# KAWKAWLIN TOWNSHIP MASTER PLAN 2023







4.14.2023 - DRAFT

# KAWKAWLIN TOWNSHIP MASTER PLAN

PLANNING COMMISSION

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**BOARD OF TRUSTEES** 

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

## Kawkawlin Township

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# THE MASTER PLANNING PROCESS

## INTRODUCTION

The Kawkawlin Township Master Plan (Master Plan) is a policy document which reviews the current conditions in Kawkawlin Township, and based on that review and public input, provides goals and objectives for the future of land use planning in a 5 to 20-year time frame. The plan, used in conjunction with the Township zoning ordinance, will assist in guiding future land use decisions. The legal basis and rationale for the Master Plan are outlined in the Michigan Planning Enabling Act PA 33 of 2008, as amended.

This document is a culmination of the efforts by the Kawkawlin Township Planning Commission to create and adopt an official Master Plan. This process greatly valued the input from the community, and therefore the document reflects their wishes and concerns in regard to their community. It strives to retain and strengthen the quality of life in the Township, while planning ahead to anticipate and address changes. This document outlines the preferred future, or vision, of Kawkawlin Township.

## PLANNING PROCESS

The Master Plan is comprised of various components, including a community profile, natural resources inventory, existing land use, community input, goals and objectives, and a future land use plan. The initial inventories, community profile, natural resources, and existing land use, serve as analytical tools to review the current conditions in the Township. One of the most important sections of the Master Plan is the public input, which is a vital tool to guide future decision-making and developing goals. Finally, the goals and objectives, in conjunction with, the future land use chapter, strive to improve and strengthen areas of the community that the residents enjoy, and work to change areas and issues that have been identified as a concern.

The main purpose of a Master Plan is to guide and enable a community to establish the direction of development. Specifically, the Planning Act gives communities the authority to adopt an official Master Plan, and to serve as a guide for local officials when considering land development matters. The Master Plan considers all of the information listed above, and as such aims to:

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

To ensure the Master Plan is current, and adheres to the flux of current social and economic trends, the plan must be reviewed periodically. The MPEA requires that a Master Plan be reviewed by the Township once every five years.

In 2016, Kawkawlin Township began creating their Master Plan. The Township contracted with Spicer Group of Saginaw to assist the Planning Commission with this process. The Planning Commission met with the Planning Consultant between 2016 and 2022 to work on the plan. Throughout the update process and through the community input, the Township was faced with some high-profile land use decisions and paused in the Master Plan process to adequately address the potential projects in front of the Planning Commission. The Commission reviewed and updated the zoning ordinance to address these proposals in a timely manner, and then continued with the Master Plan update after coming to consensus with the community on the proposed land uses. Community input for the Master Plan was sought through an online survey. Feedback from the community, as well as inventory data collected at the beginning of the process was the basis for the goals, objectives, and implementation plan outlined in this document.

A draft of this document was prepared in January of 2023 and delivered to the Planning Commission for review. On DATE, the Board of Trustees submitted the draft plan to neighboring jurisdictions and to Bay County as required by the Planning Enabling Act. On DATE, the Planning Commission held a public hearing on the Master Plan, required by the Planning Enabling Act. This provided an additional opportunity for public input into the Master Plan. The final Master Plan was adopted on DATE by the Planning Commission.

## MASTER PLANS AND ZONING ORDINANCES

The primary difference between a master plan and a zoning ordinance is in terms of timing and enforcement. A master plan acts as a guide, while zoning is, in fact, the law. A master plan is a policy document that defines specific goals and tasks for the future, while zoning provides for specific standards and detailed rules for the development, improvement, and use of property. Typically, the master plan provides a foundation and justification for the zoning ordinance. Often times, after the completion of a master plan, a community reviews its zoning ordinance to ensure the two planning documents are compatible. In its best form, the zoning ordinance is the primary mechanism by which the goals of the master plan are achieved. While the master plan outlines a community's vision for the future, the zoning ordinance contains the rules that govern the path to that vision.

Master Plan Zoning Ordinance			
Master Plan	Zorinig Ordinance		
Provides general policies, a guide.	Provides specific regulations, the law.		
Describes what should happen in the future- recommended land use for the next 20 years, not necessarily the recommended use for today.	Describes what is and what is not allowed today, based on existing conditions.		
Includes recommendations that involve other agencies and groups.	Deals only with development-related issues under Township control.		
Flexible to respond to changing conditions.	Fairly rigid, requires formal amendments to change.		

## USING THE MASTER PLAN

The Master Plan will be used primarily by the Planning Commission, the Board of Trustees, and the Zoning Board of Appeals as a guide in making land use decisions. Applicants seeking approval from any of these bodies will find the Master Plan to be a valuable tool for understanding the long-term goals of the Township. Likewise, the Master Plan can be used by other citizens or committees to assist them in their review of land-use related issues.

The Master Plan also acts as the starting point for all zoning ordinance updates and amendments. Michigan State Law requires that the zoning ordinance and zoning amendments be based upon a master plan. The master plan gives a legal basis for zoning and identifies how the community is protecting the health, safety, and welfare of the population. In the event that either the zoning ordinance or a decision of the Planning Commission is challenged in court, the Master Plan will help provide the planning rationale to support land use regulation.

The Planning Commission, Board of Trustees, Zoning Board of Appeals, and the public should continuously reference the Master Plan in order to:

- Review development proposals To confirm any given proposal meets the goals and objectives of the Master Plan.
- Review rezoning requests To confirm that the request is consistent with the goals and
  policies of the Master Plan, and potential impacts on the Township.
- Provide a basis for amendments to the zoning ordinance and zoning map To help realize and enforce plan goals.
- Understand expectations for the future land use patterns and desired land use types in the community – To inform potential resident and businesses about Kawkawlin Township and its future.
- Identify and recommend physical improvements To provide direction for provision of roadways, entryways, non-motorized paths, parks, and community facilities.
- Provide specific design standards related to buildings, landscaping, and other site improvements To guide development and redevelopment throughout the community.



## COMMUNITY DESCRIPTION

A successful master plan is based on the ideals and needs of a community. To have a background to better understand the needs of the community, it is important to conduct an analysis of the existing conditions background study to assess the demographic and economic trends, quality of housing and infrastructure, and availability of public services, infrastructure, and natural resources. U.S. Census Data, historical trends, community surveys, and other resources where utilized.

## REGIONAL SETTING

Kawkawlin Township is located in the center of Bay County, Michigan. Kawkawlin Township is bordered by Fraser Township to the north, Beaver Township to the west, Monitor Township to the south, and Bangor Township and 2 ½ miles of Saginaw Bay shoreline to the east, see Map 1. Bay City, Midland, and Saginaw are major business and commercial centers located between five and fifteen miles south of Kawkawlin Township.

I-75 is a major north-south thoroughfare that carries travelers from the large urban centers in southeastern Michigan to popular destinations in northern Michigan. State Road M-13 is another major transportation route connecting Kawkawlin Township with the communities of Pinconning and Standish to the north, and Bay City to the southeast.

## HISTORY

Many Native American tribes originally inhabited Kawkawlin Township and the rest of Bay County. These tribes included the Chippewa, Hopewell, Ojibway, Ottawa, and Potawatomi. They thrived on the abundant fish, animals, and vegetation in the area. Archeological digs have uncovered Native American artifacts from the earliest permanent settlements which date back to 3000 B.C.

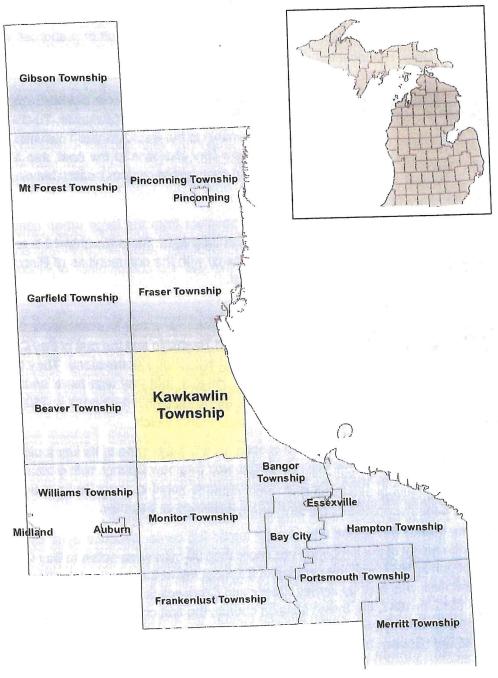
The arrival of European settlers in the area dates back to the early 1800's. Famous explorers such as Champlain and Marquette paid visits to assess the area, because of its key location on the Great Lakes. In 1822, the region was officially designated Saginaw County, with a courthouse located in the City of Saginaw. In 1854, the Bay area residents voted to separate from Saginaw County and form Bay County because of the long travel distances to Saginaw.

The Bay County area quickly developed into a major lumbering center because of its extensive pine forests. During the height of the lumbering era, more than 50 mills were active in Bay County. The lumbering era began in 1844, with the opening of a lumber mill at the mouth of the Kawkawlin River. One of the first mills was built by James Fraser and Cromwell Barney at the mouth of the Kawkawlin River in 1845. In 1847, the Indian Mission church, the first church to be erected within the present limits of Bay County, was erected in Kawkawlin Township at the Native American settlement about halfway between the village and the mouth of the river.

After the lumber operations had cleared much of the land in Kawkawlin Township, the farmers settled in the area and begin working the land. Kawkawlin Township was officially formed on January 7, 1868. The first election was held on the first Monday of April in 1868, where Alexander

Baird was elected Supervisor. At that time, Kawkawlin Township also included the land that is today known as Beaver Township.

MAP 1 GEOGRAPHIC LOCATION



Kawkawlin Township is located in central Bay County on the Saginaw Bay.

## DEMOGRAPHICS

This section references 2000 and 2010 U.S. Census Data, 2016 American Community Survey (ACS) 5-Year Estimates, and other Census Data to examine the demographics of Kawkawlin Township. As this Master Plan was being developed, additional information from the 2021 ACS and 2020 Census was were being released, however, that information was not included in this update.

## POPULATION TRENDS

Figure 1 shows the population of the Township from 1970 through 2016. The last major increase in population occurred in the 1970's when the population increased by nearly 20%. Since 2000, the population has declined by 6.7%, which is similar to what has happened to many communities in the Bay County region.

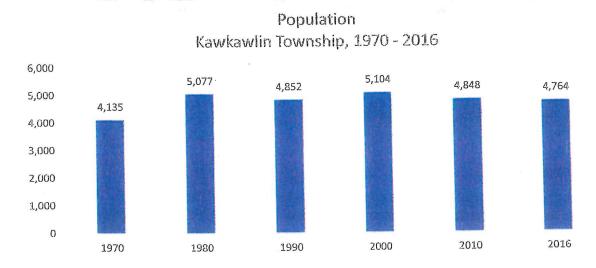


FIGURE 1 1970 - 2016 Population Source: U.S. CENSUS (2016 is estimated data.)

#### AGE

The age of a community is important because it helps determine the types of public services, housing, and other amenities that residents may need. For example, if a community has a large majority of young families, the community may require a strong education system, parks, single-family housing, etc.

According to the American Community Survey's 5-year estimate, the 2016 median age in Kawkawlin Township was 47.8 years. (Median is the age which half the population is above and half is below.) In 2010, the median age was 45.3 years and in 2000 it was 39.2. This shows a general aging of the population which is typical of what has been seen across the country. It is largely due to the large aging Baby Boomer population. Median ages tend to be even higher in rural areas. See the comparison of Kawkawlin Township to Bay County and the State of Michigan in Figure 2.

The overall aging population in Kawkawlin Township will affect the population's needs for housing, medical care, recreation and other services. These factors will need to be considered when developing goals and objectives for the Township.

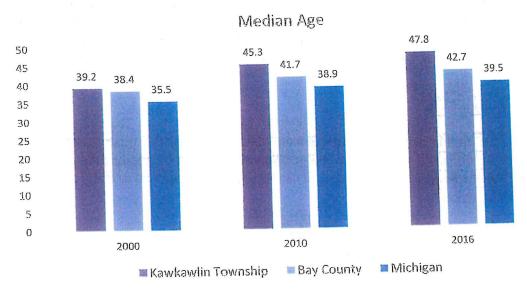


FIGURE 2 The median age in Kawkawlin Township increased by 8.6 years from 2000 to 2016 Source: U.S. CENSUS (2016 is estimated data.)

## HOUSEHOLD SIZE

The number of persons per household constitutes household size. Average household size in the Township has been decreasing for several decades because of many factors including families with fewer children, an aging population with more empty nesters and elderly living alone, and larger numbers of young singles living on their own before marriage. Household size helps determine the types and size housing that is needed in a community.

## Average Household Size

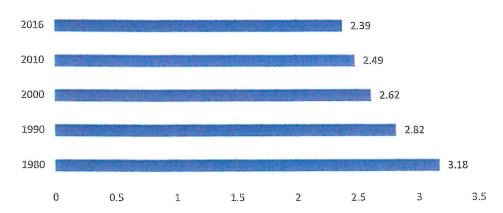


FIGURE 3 Average household size in Kawkawlin Township has decreased steadily since 1980. Source: U.S. CENSUS (2016 is estimated data.)

### **EDUCATION**

Kawkawlin Township and Bay County are often portrayed as blue-collar, working class communities. This is demonstrated in the educational levels of the residents, where the percentage of college graduates is less than in that of Michigan. Approximately 18% of the residents in Kawkawlin Township hold a bachelor's degree or higher. In the state of Michigan, 27.4% of the population holds a bachelor's degree or higher.

## HOUSING

Housing stock is a visible and relatively permanent way to examine the well-being of a community. According to the 2010 Census, there are 2,092 housing units in Kawkawlin Township. Of those units, 1,922 were occupied. Nearly 88% of the occupied housing units were owner-occupied. This high percentage of owner-occupied units generally represents a stable community that does not move around a lot.

The vast majority of housing in Kawkawlin Township is a single-unit detached structure. According to the 2016 ACS estimates, these comprise 86.7% of the housing stock. The second most popular type of housing in Kawkawlin Township is mobile home, which comprises 8.3% of the housing stock. The remaining 5% consists of 1-unit attached units and multi-family units.

## AGE OF STRUCTURE

Analyzing the age of housing units is a way to measure the physical quality of a community's total housing stock. When examining Kawkawlin Township's housing stock by decade, the largest proportion was built in the 1970's. This corresponds to the decade of largest population growth in the community.

A large portion of housing stock that is more than 50 years old can be an indicator of decline in a community. Beyond that age, repairs can become expensive and the ability to modernize the structure to include amenities considered standard for today's lifestyle is diminished. In some areas, this may not be the case. Some older housing can be very well built or desirable for historical purposes. Knowing the proportion of the housing stock that is 50 years or older allows a community to develop future housing goals and prepare for code enforcement issues that can arise with older homes.

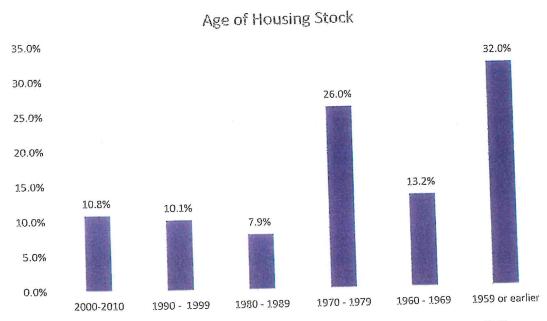


FIGURE 4 A quarter of Kawkawlin Township's housing stock was built in the 1970's. Almost one-third of the housing is more than 50 years old. Source: U.S. CENSUS 2016 estimated data.

## HOUSING VALUES

According to the 2016 ACS estimates, the median housing value in Kawkawlin Township in 2016 was \$125,500. This compares to \$84,500 in Bay County and \$127,800 in Michigan. Median monthly rent in Kawkawlin Township was \$774. Median monthly rent in Bay County was \$603 and in Michigan it was \$799.

#### INCOME AND EMPLOYMENT

**Household Income** is a measure of the total income in a household. The estimated median household income in Kawkawlin Township in 2016 was \$53,942. This is greater than both that of Bay County (\$45,851) and Michigan (\$50,803).

**Per Capita Income** measures the income of all the residents in a jurisdiction, regardless of age or employment status, and divides that number by the total population. It is generally considered a good measure of the overall wealth of a community. Kawkawlin Township's per capita income is estimated at \$29,178. As with median household income, the per capita income in Kawkawlin Township is higher than that of Bay County at \$24,753 and Michigan at \$27,549.

Nearly 44% of the population in Kawkawklin Township has Social Security income. This compares to 40.2% in Bay County and 34% in Michigan. This statistic goes hand in hand with the relatively high median age in Kawkawlin Township.

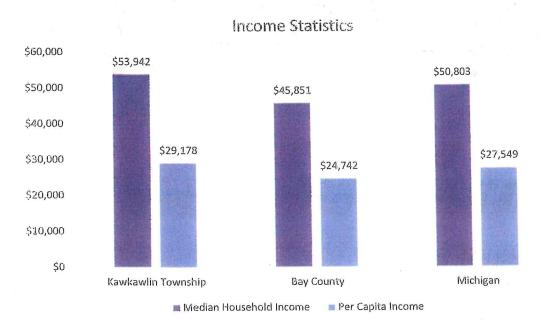


FIGURE 5 Kawkawlin Township's median household income and per capita income are greater than those in Bay County and Michigan. Source: U.S. CENSUS 2016 estimated data.

### **POVERTY**

Poverty statistics for Kawkawlin Township are better than that of Bay County and Michigan. According to the 2016 ACS, 8.7% of the population in Kawkawlin Township had income below the poverty line. That compares to 15.8% and 16.3% for Bay County and Michigan, respectively.

### OCCUPATION

The census divides the civilian employed population that is 16 years and over into six different occupations. The largest of those populations in Kawkawlin Township is employed as management, business, science, and arts occupations, employing 31.4% of the workforce. That compares to 28.6% in Bay County and 35.1% in Michigan.

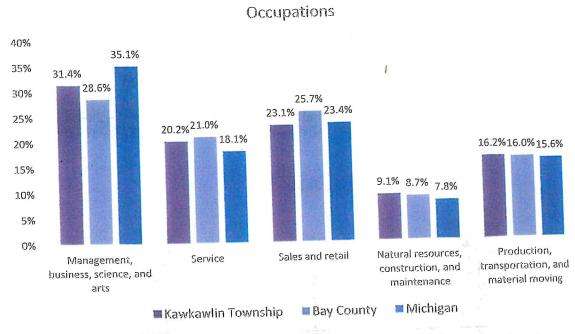


FIGURE 6 This chart shows the occupation distribution of Kawkawlin Township residents as compared to Bay County and Michigan. Source: U.S. CENSUS 2016 estimated data.

## STATE EQUALIZED VALUE

The State Equalized Value (SEV) is the total value of all real and personal property contained within a jurisdiction. Figure 6 provides a 2017 to 2018 comparison chart for the State Equalized Value of all the townships in Bay County. Only Bangor, Monitor, Hampton, and Williams Townships have higher State Equalized Value than Kawkawlin Township.

Township	2017 SEV	2018 SEV	Percent Change
Bangor	\$449,705,550	\$460,981,5502	2.51%
Beaver	\$117,373,527	\$119,883,250	2.14%
Frankenlust	\$159,010,200	\$159,683,650	.42%
Fraser	\$119,334,800	\$124,686,100	4.48%
Garfield	\$70,105,6008	\$73,155,050	4.35
Gibson	\$49,485,100	\$53,399,950	7.91%
Hampton	\$284,599	\$379,645,600	-1.29%
Kawkawlin	\$186,376,293	\$188,846,840	+1.33%
Merritt	\$90.860.750	\$89,620,800	-1.36%
Monitor	\$435,354,800	\$443,791,300	+1.94%
Mt. Forest	\$57,413,259	\$57,815,135	.70%
Pinconning	\$93,447,470	\$105,636,807	13.04%
Portsmouth	\$109,439,800	\$113,260,100	3.49%
Williams	\$213,644,800	\$214,782, 600	.53%

FIGURE 7 State Equalized value in 2017 and 2018 for all townships in Bay County. Source: Bay County Equalization Department.

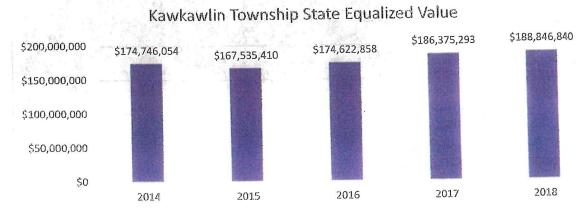


FIGURE 8 Kawkawlin Township's State Equalized value dropped from 2014 to 2015 and has risen steadily since. Source: Bay County Equalization Department.

## PUBLIC SERVICES AND FACILITIES

The Township and County are responsible for providing certain services to the community. These include: utilities, police, fire, medical, and recreational facilities. These services give the community the expected quality of life, while protecting the residents and environment. These services are outlined in the following section.

## WATER AND SANITARY SEWER

Public water and sewer services in Kawkawlin Township are part of the Bay County Water and Sewer Department. Nearly all of the homes and businesses in the Township have access to this public water service. Sewer lines are not as extensive. They cover most of the densely populated areas in the northeast and southeast portion of the Township. As the demand for water and sewage increases, Kawkawlin Township is responsible for water and sewer line expansions and improvements. See Map 2 on the following page.

## SOLID WASTE COLLECTION

Solid waste collection services in Kawkawlin Township are currently provided by Republic Waste Management Services.

A Kawkawlin Township Burn Pile was adopted on September 12, 2011. It is located in the southwest corner of the Township Park. The pile is strictly for vegetation and is burned on an as needed basis.

## POLICE, FIRE AND EMERGENCY MEDICAL SERVICES

Police protection is provided by the Bay County Sheriff's Department, as well as the Michigan State Police. The Kawkawlin Township Volunteer Fire Department provides fire emergency medical and the services to response Township. The Township Fire Department is located at 1836 E. Parish Road.

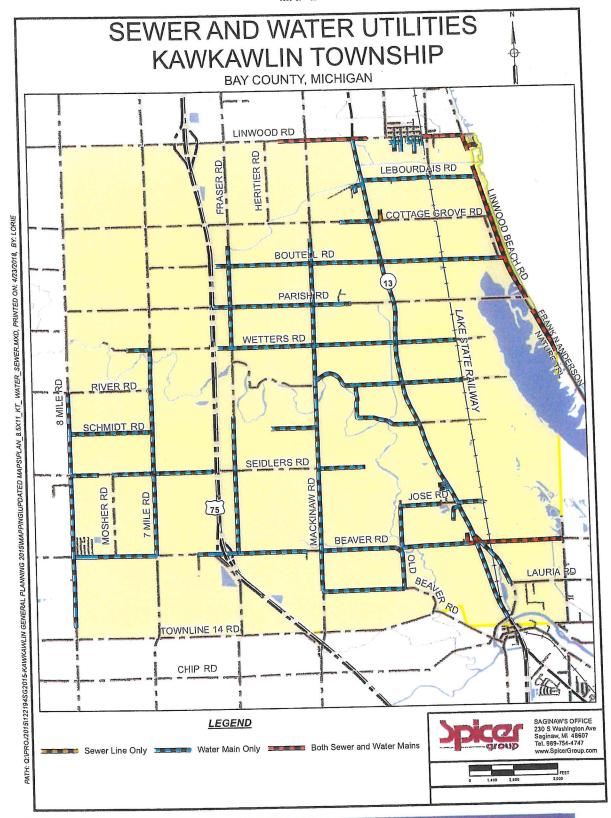
There are no hospitals within the Township limits. The nearest area hospital is McClaren Bay Medical Center, located in Bay City.

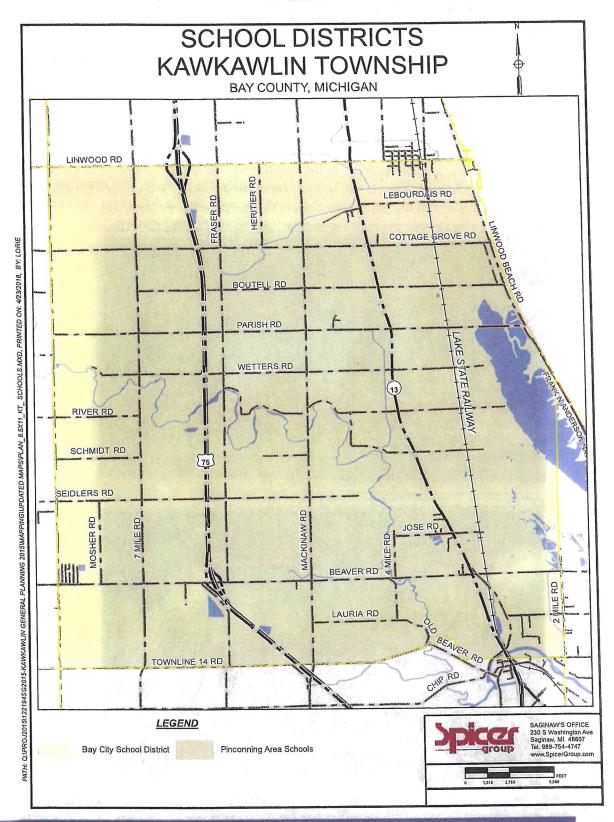


## SCHOOLS

Two public school districts serve Kawkawlin Township. The majority of the Township lies within the Bay City School District. A few portions north of Cottage Grove Road in the northern part of the Township are served by the Pinconning School District. Map 3 shows the school district boundaries in the Township.

MAP 2





## RECREATION

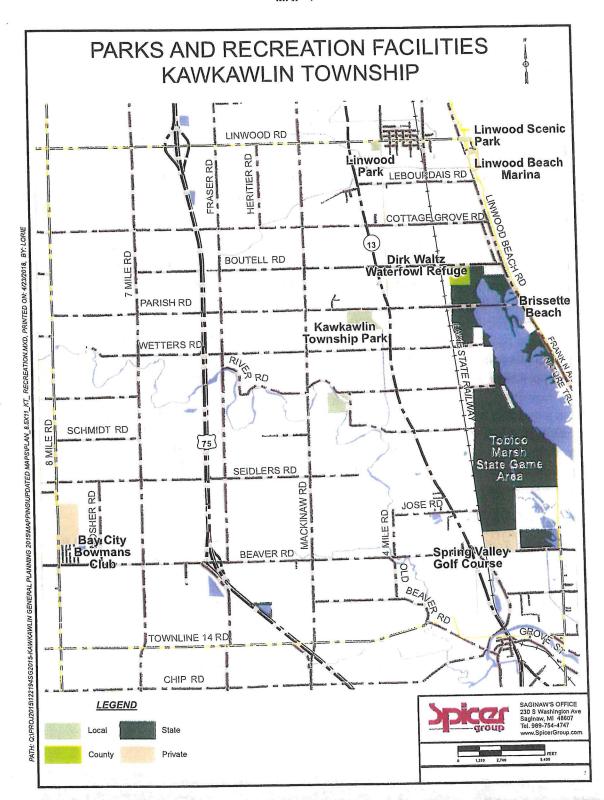
Kawkawlin Township owns one traditional park, Kawkawlin Park. It owns a portion of Linwood Scenic Park. The portion of Linwood Scenic Park on the north side of Linwood Road is owned by Fraser Township and the portion of the south side of Linwood Road is owned by Kawkawlin Township. Kawkawlin Township also owns four Saginaw Bay waterfront access points. Those include a small beach park knows as Brissette Beach and three road end easements. More information on these parks as well as overall park and recreation goals are included in the Bay County Area Recreation Plan.

Other important park and recreation facilities in the community are Linwood Bicentennial Park, owned by the Pinconning School District, the Tobico Marsh State Game Area, and the Linwood Beach Marina (sometimes known as Hoyle's Marina), and Spring Valley Golf Course.





MAP 4



## TRANSPORTATION ANALYSIS

Mobility constitutes a vital part of the social and economic well-being of a community. The traffic circulation system is, in a large part, the framework upon which a community is built. This system must support the collective mobility of citizens and visitors to Kawkawlin Township. This section will evaluate the transportation network in Kawkawlin Township.

## TRANSPORTATION NETWORK

Kawkawlin Township is well served by a network of roads that includes a major interstate road, state highway, county, and local roads.

I-75 is the largest traffic carrier in Kawkawlin Township. It is a controlled access freeway that runs north and south through the Township. This gives Township citizens easy access to northern Michigan, and southerly, to Detroit and beyond.

The state highway located in the Township is M-13 (also known as Huron Road). It runs parallel to I-75 to the east. M-13 can be used as an alternate route to I-75. M-13 provides access to communities to the north, such as Pinconning, Standish, and East Tawas, and communities to the south, such as Bay City and Saginaw.

The rest of the roads throughout the Township are primarily county and local roads, classified as principal arterials and minor arterials. Beaver Road is the major east-west traffic carrier in the southern portion of the Township and Linwood Road is the major east-west carrier in the north.

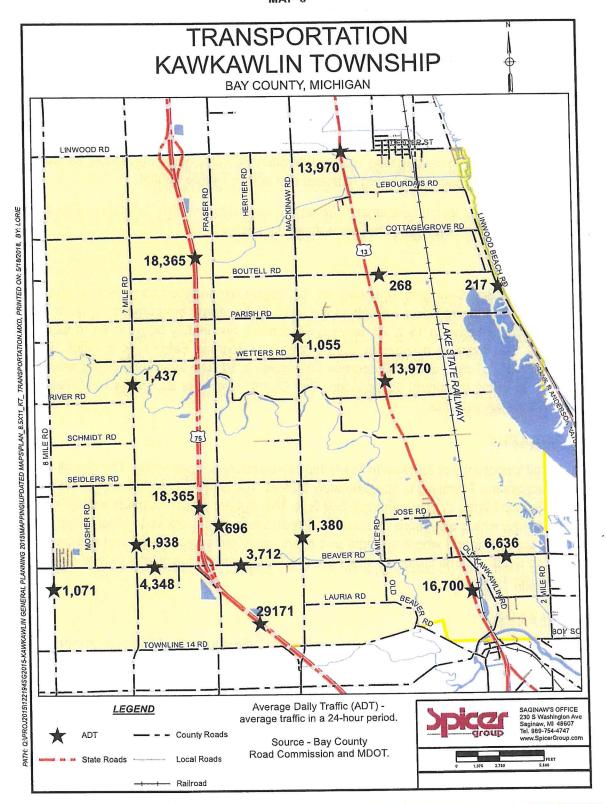
One rail line, Lake State Railroad, runs through the eastern half of the Township, providing a rail connection to cities in northern and southern Michigan. The nearest commercial airport is MBS (Midland, Bay City, Saginaw) International Airport in Freeland, MI. It is located within 20 minutes driving distance from Kawkawlin Township. The nearest commercial port is located in Bay City, on the Saginaw Bay.

## TRAFFIC COUNTS

Average Daily Traffic (ADT) is a calculation of traffic counts on a specific portion of a road. I-75 carries 29,171 cars per day just south of Beaver Road and it carries approximately 18,000 cars per day between Beaver and Linwood Roads. In 2016 M-13 carried 16,700 vehicles per day south of Beaver Road and it carried approximately 14,000 vehicles per day between Beaver and Linwood Roads.

The local road with the highest ADT is Beaver Road, which carried more than 6,600 vehicles per day east of M-13. See Map 5 for additional Traffic Count information.

MAP 5



## NATURAL RESOURCE ASSESSMENT

The natural environment plays a major role in land development. The natural environment can significantly impede development such as a steep slope or poor soils prohibiting the construction of any structure. Conversely, the natural environment can be very adversely affected by land development. An example would be the increased erosion potential caused by clearing vegetation. When preparing a master plan and future land use plan, it is important to examine the natural environment in order to determine where development is best suited, and where it should be discouraged.

Community leaders also need to take into consideration natural features that should be preserved such as woodlands, waterways, prime farmland and unique wildlife habitat.

The natural features that characterize Kawkawlin Township are rich farmland, Saginaw Bay shoreline and unique marshlands that are a haven for wildlife.

## CLIMATE

The climate of Bay County is seasonal, as the region experiences considerable changes in temperatures and precipitation throughout the year. The average temperature range in January for Bay County is between 15 to 29 degrees Fahrenheit, and in July between 61 to 82 degrees Fahrenheit. The average number of days below zero degrees Fahrenheit is eight, while the average number of days above 90 degrees Fahrenheit is 10. The average growing season lasts 168 days. In terms of annual precipitation, Bay County averages 28 inches of rainfall and 50 inches of snowfall per year.

## **TOPOGRAPHY**

The overall topography of Kawkawlin Township can be characterized as flat. The overall elevation change across the Township is approximately 50 feet. The lowest portions are near the shoreline and the Tobico Marsh at approximately 580 feet. The highest portion of the township is near the western border where elevations approach 630 feet. Steep slopes caused by significant elevation changes are only found where streams and rivers carve out small valleys and riverbeds. Aside from these riverbeds and channels, there are few topographical constraints to land development in Kawkawlin Township.

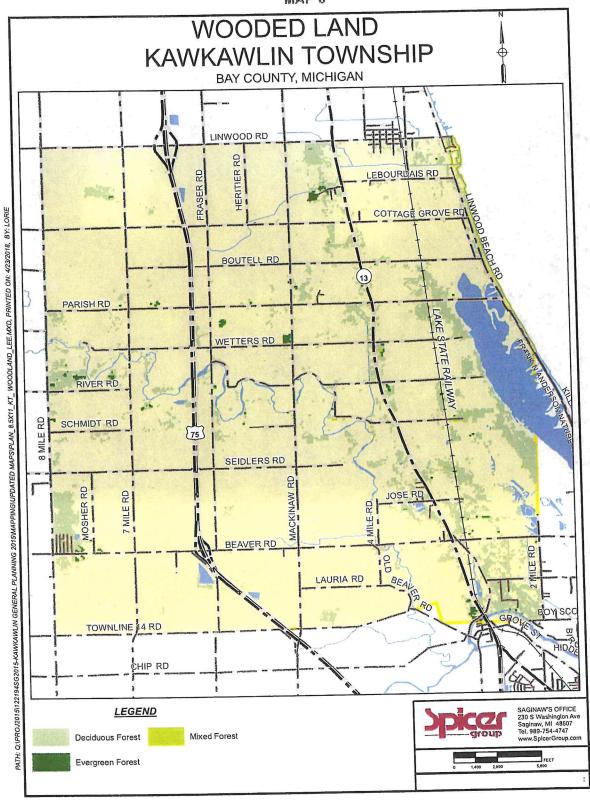
#### WOODLANDS

Woodland information for Kawkawlin Township was derived from the Michigan Geographic Data Library (MGDL) with land use cover data provided by the Michigan Department of Natural Resources. Woodlands are divided into three groups for this plan: mixed forest, deciduous forest, and evergreen forest.

Most of the woodlands in the Township are near M-13 and to its east. A few other pockets appear between east of 8 Mile Road. See Map 6.



MAP 6



#### WETLANDS AND WATERWAYS

Wetlands are defined by the existence of water, either on the surface or near the surface, during a portion of the year. Poorly drained soils and water-loving vegetation may also be present. Wetlands are often referred to as marshes, swamps, or bogs. Wetlands serve an important purpose in an ecosystem by providing wildlife habitat, erosion control, floodwater storage, ground water recharger, and water purification. They are also used for recreation purposes such as hiking, bird watching, photography, and hunting. Kawkawlin Township's most significant wetland is the the Tobico Marsh area. Most of the other significant wetlands are located along the Kawkawlin River. Wetlands that are five acres in size or larger and wetlands that are contiguous to a water body are protected in Michigan by the Goemaere-Anderson Wetland Protection Act.

The North Branch of the Kawkawlin River is the most significant waterway in Kawkawlin Township. It is a 17.5-mile-long stream that flows into Saginaw Bay of Lake Huron in Bangor Township, approximately two miles west of the mouth of the Saginaw River. The Kawkawlin has two main branches, the North Branch, which is the longer branch, and the South Branch, which is also known as simply the Kawkawlin River. The North Branch rises from the confluence of Hoffman Drain and Watson Drain at in the southeast corner of Gladwin County. The North Branch of the Kawkawlin River enters Kawkawlin Township from Beaver Township between Parish and River Roads. It flows east and south, exiting the Township where Old Beaver Road crosses Township 14 Road. The other significant watercourse in the Township is the Railroad Drain located in the northern portion of the Township. Wetlands and waterways are depicted in Map 7.

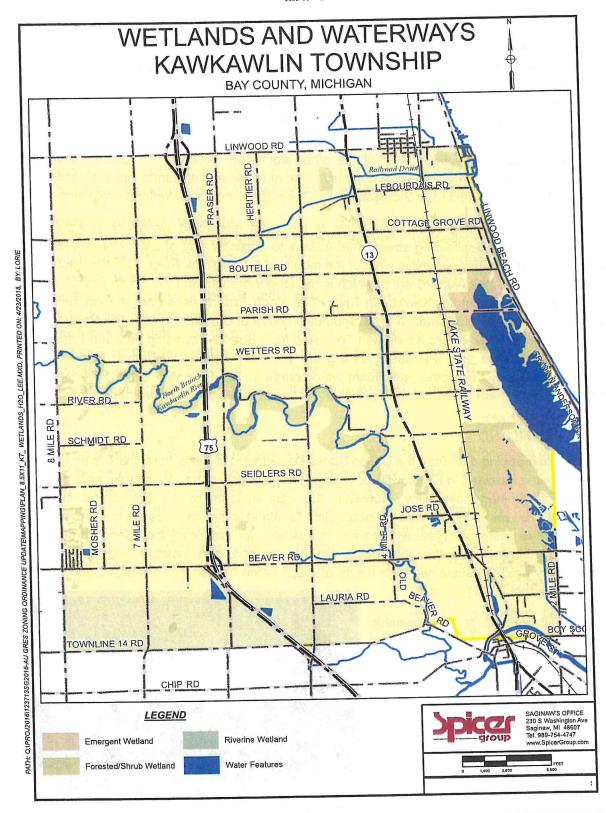
#### PRIME FARMLAND

According to mapping data from the United States Department of Agriculture, there is no naturally occurring prime farmland in Kawkawlin Township. This is largely due to the claylike soils and their poor natural drainage capability. However, the vast majority of the Township's soils are considered to be prime farmland, if drained. Prime farmland is land that has the best combination of physical and chemical characteristics and is available for producing food, feed, forage, fiber and oilseed crops. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable agricultural practices.

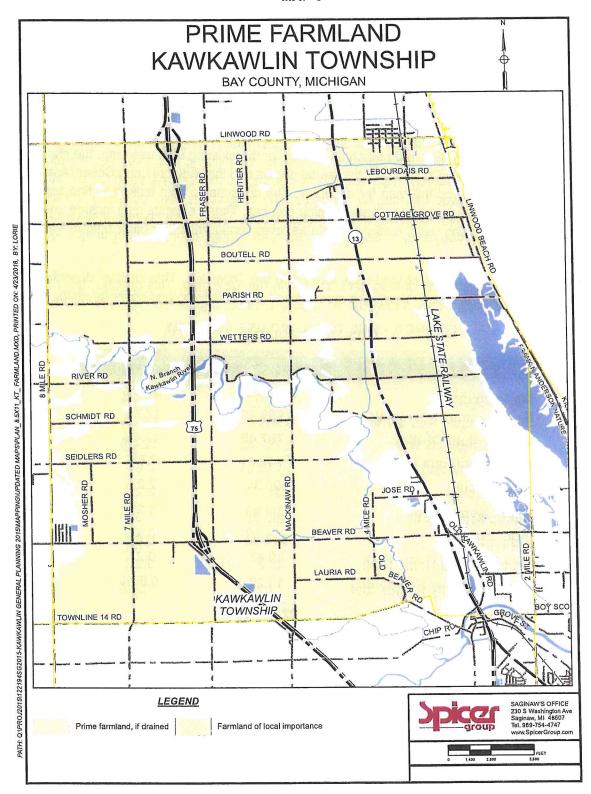
Other small portions of the Township are considered to be "farmland of local importance", which is a determination made by the local soil conservation district. See Map 8.



MAP 7



MAP 8



## EXISTING LAND USE ANALYSIS

The rational application of the planning process for the future land use plan is possible only when there is a clear understanding of the existing conditions and relationships between land uses. Knowledge of existing land development furnishes the basic information by which, decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities. The existing land use is shown in Map 9 at the end of this chapter.

The existing land use in Kawkawlin Township was determined using several techniques. Using parcel data and property class information as a base for the existing land use map, the planning consultants then verified the land uses using aerial photos and the National Land Cover Data Set. Township officials reviewed the map for accuracy. The consultants also looked to find aspects that will influence the future land use and planning process. These aspects may include unusual land forms, nonconforming uses, nuisance features, road configuration, or other unique features in the Township.

There are nine classifications of land uses located in the Township. This chapter describes all land uses, and Figure 9, below, shows the acreage and percentage of land cover for all the uses.

FIGURE 9 - EXISITING LAND USE ANALYSIS

Land Use	Acreage	Percent of Land
Agricultural	12,850.84	57.4%
Single-Family Residential	3,963.45	17.7%
Vacant/Right-Of-Way	2,787.42	12.4%
Recreation/State Land	1,740.21	7.8%
Commercial	496.34	2.2%
Public/Semi-Public	300.85	1.3%
industrial	214.69	0.9%
Manufactured Home Park	49.87	0.2%
Multiple-Family Residential	13.29	0.06%
Total	22,416.96	

## EXISTING LAND USE ANALYSIS

Gaining an understanding of the current land use trends within the Township is the first step in creating a future land use plan that is based on current relationships and conditions. This is important because knowledge of current practices furnishes the basic outline for future land use decisions.

The existing land use map was created from the Township tax assessment maps and parcel information. The base map includes the Township outline, hydrology features, and the transportation network throughout the Township. The information was then digitized into a mapping program and each parcel was coded to the current existing land use. From that information, acreage and percentage of the existing land use was determined.

The overall land use pattern can be described as rural, with clusters of residential land along M-13, Saginaw Bay, the southeastern corner of the Township, and other main roadways. The Tobico Marsh State Game Area makes up a large portion of the eastern part of the Township. There are also clusters of commercial and industrial land uses primarily in the eastern half.

Each land use category found in Kawkawlin Township is described below.

### SINGLE-FAMILY RESIDENTIAL

This land use category includes land occupied by single-family dwelling units, seasonal dwellings, manufactured homes outside of designated mobile home parks, and their related accessory buildings such as garages.

A large majority (87%) of the housing in the Township is categorized as single-family housing. This is the second largest category of land use within the Township covering approximately 18% of the land, or 3.963 acres. Most of this housing is found in the eastern half of the Township along M-13, Saginaw Bay, and the southeastern nearest Bay City. Various corner concentrations of single-family residential located along roadways are throughout the Township including: Seven Mile Road, Fraser Road, and Beaver Road.



### MULTIPLE-FAMILY RESIDENTIAL

This land use category includes land occupied by twofamily dwelling units or multiple-family dwelling units such as duplexes, townhomes, and apartments along with their related accessory structures such as garages, parking lots, apartment offices, pools, and playgrounds.

This land use can be found in scattered locations throughout Kawkawlin Township. It comprises a total of 0.05% of land throughout the Township, or 13 acres. Multiple Family housing is the least common of all housing types in the Township.



### MANUFACTURED HOME PARK

Included in this category is land occupied by manufactured dwelling units sited in a planned community and their related accessory service structures and recreational spaces.

Kawkawlin Township has two mobile home parks: Pines Trailer Parks and White Birch Village. They are both located in the southern half of the Township. This type of housing makes up 0.2%, or 50 acres of the land in Kawkawlin Township.

## **AGRICULTURAL**

Agricultural land use consists of land that is being utilized for agricultural purposes such as, animal grazing, growing crops, and other related activities. It includes accessory buildings such as storage structures and barns.

The majority of land in Kawkawlin Township falls under this category. In total, agricultural land covers 12,850 acres, or approximately 57% of the Township. However, farmland is not as predominant in the swampy lands surrounding the North Branch Kawkawlin River and near the Saginaw Bay.

### COMMERCIAL

Commercial land is primarily occupied for retail sale, service providing establishments, personal and business services, repair service facilities, office establishments, financial institutions, professional offices, and medical clinics.

Most of the commercial land in Kawkawlin Township is located along M-13. There are a few



other parcels with this land use scattered in various locations of the Township. The majority are along highly traveled roads. Commercial land uses comprise 2.2%, or 496 acres of land within the Township.

#### INDUSTRIAL

The industrial land use category is comprised of manufacturing companies, processing facilities, warehouses, and non-manufacturing uses which are primarily industrial in nature. This land may be occupied by a building where raw or semi-finished materials are fabricated or those using or storing raw materials for primary production or extractive operations such as mining sites.

Several industrial establishments are currently found in the Township, accounting for 214 acres or 0.9% of the Township. The M-13 corridor contains a large majority of the industrial land in the Township. It is intermixed with commercial and residential land. The largest concentration of industrial land is located in the southeast corner of Kawkawlin Township, along M-13.

### PUBLIC/SEMI-PUBLIC

Public uses are land and facilities that are publicly operated and available for use by everyone. Examples include schools, government buildings, water and sewer utilities, correctional facilities, hospitals, and airports. Semi-public uses are land and facilities which may be privately owned or operated, but are generally used by the public. These include: churches, cemeteries, and power line right-of-ways. In total public or semi-public uses make up 1.3%, or 300 acres of land in the Township.



## VACANT/RIGHT OF WAY (ROW)

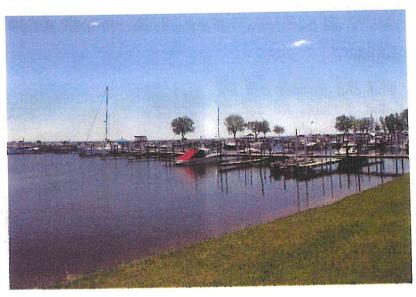
Vacant lands include undeveloped forest land, wetlands, and barren lands. Also included in this category are road and railroad ROW. There is a total of 2,787 acres of vacant/ROW land throughout the Township, making up 12% of the land.

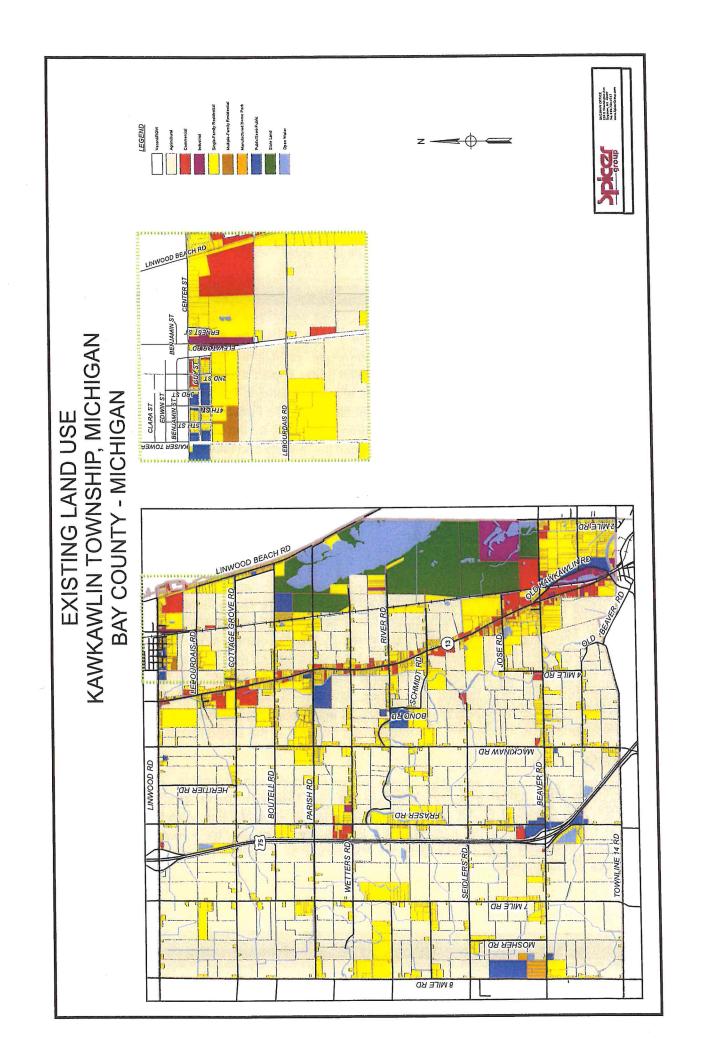
There are relatively few vacant parcels found within the Township. Most of the vacant land is found along the North Branch Kawkawlin River, and west of the Tobico Marsh State Game Area. The majority of this land is environmentally significant because of the presence of woodlands or wetlands.

## RECREATION/STATE LAND

Recreation facilities including; parks, marinas, private clubs, and publicly owned state game lands are included in this category. In total, there are 1,740 acres, or 8% of the Township that is considered to be recreational. The majority of this land is located within the Tobico Marsh State Game Area, owned by the MDNR.

Also included in this category are the water bodies in Kawkawlin Township, including the North Branch Kawkawlin River and other smaller lakes and streams. In total, the water bodies comprise 165 acres in the Township.





## **COMMUNITY INPUT**

Master Plans are founded on the goals of the community; therefore, it is important to receive input from the people within the community. For the Kawkawlin Township Master Plan, a community survey was distributed to gather the thoughts, opinions, and wishes of the community, concerning the future direction of the Township. The answers and opinions from the survey were organized and examined to guide the creation of the goals and objectives for the Master Plan. The survey results are presented in the following sections of this chapter.

## SURVEY RESULTS

The online survey was made available in January of 2016. The intent of the survey was to establish an easy means of communication where residents and stakeholders of the Township could provide input about the existing community conditions and the need for future improvements. The survey was hosted online with paper copies available at strategic locations throughout the Township. A press release was given announcing the launch of the Kawkawlin Township Master Plan survey. The survey was publicized with a Facebook ad. Additionally, leaflet flyers were distributed to further promote the survey. These flyers included QR codes, printed on postcard paper, which enabled respondents to scan the leaflets and take the survey using mobile devices. Approximately 400 people responded to the survey. A general overview and analysis of significant responses is below. It should be noted that not all respondents elected to answer each question. Therefore, there is a varying number of responses for each question. A summary of all responses can be found in Appendix A.

## ABOUT THE RESPONDENTS

The following information is the basic demographic data representative of the survey respondents. When asked their relationship with Kawkawlin Township, 316 respondents (or 79.4%), live in Kawkawlin Township, 1% own seasonal homes in the Township, 4.5% have a business or agricultural operation in the Township, and 15.1% were either visitors to the Township or "other". The two age groups with the highest response rate were 45–54 and 55–64, both with 23.9% of the responses. The next largest age group was 35–44 at 21.4%. The 25-34 age group represented 12.3% of respondents, and the 65–74 age group represented 11.1%. The remaining age groups under 18, 18–24, and 74+ totaled less than 5% of the respondents.

### **GENERAL**

Respondents were asked why they chose to live in Kawkawlin Township. The most popular response, with a total of 59.4% of the responses, was liked rural living. The top 5 reasons for living in Kawkawlin Township included: like rural living, close to family and friends, like the community, born and raised here, and the Saginaw Bay. Figure 10 shows the summarized responses to this question.

#### Like Rural Living 59.4% Close to Family and Friends Like the Community Born and Raised Here Saginaw Bay Affordable Housing 21.1% Recreation Opportunities 20.9% Quality of Schools 10.6% Job/Availability of Work 6.9% Retired Here 6.3% Other 10.0% 60% 40% 50% 10% 20% 30%

Why Do You Live in Kawkawlin Township?

FIGURE 10 Reasons for living in Kawkawlin Township.

Question 4 asked respondents how six different aspects of the Township have changed over the past five years. These categories included: road conditions, traffic, natural environment, blight, Township services, and overall quality of life. In all categories except road conditions, the majority of respondents felt that the feature had remained the same. Nearly half of the respondents felt that road conditions had gotten worse. However, it is worth noting that 90% of the respondents felt that their overall quality of life was the same or better in the previous five years. Even though the respondents feel some aspects of the community have not changed in the last 5 years, overall, they feel the area is enjoyable to live in. See Figure 11.

#### GROWTH, DEVELOPMENT, AND FUTURE RESIDENCE

Questions 5 and 6 asked respondents their level of agreement with statements about growth. Opinions were mixed regarding population growth. Approximately 44% of respondents agreed or strongly agreed that the Township should grow in population. Approximately 28% had no opinion and 28% disagreed with the statement that the Township should grow in population. Opinions were less divided when respondents were asked their level of agreement with the statement that the Township should have more development. Approximately 57% agreed or strongly agreed with that statement. Eighteen percent had no opinion and 25% strong disagreed or disagreed.

Question 7 asked respondents their level of agreement with the statement, "Five years from now I still see myself living in Kawkawlin Township". More than 75% of respondents strongly agreed or agreed with that statement.

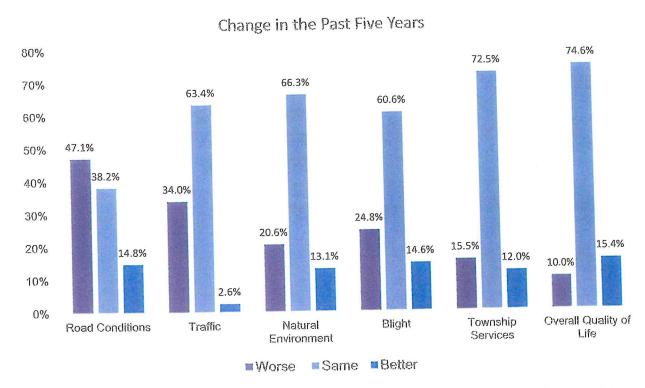


FIGURE 11 Respondents felt that most Township features had experienced little change in the past five years.

#### RESIDENTIAL

When respondents were asked what kind of housing should be encouraged in Kawkawlin Township in the future there was a mix of responses. The results regarding single-family homes, a mix of different styles of single-family homes, and senior citizen housing are depicted in Figure 12.

The majority of the respondents believe single-family homes and housing for senior citizens should be encouraged, 61.2% and 54.9%, respectively. In comparison, 55.7% of respondents do not think a mix of single-family homes such as townhomes, condominiums, or other forms such as duplexes should be encouraged. The majority of respondents (45.2%) also believe that there is enough multiple-family housing, such as apartments, in the Township already.

#### 70% 61.2% 55.7% 54.9% 60% 50% 40% 31.4% 25.6% 30% 24.0% 19.6% 20% 14.8% 12.9% 10% 0% Housing for Seniors Mix of Single-Family Housing Single-Family Homes Styles Strongly Disagree or Disagree No Opinion Strongly Agree or Agree

Kawkawlin Township should encourage...

FIGURE 12 Respondents felt that the Township should encourage single-family homes and senior housing.

#### COMMERCIAL

When asked what type of commercial services were needed in Kawkawlin Township the top three responses were a full-service restaurant (56.2%), entertainment (37%), and quick meals out (31.7%). Routine medical services was a close fourth place at (31%). Figure 13 illustrates all the responses to this question. A popular write-in choice was a grocery store.

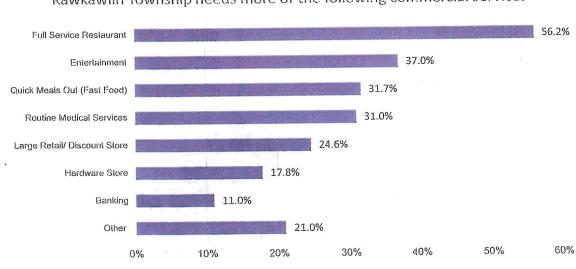


FIGURE 13 Respondents wanted to see more full service restaurants in Kawkawlin Township.

Question 14 asked respondents if future commercial development should be focused on recreational opportunities in relation to Saginaw Bay. Approximately 71% of respondents agreed with this statement, while only 11.5% disagreed. When asked where future commercial development should be located, the majority of the respondents, (59.4%) believed that it should be along M-13, 31.6% of the respondents believe development should occur around I-75 at Beaver Road, 28.2% of respondents would prefer the Linwood Area, 5% of respondents had other suggestions, and 19.5% of respondents do not believe the Township should have any further commercial development.

#### INDUSTRIAL

A total of 57.1% of respondents agree or strongly agreed that Kawkawlin Township needs a stronger industrial base in order to grow the economy and provide more jobs in the Township.

#### **AGRICULTURAL**

Most respondents were in agreement when it comes to agriculture in the Township. The vast majority believe that agriculture is an important aspect of the Township economy (91.1%), it is an important feature of the Township landscape (89.7%), and that Kawkawlin Township should preserve the agricultural landscape (85.9%). While the Township as whole agrees how important agriculture is, 51.3% of respondents also agree that using some agriculture land for new development is an acceptable way to accommodate the growth the residents would like to see in the Township.

#### OPEN ENDED

The final two questions of the survey were open-ended. The first asked respondents what they liked best about Kawkawlin Township. One-hundred eighty-six respondents wrote in an answer. The top responses were:

- Quiet Community
- Saginaw Bay
- Rural setting
- Small town atmosphere
- Safe

- Close to amenities (Linwood, Bay City)
- The people
- Neighbors



The second open ended question asked respondents one thing they would do to improve Kawkawlin Township. One hundred ninety-one respondents offered an opinion. Figure 14 offers common themes and typical responses to this question.

FIGURE 14 - WHAT RESPONDENTS WOULD IMPROVE IN THE TOWNSHIP

THEMES	TYPICAL RESPONSES
[ <b>Roads]</b> Upgrade or maintain roadways.	<ul> <li>Roads and road maintenance</li> <li>The one thing I would do to improve Kawkawlin Township is to work on the road conditions.</li> <li>Fixing some of the "side" roads</li> </ul>
[Aesthetics of M-13] Improve the look of M-13 businesses, use the corridor as an opportunity for the Township.	<ul> <li>Either enforce zoning or provide incentives to clean up the sad looking businesses on M-13         A focused blight elimination plan with a strong code enforcement component would greatly improve our corridor image and as a result; community pride.     </li> <li>Beyond M-13, a number of homes exist where the home owners accumulate junk in both front and back yards that creates blight and depressed economic values not only for them but for the neighbors and township as a whole.</li> <li>The aesthetics of our community have slipped badly over the past 10 years, we need to redefine our image.</li> <li>Clean up the lots and property on M-13. Landscaping, flowers. Decorating for the holiday's and putting an emphasis on the country small community vibe.</li> </ul>
[Aesthetics/Blight] Enforce blight ordinances and work to improve the aesthesis of the Township.	<ul> <li>Blight! Kawkawlin needs to get their act together and make homeowners clean up the yards.</li> <li>Enforce blight ordinance that is already on the books for the township. Complaining may get a onetime visit to home owner but no follow up. It is lowering home values in the township.  Look of businesses</li> <li>We can be a great recreational access / farm market cool community but we have a way to go to clean up our past and change our "Rummage sale-junk yard" image. Spruce up what we having tell existing companies and businesses to pride themselve on a friendly environment.</li> <li>Thoughtfully but vigorously enforce zoning ordinances governing residential property, especially the beach area where there is high density, especially: minimum side yards setbacks, height, and limitations on garages and other out buildings.</li> </ul>
[Recreation] Improve the recreation opportunities in the Township - add more services to existing parks, capitalize on natural resources, and use recreation to bring in business and visitors.	<ul> <li>I think the township park area needs to be developed more. A woodland trail, possibly a small splash park and upgrades to the ball fields and tennis courts should be considered. I also would love to see a seasonal marketplace at the park.</li> <li>A park with a river access.</li> <li>Better recreational facilities. A nice playground. Maybe some improvements to the township hall to make it more marketable for wedding reception venues, more community events.</li> <li>Create more activities for the kids in the area, example outdoor skating rink in the winter, some type of spray or waterpark in the summer.</li> <li>Put in a walking path at the township park More public access to Saginaw Bay. I would also REALLY like to see the access to triver improved at the Wheeler Road park. The area there is ideal for small power boats, kayaks and canoes, fisherman, etc. to explore the area.</li> </ul>
	<ul> <li>Trails connected to the Tobico trail system at the end of Jose Rd and Schmidt Road easy access to outdoor rec. activities and easy access to the bike path into Bay City.</li> <li>Promote river activities/preservation. More community events focused on education about protecting the environment.</li> </ul>

## [Recreation] - Cont.

[Commercial/Retail Options] Add more retail and commercial options for residents and visitors of the Township.

- Provide more access to Saginaw Bay in terms of parks, boat launches, etc. Take advantage of this resource to allow residents as well as visitors, vacationers to enjoy. The bay can attract commerce to the area. Become part of "Pure Michigan".
- More restaurants, stores, and banks.
- More diversity in the M13 corridor as far as businesses (maybe a grocery store).
- Attracting more businesses (retail, restaurants) would attract more residents. Having to drive to another city for these things results in our consumer dollars supporting other cities.
- Would love to see steady growth of residential and commerce with an increase in local jobs. Revitalization of downtown Linwood with eclectic shops and dining to attract visitors could really help!
   Bring in new business that will not only provide more jobs but will also draw in passersby and those that may not normally travel M-13 route.
- Greater access to convenience businesses (grocery, discount, retail and fast food especially)
   More conveniences in the already developed areas

## COMMUNITY GOALS AND OBJECTIVES

The following are goals and objectives that represent the overall vision for Kawkawlin Township. They will serve as the foundation for preparing concise and well-thought-out community improvements for the life of this Master Plan. The goals will also be the guiding principles for future land use decisions by Township officials and should guide rezoning decisions and other land use questions that arise from time to time. Implementation of these goals is a multi-faceted effort that will likely involve the zoning ordinance, other local ordinances, various Township departments, and other plans.

The goals in this section are divided into broad categories and relate directly to these and other issues identified as priorities by the residents and the Planning Commission. These broad categories were devised to be clear and intentional, with a vision of bringing strength and vitality to the Township to positively affect daily life in Kawkawlin. The goal categories are meant to succinctly address issues related to economic development, neighborhoods, community character, and quality of life.

#### COMMUNITY-WIDE GOALS

- A. Capitalize on the Township's abundant resources (i.e. natural resources, shoreline on the Saginaw Bay, visibility along I-75, recreation facilities, proximity to Bay City) for the purpose of creating an attractive community that meets the physical, social, and economic needs of its residents and businesses in an environmentally sensitive manner.
- B. Attract and manage new growth in a manner that will retain the rural and agricultural character of the community.
- C. Preserve and promote the rights of individual property owners while maintaining the aesthetic character of the community.
- D. Relate land use primarily to the natural characteristics of the land and the long-term needs of the community, rather than to short-term economic gain.
- E. Encourage intergovernmental cooperation between Kawkawlin Township, Bay County, the surrounding communities, and the State of Michigan in the coordination of long-range planning for the provision of area-wide facilities.

#### RESIDENTIAL

Goal: Promote the development and enhancement of residential areas designed to offer a variety of safe, sanitary, and affordable housing choices.

- a) Encourage the improvement and beautification of existing residences as a means of ensuring lasting identity and stability of residential areas.
- b) Encourage new residential developments whose densities, styles, and locations will not adversely affect the current rural and small-town character of the community.
- c) Discourage residential development in environmentally sensitive areas.
- d) Require adequate buffers or transition areas, including requiring privacy fences, between residential and non-residential developments to maintain property values and attractiveness.
- e) Encourage the alleviation of conflicting or undesirable land uses from residential areas through code enforcement and other options.
- f) Encourage the alleviation of unsanitary or unsafe housing through code enforcement or other options.
- g) Revise residential land uses in the zoning ordinance to address a range of issues unique to Kawkawlin Township, inclusive of:
  - Allow a broader range of housing types.
  - Incorporation of a process specific to the R-1A district that allows for the continuance of certain nonconforming elements on the smaller lots.
  - Make zoning enforcement actions more transparent with additional clarity in the text to better illustrate citizen obligations to any civil infraction tickets that may be issued per Township Ordinance #2009-01.
  - Add illustrative definitions to the zoning ordinance.
  - Update zoning ordinance to create a new zoning district for the Brissette Beach neighborhood to alleviate nonconforming use issues.



#### COMMERCIAL

Goal: Provide for a comprehensive range of commercial facilities to serve the needs of the local population and tourists.

#### **OBJECTIVES**

- a) Capitalize on the I-75 corridor to attract new commercial development.
- b) Encourage the redevelopment and beautification of the M-13 corridor.
- c) Discourage strip commercial development along highways, except where a specific need can be substantiated for highway-oriented type businesses and where such businesses will not adversely impact existing residential uses.
- d) Locate new commercial development in strategic locations where such businesses will not adversely impact existing residential uses.
- e) Establish a compatible relationship between commercial and adjacent residential uses through the use of buffer devices such as walls, fences, landscaped areas, and transitional uses.

#### INDUSTRIAL

<u>Goal</u>: Encourage a variety of industrial developments with attractive sites to strengthen the tax base and provide employment opportunities for area residents.

- a) Capitalize on the I-75 corridor to attract new industrial development.
- b) Encourage the redevelopment and beautification of existing industries on the M-13 corridor.
- c) Seek new industries that are clean and provide job opportunities for the local population.
- d) Locate new industries in areas that have reasonable boundaries, are easily accessible from the existing transportation network, can be well served from existing infrastructure facilities, and are not subject to encroachment by incompatible uses.



#### TRANSPORTATION

Goal: Develop and maintain a network of roads that meets the needs of all Township residents, businesses, and tourists in a safe and convenient manner.

#### **OBJECTIVES**

- a) Work with the Michigan Department of Transportation and the Bay County Road Commission in the planning and design of road improvements.
- b) Develop and implement a transportation beautification plan along major thoroughfares through a public participation process focusing on streetscape, signage, landscaping, and other aesthetic improvements.
- c) Promote the development of non-vehicular transportation routes such as pedestrian walkways and bike paths in order to provide convenient connections between key recreation facilities, schools, and residential neighborhoods.
- d) Limit points of ingress/egress on major roads.

#### **INFRASTRUCTURE**

Goal: Meet the infrastructure needs of the community in a cost-effective manner.

- a) Work with surrounding communities in meeting infrastructure needs of the Township.
- Limit the extension of infrastructure facilities to new areas where new growth should be promoted.
- c) Match new development with the available or planned infrastructure capacities.

#### PARKS AND RECREATION

Goal: Preserve the natural resources of Kawkawlin Township and provide for the recreation needs of all Township residents and tourists.

#### **OBJECTIVES**

- a) Capitalize on the Saginaw Bay shoreline to develop unique recreation facilities.
- b) Continue to collaborate with Bay County on its multi-jurisdictional Recreation Plan which is developed in accordance with the guidelines for *Parks and Recreation Master Plans* published by the Michigan Department of Natural Resources.
- c) Support and participate in the development of the Saginaw Bay Water Trail which extends along the southern and western coasts of the Saginaw Bay, bridging the gap from the Thumb Water Trail at the Quanicassee River, and runs north to the Huron Shores Water Trail.
- d) Seek funding from the MDNR for new recreation facilities in the Township.
- e) Cooperate with the surrounding communities, area school districts, Bay County, State of Michigan, and providers of private recreation facilities in developing a comprehensive recreation program.
- f) Support the development of the Iron Belle Trail in the Township.

#### NATURAL ENVIRONMENT

Goal: Preserve and enhance the natural and environmental resources of the Township for all current and future Township residents and visitors.

- a) Implement land use patterns, which will direct new growth away from environmentally sensitive areas such as woodlands, wetlands, steep slopes, and areas subject to flooding.
- Implement development controls, which will maximize the protection of land-based natural resources while preserving the quality of air and water.
- c) Continue to protect and improve wetlands and groundwater resources.



### FUTURE LAND USE PLAN

#### INTRODUCTION

One of the purposes of a Master Plan is to incorporate a future land use plan that will guide the next 10 to 20 years of development in the Township. The land use plan outlined in this chapter of the Master Plan, serves to reflect the community's desire to promote growth in specific areas while maintaining, enhancing, and protecting the natural resources present in the community.

The future land use map transforms the Township's goals and capital improvements into a graphic guide for land development and management in Kawkawlin Township. The future land use map will serve as a guide to decision making - it is not intended to specify how each lot parcel or site should be zoned. Instead it attempts to translate future land use categories to specific zoning districts, which will provide a framework for the Planning Commission when reviewing land use or zoning decisions. Note that these changes tend to be long term due to the 10 to 20-year longevity of this plan. The future land use map may indicate a residential parcel, but until that property owner requests a zoning change, and the Township adopts that request, the parcel will continue to be zoned as is.

The future land use categories on the future land use map are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this plan. These existing land uses are combined into various other future land use categories which are representative of the Township's zoning districts.



Ultimately, the recommendations shown on the future land use map are intended to help Township officials, property owners, and residents make zoning and development decisions that are in the best interest of the community. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintain the overall character and appearance of the Township. Descriptions of the future land use categories begin on the following page. The future land use map is included at the end of this chapter.

FIGURE 15 - FUTURE LAND USE ANALYSIS

	Acres	Percentage
Agricultural/Rural Residential	12,436.19	55.5%
Single-Family Residential	5,096.54	22.7%
Recreation Land	1,824.64	8.1%
Business Opportunity Center	1,773.72	7.9%
Industrial	415.55	1.9%
Highway Commercial	341.81	1.5%
Multi-Family Residential	195.03	0.9%
Public/Semi Public	155.60	0.7%
Neighborhood Commercial	77.60	0.4%
Manufactured Home Park	71.72	0.4%
Small Waterfront Lots	15.33	0.07%
Right of Way	13.23	0.06%
Total	22,416.96	



#### AGRICULTURAL/ RURAL RESIDENTIAL

To keep with the community's goals of retaining the rural and agricultural character of the Township, the future land use plan designates the highest percentage of land in the Township as Agricultural/Rural Residential, a total of 55.5% of the land. The majority of this category is located in the western portion of the Township. The Kawkawlin River acts as an eastern border in the southern half of the Township. The Agricultural/Rural Residential category is intended to accomplish the following goals:

- 1. Preserve the existing agricultural resources and support activities in the Township.
- 2. Preserve the environmental resources, including upland and lowland forests within the Township for future generations.
- 3. Steer development away from environmentally sensitive areas in the Township such as wetlands.
- 4. Prevent large-scale residential developments from locating in the district.

All common agricultural activities such as farming, ranching, and commercial gardening activities are considered compatible land uses in this area. Related agricultural activities such as tree

farms, horse farms, or sod farms are also anticipated in this category. Outdoor commercial recreation and open space uses such as riding stables, golf courses, campgrounds, nature preserves, and similar uses, should also be considered compatible uses.

Low-density single-family homes compatible with the rural character of the Township are permitted in this district. Minimum lot size should be one or more acres per housing unit. In addition to low density housing, schools and religious institutions are permitted in this future land use category.



#### SINGLE-FAMILY RESIDENTIAL

The single-family residential classification is intended to accomplish two major goals: enhance the existing single-family residential areas in the Township, and provide sites for new single-family development. As a general rule, new single-family developments should conform to the Township's rural nature and be compatible with existing neighborhoods.

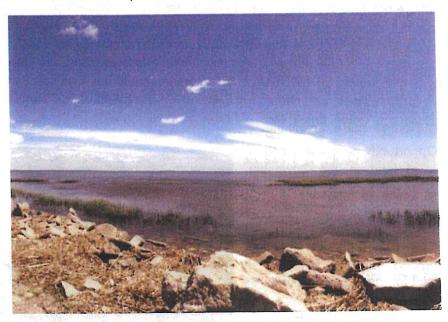
The single-family land use classification is primarily concentrated in the eastern half of the Township, east of the Kawkawlin River in the southern half of the Township, and along the Saginaw Bay shoreline. Much of this land use category is made up of existing single-family parcels. The remaining lands in this category are proposed for future single-family residential development.

While survey respondents indicated they would like to see more single-family homes in the Township, keeping single-family residential development within these designated areas will promote orderly growth, as opposed to "leap-frog development," and will result in a cost-effective expansion of Township services.

The single-family residential classification is the second largest land use category and covers 5,096.54 acres or 22.7% of the Township. It is intended to provide areas for suburban-style, single-family residential development. In addition to homes, the following related uses are compatible in this zoning district: golf courses, athletic fields, churches, and day-care facilities.

#### RECREATION LAND

The recreation land use category occupies a total of 1,824.46 acres or 8.7% of the Township. This category is composed primarily of the Tobico Marsh State Game Area, but also includes existing recreation facilities such as Linwood Park and Hoyles Marina. An area for recreation development is proposed in the northeastern corner of the Township near the Saginaw Bay shoreline. This area should capitalize on the presence of the Saginaw Bay, Hoyles Marina, and condominium developments nearby, in developing a water related recreation amenities. Other recreation lands include various public access parcels along the lakeshore and a public beach.



#### BUSINESS OPPORTUNITY CENTER

Kawkawlin Township has the potential to become a regional market for business and employment due to its proximity to the tri-city area and the proximity to I-75 and M-13. Additionally, the Township recently expanded their infrastructure in some of these areas to provide water, and there is more potential for expansion of infrastructure in the future. Therefore, this update of the Master Plan included a future land use category to capitalize on these benefits. This future land use category includes two large areas of the Township. The first, is located at the Linwood Road interchange between 7 Mile and Mackinaw Roads. The second is located at the Beaver Road interchange between 7 Mile and Mackinaw Roads.

The Business Opportunity Center future land use category is intended to combine different types of business/commercial uses in one area to provide for more flexible land use options than what is typically allowed in the zoning ordinance today. The areas may include industrial uses, office uses, retail centers, or mixed-use developments. These potential developments could cater to local or regional traffic and will expand the business and employment opportunities in the Township. The Township will need to determine exactly how to integrate these areas into the zoning ordinance.

Some development considerations that should be addressed by amendments to ordinance could include, but are not limited to, land uses, development styles, landscaping, decorative signage, infrastructure, streetscaping, and lighting. In order to ensure these locations are developed to their fullest potential, the Township could consider a special area plan or a unified development code that would only pertain to the land within this future land use category. Additionally, any new industrial development in these areas should have sufficient access to a major road, have public utilities, and should not have adverse impacts on the surrounding uses such as external storage, noise, smell, etc.

The Business Opportunity center is 1,773.72 acres or 7.9% of land in the Township, creating a large space to meet the goal of these centers being a regional destination for not only business and retailers but also industrial uses. Bay Future Inc. the economic development agency for this region, has expressed support for the expansion of areas like this in key locations in the County. The Township should work with Bay Future to market these locations and their proximity to I-75 and the new land use opportunities opened by this future land use designation.



#### **INDUSTRIAL**

The future land use plan designates a total of 415.55 acres or 1.9% of the Township as Industrial. The industrial district is designed to accommodate wholesale activities, warehousing, and industrial operations whose external physical effects are restricted to the zoned area and have no detrimental effect on the surrounding properties. In addition to these uses, several other more intense industrial operations are compatible with this district through a special use permit process. The category includes existing industries, as well as new lands well suited for industrial developments along M-13, south of Beaver Road.

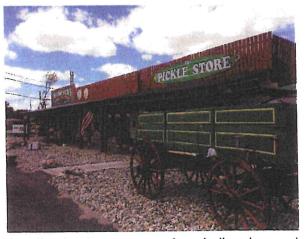


Providing new locations for industries is important to Kawkawlin Township residents. They believe that more industrial development is a good way to grow the economy and create jobs in the Township. Any new industrial development should have sufficient access to a major road, have public utilities, and should not have an adverse impact on the surrounding uses.

#### HIGHWAY COMMERCIAL

In this update of the Master Plan, the Township has defined two types of commercial land uses based on size and type of use and location. The first category is Highway Commercial and the second is Neighborhood Commercial.

The Township is fortunate to have two regional transportation corridors, however as business has developed in the Township it has done so in a sprawling fashion primarily along M-13. This results in a dispersed business area that is interspersed with many homes. In conjunction with the high traffic count on M-13 and the layout



of the driving lanes and turning lanes, accessing the businesses can be challenging and dangerous at times.

In order to stymie this dispersed type of development the Planning Commission has identified areas where the highway commercial development is most ideal and will encourage improvements in this area which is along M-13 between Boutell and River Roads. M-13 is a heavily traveled road in the Township, and is used daily by residents to get from point a to point b, but is also used as an alternative route to travel up north creating a for a more regional customer base. There are smaller pockets of existing highway commercial uses that are identified on the map, however future growth is encouraged in the more centralized location. The remaining district

is dispersed from Cottage Grove Road to Jose Road. The intent for this district is to serve diverse local and regional needs through big box stores, chain restaurants with drive throughs, gasoline service stations, hotels or motels, and local necessities. The category supports a wider variety of businesses and much larger facilities than those allowed in the neighborhood commercial category. Highway Commercial accounts for 341.81 acres or 1.62% of land in the Township.

In order to continue to plan for organized growth in this corridor, the Township could consider working with MDOT on an access management plan and creating a corridor study that would plan for different limited or controlled access, signage, traffic calming, landscaping/streetscaping, and multiple forms of transportation such as biking or pedestrian modes of travel.

#### MULTIPLE-FAMILY RESIDENTIAL

The multi-family residential classification is intended to provide for an efficient and economic use of land through affordable housing and alternatives to traditional single-family homes. This district should have a mixture of single-family, two-family, and multiple family housing types in conjunction with public or semi-public structures. Duplexes, townhouses, condominiums, and apartments are envisioned for this district. Assisted living or senior assisted living homes, group day care homes, and hospitals are compatible in this district. This future land use corresponds to the R-2 and R-3 Zoning Districts.

Currently, Kawkawlin Township only has a handful of multiple-family units. Therefore, a concentration of land is proposed for multi-family use in the Future Land Use Plan. This concentration is located in the Linwood area north of Lebourdais Road. Survey respondents were

more evenly split on encouraging multiple-family dwelling units. However, proposing new lands for multiple-family development is needed in Kawkawlin Township to provide housing for the growing elderly population, increasing single householders family units, and to provide more options to individuals who may not be looking for the responsibility of owning a home. The total future land use of multiple-family housing in the Township is 0.9% of land in the Township, or 195.03 acres.



#### PUBLIC/SEMI-PUBLIC

The Public/Semi-Public district, 155.6 acres, or 0.7%, is comprised of all the existing public and semi-public uses in the Township. This includes, but is not limited to, churches, schools, and governmental owned land. Future public and semi-public uses should appropriately located in areas suitable for utilities and development with appropriate transportation access.



#### NEIGHBORHOOD COMMERCIAL

Similar to the conditions that determined a centralized location for Highway Commercial development in the Township, the Planning Commission has identified one area along M-13 with the intention of concentrated Neighborhood Commercial development. This area is located along M-13 a half of a mile south of the Township border and in the Linwood area, a more traditional downtown environment. The intent of this district is to be used for low density commercial services, such as everyday necessities, local shops,



professional services, and sit-down dining options. Business development and access to jobs is a clear priority for Kawkawlin Township residents and Township officials. Supporting an economy that is conducive to business development is important to future growth and resident retention for the area. This area accounts for less than the Highway Commercial area at 77.6 acres or 0.37% of land in the Township.

#### MANUFACTURED HOME PARK

The intent of the manufactured home park is to preserve the interests of alternative types of residential developments, and to protect the residents of manufactured home developments. There is a total of 71.72 acres or 0.4% of the land in the Township is categorized as manufactured home park on the future land use map. It is located on the western edge of the Township north of Beaver Road and in two locations along M-13 between Seidlers Road and Beaver Road. In addition to manufactured home parks, publicly owned buildings, community facilities, and schools are also considered compatible in this district.

According to the zoning ordinance the Manufactured Home Parks have a minimum lot size of 30,000 square feet, for 3 dwelling units. They must also comply with other standards to ensure

the parks follow all laws, are safe for residents, and do not infringe on their surroundings. These standards can be found in the zoning districts section of the zoning ordinance.

#### **BRISSETTE BEACH LOTS**

The Small Waterfront Lots future land use category is new to this update of the Master Plan. Kawkawlin Township has several different types of residential development throughout the Township, which leads to special land use situations depending upon the specific area.

The new category is for a very specific neighborhood which is unique compared to the rest of the single-family residential neighborhoods. This district is intended to represent the homes



located along Brissette Beach Road southeast of Parish Road. The new district and the rules allowed would be specific to properties outlined in this category and would not extend outside of these parcels. It is not the intent of the Planning Commission to allow this future land use category or the related zoning rules in any other area of the Township.

These lots are significantly smaller than other lots in the Township and because of that it is almost impossible for the homes to meet the current zoning ordinance standards for development. In most instances, homeowners are forced to go to the ZBA for any changes that other homeowners in the Township would be allowed to do by right. The intent of this future land use category is to create a new zoning district with dimensional requirements and development standards that meet the needs of this area and provide meaningful improvements to the property owners.

Changes to consider would be allowing for a smaller lot size and smaller setbacks. Additionally, the Planning Commission could consider changing the maximum lot coverage and adjusting the height limitations. The total future land use for Small Waterfront Lots is 15.33 acres or 0.07% of the land in the Township.

#### RIGHT OF WAY

In the Township the Right of Way classification accounts for the main arterial roads in the Township, I-75, M-13, and the railroad. The total future land use for ROW is 13.23 acres or 0.06% of the land in the Township.

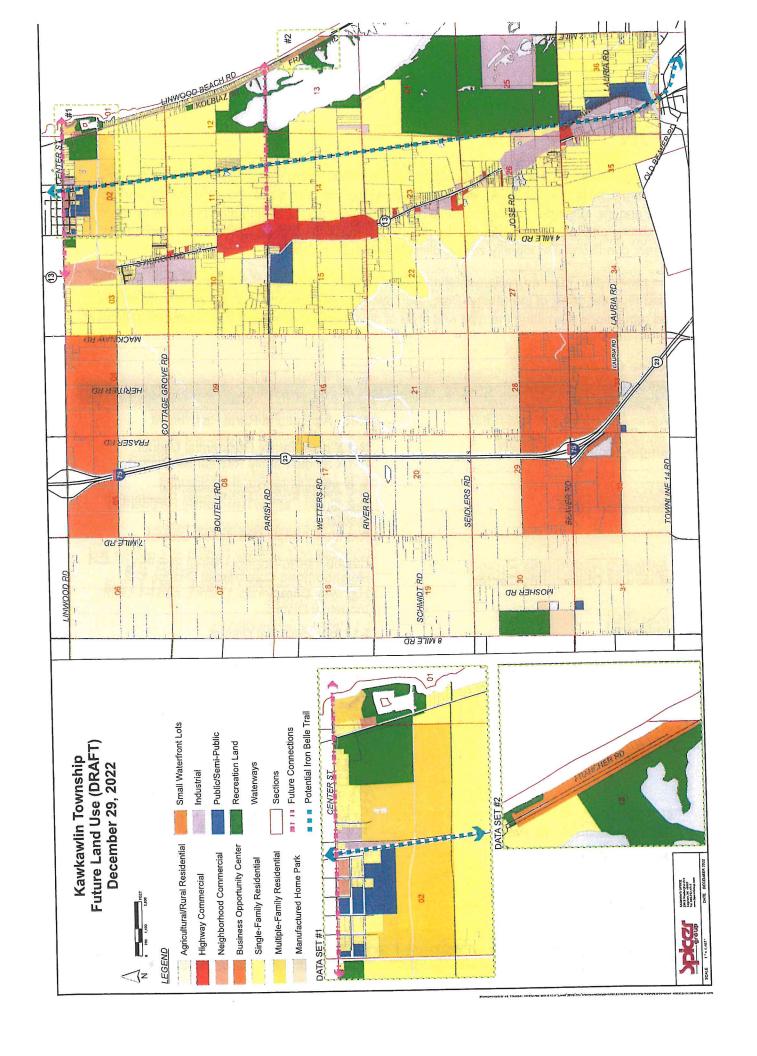
## **ZONING PLAN**

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

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

FIGURE 16 - ZONING PLAN

Future Land Use Category	Zoning District
Agricultural/Rural Residential	A-R - Agricultural/Rural Residential
Single-Family Residential	R-1 Single-Family Residential District R-1A Single Family Residential District
Recreation Land	<ul> <li>A-R Agricultural/Rural Residential</li> <li>R-2 Single Family/Two-Family Residential</li> <li>District</li> <li>R-3 Multi-Family Residential District</li> </ul>
Business Opportunity Center	Possible new Overlay District or a mix of: C-1 Neighborhood Commercial District, C-2 Highway Commercial District, and I-1 Light Industrial District
Industrial	I-1 Light Industrial District
Multi-Family Residential	<ul><li>R-2 Single Family/Two-Family Residential</li><li>District</li><li>R-3 Multi-Family Residential District</li></ul>
Public/Semi Public	A-R Agricultural/Rural Residential R-1 Single-Family Residential District R-2 Single Family/Two-Family Residential District R-3 Multi-Family Residential District C-1 Neighborhood Commercial District C-2 Highway Commercial District
Manufactured Home Park	R-4 Manufactured Home Park District
Highway Commercial	C- 2 Highway Commercial District
Brissette Beach Lots	New Zoning District
Neighborhood Commercial	C-1 Neighborhood Commercial District



### **ACTION PLAN**

#### PLAN IMPLEMENTATION

Master planning should be a continuous process. The objectives, policies and recommended actions are based on the community's understanding of today's problems, technology, and implementation procedures. A plan review and update procedure are necessary to address changes in community values, living patterns, and perception. Therefore, the Master Plan will be monitored annually, updated periodically, an extensive evaluation will be performed at a minimum of every five years and a major reassessment and revision will be undertaken after a minimum of 15 years and a maximum of 20 years. The only way to truly make a plan work is to use the plan, to reference it, and to correct it or change it when it is not accurately reflecting current changes and conditions in the community.

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

The monitoring process is to be conducted annually. It involves assessing factors such as socioeconomic data, development activity, changes in technology and indicators of public opinion. Next, an evaluation of the relevancy of the Master Plan in light of changing conditions is performed. Finally, the results of the monitoring are reported in the Planning Commission's Annual Report. When the monitoring process reveals changes in the community to a degree that seriously impacts upon the relevance of the Master Plan, the Planning Commission will suggest a Master Plan update. Generally, the update is intended to address only those aspects of the Master Plan found to be outdated and no longer relevant.

Updates will be completed as needed as indicated through the monitoring process. After a minimum of five years, and again at minimum five year intervals, a thorough review of the Master Plan will be performed to evaluate its effectiveness. The main feature of this review would be a study of all recommendations. action recommendation will be examined for continuing relevance and success in implementation. The evaluation will involve two considerations. First, the effectiveness of the technique by which the



recommendations were implemented will be examined. Then the action itself will be studied to determine whether the action achieved the desired objective. Those recommended actions not implemented will also be reviewed for continuing relevance and probability of implementation. This review will help the Planning Commission adjust the Master Plan to better achieve the goals and objectives, implement Township policies, and maintain the credibility of the Master Plan. After fifteen to twenty years, the Township should consider a complete revision of the Master Plan. This revision would follow a process similar to the one which has culminated in this document and result in a new Master Plan document.

#### IMPLEMENTATION: ADDITIONAL RESOURCES

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

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

#### ZONING CHANGES AND ORDINANCE UPDATES

Zoning is integral to implementing the goals and actions of this Master Plan in part by providing the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this plan. Many of the changes may be minor but provide a substantial benefit. For example, one change may be to reduce the number of residential zoning districts in the Township, and allowing residential uses of varying densities in a single zoning district. The zoning ordinance is also a basis for enforcing, reviewing, refining, and identifying

appropriate restrictions on developments inside the Township's 100-year floodplain. Another change to the zoning ordinance may be larger in scope, which takes a look at how the zoning ordinance is actually used and then finding ways to make it more of a user-friendly document through the use of graphics and images. Another step may be to review the cases that have come before



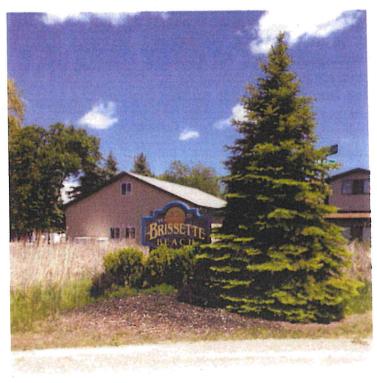
the Planning Commission to determine if there are trends that may need to be addressed in the zoning ordinance itself.

The following is a list of possible zoning ordinance updates the Planning Commission should consider in the next 5 years:

- Amending the zoning ordinance based on the August 28, 2019 memo from the Zoning Board of Appeals
- Review the allowed industrial land uses to align with the targeted markets identified by Bay Future Inc.
- Consider an overlay zone or a new zoning district for the business opportunity area on the future land use map.
- Consider a new zoning district for the Brissette Beach neighborhood.
- Review the current fee schedule and update as needed.
- Consider additional residential types in the R Districts.
- Review permitting requirements for the floodplain area.
- Review screening requirements for unsightly land uses such as junk, lighting, outdoor storage, noise, and parked vehicles.
- Continue code enforcement and the issuance of civil infraction tickets per Ordinance 2009-01.

#### CODE ENFORCEMENT

The administration and enforcement of the zoning ordinance by Township integral officials is to effectiveness, as with all Township Enforcement must codes. thorough and consistent. Procedures such as building inspections, site plan review, and other ordinance administration tasks should be assigned to responsible entities, whereby more discretionary review authority should be assigned to the Planning Commission and more nondiscretionary measures may be assigned to the Zoning Administrator. All ordinance enforcement should be done regularly and should be resourced the staff levels and/or with consulting assistance necessary to fulfill the day-to-day functions needed to perform a thorough job.



#### IDENTIFYING AND PURSUING CAPITAL IMPROVEMENTS

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

### LOCAL FINANCING MECHANISMS AND CO-DEVELOPMENT

Kawkawlin Township has access to a number of possible local financing tools. The Township may be able to use its general fund for some of the most important improvements. Revenue bonds and general obligation bonds may also be employed by the Township. A special assessment can also be used for infrastructure projects. The Township should seek ways to encourage joint public and private investments for a common purpose. This includes mechanisms where the Township can involve itself in the process of private development such as site location selection, service agreements, and local tax incentives and abatements. The Township could explore opportunities to develop a Local Development Financing Authority (LDFA) to finance public facility improvements using Tax Increment Financing (TIF) to encourage manufacturing, agricultural processing, or high technology activities on current or defunct industrial lands in the Township. The Township could also consider implementing a Corridor Improvement Authority. The Corridor Improvement Authority Act allows local governments to create one or more Corridor Improvement Authorities (CIA) to address established, deteriorating commercial corridors located outside downtown areas. The primary benefit of this tool is to provide local governments with the option of using TIF for improvements in the district(s), and to undertake a wide range of activities to promote economic development and redevelopment in commercial areas. In order to be eligible to create a CIA, the development area must have a minimum size of five acres, consist of at least 50% commercial property, and be zoned to allow mixed-uses, including "high-density" residential use. A municipality must also expedite the local permitted and inspection process in the development area and promote walkable non-motorized interconnections throughout the development area. The Township may also reach out to local foundations and area individuals for support for various civic projects. Additionally, the Township may seek to access a variety of government loan and grant programs available to local governments, as described below.

#### GRANT OPPORTUNITIES TO SUPPORT PROPOSED CAPITAL IMPROVEMENTS

This Master Plan can also be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. At the Federal level, there is the Housing and Community Facilities Programs, the Public Works and Economic Development Program, Rural Business Enterprise Grants, and the Water and Wastewater Disposal Loan and Grant Program, to name a few. At the State level, a funding source may be the Michigan Department of



Natural Resources, which offers grants from the Land and Water Conservation Fund, the Michigan Natural Resources Trust Fund, and the Recreation Passport Fund. The Michigan Department of Transportation also administers Federal funds appropriated under the Moving Ahead for Progress in the 21st Century Act (Public Law 112–141, MAP-21).

#### REGIONAL COOPERATION

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

#### LOCAL PLANNING CAPACITY

Good planning practice and State law require the Township to review its Master Plan every five years and update it if necessary. A cursory review of the plan should take place annually by both the Planning Commission and the Township Board. This provides an opportunity to consider the goals and intent of the plan against pending capital improvements, budget requests, and other developments that may impact the community. The Township provides important planning and development services with limited staff. When change confronts the community, it will be necessary to review the time and effort expended to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

#### ADDITIONAL IMPLEMENTATION TASKS

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

#### CONCLUSION

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

As a result, the Planning Commission has compiled a complete, carefully prepared document that represents the data, efforts and collective thoughts of Kawkawlin Township's seasonal and year-round residents. This Master Plan is only the beginning of a program of action for the next 10 to 20 years. Because the future well-being of Kawkawlin Township depends upon rational, coordinated action, the Township stands ready to meet with any person or group interested in the

future development of the area. The Township will be available to help and guide those who need advice or wish to be part of the Master Plan acted upon.

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



## APPENDIX A

COMMUNITY INPUT DOCUMENTATION

## Kawkawlin Township: 440 responses (as of 1/27/16)

## 1) What statement best describes your role in Kawkawlin Township?

Response	Chart	Percentage	Count
I live in Kawkawlin Township		79.4%	316
My family owns a seasonal home in Kawkawlin Township		1.0%	4
I have visited Kawkawlin Township		13.3%	53
I own a business/have an agricultural operation in Kawkawlin Township		4.5%	18
None of the above		1.8%	7
		<b>Total Responses</b>	398

### 2) What is your age?

Response	Chart	Percentage	Count
Under 18		0.8%	3
18 to 24		4.3%	17
25 to 34		12.3%	49
35 to 44	15.265	21.4%	85
45 to 54		23.9%	95
55 to 64		23.9%	95
65 to 74		11.1%	44
75 or older		2.5%	10
		<b>Total Responses</b>	398

## 3) From the following, please check the reasons why you live in Kawkawlin Township. You may select more than one answer.

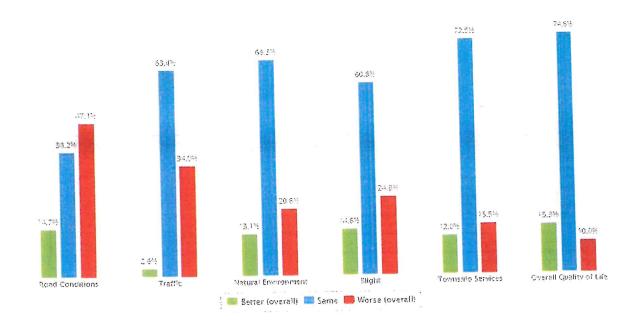
Response	Chart	Percentage	Count
Like rural living	77.56	59.4%	208
Close to family and friends		37.7%	132
Like the community		34.9%	122
Born and raised here		34.6%	121
Saginaw Bay		34.0%	119
Affordable housing		21.1%	74
Like the recreational opportunities		20.9%	73
Quality of schools		10.6%	37
Job/Availability of work		6.9%	24
Retired here		6.3%	22
Other:		10.0%	35
		<b>Total Responses</b>	350

#### Other (35 responses):

Main Ideas:		
Born and raised here		
Close to family		
Love the beach/river/water		
Low crime		
Quiet		
Rural, but close to city		

## 4) How do you feel the following categories have changed in Kawkawlin Township in the past 5 years? (Please select the appropriate answer)

	Much Worse	Worse	Same	Better	Much Better	Total Responses
Road Conditions	49	114	132	47 (13.6%)	4 (1.2%)	346
Traffic	(14.2%) 17 (4.9%)	(32.9%) 100 (29.1%)	(38.2%) 218 (63.4%)	8 (2.3%)	1 (0.3%)	344
Natural Environment	7 (2.0%)	64 (18.6%)	228 (66.3%)	43 (12.5%)	2 (0.6%)	344
Blight	14 (4.2%)	69 (20.6%)	203 (60.6%)	46 (13.7%)	3 (0.9%)	335
Township Services	11 (3.2%)	42 (12.3%)	248 (72.5%)	38 (11.1%)	3 (0.9%)	342
Overall Quality of Life	1 (0.3%)	33 (9.7%)	253 (74.6%)	43 (12.7%)	9 (2.7%)	339



### 5) Kawkawlin Township should grow in population in the coming years.

Response	Chart	Percentage	Count
Strongly Agree		6.1%	21
Agree		37.7%	130
No Opinion	2000	28.4%	98
Disagree		23.2%	80
Strongly Disagree		4.6%	16
		Total Responses	345

## 6) Kawkawlin Township should have more development in the coming years.

Response	Chart	Percentage	Count
Strongly Agree		9.2%	32
Agree		48.1%	167
No Opinion		17.6%	61
Disagree	e e	21.3%	74
Strongly Disagree		3.7%	13
		Total Responses	347

## 7) Five years from now I still see myself living in Kawkawlin Township.

Response	Chart	Percentage	Count
Strongly Agree		30.2%	105
Agree		46.3%	161
No Opinion		15.2%	53
Disagree		7.2%	25
Strongly Disagree		1.1%	4.
		Total Responses	348

## 8) Kawkawlin Township should encourage more single-family homes.

Response	Chart	Percentage	Count
Strongly Agree		15.4%	50
Agree		45.8%	149
No Opinion		24.0%	78
Disagree		11.1%	36
Strongly Disagree		3.7%	12
3 3 3 7 3		Total Responses	325

# 9) Kawkawlin Township should encourage a mix of single-family housing types, including town homes, condominiums, "brownstones," and other forms of attached single-family structures such as duplexes.

Response	Chart	Percentage	Count
Strongly Agree		6.5%	21
Agree		24.9%	81
No Opinion		12.9%	42
Disagree		36.3%	118
Strongly Disagree		19.4%	63
Strongly Disagree		Total Responses	325

## 10) Kawkawlin Township should encourage housing designed for senior citizens, including retirement villages or communities.

Chart	Percentage	Count
	9.7%	31
Alleron .	45.2%	145
	19.6%	63
	18.7%	60
	6.9%	22
	Total Responses	321
	Chart	9.7% 45.2% 19.6% 18.7% 6.9%

## 11) The Township has enough multiple-family housing, such as apartments.

Response	Chart	Percentage	Count
Strongly Agree		10.8%	35
Agree		34.4%	111
No Opinion		31.6%	102
Disagree		18.9%	61
Strongly Disagree		4.3%	14
		Total Responses	323

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

Response	Chart	Percentage	Count
Full Service Restaurant		56.2%	158
Entertainment		37.0%	104
Quick Meals Out (fast food)		31.7%	89
Routine Medical Services		31.0%	87
Large Retail/Discount Store		24.6%	69
Hardware Store		17.8%	50
Banking		11.0%	31
Other (please list)		21.0%	59
	The second secon	<b>Total Responses</b>	281

#### Other (59 responses):

Main Ideas:	
Credit union	
Grocery store	
Bakery	
Auto parts	
Fitness center	

## 13) Future commercial development in the Township should be focused on the recreational opportunities provided by access to Saginaw Bay.

Response	Chart	Percentage	Count
Strongly Agree		24.3%	79
Agree		46.2%	150
No Opinion		18.2%	59
Disagree		8.9%	29
Strongly Disagree		2.5%	8
		Total Responses	325

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

Response	Chart	Percentage	Count
Along M-13	16200	59.4%	192
Around I-75 at Beaver Road		31.6%	102
Linwood Area		28.2%	91
Kawkawlin Township does not need any new commercial development		19.5%	63
Other (please list)	\$ 1.1	5.0%	16
		<b>Total Responses</b>	323

#### Other (16 responses):

lain Ideas:	
outh, near other commercial development	
round I-75 access, somewhat close to M-13 and also Linwood areas	
ear the bay	
1-13 is a major route to the Casino in Standish and the Saginaw Bay, the Township sho romoting that alot more.	ould be
long Beaver Rd east of M-13	
inwood Road @ I-75	
Vherever the market decides	
ut businesses in the vacant buildings that are here now	

## 15) Kawkawlin Township needs more industry in order to grow the economy and provide more jobs.

Response	Chart	Percentage	Count
Strongly Agree		16.0%	52
Agree		41.1%	134
No Opinion		20.2%	66
Disagree		17.5%	57
Strongly Disagree		5.2%	17
		Total Responses	326

## 16) Agriculture is an important aspect of Kawkawlin Township's economy.

Response	Chart	Percentage	Count
Strongly Agree		53.9%	171
Agree		37.2%	118
No Opinion		6.6%	21
Disagree		1.9%	6
Strongly Disagree		0.3%	1
		<b>Total Responses</b>	317

## 17) Agriculture is an important feature of the Kawkawlin Township landscape.

Response	Chart	Percentage	Count
Strongly Agree		48.0%	153
Agree		41.7%	133
No Opinion		7.2%	23
Disagree		2.8%	9
Strongly Disagree	•	0.3%	1
		Total Responses	319

## 18) Kawkawlin Township should preserve agricultural land.

Response	Chart	Percentage	Count
Strongly Agree		42.5%	135
Agree		43.4%	138
No Opinion		10.4%	33
Disagree		3.1%	10
Strongly Disagree		0.6%	2
5,7		Total Responses	318

## 19) Using some agricultural land for new development is a way to accommodate growth.

Response	Chart	Percentage	Count
Strongly Agree		8.9%	28
Agree		42.4%	134
No Opinion		13.3%	42
Disagree		21.5%	68
Strongly Disagree		13.9%	44
<i>5 , 5</i>		Total Responses	316

#### 20) What do you like best about Kawkawlin Township?

Detail of all 186 response to this question are at the end of this document.

#### Main ideas regarding likes:

- Quiet community
- Saginaw Bay
- Rural setting
- Small town atmosphere
- Safe
- Close to amenities (Linwood, Bay City)
- The people
- Neighbors



## 21) What is the one thing you would do to improve Kawkawlin Township?

Detail of all 191 response to this question are at the end of this document.

#### Main ideas regarding improvements:

- Need better roads
- Improve the look of M-13
- Aesthetics
- Address blight
- Recreational improvements/more activities
- Better retail/commercial services

improve park blight businesses people river small community baykawkawlin better cleanm-13

## APPENDIX B

ADOPTION DOCUMENTATION