

MARION TOWNSHIP MASTER PLAN

2022



ADOPTED 9/27/2022

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ACKNOWLEDGMENTS

MARION TOWNSHIP PLANNING COMMISSION

- Larry Grunn
- Bruce Powelson
- Bob Hanvey
- Cheryl Range
- James Anderson

MARION TOWNSHIP BOARD

- Bob Hanvey, Supervisor
- Tammy Beal, Clerk
- Sandi Donovan, Treasurer
- Les Andersen, Trustee
- Scott Lloyd, Trustee
- Dan Lowe, Trustee
- Greg Durbin, Trustee
- Dave Hamman, Zoning Administrator



Photo credit: Jessica Timberlake

Sexton Road

Planning Consultant



RESOLUTION TO ADOPT A MASTER PLAN MARION TOWNSHIP

At a regular meeting of the Marion Township Planning Commission, called to order by Chairman Grunn on the 27th day of September, 2022 at 7:30;

Present: Range, Grunn, Hanvey, Powelson, and Anderson.

Absent: None.

The following resolution was offered by Commissioner Range and supported by Commissioner Anderson;

WHEREAS, the Planning Enabling Act (PA 33 of 2008) provided for a Township Planning Commission to prepare, amend, and adopt a master plan for the physical development of the community; and

WHEREAS, the Marion Township Planning Commission has prepared a Master Plan for the Township, in compliance with the Planning Enabling Act, including relevant charts, maps, and text; and

WHEREAS, the Planning Commission has provided opportunity for public input into the Master Planning process; and

WHEREAS, the Township Board approved and subsequently distributed a draft copy of the Master Plan to all bodies required by the Zoning Enabling Act for review and comment; and

WHEREAS, no person or entity submitted comments indicating that the proposed Master Plan is substantially inconsistent with the Master Plan of any adjacent community; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on the Master Plan on September 28, 2021 and

WHEREAS, based on the consideration of public comments, the Planning Commission is satisfied that the Master Plan is ready for adoption; and

WHEREAS, the Township Board does not assert its right to approve the Master Plan, in accordance with the Planning Enabling Act;

WHEREAS, the Planning Commission asserts its right to approve the Master Plan, in accordance with the Planning Enabling Act;

NOW, THEREFORE, BE IT RESOLVED, that the Marion Township Planning Commission has reviewed and approved the Master Plan.

YEAS: Range, Grunn, Hanvey, Powelson, and Anderson.

NAYS: None.

ABSENT: None.



TABLE OF CONTENTS

| | | |
|-----------|---------------------------------------|-----------|
| 01 | INTRODUCTION..... | 1 |
| | Purpose of the Master Plan..... | 3 |
| | How the Master Plan was prepared..... | 3 |
| 02 | DEMOGRAPHIC PROFILE..... | 5 |
| | Population..... | 6 |
| | Housing Units..... | 8 |
| | Education..... | 9 |
| | Occupations..... | 10 |
| | Income..... | 11 |
| 03 | NATURAL FEATURES..... | 13 |
| | Topography..... | 14 |
| | Watersheds..... | 14 |
| | Lakes and Rivers..... | 16 |
| | Wetlands..... | 16 |
| | Soils..... | 20 |
| | Agricultural Land..... | 20 |
| | Woodlands..... | 21 |
| | Environmental Concerns..... | 21 |
| | Wellhead Protection..... | 23 |
| 04 | TRANSPORTATION..... | 25 |
| | Existing Traffic Conditions..... | 26 |
| | Other Modes of Transportation..... | 28 |

| | | |
|-----------|--------------------------------------------------|-----------|
| 05 | COMMUNITY FACILITIES..... | 31 |
| | Township Offices..... | 32 |
| | Police Service..... | 32 |
| | Fire Service..... | 32 |
| | Schools..... | 32 |
| | Sewer and Water Service..... | 33 |
| | Recreation..... | 34 |
| | Cemeteries..... | 35 |
| | Other Facilities in Neighboring Communities..... | 35 |
| 06 | EXISTING LAND USE..... | 37 |
| | Land Use Categories..... | 38 |
| | Agriculture..... | 39 |
| | Commercial..... | 39 |
| | Industrial..... | 40 |
| | Recreation and Open Space..... | 40 |
| | Highways..... | 41 |
| | Residential..... | 41 |
| | Existing Residential Subdivisions..... | 41 |
| | Residential Developments..... | 42 |
| | Utilities..... | 45 |
| | Vacant/Undeveloped..... | 45 |
| | Lakes, Ponds, and Streams..... | 45 |
| | Wetlands..... | 45 |
| | Woodlands..... | 45 |
| 07 | GOALS AND OBJECTIVES..... | 49 |
| | Marion Township Vision Statement..... | 50 |
| | Community Character..... | 51 |
| | Planning and Land Use..... | 52 |
| | Natural Environment..... | 53 |
| | Recreation and Open Space Preservation..... | 54 |
| | Infrastructure and Community Facilities..... | 55 |
| | Housing and Residential Development..... | 58 |
| | Commercial and Industrial Development..... | 59 |
| | Solid Waste and Recycling..... | 60 |
| | Interjurisdictional Cooperation..... | 61 |
| | Agriculture..... | 62 |
| | Hazard Mitigation..... | 63 |
| | Transportation..... | 64 |





| | | |
|-----------|----------------------------------------------------------------|------------|
| 08 | FUTURE LAND USE..... | 67 |
| | Lakes Residential (LR)..... | 69 |
| | Sewered High Density Residential (SHDR)..... | 70 |
| | Sewered Suburban Residential (SSR)..... | 70 |
| | Medium Density Residential (MDR)..... | 71 |
| | Low Density Residential (LDR)..... | 71 |
| | Commercial (C)..... | 72 |
| | Industrial (I)..... | 72 |
| | Community Facilities (CF)..... | 73 |
| | Residential Buildout Analysis..... | 73 |
| | Proposed Water/Sewer Boundary Area Buildout Analysis..... | 75 |
| | Surrounding Future Land Uses..... | 76 |
| | Livingston County Comprehensive Plan..... | 81 |
| 09 | IMPLEMENTATION..... | 85 |
| | Implementation Strategies..... | 86 |
| | Interface between the Master Plan and Zoning Ordinance..... | 88 |
| | APPENDIX..... | 91 |
| | Marion Township Master Plan Community Survey..... | 92 |
| | Resolution of Adoption..... | <i>iii</i> |



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CHAPTER 1

INTRODUCTION

JACK LOWE
MEMORIAL PARK

This plan is adopted pursuant to the authority of the Michigan Planning Enabling Act, P.A. 33 of 2008 (as amended), as a basic plan. It serves as the guide for the zoning ordinance pursuant to the Michigan Zoning Enabling Act, P.A. 110 of 2006 (as amended).

The Marion Township Master Plan is a guide to the future use of land in Marion Township. The Plan contains an inventory of existing and projected conditions, goals and objectives, a series of future land use designations, and a future land use map. Together these elements are used by the Planning Commission and the Township Board to guide development decisions.

Inventory of Existing and Projected Conditions

Many chapters of the Master Plan provide an inventory of specific conditions. For example, various chapters present a summary of the demographics, natural resources, land use and public opinion characteristics of the community. This data allows the Planning Commission and Township Board to both develop and implement a Plan based on an assessment of the existing and future needs of Marion Township.

Goals and Objectives

Goals and objectives, often called policy statements, aid in decision making based on principles the Township has decided are vital to the future well being of the community. The goals and objectives state what the community plans to do when faced with certain decisions. For example, the Township may enact a policy of promoting the protection of wetlands from conversion to residential uses. If the Township is faced with a site plan or rezoning which necessitates the alteration of a wetland, the Township in accordance with its Master Plan policies, would not support such an action. Policy statements present what the community would like to accomplish over the long term and should be supported by action. Goals and objectives also provide valuable background in the development of the future land use map.

Future Land Use Plan

The Master Plan also contains a description of the kinds of land uses planned for the future. The Plan designations are general in nature, identifying portions of the Township for agriculture, residential, and commercial/industrial uses. A future land use map complements this text by depicting the Township lands designated for each kind of use. The future land use map reflects the physical constraints identified by the inventory and the policy directions identified through goals and objectives.

Planning documents are thinking documents. A community, through its Plan, expresses its thoughts and desires for the future.

Purpose of the Master Plan

The Plan is intended to be a tool to assist decision making for a number of planning related issues. The Plan and its supporting documentation contain most of the data necessary to assist elected and appointed officials and the public with:

1) Zoning Decisions in Correspondence with the Plan

This Master Plan blueprints the future of Marion Township. Zoning decisions should be in keeping with the goals and objectives of the Master Plan. The Township's Zoning Ordinance, when aligned with the Master Plan, will be the Plan's main tool for implementation.

2) Land Use Decisions

A primary function of Marion Township government is the recommendation and review of land use decisions that preserve the health, safety and welfare of its residents. Decisions regarding special uses, variances, site plans, and transportation are regular agenda items for the Township Board and Planning Commission. The Master Plan provides necessary land use information for making difficult decisions.

3) Public Infrastructure

Prime development land combined with highway access and location within easy commuting distance of several major labor markets make Livingston County one of the fastest growing areas in southeast Michigan. This rapid growth is steadily moving from the southeast corner of the County to the rest of the County, including Marion Township, and straining local infrastructure. The Master Plan is a component of the decision making process when proposing public services. Roads also play an important role in growth. To be fiscally responsible and give the Township a measure of control over future growth, new infrastructure must correspond with the Master Plan.

4) Vision

The development of this Plan required many different entities concerned with the future of Marion Township to work together. Through a combination of public meetings, surveys, and inventories of existing land uses, the community has developed this Plan to preserve and protect the character of Marion Township.

How the Master Plan was Prepared

The previous Marion Township Master Plan was adopted on October 26, 2010. The current Master Plan was updated and adopted on September 27, 2022.

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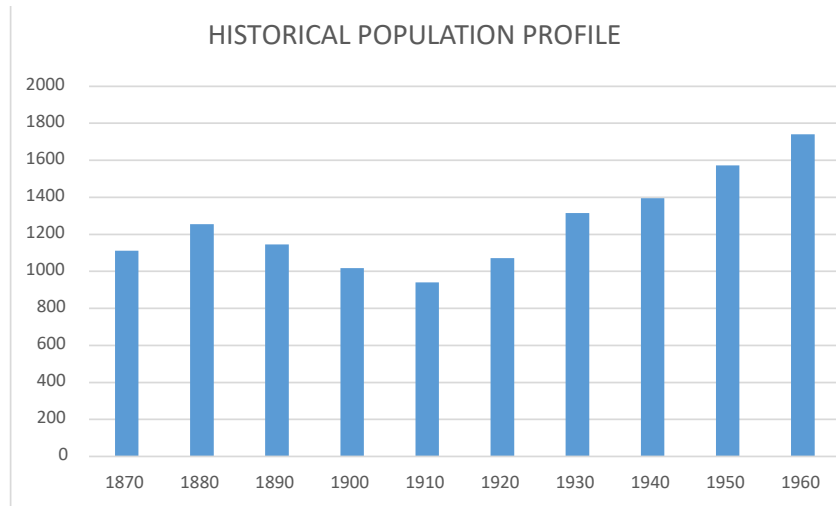
CHAPTER 2

DEMOGRAPHIC PROFILE

Marion Township is located south of the City of Howell, the County seat of Livingston County. The approximately 36 square mile Township is centrally located in the county with the I-96 transportation corridor at its northern boundary. The Township's location makes it an ideal place for residents who wish to easily commute to the Detroit, Ann Arbor, Flint, Jackson or Lansing job markets. The Township is a blend of urban land use near the City of Howell and more rural and agricultural land use in the southern portion of the community.

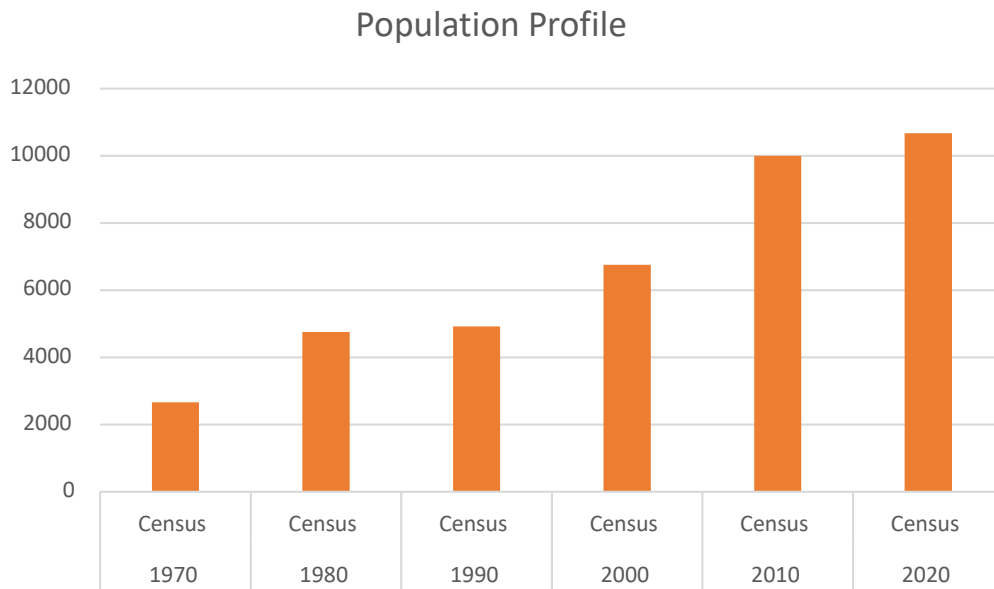
Population

The Township's population remained relatively stable for decades until more rapid population growth occurred after 1960. For nearly 100 years between 1870 (when Marion Township's population reached just over 1,000 persons) and 1960, the decennial census recorded a Township population of between approximately 1,000 and 2,000 persons.



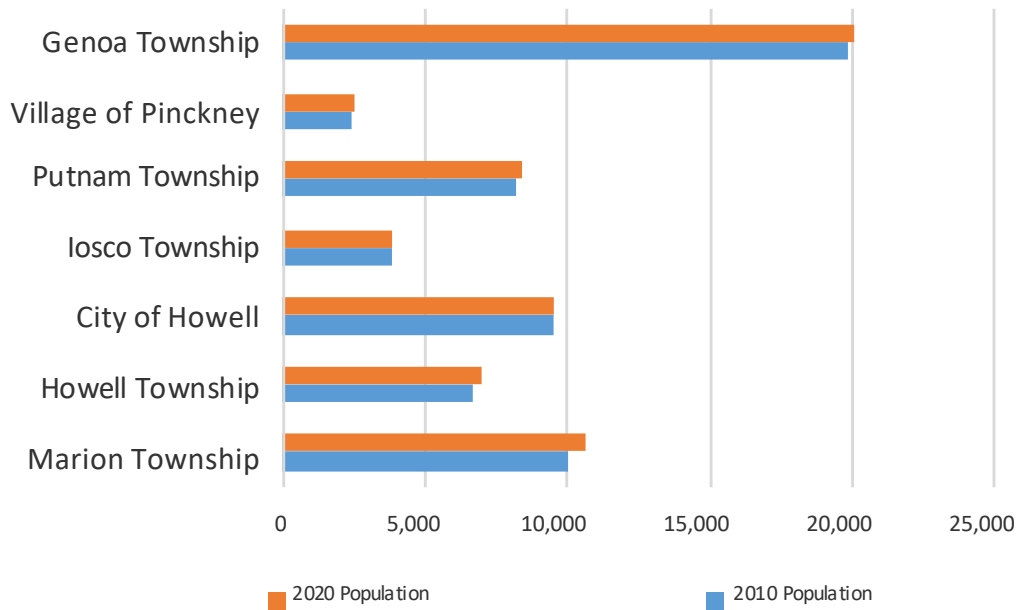
Source: U.S. Bureau of the Census

Between the 1960 and 1970 censuses, the Township population finally exceeded 2,000 persons. The population has since risen to a 2010 census population of 9,996. The percentage population growth was most dramatic between 1970 and 1980, mirroring the most dramatic period of growth for the County as a whole.



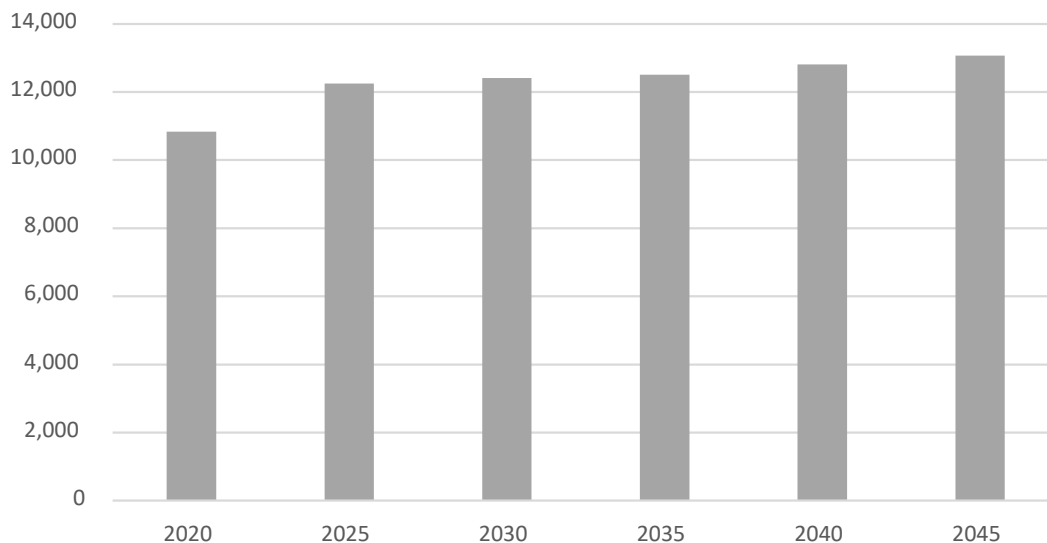
Compared with the surrounding communities of Howell Township, the City of Howell, Iosco Township, Putnam Township, the Village of Pinckney and Genoa Township, Marion Township had the highest population gain between 2010 and 2017. Marion Township gained 672 new residents during this time period.

Population Comparison



The Southeast Michigan Council of Governments (SEMCOG) estimates that Marion Township’s 2020 population was 11,245, a numerical change of 1,249 persons in just over a decade. In the long term, SEMCOG forecasts that Marion Township’s population will grow to over 12,815 by 2040. This reflects a 2020 to 2040 population gain of 1,570 persons. The largest ten-year period of growth was between the years 2000 and 2010. For each five- year period thereafter, SEMCOG forecasts that the Township will gain progressively less population with a smaller percent population change.

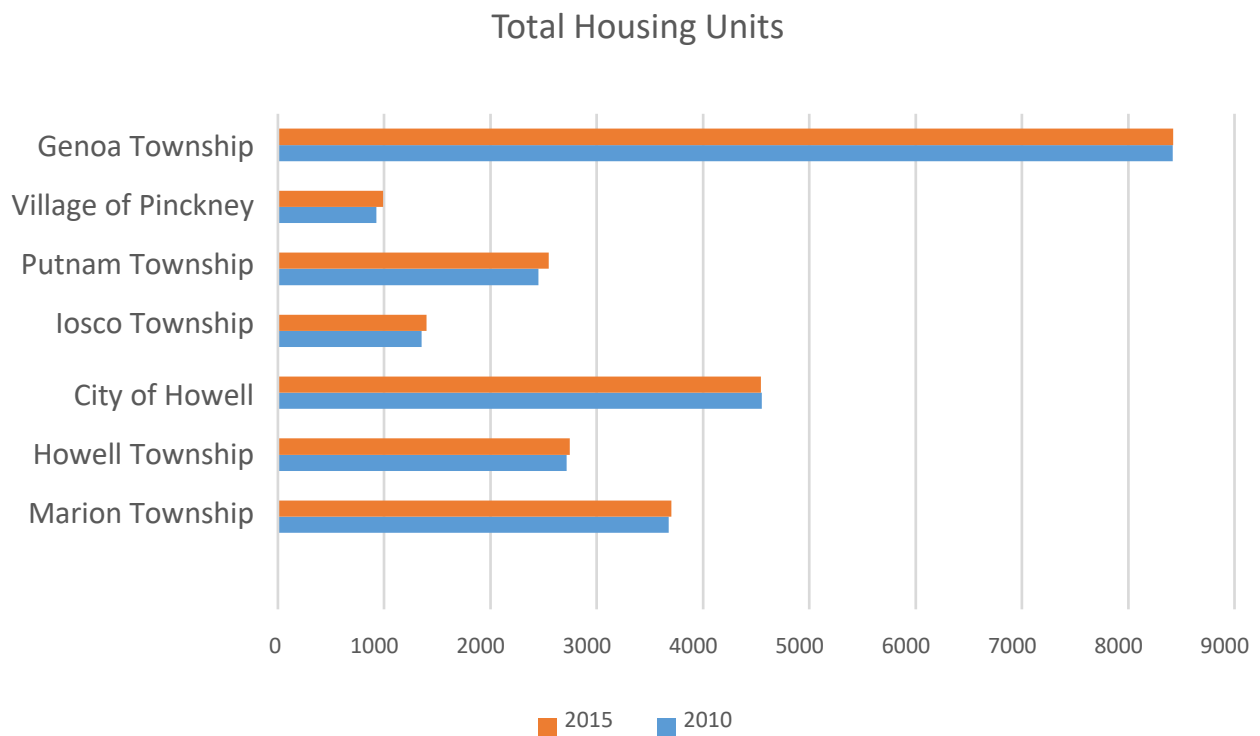
MARION TOWNSHIP POPULATION FORECAST



Housing Units

Although population is an important factor to consider when contemplating the potential future impacts upon a community, it is the built environment or housing units that will accommodate this future population growth and have the most impact on future land use.

The number of housing units in Marion Township has risen significantly between 2000 and 2010 when the census recorded 2,388 housing units and 2010 when the census recorded 3,397 housing units. This change reflects a growth of 1,288 new housing units. In comparison to surrounding communities, this growth in housing units is second only to Genoa Township which gained 2,072 new housing units. In terms of total housing units, the surrounding communities of Genoa Township, and the City of Howell have the top two total number of housing units, while Marion Township has the third largest stock of housing units.



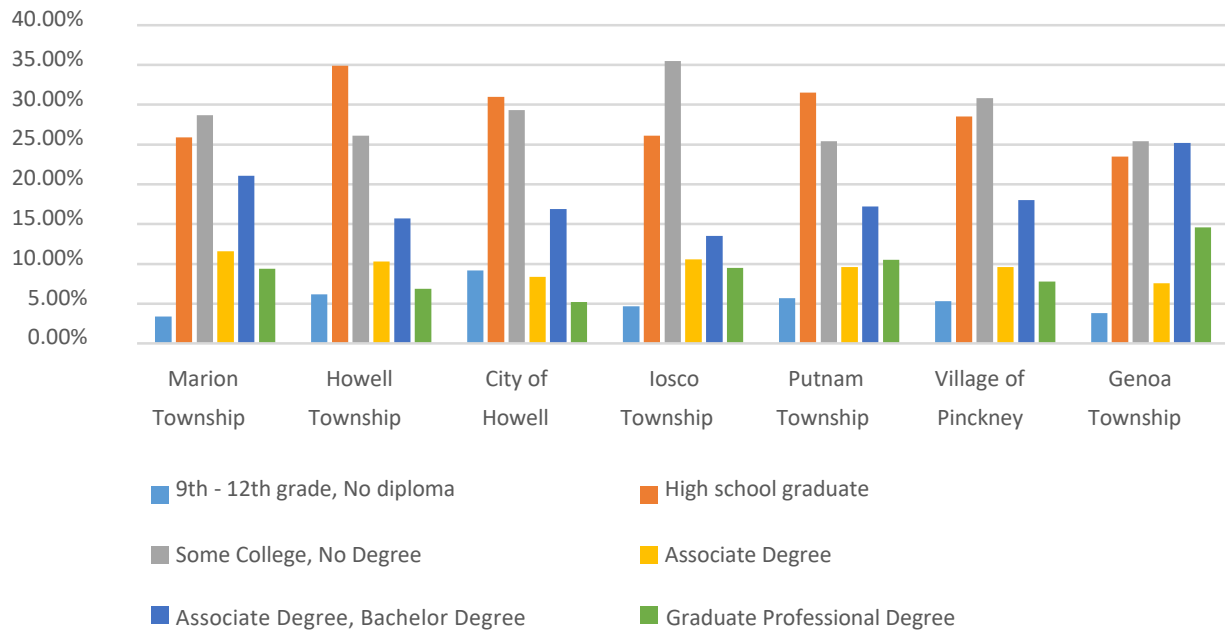
Source: Southeast Michigan Council of Governments

Education

Marion Township is part of the Howell Public School District. Geographically, this school district contains more land than any other school district in Livingston County. Marion Township has one of the school district's facilities, Parker Middle School.

Marion Township consists of a highly-educated population age 25 years and older. Of this adult population group, 96.6% has graduated from high school or obtained a higher degree level. Marion Township's educational attainment level is higher than Livingston County's 95.1% high school graduate or higher attainment, and higher than that achieved by surrounding communities. Of this adult population group in Marion Township, 30.5% has obtained a bachelor's degree or higher as compared to 33.6% in Livingston County as a whole.

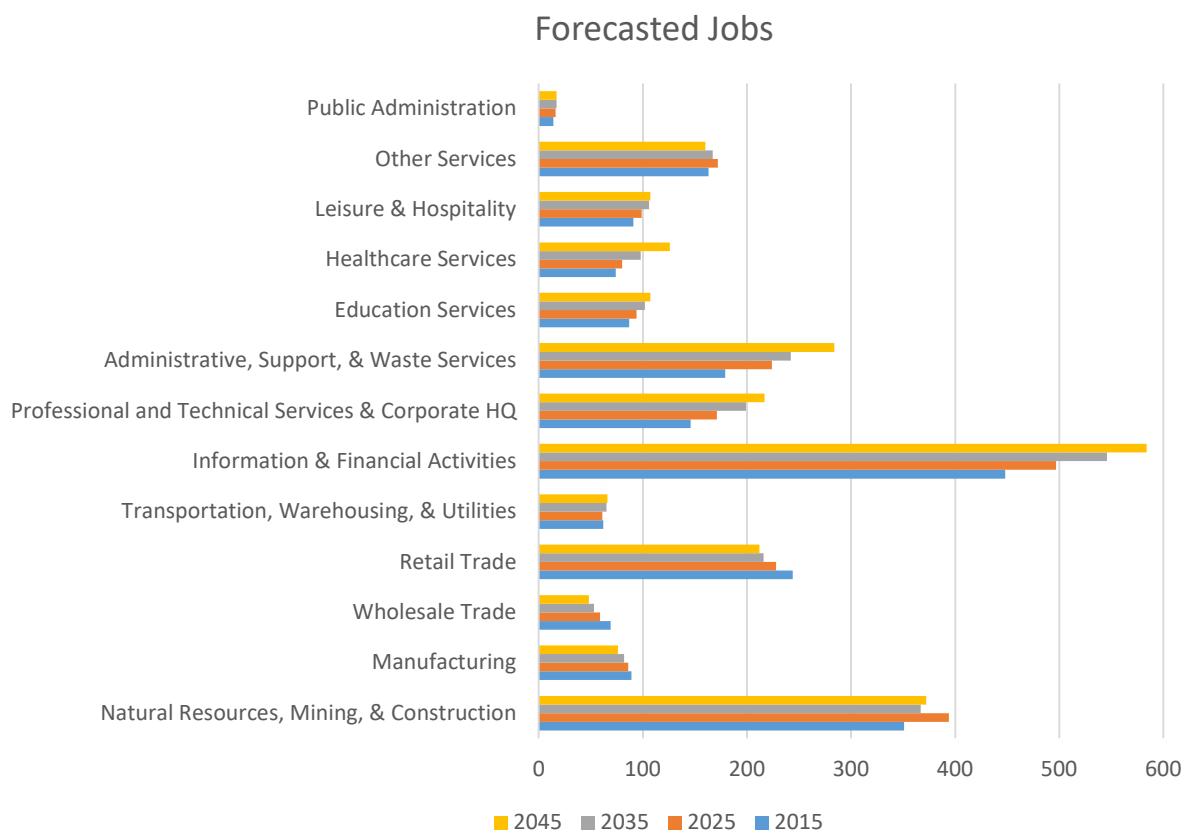
Educational Attainment



Occupations

Marion Township has an employed civilian population aged 16 and over, consisting of 4,811 workers. Most of these workers (84%) are private wage and salary workers (2,964) with government workers comprising the second largest class of workers in the Township (8% or 297 workers). Self-employed workers in their own unincorporated business comprise the third largest class of workers in the Township (7% or 234 workers).

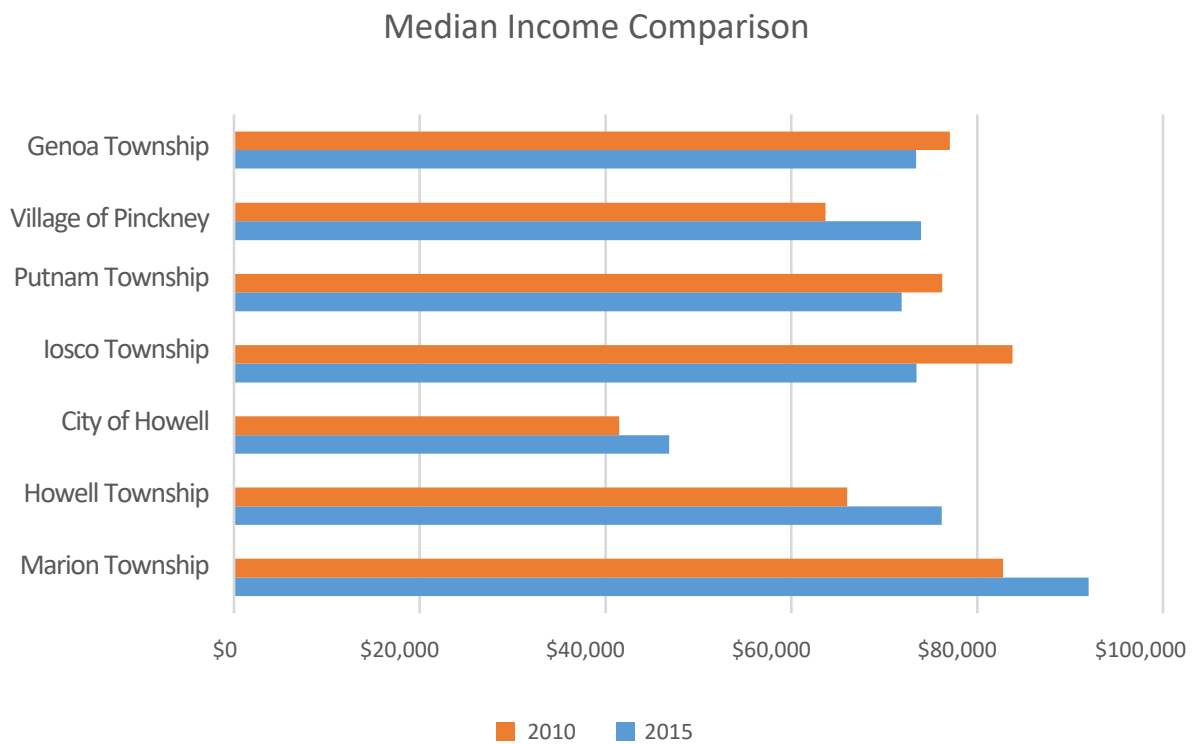
The dominant occupation category in Marion Township is management, professional, and related occupations. Over 1,000, or 31.2%, of the 3,522 workers claim this as their occupation. Sales and office occupations is the second largest occupation category with 940 workers or 26.7% of the employed civilian population aged 16 and over. The third largest occupation category in the Township is production, transportation, and material moving occupations. This occupational category has 679 workers or 19.3% of workers. The occupational category with the least number of Marion Township workers is farming, fishing and forestry occupations. Only 6 workers are recorded in this occupational category.



Source: Southeast Michigan Council of Governments 2045 Regional Development Forecast

Income

Marion Township's median household income of \$82,787 and \$32,557 per capita are in the upper half of Livingston County community values. Compared with surrounding communities, Marion Township has the highest 2015 household median income. Most Marion Township households have an income between \$50,000 and \$125,000, with the bulk of households in the \$75,000 - \$100,000 range.



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CHAPTER 3

NATURAL FEATURES

The natural environment forms the basis of a community's development, so it is important to include within a master plan a chapter that details the natural features found within a community and how those features interact with each other in the ecosystem. This will allow a community to grow while maintaining the important natural features that attracted people to the community in the first place. Development within the Township should be directed to areas that could best sustain the physical changes to the landscape without negatively impacting the community's natural features. Conversely, those areas of the Township that are deemed to be valuable environmental features should be master planned for less dense development.

The abundance of natural features within Marion Township is one reason that many people have moved to the Township. Natural features are important to residents and natural feature preservation will serve to increase their quality of life by providing a variety of aesthetic and recreation functions as well as protecting the rural character of the community. The Township will face significant development pressures over the next three decades; pristine lands which are highly suitable for recreational and other open space uses and which are useful for the preservation of native plant and animal species, will be in danger of being swallowed up by development if an eye is not kept on their preservation now.

Topography

Five bedrock formations lie under Marion Township in a generally transitional state from west to east. These formations are the Saginaw Formation, thin bands of Bayport Limestone, the Michigan Formation, a thin band of Marshall Sandstone, and Coldwater Shale. The bedrock is overlain by glacial deposits from 50 to 500 feet thick, and there is no outcropping of the bedrock. The proximity of bedrock to the surface of the ground does not impose limitations for normal excavating or construction.

The surface geology of Marion Township resulted from glaciations. Gently rolling till plains, which make up most of the Township, were the general land form produced by a uniform glacial retreat. Rocks were deposited in an even fashion across the landscape.

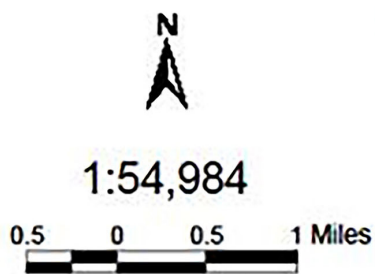
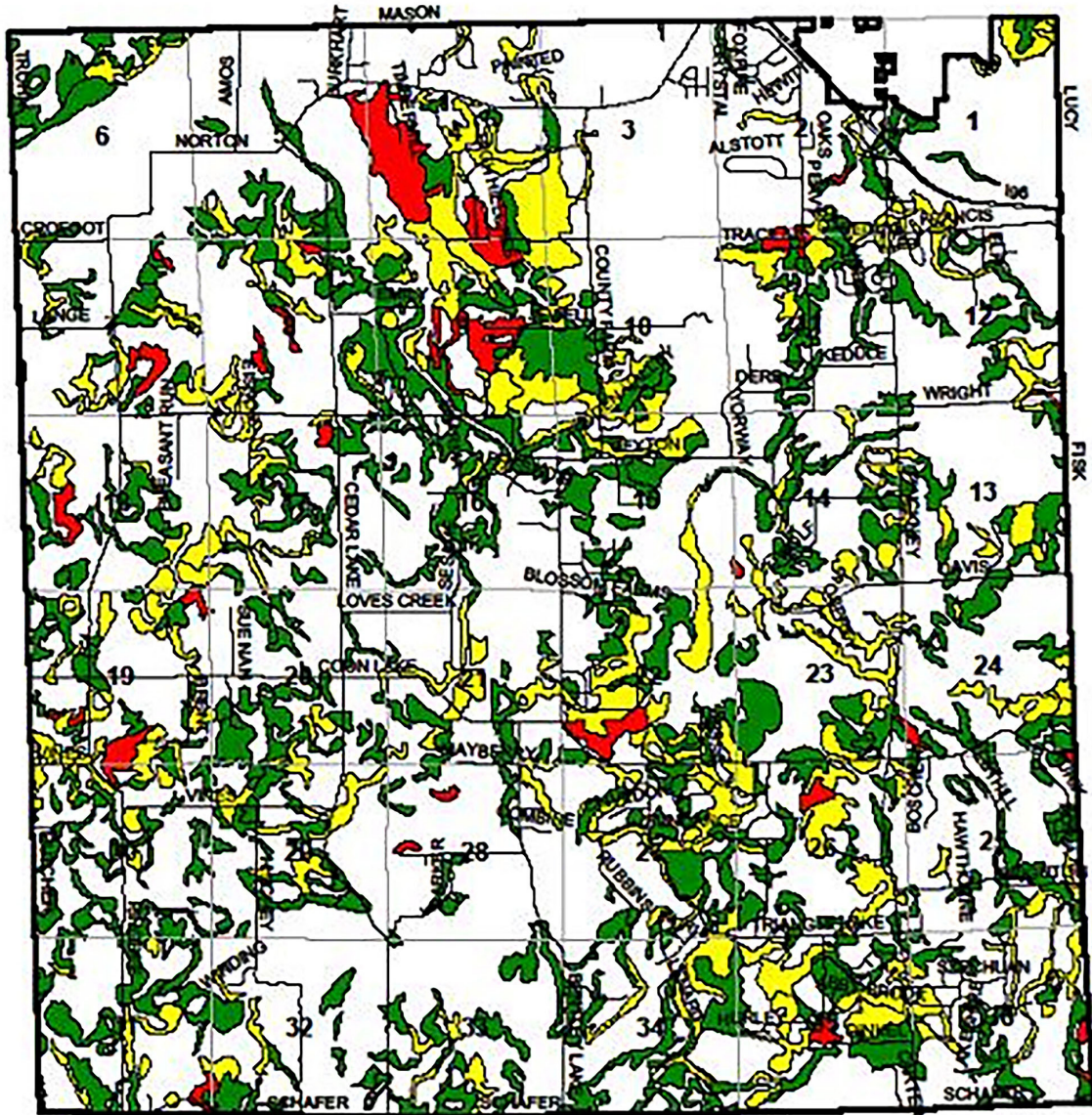
Three more distinct land forms found in the Township resulted from glaciers: moraines, out wash channels, and kettles. Moraines are hills that divide the drainage basins or watershed areas of the Township. They are highly porous and provide natural intake points for water to percolate into the groundwater table. Out wash channels were once watercourses resulting from glacial melt water. Following glacial retreat, large blocks of ice occasionally broke from the glacier and became embedded in the depositional debris. As those ice blocks melted, depressions called kettles were formed. Kettles that form small lakes are natural reservoirs for the containment of surface water. Because they are usually shallow water bodies, they are easily susceptible to water pollution caused by development adjacent to their shores. Marion Township is generally level with a few locations of steep (>18%) slopes. The largest of these is located in Section 4, south of Norton Road and west of Sanitorium Road. Steep slope classifications are depicted on (Map 1). Areas that contain steep slopes should remain undisturbed.

These areas should be viewed as natural and aesthetic open space areas. If development should occur, sensitive site planning would be required along these slopes to prevent soil erosion. Care must be taken to ensure that extensive grading is minimized and to ensure that other natural features such as vegetation and topsoil are retained.

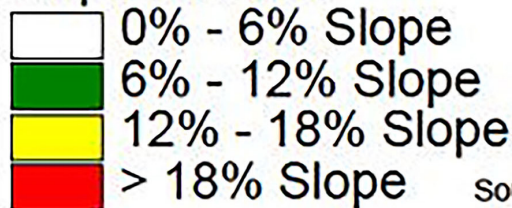
Watersheds

Marion Township has the distinction of being the only Township in the state with waters draining to three different Great Lakes. The eastern half of the Township is in the Shiawassee River Watershed, which drains to Lake Huron. The western half is a part of the Upper Grand River/Red Cedar Watershed and drains to Lake Michigan. Finally, two areas of the Huron River watershed poke across the Township's southern boundary. The Huron River watershed drains to Lake Erie. The three watersheds meet at a point on the section line between sections 35 and 36 just north of Schafer Road (Map 2).

Map 1 Slope Classifications



Slope Classes



Source: MIRIS, SEMCOG

Lakes and Rivers

Surface water in the Township is in the form of lakes, rivers, and wetlands. Almost none of this surface water is accessible to the public. The four largest lakes in Marion Township are Cedar Lake (117 acres), Coon Lake (106 acres), Pleasant Lake (78 acres), and Triangle Lake (51 acres). There are five additional lakes ranging in size from 12 to 25 acres. The combined surface area of these nine lakes is nearly 450 acres.

The shores of lakes are very popular for land development and often command very high market prices. Consequently, lakefront developments are often built at the highest densities allowed by local zoning. Most lake lots in Marion Township were created decades ago and are less than 50 feet wide. Many were constructed as summer homes but have been converted to year-round use as a result of rising housing prices, improved highway access, and the desirability of lakefront living.

Dense lakefront development often results in groundwater contamination from septic systems located near lake shores in high water table areas. Surface waters are also polluted from runoff over impervious surfaces such as driveways, roads, and roofs. This runoff carries with it tar, rubber, salt, oil, gasoline, and other fluids from automobiles. Lakefront lawns also contribute to lake pollution by speeding runoff into lakes and carrying fertilizer, weed killer, insecticides, and other chemicals with it.

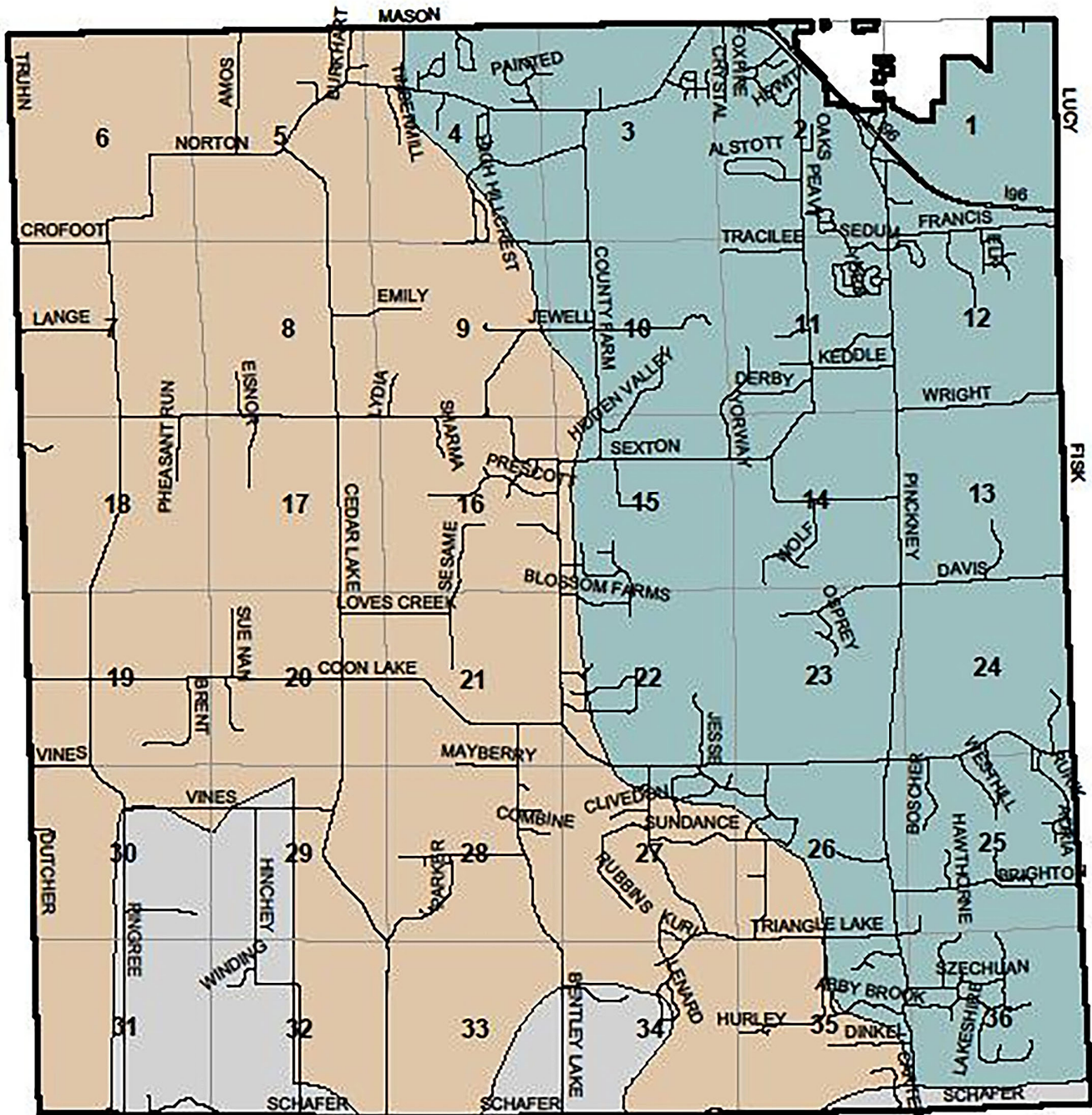
Marion Township is the source of two important rivers. The Red Cedar, which begins at Cedar Lake, runs west and eventually joins the Grand River near Lansing, and the South Branch of the Shiawassee, for which Coon Lake is the source, continues north into Shiawassee County. There are several significant creeks and drains in the Township as well.

Wetlands

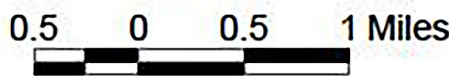
Wetlands are complex ecological systems that function in a number of beneficial ways. Wetlands reduce flood hazards by providing storm water storage. Wetlands that overlay groundwater recharge areas improve groundwater quality by filtering the water as it percolates through the soil. They act similarly near surface water by filtering run-off. They are also highly productive ecosystems which provide an essential habitat to much of Michigan's fish and wildlife at some time during their life cycles.

Wetland areas are interspersed throughout the Township and are adjacent primarily to deciduous and coniferous woodland areas. There are approximately 600 acres of wetlands in Marion Township, including large systems associated with the Shiawassee and Red Cedar Rivers. Under Public Act 451 of 1994, certain wetland areas are protected more stringently by the Department of Natural Resources and Environment. These include wetlands that are contiguous to an inland lake, pond, river, stream, or similar surface water feature and wetlands that are five acres or larger in area and located in counties that contain a population of at least 100,000 people, which includes Livingston County. Rivers, lakes, and wetlands are depicted on (Map 3).

Map 2 Watersheds



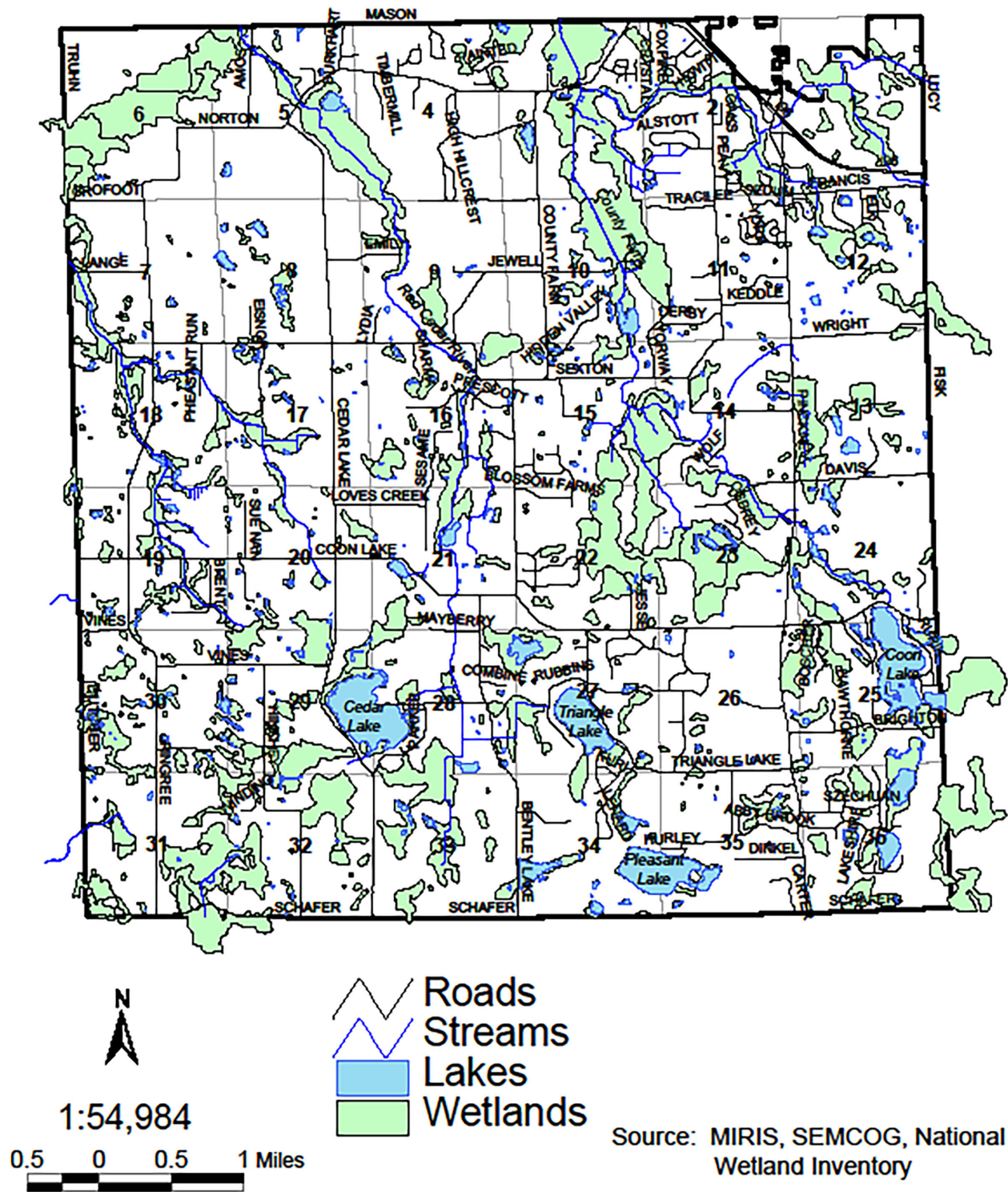
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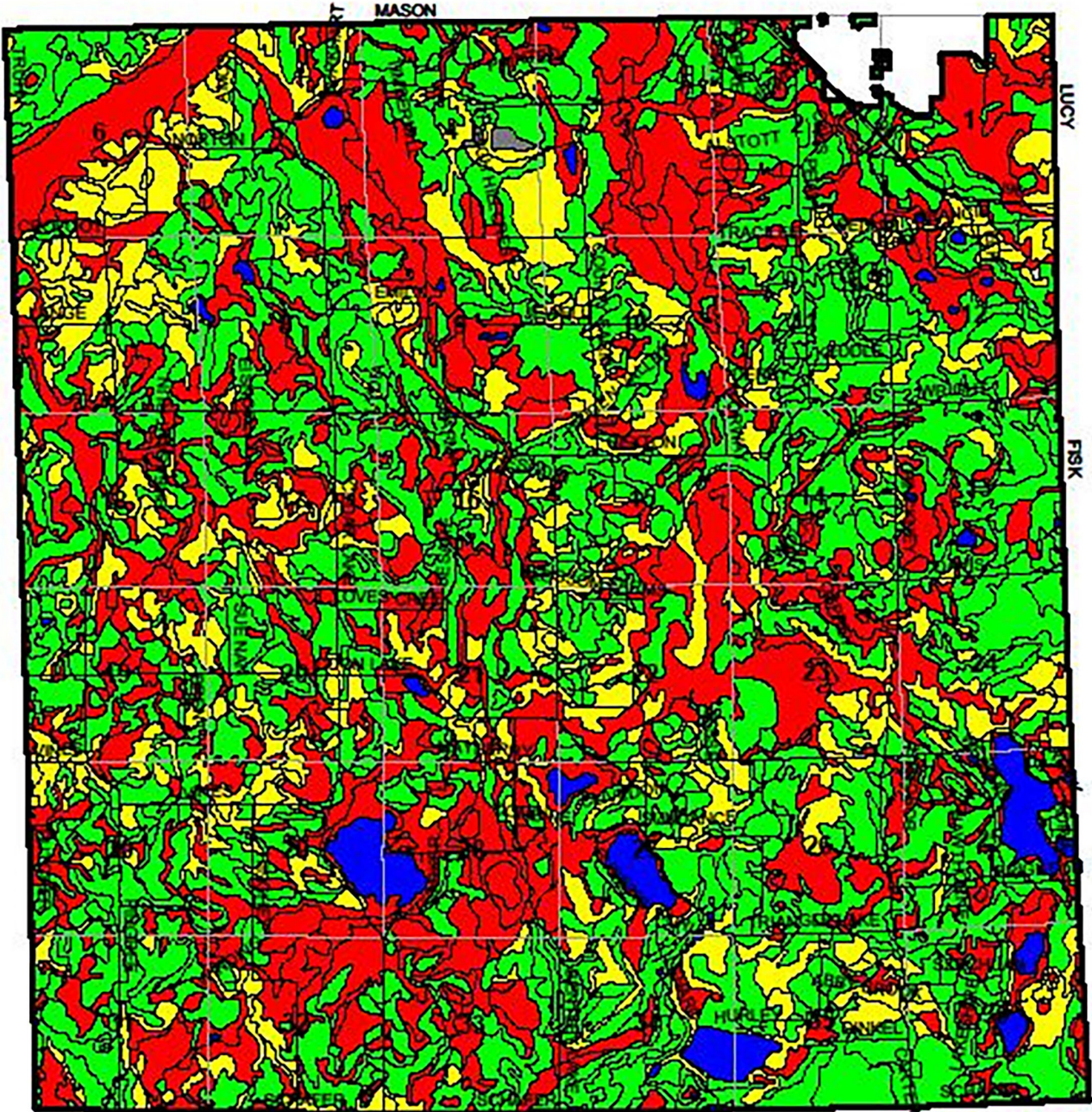
- Watersheds**
- Huron
 - Shiawassee
 - Upper Grand/Red Cedar

Source: MIRIS, SEMCOG

Map 3 Rivers, Lakes, and Wetlands



Map 4 Septic Limitations



1:54,984

0.5 0 0.5 1 Miles



Septic Limitations

- Slight
- Moderate
- Severe
- Borrow Pits
- Gravel Pits
- Water

Source: MIRIS, SEMCOG,
USDA Soil Survey

Soils

Most soils in Marion Township can be generalized into one of three soil associations, consisting of one or more major soils and at least one minor soil. These associations are useful when looking at large areas of the Township or when planning broadly for recreation, development, wildlife areas, watershed protection, or similar activities. At the site planning level, it is necessary to look at individual soil maps because of varying slopes, drainage, and other factors.

The largest soil association is Fox-Boyer-Oshtemo, characterized by steep or hilly, well-drained, moderately- or coarse-textured soils. Much of the southern half of the Township has these soils. Next largest is the Miami-Conover association, found mainly in the northern half of Marion Township. These are nearly level to strongly sloping, well-drained to somewhat poorly-drained medium-textures soils. Also found in the Township are patches of Carlisle-Houghton-Gilford, which is nearly level and very poorly drained. This association is found surrounding Cedar Lake and in a few other areas .

One useful piece of information that can be gathered from the soil data is how capable a soil type is of supporting on-site septic disposal. This is called the soil's Septic Limitation and can be a great tool to use when deciding where to direct residential development. The septic limitations within Marion Township are shown on (Map 4). Obviously, areas that are under greater septic constraints should be planned for less density.

Agricultural Land

Agricultural land encompasses approximately 40% of Marion Township. According to the most recent land use data (1995 MIRIS and 2002 departmental updates), Marion Township contains approximately 9,400 acres of agricultural land, or approximately 40% of the entire Township. The majority of the agricultural lands are in the southeast, southwest, and northwest quadrants of the Township. The quadrant with the largest amount of farmland is the northwest, where there remains almost 3,500 acres of contiguous agricultural land. Much of the agricultural land in the northeast quadrant has been overtaken by development, especially within the Township's sewer service area. Agricultural land is depicted on (Map 5).

Approximately 2,200 acres of woodland currently cover Marion Township. Agricultural land serves a variety of benefits to the Township. It provides locally-grown food and important wildlife habitats. Beyond these obvious benefits, the Township's agricultural land serves as a part of the rural atmosphere that attracts residents to Marion Township, provides food for wildlife, helps to control flooding, protects wetlands and watersheds, and helps to maintain good air quality. Having said that, very little has been done in the past to preserve agricultural land in Marion Township. There are two parcels enrolled in the State's P.A.116 agricultural preservation program. Under Public Act 262 of 2000, a grant program was established by the State of Michigan for the purpose of agricultural preservation through the purchase of development rights. A local government may apply for a grant if the local government has adopted a purchase of development rights (PDR) ordinance, has an adopted Master Plan, and is willing to make a 25% match. If the Township wishes to preserve their remaining farmland, P.A. 262 supplies a viable option for doing so.

Woodlands

Marion Township was originally almost entirely forested with mixed hardwoods in the uplands and swamp hardwoods and conifers in the lowlands. Now, nearly all of the original old-growth woodlands have been logged or cleared for agriculture and development. Today, approximately 2,200 acres of woodland cover Marion Township. Second-growth woodlands consist of mixed hardwoods in well-drained, sandy soil areas; oak, hickory, sugar maple, ash, cherry, beech, basswood, and elm in areas of better drained, medium- to fine-textured soils; elm and red maple in areas of poorly-drained mineral soils; and aspen, white cedar, tamarack, elm, and red maple on timbered organic soils.

The preservation of woodlands in the Township is important for a number of reasons. Besides adding to the rural character of the Township, woodlands provide habitat for wildlife, recreation opportunities for citizens, and scenic landscapes. Woodlands also serve as buffers between developments, further accentuating the rural feel that is desired by those living in the Township.

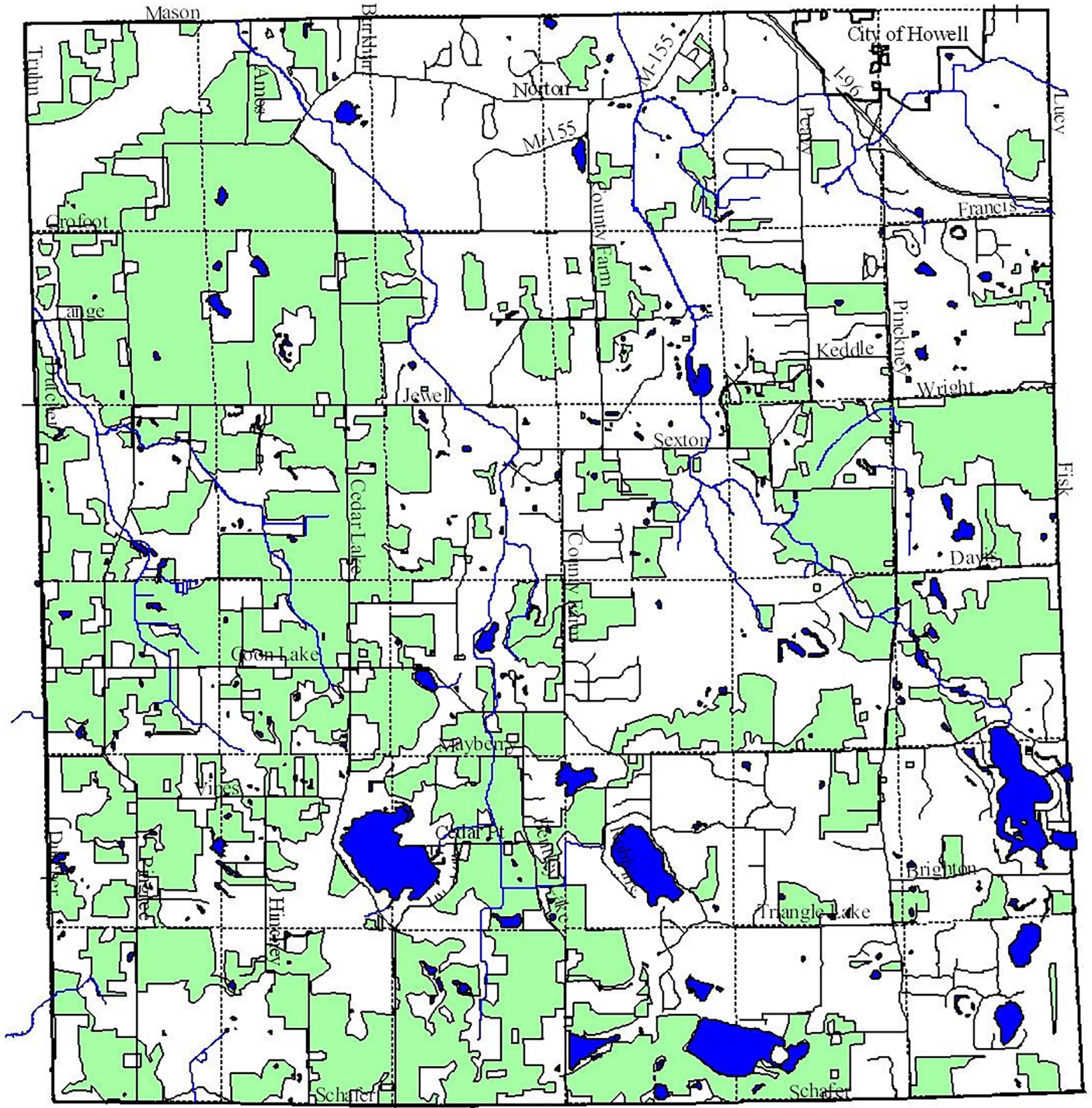
Environmental Concerns

Part 201 Sites

Part 201 (Environmental Remediation) of the Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended) regulates sites of environmental contamination in Michigan. Part 201 replaced the Michigan Environmental Response Act (MERA), known as Act 307. Marion Township has one Act 201 site of environmental contamination. That site is the Wellman Property Disposal at 4875 Pinckney Road in Section 25. Act 201 sites are scored by the State on a scale of 0 to 48, which assists the Michigan Legislature in funding site evaluation, interim response, and final response activities. The Wellman Property Disposal site was added to the list in September of 1991 and has a score of 18 (updated on August 3, 2004) on the State scale.

There are also eight Act 201 sites within half a mile of Marion Township's borders. These eight sites are all clustered around section 1 and lay in the City of Howell or Genoa Township. The highest scoring of these sites is Cotter Electric in the City of Howell, which has a score of 29 on the State scale.

Map 5 Agricultural Land Use



1:54562

0.5 0 0.5 1 Miles

 Water
 Agricultural Land Use

Source: MIRIS, SEMCOG

Wellhead Protection

“The objective of wellhead protection is to prevent contaminants from entering the public water supply wells by managing the land that contributes water to the wells.” The wellhead protection area is that area that contributes water to a municipal well through surface water infiltration and thus has the ability to contaminate an entire community’s water supply. An active wellhead protection program identifies the areas that contribute to the wells’ water supply and attempts to minimize contamination and educate residents on developing best management practices that minimize threats to public water supplies.

Marion Township has two wellhead protection areas within its boundaries. Zoning Ordinance language was established by the City of Howell and Marion, Howell, Oceola, and Genoa (MHOG) Townships, to protect the water supply that each of these communities share in the center of Livingston County. Marion Township adopted this language and incorporated it into their Zoning Ordinance. The wellhead protection areas in Marion Township can be found in Section 1 north of I-96 and in all of Sections 4 and 5 and parts of Sections 3, 6, 7, 8, 9, and 10. In 2010, the Marion Township Planning Commission and the City of Howell Planning Commission worked together to establish an environmental review process for proposed uses within the City’s wellhead protection area in Section 1.

To minimize threats to public water supplies, the land area that contributes water to a municipal well through surface water infiltration is often designated as a Wellhead Protection Area. In Marion Township, the wellhead protection area has been marked with roadside signs. Older signs read, “Wellhead Protection Area” while newer signs read, “Drinking Water Protection Area.”

1) Phase II

The U.S. Environmental Protection Agency (USEPA) has issued the Phase II Storm Water Rule, which requires municipalities and other public bodies that operate a separate storm water drainage system within a U.S. Census-defined Urbanized Boundary to obtain a storm water permit by March 10, 2003. This permit program affects over 170 communities in Southeast Michigan and is administered by the Department of Natural Resources and Environment (MDEQ). The Phase II stormwater requirements require a National Pollutant Discharge Elimination System (NPDES) permit from any Municipal Separate Storm Sewer System (MS4) that is not already covered and from construction projects disturbing between one and five acres of land. This is more stringent than the former NPDES permitting.

These new regulations have only minimal effects on Marion Township as there are only a few parcels within the City of Howell that are still considered to be part of Marion Township. These “islands” fall within the South Lyon/Howell/Brighton Urbanized Area and are thus governed by the new Phase II regulations.

The Phase II regulations require the permittee to choose appropriate Best Management Practices (BMPs) for each minimum control measure. The USEPA expects Phase II permittees to tailor their storm water management plans and their BMPs to fit the particular characteristics and need of the permittee and the area served by its MS4.

The new Phase II regulations give municipalities the option of regulating on a watershed basis rather than on a site by site basis. Marion Township is acting in partnership with neighboring communities to take part in Phase II regulation of the Shiawassee River watershed. This watershed approach to regulation means that any construction projects of one acre or more that take place in the Shiawassee River watershed within Marion Township will have to attain a Phase II permit.

Some of these BMPs include:

- *Public Education and Outreach*
- *Public Participation/Involvement*
- *Illicit Discharge Detection and Elimination*
- *Construction Site Runoff Control*
- *Post-construction Runoff Control*
- *Pollution Prevention Measures*

As of November 2009, Marion Township still participates with the Phase II stormwater requirements on a voluntary basis. Marion Township is not required to submit reports.



Hometown Village

Chapter 4

T TRANSPORTATION



This chapter of the Plan will address transportation issues within Marion Township. The Township has an Interstate that cuts across the northeast corner of the Township and has an entrance and exit on a major arterial. Interstate 96 (I-96) runs generally from the northwest to the southeast through Sections 1 and 2 and provides a connection to the entire southeast Michigan area. Just south of the City of Howell, I-96 has a full interchange on Pinckney Road, Michigan Avenue, also known as D-19. D-19 runs north and south and connects the Village of Pinckney to the City of Howell.

Existing Traffic Conditions

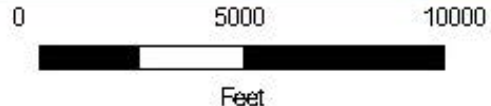
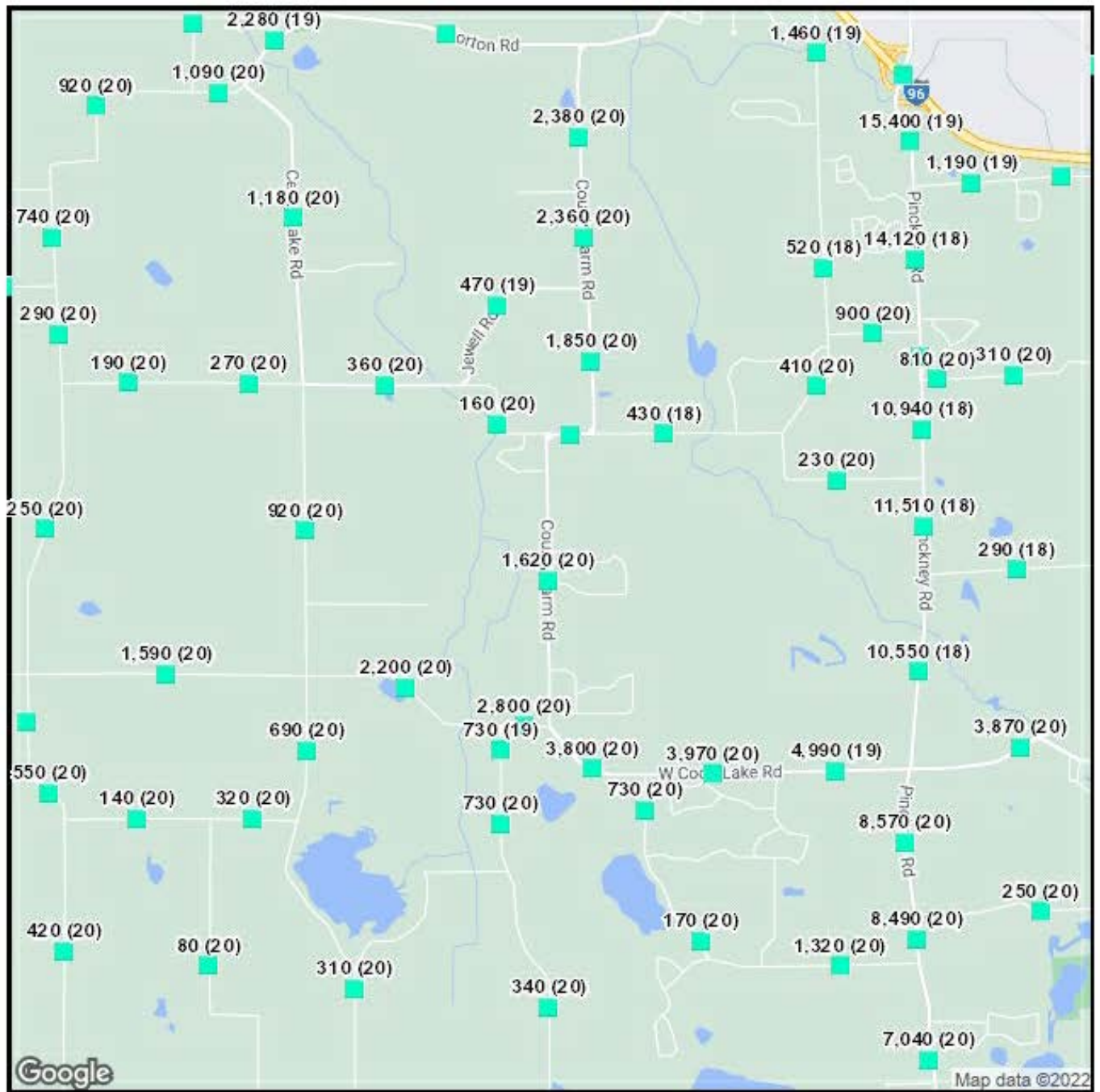
Marion Township's transportation system is made up of 35 miles of paved and 44 miles of unpaved county and state roads, not including I-96 or local subdivision roads. D-19 is the major north-south thoroughfare. The major east-west route is Coon Lake Road which runs from the Ingham County border in Iosco Township to the west to Genoa Township to the east. Access to I-96 is located at D-19 and, further west, in Howell Township at M-59. Latson Road interchange was opened in 2014. See (Map 9) for a map of Township roads and their County classifications, as well as the most recent Livingston County Road Commission traffic counts.

The only public transit available is county-wide small bus dial-a-ride service from Livingston Essential Transportation Service (LETS). Eighty-eight percent (88%) of users of LETS are elderly or have a disability. The Township has no non-motorized vehicle paths for bicycles or pedestrians and has limited sidewalk availability.

Marion Township's local transportation network is segmented by the two county primary hard top roads within the Township: D-19 and Coon Lake Road. These two roads effectively divide Marion Township into three areas. The first is all of the area north of Coon Lake Road and west of D-19. Much, but not all, of this area is supplied with sanitary sewer and there are several smaller lot residential developments in this part of the Township. The second general area is that part of the Township south of Coon Lake Road and west of D-19. This area is more rural in nature and does not have sewer availability. There are fewer residential developments and, except for lakeshore developments, lots here tend to be larger than in the rest of the Township. The third general area is that part of the Township east of D-19. This is made up of the easternmost six sections of the Township along the border with Genoa Township. This area is characterized by rural and open space, although there are lakeside residential developments and residential developments near the borders with the City of Howell and Putnam Township.

Map 6

Transportation and 2019/2020 Traffic Counts



5/20/2022

Source: Livingston County Road Commission

| HIGH CRASH INTERSECTIONS IN MARION TOWNSHIP 2010 - 2014 | | | |
|---------------------------------------------------------|------------------------------|----------------------------------|------------------------------|
| Intersection | Total Crashes 2010 - 2014 | Intersection | Total Crashes 2010 - 2014 |
| McPherson Park Dr. @ Mason Rd. | 41 | W. I-96 ramp @ D-19 | 13 |
| E. bound I-96 @ Michigan Ave. | 33 | D-19. @ Keddle | 16 |
| S. Michigan @ Holiday Lane | 32 | Pinckney Road @ Schafer Rd. | 11 |
| E/W Coon Lake @ Michigan | 28 | Mason Rd. @ Peavy Rd. | 11 |
| W. bound I-96 ramp @ S. Michigan Ave. | 16 | Pinckney Rd. @ Triangle Lake Rd. | 10 |
| D-19 @ Pulford Rd. | 14 | Keddle Rd. @ Pinckney Rd. | 10 |
| D-19 @ Wright Rd. | 14 | Pinckney Rd. @ Wright Rd. | 10 |
| GRAND TOTAL OF CRASHES = 265 | | | |

Source: Southeast Michigan Council of Governments, 2014

Other Modes of Transportation

1) Bus

The Livingston Essential Transportation Service (LETS) operates within Livingston County. This service is available to citizens who require public transportation and is available throughout the County. Twenty-four hours of notice is required to be picked up by a LETS bus and a pick up appointment can be made for medical purposes up to six weeks in advance. LETS provides Regional Service for medical appointments in Ingham, Genesee, Oakland and Washtenaw Counties. The hours of operation for LETS are 7:00 AM to 5:30 PM everyday of the year, excluding County holidays.

2) Non-motorized

Marion Township does not currently offer non-motorized paths or trails except for some isolated sidewalk systems associated with some of the Township’s residential developments. There are currently no plans to install any non-motorized trails in the Township. The Livingston County Comprehensive Plan identifies three potential areas in Marion Township where non-motorized transportation corridors may work. A electricity utility corridor runs north and south along the western edge of the Township. The development of utility corridors into linear recreational areas is not without precedence. The other two are associated with the Township’s river system.

The Red Cedar River and the South Branch Shiawassee River corridors have both been identified as ideal places where non-motorized trails could be built in a rural setting.

The electricity utility corridor that runs north and south along the western edge of Marion Township and the two river corridors in the Township have been identified as ideal places for future trailways. There is a demand in Marion Township for this type of recreation. The survey conducted for the 2002 Marion Township Parks and Recreation Plan indicated that the most desired recreational use in the Township was bike paths and that the most desired park feature, should the Township develop parks in the future, was wildlife paths. The second most desired open space feature was a greenway network. The survey also indicated that just over 77% of the respondents would support a temporary one mill assessment to their winter tax bill to acquire land for recreational purposes.

3) *Airports*

There are no airfields in Marion Township. The nearest airport to the Township is the Livingston County Airport, northwest of the City of Howell. Detroit Metropolitan Airport is in the City of Romulus, approximately 50 miles southeast of Marion Township. Capital Region International Airport is in DeWitt Township, approximately 46 miles northwest of Marion Township.

Jack Lowe Park



Photo credit: Jessica Timberlake

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A photograph of the Marion Township Hall building, featuring a prominent brick facade and a large, gabled roof structure. The words "MARION TOWNSHIP HALL" are visible on the building's facade. The image is overlaid with a semi-transparent dark layer to accommodate text.

CHAPTER 5

COMMUNITY FACILITIES

This chapter of the Plan will address existing community facilities within Marion Township. Community facilities for Marion Township include Township offices, police service, fire service, schools, sewer and water service, recreation, cemeteries, and other facilities in neighboring communities.

Continued growth within Marion Township has forced the public service base to expand to meet the increased needs. Those needs have changed because of the gradual transition from an agricultural community to a rural residential one. It is anticipated that the demands on community facilities will continue to increase as the Township's population grows.

Township Offices

The Marion Township Hall is located at 2877 W. Coon Lake Road, west of the intersection of Coon Lake and D-19 in Section 21 of the Township. The Township Hall was constructed in 1980 and was remodeled in 2004. It is situated on approximately nine acres of a 19-acre Township-owned parcel of land. The Township Hall houses the offices of Marion Township elected officials such as the Township Supervisor, Clerk, Treasurer, and various other Township personnel. The hall also houses a substation of the Howell Area Fire Authority. The undeveloped 10 acres of land would be suitable for future Township facilities such as parkland or utility provision.

Police Service

Police protection is provided by the Livingston County Sheriff Department and the Michigan State Police. Police are dispatched under the "closest car" policy. If there is an emergency requiring police service, the closest car to the emergency is dispatched to the scene. The closest car could be either a sheriff car or a State Police car. Back-up assistance is provided under the same policy. As the Township's population continues to grow, additional police protection will be required.

Fire Service

Marion Township fire protection is provided by the Howell Area Fire Authority which consists of a main station in the City of Howell and three substations located throughout the coverage area - one of which is located next to the Marion Township Hall. According to Livingston County 911 Central Dispatch/Emergency Management, all of Marion Township falls within the Howell Fire Service Area. The Howell Fire Service Area is serviced by the Howell Area Fire Authority (HAFA). The HAFA is responsible for the City of Howell, as well as portions of four area Townships, including Marion Township. The main station is located at 1211 W. Grand River Avenue, with three substations throughout the HAFA coverage area. As already mentioned, one of those substations is located at the Marion Township Hall. The Marion substation is manned by 10 paid on-call volunteers made up of 8 firefighters, 1 Assistant Chief and 1 Captain.

Schools

The majority of Marion Township is served by the Howell Public School System. The exception to this is a small area near the southwest corner of the Township along the Putnam Township border which falls in the Pinckney Community School District jurisdiction.

In addition to Marion Township, the Howell Public School District includes much of Genoa, Oceola, Howell, Cohoctah, and Deerfield Townships, parts of Iosco, Handy, and Putnam Townships, and the entire City of Howell. In the ten year period between 1992 and 2002 there was a 39.2% increase in enrollment. In the 2021-2022 school year, there were 6,912 K-12 and Special Education students in the Howell school system, a 12% decrease in the last decade. There is no breakdown regarding how many of these students come from Marion Township.

Two of the facilities (Three Fires Middle School, and Ruahmah J. Hutchings Elementary) are located within the Genoa and Oceola Townships respectively. The Howell Public School System includes six elementary schools, two middle schools, one freshman campus, and one high school. The most recent addition to this collection of facilities is Parker Middle School located on the south side of Wright Road in Section 13 of Marion Township.

| HOWELL PUBLIC SCHOOL BUILDINGS | |
|---------------------------------|------------------------|
| School Building | Address |
| Howell High School | 1200 W. Grand River |
| High School Freshman Campus | 1400 W. Grand River |
| Highlander Way Middle School | 511 N. Highlander Way |
| Three Fires Middle School | 4125 Crooked Lake Road |
| Parker Middle School | 390 Wright Road |
| Challenger Elementary | 1066 W. Grand River |
| Northwest Elementary | 1233 Bower Street |
| Southwest Elementary | 915 Gay Street |
| Innovation Academy | 861 Sibley Street |
| Voyager Elementary | 1450 Byron Road |
| Ruahmah J. Hutchings Elementary | 3503 Bigelow Road |

Sewer and Water Service

Most Marion Township residents are served by individual septic systems and private wells. Municipal water services are available to Township residents in the northern portion of the Township, with water mains running along Lucy Road south to Francis Road, Francis Road west to D-19, D-19 north to I-96, I-96 northwest until it heads west to Foxfire Road, Foxfire Road north to Norton Road, and west along Norton Road and forming a loop with Cedar Lake Road, Sanitorium Road, and County Farm Road. Marion Township is a member of a water authority made up of four Townships: Marion, Howell, Oceola, and Genoa. The water authority is called MHOG. The MHOG wells and water treatment plant are located in the northwestern part of the Township on Norton Road near Amos in Section 5.

In 2000, a proposed water/sewer boundary was established in the northern tier of the Township, covering the majority of Sections 1, 2, 3, 4, 5 and 12, and smaller parts of Sections 6, 7, 8, 9 and 11.

Private community sewage/waste water treatment facilities are allowed by Special Use Permit in Township developments. If sewage/waste water treatment is approved by the Board of Trustees, developments are required by the Marion Township Zoning Ordinance to meet underlying zoning density.

Recreation

Most recreational land use in Marion Township is privately owned. Privately-owned recreation opportunities include a privately owned gun club, game ranch and the Howell Conference and Nature Center. The Howell Conference and Nature Center includes camping, conference, and educational experiences, as well as many recreational facilities, including a ropes course, a camp, an outdoor animal rehabilitation center, and cross country skiing trails.

Marion Township currently contracts public recreational opportunities with the Howell Area Parks and Recreation Authority (HAPRA) program, mainly to provide Township residents access to the recreational programs HAPRA offers. The membership of HAPRA consists of the City of Howell, Genoa Township, Oceola Township, and Howell Township. Activities take place in the City of Howell and participating municipality facilities, and include classes, team sports, and day camps. Additional activities, such as exercise classes, cultural and entertainment programs, and hot lunches, are available for senior citizens at the Howell Senior Center.

HAPRA will continue to be Marion Township's focal source for children's recreation programs, senior citizen activities, and access to boating on Thompson Lake (located in the City of Howell and Oceola Township). Although there are many opportunities under the umbrella of HAPRA, most of their activities are located outside the boundaries of Marion Township.

Marion Township has two parks. Fred Brown Memorial Park is on the east side of Triangle Lake Road, south of W. Coon Lake Road. There is a baseball diamond, soccer field, play area and walking path. The second is Jack Lowe Memorial Park, adjacent to the Marion Township Hall. There is a gazebo, playground and disc golf course. The gazebo has been used as a wedding venue and for family reunions. The disc golf course is a joint venture between Marion Township and HAPRA. Marion Township provided the land and HAPRA designed, installed and maintains the course. Marion Township has adopted the HAPRA Parks Master Plan. This enables Marion Township to apply for funding through various private and public agencies to develop the parks with amenities such as a walking path that would connect Jack Lowe Memorial Park to the Fred Brown Memorial Park.

Additional public recreational opportunities are limited to two land areas: 270 acres of undeveloped land owned by the State of Michigan in Section 4 and 5 off Cedar Lake Road where hunting is allowed on the property; and 52 acres of the Brighton State Recreation Area in Section 36 which consists of ponds and extensive wetlands. Most facilities within the Brighton State Recreation Area are located in neighboring Genoa Township. Facilities include rustic and modern campgrounds, two beaches, horseback riding, public boat launches, hunting, fishing, and winter activities.

Cemeteries

There are five cemeteries located in Marion Township. Lakeside Cemetery is located in Section 5 along the south side of Norton Road. Green Cemetery is located in Section 19 along the west side of Pingree Road. County Farm Cemetery is located in Blossom Farms at the section line between Sections 15 and 22. It is a County Cemetery, maintained by the County. Harger Cemetery is in Section 23 along the west side of D-19. In 2008 the Marion Township Board of Trustees approved the purchase of a two acre parcel contiguous to the North property line of the Harger Cemetery. Drew Cemetery is in Section 3 opposite the entrance to the old Howell State Hospital property. It is a privately owned Cemetery that is privately maintained.

Other Facilities in Neighboring Communities

Marion Township is conveniently located between the City of Howell and the Village of Pinckney where many additional community facilities are located. For instance, Township residents have access to the Howell Carnegie Library in the City of Howell and the Pinckney District Library in the Village of Pinckney. There are also U.S. Post Offices located in both neighboring communities.

Marion Township Offices



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CHAPTER 6

EXISTING LAND USE

Existing land use in Marion Township was analyzed in several ways. The Southeast Michigan Council of Governments (SEMCOG) land coverage map was used as a base map for field analysis. Field research resulted in several changes to the SEMCOG map that yielded a new existing land use map (see map at end of chapter). Further changes were made after comparing the new existing land use map to Livingston County digital ortho photography, plat maps, and various road map sources.

Land Use Categories

Fourteen (14) existing land use categories were established to describe and map land use throughout Marion Township (see map at end of chapter). The categories are based on Michigan Resource Inventory System (MIRIS) Current Land Use/Land Cover Categories and are as follows: Agriculture, Commercial, Extractive, Industrial, Recreation and Open Space, Highways, Residential, Existing Residential Subdivisions, Residential Developments, Utilities, Vacant/Undeveloped, Lakes, Ponds and Streams, Wetlands, and Woodlands. Each land use category can be described as follows:

- 1) ***Agriculture*** - This land use category includes cropland, orchards, confined feeding areas, permanent pasture, farmsteads and other agricultural lands.
- 2) ***Commercial*** - This land use category includes service and institutional uses, primary central business districts, shopping centers/malls, secondary mixed business districts, and office centers or parks.
- 3) ***Extractive*** - The Extractive land use category includes open pits, underground extractive operations and oil or gas wells.
- 4) ***Industrial*** - The Industrial land use category includes general industrial and industrial parks.
- 5) ***Recreation and Open Space*** - This land use category includes public assembly spaces, outdoor recreation, and cemeteries.
- 6) ***Highways*** - This land use category indicates highway and interstate roads.
- 7) ***Residential*** - The Residential land use category includes single-family residences that are not developed in dense residential communities nor dense lakeside clusters of residences.
- 8) ***Existing Residential Subdivisions*** - This land use category includes platted existing residential subdivisions developed prior to March 14, 1996 (the effective date of the current Marion Township Zoning Ordinance).
- 9) ***Residential Developments*** - This land use category includes new, smaller lot (generally less than one acre), dense residential developments, manufactured home communities, subdivisions, condominiums, site condominiums, apartments, planned unit developments, cluster developments and open space preservation communities are also included.
- 10) ***Utilities*** - The Utilities land use category includes transportation networks such as air, rail, water and road transportation. The category also includes communication, waste disposal, water and other utility structures.

11) Vacant/Undeveloped - This land use category encompasses all land area that is not being used for any of the purposes of the other land use categories.

12) Lakes, Ponds and Streams - In addition to lakes, ponds and streams, this land use category includes reservoirs, drains and other waterways.

13) Wetlands - This land use category includes both forested and non-forested wetlands.

14) Woodlands - The Woodlands land use category includes both deciduous and coniferous forested land area and Christmas tree plantations.

Agriculture

Like most communities in Livingston County, agriculture is not as prominent in Marion Township as it was in years past. Each decade agricultural land use has diminished due to increased residential growth and development. The largest, contiguous expanses of agricultural land use are currently found in the northwest quadrant of the Township in Sections 5,6,7,8,9,16,17 and 18, and on either side of D-19 in Sections 13,14, 23 and 24.

In the northwest quadrant of the Township there are over 1,000 acres of contiguous agricultural land within the Marion Township sewer district. Most of the land area has long been proposed as a large-scale residential development that if constructed, would dramatically alter the character of this area.

In Sections 13, 14, 23 and 24 along D-19, the larger agricultural parcels range in size from 140 to over 200 acres in size. The southwest quadrant of the Township (Sections 19, 20, 21, 28, 29, 30, 31, 32 and 33) represents a third area of the Township where there is also a substantial amount of agricultural land area in smaller, scattered parcels. There are several parcels in these sections that are over 50 acres and less than 200 acres in size.

Commercial

Commercial establishments are infrequently found in Marion Township. They are located in the following four primary locations: The Lucy/National Road area adjacent to the City of Howell (Section 1), Mason Road and Michigan Avenue north of I-96 where a couple of Marion Township commercial properties are scattered amongst City of Howell properties (Sections 1 and 2), the D-19 corridor south of I-96 and north of Francis Road (Sections 1 and 2), and the northwest corner of the intersection of D-19 and Schafer Road at the Marion/Putnam Township line (Section 35).

The Lucy Road and National Street commercial area of the Township contains a vacant commercial building located on National Road and an auto shop with a large salvage yard and outside construction storage that extends the full width between Lucy Road and National Street. The Township has commercial properties that are interspersed among City commercial properties along Michigan Avenue and Mason Road.

The D-19 corridor south of I-96 and north of Francis Road contains the largest concentration of commercial establishments in Marion Township. Within this area along D-19 there is a restaurant (Woolly Bully's) and gas station and convenience store (Mugg & Bopps) as well as a couple of other businesses are located along Schroeder Road off of D-19. These include a motel, four small commercial establishments, a market, auto center and a mini-storage/monument business. These commercial establishments include an auto center and a service club. An adult foster care home and a wood crafter business are also located along the north side of Francis Road near the intersection of D-19 and Francis Road.

The fourth commercial area in Marion Township consists of a restaurant/bar, and a gasoline station that includes a food mart and auto repair at the northwest corner of the D-19 and Schafer Road intersection. This settlement area of residences and commercial establishments extends across the Marion Township line into Putnam Township where a party store is located at the southwest corner of D-19 and Schafer Road.

There are other small commercial establishments in the Township that are either permitted by right within the zoning district in which they are located (e.g. landscaping establishments) or a special use permit has been granted for the use.

Industrial

Industrial land uses are very limited in Marion Township. The Marion Township Existing Land Use Map indicates that there are two industrial sites located in the Township. One industrial site is located just east of the I-96 expressway on the south side of Mason Road. A second industrial site is located at the southern end of Lucy Road where the road terminates at the I-96 expressway.

There are other small industrial land uses in the Township that are either permitted by right within the zoning district in which they are located or a special land use permit has been granted for the use. These small uses are not mapped.

Recreation and Open Space

This existing land use category includes public assembly spaces such as the Marion Township Hall and attached Marion Township substation of the Howell Area Fire Authority. These two uses are located in Section 21 on the south side of Coon Lake Road.

This existing land use category also includes outdoor recreation establishments. Most recreational land use in Marion Township is privately owned. The Howell Gun Club is a privately owned 45 acre firearms establishment located in Section 9 along the west side of Jewell Road. The conference and nature center is located south of Triangle Lake Road in Sections 34 and 35 on 230 acres owned by the Presbytery of Detroit. The center includes many camping, conference, and educational experiences that are open to the public. Public recreational land use in Marion Township is limited to four land areas. One land area is 270 acres of undeveloped land owned by the State of Michigan in Sections 4 and 5 off of Cedar Lake Road. This outstanding property has 3/4 mile of Red Cedar River frontage and the State of Michigan currently allows hunting on the property. The second land area is 52 acres

consisting of pond and extensive wetlands in Section 36. This land is a non-contiguous part of the Brighton State Recreation Area. The third land area is Jack Lowe Memorial Park adjacent to the Marion Township Hall. This park has a play area, gazebo, disc golf course and natural terrain. The fourth is Fred Brown Memorial Park, located on the east side of Triangle Lake Road. This park has a play area, baseball field, soccer field and a ½ mile walking path.

Additionally, this existing land use category includes five Marion Township cemeteries. Lakeside Cemetery is located in Section 5 along the south side of Norton Road, Greene Cemetery is located in Section 19 along the west side of Pingree Road, County Farm Cemetery is located at the section line between Sections 15 and 22, Harger Cemetery is located in Section 23 along the west side of D-19 and Drew Cemetery is located in Section 3 along the east side of County Farm Road.

Highways

Highway land use in Marion Township is exclusive to Interstate 96 which traverses the north east corner of the Township and includes the D-19/I-96 interchange just south of the City of Howell.

Residential

Marion Township largely consists of low -density single-family residential lots that are not developed in dense residential communities nor dense lakeside clusters. These lots are primarily greater than two acres and they are dispersed throughout the Township. Most of this land use is located along county road frontage or in small, large lot private road developments.

Existing Residential Subdivisions

Existing residential subdivisions were platted and developed prior to the March 14, 1996 effective date of the current Marion Township Zoning Ordinance. The subdivisions are dispersed throughout the Township. The establishment of these subdivisions is no longer allowed under the Marion Township Zoning Ordinance.

Several Existing Residential Subdivisions are located around the lakes in the southern half of Marion Township. Residential lots on lake frontage are highly sought-after, premium properties in the Township. The character of these areas includes a mixture of types of homes along the lake frontage. There are older cottage style dwellings and newer, large homes that often dwarf the older homes. Most often a narrow roadway rings the lake and separates the dwellings right on the lake from those that offer lake views. The result of this development pattern is densely clustered residences, although the influence of this pattern is usually confined to the platted area surrounding the lake and the density and clustering do not extend far beyond the lake front. The high density of this land use means that a fairly large population of Township residents reside around the lakes.

In Marion Township, there are six (6) lakes that have Existing Residential Subdivisions surrounding some of their shores. Coon, Gale and Pardee Lake are clustered together in Sections 24 and 25 of the Township. Portions of Gale and Pardee Lake extend into Genoa Township. Most of Coon Lake is surrounded by Existing Residential Subdivision land use, and on the eastern side of Coon Lake these platted subdivisions also abut Gale and Pardee Lakes. Triangle Lake in Section 27 also has Existing Residential Subdivision land use surrounding most of the lake. Cedar Lake in Sections 28 and 29 has Existing Residential Subdivision land use along the eastern and western shores of the lake, and Pleasant Lake in Sections 34 and 35 has limited Existing Residential Subdivision land use on the northern shore of the lake.

Residential Developments

Marion Township is currently one of Livingston County's most prolific locations for residential development. According to Livingston County Department of Planning's Planned and Proposed Residential Development data base, over the last ten years, the number of planned and proposed housing units in Marion Township has more than quadrupled. In June 1993, Marion Township reported eight planned and proposed residential developments totaling 332 housing units. Ten years later Marion Township reported thirty-one (31) planned and proposed residential developments totaling 4,301 housing units (July 2003). In the year 2004, these numbers further increased to thirty-one (31) planned (under construction) and six (6) proposed (site plan review stage) residential developments totaling 4,654 housing units (April 2004).

Annual residential construction in the Township topped 1,000 planned and proposed residential units by 1995 and the number of residential units has been consistently at this level ever since. The 4,654 planned and proposed residential units reported in 2004, represents the highest total of all time. The number of planned and proposed residential units in the Township has fluctuated most dramatically with the variety of proposals that have been submitted for a large-scale residential development on over 1,000 acres of land in Sections 5, 6, 7, 8 and 9 of the Township.

The annual number of planned and proposed residential developments increased most dramatically between the years 1998 and 1999 when the total number of developments rose from nineteen (19) to thirty-two (32), a gain of thirteen (13) new developments. The thirty-seven (37) developments planned and proposed in 2004 represents an all time high. Although not all of these planned and proposed residential developments have been constructed and many have not reached their full build-out capacity, the data base is indicative of the high level of residential development that has occurred in the Township over the last eleven years.

The Residential Developments land use category of the Marion Township Existing Land Use map depicts most of these planned and proposed residential developments. Twenty-eight (28) smaller lot residential developments have been identified. They are the newer, highest density developments in the Township and they include subdivisions, condominiums, site condominiums, apartments, planned unit developments, cluster developments and open space preservation communities that by the nature of their density (lots that are less than two acres in size, most of which are one acre or less in size) and their developmental scale (total number of lots) substantially influence the land use patterns surrounding their location.

Although there are many other examples of residential communities in Marion Township, field analysis reveals that many of these communities are platted developments that may be associated with a lake or they are private road developments involving lots larger than two acres, often with fewer than ten (10) total lots. Although the platted developments are similar in density to the residential developments that have been mapped, they are not included in this land use category because the impact of this type of development is limited to the plat and further establishment of these platted existing residential subdivisions is no longer allowed under the Marion Township Zoning Ordinance. Private road developments are also not included in this land use category because they are more rural in character, and they do not impact surrounding land use to the same extent that the high density developments do. Also not included is another large-scale development that has been verbally proposed for years. It is the previously mentioned development proposed on over 1,000 acres in Sections 5, 6, 7, 8 and 9 of the Township for 2,000 living units. Although the impact of this proposed development would be extensive, it is not represented on the following pictorial inventory or location map due to the very tentative nature of the proposal.

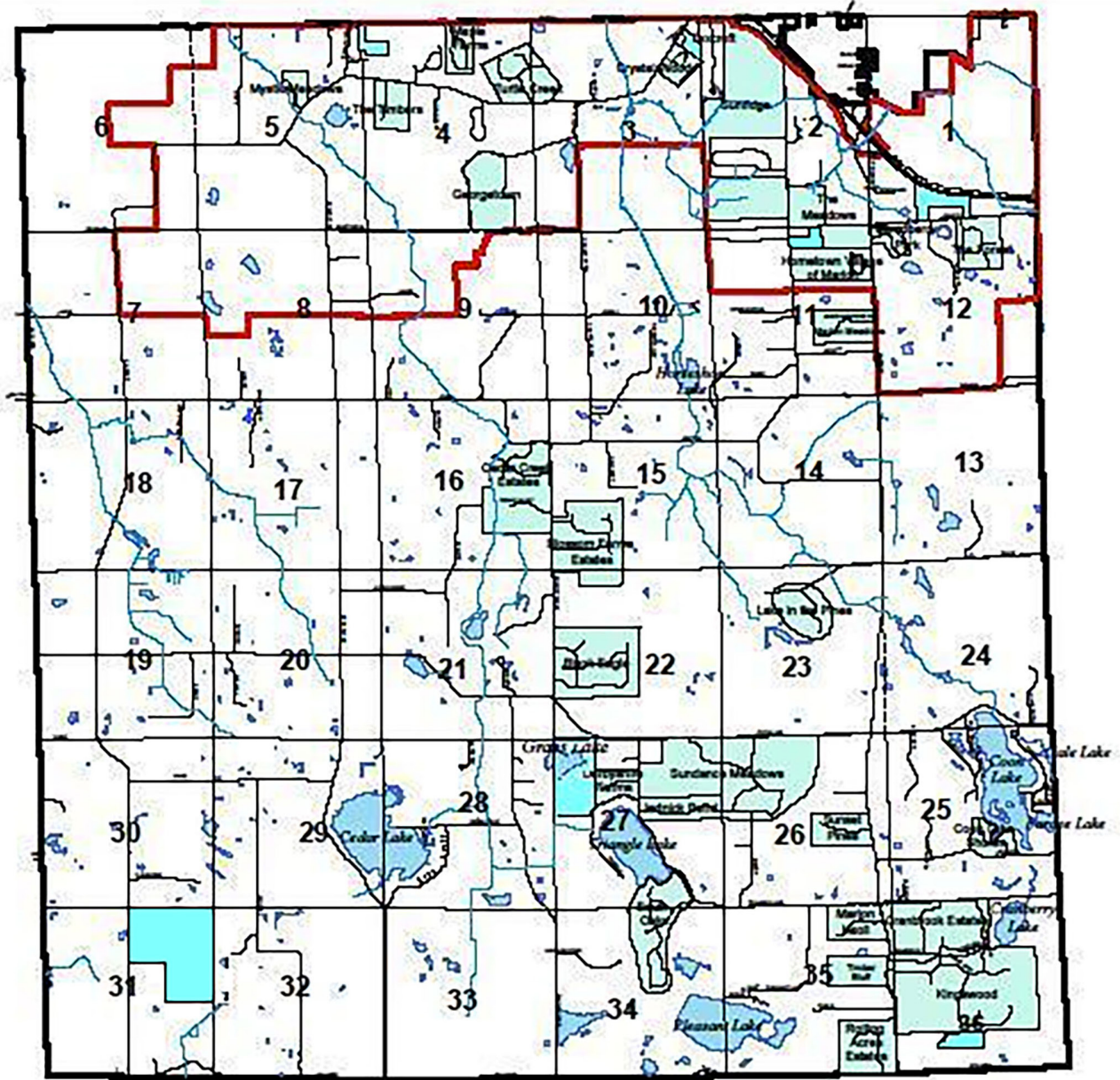
Following is a location map and pictorial inventory of the thirty-four (34) residential developments that currently exist or are under construction in Marion Township. When each of these residential developments is complete, they will contain a total of over 1,887 units of housing which is nearly equal to the total number of existing Marion Township housing units reported in the 2000 Census (2,365). Almost half of the thirty-four (34) residential developments (16) are located within the Proposed Water/Sewer Boundary in the northern portion of the Township. Among these sixteen (16) developments are some of the highest density residential developments such as Crystal Wood, Hometown Village of Marion, and Woodberry Park; each of these developments contains 2.5 to 7.0 units per acre. The remaining eighteen (18) residential developments are located outside of the Proposed Water/Sewer Boundary, primarily in the southeast quadrant of the Township (Sections 22, 23, 24, 25, 26, 27, 34, 35, and 36).

Community off D-19



Map 7

Marion Township Residential Developments



Source: Livingston County GIS, Livingston County Planning, Marion Township
Note: Residential Developments' Boundaries Are Generalized
November 2004



Utilities

On the western side of Marion Township, an electricity substation is located between Dutcher and Pingree Roads in the southwest corner of Section 18. An associated transmission corridor runs north and south near the western boundary of the Township through Sections 7, 18, 19, 30 and 31. Another electric transmission corridor runs in an east/west direction through Sections 13, 14, 15, 16, 17 and 18. Marion Township is a member of a water authority made up of four townships: Marion, Howell, Oceola, and Genoa. The water authority is called MHOG. The MHOG wells and water treatment plant are located in the northwestern part of the Township on Norton Road near Cedar Lake Road in Section 5.

Vacant/Undeveloped

There are numerous areas of vacant/undeveloped land scattered throughout Marion Township that aren't designated by any other land use category. Many of these areas are adjacent to wetlands and small water bodies. One of the largest contiguous swaths of vacant/undeveloped land in the Township is present in Section 9.

Lakes, Ponds and Streams

The four largest lakes in Marion Township are located in the southern half of the Township. They include Cedar Lake (117 acres), Coon Lake (106 acres), Pleasant Lake (78 acres), and Triangle Lake (51 acres). There are five additional lakes ranging in size from 12 to 25 acres. The combined surface area of these nine lakes is nearly 450 acres. Additionally, numerous ponds and other small water bodies are dispersed throughout the Township. Marion Township is the source of two important rivers. The Red Cedar, which begins at Cedar Lake, runs northwest and eventually joins the Grand River near Lansing. The South Branch of the Shiawassee, for which Coon Lake is the source, continues north into Shiawassee County. Dozens of drains connect to both of the rivers.

Wetlands

Wetland areas are spread throughout Marion Township, particularly adjacent to woodlands, drains, lakes, the Red Cedar River and the South Branch of the Shiawassee River. One notable exception is a wide swath of wetland that diagonally dissects Section 6 in the northwest corner of the Township. Cedar Lake is the Marion Township lake that is surrounded by the most wetland acreage.

Woodlands

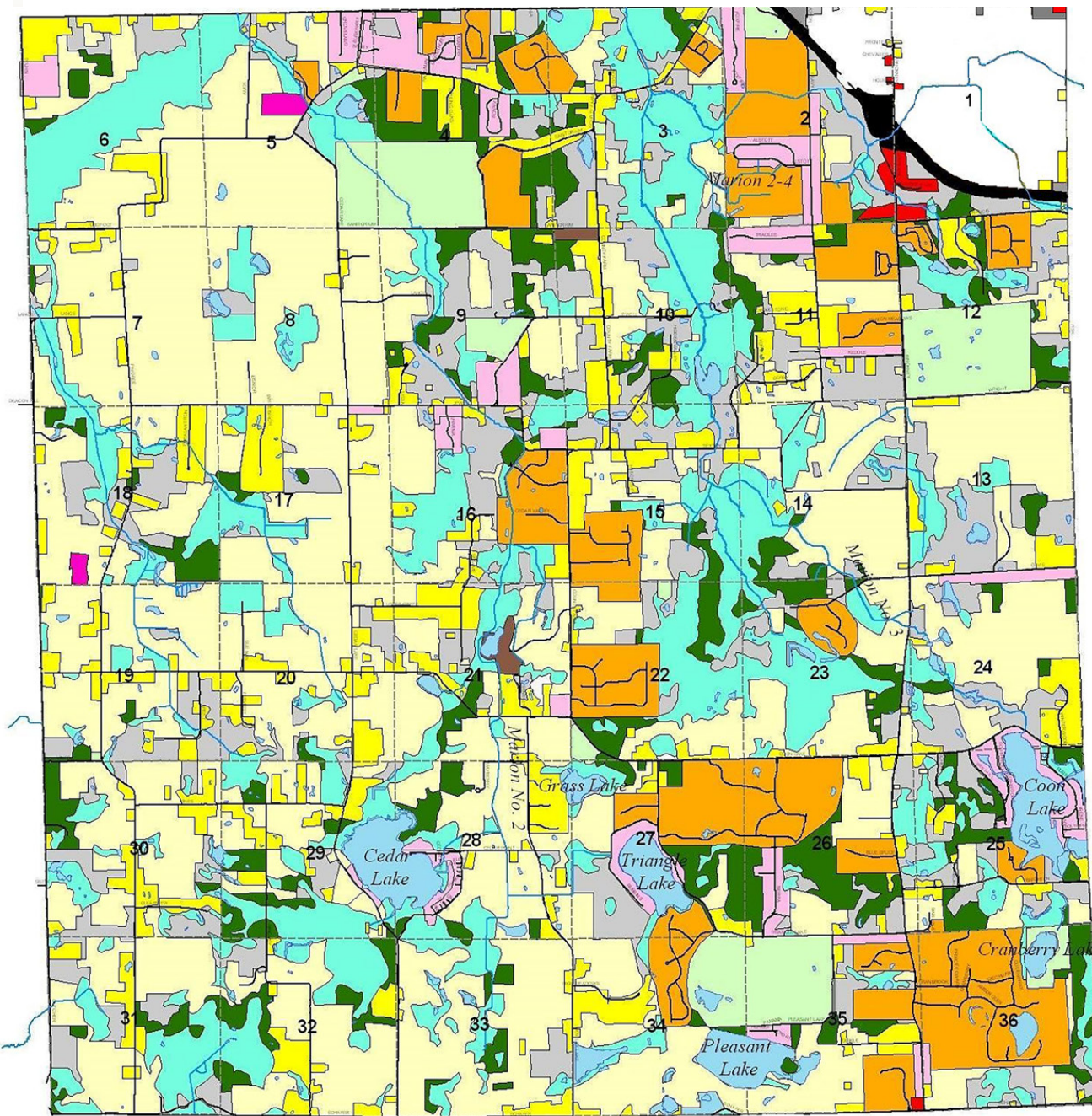
Woodland areas are also scattered throughout Marion Township. There are, however, two areas that stand out as having the largest contiguous acreage of woodland. One of these areas is in Sections 3, 4, 5 and 9 of the Township. This area is primarily owned by the State of Michigan and woodlands in this area have remained undisturbed. The second most predominant woodland area in the Township is in Sections 26 and 27 where land owners have large parcels of land on which woodlands have been preserved.

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Map 8

Marion Township Generalized Current Land Use

-  Agriculture
-  Commercial
-  Extractive
-  Industrial
-  Recreation & Open Space
-  Highways
-  Residential
-  Residential Developments
-  Existing Subdivision
-  Utilities
-  Vacant/Undeveloped
-  Lakes, Ponds, & Streams
-  Wetlands
-  Woodlands



0.5 0 0.5 1 Miles

Source: Livingston County GIS, Livingston County Planning, MIRIS, Marion Township
December 2004

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CHAPTER 7

GOALS AND OBJECTIVES

The Master Plan is a blueprint for the future which considers the Township's past and present while planning for its future. The vision statement and goals and objectives of the Master Plan are one way to articulate this planning continuum that acknowledges the past, present and future of Marion Township. The vision statement relays the prevailing aspirations of Township residents. The goals and objectives aid in decision-making based on principles the Township has decided are vital to the future well-being of the community. Goals and objectives also provide valuable background in the development of the future land use map. For purposes of this plan, the relationship between goals and objectives is defined as follows:

Goal: Broad-based statements of intent that establish the direction for the Master Plan.

Objective: The stated "means" of achieving each goal, or the tasks to be carried out in the process of realizing goals. Objectives should be measurable.

The goals and objectives of the Marion Township Master Plan were created through the review of several information sources. For instance, several prevalent themes emerged from resident responses to the Master Plan Survey. Preservation of the rural atmosphere and growth and management issues were recognized as top concerns. Survey responses gave high marks to several traits related to rural atmosphere such as country setting, large open spaces, wildlife, quiet, natural features (water, woodlands, etc.), small human population, small town atmosphere, country roads, clean air, large acreage lots, farmland, very little industry/commercial and very little traffic. Regarding growth and management issues, survey responses revealed that transportation issues, the rate of residential growth, and growth in general are highly disliked Township traits that residents feel deserve high planning priority. Transportation issues that were noted regard traffic volumes and speed, road conditions and maintenance. The most commonly expressed growth management issue was how growth is being guided in the Township (please reference the Appendix for full survey responses).

The rural atmosphere and growth and management concerns that were expressed through the survey, as well as several other prevalent survey responses, are addressed throughout the following goals and objectives under subject headings such as Community Character, Planning and Land Use, Natural Environment and Transportation. Additionally, survey responses often stimulated ideas that were formed into new goals and objectives. Other important sources of information for formulating the vision statement and goals and objectives include the 2002 Livingston County Comprehensive Plan, the 1992 Marion Township Comprehensive Plan, and the extensive analysis and field research that went into creating other components of the comprehensive plan.

Following is a Vision Statement for Marion Township that captures the essence of the Master Plan goals and objectives, and portrays a common vision for the Township's future.

Marion Township Vision Statement

Marion Township is a blend of town and country living environments. The Township experiences a high rate of growth as a rural residential community and its residents and governing body place a high priority on preservation of the Township's natural features which define the rural atmosphere of the community. Marion Township residents and their governing body are committed to providing a balance between growth and development, and protection, preservation, and enhancement of the Township's rural character by formulating a thorough plan review process and enacting appropriate ordinances.

Following are goals and objectives to accomplish the vision statement for the future of Marion Township. The goals and objectives are grouped under several subject headings although there are numerous interrelationships among them.



COMMUNITY CHARACTER

GOAL 1

Foster/encourage a balance between growth and development, and protection and enhancement of the quiet, scenic, rural character of Marion Township.

OBJECTIVES

- Document and establish the existing character of Marion Township to serve as the basis for programs to protect that character.
- Develop and enforce ordinances and regulations that, to the greatest extent possible, better preserve the established character of the Township and promote the official goals and objectives of the Marion Township Master Plan.
- Identify and preserve significant scenic, geologic, open space, and historic features to retain their benefits to the Township.
- Identify and preserve significant wetlands, woodlands, inland lakes and streams, wildlife habitat, and scenic and environmental areas to retain their benefits to the Township.
- Promote farmland, open space, and natural feature preservation while continuing to actively protect the Township's natural beauty, rural character and resources.



PLANNING AND LAND USE

GOAL 2

Coordinate planning efforts with neighboring communities regarding shared resources such as corridors, commercial, conservation and development areas.

OBJECTIVE

- Minimize zoning and future land use conflicts along boundaries with neighboring communities.

GOAL 3

Maintain easy to understand, action-oriented Master Plan language that guides future land use decisions and includes a procedure for periodically updating the Plan while providing meaningful public participation in the process.

OBJECTIVES

- Use the Marion Township Master Plan as a basis for establishing land use regulations that are easily understood by citizens and developers.
- Use the Marion Township Master Plan as a basis for ensuring that preservation of environmental resources is incorporated into the design of agriculture, residential, commercial, and industrial developments in a manner that promotes and enhances the character of the Township.
- Designate target locations within the Township for focused development based on Township Community input and as outlined in the current Future Land Use Plan.
- Designate farmlands and open space locations within the Township for limited development and protection in an effort to maintain the rural character of the Township



NATURAL ENVIRONMENT

GOAL 4

Protect environmentally sensitive areas such as wetlands, groundwater recharge areas, wellhead protection areas, and inland lakes from the harmful effects of incompatible development.

OBJECTIVES

- Maintain an inventory of environmentally sensitive areas, provide the information to interested parties, and incorporate the information in land use regulation documents.
- Devise regulations for land development in environmentally sensitive areas that permit development consistent with identified protection objectives and that complement state and federal regulations for those areas.
- Continue the protection of areas around community drinking water wells as wellhead protection areas to protect groundwater drinking supplies.
- Implement wellhead protection techniques that seek to reduce pollution and soil erosion/ sedimentation, and carefully consider development in sensitive areas.
- Cooperate with appropriate watershed districts to address water quality issues.



RECREATION

GOAL 5

Provide a variety of recreational opportunities to area residents through a system of public and private facilities.

OBJECTIVES

- Investigate sources of state and federal funding for parks and recreation facilities.
- Design open space and recreation areas to enhance the character of residential areas. Encourage the incorporation of such areas into new residential developments.
- Where possible, open space easements should be preserved to provide an interconnecting network of non-motorized trails that follow natural greenway corridors.

GOAL 7

Assist the Livingston County Road Commission in maintaining a safe and efficient road network and improve roads to promote use in a manner consistent with the goals and objectives of the Marion Township Master Plan.

OBJECTIVES

- Prioritize township road needs in cooperation with the Livingston County Road Commission.
- Where a loss in roadway efficiency is likely to occur with an excessive number of driveways, prevent individual lot access to arterial or collector streets from intensive development.

GOAL 8

Where public utilities exist, ensure a safe and adequate water supply and environmentally-sound sewage treatment that is efficiently provided and cost effective.

OBJECTIVE

- Continue to coordinate and maintain the provision of public sewer and water infrastructure, and designated wellhead protection areas. Prepare and implement a plan for the carefully timed provision of public sewer and water service in limited areas of the Township, consistent with the development goals and objectives of the Marion Township Master Plan.

GOAL 9

Develop township services and facilities as necessary and financially practical.

OBJECTIVE

- Increase public services and facilities only when consistent with demand from township population growth.

GOAL 10

Only allow expansion of the water and/or sewer utilities currently not serviced within the Township in the case of septic system failures, water contamination or other emergencies.

OBJECTIVE

- Maintain public services and facilities when consistent with demand from township population growth.

GOAL 11

Ensure a water supply of sufficient quantity, quality and an environmentally sound sewage and septic treatment system.

OBJECTIVE

- Inform Township residents on a regular basis the do's and don't's of sanitary sewer and septic systems.

GOAL 12

Ensure all lakes, streams, creeks and drainage systems are protected from industrial, residential, road run off contamination.

OBJECTIVE

- Inform Township residents how their actions impact the environment in which they live.
- Maintain the quality of the Township's groundwater system and continue to monitor well and septic system locations to prevent any adverse effects on the Township's groundwater supply.



HOUSING AND RESIDENTIAL DEVELOPMENT

GOAL 13

Encourage a variety of residential dwelling types that meet the needs of a changing population, are sensitive to existing natural features, and are compatible with the character of existing residences.

OBJECTIVES

- Ensure and support new residential development that fits into the rural character of Marion Township.
- Ensure that the designs of new development provide for preservation of existing trees, scenic features, and sensitive environmental areas.
- Maintain manufactured housing development within the City of Howell as established through a legal agreement, with site and architectural design that will create neighborhoods of lasting value and stability.
- Encourage the clustering of new residential development to preserve open space and agricultural land.
- Structure zoning and land division regulations to ensure open space developments and preservation of farmland.
- Encourage an array of zoning districts and innovative zoning ordinance language that permits many different types of housing opportunities such as live-work units, elder cottage housing, granny flats, and housing for special needs.
- Discourage home occupations that require outdoor storage of heavy equipment or materials.
- Future housing development be required to have designated usable open space for residents. Size of open space should be determined by the number of units within a development.



COMMERCIAL AND INDUSTRIAL DEVELOPMENT

GOAL 14

Encourage the development of commercial and light industrial activity in locations where adequate public facilities are available, and that are consistent with the Marion Township Master Plan.

OBJECTIVES

- Ensure new commercial and industrial development in areas with safe access to major roads and adequate public sewer and water utilities.
- Ensure new commercial and industrial development where activities will not cause undue interference with traffic patterns and will not pose a nuisance to adjacent land uses.
- Implement site plan requirements for new or altered commercial and industrial uses so that impacts on the natural environment and surrounding land uses are minimized.

GOAL 15

Any commercial development on agricultural land shall be complementary and accessory to the primary agricultural use.

OBJECTIVES

- Commercial activity on farmland shall be inherently connected with the agricultural activities of the farm, agricultural products, take place on the premises of the farm, primarily outdoors, primarily produce noise traditionally associated with agricultural activities, disperse traffic throughout the day's operation (as opposed to concentrated traffic at the start and end of events), or have traffic that primarily consists of passenger vehicles (as opposed to commercial traffic for vendors or service providers).



SOLID WASTE AND RECYCLING

GOAL 16

Ensure the safe, efficient, and cost-effective disposal of solid waste and toxic substances.

OBJECTIVES

- Encourage the reduction of solid waste through recycling, composting, and other resource recovery projects, and encourage the use of biodegradable containers.
- Establish regulations for landfills and other solid waste collection sites.
- Regulate the importing of solid waste from other counties into Marion Township within the parameters of statutory and common law.
- Endorse a recycling program with a central drop-off site or possibly a curbside program.
- Develop and distribute community education materials on recycling procedures and facilities.
- Endorse a collection site for household hazardous waste and/or distribute community education materials on proper waste disposal methods.
- Encourage new residential developments in the Township to coordinate the use of one waste hauler for all residences within the development.
- Explore options for one community-wide hauler.
- Adopt regulations for on-site storage and containment of hazardous substances.



INTERJURISDICTIONAL COOPERATION

GOAL 17

Encourage uniform or compatible land use planning and zoning across municipal boundaries by coordinating efforts with the surrounding Townships and the City of Howell.

OBJECTIVE

- Provide adjoining municipalities with up-to-date copies of the Marion Township Master Plan.

GOAL 18

Enhance the feasibility and effectiveness of providing public facilities and services through cooperation and sharing of costs with other municipalities.

OBJECTIVE

- Where mutual benefits are apparent, cooperate with the City of Howell to provide public services for the development of prime commercial and industrial land near the Pinckney Road and I-96 interchange. Continue with the Marion Township and City of Howell Joint Planning Committee, Watershed Advisory Committee, Howell Area Parks and Recreation Authority, Parks Committee, MHOG, and the Livingston County Road Commission.



AGRICULTURE AND OPEN SPACE PRESERVATION

GOAL 19

Keep farming a viable and visible part of Marion Township's future land use plan. Open Space green way and farmland preservation should be of the highest priority.

OBJECTIVES

- Systematically preserve open spaces, greenways, and farmland to maintain the quality of life in Marion Township, to preserve environmentally sensitive areas, and to maintain rural character.
- Educate the public on zoning and site planning techniques that preserve agricultural land, open space, and unobstructed views of fields, pastures, and agricultural buildings.
- Explore purchase of development rights (PDR), land conservancy, P.A. 116, or other methods to preserve working agricultural lands.
- Support the landowner's Right to Farm when proper agricultural practices are followed.
- Protect drainage ways for agricultural land.
- Give farmers the tools or range of options necessary to conduct farm-related activities on their property while keeping farming viable on the rest.
- Encourage property tax policies that assess farmland for present use rather than potential use.
- Encourage, promote and support Michigan Department of Agriculture and Rural Development's and Agricultural Preservation Trust Fund the purchase of development rights program.
- Strongly encourage the integration of dedicated open space natural features in site development proposals and zoning text amendments.
- Preserve an interconnected system of riparian corridors, woodlands, tree rows, and open spaces.



RENEWABLE ENERGY

GOAL 19

Establish cleaner, alternative energy systems that will not only protect natural resources, but also provide a means to protect economic stability.

OBJECTIVES

- Update and strengthen the Township's Zoning Ordinance standards on renewable energy facilities.
- Develop working relationships with solar energy companies and other related organizations to ensure solar energy facilities are meeting expectations.
- Continue to monitor the Township's renewable energy facility standards to maintain relevancy with changing technologies in energy production.
- Allow renewable energy facilities while preserving the Township's natural beauty, rural character, and important agricultural systems.



GOAL 20

Cooperate with County, Regional, State and Federal hazard mitigation initiatives.

OBJECTIVE

- Keep the Township's Hazardous Materials Ordinance updated and timely.
- Support Livingston County Emergency Management Plans.



GOAL 21

Promote a transportation system that is safe for all modes of transit.

OBJECTIVES

- Promote interconnections between residential developments to minimize traffic on main roads.
- Promote an interconnected greenway system that enhances opportunities for safe pedestrian and bicycle transportation.

GOAL 22

Provide a transportation system that maximizes the mobility of people and supports the efficient transfer of goods and services.

OBJECTIVES

- Endorse and support the efforts of Livingston Essential Transportation Service (LETS) and the Livingston County Transportation Coalition Master Plan.

GOAL 23

Develop a transportation system that is sensitive to and which complements the natural environment.

OBJECTIVES

- Reduce the adverse effects of the transportation system on prime agricultural lands, essential open spaces and recreational resources, and historically significant sites and districts within the Township.
- Preserve the rural feel of the current road network, including a mix of paved and unpaved roads, and screening non-agricultural buildings from the view of passers-by on roads.

GOAL 24

Work with the County Road Commission on the development of a comprehensive traffic and flow plan for the Township based on current and future traffic conditions.

OBJECTIVES

- Actively work with law enforcement and county road engineers to develop reasonable traffic control devices such as speed limits, intersection lighting, traffic signals, turn lanes, signage, and enforcement.

GOAL 25

Seek Township resident support for major road improvements.

OBJECTIVES

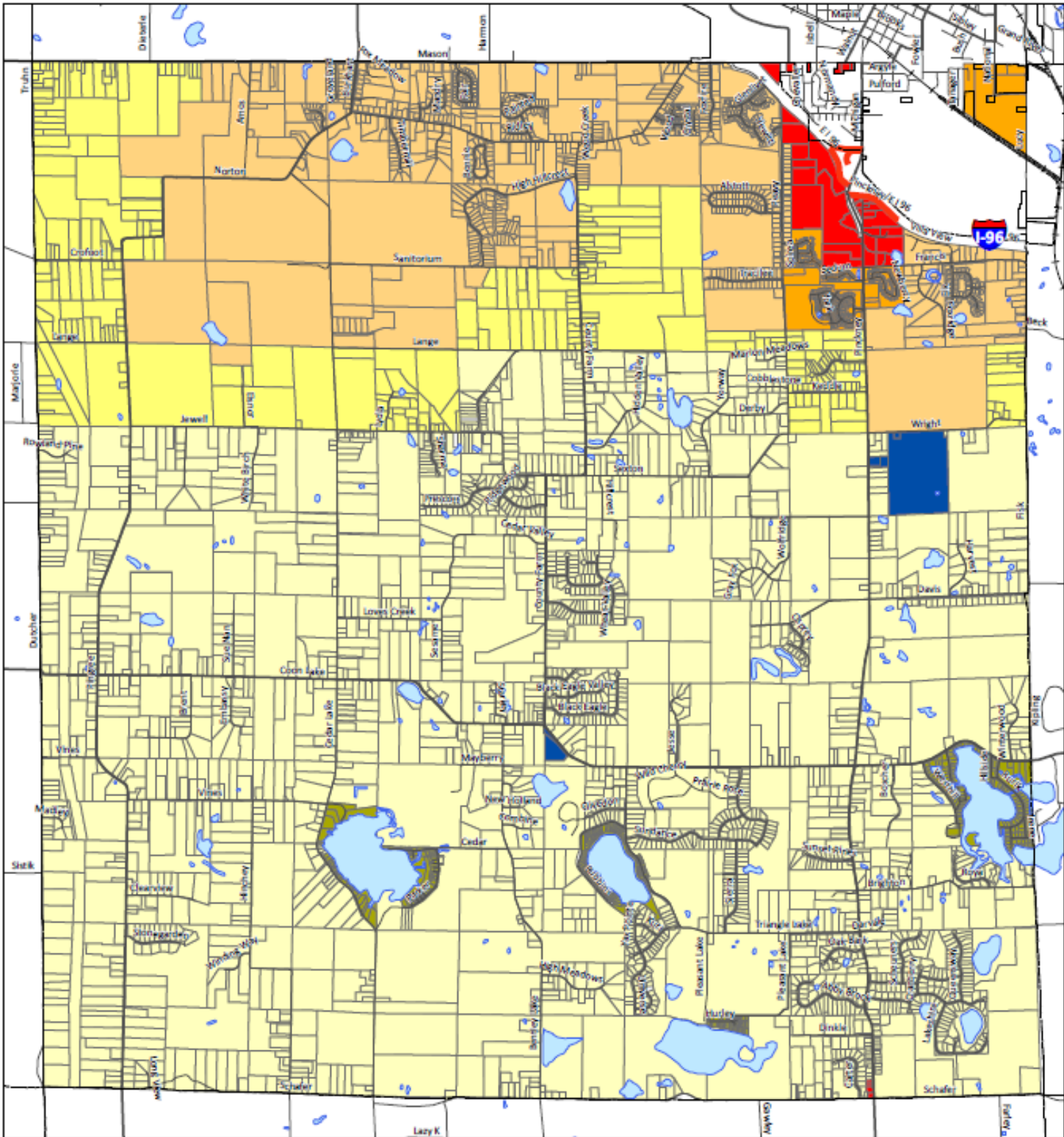
- Formation of Community Task groups to address major road/traffic issues within the Township.
- Seek funding of major road improvements via additional road millages.

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CHAPTER 8

FUTURE LAND USE

The Future Land Use Plan establishes a plan for the future land use pattern throughout Marion Township. It is based on the goals and objectives established for the Master Plan, an analysis of existing land use, current estimates and future projections for growth and development, and an analysis of natural features. The plan is conveyed through descriptive text and a Future Land Use Map that depicts the boundaries of each Future Land Use Category by property parcel lines (as they existed in 2009). The Future Land Use Map is expected to guide Marion Township's future land use development for approximately 10 to 20 years.



Future Land Use

Marion Township, Livingston County

- Low Density Residential Medium
- Density Residential Sewered
- Suburban Residential Sewered
- High Density Residential Lakes
- Residential
- Manufactured Housing
- Commercial
- Industrial
- Community Facilities
- Lakes & Ponds



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Each of the following future land use categories explains the intent of the land use category, the primary areas where the future land use category is mapped and the recommended development densities for each land use category.

| RESIDENTIAL FUTURE LAND USE DESIGNATIONS AND CORRESPONDING ZONING PLAN | | |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Residential Future Land Use Designation | Future Land Use Development Densities | Corresponding Zoning Plan |
| LR Lakes Residential | 1 dwelling unit per 18,000 square feet | ERS-1 Existing Residential Subdivision* |
| SHDR Sewered High-Density Residential | 1 single-family dwelling unit per 15,000 sq. ft., or 6-10 multiple-family units per 1 acre | UR Urban Residential |
| SSR Sewered Suburban Residential | 1 dwelling unit per .75 acre (32,670 sq. ft.) without sewer, or 2 dwelling units per acre if sewer is provided | SR Suburban Residential |
| MDR Medium Density Residential | 1 dwelling unit per 1 acre | RR Rural Residential |
| LDR Low Density Residential | 1 dwelling unit per 2 acres | RR Rural Residential |

*Note: Establishment of new ERS-1 and ERS -2 Existing Residential Subdivision zoning districts is no longer allowed under the Marion Township Zoning Ordinance.

Lakes Residential (LR)

The intent of the Lakes Residential future land use category is to recognize the unique residential land use patterns that surround the four largest lakes in Marion Township and allow future land development that is consistent with these established patterns. Existing development most often consists of a narrow roadway that rings the lake and separates the densely-clustered dwellings right on the lake from those that offer lake views. The influence of this pattern is usually confined to the area immediately surrounding the lake and the higher density and clustering do not extend far beyond the lake front.

The Lakes Residential future land use category consists of 435 acres of land that surrounds portions of Cedar, Triangle, Pleasant and Coon Lakes which are located in the southern 1/3 of the Township. Development densities within the Lakes Residential category should not jeopardize lake quality by putting an undue burden on the land or lake’s carrying capacity. Density should be established based on soil suitability for septic systems and known lake conditions that might be threatened by further lake side development, such as persistent flooding problems. A development density of one dwelling unit per 18,000 square feet is planned for future development of Lakes Residential land area. This future land use designation corresponds to the former ERS-1 Existing Residential Subdivision District of the Marion Township Zoning Ordinance.

Sewered High-Density Residential (SHDR)

The intent of the Sewered High-Density Residential future land use category is to provide land area suitable for a mixture of single-family and multiple-family residential uses that are urban in character and are located within close proximity of I-96 adjacent to the City of Howell. Sewered High-Density Residential future land use is planned for land area that can be served by existing sewer and water services and paved roadway, with close proximity to fire and police protection. Private community sewage/waste water treatment facilities are discouraged in this future land use area. If this means of sewage/waste water treatment is permitted by the State, developments are required by the Marion Township Zoning Ordinance to meet underlying zoning density.

The Sewered High-Density Residential future land use category includes 297 acres of land in two locations within the Township. One designated area is in Section 1 at the northeast corner of the Township, north of the CSX railroad and south of Grand River Avenue, bounded by National Road on the west and Lucy Road on the east. It is anticipated that within this land area, future transfer of properties may occur between the Township and the City of Howell. The second designated area is south of the commercial category of future land use along D-19, south of I-96. This area of SHDR designated land extends on both sides of D-19, 1/4 mile to the east and to Peavy Road on the west. Most of this land area is south of Francis Road. Most of the southern boundary of this land area is the southern property line of the single-family development called Hometown Village of Marion. All land area designated SHDR is within the Marion Township Proposed Water/Sewer Boundary.

Development densities within the Sewered High Density Residential category should not exceed one single-family dwelling lot per 15,000 square feet or 6-10 multiple-family dwelling units per one acre. This future land use designation corresponds to the Marion Township zoning district UR Urban Residential.

Sewered Suburban Residential (SSR)

The intent of the Sewered Suburban Residential future land use category is to accommodate the majority of single-family residential development within the Proposed Water/Sewer Boundary of Marion Township. Community Wastewater Utility Systems are allowed by Special Use Permit in the Suburban and Rural Residential Districts. Developments are required by the Marion Township Zoning Ordinance to meet underlying zoning density. The Sewered Suburban Residential land use designation is the second largest future land use category in the Township. It is characterized by a significant amount of subdivision development and paved roadway.

The Sewered Suburban Residential future land use category consists of 3,971 acres of land within and surrounding the northern tier of sections in the Township. The entire land use category is mapped within the Marion Township Proposed Water/Sewer Boundary; therefore, it is planned that future Sewered Suburban Residential lots will have sewer service capabilities.

Development densities within the Sewered Suburban Residential category should not exceed two dwelling units per acre if they are connected to Township sanitary sewer provisions. Development densities should not exceed one dwelling unit per 32,670 sq. ft. (0.75 acres) if septic is the planned method of sewage disposal. This future land use designation corresponds to the SR Suburban Residential District of the Marion Township Zoning Ordinance.

Medium-Density Residential (MDR)

The intent of the Medium-Density Residential future land use category is to accommodate single-family residential development that is located within close proximity of the Proposed Water/Sewer Boundary of Marion Township and is served by septic sewage disposal. Sanitary sewer provision is not planned within the near future for MDR designated lands. This future land use category is intended to provide a residential land use transition between small lot residential land use in the Sewered Suburban Residential and Sewered High Density Residential future land use categories, and large lot residential and agricultural land use in the Low-Density Residential future land use category.

The Medium-Density Residential land use category contains 2,572 acres of land west and south of the Marion Township Proposed Water/Sewer Boundary in the northern half of the Township.

Development densities within the Medium-Density Residential land use category should not exceed one dwelling unit per one gross acre in order to ensure safe septic disposal. This future land use designation corresponds to the RR Rural Residential District of the Marion Township Zoning Ordinance.

Low Density Residential (LDR)

The intent of the Low-Density Residential future land use category is to preserve land areas suitable for large-lot residential and agricultural land use, and to protect the rural character of the Township. Much of this land area is currently farmed or it contains single-family residences on large lots that are served by septic sewage disposal and gravel roadway. This land use designation also includes large expanses of privately-owned recreational resources. LDR designated lands are the least capable of supporting development and community water and sewer services, due to soil conditions, high water table and other environmental issues that impact development and infrastructure.

The 15,186 acres of land in the Low-Density Residential category comprises most of the southern 2/3 of the Township. The Low-Density Residential land use designation is the largest future land use category in the Township. Development densities within the Low-Density Residential category should not exceed one dwelling unit per two acres in order to ensure safe septic disposal and to minimize developmental impacts on existing open space, recreational and agricultural lands as well as adjoining conservation lands. This future land use designation corresponds to the RR Rural Residential District of the Marion Township Zoning Ordinance.

NON RESIDENTIAL FUTURE LAND USE DESIGNATIONS AND CORRESPONDING ZONING PLAN

| Non-Residential Future Land Use Designation | Future Land Use Development Densities | Corresponding Zoning Plan |
|---------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------|
| C Commercial | 1 structure/building per 1 acre | HS Highway Service District |
| I Industrial | 1 structure/building per 4 acres or 1 structure/building per 1 acre in an industrial park | LI Light Industrial |
| CF Community Facilities | 1 structure/building per 11,000 sq. ft. | PL Public Lands |

Commercial (C)

The intent of the Commercial future land use category is to concentrate future commercial uses within the Township Proposed Water/Sewer Boundary and around the highway interchange for ease of transportation access to and from establishments and to serve a regional customer base. Locating future Commercial development adjacent to the interchange and D-19, the major arterial in Marion Township, will minimize traffic congestion, traffic conflict and traffic hazards and will keep non-residential uses contiguous to the commercial services of the City of Howell. Traffic generated by commercial uses will also benefit from a future paved roadway that will connect D-19 to Peavy Road just south of the interchange.

The Commercial future land use designation encompasses 238 acres of land. The bulk of this land area surrounds the I-96 interchange extending south to Francis Road and west to Peavy Road. It includes land area on both sides of D-19. Another small node of commercial is noted near the southern boundary of the Township, at the northwest corner of the Schafer Road and D-19 intersection where existing commercial is present. Lastly, small commercially-designated Township parcels are scattered amongst City of Howell properties along Mason Road and Michigan Avenue.

Developmental Densities within the Commercial future land use designation should not exceed one building or structure per one acre. The Commercial future land use category corresponds to the HS Highway Service District of the Marion Township Zoning Ordinance.

Industrial (I)

The intent of the Industrial future land use category is to concentrate future industrial uses in a location that is accessible to adequate roads, availability of rail, availability of sanitary sewer and is compatible with neighboring land use. This designated land area is relatively isolated from residential uses and will be served in the future by the City of Howell South Loop Road Extension that will divert truck traffic from downtown Howell. It is anticipated that within this land area, future transfer of properties may occur between the Township and the City of Howell. Eighty-seven (87) acres of Industrial future land use is mapped north of the I-96 expressway and south of the CSX Railroad contiguous to the City of Howell.

Developmental Densities within the Industrial future land use designation should not exceed one building or structure per four acres or one building or structure per one acre in an industrial park. The Industrial future land use category corresponds to the LI Light Industrial zoning district of the Marion Township Zoning Ordinance.

Community Facilities (CF)

The intent of the Community Facilities future land use category is to provide land area for the purposes of administering Marion Township public services.

The Community Facilities future land use designation encompasses 181 acres of land in four locations throughout the Township. Two locations in Sections 22 and 27 are owned by Marion Township for the purposes of providing administrative services through the Township hall, fire services through the Howell Fire Service Area (HAFA) Marion Township substation and future Township recreational services through donated park land. A third location consists of 52 acres of the Brighton State Recreation Area in Section 36 and the remaining acreage designated as CF is the site of Howell Public Schools Parker Middle School at the northwest quadrant of Section 13.

Developmental Densities within the Community Facilities future land use designation should not exceed one building or structure per 11,000 square feet. The Community Facilities future land use category corresponds to the PL Public Lands zoning district of the Marion Township Zoning Ordinance.

Residential Buildout Analysis

A residential buildout analysis calculates the number of housing units or “buildout units” allowed under a community’s future land use map. From the number of allowable housing units, a “buildout population” can be estimated. A “buildout population” shows potential population, not actual or forecast. Market forces, job availability, individual parcel features, and other factors will affect actual development rates and locations.

Municipalities often underestimate the development potential allowed by local land use policies. Buildout analyses can help officials visualize future development patterns and address associated issues: infrastructure and transportation needs, schools, property taxes, municipal services and environmental issues such as water quality. This information also conveys the range of housing development opportunities within a community, and the potential for development within each future land use designation. This information may be beneficial if the balance of land uses and the area devoted to each land use is challenged.

The process for completing a build-out analysis can be broken down into the following five steps:

- 1) Determining the study area is the first step. The study area can be any boundary drawn on a map: a neighborhood, census tract, or the entire municipality, for example.

- 2) Land areas that cannot be built on due to natural features (wetlands, water bodies, floodplains, steep slopes) are subtracted from the total study area, along with protected parkland (local, state, and metro parks).
- 3) A percentage of the acreage left after step 2 is removed to account for road, railroad, and utility rights-of-way, and institutional uses. This percentage is called a “reduction factor”. The result of this step is the buildable land area.
- 4) This buildable land area is divided by the acres required per dwelling to get the number of housing units, or buildout units, which could “fit” into the study area.
- 5) Multiplying the number of buildout units by the estimated persons per household results in the buildout population.

Much of this process is accomplished through use of the County Geographic Information System (GIS) to calculate the land area of wetlands, steep slopes, floodplains, parkland, and the study area. The GIS data that is used is known to have some flaws, but the accuracy is more precise than could be achieved by hand. The reduction factors noted in step 3 were developed specifically for buildout analyses by the Southeast Michigan Council of Governments (SEMCOG). The buildout population in step 5) uses SEMCOG’s most recent persons per household estimates.

| MARION TOWNSHIP PROPOSED FUTURE LAND USE BUILDOUT | | | | | |
|---------------------------------------------------|--------------------------|---------------|------------------------|----------------|---------------------|
| Future Land Use Designation | Density (acres per unit) | Area (acres) | Buildable Area (acres) | Buildout Units | Buildout Population |
| LR Lakes Residential | 0.41 | 435 | 129 | 315 | 868 |
| SHDR Sewered High Density Residential | 0.34 | 297 | 203 | 597 | 1,648 |
| SSR Sewered Suburban Residential | 0.50 | 3,971 | 2,522 | 5,044 | 13,921 |
| MDR Medium Density Residential | 1 | 2,572 | 1,559 | 1,559 | 4,303 |
| LDR Low Density Residential | 2 | 15,186 | 9,397 | 4,699 | 12,968 |
| TOTALS | | 22,461 | 13,810 | 12,213 | 33,708 |

| Lot Size | % of Buildable Lots |
|----------------|---------------------|
| 1 to <5 acres | 51.2% |
| 1/2 to <1 acre | 41.3% |
| under 1/2 acre | 7.5% |

According to May 2004 SEMCOG estimates, Marion Township’s estimated number of housing units is 3,205 and their 2004 population estimate is 8,402. The Township’s Future Land Use Map allows an additional 9,008 housing units and 25,306 people. These are 281% and 301% increases, respectively. More than half of the Township’s possible buildable lots fall into the MDR (1 acre) and LDR (2 acre) future land use categories.

Proposed Water/Sewer Boundary Area Buildout Analysis

An additional buildout analysis of the Marion Township Proposed Water/Sewer Boundary area was conducted in order to more accurately project the potential number of residential units that could be built within this boundary area. The buildout analysis was based on 2002 zoning of the boundary area since the analysis was completed at the beginning of the Marion Township Comprehensive Plan process. Again, the County Geographic Information System (GIS) was used extensively to calculate the data. Following are the steps of this analysis:

- 1) The parcels that lay within the Marion Township Proposed Water/Sewer Boundary area were queried out.
- 2) Each parcel was then coded with its proper zoning code and the acreage of each residentially-zoned parcel was calculated.

The total acreage and number of parcels in each residential zoning category was calculated as follows:

| Zoning District | Total Acreage | Number of Parcels |
|----------------------|--------------------|----------------------|
| Suburban Residential | 3,666.1 | 760 |
| Urban Residential | 214.4 | 648 |
| TOTALS | 4,123 acres | 1,413 parcels |

- 3) The wetland areas were then activated and their areas subtracted from the parcel area to calculate the Total Buildable Acreage. After subtracting the wetland area, the final zoning-based buildout units were calculated by multiplying the total buildable acreage by the number of lots allowed per acre under each residential zoning district. The resulting figures are as follows:

| Zoning District | Total Buildable Acreage | Allowable Lots Per 1 Acre | Buildout Units |
|----------------------|-------------------------|---------------------------|--------------------|
| Suburban Residential | 3,054.1 | 2 (w/sewer) | 6,108 |
| Urban Residential | 187.6 | 3.63 | 681 |
| TOTALS | 3,412.3 acres | - | 7,642 units |

Therefore, based on 2002 residential zoning of the Proposed Water/Sewer Boundary, it is possible that 7,642 dwelling units could be developed and could potentially be served by water and sewer utilities. While this analysis does not account for the potential buildout of the nonresidential zoning districts (Highway Commercial and Industrial) within the Proposed Water/Sewer Boundary area, residential zoning dominates the boundary area.

Surrounding Future Land Uses

The Planning Enabling Act of 2008 (Public Act 33) requires more communication between municipalities before and during the master plan process. To further the actual land use coordination between Marion Township and the communities surrounding the Township, the Marion Township Future Land Use Map was compared to the future land use categories of the communities that are contiguous to Marion Township. The future land use categories at each border were analyzed with the following results:

City of Howell - Northern Border

It is at the northeast corner of Marion Township where the City of Howell abuts the Township. The table below and (Map 13) illustrate that there are four (4) Marion Township Future Land Use Categories that border the City of Howell. The SHDR Sewered High Density Residential category borders four City of Howell Future Land Use Categories. Marion Township's SHDR designation is very compatible with the City of Howell's Single Family Residential and Multiple Family Residential categories since the recommended uses are the same. There is also no real conflict posed by the SHDR designation bordering the Public/Quasi Public and Commercial categories because of the character of a city and the typical mingling of uses within a city. Additionally, Marion Township's Industrial category shares a small boundary with the City of Howell's Single Family Residential along National Road. Potentially, this area could also experience land use conflicts. Lastly, Marion Township's Commercial category borders the Commercial category within the City of Howell in several places along Michigan Avenue and it borders an Industrial category along Mason Road. Neither of these bordering future land use designations conflict.

CITY OF HOWELL AND MARION TOWNSHIP BORDERS

| City of Howell Future Land Use Categories* | Marion Township Future Land Use Categories |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Single-Family Residential</u> <u>Public/Quasi Public</u> <u>Multiple-Family Residential</u> <u>Commercial</u> | <u>Sewered High-Density Residential</u> - 15,000 sq. ft. for single-family dwelling units, or 6-10 multiple-family units per 1 acre |
| <u>Industrial</u> <u>Public/Quasi Public</u> <u>Multiple-Family Residential</u> <u>Single-Family Residential</u> | <u>Sewered High-Density Residential</u> - 15,000 sq. ft. for single-family dwelling units, or 6-10 multiple-family units per 1 acre <u>Commercial</u> - 1 structure/building per 1 acre |
| <u>Single-Family Residential</u> | <u>Industrial</u> - 1 structure/building per 4 acres or 1 structure/building per 1 acre in an industrial park |
| <u>Commercial</u> <u>Industrial</u> | <u>Commercial</u> - 1 structure/building per 1 acre |

*Note: City of Howell Future Land Use Categories do not have associated development densities. Potential point of land use conflict: Where Marion Township’s Industrial category shares a small boundary with the City of Howell’s Single Family Residential along National Road.

Source: City of Howell Master Plan, 2002

Howell Township - Northern Border

Marion Township is contiguous to Howell Township at its northern border. The table below and (Map 10) illustrate that two (2) Marion Township Future Land Use Categories border three (3) Howell Township Future Land Use Categories. The majority of Marion Township’s SSR Sewered Suburban Residential category borders Howell Township medium and high density residential designations. Howell Township’s recommended density for the R 3.5 Residential category is quite similar to the density and single-family residential uses of the SSR category. Although the R 8.0 Residential designation allows considerably greater density than SSR, the R 8.0 still recommends residential use in the form of multiple-family. The SSR designation also borders the Howell Township Commercial designation at the Mason/Burkhart intersection and near the I-96 Expressway. These border arrangements have been in place for some time and do not appear to cause any land use conflicts. Marion Township’s MDR Medium Density Residential category borders Howell Township’s R 3.5 Residential category at the northwest corner of Marion Township. Although the two designations differ in recommended density, they are still compatible single-family future land use categories.

HOWELL TOWNSHIP AND MARION TOWNSHIP BORDERS

| Howell Township Future Land Use Categories | Marion Township Future Land Use Categories |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <u>R3.5 Residential - approximately 3.5 units/1 acre</u> <u>R 8.0 Residential - approximately 8 units per acre</u> <u>Commercial</u> | <u>Sewered Suburban Residential</u> - 1 dwelling unit per 32,670 sq. ft. without sewer or 2 dwelling units per acre if sewer is provided |
| <u>R 3.5 Residential - approximately 3.5 units/1 acre</u> | <u>Medium Density Residential</u> - 1 dwelling unit per 1 acre |

Source: Howell Township Master Plan, 2003

Iosco Township - Western Border

Marion Township is contiguous to Iosco Township at its western border. The table below and (Map 10) illustrate that two (2) Marion Township Future Land Use Categories border two (2) Iosco Township Future Land Use Categories. Along the northern 1/3 of the western border, Marion Township’s MDR Medium-Density Residential category lines up with Iosco Township’s Non-farm Residential category. Along most of the remaining 2/3 of the border, Marion Township’s LDR Low Density Residential category lines up with Iosco Township’s Non-farm Residential category. The one exception to this is a narrow band of Iosco land that is designated Agricultural preservation. This land area lines up with Section 30 of Marion Township where land is designated as LDR Low Density Residential. None of these contiguous future land use categories present any land use conflicts.

IOSCO TOWNSHIP AND MARION TOWNSHIP BORDERS

| Iosco Township Future Land Use Categories* | Marion Township Future Land Use Categories |
|--------------------------------------------|----------------------------------------------------------------|
| <u>Non-farm Residential</u> | <u>Medium Density Residential</u> - 1 dwelling unit per 1 acre |
| <u>Non-farm Residential</u> | <u>Low Density Residential</u> - 1 dwelling unit per 2 acres |

*Note: Iosco Township Future Land Use Categories do not have associated development densities.

Source: Iosco Township Land Use Plan, 1987

Putnam Township - Southern Border

Marion Township is contiguous to Putnam Township at its southern border. The table below and (Map 10) illustrate that two (2) Marion Township Future Land Use Categories border five (5) Putnam Township Future Land Use Categories.

| PUTNAM TOWNSHIP AND MARION TOWNSHIP BORDERS | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Putnam Township Future Land Use Categories* | Marion Township Future Land Use Categories |
| <u>Agriculture/Open Space/Single Family Large Estate</u> - 1 dwelling unit per 10 acres <u>Single-Family Rural Residence</u> - 1 dwelling unit per acre <u>Recreation-Conservation</u> Mobile Home Park <u>Single-Family Medium Estate</u> - 1 dwelling unit per 5 acres | <u>Low-Density Residential</u> - 1 dwelling unit per 2 acres |
| <u>Single-Family Medium Estate</u> - 1 dwelling unit per 5 acres | <u>Commercial</u> - 1 structure/building per 1 acre |

*Note: The only point of potential future land use conflict is where the Mobile Home Park designation borders Marion Township's LDR future land use designation.

Source: Putnam Township Master Plan, 1996

Along the southern boundary of Marion Township, the future land use designation is LDR Low Density Residential except for a small commercial designation that is mapped at the northwest corner of the D-19/Schafer Road intersection. Marion Township's LDR category is contiguous to five (5) Putnam Township Future Land Use Categories. Most of this Putnam Township land is designated AO/R1AAA for Single Family Large Estates on 10 acres. Smaller bordering residential designations recommend development densities of one dwelling unit per acre or one dwelling unit per five acres. All three of these Putnam Township Future Land Use Categories are compatible with Marion Township's LDR category. The remaining two Putnam Township Future Land Use Categories are Recreation-Conservation where a Girl Scout camp is located, and Mobile Home Park near to the D-19/Schafer Road intersection. The only point of potential future land use conflict is where the Mobile Home Park designation borders Marion Township's LDR future land use designation. Thus far, the Mobile Home Park land area in Putnam Township is undeveloped. Marion Township's small commercial designation near the D-19/Schafer Road intersection abuts a Single Family Medium Estate designation in Putnam Township where one dwelling unit per five acres is recommended. These bordering land uses could pose a problem except that Putnam Township has a non-conforming commercial use in this Medium Estate designated area across from Marion Township's commercial use area and the businesses near this intersection have co-existed for years.

Genoa Township - Eastern Border

Marion Township is contiguous to Genoa Township at its eastern border. The table below and (Map 10) illustrate that all of the Marion Township Future Land Use Categories except C Commercial border five (5) Genoa Township Future Land Use Categories.

Along much of the eastern border the Marion Township future land use designation is LDR Low-Density Residential. This designation borders two (2) Genoa Township designations which similarly recommend low density residential uses: Agriculture/Country Estate (5 acres) and Rural Residential (2 acres). Mixed within the LDR designation are two other Marion Township future land designations: Community Facilities and Lakes Residential. Marion Township’s Community Facilities designation for Brighton State Recreation Area in Section 36 is adjacent to the Agriculture/Country Estate designation in Genoa Township, and these bordering designations do not pose any conflicts. The Lakes Residential designation in Marion Township is contiguous to a very comparable Genoa Township designation called Small-Lot Single-Family Residential; both designations allow 18,000 sq. ft. lots.

| GENOA TOWNSHIP AND MARION TOWNSHIP BORDERS | |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Genoa Township Future Land Use Categories | Marion Township Future Land Use Categories |
| <u>Agriculture/Country Estate</u> - 1 dwelling unit per 5 acres <u>Rural Residential</u> - 1 dwelling unit per 5 acres | <u>Low Density Residential</u> - 1 dwelling unit per 2 acres |
| <u>Agriculture/Country Estate</u> - 1 dwelling unit per 5 acres | <u>Community Facilities</u> - 1 structure/building per 11,000 sq. ft. |
| <u>Small-Lot Single-Family Residential</u> - 1 dwelling unit per 18,000 sq. ft. to 1 acre | <u>Lakes Residential</u> - 1 dwelling unit per 18,000 square feet |
| <u>Agriculture/Country Estate</u> - 1 dwelling unit per 5 acres | <u>Medium-Density Residential</u> - 1 dwelling unit per 1 acre |
| <u>Agriculture/Country Estate</u> - 1 dwelling unit per 5 acres <u>Rural Residential</u> - 1 dwelling unit per 2 acres | <u>Sewered Suburban Residential</u> - 1 dwelling unit per 32,670 sq. ft. without sewer or 2 dwelling units per acre if sewer is provided |
| <u>Industrial Public/Quasi-Public</u> | <u>Industrial</u> - 1 structure/building per 4 acres or 1 structure/building per 1 acre in an industrial park |
| <u>Industrial Public/Quasi-Public</u> | <u>Sewered High-Density Residential</u> - 15,000 sq. ft. for single-family dwelling units, or 6-10 multiple-family units per 1 acre |

Source: Genoa Township Master Plan, 1998

Near the northeast corner of Marion Township, the future land use designation changes to MDR Medium-Density Residential with a recommended development density of one dwelling unit per acre. This designation abuts the five acre Agriculture/Country Estate designation. An adjacent Marion Township designation of SSR Sewered Suburban Residential (1 dwelling unit per 32,670 sq. ft. without sewer or two dwelling units per acre if sewer is provided) also abuts the five acre Agriculture/Country Estate designation as well as the Rural Residential designation of two acres. None of these bordering future land use designations should create land use conflicts.

Livingston County Comprehensive Plan

The Livingston County Comprehensive Plan adopted in 2002 recommends four (4) future land use designations for Marion Township land: Primary Growth Area, Transitional Residential, Agriculture/Rural Residential, and Natural and Recreation Corridor Planning Area. Each of these future land use designations is depicted in Map 11 Livingston County Future Land Use.

The Township land area surrounding the City of Howell is designated as a Primary Growth Area. Primary Growth Areas ring the four cities and villages, as well as some Settlements. They represent the logical expansion of these areas in keeping with patterns found in all growing cities and villages, which press outward from their core as they grow. This is a natural pattern, and should not be interpreted as an endorsement of the annexation of land from Townships to cities or villages. It is no such statement, although as these areas become more densely developed, annexation is likely to become a more prominent issue. This County Comprehensive Plan designation is very much in keeping with the Marion Township rationale of designating this area of the Township for industrial, commercial and high-density housing future land uses.

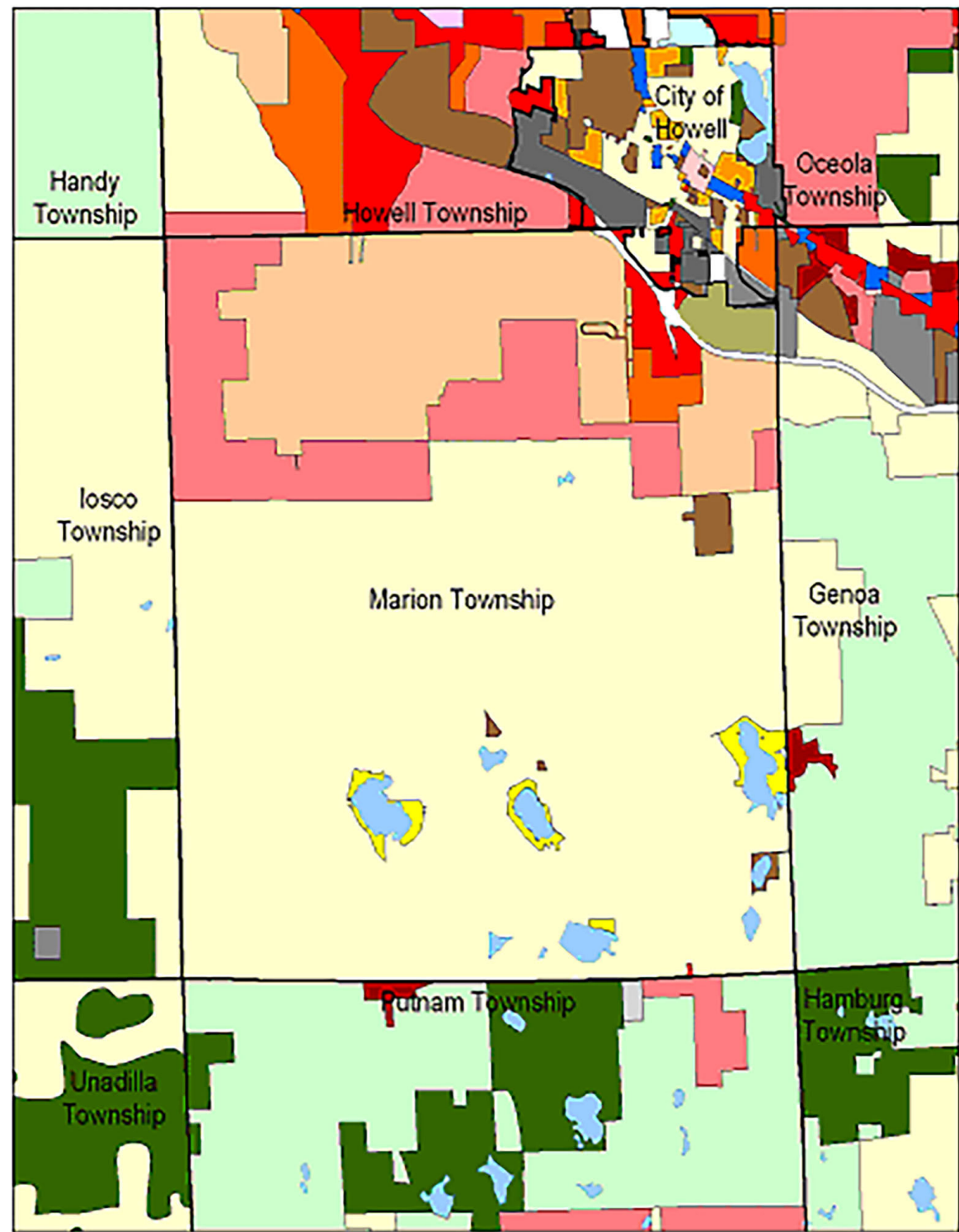
The majority of Township land is designated Transitional Residential in the County Comprehensive Plan. Transitional Residential applies to areas that have already experienced new suburban housing growth, but that retain some of their agricultural characteristics. These areas act as a buffer between more strictly agricultural lands and residential areas. Most of the Transitional Residential area will be on the front lines of residential development pressure over the next two decades. Therefore, it is important to have effective open space and cluster ordinances in place, in order to keep residential development surrounded by plenty of open space or agricultural land at low to moderate overall densities. Public sewer and water are already present in some Transitional Residential areas, but should not be extended further into them, in order to focus higher density development in more appropriate residential, city/village, settlement, and Primary Growth areas (as noted previously). This will help keep the remaining farmland viable while still allowing some residential growth. This County designation is particularly consistent with the Marion Township designations of SSR Sewered Suburban Residential, MDR Medium-Density Residential, and LDR Low-Density Residential which are the predominant Marion Township future land use designations for this land area. Suburban housing growth is a priority within the SSR designation where sewer service is available, and the MDR Medium-Density Residential designation where sewer service is not available. Retaining open space and agricultural land is a priority within the LDR Marion Township designation.

The County Comprehensive Plan designates the southwest corner of Marion Township as Agriculture/Rural Residential. The County's four western Townships and three of the northern ones are primarily agrarian, along with portions of three additional Townships. These are areas where agricultural preservation programs should be focused. Non-agricultural rural residential development should be at an extremely low density per housing unit, but with houses clustered on small lots to preserve viable agricultural land in the resulting open space. Agriculture should be the predominant land use, with non-farm residential uses very limited. This designation is relatively consistent with the Township's future land use designation of LDR Low-Density Residential which is the predominant Marion Township future land use designation for this area of the Township.

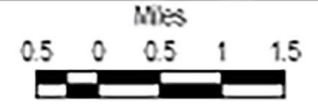
Lastly, the South Branch of the Shiawassee River, the Red Cedar River and the electric utility corridor that runs in a north/south fashion along the western side of the Township are all designated Natural and Recreation Corridor Planning Areas on the County Comprehensive Plan Future Land Use Map. These corridors were identified and mapped by the Livingston County Greenway Initiative. The Greenway Initiative is an effort led by County Planning with participation by County residents and over 30 public and private agencies and groups. Most of the Natural Corridors follow the courses of rivers and creeks, and there are additional Recreation Corridors along certain roads and cleared utility lines. These are important areas for wildlife habitat, recreation, and the protection of water quality and rural character. They should be targeted for acquisition by governmental and conservation groups to ensure permanent protection. Natural corridors should be well-buffered from intensive land uses. There is not a Marion Township designation that is very comparable to this designation, although most of the natural and recreation corridor designation falls within Marion Township's LDR Low-Density Residential designation which is recommended for low-density residential development in order to protect the rural character of the Township. This land use designation also includes large expanses of privately-owned recreational resources.

Map 10

Marion Township and Generalized Surrounding Future Land Uses



















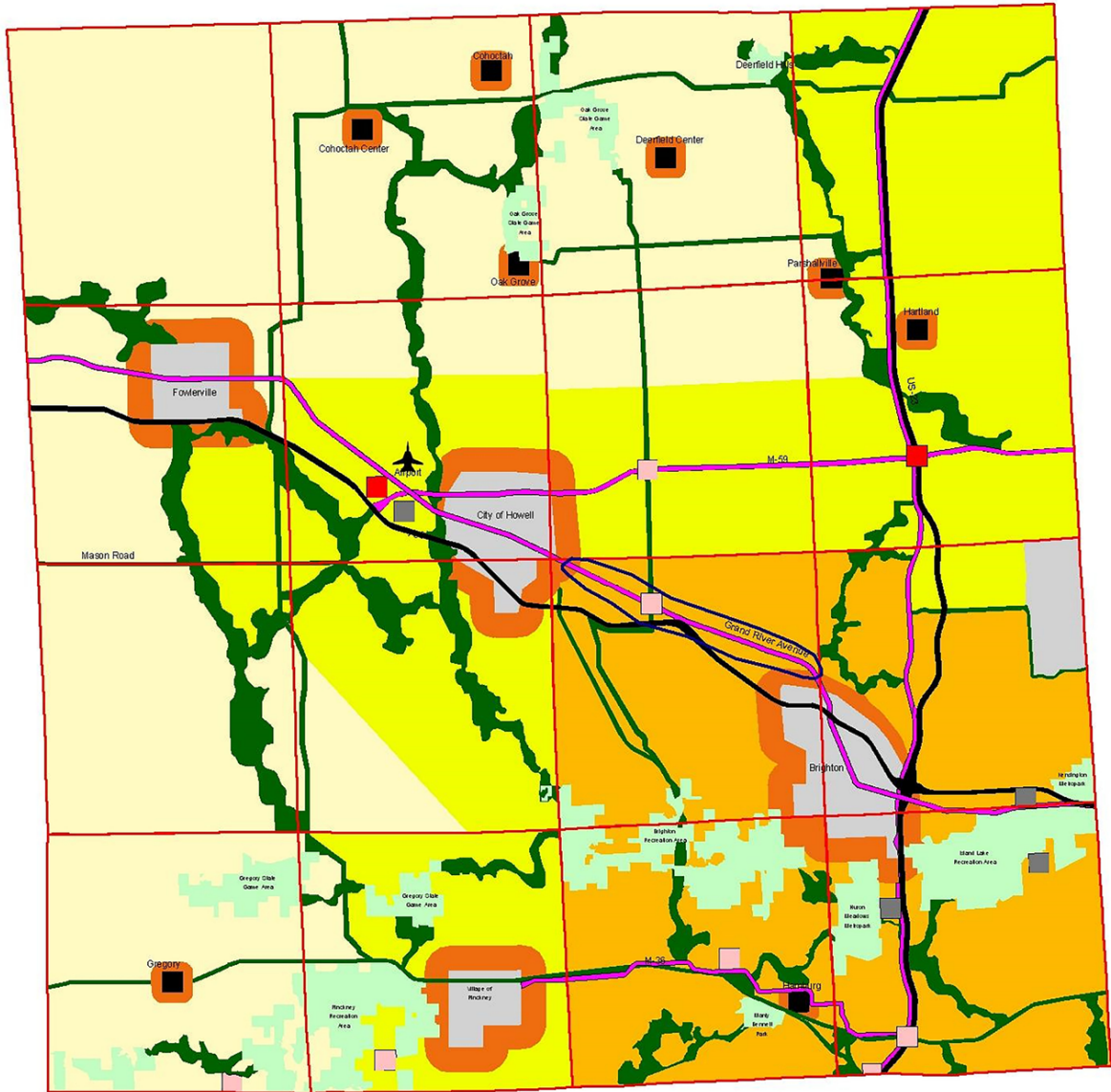
- | | |
|-----------------------------------|---------------------------|
| Agriculture | Commercial |
| Mixed Use | Central Business District |
| Planned Unit Development | Research/Technology |
| Multi-Family Residential | Office |
| High Density Residential | Industrial |
| Manufactured Housing | Public/Quasi-Public |
| Small Lot Residential | Lakes Residential |
| Medium Density Residential | Airport |
| Suburban Residential | Act 7 |
| Low Density Residential | Water |
| Public or Private Park/Open Space | |



Prepared by Livingston County Department of Planning
 May 2004
 Source: GIS, Marion Township, GDMCO, City of Howell,
 Howell, Genoa, Putnam and Genoa Townships Future Land
 Use Plans
 Note: See specific master plan for more detail.

Livingston County Generalized Future Land Use

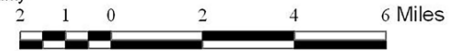
-  Howell-Brighton Growth Corridor
-  Incorporated City/Village
-  Settlement
-  Primary Growth Area
-  Residential
-  Transitional Residential
-  Agriculture/Rural Residential
-  Primary Commercial Node
-  Secondary Commercial Node
-  Outlying Industrial Node
-  Natural and Recreation Corridor Planning Area
-  Transportation Corridor Planning Area
-  State and Municipal Land
-  GM Proving Grounds
-  Highway (I-96 & US-23)
-  Airport



The County Generalized Future Land Use Map is not parcel-specific and does not show exact boundaries. It is intended only as a tool to aid the reader in envisioning the goals, policies, and ideas presented in this Comprehensive Plan.



Prepared By: Livingston County
Department of Planning
December 2002



CHAPTER 9

IMPLEMENTATION

Implementation is not only the most important part of a Master Plan, it is the most difficult. Once adopted, the Marion Township Master Plan is the official policy guide to be used by the Township Board and the Planning Commission for making future zoning and land use decisions. The text and the maps within the Master Plan provide a base level of understanding about current planning conditions and about the community's desire for future growth and development. As the composition of Township officials, trustees and planning commissioners change over the years, this plan will provide continuity regarding planning policy.

Implementation Strategies

To effectively implement the Master Plan, the following strategies are recommended:

Use the Plan for Making Zoning and Land Use Decisions

- Future rezoning requests and land use decisions should be reviewed for agreement with the policies and Future Land Use Map of this Master Plan. Relying on the Plan as a basis for zoning and land use decisions gives the Planning Commission, Township Board, Zoning Board, and the Master Plan greater credibility. The Land Use Decision Matrix on the following page will assist the commission and boards with this process.
- Use the Plan in a consistent manner so the integrity of the Plan is not compromised.
- Use the Plan as a component of the decision-making process when proposing public services. To be fiscally responsible and give the Township a measure of control over future growth, new infrastructure must correspond with the Master Plan.

Periodically Update the Plan and Associated Ordinances

The Planning Commission shall:


- Update sections of the Master Plan as needed to reflect changing conditions and resident perspectives in the Township. This includes reviewing the goals and objectives section of the Plan periodically.
- Revise the Township Zoning Ordinance and map where necessary to reflect the Master Plan. Zoning is the major tool used to put the Plan into action and shape future growth and development. It is used to support the goals and policies of the Master Plan.
- Review the Township General Ordinances to make sure they are aligned with the goals and policies of this Plan.
- Update the entire Master Plan at least every five years or as often as the Township deems it necessary. It is important to revisit the Plan as things change and the population grows in the Township.

Continue Public Education Efforts

- The Planning Commission shall educate residents on the intent of the Master Plan, and involve them in carrying out its mission whenever possible. Public understanding and support is critical to the effectiveness of the planning process.

LOCATION/LAND USE DECISION MATRIX

| Location Factors | Lot Sizes/Land Use | | | | | | |
|-----------------------------------------------------------------|--------------------|----------|----------|--------|---------|------------|------------|
| | <1/2 acre | 1/2 acre | 3/4 acre | 1 acre | 2 acres | Commercial | Industrial |
| INFRASTRUCTURE: | | | | | | | |
| Sewer service (not septic) | | | | | | | |
| Water service (not well) | | | | | | | |
| Close proximity to emergency services (police, fire, ambulance) | | | | | | | |
| ROADS: | | | | | | | |
| Proximity (<1 mile) to I-96 | | | | | | | |
| Proximity to major roads | | | | | | | |
| Direct access to paved roads | | | | | | | |
| Direct access to gravel roads | | | | | | | |
| NATURAL FEATURES: | | | | | | | |
| Lakes/Rivers | | | | | | | |
| Wetlands | | | | | | | |
| Hydric (wet) soils | | | | | | | |
| Drinking water protection areas | | | | | | | |
| Woodlands | | | | | | | |
| Steep sloped > 12% | | | | | | | |
| ADJACENT ZONING/LAND USE: | | | | | | | |
| Agriculture/very low density residential (greater than 2 acres) | | | | | | | |
| Low-density residential (2 acres) | | | | | | | |
| Medium-density residential (1acre) | | | | | | | |
| Suburban density residential (1/2 - 1 acre) | | | | | | | |
| Urban density residential (<1/2 acre) | | | | | | | |
| Commercial or industrial | | | | | | | |
| Public lands | | | | | | | |

LEGEND: High Priority for Location =  Medium Priority for Location =  Low Priority for Location =  

Interface between the Master Plan and Zoning Ordinance

Each of the future land use designations recommended in this plan can be achieved through current Marion Township zoning district categories as illustrated below.

| FUTURE LAND USE DESIGNATIONS AND CORRESPONDING ZONING DISTRICTS | |
|-----------------------------------------------------------------|-----------------------------------------|
| Future Land Use Designation | Corresponding Zoning District |
| LR Lakes Residential | ERS-1 Existing Residential Subdivision* |
| SHDR Sewered High-Density Residential | UR Urban Residential |
| SSR Sewered Suburban Residential | SR Suburban Residential |
| MDR Medium-Density Residential | RR Rural Residential |
| LDR Low-Density Rural Residential | RR Rural Residential |
| C Commercial | HS Highway Service District |
| I Industrial | LI Light Industrial |
| CF Community Facilities | PL Public Lands |

*Note: Establishment of new ERS-1 and ERS-2 Existing Residential Subdivision zoning districts is no longer allowed under the Marion Township Zoning Ordinance.

In addition, there are flexible development options that can achieve the recommended density for each area of the Township while preserving more open space, a characteristic that is highly desired by Marion Township residents (as revealed in the Marion Township Master Plan survey). Development with flexible standards can be achieved through the following methods:

- Planned Unit Development Overlay District (PUD) - The Marion Township Zoning Ordinance provides the option of a PUD overlay district which allows flexibility in the design of residential developments so that natural features are preserved, variety in housing styles is allowed, residential and non-residential uses can be mixed, and utilities, lot sizes and circulation can be economized.

Planned Unit Developments can be developed on a parcel of land twenty (20) acres or greater in all Marion Township residential zoning districts except the RR Rural Residential District. The Planning Commission will make exceptions to the twenty acre minimum parcel size if certain conditions exist. In order to qualify for a PUD, the applicant must demonstrate that the parcel meets at least three out of eight qualifying items of criteria. Most of the qualifying items of criteria involve parcel configuration, frontage on major thoroughfares, natural features and topography of the parcel.

The required minimum lot size, lot frontage and yard setbacks of the SR and UR zoning districts have been modified in the Marion Township PUD language to create modified underlying zoning districts from which PUD density can be calculated. The density is calculated on a gross parcel area minus the area occupied by rights-of-way, easements, and one hundred (100) percent of the area occupied by any state regulated wetlands and floodplain areas. The resulting land area is divided by the minimum lot size of the modified underlying zoning district to establish the maximum number of permitted dwelling units. All Planned Unit Developments must provide a minimum thirty (30) percent of the parcel as common open space which is readily accessible and available to the residents of the PUD. Not more than twenty-five (25) percent of the designated common open space can be wetland, floodplain or open water. Additional percentage requirements have been established for developed recreational uses and golf courses.

- Open Space Preservation Option - The Marion Township Zoning Ordinance provides the option of clustering new homes on smaller lots in order to provide home sites with permanently preserved open space. This option is enabled by Michigan P.A. 177 of 2001 and it can be accomplished on undeveloped land that is zoned for residential development at 2 units or less per acre without sewer (21,780 square foot or larger lots), or 3 units or less per acre with sewer (14, 520 square foot or larger lots).

Through this development option, the density for the residential development remains the same as the number of units allowed by the underlying zoning (excluding unbuildable areas); however, the homes may be clustered on lots that are smaller in size than the minimum lot size of the underlying zoning. Lots must be clustered in a manner that results in fifty percent (50%) of the land being set aside as permanent open space. The open space must remain perpetually in an undeveloped state, protected by a legal covenant that runs with the land (e.g. conservation easement, plat dedication, etc.)

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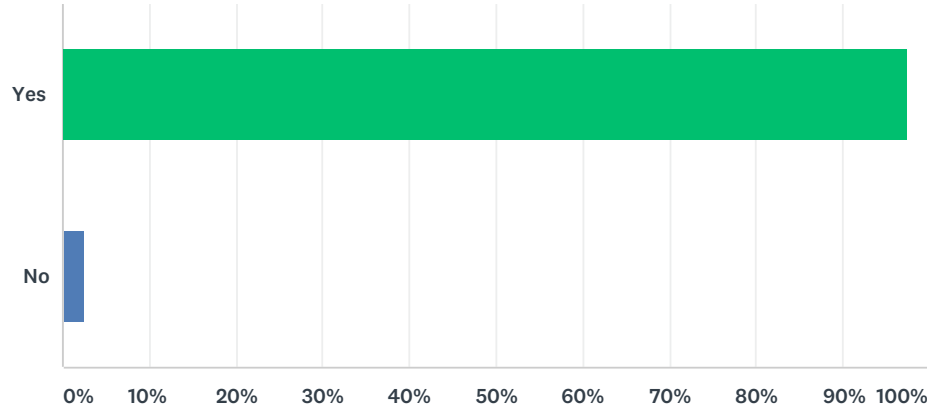
APPENDIX

Photo credit: Jessica Timberlake

Marion Township Master Plan Community Survey

Q1 Do you live in Marion Township?

Answered: 701 Skipped: 6

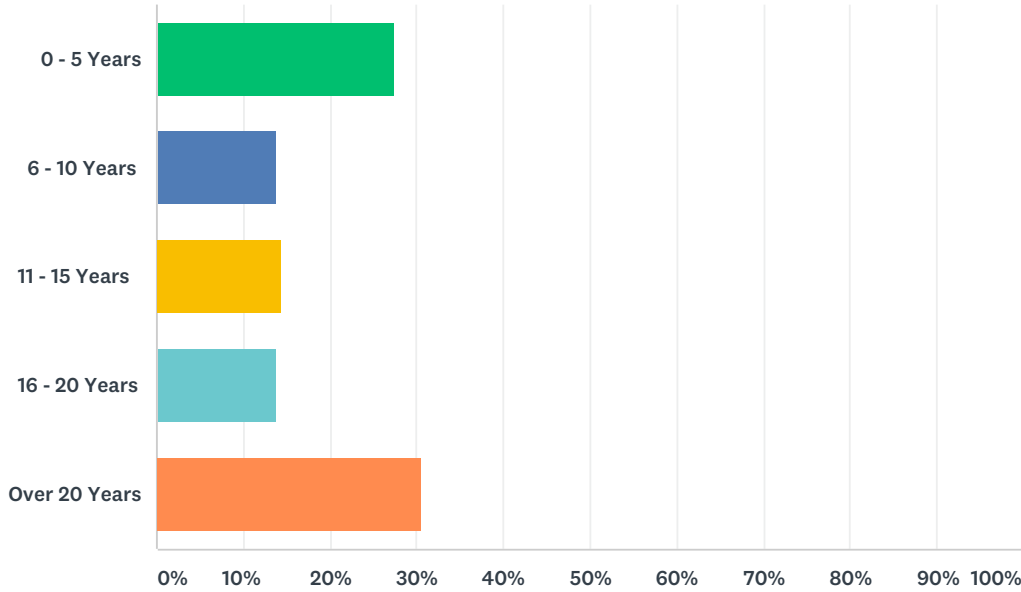


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 97.57% | 684 |
| No | 2.43% | 17 |
| TOTAL | | 701 |

Marion Township Master Plan Community Survey

Q2 If you live in Marion Township, how long have you lived in the Township?

Answered: 689 Skipped: 18

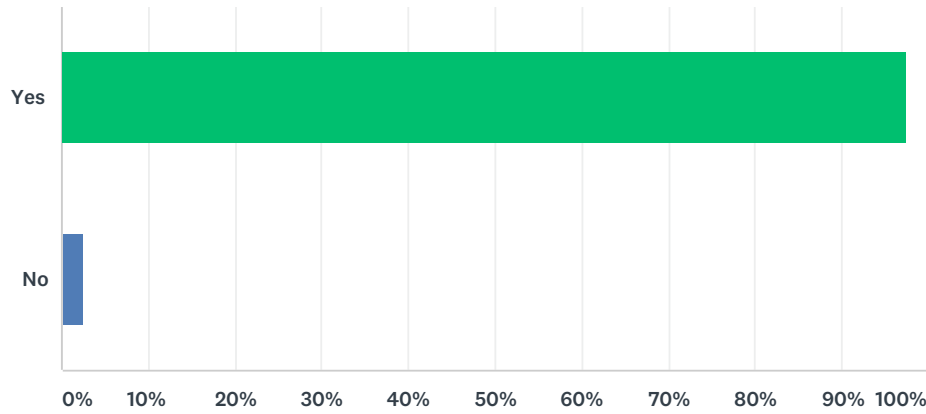


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| 0 - 5 Years | 27.43% | 189 |
| 6 - 10 Years | 13.79% | 95 |
| 11 - 15 Years | 14.37% | 99 |
| 16 - 20 Years | 13.79% | 95 |
| Over 20 Years | 30.62% | 211 |
| TOTAL | | 689 |

Marion Township Master Plan Community Survey

Q3 Do you own property and/or a home in Marion Township?

Answered: 700 Skipped: 7

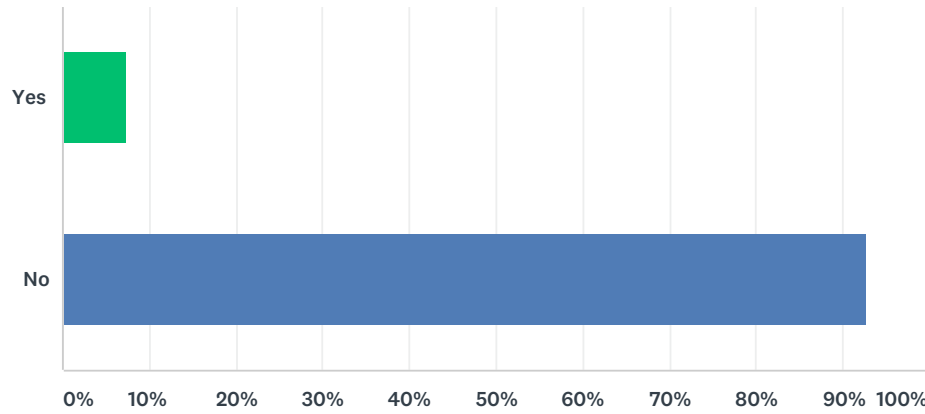


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 97.57% | 683 |
| No | 2.43% | 17 |
| TOTAL | | 700 |

Marion Township Master Plan Community Survey

Q4 Do you own a business in Marion Township?

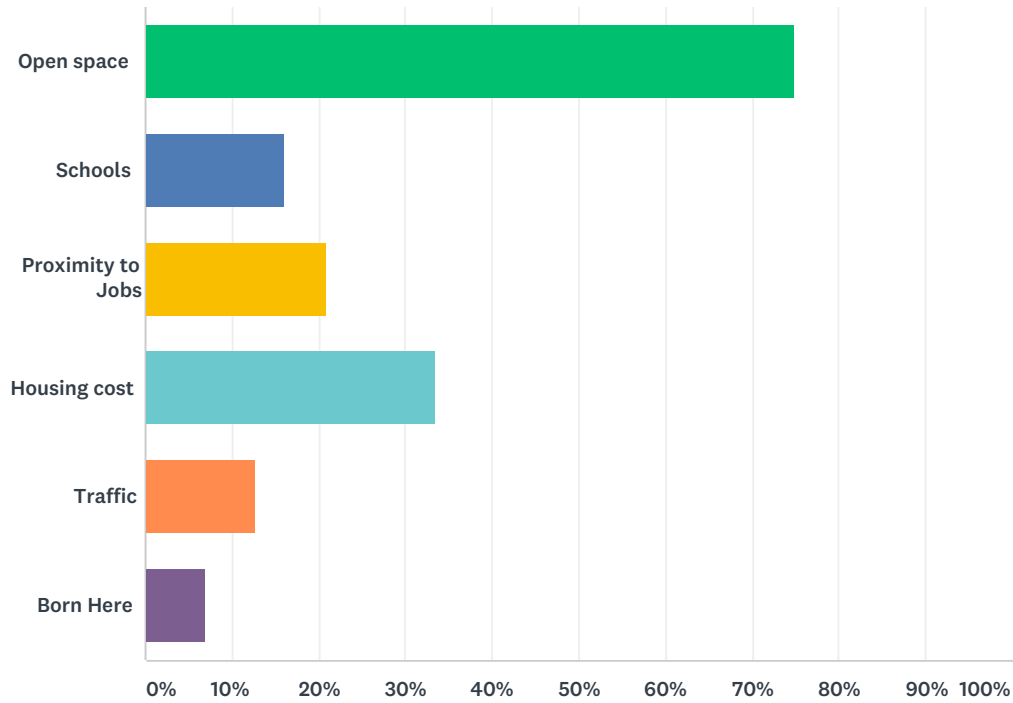
Answered: 695 Skipped: 12



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 7.34% | 51 |
| No | 92.66% | 644 |
| TOTAL | | 695 |

Q5 If you live in Marion Township, What brought you here

Answered: 605 Skipped: 102

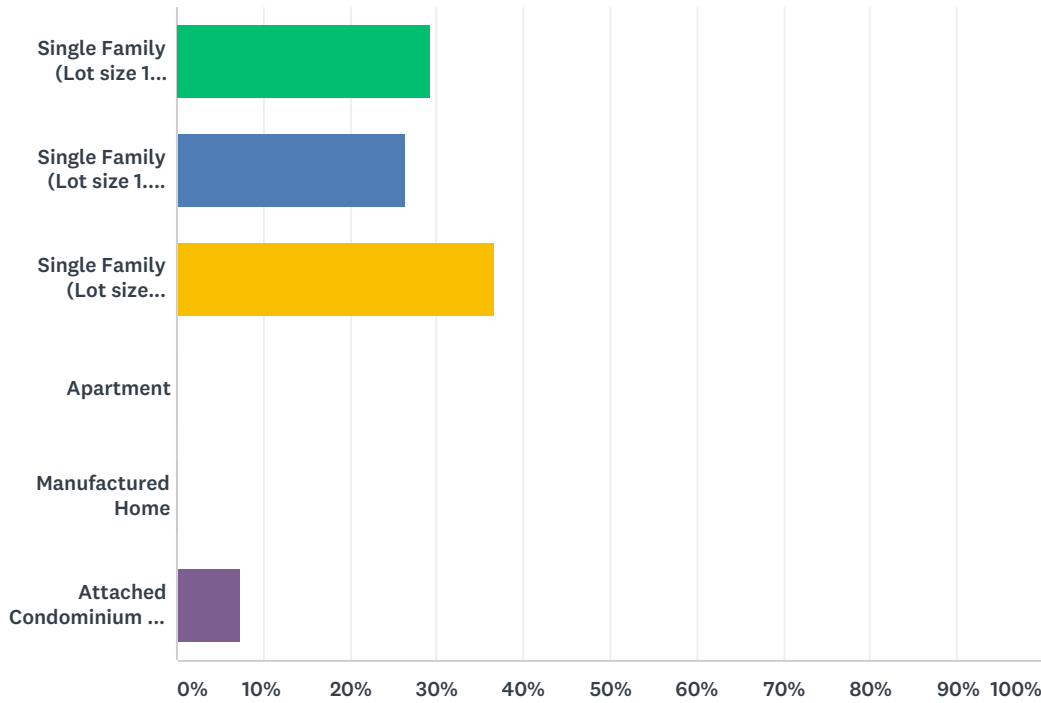


| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|-----|
| Open space | 74.88% | 453 |
| Schools | 16.03% | 97 |
| Proximity to Jobs | 20.83% | 126 |
| Housing cost | 33.39% | 202 |
| Traffic | 12.73% | 77 |
| Born Here | 6.94% | 42 |
| Total Respondents: 605 | | |

Marion Township Master Plan Community Survey

Q6 Please select the term that best describes your residence.

Answered: 676 Skipped: 31



| ANSWER CHOICES | RESPONSES | |
|------------------------------------------------|-----------|------------|
| Single Family (Lot size 1 acre or less) | 29.29% | 198 |
| Single Family (Lot size 1.01 acres to 2 acres) | 26.33% | 178 |
| Single Family (Lot size greater than 2 acres) | 36.69% | 248 |
| Apartment | 0.15% | 1 |
| Manufactured Home | 0.15% | 1 |
| Attached Condominium or duplex | 7.40% | 50 |
| TOTAL | | 676 |

Marion Township Master Plan Community Survey

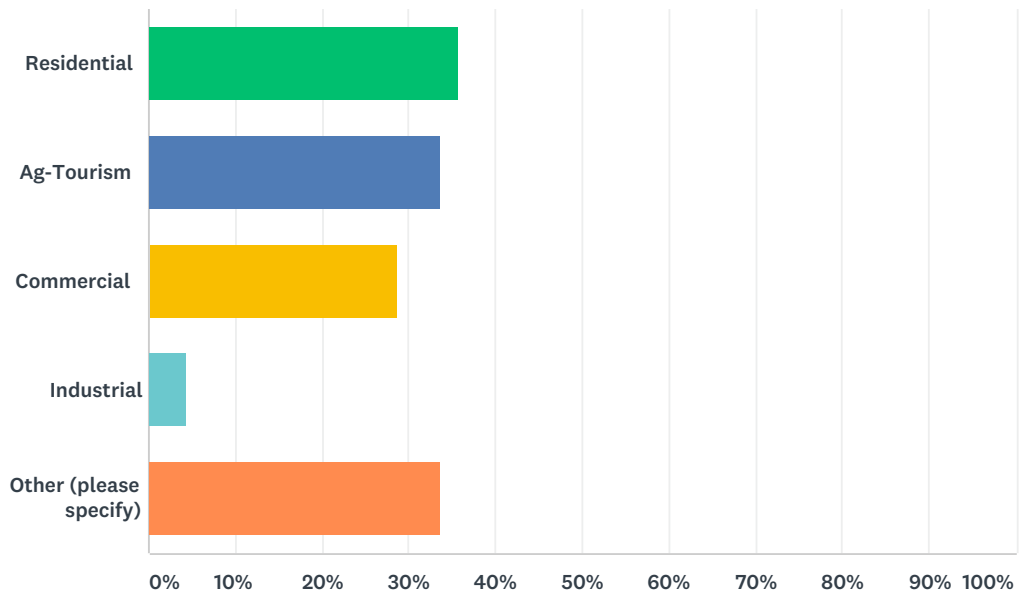
Q7 How important should each of the following be to Marion Township government?

Answered: 672 Skipped: 35

| | NOT IMPORTANT | SOMEWHAT IMPORTANT | IMPORTANT | VERY IMPORTANT | NO OPINION | TOTAL | WEIGHTED AVERAGE |
|--------------------------------------------------------------------|----------------|--------------------|----------------|----------------|---------------|-------|------------------|
| New commercial development | 38.38 % 251 | 25.08 % 164 | 21.41 % 140 | 13.46 % 88 | 1.68% 11 | 654 | 0.00 |
| New industrial development | 55.49 % 364 | 19.36 % 127 | 13.11 % 86 | 9.60% 63 | 2.44% 16 | 656 | 0.00 |
| Pedestrian and bicycle pathways | 18.39 % 121 | 23.25 % 153 | 26.29 % 173 | 31.00 % 204 | 1.06% 7 | 658 | 0.00 |
| Traffic flow on primary roadways | 3.00% 20 | 7.21% 48 | 31.98 % 213 | 56.76 % 378 | 1.05% 7 | 666 | 0.00 |
| Preserve natural features (floodplains, woodlands, wetlands, etc.) | 1.05% 7 | 5.10% 34 | 15.59 % 104 | 77.21 % 515 | 1.05% 7 | 667 | 0.00 |
| Protect water quality | 0.15% 1 | 1.20% 8 | 7.67% 51 | 89.32 % 594 | 1.65% 11 | 665 | 0.00 |
| Additional public parks and recreational areas | 12.46 % 83 | 27.78 % 185 | 30.63 % 204 | 27.48 % 183 | 1.65% 11 | 666 | 0.00 |
| Incentives for light industrial and research office development | 47.04 % 310 | 28.38 % 187 | 16.24 % 107 | 4.70% 31 | 3.64% 24 | 659 | 0.00 |
| Preserve open spaces of land | 1.80% 12 | 10.23 % 68 | 22.41 % 149 | 63.16 % 420 | 2.41% 16 | 665 | 0.00 |
| More housing for seniors | 24.32 % 161 | 33.53 % 222 | 25.53 % 169 | 10.88 % 72 | 5.74% 38 | 662 | 0.00 |
| More housing for young families | 22.27 % 147 | 35.61 % 235 | 26.82 % 177 | 9.39% 62 | 5.91% 39 | 660 | 0.00 |
| Response time for emergency services (Police/Fire) | 1.81% 12 | 6.79% 45 | 27.00 % 179 | 62.29 % 413 | 2.11% 14 | 663 | 0.00 |
| Better facilities, equipment, or staffing for Police and Fire | 6.04% 40 | 16.47 % 109 | 36.10 % 239 | 37.92 % 251 | 3.47% 23 | 662 | 0.00 |
| More affordable housing | 32.42 % 212 | 28.90 % 189 | 21.56 % 141 | 12.54 % 82 | 4.59% 30 | 654 | 0.00 |
| Redevelop vacant and underutilized commercial properties | 21.04 % 138 | 26.07 % 171 | 30.49 % 200 | 18.90 % 124 | 3.51% 23 | 656 | 0.00 |
| Job Creating | 27.33 % 179 | 26.26 % 172 | 28.40 % 186 | 14.50 % 95 | 3.51% 23 | 655 | 0.00 |
| Schools | 9.24% 60 | 7.86% 51 | 30.66 % 199 | 49.00 % 318 | 3.24% 21 | 649 | 0.00 |
| Allow for Ag-Tourism | 20.97 % 134 | 26.29 % 168 | 25.98 % 166 | 11.74 % 75 | 15.02 % 96 | 639 | 0.00 |
| Preserve agricultural land | 2.60% 17 | 13.13 % 86 | 30.53 % 200 | 50.53 % 331 | 3.21% 21 | 655 | 0.00 |
| Stronger enforcement of zoning | 9.04% 59 | 17.30% 113 | 29.25% 191 | 34.46% 225 | 9.95% 65 | 653 | 0.00 |

Q8 What would you like to see developed along D-19?

Answered: 649 Skipped: 58

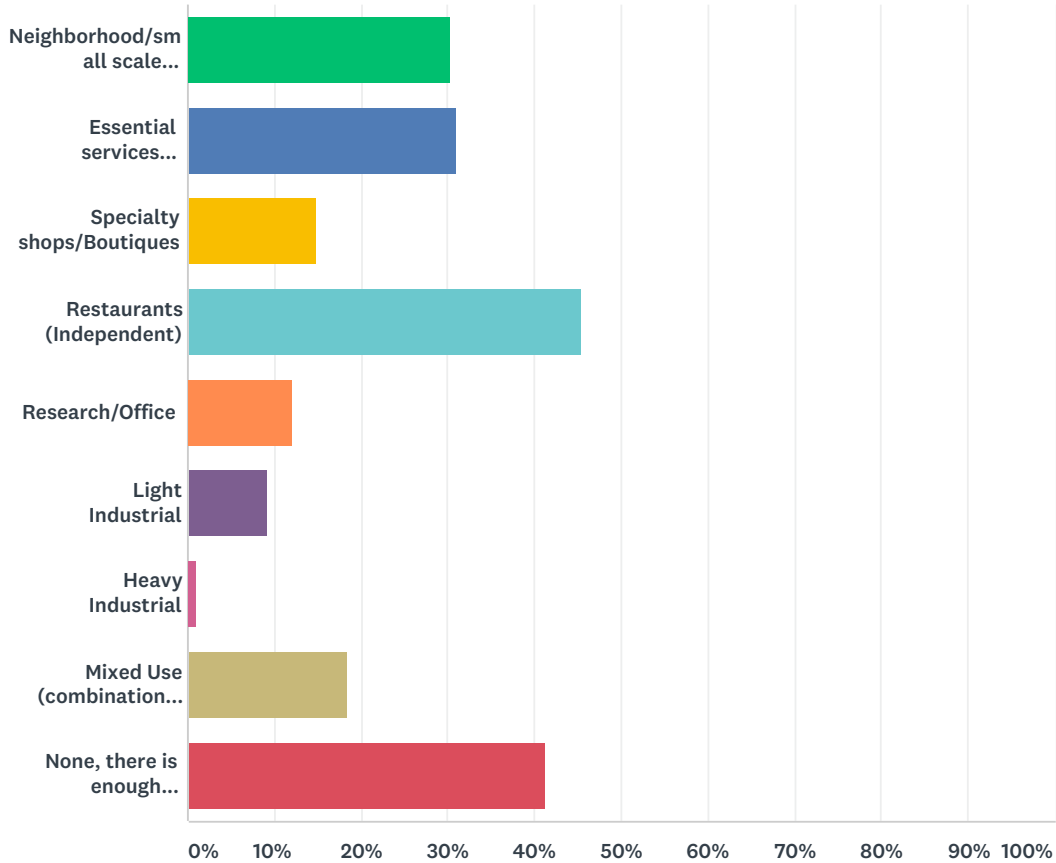


| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|-----|
| Residential | 35.75% | 232 |
| Ag-Tourism | 33.59% | 218 |
| Commercial | 28.66% | 186 |
| Industrial | 4.47% | 29 |
| Other (please specify) | 33.59% | 218 |
| Total Respondents: 649 | | |

Marion Township Master Plan Community Survey

Q9 What types of non-residential development could Marion Township use more of? Check all that apply.

Answered: 649 Skipped: 58

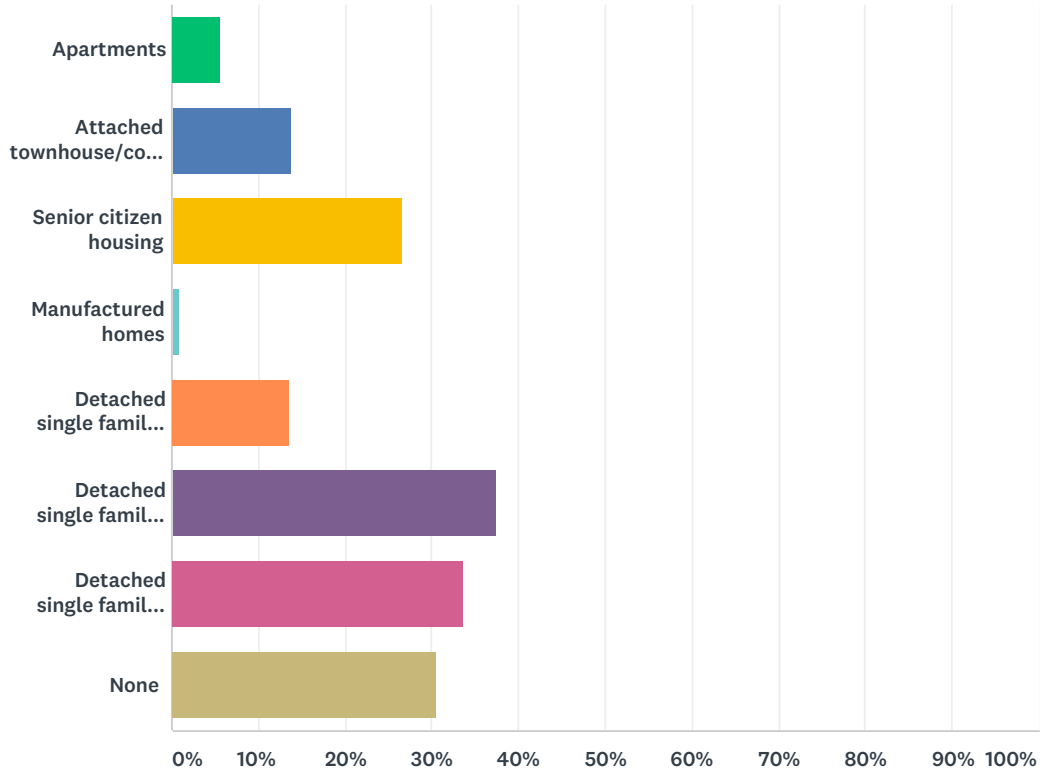


| ANSWER CHOICES | RESPONSES | |
|------------------------------------------------------------|-----------|-----|
| Neighborhood/small scale retail | 30.35% | 197 |
| Essential services (grocery, dry cleaners, hardware, etc.) | 30.97% | 201 |
| Specialty shops/Boutiques | 14.79% | 96 |
| Restaurants (Independent) | 45.30% | 294 |
| Research/Office | 12.17% | 79 |
| Light Industrial | 9.24% | 60 |
| Heavy Industrial | 1.08% | 7 |
| Mixed Use (combination of residential and commercial) | 18.34% | 119 |
| None, there is enough commercial development | 41.14% | 267 |
| Total Respondents: 649 | | |

Marion Township Master Plan Community Survey

Q10 What type of residential development could Marion Township use more of? Check all that apply.

Answered: 645 Skipped: 62



| ANSWER CHOICES | RESPONSES | |
|--------------------------------------------------------------|-----------|-----|
| Apartments | 5.74% | 37 |
| Attached townhouse/condominiums | 13.80% | 89 |
| Senior citizen housing | 26.51% | 171 |
| Manufactured homes | 0.78% | 5 |
| Detached single family homes on smaller lots in subdivisions | 13.64% | 88 |
| Detached single family homes on large lots (1 acre minimum) | 37.36% | 241 |
| Detached single family homes on large lots (2 acre minimum) | 33.64% | 217 |
| None | 30.54% | 197 |
| Total Respondents: 645 | | |

Marion Township Master Plan Community Survey

Q11 If Marion Township and the Livingston County Road Commission are financially capable of making additional road improvements, which roads and/or intersections are in need of improvement?

Answered: 432 Skipped: 275

| # | RESPONSES | DATE |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1 | Cooked Lake Road needs to be paved | 11/20/2018 11:27 AM |
| 2 | In general, clearing for better vision at stop signs/intersections, i.e., Keddle at D-19 | 11/19/2018 9:56 AM |
| 3 | Clear for better vision at intersections | 11/19/2018 9:32 AM |
| 4 | Key words=Financially Capable...without raising taxes, bonds, etc. 1. D-19 & Coon Lake Rd needs corrected sight distances, signage, warning lights & traffic lights in every direction with SEPERATE Left Hand turn lights. 2. County Farm @ each of the "Danger Curves" (Norton, Jewell, Sexton, Mason, & Coon Lake) all need better signage or possibly warning lights or traffic lights. 3. Re-paving repairs along County Farm Road. 4. Proper weight limits on residential/rural roads so that heavy trucks/semi haulers must use alternate truck routes and maintain proper speeds. | 11/15/2018 7:26 PM |
| 5 | Cedar Lake south of Coon Lake rd | 11/15/2018 7:13 PM |
| 6 | Pave Swarhout Road | 11/15/2018 7:02 PM |
| 7 | Cranbrook Estates could use some repair. Need to maintain unpaved roads especially those that act as through roads - County Farm Road, etc. Possibly pave Brighton Road (our portion anyway). WANT MORE INFO ON TAX MILLAGE IDEA BELOW - YOU SHOULD HAVE A "MAYBE" OPTION. | 11/15/2018 4:57 PM |
| 8 | Cedar Lake Rd | 11/15/2018 2:57 PM |
| 9 | All dirt roads. | 11/15/2018 9:55 AM |
| 10 | Sexton Road to Peavy road. Also, D19 should have a Left hand turn lane all the way thru. The road is getting very dangerous and with 400 new homes being built by Capital Homes it will get worse. | 11/14/2018 7:37 PM |
| 11 | Better traffic lights at D-19 and I-96. Slowly start paving all the main dirt roads. | 11/14/2018 5:06 PM |
| 12 | Cedar Lake Rd | 11/14/2018 4:42 PM |
| 13 | Sexton Rd over to D-19 (asphalt) | 11/14/2018 3:49 PM |
| 14 | Triangle Lake Rd and County Farm Rd | 11/14/2018 9:42 AM |
| 15 | Cedar Lake, north of Coon Lake to Jewell Rd | 11/14/2018 9:38 AM |
| 16 | Cedar Lake, Coon Lake to Jewell | 11/14/2018 9:34 AM |
| 17 | Every dirt road should be paved | 11/13/2018 10:06 PM |
| 18 | Burkhardt and 96 Exit! | 11/13/2018 7:58 PM |
| 19 | Peavy, Keddle, & Sexton roads east of County Farm. A traffic light is badly needed at Keddle Rd or Sexton Rd & D-19! | 11/13/2018 4:01 PM |
| 20 | Norton and Mason Rd. intersection. Burkhardt Rd and I-96 ramp. | 11/12/2018 11:11 AM |
| 21 | County Farm Road | 11/11/2018 4:54 PM |
| 22 | Remove the stupid roundabouts in downtown Howell residential areas. | 11/10/2018 4:49 PM |
| 23 | A traffic signal at Hometown Village. | 11/10/2018 2:49 PM |
| 24 | Triangle Lake Rd - is a disaster the day after its graded. | 11/10/2018 2:18 PM |
| 25 | Dutcher Rd | 11/10/2018 9:04 AM |
| 26 | Smaller roads. The major roads are doing well. | 11/10/2018 8:28 AM |

Marion Township Master Plan Community Survey

| | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 27 | Sierra Drive | 11/10/2018 8:12 AM |
| 28 | Pave Peavy Road to Keddle and Keddle to D19. | 11/10/2018 5:37 AM |
| 29 | Speed limits reduced on 2-way roads without central reservation but still carry heavy traffic at least 3-4 times each day | 11/9/2018 7:23 PM |
| 30 | Paving triangle lake Making a turn lane on D19 from coon lake to Schafer | 11/9/2018 6:47 PM |
| 31 | Bentley Road was recently paved. Any plans to pave Cedar Lake and Pingree south of Coon Lake? | 11/9/2018 1:49 PM |
| 32 | D19/I -96 | 11/9/2018 12:57 PM |
| 33 | Widen Coon Lake Road and Decrease speed limit. Pave Triangle Lake Road & Sierra Drive | 11/9/2018 8:15 AM |
| 34 | Peavy/Mason Burkhart near 96 ramp | 11/8/2018 10:59 PM |
| 35 | lower speed limit on dirt part of schafers rd and other dirt roads !!!! | 11/8/2018 7:57 PM |
| 36 | Burkhart between Mason and I96 | 11/8/2018 10:33 AM |
| 37 | Lange Road, Pingree | 11/8/2018 8:45 AM |
| 38 | d-19 | 11/8/2018 12:46 AM |
| 39 | Burkhart Road/96/M59. Burkhart and Mason Road. Mason and County Farm Road. | 11/7/2018 2:56 PM |
| 40 | Any road with a pothole! | 11/7/2018 2:48 PM |
| 41 | Pave Cedar Lake from Coon Lake to Jewell Rd. | 11/7/2018 10:53 AM |
| 42 | Norton Road | 11/6/2018 8:49 PM |
| 43 | More turn lanes on D-19 where it intersects with smaller side roads | 11/6/2018 3:59 PM |
| 44 | Unsure. | 11/6/2018 12:57 PM |
| 45 | None | 11/6/2018 12:55 PM |
| 46 | Traffic on D19 is a concern and expect will get worse with the development projects that are already underway - need plan for control, proper flow and upkeep with expected heavier traffic. | 11/6/2018 12:24 PM |
| 47 | A light for the new residential development on D-19 at Marion Oaks. A light at the new Mugg & Bopps development on D-19 in former Bella's building | 11/6/2018 12:22 PM |
| 48 | The intersection (and placement of traffic lights) at eastbound I-96 and Grand River. The intersection (and better placement of traffic lights) at westbound I-96 and Grand River. Extending the 45-mph speed limit on D-19 from Francis Road, south to Coon Lake Road; the current 55-mph speed limit in this area is too high (many, many motorists exceed this limit!!). | 11/6/2018 12:08 PM |
| 49 | Francis/Beck Road connection, western Brighton Lake Road | 11/6/2018 10:26 AM |
| 50 | widen D-19 with center turn lane and pre right turn lanes, traffic circles work 100% better than traffic lights, best long range investment and are extremely safe. | 11/6/2018 8:38 AM |
| 51 | Prefer money into bike paths walkways | 11/6/2018 6:18 AM |
| 52 | Keddle Road NEEDS to be paved! It's wrecking resident's vehicles! Peavy Road as well | 11/6/2018 12:13 AM |
| 53 | Mason Road, Burkhart & Mason, 96 & Burkhart & 59 | 11/5/2018 2:05 PM |
| 54 | If anything could be done, increasing(?) the speed limit on some roads, Coon Lake being one of them | 11/5/2018 1:59 PM |
| 55 | The speed limit on Coon Lake rd from D-19 West should be 45mph. There are hills, curves, deer and no shoulder. Many people speed and pass in no passing zones. There is also quite an increase in traffic. Need enforcement too! | 11/5/2018 12:23 PM |
| 56 | N/A | 11/5/2018 8:33 AM |
| 57 | Cedar lake road/ at Coon lake intersection | 11/4/2018 3:11 PM |
| 58 | CROOKED LAKE BY THE SCHOOL | 11/4/2018 2:03 PM |
| 59 | Mason Rd. west of Burkhart to Truhn. | 11/4/2018 12:34 PM |
| 60 | Mason road, Burkhart road, Peavy road | 11/3/2018 3:57 PM |

Marion Township Master Plan Community Survey

| | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 61 | East Davis and Crooked Lake | 11/3/2018 4:17 AM |
| 62 | Peavy and Keddle | 11/2/2018 5:05 PM |
| 63 | 59 | 11/2/2018 3:01 PM |
| 64 | Brighton Road | 11/2/2018 12:56 PM |
| 65 | grand river ave | 11/1/2018 3:17 PM |
| 66 | Grand River | 11/1/2018 1:52 PM |
| 67 | Mason & Norton | 11/1/2018 1:44 PM |
| 68 | Many | 11/1/2018 1:14 PM |
| 69 | Too many people here for the roads. No more growth! | 11/1/2018 12:47 PM |
| 70 | Would love to see Cedar Lake between Jewell and Coon Lake paved | 11/1/2018 8:41 AM |
| 71 | Triangle Lake from Coon Lake to dirt. Sierra Dr from Triangle Lake to newer subdivision | 11/1/2018 7:00 AM |
| 72 | Pave Cedar Lake Road between Coon Lake and Jewell. Pave Francis St. Traffic light or roundabout at Burkhart and eastbound I96 intersection. | 10/31/2018 6:36 PM |
| 73 | Keep the roads we have in good condition including dirt roads | 10/31/2018 1:00 PM |
| 74 | Asphalt paving of Cedar lake rd.This is a well traveled road by so many including big trucks. you must spend a fortune on gravel and dust control! Put that towards paving or even chip and seal they use that in other counties all the time! | 10/30/2018 8:01 PM |
| 75 | Mason Road and D-19 - the Pepsi trucks trying to turn South onto D-19 are a safety hazard. | 10/30/2018 6:52 PM |
| 76 | Paving Brighton Rd from D-19 to Chilson Paving Richardson Paving some of the roads around and off of Coon Lake Rd. | 10/30/2018 4:10 PM |
| 77 | W. Coon Lake road seems like it is sinking and could be leveled out.. d-19 Turnlane would be nice.. Turn signal at d-19 and I-96 EB ramp entrance. | 10/30/2018 12:51 PM |
| 78 | OMG--left turn arrows, especially at D-19 & I-96 going north | 10/30/2018 10:38 AM |
| 79 | I would like to see Sexton Road and Crooked Lake Road paved. I would like the light at D19 and Wright Road to be consistent because it is dangerous that the light changes seasonally and during different times of the day. I would like to see the lights at Latson and Grand River timed differently so that they are consistent and allow more vehicles through the left hand turn light. | 10/30/2018 9:37 AM |
| 80 | Pave Crooked Lake Road | 10/29/2018 2:40 PM |
| 81 | Mason Road | 10/29/2018 12:55 PM |
| 82 | Burkhardt | 10/29/2018 11:28 AM |
| 83 | Latson Road Chilson Road intersection could use a single road roundabout. Triangle Road from D-19 to the Howell Nature Center paved with a bridge over the wetland near Sierra Drive. Designated bike paths on all major roads like D-19. | 10/29/2018 10:43 AM |
| 84 | D-19 would benefit by a long term plan to accomodate existing and future development. My opinion is it is at risk of being a visually unattractive and dangerous road. I believe speed should be reconsidered for safety with recent and future growth. I also would like the township to consider a median like Farmington has on 12 mile or Telegraph Road to preserve Marion Twps natural feel and control traffic flow with Michigan U's and traffic circles. Although, this is lend itself to a long term plan it would be necessary to have a vision to accomodate the appropriate setbacks. A bike path to access parks and Subs, schools and town could be incorporated in the initial planning to keep the cost down and has been successful in other communities. | 10/29/2018 10:22 AM |
| 85 | D-19 | 10/29/2018 9:55 AM |
| 86 | Mason Rd needs a traffic light where it curves and turns into Norton Rd. Mason Rd needs to be repaved so it's less bumpy. Bridge on Peavy Rd needs to be redone to support the traffic for the new subdivision going in. | 10/28/2018 7:04 PM |
| 87 | D19 is always important...D19 down by I96 interchange, possible lights, possible widening of D19 | 10/28/2018 4:43 PM |
| 88 | crooked lake road in front of Three Fires Elementary | 10/28/2018 4:23 PM |

Marion Township Master Plan Community Survey

| | | |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 89 | Pave Pingree rd it is a main route in county. The road is dangerous if it's not maintained regularly, but grading it makes it dangerous as well because of loose stones cause spin outs. | 10/28/2018 11:39 AM |
| 90 | Please consider paving Pingree Rd | 10/28/2018 10:52 AM |
| 91 | Back roads | 10/28/2018 9:43 AM |
| 92 | None | 10/28/2018 8:19 AM |
| 93 | Cedar Lake Rd between w Coon Lake Rd & Jewell Rd | 10/27/2018 8:36 PM |
| 94 | Pave Brent Dr. Pave Cedar lake rd north of coon lake | 10/27/2018 2:57 PM |
| 95 | Pave all dirty roads then attend to roadways requiring repair/replacement due to overuse. Add social spaces and pathways to keep the community active. | 10/27/2018 9:48 AM |
| 96 | Pave Bentley Lake Road between Coon Lake and Schafer; Pave Davis Road, Fisk, Crooked Lake Roads. Round-about at Coon Lake and D-19? Pave roads! | 10/27/2018 8:51 AM |
| 97 | Definitely Cedar Lake Road from W. Coon Lake to Jewell. | 10/26/2018 4:13 PM |
| 98 | Currently seems maintained | 10/26/2018 3:35 PM |
| 99 | Burkhart/Norton curve All gravel/dirt roads | 10/26/2018 1:35 PM |
| 100 | D-19 and 96 / Mason Road and McPherson Drive | 10/26/2018 12:30 PM |
| 101 | Cedar Lake Road to the north of Coon Lake Road really needs to be paved. Its already paved all the way to the expressway. I really dont see why the One Mile section that is dirt is not paved. Everyone I talk to in this area would like to see the rest of cedar lake rd paved. | 10/26/2018 7:41 AM |
| 102 | no idea | 10/25/2018 8:55 PM |
| 103 | Coon lake rd, Swarthout rd | 10/25/2018 8:44 PM |
| 104 | Ceadar lake rd | 10/25/2018 5:26 PM |
| 105 | Traffic lights at 96/D19 area. | 10/25/2018 4:58 PM |
| 106 | Not sure of current needs | 10/25/2018 3:03 PM |
| 107 | Keep major dirt roads graded and dust controlled more frequently | 10/25/2018 3:02 PM |
| 108 | Put gravel on Bentley Lake Rd., road grader is taking topsoil from front yards for road leveling | 10/25/2018 2:45 PM |
| 109 | none for this rural community! | 10/25/2018 1:25 PM |
| 110 | none as we moved here for country and low taxes | 10/25/2018 1:24 PM |
| 111 | burkhart/mason rd | 10/24/2018 1:56 PM |
| 112 | East Schafer Road should be paved; would have to be a joint project with Genoa Township | 10/24/2018 1:26 PM |
| 113 | West Coon Lake Road should be paved, at least to the township line | 10/24/2018 12:53 PM |
| 114 | Anything along D 19. Light or flashing at hometown village of Marion. | 10/24/2018 12:47 PM |
| 115 | Sanitorium Road, Intersections at Norton & Mason and County Farm and Mason (dangerous curves) | 10/24/2018 9:47 AM |
| 116 | all gravel roads | 10/24/2018 6:49 AM |
| 117 | 1. Improve the timing of the stoplight on D-19 and Coon Lake Road. 2. Please, please, please change the stoplight at D-19 and I-96 west. There needs to be a left turn light at this intersection. Due to southbound traffic proceeding through the light on yellow and often on red, a northbound driver frequently has to wait until the light turns red to make the turn onto I-96 West. Dangerous situation! 3. The turn lane on D-19 for Parker Middle School narrows down to nothing right in front of our house. Drivers expect us to move over so they can pass on the right. There is not enough room for us to do that, plus there is a berm off to the right side of the road. We have received many rude gestures because we try to turn into our own driveway! | 10/23/2018 10:39 PM |
| 118 | Chilson at Latson could use a traffic circle | 10/23/2018 9:29 PM |
| 119 | Speed Limit radar signs on E. Davis rd between crooked lake rd and D-19 | 10/23/2018 8:03 PM |
| 120 | Unsure | 10/23/2018 4:44 PM |

Marion Township Master Plan Community Survey

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| 121 | Burkhart/M-59 intersection by Burkhart Ridge Burkhart Rd. Between M-59 and Mason needs a middle turning lane Hardman Drive needs paved | 10/23/2018 4:06 PM |
| 122 | Paving of roads. | 10/23/2018 2:28 PM |
| 123 | The need for better road surface on Cedar Lake to Schafer. Why is north of Coon Lake so much better (less dust, mud, pot holes, etc.) when Cedar Lake is a main route north and south. And asphalt in farm land! And what it costs to keep grading it!! Yes, we will pay! It is the one thing that makes me want to move elsewhere. And to those who say a better road would increase speed is bull! It does not slow many people down, they destroy their own cars, or concern for residents. Please! | 10/23/2018 11:24 AM |
| 124 | I'm OK with the roads | 10/23/2018 11:12 AM |
| 125 | Maintain Coon Lake, County Farm, and D19. Keep current dirt/stone roads as they are but keep them up make sure they drain well and keep them graded and the dirt down in the summer. | 10/23/2018 10:47 AM |
| 126 | Coon lake rd and d19; during busy hours it can become very difficult to turn left from any way. This causes more risky turns, such as turning with small gaps on traffic or after light turns red. Seen many close calls & with the continue increase in traffic this is just a big wreck waiting to happen. | 10/23/2018 10:45 AM |
| 127 | East Davis needs proper drainage. | 10/23/2018 9:20 AM |
| 128 | The paving of Triangle Lake Road. | 10/23/2018 9:01 AM |
| 129 | Mason Road Cedar Lake Road | 10/23/2018 8:55 AM |
| 130 | Mason Road | 10/23/2018 8:06 AM |
| 131 | D-19 and eastbound exit ramp of I-96 needs some kind of traffic control or updating. | 10/22/2018 9:03 PM |
| 132 | Roads here are actually really good. | 10/22/2018 7:34 PM |
| 133 | I96 between Howell and Brighton | 10/22/2018 3:47 PM |
| 134 | Cedar Lake Road, Crooked Lake Road, Triangle Lake Road | 10/22/2018 2:10 PM |
| 135 | Triangle Lake Rd paved portion | 10/22/2018 10:29 AM |
| 136 | Pave Francis Road at least to Villa View/Elk Run intersection. There is far too much traffic on that stretch of road for it to not be paved. Even after it is graded, it only lasts for 2-3 weeks before it is bad again. | 10/22/2018 10:15 AM |
| 137 | The dirt roads need to be kept up better, in summer and maintained in winter. | 10/22/2018 6:22 AM |
| 138 | Pave Pingree | 10/21/2018 3:38 PM |
| 139 | D19 and 96 | 10/21/2018 3:21 PM |
| 140 | Sexton road would benefit of paved road, but mostly the one where the school buses goes on. | 10/21/2018 9:17 AM |
| 141 | Peavy Road South beyond Tracilee floods and washes out badly every spring... CountyFarm/Norton need resurfacing | 10/20/2018 8:49 PM |
| 142 | I have no strong opinion on this topic off the top of my head | 10/20/2018 8:21 PM |
| 143 | Francis road and D-19. | 10/20/2018 7:00 PM |
| 144 | Any of the roads with those weird triangles in the middle. Like County Farm & Norton. | 10/20/2018 5:17 PM |
| 145 | I would love to see the whole bentley lake paved. that be great. also D-19 and Schafers needs to have a stop light. | 10/20/2018 3:12 PM |
| 146 | Triangle Lake Road | 10/20/2018 2:19 PM |
| 147 | Schafer and hinchey roads. Major drainage issues. | 10/20/2018 2:08 PM |
| 148 | East/West roads, but right now, there are enough good paved roads in good condition, and paving dirt roads would lead to higher speeds, thru traffic, and more tragedies | 10/20/2018 10:23 AM |
| 149 | Dirt roads | 10/20/2018 9:50 AM |
| 150 | Pingree from cedar lake to coon lake | 10/20/2018 9:27 AM |
| 151 | There is a desperate need for a round-a-bout at the intersection of Keddle and D-19, especially with the large subdivision coming in on the former Marion Oaks Golf sight. | 10/20/2018 9:26 AM |

Marion Township Master Plan Community Survey

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| 152 | Sexto, Peavy. Intersection of County Farm and W Coon Lake | 10/20/2018 8:27 AM |
| 153 | Cedar lake road & Pingree should be paved. | 10/20/2018 7:57 AM |
| 154 | Widen D197 between I96 and Coon Lake | 10/20/2018 7:33 AM |
| 155 | Keddle & D19- needs a traffic signal & a left turn lane for those turning left on to Keddle off of D19. This will is essential because of increased traffic with the new residential development at the old Marion Oaks Golf Course. Keddle & Peavey....the intersection is a nightmare. Should be a 3 way stop; not just a stop for Keddle Rd traffic. No one stops, everyone just cruises through this intersection at a high rate of speed. I take my life in my hands just to go out to the mailbox, or cut the lawn. Pave Keddle & Peavy....and enforce a reasonable speed limit of 35mph residential. Fix the bridge on Peavy that goes over the Shiawassee Rivershed. This is old, and has weight restrictions...so all the big gravel haulers and cements trucks have to use Keddle to access the new residential developments going in on Peavy...they need to just use Peavy. AND the huge enourmous trucks and all the the equipment for that pipeline place that has an easement access off of Peavy also have to use Keddle to get all their equipment in and out, because of the weight restriction on that rivershed bridge. | 10/19/2018 8:02 PM |
| 156 | I think our roads are in excellent shape | 10/19/2018 5:37 PM |
| 157 | D19/Coon | 10/19/2018 5:07 PM |
| 158 | Pave Crooked Lake or Davis. | 10/19/2018 4:31 PM |
| 159 | Slow down traffic on D19. More lighting on D19 and Coon Lake Roads. Those roads are too dark at night. | 10/19/2018 3:03 PM |
| 160 | D-19 & I96 | 10/19/2018 1:10 PM |
| 161 | Latson and Crooked Lake Rd. near Three Fires Elementary | 10/19/2018 12:45 PM |
| 162 | Traffic lights at Keddle & D19 and Mason and Mrpherson rd. (Pepsi plant) | 10/19/2018 9:26 AM |
| 163 | Sexton,peavy,keddel,dutcher rds need to hard surfaced would help traffic on County farm rd They could be seal coated would save on dust control and grading. Ditches along all roads should be cleaned , cleared and culverts installed before any work is done on any road. Don't let township take ownership on M155 let state take care of it. | 10/19/2018 8:37 AM |
| 164 | the speed limit on D19 needs to be lowered between the school and the expressway to 40 mph | 10/19/2018 7:59 AM |
| 165 | Burkhart All roads downtown is | 10/18/2018 9:22 PM |
| 166 | Pingree Road between Coon Lake and Jewel. Jewel Road. Burkhardt Exit at 96. | 10/18/2018 7:29 PM |
| 167 | Norton and Mason Roads...install a roundabout | 10/18/2018 6:40 PM |
| 168 | D19 needs to be widened at least to Coon Lake Road, rush hour traffic morning and evening make it very difficult and dangerous to make a left turn onto D19. And the speed limit from I96 to the school should be reduced to 45 from 55. Someone or several are going to be killed on that stretch of road, just a matter of when. | 10/18/2018 6:37 PM |
| 169 | Pingree needs to be paved. Lange and Pingree are dangerous. | 10/18/2018 6:27 PM |
| 170 | Burkhart Rd at 96 (turning north to on-ramp—not sure if that is Marion Township or not) | 10/18/2018 4:54 PM |
| 171 | Sierra Drive | 10/18/2018 3:15 PM |
| 172 | D19 & Coon Lake Rd intersection; needs a left turn arrow from Coon Lake onto D19 | 10/18/2018 2:20 PM |
| 173 | More parking spaces/parking decks downtown. | 10/18/2018 1:55 PM |
| 174 | cedar lake rd to schaffer rd & schaffer to cedar lake rd | 10/18/2018 1:14 PM |
| 175 | Not sure if Marion twp? but M59 needs widening east of Latson to old 23 | 10/18/2018 1:11 PM |
| 176 | Mason Road bridge and area of flooding | 10/18/2018 1:07 PM |
| 177 | Only roads of poor quality need attention, don't waste taxpayer money on redesign of roads and intersection. Tons of money to turn stop signs into roundabouts is a huge waste. | 10/18/2018 10:39 AM |
| 178 | D-19 if new housing continues. | 10/18/2018 8:44 AM |
| 179 | pave wright, beck & fisk roads | 10/18/2018 8:37 AM |

Marion Township Master Plan Community Survey

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| 180 | D19 and I96 turn lane stop lights with turn arrows. Slow down the traffic at Parker Middle School area and extend turn lanes. | 10/18/2018 8:27 AM |
| 181 | Michigan ave. And mason County farm at mason , norton and Sexton. Need a paved road north south that takes pressure off D-19. Maybe dutcher or cedar lake from M-36 in Putnam Twp. | 10/18/2018 5:56 AM |
| 182 | All the dirt ones! | 10/17/2018 9:06 PM |
| 183 | the east side of D-19 just north of the 2 houses past the golf course always looks like its going to get washed away after a storm | 10/17/2018 7:33 PM |
| 184 | Mason Road/ County Farm | 10/17/2018 6:57 PM |
| 185 | The roads I travel regularly seem to be in very good shape. | 10/17/2018 6:48 PM |
| 186 | Triangle Lake Road, Paved portion. Pingree, to Coon Lake Rd. Cedar Lake Road, to Coon Lake Rd. | 10/17/2018 6:43 PM |
| 187 | Pave Pingree between Shaffer & Coon Lake | 10/17/2018 5:16 PM |
| 188 | Grand River _ from howell theater out to Golf club rd. Burkhardt from norton to the I-96 interchange | 10/17/2018 5:15 PM |
| 189 | More paving. | 10/17/2018 5:14 PM |
| 190 | D19 South from I96 needs attention as it is already a bottleneck to and from Howell and I96. New subs going in will only increase the problems of morning traffic. New Mugg & Bopps is 1/4 mile from several gas stations @ I96. No more gas stations down here! | 10/17/2018 5:13 PM |
| 191 | Oak Bark Dr. | 10/17/2018 5:03 PM |
| 192 | D19 pedestrian pathway to speedway | 10/17/2018 5:02 PM |
| 193 | D19 south of I96 needs widening or improvement with the major residential projects starting now, new Mugg & Bopps and new subs will increase the current congestion around Francis and Newberry roads. | 10/17/2018 4:53 PM |
| 194 | Norton east of County Farm, County Farm | 10/17/2018 3:55 PM |
| 195 | Cedar Point Road and Parker Drive | 10/17/2018 3:36 PM |
| 196 | South Burkhardt Road | 10/17/2018 2:56 PM |
| 197 | Michigan (D-19) and Mason Road intersection Mason Rd. and McPherson industrial intersection | 10/17/2018 2:35 PM |
| 198 | Norton, County Farm and Burkhardt roads, Sexton Road | 10/17/2018 2:29 PM |
| 199 | Groveland Dr | 10/17/2018 2:18 PM |
| 200 | Pave Cedar Lake from M-36 to Jewell for a north south option to D-19. | 10/17/2018 1:50 PM |
| 201 | Burkhardt and I-96 could very much use and round about, very behind the times there, traffic issue daily.... Coon lake and Dutcher Rd the intersection was changed when it was redone and Dutcher Rd (s) has a stop sign for Dutcher Rd north which is against normal traffic rules and causes confusion even after all this time, Dutcher Rd south should not stop for Dutcher Rd north.... very strange | 10/17/2018 1:28 PM |
| 202 | dirt roads | 10/17/2018 12:18 PM |
| 203 | I feel the roads are quite good. There is always an area where improvements could be made, however. | 10/17/2018 12:17 PM |
| 204 | Side roads in the city, in pretty bad shape in some areas | 10/17/2018 12:00 PM |
| 205 | Brighton Rd and D19 Coon Lake Road and D19 please no roundabouts | 10/17/2018 11:48 AM |
| 206 | Put train crossing lights up at all rail crossings. | 10/17/2018 11:47 AM |
| 207 | need to reconsider speed limit on the stretch of D-19 just south of I-96 to Coon Lake. Given current residential and upcoming new developments and the school, the speed limit of 55 is toooo fast! | 10/17/2018 11:41 AM |
| 208 | Burkhardt, Mason, Norton, County Farm, High Hillcrest, Sanitorium | 10/17/2018 11:13 AM |
| 209 | High Hillcrest Drive, Mason Road, Norton, Burkhardt (especially at Burkhardt and 96 ramp), County Farm | 10/17/2018 11:07 AM |
| 210 | Sierra, Triangle lake near intersection of Coon Lake Rd. | 10/17/2018 10:57 AM |

Marion Township Master Plan Community Survey

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| 211 | west coon lake rd | 10/17/2018 10:11 AM |
| 212 | Connections to exit 133; Cedar Lake ; roads around Parker school safety issues | 10/17/2018 10:06 AM |
| 213 | The intersection of Pinckney Rd. where the Meadows and the condo complex directly across the street are located. This is a very dangerous area. Please....a traffic light would be great there. Way too much traffic on Pinckney Rd. | 10/17/2018 9:31 AM |
| 214 | All of D19, too narrow for all of traffic! | 10/17/2018 9:17 AM |
| 215 | Traffic Circles would be beneficial at Mason & Norton, and Norton & County Farm. As for paving gravel roads, or other options, a more direct East-West route between County Farm and D-19 between I-96 and Coon Lake Road would be helpful: this could include paving Sexton all the way through, or making Peavy a paved frontage road between Mason and D-19. This may not be in the townships' purview, but traffic circles for the I-96 & D-19 entrance/exit ramps would be helpful, too. | 10/17/2018 8:27 AM |
| 216 | Pingree, south of Coon Lake | 10/17/2018 7:36 AM |
| 217 | Norton/Mason | 10/17/2018 7:15 AM |
| 218 | Going north on D-19 from Pinckney. There needs to be slower speeds once you hit Keddle Rd. Almost impossible to get on D-19 at certain times of the oday. | 10/17/2018 5:33 AM |
| 219 | Amber glen | 10/16/2018 8:53 PM |
| 220 | Mason & D19, EB entrance to 96 area, Mason & Norton (roundabout maybe), Norton & County Farm (roundabout maybe) | 10/16/2018 8:11 PM |
| 221 | widening of D 19 between Pinckney and Howell and widening or lanes to get around traffic at subdivisions like the sundance meadows and along coonlake heading east out to D 19 | 10/16/2018 8:03 PM |
| 222 | Mason rd and Norton intersection. The traffic on traveling on mason towards D-19 is supposed to stop, but many don't understand other traffic keeps moving. It's a very scary intersection. | 10/16/2018 7:02 PM |
| 223 | burkhart rd | 10/16/2018 7:00 PM |
| 224 | Any options for Norton/Mason Rd intersection..? | 10/16/2018 6:58 PM |
| 225 | D19 in front of where the new gas station is going just south of 96. Needs a left had turn lane into the gas station. | 10/16/2018 6:53 PM |
| 226 | None | 10/16/2018 6:49 PM |
| 227 | Pave all gravel roads. | 10/16/2018 6:02 PM |
| 228 | Mason Road and D19 | 10/16/2018 5:05 PM |
| 229 | D-19 & the Meadows / Woodbridge D-19 & hometown sub D-19 & the new sub at the old marion Oaks golf course | 10/16/2018 4:41 PM |
| 230 | Mason and Norton | 10/16/2018 4:31 PM |
| 231 | Pave Sexton and Keddle | 10/16/2018 3:42 PM |
| 232 | D-19 to accommodate the increase in traffic from the Marion Oaks development | 10/16/2018 3:23 PM |
| 233 | Burkhart is falling apart and Entry to Freeway and crossing freeway needs redesign | 10/16/2018 3:14 PM |
| 234 | Not sure. | 10/16/2018 3:02 PM |
| 235 | Francis and D19 could use a light during peak driving times. | 10/16/2018 2:53 PM |
| 236 | No suggestion | 10/16/2018 2:42 PM |
| 237 | Burkhart and M59 ramp | 10/16/2018 2:32 PM |
| 238 | N/a | 10/16/2018 2:29 PM |
| 239 | Painted Drive | 10/16/2018 2:14 PM |
| 240 | D-19 and Sedum intersection (traffic light). Roadways are good shape otherwist. | 10/16/2018 1:24 PM |
| 241 | peavy rd. | 10/16/2018 1:24 PM |
| 242 | Lower Speed limit on D19 south of I96 | 10/16/2018 1:20 PM |
| 243 | Brighton Road and Beck Road could be East/West alternatives to I96 and Grand River | 10/16/2018 12:33 PM |

Marion Township Master Plan Community Survey

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| 244 | Most roads all seem to be in good shape currently. However, heavy construction vehicle traffic is taking its toll on the Peavy Road bridge south of Mason Rd. Also, we still have a serious occasional flooding problem on the Mason Road near the bridge area. | 10/16/2018 12:29 PM |
| 245 | All the dirt roads should be slowly paved | 10/16/2018 12:07 PM |
| 246 | keep up with brush growth along cedar lake rd, and maintaining road more often | 10/16/2018 11:56 AM |
| 247 | you have already increased traffic by allowing Capital homes to develop that beautiful piece of property into a bunch of homes and traffic | 10/16/2018 10:37 AM |
| 248 | Sexton Road from County Farm to Peavy | 10/16/2018 10:02 AM |
| 249 | I would love to see Francis road paved, at least partially paved. There is an assisted living establishment and three large communities off of this road and it is tough to keep it in good condition. Not to mention the storm water runoff that impacts the various community's storm collection systems from the dirt road runoff. I would also love to see a pedestrian/bike path connecting downtown Howell and Parker Middle School. This would serve both communities and allow people use of the tennis courts and rec. fields at the middle school. Maybe we could get Capital Homes to pitch in as they are developing a large scale community and it would be a great selling point for them. Lets get out and be a healthy community...we just need access and paths to roam. I could see this a boom for the community as there are multiple large scale subs that could use this path and the schools amenities. Thanks for allowing me to voice my opinion. | 10/16/2018 9:37 AM |
| 250 | Dirt roads are getting improved in Putnam township over past 2 years, but no improvements noted to dirt roads in Marion township. | 10/16/2018 8:58 AM |
| 251 | 1. Those roads currently servicing existing substantial development. Either residential or other. 2. Roads that will service future major development, and must include adequate infrastructure availability so that it is attractive and easy for developers to build in Marion Township. Water, sewer, gas, and power availability and include storm system planning. Recuperation of infrastructure costs may be realized in new tax base and potential millage, of course. | 10/16/2018 7:28 AM |
| 252 | Dirt roads | 10/16/2018 7:24 AM |
| 253 | Mason turning into Norton needs a roundabout to control speed and traffic. | 10/15/2018 9:25 PM |
| 254 | 3 way stop at County Farm and W. Coon Lake Road. Round about at Mason Road and Highlander Way. | 10/15/2018 9:22 PM |
| 255 | D-19 and Wright Road. Parker Middle School causes too much traffic. Have a hard time making a left out of side roads when school is starting and ending. Need a more controlled signal. | 10/15/2018 9:00 PM |
| 256 | Bentley Lake road needs to be paved. | 10/15/2018 7:47 PM |
| 257 | Bentley Lake should be paved all the way to Shaffer. At the very least from Coon Lake to High Meadows. | 10/15/2018 7:30 PM |
| 258 | Francis Rd and Beck Rd need to be paved. | 10/15/2018 7:18 PM |
| 259 | Mason Road, Mason Rd Bridge, Foxfire Dr | 10/15/2018 7:08 PM |
| 260 | Mason Road and D-19. Lots of truck traffic from industrial, via Mason / D-19 to the highway. Industrial and Mason should have a traffic light for when the plants get off shift. | 10/15/2018 7:07 PM |
| 261 | Eliminate the blind corner from Sexton and county farm | 10/15/2018 6:45 PM |
| 262 | High Hillcrest Dr | 10/15/2018 6:28 PM |
| 263 | Marion township does an EXCELLENT job of road improvement and maintenance including snow removal! So proud of you and grateful! Paving brighton lake road between D-19 and chilson would be great. | 10/15/2018 6:24 PM |
| 264 | Swarthout and Farley Cranbrook Estates | 10/15/2018 5:40 PM |
| 265 | No idea | 10/15/2018 5:36 PM |
| 266 | Pave Francis Road | 10/15/2018 5:04 PM |
| 267 | Triangle lake Road from Coon Lake Road to Rubbins Road. and pave Rubbins Road. | 10/15/2018 5:02 PM |
| 268 | Sexton between County Farm & Peavy, paved. Keddle/D-19 & Sexton/D-19. It's very difficult to turn left off these intersections onto D-19. | 10/15/2018 4:58 PM |
| 269 | Center turn lane for D19. pave more thru dirt roads | 10/15/2018 4:47 PM |

Marion Township Master Plan Community Survey

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| 270 | Schafer Road Finish paving Bentley Lake Crooked Lake Road | 10/15/2018 4:42 PM |
| 271 | Peavy road | 10/15/2018 4:33 PM |
| 272 | Burkhart Rd. | 10/15/2018 4:04 PM |
| 273 | 96/59 interchange is a mess, but not in Marion twp. | 10/15/2018 3:38 PM |
| 274 | Repair what we have. When all of the current roads are pristine, worry about "improvements" | 10/15/2018 3:12 PM |
| 275 | Schafer road.. pave | 10/15/2018 2:13 PM |
| 276 | mason and county farm | 10/15/2018 2:12 PM |
| 277 | None come to mind. The roads are taken care of very well. | 10/15/2018 2:12 PM |
| 278 | All roads. More paved ones. | 10/15/2018 12:39 PM |
| 279 | Round about at County Farm and Coon Lake, Round about at D-19 and Schafer, resurface Mason Road and add a 2-3 ft. shoulder, | 10/15/2018 12:23 PM |
| 280 | Pave Lucy Road | 10/15/2018 12:21 PM |
| 281 | cedar lake rd paved from coon lake rd to jewell | 10/15/2018 11:17 AM |
| 282 | Triangle Lake Rd | 10/15/2018 10:21 AM |
| 283 | Please stop growing before you fix the roads. Lets take for example the hideous apartments being built off mason and Burkhart. The intersection at Burkhart 59 and 96. That is a dangerous extremely outdated intersection that requires immediate attention. Burkhart ridge should not be allowed to expand until you fix this dangerous intersection. Living out in the area and traveling that everyday I see too many accidents and nears misses. How can you worry about growing when you don't have the proper road systems to support the current growth in the area? | 10/15/2018 8:26 AM |
| 284 | CEDAR LAKE ROAD NEEDS TO BE PAVED ASAP. THERE IS QUITE A LARGE VOLUME OF TRUCKS. | 10/15/2018 7:52 AM |
| 285 | The eastbound I-96 exit to Burkhart rd. where you have to cross over the freeway on ramp to get to Burkhart rd. Near trailer park. Very dangerous intersection. | 10/15/2018 6:13 AM |
| 286 | Would like to see all dirt roads paved. | 10/15/2018 5:59 AM |
| 287 | Pave Triangle Lake Rd. Pave Swarthout | 10/14/2018 7:43 PM |
| 288 | None. | 10/14/2018 7:41 PM |
| 289 | Sexton peavy keddle Francis paving | 10/14/2018 7:16 PM |
| 290 | Mason road has not had any full layer asphalt laid in over 25 years. We are subject to I-96 bypass traffic of truck scales and other heavy industrial. with more activity traveling N/S on cedar lake rd finish paving to coon lake. Make Mason/Burkhart full traffic light. Offer assistance at Burkhart/I-96 for multi lane access, all our traffic. | 10/14/2018 7:15 PM |
| 291 | Mason/Burkhart needs a traffic light and center turn lanes. D-19/Schaefer needs a traffic light. Coon Lake should be paved or seal-coated from Pingree to Dutcher. Keddle, Peavy and Sexton roads should be seal coated. Francis Rd should be paved from D-19 to the subdivision entrances (east of D-19). Triangle Lake should be paved from D-19 to Rubbins. Cedar Lake should be paved from Jewell to Vines. | 10/14/2018 6:55 PM |
| 292 | Burkhart and M59 Pave Pingree rd | 10/14/2018 6:31 PM |
| 293 | Re-analyze speed limits on rural roads, especially on bus routes and residential areas. | 10/14/2018 6:24 PM |
| 294 | D19 & Coon Lake. Roundabout. | 10/14/2018 5:45 PM |
| 295 | None | 10/14/2018 5:35 PM |
| 296 | Cedar Lake; Pingree | 10/14/2018 4:36 PM |
| 297 | Pave Cedar Lake, north of Coon Lake. | 10/14/2018 4:32 PM |
| 298 | Accept new roads--subdivisions Pave Peavy/Keddle to County Farm and light at D-19 and Keddle | 10/14/2018 4:26 PM |
| 299 | D-19 & Coon Lk | 10/14/2018 3:42 PM |
| 300 | Keep frances graded | 10/14/2018 3:11 PM |

Marion Township Master Plan Community Survey

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| 301 | Burkhart Rd that was torn up by manufactured home and apartment construction | 10/14/2018 2:29 PM |
| 302 | Paving cedar lake from Pingree to jewel. | 10/14/2018 2:18 PM |
| 303 | D19 and Mason. The trucks cannot complete a proper turn without entering other lanes of traffic, which is dangerous for everyone. Mason and Peavy - with increased housing and traffic, the intersection can be challenging at various times of the day. | 10/14/2018 1:49 PM |
| 304 | most of the dirt roads in the county could use improvement | 10/14/2018 1:05 PM |
| 305 | BurkhRt Road at Mall-signage and lane markings Cedar lake road | 10/14/2018 12:05 PM |
| 306 | Michigan Avenue between 96 and downtown | 10/14/2018 12:01 PM |
| 307 | PAVE Cedar Lake between Coon Lake and Jewel. This is the ONLY thing that I care about. | 10/14/2018 11:52 AM |
| 308 | Pave Francis road. The road is less than a mile long and has over 120 homes that are on the road or in subdivisions that solely enter/exit to Francis road. The vast majority of the 120 homes are in the first half mile from D-19. The Patti Lewis Care home is also in this section of the road and it's traffice adds to wear of the road. | 10/14/2018 11:45 AM |
| 309 | Any road that has the most amount of damage to it. | 10/14/2018 11:41 AM |
| 310 | Sexton Road should be paved, and a speed limit should be marked. It carries a lot of traffic on a regular basis. | 10/14/2018 11:13 AM |
| 311 | francis !!! | 10/14/2018 10:54 AM |
| 312 | Triangle Lk Rd between Coon Lake Rd and Rubbins Rd | 10/14/2018 10:36 AM |
| 313 | I would say the rd are pretty good now after last years revamping of a good majority of them. Maybe just a bit more maintaining on the dirt rd, instead of once a month maybe twice a month. And someone who knows how to operate the graders properly, too many times there has been big chunks of someone's yard in the rd after they graded the rds. Which makes a tire bounce and creates a pothole. Smooth loose gravel packs down evenly. | 10/14/2018 10:14 AM |
| 314 | County Farm Rd needs a bike lane!!! | 10/14/2018 10:09 AM |
| 315 | 1. Finish paving Schafer road west of D-19 to at least Cedar Lake Road | 10/14/2018 10:05 AM |
| 316 | Pave Cedar Lake Road from Coon Lake Road to Jewell | 10/14/2018 9:34 AM |
| 317 | D19 at Mason | 10/14/2018 9:28 AM |
| 318 | Mason Road west to twp line. Pave Coon Lake Road west to twp line. | 10/14/2018 8:59 AM |
| 319 | Peavy Rd. and Mason Rd Intersection. | 10/14/2018 8:20 AM |
| 320 | MOST | 10/14/2018 8:00 AM |
| 321 | You could look at paving some of the dirt roads if high traffic areas like cedar lake. | 10/14/2018 7:45 AM |
| 322 | BURKHART AT THE HIGHWAY RAMP IS OVERDUE!!! WAITS ARE RIDICULOUS AM & PM AND NEW HOUSING IS GOING IN ONLY TO MAKE IT WORSE! Cedar Lake is a major school route and needs paving NORTH OF COON LAKE. | 10/14/2018 7:31 AM |
| 323 | Francis road. Beck road. | 10/14/2018 7:24 AM |
| 324 | start turning some of these dirt roads into paved roads. | 10/14/2018 7:04 AM |
| 325 | Main roads are in good condition. Resurfacing D-19 was nice to see. | 10/14/2018 6:46 AM |
| 326 | Save the money for future needs and keep taxes low | 10/14/2018 5:57 AM |
| 327 | Mason Road/Highlander Way, Mason Road/Peavy Road, Burkhart Road/I96 south side, Peavy Road Bridge, Peavy Road south of Tracilee Drive and access back to D19, East/West roads from D19 to Latson Road | 10/14/2018 1:43 AM |
| 328 | Cedar Lake road between Coon Lake rd and Jewel | 10/13/2018 10:45 PM |
| 329 | not sure, most roads are very good | 10/13/2018 9:27 PM |
| 330 | Mason and Burkhart - construction of new development has taken its toll on the already poor condition of Burkhart from I-96 to Mason and the intersection. | 10/13/2018 9:06 PM |
| 331 | Cedar Lake road | 10/13/2018 8:36 PM |

Marion Township Master Plan Community Survey

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| 332 | D19 and coon lake. can not see d19 while making a left turn from coon lake west side. if someone runs the light you wont know untill its too late. | 10/13/2018 8:28 PM |
| 333 | Pave Triangle Lake Road | 10/13/2018 7:59 PM |
| 334 | Pingree | 10/13/2018 7:32 PM |
| 335 | Pingree Rd | 10/13/2018 7:21 PM |
| 336 | You definitely need a Left turn Light on the Howell-Pinckney Road - Mason Road intersection. The traffic and ability to turn L during rush hour is both dangerous and very slow. | 10/13/2018 6:33 PM |
| 337 | COUNTY Farm - Norton - Cedar Lake - Bentley Lake | 10/13/2018 6:17 PM |
| 338 | Pave Francis Road | 10/13/2018 6:12 PM |
| 339 | Francis rd needs to be paved. There is a lot of traffic and the road takes a betting every Day.. They grade it one day and the potholes return the next day. Because of the lime stone it is very dusty in the summer. Can't open the windows in the house because of all the dust. | 10/13/2018 6:08 PM |
| 340 | Corner of W Coon and Cedar Lake. Pave cedar lake north of W Coon | 10/13/2018 5:01 PM |
| 341 | Bentley Lake rd south of Coon lake needs to be paved and the north section needs to be re-paved | 10/13/2018 4:32 PM |
| 342 | the ones I travel regularly are in good shape, so I can't think of any right now | 10/13/2018 3:12 PM |
| 343 | Triangle lake road Edward James Drive | 10/13/2018 2:39 PM |
| 344 | Roads are fine. | 10/13/2018 2:06 PM |
| 345 | Bentley Lake Road | 10/13/2018 1:37 PM |
| 346 | Pave bentley lake road through to cedar lake rd | 10/13/2018 1:28 PM |
| 347 | D-19 | 10/10/2018 12:12 PM |
| 348 | None, if the roads don't have adequate capacity people would just go somewhere else. We don't need to make this township into Genoa Township. That area has become overdeveloped and is a nightmare to go to now. Please keep this kind of "improvement" to a bare minimum. People who live here didn't move here or like living here to have an urban environment. | 10/10/2018 9:09 AM |
| 349 | Cedar Lake | 10/8/2018 1:33 PM |
| 350 | Add bike/jogging lane to major roads...This is a big safety challenge with our roads and not being able to see bikers and joggers quickly and the disruption they create to traffic flow. I am not against bikers, just not on roads with cars..we need dedicated lanes for them | 10/8/2018 9:14 AM |
| 351 | With new development going in south of I-96, gas station and RV repair lot, new traffic lights to enable condos to get safely out on the road. Already have issues with school and work traffic on most days. | 10/7/2018 9:29 PM |
| 352 | Paving of Keddle and Sexton roads | 10/5/2018 10:51 AM |
| 353 | Most are actually in pretty good shape! | 10/5/2018 9:23 AM |
| 354 | reduced speed limit on Coon Lake road | 10/4/2018 8:58 AM |
| 355 | Pave Cedar Lake Road - Coon Lake to Jewell | 10/1/2018 4:01 PM |
| 356 | Widen D19 to 5 lanes or at least 3 lanes with center turn lane. Need a major east-west route other than M59, Grand River and I96. | 9/26/2018 12:40 PM |
| 357 | Bentley lake county farm | 9/25/2018 9:57 AM |
| 358 | M-59/I-96/Burkhart Rd | 9/18/2018 3:01 PM |
| 359 | Continue to keep current paved road in excellent condition. Keep current unpaved roads so we can continue our rural environment and encourage farm and horse farms. | 9/14/2018 6:26 AM |
| 360 | mason rd & norton | 9/13/2018 7:44 AM |
| 361 | D19 | 9/9/2018 6:58 PM |
| 362 | D19--traffics light by the 2 condo developments by Francis Road. Trying to get on D19 from either one is dangerous...traffic travels way too fast. | 9/7/2018 8:04 PM |
| 363 | Triangle lake rd | 9/5/2018 8:16 PM |

Marion Township Master Plan Community Survey

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| 364 | Roads that I drive are in good shape | 9/5/2018 6:21 PM |
| 365 | More traffic lights along D-19 | 9/5/2018 1:01 PM |
| 366 | Cedar Lake and Vines | 9/5/2018 10:45 AM |
| 367 | WE THINK THE ROADS ARE FABULOUS NOW | 8/30/2018 3:35 PM |
| 368 | Sexton and County Farm. Norton and County Farm. Mason and County Farm. MDOT does a pretty poor job maintaining this stretch. | 8/30/2018 8:10 AM |
| 369 | Cedar Lake Road South of Coon Lake Road | 8/28/2018 8:36 PM |
| 370 | Finishpaving Cedar Lake Rd. | 8/26/2018 11:07 AM |
| 371 | I would like to see Cedar Lake Rd between Coon Lake and Jewel paved. Clear line of view at intersections. | 8/25/2018 8:21 AM |
| 372 | Pave Sexton | 8/23/2018 7:22 PM |
| 373 | Cedar Lake Road should be paved- heavy traffic and the dirt from the road is a nuisance | 8/22/2018 10:32 AM |
| 374 | Cedar Lake Rd | 8/22/2018 9:57 AM |
| 375 | Cedar Lake south of Coon lake to schaeffer needs some gravel, Vines to Schaeffer at very least. West Schaeffer D19 Bently. Have done great lately on paved areas | 8/22/2018 9:38 AM |
| 376 | paving pingree and need stop light at Burkhart and mason rd | 8/22/2018 9:35 AM |
| 377 | Davis Rd East and West | 8/22/2018 9:22 AM |
| 378 | I haven't lived here long, but having Sexton Road between Jewell Road and County Farm Road paved would be nice. | 8/22/2018 7:27 AM |
| 379 | The intersection of Mason Rd and Norton Rd. I own property on the southwest corner of the intersection and I would be willing to talk about possible ways to improve the intersection; even at the cost of some of my land. | 8/20/2018 12:01 PM |
| 380 | D19 from Coon Lake to grand river way to much traffic | 8/19/2018 5:08 PM |
| 381 | County farm road | 8/17/2018 10:54 AM |
| 382 | D-19 Speed Limit | 8/13/2018 12:20 PM |
| 383 | Dirt roads could be maintained | 8/9/2018 7:12 PM |
| 384 | Burkhart and Mason - eliminate 4-way stop; replace with traffic light Fowlerville and Mason - changing to all-way stop; SHOULD BE traffic light instead. All way stop will results in MORE accidents PLEASE - NO ROUNDABOUTS; No more 4-way stops; | 8/8/2018 10:59 AM |
| 385 | Burkhart | 8/7/2018 11:05 PM |
| 386 | Triangle Lake Rd | 8/7/2018 3:08 PM |
| 387 | Mason bridge down to Norton curve. Have seen numerous people run that stop sign at Mason/Norton. The 96e on and off ramp intersection very dangerous. | 8/6/2018 5:13 PM |
| 388 | None | 8/6/2018 3:41 PM |
| 389 | Traffic light at D19 I-96 ramp south of the freeway. | 8/6/2018 10:10 AM |
| 390 | Triangle lake road by Coon lake road needs improvement. | 8/6/2018 9:24 AM |
| 391 | triangle lake rd | 8/6/2018 9:13 AM |
| 392 | The Norton/Mason road intersection should be redeveloped to a T intersection. | 8/6/2018 6:48 AM |
| 393 | none | 8/5/2018 9:10 AM |
| 394 | All roads should be blacktopped. This would save money in the future by not having to continuously grade and apply chloride to the roads. Not sure why Ingham and other counties can pave roads and still keep the rural feel. This should be a priority in Marion Township and in Livingston County. I would support additional road millages for this purpose and this purpose only. | 8/5/2018 7:41 AM |
| 395 | Pave Francis Road, also add a traffic light somewhere in that area on D-19. | 8/4/2018 10:13 PM |
| 396 | cedar lake | 8/2/2018 5:17 PM |

Marion Township Master Plan Community Survey

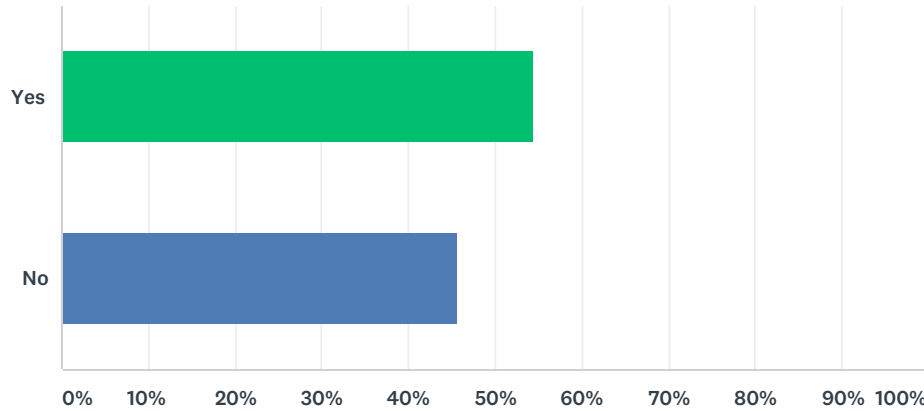
| | | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 397 | Sierra Drive | 7/31/2018 10:42 PM |
| 398 | Please keep as many large, industrial, heavy trucks off the residential roads from within the neighborhoods exceeding speed limits, multiple trips from residential homes, back and forth daily running businesses from homes from before dawn and throughout the day (again with multiple trips). Stop roundabouts, please!!!! | 7/29/2018 10:24 PM |
| 399 | Cedar Lake Road | 7/28/2018 10:39 AM |
| 400 | Pave Francis Road | 7/25/2018 6:31 PM |
| 401 | D-19 and Schafer Road; Cedar Lake Road, D-19 and 96(left hand turn light); More lighting on D-19 by the 96 entrances and exits. | 7/25/2018 9:44 AM |
| 402 | Repair/replace 0.9 miles of Mason Rd. west of intersection of Mason & M-155 (Norton Rd, extension.) | 7/25/2018 4:32 AM |
| 403 | Cedar Lake Road and Coon Lake Road is a dangerous intersection- I would like to see a light and Cedar Lake to be paved due to the heavy traffic. | 7/24/2018 10:08 AM |
| 404 | AREAS OF COUNTY FARM ROAD . WE WOULD LIKE TO SAY THANK YOU FOR REPAVING BENTELY LAKE ROAD. NOW IF WE CAN GET THE SEMI TRUCKS, THAT BARREL DOWN AT 4AM+, TO GO SOUTH AND DOWN TO SHAEFER ROAD AND THEN EAST BACK TO D-19 THAT WOULD MAKE A RESIDENTIAL AREA QUIETER AND KEEP THE ROAD IN GOOD REPAIR. IN COMMENT TO #12 BELOW, I MARKED "NO", WITHOUT KNOWING WHAT IS TO BE DONE. BUT FIRST THE TOWNSHIP SHOULD EXHAUST ALL STATE AND FEDERAL MONIES, THEN WITHIN REASON PUT THEIR REQUEST(S) TO THE WILL OF THE PEOPLE. | 7/21/2018 4:41 PM |
| 405 | Mason Rd. And cedar lake south of coon lake | 7/21/2018 11:44 AM |
| 406 | 59 & 96 exit ramps need traffic lights | 7/17/2018 6:22 PM |
| 407 | none that I travel | 7/16/2018 7:05 PM |
| 408 | Put round about at Vic and Bob's corner. Widen shoulders on some roads so that bicycle riding is not so treacherous...for example Coon Lake Rd. | 7/16/2018 10:51 AM |
| 409 | Triangle Lake Rd.,It services the Howell Nature Center and a growing residential area. | 7/13/2018 9:49 AM |
| 410 | D 19 at 96, need left turn signal to get onto west bound 96 | 7/13/2018 7:26 AM |
| 411 | Mason road over 96 (potholes). Traffic control at Mason and the Pepsi plant (lights). | 7/12/2018 5:24 PM |
| 412 | . ? | 7/12/2018 7:30 AM |
| 413 | A lot of them | 7/12/2018 7:01 AM |
| 414 | Chilson | 7/11/2018 11:53 PM |
| 415 | None | 7/11/2018 11:26 AM |
| 416 | Roundabout on D 19 in coon Lake Road | 7/11/2018 10:03 AM |
| 417 | Pave roads leading to/from schools | 7/11/2018 9:50 AM |
| 418 | As a fairly new resident of the area, I am not aware of any specific areas | 7/11/2018 9:32 AM |
| 419 | D19 Coon lake | 7/11/2018 9:20 AM |
| 420 | Westhill Dr. | 7/11/2018 8:58 AM |
| 421 | The awful job that was done on Rurik,Adria and Olympia!!!! The job wasn't finished properly! There should be a coating over all the crappy stone they put down. Worst road job ever! | 7/11/2018 8:54 AM |
| 422 | We need the County portion/easement entrance to Southwoods Drive Paved; first 5-10 feet to help control the pot holes. | 7/11/2018 8:53 AM |
| 423 | None | 7/11/2018 8:49 AM |
| 424 | Firstly roundabout at Mason and Norton Road, secondly roundabout at Coon Lake Road and County Farm Road. | 7/11/2018 7:47 AM |
| 425 | Cedar lake rd | 7/10/2018 10:39 PM |
| 426 | Cedar lake road few | 7/10/2018 7:51 PM |
| 427 | Just do general maintance on every road and improvement of roads you feel necessary. | 7/10/2018 7:48 PM |

Marion Township Master Plan Community Survey

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| 428 | Main four corners in downtown Howell | 7/10/2018 7:44 PM |
| 429 | None!! | 7/10/2018 7:04 PM |
| 430 | Chilson& Latson | 7/10/2018 7:03 PM |
| 431 | Sierra drive needs improvement bad. | 7/10/2018 6:57 PM |
| 432 | Jewell | 7/10/2018 6:30 PM |

Q12 At the tax payer's expense, would you support an additional road millage, special assessments, bonding or other means to improve roads and bridges within the Township?

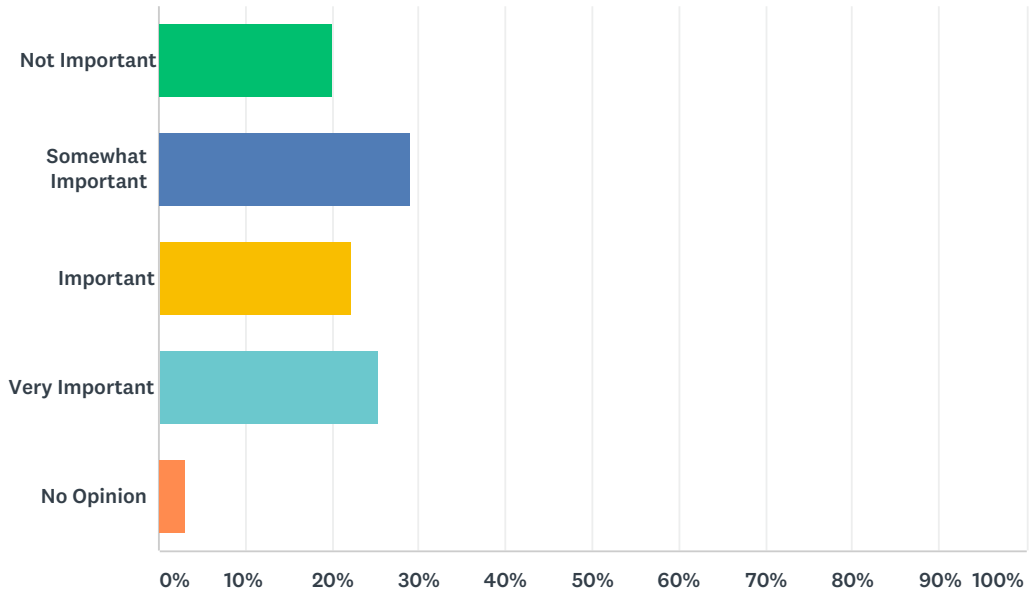
Answered: 626 Skipped: 81



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 54.47% | 341 |
| No | 45.53% | 285 |
| TOTAL | | 626 |

Q13 How important is non-motorized transportation and bike path connections within Marion Township to regional parks or other recreation opportunities, such as Lakeland Trail?

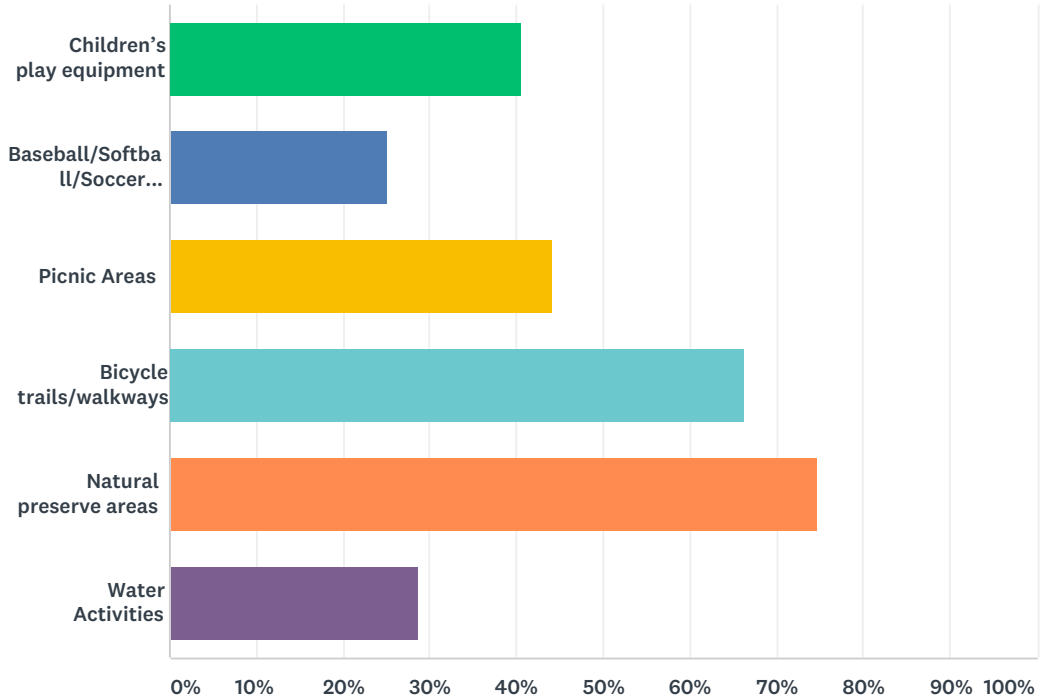
Answered: 652 Skipped: 55



| ANSWER CHOICES | RESPONSES | |
|--------------------|-----------|------------|
| Not Important | 20.09% | 131 |
| Somewhat Important | 29.14% | 190 |
| Important | 22.24% | 145 |
| Very Important | 25.31% | 165 |
| No Opinion | 3.22% | 21 |
| TOTAL | | 652 |

Q14 If Marion Township develops more parks, what types of facilities would you like to see developed? Check all that apply.

Answered: 610 Skipped: 97

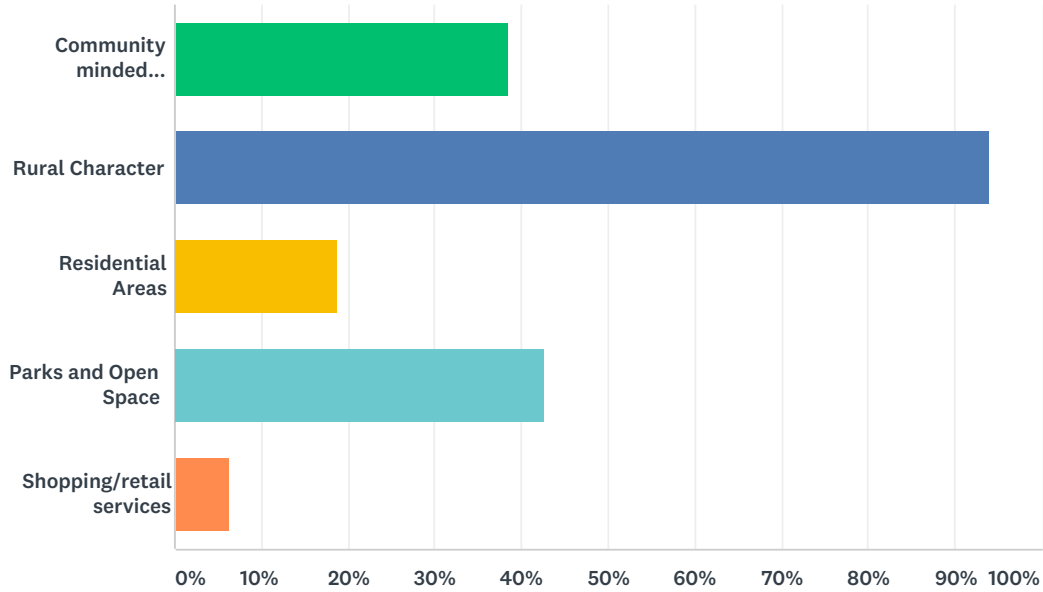


| ANSWER CHOICES | RESPONSES |
|---------------------------------|------------|
| Children's play equipment | 40.66% 248 |
| Baseball/Softball/Soccer fields | 25.08% 153 |
| Picnic Areas | 44.10% 269 |
| Bicycle trails/walkways | 66.39% 405 |
| Natural preserve areas | 74.59% 455 |
| Water Activities | 28.69% 175 |
| Total Respondents: 610 | |

Marion Township Master Plan Community Survey

Q15 What do you like about living in Marion Township? Check all that apply.

Answered: 634 Skipped: 73

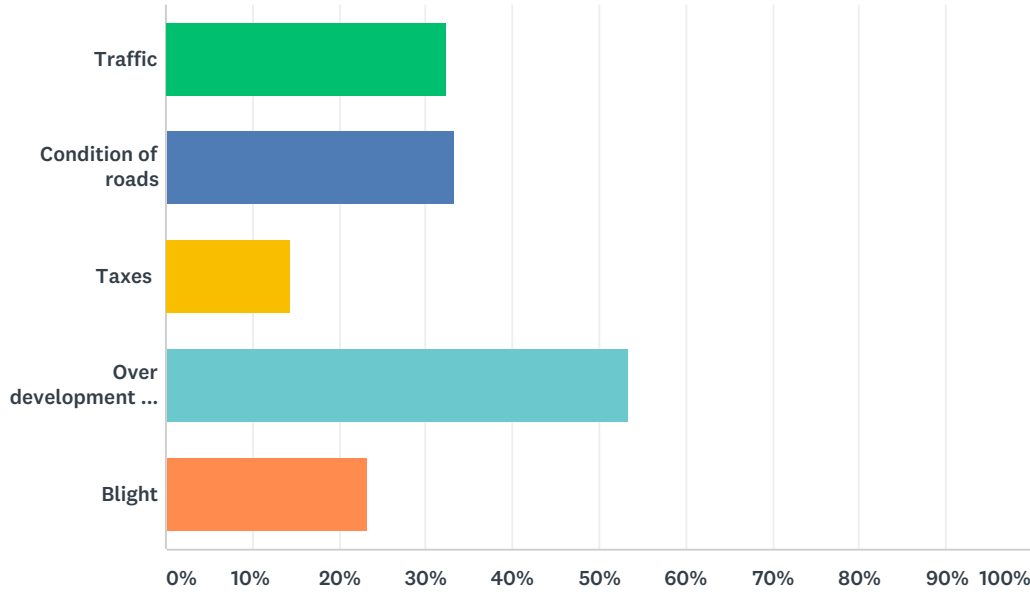


| ANSWER CHOICES | RESPONSES | |
|----------------------------|-----------|-----|
| Community minded neighbors | 38.49% | 244 |
| Rural Character | 94.01% | 596 |
| Residential Areas | 18.93% | 120 |
| Parks and Open Space | 42.74% | 271 |
| Shopping/retail services | 6.31% | 40 |
| Total Respondents: 634 | | |

Marion Township Master Plan Community Survey

Q16 What do you dislike of living in Marion Township? Check all that apply.

Answered: 507 Skipped: 200



| ANSWER CHOICES | RESPONSES | |
|-----------------------------------------|-----------|-----|
| Traffic | 32.35% | 164 |
| Condition of roads | 33.33% | 169 |
| Taxes | 14.40% | 73 |
| Over development and loss of open space | 53.25% | 270 |
| Blight | 23.27% | 118 |
| Total Respondents: 507 | | |

Marion Township Master Plan Community Survey

Q17 Are there specific areas of concern that you have about the Township that should be addressed?

Answered: 284 Skipped: 423

| # | RESPONSES | DATE |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1 | Corner of D19 and Schafer will need a light with increasing traffic, accident waiting to happen with only one stop sign. Traffic running at 55 to 60 mph on corner of gas station, liquor store and restaurant. | 11/20/2018 11:31 AM |
| 2 | Concerned about development in the Coon Lake Road/Cedar Lake Road area | 11/19/2018 9:40 AM |
| 3 | In addition to the above; the actual and potential for business/commercial development in rural residential areas. I can understand "real" agricultural (not made up for reasons for the taxation benefit). But other businesses along rural residential roads is not only an eyesore but ruins the surrounding residential property values. Ultimately the township is responsible for these...either allowing them to happen with approval or not stopping them when they appear or knowingly allow them to continue when they are there and/or not sanctioning them for their blatant skirting of zoning regs or allowing them to pull the wool over zoning admin eyes! There are two examples of this blatant disregard just along Bentley Lake Road btwn Coon Lake Road and Cedar Point. | 11/15/2018 7:32 PM |
| 4 | Only conditions of the roads | 11/15/2018 7:14 PM |
| 5 | I see a large subdivision being developed on D19 which is a road that has only one lane in each direction. Congestion is headed our way. Marion Township is similar to Northville when I was growing up. Now Northville is overdeveloped with horrible road planning. Marion Township is so beautiful and I really hope it stays this way. | 11/15/2018 7:06 PM |
| 6 | Love the area but housing prices are really high. We lucked out on our home when the market was down but I don't think we could afford to live here now otherwise. | 11/15/2018 5:00 PM |
| 7 | I would like our township to be a rural area. | 11/15/2018 9:57 AM |
| 8 | Buck Pole, it is barbaric, disgusting & classless. Have the common decency to at the very least move the highly offensive display away from the road!! Or have more pride in how our community is perceived and do away with it completely. | 11/14/2018 10:56 PM |
| 9 | I would like to see the dirt roads kept in better condition through the year. The State government passed a big increase for road and bridge repair. Let's see if we can get our share of the road funds this new year. | 11/14/2018 7:44 PM |
| 10 | Blight, over development. Apartments, small subdivisions, mobile homes and condos should be avoided! | 11/14/2018 1:02 PM |
| 11 | I do not wish to have marijuana (legal or otherwise) being sold or promoted anywhere in Marion twp. Going to AA is bad enough. | 11/13/2018 10:08 PM |
| 12 | Burkhardt/96 exit! | 11/13/2018 8:11 PM |
| 13 | The Perkins International Motor Sports Complex! Why? | 11/12/2018 2:03 PM |
| 14 | No need for new taxes with all the new construction that is coming into Marion Township. | 11/12/2018 11:14 AM |
| 15 | There needs to be a balance bertwern open space and nature with residences. I would hate to see industry and overdevelopment. It would ruin the character of the area and why I choose it. | 11/10/2018 8:13 AM |
| 16 | No | 11/10/2018 5:38 AM |
| 17 | The very large, new residential development at the old golf course. | 11/9/2018 9:09 PM |
| 18 | Use of traffic lights or 4-way stops in certain areas along D-19 in areas of residential development | 11/9/2018 7:26 PM |
| 19 | Blight on main roads, junk storage, abandoned buildings all on D19 | 11/9/2018 6:49 PM |
| 20 | Run down residences, junk cars and equipment, no enforcement | 11/9/2018 1:00 PM |
| 21 | I'm concerned about the development of the power plant on our doorstep in the neighboring township. We moved here for peace and quiet. | 11/9/2018 10:38 AM |

Marion Township Master Plan Community Survey

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| 22 | In trying to be like other townships we could easily loose our rural character. Keep open spaces, promote Ag tourism. Take care of our farmers. | 11/9/2018 9:12 AM |
| 23 | The township board of trustees have too much of an appetite for litigation. They can't even interpret their own ordinances without asking their lawyer. | 11/9/2018 9:11 AM |
| 24 | I enjoy living in this Township and appreciate the leadership of the Township Board and staff. | 11/9/2018 8:16 AM |
| 25 | Thank you for the opportunity to respond. | 11/8/2018 6:08 PM |
| 26 | Concerned about losing the "country" feel of Marion Twp. We moved here to get away from the congestion and traffic of the over built Canton community. Hope that Marion Twp can maintain its open spaces and keep it's laid back, friendly vibe. The development along D19 is most unwelcome. | 11/8/2018 4:03 PM |
| 27 | Dangerous intersections at Burkhart Rd. at 96 and 59, very dangerous and traffic is very backed up going north on Burkhart attempting to go East on 96 and attempting to get on M59. Get a lower rate with ONE trash company for the entire garbage company and take all of the unnecessary garbage trucks off the roads. This will save wear and tear on the roads, and save on emissions. | 11/7/2018 3:03 PM |
| 28 | Yes, any bridges that need repair, and I want you to opt out of everything marijuana. We have kids and don't wish to have that around them. We don't wish to live in a area like that. | 11/7/2018 2:50 PM |
| 29 | I think pole barns should be built behind the houses, not next to the houses, i.e., Coon Lake & Bentley Lake & Bentley Lake 1/3 mile south of Coon Lake | 11/7/2018 10:55 AM |
| 30 | Preserve green spaces create trails | 11/6/2018 8:50 PM |
| 31 | With other developed communities close by plus the the rapid growth that's overtaking Livingston County, I see no need to repeat the same in this township. Keep Marion Township rural. | 11/6/2018 6:41 PM |
| 32 | The township should allow agritourism | 11/6/2018 6:21 PM |
| 33 | Please stop over development and keep rural | 11/6/2018 1:57 PM |
| 34 | No | 11/6/2018 12:58 PM |
| 35 | How to keep the former Girl Scout land on Schafer Road from being developed | 11/6/2018 12:57 PM |
| 36 | refer #11 | 11/6/2018 12:25 PM |
| 37 | My biggest concern is that our township planners need to keep the future (both near and distant) in mind, in making their decision(s) to approve/disapprove submitted plans from developers. Marion Township is so precious - and needs to be kept that way. We don't want to have too much development and development that's allowed to grow without careful planning. | 11/6/2018 12:14 PM |
| 38 | See above. Also hearing practice shooting not attached to gun ranges. Police were called twice and responded. I would hope growth would come at a moderate pace. | 11/6/2018 10:33 AM |
| 39 | Set cosmetic standards for homes and businesses along Coon Lake Rd. and D-19 that resembles a community that takes pride in its heritage. Landscape businesses with tall trees and keep the business signs small and low to the ground (a small footprint) . Take a ride from Chilson Rd. on Brighton Rd towards Brighton and you will get a sense of how Coon Lake Rd and D-19 should look like in the future. | 11/6/2018 9:05 AM |
| 40 | I would rather pay a little more in taxes to have better roads, than to have to drive over dirt several times a day and wreck my vehicle. Keddle is used so much, it seems hard to keep up on the grading. | 11/6/2018 12:16 AM |
| 41 | Traffic speeders can be a problem in rural and residential areas. Also there are no bike lanes and with roads without shoulders and speeders it can make for an unsafe situation. Would like to see bike lanes and walking paths. | 11/5/2018 3:56 PM |
| 42 | Could there be a post office mailbox at the township hall? | 11/5/2018 12:27 PM |
| 43 | Allow shared driveways | 11/5/2018 8:34 AM |
| 44 | The zoning board is on a power trip. They say yes to people they know and no to many based on whether they know them personally. New, fair people educated in development need to be put in place . Unfair favoritism reigns in Marion township. | 11/4/2018 3:16 PM |
| 45 | Road repair and paving. | 11/4/2018 12:35 PM |
| 46 | Not really | 11/3/2018 2:41 PM |

Marion Township Master Plan Community Survey

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| 47 | Yes, old cars, junk, trash in yards and road side | 11/1/2018 1:45 PM |
| 48 | No | 11/1/2018 12:54 PM |
| 49 | Over population(no growth); too much traffic (no growth) | 11/1/2018 12:48 PM |
| 50 | There seems to be an awful lot of people running businesses out of their homes! and lot of vehicles parked in single family dwellings, either they are running a junk yard or they are repairing vehicles in their garage! Also, what happened to Heritage Day's? | 10/30/2018 8:06 PM |
| 51 | Really need bike trails - it's not safe to bike on the roads around here. | 10/30/2018 4:11 PM |
| 52 | would be nice to have a hazardous chemical collection (oil - antifreeze- ect). Personally I would like to see the former home of the driving range on Peavey Rd put to use with a new small business/ grocery/ storage ect. This does represent one item of blight I am faced with. | 10/30/2018 12:58 PM |
| 53 | No | 10/30/2018 9:38 AM |
| 54 | Let Howell and other townships over develop and let Marion Twp be the area of open land and bigger lots, people pay more to live in a non congested area. Look at Brighton and Novi, the cities are busy and crowded, but the houses worth the most are on the outskirts and not in the congested areas. | 10/30/2018 5:54 AM |
| 55 | No mobile homes parks should go in Marion Township. No apartment complexes. No low-rent housing, apartments or complexes. | 10/29/2018 2:41 PM |
| 56 | Don't over develop | 10/29/2018 12:42 PM |
| 57 | Do more with D19 | 10/29/2018 11:29 AM |
| 58 | D-19 and Coon Lake has become and eyesore and getting worse. I would like to see a vision how to clean up the industrial area near I-96 and D-19. I would like to see the dumpsters out of sight (like the one at the upholstery place next to Roys auto works. I would like to see Roys stop putting cars on the grass. I know they love cars but that looks tacky. I don't understand business opening with out curbs/trees/berms/paved parking lots. There does not seem to be a long term vision of the current business industrial area. | 10/29/2018 10:30 AM |
| 59 | signal light at D-19 at the Meadows | 10/29/2018 9:56 AM |
| 60 | I would like to see shared driveways. Marion township is the only township in Livingston county that does not allow them. Genoa township allows 4 residents to share 1driveway. We have 12 acres and would like to give each one of our 2 boys a place to build and live next door. The only way this would be possible in Marion township would be to put in a private road which would cost \$84,000.00 dollars. That's a lot of money for a glorified driveway. | 10/28/2018 6:14 PM |
| 61 | The roads that I travel on have all been repaved or repaired in the last 2 years...just want to make sure the traffic can flow with the added development...getting from D19 to the highway is very important for our community | 10/28/2018 4:45 PM |
| 62 | Don not over populate the rural environment we have or we will lose what we have | 10/28/2018 4:24 PM |
| 63 | PEOPLE DRIVE WAY TOO FAST AND IT IS JUST A MATTER OF TIME BEFORE SOMEONE GETS HURT OR WORSE. PEOPLE DO NOT USE CARE ON THE ROADS. | 10/28/2018 2:31 PM |
| 64 | The township has placed financial interests (support for drilling, pipelines, etc.) over those of its taxpaying residents in the past. This survey - if all of the responses are taken seriously - is a step in the right direction, in my opinion. | 10/28/2018 11:01 AM |
| 65 | No we have a great township!! | 10/28/2018 9:44 AM |
| 66 | The staff - allowing for families to hire family members | 10/28/2018 8:20 AM |
| 67 | Keep taxes low | 10/27/2018 2:59 PM |
| 68 | None. Everybody at the Township Hall are always so pleasant, and are really proud of our community. | 10/27/2018 8:53 AM |
| 69 | Conditions of roads are poor and paving of primary roads like Cedar Lake Rd has lagged behind. | 10/26/2018 4:14 PM |
| 70 | Too much cutting up of property parcels | 10/26/2018 3:38 PM |
| 71 | How is Marion Township perceived amongst all county townships, especially with regard to our elected officials? Are we a point of pride or tarnished? | 10/26/2018 1:38 PM |
| 72 | Get folks to get rid of non operational cars and refuse | 10/26/2018 1:01 PM |

Marion Township Master Plan Community Survey

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| 73 | high taxes | 10/26/2018 11:18 AM |
| 74 | There is to much loss of open land. The apartments on the corner of Mason and Burkhart are not only an eyesore, but there is going to be traffic issues. | 10/25/2018 9:03 PM |
| 75 | Came into the township with my tax parcel number. I wanted to know who owned the property next to me. The lady looked it up but would not tell me who the owner was, This is public info. The people are unfriendly at the township. Another time I asked for a permit. I was told it would take 8 months to get a reply yes or no. Also I don't think that it is right that the clerk has her daughter working there. | 10/25/2018 5:34 PM |
| 76 | Do not like the idea of a power plant being built. | 10/25/2018 4:15 PM |
| 77 | At this time no. | 10/25/2018 3:05 PM |
| 78 | Moved here for rural farm life | 10/25/2018 2:48 PM |
| 79 | people don't respect differing opinions of 'RURAL' | 10/25/2018 1:31 PM |
| 80 | Stronger crackdown on people that don't take care of their homes, property and fence violations | 10/25/2018 1:27 PM |
| 81 | Lack of law enforcement, not sure if it is staffing or concern. Better and improved zoning and zoning enforcement. | 10/25/2018 9:53 AM |
| 82 | Speed limits on D19 need to be reduced. | 10/24/2018 12:48 PM |
| 83 | Please refer to my answer on #11. | 10/23/2018 10:40 PM |
| 84 | No | 10/23/2018 8:03 PM |
| 85 | Speeding on D19. Too many new subdivisions going in on D-19. | 10/23/2018 4:44 PM |
| 86 | Blight on Norton Road. Several homes have many cars parked in front yard. One house runs an auto repair garage. How is this allowed? Another house runs a tent rental company out of a barn. House at intersection of Norton and Mason has cars, boat excess stuff strewn around the yard. I support property tax increase only when we take care of the blight that affects everyone's property values. Homeowners need to be held accountable to township rules. Do we have someone who currently is supposed to enforce zoning? Just curious. | 10/23/2018 4:13 PM |
| 87 | Not at this time | 10/23/2018 2:29 PM |
| 88 | Cable TV and Internet. Spectrum sucks while Comcast is awesome. | 10/23/2018 11:13 AM |
| 89 | Concerned about possible new rules that will lead to people moving away. I brag to everyone I know about marion township because I get this type of area while near everything I'd want/need. Brighton/pinckney areas are nice to visit but would never live there. Marion township gives residents the living most places lost 10-30 years ago that has lead ppl to leave them or hate them. | 10/23/2018 10:52 AM |
| 90 | Ensure that growth is controlled equally with roads, traffic and schools. | 10/23/2018 9:23 AM |
| 91 | No | 10/23/2018 9:02 AM |
| 92 | Not that I can think of. We enjoy living in a township vs a city because of fewer government regulations so thank you and keep up the good work. | 10/23/2018 8:52 AM |
| 93 | No | 10/22/2018 9:04 PM |
| 94 | No. | 10/22/2018 7:36 PM |
| 95 | the I96 exit 137 is an eye-sore, people coming to the area for the first time see a horrible representation of Howell/Marion township, the landscape " groomed trees, schrubs, grass, lighting, etc" is non existent, trash all over, not to mention the smell from the sewage plant, and the old rusted dumpster's sitting in the tall grass behind the gas station that have been there for years??? | 10/22/2018 3:58 PM |
| 96 | I am concerned about the new construction that is located on Mason Rd and Burkhart. The entrance ramp to 96 from Burkhart is already quite congested. I can't imagine what it will be like once the new builds are occupied. | 10/21/2018 7:26 PM |
| 97 | Will be better able to comment or assess after we have been living there for awhile. | 10/21/2018 3:39 PM |
| 98 | Yes, transportation is very important for seniors as well as for seniors. Communication is also another one. | 10/21/2018 9:19 AM |
| 99 | there needs to be a stoplight on D19 and schafers. also Bently lake Road Needs to be paved with speed limit signs | 10/20/2018 3:13 PM |

Marion Township Master Plan Community Survey

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| 100 | Ordinance enforcement., traffic safety enforcement. We live in a nice subdivision that gets lots of extra traffic daily because of a lack of secondary road improvement. Our subdivision they has to maintain roads that were not intended for high volume of traffic. Thus we suffer the expense. | 10/20/2018 2:24 PM |
| 101 | Drainage and water control issues. My property floods every year in the spring and heavy rain. The roads wash out and moves dirt into my property. | 10/20/2018 2:10 PM |
| 102 | Leaf burning | 10/20/2018 10:25 AM |
| 103 | Please do not become another Brighton | 10/20/2018 9:51 AM |
| 104 | Road improvement and maintenance is crucial. With the expected growth in the Township, quality of the roads along with additional paving is extremely important. Schools can not be overlooked either. The education of our youth in Howell seems to be faltering. More involvement from all citizens within our school system can benefit everyone! | 10/20/2018 9:35 AM |
| 105 | Lack of infrastructure- sewage/water | 10/20/2018 8:28 AM |
| 106 | Increasing traffic | 10/20/2018 7:34 AM |
| 107 | see my comments in the section above about the roads | 10/19/2018 8:03 PM |
| 108 | Not really. but with the new subs that are currently being developed...I think that will be sufficient residential, as D-19 and other roads will be overcrowded. | 10/19/2018 5:38 PM |
| 109 | Enforcing blight laws, noise laws and getting the idiots to stop racing/doing burnouts at 2 am. | 10/19/2018 5:09 PM |
| 110 | The loss of our Wetlands. | 10/19/2018 1:11 PM |
| 111 | loss of farm land | 10/19/2018 10:25 AM |
| 112 | There should be a recycling service | 10/19/2018 8:00 AM |
| 113 | Latson Rd is becoming our new downtown; we don't want to lose the "old town" feel with access to convenient shopping on Latson; we love our Library and old classic buildings in the down town area; would be nice to have a small area for Marion TWSP residents to dine, dryclean, haircuts, and other conveniences that would allow those who don't want to drive 15 min for our convenience stores | 10/19/2018 7:51 AM |
| 114 | Pingree Road having Natural Gas on both sides of Road between Jewel and Coon Lake Road. | 10/18/2018 7:31 PM |
| 115 | Not now. | 10/18/2018 6:41 PM |
| 116 | Roads! | 10/18/2018 3:16 PM |
| 117 | No | 10/18/2018 2:21 PM |
| 118 | I realize that Marion Township is more residential than any other township, but getting to any commercial services (i.e., gas stations, markets, etc.) takes a lot of time and driving. I have to plan my errands accordingly. Also, I feel that the area surrounding Tanger Outlet is very underdeveloped as well -- we could use a Target there! | 10/18/2018 2:00 PM |
| 119 | Gravel roads, How about pea gravel & tar like other areas? | 10/18/2018 1:17 PM |
| 120 | You do a good job for the most part. Look for ways to keep cost down, not new projects that are taxpayer funded. | 10/18/2018 10:44 AM |
| 121 | Concerns of over development | 10/18/2018 9:41 AM |
| 122 | Over development | 10/18/2018 8:42 AM |
| 123 | Roads need to match development | 10/18/2018 6:08 AM |
| 124 | Enforcement of blight laws | 10/17/2018 7:54 PM |
| 125 | 2 many subdivisions.. no more | 10/17/2018 7:35 PM |
| 126 | I love this township and it's charm, I would absolutely hate to see it overdeveloped! Some of the most scenically beautiful areas to drive in the county! | 10/17/2018 6:50 PM |
| 127 | Home business's are out of control, they create a nuisance. | 10/17/2018 6:45 PM |
| 128 | Traffic congestion in the morning & early evening near D19 & I96. Speeding cars make it dangerous and difficult to enter D19 from Francis Rd., Seedum, Newberry, & Champlain Blvd. The hundreds of additional cars resulting from new residential developments on D19 South of Newberry will create havoc if not addressed by road engineers and the township/county. | 10/17/2018 5:28 PM |

Marion Township Master Plan Community Survey

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| 129 | why no recycling - we are paying alchins and i would rather pay the township | 10/17/2018 5:19 PM |
| 130 | Need a good deal more law enforcement, in particular for auto traffic/violations. | 10/17/2018 5:16 PM |
| 131 | Id love to see more bike baths to make the township feel more connected to other areas for pedestrian use. | 10/17/2018 5:03 PM |
| 132 | I would like Marion Twp to remain rural. Genoa twp and Howell City have enough development and are close that we don't need to add retail to our community. I like that we are animal friendly, ag friendly and keeping open spaces. Subdivisions get old, and decrease the overall ambience of a rural community over time. | 10/17/2018 3:59 PM |
| 133 | I think the assessor smokes crack | 10/17/2018 3:14 PM |
| 134 | As stated above the industrial companies housed on land that is residential/agricultural with pole barns erected for commercial vehicles with other industrial equipment on the land and semi trailers used fro storage. Since when did Bentley lake become an industrial parkway. Home values are declining because who wants to live next to a commercial construction or other business. We came here for the rural residential area. | 10/17/2018 2:06 PM |
| 135 | My family and I moved here to get away from everything. The last thing I would like to see is it get developed. We love the open fields, Woods, wetlands, etc. Not traffic and businesses. | 10/17/2018 12:41 PM |
| 136 | Please don't be too accommodating to home builder/developers. Enforce zoning laws before we have a problem. If they're supposed to deposit money with the township for improvements please enforce that! | 10/17/2018 12:09 PM |
| 137 | High or higher density housing projects in rural areas. | 10/17/2018 11:49 AM |
| 138 | It does bother us that it appears that the township, is not necessarily attentive to builders and how they put neighborhoods in/actually develop, compared to how the plans were originally presented to the township-missing green space, parking areas, sidewalks etc. | 10/17/2018 11:49 AM |
| 139 | Roads cannot handle increase in traffic - any expansion in commercial or residential capacity must include plans for expansion of roads and paid for by the new development, not current residents. | 10/17/2018 11:15 AM |
| 140 | Development without address traffic (road congestion will be a real issue if this isn't planned for with any development) or green zones. Maintaining water quality and quality of life with increasing population. Open to public transportation/train for transportation. | 10/17/2018 11:10 AM |
| 141 | Appearance of Commercial land near I96 and D-19. Expansion of D-19 to accommodate traffic from new neighborhoods and/or commercial properties. | 10/17/2018 11:00 AM |
| 142 | Lower the speed limit near D-19 and Coon Lake Rd | 10/17/2018 10:13 AM |
| 143 | Preserve the water resource that is important to MTownship and the state | 10/17/2018 10:08 AM |
| 144 | Traffic light needed at Newberry Lane and D19! | 10/17/2018 9:19 AM |
| 145 | I think the Township does a good job and we enjoy living here. Yes, the roads could be smoother in spots, and an extra lane here or there would be helpful, but it has to be balanced with keeping taxes and spending in check. | 10/17/2018 8:30 AM |
| 146 | Traffic and speed on D-19 | 10/17/2018 5:35 AM |
| 147 | Attempt to slow down the build up of commercial spaces like all the Gronow developments that are occuring on every inch of vacant land and if you are going to allow commercial developments along the D 19 corridor like Mugg and Bopps and the Capital Home Developoment, force those developers to pay more for road improvements and sewage and fiber optic installations versus taxing existing residents | 10/16/2018 8:06 PM |
| 148 | More sidewalks/bike paths along the road would be nice. The ability to walk or ride downtown would be helpful. | 10/16/2018 7:08 PM |
| 149 | Eliminate junk yards in Farm area. Enforce law to remove junk and cars without license in residential areas | 10/16/2018 6:06 PM |
| 150 | Like most of the country, I worry about the current state of our public schools and how much funding is provided to them. I worry about the lack of support for our first responders. I want jobs and to attract people for work but I don't believe we need to go after "affordable" housing. | 10/16/2018 4:40 PM |
| 151 | A park with playground equipment for younger children | 10/16/2018 4:10 PM |
| 152 | More recycling...empty container more often and accept glass | 10/16/2018 3:44 PM |

Marion Township Master Plan Community Survey

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| 153 | as referenced in question #11 | 10/16/2018 3:23 PM |
| 154 | lower speed on d19 near Francis rds | 10/16/2018 2:56 PM |
| 155 | Please do not think that the township must develop every square foot of green area. Please leave Marion Township as it is and concentrate on keeping the roadways in very good condition. | 10/16/2018 2:46 PM |
| 156 | Yes over development!!! I moved to Marion two. Due to wanting the country surroundings and farms! | 10/16/2018 2:32 PM |
| 157 | Expand the current township hall building to create more work space for its employee's. Increase the public space in the business office area, so as to accommodate the public and in a more private setting. | 10/16/2018 1:28 PM |
| 158 | Additional traffic lights on D19 south of I96 | 10/16/2018 1:23 PM |
| 159 | Property taxes are higher than other townships in the County | 10/16/2018 12:33 PM |
| 160 | Not at this time. | 10/16/2018 12:29 PM |
| 161 | We don't wish to see large subs on small lots, commercial or other developments brought in. We like the rural living and that's why we moved here. | 10/16/2018 12:08 PM |
| 162 | I want the open spaces and land to stay open. Do not need more houses and buildings. | 10/16/2018 12:07 PM |
| 163 | no | 10/16/2018 11:59 AM |
| 164 | yes stop with these huge developments, you let the school come in and ruin homeowners property by allowing the school to over fill and flood the properties from there parking lot and run off, then you let Gronow put in homes to add more traffic then you go and allow Capital homes to come in with 300 homes, way to ruin a beautiful piece of land there were many other better uses for that land that could have brought better renew into the county, but you guys want all that tax money I guess ,,WOW..what a shame | 10/16/2018 10:40 AM |
| 165 | Dirt roads should be improved and maintained more in our area. Not asking for them to be paved, just maintained better with limestone, grading, etc. | 10/16/2018 8:59 AM |
| 166 | There are no specific concerns. I do think that as development from the east creeps towards Marion Township, that this exercise in helping to shape the future look and feel of the Township is a necessary step. We are in the heart of a very attractive place to live and work with our proximity to Lansing, Ann Arbor, and Detroit, and major airports. I'd love to see Marion Township grow to become a progressive and attractive area that is balanced with great family life, high tech industrial research and development, and a hub for sports and recreation, all intermixed with our beautiful landscape and environment. Thanks for taking on this effort. | 10/16/2018 7:41 AM |
| 167 | We keep adding more subdivisions, I would like to see more housing with larger lots, as would many of my neighbors. By packing people in, we continue to load the roads and make this look like a city versus a township. There has to be a better way to stop with the PUDs and subdivision development. | 10/16/2018 5:40 AM |
| 168 | Homes not in a development with an association should still have regulations with maintaining the upkeep of yards etc.. Speed limits need to be enforced. All around better traffic flow especially with commercial trucks. With the expansion of Brighton and all the medical facilities, the surrounding area of Marion Township is a hot commodity and a wonderful opportunity for growth but with growth comes bigger problems that could hurt everyone's home values. | 10/15/2018 9:39 PM |
| 169 | As stated above, I live on Keddle Road and can hardly pull out onto to D-19 in the morning when parents are dropping their kids off at Parker Middle School. It is just an accident waiting to happen. | 10/15/2018 9:02 PM |
| 170 | Charter has the monopoly for cable television in this area and they use the excuse that it is too expensive for them to hook up service at my house. My neighbor who lives to the left of my house has Charter cable. If they can't provide service to this entire area as promised than I say open this area up and allow people to bid for this area. It's ridiculous that they want to charge me 12000.00 dollars to provide me cable, telephone and internet. This needs to be addressed immediately! | 10/15/2018 7:52 PM |
| 171 | I think the recycling program should be expanded and utilized as a source of income, not an expense. We should have more separations, and companies should pay the Township for the recycling materials. They could collect them monthly at their expense. This income can be used on roads, parks and rec,etc. | 10/15/2018 7:34 PM |

Marion Township Master Plan Community Survey

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| 172 | I would love to see investment in the roads as well as maintaining our beautiful open spaces. I do believe in investing in recreational facilities for kids and adults. Livingston Cty. lacks in that area. | 10/15/2018 7:24 PM |
| 173 | Too many housing developments taking over farm land | 10/15/2018 7:10 PM |
| 174 | Developers building substandard housing developments as "condominiums" then dumping the developments on the homeowners who have to deal with the shoddy buildings, roads, etc. It's nearly impossible to buy a single family home anymore without having to deal with another level of government in the form of an "condo association" that charges you through the nose for mismanagement. Just let people buy homes! | 10/15/2018 6:30 PM |
| 175 | Excessive speeding and heavy truck use on secondary roads. | 10/15/2018 5:51 PM |
| 176 | no cookie cutter subdivisions all over the place be watchful of people not taking care of property | 10/15/2018 5:43 PM |
| 177 | Stop raising taxes and building parks, etc with out money. | 10/15/2018 5:37 PM |
| 178 | Over development of homes | 10/15/2018 4:34 PM |
| 179 | Don't like to see more apartments or condo's being built. How are you going to handle the traffic at Mason & Burkhart and Burkhart & I96 with all that new building going on there? The line trying to get on I-96 is already long. The big trucks are also making a mess of our roads. | 10/15/2018 3:31 PM |
| 180 | The willingness to spend other peoples' money on projects which can be spun to appeal to non thinkers | 10/15/2018 3:15 PM |
| 181 | Keep Marion Township rural. That's why I moved here. | 10/15/2018 2:52 PM |
| 182 | Major concern is overdevelopment and dealing with traffic on roads not meant to handle this much traffic. One concern is the pipeline. Not happy with that. | 10/15/2018 2:13 PM |
| 183 | STAY AWAY FROM SEWER USEAGE | 10/15/2018 1:13 PM |
| 184 | Lack of paved roads. They are long overdue and could have been put in decades ago. We wonder where the money went. | 10/15/2018 12:43 PM |
| 185 | Lucy Road | 10/15/2018 12:23 PM |
| 186 | More walkable from subdivision to subdivision | 10/15/2018 12:18 PM |
| 187 | apartments and condos | 10/15/2018 11:20 AM |
| 188 | Live on a private road that is not maintained by the city,school buses cannot go through so busses have to backup and turn around.I think this is unsafe | 10/15/2018 10:53 AM |
| 189 | I would like to see a zoning plan like the City of Howell for chickens. Urban farming is important to younger families trying to live a healthy lifestyle so I would like to see it considered. | 10/15/2018 10:25 AM |
| 190 | If moving forward with commercial development, please consider regulating hours of lit signage, and brightness of outdoor lighting including parking lots. I'm normally not a fan of "red tape" but it will help keep our night sky looking beautiful and is beneficial in so many ways to humans as well as wildlife. Thank you for your consideration. | 10/15/2018 9:56 AM |
| 191 | Burkhart, m59 and 96 intersection and all exits and entrances off 96 onto m59 | 10/15/2018 8:28 AM |
| 192 | Keep it rural, keep taxes low. | 10/15/2018 6:17 AM |
| 193 | Instead of trying to make this community something it doesn't need to be we need to modernize infrastructure. The fact that Charter is the only cable provider - and is lackluster is a joke. We need to encourage competition for services. | 10/14/2018 7:42 PM |
| 194 | Progress will happen. areas grow, people come, people stay. The current people should not have to pay for the progress. Make the new pay. Make them pay into an escrow. they impact the now, they impact the future. give long time residents the breaks, after 10 years, then the new qualify for the breaks. | 10/14/2018 7:32 PM |
| 195 | Dislike the D-19/EB I-96 ramp traffic flow. While the ramp was upgraded, that area is a bottleneck during peak traffic times. Dislike the fact that the township puts permit requestors through hoops and then doesn't allow them to proceed with their plans. It appears that the rules and requests made by the township change during the permitting/requesting process. If you have no intention of giving requests consideration, then don't put people through hoops and have them incur expenses just to get denied anyway. | 10/14/2018 7:05 PM |

Marion Township Master Plan Community Survey

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| 196 | County roads that are high traffic with no speed limits, roads that are bus routes, and rural roads with limited sight distance and lack of a posted speed. | 10/14/2018 6:27 PM |
| 197 | Lack of services received, based in taxes paid. Too much goes to government salaries. | 10/14/2018 5:47 PM |
| 198 | Old cars, junk in people's yards | 10/14/2018 5:36 PM |
| 199 | junkyard and garbage thrown into yard of house near Parker Middle School...literally bags of trash all over the yard. | 10/14/2018 4:27 PM |
| 200 | blight - we have a few neighbors in our area that have what looks to be a used/junk car lot on their property. Aside from looking bad, it's a hazard. Fluids leak, such things attract vermin. We realize that living in a more rural area means people have more freedom to do what they want on their property, which is one of the things that drew us here, but blight negatively impacts property value and again, it attracts rats and vermin that carry disease and it's a potential environmental hazard with leaking fluids. | 10/14/2018 1:53 PM |
| 201 | Noise pollution | 10/14/2018 12:07 PM |
| 202 | Pave Cedar Lake between Coon Lake and Jewel. This is the only thing that I care about. It is currently a safety hazard. | 10/14/2018 11:53 AM |
| 203 | There should be no development on D-19 that result in the need for additional traffic lights on D-19. The one at Wright road is already excessive. | 10/14/2018 11:49 AM |
| 204 | Non enforcement of zoning and blight laws! You need to enforce them more and with stronger language. | 10/14/2018 11:43 AM |
| 205 | There should be more community building activities. People are too isolated. | 10/14/2018 11:15 AM |
| 206 | More ordinance enforcement is needed. If complaint is made, name should not be given to violator. Blight and abandoned vehicles on residential property hurts property value and is unsightly. | 10/14/2018 10:47 AM |
| 207 | The amount of homes being built, | 10/14/2018 10:19 AM |
| 208 | Gravel haulers running during morning rush hour, speeding and running red lights at D19 & Coon Lake road intersection. There could be a major catastrophe at that intersection as it's a blind turn for drivers turning left from eastbound Coon Lk on to northbound I-96. | 10/14/2018 9:06 AM |
| 209 | Safe nearby biking/walking areas at Township Hall. Traffic to 96 on Burkhart with MORE added housing. Traffic near 96 on D19 after more housing and gas station opens. | 10/14/2018 7:37 AM |
| 210 | Existing businesses utilizing their property for uses beyond their current business. Also, our Township needs a noise ordinance. This is a beautiful area where people spend a good amount of money on a home, in order to enjoy the quite, rural setting. Excessive noise, commercial development, unsightly structures and cell towers are in direct opposition of why I (and I am sure many others) decided to make Marion Township my home. Please don't destroy that. | 10/14/2018 6:55 AM |
| 211 | Snow removal time in subdivision. Please don't give in to pressures to spend more money on things we don't need. I would like the township to remain residential homes of 1 acre+ | 10/14/2018 6:02 AM |
| 212 | Control of gunshot noise, fireworks and 4wheeler/motor cycle use on vacant land. Property care by home owners. Loose dogs in residential areas. | 10/14/2018 1:49 AM |
| 213 | Road conditions are getting worse, the new construction has caused heavier vehicles to travel more frequently on poorly maintained roads. | 10/13/2018 9:07 PM |
| 214 | Please don't over develop this area with sprawling subdivisions and commercial/ industrial use. The rural character of Marion township is what brought us here and what keeps us here. If this area becomes over developed you will lose the beauty and natural setting we all chose to move to. | 10/13/2018 8:40 PM |
| 215 | I missed the Heritage day festival this year. I hope we do that again. | 10/13/2018 8:31 PM |
| 216 | Recognize that we have a unique place. By making Marion focused on agricultural and residential, we can become a very desirable place to live thereby driving up property values. We do not need a store on every corner. Marion is a beautiful oasis that needs to be preserved. We came here 40 years ago for just these reasons. A " traffic jam " on D-19 used to mean a tractor towing a hay wagon and not someone driving 45 and infuriating the commuters who think 60 is too slow. Please hold on to the values of Marion Township. Dirt roads are fine, we do not need more speed and noise. | 10/13/2018 7:25 PM |

Marion Township Master Plan Community Survey

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| 217 | Previous mention of D19-Mason Rd intersection and a Left turn signal to help with Left turn traffic flow. | 10/13/2018 6:34 PM |
| 218 | no | 10/13/2018 6:12 PM |
| 219 | Bring the steam show back! | 10/13/2018 5:03 PM |
| 220 | Keep it rural—that's why we moved here; if we wanted development, we would've remained in oceola twp! | 10/13/2018 4:34 PM |
| 221 | no | 10/13/2018 3:13 PM |
| 222 | Triangle lakes road quality and State of road | 10/13/2018 2:40 PM |
| 223 | Roads are exceptional in my opinion. Use that money to build and improve bike paths, parks, etc. I would love some public access to some of the lakes. | 10/13/2018 2:22 PM |
| 224 | Please don't make d19 the new m59 with subs everywhere. | 10/13/2018 2:17 PM |
| 225 | Rural roads not paved | 10/13/2018 1:38 PM |
| 226 | I think there need to be a bike path down coon lake rd, bently lake rd, county farm. I like to see these go to the township so there could be a sort of recreation at the township park | 10/13/2018 1:30 PM |
| 227 | D-19 traffic | 10/10/2018 12:13 PM |
| 228 | Please think about why you like working here or living here. Its because its a nice sanctuary away from the hustle and bustle of the big urban areas. The things that would ruin it would be to allow developers to come in and wreck that. If developments are allowed they should be required to have large lots so that people are packed in like chickens in a coup. this would create less density and be better for roads and traffic. I ask that we would maintain Marion Township with the rural character it has. It's what separates it from all the other places. | 10/10/2018 9:14 AM |
| 229 | Seems there is a great possibility that growth is expanding without thoughtful planning on how areas are being developed. Probably the D19 corridor is especially going a haphazard way. | 10/7/2018 9:35 PM |
| 230 | Paving of dirt roads | 10/5/2018 10:52 AM |
| 231 | no | 10/4/2018 9:00 AM |
| 232 | none at this time... | 10/1/2018 4:04 PM |
| 233 | Need more high end retail and restaurants | 9/26/2018 12:42 PM |
| 234 | D19 south of expressway commercial business with two many cars parked in lots. | 9/9/2018 7:00 PM |
| 235 | D19 Traffic as it enters toward the I96 interchange. Also the commercial development popping up on D19 south of D19. The amount of cars at repair places on the lawns, etc. Trashes the image of the area as people exit I96. Area doesn't seem to have to adhere to any regulations. I.E. Ray's automotive, trailers for sale by another repair shop and news that ANOTHER repair business is going to be build. More blight and junk areas in the area. It's a real shame they have been allowed to get along w/o any regulation enforcement...or at least that what it appears to residents. | 9/7/2018 8:09 PM |
| 236 | HOMES THAT ARE NOT PROPERLY TAKEN CARE OF (SUCH AS HOME JUST NORTH OF COON LAKE ON EAST SIDE OF D-19. | 8/30/2018 3:36 PM |
| 237 | strict restriction on subdivision development, preserve the natural beauty of Marion Township | 8/30/2018 11:49 AM |
| 238 | keep the integrity of rural living, nature, farms, slower pace of life, incentives for wildlife areas, organic farming, protection of endangered flowers, plants, animals | 8/30/2018 11:42 AM |
| 239 | Increase maintenance, gravel, dust spraying, on Cedar Lake Road South of Coon Lake Road | 8/28/2018 8:40 PM |
| 240 | Obatructed view on NE corner of Pingree and Coon Lake Rds. | 8/26/2018 11:09 AM |
| 241 | It would be nice to know when they are going to spray the roads so I can try to avoid when wet. | 8/25/2018 8:25 AM |
| 242 | Taxes has almost doubled since we moved here nine years ago. | 8/22/2018 2:35 PM |
| 243 | I worry the Township does not have the same plan for the township that the residents have. I would love to see the Township embrace agricultural tourism, small farms, allow families to have chickens on less than 2 acres, etc. The mud bog issue needs to be addressed- they are a complete nuisance for multiple weekends in the summer. | 8/22/2018 10:34 AM |
| 244 | none | 8/22/2018 9:35 AM |

Marion Township Master Plan Community Survey

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| 245 | You guys are doing a great job! Keep it up! | 8/22/2018 7:28 AM |
| 246 | Yes traffic near new gas station not enough traffic lights | 8/19/2018 5:10 PM |
| 247 | No | 8/17/2018 10:55 AM |
| 248 | Blighted homes should be addressed. | 8/9/2018 7:15 PM |
| 249 | traffic along d-19 with development of additional subdivisions | 8/9/2018 7:01 PM |
| 250 | Additional development, both housing AND industrial, will only result in more problems. | 8/8/2018 11:00 AM |
| 251 | An ordinance to limit the amount of junk that can be openly kept on property | 8/7/2018 8:28 AM |
| 252 | To many Developments | 8/6/2018 3:43 PM |
| 253 | There is a large sub-division going up on D-19. So where do you think all that traffic is going to go?? Traffic on D-19 will be horrible, and no one will be able to pull out of the driveways or streets on D-19. Don't be another Lyon Township, build, build, build, and the traffic in South Lyon is horrible. Can't widen these small town roads. I have a question for you, how are you going to resolve the traffic issue when that sub-division is full? Did you think about that, probably not. | 8/6/2018 11:15 AM |
| 254 | Better communication with Township residents | 8/6/2018 9:27 AM |
| 255 | Worried about new subdivisions and everything being built on D19 between the expressway and Coon lake road. Moved here to get away from the city. Please keep the charm of this township. | 8/6/2018 9:26 AM |
| 256 | My concern is we have two new subdivisions being completed on D-19. One of which looks to be an overabundance of houses with minimal yard space. I do not believe that the infrastructure in Marion Township is capable of handling what could be an additional 500 to 800 persons traveling that road. We moved here to get away from that and have a comfortable and doable commute to the necessities. We don't need commercial or industrial with Howell to the north and Pinckney to the South. | 8/6/2018 9:16 AM |
| 257 | The new Marion Oaks development is going to kill traffic on that short stretch of D-19 | 8/6/2018 6:50 AM |
| 258 | Allowing too many homes to be built in a single year. There are older vacant homes that can be remodeled. | 8/5/2018 9:14 AM |
| 259 | Paving the roads in Marion Township. Look at Ingham County for an example. Paved roads and still a rural environment. | 8/5/2018 7:42 AM |
| 260 | There should be better enforcement of the number of vehicles allowed at Roy's Auto and Howell Auto Center. Roy's has several vehicles on the land that is adjacent to the on ramp to eastbound I96. This area is an eyesore to Marion Township. | 8/4/2018 10:18 PM |
| 261 | Please make sure Heritage Days happens in 2019 | 7/31/2018 10:43 PM |
| 262 | The trucking businesses and in home businesses that are taking advantage of a residential area that they know they should not be carrying on from a home and near our homes. | 7/29/2018 10:30 PM |
| 263 | Affordable and reliable high speed internet available to all residence | 7/28/2018 10:41 AM |
| 264 | Trash heap at Vines and Pingree | 7/26/2018 9:25 AM |
| 265 | Pave Francis Rd | 7/25/2018 6:32 PM |
| 266 | YES, NON CONFORMANCE TO ZONING AND OTHER STATE AND LOCAL LAWS: ESPECIALLY WHEN IT COMES TO OUT-BUILDING SIZES, NUMBER AND PLACEMENT ON LOTS. I AM ALSO PERSONALLY TIRED OF ALL THE RANDOM GUN FIRE AT ALL HOURS AND NON-CONFORMANCE WITH REGARD TO FIREWORKS RULES. DON'T GET ME WRONG I LOVE FIREWORKS VERY MUCH THEY ARE PART OF OUR NATIONAL HERITAGE CELEBRATION! BUT...FOR DAYS AND HOURS ON END??? NO! WHAT IS THE STATE DOING WITH ALL THE TAX MONIES FROM THE SALES OF FIREWORKS? WE NEED: PUBLIC SERVICE ANNOUNCEMENTS ON TV JUST BEFORE THE HOLIDAYS & PRINTED RULES ON FLIERS PROVIDED BY & AT RETAILERS EXPENSE WHEN SOLD. STRICTER AND WITH HEFTY \$\$\$\$-FINES FOR RULE/LAW BREAKERS, PAID FOR FROM THE TAX DOLLARS FROM THE SALES OF THE FIREWORKS! | 7/21/2018 4:52 PM |
| 267 | The allowing of condensed development in the township and splitting of parcels | 7/21/2018 11:46 AM |
| 268 | No | 7/17/2018 6:24 PM |

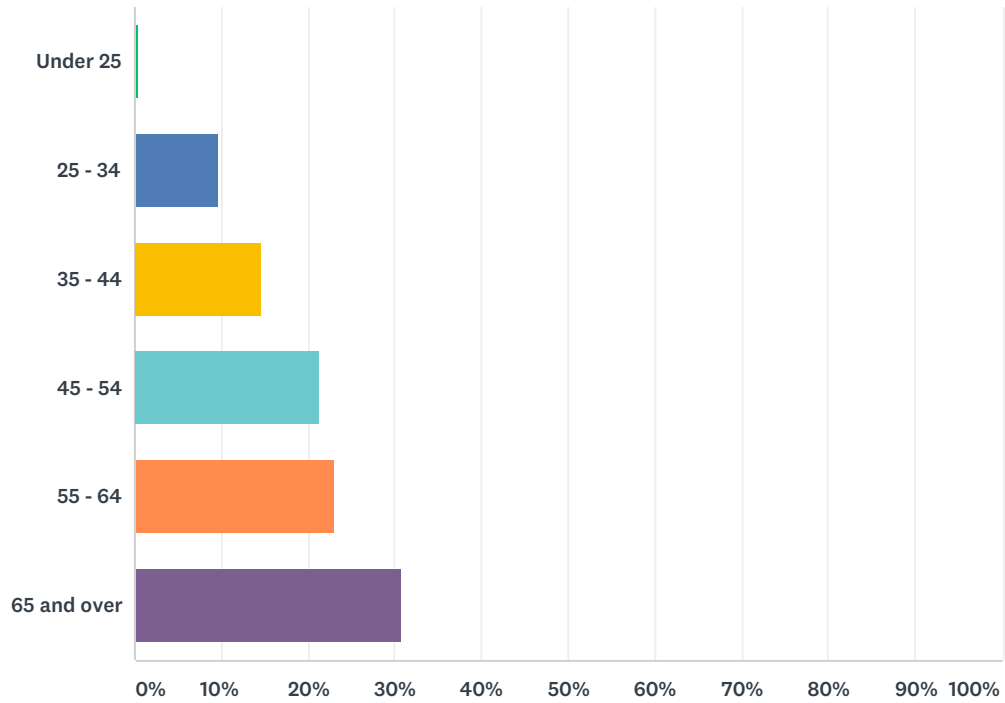
Marion Township Master Plan Community Survey

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| 269 | the growth is to fast I feel we are losing the rural feel. I believe is the reason must people came to this area. maybe we need to increase the lot size for building like Milford did years ago. | 7/16/2018 8:45 AM |
| 270 | Allowing Spectrum internet to monopolize certain areas | 7/15/2018 7:54 PM |
| 271 | Too many densely populated subs going in; enforce zoning laws; strengthen zoning laws to keep Marion Township open, rural and uncongested. | 7/15/2018 11:35 AM |
| 272 | Loss of open spaces. Create sewer and water boundary where they will not be installed to control mass space developments. | 7/15/2018 11:27 AM |
| 273 | I'd love to see more family oriented activities and parks. We moved here because the area is so family orientated, but now feel that Howell is trying to embrace the night life over the families. I'd like Marion to be open and welcoming to all ages. | 7/12/2018 5:26 PM |
| 274 | Speed on East coon lake | 7/12/2018 7:31 AM |
| 275 | You should start developing long range plan for sewer systems for lakes. | 7/11/2018 1:26 PM |
| 276 | Make sure residents are abiding by the laws and dog leash rules. | 7/11/2018 12:18 PM |
| 277 | Continue as you are because Marion Township is run very well. Bruce and Jeannie Pfister | 7/11/2018 10:07 AM |
| 278 | Fire response time | 7/11/2018 9:47 AM |
| 279 | Please keep it Rural this is the draw for Marion Twp. Industrial, multifamily, small homes in large subdivision can be found in every other Township nearby let's keep it that way | 7/11/2018 9:23 AM |
| 280 | Need stronger enforcement of Zoning Ordinances. | 7/11/2018 8:55 AM |
| 281 | The township needs to focus on growing our tax base, with businesses. We have a great stretch of road and the taxes the township could generate would be exponential. | 7/10/2018 7:49 PM |
| 282 | Conflict of interest Regarding many types of zoning issues | 7/10/2018 7:09 PM |
| 283 | Lack of enforcement of zoning regulations and extremely slow response to complaints. | 7/10/2018 6:50 PM |
| 284 | Enforcement of fireworks. People in my sub blow them off every weekend all summer long. A strong noise ordinance. Loud motorcycles with illegal muffler alterations. | 7/10/2018 5:59 PM |

Marion Township Master Plan Community Survey

Q18 What is your age?

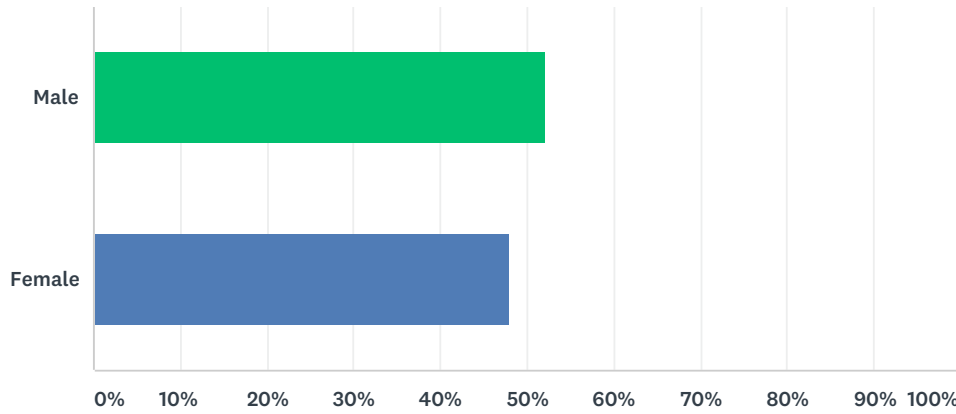
Answered: 640 Skipped: 67



| ANSWER CHOICES | RESPONSES |
|----------------|------------|
| Under 25 | 0.47% 3 |
| 25 - 34 | 9.69% 62 |
| 35 - 44 | 14.69% 94 |
| 45 - 54 | 21.41% 137 |
| 55 - 64 | 22.97% 147 |
| 65 and over | 30.78% 197 |
| TOTAL | 640 |

Q19 What is your gender?

Answered: 636 Skipped: 71

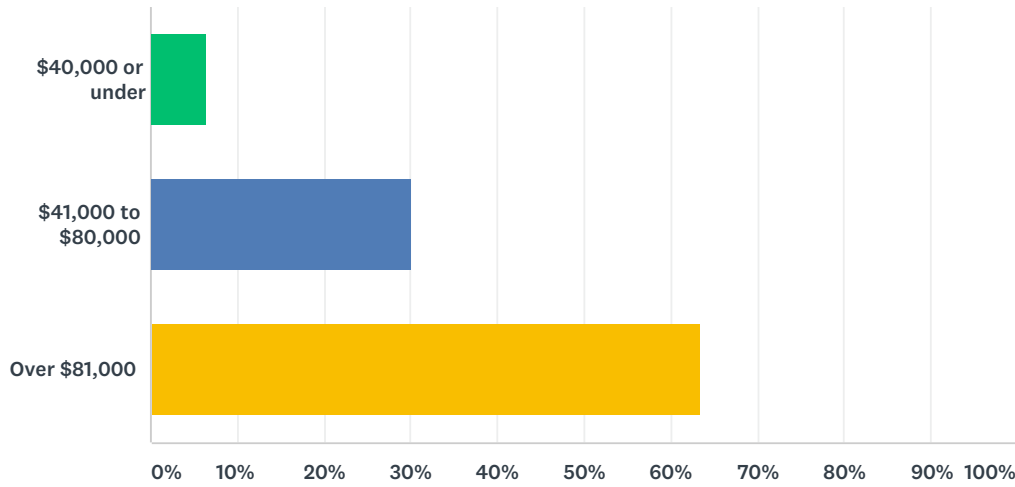


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Male | 52.04% | 331 |
| Female | 47.96% | 305 |
| TOTAL | | 636 |

Marion Township Master Plan Community Survey

Q20 Please select your household income.

Answered: 584 Skipped: 123

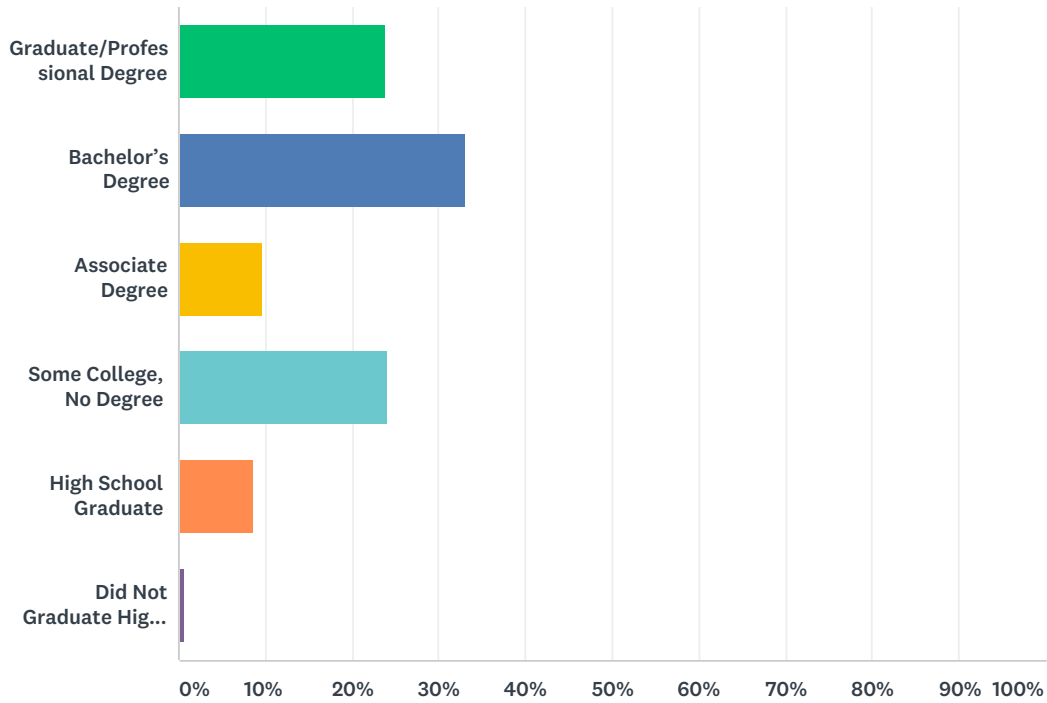


| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|-----|
| \$40,000 or under | 6.51% | 38 |
| \$41,000 to \$80,000 | 30.14% | 176 |
| Over \$81,000 | 63.36% | 370 |
| TOTAL | | 584 |

Marion Township Master Plan Community Survey

Q21 Please select your highest level of education.

Answered: 623 Skipped: 84

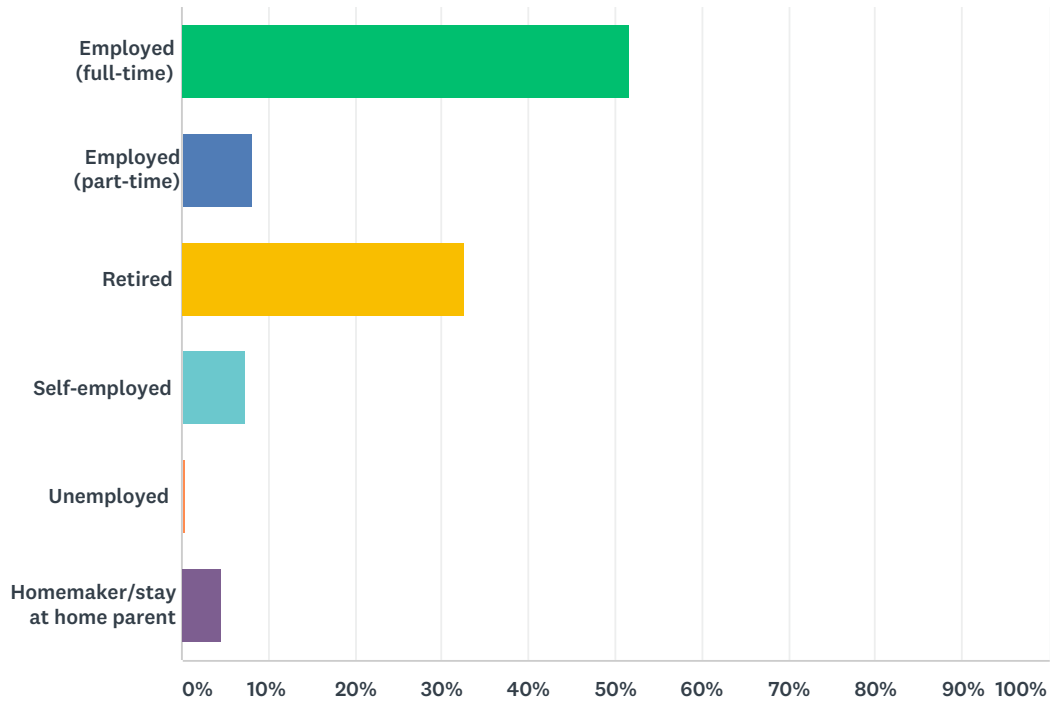


| ANSWER CHOICES | RESPONSES | |
|------------------------------|-----------|------------|
| Graduate/Professional Degree | 23.92% | 149 |
| Bachelor's Degree | 33.07% | 206 |
| Associate Degree | 9.63% | 60 |
| Some College, No Degree | 24.08% | 150 |
| High School Graduate | 8.67% | 54 |
| Did Not Graduate High School | 0.64% | 4 |
| TOTAL | | 623 |

Marion Township Master Plan Community Survey

Q22 What is your employment status?

Answered: 640 Skipped: 67

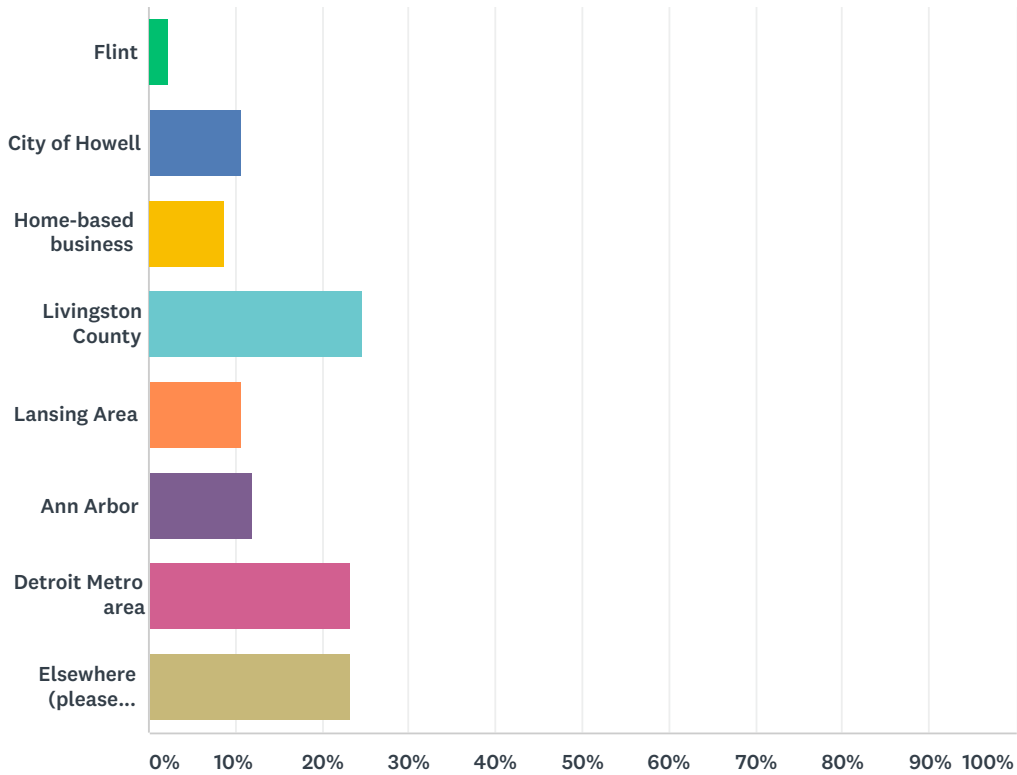


| ANSWER CHOICES | RESPONSES | |
|-------------------------------|-----------|-----|
| Employed (full-time) | 51.72% | 331 |
| Employed (part-time) | 8.13% | 52 |
| Retired | 32.66% | 209 |
| Self-employed | 7.34% | 47 |
| Unemployed | 0.47% | 3 |
| Homemaker/stay at home parent | 4.53% | 29 |
| Total Respondents: 640 | | |

Marion Township Master Plan Community Survey

Q23 If you are employed, where do you work?

Answered: 421 Skipped: 286

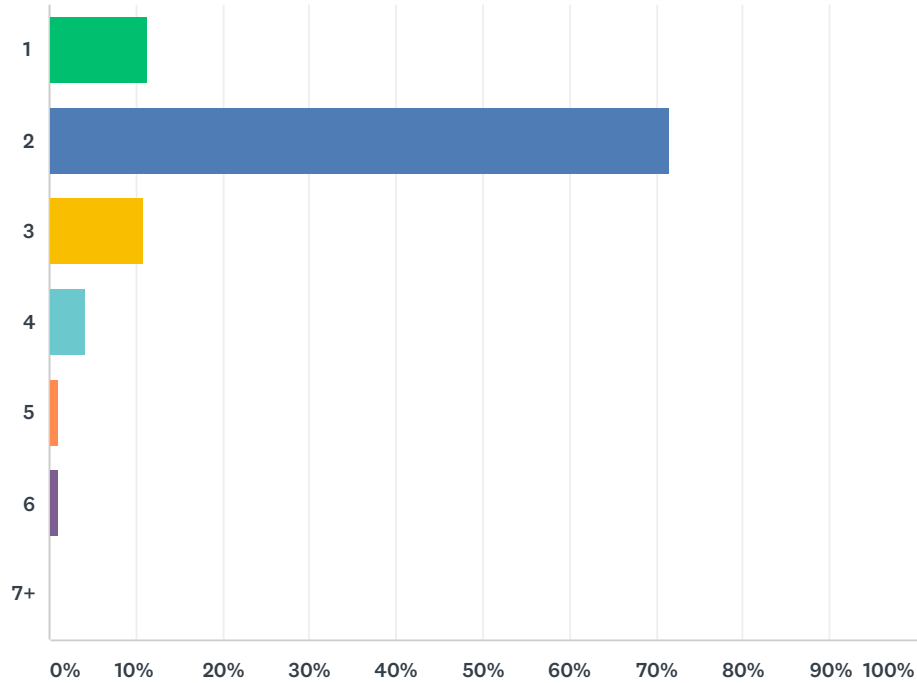


| ANSWER CHOICES | RESPONSES | |
|----------------------------|-----------|-----|
| Flint | 2.38% | 10 |
| City of Howell | 10.69% | 45 |
| Home-based business | 8.79% | 37 |
| Livingston County | 24.70% | 104 |
| Lansing Area | 10.69% | 45 |
| Ann Arbor | 11.88% | 50 |
| Detroit Metro area | 23.28% | 98 |
| Elsewhere (please specify) | 23.28% | 98 |
| Total Respondents: 421 | | |

Marion Township Master Plan Community Survey

Q24 Including yourself, how many adults (over 18) live in your household?

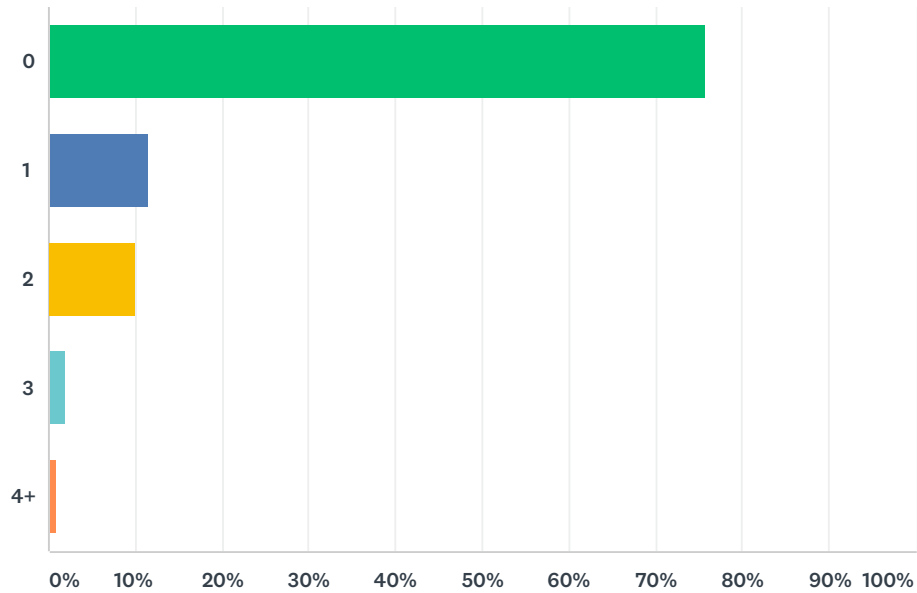
Answered: 637 Skipped: 70



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| 1 | 11.30% | 72 |
| 2 | 71.59% | 456 |
| 3 | 10.83% | 69 |
| 4 | 4.24% | 27 |
| 5 | 0.94% | 6 |
| 6 | 1.10% | 7 |
| 7+ | 0.00% | 0 |
| TOTAL | | 637 |

Q25 How many children under 12 live in your household?

Answered: 625 Skipped: 82

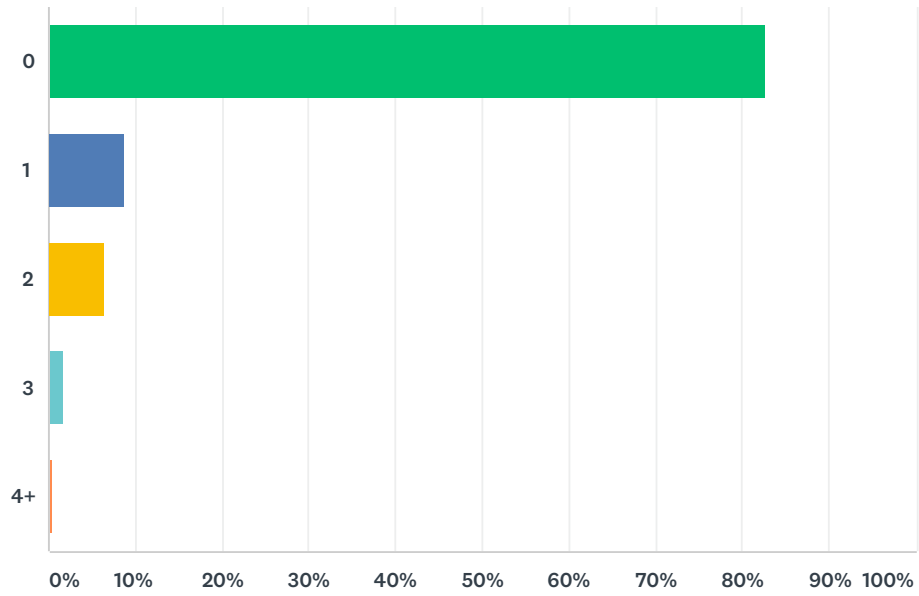


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| 0 | 75.68% | 473 |
| 1 | 11.52% | 72 |
| 2 | 10.08% | 63 |
| 3 | 1.92% | 12 |
| 4+ | 0.80% | 5 |
| TOTAL | | 625 |

Marion Township Master Plan Community Survey

Q26 How many children ages 12 to 18 live in your household

Answered: 624 Skipped: 83



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| 0 | 82.69% | 516 |
| 1 | 8.81% | 55 |
| 2 | 6.41% | 40 |
| 3 | 1.60% | 10 |
| 4+ | 0.48% | 3 |
| TOTAL | | 624 |

Marion Township Master Plan Community Survey

Q27 Is there anything else you would like us to consider?

Answered: 219 Skipped: 488

| # | RESPONSES | DATE |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1 | Keep up good work! Listening to citizens, good survey! | 11/19/2018 9:58 AM |
| 2 | Buses carrying children driving 55 mph on dirt roads. Also the same goes for vehicles doing 55 mph | 11/19/2018 9:47 AM |
| 3 | If you keep developing the country then the country soon becomes one big city. We need to save the open spaces. | 11/19/2018 9:42 AM |
| 4 | Thanks for keeping rural atmosphere! | 11/19/2018 9:33 AM |
| 5 | The over development of the area is making the Howell area resemble Brighton. Latson & 96 is bringing more and more traffic. It will soon resemble the Grand River and 96 exit in Brighton with all the congestion. Please remember what this community was like 20 years ago - and respect that that was what enticed people to seek homes in this area. | 11/18/2018 6:44 PM |
| 6 | -Curtail gunfire in and around residential areas where homes are on 1/2, 1 or even 2+ acres! There is way too much gun fire in these residential areas and should be allowed only on large parcels of 10+ acres. This is very dangerous...I'm scared to take a walk or take the dogs out some days with all the gunfire in our residential area! -More strict enforcement of the Fireworks Law(s), way too much "celebrating" with fireworks way past time limits and use of fireworks that are far too loud/powerful & dangerous! | 11/15/2018 7:35 PM |
| 7 | keeping the township rural | 11/15/2018 7:16 PM |
| 8 | Keeping the charm and character of the township is so important. You have done a great job so far. I can see the development that has occurred has been thoughtful, thank you. Please keep development managed on busy roads like D19. We don't want to turn in to being a bumper-to-bumper road like Beck Road has become in Northville and Novi. Who wants to live with that type of daily headache. Marion township is an oasis of beautiful landscape and meaningful residents. | 11/15/2018 7:09 PM |
| 9 | Thank you for asking for input. | 11/15/2018 5:01 PM |
| 10 | I love open space and agricultural areas. | 11/15/2018 9:59 AM |
| 11 | I believe that modest long term growth is better for a community then very fast growth. I lived in Novi, and the place exploded in growth. However, even with the high taxes, the roads are still a disaster. | 11/14/2018 8:01 PM |
| 12 | Can you make Marion Township an anti-marijuana area? | 11/14/2018 5:08 PM |
| 13 | I would like a total ban on any drugs such as marijuana, and I don't care if it just passed to be legal. I don't want my kids around drugs like that. | 11/14/2018 1:04 PM |
| 14 | A structure where residents can go to take classes for very little cost. Classes to be considered: yoga, senior citizen exercise class, all age swimming | 11/14/2018 9:44 AM |
| 15 | New (less than 5 acre) residential should be clustered along high traffic arteries such as D-19. Multi-acre residential development can be anywhere such as 5+ acre parcels. | 11/14/2018 9:40 AM |
| 16 | New development should be clustered nearer main roads | 11/14/2018 9:35 AM |
| 17 | Paving Pingree Rd. between Coon Lake and Jewell Rd. | 11/13/2018 8:13 PM |
| 18 | Yes, I would like to know if anyone on the board would like to live next door to the Perkins Mud Bog? | 11/12/2018 2:06 PM |
| 19 | Please consider keeping the community residential and no more commercial entities. | 11/11/2018 5:00 PM |
| 20 | Stopping the mass-density developments. | 11/9/2018 9:11 PM |
| 21 | Improving medical response in emergency situations. | 11/9/2018 6:52 PM |
| 22 | I would OPPOSE development of any mobile home parks. Thank you for offering this survey and asking the community for feedback. | 11/9/2018 8:17 AM |

Marion Township Master Plan Community Survey

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| 23 | The importance of maintaining open spaces. Respecting the quaint and laid back atmosphere of Marion Twp. There are an abundance of commercial properties within easy drive of Marion Twp we don't need to sacrifice open spaces for another shop, gas station, restaurant, etc. | 11/8/2018 4:09 PM |
| 24 | More green space protected, so no one can build, this is to ensure parks, community space for next generation. Bicycle paths, everywhere, if the township wants to maintain safety of it's citizens, it will be necessary to include this in any repairs of roads, with the new scooters, golf carts, electric vehicles, people want to use other types of transportation not just the bicycle as we know it. Must look to future, yes it will cost more, but it is a necessary element for the community. Must be in all new planning & development of housing units, & business. | 11/8/2018 8:54 AM |
| 25 | Please preserve wetlands, farmlands, and open spaces as much as possible. Provide some sidewalks or bike paths to enjoy beautiful scenic roads. We are afraid over-building will ruin the appeal of Marion Township. Make safer intersections and better road surfaces to saves lives and save wear and tear on vehicles. We love Marion Township and our friends who visit comment on it's beauty. No building needed; Instead of building more homes in the area, people will buy existing homes and improve them. We would love it if Angelo's would remodel their store.I but so nice to have a small local market nearby. | 11/7/2018 3:10 PM |
| 26 | Banning marijuana and everything related to it. Fixing the 59/96/GR interchange, I know that isn't our county, but it affects me everyday in a negative way. | 11/7/2018 2:53 PM |
| 27 | Enforce the ordinance | 11/7/2018 10:56 AM |
| 28 | Please create trails and places to walk with your dogs | 11/6/2018 8:52 PM |
| 29 | A significant portion of the area's peacefulness has diminished due to increased noise, traffic, and development along D-19. Howell, Genoa Twp, Brighton and Hartland are growing with no end in sight. Traffic, noise, crime, etc is growing hand in hand with that development. I see no need for further development in Marion Township. | 11/6/2018 6:51 PM |
| 30 | I would like to see bike paths and walking paths that lead through nature. These type of trails are in Germany and they actually meander through fields and forests. They lead from one town to another and are used all the time by families. | 11/6/2018 4:06 PM |
| 31 | Use Parker High School as a Vocational/Trade school for LIVINGSTON COUNTY RESIDENT Teens and Young Adults. Promote the benefits of learning skills and a trade so that less youth waste time and money on college degrees which they never use and to prevent them from the debt and brainwashing that happens far too often at colleges and universities. | 11/6/2018 1:06 PM |
| 32 | The overall appearance of the once beautiful countryside in Livingston County. | 11/6/2018 9:08 AM |
| 33 | Allowance of small, personal use wind turbines and solar panels. | 11/5/2018 4:35 PM |
| 34 | When spending money to fix our bridges, why not opt for inexpensive alternate such as culverts | 11/5/2018 2:07 PM |
| 35 | Manage barking dogs. | 11/5/2018 12:29 PM |
| 36 | A bike path on Coon Lake Road between D-19 and Chilson | 11/1/2018 2:48 PM |
| 37 | Stop the over population--no building, which will limit the traffic and road problems. We bought an existing home (built 1967) in 1977. Have lived here 41.5 years. We have seen too much growth, most not good. "Hometown Village" once a farm. The house burned for FD "practice." A farm on Wright Road destroyed for an unneeded school. Now Capital Builders destroying once farmland. Also Marion Creek. When are you planning on stopping this? Good luck! | 11/1/2018 12:50 PM |
| 38 | Yes. Please stay within current zoning restrictions. Example: the resident lot on Bentley Lake Road, address 4035, has a large building constructed on that lot that appears to be a business for repairing large trucks. The developer (Robert [Bob] Kline) said that property was zoned residential and should not be used as a business? How did this happen? Please be honest and transparent in your dealings and decision making. Consider those of us who came here because of the openness of the land. I grew up in Detroit on a 40-foot lot. I like Marion Township better. Consider the future of our township. I know you will. | 10/31/2018 1:06 PM |
| 39 | No, thank you for all of the work you do! ...and thank you VERY much for repaving and improving Coon Lake Rd! It's wonderful! | 10/30/2018 4:13 PM |
| 40 | Voting security is a priority, and I'd like reassurances that we are secure in that respect. I'd like to know more about the voting machines and systems in place in Marion Twp that are protecting my vote. Thank you for the hard work it takes to run and operate the township, you are appreciated by me. | 10/30/2018 1:03 PM |

Marion Township Master Plan Community Survey

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| 41 | I think as a community we need to accept growth. Marion Township is so beautiful! With a long term vision and planning it is possible to preserve the reason many of us choose to live here. A place that encourages community and recreation. Please consider requiring low lighting options in cluster neighborhoods and the commercial area. With the Pure Michigan Campaign is it possible to phase out billboards and manage signage. Ban signs that light up. If possible consider natural colors that blend with our natural environment. Require sidewalks and a bike lane in cluster housing developments. | 10/29/2018 10:54 AM |
| 42 | My biggest concern is the shared driveway issue. I have lived on a private road in the past and we were required to have a road maintenance agreement if the township is worried about shared driveway disputes maybe a shared driveway agreement could be required . | 10/28/2018 6:18 PM |
| 43 | I love our community as it continues to grow I understand that we need to grow with it, just need to make sure we plan for the growth, especially the traffic. I embrace some commercial coming to this side of I96, everything has been expanding on the North Side of 96, time for us to get some. | 10/28/2018 4:47 PM |
| 44 | Keep it rural | 10/28/2018 4:26 PM |
| 45 | Make subs follow the landscape that existing houses have when a new home built so we don't have ponds in our back yards for removal of natural draining patterns | 10/28/2018 12:19 PM |
| 46 | Overall I like this area and like that our community has not emphasized too much growth. The roads do need to be addressed and I know that the township is trying,but I live on Pingree rd and it definitely could be paved even if it had to be done in segments do to costs and budgets. Thanks! | 10/28/2018 11:50 AM |
| 47 | For future surveys, please consider reiterating throughout the survey that answering specific questions (i.e. age, income, etc.) is completely optional. | 10/28/2018 11:10 AM |
| 48 | Seems like the township is putting money into personal things for township employees | 10/28/2018 8:21 AM |
| 49 | I would like to see dirt roads paved especially Brent Dr. (The road I live on) | 10/27/2018 3:05 PM |
| 50 | Please consider looking for road funds apart from taxes on residents. | 10/26/2018 4:15 PM |
| 51 | No tax incentives given | 10/26/2018 3:42 PM |
| 52 | yes, please pave the one mile part of cedar lake road north of coon lake road. Most of it already is paved, dont know what that one mile stretch was not. makes no sense. | 10/26/2018 7:45 AM |
| 53 | Do not allow trailer parks. | 10/25/2018 8:46 PM |
| 54 | It should be easier for people to work at home or use their property as a business. It's OK for the township clerk to build a hair salon at her residence while other people have been turned down. It is horrible that 2 families that built barns for weddings on the own property now have to sue the township. Marion township has a bad reputation. You have a lot of room for improvement | 10/25/2018 5:39 PM |
| 55 | Lower taxes is always nice :) | 10/25/2018 5:00 PM |
| 56 | We have a gem in our community. Adding to much will take that feel away. We moved to Marion Township because it was still small town/farm/open community close to everything. I will consider moving if it becomes too commercialized. | 10/25/2018 4:17 PM |
| 57 | Better enforcement of traffic speeds and heavy equipment on secondary roads. | 10/25/2018 3:08 PM |
| 58 | Like seeing farms dot the landscape especially when the sheep are grazing. Keep these areas. Cut overhanging tree limbs encroaching on roads. | 10/25/2018 3:04 PM |
| 59 | Cut branches out of roadway so trees can't kill humans, heavy limbs overhand, lay down some road gravel, no base, late spring | 10/25/2018 2:49 PM |
| 60 | no | 10/25/2018 1:32 PM |
| 61 | The officers and staff at Marion Township Hall do a very good job. | 10/25/2018 1:29 PM |
| 62 | Restricting mud bogs in residential areas-if the area for the mud bog is surrounded by homes, they should be restricted even if it's private property. Especially, if it's an advertised event. The noise and speeding traffic should not have to be endured by the surrounding neighbors. | 10/25/2018 9:50 AM |
| 63 | It would be great to restore unique blighted buildings into unique spaces. Also, do not want to see cookie cutter homes, and strip malls. | 10/24/2018 10:12 PM |
| 64 | no | 10/24/2018 1:58 PM |

Marion Township Master Plan Community Survey

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| 65 | Regarding Q16, I thought I read that the township passed or was considering an ordinance prohibiting trucks from using engine braking on the roads. There was considerable amount during the summer repaving of D-19. Maybe this is a Livingston County ordinance though? | 10/24/2018 1:28 PM |
| 66 | Noise ordinance for AG-tourism | 10/23/2018 8:06 PM |
| 67 | no | 10/23/2018 4:45 PM |
| 68 | We live in a beautiful community with access to restaurants and stores in Howell & Brighton. Unique boutique venues are welcome but not big box retail. We do not need more affordable housing. We need open spaces, an equestrian community would be nice, parks and recreational space. | 10/23/2018 4:17 PM |
| 69 | Not at this time | 10/23/2018 2:31 PM |
| 70 | Cedar Lake (south of Coon Lake) has the most homes per mile. Other than that, have enjoyed living in Marion Township. | 10/23/2018 11:26 AM |
| 71 | Yes, did I mention Spectrum sucks and Comcast is awesome? | 10/23/2018 11:15 AM |
| 72 | More nature & parks would be great; living right on d19 is great but without safe bike paths or places for kids it's hard to convince families around my age group to move out this way is hard. They love the idea of the freedom the area gives but without local parks or activities it's hard to see then out here. Again though, moved here because of how the area is and not for what it could become. | 10/23/2018 10:59 AM |
| 73 | Maintain the healthy growth of Marion Township as you have for 23 years. Our taxes are affordable, but if too much growth is permitted the infrastructure can't keep up. | 10/23/2018 9:27 AM |
| 74 | To my knowledge there is no homeless shelter in Livingston County. Maybe a consideration for or township. | 10/23/2018 8:59 AM |
| 75 | No | 10/22/2018 7:37 PM |
| 76 | More enforcement of speeders! More enforcement of DOG rules in the township. | 10/22/2018 2:19 PM |
| 77 | Sewers around Triangle Lake | 10/22/2018 10:31 AM |
| 78 | Not at this time. | 10/21/2018 3:41 PM |
| 79 | Getting us more survey like this one, it is important that you hear from the community and non only from certain people. People like me who work full week, do not necessarily have the time to attend meeting during the week. But I like the fact that my opinion is being heard. | 10/21/2018 9:21 AM |
| 80 | No. Thank for for collecting this input. I hope that it is helpful for you | 10/20/2018 8:23 PM |
| 81 | Yes please know that this local government is doing a fine job. The quality of life in Livingston County and Marion Township is high. | 10/20/2018 2:26 PM |
| 82 | We moved out to Marion to get away from the city population and strip malls. Please dont over populate the area and bring them here. | 10/20/2018 2:13 PM |
| 83 | It's a lovely place with a few issues. Address the issues, plan for the future, but don't change for the sake of change | 10/20/2018 10:28 AM |
| 84 | Please don't lose the heart of Marion Township | 10/20/2018 9:53 AM |
| 85 | Not at this time. | 10/20/2018 9:37 AM |
| 86 | None | 10/20/2018 8:30 AM |
| 87 | The township needs more small lot residential for the aging population that does not want to live on acreage. If not available they will leave the township. | 10/20/2018 5:54 AM |
| 88 | Bike paths would be great! I love living in Marion township. | 10/19/2018 5:40 PM |
| 89 | Paving more roads | 10/19/2018 5:10 PM |
| 90 | Need modern looking town hall. More job opportunities that aren't manufacturing based. Sidewalk that allows township residents to walk to downtown Howell. | 10/19/2018 3:07 PM |
| 91 | Speed limit on D-19 is way to high for at least a mile south of the expressway. That should be considered a residential area since there are sub-divisions. The Subs were there long before the businesses. A light should be installed at the sub-division of "The Meadows" to slow down traffic. | 10/19/2018 1:15 PM |

Marion Township Master Plan Community Survey

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| 92 | Large(buildup) housing projects traffic should use one route in and out. Project should put up some bond for fixing the roads after completion. | 10/19/2018 8:38 AM |
| 93 | lowering the speed limit on D19 | 10/19/2018 8:02 AM |
| 94 | Keeping Howell like it is. No more new commercial developments. Don't let us become like Brighton. It's horrible there. Way too much traffic and congestion. | 10/18/2018 9:26 PM |
| 95 | Paving Pingree Road, natural gas to Pingree Road, Redoing the Burkhardt Exit for traffic flow. | 10/18/2018 7:33 PM |
| 96 | Not at this time. | 10/18/2018 6:42 PM |
| 97 | Bicycle/walk paths. Pave Pingree road. | 10/18/2018 6:32 PM |
| 98 | It would be FANTASTIC if the rail plans for trains to Ann Arbor/Traverse City comes to realization!!! | 10/18/2018 2:03 PM |
| 99 | Gravel roads | 10/18/2018 1:20 PM |
| 100 | Keep government small at all levels. | 10/18/2018 10:47 AM |
| 101 | The old golf course on D19 needs to be cleaned up at the very least! | 10/18/2018 8:48 AM |
| 102 | Do not sacrifice quality for quantity. Maintain the township's rural atmosphere as long as possible. | 10/18/2018 8:45 AM |
| 103 | If Marion Twp. Is going to allow Agg. Tourism, we need to be flexible with zoning, Agg tourism sounds like a good way to grow a community I would like to live in. Maybe a good way to preserve rural character and not have the farms disappear and subdivision fill ever large parcel. | 10/18/2018 6:19 AM |
| 104 | Lower taxes | 10/17/2018 9:08 PM |
| 105 | No more development south of the Bellas area.. | 10/17/2018 7:36 PM |
| 106 | Recycling is very important. | 10/17/2018 7:22 PM |
| 107 | No traffic circles in the Township | 10/17/2018 6:47 PM |
| 108 | Minimize the number of property variances that are granted in what appears to be a rather helter skelter fashion of ten based on what is often called "an old boys network". | 10/17/2018 5:19 PM |
| 109 | No large Sub Divisions... | 10/17/2018 5:09 PM |
| 110 | It's kind of a personal interest but I'd like to see Heritage Days revived and even expanded. | 10/17/2018 12:20 PM |
| 111 | I'm glad you're working on a master plan. You're doing the right thing. | 10/17/2018 12:11 PM |
| 112 | The people I talk with like the rural feel that Howell provides and nostalgic feel of being in the town. Do your best not to loose site of that when approving new developments. And tell developers who buy land under a certain zoning to keep it that way and not fight for higher density. | 10/17/2018 11:55 AM |
| 113 | I moved to the township from Lansing even though I still work in Lansing and have an hour commute - it is a beautiful area and current high taxes are worth the investment into the community. If we over-develop the area we run the risk of major traffic & road issues just like the metro Detroit area, and I will look to move out of the area like many others who pay higher taxes. This will obviously reduce the tax base and the erosion of the community will begin. Recommend we focus on what makes us attractive to higher earning individuals who work in places such as Ann Arbor, Detroit & Lansing by not over-developing; maintaining the roads & quality emergency services; while investing in trails, parks and open spaces. Keep the rural community feel and green spaces which are harder and harder to find this close to the metro-Detroit area. | 10/17/2018 11:26 AM |
| 114 | I've lived in Seattle and lived in Tampa as well. Tampa experienced urban sprawl and awful traffic conditions with poor development planning. I am pro-business (I work in the technology area and believe in inspiring new business/industries and talent to our area) but I'm also pro quality of life and Marion Township is beautiful. I would like to protect that. I would consider gas taxes or other forms of tax to support maintaining a great quality of life for the area if that is what is needed. | 10/17/2018 11:16 AM |
| 115 | If pathway is created along D-19, also connecting to W Coon Lake to Marion Twp, parks. | 10/17/2018 11:02 AM |
| 116 | Try not to let all the farm land become developed if at all possible | 10/17/2018 10:16 AM |
| 117 | Community activities like the spring festival; get to know you neighbors without an issue or issues to discuss. | 10/17/2018 10:14 AM |

Marion Township Master Plan Community Survey

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| 118 | no....I'm just so glad that you had this survey. As a fairly new resident of Howell, we have been talking about the need for more stores, etc. that would be somewhere along Pinckney Rd. We always seem to end up going a distance for "needs", even groceries. | 10/17/2018 9:35 AM |
| 119 | Marion Townshio is a nice place to live. | 10/17/2018 9:20 AM |
| 120 | Attracting more R&D businesses to the area would offer additional employment opportunities and a chance to shorten the work commute. The area should not so be concerned with attracting additional residents by over-building residential homes. The rural character of the area should be maintained as best as possible, while allowing for controlled growth. | 10/17/2018 8:33 AM |
| 121 | Finding a good middle ground between a solid tax base, while keeping as much of the rural feel as possible. | 10/17/2018 5:43 AM |
| 122 | We (that is, Livingston county, not just Marion township) need more activities for teenagers and young adults. | 10/16/2018 8:13 PM |
| 123 | Stop all the bloody commercial and residential development. Or at least slow it down. Create more Howell Nature Center style areas. If you are allowing development perhaps inviting companies like Robotics and Research firms to occupy the space | 10/16/2018 8:09 PM |
| 124 | provide competition for cable service. | 10/16/2018 6:08 PM |
| 125 | Very much would like the walkable trail over the freeway | 10/16/2018 4:46 PM |
| 126 | I can't express the need for a park with playground equipment for young children enough. | 10/16/2018 4:12 PM |
| 127 | Nothing | 10/16/2018 3:25 PM |
| 128 | Think Green and please do not saturate our township with crowded housing subdivisions. Please no tattoo parlors. | 10/16/2018 2:49 PM |
| 129 | Do not develop our county there is so much growth around us. I'd hate to live around the corner of an apartment building, factory, recreational park, etc. I don't want any more neighbors or traffic around my residence. I moved to this county due to the rural environment. | 10/16/2018 2:37 PM |
| 130 | The best part of living in Marion county is the peace and quite. There is no Wal-Mart or Kroger, no Target or Home Depot. While these businesses can provide jobs and revenue, if there were suddenly a build up of larger retailers in Marion County, I may look to live elsewhere. | 10/16/2018 2:17 PM |
| 131 | Nice community. | 10/16/2018 1:30 PM |
| 132 | No, Very satisfied living here. | 10/16/2018 1:24 PM |
| 133 | Not at this time. You have been doing a great job! It is a privilege to live in Marion Township. | 10/16/2018 12:31 PM |
| 134 | not at this time | 10/16/2018 12:01 PM |
| 135 | put in more parks and walking trails, Marion Oaks would have been perfect for that and stop with these huge developments cluttering our once beautiful township | 10/16/2018 10:42 AM |
| 136 | would like to see the park at the township hall have a better kids play area, picnic area, maybe baseball/soccer fields. I think the Disk Golf is great... (even though i only played once) nice to see people using it. | 10/16/2018 8:02 AM |
| 137 | 1. Focus on attracting good and innovative high tech industrial/R&D/Medical 2. Plan for large sports and recreation facilities (indoor and outdoor) 3. Please ensure that arts and culture isn't lost in the planning | 10/16/2018 7:49 AM |
| 138 | Cutting down on amount of subdivisions on D-19. | 10/15/2018 9:04 PM |
| 139 | Consider opening a Post office so we don't have to rely on Howell for our mail. Our first mail carrier was incompetent. I had to file several complaints against her for putting package up against my garage door and when I opened the door an backed out I ran several of them over. Our new carrier has been much better, but I think having our mail delivered locally would provide jobs for Marion Township with people who may know this area better. Internet and Charter communications is a joke. Like I stated earlier. Twice they have come to me wanting my business and both times they wanted me to pay for them to install at my home. The last time they wanted me to pay them over 12000.00 dollars. I say throw them out or open up the area to allow more competition in the area. Comcast or Ameritect, or WOW. Its pretty insulting. | 10/15/2018 8:01 PM |
| 140 | Thank you for asking for feedback. Good luck in your efforts. | 10/15/2018 7:26 PM |

Marion Township Master Plan Community Survey

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| 141 | We moved out here from Westland to get away from neighbors living on top of us. Also, so our kids can have a safe, relaxed, environment compared to Westland. If it got as congested, over populated and crime increased we would move. I don't want to leave this area. We want to keep our family here. | 10/15/2018 7:16 PM |
| 142 | Would love to have a commuter train from brighton lake rd at chilson to ann arbor. Would save me thousands of dollars a year in commuting and parking costs, and reduce traffic and wear and tear on the roads. Also, tried to buy a house in Livingston county for about 20 years while dealing with layoffsm the economy, etc. Am finally here and love Howell. Would hate to see it go the way of Brighton (one big traffic jam on Grand River 24/7). Would love Howell to revitalize downtown for dining, small shopping, theater, etc and stay true to its roots. Love it here don't ever want to go back to noisy dirty city living. Please keep up the good work! | 10/15/2018 6:39 PM |
| 143 | just want to say overall you do a fantastic job | 10/15/2018 5:44 PM |
| 144 | Area has grown too fast. | 10/15/2018 5:39 PM |
| 145 | We are already considering moving because of over development. I would guess that we will move within the next couple of years because of the D19 and Peavy OVER development. | 10/15/2018 4:36 PM |
| 146 | Can't think of anything else at the moment. | 10/15/2018 3:33 PM |
| 147 | More parks developed with play equipment and nature trails/. Bike paths also | 10/15/2018 2:16 PM |
| 148 | Always uppermost in my mind is the overdevelopment of the land. Don't want to live in another Novi. | 10/15/2018 2:15 PM |
| 149 | NO WEDDING BARN | 10/15/2018 1:15 PM |
| 150 | Please consider the paving of Lucy rd | 10/15/2018 12:25 PM |
| 151 | overdevelopment | 10/15/2018 11:22 AM |
| 152 | Nope, thank you for all that you do for our community! | 10/15/2018 10:26 AM |
| 153 | I moved to the area after living in Royal Oak. Over a decade I watched an already small skyline virtually disappear to housing, offices, and parking structures. I treasure the smell of fresh air (the difference is striking), the gorgeous sunsets on my drive home from work, and the ability to see the stars at night because there is less commercial and residential light pollution here. I hope as a communitiy we can do our best to not chip away at the natural beauty we are so lucky to have here. | 10/15/2018 9:58 AM |
| 154 | Please keep Marion Twp rural that is why we love living here. I want to be able to go sit on my porch and just admire the beauty of the nature around I don't want to see house after house of commercial buildings etc. | 10/15/2018 8:31 AM |
| 155 | Please don't over develop. Keep Marion Township rural. I don't mind driving to Genoa or Brighton for shopping or other needs. Also, I work in the service industry and go to apartments all over Michigan, it has been my experience that many apartment developments will bring crime. If there is development, it should be homes that people own, condo's or single family homes, that way they have more pride in the community that they live in and will have an investment to protect. | 10/15/2018 6:31 AM |
| 156 | Cable/internet providers. Enforcement of ordinances. | 10/14/2018 7:45 PM |
| 157 | mason road is a major east west route for motor and pedal bikes. create 3rd shoulder lane for use or clearance passing for safety. Farm tractors to benefit also. rather that smaller "pocket" parks, expand on facilities around twp hall. safe path to other parks / trails great idea. | 10/14/2018 7:41 PM |
| 158 | Post speed limits on rural roads, specifically roads with bus routes. | 10/14/2018 6:30 PM |
| 159 | Enforce speed limit on coon lake road. Max should be 40...most do over 50 | 10/14/2018 5:38 PM |
| 160 | Less apartment, manufactured home, and trailer park development. | 10/14/2018 2:34 PM |
| 161 | A larger rec center or a community center. Similar to a smaller ymca to be shared amongst all the surrounding towns of Livingston county. | 10/14/2018 2:20 PM |
| 162 | No. I think that, overall, township leaders are doing a good job. | 10/14/2018 1:54 PM |
| 163 | Pave Cedar Lake between Coon Lake and Jewel. | 10/14/2018 11:54 AM |
| 164 | Maintaining the woods, meadows and rural way of life! Say no to commercial, industrial and large scale home developments! | 10/14/2018 11:45 AM |

Marion Township Master Plan Community Survey

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| 165 | The township tax base has been reduced due to lower home values; has the number of township office workers been reduced also ? | 10/14/2018 10:51 AM |
| 166 | Maybe getting the railroad to put a lighted signal on the dirt part of crooked lake rd. One that u can see before you come down the hill. I don't think its marion twp jurisdiction. But worth a shot before someone gets killed by a train. Like I almost did. Winter ice, 45 degree hill, with tracks at the bottom. Scary moments. | 10/14/2018 10:25 AM |
| 167 | Keep Marion Township a rural atmosphere We live close to Howell and Brighton so we have enough stores in the area. | 10/14/2018 10:11 AM |
| 168 | Biking is a major recreation in the state. Marion Twp is lacking the essential bike lanes to make roads safe to allow for more recreational activities and to gain access to other biking systems in neighboring townships (ie. Lakeland trail, Brighton rec, Island Lake, etc). | 10/14/2018 9:12 AM |
| 169 | Please consider the investment that people have made to live in this Township. Existing residents did not move here for retail shops or nearby work opportunities in commercial or industrial businesses. They chose to live in Marion Township because those things do not exist. | 10/14/2018 7:08 AM |
| 170 | I would support spending taxpayer money on a park with water slide/splash pad, courts/fields for sports and other types of things that would be a nice place for families to spend time. Please keep this a beautiful, rural, quiet, residential area. I'm not against commercial development if it can be placed out of sight. | 10/14/2018 6:09 AM |
| 171 | In new housing developments, streets are too narrow for on street parking. House setback is too close to roadway. | 10/14/2018 1:54 AM |
| 172 | Please don't rely on commercial and industrial development to lower tax rates for residential. If you do you will destroy that which makes Marion Township unique and desirable. | 10/13/2018 10:50 PM |
| 173 | Please don't over develop!! | 10/13/2018 8:42 PM |
| 174 | A noise ordinance, especially is subdivision developments, to include the use of fire works. | 10/13/2018 4:36 PM |
| 175 | no | 10/13/2018 3:14 PM |
| 176 | The speed limit on coon lake west of d19 should be addressed. People fly after that intersection which is dangerous for those people turning into subs. | 10/13/2018 2:19 PM |
| 177 | Stop building new subdivisions. D-19 will be crazy when Marion oaks gets developed. | 10/13/2018 2:09 PM |
| 178 | More attention to roads | 10/13/2018 1:42 PM |
| 179 | I think the township should consider bike/walking paths. I would also like to see address the issue of ATV/mortorcycle driving on private property. I would like to see future splittable parcels of land to include minimum requirement of 1 acre lots, but also not let current residents split there parcel up if it is less that 5 acres currently to preserve character. | 10/13/2018 1:33 PM |
| 180 | There are some beautiful areas in the township that should be preserved for future generations. We could readily over develop the area with homes, businesses, and commercial so the township is just another Brighton, Ann Arbor, etc. | 10/7/2018 9:41 PM |
| 181 | Please don't over-develop the area. It will lose it's current charm and rural qualities. We don't need convenience stores, more gas stations, or dense developments. Those will bring in more traffic congestion and other problems. | 10/5/2018 9:26 AM |
| 182 | no | 10/4/2018 9:02 AM |
| 183 | no, thanks. | 10/1/2018 4:05 PM |
| 184 | Work with MDOT and LCRC to construct a traffic signal at the I96 ramps to D19 on the south side. Too many drivers take chances pulling out into D19 after sitting for gaps in traffic. Better yet, redesign the interchange to a roundabout to reduce the bottle neck. On the north side, add a left turn phase for NB D19 to WB I96. Turning left onto the I96 ramp is an adventure during peak hours. | 9/26/2018 12:46 PM |
| 185 | Increase open and ag areas | 9/18/2018 3:02 PM |
| 186 | Keep in mind that our area is unique because of the rural atmosphere and historic downtown. We have many stores in the area closing (Carson, furniture stores and resale shops) and it would be wise to use the current vacant or abandon structures before further development is needed. Marion Twp has the opportunity to remain rural and not turn into yet another suburban area. Build up the downtown and Grand River corridor and preserve the rural areas. | 9/14/2018 6:35 AM |

Marion Township Master Plan Community Survey

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| 187 | Just the concerns previously stated at this point. Take care of what we currently have and maintain a desireable looking area...no more commercial!! | 9/7/2018 8:10 PM |
| 188 | Would like to see ranch homes on decent sized lots for seniors - under \$400,000. Not condos, actual homes. | 8/30/2018 3:38 PM |
| 189 | reduce speed limit on dirt roads | 8/30/2018 11:50 AM |
| 190 | I think the Township Board is managing its limited resources very well. | 8/30/2018 8:12 AM |
| 191 | Marion Township is a beautiful, friendly, area. | 8/28/2018 8:48 PM |
| 192 | More street lights at intersections on major roads | 8/22/2018 9:24 AM |
| 193 | Having a small paved recreational RC air strip in that tract of land to the west of the township hall would be amazing! I fly RC planes and I really like the RC air strip that Hamburg Township has to the south of their township hall. Thanks! | 8/22/2018 7:31 AM |
| 194 | Bicycles on roadways are EXTREMELY DANGEROUS. I'd rather see money spent on separate bicycle paths than continuing to allow bicycles on roadways. | 8/8/2018 11:02 AM |
| 195 | Leave the commercial development in town please | 8/7/2018 11:08 PM |
| 196 | Light pollution Too many lights left on buildings | 8/6/2018 3:45 PM |
| 197 | The marion township park on Triangle lake road please keep weeded, clear the walking trail (has so many weeds it is disappearing) & possibly add a slide or a few more children play equipment or soccer nets. Our neighborhood loves walking and playing at this park just want to see it taken care of so people keep utilizing it. ?? | 8/6/2018 9:31 AM |
| 198 | I would prefer to keep the community as is and update the parks in the area. Both parks could use more equipment and maybe a splash pad at the one on triangle lake. | 8/6/2018 9:17 AM |
| 199 | Please protect our small town feel. | 8/6/2018 6:51 AM |
| 200 | Lake access from a Marion Township park would be great for kayaks or small boats (If that type of land ever becomes available). Bike/walking trails are always a great addition. | 8/5/2018 9:20 AM |
| 201 | Consider developing a master plan to pave all roads in Marion Township. | 8/5/2018 7:44 AM |
| 202 | Better availability of public transportation | 7/31/2018 10:45 PM |
| 203 | If residents want parks, they are very near to drive to plus, a part of our beautiful state as well as county! | 7/29/2018 10:35 PM |
| 204 | Marion Township is already a great place to live and raise a family. I would like to see minimal subdivisions were people are crowded in, causing more traffic and crimes. | 7/25/2018 9:47 AM |
| 205 | I have been very disappointed in how Marion Township has handled requests for Ag-Tourism. I would like to see Ag-Tourism become the reason people visit our township. Agriculture is our heritage, and the township board seems to want to push ag-tourism out of the township. | 7/24/2018 10:10 AM |
| 206 | NO, THANKS; I'VE ADDRESSED THEM IN OTHER COMMENTS. THANKS FOR DOING THIS. I HOPE THAT THE REST OF MARION TOWNSHIP RESIDENTS TAKE THE TIME TO FIND AND DO THIS SURVEY. I THINK IT WAS BETTER WHEN YOU MAILED THEM OUT TO EACH RESIDENT, BUT THEN I DON'T KNOW WHAT THE RESPONSE RATE WAS EITHER. IT WOULD BE INTERESTING TO SEE THE DIFFERENCE BETWEEN MAILED -VS- ONLINE RESPONSE/INPUT FROM RESIDENTS. | 7/21/2018 5:01 PM |
| 207 | More people lead to more problems. Do not extend the water and sewer any farther than already done | 7/21/2018 11:48 AM |
| 208 | slowing the growth of the area | 7/16/2018 8:46 AM |
| 209 | A noise ordinance | 7/15/2018 7:56 PM |
| 210 | We need to work hard to keep it what it is. Some improvements need to be made at the "gateway" to our twsp. D-19 and the x-way. The old Best Western is not the right image. It's a great place to live. | 7/13/2018 10:00 AM |
| 211 | Keeping taxes low | 7/11/2018 1:27 PM |
| 212 | Walking trails especially on coon lake road. | 7/11/2018 12:20 PM |
| 213 | Encourage small family farms instead of subdivision developments. | 7/11/2018 9:50 AM |

Marion Township Master Plan Community Survey

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| 214 | Many townships have grown out of control nearby. Example Genoa Osceola Green Oak the name a few. We chose Marion because it was close to highways yet still a country setting.. Please keep it that way | 7/11/2018 9:28 AM |
| 215 | Stronger Zoning Ordinance Enforcement. DNR Boating Safety Classes for residents. | 7/11/2018 8:57 AM |
| 216 | Nothing | 7/10/2018 7:51 PM |
| 217 | Consider the interest of people who are moving here to embrace a rural life, removed from the noise of the city, and industrial establishments. Further, look at the ORIGINAL purpose of adoption of a master plan " to provide a community with rural character " | 7/10/2018 7:16 PM |
| 218 | Yes! People using there property for storage such as cars and trailers needs to be cleaned up. | 7/10/2018 7:00 PM |
| 219 | Enforce the ordinances in place. Develop mechanisms to assist landowners in resisting development. | 7/10/2018 6:53 PM |