

INGERSOLL TOWNSHIP

LAND USE PLAN UPDATE

2005



INGERSOLL TOWNSHIP LAND USE PLAN UPDATE JUNE 2005

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Prepared by Spicer Group, Inc.

Rob Eggers AICP

Adopted by Planning Commission,

Date: June 20, 2005

TABLE OF CONTENTS

| | |
|---|-----------|
| Introduction | 1 |
| How this Plan was Prepared | 1 |
| Master Land Use Plans & Zoning Ordinances | 2 |
| Regional Setting | 2 |
| Access | 2 |
| Transportation | 4 |
| Wetlands | 5 |
| Existing Characteristics | 6 |
| Population | 6 |
| Households & Housing | 7 |
| Income & Employment | 8 |
| Existing Land Use | 9 |
| Existing Land Use Map | 10 |
| Land Use Classifications | 11 |
| Land Use Analysis | 12 |
| Community Input Review | 14 |
| General Community Character | 14 |
| Agricultural | 15 |
| Residential | 15 |
| Commercial Development | 15 |
| Industrial Development | 16 |
| Major Features | 16 |
| Goals | 18 |
| Vision | 18 |
| General Community Character | 18 |
| Agriculture | 18 |
| Residential | 18 |
| Commercial | 18 |
| Industrial Development | 19 |
| Future Land Use | 20 |
| Future Land Use Map | 22 |
| Implementation | 23 |
| Community Support | 23 |
| Code Updating and Enforcement | 24 |
| Use of Development Incentives | 24 |
| Other Implementation Tools | 24 |
| Appendix | |
| Community Input Survey | |

TABLE OF CONTENTS CONT.

List of Charts

| | |
|---|----|
| Population History | 6 |
| Population by Age Group | 6 |
| Housing, Household and Income Comparisons | 7 |
| Age of Housing Stock | 8 |
| Occupations | 8 |
| Existing Land Use Table | 9 |
| Future Land Use Table | 20 |

List of Maps

| | |
|-----------------------------|----|
| Regional Location | 2 |
| Transportation | 4 |
| Wetlands Map | 5 |
| Existing Land Use Map | 10 |
| Future Land Use Map | 22 |

INTRODUCTION

Ingersoll Township was organized in 1855.

Lumbering was the first industry in the Township, much like the balance of southern Midland County. Smith's Crossing developed as a passenger train stop, making travel to the City of Midland from Ingersoll convenient. Ingersoll Township has never been home to a town, per se. In a history of Midland County written in 1880, it notes that proximity to the City of Midland has precluded the need for heavy commercial development in Ingersoll, a fact that remains true today.

This Land Use Plan reflects the ideas and hopes of the community, articulated into goals, actions and a priority listing of how to move these goals from text to actions. The purpose of the Plan and all plans is to provide a guide for future decisions, achieving a better community and environment.

Land Use plans serve to:

- Seek citizen input on needs and services
- Be a general statement of goals and objectives
- Provide an overall perspective for the future
- Develop a future land use map
- Guide the use of limited resources in the most efficient manner
- Promote the public health, safety and general welfare
- Preserve the quality of the environment in the Township

This Plan is intended to address each of these goals, with the needs and desires of the citizens of Ingersoll as the driving force behind each goal.

HOW THIS PLAN WAS PREPARED

Ingersoll Township began the process of updating its Land Use Plan in the summer of 2004. This document is an update of the 1999 Land Use Plan and it reviews and uses a good deal of the information from that document. The Township contracted with Spicer Group of Saginaw to assist the Planning Commission in the preparation of the plan.

As required by Michigan Public Act 263 of 2001, the township followed proper notification procedures for neighboring communities so that those communities were made aware of and had the opportunity to comment on the plan.

The process began with a review and analysis of existing conditions and land use in Ingersoll Township. Demographics were updated to reflect the 2000 US Census Data. The community input survey that was completed in 1999 was reviewed. The Planning Commission then examined its community goals and future land use to determine if updates were needed. The draft Land Use Plan update was prepared by Spicer Group and delivered to the Planning Commission and Township Board for review. It was also mailed to surrounding governmental units, the Midland County Planning Commission, and those who registered through the "intent to plan" process.

The final step in the planning process was a public hearing, required by the Township Planning Act of 1959, as amended. This provided an opportunity for public information and input. After the hearing, the Plan was adopted by the Planning Commission on June 20, 2005 and final Land Use Plan copies were prepared.

LAND USE PLANS AND ZONING ORDINANCES

Zoning is regulation of the use of land. A zoning ordinance controls how land is used today. It is the law. A land use plan is a set of policies, not a law. The land use plan is the community's future vision while the zoning ordinance contains the rules that govern the path to that vision. The long range goals of the Land Use Plan are the basis for a zoning ordinance and zoning decisions.

State law requires that a zoning ordinance be based on an adopted plan. Zoning decisions that are consistent with the Land Use Plan are more likely presumed to be valid if challenged in the courts.

REGIONAL SETTING

Ingersoll Township is located in the southeast corner of Midland County. Ingersoll is mostly a rural community with no large-scale commercial or residential development, focusing mostly on agriculture.

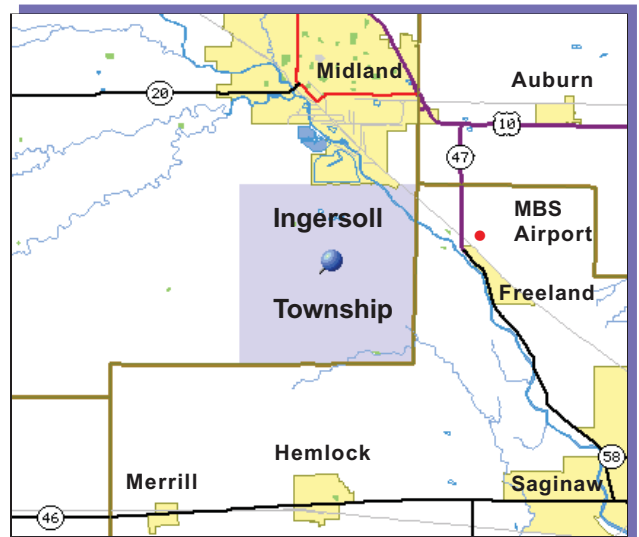
The City of Midland is located just north of the Township which influences some residential development on the northern border. The City of Midland provides much of the shopping and commercial needs for the Township's residents.

The village area of Freeland is located just east of the Township in Tittabawassee Township. This a fast growing community that may influence the eastern area of Ingersoll in the future. Freeland provides some shopping and commercial activities for Ingersoll Township. Tittabawassee Township borders Ingersoll Township directly to its east.

The City of Saginaw and Saginaw Township, the largest metropolis in the area, is only 25 minutes to the southeast. While Ingersoll Township is not substantially influenced by the City, there is some recent residential development in Ingersoll for people who work in or near the City. The City

of Saginaw and Saginaw Township provide any remaining commercial and industrial needs not satisfied by the smaller communities.

Ingersoll Township's neighboring townships are also mostly rural in nature centering primarily on farming and residential uses. Ingersoll is bordered by Midland Township to the north, Homer Township to the northwest, Mount Haley Township to the west, Jonesfield and Richland Townships to the south and, as mentioned, Tittabawassee Township to the east. Jonesfield, Richland and Tittabawassee Townships are located in Saginaw County.



ACCESS

ROADWAYS

There are no major thoroughfares located in Ingersoll Township. Freeland and Gordonville Roads, running east and west and Smith Crossing and Poseyville Roads running north and south are the most traveled roads within the Township. State Highway M-47, which runs from Saginaw to Freeland is located five miles to the east with access at Freeland Road.

US 10, which runs primarily east and west connecting US-127 and I-75, is located approximately eight miles north of the Township and can be accessed by M-47 or Eastman Road in the City of Midland.

State Highway M-20 is approximately five miles north of Ingersoll Township. This highway traverses east and west and connects Midland and Mt. Pleasant. M-46 is another east/west state highway, which is located four miles south of the Township's southern border.

Midland County's long range transportation Plan shows improvements planned for Gordonville and Poseyville Roads. Traffic volumes are projected to increase on Poseyville just north of the Township border over the next five years, requiring Poseyville to be widened to four lanes. Gordonville is recommended to be reconstructed to all-season status from Pine River to River Road. Both these improvements will increase the quantity and speed of traffic that passes through Ingersoll.

AIRPORTS

MBS International Airport is located ten miles to the east of Ingersoll Township. This airport facility is complete in services and capable of handling most types of required flights. Currently there are several major national and regional carries located at MBS International Airport. The airport also has facilities for corporate and private aircraft. Rental cars are also available there.

A smaller public airport, Midland Barstow Airport, is located just north of the City of Midland. This facility handles smaller private planes and is incapable of handling major commercial airlines. One runway and two hangers are located at this facility.

RAILROADS

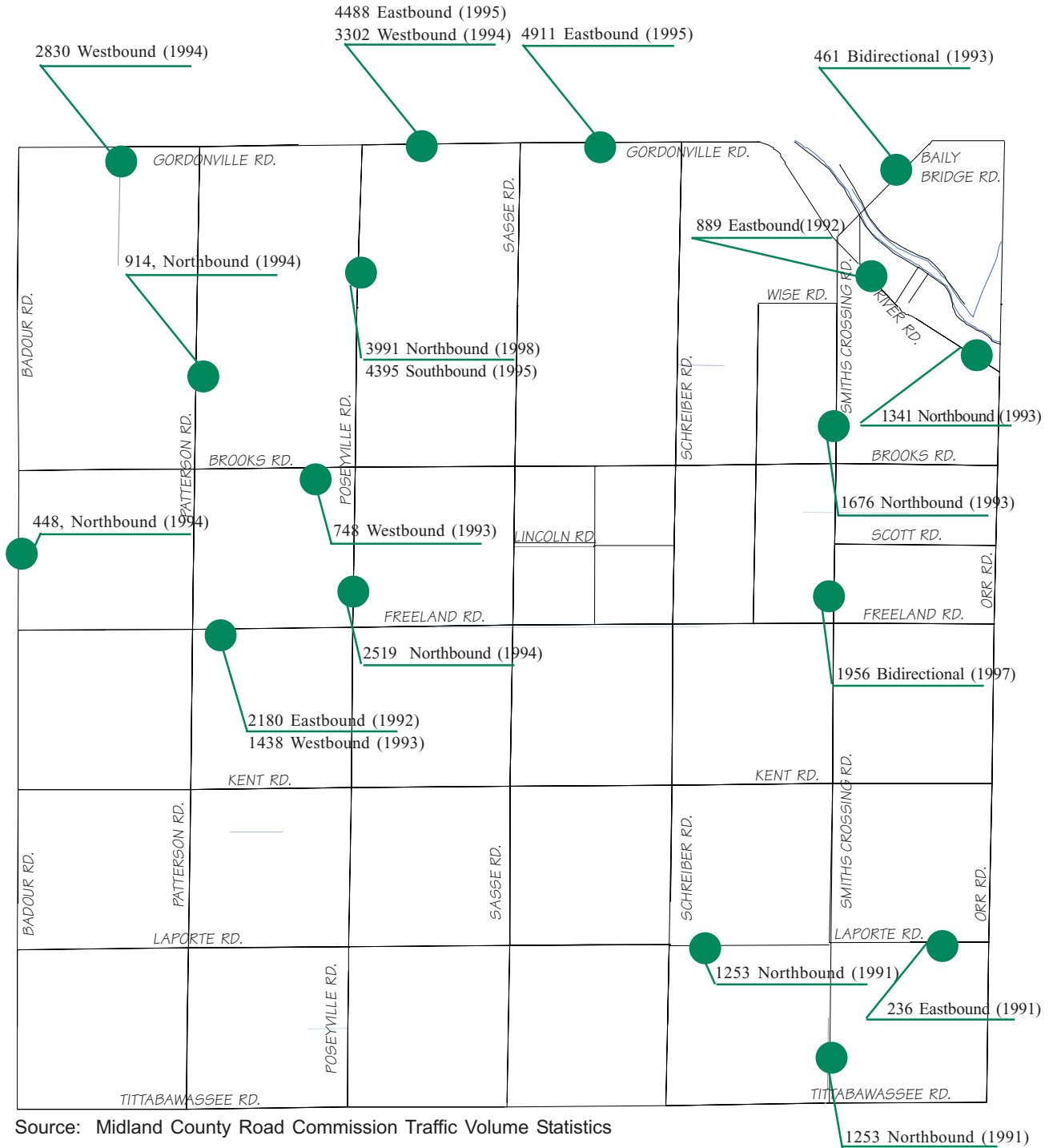
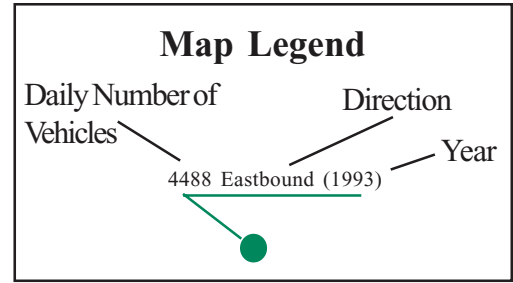
There are no rail facilities located in Ingersoll Township except for the main line entering Midland which cuts across section one.

RIVERS

The Tittabawassee River runs through the northeast corner of the Township. No significant watercraft traverse the river other than fishing boats and occasional pleasure craft. The river becomes shallow during the summertime.

TRANSPORTATION

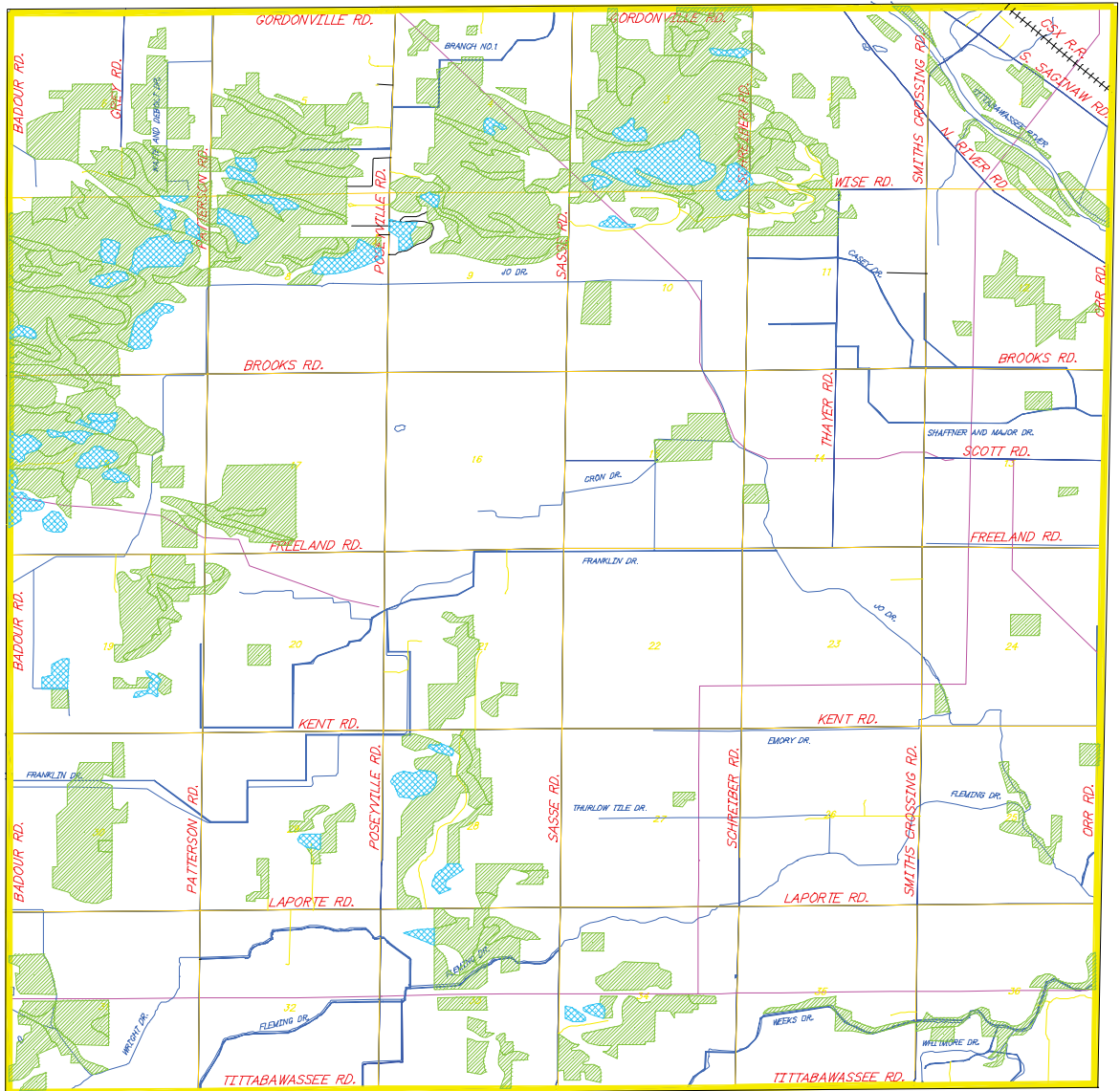
The highest traffic volumes in Ingersoll are concentrated on Gordonville, Freeland and Poseyville Roads. Both Freeland and Gordonville are main east-west thoroughfares. Gordonville provides the main river crossing south of Midland. Freeland Road operates as an alternate route to Mt. Pleasant.



Source: Midland County Road Commission Traffic Volume Statistics



WETLANDS MAP

Wetlands are all of the Palestrine system. Land cover in wetland areas varies from scrub and shrub growth to forested. Most of the wetlands shown are within forested areas that are intermittently flooded. In the northern portions of the Township there are homes built around wetland areas, making some developed areas susceptible to flooding as well.



Map Source: DNR Michigan Resource Information System, Land and Water Management, 1992

LEGEND

- | | | | |
|--|----------|---|---------------|
|  | WETLANDS |  | WATER COURSES |
|  | FORESTED |  | ROAD WAYS |
| | |  | HIGHWAYS |

EXISTING CHARACTERISTICS

POPULATION

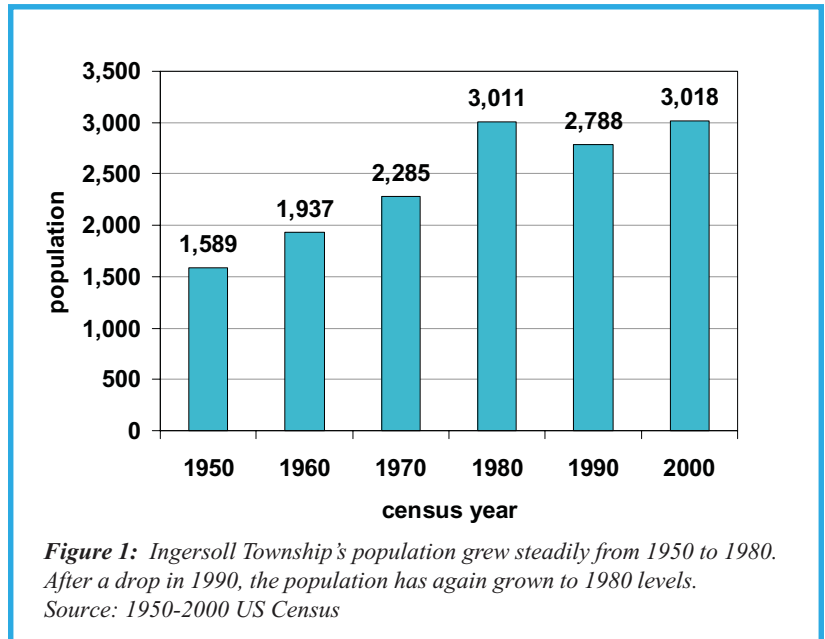
The population in Ingersoll Township grew steadily from 1950 to 1980 when it reached a peak of 3,011 people. After declining in 1990 to 2,788, the population rose to 3,018 in 2000, which is an increase of 8.2% in the past decade.

The census bureau's population estimates for Ingersoll Township for 2001 - 2003 have the population remaining flat with an 2003 estimate of 3,019. If this current trend continues, one can expect the 2010 population to be nearly the same as 2000. However, Midland County's population is projected to grow by approximately 5 - 6% from 2000 - 2010. Therefore, an optimistic projection is to assume that Ingersoll Township's population may grow by a similar figure, bringing total population in 2010 to approximately 3,175.

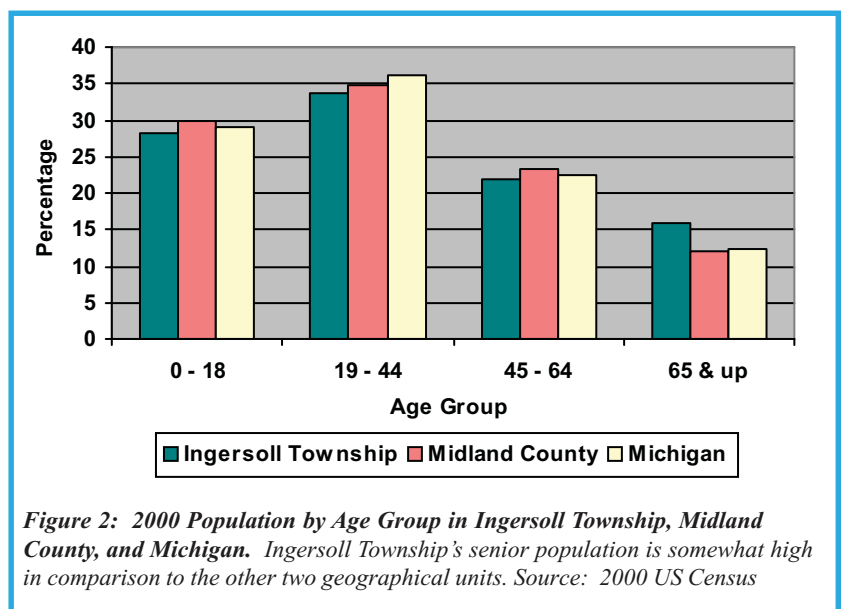
The median age of Ingersoll Township residents in 2000 was 38.2 years. Median age is that which half the population falls above and half falls below. The median age of Midland County was 36.3 years and that of the state of Michigan was 35.5 years. In general, rural communities tend to have a slightly higher median age than that of urban areas.

AGE GROUPS

Figure 2 shows the population breakdown by age group in Ingersoll Township, Midland



County and the State of Michigan. When examining the 65 and older age group, it is worth noting that in 1990, this group comprised 8% of the Ingersoll Township population. In 2000, that segment had nearly doubled. The senior population can have special needs that relate to planning in terms of housing, access to medical facilities, recreation programming and facilities, etc.



RACE

Ingersoll Township is comprised almost entirely of people who identified themselves as white. Only 70 people, or 1.3% of the population, are of another race.

HOUSEHOLDS & HOUSING

HOUSEHOLDS

In 2000, there were 1,067 households in Ingersoll Township. The average household size in the Township is 2.78 persons. This is somewhat higher than the state average of 2.56 persons per household. Ingersoll Township's average household size decreased from 1990 when it was 2.94. Decreasing household size is a reflection of several factors: 1) an older population with more empty nest households 2) more single parent households 3) a general trend toward families having fewer children.

HOUSING

In 2000, there were 1,107 housing units in Ingersoll Township, up from 931 in 1990. Ninety-six percent of the units were occupied, which is a normal occupancy rate allowing for natural turnover of housing units.

The vast majority of housing units in Ingersoll Township are one unit structures. These account for nearly 86% of the housing units. In 1990, they accounted for 88% of the housing units. The only significant change in the type of housing units in the township is that in 2000, there were 64 units in a structure of 20 or more units. In 1990, there were no units in a structure of 20 or more units. Housing units that are located in a structure that contains several units tend to be rental buildings, providing more affordable housing to residents of a community.

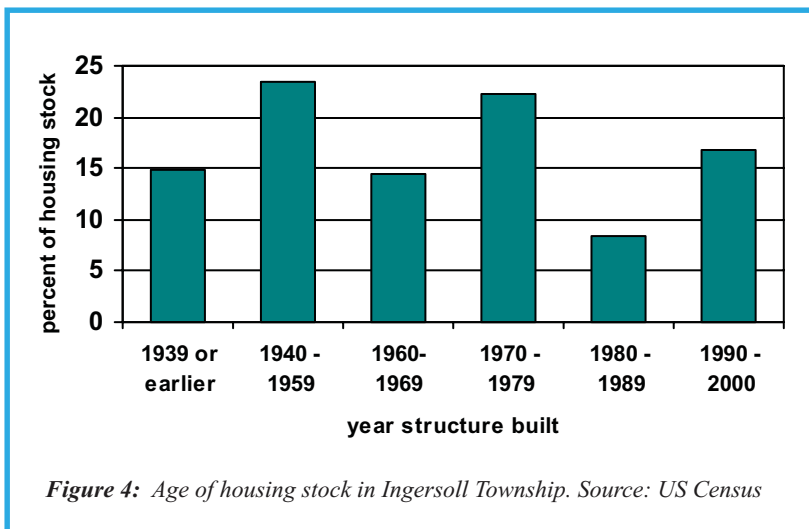
Ingersoll Township has a high percentage of owner occupied units at 83.3%. This compares to 78.4% in Midland County and 73.8% in the State of Michigan. Furthermore, when residents buy homes, they tend to stay there. Over 70% of the population in Ingersoll Township was living in the same home in 2000 as it did in 1995. This compares to 59.7% in Midland County and 57.3% in Michigan.

| | Ingersoll Township | Midland County | Michigan |
|--------------------------------|--------------------|----------------|-----------|
| Average household size | 2.78 | 3.04 | 2.56 |
| Owner occupied homes | 83.3% | 78.4% | 73.8% |
| Same house 5 years ago | 70.1% | 59.7% | 57.3% |
| Median housing value | \$92,100 | \$101,800 | \$115,600 |
| Median household income | \$49,473 | \$45,674 | \$44,667 |
| Per capita income | \$22,249 | \$22,168 | \$23,383 |

Figure 3 - Household, housing and income comparisons. Source: US Census 2000

The median price of owner occupied homes in Ingersoll Township in 2000 was \$92,100. This is less than Midland County's median of \$101,800 and Michigan's median of \$115,600.

Ingersoll Township has had an influx of new housing units in the past decade. Figure 4 examines the age of housing units in the township. It shows that after a slowdown during the 1980's, new housing units have again increased during the 1990's, when 16.7% of the total housing stock was constructed. In Michigan, 14.7% of all housing stock was constructed from 1990 to 2000. These strong housing numbers in the past decade combined with a relatively low median housing price portray Ingersoll Township as a desirable place to live, attracting residential growth.



INCOME & EMPLOYMENT

INCOME

Median household income of Ingersoll Township in 2000 was \$49,473. Median household income is that which half the households are above and half are below. The median household income of Midland County was \$45,674 and that of Michigan was \$44,667. Household income is a sum of all income received by persons in a household.

Per capita income is a measure of the amount of income each person, regardless of age or employment, would receive if all income received in the entire Township was equally divided among all residents. This measure is useful in that it provides one statistic to compare the overall wealth of an area on an equalized basis. It is important to remember, however, that no accurate generalized statements can be made regarding the standard of living based on income alone, no matter how it is measured.

Ingersoll Township's per capita income is

\$22,249, which is very close to that of Michigan at \$22,168. It is slightly below that of Midland County's which is \$23,383. This is an improvement over 1990, when per capita income in Ingersoll Township was considerably below that of Midland County and the State.

POVERTY

Ingersoll Township had a smaller percentage of individuals below the poverty level in 1999 than Midland County or Michigan.

Only 6.1% of individuals in Ingersoll Township lived below the poverty level. The figures for Midland County and Michigan were 8.4% and 10.5%, respectively. Poverty is measured by using 48 thresholds that vary by family size, number of children within the family, and age of the householder. To determine whether a person is poor, one compares the total income of that person's family with the threshold appropriate for that family size and characteristics.

OCCUPATION

The occupation of employed workers in Ingersoll Township is primarily that of managerial, sales and office, and service. These three categories cover nearly 70% of the work force and their total percentage is similar to that of Midland County and the State.

| Occupation | # of People | Percentage |
|---|--------------------|-------------------|
| Managerial/Professional | 443 | 30.8% |
| Sales and office | 295 | 20.5% |
| Service Occupation | 255 | 17.7% |
| Farming | 4 | 0.3% |
| Construction, extraction, & maintenance | 193 | 13.4% |
| Production, transportation, & material moving | 248 | 17.2% |
| Total | 1438 | 99.9% |

Figure 5 - Occupation of employed civilian population in Ingersoll Township, age 16 & over. Source: 2000 US Census

EXISTING LAND USE

In order to analyze growth and development in the community and provide a reasonable base from which to make current and long range planning recommendations, the existing use of land must be surveyed and evaluated. In many cases, the existing land uses have set a pattern that is unlikely to change. In other areas, there may be vacant or under used land that can be evaluated for its development or conservation value.

The information shown is based on a parcel by parcel survey of land use performed by the Township's planning consultants during the fall of 1998. The information was recorded on a base map of Ingersoll and then developed into an Existing Land Use map.

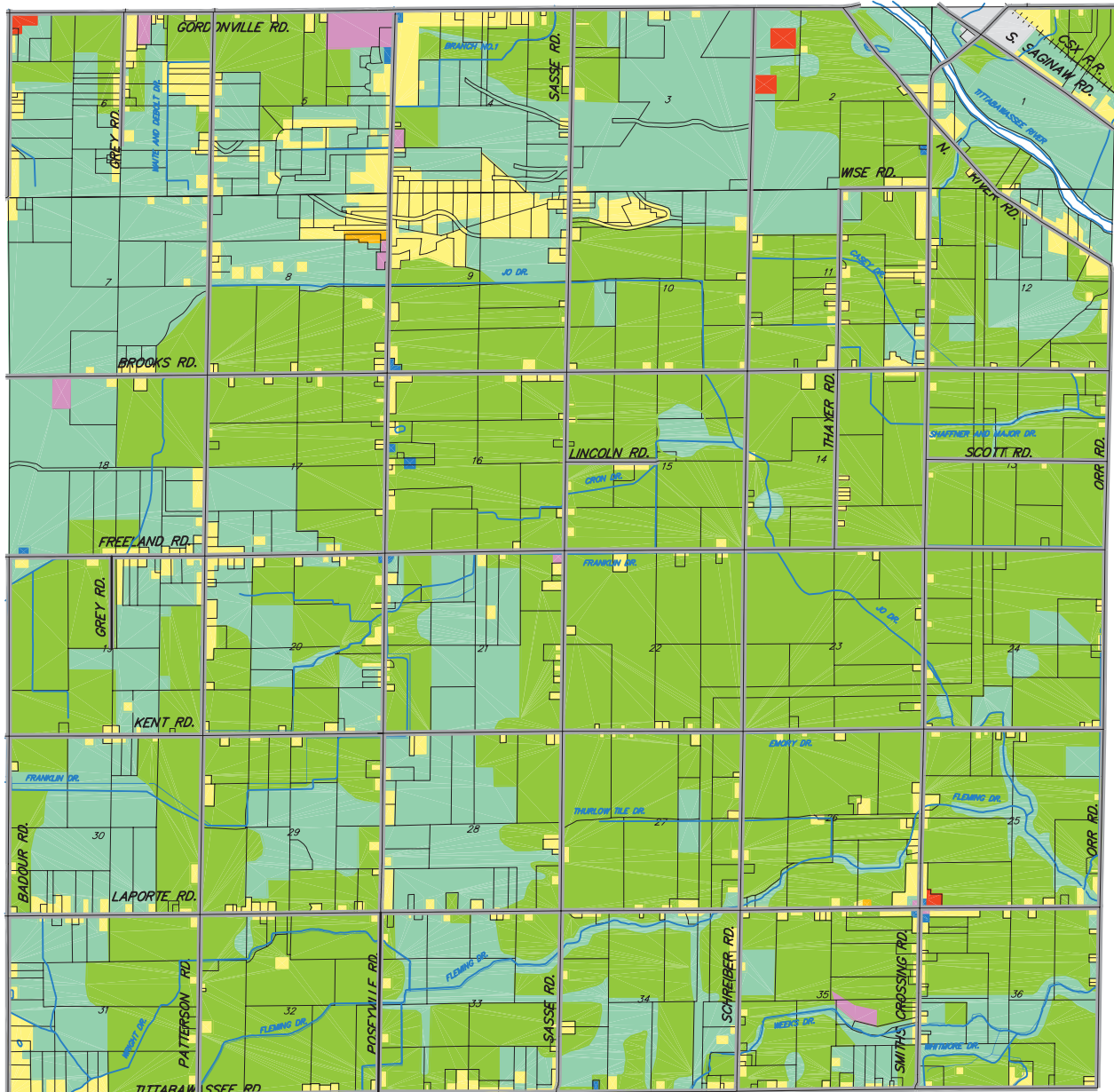
A summary of land uses is contained in the following chart:

Figure 6
Existing Land Use In Ingersoll Township

| Type | Acreage | Percent |
|-----------------------------------|---------------------|---------------|
| Agricultural | 14,000 | 61.02% |
| Vacant | 7,320 | 31.90% |
| Commercial | 26 | 0.11% |
| Industrial | 29 | 0.13% |
| Public/Institutional | 101 | 0.44% |
| Residential - Single family | 1,457 | 6.35% |
| Residential - Multi family | 11 | 0.05% |
| Total | 22,944 | 100% |

Source: 1998 Driving Survey & 2004 Updates

EXISTING LAND USE



INGERSOLL TOWNSHIP
MIDLAND COUNTY, MICHIGAN

LAND USE LEGEND

- | | | | |
|--|-------------------------|--|-------------------------------|
| | - INDUSTRIAL | | - RESIDENTIAL ~ SINGLE FAMILY |
| | - INSTITUTIONAL/ PUBLIC | | - RESIDENTIAL ~ MULTIFAMILY |
| | - AGRICULTURAL | | - COMMERCIAL |
| | - VACANT/ WOODED | | - CITY |
| | - WATER COURSES | | |
| | - ROAD WAYS | | |



Source: 1998 driving survey, Spicer Group.
~ Updated per Planning Commission - Summer 2004

LAND USE CLASSIFICATIONS



AGRICULTURAL

This classification describes all land area used for crops or pasture as well as all orchard facilities.



RESIDENTIAL, SINGLE FAMILY

This classification is for areas with single family dwellings and accessory structures.



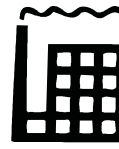
RESIDENTIAL, MULTIPLE FAMILY

This classification is used for two family dwellings and accessory structures.



COMMERCIAL

Included in this category are all parcels containing commercial facilities.



INDUSTRIAL

Included in this category is land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials.



PUBLIC

INSTITUTIONAL

Land area in this category is used for public and government buildings, parks and cemeteries.



Schools, both public and private, as well as churches, are included in this classification.



VACANT/WOODED

All existing vacant or undeveloped parcels are included in this category.

LAND USE ANALYSIS

Ingersoll Township is approximately 36 miles square, or 23,040 acres. Overall, land uses have changed very little since the 1999 plan was written.

AGRICULTURAL



Within Ingersoll Township, agriculture comprises 64% of the existing land use. This is the largest land use category and dictates the overall character of the Township. The Township is a farming community and many of the long term community goals are formed around preserving this.

Agricultural land is spread throughout the Township and essentially affects all areas of the Township. Agricultural land touches every border and every road within the Township. Approximately 15% of the residential units within the Township are farm houses.

A variety of crops are grown in the Township including: corn, sugar beets, wheat, soy beans and dry beans.

COMMERCIAL



Commercial land uses represent a very small percentage, roughly 0.2%, of the land use in Ingersoll. Most of these uses are considered neighborhood commercial uses such as corner stores, gas stations, hardware and small service businesses. Proximity to the City of Midland probably has eliminated any greater need for larger more regional commercial uses in the Township, but several existing neighborhood commercial uses remain.

There does not appear to be a demand for more commercial land in the Township. There are no heavily traveled roads that would be suitable for more intensive business, with the exception of potential future development on Gordonville Road near Poseyville Road.

INDUSTRIAL



Industrial uses represent less than 0.2% of all land uses in the Township, as well. These uses are located near the corner of Gordonville Road and Schreiber Road and Gordonville and Badour Roads. As with commercial uses, there is little demand for industrial land at this time, however, there is ample land suitable for this purpose on Gordonville Road, adjacent to existing industrial uses.

The City of Midland hosts a wide variety of industrial developments apart from those related to Dow Chemical and Dow Corning, and provide more of the necessary services for more intensive types of industrial uses. Most industrial uses require infrastructure, such as water and sewer. If the Township wishes to increase the industrial land use, these resources must first be in place. Other industrial concerns included proper screening for abutting properties, aesthetic issues and noise regulations.

Industrial uses abut residential uses in the Township, and new industrial uses will likely do the same. For this reason, careful placement of new

industrial uses is important to minimize the impacts of sight, sound and odors on neighboring residents.



PUBLIC/INSTITUTIONAL

These uses are also a very small percentage of total land use in the Township. Public/Institutional Uses are churches, schools, two cemeteries, a park and the Township offices. The only other public uses could be recreational uses in the future.



RESIDENTIAL

Residential land uses are scattered throughout the Township. Almost all units are single family dwellings. Approximately 20 units are two family units, most of them built for use as multifamily housing.



There are several subdivision style developments in the Township, mostly located in the northwest quadrant of the Township in wooded areas. The balance of the housing has frontage along section line roads in the southern and western

portions of the Township. There is no sewer or water service in the Township, limiting housing density. Adequate drainage and the presence of water is necessary for greater density development.

Housing is generally in good condition and occupied, as is discussed in detail in the Existing Characteristics section of the Plan.

VACANT/WOODED



This is the second largest land use in the Township. Vacant and wooded land is not consistently unused but undeveloped and valuable in its own right. Wooded land is concentrated primarily in the western portion of the Township and along streams and ditches. Much of the vacant land is unplanted agricultural land and is spread throughout the Township.

COMMUNITY INPUT REVIEW

In November 1998 a community input/visioning meeting was held in the Township hall. A diverse group of Ingersoll citizens gathered to discuss the character of the Township as well as various issues facing the community.

The Township Planning Commission appointed 9 citizens to the Steering Committee. These citizens represent a range of community interest. This group is made up of two farmers, an attorney, the chairman of the Planning Commission, a retired athletic director, a retired farmer, and the Township Supervisor.

The meeting focused on seven areas of interest:

- general community character
- residential development
- agricultural development
- commercial development
- industrial development
- major community features
- other issues

Each topic was discussed individually and notes were taken to record the discussions and key points.

In addition, all citizens were encouraged to participate through a community survey. The survey was sent to all Township households. The survey focused on the same areas of interest as those discussed with the Steering Committee. Surveys were sent to 992 households and 391 were returned, an extremely good response for this type of survey. The surveys were compiled and the results are incorporated in the Community Input section. Results of the survey also help form the goals for the Township's future land use plans. The high survey response rate attests to the close citizen involvement in Ingersoll Township.

Lastly, the 2005 update of the Land Use Plan included all notification processes as required by Michigan Public Act 263 of 2001 which amended the Township Planning Act. Neighboring communities and the Midland County Planning Department were given a draft copy of the Land Use Plan with an opportunity to comment. These entities were invited to attend planning commission meetings and they received a final copy of the plan.

GENERAL COMMUNITY CHARACTER

Opinions and community characteristics were identified from the Community Input Meeting and the township survey. This section gathers the perceived notions of the citizens about their community. The following list is divided into three categories, positives, negatives and reasons people live in Ingersoll. These lists summarize the various attributes given by the residents.

POSITIVES

- Small town
- Friendly atmosphere
- Supportive government
- Stable population
- Supportive community
- Privacy
- Low crime
- Good Place to raise a family
- Wildlife
- Quiet

NEGATIVES

- Lack of public services, water, sewer, gas
- Fragmentation of the community
- Traffic
- Neighbor's junk

REASONS PEOPLE LIVE IN INGERSOLL

- Low crime
- Strong family ties, multiple generations
- Good number of rental houses and apartments
- Close to work
- Affordable Housing
- Good school districts
- Quiet, rural atmosphere

AGRICULTURAL

Ingersoll Township is a strong agricultural community. Sixty four percent of the land in Ingersoll Township is used for agricultural purposes. This is the largest land use category in the Township.



The Steering Committee and the community input survey confirmed that it is of primary importance to preserve the rural, agricultural nature of the Township.

Other issues brought forth by the Committee highlighted concerns regarding encroachment by residential land uses. The Township is feeling pressure for more residential land from the surrounding Midland and Saginaw areas. The importance of buffer areas between agricultural and residential land uses was also discussed.

RESIDENTIAL



Residential development in Ingersoll Township is at a moderate to slow pace. Much of the residential development is located in and around areas where sand mining operations have formed small lakes. Because sand mining is regulated in the Township, these areas can be made attractive for residential sites.

The need for a conservation development ordinance to combat residential sprawl was discussed during community input. Since the adoption of the 1999 Land Use Plan, Ingersoll Township has adopted a conservation development ordinance. The Township should continue to monitor its use and effectiveness,

The general consensus of the residents at the meeting was that concerns regarding residential areas in the Township focus on improving the areas which already exist. Several citizens pointed out the need for improvement in the LaPorte area. This area, located at the intersection of Laporte and Smiths Crossing Roads is blighted and decreases the value of the surrounding areas as well as creates a poor image of Ingersoll Township.

Other discussions regarding residential development concluded that there is limited need for additional multifamily housing. Finally, a major concern was the need to eliminate blighted areas and areas operating as junk yards.



COMMERCIAL

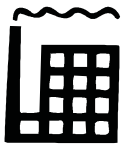
There is very little commercial development in Ingersoll Township. Most of the comments regarding commercial activity centered around limiting the amount of new development in the Township. The rationale is that shopping and other commercial needs are available nearby in the City of Midland and there is no need to duplicate these services in the Township.

It is desirable to anticipate locations where land uses, even those not desired, should locate in the event there is a request for this type of use. Given this, the most appropriate place for commercial uses were identified. These locations are on Poseyville Road, specifically near the intersections of Gordonville, Freeland and Brooks roads. The area known as Laporte, which is the intersection of Laporte and Smiths Crossing roads was also identified. Each of these

areas is home to several small stores and/or repair shops. Other existing but not planned small commercial uses of varying types are scattered around the Township on Sasse, Freeland and Tittabawassee roads.

Maintaining commercially zoned areas is anticipated, but only as extensions of existing commercial areas. This preserves the corner stores that dot the Township and serve local residents, but prohibits large franchise style development that may detract from the rural character people want to preserve. Site development requirements are the primary tool to enhance compatibility between commercial and other uses and may include regulations that limit building size, lot coverage, signs, parking and lighting.

Poorly maintained or nonconforming businesses are targeted for improvement in this Plan through ordinance enforcement and stringent zoning.



INDUSTRIAL

Industrial land uses are also very limited. Currently, there are four industrial uses in the Township. The largest two are located on Schreiber Road near Gordonville. The others are located at the far northwestern corner at Badour and Gordonville and in Laporte. These uses range from intensive painting operations and extrusion manufacturing to paint warehousing and small office operations.

As with commercial land, industrial land is not a desired use in the Township. This thought is in keeping with the desire to preserve natural features and the rural agricultural setting. Supporting this desire is a lack of infrastructure and large amounts of industrial land available nearby in the City of Midland.

There is strong evidence of the need to establish more closely regulated light industrial zoning regulations to protect the integrity of the natural

environment and be able to locate industrial uses near less intensive uses successfully. Industrial land is intended for small areas in the northwest corner of the Township and around the existing industrial uses on Gordonville Road. Zoning for industrial uses will be divided into two categories, heavy and light. The interface between industry and all other types of uses should be well designed through site development guidelines.

Ingersoll is almost entirely low density, low intensity agricultural, residential and undisturbed natural land. Any planned location of an industrial use will be near a less intensive use because of the nature of the Township. Regulatory considerations need to be established with great attention to detail in terms of minimizing the impact of incompatible uses. Buffering regulations and industrial performance standards may be incorporated into the zoning ordinance and further protection from new and existing industry, with special emphasis on sight and sound regulations.

MAJOR FEATURES

The Tittabawassee River is highlighted as a major feature in the Township. The river crosses the far northeastern corner in section one. It is so far toward the edge of the Township that it does not create a significant natural boundary, however, there is a developed area on the east side of the River, near the intersection of Smiths Crossing and Saginaw Roads. This area is called Mapleton, some of which has been annexed into the City of Midland. The river has no public access points within the Township however, there is public access less than 1/4 mile north of the Township. It also serves as scenic value and habitat for small wildlife.

Sand deposits are prevalent in the Township. Ingersoll is a mix of very low lying wetland areas and well drained sandy areas. In between are good agricultural lands and moderate soils.

Sand deposits impact the township because they allow drainage and are generally suitable areas for building.

Woodlots are a positive feature because they attract wildlife, control soil erosion and protect the aquifer by preserving undeveloped land. There was consensus that the woodlots are the major positive natural feature in the Township.

Agricultural land was also called out as a positive feature of the Township. Farming and the agrarian lifestyle was identified as a defining characteristic of the Township and the people who live here.

Increasing traffic is a major concern because it detracts from the pastoral nature of the Township and is a safety hazard. Most of the main roads see heavy traffic, which is increasing with plant expansions in Hemlock and the casino in Mt. Pleasant. Truck traffic has become a problem because of high speed, wear on the roads and noise.

Infrastructure concerns included potable water and private roads. Water is considered high quality throughout the Township with the exception of the Mapleton area, yet there is some demand for municipal water, probably from the Midland City supply. Private roads are not built or maintained to proper standards, making many of them difficult to negotiate in snow and wet weather.

VISION

In 2004, Ingersoll Township adopted the following vision statement:

“Ingersoll Township is a safe, attractive, rural community that balances farming and residential uses while protecting our natural environment and individual freedoms.”

The land use goals described below have emerged and evolved from the community’s vision.

GOALS

GENERAL COMMUNITY CHARACTER

From the Community input meeting and the Township survey, opinions and community characteristics were identified.

Goal: Preserve rural community character

- Actions:
- Upgrade LaPorte area
 - Eliminate nuisances, eyesores and hazards
 - Preserve open space and wood lands
 - Use the Conservation Development Ordinance where applicable
 - Establish woodlands and wetlands as protected areas
 - Determine need for infrastructure
 - Determine traffic control measures
 - Preserve and protect township owned woodlands

AGRICULTURE

The primary focus of concern of the discussions focused on the importance of preserving agricultural land as well as open space.

Goal: Preserve agricultural land and character

- Actions:
- Continue to regulate and monitor mining operations
 - Develop strong code enforcement with respect to junk cars

- Adopt zoning regulations for high intensity farming
- Encourage use of available state and federal funds for land development rights

RESIDENTIAL

The citizens of Ingersoll Township would like to manage residential development or control it to a slow pace. Managing residential growth would also preserve several of the qualities mentioned as reasons for living in Ingersoll Township - private, small, pastoral.

Goal: Maintain quality housing

- Actions:
- Continue to maintain strong code enforcement
 - Limit multiple family housing districts
 - Use code enforcement to eliminate junk cars and blighted areas
 - Redefine home occupation regulations to maintain quality housing

Goal: Pace growth of residential development to a defined area

- Actions:
- Use the Conservation Development Ordinance where applicable
 - Manage residential zoning with revised zoning ordinance districts
 - Regulate minimum lot sizes to prevent land consumption

COMMERCIAL

Commercial issues revolve around preserving the existing businesses and limiting new commercial development.

Goal: Manage all commercial growth

- Actions:
- Manage commercial zoning area
 - Establish site development requirements to ensure compatibility with residential uses
 - Use code enforcement to eliminate junk cars and blighted areas

INDUSTRIAL

Industrial development is desired in the Township, but in very limited types and quantities. As a result, industrial uses need to be strongly regulated and located so that they have the least impact on the rural nature of the Township.

Goal: Manage all industrial growth

- Actions:
- Manage industrial zoning
 - Establish light and heavy industrial zoning districts
 - Establish and enforce buffering regulations
 - Establish site development requirements to ensure compatibility with residential uses

FUTURE LAND USE

The future land use in this Plan has a ten year horizon. Future land uses as outlined in the goals and objectives and shown on the Future Land Use map are intended to convey the community’s desire to promote an agricultural environment while maintaining the woodlots, streams and wildlife. Every goal stated will not be achieved, nor will every parcel of land be developed as it is shown. The Future Land Use shows land change as we expect it to look over time, but not the rate at which the process takes place.

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

It is worth noting that future land use categories are slightly different from existing land use. This is because future land use is developed with an eye toward the zoning that will be needed to actually bring this plan to fruition. For example, while there were significant vacant lands identi-

fied on the existing land use map, there is no “vacant” category in future land use. It is combined with agricultural because “agricultural” is the term for how all of the vacant and agricultural lands will be zoned.

Ingersoll Township is committed to preserving its rural character by preventing disintegration of farm lands or large scale development among its many beautiful trees. The community is also sensitive to maintaining suitable development in the area designated as the fresh water aquifer replenishment area. This is why industrial and commercial land have been limited to specific areas.

To reflect its commitment to preserving rural character in the township, the Ingersoll Township officials chose to show the amount of land categorized as industrial use in the Future Land Use Map to be less than the amount of land that was actually zoned commercial when the 1999 Land Use plan was completed. Since the adoption of the 1999 plan, Ingersoll Township has downsized the acreage that is zoned commercial to correspond with the future land use.

Figure 7
Future Land Use In Ingersoll Township

| Type | Acreage | Percent |
|----------------------------------|---------------------|---------------|
| Agricultural | 20,432 | 89.05% |
| River Protection | 526 | 2.29% |
| Industrial | 141 | 0.62% |
| Commercial | 80 | 0.35% |
| Institutional/Public | 52 | 0.23% |
| Residential Low Density | 1,639 | 7.14% |
| Residential Medium Density | 34 | 0.15% |
| Residential High Density | 40 | 0.17% |
| Total | 22,944 | 100.0% |

Ingersoll Township does not have public sewer or water service and is not intending to add infrastructure to the community within the next ten years. As such, the community cannot support additional commercial or industrial development and does not see these as needs, given the proximity to the City of Midland and infrastructure's contradictory effect on community that desires to remain very rural.

River Protection is shown as a category to recognize the need to protect a natural habitat as well as restrict building in the flood plain. While Ingersoll has not been mapped by the National Flood Protection Program, abutting flood plain maps for the City of Midland indicate that the area shown as River Protection is entirely within the flood plain.

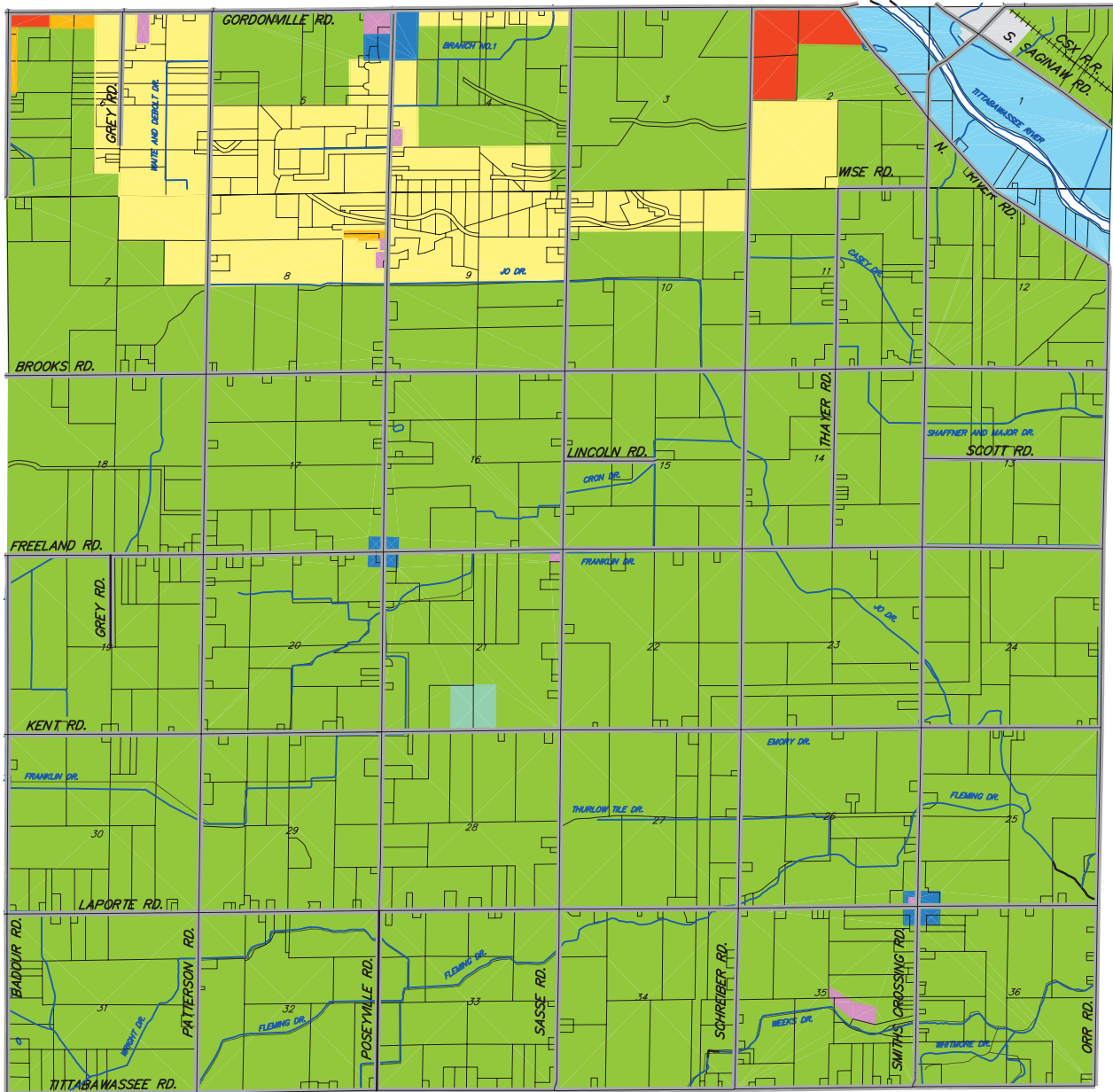
A new category known as residential high density has been added to the Future Land Use Map since the 1999 Land Use Plan was completed.

The land designated for this use is located on the north side of Kent Road between Poseyville Road and Sasse Road. It could be used as a mobile home park.

New commercial uses are concentrated on the far northern border on Gordonville Road and some smaller areas on Poseyville Road. Gordonville is the most heavily travelled road in the Township, and a logical location for commercial and industrial uses. Residential uses are planned to fill in areas that are already developing as dispersed residential and will not impact farm lands.










The Future Land Use Chart shows the acres of land devoted to each land use in the Future Land Use Map. All future land use acreages are estimates, and in keeping with the intent of long term planning, delineations on the map are intended to be fluid boundaries.

FUTURE LAND USE



INGERSOLL TOWNSHIP
MIDLAND COUNTY, MICHIGAN

LAND USE LEGEND

- | | | | | | |
|---|--------------------|---|------------------------------|---|----------------------------|
|  | - RIVER PROTECTION |  | - INSTITUTIONAL/ PUBLIC |  | - RESIDENTIAL-HIGH DENSITY |
|  | - AGRICULTURAL |  | - RESIDENTIAL-LOW DENSITY |  | - COMMERCIAL |
|  | - CITY OF MIDLAND |  | - RESIDENTIAL-MEDIUM DENSITY |  | - INDUSTRIAL |

 - WATER COURSES

 - ROADWAYS



IMPLEMENTATION

The 2005 update of Ingersoll Township's Land Use Plan reflects updated census data and compliance with new Michigan laws regarding involving neighboring communities and other interested parties in the planning process.

Based on this new background data and input as well as the existing input, the Steering Committee has compiled a thorough, well thought out document that has assembled the community's collective thoughts and facts about the Township. The Plan update reflects goals that have been met and implementation steps that have been taken since adoption of the 1999 Plan. This Land Use Plan update can continue to serve as a decision making guide for years to come.

The Plan is intended to be used by all Township officials, Planning Commission members, Zoning Board of Appeals members, those making private sector investments and by all the citizens interested in the future development of the Township.

The completion of this Land Use Plan is the foundation of the community planning process. The implementation of the Plans' goals, objectives and recommendations is the next step. This is an ongoing effort and can only be achieved through cooperation of the Township officials, the Township citizens and the private sector.

Tools that are most often used to implement a land use plan are

- zoning
- code enforcement
- policy development
- education
- specialized planning
- regional cooperation and communication

Key steps for the Plan implementation include:

1. Community knowledge and support of the Plan
2. Zoning Ordinance updating and enforcement. Zoning must follow the concepts expressed in the Future Land Use map or both the Land Use Plan and Zoning ordinance lose their effectiveness and enforceability.
3. Use of available preservation and conservation development incentives in zoning and land use activities such as river protection and open space requirements in developments.
4. Continued support for use of septic and wells to discourage the need for City services that will bring unplanned and undesired development.

The Planning Commission may wish to implement a yearly work program so that they can target and work on specific goals of the plan in a prioritized, orderly fashion.

COMMUNITY SUPPORT

It is important the general public be aware of and understand this planning document. The Township has taken steps to ensure orderly future development for Ingersoll and it should be promoted to the citizens to foster support. Lack of citizen understanding can hinder the implementation process, although Ingersoll residents are very active in the development of their community as expressed in their thoughts in the community opinion survey.

There are several ways to increase citizen awareness:

1. Keep the plan visible and available for citizens use at all Township meetings.
2. Seek media attention regarding the Plan and the public hearing for the Plan.
3. Display the Land Use Plan at the Township Hall or local gathering place.
4. Cite the Land Use Plan in Planning Commission and Zoning Board of Appeals decisions to establish the Plan as the justification as well as the accepted development path for the Township.

CODE UPDATING AND ENFORCEMENT

The zoning ordinances and zoning maps must correctly reflect the goals and land use areas identified in the Land Use Plan. These documents must work together. Without this, the desired community results will be difficult to achieve.

The zoning ordinance accomplishes many things. It separates incompatible uses of the land, protects property values, dictates development spacing, protects natural resources and prevents overcrowding of the land. Ingersoll Township needs to continue to monitor its zoning ordinance to address any inconsistencies and outdated aspects, and to examine how possible zoning changes may help to achieve goals.

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

DEVELOPMENT INCENTIVES

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

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

1. Transportation enhancement funds, currently known as TEA-21
2. Michigan Natural Resources Trust Fund Grants
3. Land and Water Conservation Fund Grants

OTHER IMPLEMENTATION TOOLS

Recreation Plan The most effective way to implement the goal of “planning for and developing active and passive outdoor recreation facilities” is by developing a State approved recreation plan. After a plan has been prepared, the Township would then be eligible to apply for Michigan Department of Natural Resources grants to purchase parklands and improve existing facilities.

**APPENDIX
COMMUNITY SURVEY**

SURVEY OF THE RESIDENTS OF INGERSOLL TOWNSHIP
DECEMBER 1998
FULL DATA REPORT
PRINTED: JANUARY 26, 1999

General Questions

Currently the Township is primarily comprised of agricultural uses, increasing amounts of residential uses, limited light commercial uses and very few industrial uses. Please indicate which statement best describes the type of community you would like Ingersoll Township to be in the future. Please choose only one statement.

| | | | |
|----|---|-----|--------|
| 1. | Ingersoll Township should be an agricultural community | 53 | 14.1 % |
| 2. | Ingersoll Township should be a residential community | 10 | 2.7 % |
| 3. | Ingersoll Township should have a mix of agricultural, residential, commercial and industrial uses with an emphasis on agricultural and residential. | 156 | 41.5 % |
| 4. | Ingersoll Township should have a balance of agricultural, residential, commercial and industrial land use. | 27 | 7.2 % |
| 5. | Ingersoll Township should have a mix of agricultural, residential, commercial and industrial land uses with an emphasis on commercial and industrial. | 8 | 2.1 % |
| 6. | Ingersoll Township should remain the same as it is now. | 122 | 32.4 % |

Residential Development

The housing types currently allowed in Ingersoll Township are listed below. Please indicate if you think the Township should have more, about the same, less or you have no opinion for each type of housing.

| | More | Same | Less | No opinion |
|---|---------------|---------------|---------------|--------------|
| 7. Single family, built on site | 128 33.8 % | 203 53.6 % | 13 3.4 % | 35 9.2 % |
| 8. Single family, built off site and moved to the home site (modular style) | 39 10.6 % | 149 40.6 % | 135 36.8 % | 44 12.0 % |
| 9. Two family (duplex style) | 24 6.5 % | 114 31.1 % | 185 50.4 % | 44 12.0 % |
| 10. Multiple family | 14 3.8 % | 70 19.2 % | 234 64.3 % | 46 12.6 % |
| 11. Single family rental housing | 21 5.7 % | 166 45.4 % | 147 40.2 % | 32 8.7 % |
| 12. Multiple family rental housing | 13 3.5 % | 68 18.5 % | 248 67.6 % | 38 10.4 % |
| 13. Housing for senior citizens | 110 29.6 % | 137 36.9 % | 70 18.9 % | 54 14.6 % |

Please use the code below by marking each statement with the letter that reflects your opinion for questions 14 through 29.

- A. Strongly Agree
- B. Agree
- C. No opinion
- D. Disagree
- E. Strongly Disagree

Commercial Development

How strongly do you agree or disagree with the following statements about future commercial development in Ingersoll Township?

| | | | | |
|-----|--|---|-----|--------|
| 14. | Development should be allowed if adequate utilities, roads, and other public services are available. | A | 46 | 12.4 % |
| | | B | 136 | 36.8 % |
| | | C | 24 | 6.5 % |
| | | D | 94 | 25.4 % |
| | | E | 70 | 18.9 % |
| 15. | Development should be allowed as long as the Township remains primarily agricultural and residential in character. | A | 110 | 29.6 % |
| | | B | 156 | 41.9 % |
| | | C | 10 | 2.7 % |
| | | D | 51 | 13.7 % |
| | | E | 45 | 12.1 % |
| 16. | Growth and development are fine as long as open space and natural areas are preserved. | A | 110 | 30.2 % |
| | | B | 113 | 31.0 % |
| | | C | 29 | 8.0 % |
| | | D | 66 | 18.1 % |
| | | E | 46 | 12.6 % |
| 17. | Service businesses (grocery, drug store, offices) should be located near residential areas. | A | 38 | 10.4 % |
| | | B | 121 | 33.1 % |
| | | C | 51 | 13.9 % |
| | | D | 96 | 26.2 % |
| | | E | 60 | 16.4 % |
| 18. | We do not have enough commercial development in our township. | A | 21 | 5.8 % |
| | | B | 52 | 14.3 % |
| | | C | 60 | 16.5 % |
| | | D | 111 | 30.5 % |
| | | E | 120 | 33.0 % |

Please use the code below by marking each statement with the letter that reflects your opinion for questions 14 through 29.

- A. Strongly Agree
- B. Agree
- C. No opinion
- D. Disagree
- E. Strongly Disagree

Industrial Development

How strongly do you agree or disagree with the following statements about future industrial development in Ingersoll Township?

| | | | | |
|-----|--|---|-----|--------|
| 19. | Development should be allowed if adequate utilities, roads, and other public services are available. | A | 35 | 9.4 % |
| | | B | 105 | 28.2 % |
| | | C | 27 | 7.2 % |
| | | D | 91 | 24.4 % |
| | | E | 115 | 30.8 % |
| 20. | Development should be allowed as long as the Township remains primarily agricultural and residential in character. | A | 62 | 16.7 % |
| | | B | 131 | 35.3 % |
| | | C | 15 | 4.0 % |
| | | D | 77 | 20.8 % |
| | | E | 86 | 23.2 % |
| 21. | Growth and development are fine as long as open space and natural areas are preserved. | A | 66 | 17.8 % |
| | | B | 99 | 26.8 % |
| | | C | 29 | 7.8 % |
| | | D | 90 | 24.3 % |
| | | E | 86 | 23.2 % |
| 22. | We do not have enough industrial development in our township. | A | 17 | 4.6 % |
| | | B | 41 | 11.1 % |
| | | C | 55 | 14.9 % |
| | | D | 107 | 29.0 % |
| | | E | 149 | 40.4 % |

Please use the code below by marking each statement with the letter that reflects your opinion for questions 14 through 29.

- A. Strongly Agree
- B. Agree
- C. No opinion
- D. Disagree
- E. Strongly Disagree

Township Regulations

How strongly do you agree or disagree with the following statements about Ingersoll Townships role in regulating activities and land uses?

| | | | | |
|-----|---|---|-----|--------|
| 23. | The Township should regulate the appearance, quality and type of signs. | A | 121 | 32.7 % |
| | | B | 167 | 45.1 % |
| | | C | 41 | 11.1 % |
| | | D | 28 | 7.6 % |
| | | E | 13 | 3.5 % |
| 24. | The Township should restrict the number of inoperable/unlicensed cars on private property. | A | 180 | 47.0 % |
| | | B | 123 | 32.1 % |
| | | C | 21 | 5.5 % |
| | | D | 30 | 7.8 % |
| | | E | 29 | 7.6 % |
| 25. | The Township should require private property to be maintained in a way to avoid nuisances, eyesores, health or safety hazards. | A | 163 | 43.0 % |
| | | B | 167 | 44.1 % |
| | | C | 16 | 4.2 % |
| | | D | 21 | 5.5 % |
| | | E | 12 | 3.2 % |
| 26. | The Township should regulate mining operations. | A | 169 | 45.8 % |
| | | B | 118 | 32.0 % |
| | | C | 48 | 13.0 % |
| | | D | 27 | 7.3 % |
| | | E | 7 | 1.9 % |
| 27. | The Township should adopt a noise ordinance to address barking dogs. | A | 111 | 29.8 % |
| | | B | 91 | 24.5 % |
| | | C | 87 | 23.4 % |
| | | D | 57 | 15.3 % |
| | | E | 26 | 7.0 % |
| 28. | The Township should enforce its zoning ordinance more consistently. | A | 108 | 29.4 % |
| | | B | 122 | 33.2 % |
| | | C | 102 | 27.8 % |
| | | D | 29 | 7.9 % |
| | | E | 6 | 1.6 % |
| 29. | My neighbor should be able to use his property as he sees fit as long as he does not create an unsafe situation or destroy property values. | A | 109 | 29.4 % |
| | | B | 143 | 38.5 % |
| | | C | 21 | 5.7 % |
| | | D | 62 | 16.7 % |
| | | E | 36 | 9.7 % |

Township Services

Please indicate how satisfied you are with Township Services in questions 30 through 39.

| | A. | Very Satisfied | | |
|-----|---|-------------------|-----|--------|
| | B. | Satisfied | | |
| | C. | No opinion | | |
| | D. | Dissatisfied | | |
| | E. | Very Dissatisfied | | |
| 30. | Accessibility of Township Officials/Personnel | A | 84 | 22.4 % |
| | | B | 190 | 50.7 % |
| | | C | 56 | 14.9 % |
| | | D | 38 | 10.1 % |
| | | E | 7 | 1.9 % |
| 31. | Road condition | A | 15 | 4.0 % |
| | | B | 216 | 57.8 % |
| | | C | 20 | 5.3 % |
| | | D | 102 | 27.3 % |
| | | E | 21 | 5.6 % |
| 32. | Fire protection | A | 33 | 8.8 % |
| | | B | 217 | 58.2 % |
| | | C | 90 | 24.1 % |
| | | D | 25 | 6.7 % |
| | | E | 8 | 2.1 % |
| 33. | Police protection | A | 29 | 7.7 % |
| | | B | 184 | 48.7 % |
| | | C | 62 | 16.4 % |
| | | D | 83 | 22.0 % |
| | | E | 20 | 5.3 % |
| 34. | Trash collection | A | 117 | 31.1 % |
| | | B | 238 | 63.3 % |
| | | C | 5 | 1.3 % |
| | | D | 14 | 3.7 % |
| | | E | 2 | 0.5 % |
| 35. | Recycling program | A | 117 | 31.3 % |
| | | B | 212 | 56.7 % |
| | | C | 24 | 6.4 % |
| | | D | 14 | 3.7 % |
| | | E | 7 | 1.9 % |
| 36. | Township Hall rental | A | 77 | 20.9 % |
| | | B | 180 | 48.8 % |
| | | C | 106 | 28.7 % |
| | | D | 5 | 1.4% |
| | | E | 1 | 0.3 % |
| 37. | Assessment accuracy | A | 22 | 6.1 % |
| | | B | 172 | 47.8 % |
| | | C | 91 | 25.3 % |
| | | D | 61 | 16.9 % |
| | | E | 14 | 3.9 % |

Please indicate how satisfied you are with Township Services in questions 30 through 39.

- A. Very Satisfied
- B. Satisfied
- C. No opinion
- D. Dissatisfied
- E. Very Dissatisfied

| | | | | |
|-----|--------------------------------|---|-----|--------|
| 38. | Township Dump operation | A | 34 | 9.2 % |
| | | B | 154 | 41.7 % |
| | | C | 157 | 43.5 % |
| | | D | 23 | 6.2 % |
| | | E | 1 | 0.3 % |
| 39. | Snow removal on Township Roads | A | 32 | 8.7 % |
| | | B | 234 | 63.8 % |
| | | C | 35 | 9.5 % |
| | | D | 51 | 13.9 % |
| | | E | 15 | 4.1 % |

Other Issues

| | | | | |
|------|---|-----------------|-----|--------|
| 40. | Would you like to see the road patrol activities, which were temporarily suspended January 31, 1998, be reinstated? | Yes | 196 | 52.3 % |
| | | No | 126 | 33.6 % |
| | | No opinion | 53 | 14.1 % |
| 40a. | If so, should patrol activities | Remain the same | 131 | 56.2 % |
| | | Be increased | 95 | 40.8 % |
| | | Be decreased | 7 | 3.0 % |