



Beaver Township Master Plan 2007 - 2020

The Beaver Township Master Plan was prepared in 2006 - 2007 by the Beaver Township Planning Commission in conjunction with Spicer Group of Saginaw, MI.

It was adopted on March 27, 2007, by the Planning Commission. The Beaver Township Board approved of the Plan by resolution on April 16, 2007.

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Richard Charbeneau Clerk
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Jerome Grzegorzczak, Trustee
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I. The Master Planning Process

Legal Authority to Plan

Preparing a Master Plan is one of the major functions of a Township. The Township Planning Act (P.A. 168 of 1959) states that “the planning commission shall make and approve a basic plan as a guide for the development of unincorporated portions of the Township”. The 2001 Amendments to the 1959 Act require that the plan be reviewed by the planning commission at least once every five years.

Purpose of a Plan

A Master Plan reflects the ideas and hopes of a community, translated into goals and actions. The Master Plan is a comprehensive document that is intended to guide development in the municipality in the next 10 - 20 years, achieving a better community and living environment.

A Master Plan serves to:

- Seek citizen input on needs and services
- Form a general statement of goals and objectives
- Provide an overall perspective for the future
- Develop a future land use map
- Guide the use of limited resources in an efficient manner
- Promote public health, safety, and general welfare
- Preserve the quality of the environment in the Township
- Guide future zoning decisions
- Encourage cooperation and economic improvement through the goals and objectives of the plan

Master Plans and Zoning Ordinances

Zoning is regulation of the use of land. A zoning ordinance controls how land is used today. It is the law. A Master Plan is a set of policies, not a law. The Master Plan is the community’s future vision while the zoning ordinance contains the rules that govern the path to that vision. The long range goals of the Master Plan are the basis for a zoning ordinance and zoning decisions. **State law requires that a zoning ordinance be based on an adopted Master Plan.** Zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if challenged in the courts.

History of Planning in Beaver Township

Formal planning began in Beaver Township in the early 1960's. The first zoning ordinance was passed in October of 1961 and the first Planning Commission was formed around the same time. This group completed the Township's first General Development Plan in 1978. Subsequently, in 1979, it adopted an updated zoning ordinance based upon that plan. The zoning ordinance has been updated as needed since that time. Beaver Township has largely developed as a farming community with the vast majority of land used for agriculture. Residential uses are more concentrated in the southeastern portion of the township, which is closer to the larger cities in the area.

How the Beaver Township Master Plan was completed

Beaver Township began the process to update its Master Plan in February of 2006. It contracted with Spicer Group of Saginaw to assist the Township in the preparation of this Master Plan.

The Beaver Township Planning Commission met with the Spicer Group planning consultants four times between January and November of 2006 to work on the plan. As required by Public Act 263 of 2001, the Township followed proper procedures for notifying neighboring communities and registered entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan.

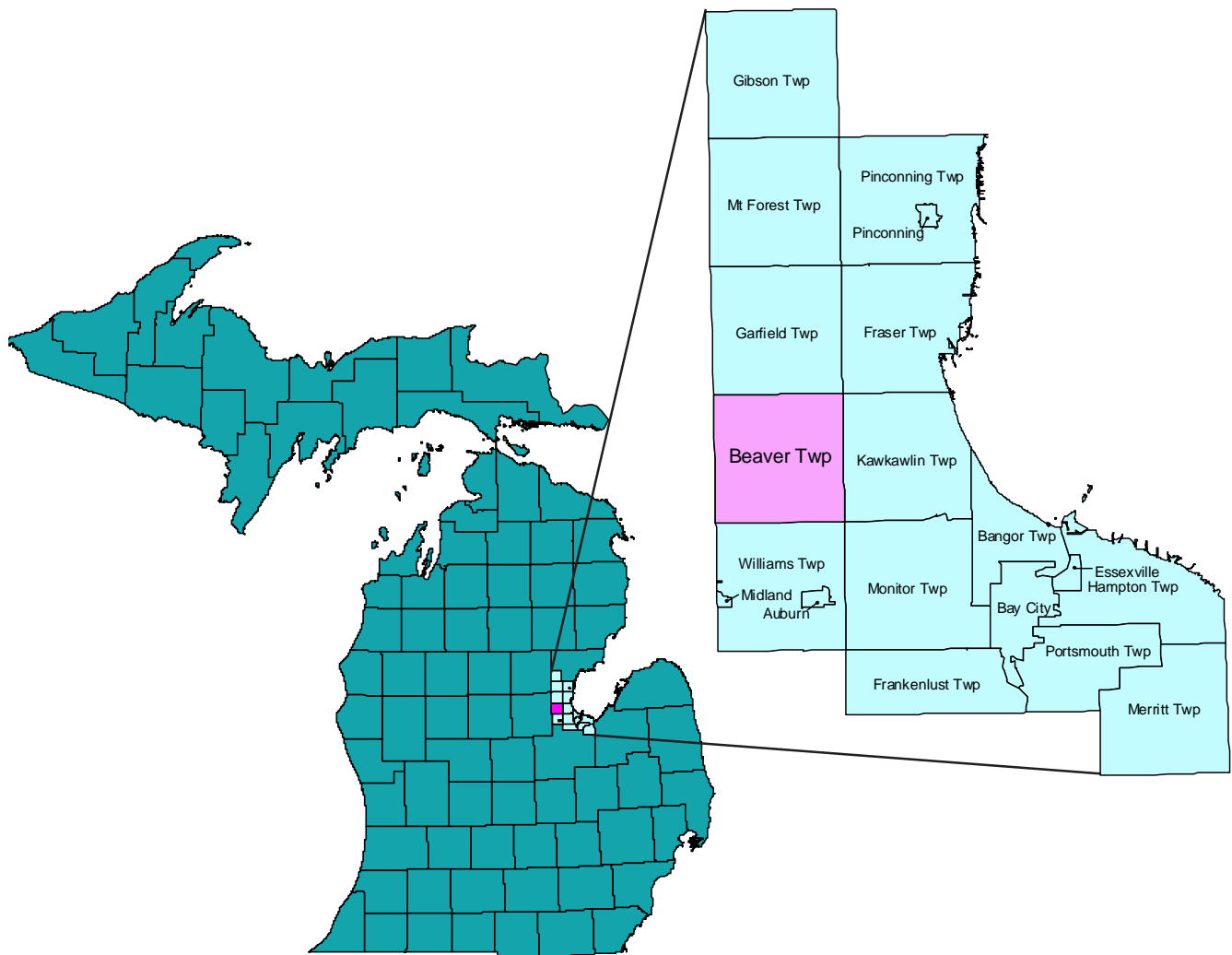
The planning process began with a review and analysis of existing conditions and land uses in Beaver Township. Then, a community input survey was developed and mailed to 1,050 households of the Township in May of 2006. Feedback from this survey along with the pertinent background data was used as the basis for the goals, objectives, and future land use as outlined within this Master Plan. A draft of this document was prepared in November of 2006 and delivered to the Planning Commission and Township Board. It was also mailed to neighboring communities, registered entities, and to the Bay County Department of Environmental Affairs and Community Development for review and comment.

The final step in the planning process was a public hearing that is required by the Township Planning Act of 1959, as amended. This provided an additional opportunity for public information and input. Final master plan copies were prepared and the Plan was adopted by the Planning Commission on March 27, 2007. The Beaver Township Board approved of the Plan by resolution on April 16, 2007. Copies of these resolutions are included in Appendix A.

II. Regional Setting

Beaver Township is located in Bay County, northeast of Bay City. It is a typical 36 square mile Michigan township. Beaver Township is known primarily as an agricultural township that serves also serves as a bedroom community for residents who work in Bay City, Midland, and Saginaw. These three cities form a general regional commercial and economic area known as the Tri-Cities.

Beaver Township is bordered by Kawkawlin Township to the east, Garfield Township to the north, and Williams Township to the south. To the west, Beaver Township is bordered by Larkin Township in Midland County. The nearest regional shopping and health care services are available in Bay City and Midland.



III. Existing Characteristics

History

Beaver Township was organized by an act of the Legislature in 1867. It originally contained the township to the north, what is now known as Garfield Township. The first Beaver Township supervisor was Levi Willard. Willard had come to Michigan in 1856, and was the only settler in Beaver Township for the first nine years he lived there. The early settlers were mostly farmers who cleared the land of the abundant lumber in the area. “As late as 1873, there were less than 50 families in the township, and the land brought from \$2.50 to \$5.00 per acre. In 1905, this same land, since improved, drained and cleared, brings from \$75 to \$125 per acre. The population in 1870 was 161; in 1880, 350; in 1894, 1,236 and in 1900, 1,539.” (*History of Bay County, Michigan and Representative Citizens, Capt. Augustus Gausser, 1905*)

Population

According to the 2000 Census, the population of Beaver Township was 2,806. This number remained virtually unchanged from 1990, when the population was 2,810. During that same time period, the population of Bay County declined from 120,000 to 110,000. Historically, the population of Beaver Township grew steadily until 1980 when it reached 3,027. Then, it declined in the 1980’s to the aforementioned 2,810. The general decline in the automotive and manufacturing industries and accompanying job loss caused a population decline throughout Michigan during the 1980’s. Family farms were decreasing during this period as well. Historical population trends in Beaver Township are shown in Figure 1.

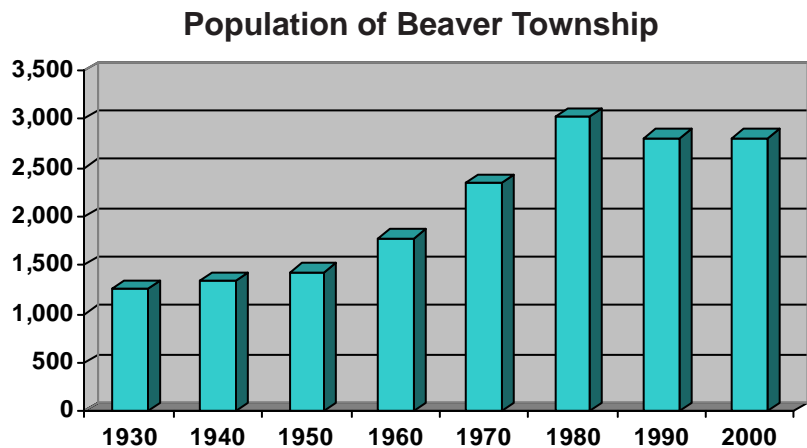


Figure 1 - The population of Beaver Township grew steadily from 1930 - 1980. It declined slightly during the 1980’s and remained the same during the 1990’s. Source: US Census data.

Trends for most of the communities in Bay County are similar in that they experienced population declines in the 1980's and have remained relatively flat or shown slight growth in the 1990's. US Census estimates for Bay County since the 2000 census show that overall county population has declined slightly from 110,157 to 109,480 (July, 2004 estimate.) The Census Bureau estimates that Beaver Township's population has grown slightly from 2,812 to 2,894.

In general, the population of Beaver Township is somewhat older than that of most other Michigan communities. Rural communities tend to have a slightly higher median age than that of urban communities. The median age of residents in Beaver Township in 2000 was 37.6 years. This compares to 35.5 years for the State of Michigan.

Figure 2 shows a breakdown of Beaver Township's population by age group.

Overall, the population age distribution differences are not that different from those of Bay County or Michigan. Because its proportion of the population age 44 and under is somewhat higher than that of Bay County, one could surmise that young families are choosing to live in Beaver Township at a higher rate than other Bay County communities.

In 2000, the population of Beaver Township was evenly divided among males and females (1,391 males and 1,425 females). Nearly 99% of the population identified itself as white.

The educational level of the population of Beaver Township portrays it as a potential blue collar community. In 2000, 84% of the population age 25 or older were high school graduates. This is very similar to the state of Michigan where 83.4% of the population were high school graduates. In Bay County, the figure was 82.4%. College educational levels are quite different. The percentage of the population in Beaver Township with a bachelor's degree or higher was 10.9%. In Michigan, this percentage was

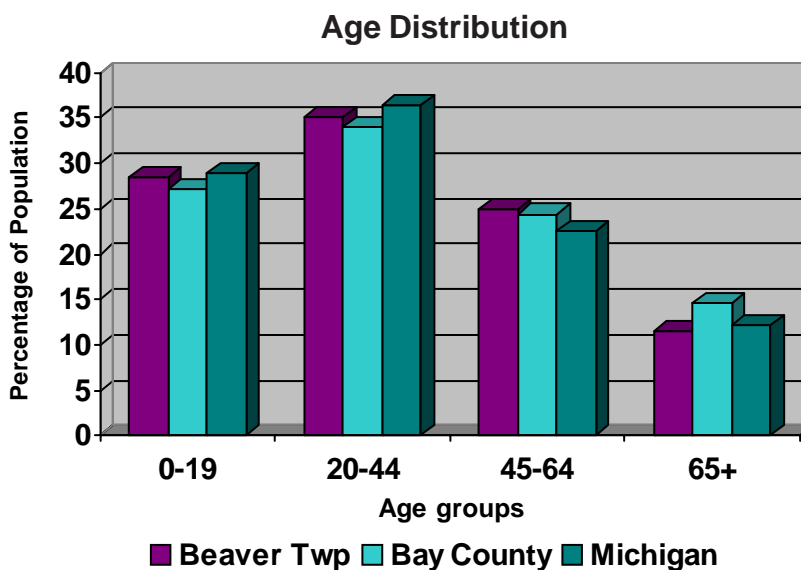


Figure 2 - The age distribution of Beaver Township is fairly similar to that of Bay County and Michigan. Source: US Census 2000

double at 21.8%. In general, educational levels can affect income and employment. Bay County figures were in the middle at 14.2%. See Figure 3.

Housing and Households

There were 968 households in Beaver Township in 2000. This was an increase of 12% over 1990 when there were 865 households. The average household size in Beaver Township in 2000 was 2.86 people. The average household size in Bay County was 2.47 people and in Michigan, it was 2.56.

The larger than average household size indicates that many Beaver Township residents are those who are raising families.

There were 998 total housing units in Beaver Township in 2000. Ninety-seven percent of these were occupied. This is very high occupancy rate indicating that it can be difficult to find housing in Beaver Township. Approximately 93% of the units were classified as owner occupied, which is very high. By comparison, Bay County's proportion of owner occupied housing units was 79.3% and Michigan's was 73.8%. Over 95% of the housing units in Beaver Township are 1-unit structures (commonly known as single-family homes). These two figures, for owner occupancy and type of structure, are an indication that Beaver Township has a very stable population comprised of families who tend to live in the community for a long period of time.

When looking at the age of the housing stock in Beaver Township, two facts are noteworthy. First nearly 30% of the housing stock was constructed in the 1970's, which is a much larger proportion than that of Bay County or Michigan. See Figure 4. This was during the heyday of the automotive industry and many homes were constructed in the rural areas of the Tri-Cities to accommodate young baby boomer families who were employed in manufacturing and wanted to build their own homes. Secondly, nearly 50% of the housing stock in Beaver Township was constructed prior to 1960. Homes that are 50 years old or older can be subject to blight and deterioration.

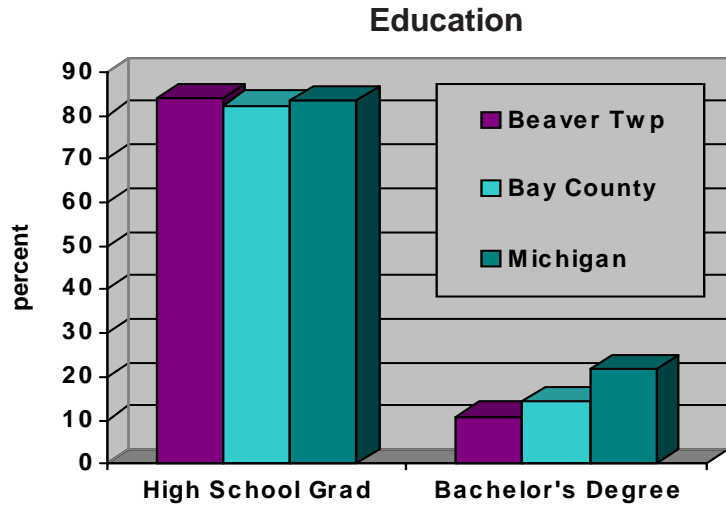


Figure 3 - Beaver Township's proportion of adults who are high school graduates is similar to that of Bay County and Michigan but its percentage of those with a bachelor's degree is less than Bay County and Michigan. Source: US Census 2000

Age of Housing Stock

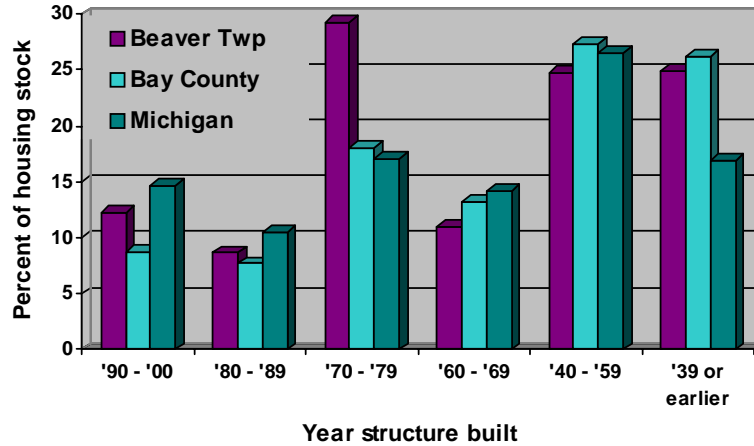


Figure 4 - Beaver Township has a large proportion of homes built during the 70's and a large proportion of homes built prior to 1960. Source: US Census 2000

The median value of owner occupied housing units in Beaver Township in 2000 was \$93,900. This is greater than the median value for Bay County at \$84,900 but less than that of Michigan's median housing value of \$115,600. During the previous decade, the housing values in Beaver Township grew at a faster rate than that of Bay County or Michigan overall. In 1990, the median housing unit value was \$47,000 showing a growth of 100% from 1990 to 2000. Comparatively, Bay County's housing unit value grew by 93% during the same period and Michigan's housing unit value grew by 90%.

Housing Values

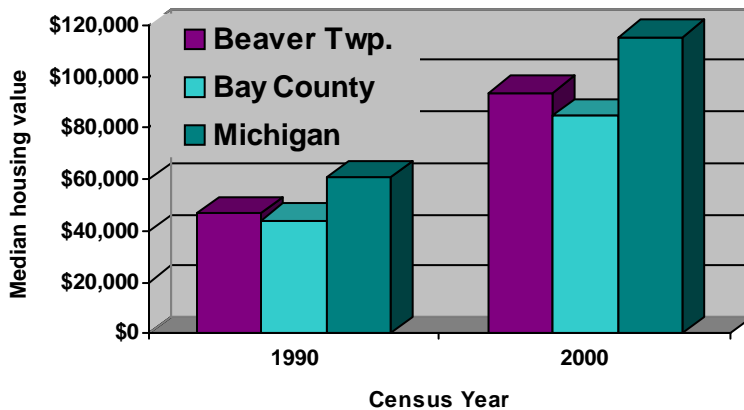


Figure 5 - Median housing values in Beaver Township rose relatively more than those of Bay County and Michigan from 1990 to 2000. Source - US Census Data.

Income & Employment

Median household income in Beaver Township in 2000 was \$51,546. This compares to \$38,646 in Bay County and \$44,667 in Michigan. Household income is a sum of all income received by persons in a household. This higher than average household income generally indicates a higher than average proportion of workers per household and/or both parents in the family in the labor force. The demographic data shows this to be true. Of the overall population age 16 and over, nearly 71% were in the labor force. This compares to 63% for Bay County and 65% for the State of Michigan. Further, 68.5% of the population has all parents in the family in the labor force in Beaver Township. Comparable numbers for Bay County and Michigan are 67.1% and 60.9%, respectively.

Per capita income is a measure of the amount of income each person, regardless of age or employment, would receive if all income received in the entire Township was equally divided among all residents. This measure is useful in that it provides one statistic to compare the overall wealth of an area on an equalized basis. Per capita income in Beaver Township in 2000 was \$19,654. The figures for Bay County and Michigan were \$19,698 and \$22,168, respectively.

The Beaver Township household income distribution shows that there is a high percentage of households in the township in the \$50,000 - \$74,999 income range. This is much higher than that of Bay County and Michigan.

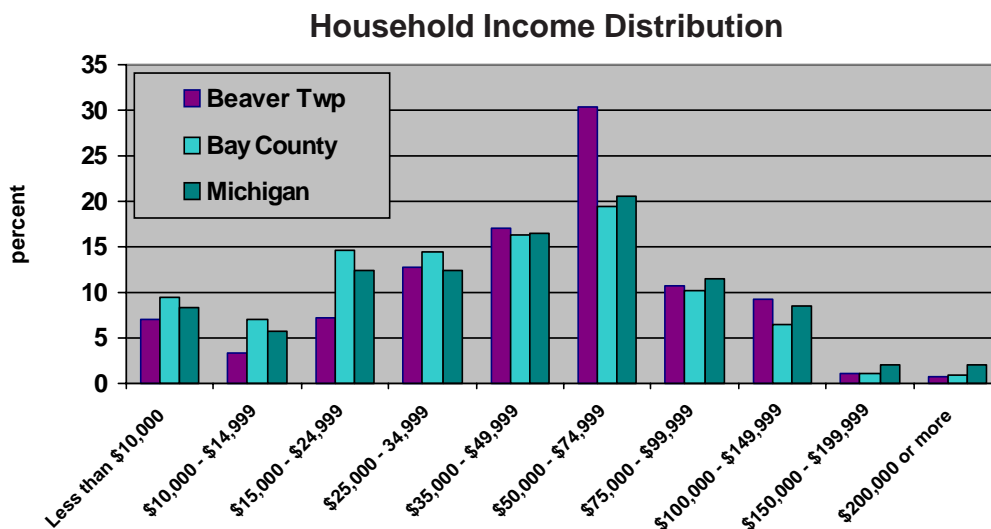


Figure 6 - Beaver Township has a large proportion of households in the \$50,000 - \$74,999 income range. Source: US Census 2000

Slightly more than 5% of individuals in Beaver Township live beneath the poverty level. This is much better than Michigan overall, where 10.5% of individuals live below the poverty level. Poverty is measured by using 48 thresholds that vary by family size, number of children within the family, and age of the householder. To determine whether a person is poor, one compares the total income of that person's family with the threshold appropriate for that family size and characteristics.

Figure 7 below shows the occupations of the employed residents of Beaver Township. It is a fairly typical division of occupation for a Michigan township, with slightly higher percentages for production, transportation, and material moving and slightly less for management, professional, etc.

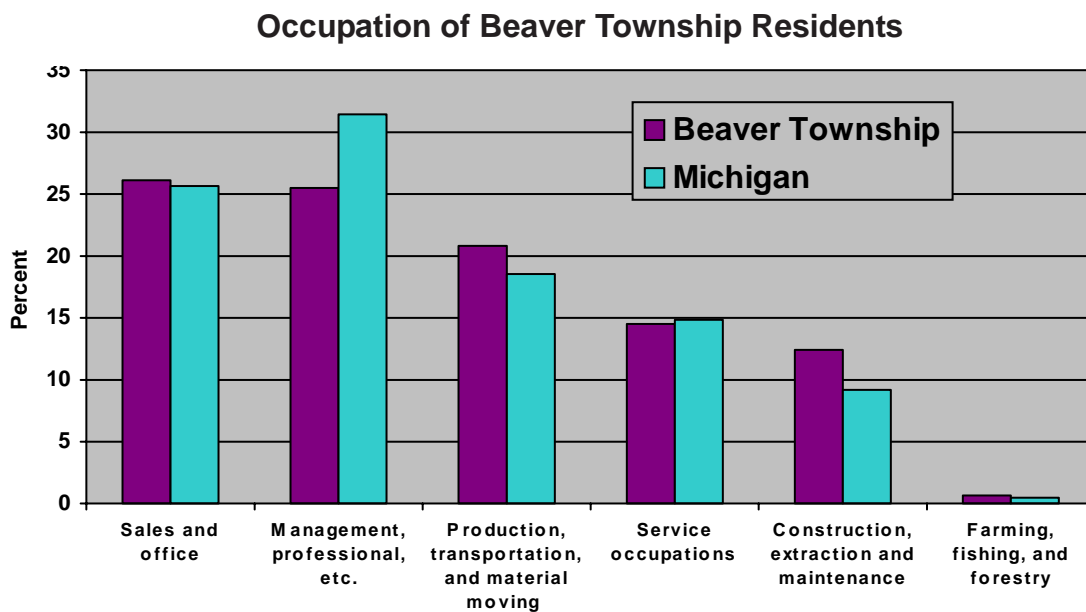


Figure 7 - Sales and office occupations combined with management and professional occupations account for the occupation of over half the work force in Beaver Township.

The average travel time to work for Beaver Township residents is 26.2 minutes. Since one can easily traverse the township in less than 10 minutes, this indicates that most residents are working outside of Beaver Township. According to the 2000 U.S. Census, only 130 of the nearly 1500 employed workers who lived in Beaver Township actually worked in Beaver Township. Prime destinations for work were Midland, Bay City, and Saginaw. Other prime work destinations were Monitor Township, Bangor Township and Williams Township.

IV. Community Infrastructure & Facilities

Community infrastructure and facilities are those facilities and services operated by public or quasi-public entities for the benefit of residents. This section of the plan describes these public resources and their condition in order to incorporate their potential improvement or preservation into the future land use plan.

Transportation Network

Roadways

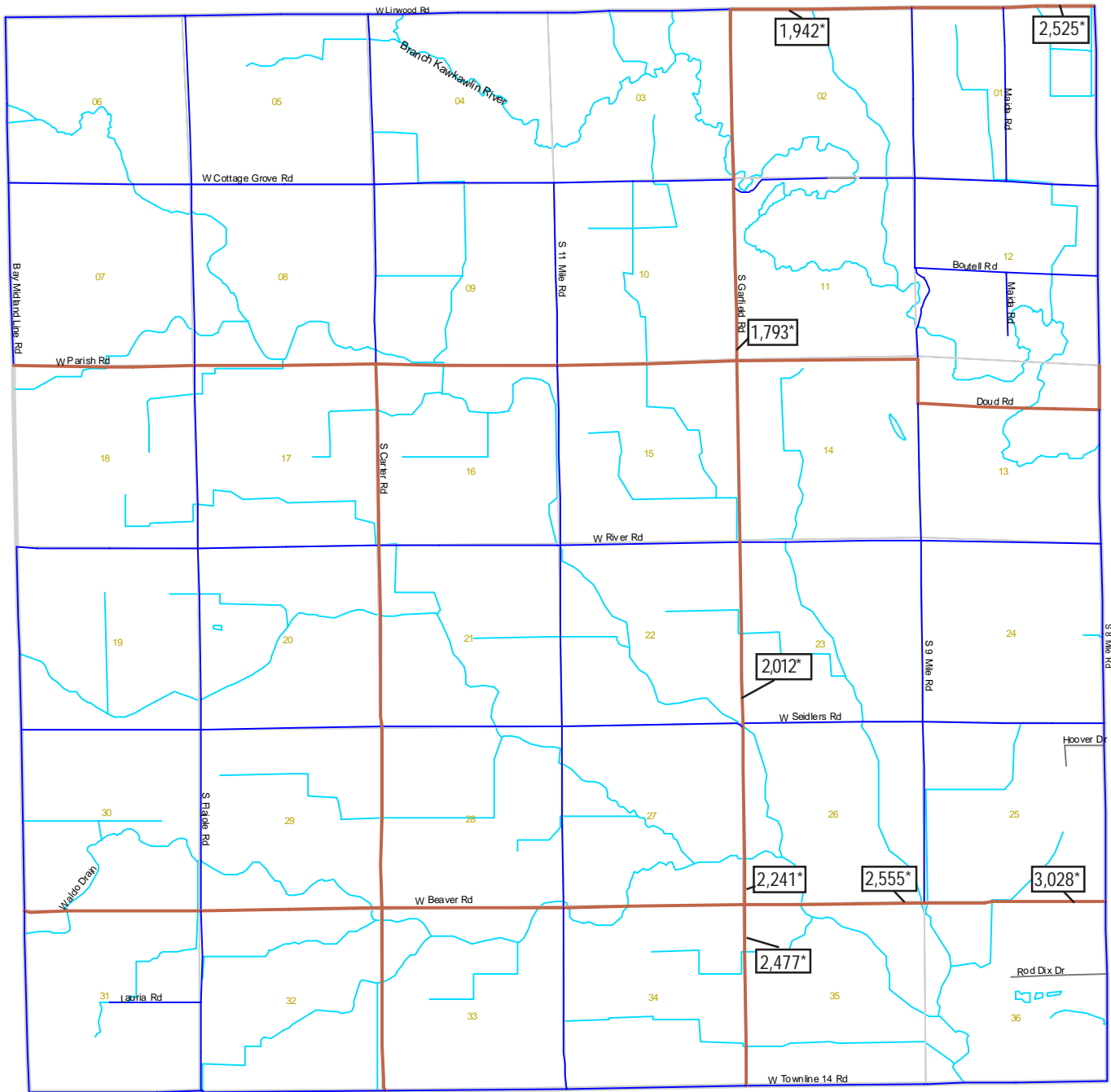
Beaver Township is a typical square Michigan township that encompasses six square miles. Roads run on nearly all of those square miles with the exception of Bay Midland Line Road between River and Parish and 9 Mile Road between Townline and Beaver. There are a few additional road sections such as Maida between Cottage Grove and Linwood Road and Boutell Road between 9 Mile Road and 8 Mile Road. A road map is shown on the following page.

Beaver Township began the process of hard surfacing all the roads in the township around 1986. Prior to that time, most of the roads in the township were unpaved, and many were impassible during the spring thaws. They also generated a lot of dust during the summer. Since 1986, and the passage of a special millage for road improvements, all of the primary and secondary roads in the township have been resurfaced.

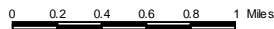
The Federal Highway Administration developed the National Functional Classification (NFC) system to classify streets, roads, and highways according to their function. The Michigan Department of Transportation assigned each NFC value. The following paragraphs describe the main roadways in Beaver Township.

Principal arterials generally carry long distance, through-travel movements. They also provide access to important traffic generators, such as major airports or regional shopping centers. **Minor Arterials** are similar in function to principal arterials, except that they carry trips of shorter distance and to lesser traffic generators. There are no arterial roads in Beaver Township

Collectors tend to provide more access to property than arterials. They funnel traffic from residential or rural areas to arterials. In Beaver Township, the entire length of Garfield Road and Beaver Road func-



* - Average Daily Traffic



Map 1
Beaver Township
Bay County, Michigan
Transportation System

Source: Michigan Geographic Data Library
 & Bay County Road Commission

tions as a collector. Other roads that are collectors are Carter Road from Parish south to Townline Road and Parish and Doud Road from west to east across the Township. At the north end of the township, Linwood Road is a collector road from Garfield east to the township line.

Local Roads - The remainder of the roads in Beaver Township are classified as local roads. Local roads primarily provide access to property.

Schools

Nearly all of the land in Beaver Township lies within the Bay City School District. Some portions of the land in Sections 1, 2, 3, and 4 in the northern portion of the township is in the Pinconning School District. There are two private schools located in Beaver Township. Zion Lutheran Church operates a preschool through 8th grade school on Seidlers near 11 Mile Road. St. Valentine's Catholic School is located at 9 Mile and Parrish Roads, teaching children in Kindergarten through 6th grade.



Beaver Township Hall and Fire Station

Other community facilities

Beaver Township built its township hall and fire station in the mid-1980's. A volunteer fire department began operating at this time. Fire protection is still supplied by a volunteer fire service with mutual aid from the surrounding communities. Fire protection is funded with a millage for operations and the fire truck. Police protection is provided by an agreement with the Bay County Sheriff's department. The Township provides weekly curbside trash pick-up.

The Bay County Department of Water and Sewer supplies portions of Beaver Township with municipal water. Five miles of new water main service were added in 2006, which brings the total miles of water service to approximately twenty-eight. The current locations for municipal water service are shown in Map 2.

V. Natural Features

Topography & Soils

Beaver Township is very flat, varying in elevation less than 40 feet across the Township. The lowest portion of the Township is the east side, at approximately 625 feet above sea level. Elevations raise very gradually as one travels westward. There are no steep slopes in the township that would be a hindrance to development.

Most of the soils in Beaver Township are mixtures of clays and loams with some sand. The clay and loam mixes are naturally poorly drained. However, with field tile and Beaver Township's extensive network of open drains, the soils have become productive farmland. With proper drainage, these soils could support most types of development.

Prime farmland

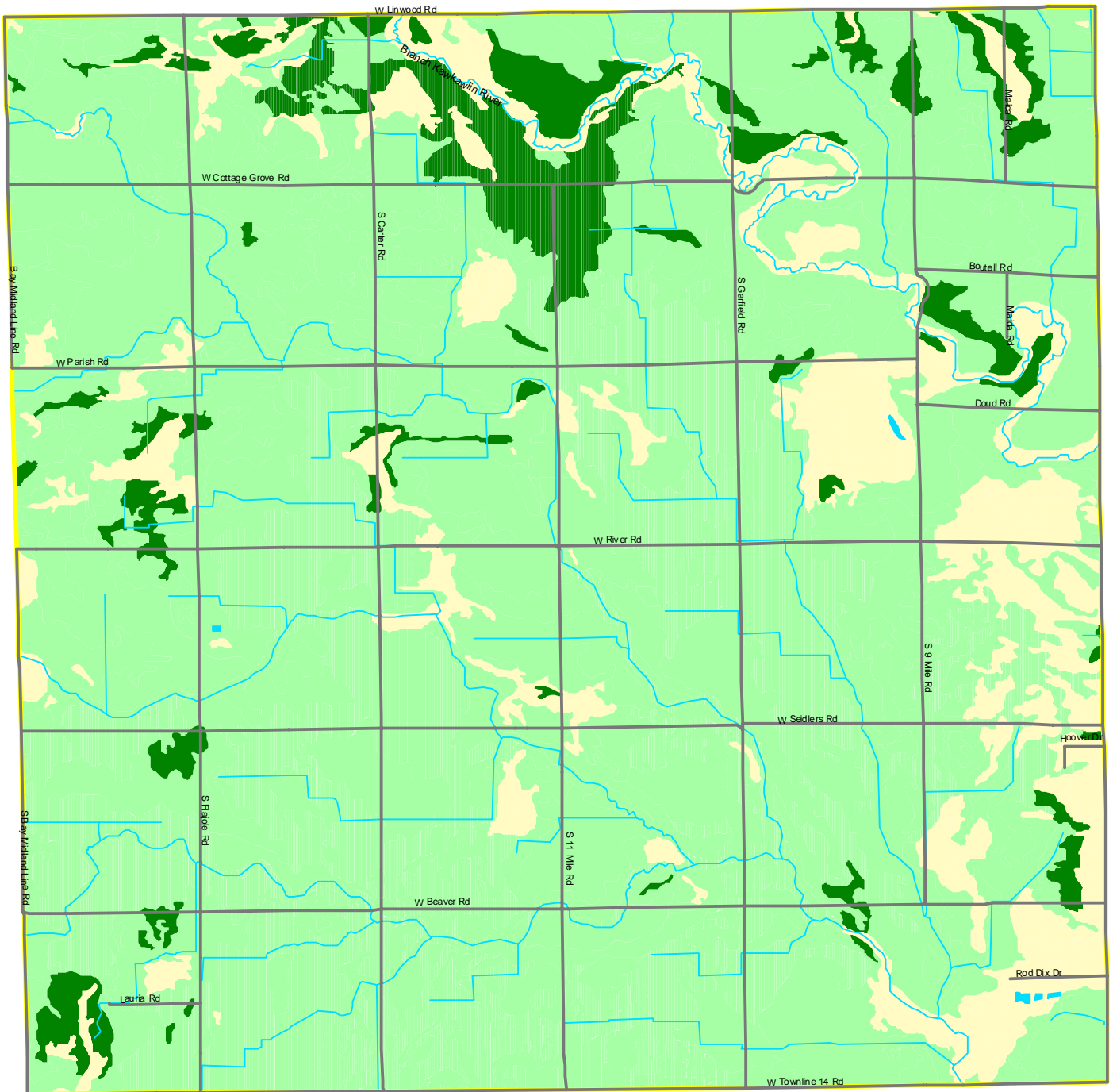
According to the United States Department of Agriculture, there are no naturally occurring prime farmlands in Beaver Township. However, the vast majority of the township's soils are considered to be prime farmland if drained. Prime farmland is land that has the best combination of physical and chemical 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 farming methods.

Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. 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.

Map 3 shows the classification of farmland in Beaver Township

Climate

Bay County's climate is considered a Cold Middle Latitude climate where the coldest monthly mean temperature goes below 27 F and a long season of cold weather and a significant winter snow cover develops. In this climate the westerlies dominate all year. As such, weather changes are more frequent. Average rainfall is approximately 26-30 inches per year and average snowfall is approximately 35-45



- Farmland of local importance - as identified by local agricultural or soil conservation agencies
- Prime farmland if drained
- Not prime farmland



Map 3
Beaver Township
Bay County, Michigan
Prime Farmland

Source: Michigan Geographic Data Library

inches per year. Summer months have average high temperatures around 80 degrees with cool evenings in the 50's. Winter months see average highs in the 20's. and 30's. with lows in the teens and 20's.

Wetlands, Waterways & Flood Plain

Beaver Township has an extensive network of open channel drains that are owned and maintained by the Bay County Drain Commissioner. There are no officially designated inland lakes within the township. A Branch of the Kawkawlin River flows from west to east across the northern portion of the township. The river area is one of the more scenic areas of the Township and can be considered a significant natural feature in Beaver Township.

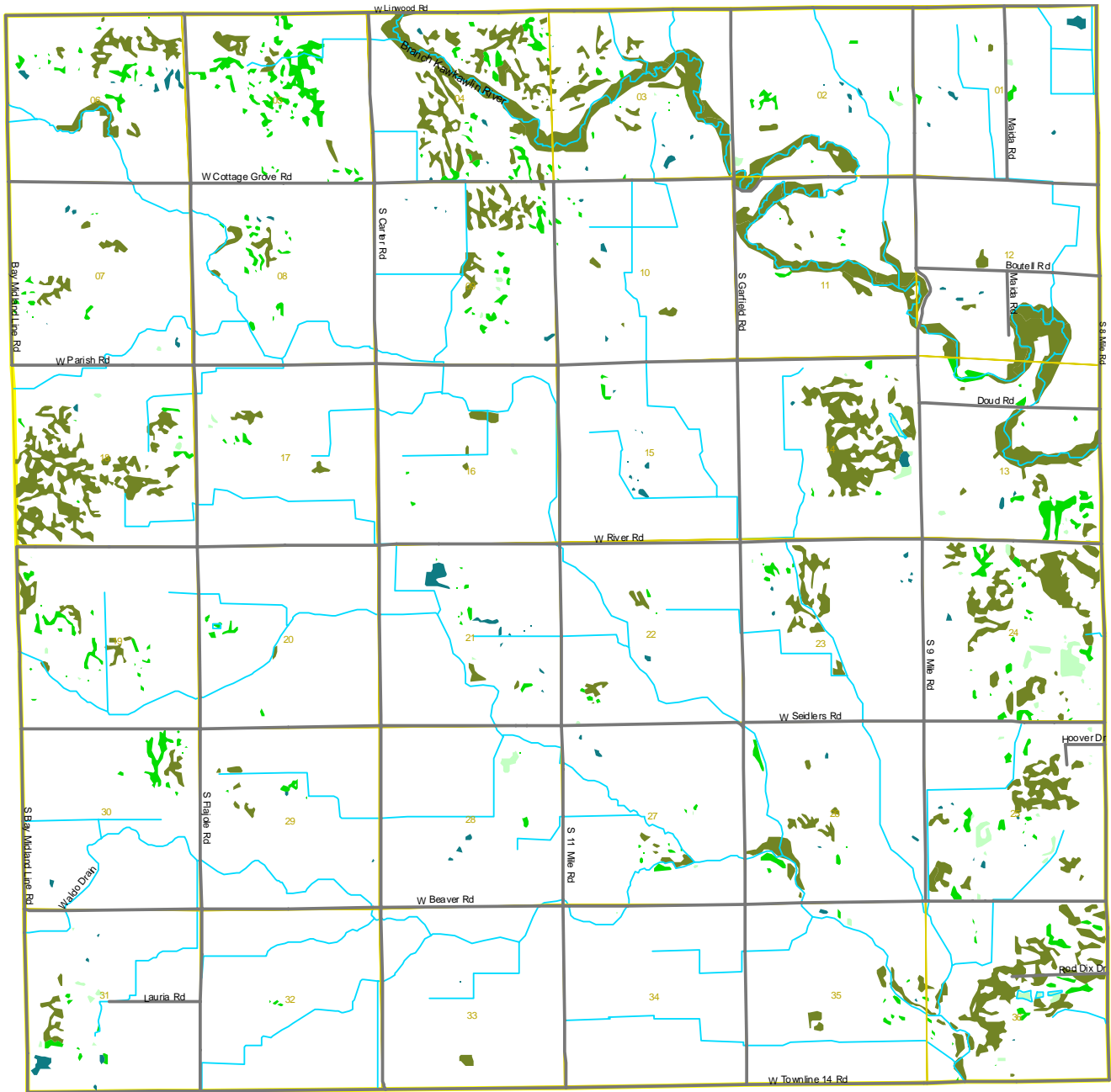


Kawkawlin River

According to the National Wetlands Inventory, there are small wetlands scattered across Beaver Township. Most of these are located in wooded areas and along the Kawkawlin River Branch. These are shown on the Wetland and Waterways Map on the following page. Wetlands can limit development in a specific area and each type and extent must be carefully examined before proceeding with any type of development. Because they consist of such a small portion of the township's acreage, wetlands will probably not be a hinderance to development in Beaver Township. The wetlands and waterways in Beaver Township are shown in Map 4.

Flood Data are derived from the Flood Insurance Rate Maps (FIRMs) published by the Federal Emergency Management Agency (FEMA). Land in Beaver Township that lies within the 100 year flood plan is located along the Kawkawlin River and along some drain segments in sections 26, 35, and 36 in the southern portion of the township. Flood plain data is valuable for planning purposes because, it is very difficult to develop land within the flood plain.

A FEMA flood plain map is shown in Map 5.

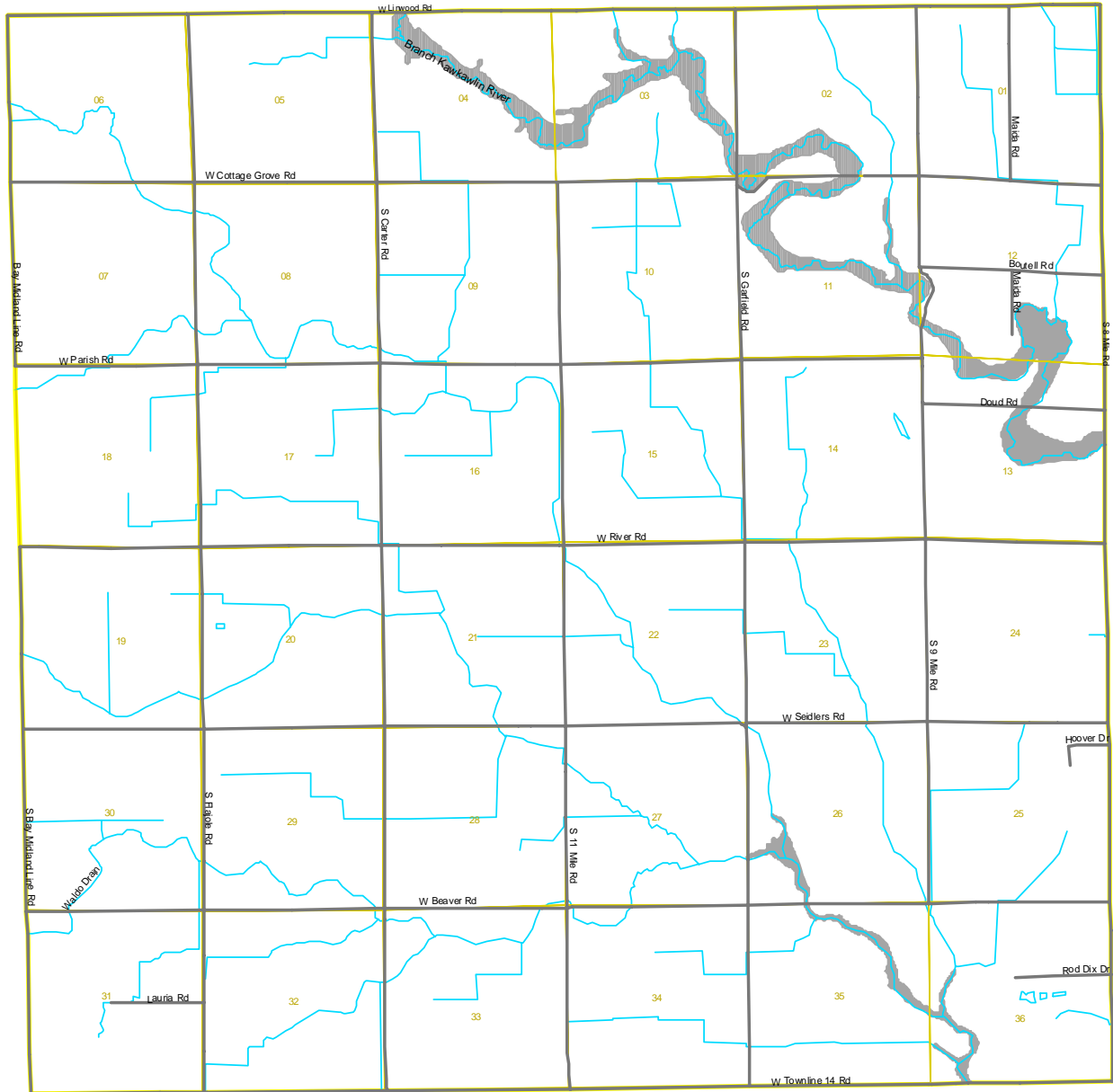


- Lakes and Rivers
- Emergent Wetland - Dominated by perennial plants
- Forested Wetland - Characterized by woody vegetation that is 6 m tall or taller
- Scrub-Shrub Wetland - Includes areas dominated by woody vegetation less than 6 m tall
- Unconsolidated Bottom - Wetlands and deepwater habitats with at least 25% cover of small stones, and a vegetative cover less than 30%



Map 4
Beaver Township
Bay County
Wetlands and Waterways

Source: Michigan Geographic Data Library



■ 100 year flood plain



Map 5
Beaver Township
Bay County Michigan
Flood Plain

Source: Michigan Geographic Data Library, FEMA

VI. How the Land is Used

The existing land use in a community is probably the most important piece of data to analyze among the existing characteristics in a community. In many cases, the existing land uses have set a pattern that is unlikely to change. In other areas there may be vacant or underused land that can be evaluated for its development or conservation value.

In order to provide a detailed account of the Existing Land Use, the consultants first used aerial photography to develop a draft of the land use map. After a draft was developed, the consultants used the draft as a guide and drove each road in the Township in May of 2006, correcting the map as needed to identify land that was used for agriculture, commercial development, residential development and to identify land that was currently wooded or vacant.

Land Use Classifications & Analysis

The land uses in the Township are divided into seven classifications for purposes of mapping. General definitions and a brief analysis are given below. An existing land use map is shown at the end of this section.

Agricultural

This classification is intended to accommodate primarily agricultural land uses and the accompanying agricultural buildings.

Agricultural land uses would be characterized by traditional cash crops, animal raising, horse boarding, and pasture lands. Agricultural use is by far the largest land use category in the township accounting for more than 15,400 acres or 68% of the land in Beaver Township.



The majority of the existing land in Beaver Township can be classified as agricultural.

Commercial

This land use category includes all lands that have structures where products, goods, or services are sold. There are very few active commercial uses in Beaver Township. They are not centered in any one area,

but are rather scattered across the Township. The golf course on Flajole is the largest commercial use in Beaver Township. Commercial uses account for 270 acres or 1.2% of the land in the township.



One of the examples of commercial land use in Beaver Township

Industrial

This category includes all land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials. There are less than five parcels of land that would be classified as industrial land use in Beaver Township. Most of them are sand mines. Industrial uses account for 26 acres or 0.1% of the land in the Township.

Public/Semi-Public

Land area in this category is used for public and government buildings, parks, cemeteries, and utility easements. Schools, both public and private, as well as religious institutions, are included in this category. Notable public/semi public land uses in Beaver Township are St. Valentine's Catholic Church and School, Zion Lutheran Church and School and the large utility easement that runs north to south on the western side of the township. These public/semi-public uses account for 278 acres or 1.2 % of the land in the Township.



A typical residential single family home in Beaver Township

Residential - Single Family

This classification is for areas with residential dwellings and accessory structures. In Beaver Township, residential land uses are scattered throughout the township with the somewhat higher concentrations on the eastern side of the township. While much of the interior areas of the township are woodlands and farmlands, the roadways are lined with single family homes. Residential lands comprise 1,741 acres or 7.7 % of the land in Beaver Township.

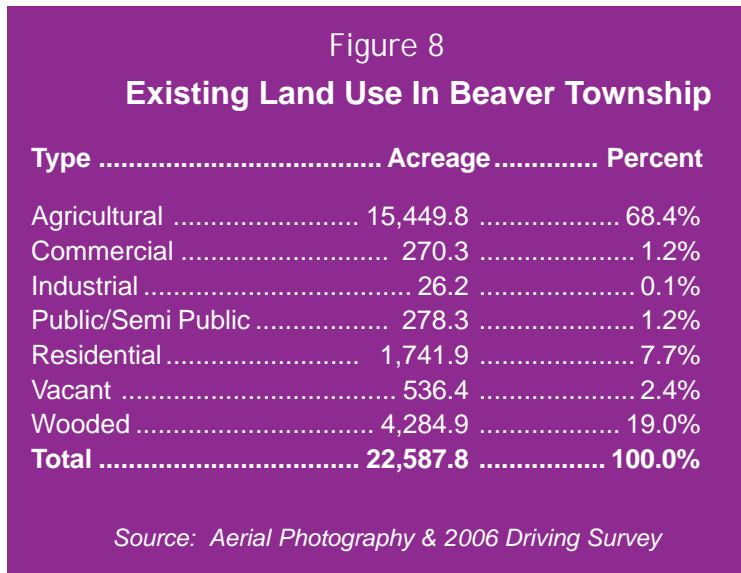
Vacant

Vacant land is land that is not being actively used for any specific purpose. It may have been land that was used for agricultural purposes at some time. This land may be worth considering for residential or

commercial development. The vacant land areas in Beaver Township are scattered across the community. They comprise 536 acres or 2.4% of the township land.

Woodlands

Woodlands include land area that is covered with forests and trees. They generally add to the natural beauty of the township. Beaver Township has woodlands scattered in nearly every section of the township. There are higher concentrations along the western, northern, and eastern sides of the township. They account for 4,285 acres or 19% of the land in the township.



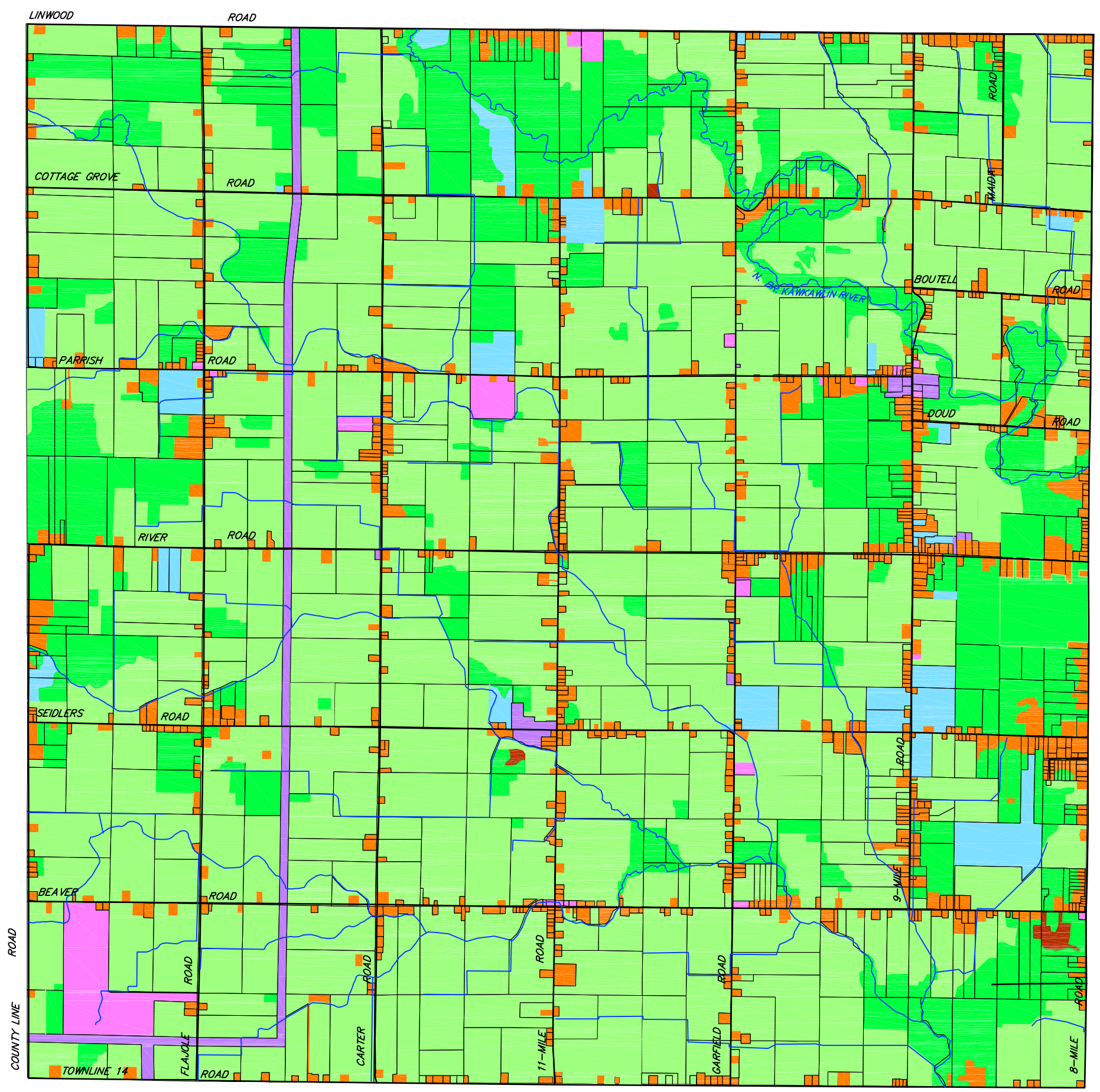
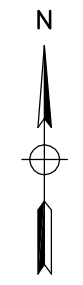
Property Values

Property values in Beaver Township have risen steadily for many years. Recent trends show that the 1988 State Equalized Value of property in Beaver Township was \$25.6 million. By 2003, the figure had risen to \$72.4 million and in 2006 it was \$86.1 million. The 2005 figure comprises 2.55% of the Bay County total.








It is also worth examining the value of the different types of real property in Beaver Township. In 2005, residential property was the largest category of real assessed property at \$60.2 million. Agricultural property was the second largest category at \$22.6 million. (The figures are as given in the annual Bay County equalization report.)

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MAP 6
BEAVER TOWNSHIP
BAY COUNTY
EXISTING LAND USE MAP



LAND USE LEGEND

	AGRICULTURE
	RESIDENTIAL
	INDUSTRIAL
	COMMERCIAL
	PUBLIC / SEMIPUBLIC
	FORESTED
	VACANT

VII. Community Input Review

Master Plans are founded on the goals of the community. A good plan will seek out the thoughts, ideas, and wishes of the community to help guide the development of the township. In Beaver Township, citizens were given the opportunity to participate through a community input survey mailed to *all* township property owners.

Survey

The community input survey was mailed to 1,050 property owners in Beaver Township in May of 2006. Fifty-two percent or 469 of the surveys were completed and returned. This is an outstanding response rate. A typical mailed survey will receive a response rate of 12%. Responses from such a high percentage can be interpreted to be statistically significant and representative of the entire community (95% confidence level with $\pm 3\%$ sampling error). A general overview of responses is given below. A summary of all the responses can be found in the Appendix B.

About the Respondents

The first four questions of the survey paint a general picture of the respondents. In general, the respondents were middle aged, with nearly half falling between ages 45 - 64. They were longtime residents of the township, with 73.3% having lived there more than 10 years. Nearly 75% lived on a parcel of land that was 10 acres or less in size.

General Questions

The general questions began with a group of five categories in which residents were asked to assess relative change in the past five years. Significant responses show that, **compared to five years prior:**

- 52.4% of the respondents felt that road conditions were better or much better
- 49.3% of the respondents felt that traffic was worse or much worse
- No one felt that fire service was worse or much worse
- 62.4% felt that other township services were the same
- 89.4% felt that overall quality of life in Beaver Township was the same or better

Responses were rather unfavorable toward new development and population growth. Forty-five percent of respondents disagreed or strongly disagreed with the statement, “Beaver Township should encourage new development”. Only 24.3% agreed or strongly agreed with that statement. Feelings about population growth were similar. Approximately 44% disagreed or strongly disagreed with the notion that Beaver Township should grow in population. Approximately one-third were neutral and the remainder agreed or strongly agreed. Actual results are shown in Figure 9 below.

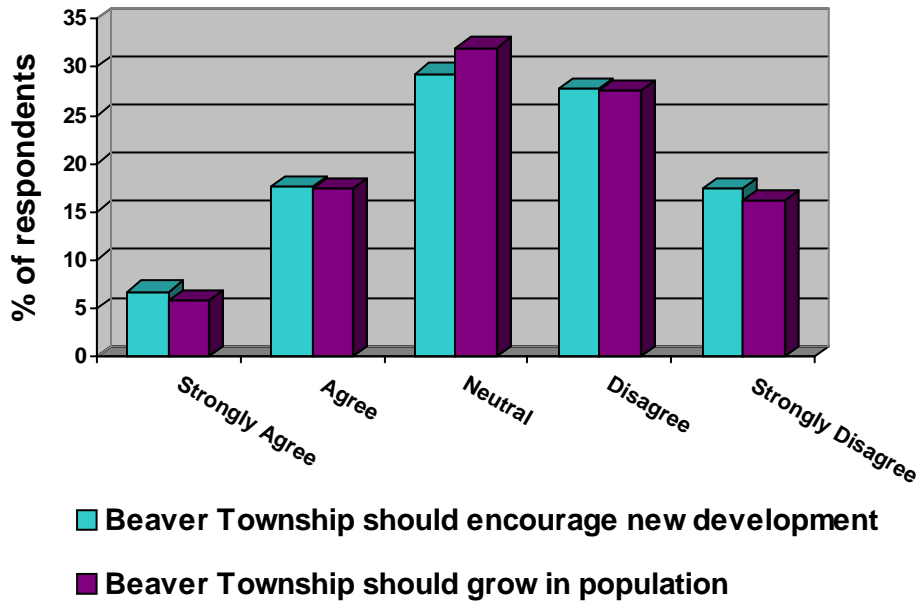


Figure 9 - Respondents of the survey were not strong supporters of new development or population growth in Beaver Township.

Residential Issues

When presented with nine different reasons for living in Beaver Township, the vast majority of respondents (81.3%) indicated they lived there because they liked rural living. Other popular reasons for living in Beaver Township were:

- like the community (45.2%)
- close to family and friends (38.3%)
- born and raised in the community (35.3%)
- agricultural activity (28.4%)

Residents were asked to check all the reasons that apply for living in Beaver Township. Therefore, the percentages total greater than 100%.

While the respondents were somewhat mixed on their opinions about the importance of residential development to the economy of Beaver Township, they generally felt that residential growth should be limited. Twenty-eight percent strongly agreed or agreed that residential development is important to the economy in Beaver Township. Thirty-one percent were neutral and 38.3% disagreed or strongly disagreed that residential development is important to the economy in Beaver Township.

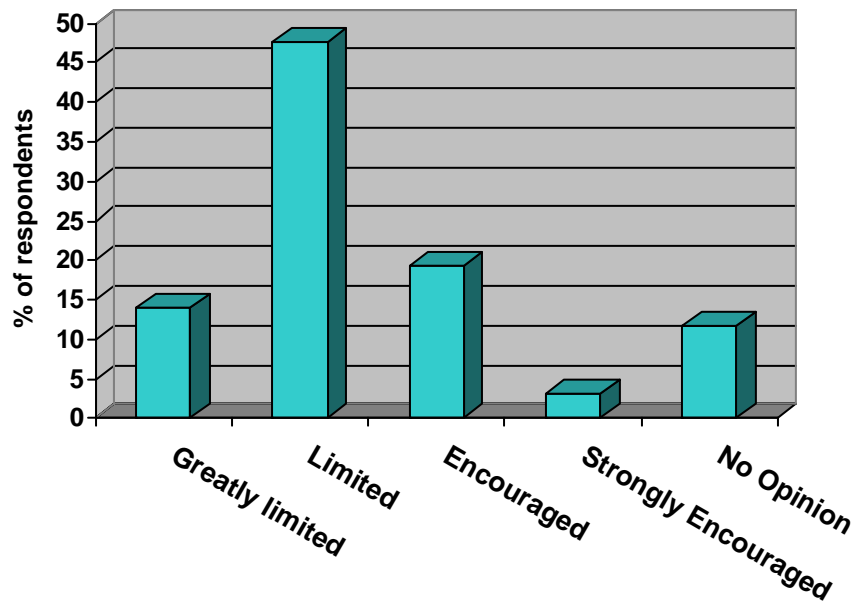


Figure 10 Residential Growth in Beaver Township - Survey respondents generally felt that residential growth should be limited in Beaver Township.

More than 60% felt that residential growth should be greatly limited or limited and only 23% felt that residential growth should be encouraged or greatly encouraged. See Figure 10.

When asked where residential growth should be located, one-third of the respondents felt that it should be along primary roads such as Beaver, Garfield, and Parish. When asked what type of residential growth they preferred, respondents were most

favorable towards scattered single-family homes. Fifty seven percent were in favor of that option. Respondents were least favorable towards duplexes or apartments. Less than 2% of the respondents checked each of those options.

Commercial Issues

Opinions regarding commercial growth were very similar to those regarding residential growth. Nearly 65% of respondents in Beaver Township felt that commercial growth would be limited or greatly limited. Slightly more than 21% felt that commercial growth should be encouraged or greatly encouraged. When given a list of 9 types of commercial businesses that could be added in Beaver Township, nearly 50% of the respondents indicated that the commercial services already available in Beaver Township

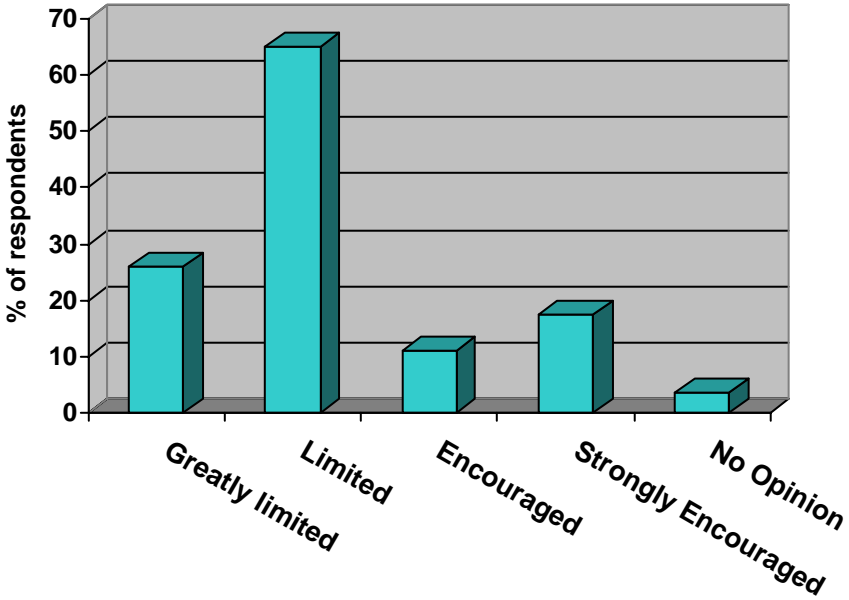


Figure 11 - Commercial Growth in Beaver Township - The majority of Beaver Township residents felt that commercial growth should be greatly limited or limited

were adequate. The businesses that received the most responses were gas station and grocery store, each with approximately 23%, and restaurants at approximately 16%.

When asked where they shopped, nearly 90% of the respondents indicated that they did some shopping in Bay City. More than 75% shopped in Midland. More than 60% shopped in Auburn.

Question 16 asked where new commercial development should be located. Approximately one-third of the respondents said along primary roads such as Beaver, Garfield, and Parish. Nearly 30% said in and around Beaver, Duel, and Willard. Other responses that were written in were: near the golf course, only in Willard, and no commercial development.

Agricultural Issues

Survey respondents had strong opinions regarding the importance of agricultural land in Beaver Township. Nearly 90% agreed or strongly agreed that it was important to the economy in Beaver Township (Question 17) and 83% felt the Township should preserve agricultural land. The responses to Question 17 are the strongest opinions that respondents had to any question in the survey. See Figure 12. When asked if using agricultural land for development was an appropriate way to accommodate growth, opinions were somewhat softer. Nearly 53% disagreed or strongly disagreed while 21% agreed or strongly agreed with the statement.

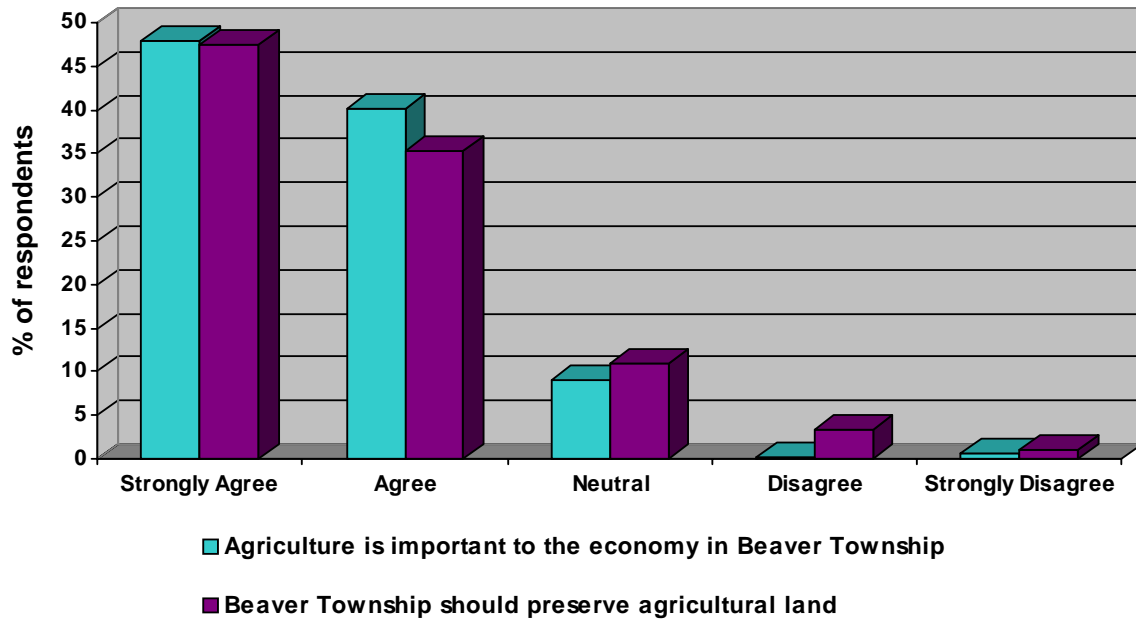


Figure 12 - Respondents of the survey were strong supporters of agriculture in Beaver Township.

Industrial Issues

Support for expanded industrial development is weak in Beaver Township. Question 20 asked respondents opinions about Beaver Township planning for industrial development if adequate roads, utilities, and other public services are available. Forty-nine percent of the respondents disagreed or strongly disagreed with that statement. Twenty-six percent strongly agreed or agreed.

Other Issues

The last multiple choice question in the survey asked about maintaining private property. Nearly 84% of the respondents agreed or strongly agreed that property should be maintained in a way to avoid nuisances, eyesores, and health or safety hazards. Only 7.1% disagreed or strongly disagreed with that statement.

The last three questions of the survey were open ended allowing respondents to write in their answers. Question 22 asked “What do you like about Beaver Township?” Three hundred twenty-seven of the respondents wrote in an answer. The most popular responses related to rural living, country living, open space, etc., mentioned by 148 respondents. The next most popular item was a reference to the quiet and peacefulness of the township, mentioned by 114 respondents. Other frequent responses were “the people” (65), “small town atmosphere” (41) and “everything” (38).

Question 23 asked what respondents disliked about Beaver Township. Two hundred sixty-three respondents wrote in an answer. Responses were widely varied. Fifty-two people mentioned some lack of service like city water, natural gas, cable TV, high speed internet, or poor snow removal. Fifty people mentioned high taxes. Thirty-five people mentioned too much development, growth or change. Twenty-eight each responded that they disliked blighted property and traffic issues (too much, too fast, etc.).

When asked what they liked about Beaver Township, respondents most often answered something about the rural or country living or open space.

Question 24 asked respondents what one thing they would do to improve Beaver Township. Two hundred seventy-two respondents wrote in an answer. The most common answer was to add or improve some type of additional public service such as city water, natural gas, high speed internet, or better snow removal. This was mentioned by 70 people. Forty-one people said they would repair the roads. Thirty-two people mentioned restricting or limiting land use or growth, preserving rural quality, or adding no new housing. Other common responses were enforcing blight control and zoning laws (27) and lowering taxes (26).

VIII. Community Goals & Objectives

Articulating goals about what should change and what should stay the same is especially important when a community is defining its direction for the next ten years. Long range land use planning requires a policy basis from which decisions can be made. Based upon the community input, Beaver Township has developed goals for its future. These statements developed by the Planning Commission are the cornerstone of the planning process and provide the basic framework for public and private decision making regarding land use and development in the Township.

General Community Character

Beaver Township is described as a quiet community where residents enjoy the rural atmosphere that features farmland, woodlands, rivers and open space. The township wishes to preserve and maintain these lands as much as is practically feasible.

Goal: Preserve the rural character and natural features of the community

Actions

- Maintain natural features for the enjoyment of current and future residents.
- Encourage site design which protects the existing terrain, preserves significant vegetation and scenic views, and incorporates native trees and shrubbery into landscape plans.
- Slow traffic and improve traffic safety.
- Control growth through planning and zoning mechanisms.
- Include provisions in the Zoning Ordinance to preserve open space and maintain a rural residential character within the Township.

Residential Land Use

Since Beaver Township residents have mixed opinions on the need for residential growth, it is important that any such growth be properly planned so as not to excessively interfere with the existing rural character of the township.

Beaver Township residents are united on the need for residents to maintain their property to avoid eyesores. The township needs to continue to enforce its current measures that will encourage homeowners to properly maintain their residences.

Goal: Plan for limited residential growth

Actions

- Plan for single family development in appropriate areas.
- Identify and plan for a medium density residential area where adequate utility and transportation systems are in place.

Goal: Maintain quality housing

Actions

- Continue to actively enforce blight ordinance
- Review and update housing standards in zoning ordinance.

Agricultural Land Use

Agriculture and agricultural land define many portions of Beaver Township. Township residents feel that the preservation of agricultural land is very important in Beaver Township. Efforts should be taken to avoid using farmland for non-agricultural development purposes.

Goal: Preserve agricultural land

Actions

- Examine lot size in zoning ordinance.
- Investigate the use of a open space ordinance.
- Examine zoning ordinance to ensure proper definition and description of agricultural use.
- Discourage a pattern of scattered rural housing development on overly large lots in areas of productive agricultural lands.

Commercial Land Use

While commercial land use currently accounts for a very small fraction of the existing land use in the Township, there is a need to plan for carefully developed commercial areas that will meet the needs of residents without negatively impacting upon the rural agricultural character of the community.



A commercial land use

Goal: Plan for commercial growth

Actions

- Encourage small commercial operations that meet the needs of the township and do not detract

from the visual character and rural atmosphere of the area.

Industrial Land Use

While there are very limited industrial land uses in Beaver Township, the Planning Commission does feel that it needs to plan for it in the future. Additional industrial uses can boost the local economy, the township tax base, and provide jobs for township residents. However, development of industrial land use is strongly dependent upon the availability of adequate roads, utilities, and other public services.

Goal: Plan for industrial land use

Actions

- Keep industrial growth limited to planned areas.

Community Services & Infrastructure

Beaver Township residents have expressed a need for various infrastructure improvements. These include better drain maintenance, cable television, expanded water service, and high-speed internet.

Some survey respondents expressed a need to have a better understanding of basic information about township operations and a method for getting questions answered. Beaver Township may need to consider methods for improving communication with Township residents.

Goal: Improve communication with Township residents

Actions

- Add appropriate communication pieces to keep Township residents informed of Township business. These could include a semi-annual newsletter, local newspaper stories, and/or a township web site.

Goal: Explore options for adding new services for township residents

Actions

- Begin conversations with cable television and internet providers regarding the feasibility of adding service
- Continue to work with Bay County Department of Water and Sewer to add municipal water service in areas where it does not exist as petitioned by residents

- Ensure that future developments provide water and/or sewer service without added expense to the Township.

Goal: Explore options for improved drain maintenance in Beaver Township

Actions

- Begin conversations with Bay County Drain Commissioner's office regarding drain maintenance and clean-up.

Others

Goal: Keep planning tools up to date for the Township

Actions

- Review and update existing zoning ordinance.
- Review general ordinances.
- Keep master plan updated with a review every five years.

IX. Future Land Use

The future land use discussion in this Plan has a ten to twenty year horizon. The land uses outlined in this section of the Master Plan serve to convey the community's desire to promote limited growth in specific areas while striving to maintain, enhance, and protect the rural agricultural character of the Township.

Keep in mind that some of these changes will not take place next year or five years from now, but possibly ten to twenty years from now. These proposed changes should serve as a guide. Every goal stated will not be accomplished, nor will every parcel of land be developed as shown.

As a reminder, these proposed changes will not be effective until the zoning is changed to allow development of the varying types to occur. That is, while the future land use map may indicate an area for commercial, the area may not be *zoned* commercial until the land users request the change and the Township Board approves it.

It is worth noting that future land use categories are slightly different from existing land use. This is because future land use is developed with an eye toward the zoning that will be needed to actually bring this plan to fruition. For example, while there were significant woodlands identified on the existing land use map, there is no "wooded" category in future land use. It is combined with agricultural because "agricultural" is the term for how all of the wooded and agricultural lands will be zoned.

The future land use map is at the end of this section and it shows five different types of land uses. In a rural setting, such as Beaver Township, the future land use boundaries can be allowed to have some flexibility because the township is relatively undeveloped. The borders of each land use area are drawn thickly to allow some leeway.

A general discussion of the future land uses in Beaver Township is given below.

Agricultural

The Beaver Township community values its farmlands because they provide open space and a pastoral setting as well as contribute a good deal to the local economy. Residents have made it clear



Beaver Township wishes to keep a large portion of its land used for agricultural purposes.

through the community input survey that they wish to preserve these lands. The future land use map identifies the majority of lands in the Township as agricultural.

Commercial

Very little land is currently used for commercial uses in Beaver Township. Residents recognize the need for local convenience. However, they also live in close proximity to major shopping destinations in Midland, Bay City, and other surrounding towns. Therefore, this land use designation is intended to include businesses that provide local goods and services to the residents of Beaver Township. The future land use area that is designated commercial is located in three areas along Beaver Road. It is also located at 9-Mile and Parrish Roads in the vicinity of St. Valentine's Catholic Church and School and at the intersection of Parrish and Flajole Roads .

Industrial

Beaver Township residents and the Planning Commission do not envision or desire a great deal of industrial land uses in the Township. A small area has been designated as industrial on Parrish Road between Carter Road and 11-Mile.

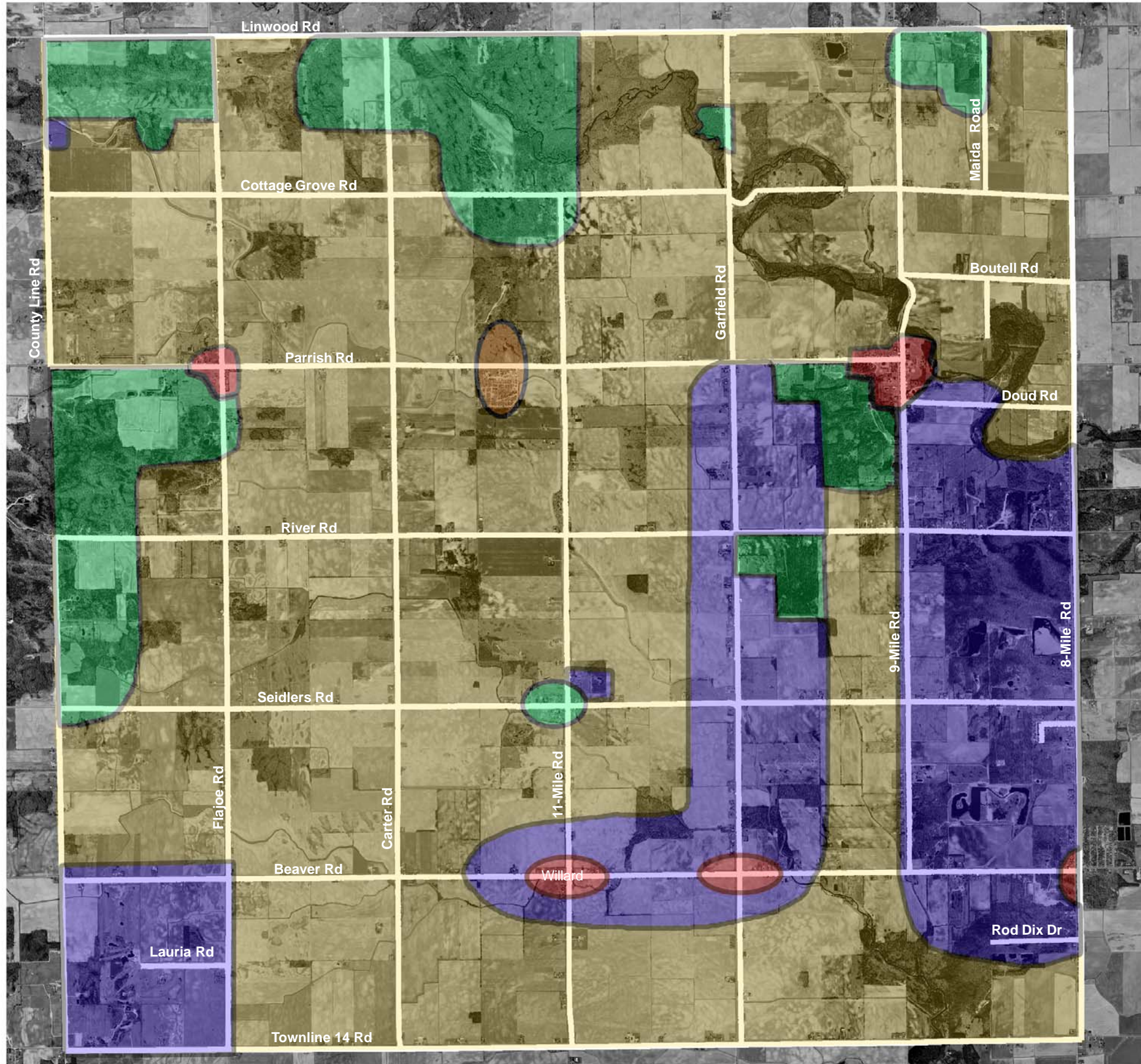


Rural Residential

Rural Residential is an intermediate land use between Agricultural and Medium Density Residential land use categories. It is intended to maintain the rural character of Beaver Township while providing a limited type of large-lot housing development. Most of these uses are in the northern and western portion of the township.

Medium Density Residential

Medium Density Residential is the most dense residential land use category in Beaver Township. One can envision smaller lot size than rural residential, subdivisions, and varied types of housing units. The various housing units may include duplexes, manufactured housing, and multi-family structures. Most of the Medium Density Residential Land Use Areas are on the eastern and southern portion of the township.



Map 7
 Beaver Township
 Bay County Michigan
 Future Land Use Map
 2007 - 2020



LAND USE LEGEND

-  Rural Residential
-  Agricultural
-  Commercial
-  Medium Density Residential
-  Industrial

X. Implementation

This Plan is intended to be used by all Township officials, Zoning Board of Appeals members, Township Board members, those making private sector investments and by all citizens interested in the future development of the Township. The completion of this Master Plan is the foundation of the community planning process. The implementation of the goals and objectives of this plan is the next step. This must be an ongoing effort and can only be achieved through cooperation of the Township officials, the Township citizens and the private sector.

Key steps for the implementation of this Plan include:

1. Community knowledge and support of the Plan.
2. Zoning and Building Code updating and enforcement. Zoning must follow the concepts expressed in the Future Land Use map or both the Master Plan and the Zoning Ordinance will lose their effectiveness and enforceability.
3. Use of available preservation and conservation development incentives in zoning and land use activities. An example of this would be to require or provide an incentive for providing open space in a new subdivision development.
4. Consistent use of the Plan to ensure that commercial development is encouraged to increase in density rather than to sprawl outside the identified areas.
5. An annual review of goals and actions to evaluate progress and prioritize actions for the near future.

Community Support

It is important that the general public be aware of and understand this planning document. The Township has taken steps to ensure orderly future development for Beaver Township and it should be promoted to the citizens to foster support. Lack of citizen understanding and apathy can hinder the implementation process. There are several ways to increase citizen awareness, including:

1. Notify township residents via newsletters or mailings that the plan is complete. Share community input and goals. Keep the plan visible and available for citizens use at all Township meetings.
2. Seek media attention regarding the Plan and the public hearing for the Plan.
3. Display the Master Plan and Future Land Use Map at the Township Hall or local gathering place.
4. Cite the Master Plan in Site Plan Reviews and Zoning Board of Appeals decisions to establish the Plan as the justification as well as the accepted development path for the Township.

Code Updating and Enforcement

The zoning ordinances and zoning maps must correctly reflect the goals and land use areas identified in the Master Plan. These documents must work together. Without this, the desired community results will be difficult to achieve. The zoning ordinance accomplishes many things. It separates incompatible uses of the land, protects property values, dictates development spacing, protects natural resources and prevents overcrowding of the land. The zoning ordinance also guides the process for development by addressing site plan review and approval, special use approval, and controls over signs.

There are numerous zoning concerns that have surfaced during the Master Planning process, ranging from residential upkeep and abandoned vehicles to density and lot site requirements in the residential categories.

A thorough review of the existing zoning should be done to address any inconsistencies and outdated aspects. In addition, the zoning map should be updated to correct the past revisions and the inconsistencies among zoning districts.

Consistent enforcement of the zoning ordinances and building codes are the next tools used to implement the Plan. Therefore, the Zoning Board of Appeals, the Ordinance Enforcement Officer, and the Township Building Inspector should be knowledgeable of the Plan and its intentions. Many of the community's goals can be utilized and implemented from strict adherence and enforcement of codes.

Annual and Capital Budgeting

This plan should be consulted annually as the Township Board develops its budget. Capital improvement requests should be compared against the Future Land Use map and consideration should be given as to how infrastructure improvements or expansions may impact growth. The plan could also be used to identify potential funding sources, based on the priorities of the Township residents.

The Township Board members must take an active role to propel the desired development or limit development within a community. This can include grant requests, tax issues, special assessments, and development incentives. To keep a community vital, local government must be aware of all the tools at hand. In many cases it can prove beneficial to work with a developer or the private sector to spur the desired development.

Some of the incentive tools available for such co-development in Beaver Township are:

1. The TEA-21 Program, using transportation funding. These moneys are available through the Michigan Department of Transportation and include such activities as historic preservation, landscaping and beautification, pedestrian pathways, and roadway improvements.
2. Michigan Natural Resources Trust Fund and Land and Water Conservation Fund administered through the Department of Natural Resources. These funds are generally used for park, recreation, or environmental improvements.
3. Development incentives administered through the Michigan Economic Development Corporation. These funds are used for a wide variety of projects that are all tied to increasing employment.

Other Funding Sources

Three other specific funding sources that are available for capital improvement projects are described below:

Dedicated Millage: Special millages can be used to generate revenues for a specific purpose. Examples that may be relevant in Beaver Township would be to fund road improvements, recreation programs or improvements, or funding for a farmland preservation program such as purchase of development rights.

Special Assessment: A special assessment is a tax or levy customarily imposed against only those specific parcels of real estate that will benefit from a proposed public improvement like a roadway, sewer or water line.

Bond Programs: Bonds are among the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for specific community projects and are paid off by the general public via property tax revenues. Revenue bonds are issued for construction of projects that generate revenue (i.e. parking structure or community pool, etc.). These bonds are retired using income generated by the project.

Revisions, Updates and Local Planning Efforts

The Master Planning process is continual and ongoing. The Master Plan must be reviewed at least once every five years according to the Michigan Township Planning laws passed in 2001. The plan should be reviewed to make one of the following determinations:

- no update is needed
- the existing plan needs to be amended
- a new plan needs to be written.

The review should be done to ensure that the plan still reflects the current goals and desires of the Township. Generally, a plan needs to be updated or rewritten at least once every ten years in order to be responsive to new growth trends and current Township attitudes.

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.

Beaver 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 by the staff 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.

Conclusion

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

As a result, the Planning Commission Board has compiled a complete, carefully prepared document that represents the data, efforts and collective thoughts of Beaver Township 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 Beaver Township depends upon rational, coordinated action, the Township stands ready to meet with any person or group interested in the future development of the area. The Township will be available to help and guide those who need advice or wish to be part of the Master Plan acted upon.

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

Appendix A

Resolutions of Adoption

**RESOLUTION OF ADOPTION
OF MASTER PLAN**

**BEAVER TOWNSHIP PLANNING COMMISSION
BAY COUNTY, MICHIGAN**

Motion by Kaczynski, supported by Grzegorzczuk.

WHEREAS, the Township Planning Act (MCL §125.321 et seq.), as amended, authorizes the Beaver Township Planning Commission to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township to promote the public health, safety and general welfare of residents and property owners in Beaver Township; and

WHEREAS, the Beaver Township Planning Commission has prepared such a plan, including maps, tables and other description materials, dated March 27, 2007; and

WHEREAS, in preparation of the Master Plan, the Beaver Township Planning Commission has made careful, comprehensive studies and analyses of present conditions, and the future needs of Beaver Township; and

WHEREAS, the Beaver Township Planning Commission, on March 27, 2007, held a public hearing in accordance with the provisions of MCL §125.328, as amended; and

WHEREAS, a copy of the proposed plan and notice of hearing were previously furnished to Kawkawlin Township, Monitor Township, Garfield Township, Bay County Road Commission, MBS International Airport, AT&T Michigan, Larkin Township, Williams Township, Fraser Township, the Bay County Drain Commissioner, Bay County Board of Commissioners, East Central Michigan Planning and Development Regional Commission, Bay County Planning Department, Bay County Executive, Consumers Energy Corporation, Mills Township, Charter Communications and Midland Township for their information and comment, and none of the aforementioned entities and governmental units have furnished any comments or communications to Beaver Township regarding the content of the proposed master plan; and

WHEREAS, the Beaver Township Planning Commission has considered all comments at the public hearing and discussed in detail each concern (if any) raised by the public.

NOW, THEREFORE, BE IT RESOLVED:

THAT, the Beaver Township Planning Commission in behalf of Beaver Township, Bay County, Michigan, hereby adopts the Master Plan dated March 27, 2007, in its entirety.

THAT, the Beaver Township Planning Commission Chair and Vice-Chair shall record this action in the Master Plan by their respective signatures.

THAT, one attested copy of the Master Plan shall be certified to the Beaver Township Board.

THAT, one attested copy of the Master Plan shall be submitted to the legislative body of Kawkawlin Township, Monitor Township, Garfield Township, Larkin Township, Williams Township, Fraser Township, Mills Township, and Midland Township, the townships contiguous to Beaver Township, as well as to East Central Michigan Planning and Development Regional Commission, the Bay County Road Commission, the Bay County Drain Commissioner, Bay County Board of Commissioners, Bay County Planning Department, Bay County Executive,


MBS International Airport, AT&T Michigan, Consumers Energy Corporation, and Charter Communications.

Ayes: Mizer, Clark, Grzegorzczuk, Robbins, Buechler, Kaczynski, Monroe

Nays: None

Abstain: None

I, Ron Robbins III, Secretary of the Beaver Township Planning Commission, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Beaver Township Planning Commission at a special meeting thereof held on the 27th day of March, 2007.



Ron Robbins III
Secretary-Beaver Township Planning Commission

Drafted by:
John J. McQuillan
Learman, Peters, Sarow & McQuillan, P.L.C.
Attorneys at Law
900 Center Avenue
Bay City, MI 48708-6118
Telephone: (989) 892-0591

BEAVER TOWNSHIP BOARD OF TRUSTEES

COPY

RESOLUTION OF ADOPTION
OF MASTER PLAN
APRIL 16, 2007

Motion made by Clerk Charbeneau/Trustee Grzegorzczk, supported by _____.

WHEREAS, the Michigan Township Planning Act (MCL §125.321 et seq.), as amended, authorizes the Beaver Township Planning Commission to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township to promote the public health, safety and general welfare of residents and property owners in Beaver Township; and

WHEREAS, the Beaver Township Planning Commission has prepared such a Master Plan, including maps, tables and other description materials, dated March 27, 2007; and

WHEREAS, in preparation of the Master Plan, the Beaver Township Planning Commission has made careful, comprehensive studies and analyses of present conditions, and the future needs of Beaver Township; and

WHEREAS, a copy of the proposed plan and notice of hearing were previously furnished to Kawkawlin Township, Monitor Township, Garfield Township, Bay County Road Commission, MBS International Airport, AT&T Michigan, Larkin Township, Williams Township, Fraser Township, the Bay County Drain Commissioner, Bay County Board of Commissioners, East Central Michigan Planning and Development Regional Commission, Bay County Planning Department, Bay County Executive, Consumers Energy Corporation, Mills Township, Charter Communications and Midland Township for their information and comment, and none of the aforementioned entities and governmental units have furnished any comments or communications to Beaver Township regarding the content of the proposed master plan; and

WHEREAS, the Beaver Township Planning Commission, on March 27, 2007, held a public hearing in accordance with the provisions of MCL §125.328, as amended; and

WHEREAS, the Beaver Township Planning Commission considered all comments at the public hearing and discussed in detail each concern (if any) raised by the public; and

WHEREAS, the Beaver Township Planning Commission has adopted the Master Plan on March 27, 2007, and referred the matter to the Township Board for affirmation of adoption of the Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Beaver Township hereby adopts the Beaver Township Master Plan as prepared by the Beaver Township Planning Commission and as approved by it on March 27, 2007, in its entirety without revision nor modification.

Upon roll call vote the following voted:

AYE: Charbeneau, Grzegorzczak, Tomczak, Mieske, & Robbins
NAY: None
ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Beaver Township Board of Trustees, Bay County, Michigan, at a regular meeting of the Board of Trustees held on April 16, 2007.



Richard Charbeneau
Beaver Township Clerk
Dated: April 16, 2007

Drafted by:
John J. McQuillan
Learman, Peters, Sarow & McQuillan, P.L.C.
Attorneys at Law
900 Center Avenue
Bay City, MI 48708-6118
Telephone: (989) 892-0591

Appendix B

Community Input Survey Results

BEAVER TOWNSHIP RESIDENT SURVEY - REGARDING MASTER PLAN RESULTS

900 Surveys mailed 476 surveys returned - 52.9% return rate

Blue numbers = sum of two numbers adjacent (i.e. strongly agree + agree, much worse + worse, etc.)

NA = No answer

The first three questions are for classification purposes only. Your responses will be kept confidential.

1) Age: **0%** under 18 **.2%** 18 to 24 **25.8%** 25 to 44 **48.2%** 45 to 64 **24.5%** 65 & over **.9% NA**

2) How long have you resided in Beaver Township? **1.3% NA**
12.9% 0-5 years **12.5%** 6-10 years **14.8%** 11-20 years **58.5%** 21 or more years

3) How large is the property you live on? **1.5% NA**
15.9% less than 1 acre **58.9%** 1-10 acres **13.6%** 11-40 acres
9.5% over 40 acres **.7%** don't know

4) How much property do you own in Beaver Township? _____ Acres **7.5% NA**
42.6% less than 2 acres **20.2%** 2 - 5 acres **19.1%** 5-40 acres
6.5% 41-100 acres **4.1%** 100 acres or more

GENERAL QUESTIONS

5) How do you feel Beaver Township has changed in the past 5 years with respect to the following categories?

	Much Worse	Worse	Same	Better	Much Better	NA
Road Conditions	1.3% 11.2%	9.9%	33.8%	34.8% 52.4%	17.6%	2.6%
Traffic	9.5% 49.3%	39.8%	40.2%	6.7% 8.4%	1.7%	2.2%
Water Service	1.5% 3.6%	2.1%	41.9%	23.4% 35.2%	11.8%	19.1%
Fire Service	0% 0%	0%	46.7%	29.7% 47.5%	17.8%	5.8%
Other Twp. Services	1.9% 4.5%	2.6%	62.4%	17.8% 22.8%	5.0%	10.3%
Overall Quality of Life	.9% 5.2%	4.3%	51.4%	31.8% 38.0%	6.2%	5.4%

6) Beaver Township should encourage new development. **1.1% NA**
6.7% strongly agree **24.3%** **17.6%** agree **29.3%** neutral **27.7%** disagree **45.1%** **17.4%** strongly disagree

7) Beaver Township should grow in population. **1.1% NA**
5.8% strongly agree **23.2%** **17.4%** agree **32.0%** neutral **27.5%** disagree **43.6%** **16.1%** strongly disagree

RESIDENTIAL ISSUES

8) Which of the following are reasons that you live in Beaver Township? (check all that apply)

81.3% like rural living 17.9% quality of schools 45.2% like the community
12.3% low taxes 15.3% affordable housing 15.5% close to work
38.3% close to family and friends 35.3% born and raised in the community
28.4% agricultural activity (farming) 6.7% other (samples - peaceful; natural beauty, country space, wildlife)

9) Residential development is important to the economy of Beaver Township.

2.2% NA

4.5% strongly agree 28.4% agree 23.9% agree 31.2% neutral 25.2% disagree 38.3% 13.1% strongly disagree

10) Residential growth in Beaver Township should be:

3.9% NA

14.0% greatly limited 61.5% 47.5% limited 11.8% no opinion 19.4% encouraged 22.6% 3.2% greatly encouraged

11) New residential growth should be located (check all that apply):

19.6% Within or around the Sandy Ridge Golf Course
33.1% Along primary roads such as Beaver, Garfield, and Parish
14.8% Elsewhere (samples - scattered, non-tillable land, along Bay-Midland Line Rd, anywhere)
39.1% Don't want any new residential growth

12) I prefer new residential development that includes the following (check all that apply):

17.4% Single-family homes in subdivisions 57.0% Scattered single-family homes
3.0% Mobile or manufactured housing 9.2% Retirement Housing
1.5% Duplexes 1.5% Apartments 4.3% Condominiums
35.7% Beaver Township does not need any more residential growth.

COMMERCIAL ISSUES

13) Commercial growth in Beaver Township should be:

26.0% greatly limited 64.9% 38.9% limited 11.2% no opin. 17.4% encouraged 21.1% 3.7% greatly encouraged

14) I would like to see more of the following commercial services in Beaver Township (check all that apply):

15.5% Restaurants 8.4% Quick meals out 5.8% Entertainment
6.7% Car/truck repair 8.4% Routine medical services 5.0% Banking
22.6% Grocery store 8.0% Hardware 23.0% Gas Station
4.1% Other (samples - party store, community center, small industrial)
49.2% The commercial services already available in Beaver Township are adequate.

15) I do most of my shopping in (estimate as a percentage):

	0-25%	26 - 50%	51 - 75%	76 - 100%
Bay City	18.7%	32.0%	13.1%	24.5%
Midland	32.5%	27.5%	7.1%	10.8%
Auburn	46.7%	11.6%	1.9%	1.1%
Pinconning	12.9%	.7%	.2%	0%

16) New commercial development should be located (check all that apply):

- 29.5%** In and around Beaver, Duel, and Willard
- 32.5%** On primary roads such as Beaver, Garfield, and Parish
- 23.2** Other (sample - golf course, Willard, none)

AGRICULTURAL ISSUES

17) Agriculture is important to the economy in Beaver Township. **1.9% NA**

48.0% strongly agree **88.2%** **40.2%** agree **9.0%** neutral **.2%** disagree **.9%** **.7%** strongly disagree

18) Beaver Township should preserve agricultural land. **1.7% NA**

47.5% strongly agree **82.3%** **35.3%** agree **11.0%** neutral **3.4%** disagree **4.5%** **1.1%** strongly disagree

19) Using agricultural land for new development is appropriate for accommodating growth in Beaver Township. **1.9% NA**

3.7% strongly agree **20.7%** **17.0%** agree **24.5%** neutral **23.7%** disagree **52.7%** **29.0%** strongly disagree

INDUSTRIAL ISSUES

20) Beaver Township should plan for industrial development if adequate roads, utilities, and other public services are available. **3.0% NA**

4.7% strongly agree **25.8%** **21.1%** agree **22.2%** neutral **22.2%** disagree **49.1%** **26.9%** strongly disagree

OTHER ISSUES

21) Private property should be maintained in a way to avoid nuisances, eyesores, and health or safety hazards. **1.7% NA**

53.1% strongly agree **83.9%** **30.8%** agree **7.3%** neutral **2.8%** disagree **7.1%** **4.3%** strongly disagree

22) What do you like about Beaver Township? **327 surveys with responses. Common answers:**

- | | |
|---------------------------------------------------------|-----------------------------------------------|
| 31.0% - Rural living (country, open space, etc.) | 7.7% - Location |
| 23.9% - Quiet/peaceful | 6.0% - Township Officials/Supervisors |
| 13.6% - The people | 5.2% - Look of the area/natural beauty |
| 8.6% - Small town atmosphere | 3.7% - Low crime rate/safe |
| 8.0% - Everything | |

Samples - rural living; privacy - houses not at an arm length away; nice area to raise a family; quiet rural area; it's quiet, yet not far away from any of the tri-cities; location, lack of commercialization, low population, low crime rate, no industrialization; quaint, quiet rural country setting; nice people, and room to stretch your legs; the privacy with no neighbors next door or across the road; It is country living with close towns for availability. Not having to worry if I forget to lock my doors.

23) What do you dislike about Beaver Township? 263 surveys with responses. Common answers:

- 11.0% - Lack of good services (city water/gas/cable/snow removal, etc.)
- 10.5% - High taxes
- 7.3% - Too much development/growth/change
- 5.8% - Blighted property/junky yards
- 5.8% - Traffic (too much, too fast)
- 4.7% - Road conditions
- 3.9% - Nothing

Sample answers - more homes and traffic; too many houses and double-wides being built and not sold; junk in yards; traffic; would like to receive information regarding township happenings (via newsletter?); need cable down Seidlers Rd. for high speed internet; not enforcing blight law; ditches need to be cleaned out of cattails, grass, and dirt; fast traffic on rural roads; millage rates are too high for the services that are received; not enough city water access

24) What is one thing you would do to improve Beaver Township? 272 surveys with responses. Common answers:

- 14.8% - Improve services (city water/gas/cable access/snow removal, etc.)
- 8.6% - Road repair
- 6.7% - Restrict or limit land use/growth - preserve rural quality, no new housing
- 5.6% - Enforce blight control/zoning laws
- 5.6% - Nothing
- 5.4% - Lower taxes
- 4.3% - Township Officials/practices - more communication, etc.
- 4.3% - Increase development - gas station, grocery store, more jobs

Sample answers - Take a serious look at long-term planning and zoning to maintain quality agricultural tracts; a nice park; let people have 100 foot lot if well and septic fit; have more of a community center - a place for the township to gather; fix roads where holes and bumps are; lines down the center of chip and seal roads; provide city water to all areas; stop selling farmland road frontage for houses.