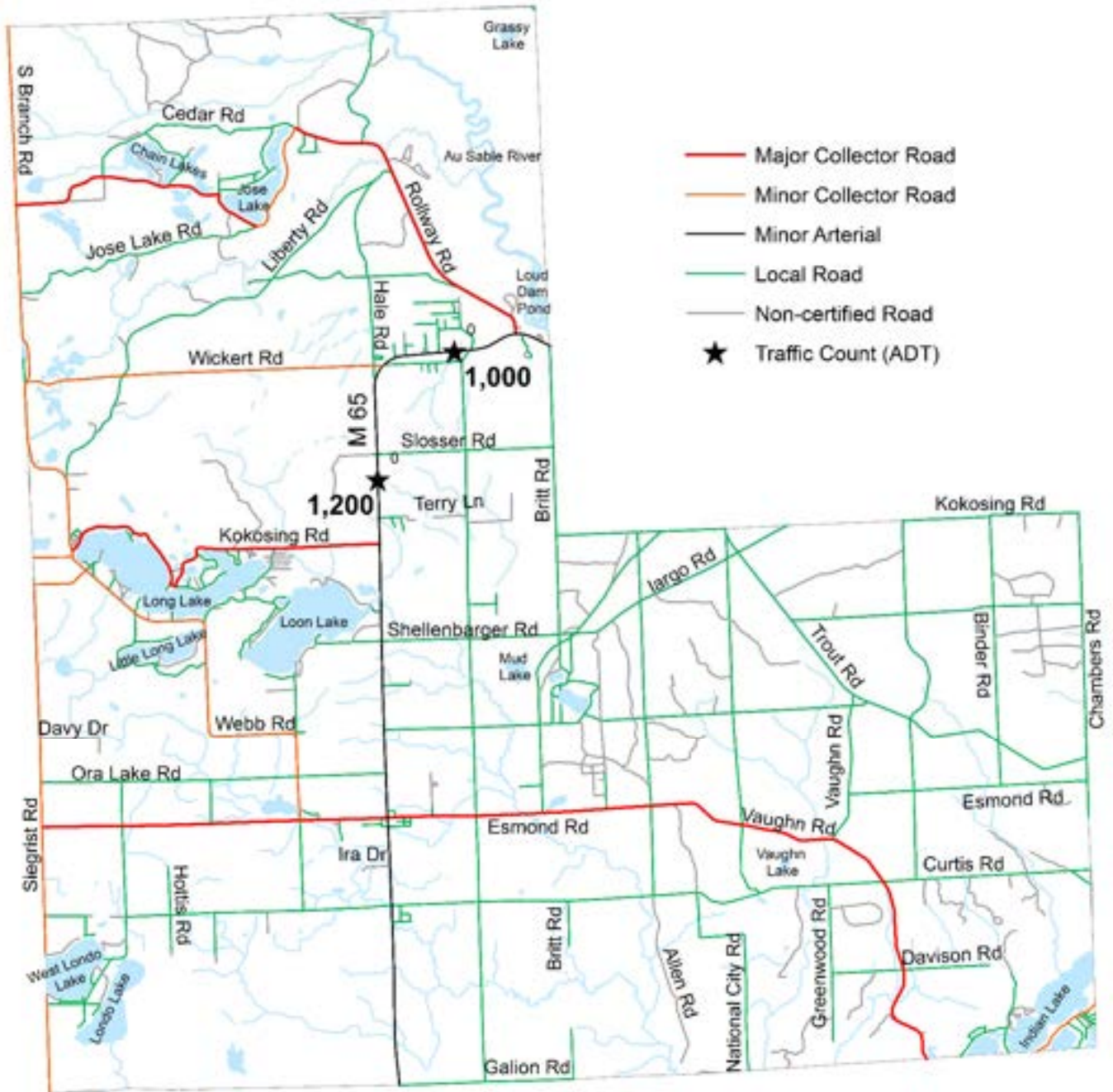
Plainfield contains one small local airport known as “Field of Dreams”. It is located 3 miles southeast of Hale. Other small airports nearby are Lost Creek, Saint Helen and West Branch Airports.

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

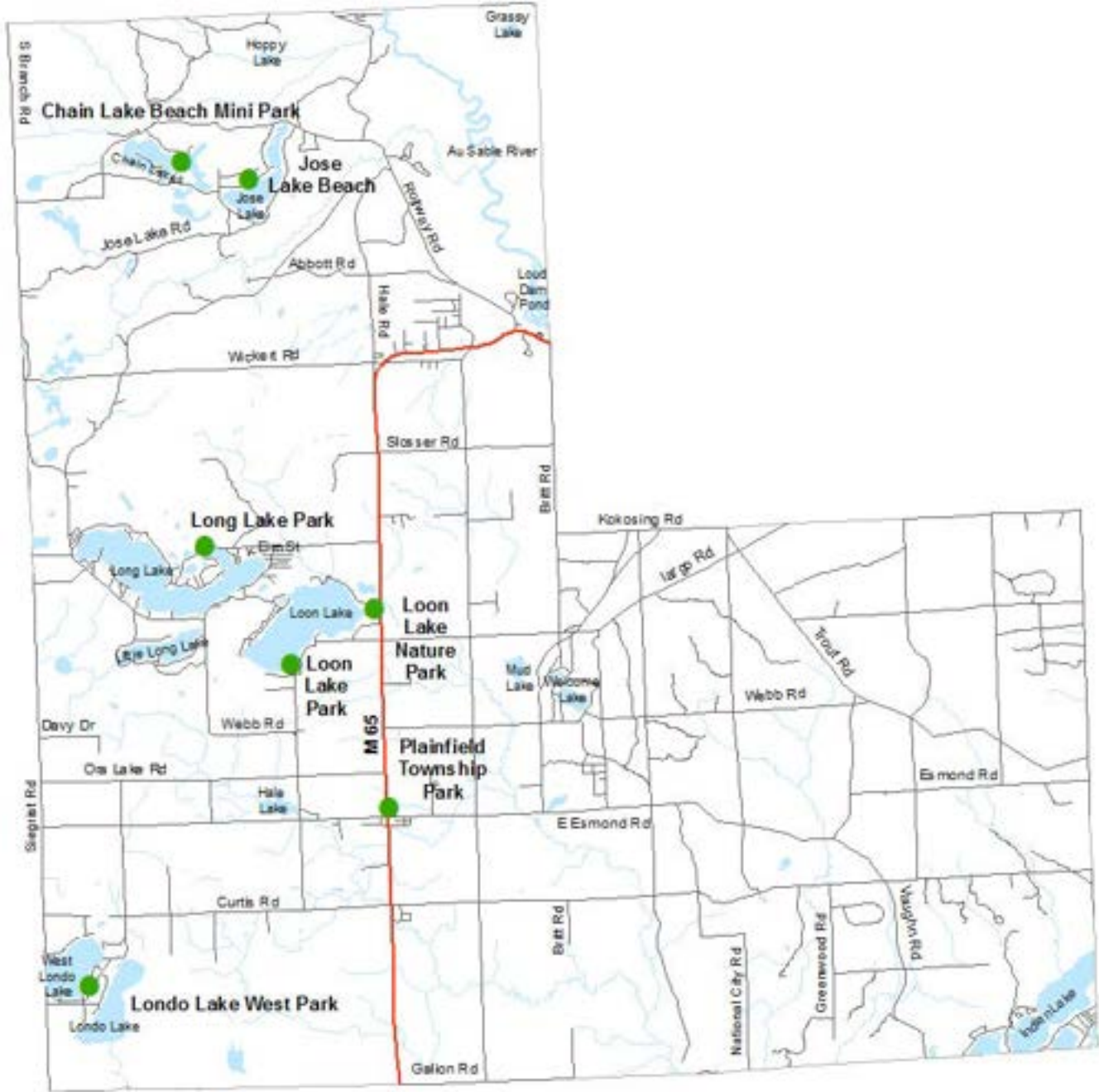


Hale First United Methodist Church



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

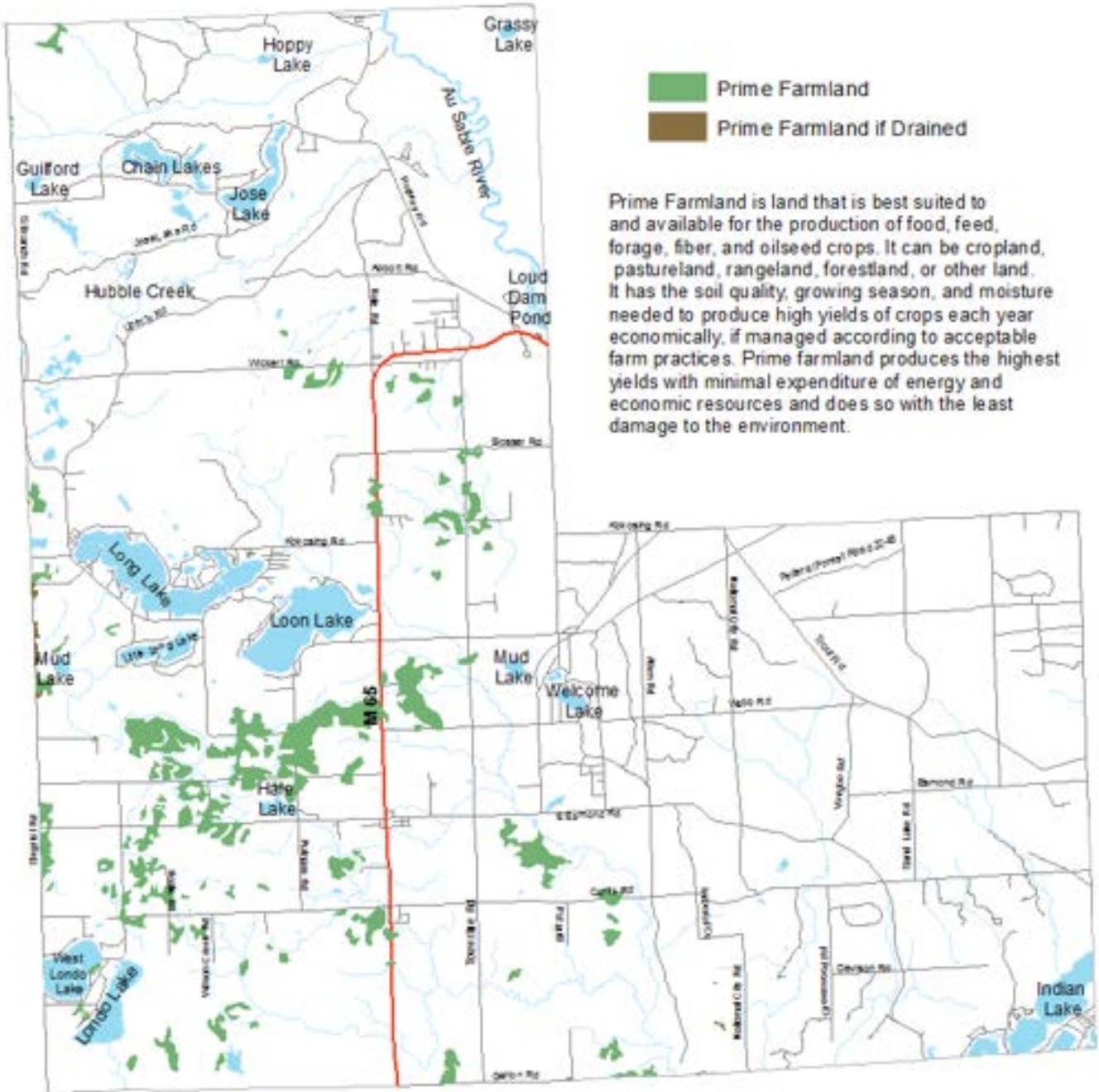
There is an extensive network of rivers, creeks, and drains in Plainfield Township. Michigan’s longest river, the Au Sable, crosses the northern portion of the Township. It is a haven for fish (brown trout fly-fishing in particular) and wildlife, and attracts many canoers and kayakers. The area that 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.

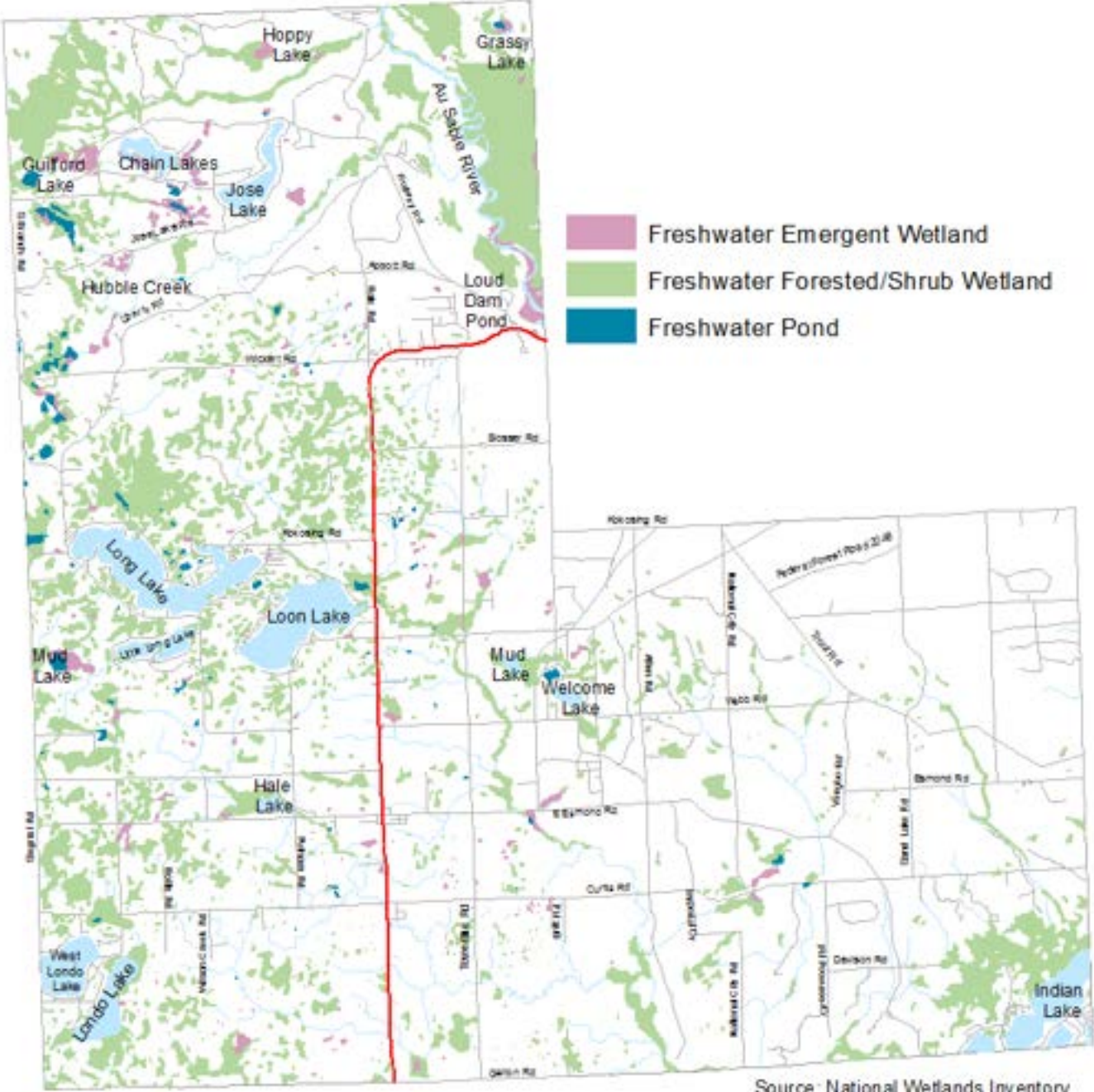
HURON NATIONAL FOREST

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.

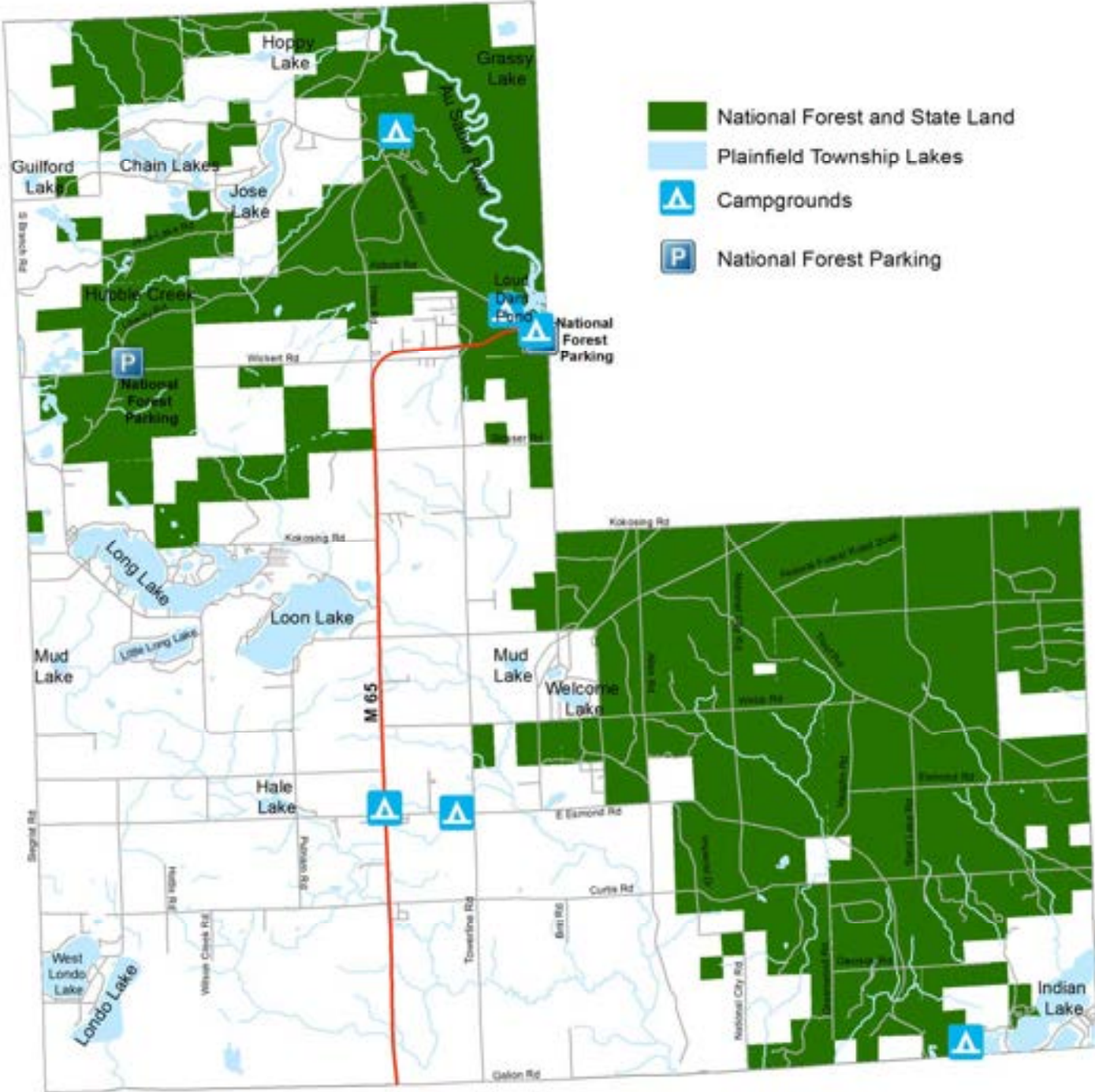
Map 4
Prime Farmland



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%
Total	68,743	100%

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

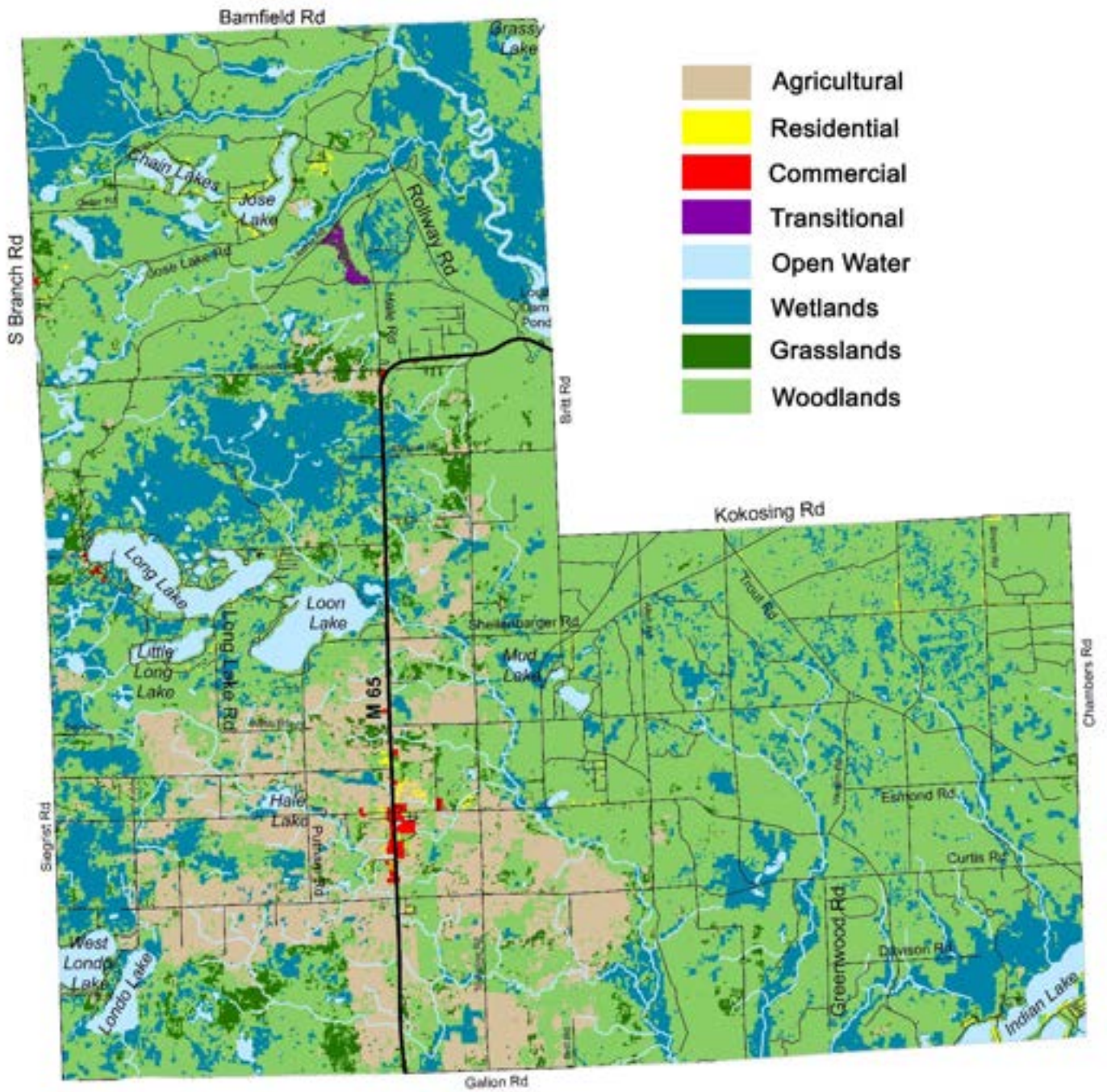
Property values are analyzed by the state equalized value (SEV) of real and personal property. Property values in Plainfield Township nearly doubled between 2000 and 2009, as shown in Table 7 below. After 2009, the SEV slowly began to decline. As of 2015, the total real and personal property in Plainfield 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.

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 12
Length of Residency

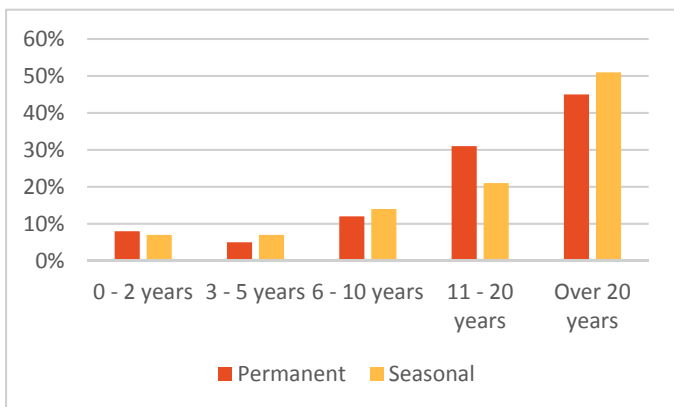
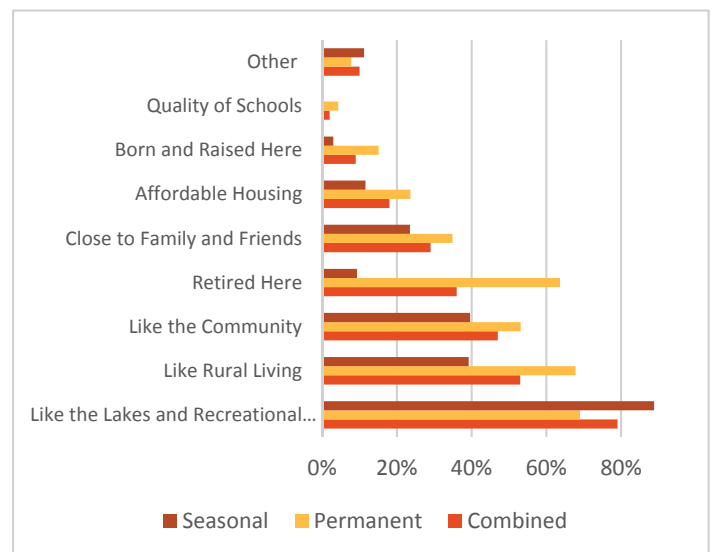


Figure 13
Reasons I Live in Plainfield Township

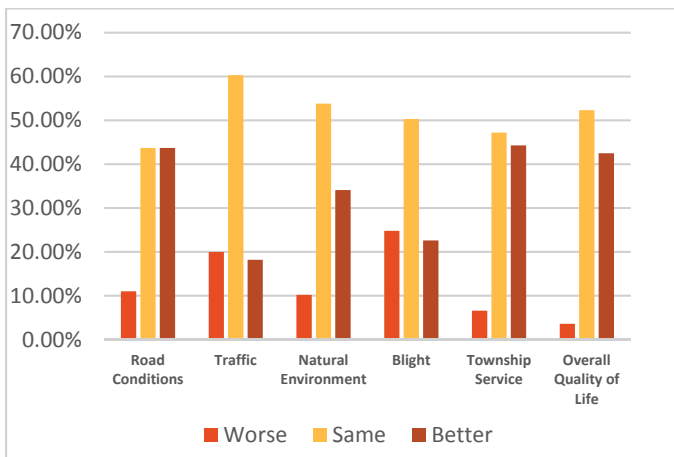


Respondents were asked whether they believed that Plainfield Township should grow in population in the coming years. 49.2% of respondents agree or strongly agreed that the population should grow, 31.1% of respondents were neutral, and 19.7% of respondents disagreed or strongly disagreed with growth.

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 fared 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

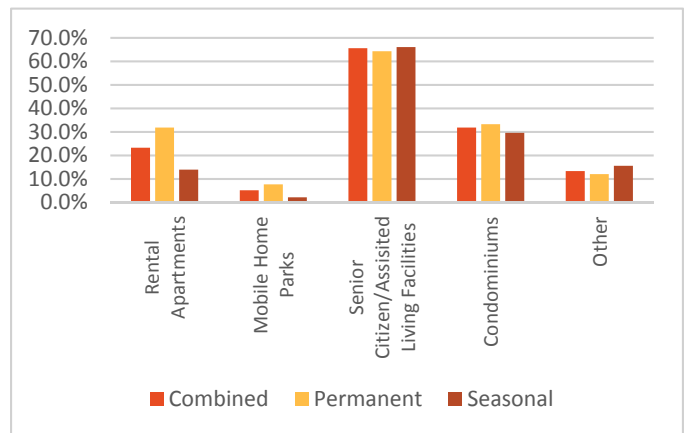


RESIDENTIAL

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

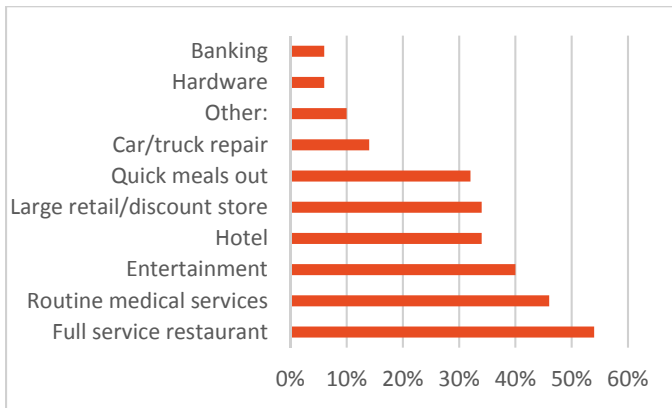


Overall opinions were mixed if the township should plan for more affordable housing options. 39% of the respondents agree that affordable housing was needed, 42.9% of respondents were neutral, and 18% disagreed. Permanent residents were much more likely to agree to the need for affordable housing with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

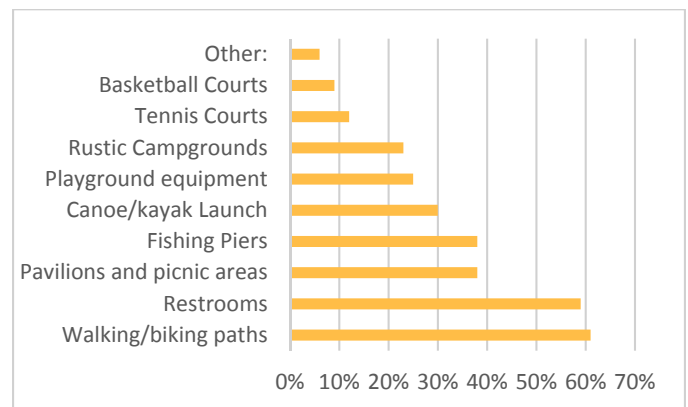
When asked if some agricultural land should be used for new development and growth there was a more mixed response. 49.2% of respondents agree or strongly agree with this statement, 20% were neutral, and 30.8% of respondents disagreed or strongly disagreed with this statement. When comparing the seasonal 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.

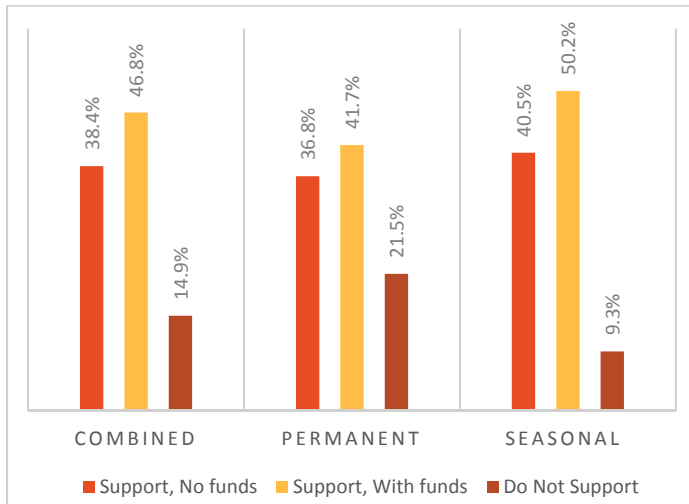
Figure 17
Facilities/Amenities Needed in the Parks



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.

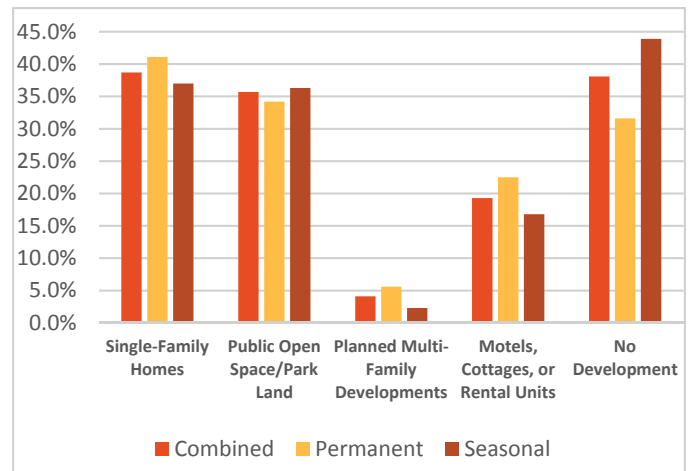
The final recreation question was open-ended. The respondents were asked one thing they would do to improve the parks and recreation in Plainfield Township. There were 175 responses, of these, the three most popular answers were: to clean/maintain what is already existing, advertise or use wayfinding 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.

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.

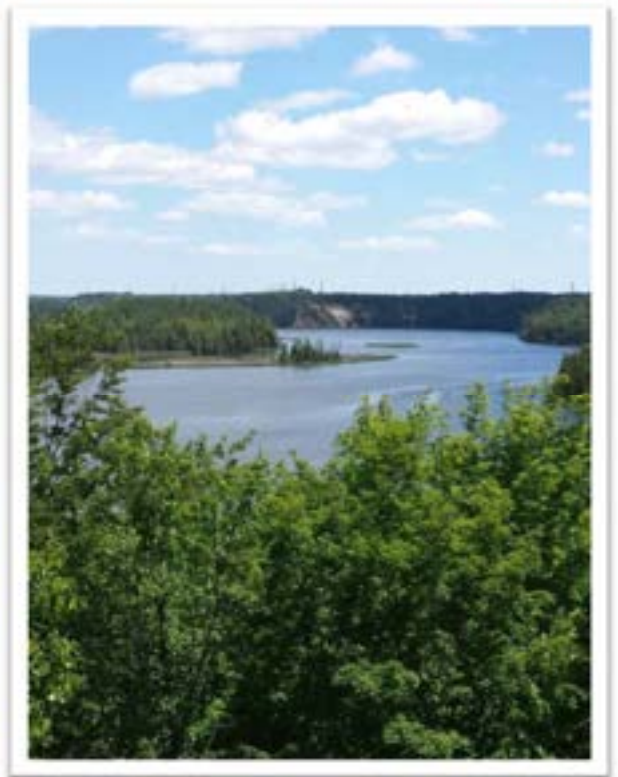
General Community Character Objectives:

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.



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.



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.



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.

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.

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

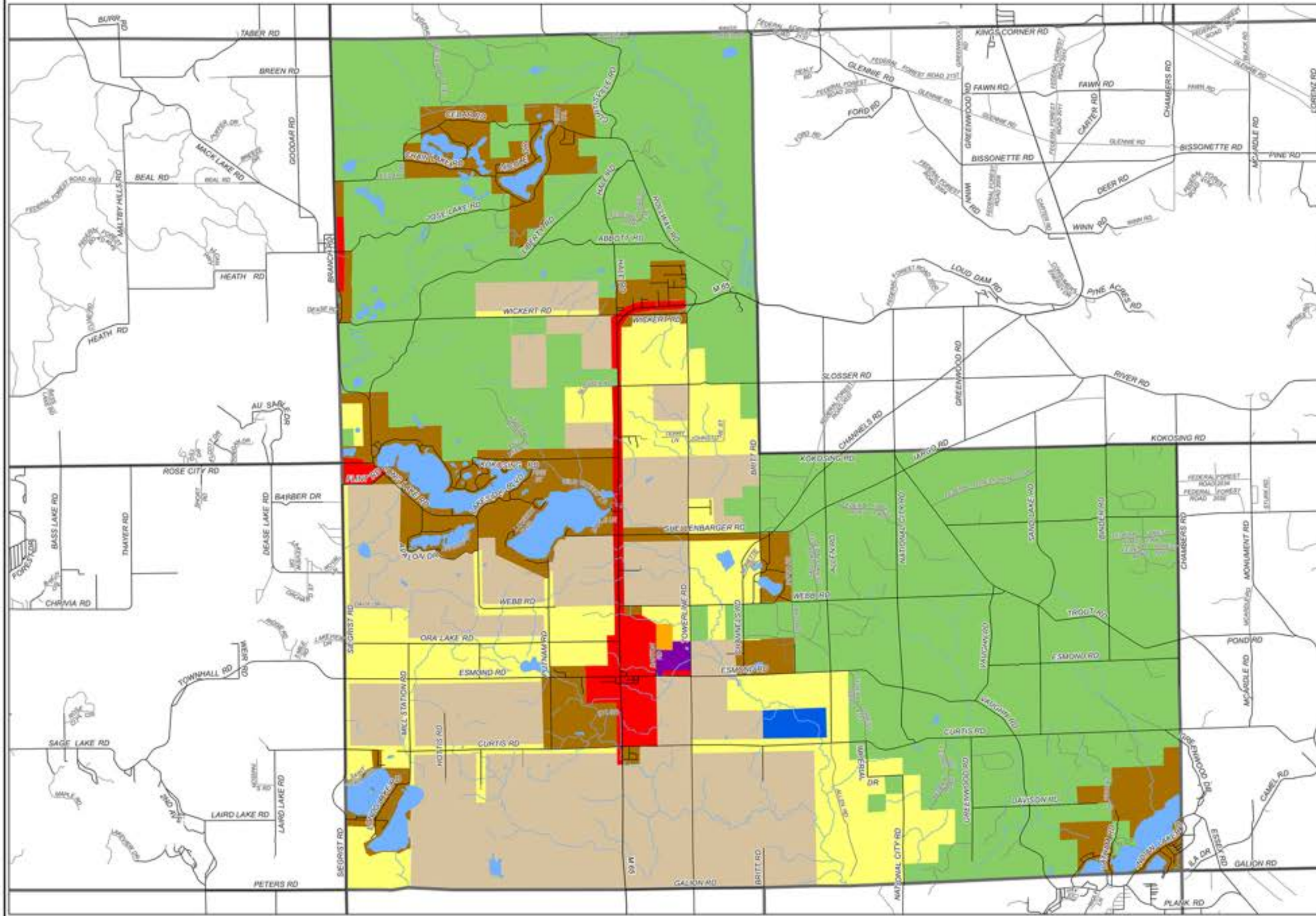
Low density residential uses are scattered mainly in the middle third of the Township. The emphasis here is on preserving open space and significant natural features such as woodlands and wetlands. The residences themselves should be viewed as “minor features” in the vast rural countryside of this future 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.

FUTURE LAND USE PLAINFIELD TOWNSHIP, MICHIGAN

IOSCO COUNTY - MICHIGAN



- 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 2006, after holding a public hearing for this Master Plan on May 11, 2016.

Mark Parkinson
Chair
Plainfield Township Planning Commission

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 roadway 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
Clerk
Plainfield Township

APPENDIX B: ADDITIONAL DEMOGRAPHICS

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

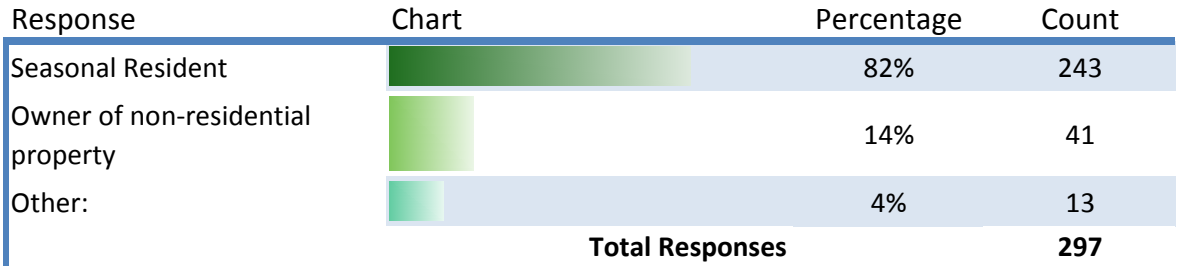
2. Are you a permanent resident of Plainfield Township?

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

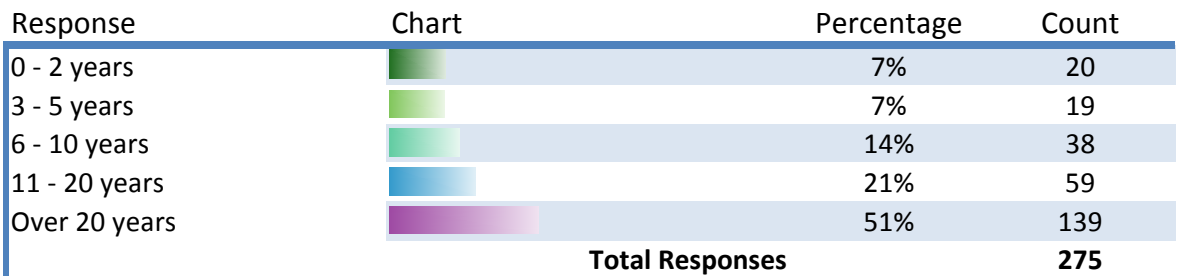
4. If you are not a permanent resident, can you please tell us your role in the Township community:



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
			540

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.

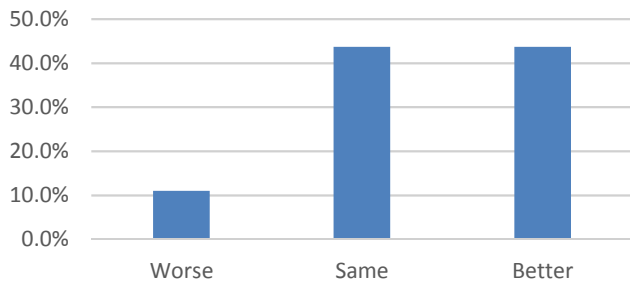
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
26 (4.7%)	65 (11.7%)	114 (20.5%)	265 (47.6%)	87 (15.6%)	557

63.2%

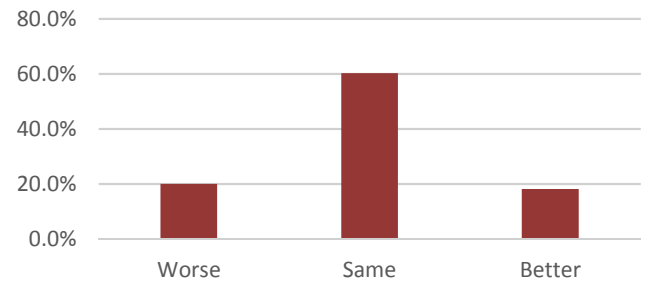
8. How do you feel the following categories have changed in Plainfield Township in the past 5 years?

	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

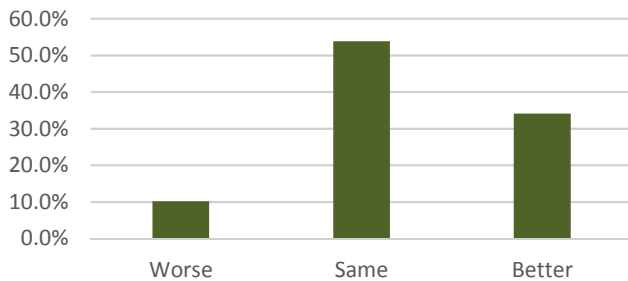
Road Conditions



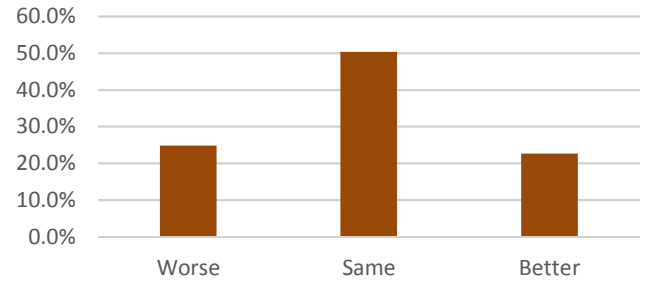
Traffic



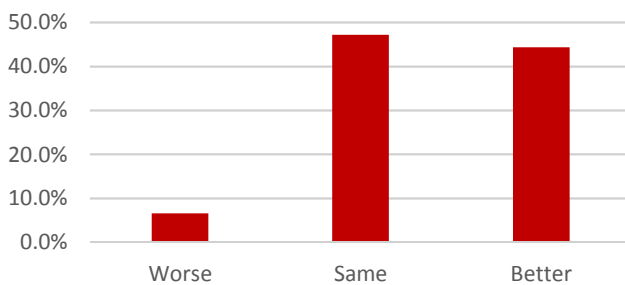
Natural Environment



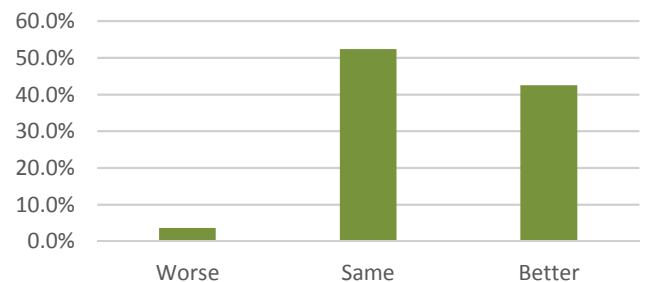
Blight



Township Service

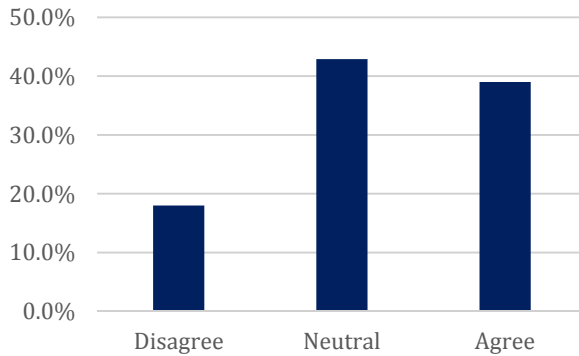


Overall Quality of Life



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
Total Responses			404

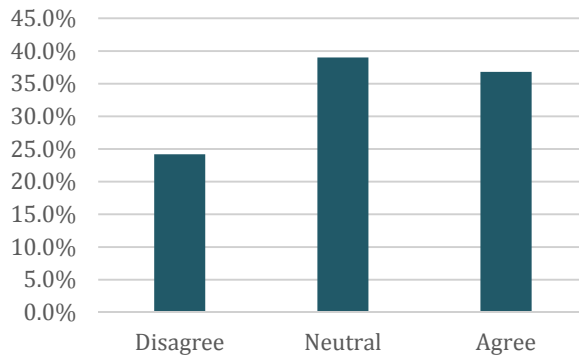
Other: 54 Responses

#	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
Total Responses			499

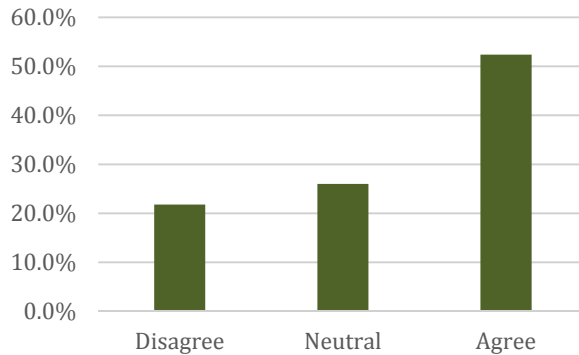
Other: 52 Responses

#	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
Total Responses			525

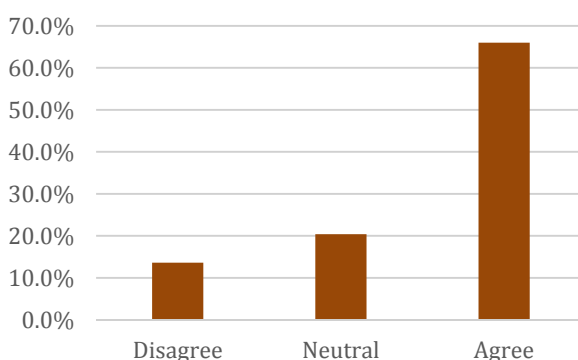
Other: 19 Responses

#	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

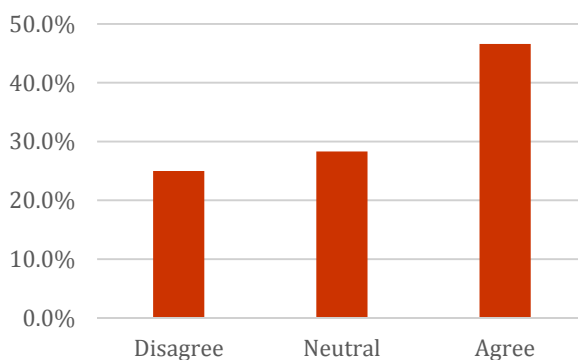
15. The township needs a more diverse industrial base in order to grow its economy and provide more jobs.

	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



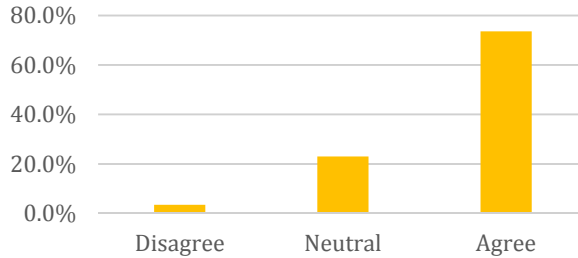
16. I would like to see the Township pursue an industrial park development.

	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



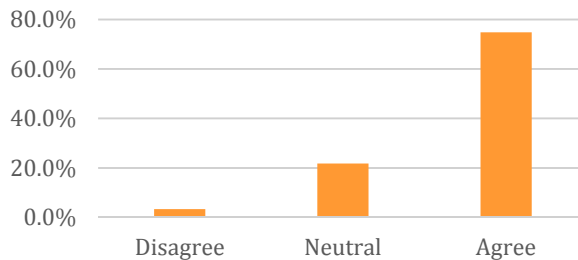
17. Agriculture is an important aspect of Plainfield Township's economy.

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



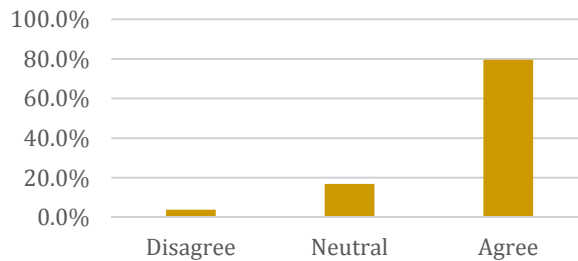
18. Agriculture is an important aspect of Plainfield Township's landscape.

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



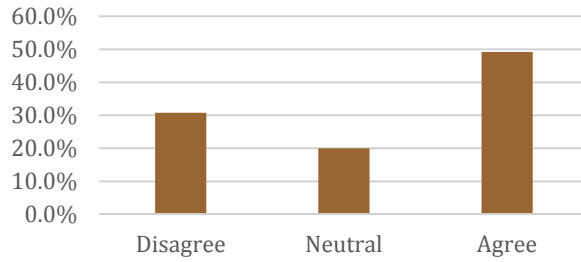
19. Plainfield Township should preserve agricultural land.

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.

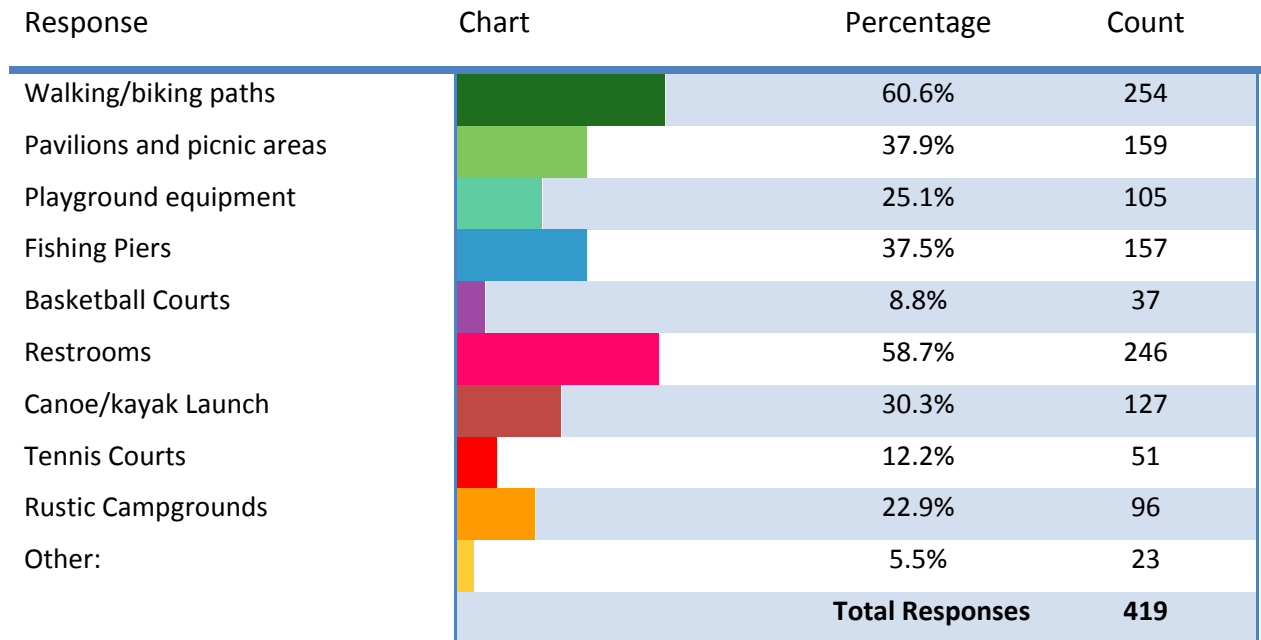
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
53 (9.7%)	115 (21.1%)	109 (20.0%)	238 (43.7%)	30 (5.5%)	545



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
Total Responses			347


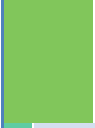

**22. What additional facilities/amenities would you like to see added to the Township's parks?
(check all that apply)**



Other: 23 Responses

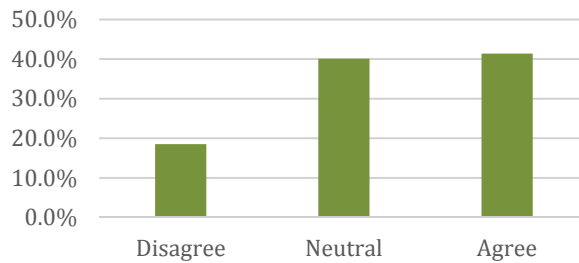
#	Response
1.	Better maintenance of current facilities
2.	Sledding Hill
3.	Add nothing. Make all parks rustic.
4.	Frisbee Golf Course and Climbing Walls
5.	More access to National Forests
6.	Boat launch at Chain Lake Mini Park
7.	Public Beaches
8.	boat and ORV rental
9.	Beach Volleyball Courts
10.	Supervised 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
Total Responses			524

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

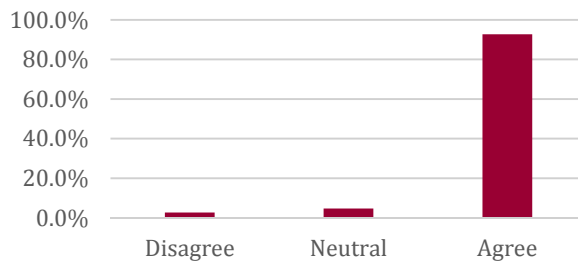
74.	Full service campground on one of the lakes
75.	Signage throughout town/information
76.	Lovely area to visit on weekends
77.	Bar dogs, smoking, and glass on beaches.
78.	Put outhouse back in park area!
79.	Maintain what's already in place!
80.	Keep all parks and recreation to a high standard.
81.	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 our area. These issues were brought to 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

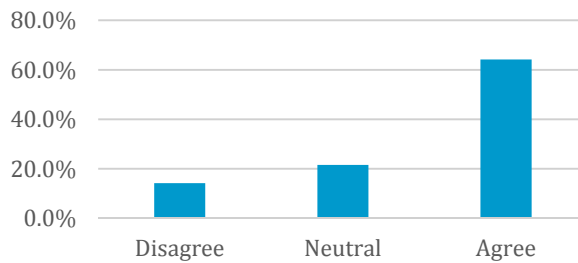


27. What type of development should occur on open property around the lakes in Plainfield Township? (Check all that apply)

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
Total Responses			507

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 th elarge 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 losco 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 granchildren 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 xeuphobia (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 livinb
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 no 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, shoudl 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 ahs 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 it's 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 maintanance 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 industrial parks with lots of space for new businesses. I don't think industrial 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 disabled or whose income is near the poverty level. We might 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 volunteer work teams to eliminate invasive plant species in our ditches and forests 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 a 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 Au Gres. 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 (Minnepata 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.	Putin 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