



Grass Lake Charter Township Master Plan 2022 Edition

June 2022 Version

The 2022 edition of the Grass Lake Charter Township Master Plan was adopted by the Grass Lake Charter Township Planning Commission on January 19, 2023



Grass Lake Charter Township Planning Commission Chair

The 2022 edition of the Grass Lake Charter Township Master Plan was adopted by the Grass Lake Charter Township Board on March 13, 2023



Grass Lake Charter Township Clerk

Grass Lake Charter Township Planning Commission

**2023 Edition of the *Grass Lake Charter Township*
*Master Plan***

Resolution of Adoption

WHEREAS, Grass Lake Charter Township is responsible for creating a Master Plan to guide future development within the municipality as required by the Michigan Planning Enabling Act (PA33 of 2008); and

WHEREAS, the Township Board created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission undertook a thorough study of the natural and cultural features, population, and existing land use and public infrastructure of the municipality; and

WHEREAS, the Planning Commission drafted development policies and a future land use map and zoning plan element designed to implement those policies; and

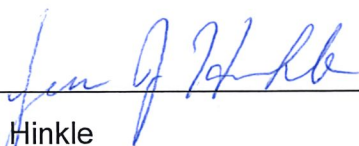
WHEREAS, the 2023 edition of the *Grass Lake Charter Township Master Plan* contains the maps and descriptive and other matter intended by the Planning Commission to form the document; and

WHEREAS, the Planning Commission held a public hearing on the 2023 edition of the *Grass Lake Charter Township Master Plan* on January 19th, 2023; and

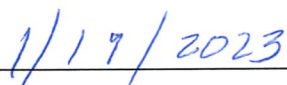
WHEREAS, the Planning Commission found that the 2023 edition of the *Grass Lake Charter Township Master Plan* is necessary for the continued development of the municipality.

NOW THEREFORE BE IT RESOLVED the Grass Lake Charter Township Planning Commission hereby adopts the 2023 edition of the *Grass Lake Charter Township Master Plan* and recommends its adoption by the Township Board.

I, Jere Hinkle, Chair of the Planning Commission, do hereby certify that the foregoing is a true and original copy of a resolution adopted by a majority of the members of the Grass Lake Charter Township Planning Commission at a meeting thereof held on the 19th of January, 2023.



Jere Hinkle
Grass Lake Charter Township Planning
Commission



Date

Grass Lake Charter Township Board

**2023 Edition of the *Grass Lake Charter Township
Master Plan***

Resolution of Adoption

WHEREAS, Grass Lake Charter Township is responsible for creating a Master Plan to guide future development within the municipality as required by the Michigan Planning Enabling Act (PA33 of 2008); and

WHEREAS, the Township Board created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission undertook a thorough study of the natural and cultural features, population, and existing land use and public infrastructure of the municipality; and

WHEREAS, the Planning Commission drafted development policies and a future land use map and zoning plan element designed to implement those policies; and

WHEREAS, the 2023 edition of the *Grass Lake Charter Township Master Plan* contains the maps and descriptive and other matter intended by the Planning Commission to form the document; and

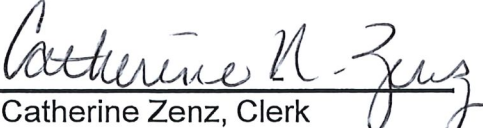
WHEREAS, the Planning Commission held a public hearing on the 2023 edition of the *Grass Lake Charter Township Master Plan* on January 19th, 2023; and

WHEREAS, the Planning Commission found that the 2023 edition of the *Grass Lake Charter Township Master Plan* is necessary for the continued development of the municipality; and

WHEREAS, the Township Board reserved the right to adopt the 2023 edition of the *Grass Lake Charter Township Master Plan*, as allowed by the Michigan Planning Enabling Act.

NOW THEREFORE BE IT RESOLVED the Grass Lake Charter Township Board hereby adopts the 2023 edition of the *Grass Lake Charter Township Master Plan*.

I, Catherine Zenz, Clerk of Grass Lake Charter Township, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Township Board at a meeting thereof held on the 13th day of March, 2023.


Catherine Zenz, Clerk
Grass Lake Charter Township,
Michigan



Date

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Chapter 1

Introduction

Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20+ years and to conduct a comprehensive review of their facilities and services. A successful plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831)—MPEA—requires each planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to: *do all of the following, as applicable:*

- *Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;*
- *Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;*
- *Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.*

What is a Master Plan?

A master plan provides a framework within which Grass Lake Charter Township can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help the Township to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The plan is flexible.** The document is not meant to be a monument cast in stone, never to be adjusted or changed, given that it plans for the next 20+ years. The plan is a general guide to be used by the government to give direction for the future of Grass Lake Charter Township. It should be reviewed periodically and altered as general conditions in the Township change.
- **The plan allows for orderly development.** The land use allocations reflected in the plan are based upon the best available projections of future population levels for Grass Lake Township. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.

- **The plan must encourage public understanding and participation.** The plan should be written in a way that aids public understanding of the planning process and describes how goals for the Township are to be achieved.
- **The plan must be the result of a general consensus of the community.** Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The plan must balance property rights.** The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The plan is not a zoning map.** The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that zoning districts will take the shape of the plan as rezoning requests are received and reviewed by the community.
- **Zoning is not a substitute for a master plan.** The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the plan puts zoning decisions at risk of invalidation.** Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for Grass Lake Township.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on various factors, including:

- Community character
- Community needs
- Existing development
- Adaptability of land
- Available services
- Existing zoning

The connection between the master plan and the zoning ordinance of Grass Lake Charter Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is critical. That link is established through the zoning plan element of the master plan (see Chapter 3).

Use of the Master Plan

Completion of the master plan is not the end of the process. Continuous and effective use of the plan is necessary to ensure its validity. Failure to follow the plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of the plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions.** Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the master plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements.** A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways and public buildings, and other public improvements. This information may be included in a capital improvement plan (CIP)—a six-year strategy, updated annually, of proposed capital expenditures in a municipality.

Development of the CIP is the responsibility of the planning commission (with considerable input from municipal staff (e.g., engineers, planners, administrators, etc.)), or the township board (with considerable input from the municipal staff and the planning commission). Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact.** The master plan (as a reflection of the intensity of land use) should reflect the degree to which Grass Lake Township desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning.** The master plan—through the provision of future residential lands—will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the master plan, these services may be noted in the parks and recreation plan.

A review of future land use is also important. If the master plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the future land use map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (DNR) requires that Grass Lake Charter Township has a current (i.e., no more than 5 years old) parks and recreation plan.

- **Approval of a public way, space, building or structure.** An often overlooked provision in state law is a requirement that the Township’s planning commission review any new street, park acquisition, public building, or other similar easement, street, or use shown in the master plan, prior to any action taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements.** There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the master plan, transportation engineers and planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated master plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the plan to ensure that it is kept current. Grass Lake Township officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the plan can be done at that time to keep it up-to-date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the master plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20+ year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is a new edition of the *Grass Lake Charter Township Master Plan* last adopted in 2016.

Citizen participation is extremely important to the success of many planning efforts. Citizen participation helps guarantee that the vision outlined for the Township’s future accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the plan was included on the agenda (open to the public) and
- A public hearing on the master plan.

Who Will Implement the Plan?

Three distinct bodies in the Township are charged with planning and zoning: the planning commission, the zoning board of appeals, and the township board. All of their decisions and recommendations

should be based upon the master plan. Decisions not based upon the plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the master plan is an important responsibility of the planning commission. The commission is charged with the development of the zoning ordinance (over which the township board has final authority). The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

Zoning Board of Appeals

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when its meaning or intent is unclear. ZBA decisions are final at the township level and appeals are made to the circuit court.

Township Board

As the legislative body for Grass Lake Charter Township, the board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation, and may adopt the master plan. It also appoints members to the planning commission and the ZBA.

Other Planning Efforts

Grass Lake Township staff and other Township commissions/committees may also undertake planning efforts on their own or in conjunction with the planning commission. These efforts may include parks and recreation, public safety, and other plans. Future updates to those plans should complement the goals of the master plan. In turn, those documents should be consulted whenever the plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.



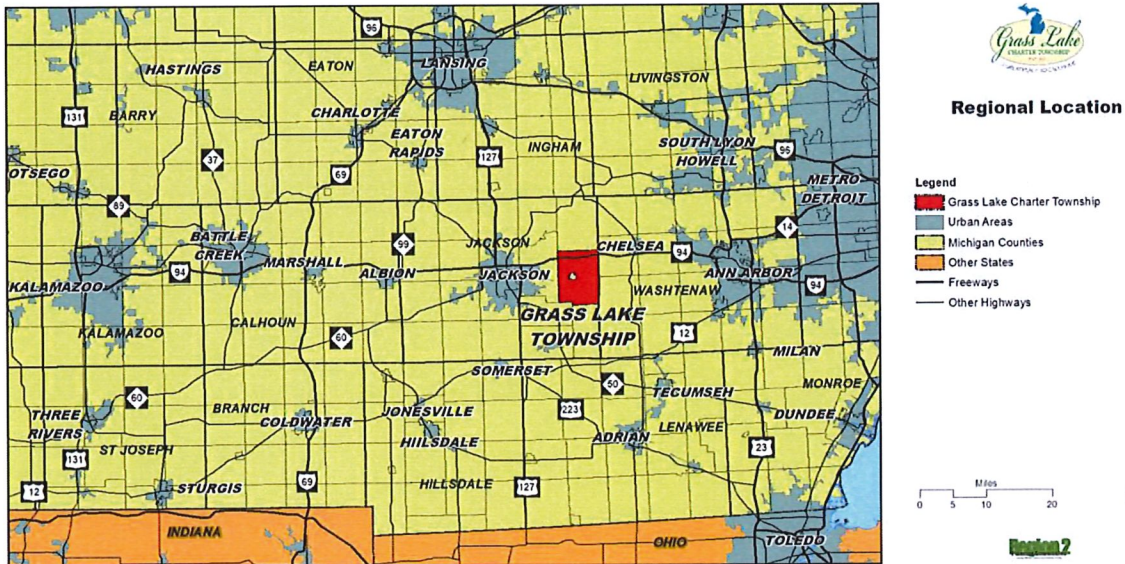
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Chapter 2

Community Description and Issue Identification

Regional Location

Grass Lake Charter Township is located in eastern Jackson County, in south-central Lower Michigan, adjacent to Washtenaw County. Various roadways—connecting with Interstate 94 and Michigan Avenue—provide easy access to the community. The Jackson Urban Area is located nearby to the west, providing residents access to Jackson’s cultural, higher educational, shopping, and employment opportunities. The Village of Grass Lake is located within Grass Lake Township.



Settlements

The Village of Grass Lake is located within central Grass Lake Township, on the southeastern shore of Grass Lake (see the Base map in Appendix C). *While the Village of Grass Lake is legally part of Grass Lake Township, as an incorporated village it conducts its own planning and zoning. Therefore, the Village of Grass Lake is largely excluded from this master plan.*

Demographics

The results of the complete Demographic Study, summarized below, is contained in Appendix A.

- General Population.** The population of Grass Lake Township was 4,511 in 2010, according to the U.S. Census. Projections estimate that the population will grow to 4,889 by 2035 and 4,966 by 2045.
- Age and Gender.** The estimated median age of Township residents was 44.7 years in 2019, according to the American Community Survey [41.3 years countywide and 39.8 years statewide]. Generation X —people between 35 and 54 years of age— was the largest age group, comprising an estimated 31% of residents [25% countywide and 24% statewide]. Baby Boomers —people between 55 and 74 years of age in 2019— were the second largest age group, comprising an estimated 27% of residents [25% countywide and 24% statewide]. Generation Z and younger —people under 15 years of age— were the third largest age group, comprising an estimated 23%

of residents [24% countywide and statewide]. Millennials —people between 15 and 34 years of age— were the fourth largest age group, comprising an estimated 12% of residents [19% countywide and 20% statewide]. The Silent Generation and older —people at least 75 years of age— were the smallest age group, comprising an estimated 7% of residents [7% countywide and statewide]. Males comprised an estimated 53% of the population in the Township in 2019 [51% countywide and 49% statewide].

- **Race and Ethnicity.** Grass Lake Township had a homogeneous population in 2019. An estimated 97% of Township residents were white [87% countywide and 78% statewide]. Only an estimated <1% of residents considered themselves to be Hispanic (i.e., Latino/Latina) [4% countywide and 5% statewide].
- **Disabilities.** An estimated 10% of Township residents were disabled in some way in 2019 [15% countywide and 14% statewide] and 4% had an ambulatory disability [8% countywide and 7% statewide]. The rate of disability rises with age. For example, an estimated 22% of residents at least 75 years old had some type of disability [43% countywide and 46% statewide] and 4% had an ambulatory disability [24% countywide and 29% statewide].
- **Educational Attainment.** An estimated 99% of Grass Lake Township residents at least 25 years old in 2019 graduated from high school [90% countywide and 91% statewide]. An estimated 55% had some type of college degree (i.e., associate's, bachelor's, or graduate) [32% countywide and 39% statewide].
- **School Enrollment.** An estimated 51% of the Township residents at least 3 years of age in 2019 and enrolled in school were attending elementary school (i.e., grades 1-8) [42% countywide and 39% statewide]. An estimated 23% were attending high school (i.e., grades 9-12) [23% countywide and 22% statewide]. An estimated 19% were attending college or graduate school [23% countywide and 28% statewide]. An estimated 5% attended kindergarten [5% countywide and statewide]. An estimated 2% attended nursery school [6% countywide and statewide].
- **Households and Families.** All residents lived in the Township's estimated 1,826 households in 2019. Married/Cohabiting Couples (with and without children) comprised an estimated 76% of households [51% countywide and 53% statewide]. Other families comprised an estimated 6% of households [15% countywide and 17% statewide]. However, an estimated 17% of households consisted of a single person [34% countywide and 30% statewide]. The estimated average size of Township households was 2.59 people [2.43 countywide and 2.46 statewide] and the average family size was 3.00 people [3.16 countywide and 3.09 statewide]. It is estimated that 0% of the population lived in group quarters [6% countywide, and 2% statewide].
- **Household and Family Income.** The Township's estimated median household income in 2019 was \$88,516 [\$55,124 countywide and \$59,584 statewide]. The median family income was \$89,046 [\$75,845 countywide and \$75,703 statewide] and the median non-family income was \$49,147 [\$31,064 and \$35,755 statewide]. The per capita income was \$34,216 [\$29,209 and \$32,892 statewide].

- **Poverty.** An estimated 2% of Grass Lake Township’s residents lived in poverty in 2019 [14% countywide and 13% statewide]. An estimated 1% of residents under the age of 18 lived in poverty [34% countywide and 36% statewide]. An estimated 3% of residents between the ages of 18 and 64 lived in poverty [29% countywide and 27% statewide]. An estimated 1% of residents 65 years or older lived in poverty [10% countywide and 8% statewide].
- **Employment by Industry.** An estimated 36% of employed Township residents at least 16 years old in 2019 worked in the educational services and healthcare and social assistance industries [21% countywide and 23% statewide]. An estimated 14% worked in the manufacturing industry [21% countywide and 18% statewide]. An estimated 13% worked in the arts, entertainment, and recreation, and accommodation and food services industries [10% countywide and statewide]. An estimated 8% worked in the retail trade industry [10% countywide and statewide]. Each of the other industries employed less than 8% of residents.
- **Employment by Occupation.** An estimated 44% of employed Grass Lake Township residents at least 16 years old in 2019 worked in management, business, science, and arts occupations [33% countywide and 38% statewide]. An estimated 20% worked in sales and office occupations [19% countywide and 20% statewide]. An estimated 15% worked in service occupations [18% countywide and 17% statewide]. An estimated 12% worked in production, transportation, and material moving occupations [19% countywide and 17% statewide]. An estimated 9% worked in natural resources, construction, and maintenance occupations [10% countywide and 8% statewide].
- **Means of Travel to Work.** An estimated 89% of employed Township residents at least 16 years old in 2019 drove alone to work [85% countywide and 82% statewide]. An estimated 10% of workers carpooled [7% countywide and 9% statewide]. An estimated <1% of workers used some other form of transportation [4% countywide and 5% statewide]. An estimated 1% of workers worked at home [4% countywide and 5% statewide].
- **Travel Time to Work.** The estimated travel time to work for an employed Grass Lake Township resident at least 16 years old who commuted to work in 2019 was 28.4 minutes [24.1 minutes countywide and 25.1 minutes statewide]. An estimated 33% of employed residents had a commute time of 15-29 minutes [31% countywide and statewide]. An estimated 24% had a commute time of 30-44 minutes [14% countywide and 20% statewide]. An estimated 21% had a commute time of 45-59 minutes [13% countywide and 15% statewide]. An estimated 14% had a commute time of less than 15 minutes [35% countywide and 28% statewide]. An estimated 8% had a commute time of 60-89 minutes [5% countywide and 4% statewide]. An estimated 1% had a commute time of at least 90 minutes [2% countywide and statewide].
- **Dwellings & Vacancy Rates.** People occupied an estimated 91% of Township dwellings in 2019 [88% countywide and 86% statewide]. An estimated 0% of dwellings were seasonally/occasionally occupied [6% countywide and statewide]. The remaining estimated 6% were vacant [3% countywide and 8% statewide]. Rentals accounted for an estimated 3% of dwellings [23% countywide and 24% statewide].
- **Housing Types.** Approximately 96% of Grass Lake Township’s dwellings in 2019 were single-family homes [78% countywide and 76% statewide]. An estimated 3% of dwellings were located

in duplexes [4% countywide and 2% statewide]. An estimated 1% of dwellings were mobile homes [5% countywide and statewide].

Natural Resources

A variety of natural resources is pertinent to land use planning in Grass Lake Township.

Topography

Grass Lake Township's topography is gently rolling, with a total difference of 188 feet in elevation within its boundaries. The high point of 1,126 feet above sea level is located west of the intersection of Mount Hope Road and Katz Road, near the Township's northern border (see the Topography map in Appendix C). The low point of 938 feet above sea level is located on the shores of Big Wolf Lake and Little Wolf Lake.

Soils

Soils that are agriculturally productive and those that drain poorly are important to identify:

- **Most Productive Agricultural Soils.** Soil types that are the most agriculturally productive have been identified, taking into consideration prime farmland, as recognized by the Natural Resources Conservation Service (NRCS), and average yields for various crops. Various areas of productive agricultural soils are located throughout the Township (see the Agricultural Soils and Preservation Areas map in Appendix C). Consequently, the *Jackson Community Comprehensive Plan* places most of Grass Lake Township in its recommended agricultural preservation area.

Research conducted by the American Farmland Trust (AFT) similarly identified significant portions of agricultural land within the Township as nationally significant or among Michigan's best agricultural land (see the Quality of Farmland map in Appendix C). The AFT research also identifies the significant amount of existing forestland and woodland in the Township (see the Forests and Woods map in Appendix C).

- **Hydric Soils.** Soil types that are poorly drained and subject to occasional flooding (i.e., hydric) have been identified by the Natural Resources Conservation Service (NRCS). Hydric soils are often associated with Grass Lake Township's wetlands, as well as other low-lying areas (see the Hydric Soils map in Appendix C).

Surface Waters

The Township contains various aquatic resources:

- **Watershed.** The Upper Grand River Watershed covers the most of Grass Lake Township (see the Watersheds map in Appendix C). However, the River Raisin Watershed extends into the southeastern corner of the Township and the Huron River watershed spreads slightly into eastern Grass Lake Township as well. Please visit the websites of the Upper Grand River Watershed Council (www.uppergrandriver.org), the River Raisin Watershed Council (www.riverraisin.org), and the Huron River Watershed Council (www.hrwc.org) to learn about their local watershed management planning efforts.

- **Lakes and Streams.** Grass Lake, Tims Lake, and Riley Lake are located entirely within Grass Lake Township (see the Surface Waters map in Appendix C). However, many other lakes are located partially within the Township, including Bessey, Goose, Notten, Little Pleasant, Big Wolf, and Little Wolf. Willow Creek flows through southern Grass Lake Township. Some county drains also traverse the Township.
- **Wetlands.** The National Wetlands Inventory (NWI) has delineated wetlands in the Township. Many wetland areas are associated with streams and lakes (see the Surface Waters map in Appendix C). It is interesting to note the similarities among hydric soils, wetlands, and flood zones.
- **Flood Zones.** The Federal Emergency Management Agency (FEMA) has identified a couple of flood zones in southern Grass Lake Township (see the Flood Zones map in Appendix C). FEMA defines a 100-year flood zone as an area having a 1% chance of being flooded in any given year. FEMA defines a 500-year flood zone as the area having a 0.2% annual chance of being flooded.

Community Facilities and Services

The Township, as well as other entities, provide a variety of facilities and services, enhancing quality of life in Grass Lake Township.

Township Hall

The Grass Lake Township Hall is located at 373 Lakeside Drive, on the south shore of Grass Lake, within the Village of Grass Lake (see the Community Facilities map in Appendix C); another property associated with the Hall extends into the Township. Grass Lake Township's administrative offices are located in the Hall and the Township's various boards/commissions meet there. The Township also maintains an online presence at www.grasslakect.com.

Police, Fire, and Rescue Services

The Grass Lake Township Fire Department provides fire protection/rescue services within the Township; its Fire Station is located at 12222 E. Michigan Avenue, (see the Community Facilities map in Appendix C). The fire department participates in Jackson County's mutual aid system. The primary law enforcement agency serving the Township is the Jackson County Office of the Sherriff and Grass Lake contracts with the Sherriff for additional law enforcement services. The Michigan State Police also protects the Township. The Jackson Community Ambulance (JCA), a private firm, provides ambulance services. The County of Jackson dispatches police, fire, and rescue services through the 911 Central Dispatching Service.

Parks and Recreation

The Township hosts various parks and recreation facilities:

- **Township and County Parks.** Grass Lake Township maintains the Grass Lake Community Sports and Trails Park, which is located in the northeastern corner of the intersection of Michigan Avenue and Willis Road (see the Community Facilities map in Appendix C). The park is home to the American Youth Soccer Organization and the Grass Lake Summer Youth League baseball. It also contains numerous soccer fields, baseball and softball fields, and walking trails. The Jackson County Parks Commission maintains Grass Lake County Park on the shore of Grass Lake in

the Village of Grass Lake. The county park contains a swimming area, a boat launch, picnic areas (including grills and a shelter), a playground structure, and modern restrooms.

- **State Recreation and Game Areas.** The Michigan Department of Natural Resources (MDNR) operates the Waterloo State Recreation Area, which extends into northern Grass Lake Township north of Interstate 94 (see the Community Facilities map in Appendix C). The MDNR maintains the Sharonville State Game Area, which extends into southern Grass Lake Township, south of Curtis Road. The MDNR also manages the Grass Lake State Game Area, which is located south-east of the Grass Lake Community Sports and Trails Park.
- **Private Recreation Facilities.** The Calderone Golf Club—an 18-hole golf course—is located at 4490 Willis Road, north of Interstate 94 (see the Community Facilities map in Appendix C). The Holiday RV Campground—with 177 camping sites providing access to camping, swimming, fishing, and local attractions—is located at 9625 Knight Road, just south of Interstate 94. The Grass Lake Sportsman’s Club—an organization focused on promoting the outdoors, shooting sports, and youth education—is located at 13505 Leach Road, north of Interstate 94. The Apple Creek Campground—with 180 camping sites, heated swimming pool, playground, basketball court, mini-golf, volleyball, horseshoes, arcade, and 10 miles of hiking trails—is located at 11185 Urban Road. The Faholo Christian Conference and Retreat Center—providing retreat packages including lodging, dining, meeting, and recreation—is located at 3000 Mt. Hope Road, between Interstate 94 and the Village of Grass Lake. Camp Teetonkah—one of the oldest Scouts BSA (nee Boy Scouts of America) camps in the country—is located at 3710 Burkhart Road, on the north shore of Big Wolf Lake. The Metropolitan Missionary Baptist District Association owns a large tract of land located at 9259 Knight Road, on the north shore of Goose Lake.

Please refer to the *Grass Lake Area Recreation Plan* for a more complete listing of parks and recreation facilities available to Township residents.

Cemeteries

Grass Lake Township operates two main cemeteries: Oakwood Cemetery is located on Michigan Avenue, east of the Village of Grass Lake and Maple Grove Cemetery is located on Wolf Lake Road in the southwestern corner of the Village (see the Community Facilities map in Appendix C). There are also five small cemeteries located in the Township: Fishville, Francisco, Miles, Ray, and Romanian Orthodox.

Schools and Library

Grass Lake Community Schools serves the majority of Grass Lake Township (see the Public School Districts and Schools map in Appendix C). However, Napoleon Community Schools extend into the southern portion of the Township to just north of Curtis Road. Very small portions of the Chelsea School District and Manchester Community Schools extend across the Township’s eastern border. The Jackson County Intermediate School District also covers the Township.

Only Grass Lake Community Schools maintain school facilities in the Township (see the Public School Districts and Schools map in Appendix C). George Long Elementary School is located in the Village of Grass Lake at 829 S. Union Street; it is also the location of Little Warriors Preschool and Child Care. Grass Lake Middle School is located at 1000 Grass Lake Road, just east of the Village of Grass Lake. Grass Lake High School is located partially in the Village and partially in Grass Lake Township at 11500 Warrior Trail. Vari-

ous colleges are within commuting range of Grass Lake Township, including Jackson College, Albion College, Baker College, and Spring Arbor University. The Grass Lake Branch of the Jackson District Library (JDL) is located in the Village of Grass Lake at 130 W. Michigan Avenue. There are 12 other branches of the JDL, including the main Carnegie Library in Downtown Jackson.

Healthcare Facilities

Henry Ford Allegiance Health's Grass Lake Surgery Center is located at 3800 Centennial Boulevard (see the Community Facilities map in Appendix C). The Henry Ford Allegiance Diagnostic Center—Grass Lake is located at 12369 E. Michigan Avenue. No other major healthcare facilities are located in Grass Lake Township, but many are available in the Jackson Urban Area, including assisted living facilities/nursing homes. Henry Ford Allegiance Health's main campus in Jackson is capable of providing long-term care. St. Joseph Mercy Chelsea Hospital is located nearby in Chelsea. Regional hospitals are located in Lansing and Ann Arbor.

Transportation Facilities and Utilities

Grass Lake Township is served by a variety of transportation facilities and utilities:

Roadways

There are various types of roadways traversing Grass Lake Township.

- **Local Roads.** County local roads are designed to provide access (i.e., ingress and egress) to the properties they abut. They comprise the majority of the roads traversing Grass Lake Township (see the Roadway Network map in Appendix C), but generally carry small amounts of traffic on a daily basis. Although most county local roads are paved, various roadways have a gravel surface (see the Roadway Network map in Appendix C). The Jackson County Department of Transportation (JCDOT) maintains all local roads traversing the Township (excluding the Village).
- **Primary Roads.** In addition to providing access to the properties they abut, county primary roads are designed to carry through traffic, providing connections to other parts of Jackson County. They comprise a smaller segment of the roads in Grass Lake Township, but generally carry larger amounts of traffic on a daily basis (see the Roadway Network map in Appendix C). Several primary roads are constructed to all season standards, capable of carrying commercial truck traffic throughout the entire year (see the Roadway Network map in Appendix C). The Jackson County Department of Transportation (JCDOT) maintains all primary roadways traversing the Township (excluding the Village).
- **State Highways.** State highways are designed to carry regional through traffic, providing connections between communities, in addition to providing access to the properties they abut. Freeways are a type of state highway designed to carry large amounts of regional traffic but do not provide access to the properties they abut. State highways and freeways, which are constructed to all-season standards, comprise the smallest segment of roadways in Grass Lake (see the Roadway Network map in Appendix C). Interstate 94 traverses northern Grass Lake Township. The Michigan Department of Transportation (MDOT) maintains state highways.

- **Private Roads.** Various private roads traverse the Township. Most of them appear to serve subdivisions (see the Roadway Network map in Appendix C). They are designed to provide access to the properties they abut. Private roads are maintained by their owners

Primary roads are generally eligible to receive federal funding for their maintenance and construction. The Region 2 Planning Commission (R2PC) is the Metropolitan Planning Organization (MPO) designated to oversee the distribution of the federal funding allocated to Jackson County. As part of its duties the R2PC produced the *2045 Long Range Transportation Plan*, which provides greater detail about the roadway network as well as the other modes of transportation serving Jackson County (available on www.region2planning.com). The R2PC also coordinates the surface rating program for federal-aid eligible roads and streets in Jackson County.

Other Modes of Transportation

Various other modes of transportation serve and/or affect Grass Lake Township:

- **Railroad.** There is one active railroad right-of-way in Grass Lake Township (see the Railroads map in Appendix C). The right-of-way, which runs generally east to west through the Township, is utilized by the Norfolk Southern Railway for its freight service and AMTRAK's Wolverine Line for its passenger service.
- **Public Transportation.** There is no public transportation service available in Grass Lake Township. Greyhound Bus Lines operates out of the Jackson Area Transportation Authority's (JATA's) Downtown Jackson Transfer Center and JATA acts as the agent for Greyhound. There are 10 taxicab companies operating in the Jackson Urban Area, as well as several limousine services and car rental agencies. Uber and Lyft offer alternative curb-to-curb service by connecting a professional driver to a customer seeking an on-demand ride.
- **Airports.** While no airports are located in the Township, the Jackson County Airport – Reynolds Field is located nearby in Blackman Township. However, the airport's zoning ordinance—identifying zones in which structures above a certain height require a permit prior to construction—does not extend into Grass Lake Township. Several smaller private airports are also located in southeastern Jackson County. Napoleon Airport is located in the unincorporated village of Napoleon and Van Wagnen Airport is also located in Napoleon Township. Shamrock Field is located on the southern border of the Village of Brooklyn in Columbia Township.
- **Nonmotorized Transportation.** Grass Lake Township's roads are available for use by pedestrians and bicyclists. Consequently, this Master Plan states that the Township supports the goal of complete streets, which “means roadways, planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle,” as defined by Public Act 51 of 1951 (State Trunk Line Highway System), as amended. Accordingly, Township officials will advise the Michigan Department of Transportation (MDOT) and the Jackson County Department of Transportation (JCDOT) on future road projects within Grass Lake Township regarding the inclusion of appropriate nonmotorized facilities (e.g., sidewalks, bike lanes, paved shoulders, trails, etc.). In addition, the *Jackson City + County Nonmotorized Plan* also provides

guidance regarding the development of nonmotorized transportation facilities within Grass Lake Township (see the Nonmotorized Network Overview maps in Appendix C).

- **Water Trail.** Water trails are comprised of canoe/kayak launch sites connecting together signed stretches of river (and lakes) maintained for paddling. The Upper Grand River Water Trail Development Plan, adopted by the Upper Grand River Watershed Council in 2017, proposes several water trails in Jackson County. The Chain of Lakes Water Trail will flow from the Little Wolf Lake County Park on the eastern shore of Little Wolf Lake westward to Leoni Community Park on the western shore of Center Lake in Michigan Center. Jackson County Parks plans to develop a canoe/kayak launch site in nearby Little Wolf Lake County Park in the near future. The Water Trail Development Plan also proposes another canoe/kayak launch site in Camp Teetonkah on Big Wolf Lake. Please see the water trail development plan for a complete listing of proposed canoe/kayak launch sites.
- **Pipelines.** An underground gas pipeline corridor traverses Grass Lake Township (see the Gas and Liquid Pipelines map in Appendix C). A liquid pipeline also traverses the Township.

Utilities

- **Municipal Sewer Service.** The Leoni Township Wastewater Treatment Plant serves portions of the Township. Sewer lines serve the Interstate 94 corridor from the Cedar Knoll lift station eastward into Sylvan Township (see the Water and Sewer map in Appendix C). Other lines serve the Mount Hope Road corridor—through the Village of Grass Lake—and the Wolf Lake Road corridor from the Interstate 94 interchange with Mount Hope Road southward into Napoleon Township. Page Avenue is served by sewer lines from Wolf Lake Road westward to Leoni Township. A sewer line serves the Hayball Road corridor from Page Avenue northward to Michigan Avenue, the Michigan Avenue corridor from Hayball Road eastward to Willis Road; and the Willis Road corridor from Michigan Avenue northward to Interstate 94. Finally, a sewer line serves the north shore of Big Wolf Lake along Highland Drive and Mack Island Road.
- **Municipal Water Service.** The Village of Grass Lake’s municipal water system extends into parts of Grass Lake Township. A water main extends up Mount Hope Road to the Interstate 94 interchange, including a couple of subdivisions on the east side of the roadway (see the Water and Sewer map in Appendix C). The system also extends eastward from the Village to Sarossy Lake Road, roughly from the railroad right-of-way southward to Grass Lake Road. Finally, the system extends to serve the portion of the Grass Lake High School campus outside of the Village.

The water service relies on groundwater pumped from a well field and a municipal wellhead protection area, which extends into the Township, has been established to safeguard that facility (see the Municipal Wellhead Protection Areas map in Appendix C). A wellhead protection area is defined as the surface and subsurface zones surrounding a well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the well field within a 10-year period. Long-term strategies regarding land uses, which may contaminate a wellfield (e.g., surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells, and underground storage tanks), should be implemented in these areas.

- **County Drains.** The County of Jackson maintains a system of county drains, which supplement the natural drainage network provided by lakes, ponds, rivers, streams, and wetlands and is designed to accommodate storm water runoff from residential, commercial, and industrial development, as well as agricultural fields, in order to prevent flooding. County drains include rivers and streams engineered to prevent flooding as well as manmade drainage courses.
- **Jackson County Drain Commissioner.** The Drain Commissioner has jurisdiction over all drains in Jackson County. As an elected official the Commissioner administers the state laws and county ordinances pertaining to the construction and maintenance of:
 - Drains and storm sewer facilities
 - Inland lake level projects and other improvements
 - The platting of subdivisions, mobile home parks, and condominiums (as they relate to drainage)
 - Solid waste (i.e., refuse) facilities
 - Sanitary sewer collection, transmission and treatment facilities
 - Water distribution, treatment and storage facilities
 - Water management districts and sub-districts
 - Flood control projects

The Drain Commissioner is a statutory member and chairman of the Jackson County Board of Public Works and a member of the Jackson County Parks and Recreation Commission. He is also an appointed member of the Upper Grand River Watershed Alliance and serves on its MS4 Storm Water Permit Committee. It should be noted that the Jackson County Board of Public Works is involved in all facets of sanitary sewage collection and treatment, potable water distribution and treatment, and storm water sewer construction in Jackson County (e.g., grants, bids, funding, rights-of-way, etc.).

- **Storm water management policy.** New development within Jackson County—as mandated by the County Drain Commissioner, local governments, and the Jackson County Department of Transportation’s (JCDOT’s) site plan and driveway permit processes — must be designed to either detain or retain storm water runoff caused by the addition of impervious surfaces (e.g., roofs, driveways/parking lots, sidewalks, etc.). Current Drain Commissioner policy states the following:
 - **Retention facilities.** When an adequate outlet is not available, storm water must be retained onsite through the use of retention/detention facilities (e.g., ponds, swales, rain gardens, etc.) designed to accommodate a 100-year frequency storm and a rain event lasting up to 3 hours and generating up to 1½ inches of precipitation per hour.
 - **Detention facilities.** When an adequate outlet is available, storm water must be detained onsite through the use of retention/detention facilities designed to accommodate a 50-year frequency storm and a rain event lasting up to 60 minutes and generating up to 2½ inches of precipitation per hour.

Site plans submitted to the Drain Commissioner are required to include calculations for the proposed storm water management design and must take into account total storm water

runoff from the site, not just the net increase generated by the proposed development. The precipitation rates (i.e., inches of rain per hour) are based upon Grand River Basin Intensity-Duration Frequency Curves.

- **Electricity, Gas, Telephone, Cable Television, and Internet Services.** Consumers Energy provides electricity and natural gas to Township households, businesses, and institutions. Frontier Communications is a provider of landline telephone, cable television, and internet services. Comcast (Xfinity) and Wow! provide cable television, internet, and landline telephone service. Cell phone and satellite TV services are available from various providers.
- **Solid Waste Disposal.** Households, businesses, and institutions in Grass Lake Township contract directly with the trash hauler of their choice, often including recycling.

Existing Land Use

An inventory of existing land use is an important factor in the development of the Future Land Use Plan element of the Master Plan. Assessing data compiled by Grass Lake Township was utilized to determine existing land use on February 22, 2021. The Township Assessor assigned a numeric code to each property as part of the assessment process, which was then translated into broad categories. Most rights-of-way are not included in the calculations. For the purposes of this Plan, that data was then utilized to divide Grass Lake Township into various land use categories (see the Property Assessment map in Appendix C):

- **Agricultural.** Agriculturally assessed properties comprised approximately 44% of Grass Lake Township.
- **Residential.** Residentially assessed properties comprised approximately 38% of the Township.
- **Commercial.** Commercially assessed properties comprised approximately 4% of Grass Lake Township. *Please note that commercial recreational facilities (e.g., golf courses, campgrounds, etc.) and large multi-family developments are classified commercial for assessing purposes, thereby overinflating the value of this category for land use purposes. For example, when known commercial recreation facilities are removed, commercially assessed properties only comprised approximately 2% of Grass Lake Township.*
- **Industrial.** Industrially assessed properties comprised approximately 2% of the Township.
- **Exempt.** Exempt properties comprised approximately 12% of Grass Lake Township.
- **Other.** Other properties that do not correlate to a land use comprised approximately 1% of the Township.

Grass Lake Township 2021 Community Survey

Grass Lake Township residents and property owners were asked to answer a short questionnaire in the summer of 2021 in order to provide an opportunity for input into the development of the 2022 edition of the *Grass Lake Charter Township Master Plan*. A total of 497 surveys were returned. The results of the survey are summarized below. See Appendix B for a complete analysis of the survey.

Development and Growth Issues

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
I am satisfied with the mix of business types within the Township.	6%	24%	20%	31%	17%	1%
The Township should attract more industry.	11%	28%	23%	22%	15%	1%
It is important for the Township to work with the Jackson County Department of Transportation to maintain and improve the appearance of the Michigan Avenue corridor.	36%	46%	13%	3%	1%	2%
Grass Lake Township should encourage various housing types (e.g., townhouses, condominiums, mixed use commercial/residential, tiny houses, etc.) as well as single-family dwellings and apartment complexes.	15%	29%	18%	20%	17%	1%
The Township should maintain its existing rural agricultural/residential character.	43%	33%	14%	7%	2%	<1%
Grass Lake Township should protect its natural resources (e.g., river, lakes, wetlands, etc.).	72%	24%	3%	<1%	0%	0%
Parks and Recreation -- The Chain of Lakes should be developed as a water trail.	24%	30%	28%	7%	6%	5%
Parks and Recreation -- Township and county parks, recreation facilities, and programs meet my needs.	9%	37%	28%	18%	5%	3%
Parks and Recreation -- Nonmotorized trails should be developed in Grass Lake Township.	37%	34%	19%	4%	4%	1%

Community Facilities and Services

	Excellent	Good	Average	Poor	Very Poor	No Opinion
Utility and tax bill payments at Grass Lake Township Hall	17%	30%	22%	4%	2%	25%
Jackson County Office of the Sheriff	13%	30%	25%	7%	<1%	25%
Grass Lake Township Fire Department	38%	36%	8%	1%	0%	18%
Grass Lake Township cemeteries	12%	33%	18%	1%	0%	36%
Grass Lake Township water service	7%	16%	17%	2%	1%	57%
Grass Lake Township sewer service	10%	20%	16%	3%	2%	49%
Grass Lake Township's road network	3%	19%	37%	23%	11%	6%
Internet service in Grass Lake Township	3%	9%	13%	26%	45%	4%
Elected and appointed boards and commissions	4%	20%	33%	13%	5%	25%
Overall, your opinion of Grass Lake Township as a place to live	26%	50%	20%	3%	<1%	<1%

General Comments

Respondents were given the opportunity to provide general comments. This was an open-ended question with responses from 256 respondents. Responses included the following (see page B-13 for all of the responses):

- The need for improved internet and cell phone service was a major theme among the comments.
- Appreciation of the small town feel of the Grass Lake area (and the need to retain the feeling) was a popular response.
- Concerns about the condition of roadways were numerous; there were also multiple calls for nonmotorized improvements (including along Mt. Hope Road).
- The need for parks and recreation facilities (including maintenance) were noted.
- Concerns over gravel mining and associated heavy truckloads were mentioned.
- There was a call for more restaurants and other shopping options; concerns regarding the appearance of Downtown Grass Lake were also stated.



Grass Lake Charter Township Master Plan | 2022 Edition

Chapter 3

Community Policies and Plans

Community Vision and Goals and Policies

The Goals of the Master Plan provide the underlying basis for future land use decisions by capturing the overall vision for Grass Lake Charter Township. Goals help express the character and level of growth that will be acceptable, as well as the quality of life the Township will be able to offer its residents.

The Grass Lake Area contains a mixture of developed and rural characteristics. The “built” areas face the challenge of ensuring that existing and future neighborhoods and businesses remain attractive to residents and investors. The direction for the undeveloped areas will be the preservation of rural qualities that have made Grass Lake Charter Township a desirable place to live. Therefore, the Community Vision may be expressed as:

Community Vision

The character of Grass Lake Charter Township will be defined by its rural, agricultural/residential surroundings, with planned areas of commercial and industrial development designed in keeping with that character.

Goals and Policies

- **Community Character Goal.** New development will generally reflect existing rural character, while offering a variety of commercial and industrial uses suitable for the shopping and employment needs of residents.

Community Character Policies

- The principal land uses in the Township will be agricultural and residential, with varying densities situated in appropriate locations. Infrastructure will play a key role in determining suitable types and densities of development. Generally, more intensive development will be directed to planned areas, generally in or near the Village or near I-94, while other areas will remain as agricultural and low density residential development accompanied by related uses.
- The encroachment of commercial and industrial uses into residential areas will be discouraged by using appropriate land use patterns and zoning practices, such as landscape and open space buffers.
- Site plan review standards and zoning regulations will be enforced to preserve and protect environmentally sensitive areas of the township.
- **Residential Development Goal.** Development will be encouraged which reflects and preserves the community values and character of Grass Lake Charter Township by supporting existing developed areas and promoting a variety of new residential development in locations that support the Community Vision.

Residential Development Policies

- A variety of housing densities and choices will be encouraged in locations appropriate for the type and density of housing required to satisfy the varying needs and incomes of the residents of the area.

- Development of residential areas will be encouraged to provide adequate open space buffers from adjacent roadways to preserve rural views.
 - Residential densities will be appropriate to the level of public services available. Moderate and higher densities will generally be located in areas where public water and sewer services can ensure a healthy living environment. Where public utilities are not available, low density development will be permitted, with a strong emphasis on the preservation of groundwater quality, support for existing agricultural operations, and rural character.
 - Where appropriate, planned development will be encouraged, with open space or cluster development, to recognize the importance of preserving natural features, agricultural lands, with the intent to maintain our rural character.
 - Where development is permitted along major roadways emphasis should be placed on providing internal roadways, rather than allowing direct access to the roadway for individual lots.
 - The separation of dissimilar land uses through adequate landscaping, the provision of open space or buffer areas, and other means to limit conflicts between uses will be encouraged. Residential areas will be protected from the encroachment of industrial and commercial uses.
- **Farmland Protection Goal.** The Township will encourage the protection of active farmland as a valuable resource for the community and take measures to ensure that farming operations are adequately buffered from residential development.

Farmland Protection Policies

- Land use decisions will support the desire of individual property owners who wish to keep their land in active agricultural production.
 - Applicants for approvals of residential development in agricultural areas will be informed of the importance of agriculture to the community and the need to adequately inform new residents of activities related to farming operations.
- **Natural Features Goal.** The natural beauty and features that make this area a desirable rural community will be preserved and enhanced by encouraging responsible development that respects the small town and rural character of the area.

Natural Features Policies

- Higher density residential development and commercial and industrial land uses will only be permitted where public sewer service is available, so that the potential for ground water contamination or any other adverse environmental effects may be limited.
- Greenbelts or buffer zones should be used in transition areas between development and a natural feature or between two potentially incompatible land uses to protect the integrity of the area's natural resources.

- The Township will consider the preservation (through acquisition, donation, easements, or other similar means) of areas that merit permanent protection from development, such as sensitive natural features, desired park lands, or public open spaces.
- Development in the area will be evaluated through zoning, site plan review and other available means to encourage site and building design that take into account natural features, such as soils, topography, steep slopes, hydrology, and natural vegetation.
- **Business and Industry Goal.** Businesses locating in commercial areas of the community will be of a scale appropriate to the small town and rural character desired by residents. Commercial and industrial uses will be located in areas that provide sufficient infrastructure and where they do not infringe on existing or planned residential areas.

Business and Industry Policies

- The Township, in conjunction with surrounding communities and countywide organizations, will encourage new businesses in appropriate locations that will promote employment opportunities and economic stability.
- New commercial and industrial uses along major roadways will utilize access management techniques to minimize traffic congestion and hazards.
- Commercial development will provide needed goods and services to area residents. Development will be encouraged to locate in existing buildings and zoned locations whenever possible. Where this is not feasible, new construction will be consistent with the character of the area and will not encroach upon residential uses.
- **Community Facilities and Services Goal.** Update and manage facilities and services in an economically efficient manner that closely associates types and densities of development with infrastructure capacity and capability.

Community Facilities and Services Policies

- The Township will continue to work together with Jackson County and other appropriate agencies to delineate where public infrastructure, including broadband, would be most appropriate.
- Future land use patterns should reflect densities appropriate for areas served by public services. Utility services should not be provided where the Township intends to encourage the preservation of rural character.
- Transportation considerations will be of primary importance during site plan review, particularly the use of access management techniques to limit the number and placement of drives along major roadways.
- **Community Cooperation Goal.** Continue community cooperation to provide an adequate level of services that do not duplicate efforts that conserve Village and Township funds, act to improve the quality of life of both communities, and ensure that growth follows the direction established by the Master Plan.

Community Cooperation Policies

A formal coordinating committee will be considered whose primary objective is to ensure that the Master Plans of each community are consistent and followed by both the Village and Township.

- Membership should represent both elected officials and planning commissioners from each community. Specific duties should include:
 - advocating implementation of the Master Plan
 - continuation of dialogue regarding common issues
 - review of requests for alterations to service area boundaries
 - recommendations for future implementation steps
 - review of projects of significance to both communities
- Site plan and development approvals should be coordinated with MDOT and the Jackson County Department of Transportation to ensure that access management techniques are employed along Michigan Avenue (old US-12) and other major transportation routes within the area.

Future Land Use Plan

The Master Plan represents a vision of how Grass Lake Charter Township might look 20+ years in the future. The Plan does not suggest that the Township will develop to the limits identified on the future land use map. Rather, the Plan is intended to guide the community through its daily decision making processes so that future development will be consistent with the goals adopted in this Plan.

The Master Plan consists of policies that address future land use and development of Grass Lake Charter Township over the life of the Plan. However, the Plan itself has no regulatory authority and must rely upon other tools for implementation, most notably the Zoning Ordinance. The Plan simply suggests where various land uses should be located. The Zoning Ordinance carries out the policies of the Plan by regulating the type of use that a parcel may have, the location of uses, and the bulk and density of development throughout the Township.

The Future Land Use Plan presented here is not static (please see the Future Land Use map). It is designed to be a flexible document that can and should change as the community changes. Even though the Plan is long range in nature (i.e., 20+ years), it should be periodically reviewed and updated as Grass Lake Township grows and changes. There will be times when it will be necessary to deviate from the Plan. Changing land use patterns may cause certain areas on the Future Land Use map to become obsolete for a suggested use. When this happens, the Planning Commission may be required to interpret the most appropriate type of use for an area. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The Future Land Use map was not designed, nor was it intended, to mirror the Zoning Map. Zoning is the tool used to carry out (i.e., implement) the Plan. Therefore, the Zoning Map will not look exactly like the Future Land Use Map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the Plan in most cases or the Plan should

be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the Plan. However, in areas where several requests are made for rezoning, it may be necessary to consider amending the Plan if changing land use patterns warrant a change in the Plan. The Future Land Use Plan is comprised of five future land use categories and one overlay future land use category within Grass Lake Township (see the Future Land Use Map, Appendix C). A description of each future land use category is presented below.

- **Agricultural.** The purpose of the Agricultural classification is to recognize that agriculture continues to be a major land use within the Township, contributing to its rural character. The future land use category accounts for approximately 51% of the municipality. Most of the Agricultural properties are located on the east side of the Township as well as along its northern border. Another agricultural area is located in the southwestern portion of the Township, where solar energy facilities are anticipated.
- **Low-Density Residential.** The purpose of the Low-Density Residential classification is to recognize that low-density single-family dwellings also continue to be a major land use within the Township. The future land use category accounts for approximately 42% of the municipality. Most of the Low-Density Residential properties are located in the vicinity of the Village of Grass Lake, extending northward to the I-94 corridor and southward to the lakes located on the southern border of the Township.
- **Medium-Density Residential.** The purpose of the Medium-Density Residential classification is to allow for a limited amount of denser residential development within the Township. The future land use category accounts for approximately 1% of the municipality. Most of the Medium-Density Residential properties are located east of the Village of Grass Lake and north of Michigan Avenue, including the existing Andover All Age Community. A small multi-family building is also located in the southeast corner of the intersection of Mount Hope Road and Bohne Road.
- **General Commercial.** The purpose of the General Commercial classification is to allow for existing and new commercial development within the Township. The future land use category accounts for approximately 2% of the municipality. The General Commercial properties are located to the east and west of the Village of Grass Lake, along Michigan Avenue.
- **Highway Commercial/Light Industrial.** The purpose of the Commercial/Light Industrial classification is to allow for existing and new commercial/light industrial along the I-94 corridor within the Township. The future land use category accounts for approximately 5% of the municipality. The Commercial/Light Industrial properties are located in the vicinity of the Mt. Hope Road and Clear Lake Road interchanges with I-94.
- **Public (Overlay).** The purpose of the Public overlay classification is to recognize the existence of the various parks and recreational properties within the Township. The future overlay land use category accounts for approximately 10% of the municipality. The Public properties include the Waterloo Recreation Area along the northern border of the Township and the Sharonville State Game Area along the southern border.

Zoning Plan

The Master Plan provides the legal basis for zoning in Grass Lake Charter Township. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan’s planning and zoning enabling acts. As noted in the *Michigan Planning Guidebook* (May 2008), “special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations.”

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires “a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises” because Grass Lake Charter Township has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the planning commission to adopt and file with the township board “a zoning plan for the areas subject to zoning” in Grass Lake Charter Township (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to “include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map” (Sec. 33 (2) (d)).

Zoning Districts

Chapters 5 through 12A of the Zoning Ordinance establish and define the following zoning districts (please see the Zoning Map):

- **Agricultural District (AG).** This District is intended for large tracts used for farming, or farm lands which are idle, and single-family dwellings. Agricultural uses and other uses generally associated with agriculture, single-family residential development on larger lots, and related non-residential uses are provided within the district. The overall purpose of this District is to preserve larger tracts of land for agricultural use while allowing for residential development at appropriate densities.

AG District Development Requirements			
	Front	Side	Rear
Yards (lots 5 acres or less)	60 ft.	15 ft.	25 ft.
Yards (lots greater than 5 acres)	60 ft.	30 ft.	50 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	200 ft.	2 acres	Maximum 20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

- **Single-Family Residential District (R-1).** This District is intended primarily for single-family dwellings. Agricultural uses and other uses generally associated with agriculture, single-family residential development on larger lots, and related non-residential uses are provided within the District.

R-1 District Development Requirements			
Yards	Front	Side	Rear
		35 ft.	15 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	150 ft.	1 Acre	Maximum 20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

- Single-Family Residential District (R-2).** This District is composed of those areas of the township whose principle use is and should be single-family dwellings on moderately sized lots. The regulations of this district are designed to preserve and enhance those areas that are suitable for higher densities of residential development. In addition to the dwellings permitted in the zoning district, certain non-residential uses are permitted which have been regulated to make them compatible with the principal uses of this District.

R-2 District Development Requirements					
Yards	Front	Side		Rear	
		25 ft.	10 ft. minimum / total 25 ft.		25 ft.
Lot Requirements	Residential uses - With public sanitary sewer		All uses and residential uses without public sanitary sewer		Lot Coverage
	Lot Area	Lot Width	Lot Area	Lot Width	
	10,000 sq. ft.	80 ft.	½ acre	100 ft.	
Building Height	No main buildings and no structures shall exceed a height of two and one-half (2½) stories, but not exceeding thirty-five (35) feet.				

- Multiple-Family Residential District (R-3).** This District is intended for a wider variety of residential uses, including low rise multiple family dwellings, located where access to utilities is more readily available, residential services are provided, and roadways are sufficient to accommodate increased traffic, or can be improved to accommodate that traffic. Accordingly, densities of residential development will be dependent on utility and public services. Development should incorporate the preservation of open space and natural features. Sound design practices should be used to provide a quality living environment to residents.

R-3 District Development Requirements			
Single Family Dwellings and Non-Residential Main Buildings			
Yards	Front	Side	Rear
		35 ft.	15 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	100 ft.	½ Acre (21,780 sq. ft.)	Maximum 20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

- Manufactured Housing Community District (R-4).** This District is intended to encourage an appropriate location for manufactured home parks and single family residential developments in areas where the natural resource base is capable of supporting that development and the property is served by the necessary public services and infrastructure.

R-4 District Development Requirements			
Yards	Front	Side	Rear
		35 ft.	15 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	100 ft.	½ Acre (21,780 sq. ft.)	20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

- General Commercial District (GC).**
 - This District is intended for commercial development of a general nature near areas where greater concentrations of residential development occur. The designated areas are intended to provide locations for commercial development that might otherwise not be able to locate on the smaller properties within the Village. The General Commercial District is distinguished from the Highway Commercial District by relying less on auto dependent businesses and providing more services related to township and area residents.
 - Development within the General Commercial District will be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes; and other factors that are consistent with the neighborhood and rural character.

GC District Development Requirements				
Yards	Front	Side	Rear	
		35 ft.	15 ft.	40 ft.
		No parking is permitted in the required front yard	25 ft. if abutting a Residential District or use	
Building Height	30 ft. (2½ stories) maximum			
Lot Requirements	Lot Width	Lot Area	Lot Coverage	
	100 ft.	15,000 sq. ft.	Maximum 40%	

- Highway Commercial District (HC).** This District is intended primarily for uses emphasizing highway related service, such as service stations, restaurants, and other related uses. Managing access to individual properties will receive strong consideration during the review of individual sites. The use of combined drives, service drives, and well planned access points will be stressed.

Efforts will be made to discourage the placement of loading areas, outside storage and other unattractive features in areas clearly visible from the highway.

HC District Development Requirements					
Yards	Front		Side	Rear	
	With service drive in front yard		35 ft.	25 ft.	40 ft.
	With no service drive in front yard		40 ft.		
	No parking is permitted in the front yard				
Building Height				30 ft. (2½ stories) maximum	
Lot Requirements	Lot Width		Lot Area	Lot Coverage	
	200 ft.		1 acre	Maximum 40%	

• **Light Industrial District (LI).**

- A. This District is intended for Industrial uses generally limited to those areas that are or may be served by public utilities. Certain industrial uses may be permitted without utilities, but will usually be restricted to those operations not requiring large scale waste disposal or water use, such as automobile repair businesses and small machine and fabricating shops.
- B. Industrial properties will generally have the following characteristics:
 1. Access to an appropriate roadway capable of accommodating the weights and/or volumes of trucks.
 2. Availability of public utilities.
 3. Sufficient property to accommodate generous setbacks for parking, loading, and other activity areas.
 4. Designed to limit any negative effects on existing homes or other uses.
- C. The intent of the District is also to provide opportunities for more intensive development that allows for economic and employment opportunity expansion within the township without detracting from the rural character of the rest of the community.

LI District Development Requirements				
Yards	Front	Side	Rear	
	50 ft.	50 ft.	40 ft.	
	No parking is permitted in the first 35 ft. of the front yard from the front lot line	No parking, loading or other activities are permitted in the first 25 ft. of the side yard from the front lot line	No parking, loading or other activities are permitted in the first 25 ft. of the rear yard from the side lot line	
Building Height				60 ft.
Lot Requirements	Lot Width		Lot Area	Lot Coverage
	150 ft.		1 acre	Maximum 40%

- **Light Industrial/Highway Commercial District (LI/HC).** This District is intended primarily for uses emphasizing highway related service, such as service stations, restaurants, and other related use and/or intended for Industrial uses generally limited to those areas that are or may be served by public utilities. Certain industrial uses may be permitted without utilities. Managing access to individual properties will receive strong consideration during the review of individual sites. The use of combined drives, service drives, and well planned access points will be stressed. Efforts will be made to discourage the placement of loading areas, outside storage and other unattractive features in areas clearly visible from the front roadway.

Industrial properties will generally have the following characteristics:

1. Access to an appropriate roadway capable of accommodating the weights and/or volumes of trucks.
2. Availability of public utilities.
3. Sufficient property to accommodate generous setbacks for parking, loading, and other activity areas.
4. Designed to limit any negative effects on existing homes or other uses.

LI/HC District Development Requirements				
	Front		Side	Rear
Yards	With service drive in front yard	35 ft.	25 ft.	40 ft.
	With no service drive in front yard	50 ft.		
	No parking is permitted in the front yard			
Building Height	30 ft. (2½ stories) maximum			
Lot Requirements	Lot Width	Lot Area	Lot Coverage	
	200 ft.	1 acre	Maximum 40%	

Rezoning Criteria

The most common zoning application of the Master Plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the Master Plan.

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township’s Master Plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this chapter equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

- **Agricultural areas.** The following agricultural areas are included on the future land use map:
 - **Agricultural areas.** Agricultural areas are addressed generally on the future land use map. The following zoning district equates to those areas:
 - **AG.** Agricultural District
- **Residential areas.** The following residential areas are included on the future land use map:
 - **Low-density residential areas.** Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **R-1.** Single-Family Residential District
 - **R-2.** Single-Family Residential District
 - **Medium-density residential areas.** Medium-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **R-3.** Multiple Family Residential District
 - **R-4.** Manufactured Housing Community District
- **Commercial and light industrial areas.** The following commercial and light industrial areas are included on the future land use map:
 - **General commercial areas.** General commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **GC.** General Commercial District
 - **Highway Commercial/Light Industrial areas.** Highway commercial/light industrial areas are addressed in general on the future land use map. The following zoning district equates to those areas:
 - **HC.** Highway Commercial District
 - **LI.** Light Industrial District
 - **LI/HC.** Light Industrial/Highway Commercial District
- **Public areas.** The following public areas are included on the future land use map:
 - **Public areas.** Public areas are addressed generally on the future land use map, but do not equate to any district on the zoning map.



Grass Lake Charter Township Master Plan | 2022 Edition

Appendix A
Demographics

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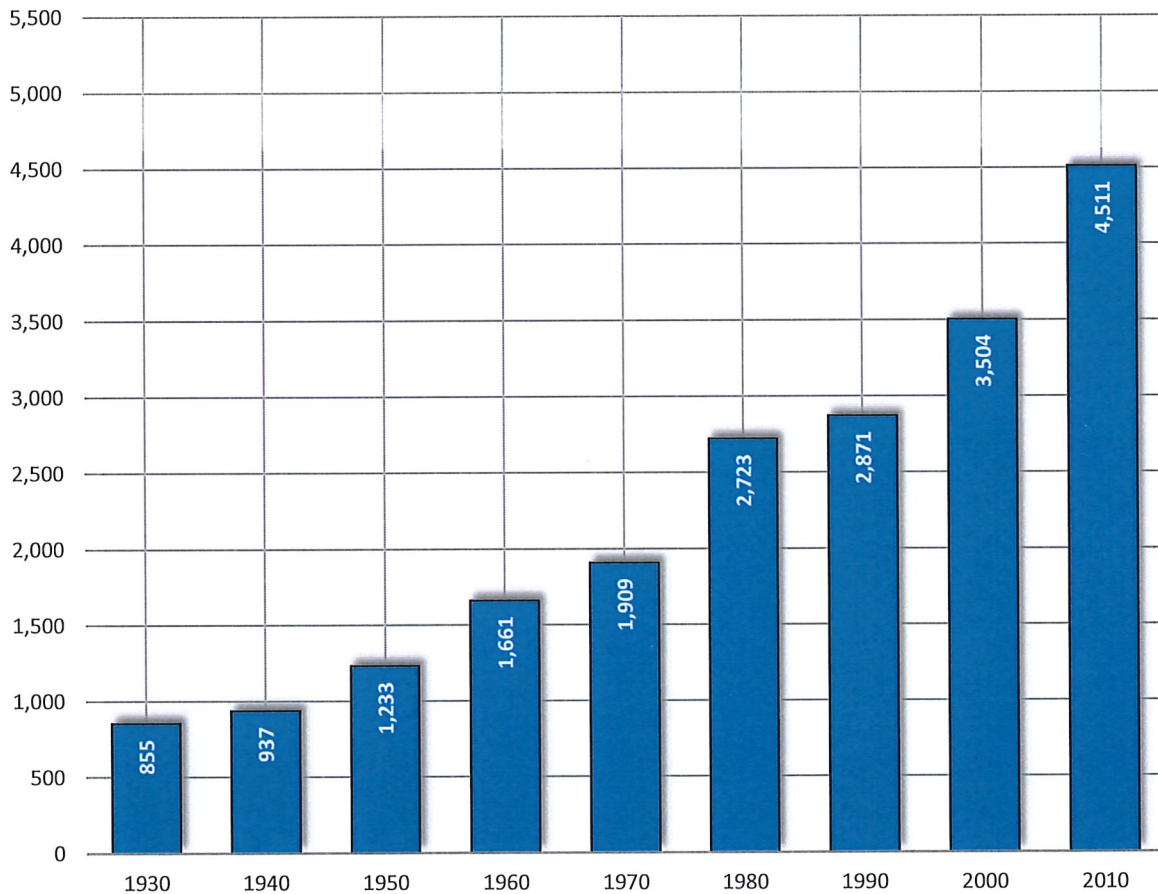
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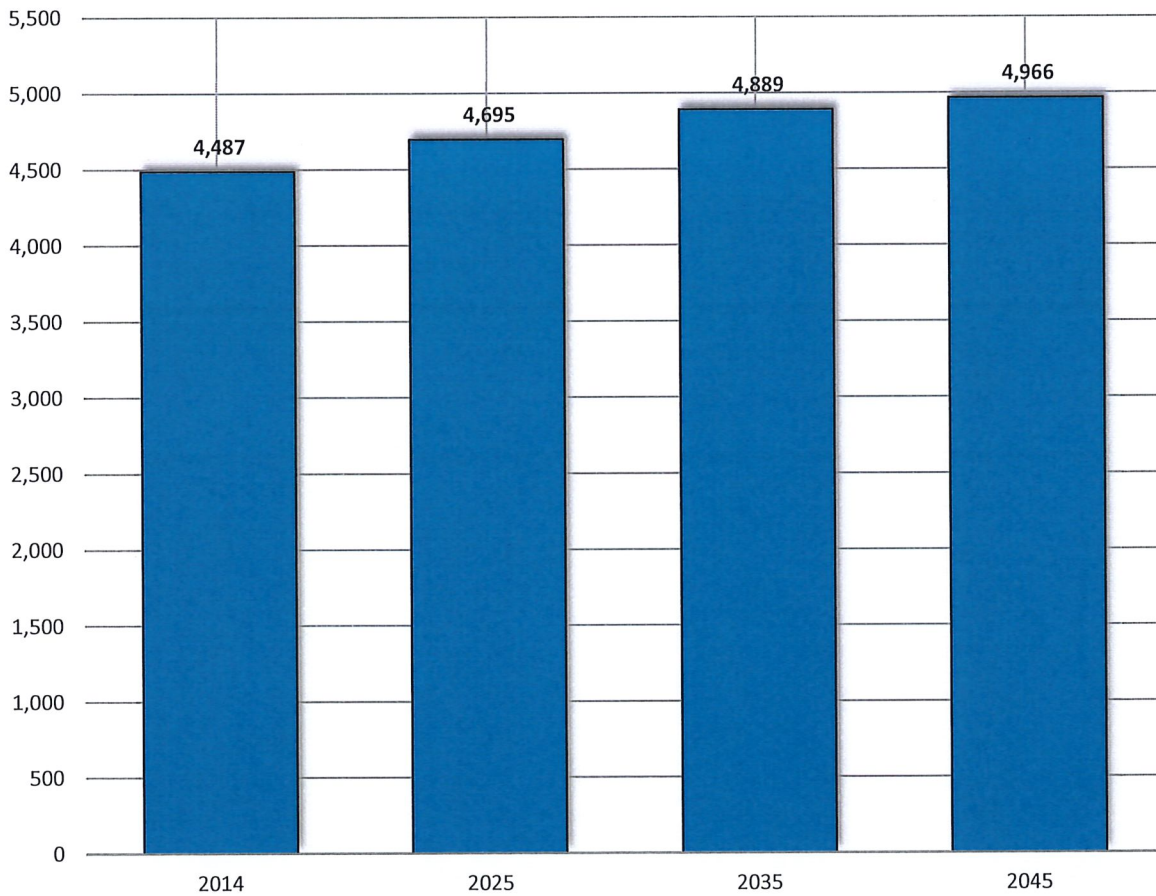
Population History

- The Township (excluding the Village) grew from to 855 residents in 1930 to 4,511 residents in 2010 according to the U.S. Census, a 428% increase.
- The adjacent figure shows that the population (excluding the Village):
 - Increased 10% between 1930 and 1940 to 937 residents.
 - Increased 32% between 1940 and 1950 to 1,233 residents.
 - Increased 35% between 1950 and 1960 to 1,661 residents.
 - Increased 15% between 1960 and 1970, to 1,909 residents.
 - Increased 43% between 1970 and 1980 to 2,723 residents.
 - Increased 5% between 1980 and 1990, to 2,871 residents.
 - Increased 22% between 1990 and 2000 to 3,504 residents.
 - Increased 29% between 2000 and 2010 to 4,511 residents.
- ***The American Community Survey (ACS) estimated that the population (excluding the Village) was 4,753 in 2019.***



Population Projections

- The population projections utilized in this plan were developed for the Michigan Department of Transportation’s (MDOT’s) Jackson travel demand model.
The 2014-2045 projections are grounded on Regional Economic Models Inc. (REMI) forecasts.
- Utilizing that information, it is reasonable to expect that the population (excluding the Village) will increase 10% between 2010 and 2045.
- The adjacent figure shows that (excluding the Village):
 - The 2014 population was estimated to be 4,487 people, a decrease of 1% between 2010 and 2014.
 - The 2025 population was estimated to be 4,695 people, an increase of 5% between 2014 and 2025.
 - The 2035 population was estimated to be 4,889 people, an increase of 4% between 2025 and 2035.
 - The 2045 population was estimated to be 4,966 people, an increase of 2% between 2035 and 2045.



American Community Survey (ACS)

According to the U.S. Census Bureau, *[t]he American Community Survey (ACS) is a nationwide survey designed to provide communities a fresh look at how they are changing. The ACS replaced the decennial census long form in 2010 and thereafter by collecting long form type information throughout the decade rather than only once every 10 years.*

The reporting period utilized for this plan is 2019.

It is important to note that the ACS population totals for Grass Lake Township originally contained the population of the Village of Grass Lake. For the purposes of this Master Plan, the Village totals were subtracted from the Township totals to obtain Grass Lake Township demographics outside the Village (i.e., excluding the Village). However, that could not be done for ACS data reported as averages, medians, or per capita. In those instances, the data for the entire Township (i.e., including the Village) is provided.

Definitions

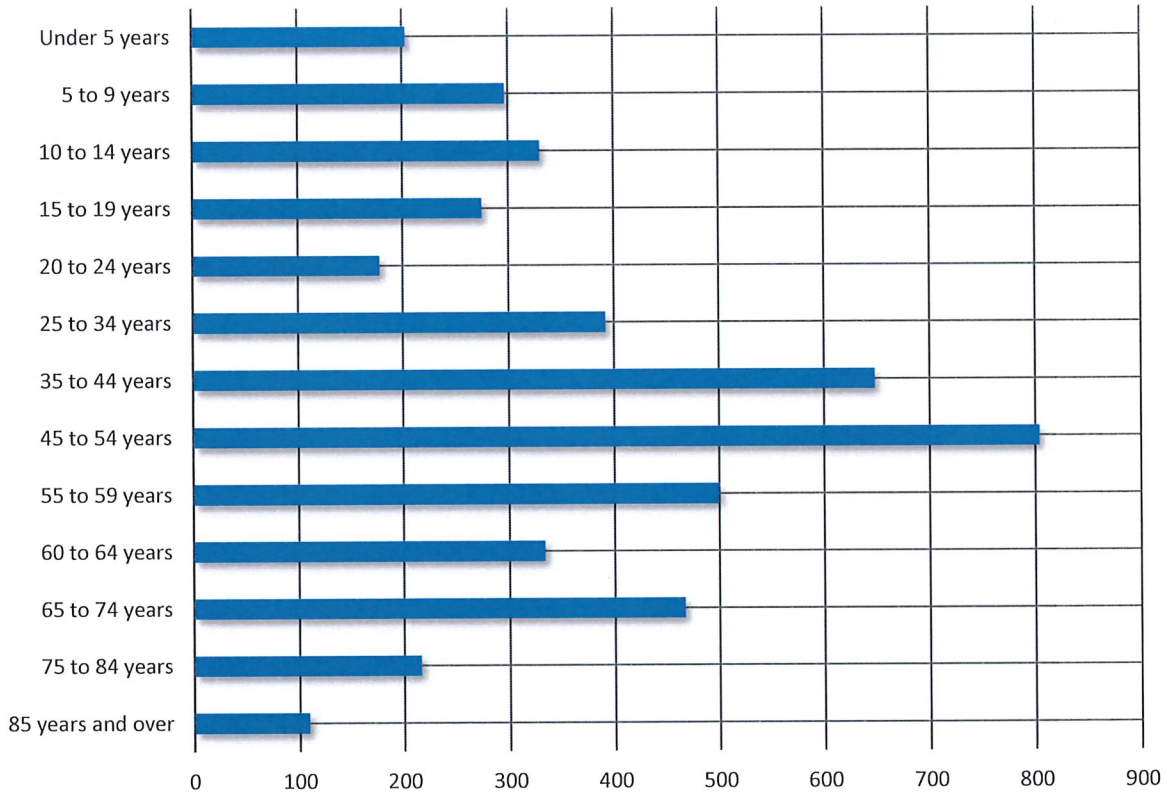
- **Group Quarters.** *The Census Bureau classifies all people not living in housing units as living in group quarters. There are two types of group quarters: institutional group quarters (for example, correctional facilities for adults, nursing homes, and hospice facilities) and non-institutional group quarters (for example, college/university student housing, military quarters, and group homes).*
- **Household Income.** *According to the U.S. Census Bureau, [t]his includes income of the householder and all other people 15 years and older in the household, whether or not they are related to the householder.*
- **Median Income.** *According to the U.S. Census Bureau, [t]he median income divides the income distribution into two equal groups, one having incomes above the median, and [the] other having incomes below the median.*
- **Per Capita Income.** *According to the U.S. Census Bureau, this is an [a]verage obtained by dividing aggregate income by total population of an area.*

Other General Notes

- **Rounding Errors.** Any totals that do not add up to 100% are caused by rounding errors.
- **Ambulatory Difficulties.** The ACS does not compile information on ambulatory difficulties for the population less than 5 years of age.
- **Hispanic.** Please note that 'Hispanic' is an ethnic rather than a racial description. Each Hispanic person is also a member of one or more races.

Age and Gender

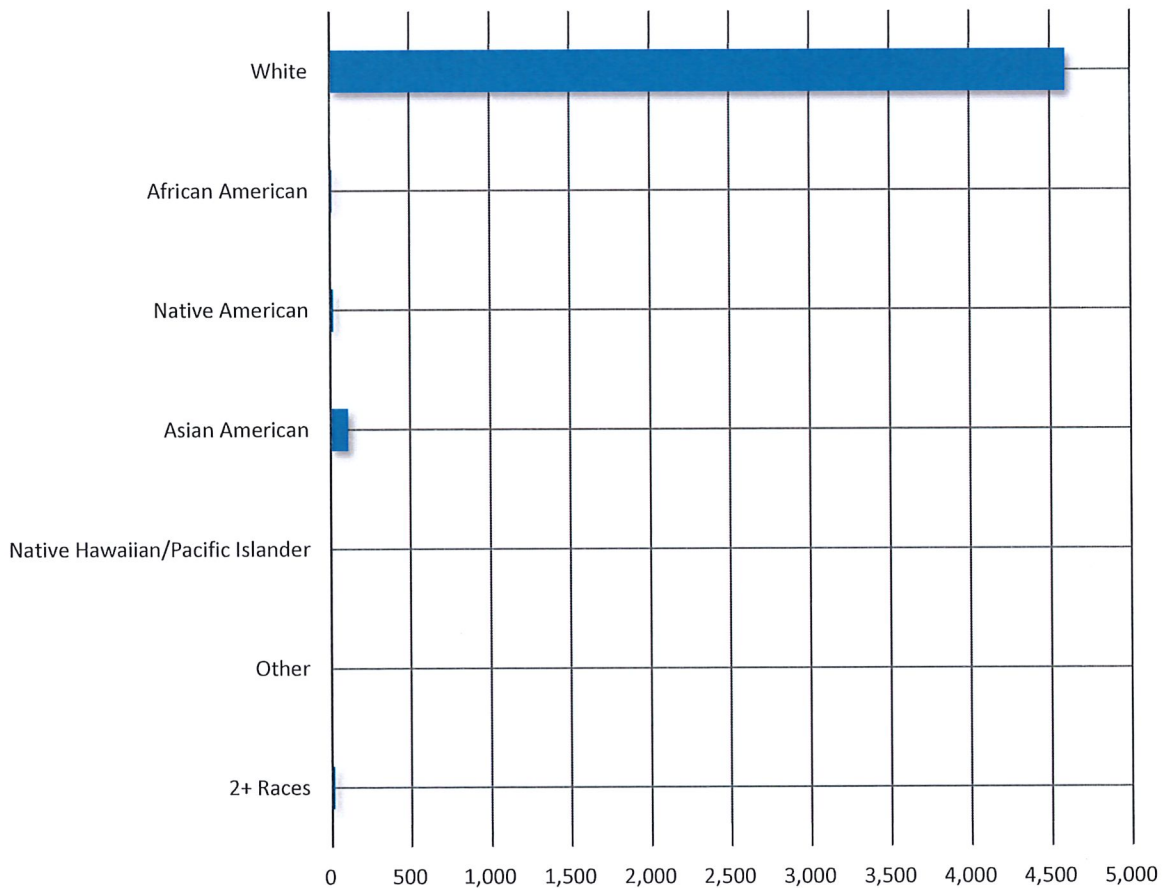
- The estimated median age of Grass Lake Township residents (including the Village) was 44.7 years in 2019 [41.3 countywide and 39.8 statewide].
- The adjacent figure illustrates the generations to which residents (excluding the Village) belonged in 2019:
 - ‘Generation Z’ & younger generations (i.e., people ≤19 years old) — 23% [24% countywide and statewide].
 - The ‘Millennials’ generation (i.e., people 20-34 years old) — 12% [19% countywide and 20% statewide].
 - The ‘Generation X’ generation (i.e., people 35-54 years old) — 31% [25% countywide and 24% statewide].
 - The ‘Baby Boomers’ generation (i.e., people 55-74 years old) —27% [25% countywide and 24% statewide].
 - The ‘Silent’ and older generations (i.e., people ≥75 years old) —7% [7% countywide and statewide].
- Finally, it is estimated that males comprised approximately 53% of Township residents (excluding the Village) in 2019 [51% countywide and 49% statewide].



Race and Ethnicity

The population of Grass Lake Township was homogenous in 2019.

- The adjacent figure illustrates the races to which those residents (excluding the Village) belonged in 2019:
 - White — 97% [87% countywide and 78% statewide].
 - African American — <1% [7% countywide and 14% statewide].
 - Native American — <1% [<1% countywide and 1% statewide].
 - Asian — 2% [1% countywide and 3% statewide].
 - Native Hawaiian/Pacific Islander — 0% [0% countywide and <1% statewide].
 - Some Other Race — 0% [<1% countywide and 1% statewide].
 - 2+ Races — <1% [4% countywide and 3% statewide].
- An estimated <1% of Township residents (excluding the Village) considered themselves Hispanic in 2019 [4% countywide and 5% statewide].

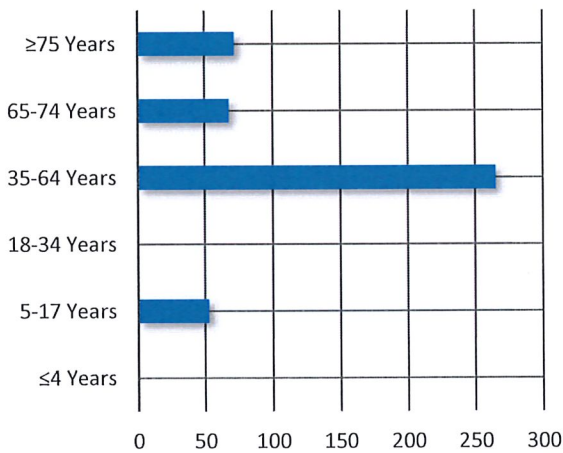


Disabilities

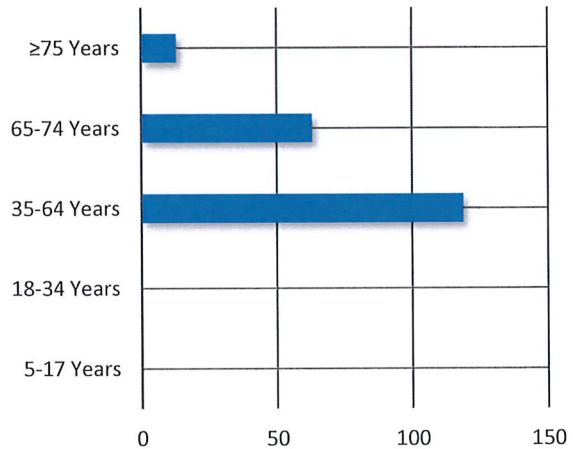
Disabled residents were a significant component of Grass Lake Township’s noninstitutionalized civilian residents (excluding the Village) in 2019.

- An estimated 10% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [15% countywide and 14% statewide] and 4% had an ambulatory disability [8% countywide and 7% statewide]. *It should be noted that an ambulatory disability is not determined for residents ≤4 years old.*
- ≤4 years old:
 - Disabled in some way — 0% [0% countywide and 1% statewide].
- 5-17 years old:
 - Disabled in some way — 7% [5% countywide and 6% statewide].
 - Had an ambulatory disability — 0% [2% countywide and 1% statewide].
- 18-34 years old:
 - Disabled in some way — 0% [11% countywide and 8% statewide].
 - Had an ambulatory disability — 0% [2% countywide and 1% statewide].
- 35-64 years old:
 - Disabled in some way — 12% [16% countywide and 15% statewide].
 - Had an ambulatory disability — 5% [9% countywide and 8% statewide].
- 65-74 years old:
 - Disabled in some way — 15% [25% countywide and 24% statewide].
 - Had an ambulatory disability — 13% [15% countywide and statewide].
- ≥75 years old:
 - Disabled in some way — 22% [43% countywide and 46% statewide].
 - Had an ambulatory disability — 4% [24% countywide and 29% statewide].

Some Type of Disability



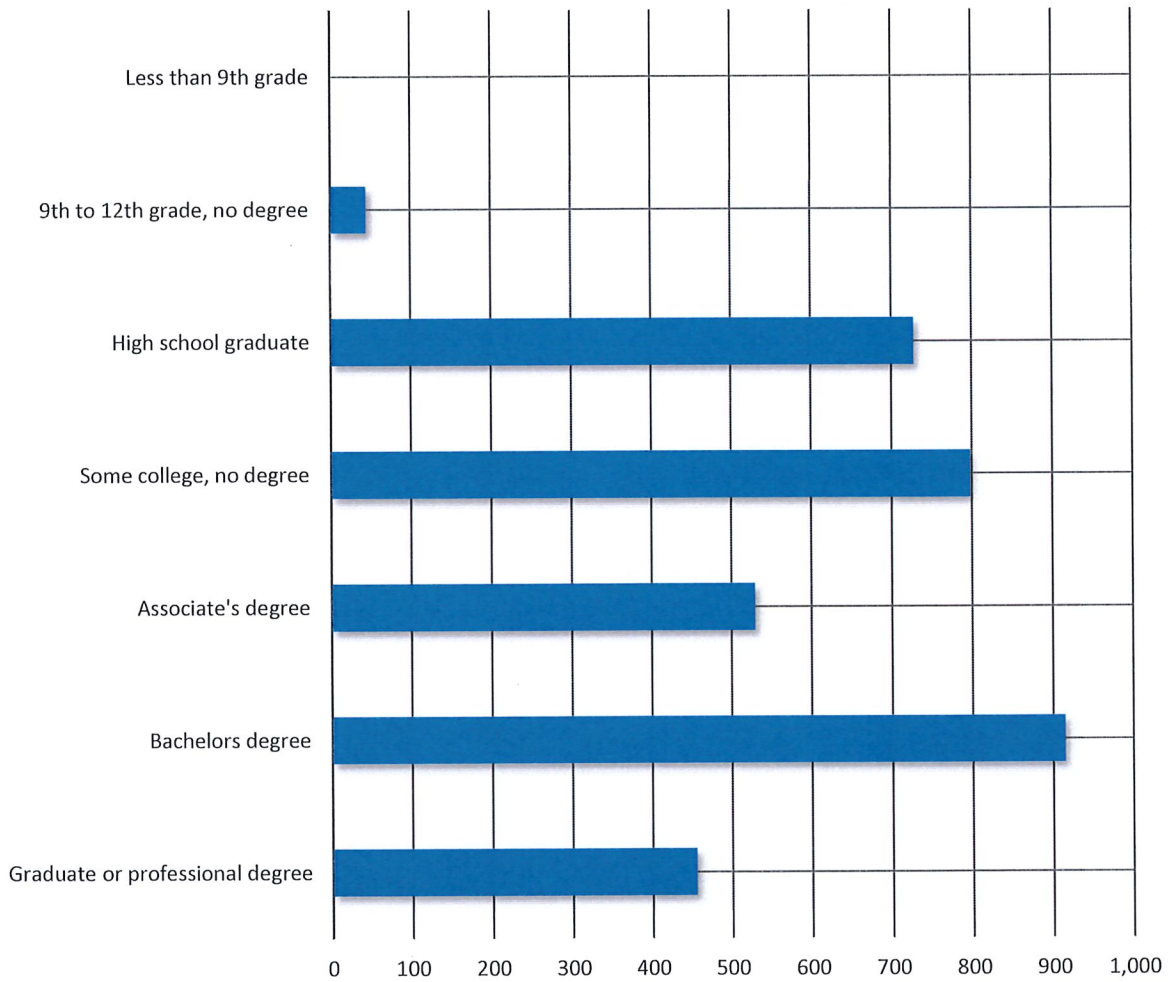
Ambulatory Disability



Educational Attainment

The estimated educational attainment of residents 25 years old or older (excluding the Village) in 2019 was as follows:

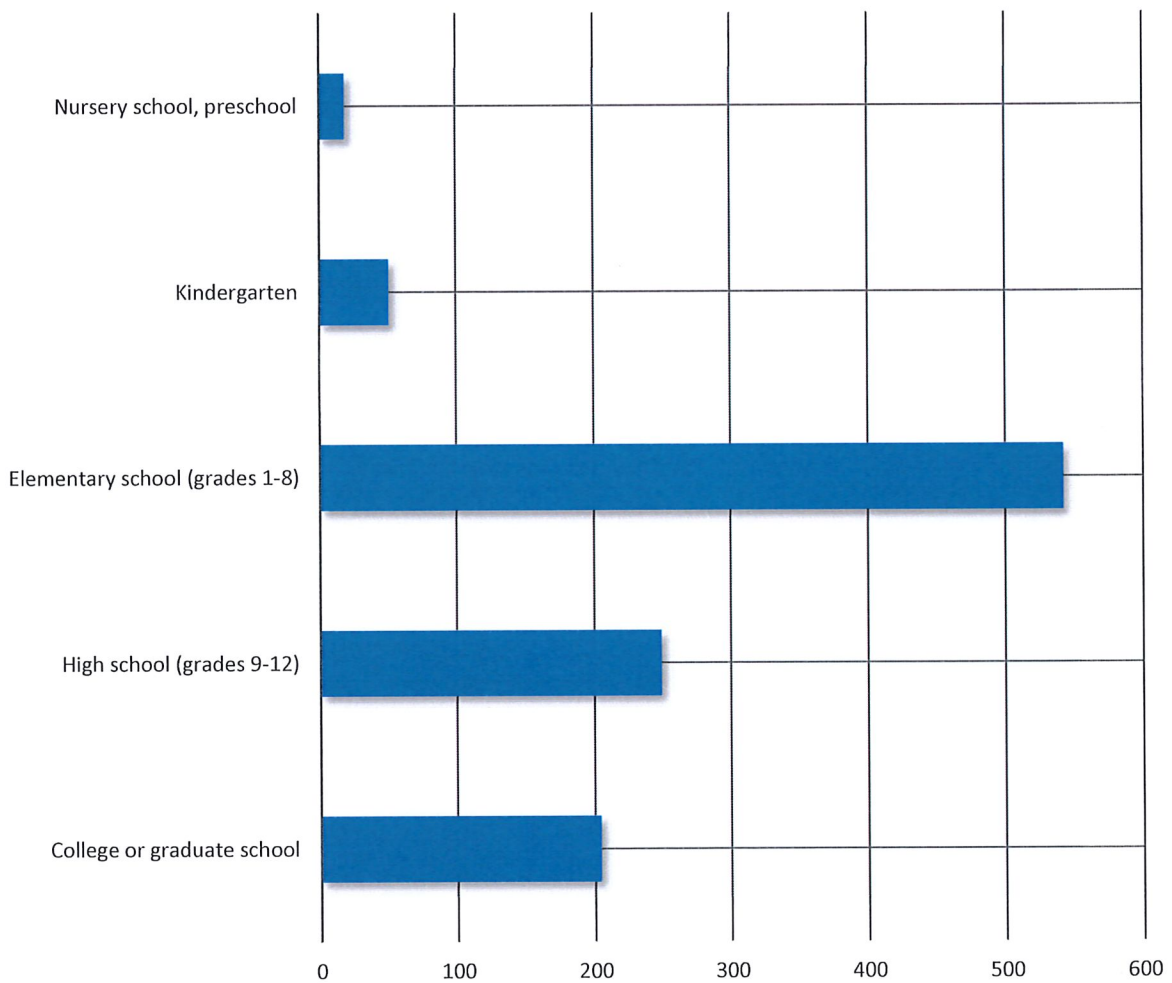
- Less than a 9th grade education — 0% [3% countywide and statewide].
- 9th to 12th, grade education, no diploma — 1% [7% countywide and 6% statewide].
- High school graduate (includes equivalency) — 21% [36% countywide and 29% statewide].
- Some college education, no degree — 23% [22% countywide and 23% statewide].
- Associate’s degree — 15% [9% countywide and statewide].
- Bachelor’s degree — 26% [15% countywide and 18% statewide].
- Graduate or professional degree — 13% [8% countywide and 12% statewide].



School Enrollment

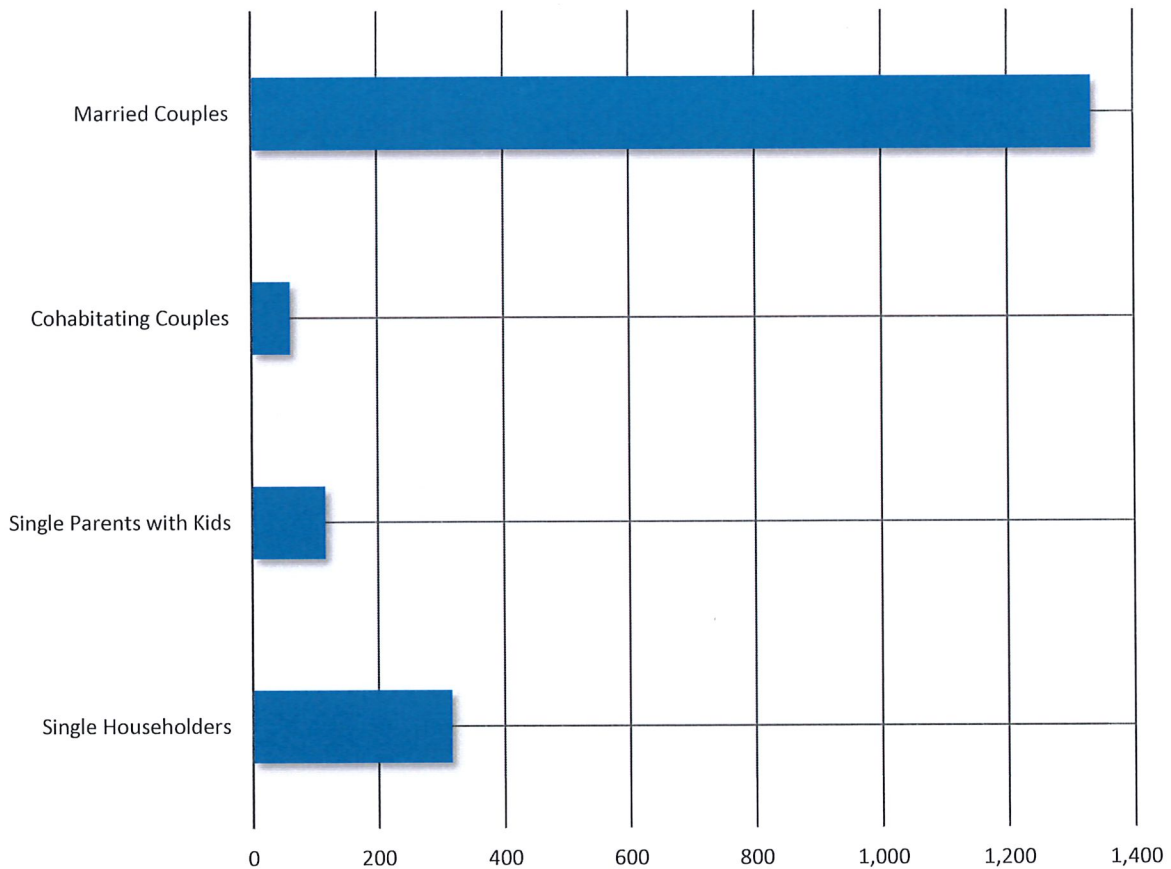
The composition of the population estimated to be 3 years old or older (excluding the Village) in 2019, and attending school, was estimated as follows:

- Nursery school, preschool — 2% [6% countywide and statewide].
- Kindergarten — 5% [5% countywide and statewide].
- Elementary school (grades 1-8) — 51% [42% countywide and 39% statewide].
- High school (grades 9-12) — 23% [23% countywide and 22% statewide].
- College or graduate school — 19% [23% countywide and 28% statewide].



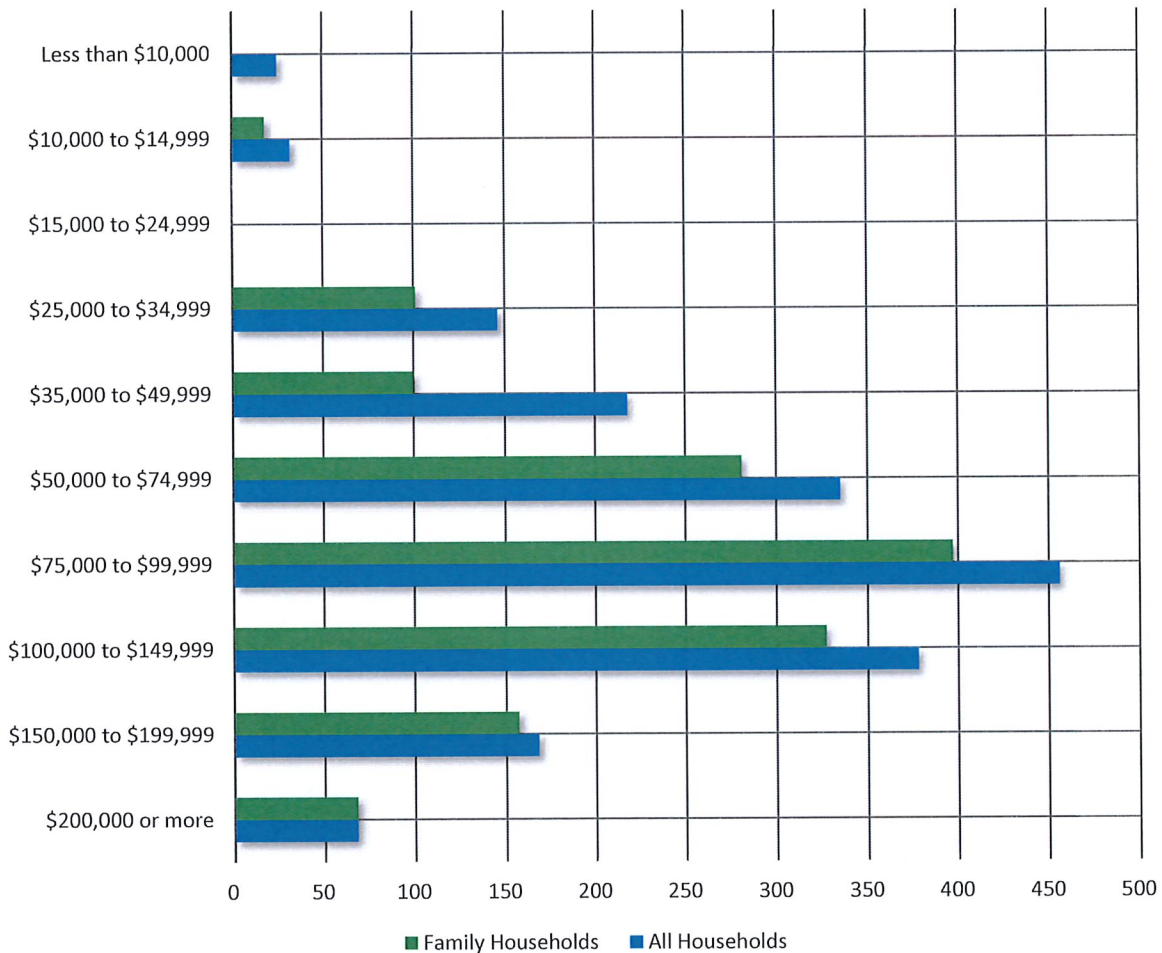
Households and Families

- Most residents (excluding the Village) lived in households in 2019.
 - Married couples—with or without children—comprised an estimated 73% of those households [42% countywide and 46% statewide].
 - Cohabiting couples—with or without children—comprised an estimated 3% of those households [9% countywide and 7% statewide].
 - Single parents with kids comprised an estimated 6% of households [15% countywide and 17% statewide].
 - Single householders comprised an estimated 17% of households [34% countywide and 30% statewide].
- The estimated average household and family size in the Township (including the Village) was 2.59 people and 3.00 people, respectively (please see the ACS note) [2.43 people and 3.16 people, respectively, countywide and 2.46 people and 3.09 people, respectively, statewide].
- Group quarters (e.g., nursing homes, etc.) were home to an estimated 0% of the population (excluding the Village) [6% countywide and 2% statewide].



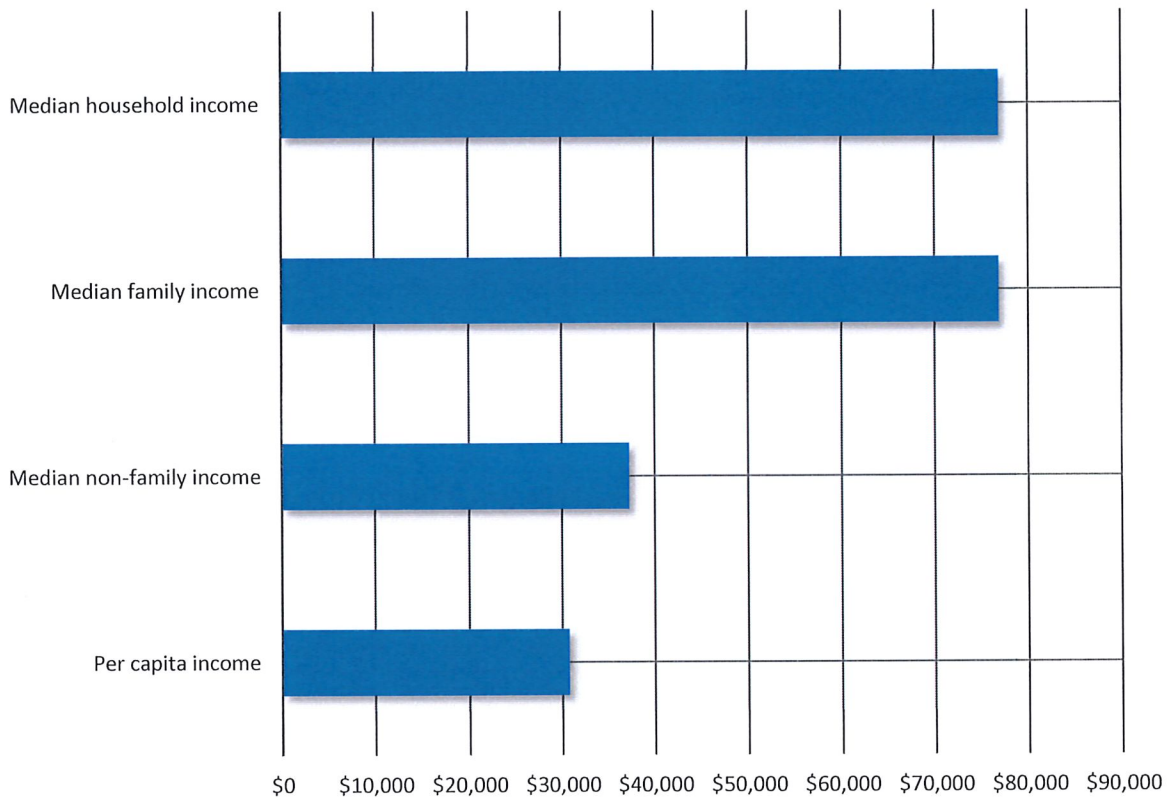
Household and Family Income

- All Households (HHs) (excluding the Village) with an income of:
 - ≤\$24,999 comprised an est. 3% of HHs [21% countywide and 19% statewide].
 - \$25,000-\$49,999 comprised an est. 20% of HHs [25% countywide and 23% statewide].
 - \$50,000-\$99,999 comprised an est. 43% of HHs [33% countywide and 32% statewide].
 - \$100,000 or more comprised an est. 34% of HHs [21% countywide and 26% statewide].
- Family Households (FHs) (excluding the Village) with and income of:
 - ≤\$24,999 comprised an est. 1% of FHs [12% countywide and 11% statewide].
 - \$25,000-\$49,999 comprised an est. 14% of FHs [20% countywide and 19% statewide].
 - \$50,000-\$99,999 comprised an est. 47% of FHs [38% countywide and 35% statewide].
 - \$100,000 or more comprised an est. 38% of FHs [30% countywide and 35% statewide].



Median and Per Capita Incomes

- Median Incomes (including the Village):
 - Household – \$88,516 [\$55,124 countywide and \$59,584 statewide].
 - Family – \$89,046 [\$75,845 countywide and \$75,703 statewide].
 - Non-Family – \$49,147 [\$31,064 countywide and \$35,755 statewide].
- Per Capita Income (including the Village) – \$34,216 [\$29,209 countywide and \$32,892 statewide].



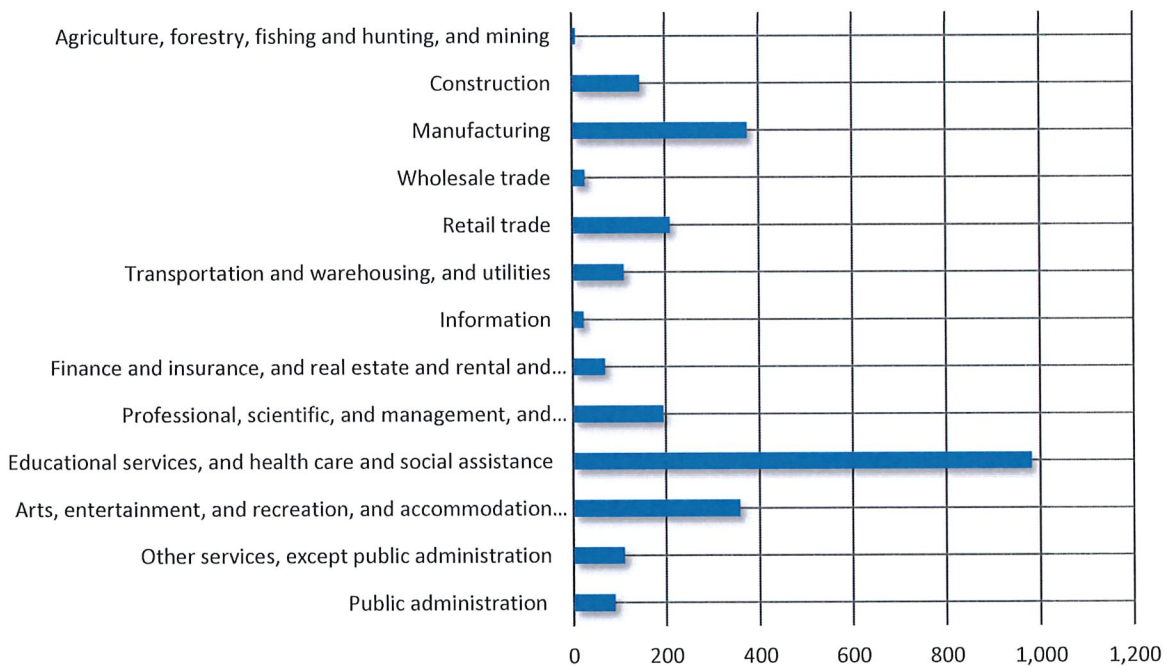
Population Below Poverty Level

- Population below poverty level (excluding the Village) – 2% [14% countywide and 13% statewide].
 - Under 5 years – 0% [17% countywide and 19% statewide].
 - 5-17 years – 1% [16% countywide and 17% statewide].
 - 18-34 years – 0% [15% countywide and 16% statewide].
 - 35-64 years – 3% [14% countywide and 11% statewide].
 - 65+ years old – 1% [10% countywide and 8% statewide].

Employment by Industry

The estimated employment by industry of civilian employees 16 years old or older (outside of the Village) in 2019 was:

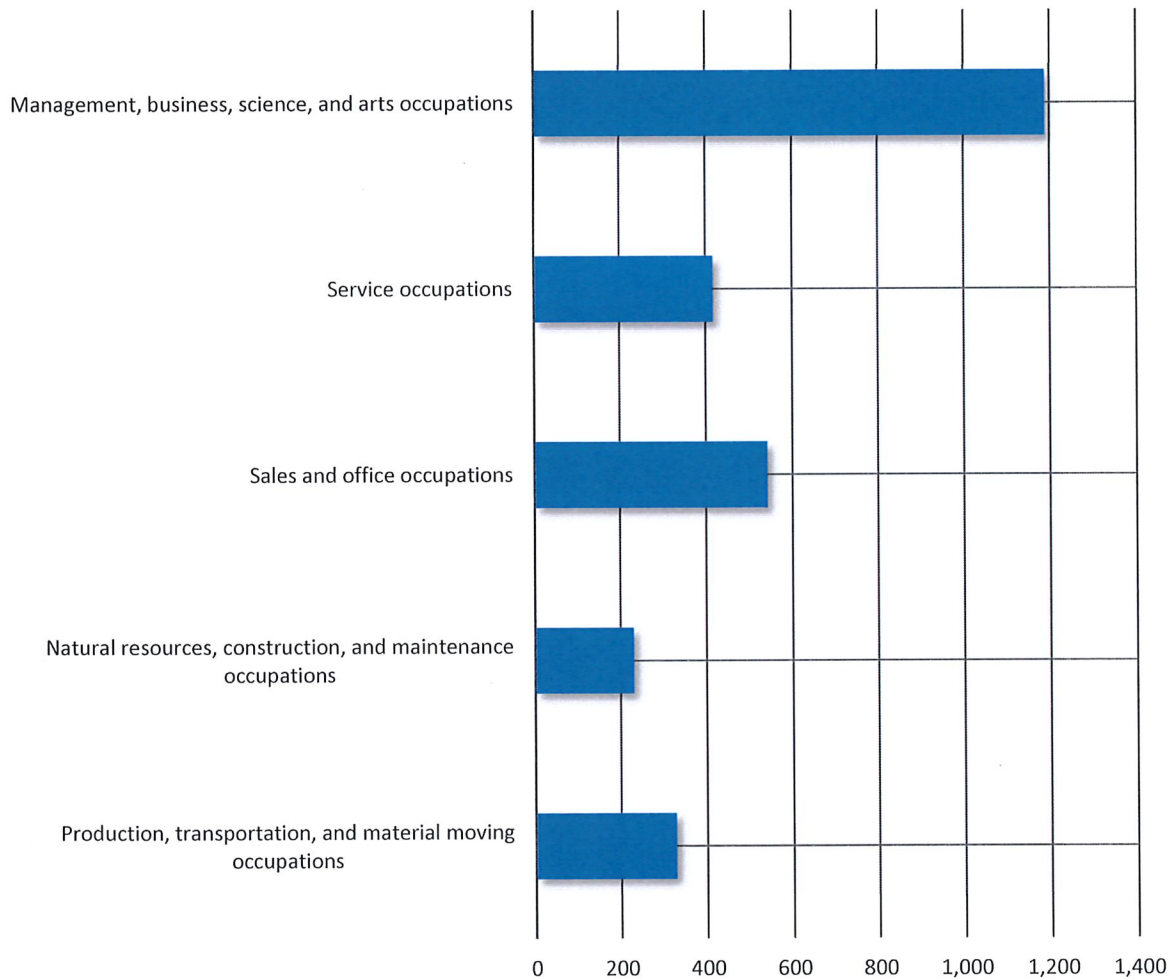
- Agriculture, forestry, fishing and hunting, and mining — <1% [<1% countywide and 1% statewide].
- Construction — 5% [7% countywide and 6% statewide].
- Manufacturing — 14% [21% countywide and 18% statewide].
- Wholesale trade — 1% [2% countywide and 2% statewide].
- Retail trade — 8% [10% countywide and 10% statewide].
- Transportation and warehousing and utilities — 4% [5% countywide and 4% statewide].
- Information — 1% [1% countywide and statewide].
- Financing and insurance, and real estate, and rental and leasing — 3% [4% countywide and 5% statewide].
- Professional, scientific, and management, and administrative and waste management services — 7% [7% countywide and 9% statewide].
- Educational services, and health care and social assistance — 36% [21% countywide and 23% statewide].
- Arts, entertainment, and recreation, and accommodation and food services — 13% [10% countywide and statewide].
- Other services, except public administration — 4% [4% countywide and 5% statewide].
- Public Administration — 3% [5% countywide and 3% statewide].



Employment by Occupation

The estimated employment by occupation of civilian employees 16 years old or older (excluding the Village) in 2019 was:

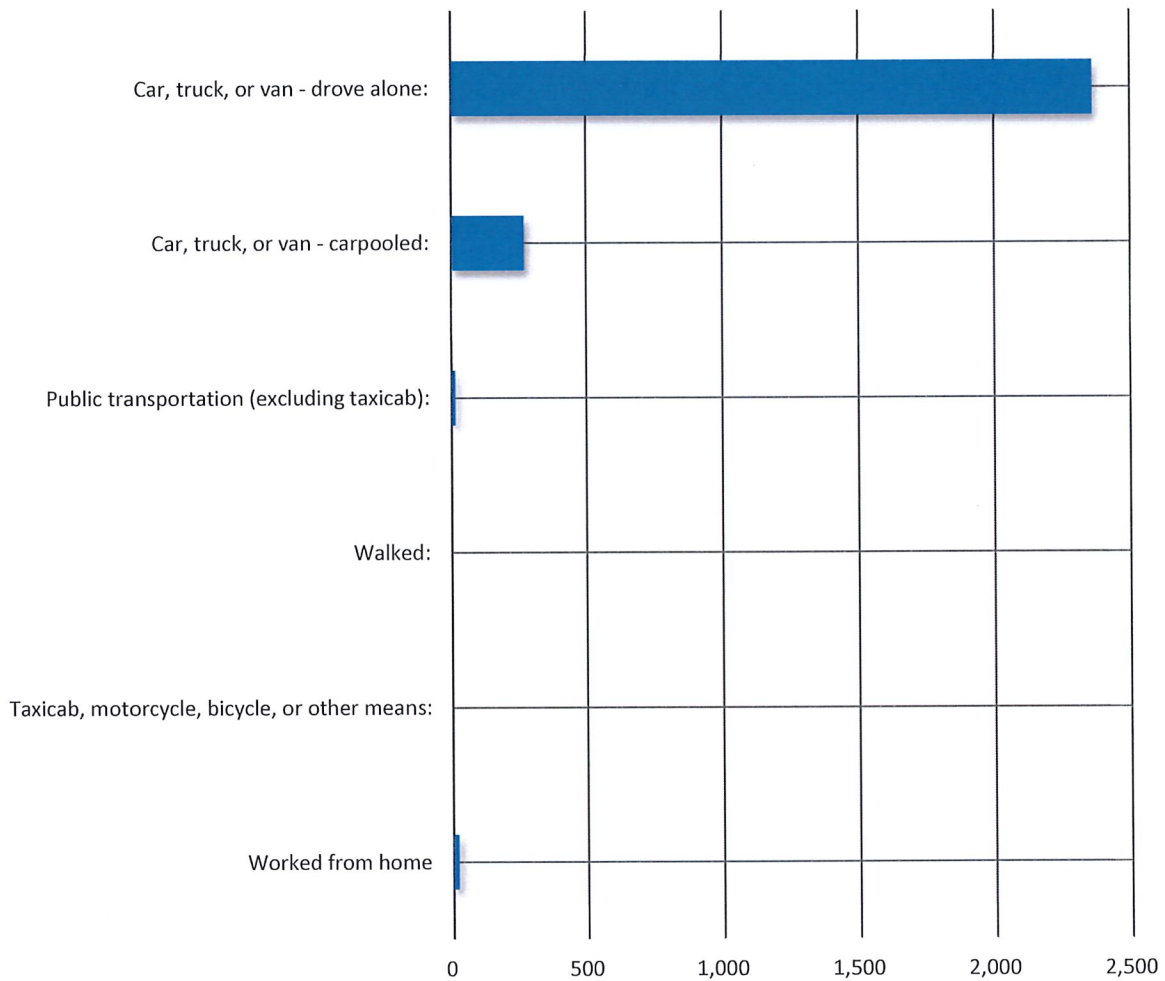
- Management, business, science, and arts occupations — 44% [33% countywide and 38% statewide].
- Service occupations — 15% [18% countywide and 17% statewide].
- Sales and office occupations 20% [19% countywide and 20% statewide].
- Natural resources, construction, and maintenance occupations — 9% [10% countywide and 8% statewide].
- Production, transportation, and material moving occupations — 12% [19% countywide and 17% statewide].



Means of Travel to Work

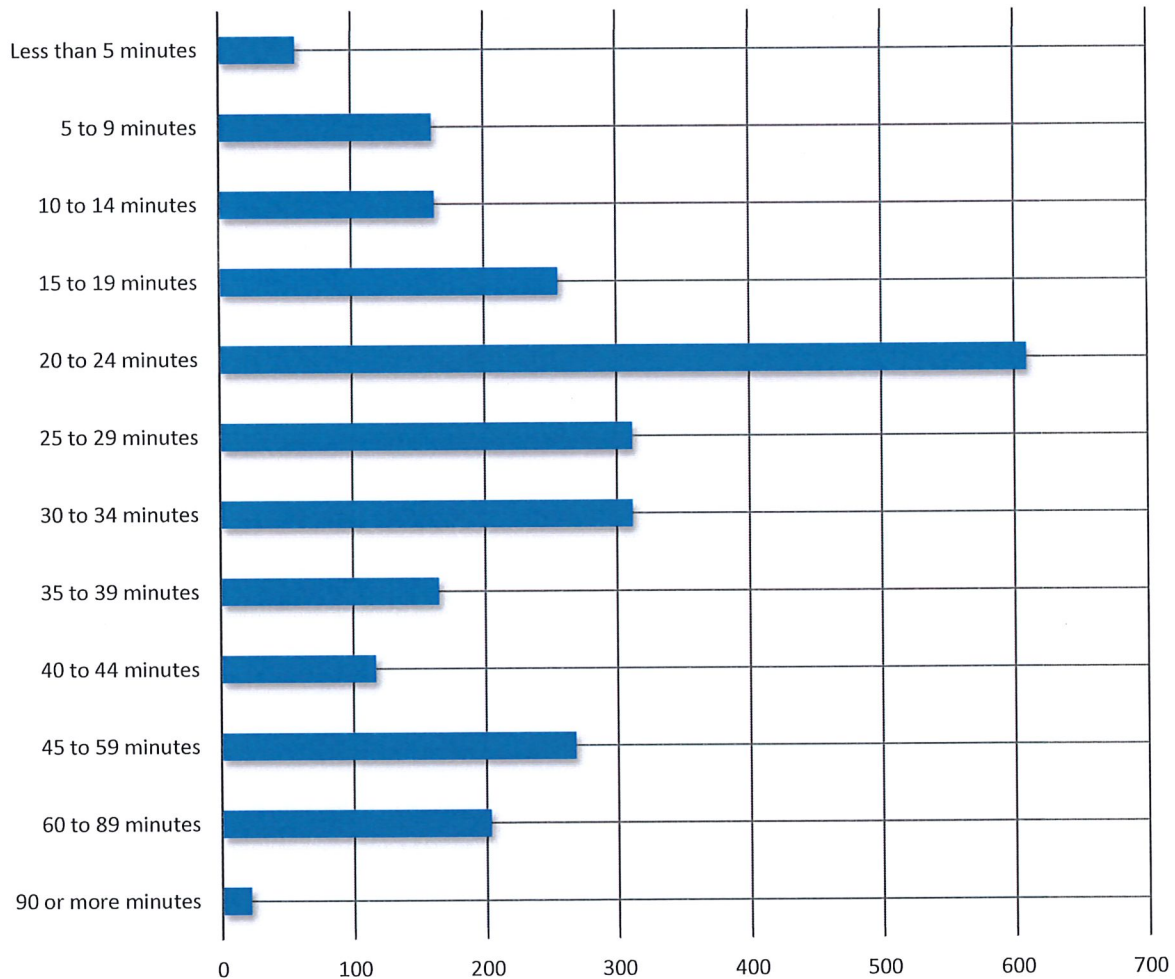
Residents (excluding the Village) utilized various forms of transportation when traveling to work in 2019:

- An estimated 89% of people drove alone [85% countywide and 82% statewide].
- An estimated 10% of people carpooled [7% countywide and 9% statewide].
- An estimated <1% used public transportation (excluding taxicab) [<1% countywide and 1% statewide].
- An estimated 0% walked [2% countywide and statewide].
- An estimated 0% used some other means of travel [1% countywide and statewide].
- An estimated 1% worked at home [4% countywide and 5% statewide].



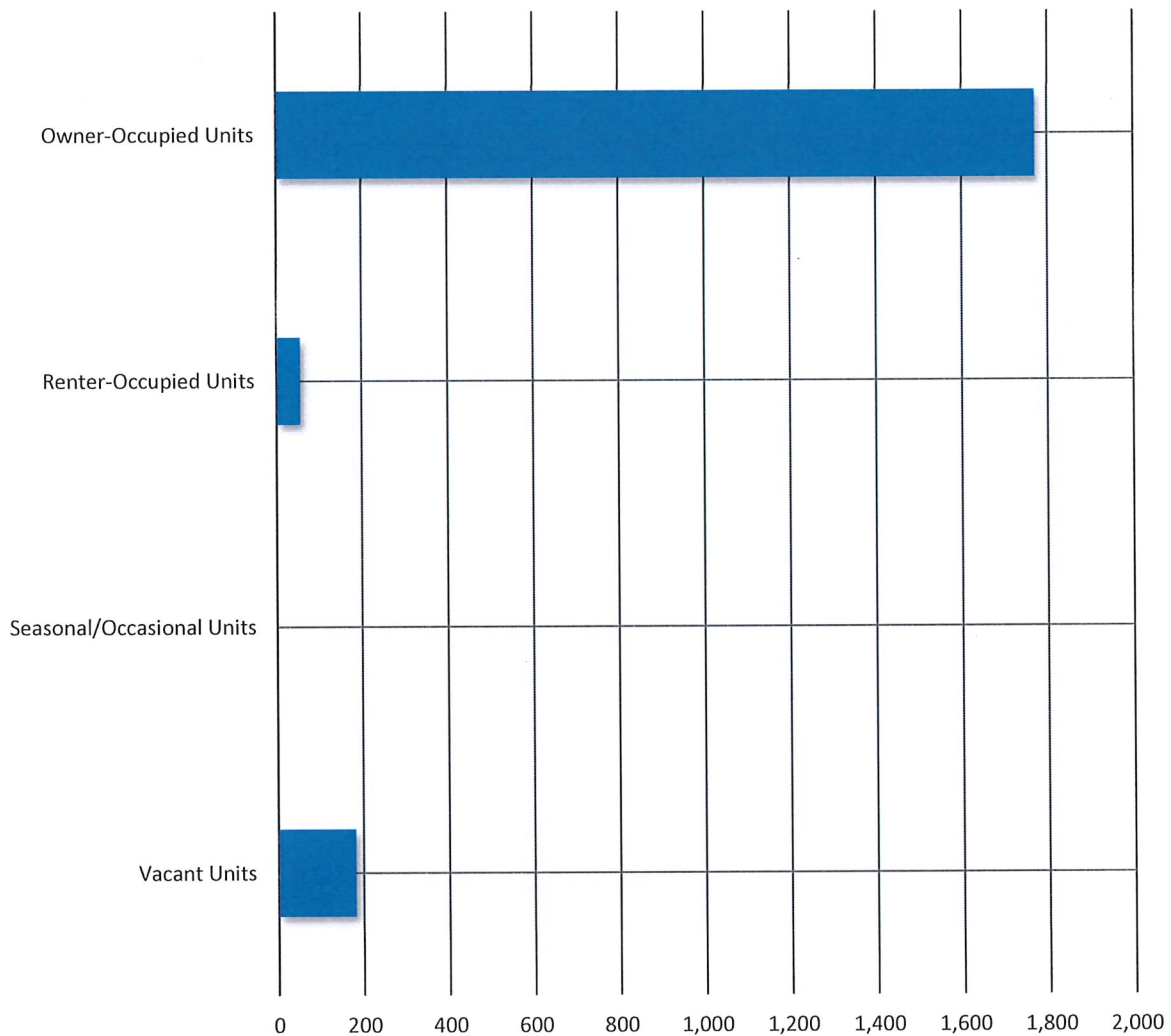
Travel Time to Work

- The estimated average travel time to work in 2019 (including the Village) was 28.4 minutes [24.1 countywide and 25.1 statewide]
- Travel time segments in 2019 (excluding the Village):
 - <15 minutes — 14% [35% countywide and 28% statewide].
 - 15-29 minutes — 33% [31% countywide and statewide].
 - 30-44 minutes — 24% [14% countywide and 20% statewide].
 - 45-59 minutes — 21% [13% countywide and 15% statewide].
 - 60-89 minutes — 8% [5% countywide and 4% statewide].
 - ≥90 minutes — 1% [2% countywide and statewide].



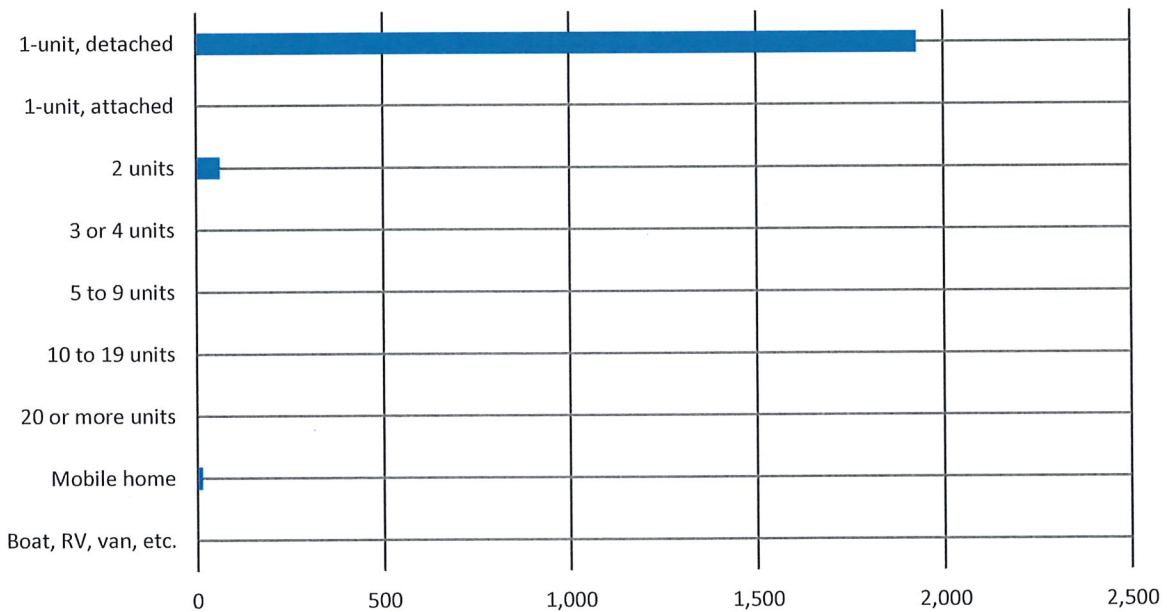
Dwellings and Vacancy Rates

- An estimated 91% of dwellings (excluding the Village) were occupied in 2019 [88% countywide and 86% statewide].
 - Owner-occupied — 88% [65% countywide and 61% statewide].
 - Renter-occupied — 3% [23% countywide and 24% statewide].
- An estimated 9% of dwellings (excluding the Village) were vacant in 2019 [12% countywide and 14% statewide].
 - Used seasonally/occasionally — 0% [3% countywide and 6% statewide].
 - Otherwise vacant — 9% [9% countywide and 8% statewide].



Housing Types

- An estimated 96% of dwelling units (excluding the Village) were single units [78% countywide and 76% statewide].
 - An estimated 96% of dwellings were detached single units [77% countywide and 72% statewide].
 - An estimated 0% of dwellings were attached single units [1% countywide and 5% statewide].
- An estimated 3% of dwelling units (excluding the Village) were in multi-unit buildings [16% countywide and 18% statewide].
 - An estimated 3% of dwellings were in duplexes [4% countywide and 2% statewide].
 - An estimated 0% of dwellings were in 3-4 unit buildings [3% countywide and statewide].
 - An estimated 0% of dwellings were in 5-9 unit buildings [2% countywide and 4% statewide].
 - An estimated 0% of dwellings were in 10-19 unit buildings [2% countywide and 4% statewide].
 - An estimated 0% of dwellings were in 20 or more unit buildings [5% countywide and 5% statewide].
- An estimated 1% of dwelling units (excluding the Village) were mobile homes [5% countywide and statewide].
- An estimated 0% of dwelling units (excluding the Village) were boats, RVs, vans, etc. [<1% countywide and statewide].





Grass Lake Charter Township Master Plan | 2022 Edition

Appendix B

2021 Grass Lake Township Community Survey

The Grass Lake Township Planning Commission conducted a community survey during the summer of 2021 in order to collect the opinions of Grass Lake Township residents, property owners, and business owners, as well as people employed in the Township. The survey was posted to the Township’s website and Facebook page. It was also advertised in *The Exponent* as well as in property tax bills. A total of 497 surveys were returned to Grass Lake Township. (n=497)

The following introduction was included on the survey:

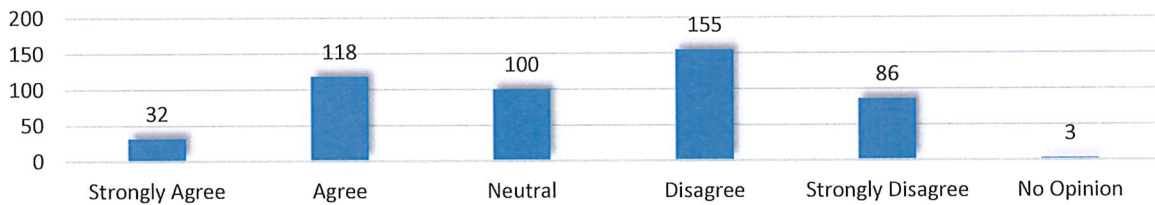
*The Grass Lake Township Master Plan is currently under development by the Planning Commission. A Master Plan is a document – created with community input – that guides the development of our community. Understanding the opinions, wants, and needs of people, who live, work, own property, and/or own a business in the Township is the first step in the Master Plan process. Please take the opportunity to complete and return this survey so that we can make Grass Lake Township a better place to live and do business. It should take less than 10 minutes to answer the questions. **All responses will be kept confidential – a signature is not required.** The survey can be completed online (www.grasslakect.com) or by returning a paper copy in person (373 Lakeside Drive) or by U.S. Mail (PO Box 216). Please provide your response by **July 31, 2021**. If you have any questions regarding the survey, please call the Township Hall at (517) 522-8464 ext. 130. Thank you for your cooperation and assistance. **Your opinion matters!***

Survey responses are summarized by question on the following pages of this appendix.

Development and Growth Issues

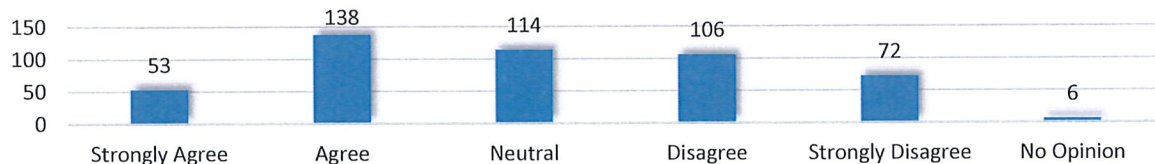
Respondents were asked to state their opinions regarding the following aspects of Grass Lake Township:

I am satisfied with the mix of business types within the Township



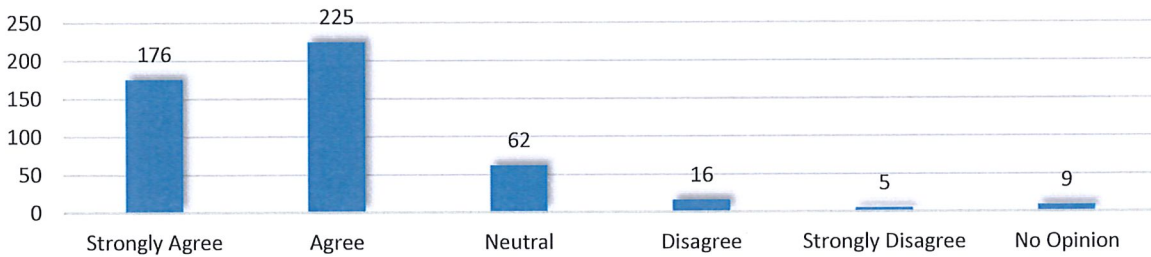
Approximately 30% of respondents selected ‘strongly agree’ (6%) or ‘agree’ (24%) when asked if they were satisfied with the mix of business types within the Township. ‘Neutral’ was selected by approximately 20% of respondents. Approximately 48% of respondents selected ‘disagree’ (31%) or ‘strongly disagree’ (17%). Approximately <1% of respondents selected ‘no opinion’. (n=494)

The Township should attract more industry



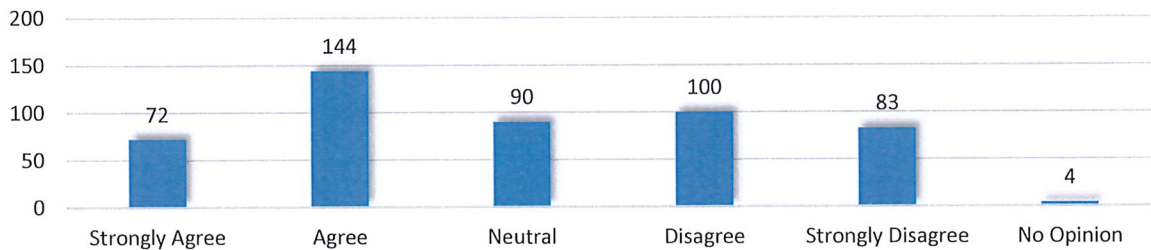
Approximately 39% of respondents selected ‘strongly agree’ (11%) or ‘agree’ (28%) when asked if the Township should attract more industry. ‘Neutral’ was selected by approximately 23% of respondents. Approximately 37% of respondents selected ‘disagree’ (22%) or ‘strongly disagree’ (15%). Approximately 1% of respondents selected ‘no opinion’. (n=489)

It is important for the Township to work with the Jackson County Dept. of Transportation to maintain and improve the appearance of the Michigan Avenue corridor



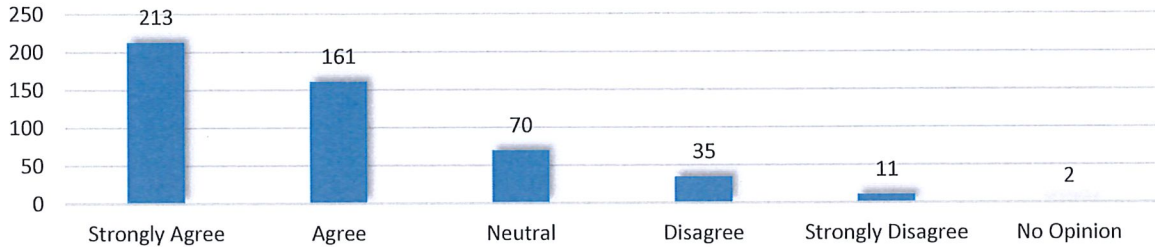
Approximately 82% of respondents selected ‘strongly agree’ (36%) or ‘agree’ (46%) when asked if it is important for the Township to work with the Jackson County Department of Transportation to maintain and improve the appearance of the Michigan Avenue corridor. ‘Neutral’ was selected by approximately 13% of respondents. Approximately 4% of respondents selected ‘disagree’ (3%) or ‘strongly disagree’ (1%). Approximately 2% of respondents selected ‘no opinion’. (n=493)

Grass Lake Township should encourage various housing types (e.g., townhouses, condominiums, mixed use commercial/residential, tiny houses, etc.) as well as single-family dwellings and apartment complexes



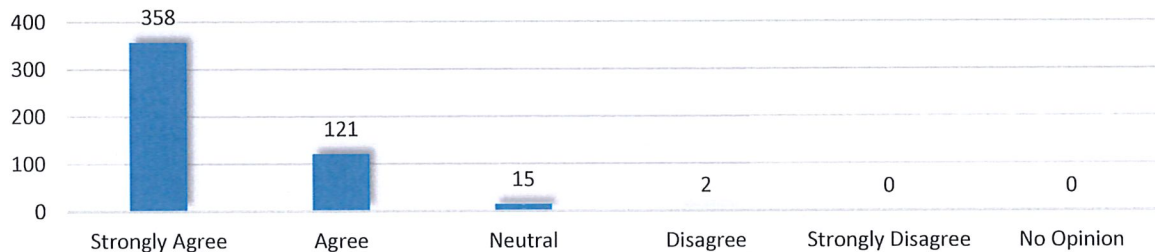
Approximately 44% of respondents selected ‘strongly agree’ (15%) or ‘agree’ (29%) when asked if Grass Lake Township should encourage various housing types (e.g., townhouses, condominiums, mixed use commercial/residential, tiny houses, etc.) as well as single-family dwellings and apartment complexes. ‘Neutral’ was selected by approximately 18% of respondents. Approximately 37% of respondents selected ‘disagree’ (20%) or ‘strongly disagree’ (17%). Approximately <1% of respondents selected ‘no opinion’. (n=493)

The Township should maintain its existing rural agricultural/residential character



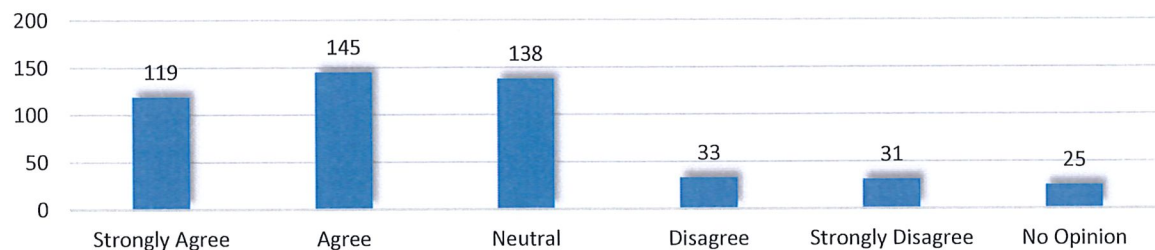
Approximately 76% of respondents selected ‘strongly agree’ (43%) or ‘agree’ (33%) when asked if the Township should maintain its existing rural agricultural/residential character. ‘Neutral’ was selected by approximately 14% of respondents. Approximately 9% of respondents selected ‘disagree’ (7%) or ‘strongly disagree’ (2%). Approximately <1% of respondents selected ‘no opinion’. (n=492)

Grass Lake Township should protect its natural resources (e.g., river, lakes, wetlands, etc.)



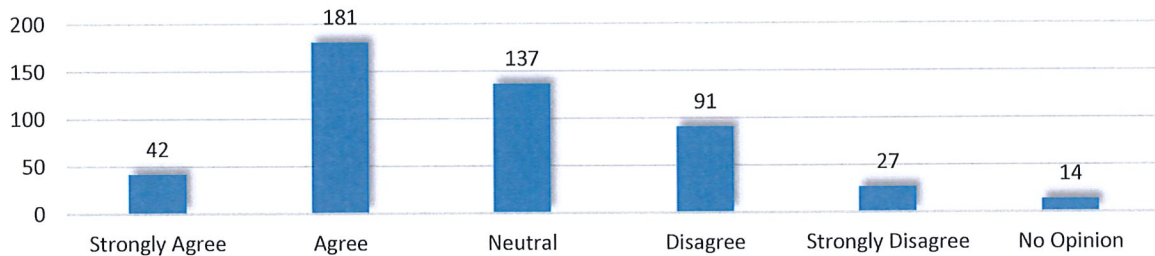
Approximately 96% of respondents selected ‘strongly agree’ (72%) or ‘agree’ (24%) when asked if Grass Lake Township should protect its natural resources (e.g., river, lakes, wetlands, etc.). ‘Neutral’ was selected by approximately 3% of respondents. Approximately <1% of respondents selected ‘disagree’ (<1%) or ‘strongly disagree’ (0%). Approximately 0% of respondents selected ‘no opinion’. (n=496)

Parks and Recreation -- The Chain of Lakes should be developed as a water trail



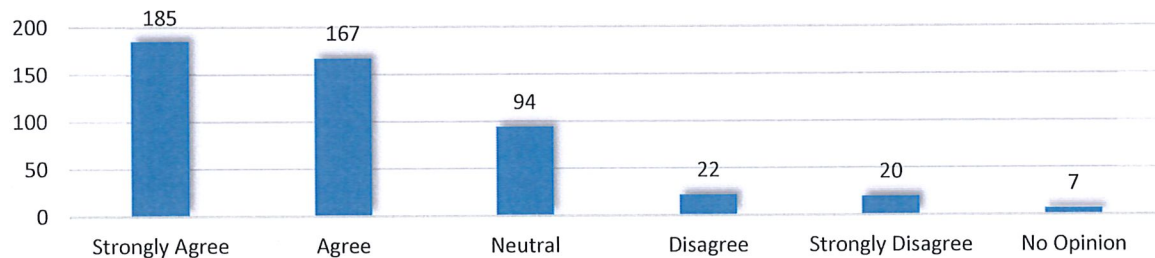
Approximately 54% of respondents selected ‘strongly agree’ (24%) or ‘agree’ (30%) when asked if the Chain of Lakes should be developed as a water trail. ‘Neutral’ was selected by approximately 28% of respondents. Approximately 13% of respondents selected ‘disagree’ (7%) or ‘strongly disagree’ (6%). Approximately 5% of respondents selected ‘no opinion’. (n=491)

Parks and Recreation -- Township and county parks, recreation facilities, and programs meet my needs



Approximately 46% of respondents selected 'strongly agree' (9%) or 'agree' (37%) when asked if Township and county parks, recreation facilities, and programs meet their needs. 'Neutral' was selected by approximately 28% of respondents. Approximately 24% of respondents selected 'disagree' (19%) or 'strongly disagree' (5%). Approximately 3% of respondents selected 'no opinion'. (n=492)

Parks and Recreation -- Nonmotorized trails should be developed in Grass Lake Township

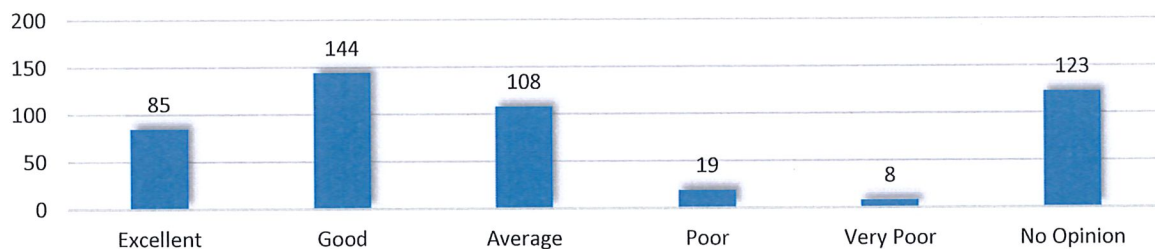


Approximately 71% of respondents selected 'strongly agree' (37%) or 'agree' (34%) when asked if nonmotorized trails should be developed in Grass Lake Township. 'Neutral' was selected by approximately 19% of respondents. Approximately 8% of respondents selected 'disagree' (4%) or 'strongly disagree' (4%). Approximately 1% of respondents selected 'no opinion'. (n=495)

Community Facilities and Services

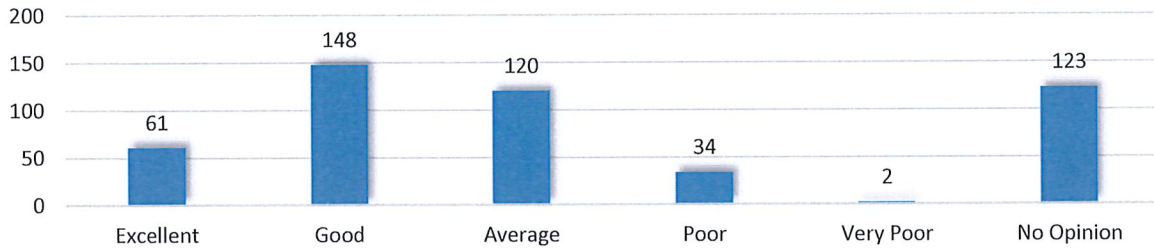
Respondents were asked to state their opinions regarding the following community services:

Utility and tax bill payments at Grass Lake Township Hall



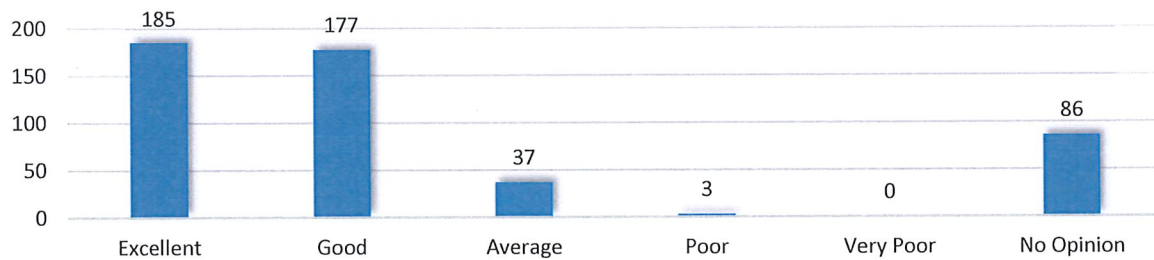
Approximately 47% of respondents selected 'excellent' (17%) or 'good' (30%) when asked to rate utility and tax bill payments at Grass Lake Township Hall. 'Average' was selected by approximately 22% of respondents. Approximately 6% of respondents selected 'poor' (4%) or 'very poor' (2%). Approximately 25% of respondents selected 'no opinion'. (n=487)

Jackson County Office of the Sheriff



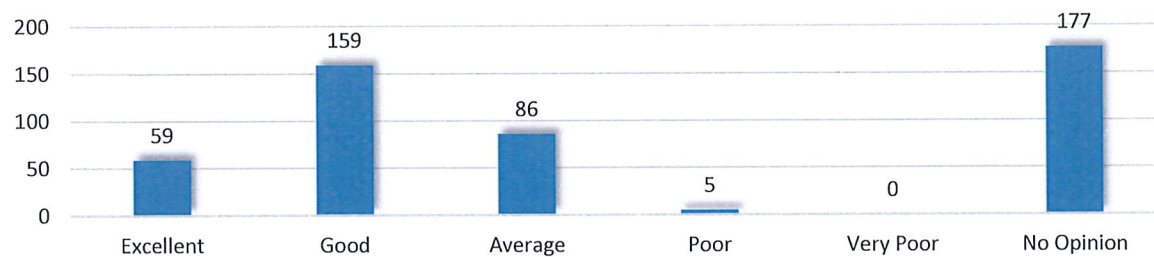
Approximately 43% of respondents selected 'excellent' (13%) or 'good' (30%) when asked to rate the Jackson County Office of the Sheriff. 'Average' was selected by approximately 25% of respondents. Approximately 7% of respondents selected 'poor' (7%) or 'very poor' (<1%). Approximately 25% of respondents selected 'no opinion'. (n=488)

Grass Lake Township Fire Department



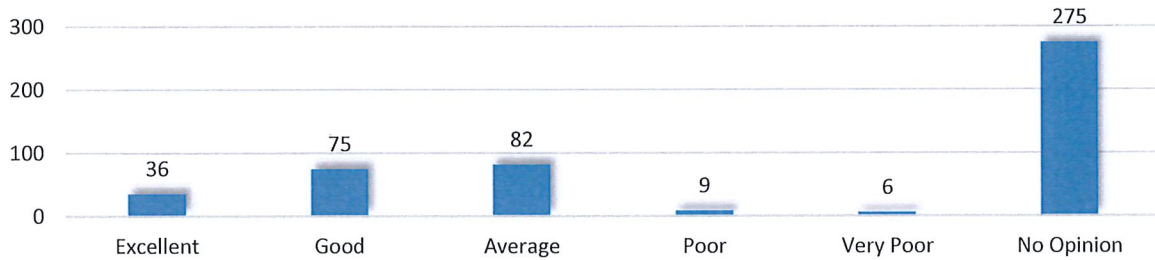
Approximately 74% of respondents selected 'excellent' (38%) or 'good' (36%) when asked to rate the Grass Lake Township Fire Department. 'Average' was selected by approximately 8% of respondents. Approximately 1% of respondents selected 'poor' (1%) or 'very poor' (0%). Approximately 18% of respondents selected 'no opinion'. (n=488)

Grass Lake Township cemeteries



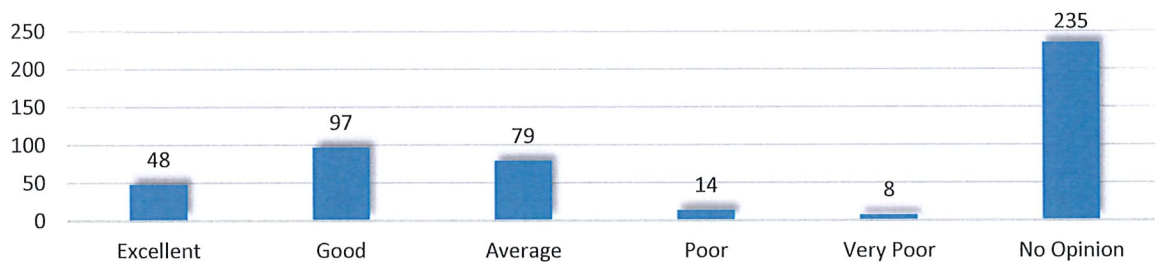
Approximately 45% of respondents selected 'excellent' (12%) or 'good' (33%) when asked to rate Grass Lake Township cemeteries. 'Average' was selected by approximately 18% of respondents. Approximately 1% of respondents selected 'poor' (1%) or 'very poor' (0%). Approximately 36% of respondents selected 'no opinion'. (n=486)

Grass Lake Township water service



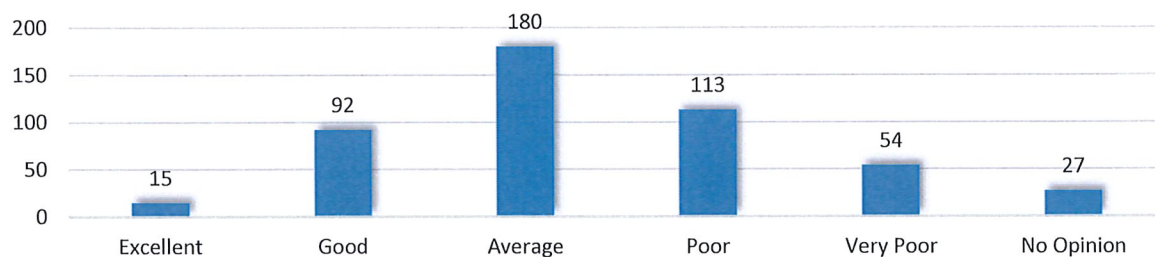
Approximately 23% of respondents selected 'excellent' (7%) or 'good' (16%) when asked to rate Grass Lake Township water service. 'Average' was selected by approximately 17% of respondents. Approximately 3% of respondents selected 'poor' (2%) or 'very poor' (1%). Approximately 57% of respondents selected 'no opinion'. (n=483)

Grass Lake Township sewer service



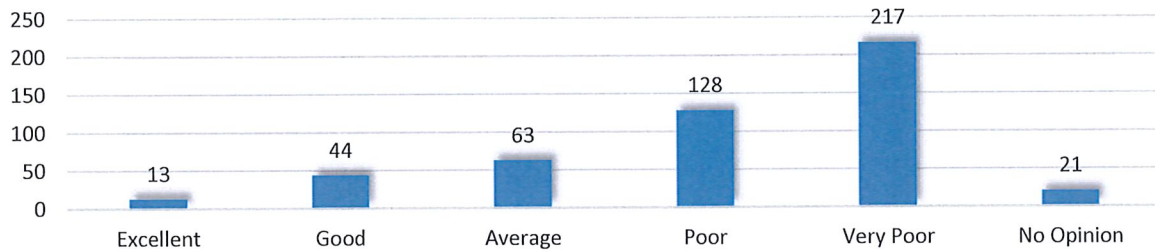
Approximately 30% of respondents selected 'excellent' (10%) or 'good' (20%) when asked to rate Grass Lake Township sewer service. 'Average' was selected by approximately 16% of respondents. Approximately 5% of respondents selected 'poor' (3%) or 'very poor' (2%). Approximately 49% of respondents selected 'no opinion'. (n=481)

Grass Lake Township's road network



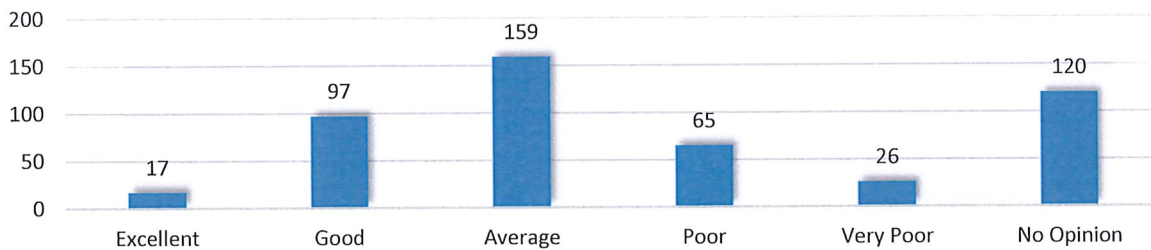
Approximately 22% of respondents selected 'excellent' (3%) or 'good' (19%) when asked to rate Grass Lake Township's road network. 'Average' was selected by approximately 37% of respondents. Approximately 34% of respondents selected 'poor' (23%) or 'very poor' (11%). Approximately 6% of respondents selected 'no opinion'. (n=481)

Internet service in Grass Lake Township



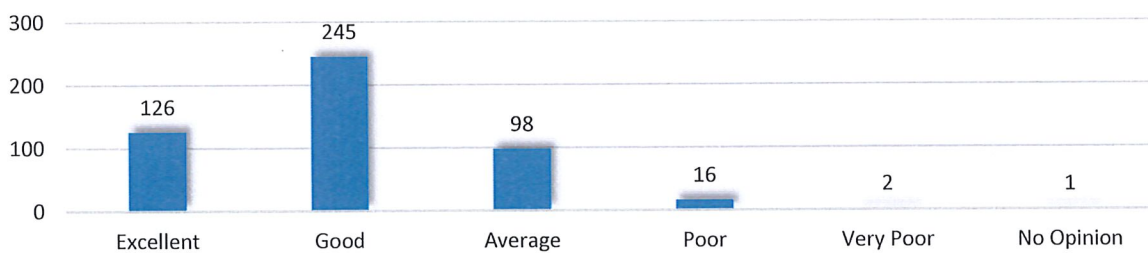
Approximately 12% of respondents selected 'good' (3%) or 'excellent' (9%) when asked to rate Internet service in Grass Lake Township. 'Average' was selected by approximately 13% of respondents. Approximately 71% of respondents selected 'poor' (26%) or 'very poor' (45%). Approximately 4% of respondents selected 'no opinion'. (n=486)

Elected and appointed boards and commissions



Approximately 24% of respondents selected 'excellent' (4%) or 'good' (20%) when asked to rate elected and appointed boards and commissions. 'Average' was selected by approximately 33% of respondents. Approximately 18% of respondents selected 'poor' (13%) or 'very poor' (5%). Approximately 25% of respondents selected 'no opinion'. (n=484)

Overall, your opinion of Grass Lake Township as a place to live

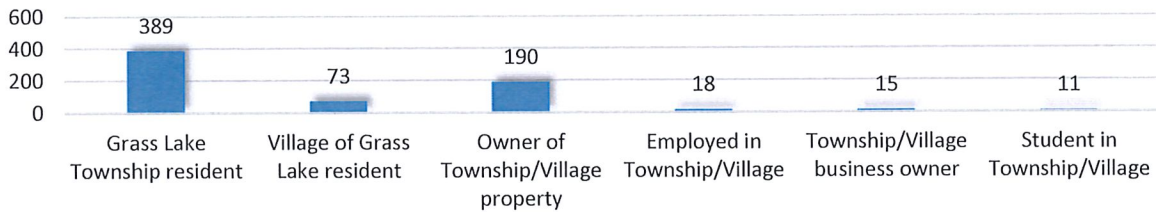


Approximately 76% of respondents selected ‘excellent’ (26%) or ‘good’ (50%) when asked to rate, overall, their opinion of Grass Lake Township as a place to live. ‘Average’ was selected by approximately 20% of respondents. Approximately 3% of respondents selected ‘poor’ (3%) or ‘very poor’ (<1%). Approximately <1% of respondents selected ‘no opinion’. (n=488)

General Information

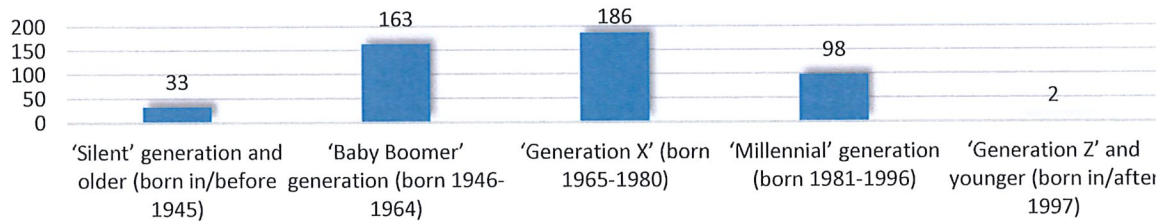
Respondents were asked to provide the following information about themselves:

Your relationship to the Township



Approximately 81% of respondents were Grass Lake Township residents and 15% were Village of Grass Lake residents. Approximately 40% of respondents owned property in the Township/Village. Approximately 7% were employed (4%) or owned a business (3%) in the Township/Village. Approximately 2% were students. (n=480 - please note that a respondent may have had multiple relationships with the Township)

Your generation



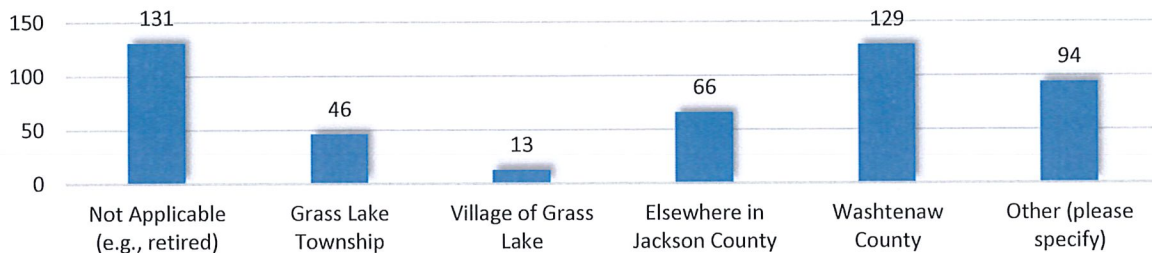
Approximately 39% were members of the ‘Generation X’ generation. Approximately 34% of respondents were members of the ‘Baby Boomer’ generation. Approximately 20% of respondents were members of the ‘Millennial’ generation. Approximately 7% were members of the ‘Silent’ or older generations. Approximately <1% were from the ‘Generation Z’ or younger generations. (n=482)

Your household income



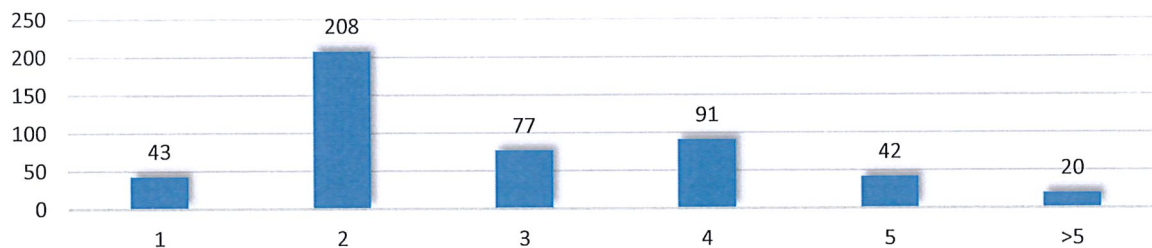
Approximately 52% had an annual Household (HH) income of at least \$100,000. Approximately 34% of respondents had an annual HH income of \$50,000-\$99,999. Approximately 12% of respondents had an annual HH income of \$25,000-\$49,999. Approximately 2% had an income of less than \$25,000 ($n=461$).

Where you work



Approximately 27% of respondents indicated the question was not applicable. Approximately 13% worked in Grass Lake Township (10%) or the Village of Grass Lake (3%). Approximately 14% worked elsewhere in Jackson County. Approximately 27% worked in Washtenaw County. Approximately 20% worked in another area, including working from home/remotely and Metro Detroit (*see page B-11 for all of the "other" responses*). ($n=479$)

Number of people in your household



Approximately 43% of respondents lived in a 2-person household. Approximately 35% of respondents lived in a 3-person (16%) or 4-person (19%) household. Approximately 13% lived in a 5-person (9%) or >5-person (4%) household. Approximately 9% lived in a 1-person household. ($n=481$)

General Comments

Respondents were given the opportunity to provide general comments:

This was an open-ended question with responses from 256 respondents. Responses included the following (*see page B-13 for all of the responses*):

- The need for improved internet and cell phone service was a major theme among the comments.
- Appreciation of the small town feel of the Grass Lake area (and the need to retain the feeling) was a popular response.
- Concerns about the condition of roadways were numerous; there were also multiple calls for nonmotorized improvements (including along Mt. Hope Road).
- The need for parks and recreation facilities (including maintenance) were noted.

- Concerns over gravel mining and associated heavy truckloads were mentioned.
- There was a call for more restaurants and other shopping options; concerns regarding the appearance of Downtown Grass Lake were also stated.

Where you work ("other")

Retired

[?]

Metro Detroit Area

Detroit area

Rochester Hills

Self-employed, and spouse in Ann Arbor

Wayne County

Calhoun County

Livingston

Retired

Lancaster, Pennsylvania

Troy, MI

Working Remote From Home; With in Office Visits to Ann Arbor

Battle Creek and Ann Arbor

Wayne County

Home/retired

At home and in Ingham County

From home

Detroit metro airport

Multiple counties including Washtenaw, Jackson, and Ingham

Travel around all of Michigan

Southfield

Grass Lake Township and Washtenaw County

Multiple locations including Grass Lake Township

Detroit

Ann Arbor

Wayne County

Wayne County

Self employed

Remote from home

Retired

Wayne County

Detroit

Howell
Wayne County
Ingham County
Transportation industry based in Grass Lake
Williamston
Self employed
Metro Detroit
Jackson County
Monroe County
Retired
All over state
Various jobsites
Livingston County
Mobile
Wayne Co
na
Retired
Worldwide
Telecommute for a company in Boston MA
Calhoun County
Livingston County
Remote - company headquartered in Chicago, IL
LANSING
Other
GM, Milford
Lansing
Livingston County
Wayne county
Work remotely from home
Remote
Retired
Government
Lower half of the state.
Battle Creek
Romulus Mi
Calhoun County
Global, Industrial Mobility
All over

Livingston
BCBSM-Detroit
Retired
Contractor, travel all over
Wayne County
Retired Washtenaw County Official
Detroit
National/ worldwide business
Detroit
Remote
None of your business
Oakland County
Realtor
Work from [home] for a company in Minnesota
Self employed
Retired
Retired
Dallas, Texas (remote)
Belleville
Nationwide
Retired Assessor from Leoni Twp and Norvell twp
Outside sales - multiple counties

General Comments

Lived here for 57 years, worked in Townships in Jackson for 40 years including Grass Lake. Own property in the township. I would like to see Grass Lake remain a small rural/agricultural area. No more subdivisions; to many already.

Why do we not have street light, [?] the light. You have [?] there. Please fix it.

- Please address broadband improvements. Communication is a critical infrastructure investment. We need more options for cell and WIFI service.
- Health and human services needs to be a department within local government, Help to coordinate resources.
- More walkable streets and sidewalks along 55 mph roads.
- Develop downtown buildings - eminent domain? Restaurants, shops, for families to visit.
- Solid policy established for wages[?] [up] benefits [up]

Would like to have a wellness center like Chelsea's in Grass Lake.

I would like a Grass Lake Wellness Center like the Chelsea Wellness Center.

Electronic portal to pay taxes, etc., would be helpful.

VBRO and weekend rentals have changed our lake cottage feel and pleasantness. Renters are not respectful of our waterways rules and safety concerns as well as parking and loudness issues. Code should be drafted to restrict weekend type rentals.

Serious improvements to internet access should be a very high priority. Recreational improvements/developments should be a very high priority - there should be no more taxpayer money spent on developing team sports parks, we need parks/recreation for individuals and families (biking, hiking, kayak/canoe rental, etc.). Very little is being done to maintain and improve our roads, and this needs to change - taxpayer money is being wasted year after year on shoddy patchwork that lasts only days! The annual Fourth Of July fireworks display and related events at the county park should be brought back permanently! The Township should end its sponsorship and preferential treatment regarding the Michigan Hydroplane for-profit business at the expense and inconvenience of the local taxpayers. This private business should not be allowed to control our public access lake and park for several days over 2 or more summer weekends every year. This for-profit business monopolizes and prevents taxpayer use of all public access park areas including the beach, playground, parking lots, boat launch and lake, AND township/village/county officials are complicit in allowing event participants to illegally camp at and around the park during these events. The Michigan Hydroplane officials and event participants act entitled and rude towards local residents- repeatedly preventing use/access of park, launch, and lots not only during approved/scheduled event times, but also over entire 3-day weekends including during set-up and during for-profit "racing schools". The hydroplane boat races are a total 'gimme' to the Michigan Hydroplane Association, non-resident event participants, and a few favored local businesses at the expense of taxpayers who are prevented from enjoying the lake and parks during these events, not to mention the noise and negative impacts on the lake environment.

Short-term rentals are making lake life less favorable and are causing a transient population to visit our Township. Short-term rentals should not be allowed.

We would like to see preparation for more commercial/business allowed in Grass Lake.

Consider a liaison to local residents willing to work toward solutions regarding renovations and other building issues rather than just saying no. Friendly, helpful person to work through options on case-by-case basis for more cooperative community relations.

We need nice restaurants and shopping in the Village. Township should put effort into the lake and the park and recreation.

Would like to see Township Supervisor focus on Township business only.

My family moved here a few years ago from Washtenaw County. We like the small town feel of it, and we want it to stay that way. Please.

Grass Lake Township needs to expand at least somewhat to allow for additional businesses such as food options and different kinds of retail, in order to continue to be a place to go, grow and thrive. This can still be done and preserve the integrity of the farming community. Grass Lake is behind and it's going to get swallowed up or abandoned, if attention isn't placed on community needs.

Bringing in more industry would be beneficial; however, I appreciate the "small town feel" of Grass Lake. Two suggestions for businesses vs township: encourage Consumers to maintain the tree line around their power lines, & get rid of Mugg & Bopps.

I do not wish to see any more public launches in the chain of lakes. It is important to keep the lakes clean and the traffic at the current level. Also, I do not wish to see any commercial development throughout Big Wolf or Little Wolf lake. Clark Lake has become too busy to enjoy, please keep it residential on the chain as much as possible.

N/A

We need a good sit down restaurant for dinner; antique buildings are a disgrace, love the Depot and Military museum, fix the roads

Please don't raise our taxes. I'm at my limit and would prefer not to move, but my budget only stretches so far.

I would like cooperation in utilizing existing buildings, example the former Village Inn. It is unfortunate that when the opportunity of a business coming in that it is not encouraged. A new business should be welcomed rather than letting the building remaining vacant.

I live next to Sports and Trails Park. What happened to the walking trails? Willis Road is very busy and needs improvement, the lines on the road are a joke.

Property improvements are extremely over assessed.

Grass Lake is a great place to live, and I enjoy my home here a lot. On the downside, I have to travel for a while to do all my shopping or to find interesting restaurants.

I am concerned about investment owners who use internet listings to rent their properties. This development brings into the area an unsettling element and is disruptive to the tranquility and relaxation that I have known over all my years here. The side effects include increased traffic flow of the property management people and multiple vehicles for the renters. Please establish guidelines that will protect those of us who have been long-term owners and who resent this commercialization.

Would like to see more dinner restaurants and nightlife.

I agree with expansion of housing options as long as they do not include low income or section 8 housing. People move here to get away from that, please do not import it here. An expansion in a business district would be nice also. As there is little room for it in the current downtown area possible locations West of Franks or East around the Michigan/Norvell area. A Grass Lake Community Center/Rec similar to what Chelsea has with a pool, gym etc. A trail connecting areas of GL with the Downtown area and also to the DTE trails.

I think we could use a splash pad for kids.

Would like to see reasonably priced senior living. To bad Lesters did build a retirement center on the Sherwood/Gould property

Very pleased with the township's actions taken regarding illegal marijuana growing facilities.

Support the [weed] treatment of the lake. Anyone can use the lake so why should lakefront owners alone finance weed control. Every user benefits so Township needs to protect our natural resource "GRASS LAKE"

Na

Raised my kids here but was never able to make lasting friendships because outsiders are not accepted in the community with open arms.

I feel that downtown needs to be cleaned up and the buildings that are being used for storage currently (architectural storage that is never open when it says it is should be and you can only walk in one building) available to other businesses that will help develop a thriving downtown and provides people with reasons to go downtown and explore. Adding a pedestrian walking signal at the light of Michigan Ave and Lake St would be very helpful also.

We love the people of our town - the way they get together to help others. We want to 'buy local' in all areas but we are limited in good dining options for dinner. The salvage company takes up so much retail space so difficult to grow and have options to 'shop' and 'dine' in our town. Many businesses work hard to create work arounds such as Frank's with a great deli and take home options, Roaming Goat creating outdoor events for shopping and weekly meal kits to create unique food choices and the Copper Nail that offers high-quality re-sale goods. But, still limited.

We need more restaurants & cute shops in Grass Lake. Would also like to see Grass Lake connected to the border-to-border trail in Chelsea.

None

I do not agree with folks who want only current GL residents to live in/around Grass Lake, nor those who want Grass Lake to "stay the same:" small, unimproved, rural only, no new businesses, what I would consider "backward."

Need a workout facility in Grass Lake.

Love our town.

No comment.

I love living here, but growth is happening and we need to plan for it.

Township payments to County have not been spent on Grass Lake Park needs. Why these questions? Township and Village governments should jointly take over the Park and keep the millage funds to care for it.

I wish the library services hours and days of operation would increase. 5 day a week service would be better. Maintain the highest level of sanitation at the county park at the lake. Regarding the trash services; one open day per month is insufficient for the population base.

Internet!!!!!!!!!! This is required for education and work for EVERYONE. The Township needs to find a better option.

Would love a bike path along the railroad tracks to connect Grass Lake with Jackson and Chelsea. As a much safer option to dangerous Michigan Ave.

Would love to see some sort of cycling path developed in the township, as well as more mixed-use buildings downtown.

I would love a sidewalk or bike lane to go down Mt. Hope Road. There should just be in general, more sidewalks and bike lanes in Grass Lake Township. In addition, a train or bus going from Grass Lake to Ann Arbor would attract more people to our town and make living here more enjoyable as driving to Ann Arbor sucks. I would love to see Grass Lake be a less car dependent place as it is a small town that I, personally, would love to bike to and in without fear of being hit by a car.

The downtown area has tons of potential. We love that in a small town that there several options for dining, but others may be more attracted to downtown if restaurants were centralized to create more foot traffic. It would also be nice to see some effort made in keeping the exteriors of the buildings downtown updated. A little paint could go a long way!

Bring amenities to the area, please allow Comcast (a lot of people work from home now and need reliable internet, WOW is not reliable). I don't care what anyone says, Missy's is not a family friendly restaurant - bring some restaurants. What about shops? Chelsea has a fantastic downtown. We go there a lot, so why not bring shops to Grass Lake to earn revenue? Can we please stop listening to the lifetime residents and build up the village? We support local, but options are severely limited here.

The lack of sewer service to our cottage makes the possibility of turning it into a year-round home less likely.

We have lived in Grass Lake for two years and thoroughly enjoy the Township and the general area. The only thing that I would like to see changed is quicker access to more quality food options, whether that be restaurants, fast food, or grocery stores. While I appreciate and support many area stores and restaurants, I grow concerned that the lack of competition has encouraged complacency and higher prices among existing stores and restaurants. Other than that, this area is idyllic.

I am in support of discontinuing the leaf pick-up program in Grass Lake Township. Instead of spending taxpayers' money on gathering yard waste, instead, encourage landowners to compost or mulch their leaves each fall. This will reduce the need for chemical fertilizer applied to mowed lawns, thereby reducing the amount of toxins that runoff into our watershed and drinking water.

The Township and Village should also coordinate with Jackson County to conduct all tree trimming during dormant months of the year. Many tree pathogens are active during the warmer months and trimming leaves trees susceptible to illness and potentially death. One pathogen in particular (on the MDNR watch list) is called Oak Wilt. This primarily affects red oak species and because of the method of spread, can effectively kill acres of trees in just a couple of years. https://www.michigan.gov/documents/invasives/OW_03132014_517857_7.pdf

Need a more walking/biking paths to get around Grass Lake Township.

We have lived in Grass Lake since August of 2018. A very beautiful place to live. However, there is always room to modernize. We really need some sort of consistent internet service, like fiber optic. The current choices are expensive and extremely sporadic. We also could use more options for "soft industries," such as bakeries, ice cream parlors, fast foods, organic foods on a daily basis, more places to draw people to our town. Maybe better advertising by the businesses that are in town? I truly think better internet and cable tv providers will make things much better and make residents much happier :)

My extensive family and I enjoy recreational opportunities. Sports park and lake access is appreciated. BUT we love to play tennis. PLEASE work with the county to repair the tennis courts. Or better yet, repair the court's AND build additional courts in the Sports Park. Maybe work with the GL Schools to establish tennis so the school can have tennis teams. Thank you.

Repair the tennis courts! Money was spent to build nice courts but they've fallen into unusable disrepair. A shame! Tennis and pickleball players have to leave Grass Lake to play (and certainly no one comes to GL to play). I recommend keeping the business/industry in one area and then residential/farming in the other. This way you keep the "Small Town Community" feel.

Grass Lake Rd. & Francisco Road needs to be repaved. Very rough

Infrastructure in the Township is disappointing. Upkeep of roads has long been a challenge for this area. Dependable data/high-speed networking and cable networking is far below surrounding areas...at least off of Norvell Road. Lastly, there is a significant amount of blight when passing through the Village and Township. Building/zoning codes seem to be an afterthought and this directly affects the quality of life for a number of residents.

This may only apply to the Village. Water and sewer rates are too High!

Would love a community center with pool.

Would like to see an outdoor roller skate/roller blade/skate board place, bike trail, nature/hiking trail. The lake and park better maintained. Don't think we need three huge buildings of antiques that look run down. Maybe a splash pad?, Putt putt, small bowling alley. Paint ball course. Winter, sledding, cross country trails could be the hiking trails, the bike trails could be snowmobile trails, Make the grass down by the boat launch an ice skating rink, up north makes them at all their parks Roscommon Co.

Unhappy with the speeding on Bohne Rd & use by unauthorized semis/ trucks

Concentrate on maintaining top notch schools and the rest of the community will be fine. We could utilize a few more cafes or restaurants. People will come.

Road repair and/or replacement is greatly need in Sand Hill Estates Subdivision. It is a safety hazard and subject to personal injury, which could hold Grass Lake Township liable. I would like to see more events similar to Traffic Jam'in to be held in Grass Lake at other times throughout the spring, summer and fall. Very beneficial for Grass Lake to see the events very well attended and supported within the community.

Side roads in town and around are absolutely awful. The Traffic Jam has potential but too many vendors and not enough activity. Consider residents participating in something like a charity softball game, golf outing, better games and prizes. The lack of any sustained dining establishments is a concern as its been the same since moving to GL in 2006. The town is a dump; Michigan Ave thru downtown is eyesores after eyesores. The Grass Lake Park's tennis court is a complete disaster and embarrassing to take my kids too. It looks like the tennis courts haven't been updated since the bi-centennial. Look, for the amount of taxes I pay to live in this Village -- unacceptable for the lack of business and options to attract people to the community. Absolutely nothing for young professionals to even consider relocating to. What do our outrageously high taxes pay for anyway?

I really think recreation trails like bike trails and the like would be a very welcome addition to new families entering the area. It would also help our tax base immensely to continue pushing for more business diversity to push growth.

Grass Lake Township needs an ordinance on burning of household waste, after 20 years of living in the Township; I'm very tired of not being able to open my windows on a cool evening without smelling the stench of burning garbage. Get the recycling back. Mandate garbage pickup. Have the County do some work on blind intersections. Obtain more internet choices. Have a more responsive police presence, (County issue). Improve small business downtown GL. Look for Clean Industry.

We need a place to grocery shop in town; Frank's is far too expensive and lacks fresh, healthy foods. The downtown needs a facelift. Some of the buildings are looking better (freshly painted, new awnings), yet others look run down. I'd like to see a fun brewery open with some outdoor seating. Perhaps a yoga studio, or mixed workouts available in a building downtown. Although now all the folks in town are welcoming of others, I'm

happy to see new families and more diversity here. I'm extremely worried that the schools soon won't be able to handle the increased number of students. The buildings need some updating and modernizing as it is. The high school is nice, but was built way too small.

Frontier is terrible internet, I would really like to see more diverse businesses downtown. The elementary school is too small for the families here now, I don't know how they will handle much more growth.

Property taxes are way too high for the area and what you get for them, this opinion is shared by many.

The downtown area needs development, including updated restaurants and boutiques. This may draw visitors from other communities and enhance the overall appearance of the Village. There are simply too many antique stores, and not enough quality restaurants options year round. It's my opinion that having the same people on the board for extended periods doesn't allow for open discussion or opinions. This isn't to say that those opinions aren't valued or important, but other voices should be heard. It would be nice to see the same growth in business as we have in housing development. Thank you.

My Hope Road seems to have a lot of speeding and in the same area a lot of gun shots going off.

I live off Edna and List Road. All roads are dirt. We have to call to have roads graded and weeds cut down.

I do appreciate the annual sewer and water newsletter. Would like a stronger push of information regarding events in the area - try to keep up with the web site and the forums - just not a lot of time to do so - would be good to get a push when something is posted (voluntary email register). I do appreciate the difficulty in keeping the small town feel while meeting all the needs. My hope when we moved here from another small town is that the downtown would remain downtown and significant efforts would continue to keep it vital.

As a lifelong resident of Grass Lake, I would like to see agriculture be center point over residential development. The multiple housing developments are too expensive to service over a field and we are losing our small town feel. Although we cannot stop growth, we should do everything we can to keep our family farms by zoning appropriately and trying to keep our taxes low. If there are ways to keep business taxes lower, that would assist in attracting more businesses here to assist in growing business tax base rather than home after home after home.

Please bring pickle ball to Grass Lake.

Overall, Grass Lake is a great place to live. Appreciate seeing more non-chain dining options, fitness and recreation options.

I dislike the direction some new residents are trying to steer the community. The notion of moving here then trying to mold the community to limit the agriculture community is a sad direction. We can all live here respecting our differences without attempting to change the life choices of everyone else. That being said, ordinances that limit the ability of ALL stakeholders to enjoy lifestyles should be avoided. It feels like there are many people who reside in subdivisions that don't take part in community activities or shop elsewhere. Perhaps the community should include more resources that provide services to those who do not feel like they are part of the community.

I would like to see an effort made to attract a very good restaurant downtown.

Please do not pass anything allowing marijuana growth and distribution facilities in Grass Lake Village or Township...it is bad enough driving through Leoni Twp! Also, we need better internet options on Nylen Dr./Burch Rd. GL advertises itself as a walkable community but it is not. All the roads leading into Grass lake are a hazard to walk on. There are very few appealing businesses in this community, e.g. a decent mid-level restaurant or a decent coffee shop (Roaming Goat is a good start and I commend the owner but the building is too small and lacks a good vibe.... most of downtown is taken up by a multi-block junk store that brings no vitality to the village. The biker bar with cigarette smokers on the sidewalks is a real turn-off. Dollar General is letting its property become trashy looking, why is that tolerated? On the positive, the flowers and flags downtown are pleasing and the depot and trolley museum are gems that should be preserved and supported.

Is it possible to build an off road exercise/ running/ biking trail going east or west of GL?

Restaurants, larger grocery store and health related business is needed to put more money and keep money in Grass Lake.

Improve downtown opportunities....buy out buildings for development on Michigan Ave.

What happened to dump day? Will it return?

Suggestion for the construction of a sidewalk on Mt. Hope Rd for walking to the downtown business district. Provide necessary zoning to permit more restaurants and eating options. Promote development of the I-94 interchange at Mt. Hope, exit 150.

We need better, more reliable internet for everybody in Grass Lake.

Grass Lake is a very special place. I am looking forward to raising my kids here and living in Grass Lake for the rest of our lives. That said, we have to move forward. We need to attract more business to the area. We need more housing options. We need to not be stuck in the past. We can absolutely embrace what got us here, but we also have to be able to move forward and grow. Stagnation is not progress. We have to keep moving forward to make Grass Lake a great place to call home for the next generation of residents.

Need a nice restaurant!!!

Thank you for the survey! Love Grass Lake, and I think we should always be looking for ways to improve and do better, but I am not of the opinion that any major shift in the image or direction of Grass Lake is necessary. It is already great!

I'm deeply saddened by the influx of city people building houses everywhere and complaining about everything. Grass Lake is too quickly becoming the new Chelsea and many of us don't like it at all. That damn dollar general cheapened our little town, it should never have been allowed. Thanks for letting me complain. Lol

Relatively new to area/ miss clear cut knowledge of what going on in Grass Lake....know there is the forum on Facebook, the school calendar, the grass lakeect.com, seems lots of work to know what is what/ not sure if I needed a policeman, where to find one? I just think communication of emergency services is sketchy for a new person to know and overall services available....miss that!!!!

Need good internet and cell phone coverage live south on Barber Rd.

We need better access to quality high-speed internet.

Would like to see more new businesses, including restaurants, open in Grass Lake.

Keep it rural but find a way to get home internet.

Would like a recreation trail (not in remote location for safety) - possibly loop near park/lake. Nice job improving downtown area, businesses. Would be nice to do more with alley across from depot, e.g. murals, benches, plants.

Please keep Grass Lake rural. Don't allow Bill Lester to put in gravel pits in our town. His trucks driving along Michigan Ave and other main routes have destroyed our roads. Why doesn't he use I 94 which is designed for heavy trucks?. Bohne Rd pit is a disaster and the Planning Commission has demonstrated time and time again that they are corrupt. Proven by the fact that they passed a 5 year SUP under the old useless toothless and unenforceable ordinance. PC has shown no compassion towards residents. They don't listen to residents. All SUPs should be decided by the elected board just like the other 20 surrounding townships. Why does GL allow unelected PC members make these decisions? Everyone knows they deliberately delayed passing the new sand/ gravel ordinance to help out their buddies: Tom Zenz and Jeff Burrell. It's such a shame that Target Trucking is considered to be more important than the health and well being of GL residents.

Everybody's worried about a gravel pit or fighting a cannabis industry that's running over rural Michigan, but Grass Lake needs to do better about preventing cheap, unlandscaped homes/developments from popping up in "boom" times. Zoning and plan review could require higher quality. It would also be nice if the assessments of "legacy" businesses along Michigan Ave didn't seem so undervalued. Seems almost criminally fishy. Why should us homeowners be paying so much if the bar and other brick buildings on Michigan are getting a free ride?

I just moved here so I am still learning about the community, but in the way of a first impression: you have a variety of businesses and an attractive center of the Village. Grass Lake appears to have a lot of outdoor recreational opportunities although I haven't had time to take advantage as of yet. The biggest priority for me should be to improve and maintain roadways and encourage businesses to thrive here.

Great town to live in

Fiber optic internet would make remote work 100x easier, and encourage more people to move/build on GL

Would love to see splash pad for kids for summer activity.

Businesses and developments are going to want to come to Grass Lake Township and we're going to need to accommodate them by having a well prepared plan. We can't avoid them. Growth is good for a community.

Downtown stores could be better. Empty antique store and open boutique. Open new restaurants.

Better restaurants Walgreens or cvs would be great

We need to expand the opportunities for new restaurants and bars to open in Grass Lake. The current monopoly needs to end. A few fast food and/or sit down restaurants off of 94 would be wonderful.

We love living in Grass Lake. It should stay just the way it is!!

Would like to see downtown developed more. A dog park would be nice too.

We need some good bike trails, like DTE in Chelsea. Some good places to eat with outside seating.

I feel that our taxes are way too high and little is seen as to where the money is actually going. The businesses downtown are unkempt and an eye sore. Especially the bar on the corner. More needs to be done to maintain and beautify the town and draw people to it. The roads are horrible and the DPW are working with old and crappy equipment that isn't even close to adequate for the jobs they do! The Township should be ashamed of how they are allowing them to operate. The Township and Village need to work together to help Grass Lake instead of constantly bickering about who covers what.

The Salvage stores are an eye sore downtown. Just painting the wood does not do much to improve the appearance of the stores. I suggest that the owner cover the windows with white curtains or something similar to hide all the clutter that shows all the way through the back of the building, then display a beautiful classy piece of salvage design in the front window so the public has an idea of what is being sold.

No comments.

Current trails need to be maintained better. Lake absolutely needs help with weeds and water level. Please consider gating the parks - soccer, baseball/softball fields, and boat launch area for safety and destruction of the beautiful Township property. (Park hours 6 am to 9 or 10 pm ??) Excited to see growth in our community but would like to see additional restaurant options. Wondering what the Township can do to help with that. Sewer smells by Mt Hope/94 ramps and Willis/Lakeside intersection are horrible. Love our community! Thank you for all of your hard work- Village & Township!

It would be nice to have more affordable rental options, not new big huge housing developments but affordable housing for families.

No more taxes. Don't let city folk come in and ruin the area.

John Lesinski is doing a good job of ridding GL of corruption and the good old boys network. Industrial businesses should operate in industrial zones not residential/ AG zones. The PC should be more pro residents instead of taking care of their business friends. Jere Hinkle should be replaced by a more pro resident/ pro environment Chairperson. Gravel Trucks should not be allowed to use Michigan Ave through town to avoid the weigh station. The gravel trucks have destroyed our poorly maintained roads. Bohne Rd. pit should be closed. The owner/ PE/ PS and landscaper lied to the PC to get a SUP. Berms are still a mess - full of weeds- bad operators all round. Still violating hours of operations while Doug Lammers continues to ignore valid complaints.

Maintain the rural Township as is. Development ruins a community. Been there, done that

Can't wait to move!

Would like to see a good restaurant, or two...Klavons'? Also continuous bike trail, improvement of our park with equipment, updates, etc. maintenance...

Many area roads need paved and the community needs affordable, reliable internet access.

I WANT TO PAY UTILITIES ONLINE. Bring in more business that will increase Township revenue. More Township involvement to convince people to approve road improvements. Stop being afraid of marijuana facilities.

Pickleball courts, please and better road conditions in town

I would love to see more walking/biking trails/paths. Also bike lanes would be nice...bicyclists often don't have a maintained shoulder to ride on, so they're in the road & in the way of cars

Would like to see more options for restaurants, an open street and shopping "experience" in Grass Lake Village. Golf Carts accessible roads/lanes. The Grass Lake Park should be more family friendly, not just a park but a beach for swimming. Would like a walking trail with parking access and bike rentals. Internet and cable options are horrendous, need better options to choose from. Social events and networking groups would be great to have clubs: wine events, cycling groups, organized running groups, foodies nights, tennis clubs (open nights), book clubs, learn "X" (floral design, fix it, crafts, music, paintings, breakfast/lunch clubs, Ti Chi, oldies night, maple syrup harvesting, organic harvesting). Really like the farmers market, Traffic Jammin, boat races, 4th of July, car shows. Would like to see the street dance come back with oldies music to start the night. Would like to see arts and music festival with bands in multiple locations, street vendors, art tents, children's rides, Church bake off's, local vendor signups and giveaways. Another idea is for a movie night with donations to the GL High School Clubs. May do them on the Howard Stoker field with the vending hut open staffed by volunteers and proceeds to clubs. Figure out how to bring more money to the community.

Could use 1 fast food establishment that stays open into the evening with no alcohol served. Like the rural environment of GL don't like the big housing groups like going in on Norvell & GL Rd.

I think Grass Lake is a great little town that should be kept that way. Every time something new tries to come in the people complain and it doesn't happen. Taxes are high enough without adding more that would need tax dollars to fund it (ex, bike trails). There isn't enough parking to bring new businesses to the strip and there isn't land for sale outside of the strip for new businesses to build.

It would be nice to have walking-bike trail from Wolf Lake to town to include the subdivisions to get into town without driving or risking one's life walking/running/biking also it would be nice to have pickleball courts

For the most part, we have no complaints about our community. Hoping we keep the 'small town' feel here in GL and don't try to 'push' for so much growth we lose that -- we are close enough to larger cities to get our needs meet while residing in GL.

Keep Grass Lake small. If people want what Ann Arbor has they should have stayed there.

Attract new businesses please. Maybe a Downtown develop group would help

Sidewalks throughout town need repair. The one outside my house needs to be replaced (since fall 2019). It would be nice to have bathrooms open at the lake park more often.

I would like to see some growth around I-94. Also multiple options to reliable internet is a top priority for the modern mobile workforce.

Would like to see more walkable business development in downtown (main st)

Fix my dang road Rank Road

Every effort should be made to keep Grass Lake a Rural Community.

I don't think the Township should be required to provide internet to everyone. There are plenty of options for anyone, I have my own internet at my house, but if we start providing it, our taxes will go up and I'll just move.

Clean up junky property, fine residents that dig hole/bury their junk/garbage, with possible contamination of water supply.

I love this town. I would like to see more businesses downtown that liven up the area. Shops, restaurants, etc.

Would also love to see a bike lane / side walk on Wolf Lake Rd. Lots of residential increase with families on a

very fast road (and slow the road down to 45MPH). Love what the community does...fireworks, festivals, parades, etc. This is a great place to live!

If we had to make a choice where to live, (Jackson_Grass Lake_Ann Arbor or anything east of these, it would be between Chelsea and Grass Lake.

Grass Lake is a wonderful place to live.

None

Looking forward to seeing the growth of Grass Lake. Attracting for tourists, introducing new businesses from new business owners, not the same who own every other building in town. Grass Lake has much potential to be a gathering spot and bring in for revenue.

Nice job improving downtown.

Marijuana growers will attract more crime and health issues. Disturbed by the inability to control the fireworks in the Township. We need to be stricter, and enforce the existing rules and regulations.

Township compliance officer should patrol the roads looking for violations at least twice a month. junk cars homes in run down poor condition etc.

Grass Lake is turning into a marsh. Is that the plan by not treating the weeds? Within the next few years, the fish will die off and no one will be able to navigate a boat through the weeds. Especially, in the southwest corner (smaller area) of the lake. A beautiful resource will be lost.

I would like to see Grass Lake grow and develop as a community. Update school pick-up/drop off, eateries (fast food and dine in restaurants), a gym facility, a carwash, American 1 Bank, a Meijer right off the expressway, updated park, paved walking trails.

I enjoy the quaintness of Grass Lake and how it's quiet. It would be nice to have more local stores and small businesses to support in town. It seems like there are a lot of buildings are used for antiques. I don't like supporting the Dollar General, but I feel that sometimes it's my only option if I need something last minute (other than groceries). I go to Frank's for groceries.

I love the charm and character of Grass Lake, which is why we moved here, but it would be nice if there were a couple more restaurants or shops to support in town. The roads are not great but I understand the millage did not pass. We do not want to town to be overdeveloped and are sad every time a farm is transformed into a subdivision. We do not support mining in Grass Lake or wetland destruction.

Internet is a major issue in the Township. Trucks bypassing the weigh stations on I-75 and driving down Bohne Rd. is a major concern. Mining operations are a major concern. Low-income manufactured housing is a major concern going forward as farmers sell off their fields for development. People will flee the community if it is allowed to be developed for low-income housing.

I think the downtown store fronts could be better utilized to bring more vibrant and diverse store options to the community. More restaurants, like the new BBQ, would be a great addition.

My family and I love living in Grass Lake, but there is room for improvement. Internet service and options are very poor, and do not fit our needs. I am happy that Grass Lake is expanding with new housing, as we want people to move to this community. I do wish there were more options downtown in terms of food, and the roads could use some vast improvements.

GL Township really needs to encourage more restaurants, including fast food, to enter the area. Also, having a large section of the downtown be occupied by the salvage business does not allow for various other businesses that would be of interest to residents.

Internet access and choices need A LOT of improvement. WOW is the only choice within the Village, and I work from home. More choices and better service are necessary to stay competitive and keep people satisfied. It's actually ridiculous how poor service is here.

Really love Grass Lake, except for the roads, especially the dirt roads, which are rough and not cared for very well. Makes getting around Grass Lake more difficult. Otherwise, the rural nature is nice and the Village area is well designed and has most of what anyone in a rural setting should want.

I've lived in Grass Lake TWP for 21 years and I would love to see a series of walk/bike ways which could connect the outlying areas to the downtown. Walking/riding to get into downtown is dangerous on the roads, especially with children. Also, just want to give props to the GL Public Works guys...they are always great.

Grass Lake is a great community and town, but there are areas that could be improved. The roads for one, but I know that is being worked on a bit at a time so hopefully before long they'll be smoothed out. My biggest issue is the water bills, when I moved here in 2009 I paid an average of \$65 every 3 months, now I pay \$75-80 every month, it's ridiculous how much that has increased while I have no leaky faucets/toilets, don't water my lawn, basically my use hasn't changed, if anything has gone down over time but my bill has skyrocketed.

I'm not one to want a bunch of fast food and random businesses to come around but there's not much here, could use a nice bar so hopefully someone buys the old VI and renovates that place. Improved parks would be nice, some trails would be amazing.

I would like to see all future residence on 2+ acre lots.

Keep Grass Lake Rural, No New mining sites.

We have lived here 5+ years and overall like the community and surrounding areas, but would like to see more retail and restaurant options downtown. We spend a lot of time going other places to meet those needs. There are many in the community who work hard to make this a wonderful place and we appreciate those efforts. Hopefully the area will continue to grow and evolve in a positive way that suits both longtime residents and newer residents such as ourselves. Thanks for taking our opinions into account.

There is a desperate need for sidewalks and lower speeds along Mt. Hope and Norvell Road. Please put in Sidewalks!

We love Grass Lake. Particularly the wonderful combination of rural with some new housing. We don't want groups of people coming here on a trail. Keep GL private and beautiful. Love the wildlife here. Don't ruin it for them!!

The biggest issue is good internet options.

Excellent schools.

The internet speed and lack of cell phone service are my #1 concern and have made working from home very cumbersome.

First, I question the value of the hydroplane races to the community. If there is some great financial benefit to the community that outweighs the noise and other stuff that accompanies them, then that info needs to be shared. Secondly, the lake is truly a community resource and needs to be treated as such. The level of weed growth has drastically increased the past few years to the point where boating, swimming and other water activities are not as desirable as they should be. Lastly, I think having a more vibrant downtown- more and varied businesses/restaurants- would make Grass Lake an even better and more attractive community.

Need to improve the roads which are not that heavily traveled like Michigan Ave. is. example, Grass Lake Road, Fishville Rd., Francisco Rd., etc.

Taxes are way to high

Improve downtown, improve the roads in the Township. Stop the good old boys club!!

Use the Clear Lake exit for big box, franchise, industrial, and suburban development, allowing the Mt. Hope exit to remain residential, rural, community, and pedestrian friendly.

N/A

Overall good place to live

It would be nice to see the Township attract more eating establishments to accommodate the quite large population that lives in this Township. Just having Missys and the diner is not enough.

I Would like to see Grass Lake maintain its rural character. More should be done with the downtown area to attract visitors. Restaurants, Shops, etc. There is nothing to come to town for unless you need gas.

Please do not try to encourage more business/growth here. Leave the rural character as it is.

While I appreciate the small town atmosphere, it would be nice to try and open up to more dining options nearby. Perhaps by I-94 so it's close but not actually in town.

The Township parks and ball fields are terrible for handicap people. The parking and paths that lead into the parks are an embarrassment. I have witnessed several people have a difficult time entering the ball fields in wheel chairs, and even just walking. The surface of the paths is unstable and creates a liability every time a person enters. There are several people within the community that require ADA accessible features.

High-speed internet is on my highest wish list!

We love Grass Lake! Please don't change too much.

We love living in Grass Lake. The reason we moved here is because of the rural culture and proximity to other large cities. If we wanted to live in a large city, Jackson, Lansing, Ann Arbor, Howell, or even a community like Dexter would be options. I'm not trying to suggest that we have to keep our small town small, but I don't like the idea of apartments and condos taking over the views like they have in places like Canton or even South Lyon. I also don't think we have the infrastructure to support major manufacturing or industry. They are critical businesses to keeping our country and state relevant, but they don't fit the appeal of our community and where we call home.

I love this small town for my elementary age child to grow up! It is of concern that there appear to be large-scale developments (eg. the mine off Norvell, current development off Norvell on Michigan Ave.) without resident input or opportunity to purchase parcels adjacent to their own property. I was very surprised and disappointed by the installation of a Dollar General. Grass Lake should prioritize small local business owners and keep embarrassing storefront chains out of our community. Thank you for your time and request for my input.

Township need to enforce blight (people not keeping up their properties)

The Planning Commission is doing a great job!!

Internet and roads are terrible. We need Township fiber similar to Lyndon Twp.

Need better online choices. Also, a few more chain restaurants would be great.

Would love better internet and natural gas on S. Francisco Rd. Would also love to have it paved.

I would love to see a dog park created somewhere in the Village or Township. Also, I would absolutely love to see ONE garbage truck come down my street once a week instead of THREE. PLEASE put out a bid for garbage service, choose a company, and then assess all of us for the cost. I don't want to get garbage service for free-- I'm just so sick of seeing 3 different stinky, noisy, garbage trucks rolling through my neighborhood every Tuesday through Thursday. I'm also sick of smelling the toxic burning garbage stench coming from some of my neighbors' yards. These folks would rather burn their garbage than have to pay someone to take it away. Thank you for your consideration on both of these issues.

Please continue to resist the urge for development of large transient housing developments as this is not compatible with the existing or desired character of Grass Lake.

Grass Lake Road, South Francisco Road and Fishville Road are absolutely terrible.

New to living in the area (<6 months) but long time resident of Jackson County and familiar with the Grass Lake area for several decades - which is WHY we moved to Grass Lake.

Government Officials should take note of past officials errors in judgement and avoid the pitfalls these mistakes create. Keep informed/updated, lead with wisdom, and keep the voting public informed within reason.

Internet is a priority. I would not like to see the City hit a high population density and lose the rural community feel

Township administration is poor. No tracking of SUPs, bidding process for contracts, or running of the Recs & Parks administration is publicly available.

More police presence in the area. Speeding, tailgating, and road rage are out of control. Some roads are like drag strips. We don't need any more weed stores or warehouse's in the area either.

Grass Lake - A Great Place to Call Home. I hope we are able to continue the symbiotic relationship between the Village and Township Boards. I believe our success hinges on future planning and the support of the best group of volunteers I have ever been associated with. I am proud to say that I live and work in Grass Lake Township.

We need more sidewalks and a pool.

I would like to see more restaurants, perhaps an increase in the number of available liquor licenses. The elected officials really seem like they listen to the residents, often it seems like they do what they want or what their friends want them to do.

Grass Lake is an amazing place to live. Please maintain the rural small town feel. Industrial businesses should only operate in industrial zones. Something needs to be done about all the gravel trucks rolling through town. They do this to avoid the weigh station. Michigan Ave is not designed for heavy trucks. There should be a weight limit for trucks driving through town. They should use I 94, which is designed for heavy trucks. Would like to see the roads resurfaced. Would like to see bike trails developed. Broadband is definitely needed. I would like to see the Bohne Rd. Gravel pit closed. The dust/ noise / pollution of the shared aquifer is detrimental to human health. Would like to see Jere Hinkle replaced on the PC with a person that is more pro environment, pro residents and not one of the good old boys network. Thanks 🙏

Internet HAS to be invested in. There are many people who consider moving to GL and then change their mind due to the poor internet service

Supporting the senior center and creating free recreational opportunities for all ages (bike and walking trails) is important quality of life for residents. Sidewalks for children to walk or bike to school are important!!!!

COVID has been tough but here are some of the things I love about GL that make it different than your normal rural town in MI - a strong school connected to the community, things that draw people downtown (Traffic Jam, Heritage Days, Christmas Cookies, Farmers Market, etc). I just wish there were more reasons to bring people downtown instead of needing to go to places like Jackson or Chelsea.

The recycling center that we used to have was incredibly convenient. I think that it would be good for our community to have that back. I also think that it would be good if the Village/Township had an area to dispose of yard waste like trimmings from bushes, grass clippings etc. The fact that the recycling center that we had was removed because of a few people abusing it is a punishment to the larger majority that respected the rules of it. I also think that there are several streets, especially within the Village that need proper repair. Not just filling in holes.

We just moved here last February (Township, not Village). So far, we love it but we are somewhat removed being on the outskirts so we haven't got to know the Village very well yet.

From my daughter: get a Starbucks

I moved to GL due to its small quaint friendly style and location. These are things I would not want to see changed very much in future years.

Please fix the roads in our Township! AND fix the Sewer plant noise! If you cannot fix the roads and sewer plant noise, then lower our taxes for those who live in a 3 mile radius!!! Paying for poor roads and noise from the stinky plant is a deterrent to living here in GL. Also, in this survey there was no mention of how to better support our school system. We have neighboring schools (like Chelsea) that offer more to our children than GL School System.

Traffic light at Michigan Ave. and Norvell Rd. needs to be active 24/7/365. Very dangerous intersection on week-ends without it.

I have completed surveys before for the village and did not see any results. I hope the results of the current survey will be made available for review.

Embrace the growth and understand that GL is shifting from a rural area to a commuter area. We would like to see better use of downtown spaces for services necessary.

I moved to Grass Lake Township for the rural, small town feel and the peaceful environment. From previously living in an over-developed suburban area, it is my strong hope above all that Grass Lake continues to keep it's

small-town charm, with agriculture and green spaces as they are, with a cap on development of housing as well as business/industry.

Would love to see a non-motorized trail from via duct or Hayball Rd. area to downtown, better restaurant and some shops to make downtown more utilized on evenings/weekends. The small town atmosphere and locale (distance between Jackson & Ann Arbor) is what drew us to this area but for eating/shopping we are limited.

Everything is working good.

Improving road conditions on Highland Drive and Burkhardt Road needs to be addressed. There is standing water over Burkhardt Road throughout any rain storm which is unsafe. The pot holes and road deterioration on Highland Drive is not reflective of the tax basis on this part of Grass Lake Twp. The roadway should match the caliber of homes and the excessive property taxes in this part of the Twp.

The planning commission needs to NOT have the power to make decisions for the Village and Township. We need to work on removing the current planning commission which is not favorable to making Grass Lake a great place to live. Grass Lake needs to stop giving favors to special families in Grass Lake. Residents needs to stop dividing those that are long time residents and those that have lived in grass lake for less then 30 years. No one decides this. WE ARE ALL RESIDENTS OF GRASS LAKE NO MATTER HOW LONG YOU HAVE LIVED HERE!!!!!!

We are very pleased with our 2 plus years of owning property in this community.

We've been living in GL on Mt. Hope Road for 34 years. We still feel that Mt. Hope Road does NOT have the sheriff coverage that the Village gets, regarding the speed limit which is excessive, including heavy trucks. There is also a lot of noise and heavy truck transport daily (Bailey gravel pit on Bohne road).

We need to keep our small town small but we do need to improve our technology. The internet is embarrassing and it affects our children. The children need to have faster internet for grade school and college. If GL is looking for businesses to invest in it, they won't get any with the internet we have.

Need to get rid of the old boy network and nepotism in the Township offices.

Heavy trucks going through the Village and up and down Township roads have taken a great toll on those roads. My road (Highland Drive) has had so many heavy trucks on it this year that the pavement is crumbling away at the edges and cracking in the center. Large trucks - Lester Brothers - going through the Village are ruining the new pavement sooner than it should be. Apart from this, I love living here - it was a great place to raise our family and they all consider this "coming home."

Our roads in Tims Lake are a terrible mess. Feel the Township should be doing a much better job of maintaining. All of us already pay taxes to maintain our roads, but are expected to pay additional to get any improvements. Not very attractive to homeowners!!

The "no opinion" answers were because we do not have these services, not that we wouldn't like them but they don't exist where we live.

Grass Lake IS a great place to call home.

Grass Lake itself (the lake) needs to be cleaned up. The plant growth in the lake is increasing every year.

Planning Commission should NOT be an appointed position. They have very bias opinions not for the people. Commissioners are hard on some people and very lenient on others. ie aggregate companies.

I love the tight knit community of Grass Lake and the small town feel. I would like to see more local, non chain businesses in our community. . . Especially another restaurant or two. I would love to see our parks grow. Some ideas include a skateboard park and a walking/biking trail system.

Transportation issues, we need an easy way to get to Jackson without a car. Internet needs upgrading. Environmental and pollution issues need to be considered in decision-making.

A paved bike/walking trail down Mt. Hope to Michigan Ave. would greatly increase business patronage in the Village.

Until the planning commission changes, things will stay the same. The Gravel Pit on Bohne Road is a perfect example of an eye sore, detrimental to all Grass Lakers and a continuation of what happens when the leaders of a Township don't care about the people in the Township.

Please look into a better internet service. The amount times the WOW internet drops is ridiculous. Please also do something about the cell service. I can't believe how unreliable the cell service is. I do not have a landline and I rely on my cell as do many residing the community now. After living in Washtenaw County for 40 years and living with horrible snow removal service on the roads, I have to say that Jackson county, and Grass Lake does a wonderful job. Thank you.

Still miss Kuglers. Love to see improved parks and businesses that cater to families with children, the health conscious (i.e. a gym), and greater visibility/ attention to local farms. Bike trails would be awesome. Love to see a good Mexican restaurant!

Where are our tax dollars going? Roads are horrible, internet is a joke, the DPW who takes care of the water and sewer are drastically incompetent and the fire department is a bunch of kids!!! Where do my tax dollars go!!

I would like to see more local, small businesses in Grass Lake like brewery, a decent restaurant, novelty-gift shop. I would love to see our downtown attract more unique shops.

Kudos for the bust on the pot growers last month...run them out of town....no reason anyone from Cuba would buy property in Grass Lake.....

Comcast/Xfinity cable-internet service PLEASE!!!!!!

Get the architectural salvage guy out. It's an eye sore and takes up valuable space. STOP USING SO MANY STAMPS. A stamp to send a bill and a stamp to return the stub. That's so many tax dollars

We need more businesses and less subdivisions, we need better streets and more sidewalks throughout town.

Need to stick to the existing township zoning plan

Strongly encourage our Township to start a preservation program for agricultural land and green spaces.

Please put in a sidewalk or pedestrian pathway of some kind down the entirety of Mt Hope Rd for better walking/biking access to town.

I like the small town rural feel of Grass Lake.

The buildings that house the architectural salvage business are an eye sore. But why even bring it up. Nothing will change under the current ownership.

There need to be more places to eat and shop in grass lake

National chain establishments diminish the value of a town, and pull local funds from our community. Please work to prevent/remove them and instead, incentivize local, quality options. When possible, incentivize home/business owners to improve their property. Taxes generally serve to limit renovations and upkeep. Let's work to solve that issue. The chain of lakes are swell, but it'd be a better start to work on Grass Lake. A boardwalk and non-motorized trail in our town should be priority. Others can come later. Work to incentivize local farmers. Grass Lake is wonderful because we have a healthy mixture of city/country people. It's no secret that Chelsea and Ann Arbor are moving our direction...let's work to prevent the reason they're leaving where they came from. Marijuana is a frustrating topic, and I'm not favorable towards it. However, it's inevitable that it will impact Grass Lake. Let's work to incentivize quality options when the time comes. More specifically: prevent dump facilities; prevent foreign businesses; allow the tax money the freedom to improve the community. #WeDontWantToBecomeLeoni. Thanks for all you do!

Walking trails would be wonderful! A place to work out would also be valuable. Downtown buildings need to be open, operating and fixed up.

My #1 concern that I cannot stress enough is that we need a sidewalk or path down Mt. Hope Road for families from the subdivisions to be able to walk or bike into town more safely. We would visit downtown more often if this were the case. My #2 concern/complaint is that the Architectural salvage an eyesore and is taking up downtown store front space that could be better utilized for shops/restaurants/stores that could add great value to the community. I myself would love to open a Pilates Studio or Gym space in one of those spaces.

Zone all property along I-94 industrial.

None.

Concerned with keeping Grass Lake a Conservative Rural Township.

It would be nice to have some attention to cleanliness and updates in our restaurants. More variety shops...Kean's in Mason is a real revenue generator! Wish we had a store like that! A put put golf would be fun too! And DQ!

We need better internet and roads!! Specifically Orban Rd. Very ticked off about being lied to about all roads in Grass Lake being redone on pamphlet only to find out there's about 6 roads not being done on latest road millage. And also not happy about internet survey showing an overwhelming majority of respondents wanting more options and then the Township doing nothing about it.

I moved to this town because of the fact that it is a small town. Chelsea used to be a small town and became a popular destination for suburbanites and that is fine. The problem I have with this is that they bring their suburban ways with them. Chelsea has become over crowded and is no longer what it used to be. This is my main concern.

I believe we need to bring in more business including different restaurants we currently go out of town to eat most of the time which I know a lot also do too. I believe we should take revenue streams when they are offer to the township also.

Desperately need better internet options. Vacation out here northwest of West Branch next to Clear Lake and getting 67mbps in the middle of nowhere. My first thought was why we can't have this type of internet speed and consistency in GL?



Grass Lake Charter Township Master Plan | 2022 Edition

Appendix C
Mapping

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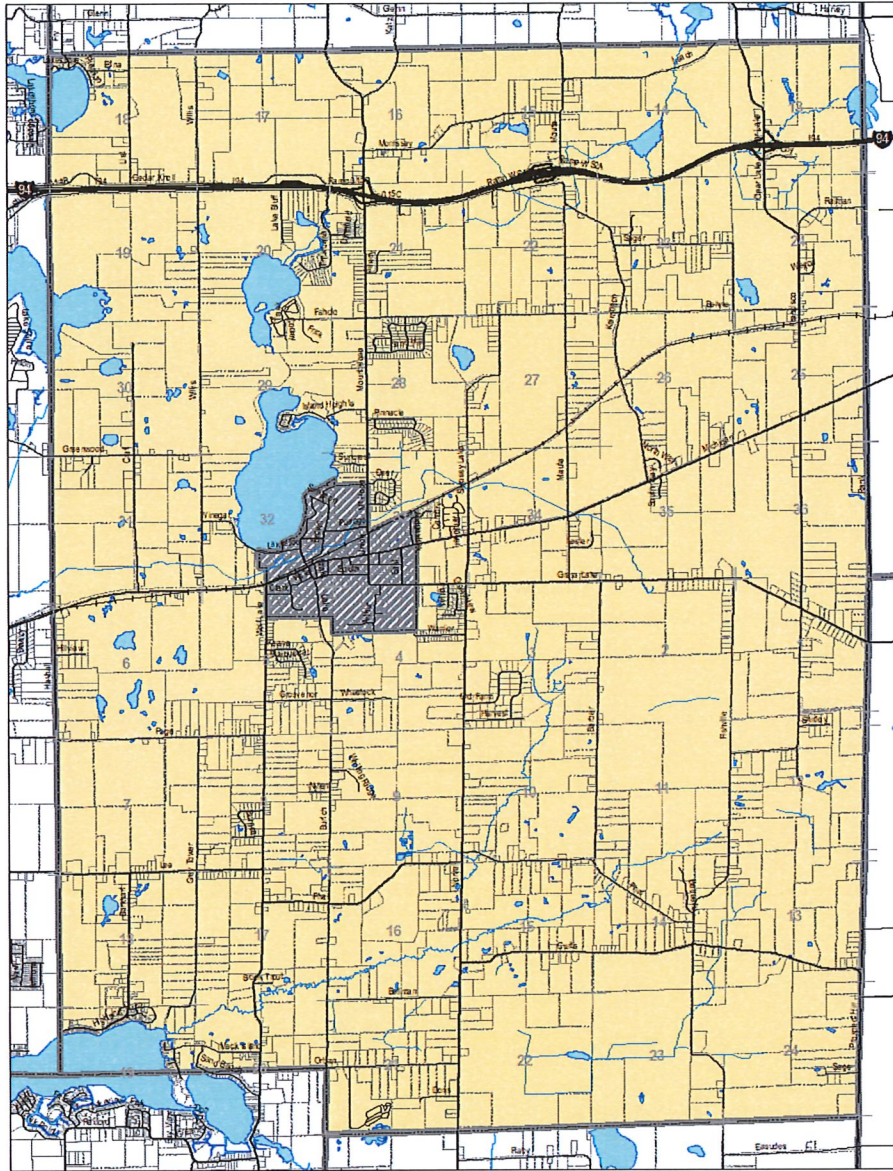
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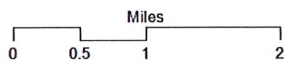
Future Land Use C-21









Zoning C-22

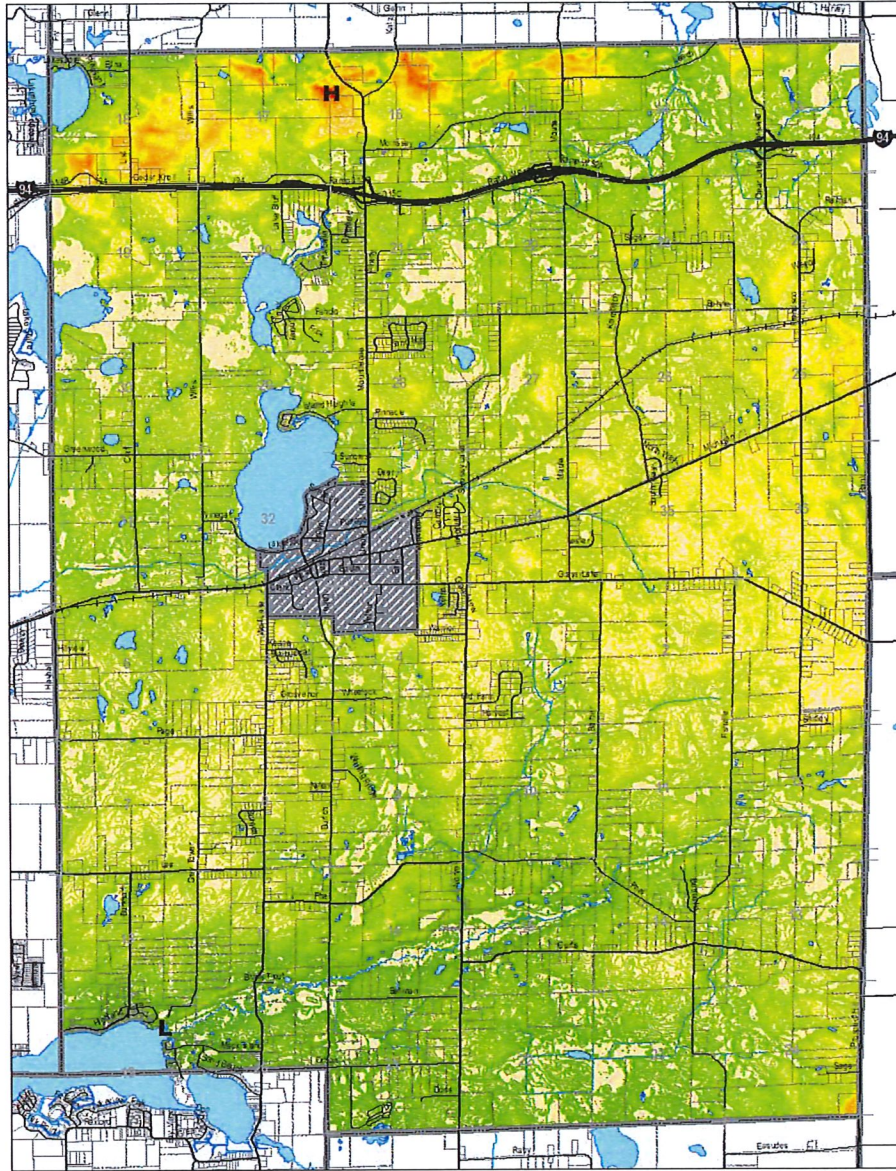


**Grass Lake Charter
Township Master Plan**

Base Map

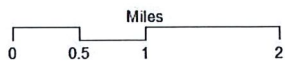


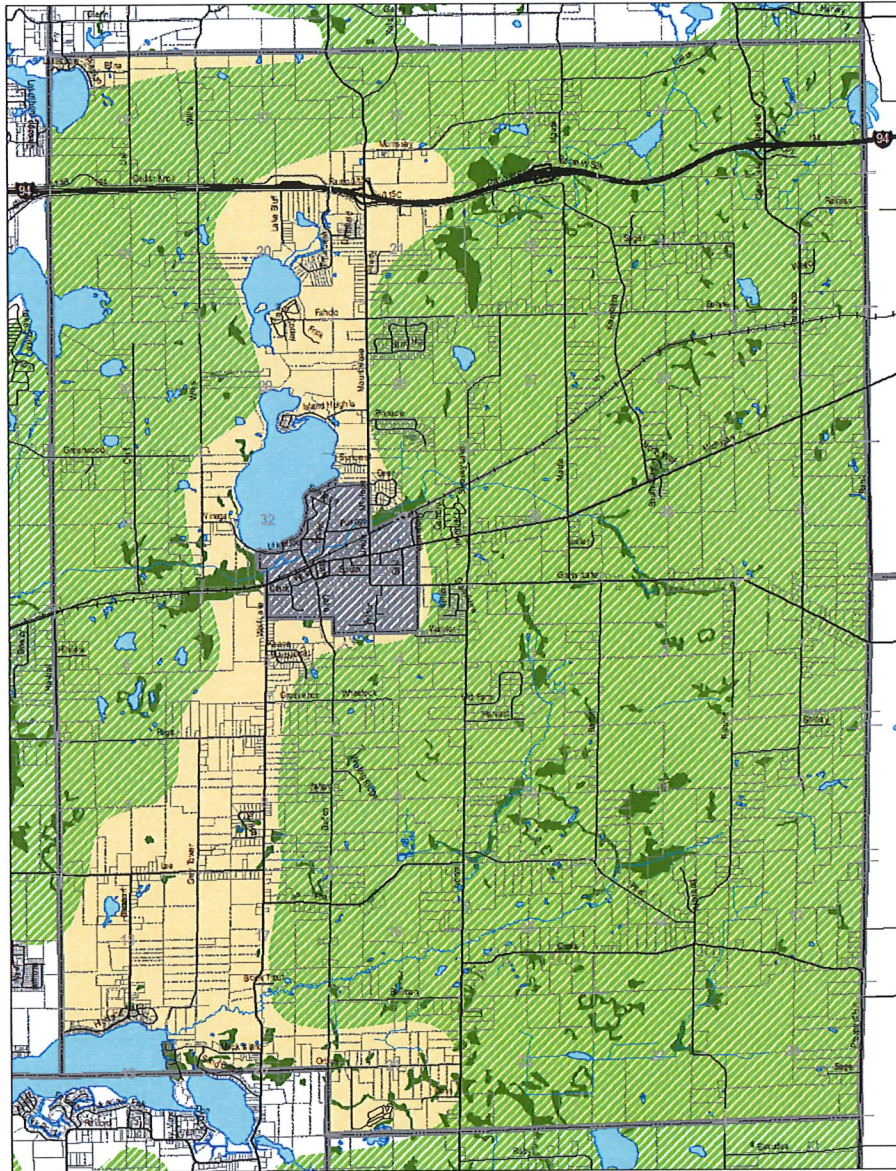
-  Village of Grass Lake
-  Parcels
-  State Highways
-  Primary Roads
-  Local and Private Roads
-  Railroad
-  Lakes and Ponds
-  Rivers and Streams



**Grass Lake Charter
Township Master Plan**



Topography



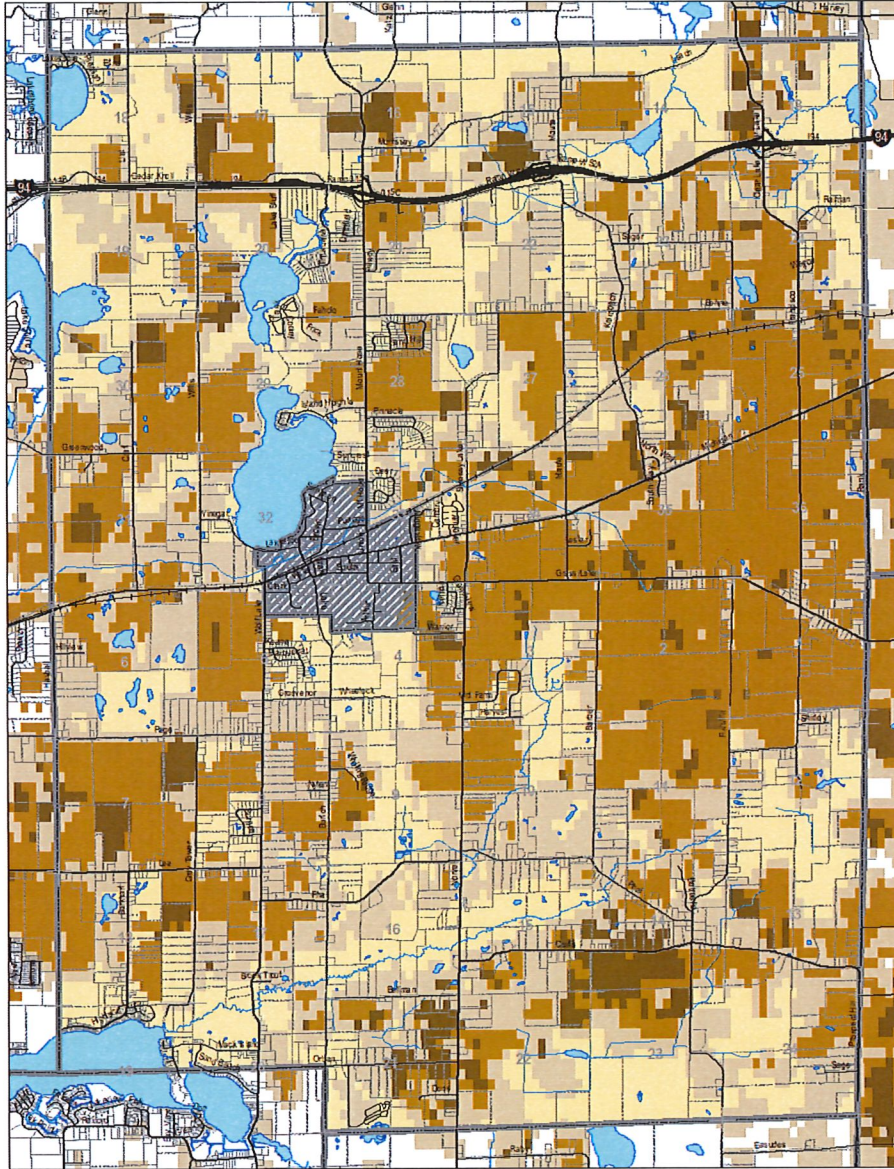


**Grass Lake Charter
Township Master Plan**

**Agricultural Soils and
Preservation Areas**

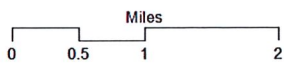
-  Most Productive Agricultural Soils
-  Recommended Preservation Areas





Grass Lake Charter Township Master Plan

Quality of Farmland

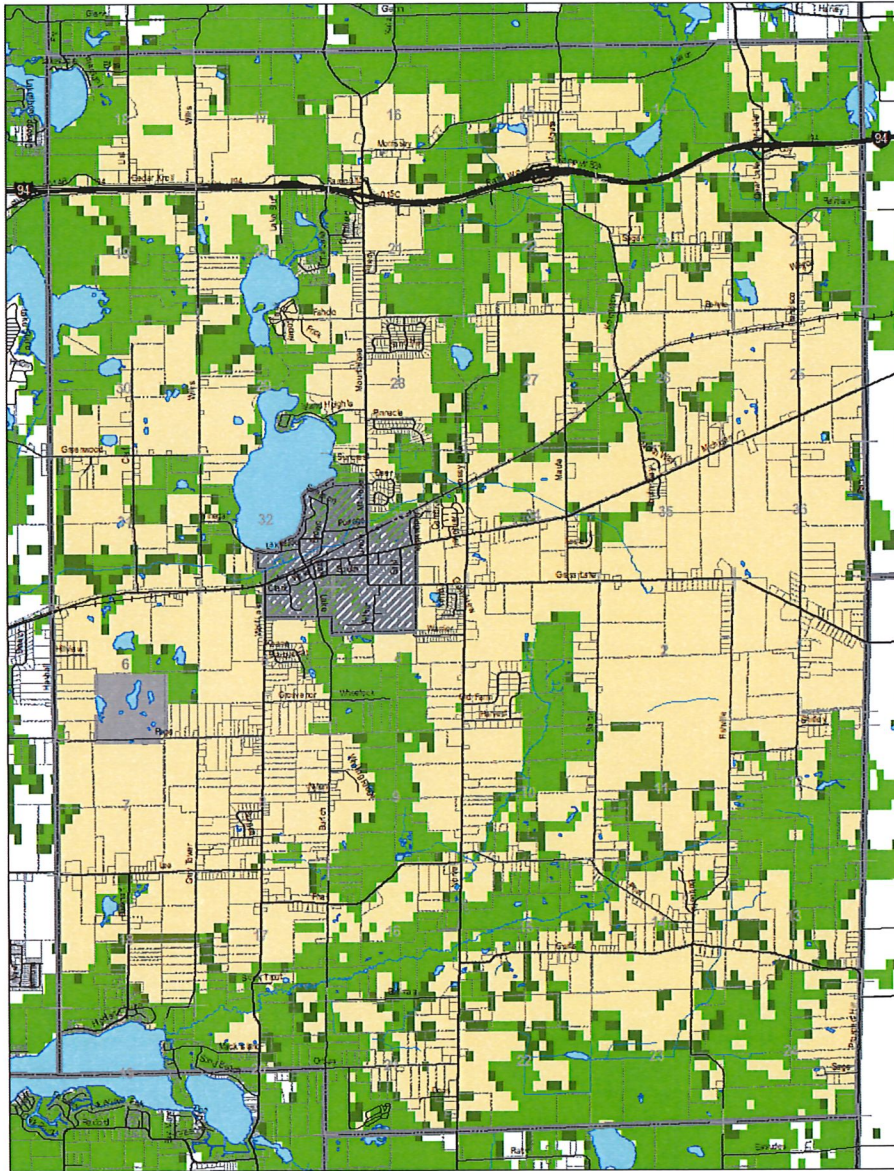


- Michigan's Best Agricultural Land
- Nationally Significant Agricultural Land
- Other Agricultural Land

Notes and Data Source

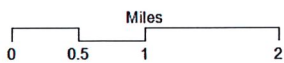
This map represents the quality of agricultural land in 2016. Nationally significant land meets the minimum productivity, versatility, and resilient (PVR) threshold set by the American Farmland Trust (AFT). Michigan's best land has a PVR value above the state's median.

The land use data is owned (and was developed) by the American Farmland Trust (AFT) and Conservation Science Partners for the Farms UnderThreat program (as directed by the AFT).



Grass Lake Charter Township Master Plan

Forests and Woods

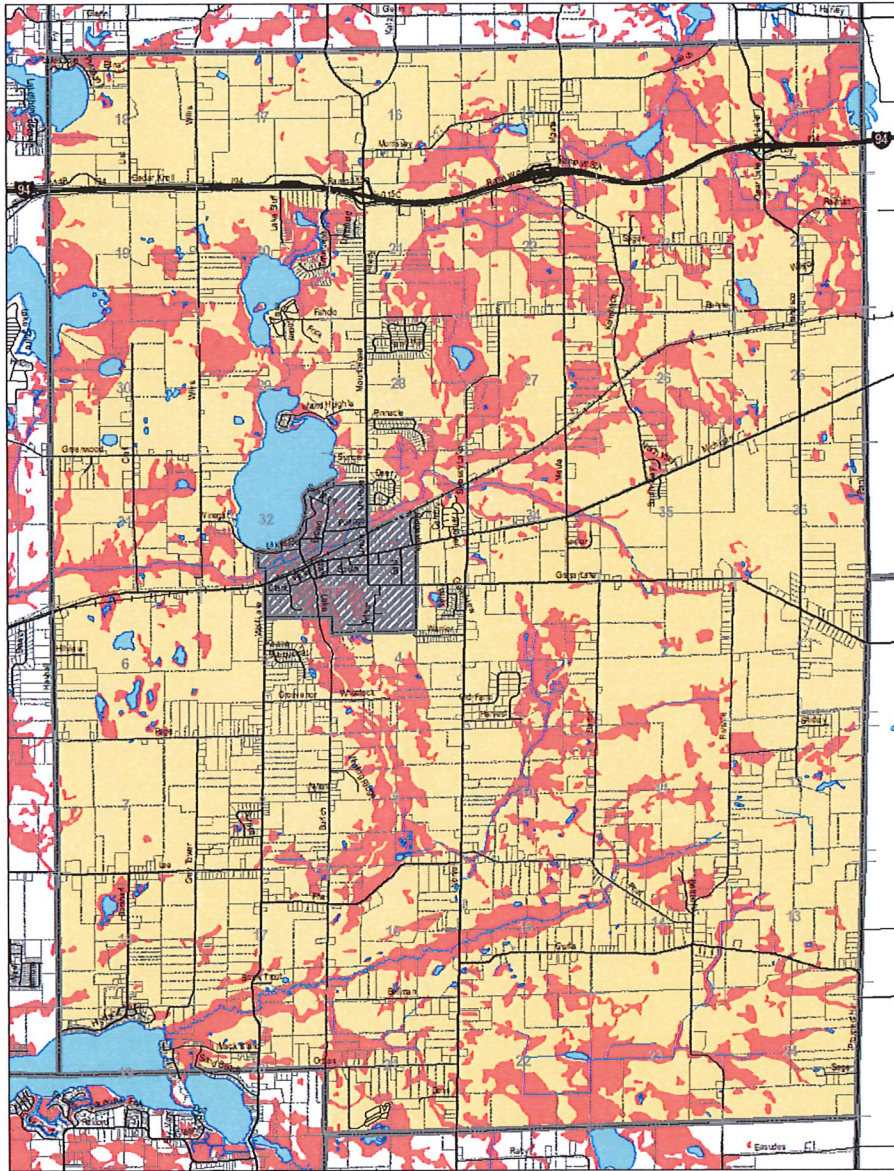


-  Forestland
-  Woodland
-  Federal Land

Notes and Data Source

This map represents the major land uses in 2016. 'Forestland and woodland' includes 'federal lands' (with and without grazing). 'Woodland' is 'forestland' associated or adjacent to farmland.

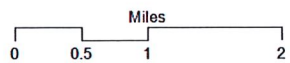
The land use data is owned (and was developed) by the American Farmland Trust (AFT) and Conservation Science Partners for the Farms UnderThreat program (as directed by the AFT).

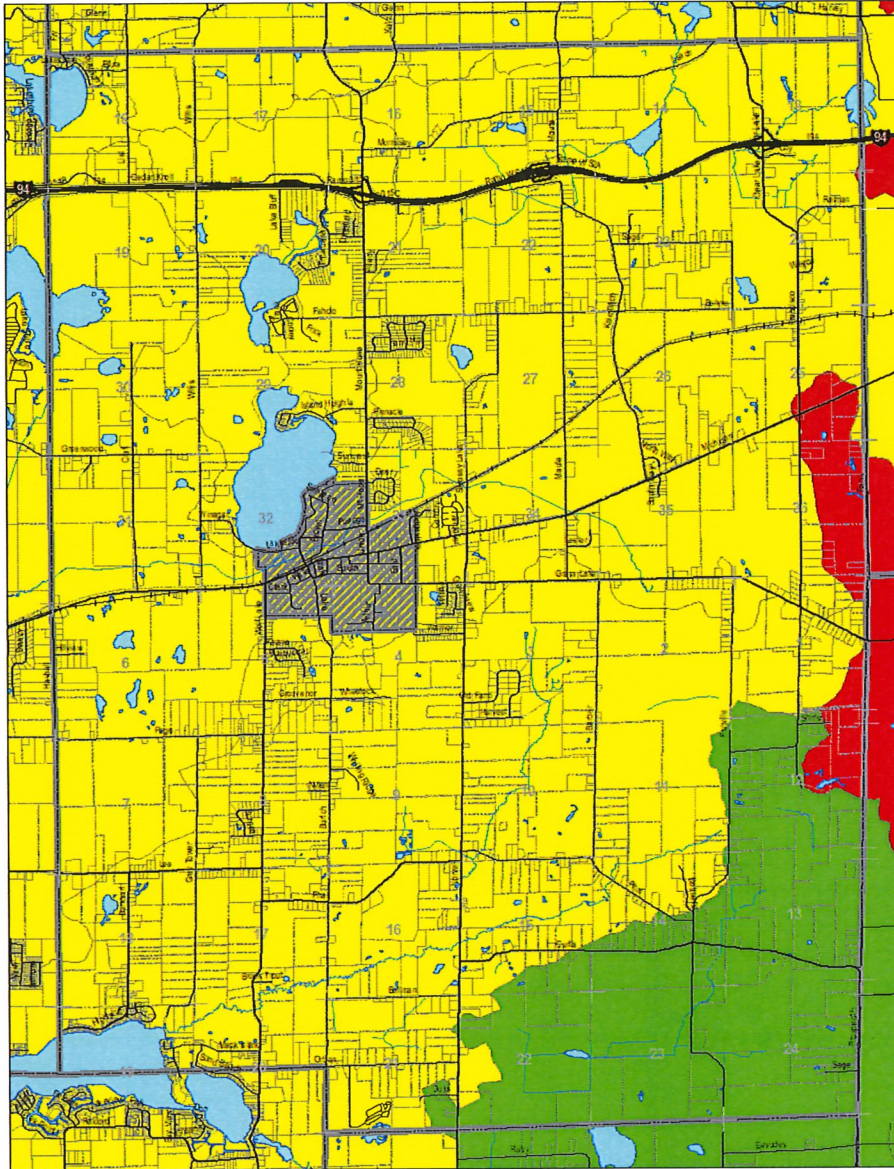


**Grass Lake Charter
Township Master Plan**

 Hydric Soils

Hydric Soils

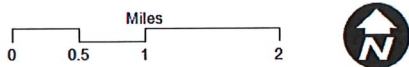


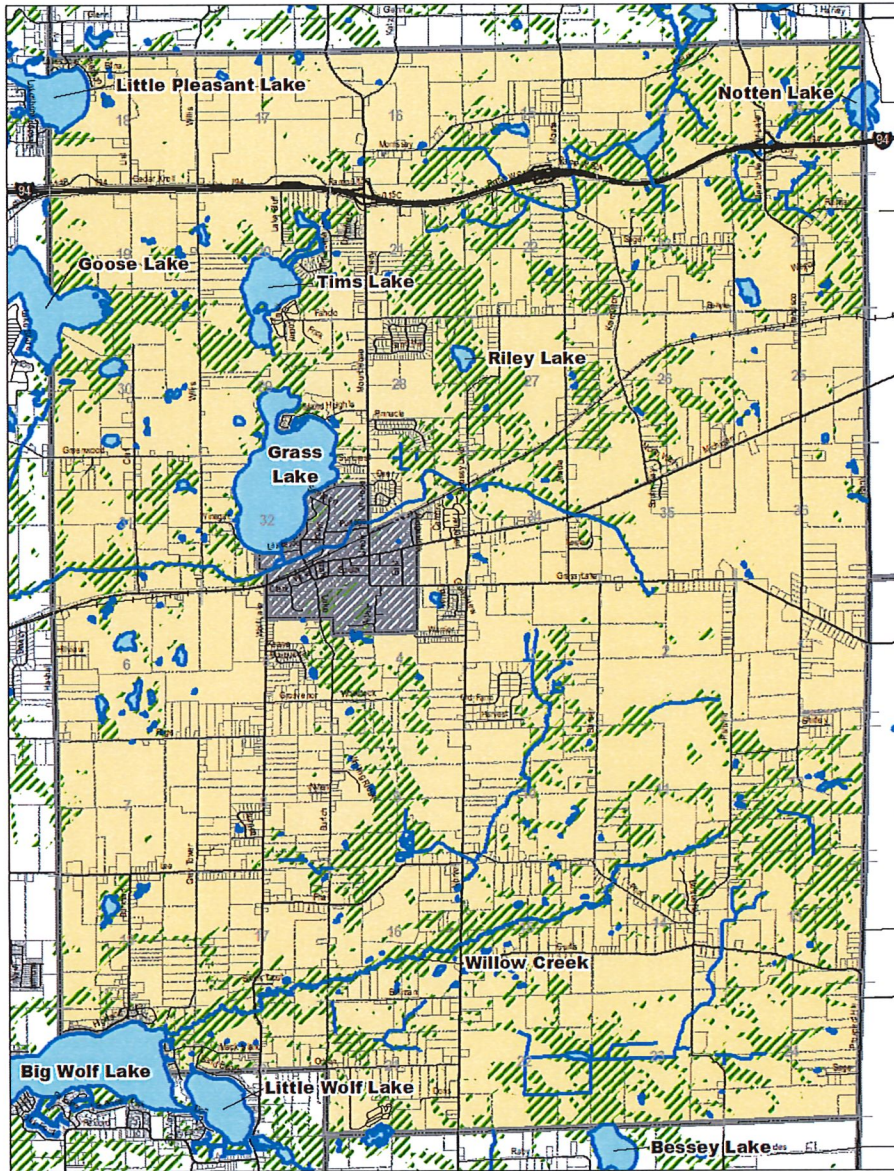


Grass Lake Charter Township Master Plan

Watersheds

- Watersheds
- Upper Grand River
- River Raisin
- Huron River
- Surface Waters
- Lakes and Ponds
- Rivers and Streams

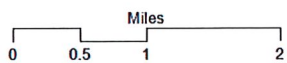


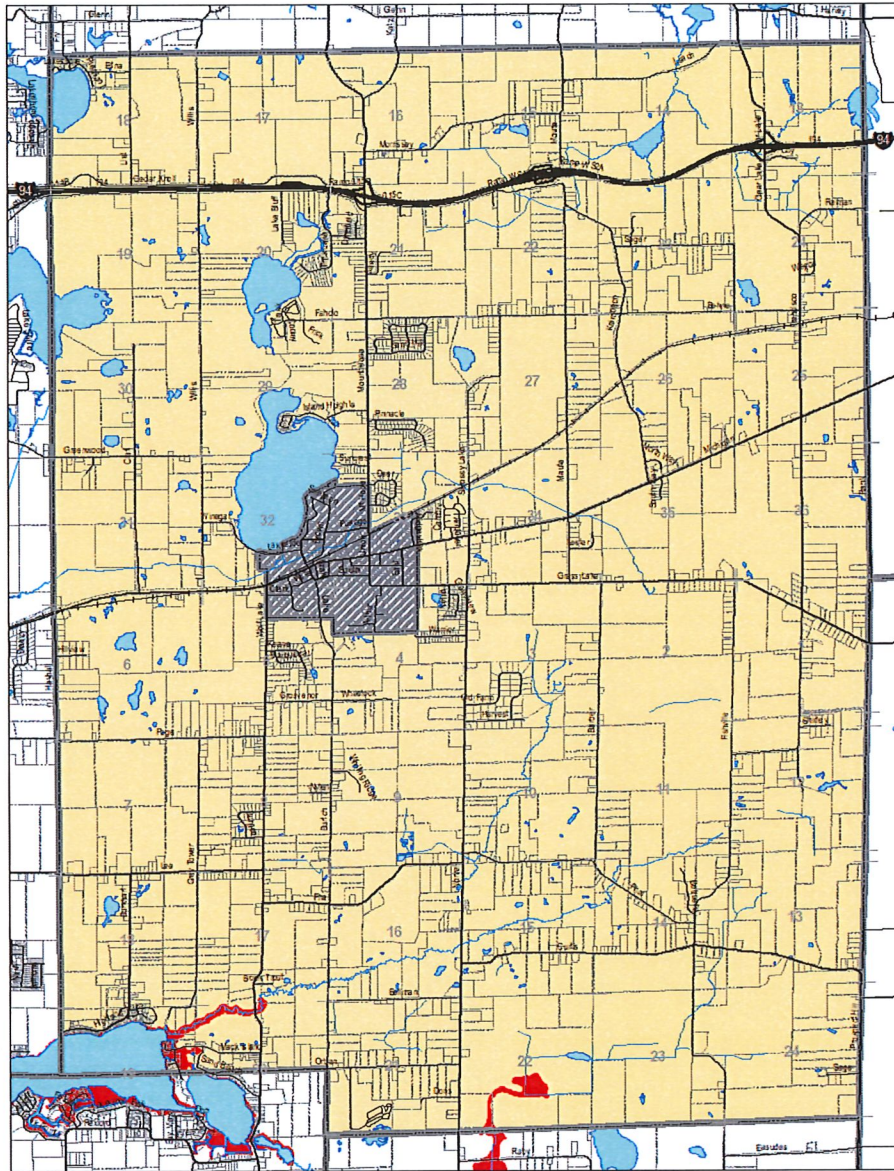


**Grass Lake Charter
Township Master Plan**

-  Lakes and Ponds
-  Rivers and Streams
-  Wetlands

Surface Waters

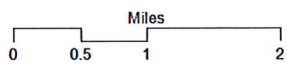


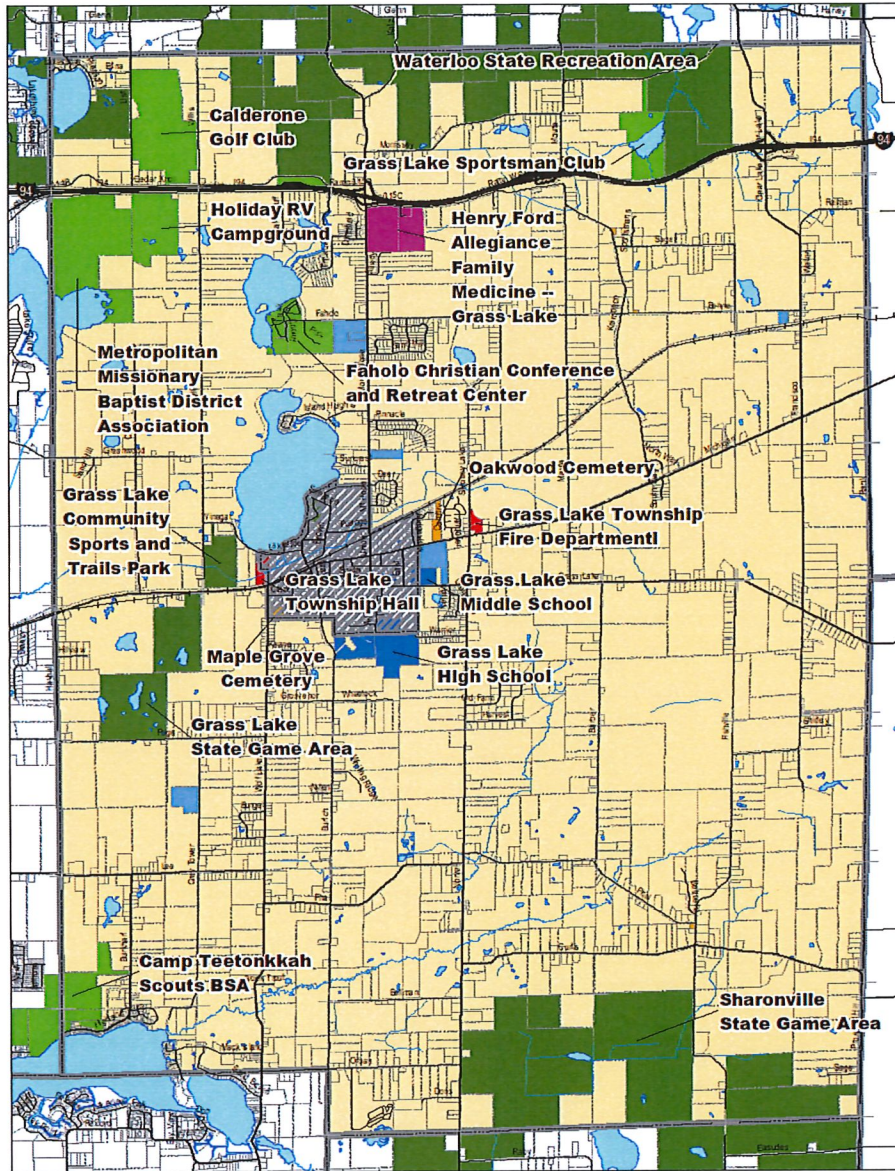


**Grass Lake Charter
Township Master Plan**

-  100-Year Flood Zone
-  500-Year Flood Zone

Flood Zones

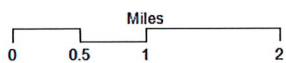


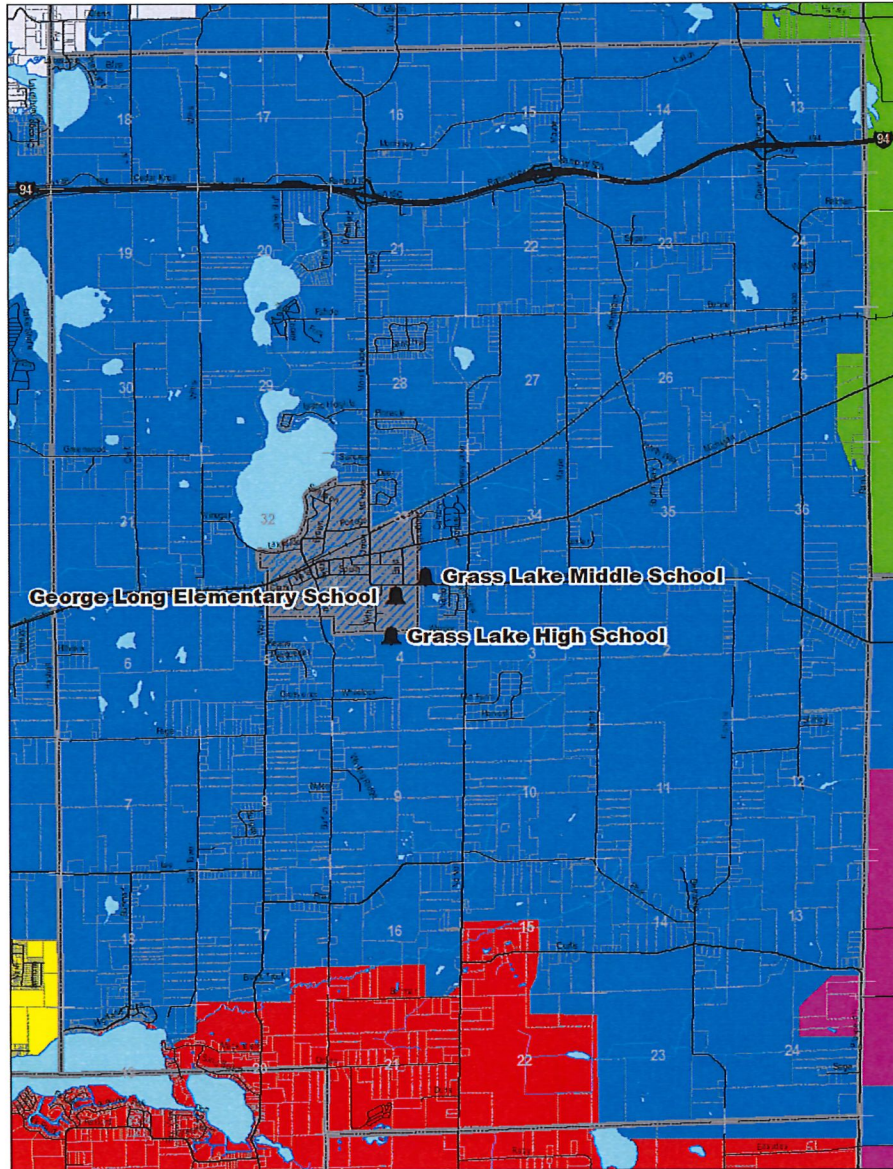


Grass Lake Charter Township Master Plan

Community Facilities

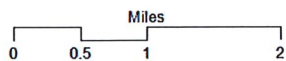
- Township Hall and Fire Station
- Parks
- Recreation Facilities
- Cemeteries
- Schools
- Major Medical Facilities
- Churches



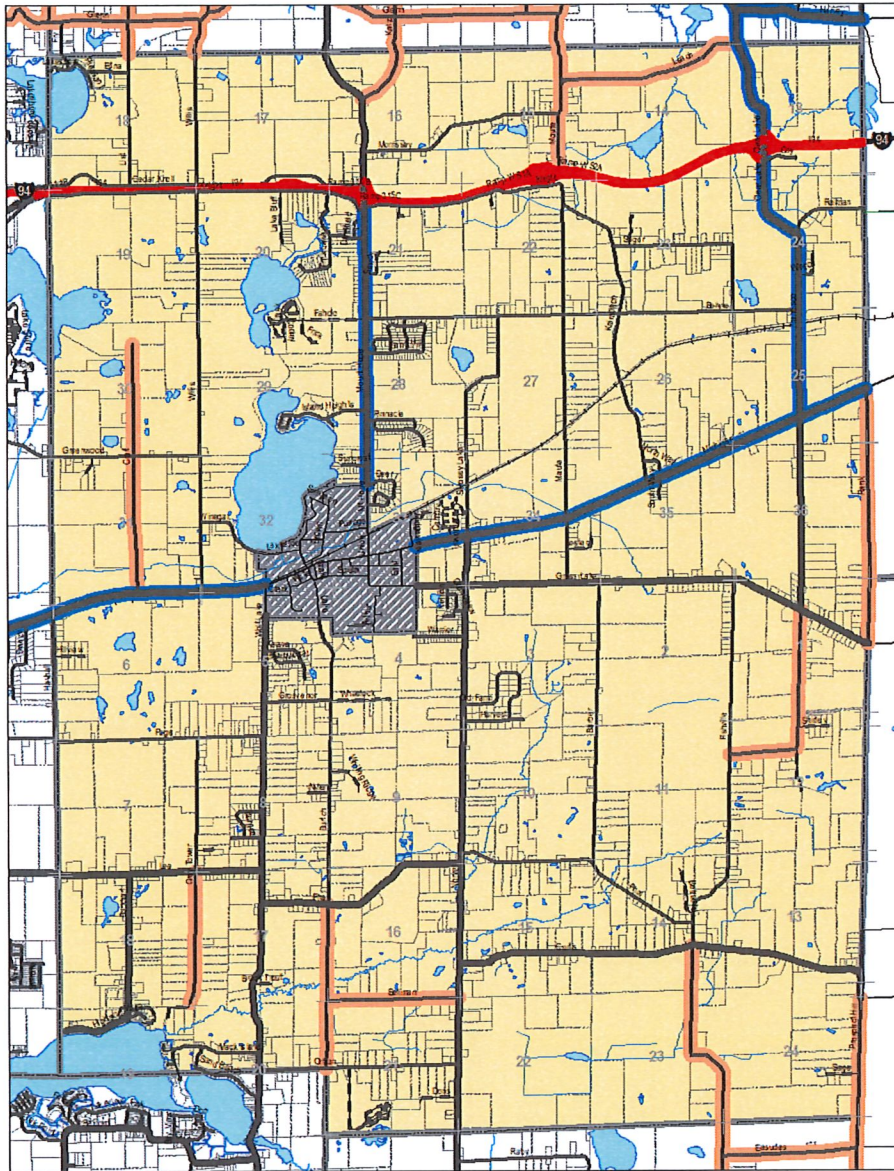


**Grass Lake Charter
Township Master Plan**

**Public School Districts
and Schools**

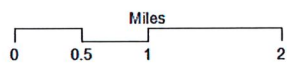









-  Grass Lake Community Schools
-  Napoleon Community Schools
-  Chelsea School District
-  Manchester Community Schools
-  East Jackson Community Schools
-  Michigan Center School District
-  Public School Sites

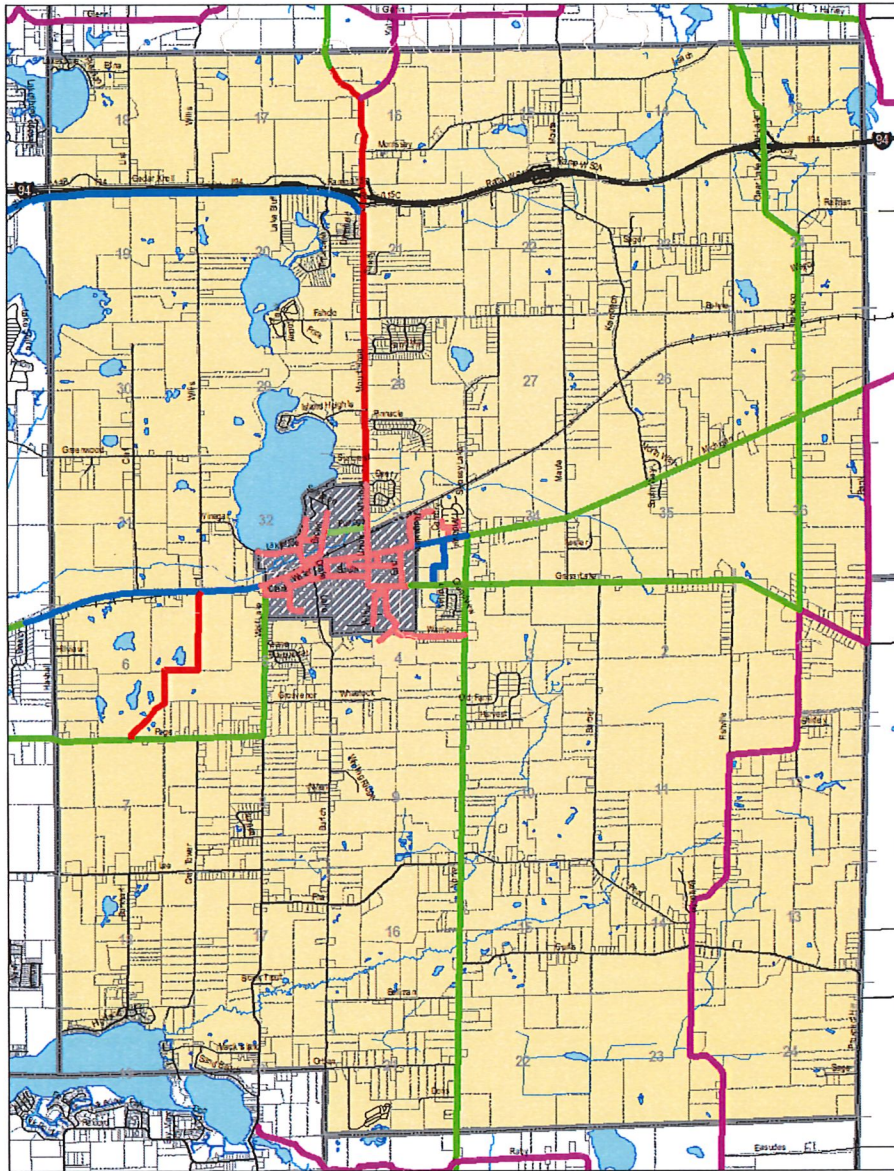


Grass Lake Charter Township Master Plan

Roadway Network



-  State Highways
-  County Primary Roads
-  County Local Roads
-  Private Roads
-  Other Factors
-  All Season Roadways
-  Gravel Roadways

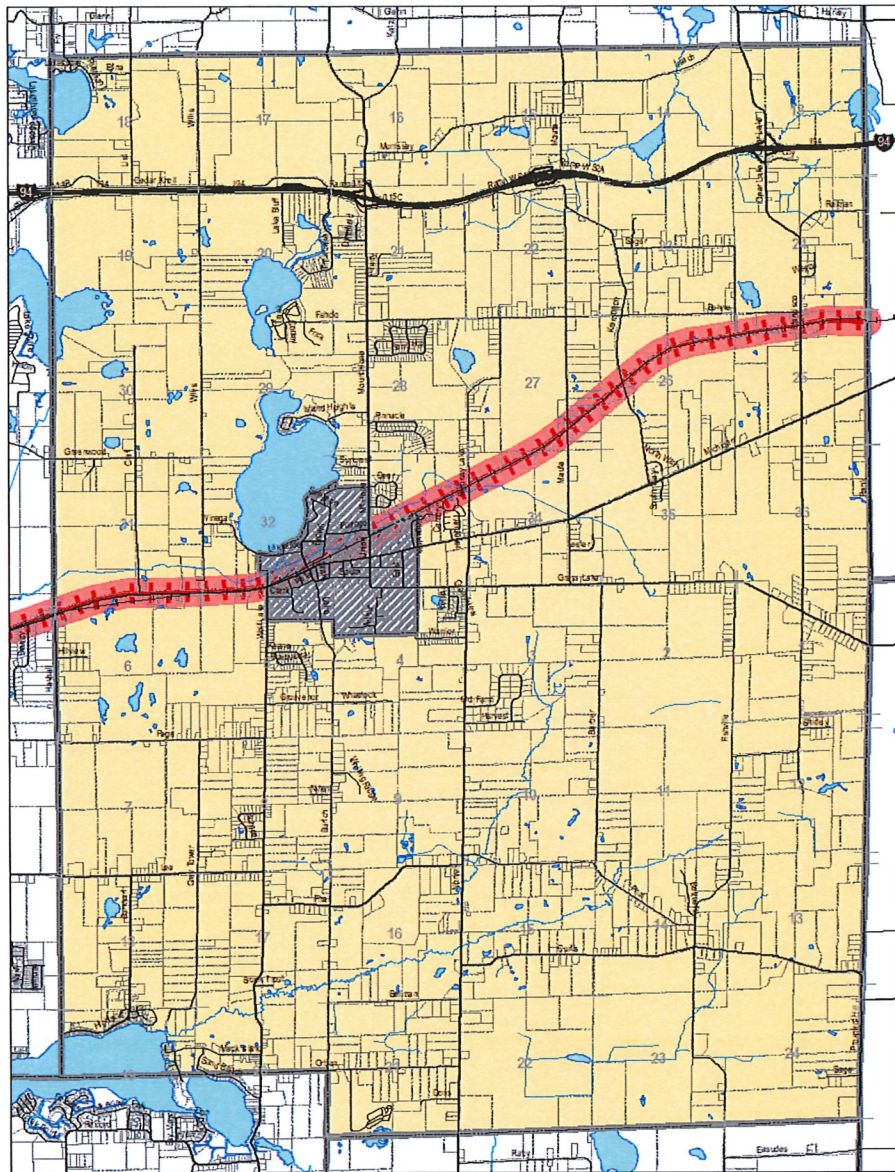


**Grass Lake Charter
Township Master Plan**



**Nonmotorized Network
Overview**

-  Major Off-Road Trail
-  Shared Use Path
-  Paved Shoulder
-  Sidewalk
-  Gravel Road Route

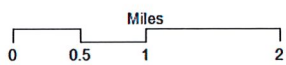


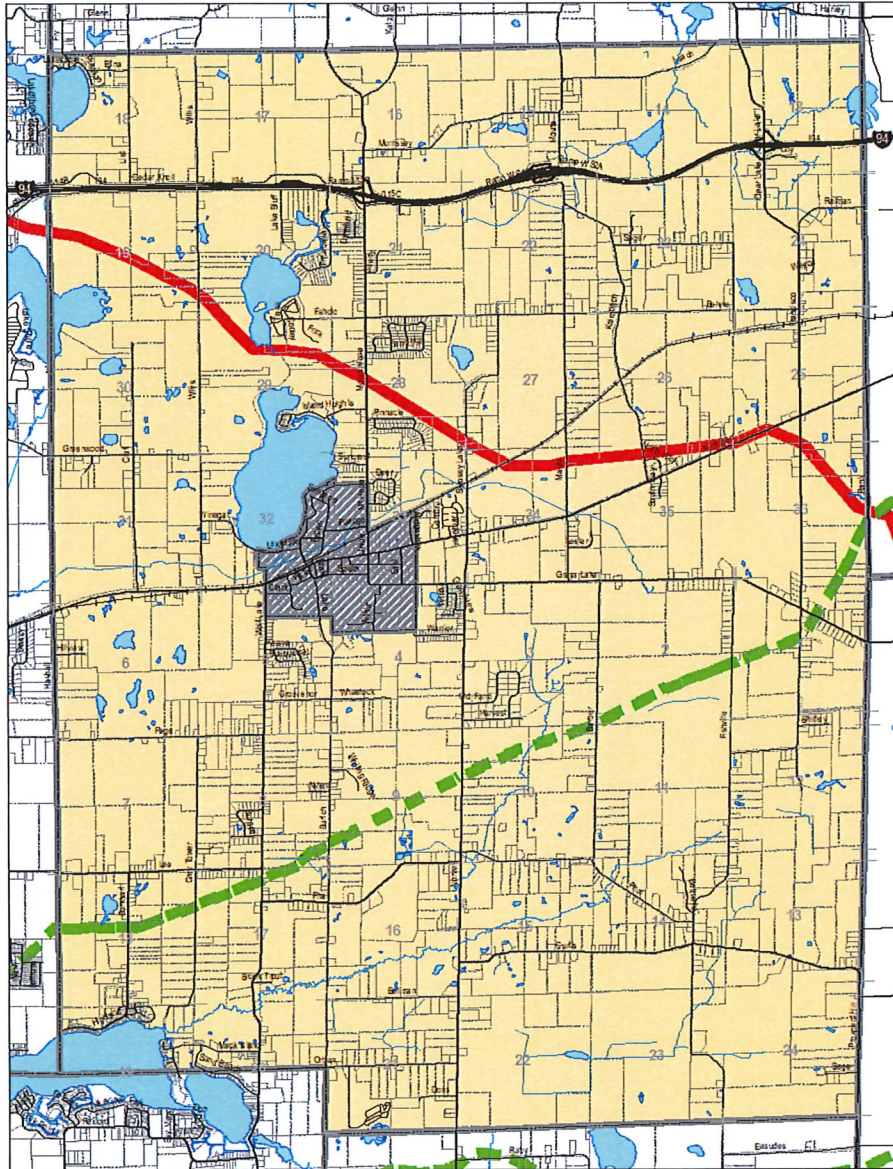


**Grass Lake Charter
Township Master Plan**



 Norfolk Southern Railway
 AMTRAK Wolverine Route

Railroads

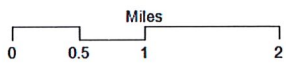


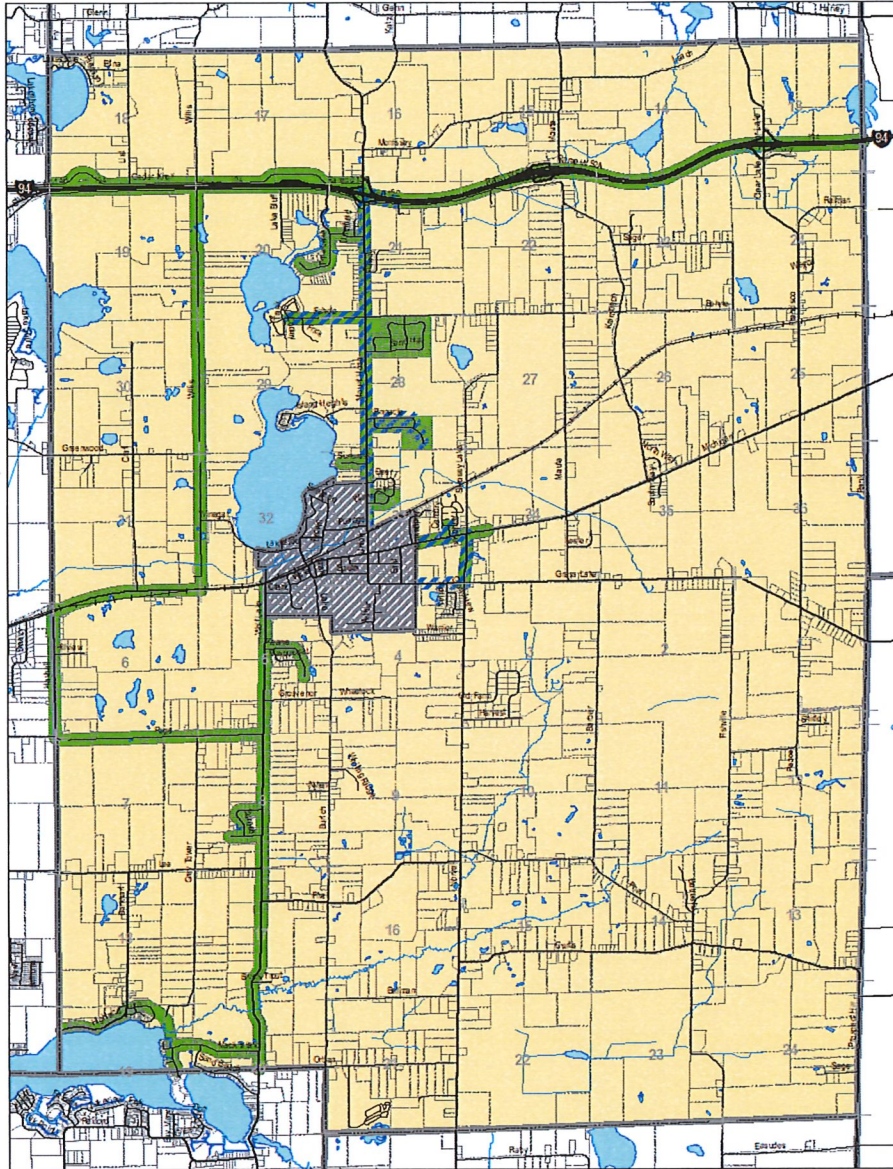


**Grass Lake Charter
Township Master Plan**



-  Gas Pipelines
-  Liquid Pipelines

Pipelines

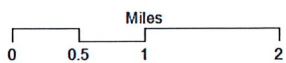


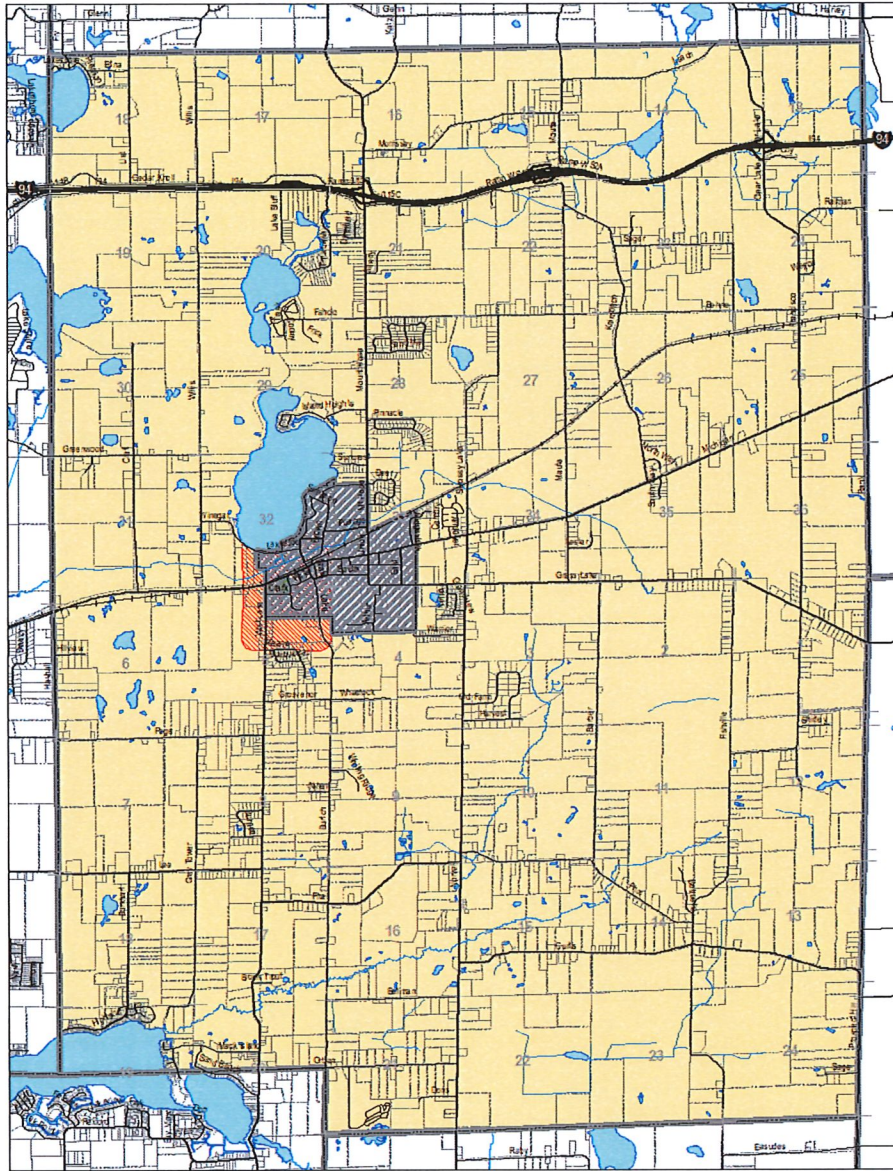


**Grass Lake Charter
Township Master Plan**

-  Water Service Area
-  Sewer Service Area



Water and Sewer

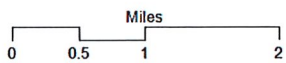


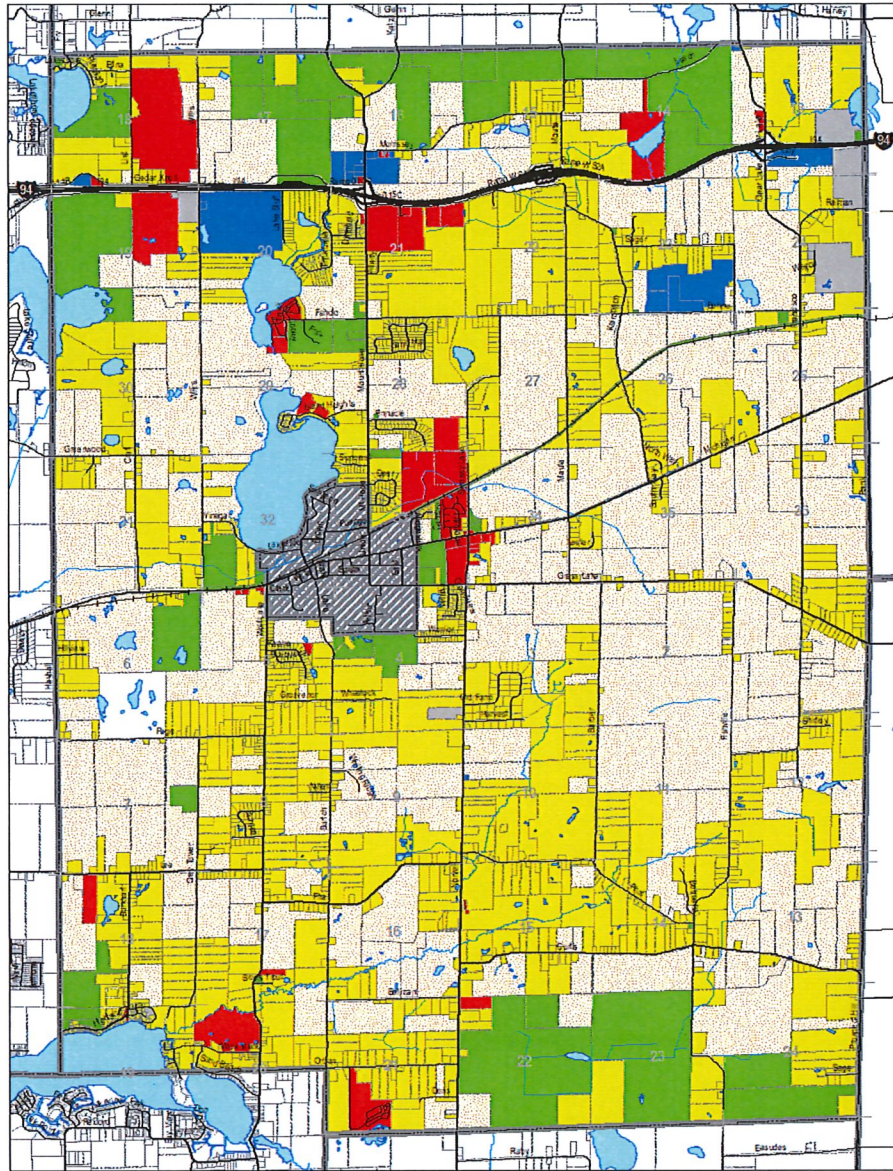


**Grass Lake Charter
Township Master Plan**

**Municipal Wellhead
Protection Areas**







-  Municipal Wellheads
-  Municipal Wellhead Protection Areas

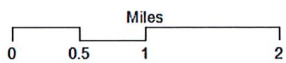


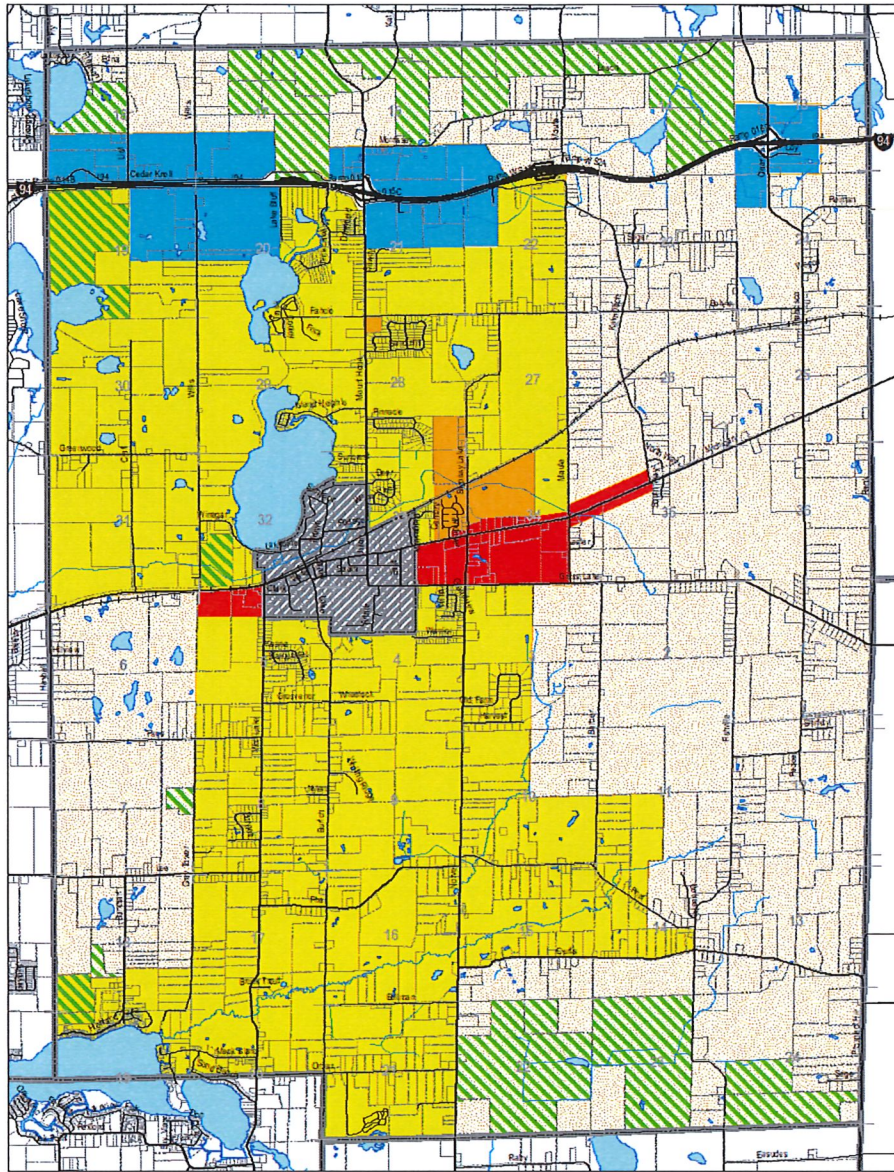


**Grass Lake Charter
Township Master Plan**

Property Assessment

-  Agricultural
-  Residential
-  Commercial
-  Industrial
-  Exempt
-  Other

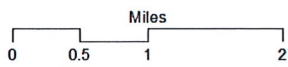


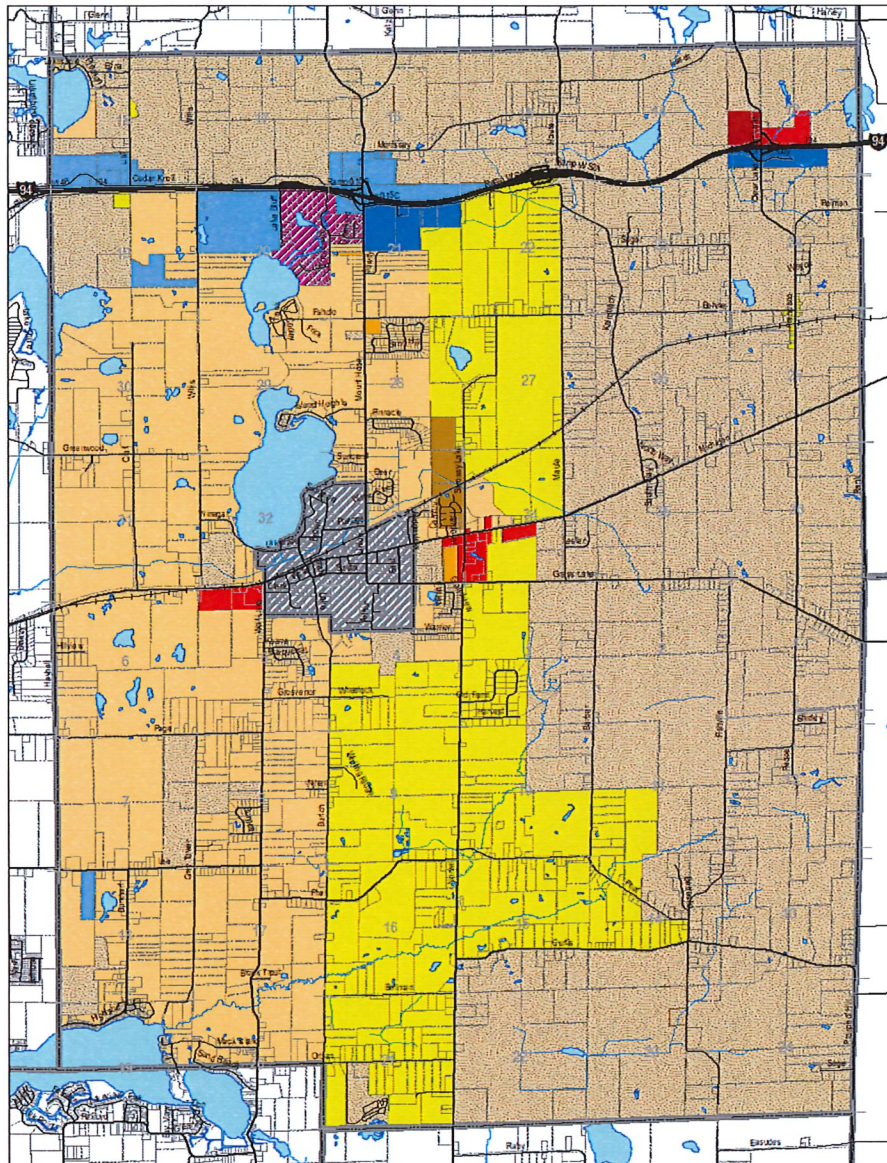


**Grass Lake Charter
Township Master Plan**

Future Land Use

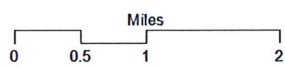
-  Agricultural
-  Low Density Residential
-  Medium Density Residential
-  General Commercial
-  Highway Commercial/Light Industrial
-  Public (Overlay)





**Grass Lake Charter
Township Master Plan**

Zoning



-  Agricultural (AG)
-  Single-Family Residential (R-1)
-  Single-Family Residential (R-2)
-  Multiple-Family Residential (R-3)
-  Manufactured Housing Residential (R-4)
-  General Commercial (GC)
-  Highway Commercial (HC)
-  Light Industrial (L)
-  Light Industrial/Highway Commercial (LI/HC)
-  Planned Unit Development (PUD)