

# *Spaulding Township*

MASTER PLAN 2021-2041



SAGINAW COUNTY, MI

# SPAULDING TOWNSHIP MASTER PLAN 2021-2041

## Township Board

Township Supervisor - Ed Masters

Township Clerk - Mark Seamon

Township Treasurer - Tiffany Fortier

Township Trustee - Tracie Prueter

Township Trustee - Jay Bruns

## Planning Commission

Chairman – Lewis Butzin

Secretary – Paul Fortier

Member – Janice Dorsey

Member – Gerald Fish

Township Board Representative - Tracie Prueter

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## **List of Acronyms**

ACS	American Community Survey
CIP	Capital Improvements Plan
CRS	Community Rating System
EGLE	Michigan Department of Environment, Great Lakes, and Energy
FEMA	Federal Emergency Management Agency
HUD	Housing and Urban Development
MPEA	Michigan Planning Enabling Act
MSHDA	Michigan State Housing Development Authority
PA 451	Natural Resources and Environmental Protection Act (of 1994)
SNWR	Shiawassee Natural Wildlife Refuge
SSURGO	Soil Survey Geographic Database
USDA	United States Department of Agriculture

# THE NEED FOR A MASTER PLAN IN SPAULDING TOWNSHIP

## *Introduction*

The Spaulding Township Master Plan 2020 - 2040 is the outcome of a year-long effort by the Spaulding Township Planning Commission to update its 2004 Master Plan. This document reflects the community's concern for the rural character of their Township and conveys a strong commitment to retain and strengthen the local quality of life. The preferred future, or vision, for Spaulding Township is outlined within this Master Plan. Specifically, the vision is expressed in the way this Master Plan:

- Documents recent citizen input on community needs and services,
- Forms general goal statements for the Township's future,
- Provides an overall view of future physical development of Spaulding Township, and
- Presents a map that shows locations of how land is to be used in the future.

Public Act 33 of 2008 as amended, commonly known as the Michigan Planning Enabling Act (MPEA), is the legal basis for townships in the State of Michigan to develop a Master Plan. The main purpose of a Master Plan is to enable a community to establish a future direction for its physical development. The MPEA specifically gives municipalities the authority to prepare and officially adopt a Master Plan, which serves as the primary policy guide for local officials when considering matters related to land development. It will serve to:



- 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, and
- Guide future zoning decisions.

Because of constant change in our social and economic structure and activities, this Master Plan must be maintained through periodic review so that it reflects contemporary trends while maintaining long-range goals. The MPEA requires the Master Plan be reviewed by the Planning Commission at least once every five years.

## *The Master Planning Process*

Spaulding Township began the process to update its Master Plan in the summer of 2019. It contracted with ROWE Professional Services Company to assist the Planning

Commission in the preparation of this Master Plan. The Planning Commission met with ROWE planning consultants six times between June 2019 and February 2020 to work on the plan. As required by the MPEA, 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 Spaulding Township. Some of the data from the 2004 plan prepared by Spicer Group was still relevant and was retained. This included information on the history of the Township, climate, soils and wetlands. Then, a community input survey was developed and mailed to all households of the Township in July of 2019. The residents were given the option of filling out the survey and returning it to the Township or responding through the Survey Monkey website. The survey questions were the same as those asked as part of the 2004 Master Plan. This allowed the Planning Commission the ability to evaluate changes in community members' attitudes over the past 15 years. 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 February 2020 and delivered to the Planning Commission for review. Unfortunately, the COVID-19 pandemic struck the United States the middle of March and work on the plan was postponed. In September, the Planning Commission resumed the review of the draft.

The final step in the planning process was a public hearing that is required by the MPEA. This provided an additional opportunity for public information and input. Final Master Plan copies were prepared and the Master Plan was adopted by the Planning Commission on June 1, 2021. The Township Board adopted the Master Plan with changes by resolution on September 21<sup>st</sup> and the Planning Commission approved the changes at their meeting on November 2<sup>nd</sup>.



## ALL ABOUT SPAULDING TOWNSHIP

### Location

Spaulding Township is centrally located in Saginaw County (Map 1), just south of the City of Saginaw and west of Bridgeport Charter Township. The City of Flint is 38 miles to the south and Bay City is 21 miles to the north. Saginaw Valley State University is about 19 miles to the north. State Highway M-13 runs north and south on the eastern side of the Township, connecting to the City of Saginaw and Bay City to the north and to Interstate 69 to the south. The City of Saginaw, Saginaw Charter Township, and Kochville Township all serve as regional centers for shopping and entertainment.

Map 1: Regional Setting



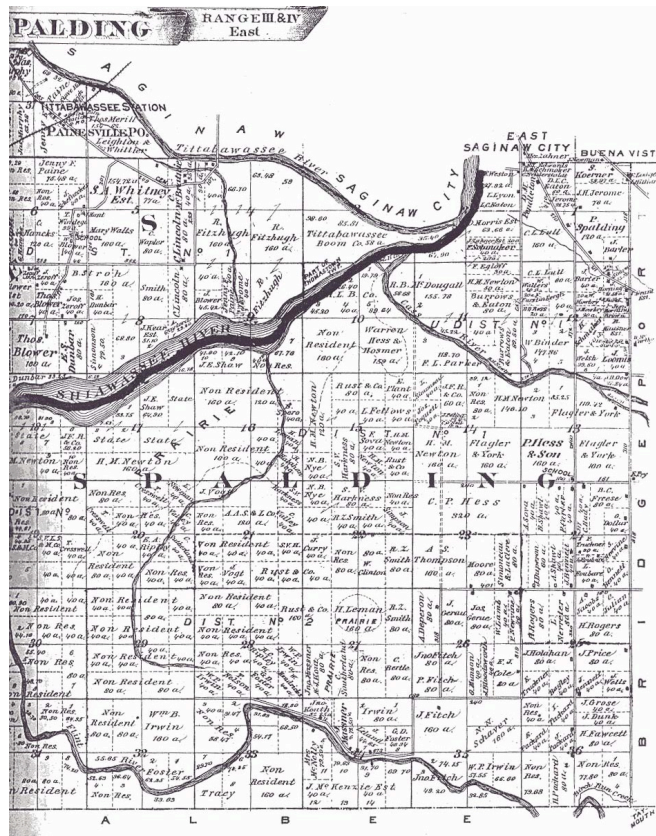
Centrally located within Saginaw County, Spaulding Township is south of the City of Saginaw and west of Bridgeport Charter Township. Saginaw County is located central lower Michigan. (Source: Michigan Center of Geographic Information, <http://www.mcgi.state.mi.us/mgdl>)

## History

Spaulding Township was settled in the 1830s by Charles Lull and Phineas Spalding (later written by Township clerks as “Spaulding”). Lull was credited for raising the first crop of wheat in the Saginaw Valley and Spalding laid out the old Territorial Road, now known as Washington Road. The region was a dense wilderness of woods and swamps. Travel was difficult and early pioneers worked hard to clear the virgin forests, and build roads, thereby carving out a living as lumbermen and farmers.



Map 2: Spaulding 1877 Plat Map



In 1858, the Township was officially organized. The first annual Township meeting was held in 1859 where Jesse Quackenbush was elected Township Supervisor. In the 1860s, the Village of Salina was founded in the northeastern portion of Spaulding Township. It was incorporated in 1866 under the name of South Saginaw and in 1873 became part of the City of Saginaw

A historical plat map from 1877 for Spaulding Township is shown in Map 2.

In the 1900s, Spaulding Township continued as an agricultural and lumbering community, with the latter industry waning by the 1940s. The rich agricultural soils continue to be some of the most productive in the Michigan, producing corn, dry beans, and wheat. The Township was also rich in wildlife resources and, in the 1950s, the Shiawassee National Wildlife refuge was established and now managed by the U. S. Fish and Wildlife Service.

## Population and Housing Characteristics

When trying to understand a community, population characteristics become prominent. Much of the data reported by the Bureau of the Census is from the “Decennial Census”; which is conducted every 10 years. However, other data is collected through the American Community Survey (ACS). This is a sample survey of approximately 1 percent

of the population conducted every year. The information collected includes population change, population trends, age breakdowns and changes, gender information, and race and ethnicity.

For communities with populations under 25,000 the 1 percent sample data is not statistically valid, so data for these jurisdictions is reported as an average of 5 years' worth of samples. The 2017 ACS data, for example, is the average data collected from 2013-2017. So, the Decennial Census is a snapshot of the entire population every 10 years while the ACS is a "moving average" of data. They cannot be directly compared to each other, but each provides important information on the characteristics of population, housing, and economy in a community.

*Table 1: Population Changes*

	1990	2000	% Change, 1990-2000	2010	% Change, 2000-2010
<b>Spaulding Township</b>	2,662	2,399	-9.9%	2,153	-10.3%
<b>Saginaw County</b>	211,946	210,039	-0.9%	200,169	-4.7%
<b>State of Michigan</b>	9,295,297	9,938,444	6.9%	9,883,640	-0.6%
<b>Reference: U.S. Census Bureau</b>					

Table 1 shows the changes in population from 1990 to 2000 and the changes from 2000 to 2010 for Spaulding Township, Saginaw County, and the State of Michigan. Including jurisdictions outside of the Township allows for analysis of Spaulding Township's standing in the county and state as a whole. As seen in Table 1, there has been an overall decrease in population across all jurisdictions. Spaulding Township, however, shows the most dramatic decline at -10.3 percent or a loss of 246 residents between 2000 and 2010. There are many aspects that can contribute to population loss that include aging population, smaller households, and reduction in housing due to deterioration.

Figure 1: Population Trends

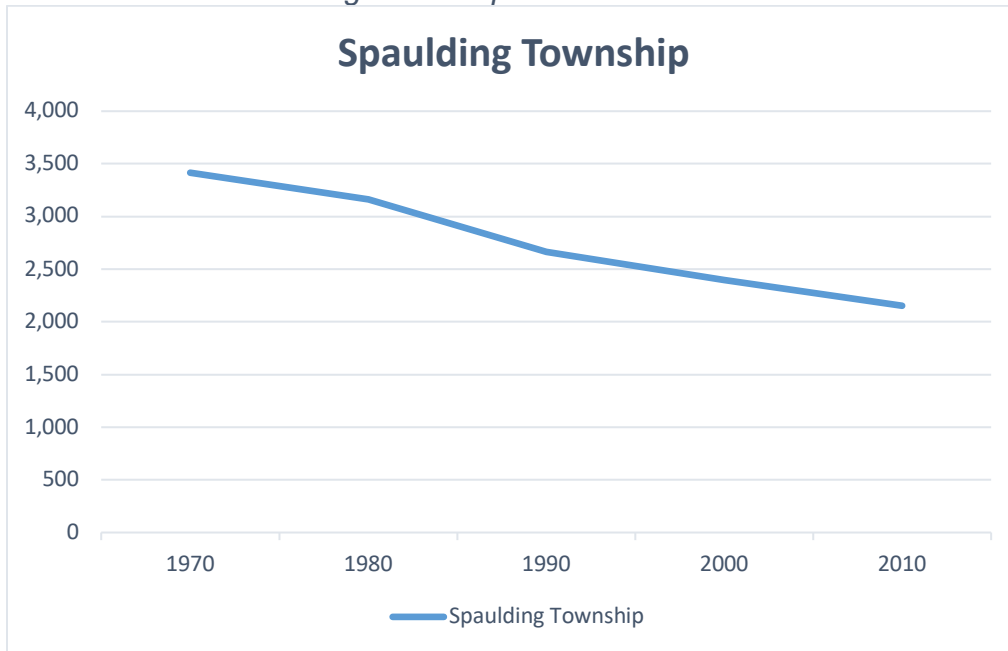


Figure 1 shows the population change in the Township over the period 1970 to 2010. The figure clearly shows a steady decrease in the population, although a portion of the drop in the 1970s and 1980s is due to annexation of property by the City of Saginaw.

While overall population plays a large role in understanding how a community functions, it also is important to understand the age groups residing in a jurisdiction. To further understand Spaulding Township, we will look at the age distribution in comparison with the county and state as well as the change in median age.

Table 2: Age Breakdown

Age Group	Spaulding Township		Saginaw County		State of Michigan	
	#	%	#	%	#	%
<b>Total Population</b>	2,153	100%	200,169	100%	9,883,640	100%
<b>Under 5 years</b>	113	5.2%	11,854	5.9%	596,286	6.0%
<b>5 to 19 Years</b>	434	20.1%	42,223	21.1%	2,052,599	20.8%
<b>20 to 24 Years</b>	104	4.8%	13,982	6.9%	669,072	6.8%
<b>25 to 34 Years</b>	207	9.6%	21,940	10.9%	1,164,149	11.8%
<b>35 to 49 Years</b>	406	18.8%	38,132	19.1%	2,022,555	20.5%
<b>50 to 64 Years</b>	515	23.9%	41,436	20.7%	2,017,449	20.4%
<b>65 to 74 Years</b>	250	11.6%	16,031	8.0%	724,709	7.3%
<b>75+ Years</b>	124	5.7%	14,570	7.3%	636,821	6.4%
<b>Reference: U.S. Census Bureau, 2010</b>						

Table 3: Median Age

Year	Spaulding Township	Saginaw County	State of Michigan
2000	39.7	36.3	35.5
2010	43.0	39.5	38.9
2017	43.3	40.8	39.6
Note: 2017 numbers are averages based on sample data from 2013-2017.			
Reference: U.S. Census Bureau and 2017 American Population Survey			

The median age distribution is slightly higher in Spaulding Township than the county or state, however all three are tracking upwards. These numbers reflect the aging of the “baby boom” generation and the numbers are expected to continue to rise unless the Township can attract younger persons into the community (Table 3).

Information about age distribution across all three jurisdictions can help to identify differences in the needs of Township residents including issues of housing, activities, and commercial district development. It’s also important to note that different age groups have different sources of income. Older populations that live on retirement incomes have a fixed income, while younger generations do not. When looking at Table 2, you can see that the two highest age demographics in Spaulding Township are those 5 to 19 years (20.1 percent) and those 50 to 64 years (23.9 percent). This seems consistent with the other two jurisdictions, although the State of Michigan has a higher age demographic for those 35 to 49 years (20.5 percent) compared to the 20.4 percent for those 50 to 64. However, the Township does have a significantly higher percentage of residents within the 65 to 74 age range.

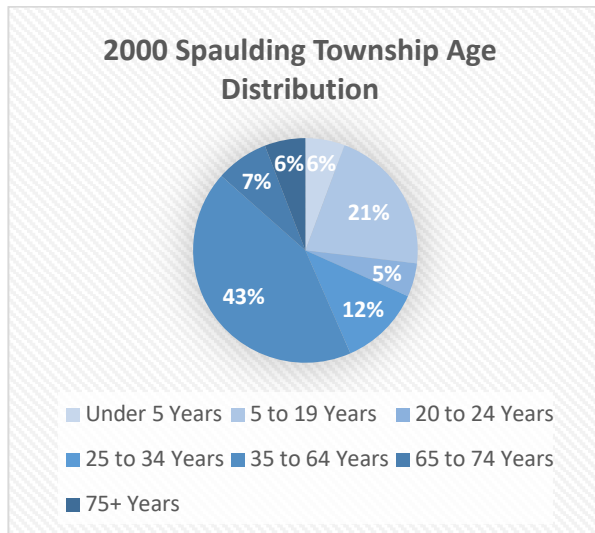


Figure 2: 2000 Age Distribution

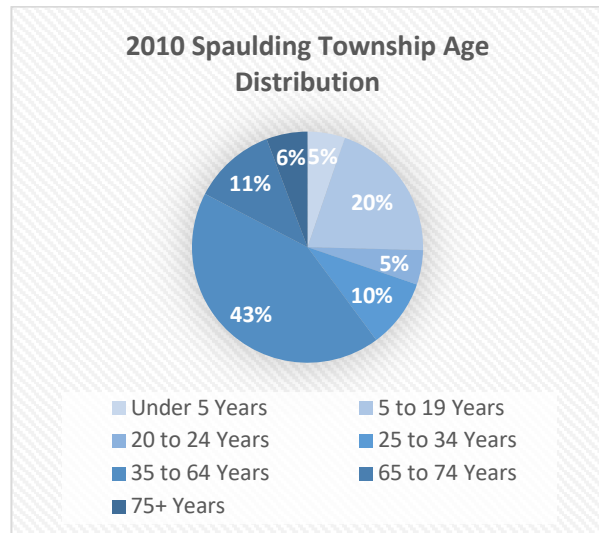


Figure 3: 2010 Age Distribution

In order to take a closer look at the age distribution for Spaulding Township, Figure 2 and Figure 3 were created. These figures show that the change in median population age was

not the result of a significant change in one or two age groups, but a gradual change in all age groups.

*Table 4: Males and Females in Spaulding Township*

	2000		2010		Change
	Population	Proportion	Population	Proportion	
<b>Male</b>	1,155	48.1%	1,074	49.9%	-7.0%
<b>Female</b>	1,244	51.9%	1,079	50.1%	-13.3%
<b>Total</b>	2,399	100%	2,153	100%	
<i>Data: 2000, 2010 U.S. Census</i>					

*Table 5: Household Types, 2017*

	Spaulding Township		Saginaw County		State of Michigan	
	#	%	#	%	#	%
Total Households	835	100%	79,011	100.0%	3,872,508	100.0%
Family Households (families)	609	72.9%	52,287	66.2%	2,554,073	66.0%
With own children under 18 years	206	24.7%	21,835	27.6%	1,106,735	28.6%
Married-couple Family	447	53.5%	35,844	45.4%	1,857,127	48.0%
With own children under 18 years	124	14.9%	12,626	16.0%	730,892	18.9%
Female Householder, no husband present	120	14.4%	12,641	16.0%	511,583	13.2%
With own children under 18 years	61	7.3%	7,318	9.3%	284,562	7.3%
Male Householder, no wife present	42	5.0%	3,802	4.8%	185,363	4.8%
With own children under 18 years	21	2.5%	1,891	2.4%	91,281	2.4%
Nonfamily households	226	27.1%	26,724	33.8%	1,318,435	34.0%
Householder living alone	187	22.4%	22,290	28.2%	1,079,678	27.9%
Householder 65 years and over	77	9.2%	9,061	11.5%	395,437	10.2%
<i>Source: 2010 U.S. Census Bureau</i>						

Table 5 shows the different types of households that can be found in Spaulding Township, Saginaw County, and the State of Michigan. The highest amount of household types in all three jurisdictions is Family Households, more specifically family households that are married-couple families. The Township has somewhat higher percentages of family households and lower percentage of non-family households due to its preponderance of single-family homes.

Figure 4: Race Breakdown

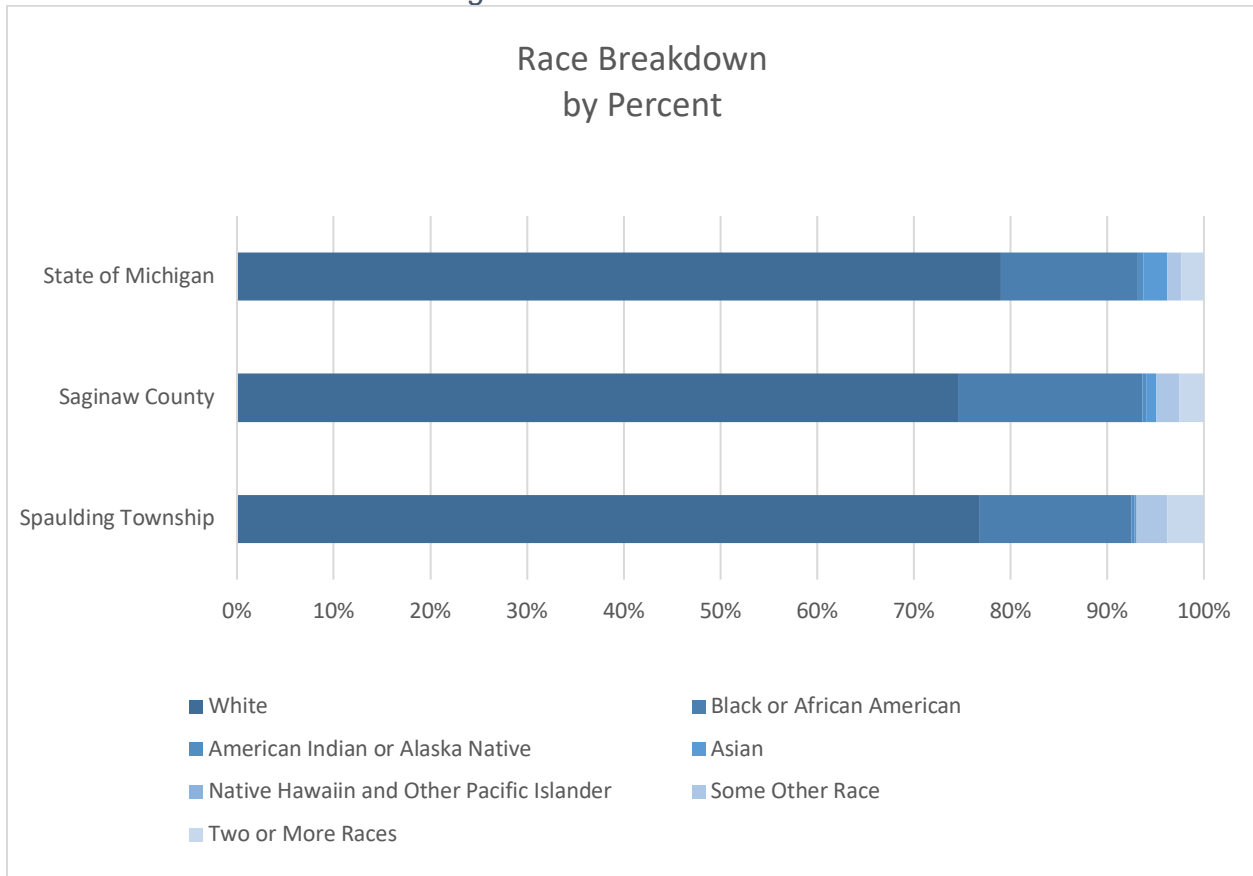


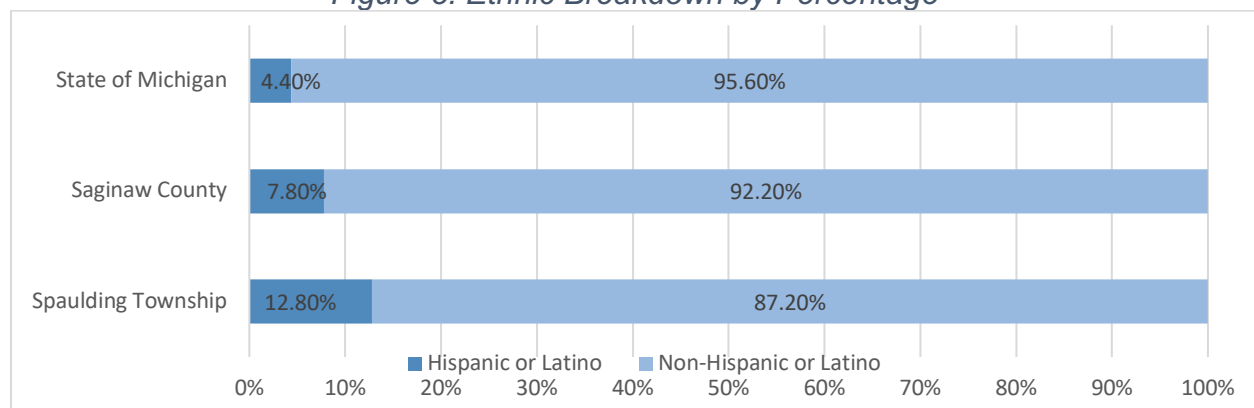
Table 6: Race

	STATE OF MICHIGAN	SAGINAW COUNTY	SPAULDING TOWNSHIP
<b>WHITE</b>	78.9%	74.6%	78.9%
<b>BLACK OR AFRICAN AMERICAN</b>	14.2%	19%	15.7%
<b>AMERICAN INDIAN OR ALASKA NATIVE</b>	0.6%	0.4%	0.3%
<b>ASIAN</b>	2.4%	1.1%	0.2%
<b>NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER</b>	0.0%	0.0%	0.0%
<b>SOME OTHER RACE</b>	1.5%	2.4%	3.2%
<b>TWO OR MORE RACES</b>	2.3%	2.5%	3.8%

Source: 2010 U.S. Census Bureau

Table 6 show that the Township is closely on par with the state and the county on race distribution. Spaulding Township is slightly more homogenous than Saginaw County, but less so than the state. National and state-wide trends would predict that the Township will become more racially diverse over the next two decades, although comparison with 2000 data would indicate that the Township's racial composition did not change significantly between 2000 and 2010.

*Figure 5: Ethnic Breakdown by Percentage*



Economic information helps evaluate the local economy and help see how diverse or resilient the community is. Demographic information comes primarily from the ACS. The categories evaluated include income, income distribution, and occupation.

*Table 7: Industry, 2013-2017*

<b><i>Industry</i></b>	<b><i>Number</i></b>	<b><i>Percent</i></b>
Manufacturing	111	14.0%
Educational, Health, and Social Services	221	27.9%
Arts, Entertainment, Recreation, Accommodation, and Food Services	66	8.3%
Retail Trade	99	12.5%
Other Services (except public administration)	39	4.9%
Construction	43	5.4%
Professional, Scientific, Management, Administrative, and Waste Management Services	52	6.6%
Transportation and Warehousing, and Utilities	50	6.3%
Finance, Insurance, Real Estate, and Rental and Leasing	38	4.8%
Information	5	0.6%
Agriculture, Forestry, Fishing and Hunting, and Mining	16	2.0%
Public Administration	46	5.8%
Wholesale Trade	7	0.9%

*Source: American Community Survey, 2017*

The occupations listed in Table 7 are generalizations of occupational categories for employed people arranged into major occupations groups by the Bureau of the Census. The table shows the percentage of each occupation, as well as the number. The table does not include persons in the military or under 16 years of age. The highest occupation group in the Township is “Education, Health and Social Services”. This is a big change from the 2000 census, which showed “Manufacturing” as the largest category with 26 percent. The drop to 14 percent in 2017 illustrates the disinvestment by manufacturing businesses in the region, a continuation of a trend Michigan has been seeing since the

1970s. In the 1990 census, over 45 percent of the workforce were identified as “Precision production craft and repair occupations” or “Operators, fabricators and laborers”.

Table 8: Income, 2013-2017

	Spaulding Township		Saginaw County		State of Michigan	
	#	%	#	%	#	%
<b>Households</b>	837	100%	78,482	100%	3,888,646	100%
<b>Less than \$10,000</b>	62	7.4%	7,183	9.2%	284,882	7.3%
<b>\$10,000-\$14,999</b>	36	4.3%	4,696	6.0%	193,880	5.0%
<b>\$15,000-\$24,999</b>	69	8.2%	9,392	12.0%	411,782	10.6%
<b>\$25,000-\$34,999</b>	171	20.4%	9,704	12.4%	403,426	10.4%
<b>\$35,000-\$49,999</b>	167	20.0%	12,323	15.7%	549,638	14.1%
<b>\$50,000-\$74,999</b>	204	24.4%	13,910	17.7%	720,755	18.5%
<b>\$75,000-\$99,999</b>	64	7.6%	9,201	11.7%	474,850	12.2%
<b>\$100,000-\$149,999</b>	47	5.6%	7,865	10.0%	500,924	12.9%
<b>\$150,000-\$199,999</b>	14	1.7%	2,074	2.6%	183,124	4.7%
<b>\$200,000 or more</b>	3	0.4%	2,131	2.7%	165,383	4.3%
<b>Median household income (dollars)</b>	\$43,125	-	\$45,034	-	\$52,668	-

Source: Estimates from 2017 American Community Survey

Table 9: Income Source, 2013-2017

	Spaulding Township		Saginaw County		State of Michigan	
	#	%	#	%	#	%
<b>Households</b>	899	-	80,509	-	3,888,646	100%
<b>With earnings</b>	694	77.2%	61,599	76.5%	2,881,976	74.1%
<b>Mean earnings (dollars)</b>	\$47,075	-	\$50,559	-	\$74,358	-
<b>With Social Security income</b>	396	32.9%	22,878	28.4%	1,332,083	34.3%
<b>Mean Social Security income (dollars)</b>	\$12,352	-	\$11,835	-	\$19,702	-
<b>With Supplemental Security income</b>	43	1.8%	4,182	5.2%	243,232	6.3%
<b>Mean Supplemental Security income (dollars)</b>	\$6,907	-	\$6,543	-	\$10,072	-
<b>With public assistance income</b>	18	2.0%	4,522	5.6%	107,712	2.8%
<b>Mean public assistance income (dollars)</b>	\$5,939	-	\$2,577	-	\$2,670	-
<b>With retirement income</b>	258	28.7%	18,171	22.6%	876,148	22.5%
<b>Mean retirement income (dollars)</b>	\$10,661	-	\$16,247	-	\$22,642	-

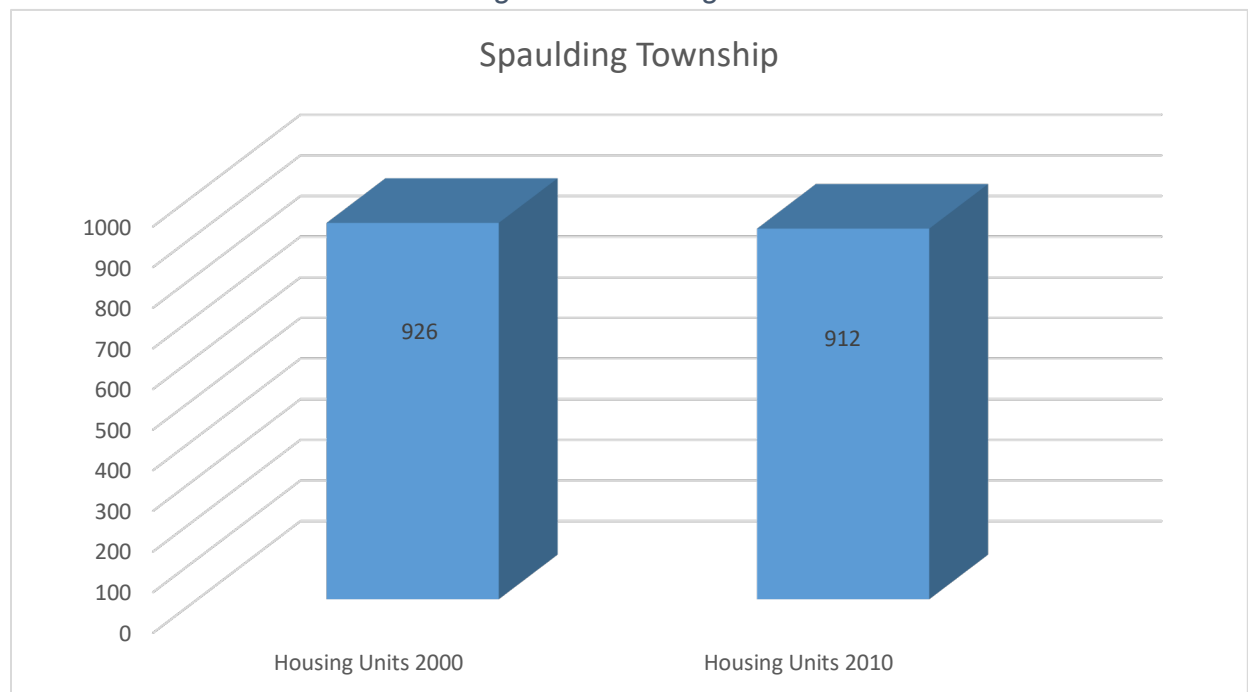
Source:: Estimates from the 2017 American Community Survey

Table 8 identifies the annual average estimated income over the period of 2013 to 2017. Spaulding Township's median income is lower than that of Saginaw County and the State of Michigan. The table also shows that a higher percent of Spaulding Township residents receives their income from retirement related sources and that the median income from the source is significantly less than the State of Michigan as a whole. The greater percentage of household incomes is to be expected, considering in the population characteristics we saw that one of the higher age demographics were those of retired age.

In comparison with the income data from 1999, the median income in the Township increased at a rate (17.2%) similar to the county (17.5%) and state (17.9%).

Part of what attracts people to live in the community is the type of housing that is located within the municipality. The characteristics measured by the census include information regarding the number of housing units, the type of household, the age of the homes, the average household size, and the average family size.

*Figure 6: Housing Units*



As seen in Figure 6, Spaulding Township has lost a small number of housing units between 2000 and 2010, dropping from 926 housing units in 2000 to 912 in 2010. This, the increase in vacancy rates, and drop in average household size contribute to the declining population.

Figure 7: Housing Tenure

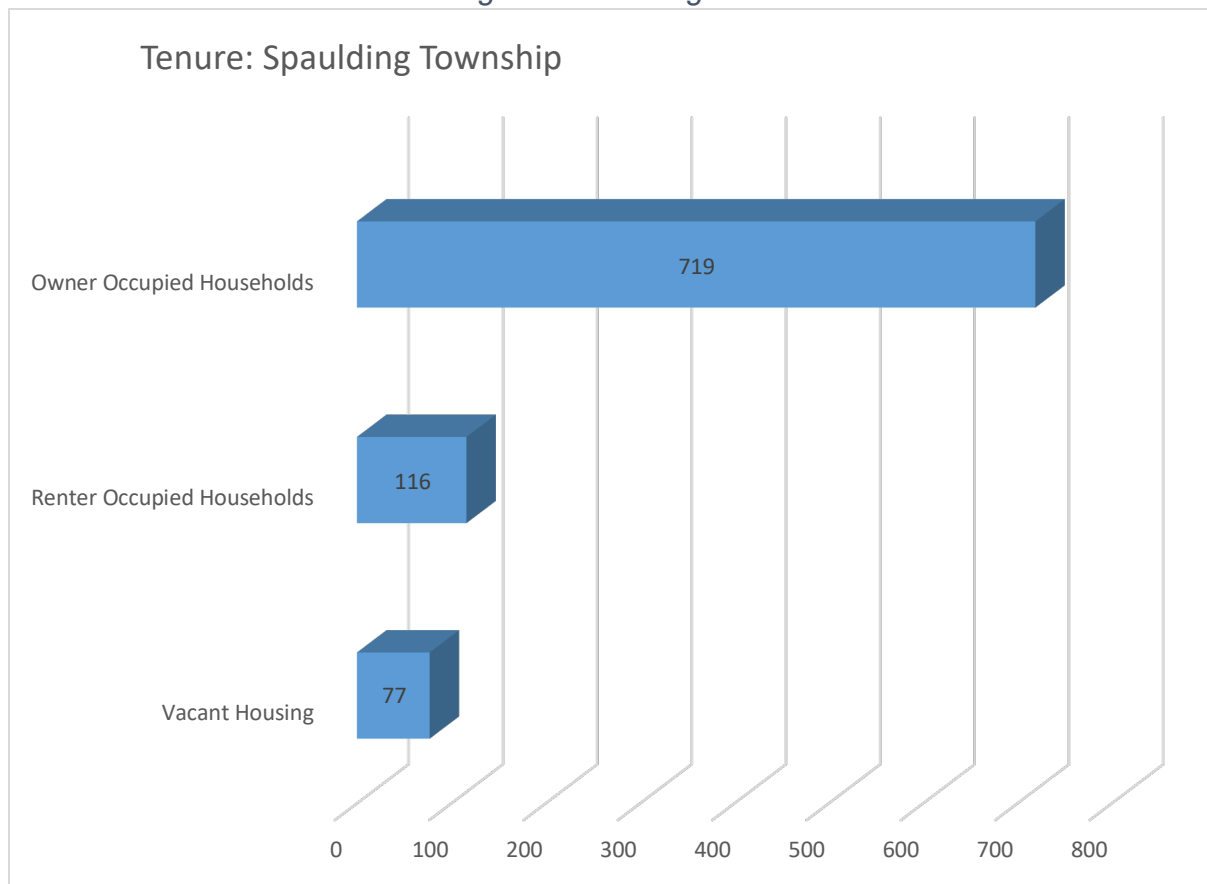


Figure 7 shows that the majority of homes in Spaulding Township are owner-occupied. It is not unusual in areas where single-family homes predominate have more owner-occupied homes than rental homes because there tends to be fewer single-family homes available for rent. This has changed a bit since the “Great Recession” when mortgage companies offered foreclosed homes for rent as a way of generating income from homes they could not sell. The number of vacant homes also increased during the mortgage crisis, tripling between 2000 (26) and 2010 (116), but the number has fallen in the last ACS report (46).

Another way to evaluate the housing stock is to look at the age of the structure. A majority of Spaulding Township’s homes were built between 1940 and 1969 (Table 10). Since the 1970s, the building of homes has decreased significantly, with the lowest amount being built during 2000 to 2009. The data indicates that no new homes were built in the period 2010-2017. Spaulding Township’s homes were built earlier than the majority of Saginaw County’s and the state’s. Issues that can arise with older homes is increased deterioration that can require significant renovations, as well as functional obsolescence because they may not include features available in more modern homes.

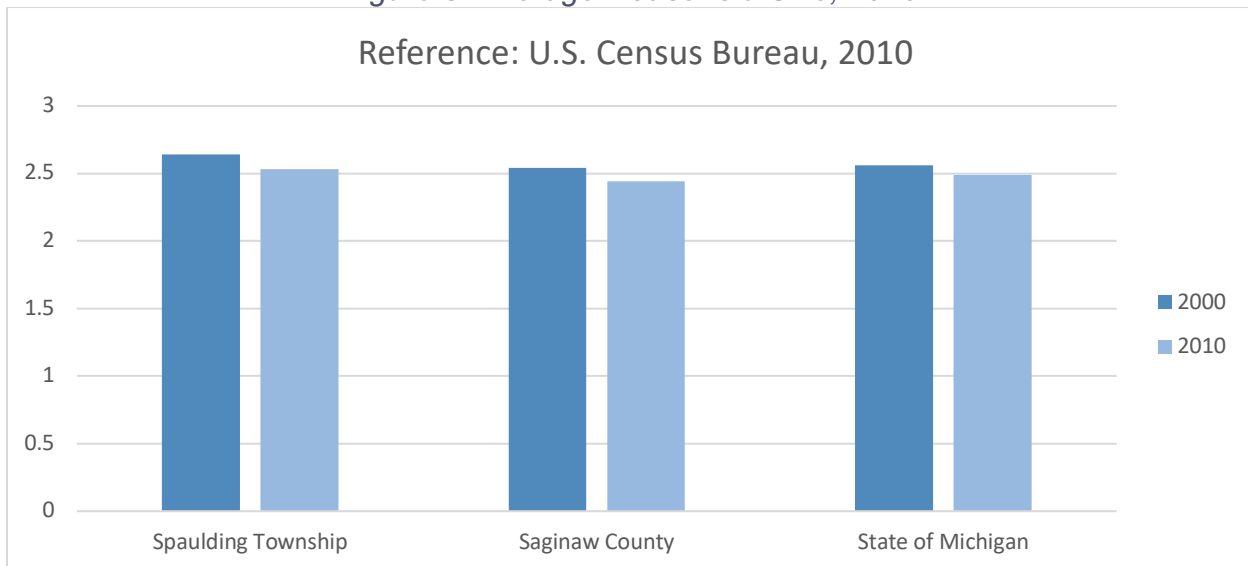
Table 10: Age of Homes, 2013-2017

	Spaulding Township		Saginaw County		State of Michigan	
	#	%	#	%	#	%
<b>Total Housing Units</b>	883	100%	87,208	100%	4,568,200	100%
<b>2014 or later</b>	0	0%	165	0.2%	20,089	0.4%
<b>2010 to 2013</b>	0	0%	824	0.9%	47,438	1.0%
<b>2000 to 2009</b>	14	1.6%	6,025	6.9%	457,143	1.0%
<b>1990 to 1999</b>	32	3.6%	7,518	8.6%	599,254	13.1%
<b>1980 to 1989</b>	34	1.9%	5,798	6.6%	453,788	9.9%
<b>1970 to 1979</b>	125	14.2%	16,043	18.4%	705,927	15.5%
<b>1960 to 1969</b>	164	18.6%	15,117	17.3%	547,833	12.0%
<b>1950 to 1959</b>	155	17.6%	13,833	15.9%	689,472	15.1%
<b>1940 to 1949</b>	216	24.5%	6,368	7.9%	357,926	7.8%
<b>1939 or earlier</b>	143	16.2%	15,517	17.8%	689,330	15.1%

Source: 2017 American Community Survey

The average household size figure is the average number of members that live within the same household unit. Due to factors including aging population, divorce rates, and young adults leaving their families and forming new households, there are more individuals that are living on their own. Spaulding Township's household sizes are higher than both Saginaw County and the State of Michigan. Nationally, the average household size has been declining since the beginning of the 20<sup>th</sup> century. Figure 8 shows this trend continuing in the Township, county, and state as a whole. This drop in household size is the reason that communities with limited housing growth can still experience falling populations totals.

Figure 8: Average Household Size, 2010



*Figure 9: Average Family Size*

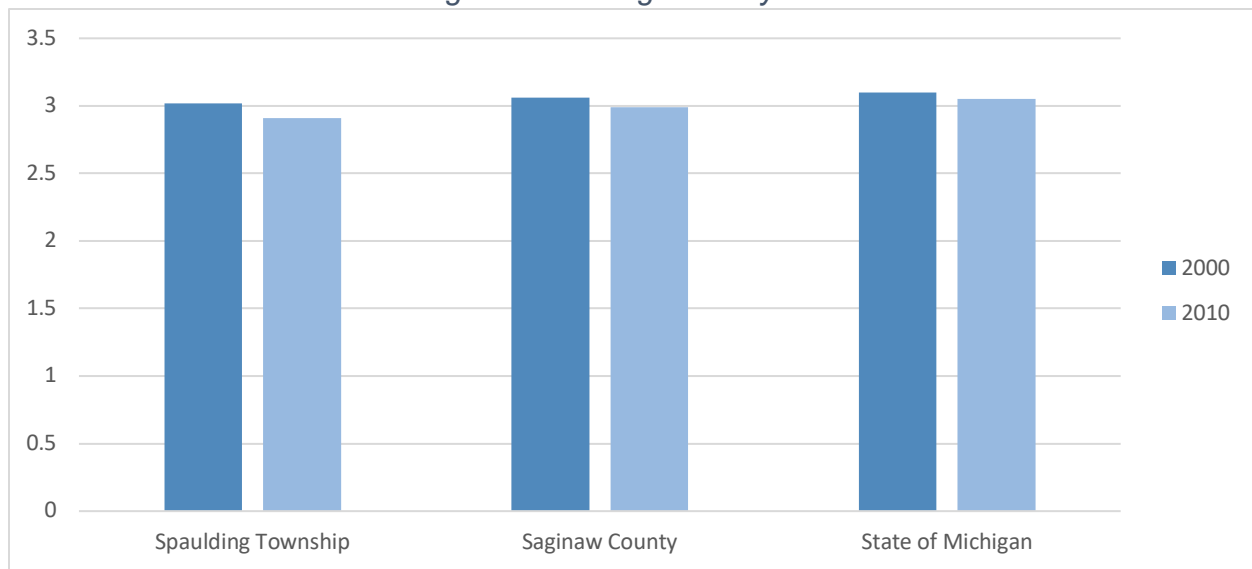


Figure 9 shows the average size of a family. Families are households with two or more related individuals. This category excludes single-person households or households made up of unrelated individuals. Recent trends show that younger generations are having fewer children; this trend can be shown in Spaulding Township, Saginaw County, and the State of Michigan. Understanding household size and family size helps us understand density; larger families result in larger household sizes, yet with household sizes shrinking, it results in more houses and less density. Being knowledgeable about these aspects of a community aid in determining what kind of housing would be most beneficial. Having smaller, more efficient houses with shared amenities can be more appealing and cost-effective for smaller household and family sizes.

Table 11: Value of Owner-Occupied Dwellings, 2013-2017

Value	Spaulding Township		Saginaw County		State of Michigan	
	#	%	#	%	#	%
<b>Less than \$50,000</b>	100	14.7%	13,323	23.7%	392,550	14.2%
<b>\$50,000 to \$99,999</b>	446	65.8%	16,446	29.2%	593,012	21.5%
<b>\$100,000 to \$149,999</b>	105	15.5%	11,484	20.4%	524,665	19.0%
<b>\$150,000 to \$199,999</b>	9	1.3%	7,235	12.8%	450,723	16.3%
<b>\$200,000 to \$299,999</b>	0	0.0%	5,553	9.9%	437,614	15.9%
<b>\$300,000 to \$499,999</b>	5	0.7%	1,484	2.6%	263,609	9.6%
<b>\$500,000 to \$999,999</b>	0	0.0%	620	1.1%	80,189	2.9%
<b>\$1,000,000 or more</b>	13	1.9%	160	0.3%	17,794	0.6%
<b>Median</b>	\$78,700	-	\$94,900	-	\$136,400	-
Source: American Community Survey 2017						

Table 11 shows the values of owner-occupied homes in Spaulding Township, Saginaw County, and the State of Michigan. In Spaulding Township, the largest share of owner-occupied homes are valued homes from \$50,000 to \$99,999, with homes \$100,000 to \$149,999 being the second highest, and homes less than \$50,000 being the third highest value. The Saginaw County and the State of Michigan values are more distributed than the Township, but the \$50,000 to \$99,999 segment is the largest in each of these as well. However, Spaulding Township has a much higher percentage of homes in the \$50,000 to \$99,999 range, representing almost two-thirds of the total housing stock. When analyzing the median household values for owner-occupied dwellings, Spaulding Township has the lowest median value out of the three jurisdictions. Spaulding Township's median owner-occupied value is \$78,700, while Saginaw County's median value is \$94,900, and the State of Michigan's median value is \$136,400.

Table 12: Gross Rent of Occupied Units Paying Rent

Value	Spaulding Township		Saginaw County		State of Michigan	
	#	%	#	%	#	%
<b>Less than \$500</b>	12	8.1%	3,951	18.8%	32,073	1.9%
<b>\$500 to \$999</b>	126	84.6%	13,863	66.0%	478,634	28.4%
<b>\$1,000 to \$1,499</b>	11	7.4%	2,488	11.8%	594,602	35.3%
<b>\$1,500 to \$1,999</b>	0	0.0%	364	1.7%	315,647	18.7%
<b>\$2,000 to \$2,499</b>	0	0.0%	224	1.1%	139,973	8.3%
<b>\$2,500 to \$2,999</b>	0	0.0%	83	0.4%	60,986	3.6%
<b>\$3,000 or more</b>	0	0.0%	36	0.2%	61,862	3.7%
<b>Median</b>	\$715	-	\$731	-	\$1,251	-

Source: 2017 American Community Survey

Table 12 explores the value of rent in Spaulding Township, Saginaw County, and the State of Michigan. Spaulding Township's median rent value is close to that seen in Saginaw County, but is much lower than the state as a whole. Spaulding Township's median rent value is \$715, Saginaw County's is \$731, and the State of Michigan is \$1,251.

Table 13: Housing Type

Type of Housing	Spaulding Township		Saginaw County		State of Michigan	
	#	%	#	%	#	%
<b>1-Unit, detached</b>	856	96.9%	65,800	75.5%	3,304,372	72.3%
<b>1-Unit, attached</b>	5	0.6%	3,076	3.5%	211,705	4.6%
<b>2 units</b>	15	1.7%	2,683	3.1%	108,453	2.4%
<b>3 or 4 units</b>	0	0.0%	2,386	2.7%	116,585	2.6%
<b>5 to 9 units</b>	0	0.0%	4,389	5.0%	191,398	4.2%
<b>10 to 19 units</b>	0	0.0%	2,730	3.1%	163,853	3.6%
<b>20 or more units</b>	0	0.0%	2,803	3.2%	229,917	5.0%
<b>Mobile Home</b>	7	0.8%	3,319	3.8%	240,784	5.3%
<b>Boat, RV, van, etc.</b>	0	0.0%	22	0.0%	1,333	0.0%

Source: 2017 American Community Survey

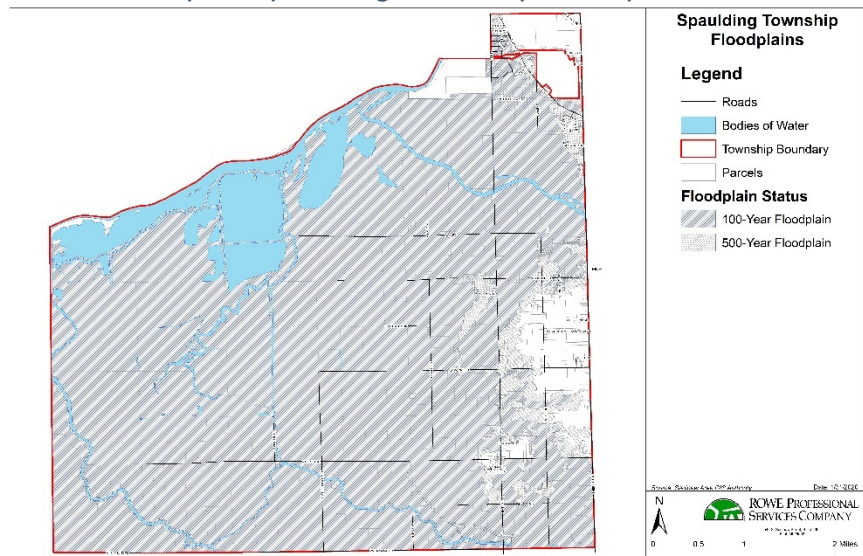
Table 13 shows the numbers and percentages of total housing types in Spaulding Township, Saginaw County, and the State of Michigan. The highest number of house type in all three jurisdictions is 1-Unit, detached homes. However, they make up a significantly greater percentage of homes in Spaulding Township than the county or state as a whole. One unit, detached homes made up 96.9 percent of the total number of homes in Spaulding Township, 75.5 percent of Saginaw County, and 72.3 percent in the State of Michigan. The second highest number of housing types in Spaulding Township are 2-Unit housing types, which makes up 1.7 percent of the total housing types. This differs from both Saginaw County and the State of Michigan.

## Topography

Spaulding Township is a fairly flat community. Map 3 shows the extent of topographical change in the Township. Elevations range from about 557 feet above sea level to about 590 feet. Because the Flint, Shiawassee, and Cass Rivers all flow through the Township, elevation plays an important role on the extent and possibility of flood hazards. As Map 3 shows, most of

Spaulding Township is within a 100-year floodplain as determined by the Federal Emergency Management Agency (FEMA). Some areas that are higher than 590 feet are outside the 100-year floodplain. They are located on the eastern side of the Township.

*Map 3: Spaulding Township Floodplains*



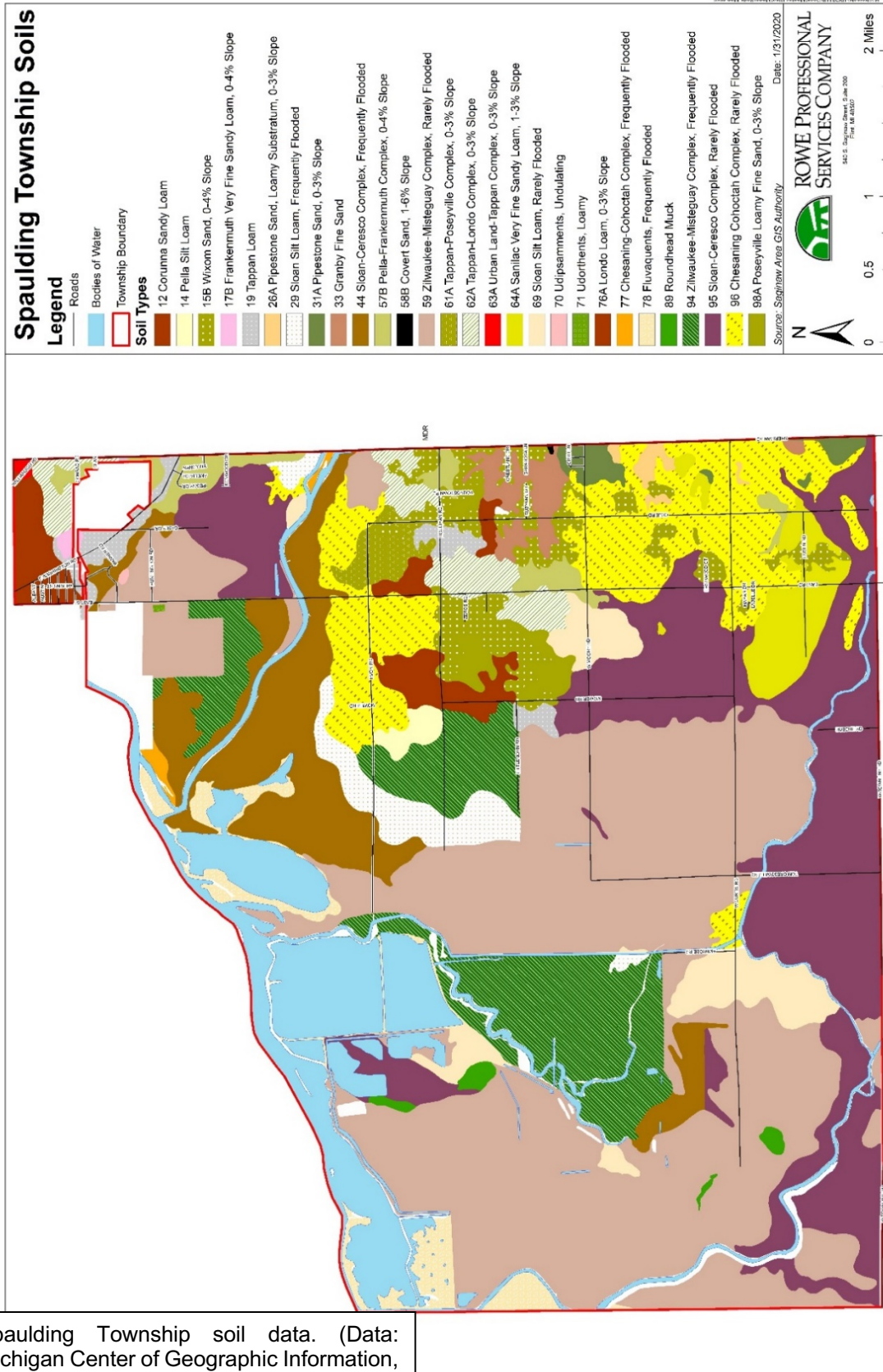
## Climate

The climate in the Spaulding Township area is considered a Cold Middle Latitude climate where the coldest monthly mean temperature goes below 27 degrees Fahrenheit and a long season of cold weather with a significant winter snow cover develops. In this climate, the westerly winds dominate all year. As such, weather changes are more frequent. Average rainfall is approximately 30 inches per year and average snowfall is approximately 40 to 45 inches per year. Summer months have average high temperatures around 80 with cool evenings in the 50 degrees Fahrenheit range. Winter months see average highs between 20 and 30 degrees Fahrenheit, and lows between 10 and 20 degrees Fahrenheit.

## Soils

There are 28 different soil associations in Spaulding Township. Map 4 shows where each is located. Soils in the Township consist of various combinations of loam and sand, with most slopes ranging from 0 to 3 percent. Suggested use and management for the soils in Spaulding Township are shown in Map 4. Most of the land is prime farmland, if it is drained. Some of the soils on the eastern side of the Township are suitable for development. Most of these developable areas occur outside the 100-year floodplain shown in Map 3. Soil data in Map 4 from the United States Department of Agriculture (USDA) Natural Resources Conservation Service's Soil Survey Geographic Database (SSURGO), [http://www.ftw.nrcs.usda.gov/ssurgo\\_ftp3.html](http://www.ftw.nrcs.usda.gov/ssurgo_ftp3.html), accessed August 2003. Also, individual soil type descriptions adapted from the Saginaw County Soil Survey, 1984, USDA Soil Conservation Service.

## Map 4: Soils



## *Wetlands and Waterways*

Wetlands provide many important functions. They help regulate water levels within watersheds, help improve water quality, reduce flood and storm damages, provide important habitat, and help support hunting, fishing, and other recreational activities. In Spaulding Township, there 7,663 acres of wetlands that have been identified by the U.S. Fish & Wildlife Service National Wetlands Inventory program. These wetland areas are shown in Map 5.

Descriptions for the four major wetland types present in Spaulding Township are:

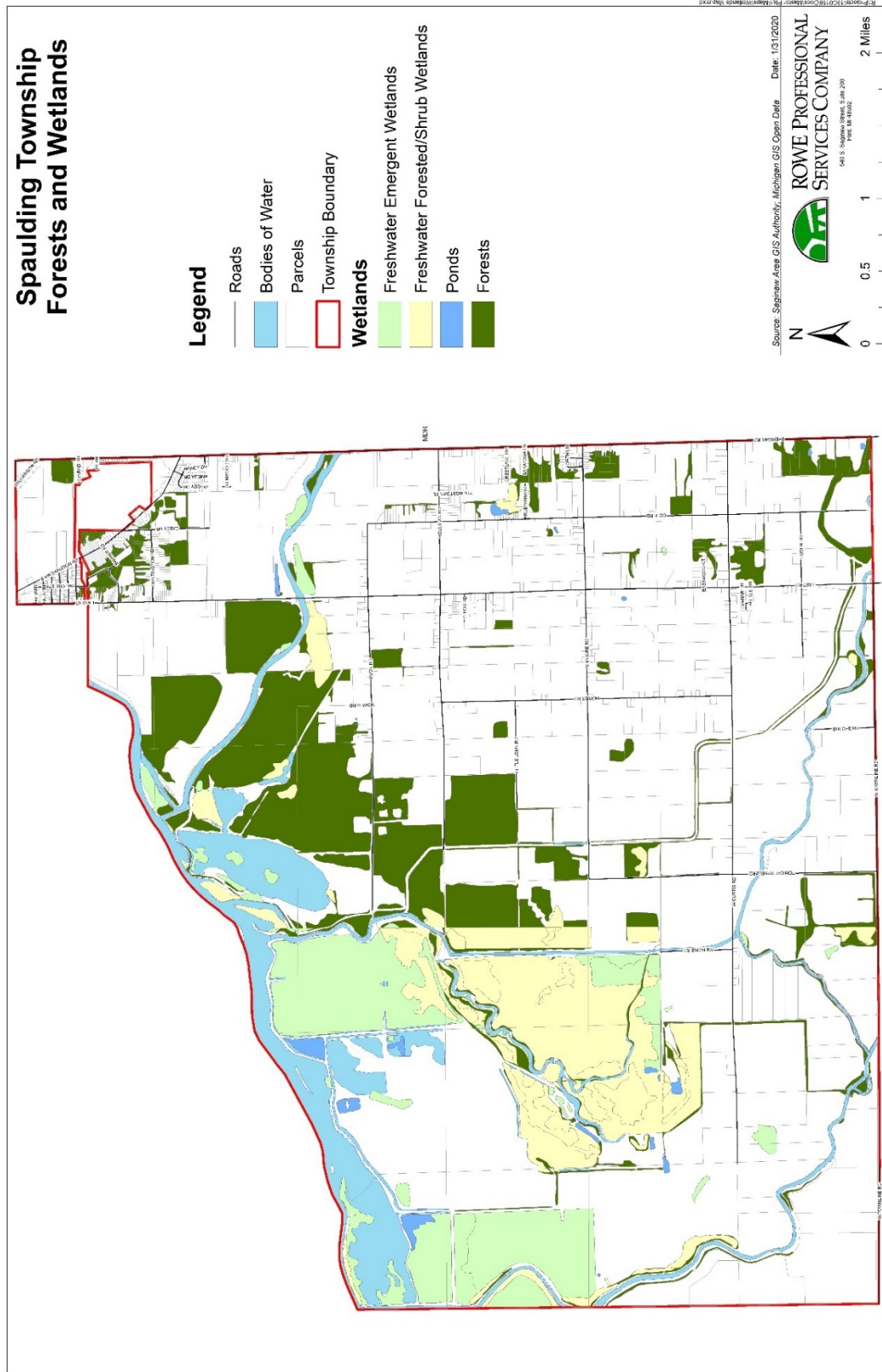
- **Emergent** These wetland areas characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants. There are 1,151 acres of emergent wetlands in Spaulding Township.
- **Forested** Characterized by woody vegetation that is 20 feet tall or taller. About 1,184 acres in the Township.
- **Scrub-Shrub** Includes areas dominated by woody vegetation less than 20 feet tall. The species include true shrubs, saplings, and trees or shrubs that are small or stunted because of environmental conditions. Spaulding Township has 204 acres of scrub-shrub wetlands.
- **Unconsolidated Bottom** Includes all wetlands and deep-water habitats with at least 25 percent cover of particles smaller than stones (less than 18 inches), and a vegetative cover less than 30 percent. About 3,651 acres in the Township.

Wetlands can limit development in a specific area and each type and extent must be examined before proceeding with any development project. Spaulding Township has over 7,500 total acres of wetlands, so the effects of wetlands protection policies can have a significant impact on future development proposals. Therefore, it is important to recognize the policies that are intended to protect these natural features, especially important for Spaulding Township since these areas are abundant.

In 1994, the Natural Resources and Environmental Protection Act (PA 451 of 1994) was enacted in Michigan. Part 303 of PA 451 is Michigan's wetland regulatory program. The Land and Water Management Division of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) administers this permit program. PA 451 was passed to protect wetlands by restricting their use to certain activities, such as fishing, boating, farming, and others, while permitting other activities only after permit approval by the State of Michigan. Permits are approved only upon review of an environmental assessment filed by the petitioner that shows the avoidance of wetland resources to the greatest extent possible and minimization of unavoidable wetland impacts. Under PA 451, the following wetlands are protected: any that are contiguous to an inland lake, pond, river, stream, or similar natural watercourse, and wetlands 5 acres in size, or larger, in counties with a population of at least 100,000 people.

Spaulding Township has three watercourses: the Shiawassee, Flint, and Cass Rivers. The first restriction may apply to any development near these areas. However, since most of these wetlands occur within the Shiawassee National Wildlife Refuge, it is almost certain they will not be impacted because these are already federally protected lands. The second restriction applies since Saginaw County has a population of about 210,000 people. Any future development proposal must address wetland mitigation measures if the property has over 5 acres of wetlands.

Map 5: Wetlands



The wetlands in Spaulding Township are concentrated in the western portion within the Shiawassee National Wildlife Refuge. (Data: Michigan Center of Geographic Information, [www.mcgi.state.mi.us/mgdi/](http://www.mcgi.state.mi.us/mgdi/))

## *AN OVERVIEW OF HOW LAND IS USED IN SPAULDING TOWNSHIP*

### *Introduction*

How land is currently being used is perhaps the most critical piece of data to analyze among the physical characteristics of any community. This is called the existing land use. In many cases, the existing land use sets a pattern that is unlikely to change. In other less-defined areas, some properties can be evaluated for its development or conservation value. Figure 10 and Table 14 are easy references for the Spaulding Township when it considers land use management decisions.

The inventory of existing land uses began with an assessment of aerial photography of Spaulding Township. A draft of the existing land use map was then developed and checked in the field using the "windshield" survey technique of driving each road and taking notes for each property in the Township. This base map was completed in July 2019. These were then reviewed with the Planning Commission.

The 2004 Master Plan included an existing land use map that classified uses based on the "land use/land cover" method which classifies uses on the land coverage so uses such as wood lots or farmland, which may only cover a portion of a site, are addressed. For the existing land use inventory in 2019, each tax parcel was classified based on the predominant land use. So a parcel that is used as a residential home site but has some crop or forests on it would be considered residential.

### *Land Use Classifications*

The existing land uses in Spaulding Township are divided into seven classifications for the purpose of mapping. General definitions for these land uses are:

1. **Agricultural:** Includes land that is being used for crop production, grazing, and other related activities and accessory buildings such as barns and elevators.
2. **Institutional:** This classification includes areas with cemeteries, churches, and public parks.
3. **Commercial:** Predominately occupied by retail sales or service establishments. Offices such as financial institutions, professional offices, and clinics are also included in this category.
4. **Industrial:** Includes all land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials.
5. **Vacant:** Includes land with structures that are empty and lack tenants.
6. **Residential:** This classification is for areas with homes, residential dwellings, and accessory structures such as garages and sheds.
7. **Woodlot:** Includes lands that are covered with trees.

### *Land Use Analysis*

Table 14 shows how land uses are currently allocated in Spaulding Township. All percentages of calculated land use areas are based on the total land area within Spaulding Township. The Existing Land Use Map is on Page 26.

Table 14: Existing Land Use

Land Use Category	2019	
	# of acres	%
<b>Agricultural</b>	8,656	51.1
<b>Institutional</b>	74	0.4
<b>Commercial</b>	49	0.3
<b>Industrial</b>	40	0.2
<b>Vacant</b>	25	0.2
<b>Residential</b>	1,235	7.3
<b>Woodlot</b>	6,868	40.5
<b>Total</b>	<b>16,947</b>	<b>100.0</b>
Source: ROWE Existing Land Use Inventory		

### *Agricultural*

Approximately half of the land in the Township is farmland located outside the boundaries of the Shiawassee National Wildlife Refuge property. This number does not include residential parcels with a portion farmed.

### *Institutional*

Areas that include cemeteries, churches, public parks, governmental buildings, and quasi-public and private institutions cover 74 acres, or less than 1 percent of the total land area in Spaulding Township.

### *Residential*

Land dedicated to residential uses occupies 1,235 acres, or 7.3 percent of the total land area in Spaulding Township. A large portion of this land is in large lot residential property. Many of the smaller lots tend to be clustered on the eastern side of the Township in the areas outside of the FEMA 100-year floodplain, just west of Bridgeport Charter Township. Another cluster of residential uses is in the northeast area of the Township, just south of the City of Saginaw along M-13 and Williamson Road. Other homes are scattered throughout the agricultural areas outside of the Shiawassee Natural Wildlife Refuge. Shiawassee Natural Wildlife Refuge (SNWR) on small tracts of land or as part of a larger farm parcel located along road frontages.

### *Commercial*

Spaulding Township currently has 160 acres of property that is considered commercial. Most of these businesses are scattered along the M-13 corridor and along Sheridan Road. Other commercial establishments can be found around the intersection of Houlihan and Cole Roads.

### *Industrial*

Major industrial and manufacturing areas can be found on M-13 in the northern area of the Township and at its intersection at Brettrager Drive. There are about 40 acres of industrial land in Spaulding Township, or 0.2 percent of the total land area. Included are machine shops and an automobile parts reclamation lot.

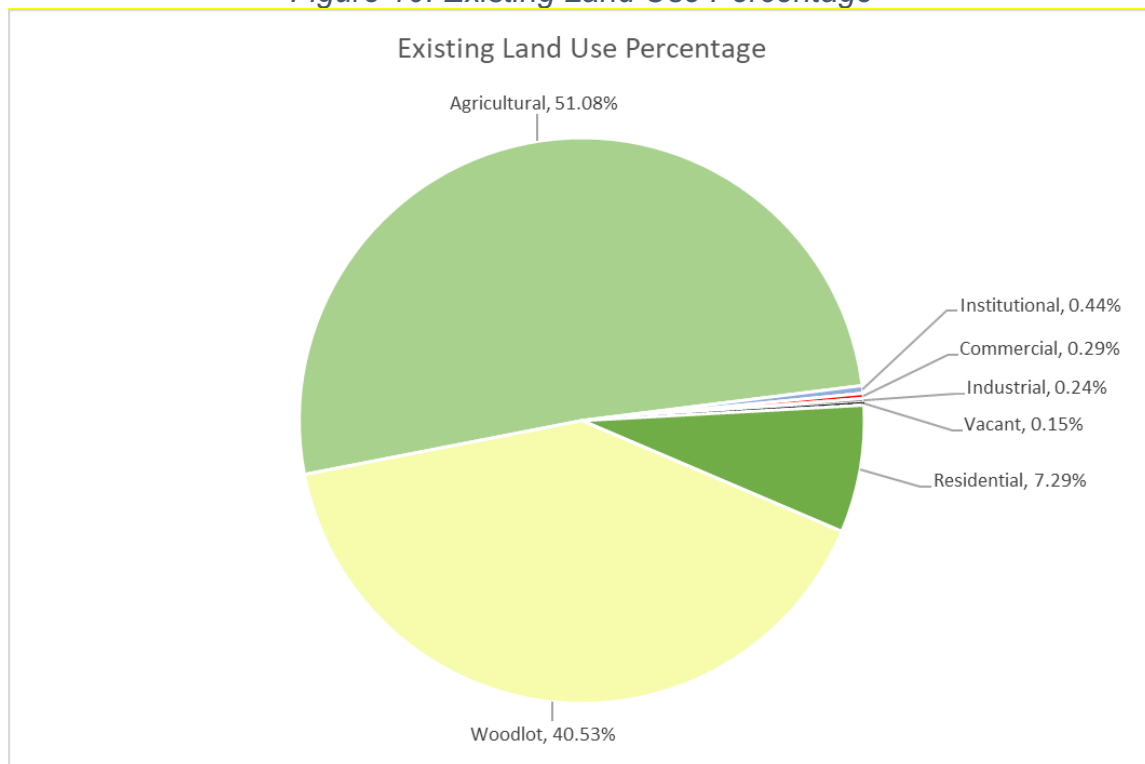
### *Vacant*

There are about three vacant lot areas in Spaulding Township, which account for only 25 acres. All are located along M-13.

### *Woodlot*

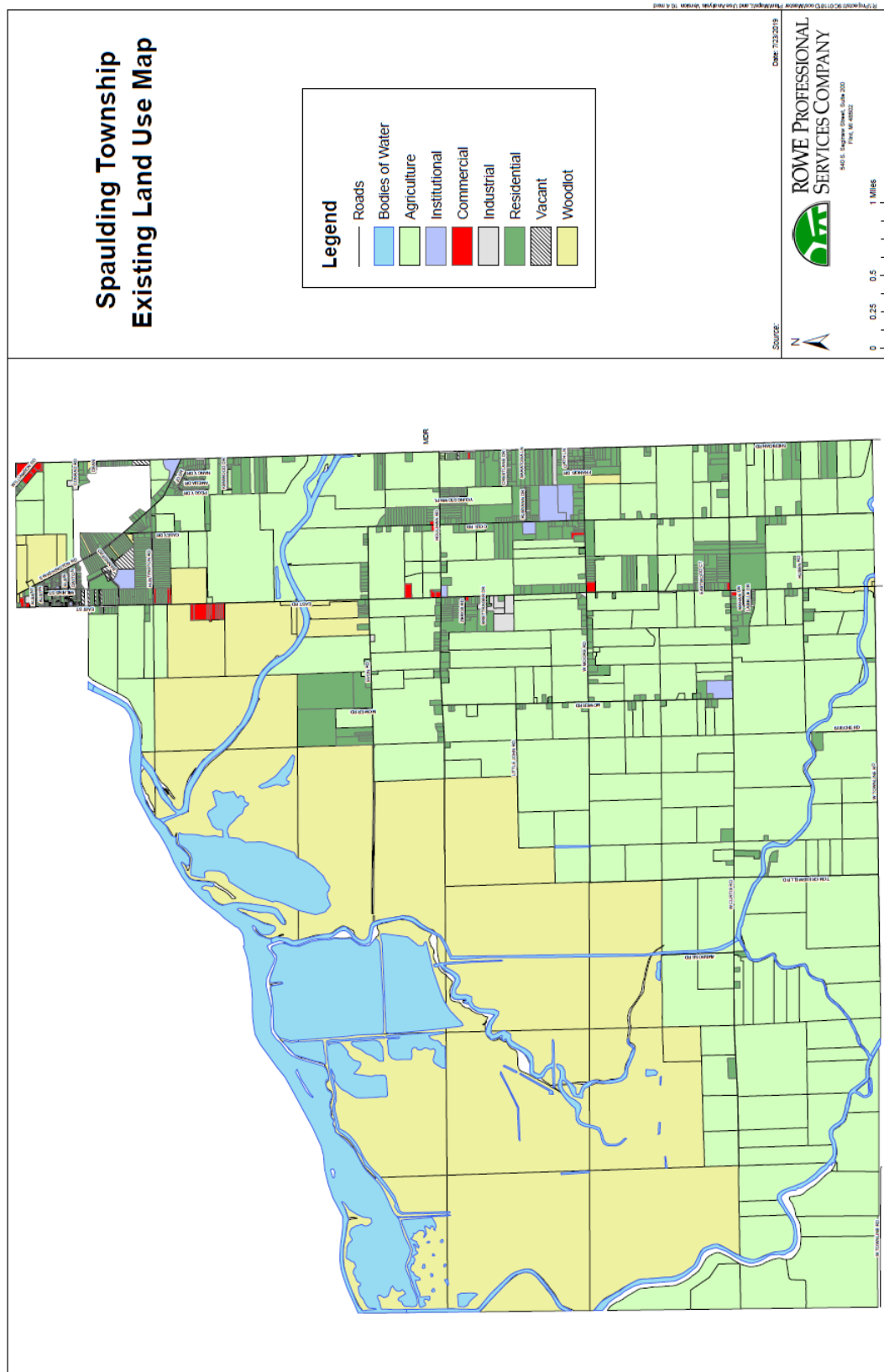
Areas that are wooded account for 40 percent, or 6,868 total acres in the Township. Most of this is located in the SNWR.

*Figure 10: Existing Land Use Percentage*



*The historical Hess School is now a commercial office site.*

Map 6: Existing Land Use Map



## CITIZENS INPUT INTO THE SPAULDING TOWNSHIP MASTER PLAN

### *Basis for Community Input*

To establish its effectiveness, a Master Plan should incorporate the input and ideas of the local population. By basing the Master Plan on the goals and objectives of its residents, land use management decisions become politically feasible and represent the intents and vision of the community. In Spaulding Township, citizens were given the opportunity to participate through a community input survey mailed to all households in the Township.

### *Survey*

In the previous Master Plan, a community input survey was mailed to 903 Spaulding Township property owners and about 33 percent, or 300, of the surveys were completed and returned. This was an outstanding response rate.

The survey was repeated in 2019 in order for the Planning Commission to be able to identify not only current community attitudes but changes that may have occurred over the preceding 15 years. Approximately 1,200 surveys were sent out with residents able to respond by sending back the survey or filling it out online. Unfortunately, the Township only received 69 responses or slightly less than 6 percent. It could be argued that the lower response rate reflects general satisfaction among residents, but the difference in return rate should be kept in mind in comparing the two sets of results.

### *Respondent Characteristics*

The respondents in 2019 were substantially older than in 2004. There were slightly fewer residents relatively new to the Township. The number with school-aged children were generally equivalent.

#### 1. Age

	Under 18	18 to 24	25 to 44	45 to 64	65 & over
2004	0%	1%	20%	46%	32%
2019	0%	0%	19%	30%	51%

#### 2. How long have you resided in Spaulding Township?

	0-5 years	6-10 years	11-20 years	21 or more years
2004	14%	7%	14%	65%
2019	7%	15%	7%	71%

#### 3. What is the number of school-aged children residing with you?

	None	One	Two	Three	Four or more
2004	79%	8%	8%	3%	1%
2019	84%	6%	9%	0%	1%

### *Changes In the Past Five Years*

The survey results generally show more optimistic attitudes regarding conditions in the Township. Road conditions, utilities, township park, and overall quality of life were given

high marks in both surveys with a significant improvement registered in attitudes regarding the Township's park. Traffic got generally low marks in both surveys although the 2019 survey showed some improvements. Township services received good marks in both surveys but saw some drop from better/much better to no change.

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

#### *Road Conditions*

	<b>Much Worse</b>	<b>Worse</b>	<b>Worse or Much Worse</b>	<b>No Change</b>	<b>Better or Much Better</b>	<b>Better</b>	<b>Much Better</b>
<b>2004</b>	6%	21%	<b>27%</b>	39%	<b>31%</b>	25%	6%
<b>2019</b>	5%	14%	<b>19%</b>	47%	<b>35%</b>	32%	3%

#### *Utilities*

	<b>Much Worse</b>	<b>Worse</b>	<b>Worse or Much Worse</b>	<b>No Change</b>	<b>Better or Much Better</b>	<b>Better</b>	<b>Much Better</b>
<b>2004</b>	3%	7%	<b>10%</b>	56%	<b>29%</b>	24%	5%
<b>2019</b>	2%	11%	<b>13%</b>	59%	<b>29%</b>	27%	2%

#### *Traffic*

	<b>Much Worse</b>	<b>Worse</b>	<b>Worse or Much Worse</b>	<b>No Change</b>	<b>Better or Much Better</b>	<b>Better</b>	<b>Much Better</b>
<b>2004</b>	8%	34%	<b>42%</b>	44%	7%	5%	2%
<b>2019</b>	6%	26%	<b>32%</b>	52%	17%	11%	6%

#### *Township Parks*

	<b>Much Worse</b>	<b>Worse</b>	<b>Worse or Much Worse</b>	<b>No Change</b>	<b>Better or Much Better</b>	<b>Better</b>	<b>Much Better</b>
<b>2004</b>	2%	6%	<b>8%</b>	51%	<b>31%</b>	26%	5%
<b>2019</b>	2%	2%	<b>4%</b>	24%	<b>73%</b>	50%	23%

#### *Township Services (fire, trash, etc.)*

	<b>Much Worse</b>	<b>Worse</b>	<b>Worse or Much Worse</b>	<b>No Change</b>	<b>Better or Much Better</b>	<b>Better</b>	<b>Much Better</b>
<b>2004</b>	1%	3%	<b>4%</b>	40%	<b>52%</b>	38%	14%
<b>2019</b>	0%	11%	<b>11%</b>	51%	<b>38%</b>	30%	8%

### Overall Quality of Life

	Much Worse	Worse	Worse or Much Worse	No Change	Better or Much Better	Better	Much Better
<b>2004</b>	2%	4%	6%	45%	43%	34%	9%
<b>2019</b>	2%	6%	8%	44%	48%	40%	8%

### Attitudes Regarding Future Residential Development

The survey results show little change in the public's response to a policy of encouraging new development with 49 percent agreeing with it in 2004 and 50 percent in 2019. However, only around a third felt that the Township's population should grow or felt that residential growth should be limited or greatly limited. The percentage that thought that development should be located away from flood prone areas dropped from 52 percent in 2004 to 42 percent in 2019. In 2019, almost 40 percent of the of the respondents, when asked the type of new residential development they would prefer seeing in the Township listed other. All specific categories including single-family homes, condos, affordable housing, duplexes, mobile or manufactured housing, retirement housing, and apartments.

In addition, residents continue to believe by a wide margin that the National Wildlife Refuge benefits the Spaulding Township community.

#### 5. Spaulding Township should encourage new development.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	19%	30%	49%	27%	22%	12%	10%
<b>2019</b>	24%	26%	50%	27%	23%	13%	10%

#### 6. Spaulding Township should grow in population.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	10%	28%	38%	31%	28%	19%	9%
<b>2019</b>	9%	21%	30%	28%	32%	16%	16%

#### 7. The Shiawassee National Wildlife Refuge is beneficial to the Spaulding Township community.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	25%	37%	62%	21%	16%	7%	9%
<b>2019</b>	32%	29%	61%	19%	19%	7%	12%

8. Residential growth in Spaulding Township should be:

	<b>Greatly Limited</b>	<b>Limited</b>	<b>Limited or Greatly Limited</b>	<b>Balanced</b>	<b>Encouraged or Greatly Encourage</b>	<b>Encouraged</b>	<b>Greatly Encouraged</b>
<b>2004</b>	10%	19%	<b>29%</b>	39%	<b>28%</b>	23%	5%
<b>2019</b>	8%	21%	<b>29%</b>	42%	<b>30%</b>	28%	2%

9. New residential growth should be located:

	<b>Near the City of Saginaw in the northeast area of the Township</b>	<b>Around the East and Sheridan Roads in the eastern half of the Township</b>	<b>Along Moore and Houlihan Roads in the central part of the Township</b>	<b>Away from flood-prone areas</b>	<b>Spaulding Township does not need any more residential areas</b>	<b>Other</b>
<b>2004</b>	18%	20%	19%	52%	29%	5%
<b>2019</b>	12%	6%	0%	42%	28%	12%

10. I prefer new residential development that includes the following:

	<b>Single-Family Homes</b>	<b>Condos</b>	<b>Affordable Housing</b>	<b>Duplexes</b>	<b>Mobile or Manufactured Housing</b>	<b>Retirement Housing</b>	<b>Apartments</b>	<b>Other</b>
<b>2004</b>	65%	5%	17%	7%	12%	17%	3%	4%
<b>2019</b>	52%	6%	6%	0%	0%	8%	2%	37.5%

#### *Attitudes Regarding Future Commercial Development*

A significantly higher percentage of residents supported promotion of commercial development, with a slight increase between 2004 and 2019. When asked where they shop, residents indicated a significant drop in use of traditional shopping areas in the regions, with the City of Saginaw, Thomas Township, and Bridgeport seeing the largest drops. The greatest increase was in the “other” category, which may include online shopping, although the specific question was not asked. Two new questions asked in 2019 included the type of commercial uses the Township needed more of, with “quick meals out” following “other” as the most popular response, 36 percent did not feel that any additional commercial growth was needed. When asked where commercial development should occur, the most common areas identified were “Around the East and Sheridan Roads in the eastern half of the Township” followed by “Near the City of Saginaw in the northeast area of the Township”.

11. Commercial growth in Spaulding Township should be:

	Greatly Limited	Limited	Limited or Greatly Limited	Balanced	Encouraged or Greatly Encourage	Encouraged	Greatly Encouraged
<b>2004</b>	10%	19%	<b>29%</b>	32%	<b>38%</b>	30%	8%
<b>2019</b>	15%	14%	<b>29%</b>	30%	<b>41%</b>	30%	11%

12. I do most of my shopping in:

	The City of Saginaw	Saginaw Charter Township	Thomas Township	Spaulding Township	Bridgeport Charter Township	Birch Run	Frankenmuth	Other
<b>2004</b>	27%	47%	22%	7%	33%	13%	8%	7%
<b>2019</b>	3%	33%	7%	0%	9%	13%	4%	30%

13. Spaulding Township needs more of the following services (**Only asked in the 2019 survey**).

	Fine dining	Quick Meals Out	Routine Medical Services	Entertainment	No additional commercial growth needed	Other
<b>2019</b>	5%	9%	6%	6%	36%	38%

14. New commercial development should be located (**Only asked in the 2019 survey**).

	Near the City of Saginaw in the northeast area of the Township	Around the East and Sheridan Roads in the eastern half of the Township	Along Moore and Houlihan Roads in the central part of the Township	Near the Shiawassee National Wildlife Refuge	Other	Spaulding Township does not need any more commercial growth
<b>2019</b>	19%	28%	14%	5%	17%	33%

#### *Attitudes Regarding Future Industrial Development*

Support for additional industrial development in the Township dropped from 42 to 29 percent. When asked if new industrial development should be located near existing industrial facilities, slightly more than half the respondents agreed but this was down from 63 percent in 2004. When asked if industrial growth should include more manufacturing (versus warehousing, office or other uses) almost half agreed in 2004 (47%) but that dropped to 35 percent in 2019. This may be a result of residents feeling that manufacturing uses are not coming back to the area.

15. Spaulding Township needs more industrial growth.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	14%	28%	<b>42%</b>	27%	<b>27%</b>	17%	10%
<b>2019</b>	5%	24%	<b>29%</b>	35%	<b>36%</b>	21%	15%

16. Industrial growth in Spaulding Township should be located near existing industrial and manufacturing sites.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	17%	46%	<b>63%</b>	23%	<b>9%</b>	5%	4%
<b>2019</b>	14%	37%	<b>51%</b>	31%	<b>19%</b>	8%	11%

17. Future industrial growth in Spaulding Township should include more manufacturing.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	10%	37%	<b>47%</b>	29%	<b>18%</b>	11%	7%
<b>2019</b>	6%	29%	<b>35%</b>	44%	<b>22%</b>	8%	14%

#### *Attitudes Regarding Future Agriculture in the Township*

Support for agriculture was extremely strong in 2004 and remained so in 2019 with 84 percent agreeing that agriculture is important to the Township's economy and 78 percent agreeing that the Township should preserve agricultural land. There was also agreement by 51 percent that using agricultural land for new development is NOT appropriate for accommodating growth.

18. Agriculture is important to the economy in Spaulding Township.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	41%	41%	<b>82%</b>	13%	<b>4%</b>	2%	2%
<b>2019</b>	41%	43%	<b>84%</b>	13%	<b>4%</b>	2%	2%

19. Spaulding Township should preserve agricultural land.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	40%	37%	<b>77%</b>	15%	<b>7%</b>	4%	3%
<b>2019</b>	49%	29%	<b>78%</b>	16%	<b>6%</b>	3%	3%

20. Using agricultural land for new development is appropriate for accommodating growth.

	Strongly Agree	Agree	Agree or Strongly Agree	Neutral	Disagree or Strongly Disagree	Disagree	Strongly Disagree
<b>2004</b>	6%	24%	<b>30%</b>	21%	<b>47%</b>	22%	25%
<b>2019</b>	6%	15%	<b>21%</b>	27%	<b>51%</b>	18%	33%

#### *Attitudes Regarding General Quality of Life*

In 2004, the top three characteristics for a high quality of life were Streets/Roads, Schools, and Utilities. In 2019, they were Community development, Industrial development, and Residential development. When asked what things the residents liked about the Township, 53 percent said “Quiet, Country/Rural Setting/Small Size”. In 2019, that increased to 74 percent. In 2004, 8 percent said “Friendly people” while in 2019, that increased to 28 percent. In 2004, only 2 percent said “Safety”, while in 2019 that increased to 23 percent.

21. Please rank (1 through 10) the following items in order of importance to the quality of life in Spaulding Township, with 1 being the most important and 10 being the least important (*average response*):

	Community Development	Industrial Development	Farm-land	Streets /Roads	Shia. Natl. Wildlife Refuge	Residential Development	Township Government Services	Schools	Utilities	Parks/Rec
<b>2004</b>	7.03	7.23	4.23	3.55	6.03	5.92	4.93	3.86	4.19	5.60
<b>2019</b>	3.3	3.42	7.13	8.15	5.37	4.34	5.52	6.2	6.18	5.71

22. What do you like about Spaulding Township?

	Quiet, Country/Rural Setting/Small Size	Friendly People	Farms	Safety	Good place to raise a family	Other
<b>2004</b>	53%	8%	5%	2%	4%	39%
<b>2019</b>	74%	28%	9%	23%	4%	30%

23. What do you dislike about Spaulding Township?

	<b>Schools</b>	<b>Roads/Paths</b>	<b>No City Water/ Septic/Drains</b>	<b>Flooding</b>	<b>Other</b>
<b>2004</b>	10%	8%	9%	5%	74%
<b>2019</b>	12%	20%	0%	2%	67%

Results for 22 and 23 are analytically truncated due to their being analyses of qualitative information.

	<b>Com- munity Develop- ment</b>	<b>Indus- trial Develop- ment</b>	<b>Farm- land</b>	<b>Streets /Roads</b>	<b>Shia. Natl. Wildlife Refuge</b>	<b>Residen- tial Develop- ment</b>	<b>Township Government Services</b>	<b>Schools</b>	<b>Utilities</b>	<b>Parks/ Rec</b>
<b>2004</b>	7.03	7.23	4.23	3.55	6.03	5.92	4.93	3.86	4.19	5.60
<b>2019</b>	3.3	3.42	7.13	8.15	5.37	4.34	5.52	6.2	6.18	5.71

## GOALS AND OBJECTIVES FOR SPAULDING TOWNSHIP

### *Introduction*

Because this Master Plan is intended to be the primary policy document for Township officials when considering matters related to land management, it must describe a vision for the community that will guide the actions and decisions of the Spaulding Township Planning Commission. This future vision for the community is expressed in the following goals and objectives. A goal is a broad statement that expresses the intent of the community. It is often written in a general way to be inclusive of many ideas that support a principle that is valued by the local community. An objective is the means for attaining a goal. One goal can have many supporting objectives. Each objective can be thought of as either a general policy statement or an action item. The goals and objectives that were developed for Spaulding Township are described below and incorporate the results from the community input survey, existing land use analysis, and ideas from Township officials. Each goal and objective has a reasonable scope to help facilitate its implementation.

### *Community Character*

Spaulding Township is described as a place with friendly people in a quiet, country setting. Residents put a high value on farmland and agriculture. They understand how the floodplains of the Flint, Cass, and Shiawassee Rivers can impact the growth of their community. At the same time, residents recognize growth and development that is balanced and sensitive to the Township's natural setting can help strengthen their community.



Spaulding Township residents have strong feelings about the importance of agriculture to their community.

### Goal: Preserve Spaulding Township's rural character.

- *Objective:* Develop a set of design guidelines and zoning ordinance standards to ensure new residential development promotes the Township's rural character.
  - Evaluate open space development zoning ordinance amendment.

### *Agricultural Land Use*

The people of Spaulding Township believe that agriculture is important to the local economy. Further, they believe agricultural land should be preserved. On the matter of using agricultural land to accommodate growth, residents indicate a need for stable and balanced growth. While one-fifth of Township residents feel it is okay to use agricultural land for new development, a greater proportion, about one-half of the



One of many active farming operations in the Township.

Township, totally disagree. It is clear that Spaulding Township residents like their rural setting. And further, as one travels south away from the City of Saginaw, it can be said that Spaulding Township acts as a gateway to the agricultural heartland of Saginaw County. The food and fiber produced on the farms in Spaulding Township is part of a greater regional landscape that connects the agricultural economy of the Saginaw Valley to the consumers of Michigan and the Great Lakes region.

Goal: Support stable agricultural areas and operations in Spaulding Township.

- *Objective:* Revise zoning ordinance to allow for a diverse range of agricultural related commercial and industrial operations.
  - Review zoning ordinance to identify opportunities for new agricultural related commercial and industrial operations by Special Approval.
- *Objective:* Update zoning ordinance to include provisions for an open space preservation option (PA 177 of 2001).

*Residential Land Use*

Spaulding Township residents are evenly divided on the issue of residential growth. While nearly one-third of residents believe that residential growth should be encouraged, another third feel it should be greatly limited. Almost 42 percent believe residential growth should be balanced. Further, nearly 42 percent of the Township recognizes the need to keep residential development away from flood prone area. Since most of



A home in Spaulding Township.

the available land for this type of development is limited to the areas outside the 100-year floodplain, extensive home construction throughout Spaulding Township is unlikely. Therefore, to enhance the natural setting of the Township while minimizing unnecessary insurance costs, new residential development should take advantage of sites in areas that are already built-up and outside the 100-year floodplain.

Goal: Limit sizeable residential development projects to areas outside the 100-year floodplain unless adequate provisions can be made to address impact from flooding.

- *Objective:* Promote single-family unit housing developments in appropriate areas.
  - Establish location criteria for future residential development to include areas where municipal water service is available.

Goal: Promote and retain a quality housing stock that meets the needs of the community.

- *Objective:* Enforce building and zoning codes consistently throughout the Township and promote improvements to housing quality.
  - Access funding available from the Michigan State Housing Development Authority (MSHDA) and Housing and Urban Development (HUD) to assist in housing rehabilitation.
  - Work with the Land Bank in rehabilitation and sale of foreclosed property in the Land Bank inventory.
- *Objective:* Through the site plan review process, encourage innovative development and alternative designs to meet the needs of the elderly, physically challenged, and special needs individuals.
- *Objective:* Support the development of housing for the elderly.
  - Review the zoning ordinance for opportunities for promoting housing for the elderly.
  - Identify potential grants to assist in funding housing for the elderly.

### *Commercial Land Use*

Many Township residents want more commercial growth. However, while over a third of the survey respondents want commercial development to be encouraged, another third felt that it should be limited. If it happens, they want to see development along the M-13 corridor. In addition, vacant or underutilized sites near the City of Saginaw in the northeast area of the Township are ideal. When residents cannot find what they are looking for in the Township, they tend to do their shopping either in Saginaw Charter Township or “Other” locations, which may include shopping on the internet. Saginaw Charter Township is relatively convenient as is shopping on the internet and therefore, it makes sense that Spaulding Township residents are somewhat split on the issue of how extensive commercial development should be.



Goal: Maintain small commercial operations that will meet the needs of Township residents and not detract from the rural character of Spaulding Township.

- *Objective:* Concentrate future commercial development near the City of Saginaw, along the north end of East Road/M-13.
  - Establish locational criteria in the Future Land Use Plan to concentrate future commercial development near the City of Saginaw, along the north end of East Road/M-13.
- *Objective:* Promote redevelopment of vacated sites that exist along East Road/M-13 before new commercial lands are considered.
  - Evaluate the use of the adaptive reuse provisions to encourage re-use of vacant industrial property.
- Examine the feasibility of redeveloping former commercial sites along East Road/M-13 north of Huntington Road.

- Work with Saginaw Futures in the planning for redeveloping former commercial sites for commercial or industrial uses.

### *Industrial Land Use*

Industrial development is desired because it is a secure tax base and sustains employment for area residents. The remaining industrial mainstay in Spaulding Township is a machine and tool shop area located off M-13 by Brettrager Drive. Support for more industrial growth has dropped over the past 15 year; those that continue to do so emphasize that it needs to be located near existing industrial sites.



Local industry helps to feed a country that's on the go.

Goal: Maintain limited light industrial and manufacturing operations that will not detract from the rural character of Spaulding Township.

- *Objective:* Develop a set of design guidelines and zoning ordinance standards to guide new development and promote the aesthetics of the Township.
  - Establish design standards in zoning ordinance for industrial uses.
- *Objective:* Work with Michigan Future in order to access any incentive programs that can strengthen local industrial operations and help retain local jobs.



The landscape in Spaulding Township, with its rivers, farm fields, and wildlife refuge areas is often called *beautiful*.

## *VISION FOR GROWTH AND DEVELOPMENT IN SPAULDING TOWNSHIP*

### *Introduction*

Building on the goals and objectives described in the previous section, a Future Land Use Map depicts, in general, the desired form Spaulding Township should take over the next 10 to 20 years. Thus, a Future Land Use Map has been developed for Spaulding Township, shown on Map 7. This map transforms the locational criteria included in the text of this section and the goals and objectives into a graphic guide for land development and management in Spaulding Township. The Future Land Use Map shows one potential combination of land uses based on the locational criteria. It is important to keep in mind that some property may be equally appropriate for two or more Future Land Use classifications based on the locational criteria. In addition, while the Future Land Use Map can provide a framework for site-specific land use or zoning decisions, it does not translate directly to specific zoning districts. For example, the Future Land Use Map may indicate a commercial area, and yet it may not be zoned commercial until the property owners request that change and the Township approves the change.

On the Future Land Use Map, please note that Future Land Use categories may be 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. For example, while the Existing Land Use Map described an institutional existing land use, this use is not described on the Future Land Use Map. Zoning ordinances usually include uses like cemeteries, schools, and libraries in residential or commercial districts without having a separate institutional zoning district. Ultimately, the recommendations shown the Future Land Use Map are intended to help the Township, property owners, and residents make zoning and development decisions that are in the best interest of the Spaulding Township community. The Future Land Use Map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall rural character and appearance of the Spaulding Township community. Descriptions of the new Future Land Use categories begin below.

### *Agricultural*

The Spaulding Township community values its extensive farmlands because they are the basis for the success of the local economy and their quality of life. Residents have made it clear through the community input survey that they wish to preserve the rural character of these areas, but at the same time the Township has made investments in the form of municipal water in the Township that will permit additional future residential and commercial development.

The principal uses in the Agricultural Future Land Use classification are farming, single-family residences, and institutional uses appropriate for rural areas such as churches and cemeteries. The minimum lot size is 10 acres.

The locational criteria for the Agricultural Future Land Use classification include areas

- With a concentration of prime soils and
- Not served by municipal water or sewer.

The Future Land Use Map identifies a significant portion of lands in the Township as agricultural. While Spaulding Township doesn't have the authority to guide land use management decisions within the Shiawassee National Wildlife Refuge, its land has an agricultural land use designation to accommodate wildlife management strategies that can be used to develop habitat and to support the ecological diversity of the area.

The corresponding zoning classification is AG - Agricultural.

### *Residential – Single-Family*

The previous plan emphasized the policy of preserving farmland and directing development outside of the 100-year floodplain. This resulted in a plan where residential growth is encouraged in limited areas. However, these policies ignored the fact that there were already a significant number of relatively small residential lots in the areas outside the residential area, that there were portions of that area within the 100-year floodplain, and that the Township had extended municipal water outside that area as well. This revision of the plan expands the area available for residential development, recognizing the limitations to such development due to the 100-year floodplain.

The principal uses in the Residential – Single-Family zoning district include single-family residences and institutional uses appropriate for residential areas including schools, churches, public buildings, and hospitals. The maximum density of development would be approximately three units per acre.

The locational criteria for the Agricultural Future Land Use classification include areas

- Served by municipal water or sewer.

The Future Land Use Map shows the area proposed for the Residential – Single-Family. Much of it is within the 100-year floodplain area. All future residential development must assess the risks and costs associated with flood damage that may occur when homes are constructed in the 100-year floodplain. A FEMA flood insurance map is an invaluable tool for identifying the lower-risk, buildable sites.

The corresponding zoning is R - Single Family Residential. Much of the area shown as Residential – Single-Family on the Future Land Use Map is expected to remain zoned AG for the foreseeable future, but is available for rezoning to R at the property owners initiative. Because much of that area is still used agriculturally, any new residences should be made aware of the rights of farmers under the Right to Farm Act.

### *Residential – Multiple-Family*

The Residential Multiple-Family Future Land Use classification is designed to provide for residential land uses more intensive than the Residential – Single-Family classification. Various types and sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community.

Uses allowed include apartment houses, townhouses, and duplexes. Mobile home parks would be allowed by Special Land Use permit. Densities would range from 8 to 22 units per acre dependent on the type of unit and number of bedrooms.

The locational criteria for the Residential – Multiple-Family Future Land Use classification include areas

- Served by municipal water,
- Served by municipal sewer or with on-site capacity to handle significant flows of sewage such as by use of a “package plant”, and
- With direct access to a primary road or major street.

The corresponding zoning classification is RM - Multiple Family Residential. No property is currently zoned RM-1 and no areas are shown for that Future Land Use. There are few areas that currently meet the locational criteria that are not already developed. However, spot development along East Road north of Dayton may be acceptable if the site can be developed in a manner that protects the adjacent single-family residences from off-site impacts.

### *Local Business*

The Local Business Future Land Use classification is intended to permit retail business and service uses which are needed to serve the nearby residential areas. Very little land is currently used for commercial in Spaulding Township. Residents recognize the need for local convenience; however, they also live in close proximity to major shopping destinations in the Saginaw and Bridgeport areas. Therefore, this land use designation is intended to include businesses that provide goods and services to the residents of Spaulding Township.

Uses allowed include business, clothing, and skilled trade services, office uses, food sales and restaurants, as well as institutional uses including schools and hospitals.

The locational criteria for the Local Business Future Land Use classification include areas

- Served by municipal water
- With direct access to M-13/East Road or Williamson Road.

The corresponding zoning classification is C-1 - Local Business. The areas shown on the Future Land Use Map are clusters adjacent to the dense residential development in the northeast corner of the Township.

### *General Business*

The General Business Future Land Use classification is intended to permit a wider range of business and entertainment uses than those permitted in the Local Business classification. The permitted uses would serve not only nearby residential areas, but also people further away and transients for goods and services usually found in shopping centers and highway-oriented types of businesses. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading, and would require more planning to buffer such districts from adjacent residential areas.

Uses allowed include those allowed in the Local Business Future Land Use classification as well as more intensive uses or those requiring larger areas of land such as vehicle sales, large retail sales establishments, drive-in or drive-through establishments, and open-air businesses.

The locational criteria for the General Business Future Land Use classification include areas

- Served by municipal water,
- With direct access to M-13/East Road or Williamson Road, and
- Adequately buffered from residential land uses.

The corresponding zoning classification is C-2 - General Business. The Future Land Use Map shows commercial distributed throughout M-13 and at sites along Williamson Road, Houlihan Road, Mower Road, and Sheridan Road.

### *Industrial*

The Industrial Future Land Use classification is intended to permit a range of industrial uses.

Uses allowed include food processing, storage facilities, general manufacturing and assembly, junkyards, and building contractor establishments.

The locational criteria for the Industrial Future Land Use classification include areas

- Served by municipal water,
- With direct access to M-13/East Road or Williamson Road
- Adequately buffered from residential land uses.

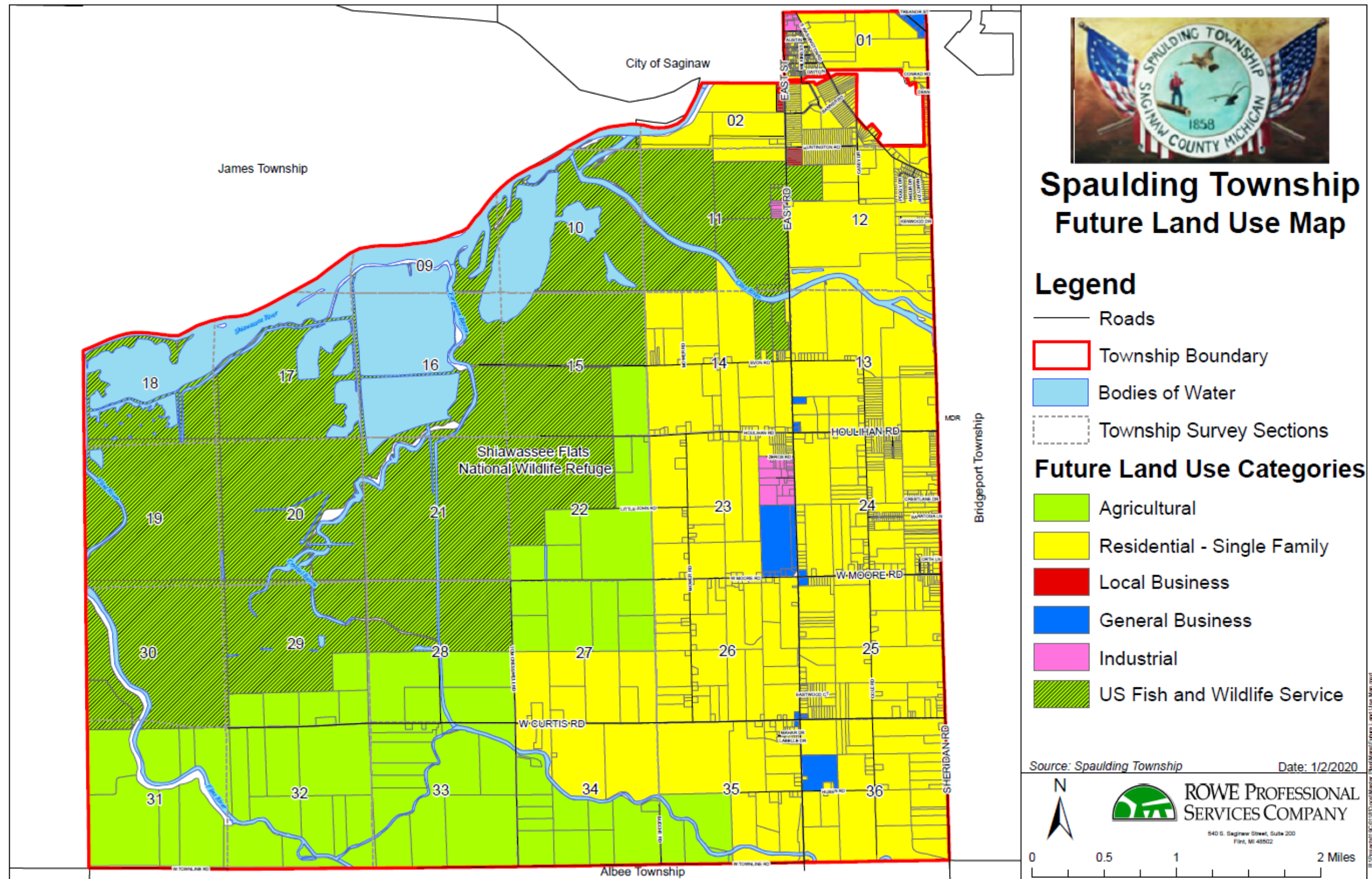
The corresponding zoning classification is M - Industrial. The two main industrial areas in Spaulding Township off Brettrager Drive and Albany Street are expanded to accommodate future growth. The industrial area off Albany Street is now generally bounded on the north by the Township border, Austin Street to the south, M-13 on the west, and Wilkins Street and Washington Road to the east. By permitting a sustainable level of industrial growth, the Township can strengthen its tax base and provide more job opportunities for residents and the region as a whole. Residents have indicated that any new industry should be encouraged near existing industrial areas. These areas are

expanded and are shown on the Future Land Use Map. Other existing industrial sites are also shown on the Future Land Use Map.

### *U.S. Fish and Wildlife Area*

The portion of the Township under the control of the U.S. Fish and Wildlife Service and owner by the federal government falls under this classification. Although the area is zoned AG - Agricultural, it is exempt from zoning regulations because local government cannot regulate activities of the U.S. government on land owned by the federal government.

Map 7: Future Land Use Map



## Zoning Plan

Table 15: Future Land Use/Zoning Comparison Table

Future Land Use Classification	Zoning District
<b>Agricultural</b>	<b>AG - Agricultural</b>
<b>Residential – Single-Family</b>	<b>R - Single Family Residential</b>
<b>Residential – Multiple-Family</b>	<b>RM - Residential Multiple-Family Residential</b>
	<b>MH district.</b> - Delete and make Mobile Home Parks part of the Residential – Multiple-Family
<b>Commercial</b> - Change name to Local Business	<b>C-1 - Local Business</b>
<b>General Business</b>	<b>C-2 - General Business</b>
	<b>C-3 - Institutional Site Re-Use District</b> - Delete
<b>Industrial</b>	<b>M - Industrial</b>
<b>Area In Transition</b> - Delete	
<b>U.S. Fish and Wildlife Service</b>	Part of AG District

### Possible Text Amendments

- Evaluate open space development zoning ordinance amendment.
- Review zoning ordinance to identify opportunities for new agricultural related commercial and industrial operations by Special Approval.
- Review the zoning ordinance for opportunities for promoting housing for the elderly.
- Concentrate future commercial development near the City of Saginaw, along the north end of East Road/M-13.
- Establish design standards in zoning ordinance for industrial uses.
- Evaluate the use of the adaptive re-use provisions to encourage re-use of vacant industrial property.

# *IMPLEMENTATION PLAN FOR SPAULDING TOWNSHIP MASTER PLAN*

## *Introduction*

This section of the Master Plan identifies tools and steps to maintain and implement this plan. Implementation and use of the information that follows will help the Township realize the guidelines set forth by this plan. Updating and maintaining the plan provides the opportunity for the community to structure the plan as changes occur in the Township.

In order to implement this plan, it will require the close cooperation of the Planning Commission and Township Board. The following text describes the steps required for implementation of the Master Plan and tools that should be used to reach the goals of this plan.

## *Zoning*

Zoning is one of the principal tools in implementing the actions of a Master Plan. Recommended actions and policies related to the zoning ordinance are outlined in the previous section.

## *Other Ordinances*

Besides the zoning ordinance, state law has provided local communities with authority to adopt other special ordinances that can be used to enforce the goals and policies of a Master Plan.

### *Subdivision Control/Land Division Ordinances*

Although the state's Land Division Act requires the developer of a subdivision to submit a proposed plat before a Township for review and approval, it also authorizes a Township, if it wishes, to prepare a subdivision control ordinance. This ordinance may include stricter design standards, as long as they do not supersede the state act. This enables the design standards to be particular to the community's Master Plan, and to aid in its further implementation.

### *Site Condominium Regulations*

A site condominium is differentiated from a subdivision not by its appearance, but by the way that property rights are distributed and the way in which the proposal is reviewed. A site condominium does not need to be reviewed by state and local officials, or to obtain final approval from the Department of Licensing and Regulatory Affairs. They must meet local zoning requirements, though, and it is possible to include design standards for site condominiums. Because the condominium process can be used to create a development equivalent to a subdivision, it is important that any site condominium is held to the same design standards for infrastructure and layout that a subdivision is required to meet.

### *Floodplain Ordinances*

Because a vast majority of the Township falls within the 100-year floodplain, any local flood regulations can have a significant impact on development the community. Because the Township has a Flood Insurance Rate Map prepared by FEMA, it is required to adopt a local ordinance meeting the minimum requirements established by FEMA for protection

of development within the 100-year floodplain. Additional provisions beyond those requirements are up to the Township, although consideration of any higher standards should be reviewed by FEMA and caution should be taken to ensure that requirements do not constitute a “taking” of a property owners development rights.

### *Capital Improvements Plan*

A Capital Improvements Plan (CIP) is a plan for the development or acquisition of land, buildings, municipal infrastructure, or capital pieces of equipment and for their maintenance.

Under Section 65 of the Michigan Planning Enabling Act, any township that adopts a plan under that act that *“alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system”* must prepare and annually update a CIP.

The Planning Commission is required to prepare and update the plan unless the Planning Commission is exempted from this requirement by the Township Board. If the Planning Commission is exempted, the Township Board must either prepare and adopt the CIP, either separate from or as a part of the annual budget, or delegate the preparation of the CIP to the Supervisor or Township staff. Final approval of the plan is by the Township Board. The CIP is required to show those public structures and improvements, in the general order of their priority, that in the Township’s judgment will be needed or desirable and can be undertaken within the ensuing six-year period. Any agency or department of the Township with authority for public structures or improvements are required to participate in development of the plan, providing lists, plans, and estimates of time and cost of proposed public structures and improvements.

### *Other Tools*

In addition to local regulations, other tools and strategies to implement the plan include:

- Participation in FEMA’s Community Rating System to help and reduce the cost of Township property owners required to purchase flood insurance.
- Access funding available from MSHDA and HUD to assist in housing rehabilitation.
- Work with the Land Bank in rehabilitation and sale of foreclosed property in the Land Bank inventory.
- Identify potential grants to assist in funding housing for the elderly.

### *Five-Year Strategic Plan*

In order to implement the key goals and objectives of the Master Plan, the Planning Commission has prioritized the following strategies over the next five years (Table 16). These strategies should help the Planning Commission as it identifies its work goals as part of its annual planning report to the Township Board. The Planning Commission should track the completion status of strategies on this list even if they are not a responsible party.

Table 16: Strategic Plan

Strategy	Responsible Party	Deadline
<b>Prepare CIP</b>	Planning Commission and Township Board with support from Township Staff	2022
<b>Evaluate potential for Community Rating System (CRS) participation</b>	Planning Commission and Township Supervisor	2023
<b>Amend Zoning Ordinance</b>	Planning Commission with final adoption by Township Board	2023
<b>Investigate potential for housing grants for Township residents</b>	Planning Commission and Township Board with support from Township Staff	2024
<b>Five-Year Review</b>	Planning Commission	2026

### *Plan Maintenance and Update*

The final, and sometimes most difficult, step in the planning process is the last one: reevaluation and adjustment. The process of community planning is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the plan is addressing the present land use issues in the community, and whether amendments should be made to keep the plan relevant and make it the most appropriate guide for the Township's Future Land Use. If the plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again. Based on the MPEA, the plan must be reviewed at least every five (5) years to ensure the plan is up to date and reflects current policy.

A key aspect of keeping the plan “on track” is to undertake the implementation strategies outlined in this plan. The community cannot expect the plan to be implemented if the strategies identified as necessary for that implementation are not followed through.

### *Annual Review/Annual Report*

Every year, the Planning Commission should undertake a limited review of the plan. The review is intended to address two issues:

1. What were the implementation strategies outlined in the plan that should have been undertaken in the preceding year by either the Planning Commission or other stakeholders, such as the Township Board, and were they undertaken?
2. Did anything occur in the preceding year that might impact a basic premise of the Master Plan that should be evaluated to determine if a more formal review process is called for? Potential events could include things such as an extension of utilities into an area of the Township that was not anticipated, a substantial change in the economy (good or bad), or rezoning decision that was inconsistent with the Master Plan.

To ensure that this review is undertaken annually, it will be incorporated into the preparation by the Planning Commission annual report to the Township Board as required by Section 19 (2) of the MPEA. The review of the Master Plan should occur one month before the preparation of the annual report. The annual report should address the following:

1. What did the Planning Commission accomplish in the preceding year (number of meetings held and number of requests reviewed)?
2. What implementation items outlined in the plan and the previous annual report were accomplished the previous year and which were not? These should include items that were not the direct responsibility of the Planning Commission.
3. Did the annual review raise issues that would require a formal review of the plan?
4. What activities are to be undertaken by the Planning Commission in the coming year and what implementation items that are the responsibility of other stakeholders should be undertaken in the coming year?

#### *Five-Year Review*

A more formal review of the plan, required by the MPEA, must take place not more than five years from the date of adoption of the plan or plan update or the date of the last “five-year review” of the plan. The formation of this plan was made by certain assumptions concerning the growth of the Township. These assumptions are contained primarily in the plan’s database. It is important for the Township to regularly monitor these assumptions to determine if these assumptions are still valid. If the assumptions become invalid, the Township must determine what the changes in circumstance mean for the plan goals and policies.

1. *Population Growth* – Population trends would indicate a continued slow drop in population over the next several years as increases in the number of homes do not keep up with the drop in persons per household. If this trend changes, it may require a reconsideration of the amount of land set aside for housing or the density of housing. One way of double checking these changes in population is the U.S. Census. The American Community Survey prepares estimated population figures for all municipalities based on survey of a small portion of the population every year.
2. *Loss of Agricultural Character and Land* – An important characteristic of the Township is its rural character. While this plan recognizes that zoning allows for a relatively high density of residential development in its rural areas, the limitations caused by the floodplain and the relatively high values of land for farming has limited non-farm residential growth. The plan calls for zoning changes to promote development that protects rural character. Significant development within the rural portions of the Township might indicate a need to take another look at the plan.
3. *Housing Growth and Mix* – The plan assumes that there will be relatively limited multi-family development, which should be clustered in the northeast portion of the Township where both municipal water and sewer are available. If demand out-

strips the availability of sites for multi-family development, that could be an indicator of the need to revisit the plan. The plan also promotes the development of senior housing. The lack of development of this type of housing might also be an indicator that objectives or strategies need to be reviewed.

4. *Housing Affordability* – Housing affordability was not identified as a major area of concern in this plan, although it has been a concern in other parts of the state and nation. If housing prices begin outstripping increases in household income, the plan may need to review this issue.
5. *Adjacent Planning and Zoning* – Changes or proposed changes in Master Plans or Zoning Maps of adjacent townships or the City of Saginaw should be reviewed to consider their impact on the Township’s plan. If the Township has an opportunity to be involved in the planning review process before the adjacent community makes a decision regarding the planning or zoning matter, it provides the Township with the opportunity to influence the adjacent community’s decision.
6. *Transportation* – The Township should monitor changes in condition of roads within the Township. The County Road Commission’s road improvement schedule for area roads should also be reviewed for their impact on the plan.
7. *Utilities* – The plan does not anticipate significant expansion of water or sewer service. Generally, when public utilities are extended in rural areas, development usually follows and this should be taken into account.

#### *Reviewing the Plan Goals and Policies*

After reviewing any changes in the community description information outlined in this plan, the Township should review the goals and policies. Specifically, the Township is looking for goals or policies that are no longer relevant due to changes in conditions or policies that have proven ineffective in addressing goals. The Township should also attempt to gauge the attitude of the public and try to reflect those changes in attitude to the extent to which that is appropriate. Those items that are identified should be deleted or modified to better suit the current situation. The plan should be officially amended to incorporate the changes in the goals and/or policies and the basis for the changes should be reflected in a public hearing record.

#### *Incorporating Plan Review into Rezoning Request Review*

Rezoning and Special Use permit requests may present a situation in which it is clear that the current plan needs to be updated. It is important to incorporate review and amendment of the Master Plan as part of the Township’s consideration of such requests. This is covered in more detail in the subsection on using the Master Plan for zoning reviews.

#### *Using the Master Plan for Review of Zoning Ordinance Text and Map Amendments*

As noted before, the primary method of enforcing a Master Plan is the zoning ordinance. In order for that to be done effectively, the community’s zoning amendment and special land use permit request and site plan review procedure should be structured so master goals and policies are considered. At the same time, review of these issues as they relate

to “real-life” requests help the Township to evaluate the Master Plan’s recommendations for their effectiveness and appropriateness.

### *Rezoning Requests*

In considering a rezoning request, the primary question to ask is: “Does this request conform to our Master Plan?” Three subsidiary questions follow; “Was there an error in the plan?”; “Have there been relevant changes in conditions since the plan was approved that affect the appropriateness of the proposed amendment?”; and “Have there been changes in the community’s attitude that impacts the goals and objectives of the plan and affect the appropriateness of the proposed amendment?”. Answering these questions should answer the question of whether or not the rezoning requested is appropriate and that should frame the evaluation of the rezoning request within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be approved. Further, it assumes that the three circumstances that would invalidate a plan are a mistake in the plan, a change in condition that invalidates the assumptions upon which the plan was built, or a change in the goals and policies that the Township set for itself.

### *Consistency with the Master Plan*

The proposed change is consistent with the Master Plan. For rezoning changes, this means it should be consistent with the relevant goals and policies as well as the Future Land Use Plan. In the case of a proposed text amendment, consistency means it is consistent with most of the relevant goals and policies.

### *Mistakes*

A mistake in the Master Plan can be an assumption made based on incorrect data, an area on the Future Land Use Map that is incorrectly labeled, or other factors that would have been corrected prior to adoption of the plan if the mistake had been identified. A major mistake would be classifying property a use that the land is not suitable for, creating a potential taking of the property.

### *Changes in Conditions*

A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change, the goals, policies, and land use decisions that made sense when the plan was adopted may no longer be valid, and where a rezoning that was not appropriate before, the conditions changed may now be appropriate.

### *Change in Policy*

In the end, a plan is based on the future vision of the community held by the Planning Commission/Township Board. When that vision changes, the plan should change to reflect the new vision. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan, as long as that changed vision is explicitly incorporated into the plan.

### *Additional Considerations Related to Text Amendments*

The changing of text of the zoning ordinance should be evaluated on the above standards, but also changes that may not have any impact on the goals and objectives of the Master Plan. These neutral changes are appropriate when:

- The text change is necessary to clarify a provision in the zoning ordinance.
- The text change is necessary to correct a mistake in the ordinance.
- The text change is necessary to improve administration of the zoning ordinance or better serve the community.
- The text change is necessary to address a provision that is determined to be inconsistent with state or federal law.

Two points of caution should be made. First, the three factors used for consideration in rezoning (mistake, change in conditions, change in goals or policy) can work in reverse; they can make a proposal that otherwise seems appropriate, inappropriate. For example, a community may have set aside an area in their Master Plan for commercial development based on the assumption that utilities were being planned for extension into that area. If at some later date it turns out that utilities were not going to be extended into that area, the rezoning to commercial would not be appropriate.

Secondly, these factors should not be used to create excuses for justifying a decision to violate the Master Plan, or to change it so often that it loses its meaning. There are changes in conditions or mistakes that may occur that may not have a significant effect on whether or not a rezoning is suitable. These should not be latched on to as a “reason” to approve or disapprove a request. In addition, the Planning Commission should not modify policy without significant evidence that the policy is no longer appropriate or does not represent the best interest of the Township.

Figure 11: Decision Tree for Planning Commission Review of a Proposed Text Amendment

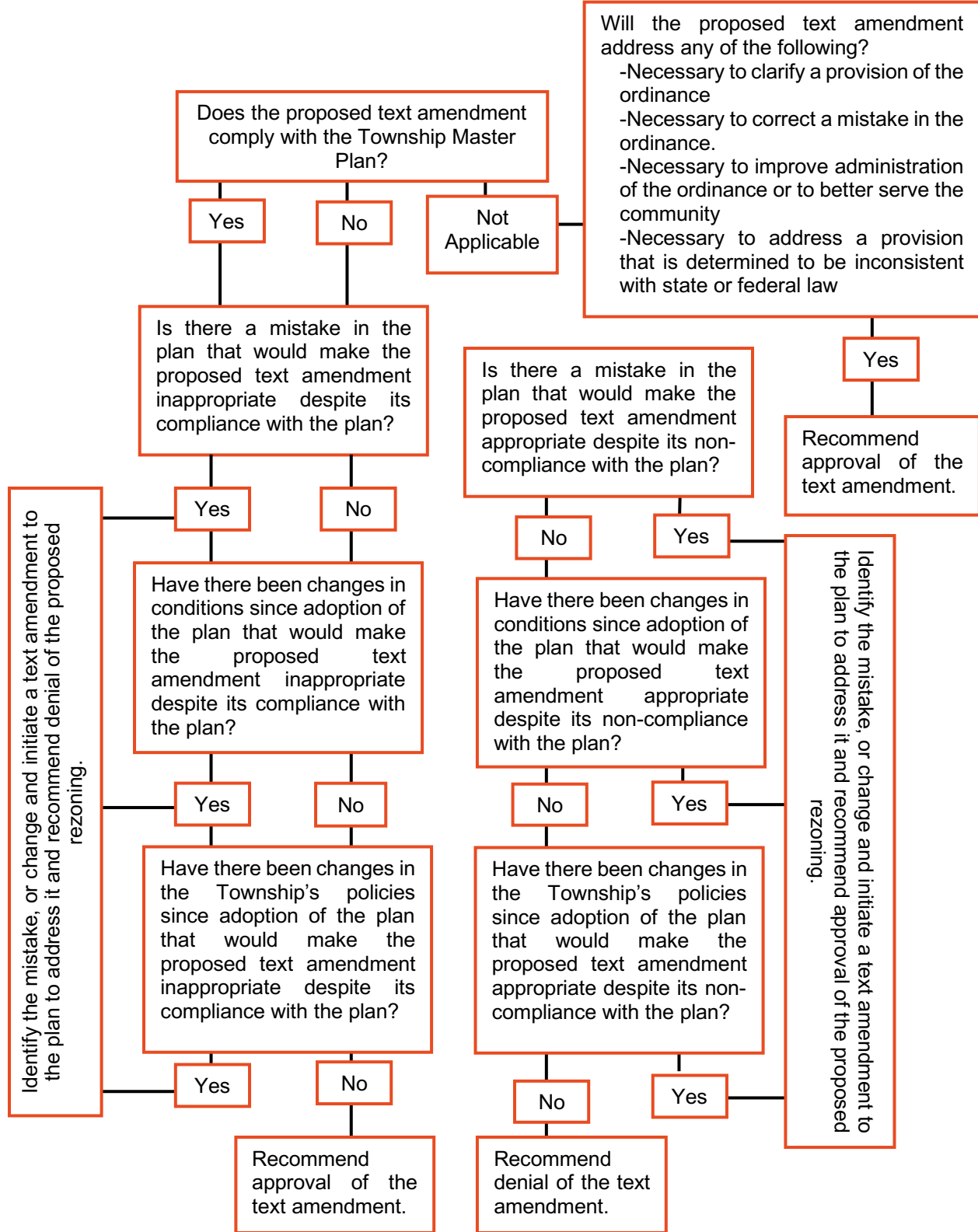
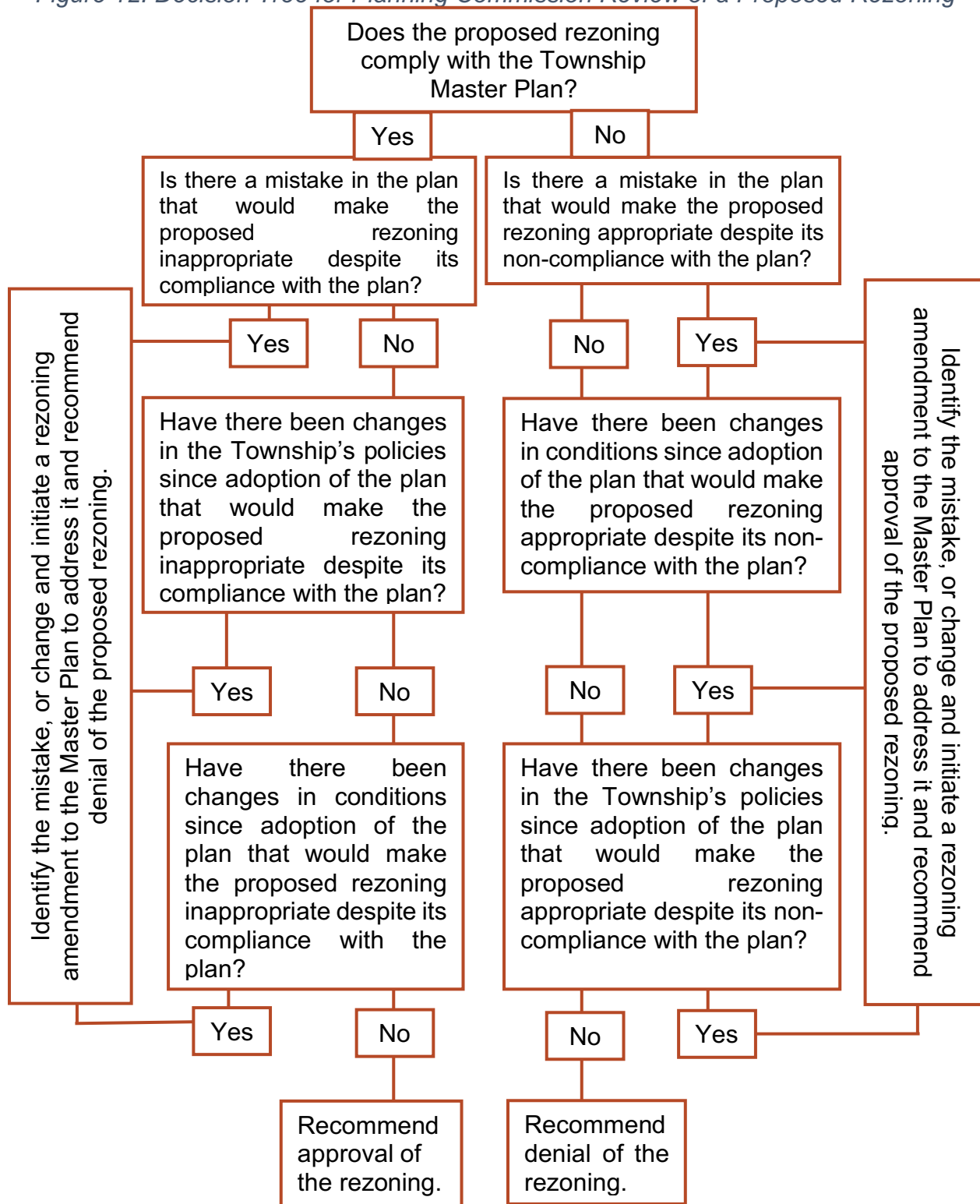


Figure 12: Decision Tree for Planning Commission Review of a Proposed Rezoning



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## Appendix A: Township Planning Commission Resolution of Adoption

### RESOLUTION OF ADOPTION

SPAULDING TOWNSHIP PLANNING COMMISSION, SAGINAW COUNTY, MICHIGAN  
SPAULDING TOWNSHIP MASTER PLAN

WHERE AS the Spaulding Township Board established a Planning Commission to prepare plans for the development of the township, and

WHERE AS the Spaulding Township Planning Commission has prepared a draft update to the Spaulding Township Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of Spaulding Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

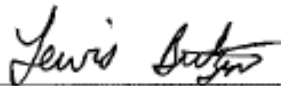
WHERE AS the Spaulding Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHERE AS the Spaulding Township Board has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that Spaulding Township Planning Commission does hereby adopt the updated Spaulding Township Master Plan including all maps and documents included and submits the plan to the Spaulding Township Board for final approval.

Moved by: Tracie Prueter Yeas 5

Supported by: Janice Dorsey Nays 0



Lewis Butzin  
Planning Commission Chairperson



Paul Fortier  
Planning Commission Secretary

November 3, 2021

Date

## Appendix B: Township Board Resolution of Adoption

### RESOLUTION OF ADOPTION

#### SPAULDING TOWNSHIP, SAGINAW COUNTY, MICHIGAN SPAULDING TOWNSHIP MASTER PLAN

WHERE AS the Spaulding Township Board established a Planning Commission to prepare plans for the development of the township, and

WHERE AS Spaulding Township Planning Commission has prepared a draft update to the Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of Spaulding Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Spaulding Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHERE AS the Spaulding Township Planning Commission reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Spaulding Township Planning Commission adopted the updated Spaulding Township Master Plan including all maps and documents included and submitted the plan to the Spaulding Township Board for final approval, and

WHERE AS the Spaulding Township Board agrees that the plan is appropriate for the future development of the township, now

THEREFORE BE IT RESOLVED that Spaulding Township Board does hereby approve the Spaulding Township Master Plan including all maps and documents and hereby authorizes the submission of copies of the plan as adopted to the surrounding municipalities as required by the Michigan Planning Enabling Act.

Moved by: Prueter Yeas 5

Supported by: Bruns Nays 0

Ed Masters  
Ed Masters  
Supervisor

Mark Seamon  
Mark Seamon  
Clerk

November 16, 2021  
Date

## Appendix C: Map of Dikes in Spaulding Township

