

Saginaw Charter Township

4980 Shattuck Road Saginaw MI 48603



A guide for development, redevelopment and preservation of the Township

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Introduction

The rationale for pursuing a Comprehensive Development Plan Update and the history of comprehensive planning in Saginaw Charter Township.

Planning History in Saginaw Charter Township

On October 12, 1971, the Saginaw Township Planning Commission adopted its first Comprehensive Development Plan for Saginaw Township. At that time the population of the Township was 27,234 persons and 5,302 acres of land had been developed as urban land uses. By 1985, the estimated population of the Township was 39,661 with 7,560 acres of land in urban use. With this tremendous growth, the challenges facing the Township have also changed. Even those concerns that have been ongoing have been impacted by the magnitude of the communities' growth. The purpose of this plan is to examine where the Township is now, where it has come from, and what direction it may take in the future.

Although this plan is intended to guide the development of Saginaw Township over the next fifteen to twenty years, it is not merely a document that sits on a shelf. It is part of a continuing process of review and adjustment that has been going on since the original plan was adopted. A comprehensive development plan is designed to be a living document so that it can be modified to address changes in the community while still serving to guide decisions about the future. The plan must be dynamic. A development plan is only meaningful if it can be used as part of the day-to-day decision-making process.

What is a Comprehensive Development Plan?

The Comprehensive Development Plan is a document created by the Planning Commission and adopted by the Township Board to guide the future growth, development and redevelopment of the Township. A comprehensive development plan that is thorough, well thought out, and consistent, helps ensure that Saginaw Charter Township continues to be a desirable community in which to live and work.

The Comprehensive Development Plan investigates and examines a variety of issues, both tangible and intangible. Within this document, the way in which the Township has changed and grown will be examined. This will include detailed discussion on items ranging from who lives in the Township, to where in the Township they live, and what they do for a living. Items that have remained constant or have not experienced significant changes will also be discussed. This includes the location of natural features, like water bodies and soil types, along with items like the transportation network.

In addition to these tangible items, opinions and desires are also discussed. Residents and other stakeholders are asked for their thoughts on the "community" and their vision of what they want the Township to be in five, 10 or 20 years.

The Comprehensive Development Plan is intended to act as a guide for future decisions by the Township Planning Commission, the Township Board, staff, residents, and developers. It is designed to provide a map to direct and encourage development, redevelopment, and capital improvements. In 2002, the State of Michigan passed the Coordinated Planning Act. This act changed the way in which a community initiates and develops a Comprehensive Development Plan. The Act requires significant cooperation and coordination with neighboring communities. Saginaw Charter Township has developed this plan by requesting participation and cooperation from neighboring communities, jurisdictions and utilities that have an interest within the Township. The letter inviting registration of entities, the returned forms, and the comments received are all included in Appendix A of this plan.

The Plan is designed to provide a map by which to direct and encourage development, redevelopment, capital improvements and change.

What is the difference between the Comprehensive Development Plan and the Zoning Ordinance?

The primary difference between a Comprehensive Development Plan and the zoning ordinance is in terms of timing and enforcement. A comprehensive development plan acts as a guide, while zoning is, in fact, "law." A comprehensive plan lays out specific goals and tasks for the future, while zoning provides for specific standards and detailed rules for the development, improvement, and use of property. Typically, the Comprehensive Development Plan provides a foundation and justification for the zoning ordinance. Often times, after the completion of a comprehensive development plan, a community reviews it's zoning ordinance to ensure the two planning documents are compatible. In its best form, the zoning ordinance is one of the primary mechanisms by which the goals of the Comprehensive Development Plan are achieved.

Master Plan vs. Zoning Ordinance	
Provides general policies, a guide	Provides specific rules, the law
Describes what should happen in the future, not necessarily what should occur today	Regulates and describes what can and cannot occur today.
Includes recommendations that may require cooperation and coordination with other agencies, municipalities or groups.	Typically does not require cooperation or coordination with other groups. Deals only with items directly under Township control.
Can and should be updated regularly to adjust for changing conditions and goals. Is written to provide flexibility.	Any change or deviation requires a formal amendment or specific approval (variance).

Using the Comprehensive Development Plan

As stated above, the plan is intended to guide the Township in land use, development, zoning, and capital improvement decisions. In order to be effective at this task, it must be used. The Comprehensive Development Plan is most effective when it is consistently referenced in order to:

- Provide reasonable expectations for future development.
- Provide a roadmap which will guide future developments, in terms of locations, siting and design requirements and necessary infrastructure
- Determine the appropriateness of rezoning requests, in terms of future land use and timing
- Provide a guide for making changes to the text of the Zoning Ordinance
- Provide a way to prioritize capital improvements, based on the goals, objectives and adopted future land use contained in this plan

Growth and Development in Saginaw Charter Township

While Saginaw Charter Township has experienced steady growth during the past few decades, the County as a whole has not seen consistent growth. Table 1 details growth within Saginaw County. Saginaw Charter Township has experienced slow, but steady growth. The most significant growth occurred in Saginaw County between 1990 and 2000 in areas that, prior to the 1990s were considered more rural in nature. Tittabawassee Township, with a percent change in population between 1990 and 2000 of 66.5%, experienced the most significant increase. As a whole, Saginaw County experienced a -0.9 percent population change, losing a total of 1,907

Table 1: Regional Population Change

Area	Population		Population Change,	
	2000	1990	Number	Percent
Albee Township	2,338	2,402	-64	-2.7
Birch Run Township	6,191	5,354	837	15.6
Blumfield Township	2,014	1,999	15	0.8
Brady Township	2,344	2,396	-52	-2.2
Brant Township	2,023	1,942	81	4.2
Bridgeport Charter Township	11,709	12,747	-1038	-8.1
Buena Vista Charter Township	10,318	10,900	-582	-5.3
Carrollton Township	6,602	6,521	81	1.2
Chapin Township	1,045	969	76	7.8
Chesaning Township	4,861	4,904	-43	-0.9
Frankenmuth City	4,838	4,408	430	9.8
Frankenmuth Township	2,049	2,122	-73	-3.4
Fremont Township	2,099	2,137	-38	-1.8
James Township	1,930	2,005	-75	-3.7
Jonesfield Township	1,710	1,740	-30	-1.7
Kochville Township	3,241	2,740	501	18.3
Lakefield Township	1,030	962	68	7.1
Maple Grove Township	2,640	2,830	-190	-6.7
Marion Township	925	928	-3	-0.3
Richland Township	4,281	4,177	104	2.5
Saginaw Charter Township	39,657	37,684	1973	5.2
Saginaw City	61,799	69,512	-7713	-11.1
Spaulding Township	2,399	2,662	-263	-9.9
St. Charles Township	3,393	3,505	-112	-3.2
Swan Creek Township	2,536	2,346	190	8.1
Taymouth Township	4,624	4,524	100	2.2
Thomas Township	11,877	10,971	906	8.3
Tittabawassee Township	7,706	4,627	3079	66.5
Zilwaukee City	1,799	1,850	-51	-2.8
Zilwaukee Township	61	82	-21	-25.6
Saginaw County	210,039	211,946	-1907	-0.9

residents. The common assumption throughout the Saginaw area, and in terms of general migration from cities to suburbs, is that Saginaw Township has been a benefactor of the exodus of residents from the City of Saginaw.

Recent research has indicated that places like Saginaw Charter Township are inner ring suburbs. While this is often discussed, it is rarely defined or explained. In fact, an inner ring suburb is called a number of things, including first-ring suburbs and first suburbs. There are a number of varying definitions for what an inner ring suburb is. Recent research has indicated that the development of inner ring suburbs coincides with middle age – meaning that they were constructed between 1945 and 1970 (Seaver, Morris and Rapson 1998; Design Center for American Urban Landscape, 1999). Quick research places Saginaw Charter Township within this range – with a total of 37% of the Township’s housing stock constructed between 1950 and 1969. While the continued growth of the Township does draw residents from surrounding areas, including the City of Saginaw, the Township experienced its most significant residential growth in terms of population and dwelling units during the same post-war era in which the City experienced the most significant growth as well.

One of the primary challenges that an inner ring suburb has versus that of a traditionally built City is growth coincided with the advent of the automobile. As such, the primary transportation network, traditional layout of neighborhoods and commercial areas are all centered on traveling by car. Now, fifty-plus years later, the Township is forced to “catch up” with many amenities that cities have bought and paid for decades ago – such as an extended road network, connecting subdivisions, commercial facilities that do not require vehicle trips, pedestrian facilities, open space and a park network within residential areas.

The classification of the Township as an inner ring suburb poses potential challenges and opportunities for the Township. One of the key challenges includes the ability to redevelop areas that were first created in the 1950s. Many of these areas were developed with excess parking, set back a significant distance from the road and without substantial architectural features. Opportunities in an inner ring suburb may provide the Township with a chance to improve and reinvent older neighborhoods and older strip commercial areas. Typical assumptions that go along with inner ring suburbs include a decrease in median income, an increase in poverty level and a more diverse population. To many, these can be indications of decline. Researcher Joel Kotkin found that in a selected review of older suburbs, these characteristics signaled a renewal of middle-class aspirations and not a sign of neighborhood decline. In contrast to much of the doom and gloom regarding inner ring suburbs, Kotkin sees the opportunity for new families to supplement the community, make it more diverse, and more competitive economically.

Saginaw Charter Township is experiencing a number of these benchmarks, including a more diverse population, a stable percentage of households that are considered families and a large, family forming, age group. The fact that the Township is an inner ring suburb is an important and significant feature that should be considered, not just in terms of existing characteristics, but also throughout the entire development of the plan.

The acknowledgement that there are more people living in the Township, who make less income today than there were in 1980 is only a distinct detriment, if it is not accounted for in terms of long range planning. The status of the Township as an inner ring suburb will appear throughout this plan and needs to be addressed in terms of long range planning, goals and future land use. The opportunity for cooperation between neighboring jurisdictions also provides a ripe opportunity to address many common issues, including aging housing stock, maintenance, blight and enforcement.

Existing Conditions

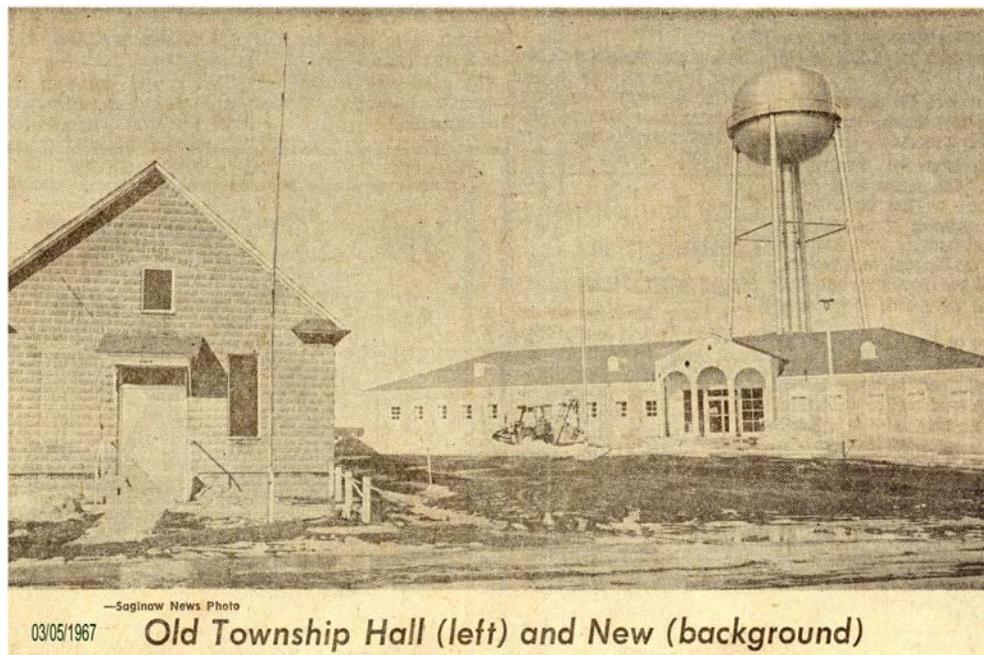
The future of a community often lies in understanding both its past and present.

This section of the Comprehensive Development plan details the existing conditions within Saginaw Charter Township. This detailed information provides a foundation for understanding the Township; its history and unique characteristics.

History

Many are unaware that when the Township was first organized in 1831, it extended south to what is now Chesaning and north past the City of Midland and the City of Bay City. The area of Saginaw Township at the time of its incorporation was 34 miles by 36 miles, totaling more than 783,360 acres. Development occurred rather rapidly, even in the 1830s. Gratiot Road and Brockway Road were surveyed but not yet constructed at this time. In 1877, much of the area extending north from the existing Brockway Road to State Street was a subdivision of 23 large lots.

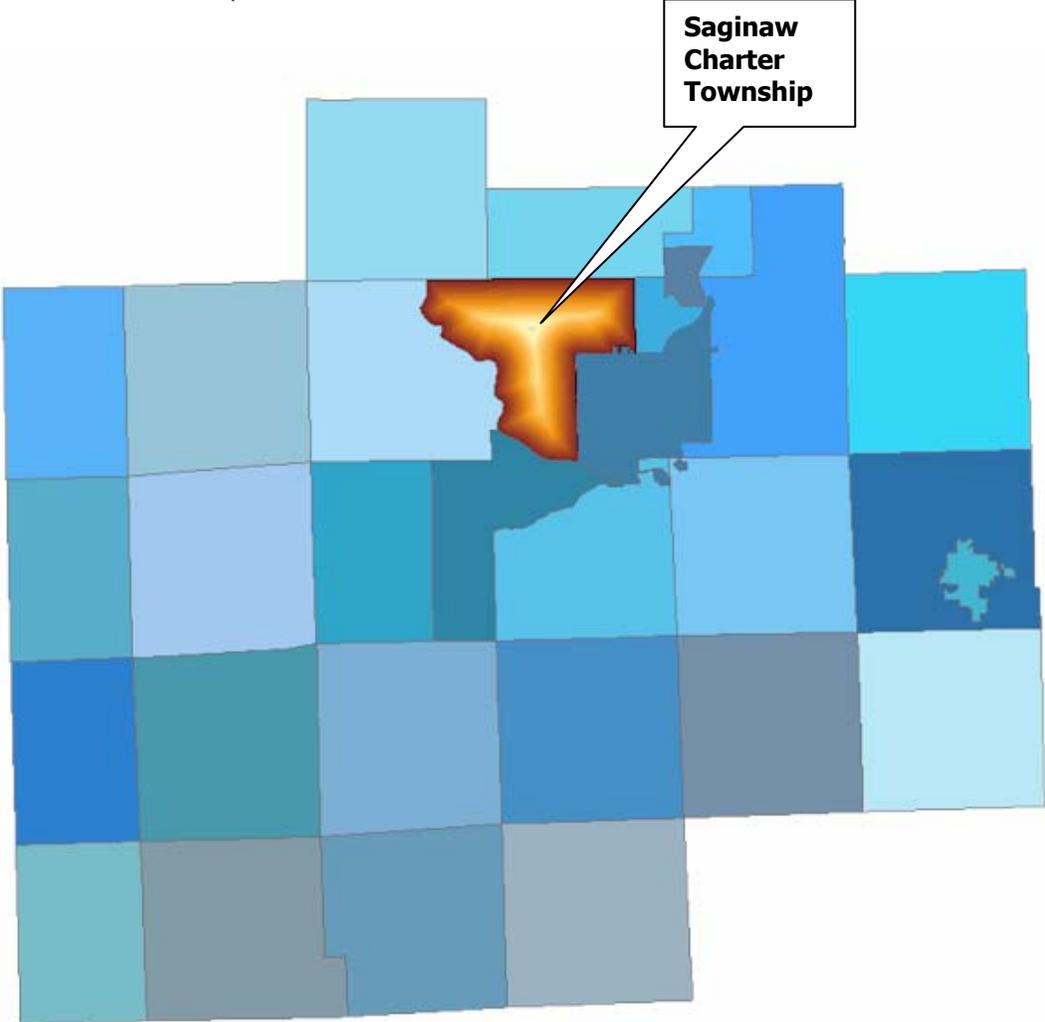
Shattuckville, at the west end of Shattuck Road, consisted of approximately 50 buildings. There was a wagon shop, a cider mill, a store, a saw mill, grist mill and a blacksmith shop. For a short time, a post office was operated in the area.



Location

Located in the north central portion of Saginaw County, Saginaw Charter Township is within a short driving distance of Bay City, Midland, and Flint. With the construction of Interstate 675, the downtown business loop, and Fashion Square Mall in 1971, the northeastern portion of the Township became a regional hub for retail commercial development.

The Township has the benefit of access to I-675 and US 10, along with several State Highways including State Street/M-58, Bay Road/M-84, Midland Road/M-47, and Gratiot Road/M-46. Location and access have made Saginaw Charter Township a desirable location for both business and residential development.



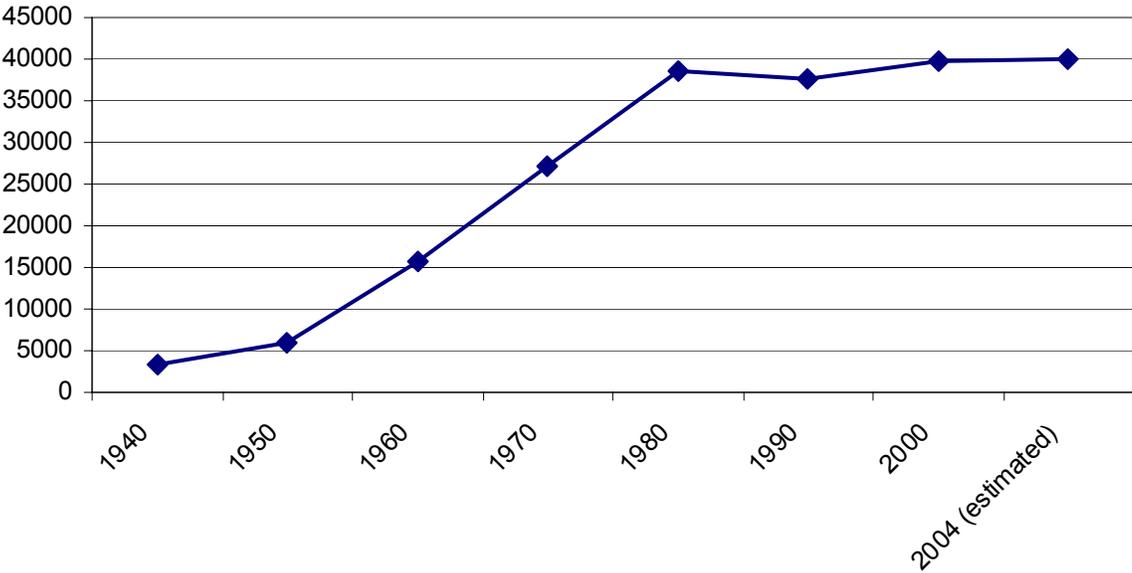
Map 1: Regional Setting, Source: Michigan Geographic Framework

Community Profile

The Township has changed dramatically in terms of population since 1970. Between 1970 and 1980, the Township grew by more than 11,000 residents, growing from 27,234 to 38,668. Population decreased between 1980 and 1990, and then has slowly increased between 1990 and 2004. This trend is typical for many townships in Michigan due to out-migration from urban centers to abutting townships.

As the population has increased, the population has also changed in terms of density, distribution and age. The median age of the Township's residents in 1970 was 28 years old. In 1980 the median age was 31.3, in 1990, it was 37.5 and in 2000, the median age was 41.7. The Township is aging and is now second only to Frankenmuth in terms of the highest median age in Saginaw County.

**Chart 1: Population Change
1940 - 2004**



Source: US Census, historical data, 2000 Census, 2004 Estimates

Population density has also increased. In 1970, the population of the Township was 1.64 persons per acre. By 2004, population estimates place the persons per acre at 2.41. Changes in population density are the result of many factors, not the least of which is the simple result of more people within the same finite area. Trends in terms of housing construction place an emphasis on smaller parcels or condominiums, which typically result in a higher density of dwellings.

Household Trends and Projections. Population change is only one of the many factors that influence development in a community. Trends throughout the United States and Michigan have shown a decrease in family size and in household size. The U.S. Census defines a household as one or more people living in a residence. A family is more than one person living together, either married or of the same bloodline. While the Township's median age has increased and the number of householders living alone has increased, the number of family households has remained relatively constant. In 1990, a total of 10,484 households were family households, or 69%. In 2000, the total number of family households increased slightly to 10,691, up 207 families. However because population increased as well, families in 2000 accounted for 63% of households. While the percentage of families decreased, this is relatively stable considering the higher median age of township residents.

With a higher median age, it is not surprising to see a trend in the number of householders living alone. In 1990, there were a total of 4,216 householders, or 28% were single persons. Of that 4,216, 13% were aged 65 years or older. By 2000, the total number of householders living alone increased to 5,456. Of that number, 15% were aged 65 and older. An additional contributing factor to the slight increase in families while the Township saw a substantial increase in the number of housing units is the increase in persons living in group quarters. Between 1990 and 2000, there has been a significant increase in the number of assisted living facilities. These facilities are not nursing homes; however they offer a degree of assistance to older residents who live there. In 1990, the total number of persons living in group quarters was 535. In 2000, this number grew by 333, to a total of 835 for a 62% change.

Population Projections to 2020		
	Extrapolation Method	Housing Unit Method
2000	39657	39657
2004	40114	40114
2010	41859	42296
2020	44063	46007

Table 2: Population Projections to 2020, using Extrapolation and Housing Unit Methods

Population projections were conducted for the Township using two different methods. The extrapolation method, which is more conservative, is strictly based on previous changes in population as measured during the past three U.S. Census counts. This weighted rate of change is then applied to the population as it existed in 2000. The 2004 population estimate/projection as it is noted in Table 2 is a population estimate from the US Census and not a projection. The housing unit method is considered to be more accurate than the extrapolation method. The average number of new residential homes constructed between April 1, 2000 and November of 2005

was determined and then adjusted to estimate the number of new homes to be constructed between November of 2005 and April 1 of 2006. These numbers are then adjusted using Census information relating to occupancy rates, owner occupied units and persons per unit and rental occupied units and persons per unit. Both projections show continued, steady growth within the Township and both tend to err toward a more conservative growth forecast.

Age Characteristics. As discussed earlier, the Township is getting older. This is evidenced in Table 3, which details the age of residents in the Township. The largest age cohort or group is those between 45 and 54 years of age, with the next being those 35 to 44 years of age. Prime evidence of the aging of the township is seen in the increase in percentage of those 65 years and older. In 1990, this age group comprised 15.9% of the population. In 2000, this same age category comprised 19.3% of the population. This increase is reflected in the higher median age and the increased number of persons living alone in the Township. Some of the increases within this age cohort can be attributed to the increase of persons 65 years and older living in group quarters, such as assisted living facilities.

	1990	%	2000	%
Under 5	2198	5.8%	2039	5.1%
5 to 9	2448	6.5%	2250	5.7%
10 to 14	2487	6.6%	2509	6.3%
15 to 19	2455	6.5%	2593	6.5%
20 to 24	2391	6.3%	2624	6.6%
25 to 34	5402	14.3%	4386	11.1%
35 to 44	5893	15.6%	5423	13.7%
45 to 54	4668	12.4%	6100	15.4%
55 to 59	1906	5.1%	2367	6.0%
60 to 64	1833	4.9%	1735	4.4%
65 to 74	3367	8.9%	3437	8.7%
75 to 84	2049	5.4%	2864	7.2%
85 and up	587	1.6%	1330	3.4%
Total	37684	100.0%	39657	100.0%

Table 3: Population by Age Group, US Census, 1990 and 2000

It is interesting to note that while the median age has gotten older and the percentage of the population 65 years and older has increased, the number of children has remained fairly constant. This can be attributed in part to the attractiveness of the community in terms of housing and schools, and partly due to the fact that during the past thirty years the age at which adults have children has increased. That is to say that the "family forming" age category in the 1970s and 1980s was considered closer to the 20 to 24 years of age group. Today that same "family forming" category has stretched to encompass those 25 to 44 years of age.

	<i>Percent High School Graduate or Higher</i>	<i>Percent Bachelor's Degree or Higher</i>
United States	80.4	24.4
State of Michigan	83.4	21.8
Saginaw County	81.6	15.9
Saginaw Charter Township	88.1	28.4

Table 4: Educational Attainment, US Census. *Note: the percentages exceed 100% as they represent the total number of high school graduates and then the number of those graduates who also have a bachelor's degree*

Educational Attainment. Residents within Saginaw Charter Township tended to have higher educational attainment than that of the County, State or Nation. A total of 21.6% of residents have some college, but no degree. A total of 8.1% of residents hold an associate's degree and an additional 17.7% of residents have a bachelor's degree. Graduate degrees or professional degrees are held by 10.7% of residents. Table 4, above, details the educational attainment of residents in Saginaw Charter Township as compared to those in the nation, the State and the County. The Township has more residents with a high school degree or higher level of education as well as a higher percentage of residents who hold a minimum of a bachelor's degree.

Income

Income levels in Saginaw Township are higher than those found in Saginaw County, and the State. Median household income in the Township in 2000 was \$45,147. Median household income for Saginaw County and the State was \$38,637 and \$44,667, respectively.

Income Characteristics		
	1990	2000
Median Household Income	\$36,289	\$45,147
Median Family Income	\$44,436	\$60,625
Per Capita Income	\$17,968	\$25,759

Table 5: Income data as determined in 1999 during the 2000 US Census.

As evidenced through demographic trends in both educational attainment and employment characteristics, the higher than average income levels can be attributed to these related employment items. Household income is determined by summing the income of the householder and all other individuals 16 years old and older in the household, whether they are related to the householder or not. The household income is considerably less than the family income as many households consist of only one person. The median divides the income distribution into two equal parts, one half falling below this median income and one half above the median income. Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group. Per capita income is rounded to the nearest whole dollar.

Employment Characteristics. Employment is determined for all those residents in the Township 16 years and older. Within the Township, a total of 18,893 persons are employed. Employment is again broken down by industry and occupation. Table 6 details employment within Saginaw Township by both industry and occupation. Working in tandem with the educational attainment levels of persons in Saginaw Township, it is not surprising that the largest employment industry is educational, health and social services and that the occupation with the most residents is “professional.”

Industry	Residents Employed	Percentage
Agriculture	39	0.21%
Construction, extraction and maintenance	954	5.05%
Manufacturing	3645	19.29%
Wholesale Trade	593	3.14%
Retail Trade	2708	14.33%
Transportation and Warehousing and Utilities	485	2.57%
Information	687	3.64%
Finance, Insurance and Real Estate	1199	6.35%
Professional, scientific, management, administrative and waste management	1260	6.67%
Educational, health and social services	4832	25.58%
Arts, entertainment, recreation and food services	1225	6.48%
Public Administration	431	2.28%
Other Services	835	4.42%
<i>Total</i>	18893	100.00%

Table 6: Educational Attainment, US Census. *Note: the percentages exceed 100% as they represent the total number of high school graduates and then the number of those graduates who also have a bachelor's degree*

Housing Characteristics

As of 2000, there were a total of 17,859 housing units in Saginaw Township.

This is a 13% increase, resulting in the addition of 2,056

new units between 1990 and 2000. According to the 2000 Census, 95.7 percent of all housing units in the Township were occupied. This is fairly consistent with the 94.1 percent of units occupied within the county. The Township has a significantly higher number of renter occupied dwelling units than the County as a whole, although this has been decreasing since the 1990 Census. The vacancy rates differ for owner occupied housing versus renter occupied housing. The 2000 vacancy rate for homeowners is 1.1, while the vacancy for rental units is 5.9 percent.

	1990	%	2000	%
Owner Occupied	9910	64.8%	11162	65.3%
Renter Occupied	5383	35.2%	5934	34.7%

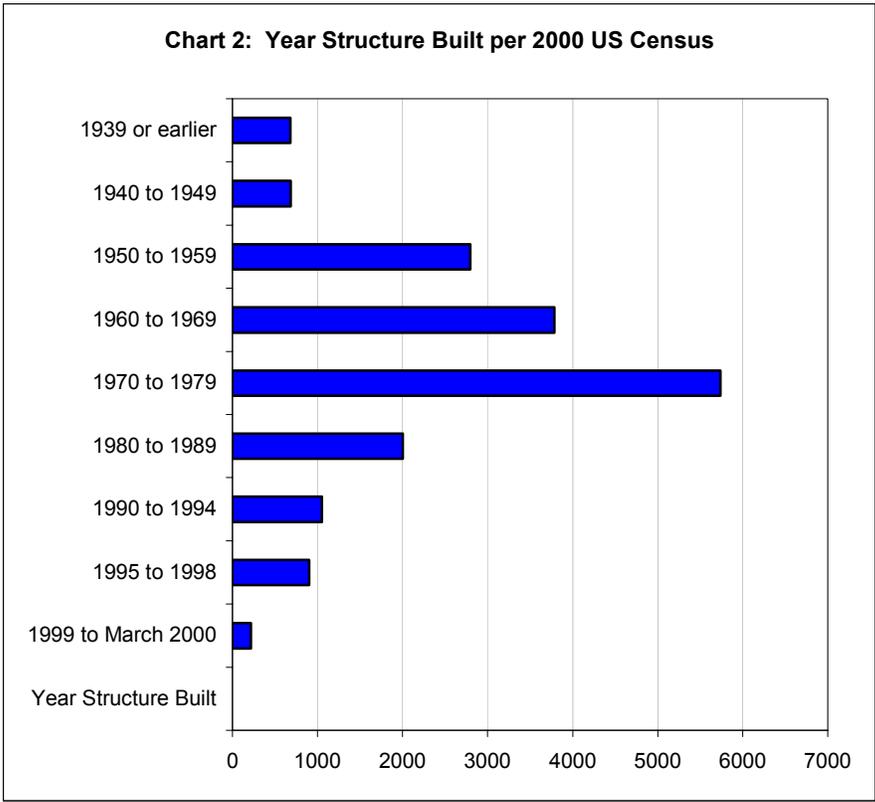
Table 7: Dwellings by Occupancy, from the 1990 and 2000 US Census

With a rather significant increase in the number of dwelling units constructed between 1990 and 2000, the type of unit constructed is also significant. Traditional, single family homes are still the predominant dwelling unit in the Township and were the unit constructed most often between 1990 and 2000. That same 10 year span saw an increase in the number of attached single family homes, typically condominiums and in structures with a high number of units per structure. It is important to note that these structures are not necessarily apartments, but are more likely to be classified as group quarters, as they are nursing homes and assisted care facilities.

Units in Structure	1990	%	2000	%
1, detached	9441	59.7%	10487	58.7%
1, attached	524	3.3%	748	4.2%
2	422	2.7%	731	4.1%
3 or 4	598	3.8%	733	4.1%
5 to 9	1399	8.9%	1387	7.8%
10 to 19	1978	12.5%	1723	9.6%
20 to 49	392	2.5%	220	1.2%
50 or more	488	3.1%	1153	6.5%
Mobile home or trailer	486	3.1%	666	3.7%
Other	75	0.5%	8	0.0%
Total	15803	100.0%	17856	100.0%

Table 8: Number of Dwelling Units in Structure, 1990 and 2000 US Census

While new structures are easy to note, a significant portion of residential dwellings in the Township are aging. As noted earlier, the Township's most significant increase in population and construction of dwelling units took place post World War II. While the single, largest gain of dwelling units took place between 1970 and 1980, the largest percentage of homes, 37%, were constructed between 1950 and 1969. The significant percentage of homes constructed fifty years ago poses a split challenge to the township – how to address and encourage reinvestment in older homes and established neighborhoods while continuing to see new growth and new development in the northwestern portions of the Township.



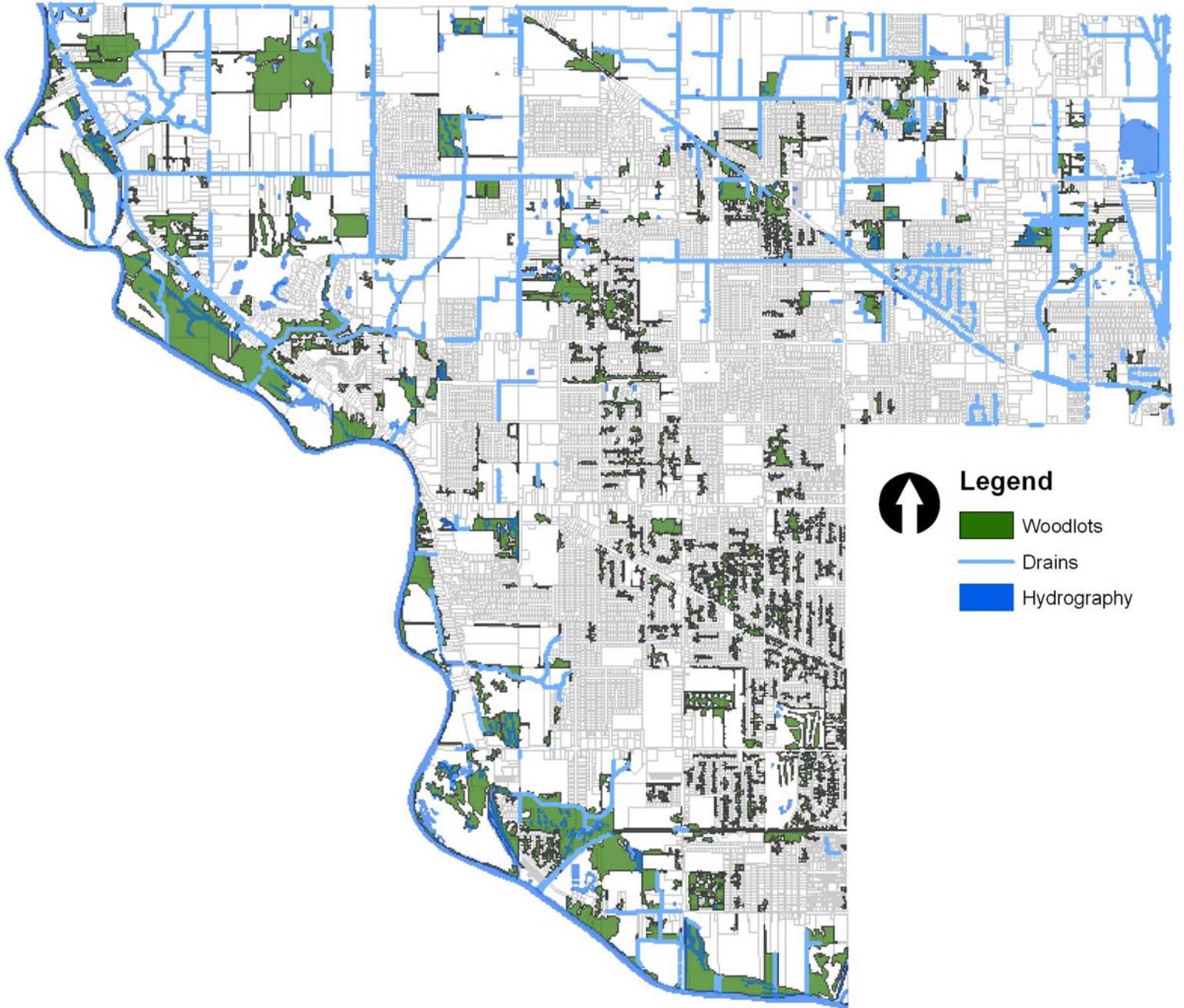
Natural Features

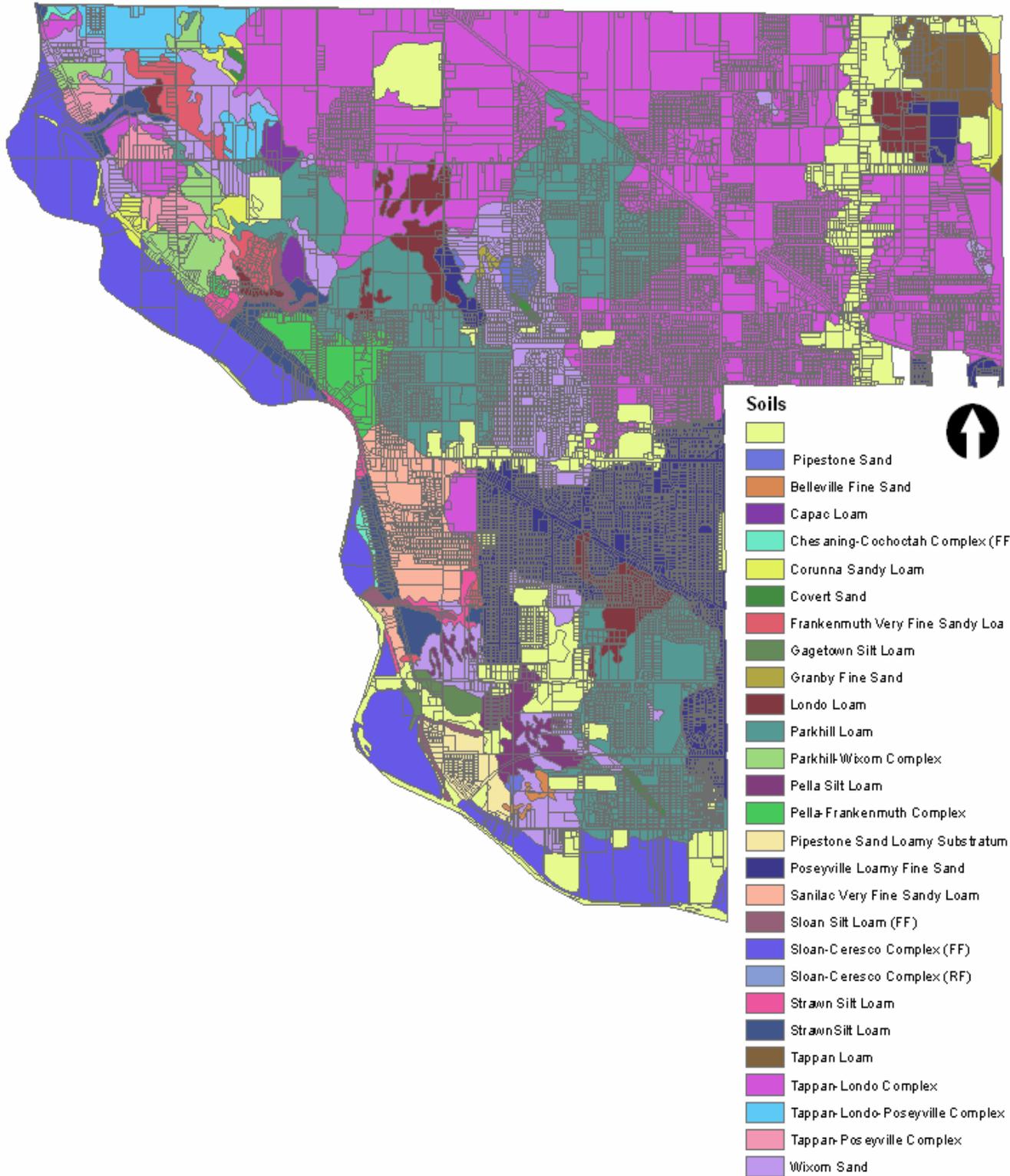
The natural environment is an important component of determining growth and redevelopment emphasis in any community. Typically, natural features such as soil types and classifications, wetlands, water bodies and watercourses along with other natural features, such as woodlots, determine areas ripe for development. In Saginaw Charter Township, a large portion of the available land area is developed and/or ready for development, so soil classifications, while still significant, are more for informational purposes than for determining buildable areas.

The existing topography and soil characteristics of Saginaw County can be attributed to the movement of glaciers through this area more than 10,000 years ago. The Saginaw River and its tributaries form the basic drainage patterns in the area.

Saginaw Township soils and its drainage characteristics are grouped into several categories, as defined on the Soils Association map. The predominate topography is flat with an elevation ranging from 580 to 650 feet above sea level. A major drainage divide further characterizes the Township topography. The extreme western and southern portions of the Township lie within the Tittabawassee River basin while the remainder of the Township drains to the Saginaw River. The relatively level topography within the Township poses several implications to continued growth and urbanization. Sewage and storm drainage systems must be carefully located, sized and graded to avoid operating problems and service area limitations due to the fact that they are dependent upon gravity flow for optimum operation. Developments with high percentages of impervious surface will require on-site storm water retention. Finally, level land can result in monotonous development unless artificially induced contours and/or vegetation zones are introduced into the urban environment.

Soils in the Township range from well drained flood deposits in the flood plain to poorly to somewhat poorly drained loams and clay loams which dominate the Township. For the most part, soil conditions in the Township are of sufficiently low permeability that when combined with the generally flat topography, septic tanks and drain fields are inadequate for use on a long-term basis. As a matter of local policy, development of vacant land has been encouraged where public sanitary sewer exists or is provided in conjunction with new development.





The Built Environment

Just as the natural environment can restrict or encourage development so to can the features that the township or others provide. These items include transportation features, parks and planned preservation of open space, sidewalks and pedestrian elements, and water, sanitary sewer and storm water development and capacity.

Traffic and Circulation

Saginaw Charter Township does not have jurisdiction of the roads in the Township. Responsibility for the construction and maintenance of streets and roads outside of cities and villages in the State of Michigan lies with either the State Department of Transportation (MDOT) or the Saginaw County Road Commission. The Township has no authority to construct or maintain streets and must rely upon the MDOT and the Road Commission. This arrangement places the Township in competition with all other townships in the county for limited construction and maintenance funds.

Act 51

The Michigan Department of Transportation distributes Federal Highway Funds as well as gas and weight tax collections from Michigan's Motor Vehicle Fund to the various county road commissions. Act 51 of Public Acts of 1951 charges the Michigan Department of Transportation with delineating a system of state trunk lines (roads of major statewide importance). MDOT is responsible for their construction and maintenance. It is possible for local governments to participate in this cost either through enlargements to the road system designed to carry additional local traffic or to finance trunk line improvements in order to speed up locally desired projects.

The County Road Commission is also responsible for classifying county primary and local roads under Act 51 of 1951. The county primary classification is for those roads of "greatest general importance" based on traffic volumes, primary traffic generators served and other important traffic producers or attractors. The designation of a road as a primary road is important because three-fourths of the Motor Vehicle Fund monies allocated to counties is specifically earmarked for financing the county primary road system. The remaining roads, classified as local roads, are financed through the remaining Motor Vehicle Funds (one-quarter), or county and local taxes.

Local Funding

The Township is empowered to contract with other agencies for road construction or maintenance. Financing for these projects are funded in several ways – a general millage may be increased for road purposes and/or a special assessment roll may be created to tax those benefiting from the improvement. The Township may also issue road construction bonds for improvements.

Local road projects are typically completed upon specific request and petition of a residential neighborhood. The Saginaw County Road Commission does not participate in the funding of these projects, except that the Township's allocation funds from the Road Commission may be used to finance the improvements and/or repairs.

Existing Functional Classification System

A road has two major functions – to provide access to land and to provide mobility. Roads cannot have both a large number of driveways and accommodate vehicles at high speeds safely. Functional classification is the grouping of highways, roads and streets by the character of service they provide and was developed for transportation planning purposes. Basic to this process is the recognition that individual routes do not serve travel independently in any major way. Rather, most travel involves movement through a network of roads. The National Function Classification System is primarily important because classified roads are eligible for federal aid dollars.

Functional classification defines the part that any particular route should play in serving the flow of trips through a highway network. Aside from providing information that is important to long term planning and road improvements, roads which are classified as an arterial or collector are considered primary roads, and are eligible for federal aid dollars.

The township has an existing Functional Classification System and a Township Designated Road Map. The Township Road Designation Map is located on page 23. The Township uses road classification to assist in prioritizing road improvements and for meeting certain zoning regulations. The functional classifications for Saginaw Township are considered to be urban roads and then are further divided into route classifications. There are four basic route classifications in the Township: principal arterials, minor arterials, collectors and local roads.

Principal arterials are at the top of the NFC hierarchical system. The primary purpose of arterial streets is to permit movement, with the goal of moving as much traffic as possible as fast as is reasonable. They also tend to provide access to important traffic generators, such as regional shopping centers. Principal arterial roads in Saginaw Township include:

- West Michigan Avenue, from the City of Saginaw to Center Road
- Center Road, from West Michigan Avenue north to State Street
- Tittabawassee Road, from I-675 to Bay Road/M-84
- M-84/Bay Road (technically classified as an undivided state highway)
- M-46/State Street (technically classified as an undivided state highway)

Minor arterials are similar in function to principal arterials, except they carry trips of shorter distance and are lesser traffic generators. Minor arterial roads in the Township include:

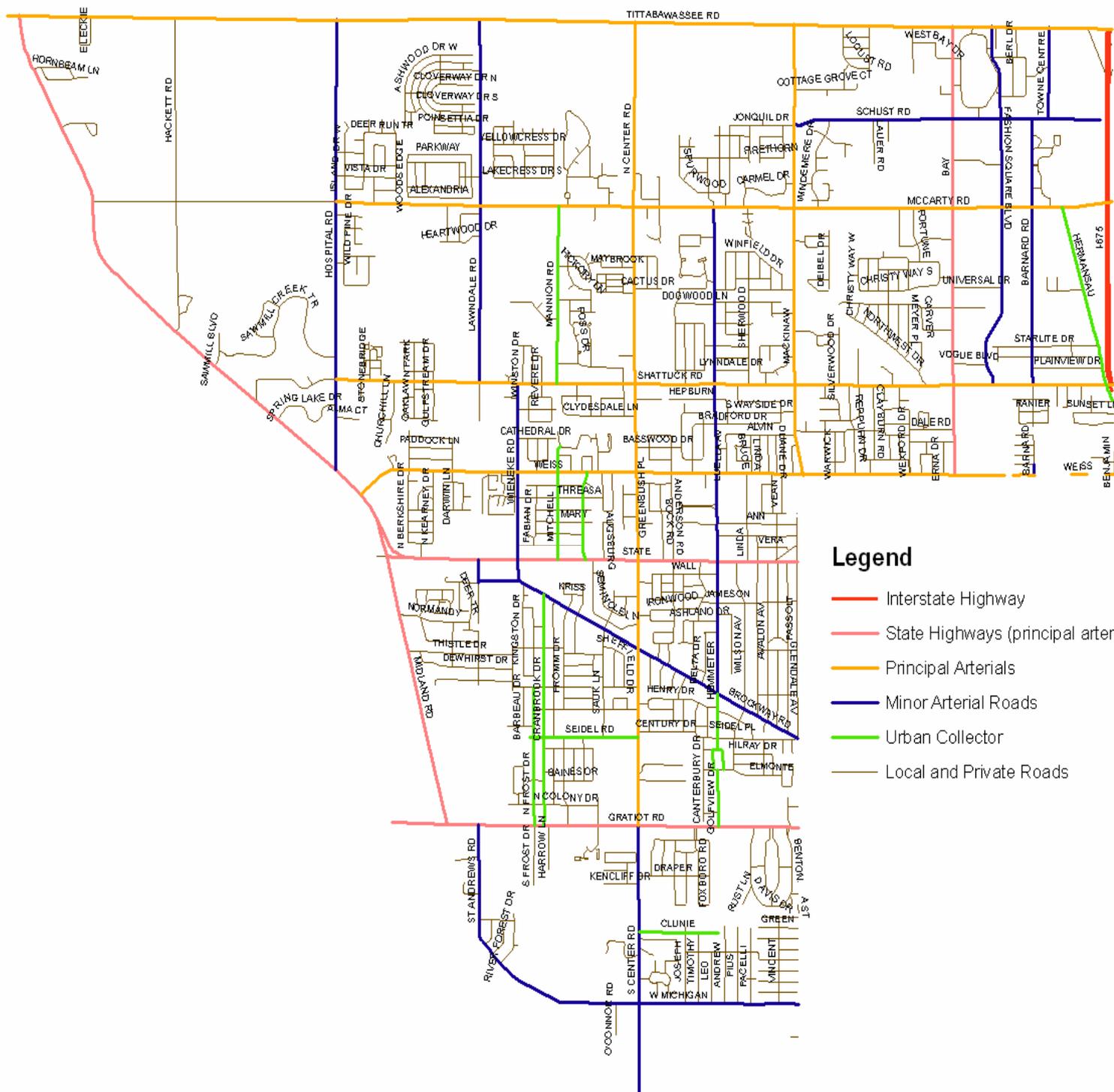
- Shattuck Road, between Center Road and Bay Road
- Center Road between Tittabawassee Road and State Street
- Hemmeter Road between Weiss Street and Brockway
- Weiss Street between Center Road and the city limits
- Brockway Road
- Mackinaw Road
- McCarty Road between Center Road and I-675
- Hospital Road from Midland Road to Shattuck Road

Collectors tend to provide more access to a property than do arterials. Collectors tend to seek more of a balance between ensuring mobility and providing access. Collector streets typically serve as the link between local streets and principal and minor arterial streets. Collector roads in the Township include:

- Hospital Road, from Shattuck Road to Tittabawassee
- Lawndale Road
- Tittabawassee Road from Midland Road to Center Road
- Weiss Street from Midland Road to Center Road
- Wieneke Road
- Hemmeter Road from McCarty Road to Weiss
- Schust Road from Mackinaw Road to Towne Centre
- Fashion Square Boulevard
- Towne Centre

Local roads primarily provide access to property. Mobility – the ability to travel relatively long distances at relatively high speeds – is not a priority on local roads. Local streets typically constitute the backbone of neighborhood pedestrian and bicycle networks.

System



- Legend**
- Interstate Highway
 - State Highways (principal arterials)
 - Principal Arterials
 - Minor Arterial Roads
 - Urban Collector
 - Local and Private Roads

Public Utilities

Saginaw Township operates and maintains several hundred miles of water mains and sewer lines. Growth and density has traditionally followed the availability and/or required the installation of public utilities, in particular water and sanitary sewer. As such, both are prevalent through the vast majority of the Township. Public water is available throughout the Township and there are existing water mains along every street. If water is not directly accessible to a particular parcel, it is available in close proximity. There are only two primary roads that lack a public water main for any portion: Center Road, south of Michigan Avenue to the River and Gratiot Road, west of Midland Road to the River. Sanitary sewer is also generally available throughout the Township with the exception of most property in the northwestern portion of the Township, south of Tittabawassee Road, west of Midland Road and north of the Sawmill Subdivision.

The Department of Public Services (D.P.S.) maintains the potable water distribution system within the Township. The distribution system is composed of approximately 235 miles of water main, 2400 water main valves, 2200 fire hydrants, and a 750,000 gallon elevated storage facility.

Storm Water and Waste Water

Saginaw Charter Township has been managing storm water runoff under the existing ordinance since 1980 in an effort to reduce the risk of overloading the storm drainage systems located within the Township. The Township initially adopted a storm water ordinance in 1980, and then, with the adoption of a formal storm water management plan, updated this ordinance in 1998. The Township's storm water management plan is implemented and operated by the Saginaw Charter Township Department of Community Development. The Department is responsible for the review of new development and redevelopment plans and for the installation and maintenance of measures within the Township to accomplish the plan. The Department works in conjunction with Township Administration, the County Public Works Commissioner, the County Road Commission, architectural and engineering consultants, landowners, and developers within the Township.

The Township's wastewater collection system and treatment facilities are maintained by employees of the Department of Public Services. The Saginaw Charter Township wastewater collection and treatment system is composed of the following facilities:

- 4.8 to 14.6 million gallon day (MGD) extended aeration wastewater treatment facility
- 6.0 million gallon (MG) combined sewer retention basin
- landfill leachate treatment facility, and
- Nine (9) wastewater collection pumping facilities.

The wastewater collection system in Saginaw Charter Township is divided into four districts: Northeast Sewer District, Weiss St. District, Southwest District, and Center Road District. The wastewater collected from the Northeast and Weiss St. Districts is processed and treated at the City of Saginaw Wastewater Treatment Facility located at 2406 Veterans Memorial Parkway and discharged into the Saginaw River. The wastewater collected from the Southwest and Center Rd. Districts is processed and treated at the Saginaw Charter Township Wastewater Treatment facility located at 5790 W. Michigan and then discharged into the Tittabawassee River. There are nine pumping facilities (lift stations) that are strategically located throughout the four districts to aid in the collection process. In addition, the Center Rd. District has a 6.0 MG Combined Sewer Retention Facility that is utilized as a storage and treatment facility during above normal precipitation periods.

The Saginaw Charter Township Wastewater Treatment Plant purifies wastewater from the Southwest and Center Road Districts in Saginaw Township as well as from Thomas Township. Wastewater from Thomas Township is pumped to the site where it is metered and introduced into the process. Wastewater from Saginaw Township arrives at the plant site in gravity sewers and is merged with Thomas Township's wastewater. The combined wastewater then receives primary treatment. Chlorine is also added at this point for odor control. Primary treatment is provided by two mechanically cleaned bar screens and two aerated grit tanks. Screenings and grit materials are disposed of into a dumpster and hauled to a landfill. Primary effluent treatment is accomplished in two circular primary settling tanks. Sedimentation is pumped from the settling tanks into two high rate anaerobic digesters. Secondary treatment consists of extended aeration with activated sludge in two oxidation ditches. Ferric Chloride is then added to the waste stream for the removal of phosphorous, followed by the addition of polymers to aid in settling.

Secondary clarification occurs in two circular final settling tanks. Sedimentation from these two tanks is returned to the oxidation ditches and transferred as needed to another process for additional settling and disposal. The clear effluent that is discharged from the final settling tanks then enters the last purification stage of the treatment process. Chlorination/Disinfection is applied using chlorine gas and jet mixing. The treated effluent is then dechlorinated and further polished in a 6.1 million gallon polishing pond. Sodium Thiosulfate is also added to aid in the dechlorination process prior to the discharge to the Tittabawassee River. Sludge digestion and decomposition is a natural biological process that occurs throughout all phases of the wastewater treatment process. Mechanically controlled environments in the anaerobic digesters, oxidation ditches, and sludge holding tanks enhance microorganism activity and sludge decomposition. The biosolids that are generated from the sludge digestion process are then hauled to agricultural fields and land applied.

Community Facilities and Services

Public Safety

The Saginaw Charter Township Police Department has grown substantially during the past 45 years. It grew from a constable's position in 1959 to a part-time police department in 1963. The first police car was purchased in 1964. By 1965 the department had four full-time and five part-time officers. These officers originally were deputized through the Saginaw County Sheriff's Department in order to receive arrest powers. The Police Department was adopted by ordinance in 1972 and became a full-time and full service operation.

Today the Saginaw Township Police Department has a total of 70 employees, including the Chief of Police, two lieutenants, four patrol sergeants and one administrative sergeant. Twenty-one road patrol officers, nine detectives, four officers assigned to special duties and five civilian support personnel. Employees also include 18 police crossing guards and three parking enforcement officers.

The department also provides a community-policing program through the use of three geographically dedicated officers called District Resource Officers. These officers are responsible for dealing with neighborhood issues including assistance with neighborhood watches, crime free multi-housing issues, school issues and some commercial issues. These district resource officers provide support with the elimination of the D.A.R.E. program in the schools.

Saginaw Township Fire Department

The Township's Fire Department consists of six full-time staff, two part-time staff, 90 professionally trained, on-call paid firefighters and 11 firefighting vehicles. The Department has one central office and three fire stations. Saginaw Charter Township has adopted the 2003 International Fire Code by reference. The adoption of this code, along with the specific authority granted through the State, permits staff to conduct fire investigations, fire inspections, site planning for new development, plan review of fire systems and new construction, along with a review of maintenance of fire alarm and fire protection systems. In addition to the International Code, the Township has also adopted township specific ordinances, including establishing fire lanes around the perimeters of shopping centers, requiring smoke detectors and fire alarm systems in existing hotels and multiple family structures of more than three stories, requiring looped water mains, easements for subdivision waterlines, minimum water main size along with hydrant spacing, among other requirements.

Public Schools

All public schools in Saginaw Township are the responsibility of the Saginaw Township Community School Board. The school district encompasses the entire Township. Currently the district operates six elementary schools, (K-5), one middle school (6-8) and one high school. The Township and the School District have developed a cooperative working arrangement and jointly undertake activities on a wide range of subjects.

Parks and Recreation

The Township is home to 260 acres of parkland located throughout the community. The parks and recreation system is administered by a recreation manager, a full-time clerk, two full-time activities coordinators, an umpire coordinator and seasonal assistance as needed. The Parks and Recreation Commission was formed in 1962 pursuant to Act 156 of the Public Acts of 1917. This group was created to assist in the general administration and development of an organized, useful parks and recreation program.

Government Administration

The administrative offices for the Township are located at 4980 Shattuck Road. The building is located, in conjunction with the Fire Department, Police Department and Department of Public Services on the approximately 24.5 acre parcel. The parcel also contains George Olson Park and the Spray Pool. The offices of the Supervisor, Assessor, Clerk, Community Development, Treasurer and support staff are located in the Administration offices. The Police and Fire Departments are located just east of the administration building and Public Services are located just east of them. Public Services include office for operations, maintenance facilities and storage of equipment.

Saginaw Township has an active resident population that participates in a number of different boards and commissions. Membership is through appointment or election. These boards and commissions include, but are not limited to:

- Board of Trustees
- Economic Development Corporation
- Parks and Recreation Commission
- Planning Commission
- Board of Appeals on Zoning
- Brownfield Redevelopment Authority
- Sidewalk Committee

Saginaw Charter Township

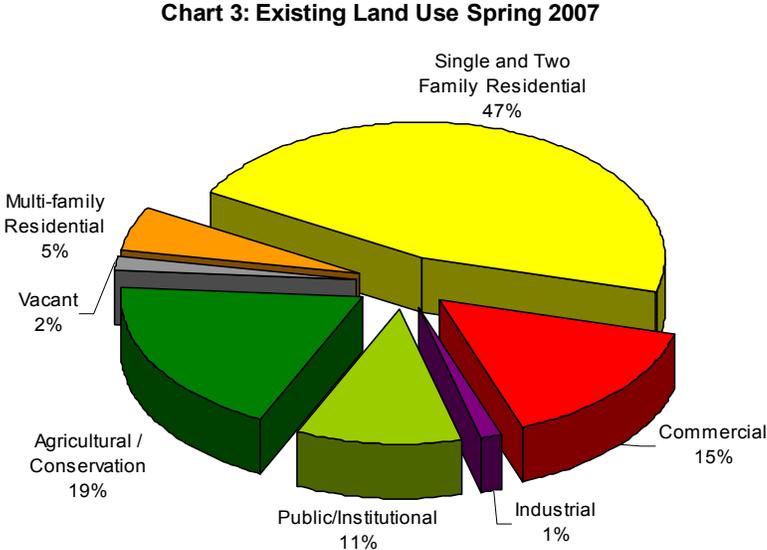
The Township Board of Trustees is the legislative body for the Township and is headed by the Township Supervisor. The Township Board employs a full-time Township Manager.

A host of other agencies and organizations work in cooperation with the Township. These agencies and groups require on-going coordination and communication. These agencies include:

- Michigan Department of Transportation
- Saginaw County Road Commission
- Saginaw County Metropolitan Area Transportation Study
- Saginaw County Department of Public Works
- Saginaw Area Storm Water Authority
- Saginaw Area GIS Authority
- Mid-Michigan Waste Authority

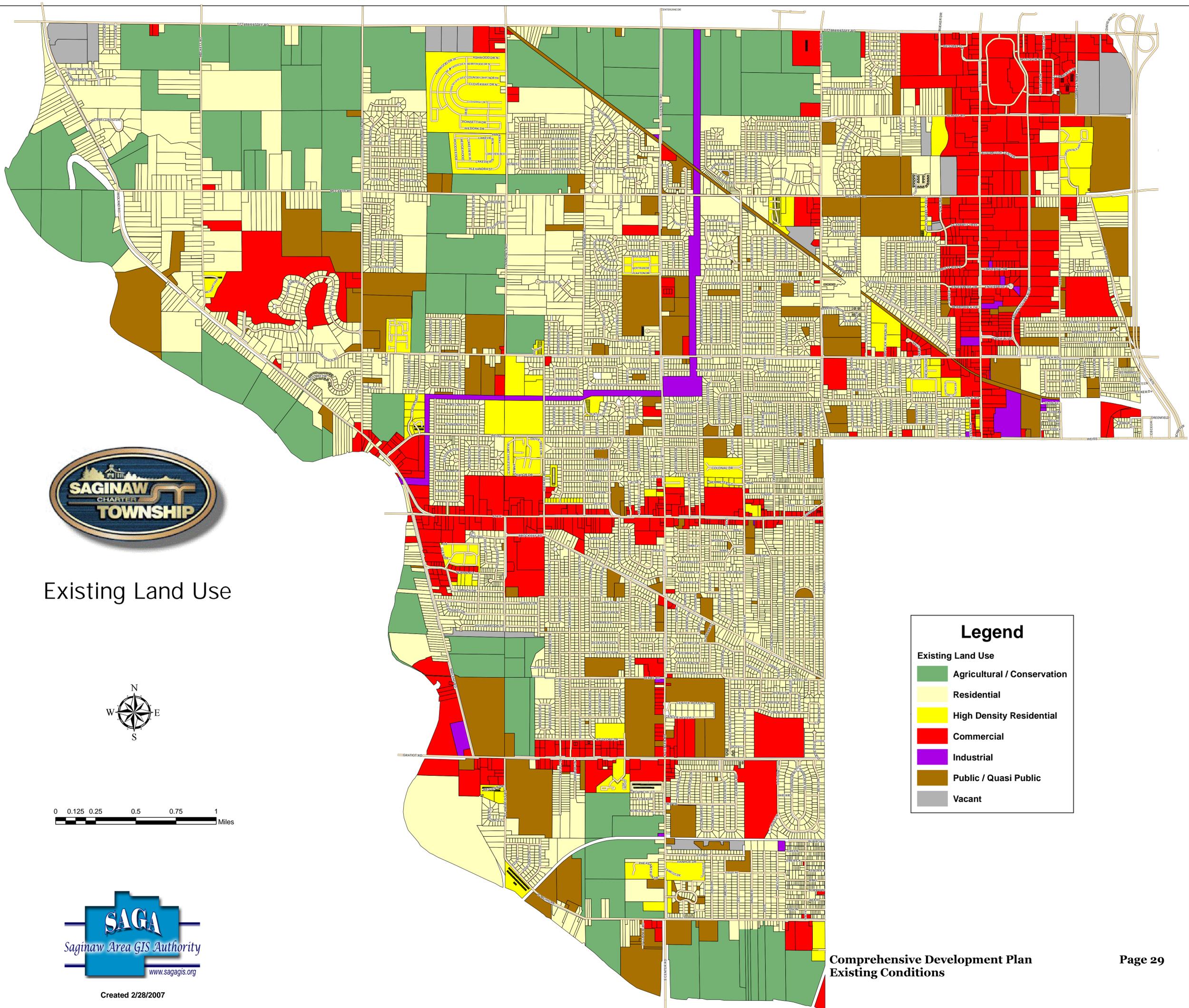
Existing Land Use

Existing land use provides a snapshot in time as to how land is actually being used. Land use does not necessarily reflect zoning, but instead the current status of the land – whether it is vacant, commercial or residential.



Existing land use based on review of tax classification and windshield survey performed by Township staff, Winter/Spring of 2007

Studying existing land use is useful in evaluating trends in development and redevelopment. There is a significant amount of land that has yet to be developed in the Township, as well as a significant amount of land located



Existing Land Use



Legend

Existing Land Use

- Agricultural / Conservation
- Residential
- High Density Residential
- Commercial
- Industrial
- Public / Quasi Public
- Vacant



Created 2/28/2007

within developed areas that is underused. In some cases the underused properties are vacant, partially vacant or could realistically support additional structures. It is important for the community to determine the direction in which it wishes to go. The Existing Land Use map on page 29 depicts the various existing land uses within Saginaw Charter Township. An explanation of the uses is described on the following pages.

Single and Two-Family Residential. This type of residential use is the most prevalent land use within the Township. Single family and two-family or duplex residential developments account for 46.1% of the land use within the Township. The Township's last comprehensive development plan was last thoroughly updated in the 1980s. Between 1980 and 2000, a total of 4,175 new housing units were constructed. The majority of the housing stock in the township was constructed in the 1980s. Two distinct categories of housing – newly built since the 1980s, and then those built before the 1970s – which total almost 8,000 units. For the majority of the Township, having newer homes means fewer concerns regarding blighted housing stock and maintenance. Older sections of the Township though are facing challenges in regard to issues that routine maintenance can no longer address. These include structural issues and deteriorating facades as well as vacant or underused homes. As the Township continues to age, these maintenance concerns will become a broader issue.

Traffic and speed have become an issue in recent years, especially in some of the subdivisions developed prior to the 1980s. Many of these older subdivisions were constructed with long, wide straight streets which some view as alternative to available arterial roads. New subdivisions were developed using more of a cluster design approach, where one or two main roads lead to a series of curved roads that split off and result in cul-de-sacs.

Multiple-Family Residential. This land use includes buildings that house more than two families and typically refers to apartment complexes and high density residential developments. Lawndale Estates, the manufactured housing park located on Lawndale Road near Tittabawassee, is also considered a multiple family land use by the density at which the dwellings are located. Multiple family land use accounts for 5.4% of the land within the Township. Generally speaking, Saginaw Township has a relatively high percentage of multiple family housing. Of the 17,856 dwelling units identified during the 2000 U.S. Census, 5,224 or 29.3% are comprised of three or more units. A total of 666, or 3.7% were classified as mobile homes.

Commercial. The vast majority of Township commercial facilities are located along major arterial roads; the majority is along State Highways. These corridors include Bay Road/M-84, Gratiot Road/M-47, Midland Road/M-46, and State Street/M-58. In addition to these state roadways, Tittabawassee Road stretching from I-675 west to Mackinaw Road, State Street/M-58, portions of Gratiot, especially near the intersection of Center Road, and Bay Road/M-84 south of Shattuck are some of the earliest commercial development in the Township, most dating back to the 1950s and 60s.

Table 9: Land Use Change Over Time, in Acres and Percent

Land Use Category	1967		1984		2007	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Multi-family Residential	NA*		461	3.3%	749	5.3%
Single and Two Family Residential	2682	18.8%	5050	35.7%	6464	46.1%
Commercial	270	1.9%	416	2.9%	2123	15.2%
Industrial	NA**		NA**		179	1.3%
Public/Institutional	491	3.5%	559	3.9%	1572	11.2%
Agricultural/Conservation	9002	63.3%	6834	48.3%	2,703	19.3%
Vacant	1774	12.5%	838	5.9%	217	1.6%
Total	14,219***		14,158***		14,007***	100%

* Multi-family residential land use was not calculated until 1984.

** Industrial and Commercial land use categories were previously combined.

***Actual totals for acreage vary as earlier calculations included waterways and roads in determining the acreage.

Within each of these corridors there has been considerable land dedicated to commercial use along major intersecting streets such as along Center north of Gratiot and north and south of State. The Township’s previous adopted comprehensive plan identified specific goals which are reflected in the current land use. One of the goals focused on improving circulation and traffic flow along Bay Road/M-84 and State Street/M-58. The Township has worked with the Michigan Department of Transportation to create and adopt access management plans for both corridors. Additionally, an effort was made to discourage further strip development along Bay Road/M-84 and instead encourage alternative routes to Bay Road/M-84 such as Fashion Square Boulevard and Towne Centre.

Industrial. Industrial land use within the Township is relatively limited. The existing industrial uses are mostly located off of Bay Road/M-84. The majority of these uses would be best classified as light industrial. These uses typically do not have the same impact on surrounding uses as traditional smoke stack heavy industrial uses. Most of the uses function more like warehousing and small workshops.

Public/Institutional. Parks, schools, churches and township facilities are included in this existing land use category. These uses are typically used by the general public or a defined group of persons in the community.

Agricultural/Conservation. Land uses within this category is a mix of lands used for agricultural production and related uses along with lands located within the floodplain of the Tittabawassee River. Most of the existing agricultural land is located in the north and northwestern section of the township. The lands located within the floodplain of the Tittabawassee River are typically difficult to develop for urban land uses as they have soil limitations and flooding.

Changes in Existing Land Use. The existing land use map displays the generalized land use existing in 2007 and is based on the land use survey

conducted in that same year. This map graphically represents the location and distribution of land uses. It is best to be considered a snapshot of how land is currently used and helpful as a guide in reflecting trends in development. In total there are 15,872 acres within Saginaw Charter Township. The existing land use acreage calculations detailed in the table below are not necessarily reflective of the total acreage as it does not account for water bodies. The chart details land use as it existed and was calculated in 1967, 1984 and then this year.

During the course of the past forty years, significant changes have taken place in terms of the acreage devoted to distinct land use categories. Acreage in all categories except agricultural/conservation and vacant land increased. Significant increases were seen in public and institutional land, which grew from 491 acres in 1967 to 2,703 acres in 2007. During the time of the Township's largest residential and commercial growth (1850s-1980s), the number of institutional uses including schools and churches, also increased. The vacant land category considered not vacant buildings but vacant properties that were not actively being used, for instance a field that was fallow and not farmed.

Community Participation

It is essential that the general public play a role in the decisions that will shape the future of the community in which they live and work

Saginaw Charter Township has focused a great deal of effort on ensuring that residents, businesses as well as the general public was given several opportunities to be heard. A summary of public comments is located in Appendix B.

Community participation is essential in the update and development of a comprehensive plan; however it is only one form of input that was used for the basis of this plan. Community participation and opinion together with an examination of existing conditions, discussions with community leaders, as well as professional planning expertise were melded to provide a solid foundation for this plan's goals, objectives and long term implementation.

Community Survey

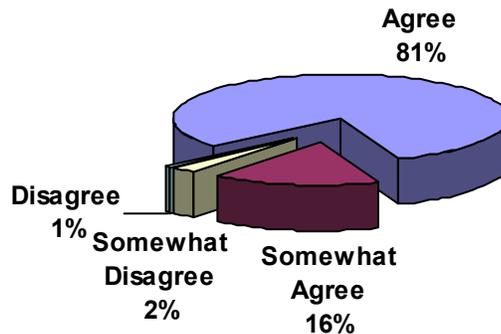
In January of 2006 two mailed surveys were conducted. One set of surveys was sent to a randomly selected ten percent of household's in the Township. The second set of surveys was sent to a random 50% of all licensed businesses in the Township. A copy of each of the surveys is included in Appendix C of this plan. A total of 1,216 surveys were mailed to the randomly selected households in the Township and a total of 529, or 43.5% were returned. A random 50% of all licensed businesses within the Township received a survey as well; with 606 surveys mailed a total of 119 surveys. In all, 19.3% were returned. The responses represent the concerns and wishes of the community and are summarized in Appendix B.

In review, the results of the residential survey, revealed several significant items to note in terms of who the respondents were. Residents returning the surveys had lived in Saginaw Charter Township for an average of 24.5 years, and within Saginaw County for nearly 42 years. The majority of respondents returning the survey were aged 55 and older (57.11%). The residential community questionnaire was delineated into five sections: community, neighborhoods, housing, economic development, jobs, and planning, and the future. Though mailed surveys are not necessarily fool-proof, or provide some sort of guarantee on the direction and wishes of township residents, they do provide a good base from which challenges can be identified, and goals and objectives can be based. According to the responses from the residential survey, the majority of residents appear satisfied with the response and services received from the Police and Fire Departments. Of interest is that approximately 64% of survey respondents would be interested in the Township working with the county and others to participate in a regional public safety organization. When asked if they

Chart 4: The Township has increased its code enforcement effortsDo you support this policy?

would like to still live in Saginaw Township five years from now, 91.8% stated they would.

As noted earlier in the plan, the Township's housing stock is aging. Most of the Township's homes were built in the 1970s and later, but there is still a substantial group of homes which were constructed earlier. This stock of pre-1970s homes are aging and



Source: Based on responses received from mailed residential survey, 2006

some are in need of improvements that go beyond routine maintenance. In addition to the questions on code enforcement and blight detailed above, respondents were asked their opinion if their neighborhood was changing, and if yes, how? Fifty-seven percent of respondents said that their neighborhood was changing and specifically mentioned new people/families moving in; traffic/speed in subdivisions; along with concerns about people not maintaining their homes. Respondents detailed improvements to streets, installation of sidewalks, additional efforts to control blight, increased property maintenance, and ordinance enforcement efforts as ways to improve their neighborhoods. The responses relative to code enforcement and property maintenance efforts continued to be strongly in favor as the survey moved on to focus on housing. More than 95% of respondents agreed or strongly agreed with the statement that the Township should continue to increase its efforts to ensure that homes are properly maintained. Three and one-half percent somewhat disagreed and 1.17 percent disagreed with that same question. Though there was a clear consensus that there was enough multiple family housing (93%), there was interest in encouraging different types of single family owned housing such as town homes, and condominiums, as well as housing designed specifically for senior citizens. Residents also responded favorably to encouraging residential development that preserves open space.

Economic development and jobs was the third distinct portion of the survey. Overwhelmingly, respondents agreed with the need for local leaders to seek ways to create more jobs, to encourage quality development of new buildings, and quality renovations and redevelopment of older commercial corridors. More than 70% of residents agreed with the idea of new development or redevelopment that permits a mix of commercial and residential uses.

The last section of the residential survey focused on general planning issues, respondent's thoughts of the Township's future, and their neighborhoods. A large component of the questions posed in this last section of the survey focused on the roads in the Township. The Township does not have jurisdiction of its roads and relies on an ongoing cooperative

relationship with the Saginaw County Road Commission to maintain, improve, and repair public roads. Of those responding to the survey, 91.73% of residents agreed, or somewhat agreed that Township leaders should be more aggressive in seeking control over the design, building, and maintenance of roads in the Township. The last question provided respondents with an opportunity to name one issue that they identified as being the most important for the Township to focus on for the next five years. A number of varied responses were given, however the most common included better control, or improvement of traffic, traffic flow, and consistent and aggressive enforcement of ordinances, safety and crime prevention, reuse of existing buildings, and improvements to roads.

In conjunction with the mailed survey to residents, a similar survey was mailed to businesses holding business licenses within the Township. The survey was mailed to a total of 50% of all business license holders. A total of 19.3% were returned. Of the businesses returning the survey, more than 66% had operated in the Township for more than ten years, with 43% operating in the Township for twenty years or more. Of those responding as business owners, 57.6% also reside in the Township. The results of the business surveys were very similar to the residential surveys. There were some notable differences. When businesses responded to the question, "What could be done to improve the appearance of the Township?" Filling empty/vacant buildings was the most common response.

The businesses responding to the survey had made long term commitments to the township – more than 66% had operated in the Township for ten years or more. A total of 57.6% of business respondents not only work in the township, but live here as well.

Consistent with the responses received from the residential surveys, business owners agreed with efforts to improve the commercial districts. More than 97% of respondents to the business survey agreed, or somewhat agreed that renovating, and redeveloping older commercial areas, like the south end of Bay Road, and portions of State Street, is important. Additionally, 94.5% of respondents to the business survey agreed or somewhat agreed that the design and appearance of new buildings is important to the community.

Planning Commission Workshops

Discuss the different times the survey results were discussed at the meeting as well as the existing land use and future land use. The Planning Commission held workshops as part of the comprehensive planning process during its regularly scheduling meetings the summer of 2007. TO BE COMPLETED PRIOR TO ADOPTION.

Public Open House

TO BE COMPLETED PRIOR TO ADOPTION.

Goals and Policies

Based on existing conditions, public participation and a long term vision of what Saginaw Township should be – the goals provide a framework for future development, capital improvements, and policies.

Goals are statements outlining general areas that need to be addressed or pursued in the Township. Under each goal there are specific objectives recommended. Policy recommendations are also listed in this section, as they detail specific courses of actions and changes needed to bring about the goals identified for the Township.

General Land Use

Goal

Provide for an efficient land use pattern which relates uses to each other in a complementary fashion and to the capacity of the transportation network while serving to enhance the physical environment, promote the creative development of land and enhance the character of the community.

Objectives

1. Encourage creative and innovative land development techniques.
2. Improve the quality and enjoyment of residential and public areas by actively working to reduce noise impacts.
3. Enhance community appearance, improve natural habitat and reduce air and noise pollution by maintaining and improving the extent and vitality of tree cover in the township.
4. Develop land use regulations which serve to better separate incompatible land uses, relate density of development to the capacity of the transportation network and improve the appearance of areas of intensive land use.
5. Acknowledge that there are uses which are compatible in certain situations and/or with performance standards. Permit and encourage mixed uses when compatibility can be achieved and maintained.
6. Develop standards and different or revised zoning regulations to encourage continued investment in existing neighborhoods. Specifically examine ways in

which people can age in place and adapt their current home to provide the amenities often associated with newer homes.

Residential Development

Goal

Protect, enhance and promote quality and stability in existing and future residential neighborhoods through policies and actions which encourage the maintenance of existing uses, promote quality development of future uses, support the reasonable extension of existing use patterns and densities, and improve substandard conditions.

Objectives

1. Enhance the safety and comfort of residential neighborhoods by providing buffers between conflicting land use patterns and by minimizing traffic impacts.
2. Make necessary adjustments in the Township Ordinance and enforcement policies to prohibit conflicting uses from residential neighborhoods, provide wider lots on corners, limit parking on lawns, and further control blight causing activities.
3. Increase Township wide the rate of owner occupied dwellings.
4. Increase outdoor recreation opportunities connected with multiple family residential developments to approximate the Township average.
5. Increase blight control efforts in declining neighborhoods.
6. Encourage infill development of land within the urbanized area.
7. Strengthen existing neighborhood associations and work to develop new associations in new areas.

Policies

1. Permit new growth to occur, in a logical manner, only where urban services can be efficiently and economically provided.
2. Permit new growth to occur only at a rate that is consistent with the capacities of the community to provide public services and facilities.
3. Continue to require new development to pay for its fair share of the municipal capital costs that are a direct result of the new development.
4. Conserve, preserve, and promote the stability of existing residential neighborhoods.
5. Encourage new development to occur in such a manner as to promote neighborhood identity and pride in an attractive living environment.

6. Provide for the separation and/or the protection of residential neighborhoods from incompatible land uses and potentially undesirable effects.
7. Allow variety in new residential development while maintaining existing community character and residential densities.
8. Actively enforce blight controlling regulations, targeting declining neighborhoods when necessary.
9. Promote a mix of dwelling unit and occupancy types more consistent with other metropolitan townships.
10. Adjust zoning requirements so that older subdivision and neighborhoods are provided flexibility in terms of building new homes or renovating older homes on existing, smaller sized parcels.

Housing

Goal

Preserve and protect existing housing stock and promote variety and innovation in housing design through policies and actions that encourage the maintenance of existing housing and promote the development of new housing to serve a variety of needs and preferences.

Objectives

1. Improve substandard or blighted areas of the Township and encourage private reinvestment through improved enforcement of housing and blight control regulations and adjustments in zoning regulations to make additions and improvements to existing homes easier.
2. Develop a program to prioritize housing rehabilitation need and encourage housing improvements using public and private resources, as appropriate.
3. Encourage variety and innovation in housing design.

Policies

1. Protect existing housing from premature environmental decay.
2. Provide technical assistance and other incentives to encourage housing maintenance and reinvestment.
3. Encourage the provision of a range of housing designs to accommodate varying needs in household size, location, and style preference.
4. Adjust zoning regulations to permit desirable housing styles and current housing amenities on smaller sized lots in areas of the Township which are older and have inherently smaller lots and lot sizes than more recently developed areas of the Township.

Commercial Development

Goal

Improve the quality, vitality and value of commercial areas through policies and actions which encourage the provision of a desirable range of commercial uses; increase employment opportunities; promote an aesthetically pleasing environment; and enhance the social and environmental character of the areas.

Objectives

1. Develop techniques to improve the relationship between commercial land uses and transportation facilities and other land uses.
2. Develop a commercial area rehabilitation program to address vacancies, prevent deterioration and promote reinvestment in older commercial areas.
3. Promote aesthetically pleasing commercial development areas.
4. Improve parking area provision requirements, aesthetics and circulation.
5. Improve traffic circulation within commercial corridors.
6. Provide convenient, low intensity, close to home neighborhood service and shopping opportunities near residential areas.

Policies

1. Continue to encourage the development of shared access, parking facilities, and cross easements to serve individual businesses in commercial areas.
2. Discourage commercial strip development along thoroughfares.
3. Commercial land uses should be designed and located so that they do not adversely impact on neighboring uses.
4. Encourage landscaping within parking lots to improve the visual environment and moderate the effects of heat, runoff, wind, noise and glare.
5. Promote private reinvestment in declining commercial areas and encourage cooperative, public/private rehabilitation techniques.
6. Maintain high development standards in building, zoning and other relevant codes and continue to require developments to assume its own initial development costs.

Industrial

Goal

Provide opportunities for the development of low impact, industrial and research facilities while striving to attain an optimum relationship between such development, supporting transportation facilities and other Township land uses.

Objectives

1. Locate industrial development in areas adequately served by frost free, all season roads and public utilities.
2. Industrial development should be compatible with other land uses in the area and in the Township as a whole.
3. Ensure that developments which may be industrial and manufacturing related are regulated by their potential impacts and not just by a zoning designation.

Policies

1. Encourage low impact industrial and quasi-industrial or manufacturing related uses and regulate them by performance and design guidelines rather than traditional zoning techniques.
2. Industrial land uses should be separated from residential and other incompatible land uses by appropriate open space, buffer yards or transitional uses.
3. Incompatible, non-industrial land uses should be prevented from intruding into industrial areas.
4. Saginaw Township should cooperate with the City of Saginaw and other adjacent communities to improve opportunities for industrial development throughout the metropolitan area.

COMMUNITY FACILITIES AND SERVICES

Goal

Protect the health, safety and general welfare of the people of Saginaw Township and ensure adequate social, cultural and recreational opportunities for all residents through policies and actions which promote the availability of necessary social and health services; expand cultural and recreational facilities; and improve the provision of government services and public utilities.

Objectives

1. Increase citizen awareness of the role, responsibilities and limitations of Township government and the impacts government can have on individuals.
2. Expand cultural and recreational opportunities in the area to meet demonstrated needs.

3. Develop water, sanitary sewer and storm drainage and other community facilities to coincide with anticipated demand as well as plan for ongoing and needed maintenance.

Policies

1. Public utility and government service expansions and improvements should be financed, as much as possible, by those who will most benefit.
2. Public safety facilities should be located to allow deployment of adequate manpower, with minimum time, to all parts of the Township.
3. The Township should cooperate with neighboring communities, the Saginaw Township Community Schools and other agencies and organizations to improve cultural and recreational opportunities for Township citizens.
4. The Township should encourage the inclusion of recreational amenities for residents in new residential developments.
5. The Township should continue to ensure that all government facilities and services are accessible to all Township residents and delivered in a cost-effective manner.

Transportation

Goal

Promote safe and effective movement for all members of the community through policies and actions, which serve to coordinate the transportation network with the land use pattern, and maximize the capacities of existing travel modes while promoting environmental quality.

Objectives

1. Maintain a balanced relationship between land use, traffic generation and the transportation network capacities.
2. Improve opportunities for non-motorized and public transportation as alternatives to private automobiles.
3. Improve the safety and effectiveness of the street system through improvements which maintain sufficient capacities and reduce congestion.

Policies

1. Frontage or service roads should be utilized in commercial and industrial zones in order to maintain the traffic carrying capacity of the roadway while reducing conflicting turning movements.
2. Maintenance of and improvements to streets and roads should be a continuing process to ensure the safety and convenience of motorists and pedestrians.

3. Access management, specifically along State Highways and principal arterial roads, is a priority. Specific area adopted plans should be developed and/or their implementation continued in order to improve safety and maintain the investment in the transportation network.
3. Ingress and egress points to major traffic generators should be designed to include, where appropriate, such items as deceleration lanes, thru passing lanes and lane tapers to help ensure safe traffic movements.
4. Ensure that "complete streets" are developed and improved in the Township. Road diets and context sensitive design should be a staple of roadway improvements and engineering design in the area.
5. The Township shall ensure the provision of coordinated sidewalks along at least one side of major streets. Sidewalks on both sides of such streets are the desired ultimate objective.
6. Development should be separated from arterial streets by adequate buffer space or building setbacks.
7. Curvilinear streets should be promoted in residential developments to discourage thru traffic and increase visual interest.
8. Provisions for non-motorized transportation should be incorporated into residential and road construction projects along main roads and in high density residential developments wherever possible. Where feasible, non-motorized facilities should be free of interruption from motorized traffic.

PHYSICAL ENVIRONMENT AND LAND USE GOALS AND OBJECTIVES

Goal

Provide for an efficient land use pattern which relates uses to each other in a complementary fashion and to the capacity of the transportation network while serving to enhance the physical environment, promote the creative development of land and enhance the character of the community.

Objective

1. Encourage creative and innovative land development techniques.
2. Improve the quality and enjoyment of residential and public areas by reducing detrimental noise impacts.
3. Enhance community appearance, improve natural habitat and reduce air and noise pollution by maintaining and improving the extent and vitality of tree cover in the Township.
4. Develop land use regulations which serve to better separate incompatible land uses, relate density of development to the capacity of the transportation network and improve the appearance of areas of intensive land use.
5. Prohibit multiple family residential land uses in commercial zoning districts except under special circumstances.

Policies

1. Flood prone areas should be preserved in their natural state to minimize environmental damage and water pollution, reduce the unnecessary private and public costs which result from inappropriate development in these areas, assure the safety of residents and guarantee the free flow of water.
2. The Township shall observe and participate in pending zoning and land use proposals in neighboring communities when such proposals may impact upon the Township.
3. The Township should act to prevent strip type developments and prevent the encroachment of nonresidential uses into residential areas.

Future Land Use

The future land use map is a guide to the orderly development in the area and is intended to assist in decision-making.

On the proposed future land use map, desired land uses are generalized into various classifications based on commonalties in density and type of development. Although most of these classifications have been used in past Saginaw Township plans, the following are the definitions used in this document. There are two substantial additions to the future land use categories; they are Campus Business and Mixed Use. Prior to this plan, these categories were not used and traditionally future land use, and consequently zoning, would be focused on maintaining separation between differing land uses.

LAND USE CLASSIFICATIONS

Recreation and Open Space

This classification is similar to the Conservation and Parks and Open Space classification in the 1971 Plan. It indicates those areas within the floodplain of the Tittabawassee River which are difficult to develop for urban land use because of soil limitations and flooding. In addition to floodplain this classification also includes existing and proposed public or private park, open space and recreation areas. Lands under this classification are intended to remain undeveloped or be developed primarily for outdoor recreational uses.

Agriculture

The agriculture classification indicates those lands intended for continued agricultural production and related uses. On the map these areas are located in the north and northwestern sections of the Township beyond the fringe of the urbanized area. Single family detached housing is permitted on agricultural land at a density of 2.18 units per acre, but the principle intent of this classification is to describe those areas where agricultural production will continue to be the desired land use for the foreseeable future.

Low Density Residential

The low density residential classification indicates those areas intended for single family detached residential uses at an overall density of approximately 4.2 units per acre. Although innovative development techniques, such as a Planned Unit Development (PUD), may allow development of higher densities on a micro scale, the overall macro densities measured on a neighborhood scale should be 4.2 units per acre.

High Density Residential

The high density residential classification is intended to provide adequate space for multiple family residential opportunities at densities somewhat

higher than other residential areas. Residential apartments would be the most common land use under this category. The desired densities in these areas should range from twelve (12) to fifteen (15) units per acre.

Neighborhood Commercial

Close to home convenience retail goods and service businesses are the intended uses on lands under the neighborhood commercial classification. These areas are intended to provide day to day shopping and service opportunities on land conveniently located in the proximity of residential development. Uses such as convenience grocery/produce stores, small hardware shops, barber shops and dry cleaners are appropriate in neighborhood commercial areas. The market area for neighborhood commercial uses is a radius of approximately one to one and one half miles and with a population of approximately 6,000 persons. Neighborhood commercial areas should be located near the intersection of two main streets with approximately four (4) acres of land dedicated to the use. Neighborhood commercial uses should not occupy more than two corners of any intersection. Neighborhood commercial areas are only shown in the developed sections of the Township. Reservation of neighborhood commercial lands in other areas should await the development of neighborhoods.

Community Commercial

Land under the community commercial classification is intended to provide general retail shopping and service opportunities to a market larger than the neighborhood. Community commercial areas provide limited shopping for comparison shopping goods such as apparel, furniture, appliances, jewelry and soft goods. Larger grocery stores are often located in community commercial areas. Generally, larger more intensive comparison shopping, such as for motor vehicles, are excluded from this classification. The market area for community commercial uses is up to a two to five mile radius.

General Commercial

The general commercial category is designed for those lands intended to develop as comparison shopping of all types, warehousing and incidental manufacturing. It is generally located in proximity to other, lower intensity, commercial development and serves a focal point; the "heart" of a commercial area. The market area for general commercial is five to twenty miles.

Office Business

The office business classification indicates those lands which are felt to be most appropriate for professional and business office uses. The office designation and attendant land uses serve two separate functions. First, it can be used as a stand alone low to medium intensity commercial district. Second, it can be used on lands in the periphery of more intensive commercial areas to act as transition areas between the intensive commercial and less intensive uses.

Industrial

The industrial classification indicates those lands intended for development of light industrial and research uses consistent with the policies expressed in the industrial section of the Comprehensive Development Plan. Uses in these areas would have few, if any, nuisance characteristics and would primarily involve manufacturing, processing, assembling, packaging or treatment of products from previously prepared materials. Residential and intensive retail uses would be excluded from these lands.

Campus Business District

This is a new future land use category designed to provide opportunities for research, research and development, technology based development, medical-based development and manufacturing along with amenities and services, including limited residential development that can serve both employers and employees in the area. As this area is within proximity to residential development it is important that the performance, form and function of proposed uses are addressed. More recent manufacturing and other industrial or warehousing related processes and procedures have been refined or adjusted in many ways to make these previously undesirable land uses and large space users into developments that would be good neighbors to less intense commercial or mixed use development.

Mixed Use

This is a new future land use category. It is proposed to be a combination of residential and commercial land uses designed to provide basic services to the occupants of the residential element, as well as the broader community. Typical mixed use developments include the following:

- Pedestrian-friendly core areas
- Multi-modal transportation network
- Community service facilities
- Mix of housing types
- Residential and commercial uses in close proximity

Redevelopment of Public/Quasi-Public Sites

Changes beyond the scope of planning and zoning may lead to a demand or need for quasi public or public sites to be developed with other types of uses. In areas surrounding the Township this has happened, specifically with places of worship and schools. If there is any redevelopment of quasi public or institutional sites, proper land use relationship must be maintained to ensure design and uses are compatible with the planned character of the surrounding area. The Planned Unit Development (PUD) option may be a good approach for this type of redevelopment.

The chart below delineates the acreage of land within the Township by Future Land Use category. This chart is intended to provide a visual aid when considering allocation of land uses within the Township. Single family, low density residential land uses still comprise the majority of future land uses. The next two categories with the highest allocation in terms of acreage include land designated for conservation and open space and agriculture (combined for a total of 21%).

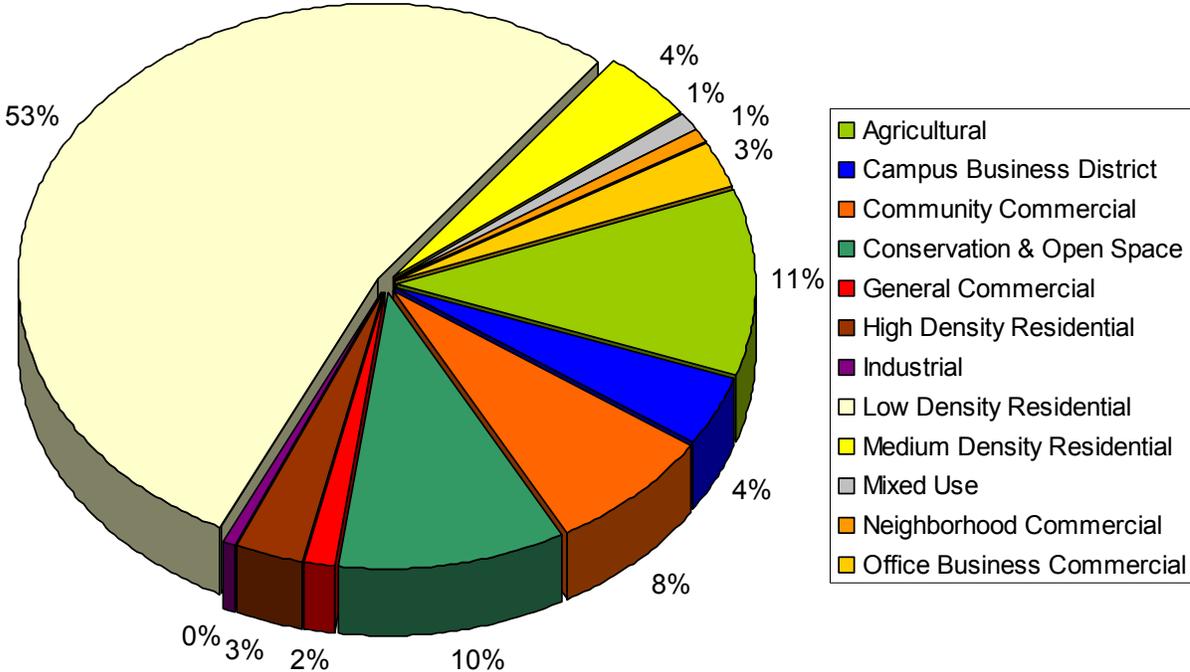
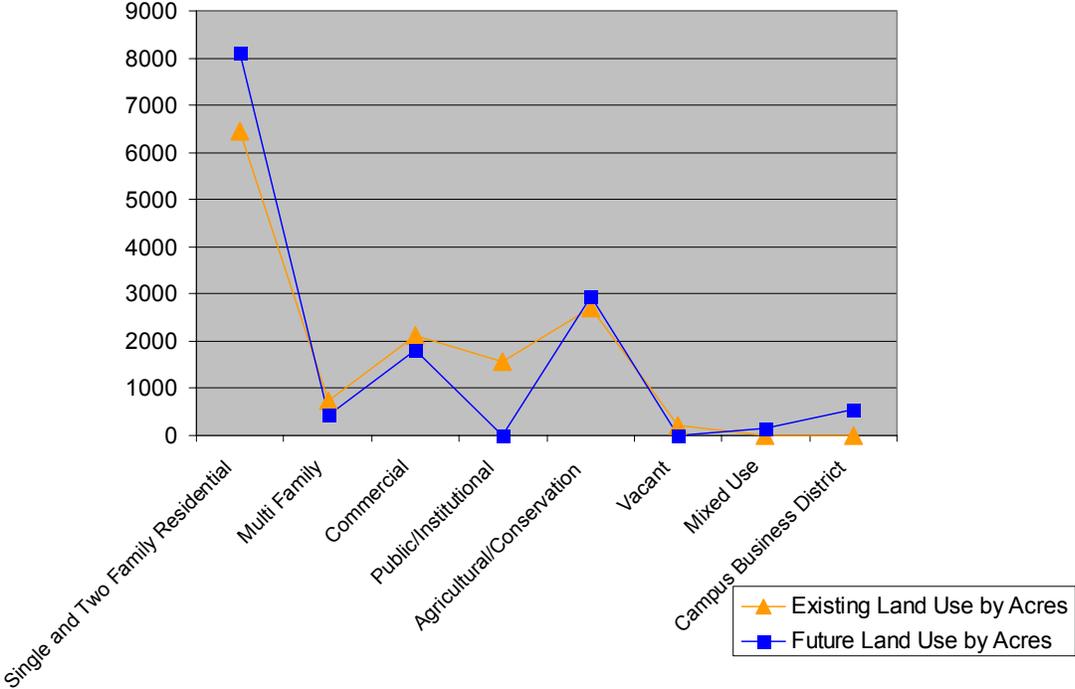
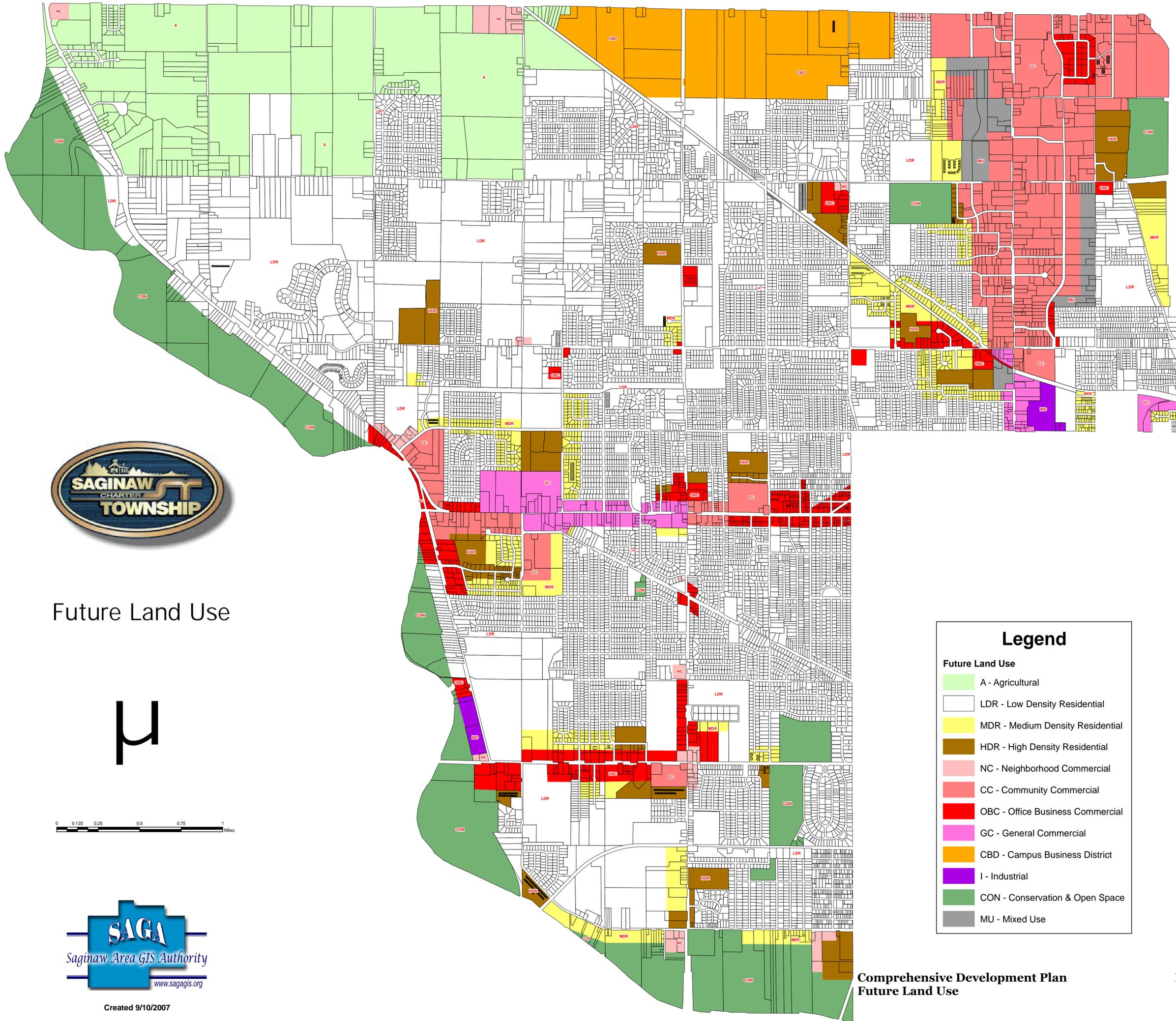


Chart 5: Future Land Use by Percent of Total Acres by Category

Overall in terms of proposed change between existing land use and future land use there are few if any dramatic differences. The chart on page 49 below details the differences. There are different categories between the Existing Land Use map and the Future Land Use map. Specifically, the institutional/public category is replaced with what the intended future land use should be given the nature of surrounding land. Additionally, land identified as vacant is otherwise categorized in the Future Land Use map. The Future Land Use map also includes two new land use categories, Campus Business District and Mixed Use. The Campus Business District is located in an area that was previously designated for a mix of differing land use designations, including commercial, residential and agricultural. Many of the mixed use designations are proposed for areas currently identified for commercial but relatively underused, such as Bay Square Plaza.

Chart 6: Existing Land Use by Acres Compared to Future Land Use by Acres





Future Land Use



Legend	
Future Land Use	
	A - Agricultural
	LDR - Low Density Residential
	MDR - Medium Density Residential
	HDR - High Density Residential
	NC - Neighborhood Commercial
	CC - Community Commercial
	OBC - Office Business Commercial
	GC - General Commercial
	CBD - Campus Business District
	I - Industrial
	CON - Conservation & Open Space
	MU - Mixed Use



Created 9/10/2007

Implementation

The success of a plan is measured not in its completion, but in the action taken during its implementation.

The following actions are recommended as methods of implementing Saginaw Township's physical environment and land use policies and achieving physical environment and land use objectives. Although each recommended action may support more than one objective, for purposes of clarity, each action is directly linked to the primary objective it is proposed to achieve.

Objective 1 - Creative Development Techniques

1. Work to amend the Zoning Ordinance to provide density bonuses and other incentives for the development of commercial, industrial and office parks.
2. Work to amend the Zoning Ordinance to improve incentives for planned urban development.
3. Amend the Zoning Ordinance to include a new zoning district that permits the use of performance and form based zoning instead of zoning based solely on use.
4. Create a new zoning district that permits actual mixed use development.

Objective 2 – Support Business Corridors

1. Investigate ways to provide business support, development assistance and ways in which to finance and improve the commercial corridors of the Township.
2. Identify and implement ways to encourage reuse of existing buildings and sites.

Objective 3 - Maintain and Improve Trees

1. Prepare an inventory of existing tree cover in the Township and study the feasibility of developing a street tree planting program to plant and maintain street trees.
2. Study the feasibility of amending the Subdivision Ordinance to require street trees in all new subdivisions.

Objective 4 - Relate Development to Transportation Facilities

1. Examine traffic system impacts of major new developments as part of the site plan review process.
2. Ensure coordination between and among the Township and road agencies in terms of permitting and long range planning.

Objective 5 – Preservation of Neighborhoods

1. Work to preserve neighborhoods by encouraging and following the Township's adopted traffic calming policy.
2. Study the feasibility of amending the Zoning Ordinance to encourage residents to invest in their homes by making it easier for owners to make additions and improvements that encourage them to living longer in one dwelling.

PLAN UPDATE AND MONITORING

Comprehensive planning should be an ongoing process. The objectives, policies and recommended actions are based on the community's understanding of today's problems, technology and implementation procedures. A Plan Review and Update Procedure are necessary to address changes in community values, living patterns and perception. Therefore, the Plan will be monitored annually, updated periodically, an extensive evaluation will be performed at a minimum of every five (5) years and a major reassessment and revision will be undertaken after a minimum of fifteen (15) years and a maximum of twenty (20) years.

The actors in the monitoring and update process should include not only the Planning Commission, Township Board and their staff, but a representative sample of interested citizens. Just as citizen involvement was an integral part of the process that culminated in the Plan; it is necessary, if the Plan is to remain relevant to the aspirations and needs of the community. Representatives from the schools, business and development communities, other public agencies and groups concerned with the Township should also be included in the review process.

The monitoring process to be conducted annually, involves first, assessing factors such as socio-economic data, development activity, changes in technology and indicators of public opinion. Next an evaluation of the relevancy of the Plan in light of changing conditions is performed. Finally, the results of the monitoring are reported in the Planning Commission's Annual Report.

When the monitoring process reveals changes in the community to a degree that seriously impacts upon the relevance of the Plan, the Planning Commission will direct the staff to prepare a Plan update. The update is intended to address only those aspects of the Plan found to be outdated and no longer relevant. Updates will be performed as need is indicated through the monitoring process.

After a minimum of five years, and again at minimum five year intervals, a thorough review of the Plan will be performed to evaluate its effectiveness. The main feature of this review would be a study of all the action recommendations. Each recommendation will be examined for continuing relevance and success in implementation. The evaluation will involve two considerations. First, the effectiveness of the technique by which the recommendations were implemented will be examined. Then the action itself will be studied to determine whether the action achieved the desired objective. Those recommended actions not implemented will also be reviewed for continuing relevance and probability of implementation. This review will help the Planning Commission adjust the plan to

better achieve the goals and objectives, implement Township policies, and maintain the credibility of the Plan.

After at least fifteen years, but no longer than twenty years, a complete revision of the Plan will be performed. This revision would follow a process similar to the one which has culminated in this document and result in a new Comprehensive Development Plan document.

Appendix A

Information regarding registered entities and plan distribution

May 24, 2005

Township Planning Commission
James Township
2590 Sierra Drive
Saginaw, Michigan 48609

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

Once the plan itself is complete in its draft state, the plan will be reviewed by the Planning and Commission and the Township Board and sent to each neighboring jurisdiction and registered entity for their review and comments.

Once the comments are received the Township will review the comments and consider their inclusion in the plan. You will receive notice of the public hearing(s) and adoption of the plan, as well as a copy of the final adopted plan. Please use the form on the following to indicate your interest as a registered entity and your preferred method of receiving notification and information.

Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

Planning Commission
Saginaw County Metropolitan Planning
111 S. Michigan Avenue
Saginaw MI 48602

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

Planning Commission
Carrollton Township
1645 Mapleridge
Saginaw, Michigan 48604

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

Planning Commission
City of Saginaw
City Hall
1315 S Washington
Saginaw , Michigan 48601

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

Planning Commission
Kochville Township
5851 Mackinaw
Saginaw, Michigan 48604

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

Planning Commission
Thomas Township
249 North Miller
Saginaw, Michigan 48609

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

Planning Commission
Tittabawassee Township
145 S 2nd
Freeland, Michigan 48623

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

City Planning Commission
City of Zilwaukee
319 Tittabawassee
Saginaw, Michigan 48604

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

Consumers Energy
2400 Weiss
Saginaw, Michigan 48602

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

C & O Railway Company
6737 Southpoint Dr S
Suite 100
Jacksonville, Florida 32216

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

May 24, 2005

Michigan Bell / SBC
c/o Tax Matters Division
444 Michigan Avenue Rm 1460
Detroit, Michigan 48226

To Whom It May Concern:

Saginaw Charter Township is beginning the process to update its adopted Comprehensive Development Plan or Master Plan. It is anticipated that this process will take between three and five months to update. The plan update will be discussed at regularly scheduled Planning Commission meetings, starting June 1. Meetings are held the first and third Wednesday of each month at 7 p.m. Please call 989-791-9865 to confirm a meeting date and time.

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Sincerely,

Saginaw Charter Township Planning Commission

**Process approved by the Planning Commission on May 4, 2005 at a regularly scheduled Planning Commission meeting*

NOTICE OF SAGINAW CHARTER TOWNSHIP INTENT TO PLAN

Become a Registered Entity for Saginaw Charter Township

Community/Organization Name:

Contact: _____

Mailing Address: _____

Email Address: _____

Do you prefer (please check one):

- Digital Information (includes email and information delivered via CD, etc.)
- Paper Documents (mailed notices, hard copy of plan, etc.)

Please return this form via fax to: 791-9859

Or via mail to:

Community Development
Saginaw Charter Township
4980 Shattuck Road
Saginaw MI 48603

Questions or comments should be addressed to Rob Grose, 791-9865.

TWP PLANNING COMMISSION
JAMES TOWNSHIP
2590 SIERRA DRIVE
SAGINAW MI 48609

PLANNING COMMISSION
SAGINAW COUNTY METROPOLITAN
PLANNING
111 S MICHIGAN AVENUE
SAGINAW MI 48602

PLANNING COMMISSION
CARROLLTON TWP
1645 MAPLERIDGE
SAGINAW MI 48604

PLANNING COMMISSION
CITY OF SAGINAW
CITY HALL
1315 S WASHINGTON
SAGINAW MI 48601

PLANNING COMMISSION
KOCHVILLE TWP
5851 MACKINAW
SAGINAW MI 48604

PLANNING COMMISSION
THOMAS TOWNSHIP
249 N MILLER
SAGINAW MI 48609

PLANNING COMMISSION
TITTABAWASSEE TWP
145 SOUTH 2ND
FREELAND MI 48623

CITY OF PLANNING COMMISSION
CITY OF ZILWAUKEE
319 TITTABAWASSEE
SAGINAW MI 48604

CONSUMERS ENERGY
2400 WEISS
SAGINAW MI 48602

C & O RAILWAY COMPANY
6737 SOUTHPOINT DR S
SUITE 100
JACKSONVILLE FL 32216

MICHIGAN BELL / SBC
C/O TAX MATTERS DIV
444 MICHIGAN AVE RM 1460
DETROIT MI 48226

Community Development Department Memorandum

Date: March 7, 2006

To: Registered Entities for Saginaw Charter Township Comprehensive Plan Update

From: Bridget Smith, Planner, Community Development

Re: Comprehensive Development Plan, Survey Results

As Saginaw Charter Township continues to update its Comprehensive Development Plan, we wanted to keep each of our adjoining communities up to date on our progress. We have attached to this memo the results of our mailed surveys.

We mailed surveys to 10% of all residential properties and to all commercial properties. The residential survey resulted in a 43.5% return rate and the business survey resulted in a 19.5% return rate.

The Planning Commission will continue to discuss and review the comprehensive plan at each regular meeting, held the first and third Wednesday of each month at 7 p.m. at 4980 Shattuck Road. We anticipate having a rough draft of the Plan available in May.

Please feel free to contact us should you have any questions or concerns.

Appendix B

A summary of public comments

Appendix C

Mailed surveys and results

December 30, 2005

Dear Survey Participant:

Saginaw Township is in the process of updating its Comprehensive Development Plan. This plan provides the Township and its decision makers with a guide as to how commercial and residential development should grow, change or improve over the next 5, 10 and 20 years. It also provides opportunities for the Township to improve quality of life for our residents, foster economic development, and improve and maintain infrastructure.

This survey is being sent to a randomly selected 10% of the Township households and businesses. Please take the time to complete the survey and let us know the direction **you** would like the Township to take in the future.

We appreciate your help in making the Township stronger and better.

Sincerely,

Saginaw Charter Township Planning Commission

Saginaw Charter Township Community Questionnaire

Please mark the box, circle, choose the best answer or fill in the answer with a pen or pencil.

I have lived in Saginaw Township for ____ year (s). Mean = 24.45 Med. = 25 Mode = 30						
I have lived in Saginaw County for ____ year (s). Mean = 41.73 Med. = 43 Mode = 50						
Choose the age category that best describes you:						
Under 18	19-24	5.73	12.85	24.31	28.06	29.05
		25-34	35-44	45-54	55-64	65+

Community	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Saginaw Township has a strong sense of community.	41.43	49.32	7.13	2.12
I would like the Township to provide additional cultural opportunities.	40.39	41.55	11.07	6.99
We have good response and service from our Police and Fire Departments.	71.51	24.17	2.55	1.77
I have heard about a County initiative to establish a regional public safety (police and fire) organization. This is something the Township should participate in.	34.45	29.85	16.08	19.62
Generally, I like the appearance of the Township.	52.39	37.67	7.65	2.29
Is there anything that you think could be done to improve the appearance of the Township? <i>Write in ⇨</i>	Improve roads; enforce ordinances and property maintenance; limit rentals			
I would like to still live in Saginaw Township five years from now.		Yes 91.8	No 8.2	

Neighborhoods	Agree	Somewhat Agree	Somewhat Disagree	Disagree
<i>Saginaw Township understands the property rights of its residents. However, it is important to balance the property rights of residents with the overall appearance and function of a neighborhood. As the Township and its housing stock ages, there has been an effort to ensure that blight and poor maintenance is kept at bay, in order to preserve the quality neighborhoods that exist in the Township. This section of the survey focuses on these and similar neighborhood issues.</i>				
The Township has increased its code enforcement efforts in order to encourage residents to maintain their properties and keep them neat and clean. Do you support this policy?	80.61	16.13	2.49	0.77
The Township has, in some cases, been forced to take legal action to ensure that property owners maintain their property. Is this proper policy?	76.31	18.64	4.08	0.97
The Township should provide dispute resolution or mediation when I have a conflict with my neighbor.	47.04	35.92	10	7.04
Do you feel your neighborhood is changing?		Yes 57.06	No 42.94	
If "yes" above, how? <i>Write in ⇨</i>	New people/ new families moving in; traffic and speed; people not maintaining homes; growth			
What would you like to see happen to improve your neighborhood? <i>Write in ⇨</i>	Improve streets, add sidewalks, control blight/ increase property maintenance, ordinance enforcement			

Please return no later than **January 16, 2006** in the enclosed, self-addressed stamped envelope.
Additional copies of the survey are available at www.saginawtownship.net or at the Township Hall.

(OVER)

Housing	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Different types of single-family owned housing, like town homes, condominiums and “brownstones” should be encouraged.	25.15	35.05	21.58	18.22
Housing designed for senior citizens, including retirement villages or communities, should be encouraged.	47.74	40.67	8.45	3.14
It is important for the Township to encourage residential development that preserves open space.	74.06	22.38	2.17	1.39
The Township has enough multiple family housing, including apartments and duplexes.	67.33	25.66	5.81	1.2
The Township should enact a rental housing inspection program.	69.80	23.93	3.52	2.75
The Township should continue to increase its efforts to ensure that homes are properly maintained (windows are not broken, roofs are in good repair, etc.)	79.38	15.95	3.5	1.17

Economic Development and Jobs	Agree	Somewhat Agree	Somewhat Disagree	Disagree
It is important for community leaders to seek ways to create more jobs for our residents.	76.13	18.78	3.52	1.57
Renovating and redeveloping older commercial areas, like the south end of Bay Road and portions of State Street, is important.	79.69	17.22	1.74	1.35
New development or redevelopment that permits a mix of commercial and residential uses is a good idea.	37.01	34.84	16.54	11.61
The design and appearance of new buildings is important to the community.	79.80	17.65	1.37	1.18

Planning and the Future	Agree	Somewhat Agree	Somewhat Disagree	Disagree
<i>Saginaw Charter Township does not have jurisdiction of the roads in the Township. Responsibility for the construction and maintenance of the roads lies with either the State Department of Transportation (MDOT) or the Saginaw County Road Commission. The Township is empowered to contract with other agencies for road construction or maintenance. Local road projects are typically completed upon specific request and petition of a residential neighborhood. The Road Commission does not participate in funding these local projects, except that the Township’s allocation funds from the Road Commission may be used to finance the improvements or repairs.</i>				
Improving the roads in my neighborhood would improve the overall appearance of the neighborhood.	61.48	25.55	6.78	6.19
General township revenues should be used to help the residents of a neighborhood offset the cost of special assessments for neighborhood road projects.	60.20	26.33	6.54	6.93
Township leaders should be more aggressive in seeking control over the design, building and maintenance of roads in the Township.	59.06	32.67	6.5	1.77
I think I have a voice in the future development and growth of the Township.	26.29	44.83	16.53	12.35
If I had to name just one issue that was the most important thing for the Township to focus on in the next five years, it would be... <i>Write in</i> ⇨	Control / improve traffic; enforce ordinances, safety / crime prevention, reuse existing buildings; improve roads.			

Other Comments
Concerns regarding open enrollment, MF housing, crime prevention, roads, traffic and blight.

Saginaw Charter Township Business Questionnaire

Please mark the box, circle, choose the best answer or fill in the answer with a pen or pencil.

I live in the Township. YES = 57.58		NO = 42.42					
						16.67	16.66
						23.53	43.14
The business has operated in the Township for how many years: 0-5 5-10 10-20 20+							
Choose the age category that best describes you:							
.97	.97	6.8	22.33	37.86	26.22	4.85	
Under 18	19-24	25-34	35-44	45-54	55-64	65+	

Community	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Saginaw Township has a strong sense of community.	31.82	61.82	6.36	0
I would like the Township to provide additional cultural opportunities.	36.11	42.59	14.82	6.48
We have good response and service from our Police and Fire Departments.	70.37	23.15	5.55	.93
I have heard about a County initiative to establish a regional public safety (police and fire) organization. This is something the Township should participate in.	37.74	27.35	18.87	16.04
Generally, I like the appearance of the Township.	52.29	37.62	9.17	.92
Is there anything that you think could be done to improve the appearance of the Township? <i>Write in</i> ⇨	Most common response was filling vacant buildings.			
I would like to operate my business in Saginaw Township five years from now.		Yes 98.17	No 1.83	

Neighborhoods	Agree	Somewhat Agree	Somewhat Disagree	Disagree
<i>Saginaw Township understands the property rights of its residents. However, it is important to balance the property rights of residents with the overall appearance and function of a neighborhood. As the Township and its housing stock ages, there has been an effort to ensure that blight and poor maintenance is kept at bay, in order to preserve the quality neighborhoods that exist in the Township. This section of the survey focuses on these and similar neighborhood issues.</i>				
The Township has increased its code enforcement efforts in order to encourage residents to maintain their properties and keep them neat and clean. Do you support this policy?	72.73	20.91	1.81	4.55
The Township has, in some cases, been forced to take legal action to ensure that property owners maintain their property. Is this proper policy?	70.64	20.19	2.75	6.42
The Township should provide dispute resolution or mediation when I have a conflict with my neighbor.	44.34	35.85	9.43	10.38
Do you feel your business area is changing?		Yes 64.55	No 35.45	
If "yes" above, how? <i>Write in</i> ⇨	Most common responses – new business & business investments			
What would you like to see happen to improve your business area? <i>Write in</i> ⇨	Improve streets / traffic Attract more business, jobs			

Please return no later than **January 16, 2006** in the enclosed, self-addressed stamped envelope.
Additional copies of the survey are available at www.saginawtownship.net or at the Township Hall.

(OVER)

Housing	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Different types of single-family owned housing, like town homes, condominiums and “brownstones” should be encouraged.	41.90	34.29	15.24	8.57
Housing designed for senior citizens, including retirement villages or communities, should be encouraged.	55.14	39.25	3.74	1.87
It is important for the Township to encourage residential development that preserves open space.	63.89	28.7	1.85	5.56
The Township has enough multiple family housing, including apartments and duplexes.	40.38	38.47	14.42	6.73
The Township should enact a rental housing inspection program.	54.13	30.27	8.26	7.34
The Township should continue to increase its efforts to ensure that homes are properly maintained (windows are not broken, roofs are in good repair, etc.)	65.74	22.22	5.56	6.48

Economic Development and Jobs	Agree	Somewhat Agree	Somewhat Disagree	Disagree
It is important for community leaders to seek ways to create more jobs for our residents.	76.58	17.11	5.41	.9
Renovating and redeveloping older commercial areas, like the south end of Bay Road and portions of State Street, is important.	76.36	20.91	.91	1.82
New development or redevelopment that permits a mix of commercial and residential uses is a good idea.	55.56	28.7	8.33	7.41
The design and appearance of new buildings is important to the community.	73.64	20.91	1.81	3.64

Planning and the Future	Agree	Somewhat Agree	Somewhat Disagree	Disagree
<i>Saginaw Charter Township does not have jurisdiction of the roads in the Township. Responsibility for the construction and maintenance of the roads lies with either the State Department of Transportation (MDOT) or the Saginaw County Road Commission. The Township is empowered to contract with other agencies for road construction or maintenance. Local road projects are typically completed upon specific request and petition of a residential neighborhood. The Road Commission does not participate in funding these local projects, except that the Township’s allocation funds from the Road Commission may be used to finance the improvements or repairs.</i>				
Improving the roads in my business area would improve the overall appearance of the corridor.	45.37	38.89	10.18	5.56
General township revenues should be used to help the residents of a neighborhood offset the cost of special assessments for neighborhood road projects.	42.20	33.03	13.76	11.01
Township leaders should be more aggressive in seeking control over the design, building and maintenance of roads in the Township.	43.12	36.7	11.01	9.17
I think I have a voice in the future development and growth of the Township.	22.22	39.82	22.22	15.74
If I had to name just one issue that was the most important thing for the Township to focus on in the next five years, it would be... <i>Write in</i> ⇨			Crime prevention	

Other Comments
Traffic / traffic flow

Appendix D

Summary of Future Land Use Recommendations

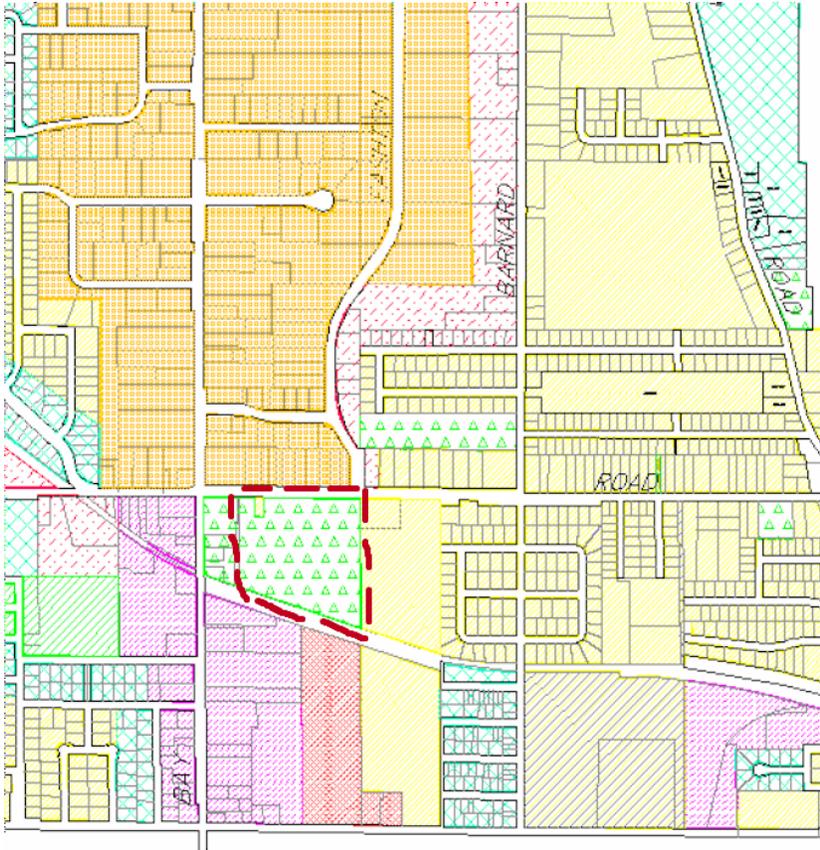
**2007 COMPREHENSIVE PLAN UPDATE
FUTURE LAND USE CHANGES**

Parcel ID: 12-4-14-2004-000
12-4-14-2026-700

Location: East of M-84, west of Fashion Square Boulevard, on the south side of Shattuck Road.

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Commercial



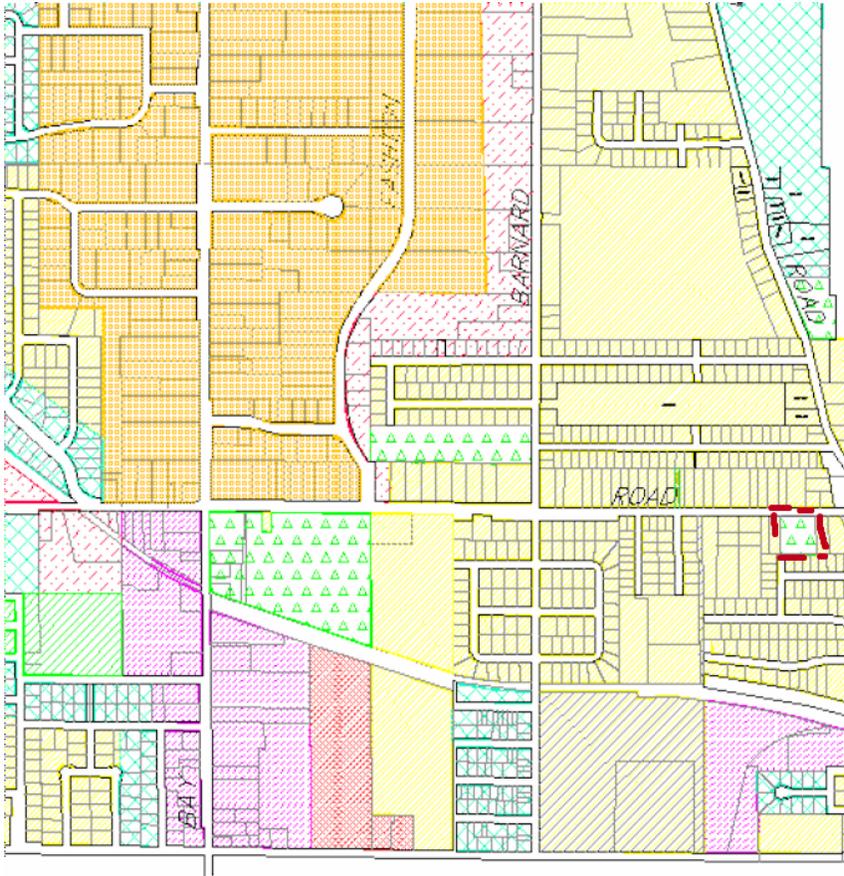
Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located.

Parcel ID: 12-4-14-1003-000

Location: East of Barnard Road, west of Hermansau, on the south side of Shattuck Road.

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Low Density Residential



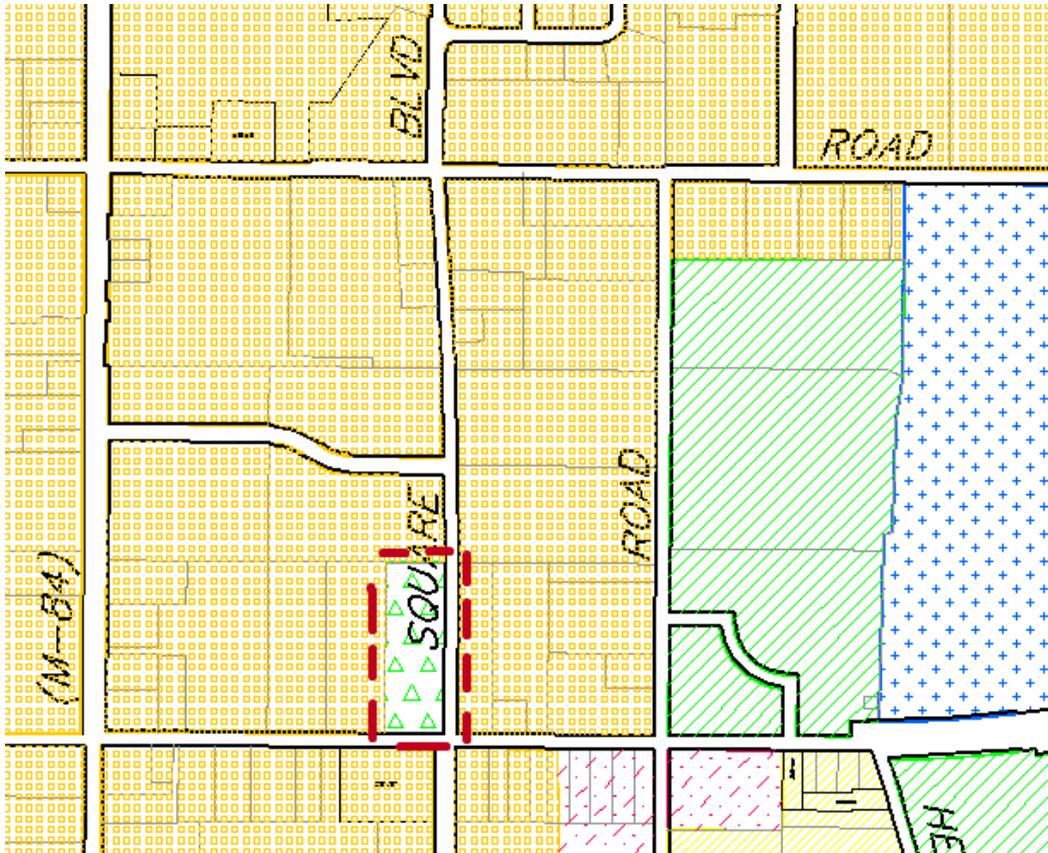
Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located.

Parcel ID: 12-4-02-3005-000

Location: East of M-84, at the northwest corner of the intersection of Fashion Square Boulevard and Shattuck Road.

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Commercial



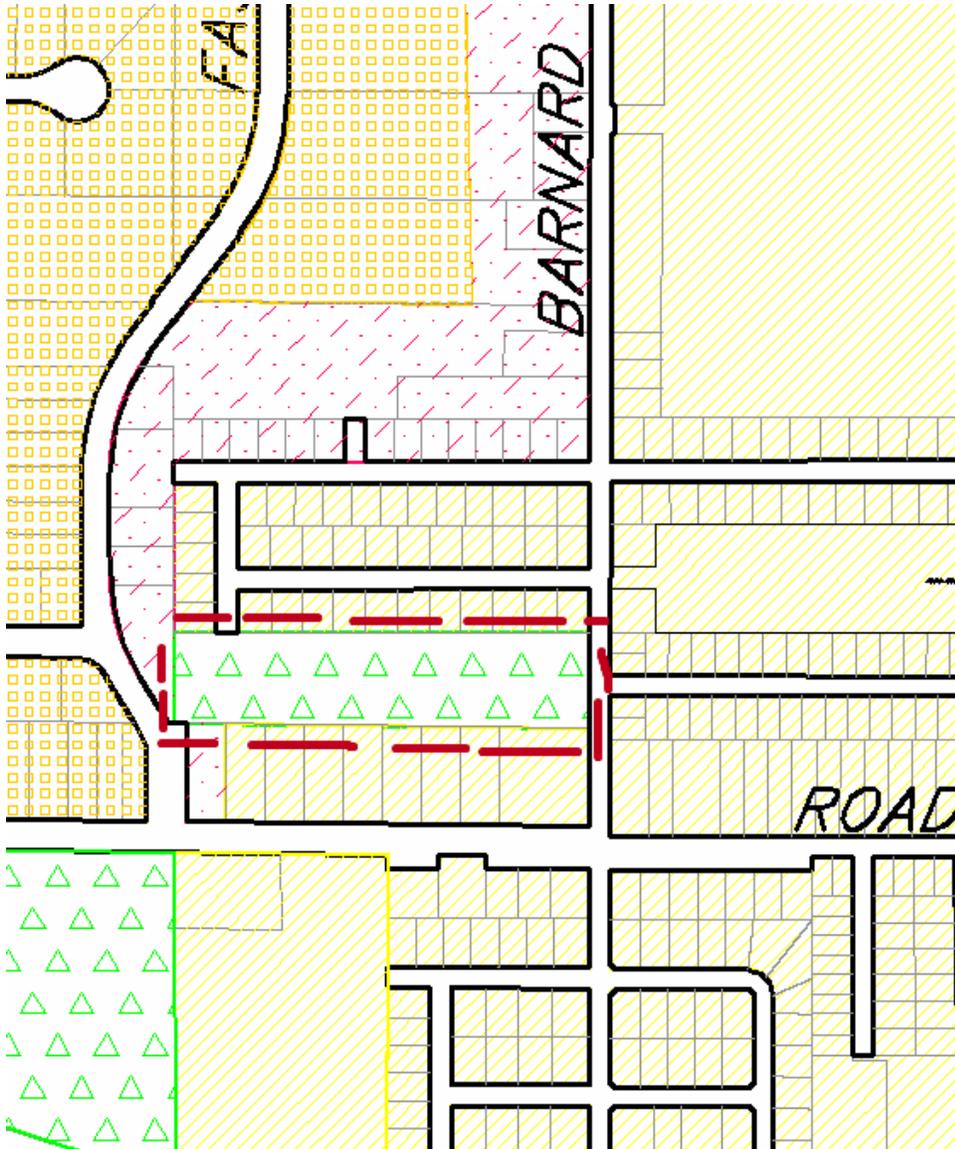
Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located.

Parcel ID: 12-4-11-3048-000

Location: East of Fashion Square Boulevard, directly west of Barnard Road, on the north side of Shattuck Road.

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Single Family Residential



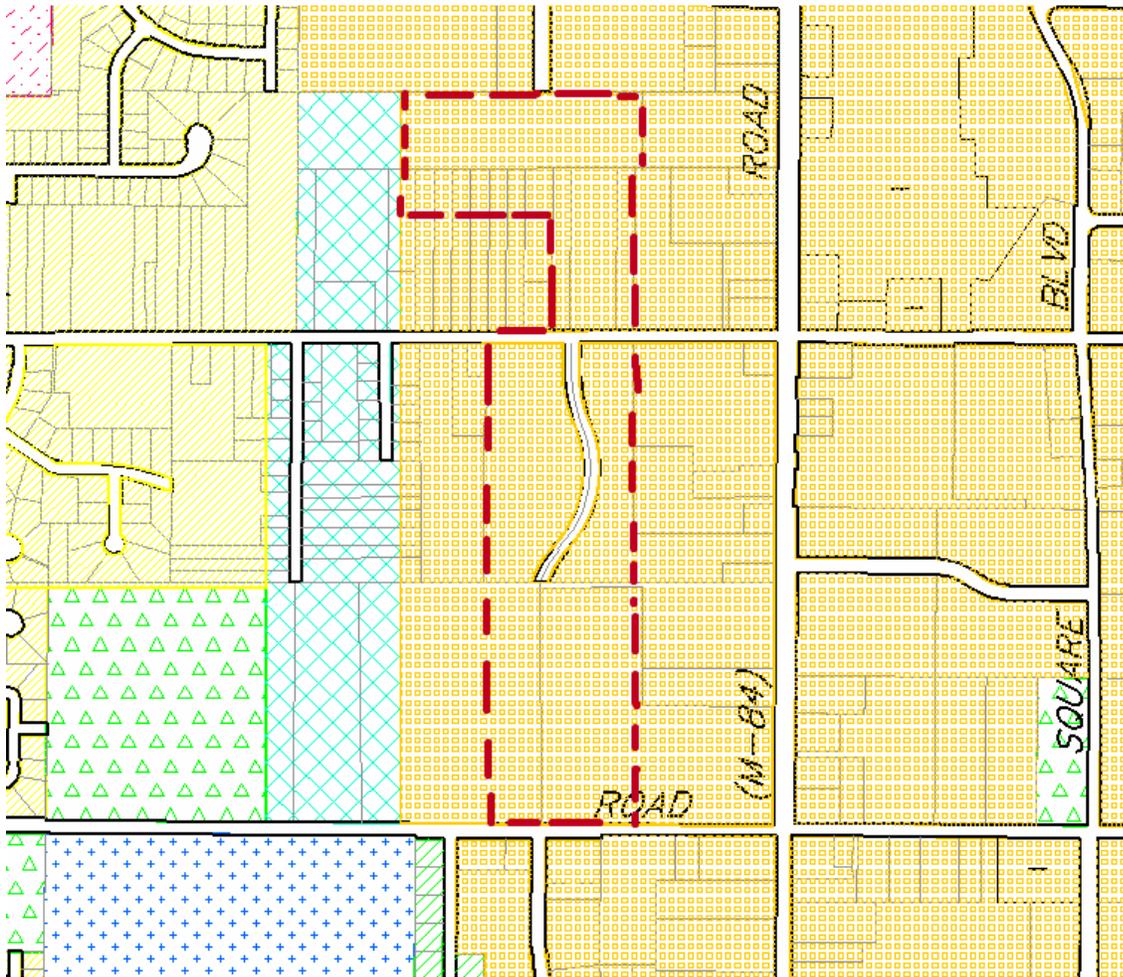
Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located. In this case,

Parcel ID: 12-4-03-1002-000 12-4-03-1008-000 12-4-03-1009-000
 12-4-03-1005-900 12-4-03-1010-000 12-4-03-1011-000
 12-4-03-1055-000 12-4-03-1053-000 12-4-03-1012-000
 12-4-03-1014-000 12-4-03-1015-000 12-4-03-1016-000
 12-4-03-4001-007 12-4-03-4001-003 12-4-03-4014-001
 12-4-03-4024-000 12-4-03-4013-000

Location: West of Bay Road/M-84, south of Tittabawassee Road and north of McCarty Road.

Existing Future Land Use Category: Commercial

Proposed Future Land Use Category: Mixed Use



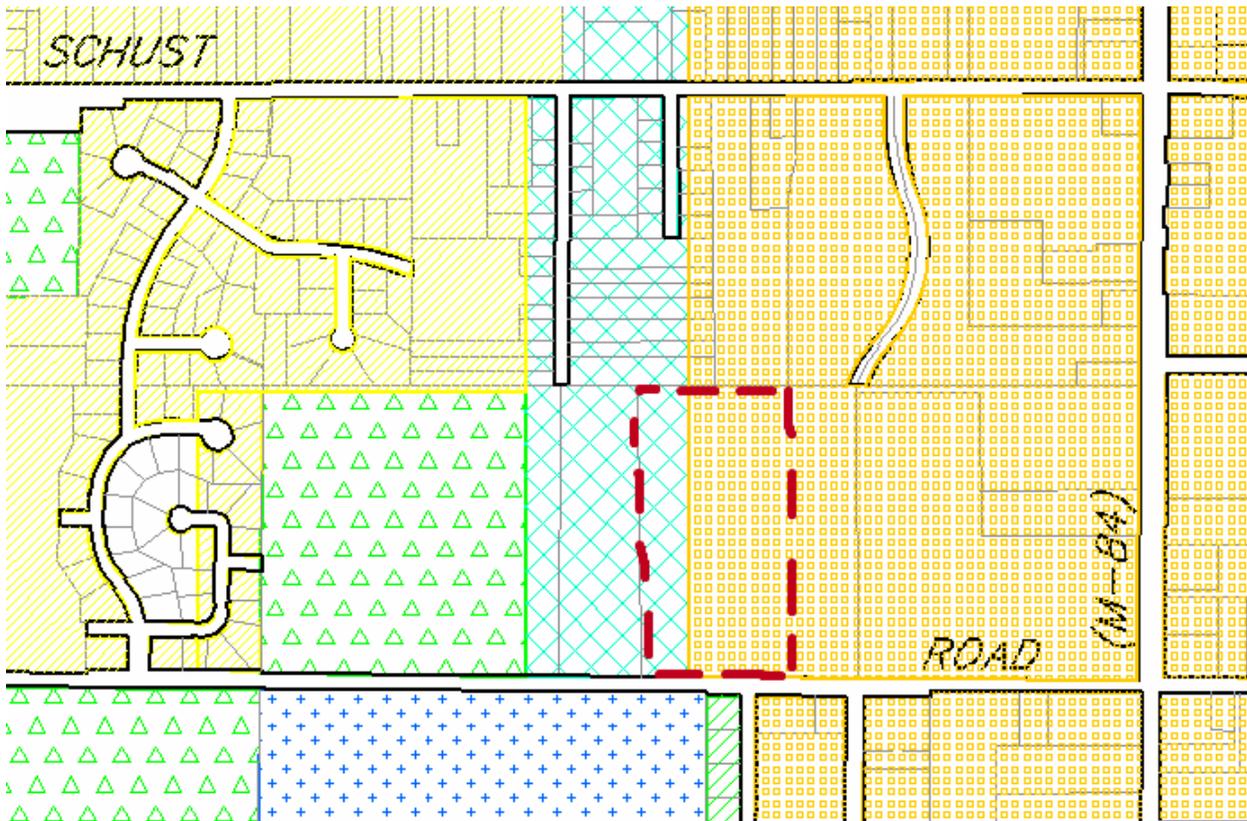
Justification: Past practice has been to separate, isolate and buffer differing uses. There has been interest and pursuit locally and nationally, at establishing districts that allow the combination of uses subject to design and performance standards. This area has been selected due to its proximity to the established commercial corridors as well as providing buffering from intense commercial development from adjacent residential land uses.

Parcel ID: 12-4-03-4013-000

Location: West of Bay Road/M-84, just north of the Saginaw Township Soccer Complex and east of Valley Lutheran High School and on the north side of McCarty Road.

Existing Future Land Use Category: Part Medium Density Residential, Part Commercial

Proposed Future Land Use Category: Medium Density Residential



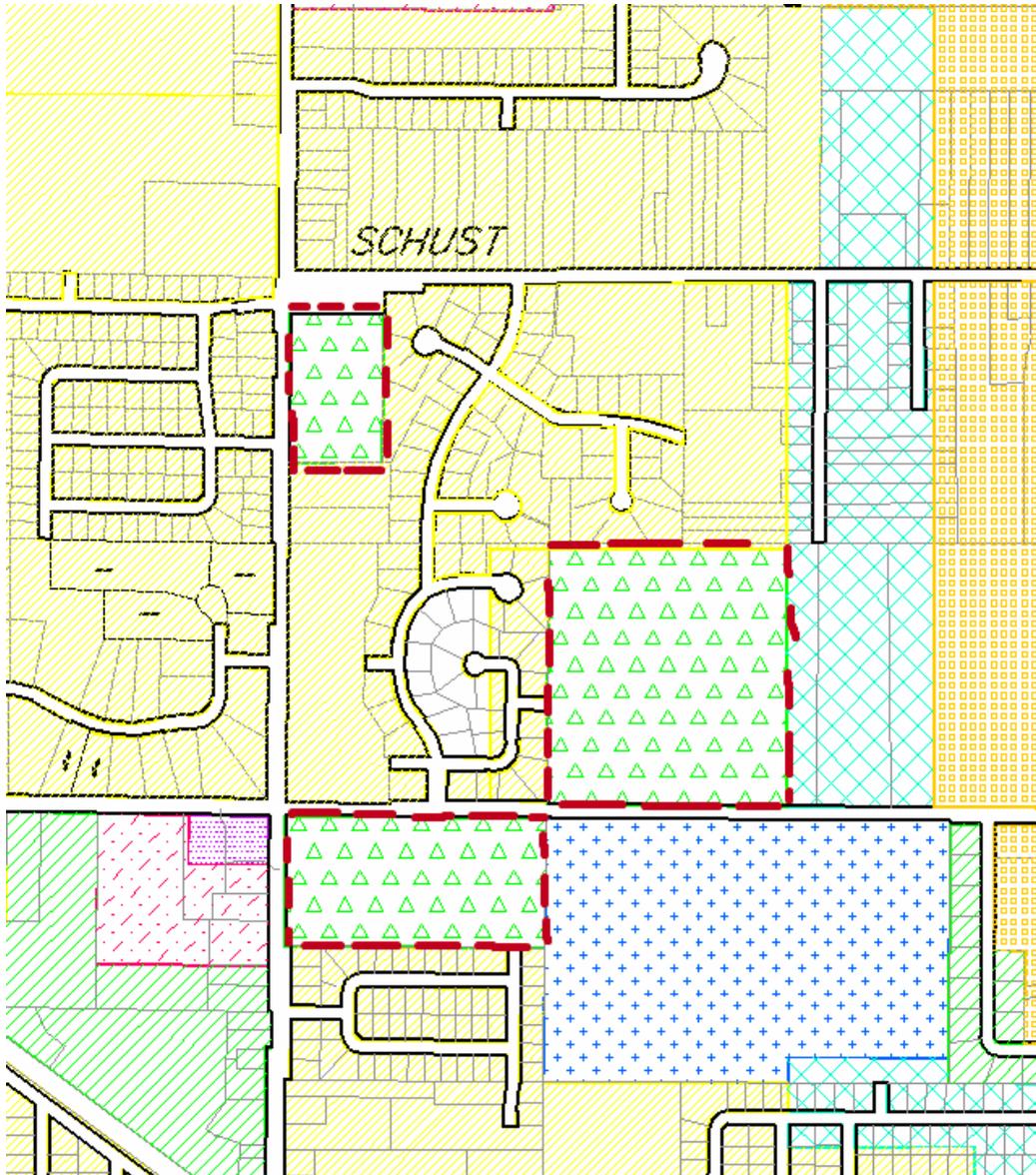
Justification: This area was rezoned as part of a conditional rezoning in 2006. It extended the two family residential use to the east. This is now Tuscan Villas condominiums.

Parcel ID: 12-4-03-3011-000 12-4-10-2002-000 12-03-3018-002

Location: West of Bay Road/M-84, just north of the Saginaw Township Soccer Complex and east of Valley Lutheran High School and on the north of McCarty Road.

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Low Density Residential



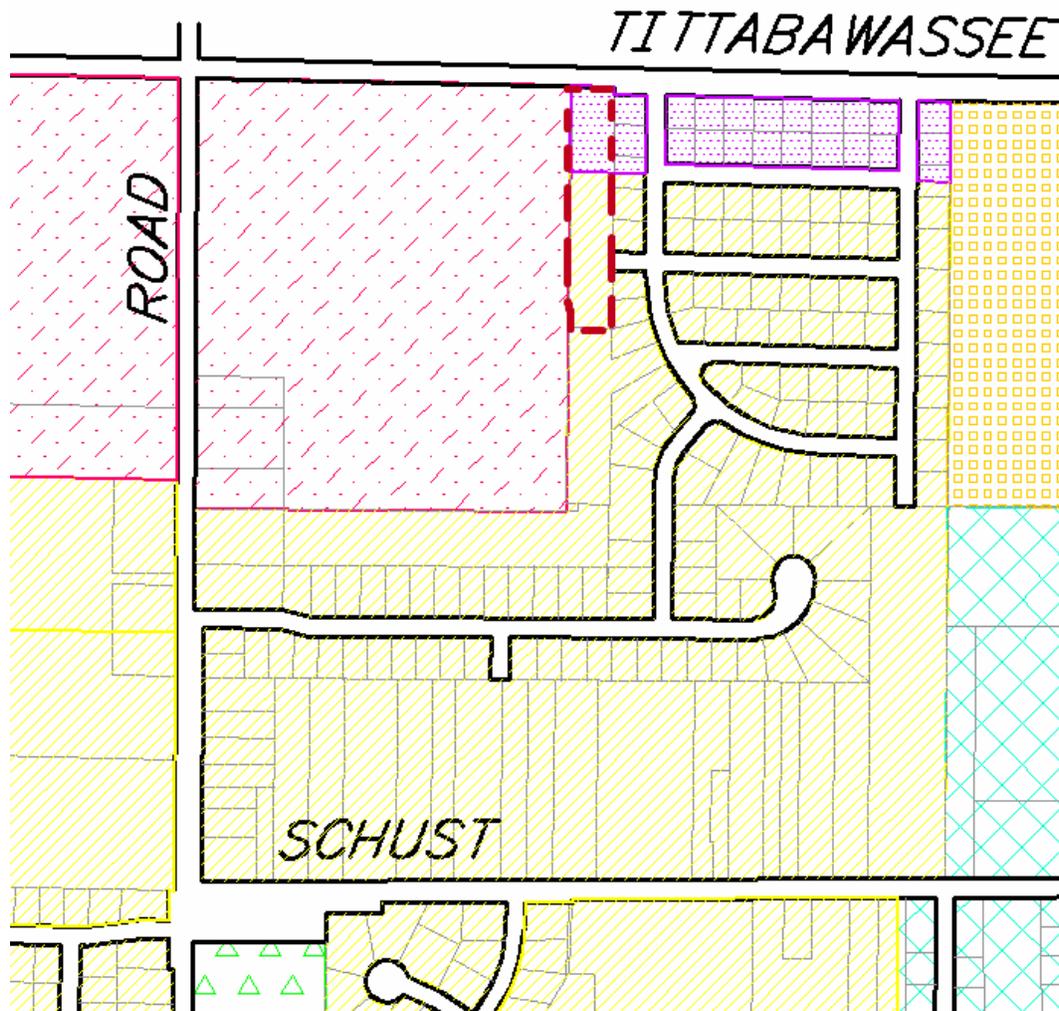
Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located.

Parcel ID: 12-4-03-2034-000

Location: East of Mackinaw Road, south of Tittabawassee.

Existing Future Land Use Category: Neighborhood Commercial and Low Density Residential

Proposed Future Land Use Category: Campus Business District



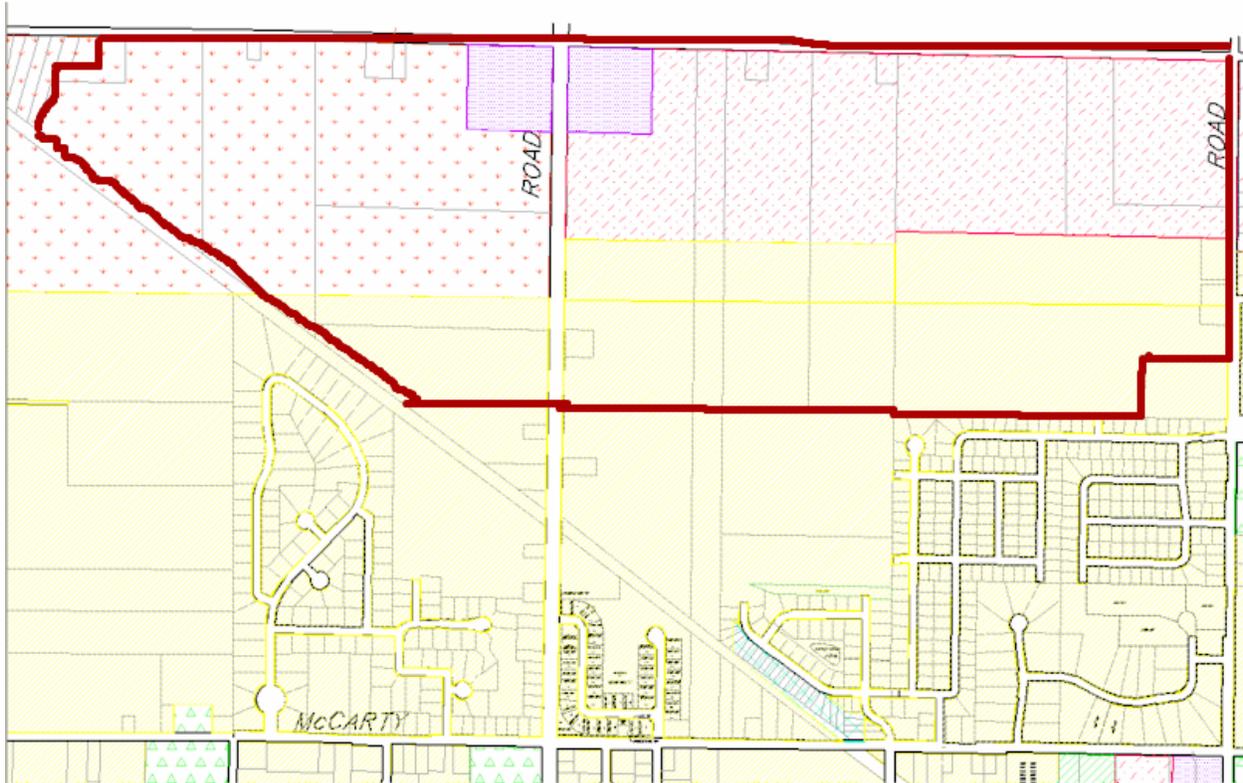
Justification: This is a new future land use category designed to provide opportunities for research, research and development, technology based development, medical-based development and manufacturing along with amenities and services, including limited residential development that can serve both employers and employees in the area. As this area is within proximity to residential development it is important that the performance, form and function of proposed uses are addressed.

Parcel ID: 12-4-04-2001-000 12-4-04-2002-000 12-4-04-2005-000
 12-4-04-2003-000 12-4-04-2003-001 12-4-04-1006-026
 12-4-04-1001-000 12-4-04-1004-000 12-4-04-1003-002
 12-4-04-1003-001 12-4-04-1003-000 12-4-04-1002-000
 12-4-05-1003-000 12-4-05-1004-000 12-4-05-1001-000
 12-4-05-1001-001 12-4-05-1001-002 12-4-05-1002-000
 12-4-05-2014-001

Location: East of Mackinaw Road, south of Tittabawassee.

Existing Future Land Use Category: Office Business Commercial, Neighborhood Commercial, Low Density Residential and Agricultural

Proposed Future Land Use Category: Campus Business District



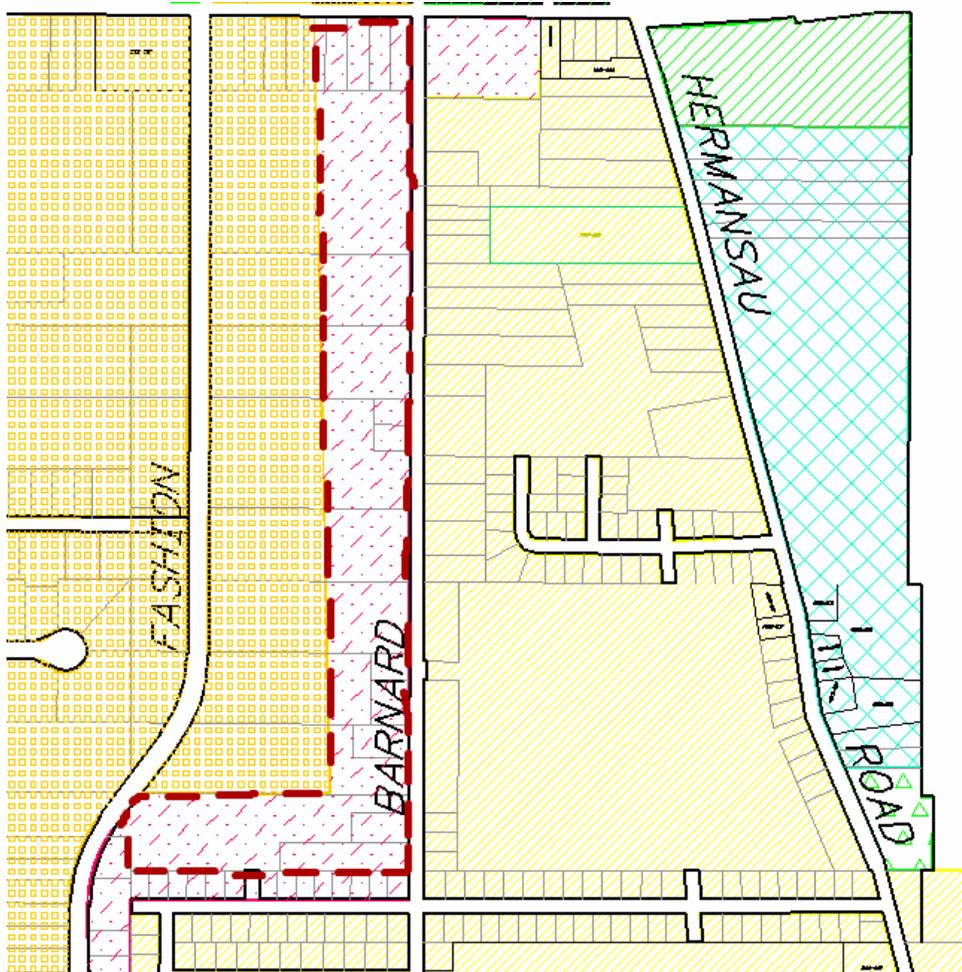
Justification: This is a new future land use category designed to provide opportunities for research, research and development, technology based development, medical-based development and manufacturing along with amenities and services, including limited residential development that can serve both employers and employees in the area. As this area is within proximity to residential development it is important that the performance, form and function of proposed uses are addressed.

Parcel ID: 12-4-11-3002-000 12-4-11-3046-000 12-4-11-3039-000
 12-4-11-3005-000 12-4-11-3040-000 12-4-11-3007-000
 12-4-11-3007-002 12-4-11-3038-000 12-4-11-2010-003
 12-4-11-2010-000 12-4-11-2017-000 12-4-11-2013-001
 12-4-11-2011-000 12-4-11-2005-002 12-4-11-2004-000
 12-4-11-2020-000 12-4-11-2018-000 12-4-11-2019-000
 12-4-11-2012-000 12-4-11-2021-000

Location: Barnard Road, south of McCarty north of Shattuck.

Existing Future Land Use Category: Office Business Commercial

Proposed Future Land Use Category: Mixed Use



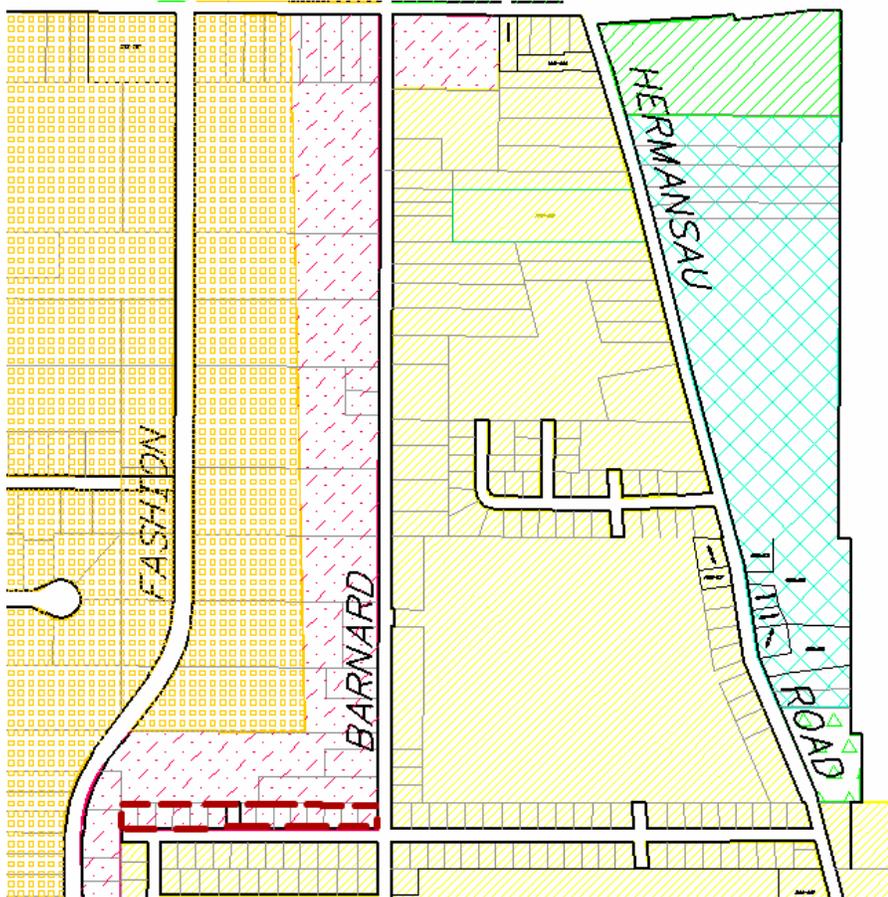
Justification: This is a new future land use category. Past practice has been to separate, isolate and buffer differing uses. There has been interest and pursuit locally and nationally, at establishing districts that allow the combination of uses subject to design and performance standards. This area has been selected due to its proximity to the established commercial corridors as well as providing buffering from intense commercial development from adjacent residential land uses.

Parcel ID: 12-4-11-1239-000 12-4-11-1240-000 12-4-11-1241-000
12-4-11-1242-000 12-4-11-1243-000 12-4-11-1244-000
12-4-11-1245-000 12-4-11-1245-900 12-4-11-1246-000
12-4-11-1247-000 12-4-11-1248-000 12-4-11-1249-000
12-4-11-1250-000

Location: West of Barnard Road, north of Shattuck Road

Existing Future Land Use Category: Office Business Commercial

Proposed Future Land Use Category: Residential



Justification: This area is home to existing residential development and contains smaller lots. The properties in this area are zoned for single family residential development. It would be more in keeping with the existing neighborhood to have this area remain residential in the future.

Parcel ID: 12-4-10-1034-001 12-4-10-1004-000 12-4-10-1034-000

Location: North of Dale Road, West of Bay Road/M-84

Existing Future Land Use Category: General Commercial

Proposed Future Land Use Category: Mixed Use



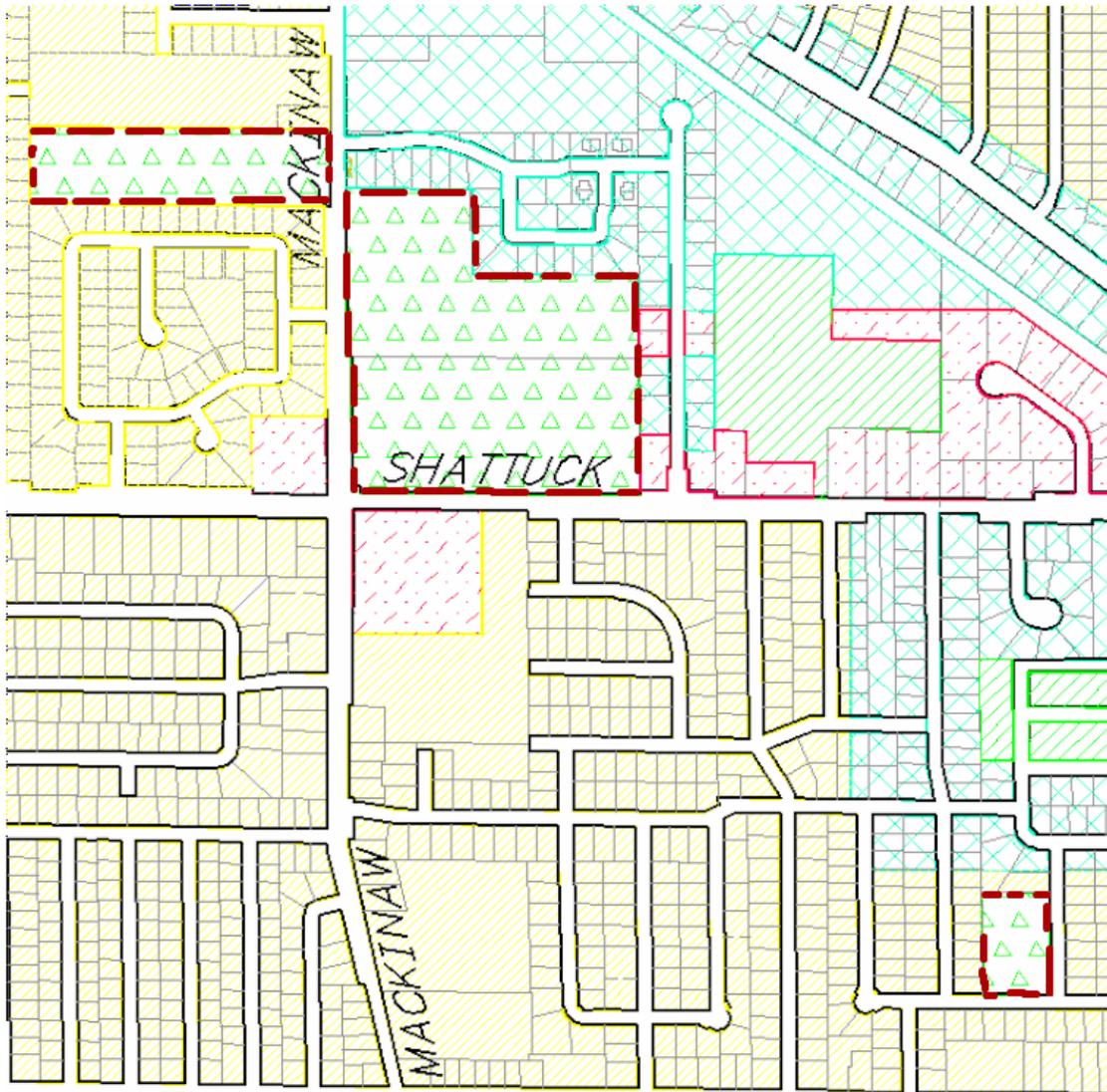
Justification: This area is one of the older areas on Bay Road with significant frontage and acreage. The size of this parcel, which is currently underused, and its proximity to residential dwellings in both the Township and the City may make it appropriate for redevelopment as a mixed use district.

Parcel ID: 12-4-10-3013-000 12-4-10-3005-000 12-4-10-4012-000
12-4-15-1033-000

Location: West of Bay Road/M-84 near or on Mackinaw/Shattuck

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Residential



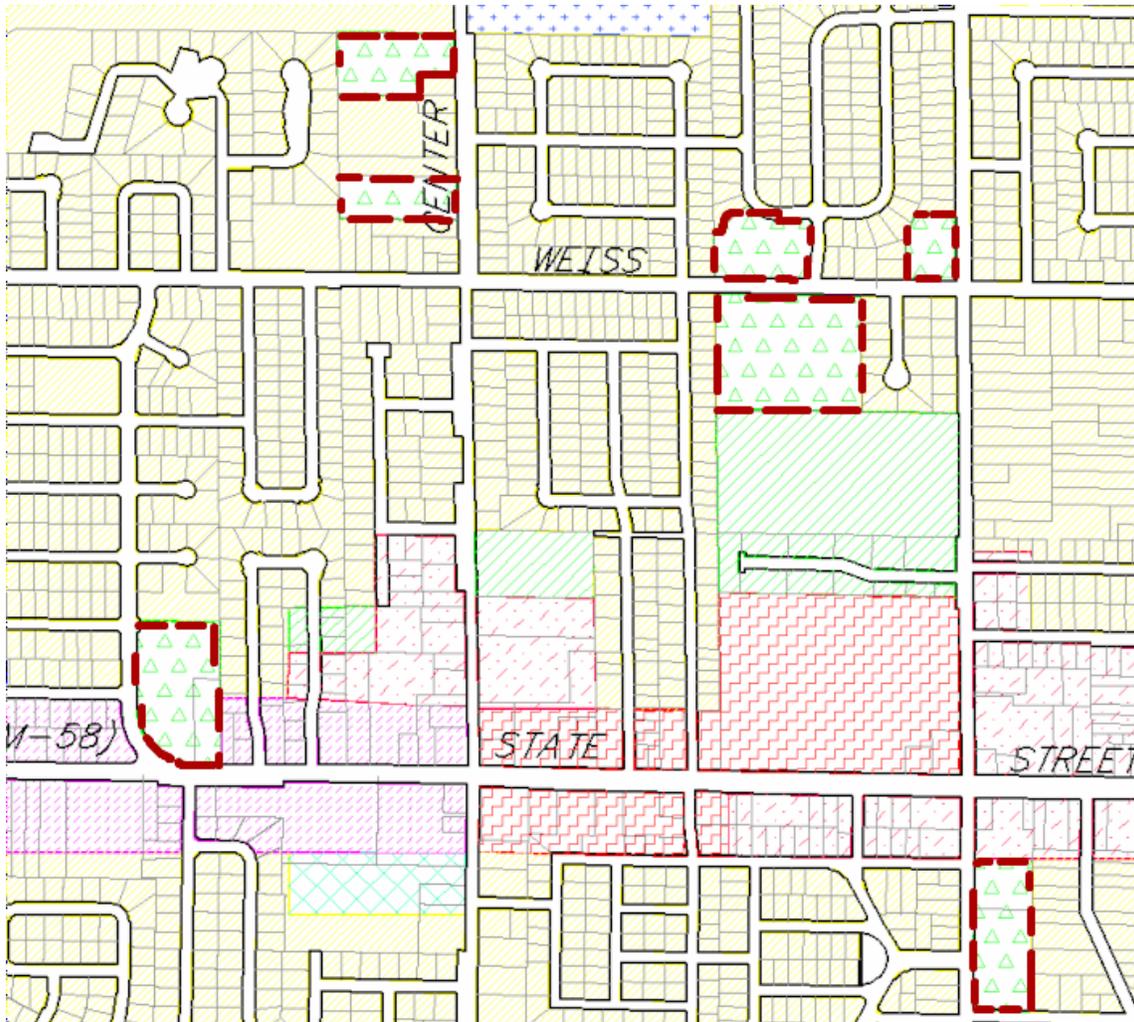
Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located.

Parcel ID: 12-4-17-1007-000 12-4-17-1009-000 12-4-17-4249-000
12-4-17-4287-000 12-4-16-2301-000 12-4-16-2309-000
12-4-16-3054-000 12-4-21-1010-000

Location: Generally along Weiss and State Street, east of Mitchell and west of Hemmetter

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Residential



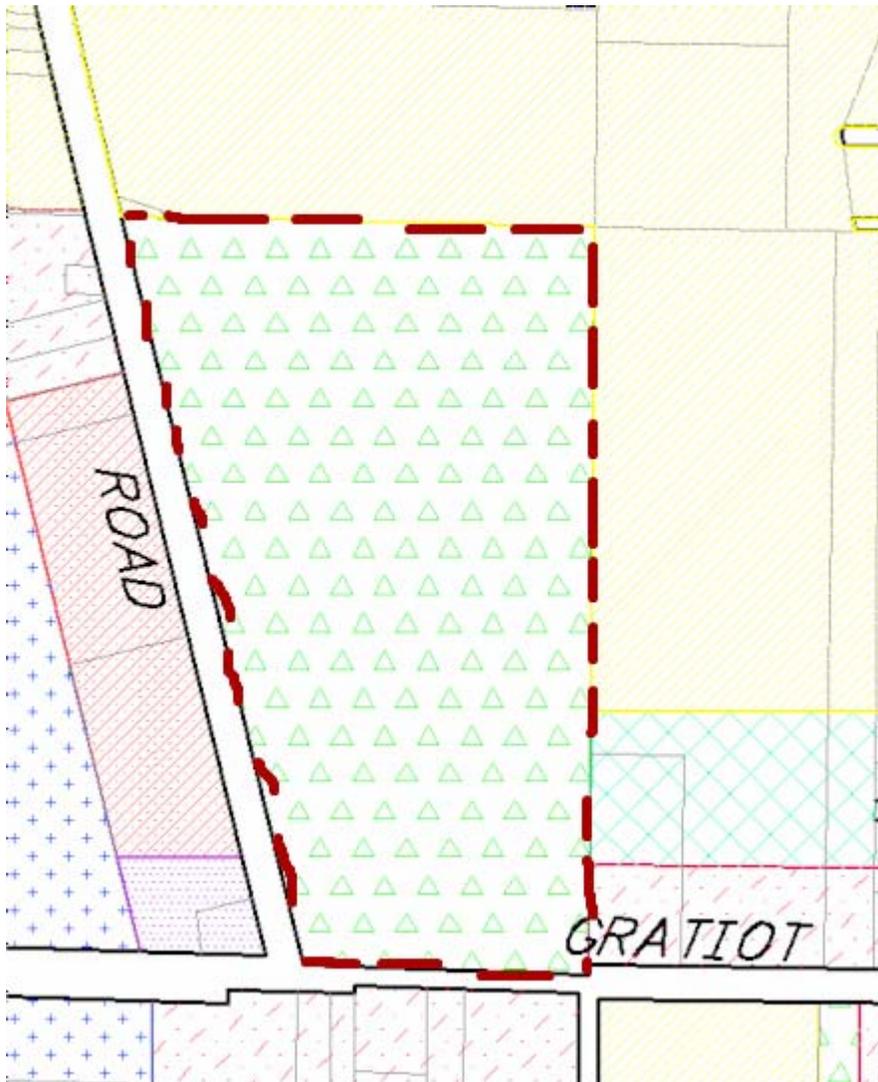
Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located.

Parcel ID: 12-4-30-1001-000

Location: Northeast corner of the intersection of Gratiot and Midland Roads

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Residential



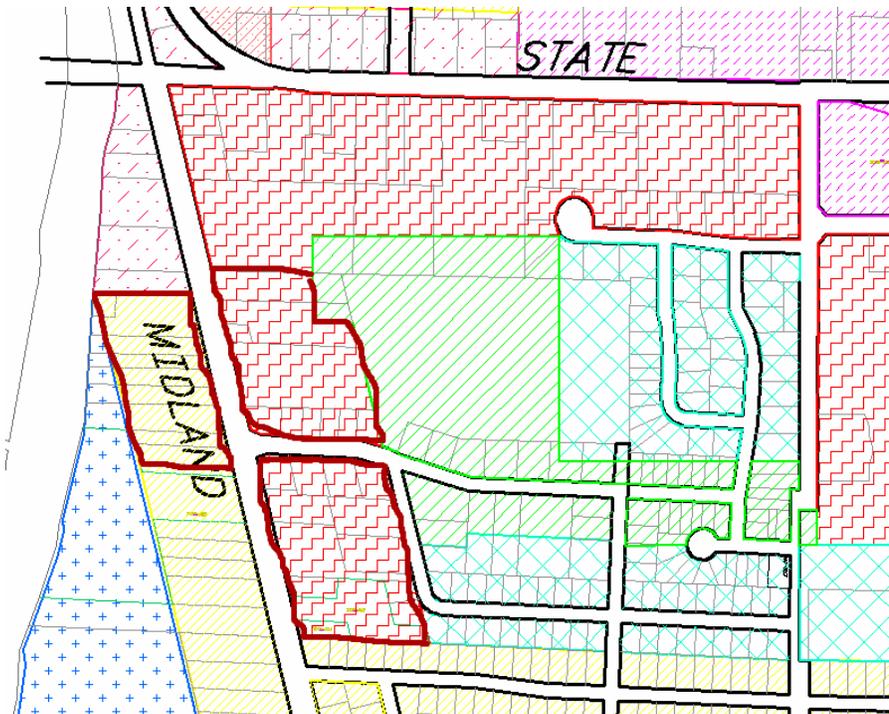
Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located.

Parcel ID: 12-4-19-2003-000 12-4-19-2009-000 12-4-19-2006-000
 12-4-19-2004-000 12-4-19-2018-000 12-4-19-2017-000
 12-4-19-1111-000 12-4-19-1110-000 12-4-19-1013-000
 12-4-19-1013-002 12-4-19-1014-900 12-4-19-1027-002
 12-4-19-1027-004 12-4-19-1027-001 12-4-19-1624-000
 12-4-19-1625-000 12-4-19-1626-000 12-4-19-1621-000
 12-4-19-1620-000 12-4-19-1619-000 12-4-19-1618-000
 12-4-19-1622-000 12-4-19-1617-000 12-4-19-1617-000
 12-4-19-1623-000 12-4-19-1616-000 12-4-19-1017-000
 12-4-19-1017-001 12-4-19-1017-004 12-4-19-1017-003
 12-4-19-1017-002

Location: South of State Street/M-58, near and/or on Normandy Drive

Existing Future Land Use Category: Single Family Residential (west side of Midland Road) and Community Commercial (East of Midland Road)

Proposed Future Land Use Category: Office Business



Justification: The existing uses on the east side of Midland Road, while zoned for more intense use, are actually consistent with an Office Business Designation. Additionally, the property on the west side contains some legal nonconforming uses and given the proximity to State Street and the existing commercial on the east side of Midland, is a reasonable use of the land. Changing the designation to Office Business provides for a greater buffer.

Parcel ID: 12-4-18-2005-002 12-4-18-2005-001 12-4-18-2005-003
12-4-18-2005-004 12-4-18-1010-000 12-4-18-3004-000
12-4-18-3004-001 12-4-18-4113-000 12-4-18-3003-000
12-4-18-2025-000 12-4-18-2005-005 12-4-18-2005-006
12-4-18-2005-001

Location: East side of Midland Road, south of Weiss Street and north of State Street.

Existing Future Land Use Category: Industrial

Proposed Future Land Use Category: Community Commercial



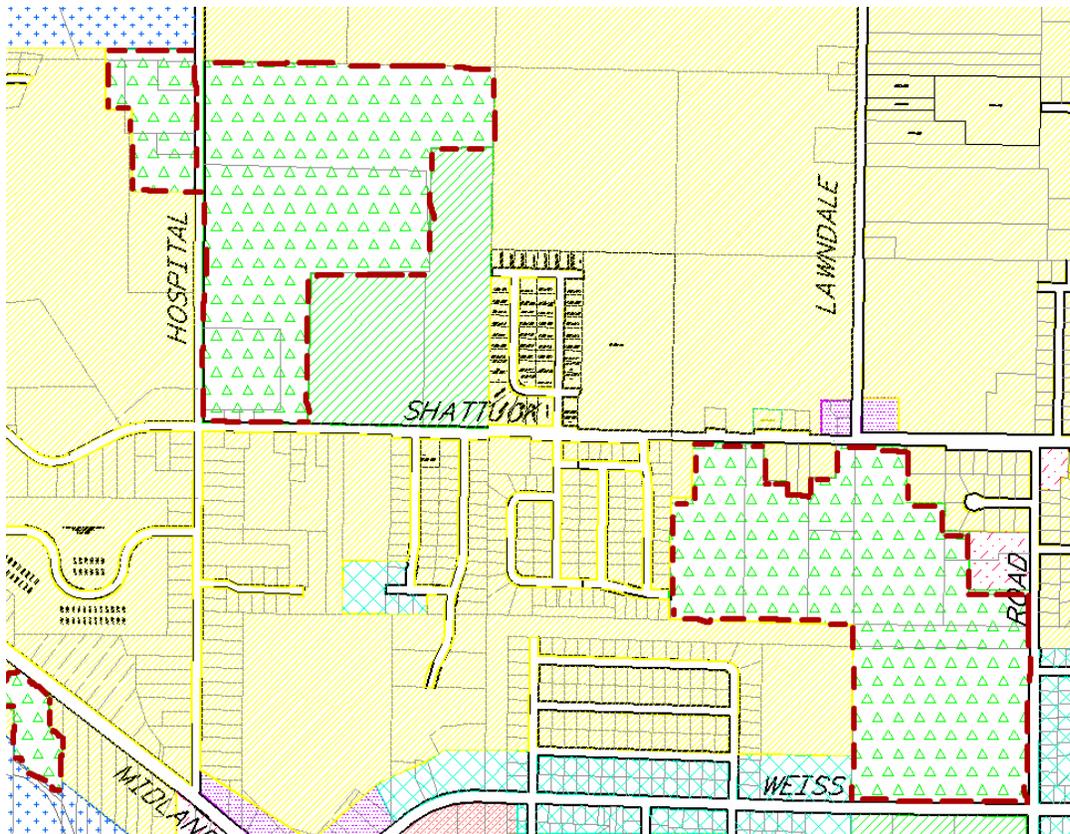
Justification: The existing uses on this site are commercial in nature. The zoning is also commercial in nature. The proposed future land use change is more in fitting with the nature of the existing businesses and is more complimentary to the surrounding residential land uses.

Parcel ID: 12-4-07-3001-000 12-4-07-3002-001 12-4-07-3002-002
 12-4-07-3002-000 12-3-12-4001-005 12-3-12-4001-000
 12-3-12-4001-004 12-3-12-4001-003 12-4-18-1015-000
 12-4-18-1015-003 12-4-18-1001-001 12-4-18-1001-002
 12-4-18-2007-001 12-4-18-2008-000 12-4-18-2009-000
 12-4-18-2005-000

Location: Along Hospital Road (existing HealthSource, et al) and west of Wieneke Road, between Shattuck and Weiss (existing Nouvel, et al).

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Low Density Residential



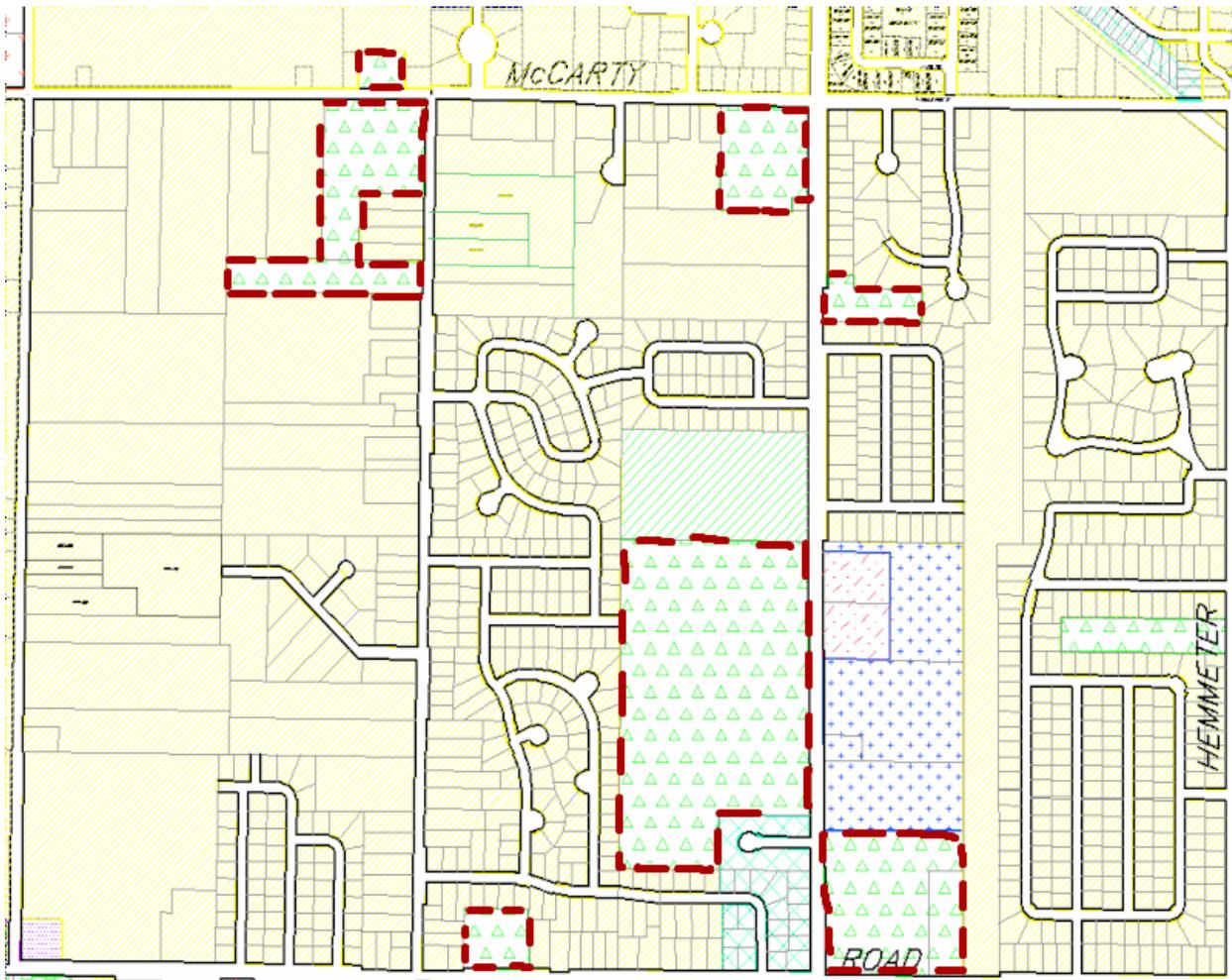
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Parcel ID: 12-4-09-3003-000 12-4-09-3009-000 12-4-08-4001-000
12-4-08-1008-000 12-4-08-2009-000 12-4-08-2013-000
12-4-08-2013-000 12-4-08-2013-001 12-4-08-2012-000
12-4-08-2022-000 12-4-08-2002-001 12-4-05-3011-000

Location: Between McCarty Road and Shattuck Road, generally located along the Center Road corridor.

Existing Future Land Use Category: Institutional

Proposed Future Land Use Category: Low Density Residential



Justification: For quite some time, it was always assumed that once a school or church, always a school or church, or some other similar institutional or quasi-public use. It has become more common however, for these sites to have the potential to close, move or change use. The future land use designation should not necessarily match the current use, but should match the area in which it is located.