

PLAINFIELD TOWNSHIP 2023 MASTER PLAN

— IOSCO COUNTY, MI —

DRAFT

AMENDMENT TO 2016 MASTER PLAN
ADOPTED 2023

PLAINFIELD TOWNSHIP

MASTER PLAN AMENDMENT 2023

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

Paul Olmstead

Signature

Plainfield Township Planning Commission Chair

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With assistance from Spicer Group, Inc, Saginaw, MI
www.spicergroup.com
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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 year.

The 2023 amendment is an update of the current Master Plan. The document covers demographics 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 show land use changes which 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 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 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 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 **Month of 2023** and delivered to the Planning Commission for review. In **Month 2023** the Township Board submitted the draft plan to neighboring jurisdictions and registered entities for review, as required by the Planning Enabling Act. On **Month 22, 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 **Month 22, 2023**.

COMMUNITY PROFILE

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

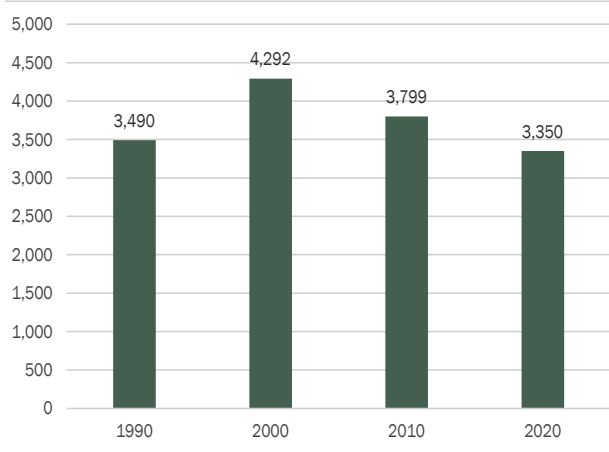
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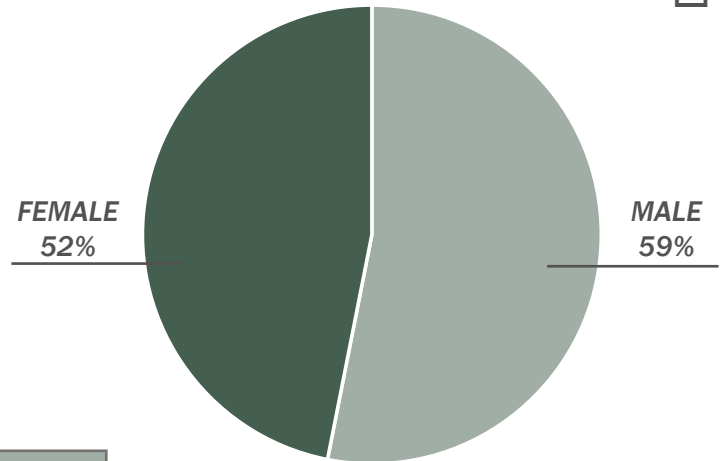
The following data was collected from the U.S. Census to analyze Plainfield Township’s current demographic conditions. The data covers overall population trends, housing characterizes, and economic information in the Township presenting an overall picture of the conditions. This section uses the most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

POPULATION TRENDS

POPULATION CHANGE



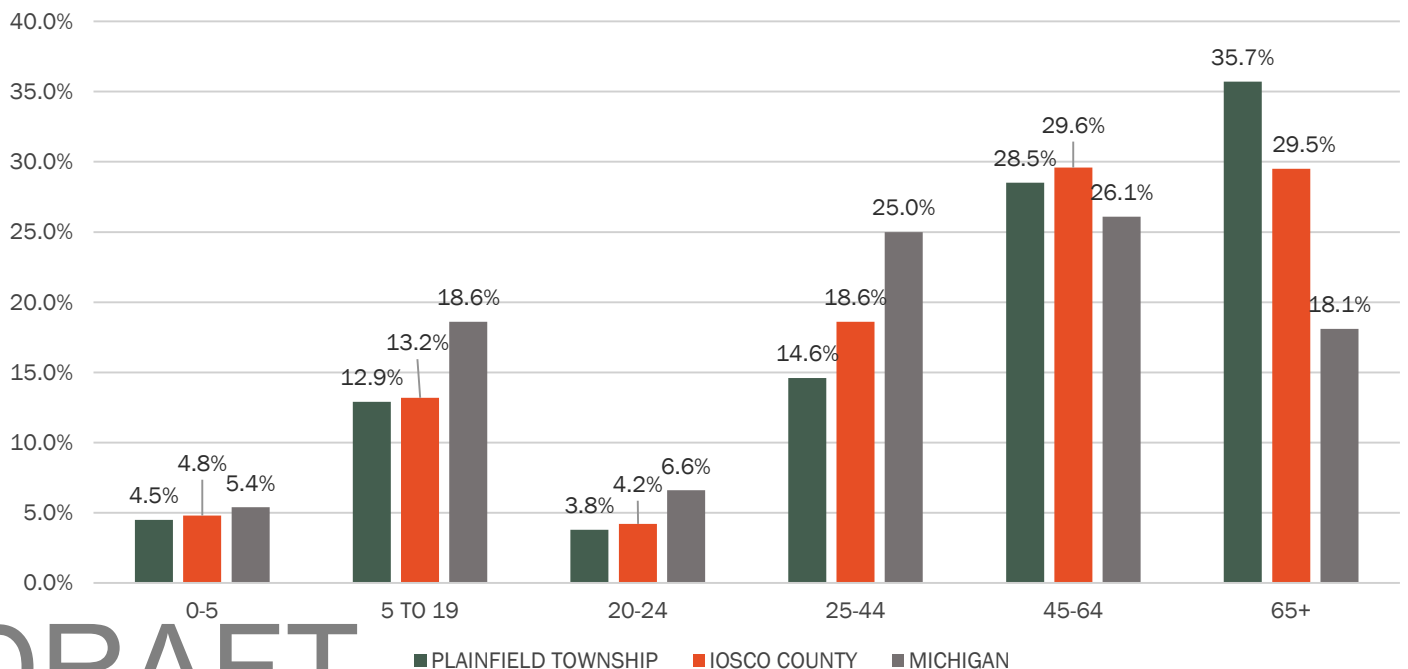
MALE TO FEMALE RATIO



| | 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 TOWNSHIPS POPULATION PEAKED IN 2000’S. SINCE THEN, IT HAS SLOWLY DECREASED. FROM 2010 TO 2020, THERE WAS A 11% DECREASE.

AGE DISTRIBUTION



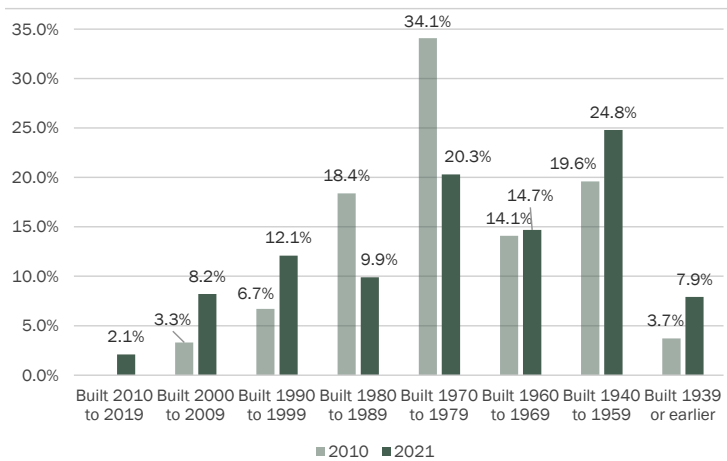
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HOUSING TRENDS

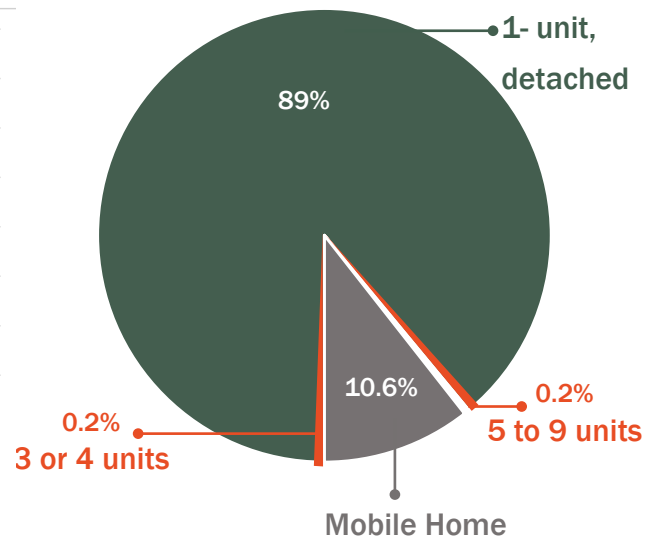
HOUSEHOLD TYPES

| | PLAINFIELD TOWNSHIP | IOSCO COUNTY | MICHIGAN |
|-------------------------|---------------------|---------------|------------------|
| Married Couples | 24.4% | 19.8% | 18.6% |
| Single Males | 2.4% | 2.0% | 2.0% |
| Single Females | 1.8% | 3.8% | 4.7% |
| Other Non-Families | 18.8% | 19.6% | 14.9% |
| Total Households | 1,585 | 11,402 | 4,051,798 |

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**

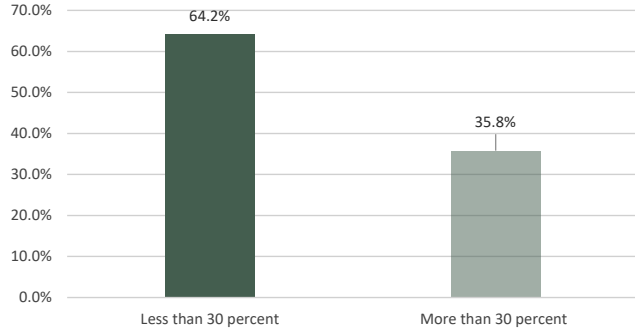
Michigan 2020 **\$199,100**
2010 **\$119,200**

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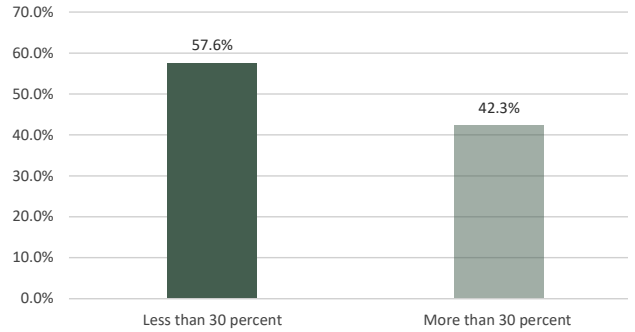
FINANCIAL CHARACTERISTICS

HOUSING FINANCIAL

OWNER COST

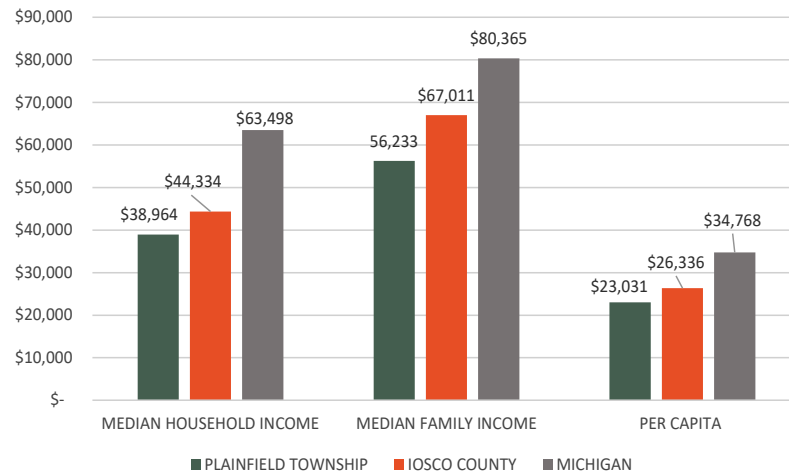


RENTER COST



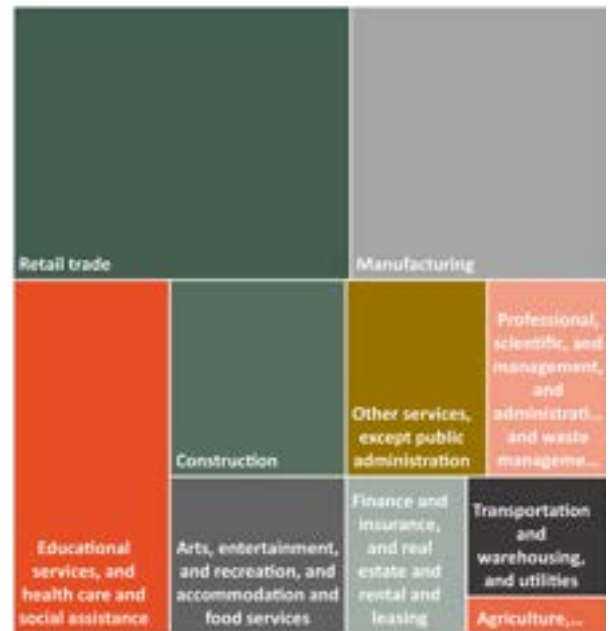
The rule of thumb is to spend no more than 30% of your income on housing. Housing that exceeds 30% of a households annual income may include that there is a housing affordability problem. The tables above show what percentage spends less than 30% or more than 30% on owner cost or renter cost.

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% |
| IOSOC COUNTY | 36.3% | 26.6% | 10.4% | 9.8% | 6.3% |
| MICHIGAN | 28.7% | 21.8% | 9.8% | 19.2% | 12.5% |

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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 that 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.

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ▪ Road Conditions: <ul style="list-style-type: none"> ▪ Much better/better: 48.9% ▪ Same: 40.5% ▪ Worse/much worse: 10.7% ▪ Traffic <ul style="list-style-type: none"> ▪ Much better/better: 14.8% ▪ Same: 60.4% ▪ Worse/much worse: 24.9% ▪ Natural Features <ul style="list-style-type: none"> ▪ Much better/better: 39.6% ▪ Same: 52.2% ▪ Worse/much worse: 8.1% | <ul style="list-style-type: none"> ▪ Blight <ul style="list-style-type: none"> ▪ Much better/better: 24.4% ▪ Same: 52.3% ▪ Worse/much worse: 23.5% ▪ Township Services <ul style="list-style-type: none"> ▪ Much better/better: 33.3% ▪ Same: 57.8% ▪ Worse/much worse: 8.6% ▪ Overall Quality of Life <ul style="list-style-type: none"> ▪ 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 Townships 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 Point Plaza.

- Eagle Point 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 resident's 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 goal was to gather the residents' thoughts on commercial development. The first question asked should the Township promote it, 67% of respondents are 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.

GENERAL COMMUNITY CHARACTER GOALS 17

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COMMUNITY GOALS

The purpose of a Master Plan is to determine a director 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 which 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 and shrubbery 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 t 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 and 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 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 (MZEA) 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 |



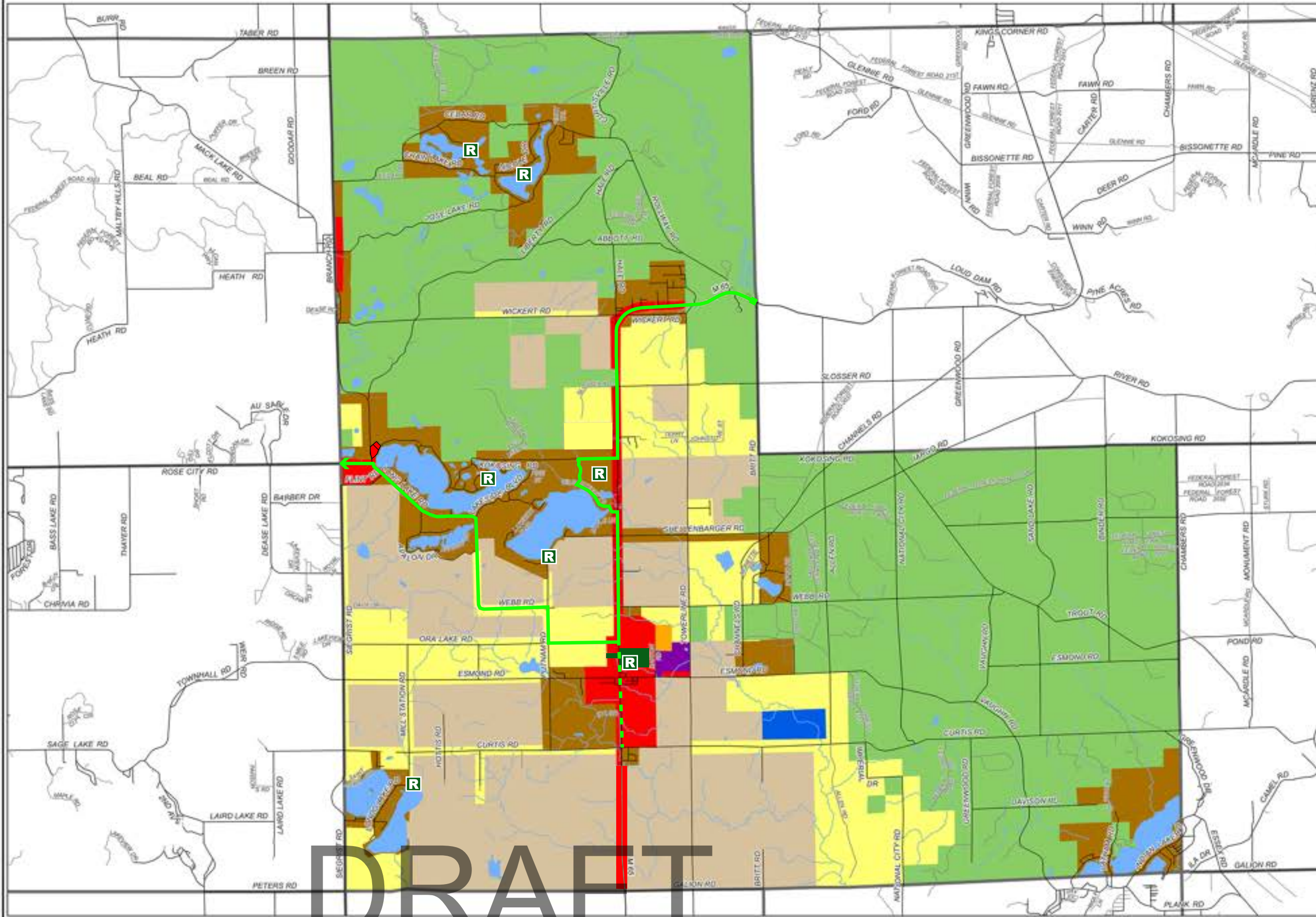
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TABLE 15 - ZONING DISTRICTS & PERMITTED USES

| 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.

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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.

| | |
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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 and shrubbery 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 | | |



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| 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 | | |



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| 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 and 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 Point 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 provides 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 (DWRFL) 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

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APPENDIX A

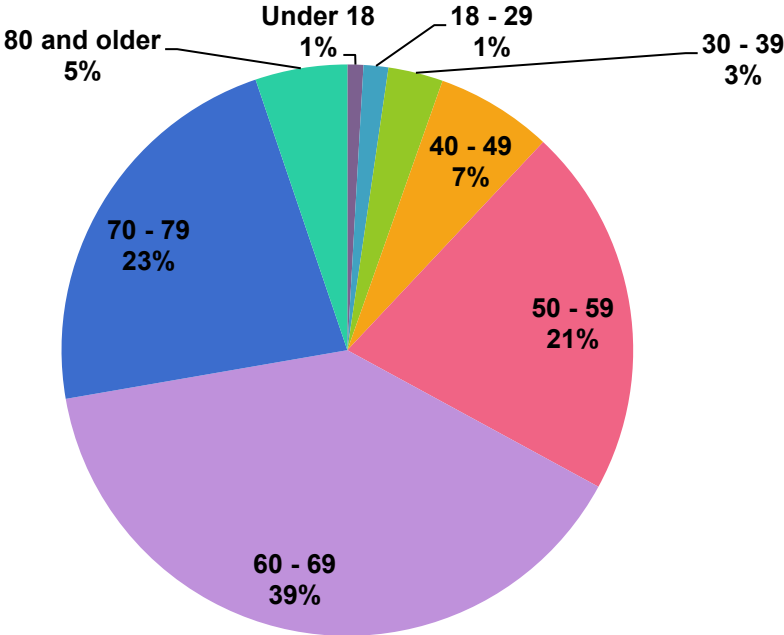
COMMUNITY INPUT RESULTS

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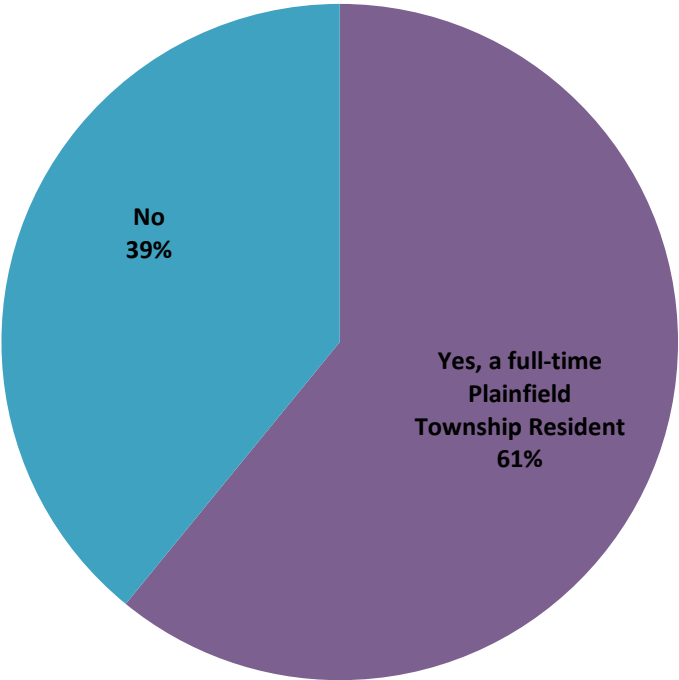
REPORT FOR 2022 PLAINFIELD TOWNSHIP SURVEY

Respondents 425

1.What is your age range?

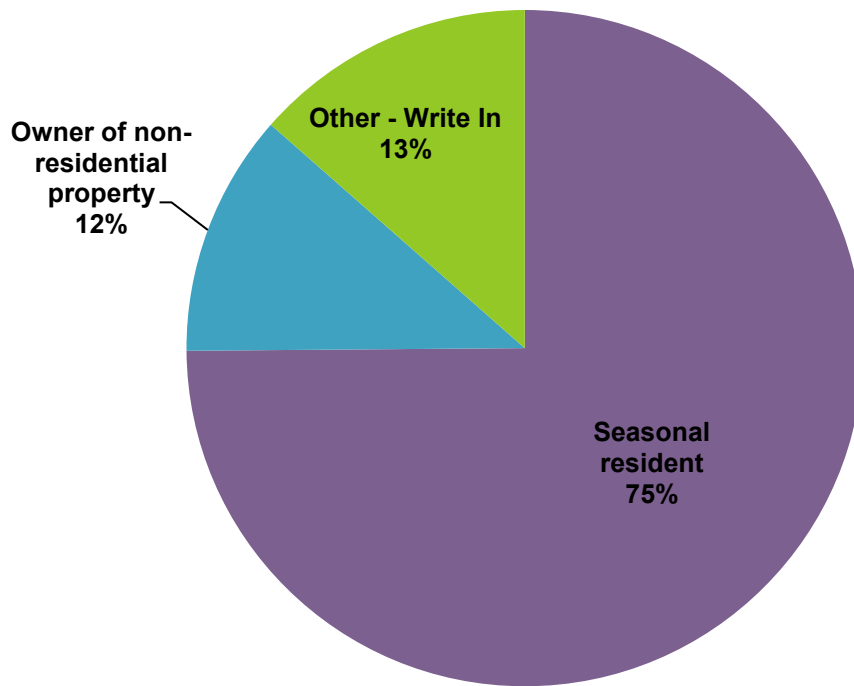


2.Are you a permanent resident of Plainfield Township?



DRAFT

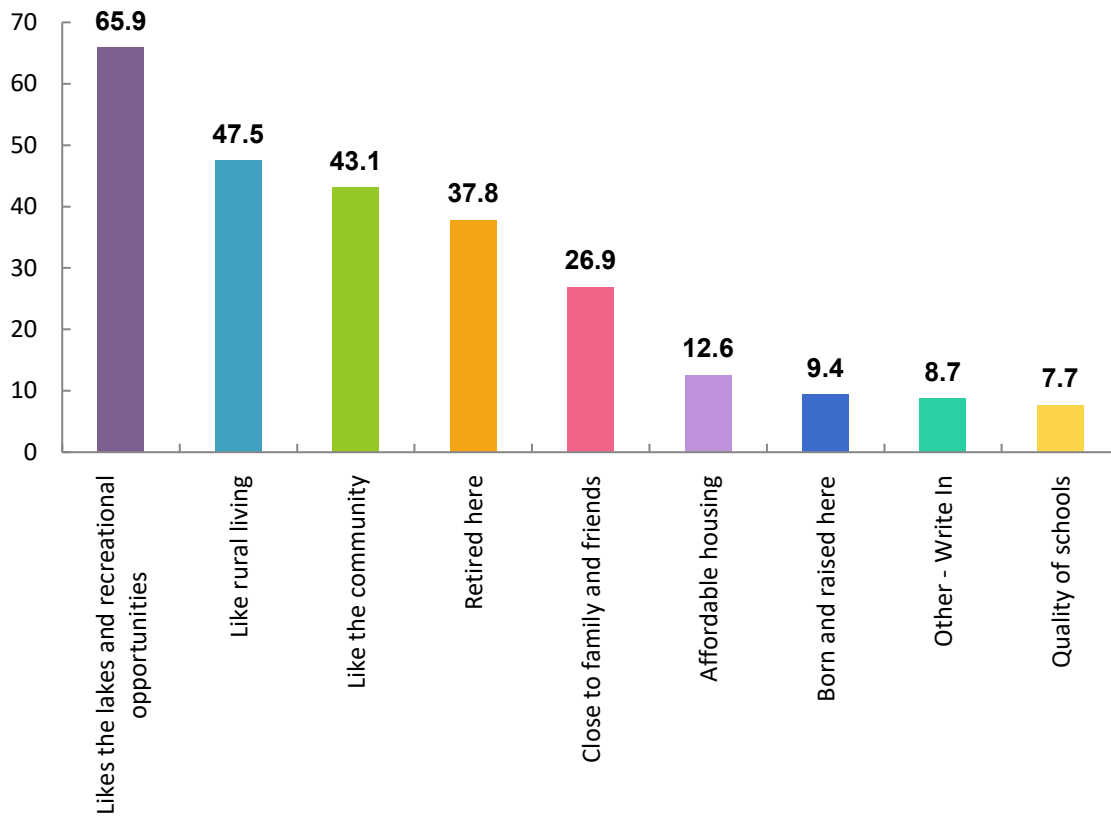
3.If you are not a permanent resident, can you please tell us your role in the Township? Respondents 162



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

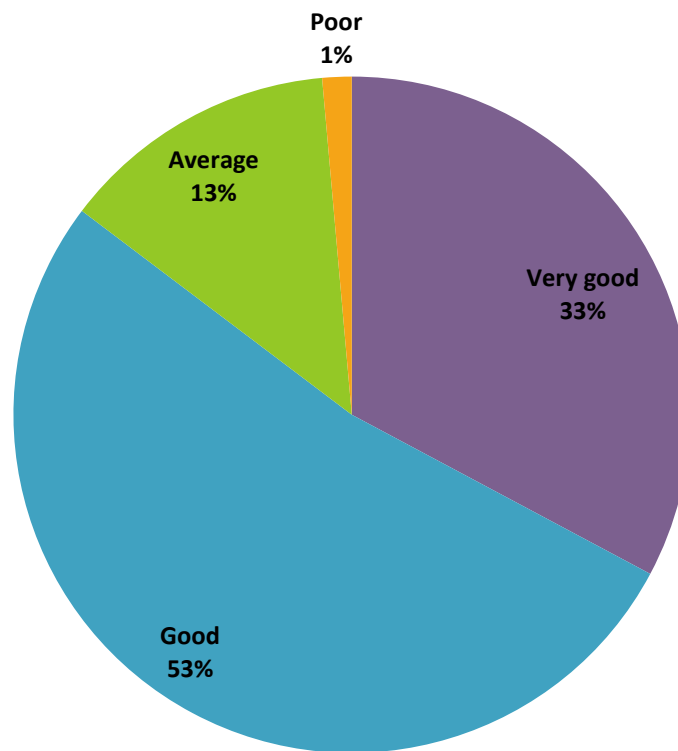
4. Why do you live in Plainfield Township? Check all that apply.



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

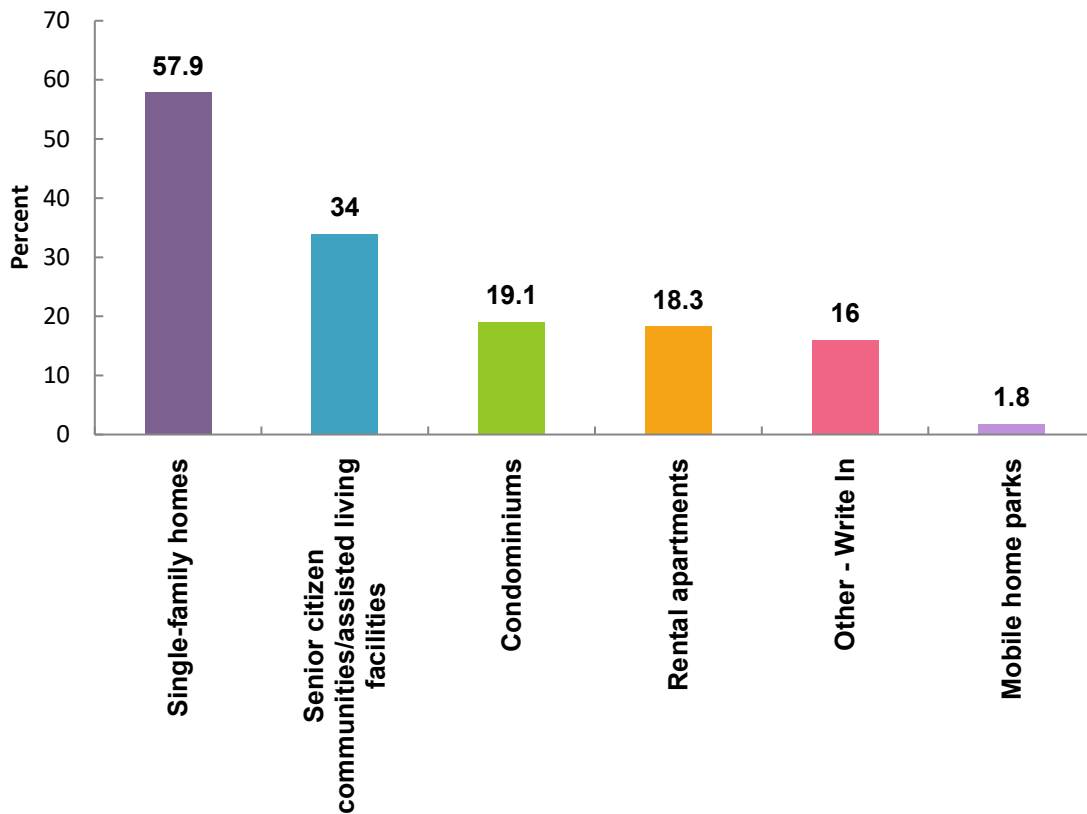
7. In the following categories, how do you feel Plainfield Township has changed in the past 5 years?

| | 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

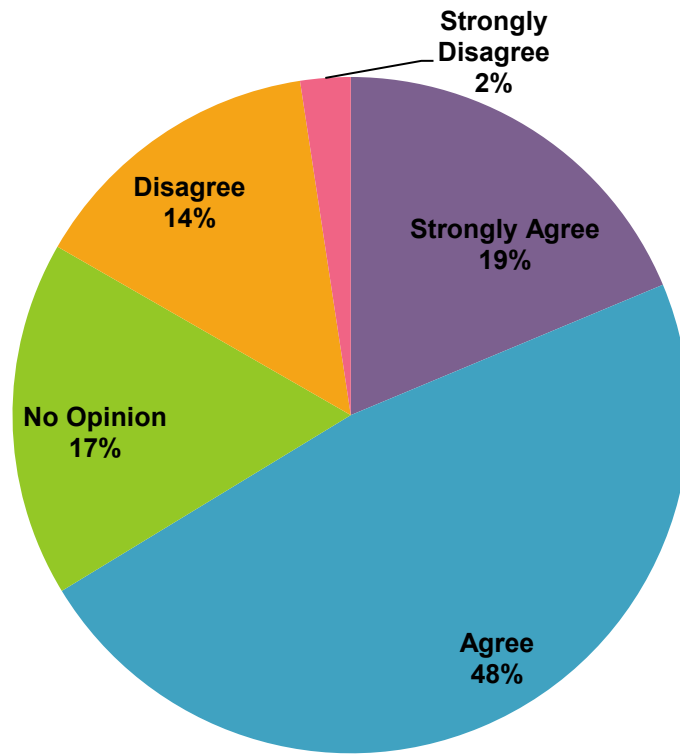
10. What are your feelings regarding the agricultural land use statements below?

| | 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 |

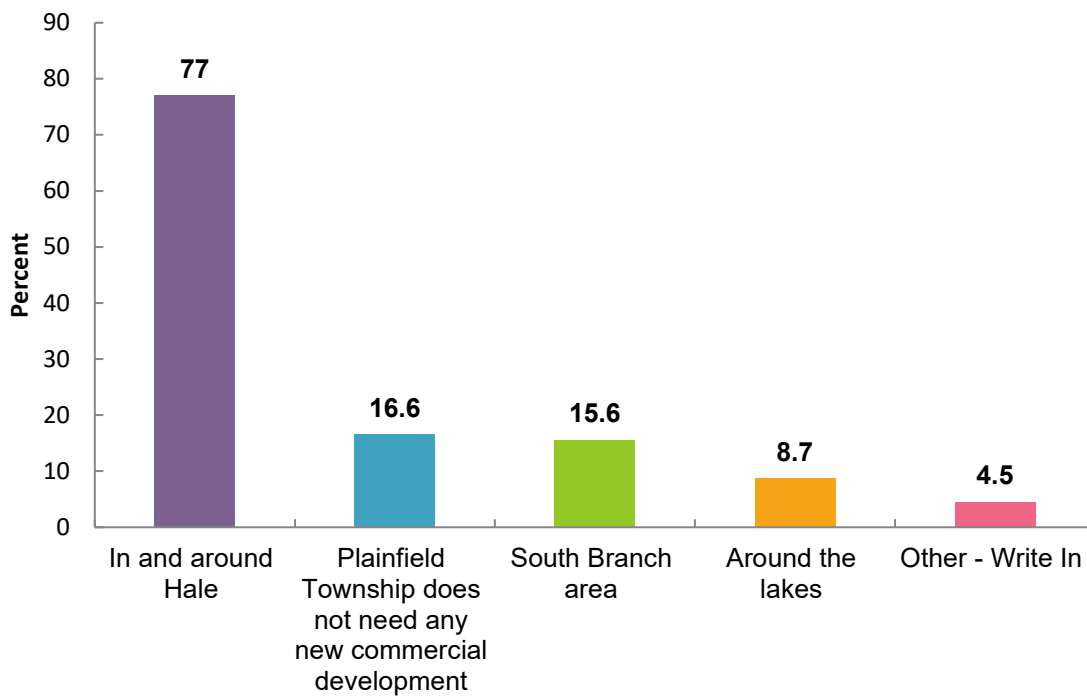
Write in Responses

- 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.



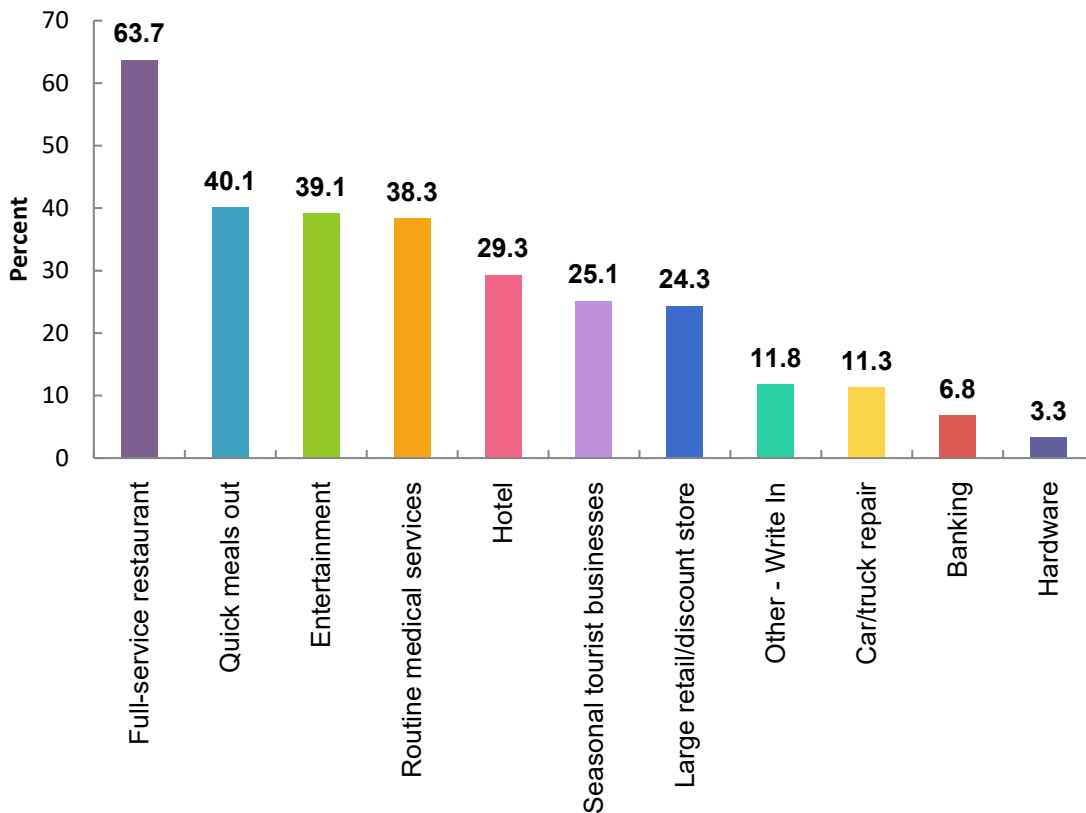
12.Future commercial development should be located in the following areas. Please check all that apply.



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.

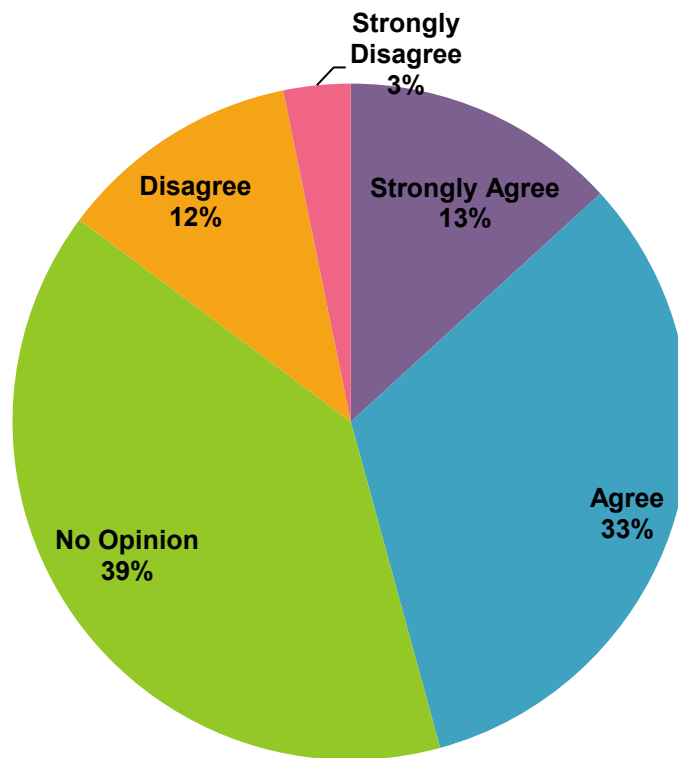


Other Write In

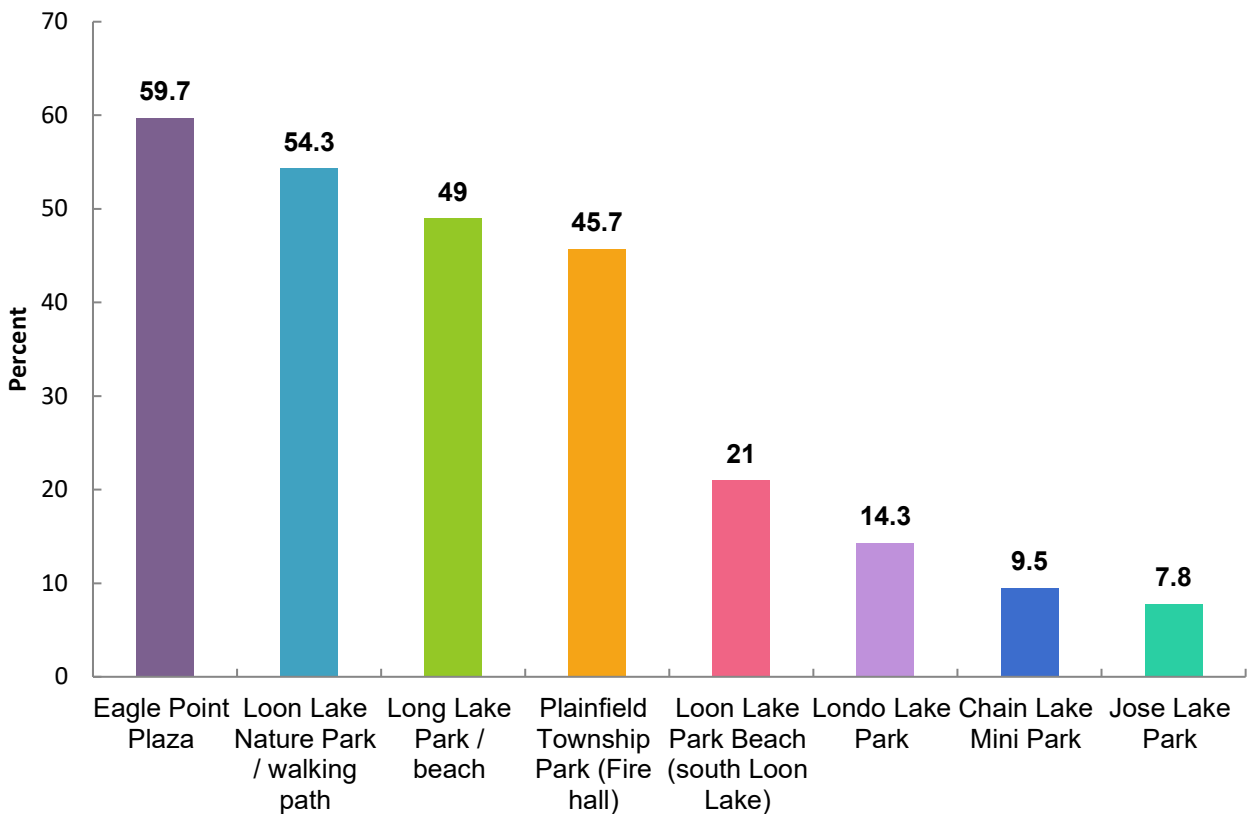
- None (5)
- Things for youth/teens (3)
- No more dollar generals (2)
- Grocery Store (2)

- 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

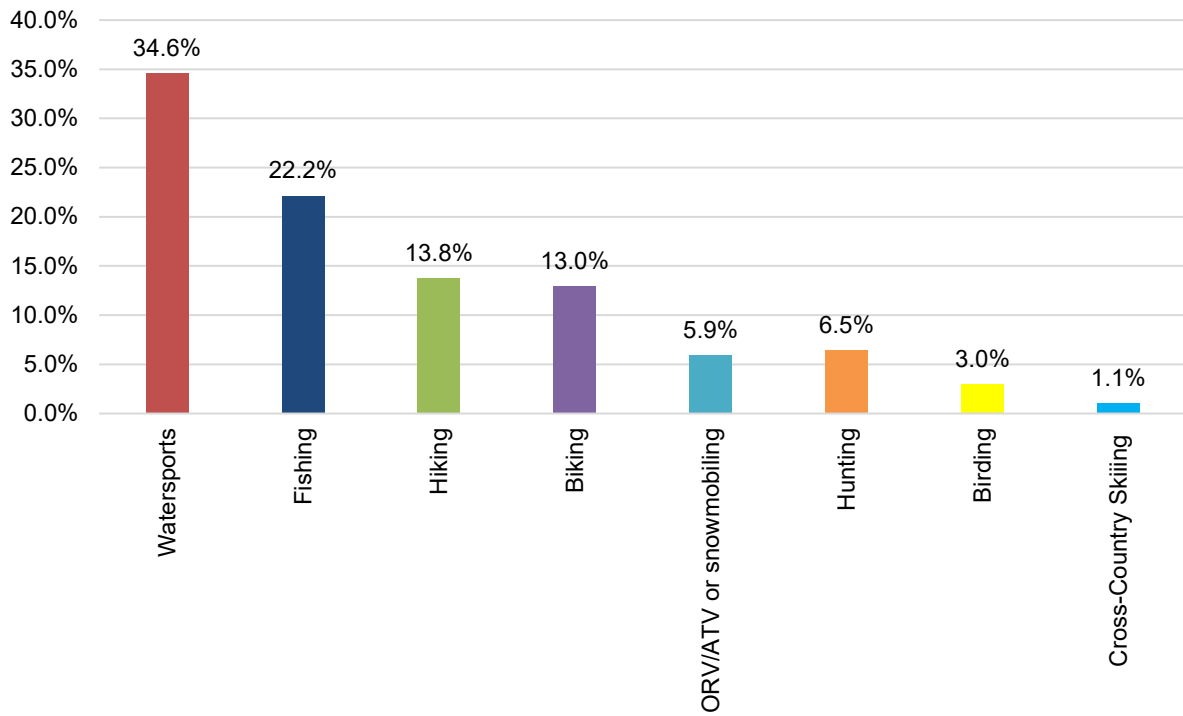
14. The Township needs a more diverse industrial base.



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



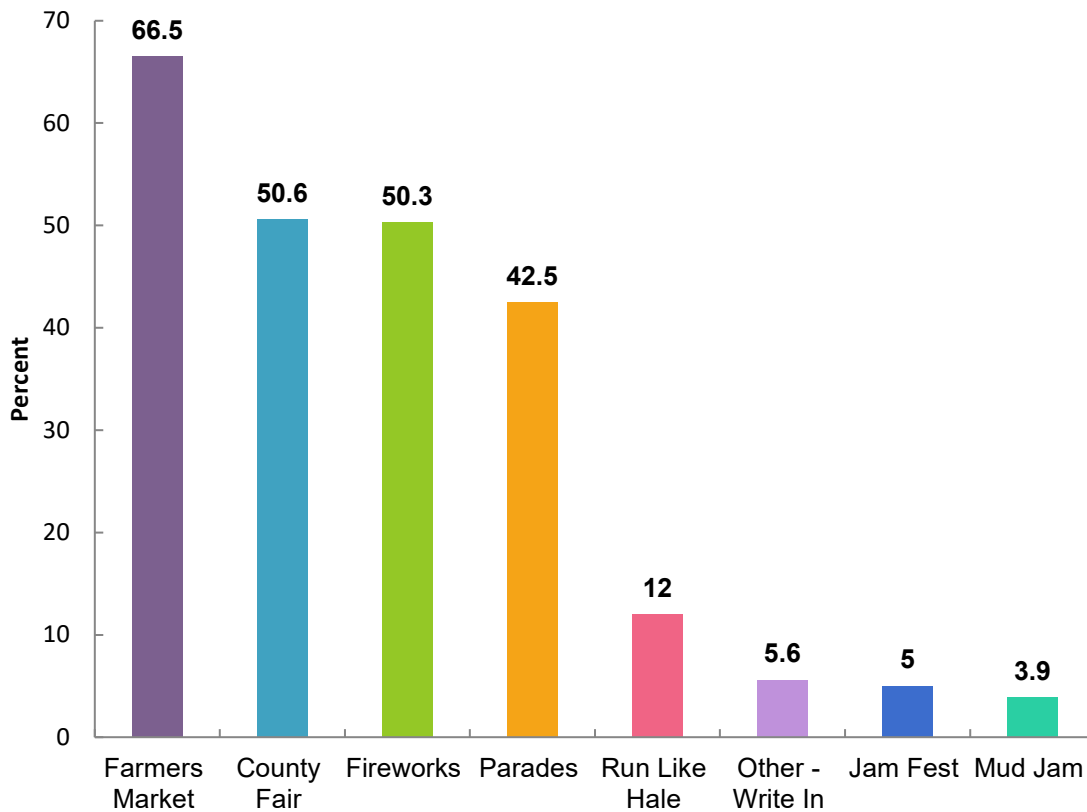
16. What activities did you participate in the last year while in Plainfield Township?



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,

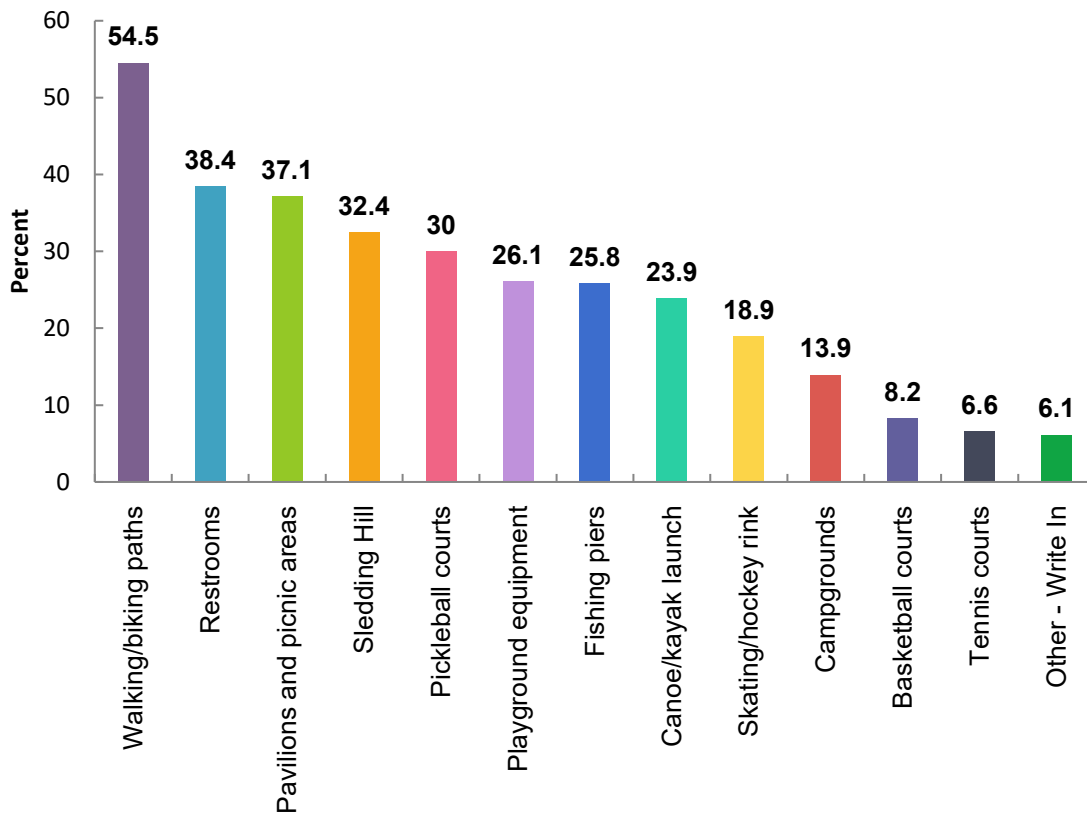
**17. What events did you participate in the last year while in Plainfield Township?
Please check all that apply.**



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

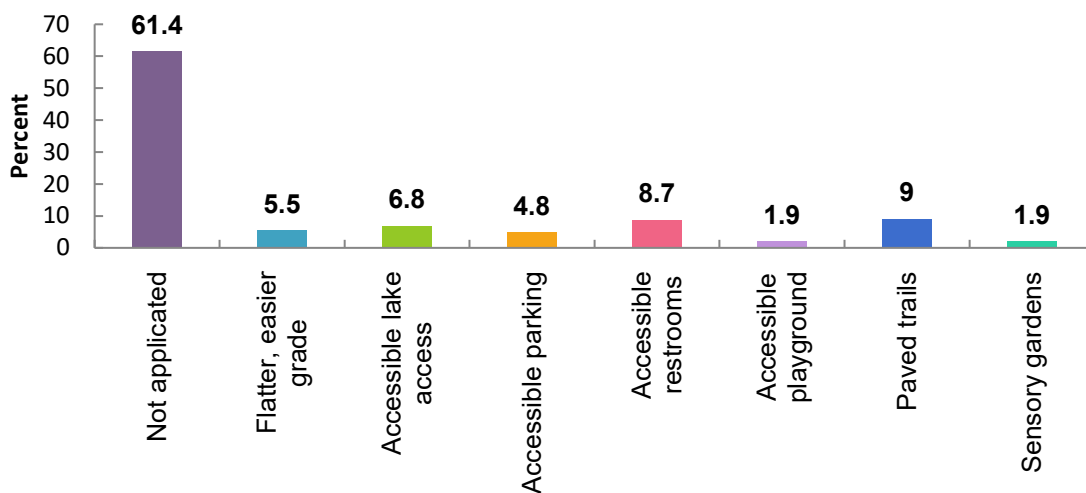
19. Please evaluate the following aspects of the Township parks.

| | 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. Appearance. 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. Thats 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 leave 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 to crowded and don't want a fast race 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 Alot, 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 dinning
- 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.