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# Carrollton Township Master Plan

ADOPTED: September 21, 2020



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# Carrollton Township Master Plan

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A public hearing on the Carrollton Township Master Plan was held on September 21, 2020. The Carrollton Township Master Plan was adopted by the Carrollton Township Planning Commission on September 21, 2020, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008.

**Gary Sobek**  
Chair  
Carrollton Township Planning Commission

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## Carrollton Township

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# The Planning Process

## Introduction

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

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



## Planning Process

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

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

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



In February 2019, Carrollton Township began creating their Master Plan. The Township contracted with Spicer Group of Saginaw to assist the Planning Commission with this process. The Planning Commission met with the Planning Consultant six times in 2019 and 2020 to work on the plan. Community input was sought through an online survey. Feedback from the community, as well as inventory data collected at the beginning of the process was the basis for the goals, objectives, and action items outlined in this plan.

A draft of this document was prepared in early 2020 and delivered to the Planning Commission for review. On March 3, 2020, the Township Board submitted the draft plan to neighboring jurisdictions and to Saginaw County as required by the Planning Enabling Act. On September 21, 2020, the Planning Commission held a public hearing on the Master Plan, required by the Planning Enabling Act. This provided an additional opportunity for public input on the Master Plan. The final Master Plan was adopted on September 21, 2020.

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

## Master Plan and Zoning Ordinances

Often Master Plans and Zoning Ordinances are thought of as the same document, however a more accurate description would be that they are two different sets of tools that, when used in conjunction with one another, work toward the same purpose and goals. Even though the documents are working toward the same goals, they are actually somewhat different.

The Zoning Ordinance is the law, it regulates the use and development of land as it exists in the present. The Master Plan is policy, and should therefore be used as a guide to the future use of land and overall development in the Township. While the Master Plan outlines a community’s vision for the future, the Zoning Ordinance contains the rules that govern the path to that vision.

The Michigan Zoning Enabling Act requires that a Zoning Ordinance be based on an adopted Master Plan. Often, once a community has updated their Master Plan, they will also review their Zoning Ordinance to ensure it aligns with the goals of the Master Plan.

Table 1 – Master Plan vs. Zoning Ordinance

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

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## Using the Master Plan

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

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

The Township Board, Planning Commission, and the public should continuously reference the Master Plan in order to:

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



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# Learning About Carrollton Township

## THE LOCATION AND DEMOGRAPHICS OF THE TOWNSHIP

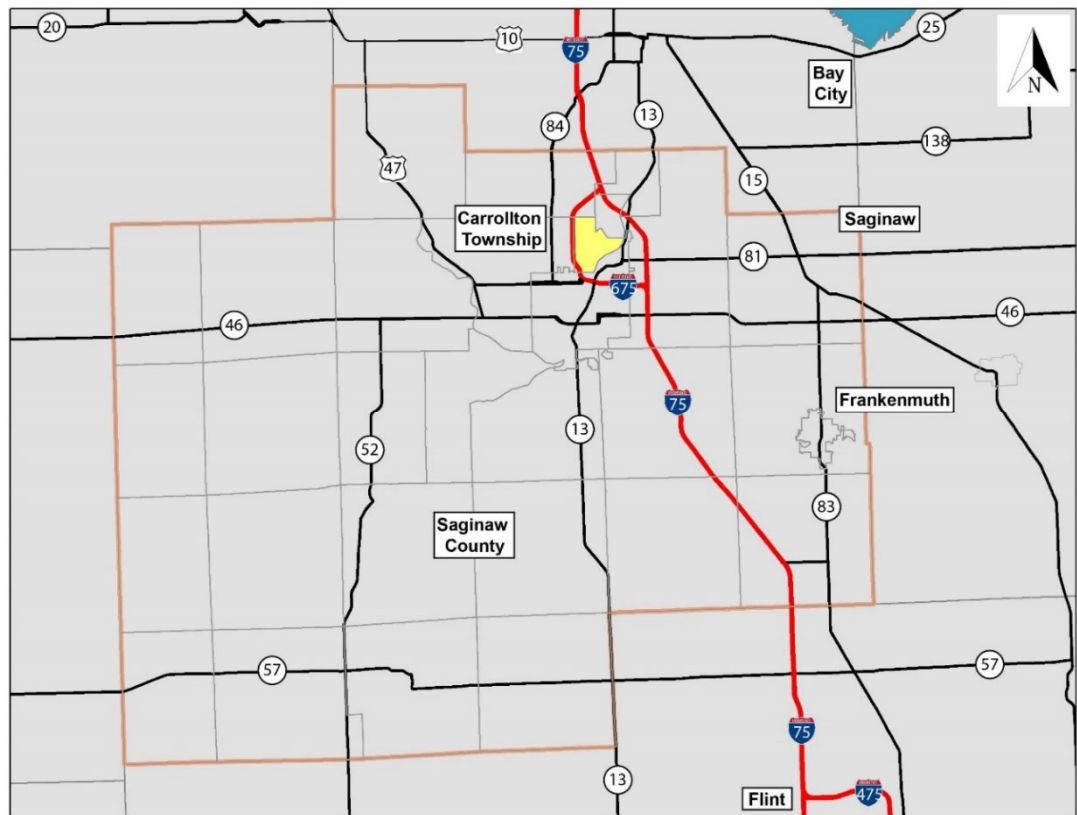
### Location

Carrollton Township is located in northeast Saginaw County, just north of the City of Saginaw. The Township is bordered by the City of Zilwaukee and Kochville Township to the north, Saginaw Charter Township to the west, and Buena Vista Township to the east. The Township is also bordered by the Saginaw River. Map 1 illustrates the location of the Township within the greater region.

Interstate highway I-675 runs north and south along the western border of the Township, and I-675 and I-75 both encircle the entire Township. M-13 runs along the eastern edge of the Township near Buena Vista Township. The Township is approximately 13 miles southwest of the Saginaw Bay. Carrollton Township is connected to the Saginaw Bay via the Saginaw River, and the river has greatly shaped development and industry in the past.

Map 1 –  
Carrollton  
Township  
Location

(Source: Michigan  
Geographic Data  
Library (MIDGL))





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## Demographics

Background information from the U.S. Census is used to analyze a community's current demographic conditions. In the following sections, Census-based data on overall population trends, housing characteristics, and economic information in Carrollton Township is analyzed. This chapter is a summary of this data, presenting an overview of the demographic conditions within the Township.

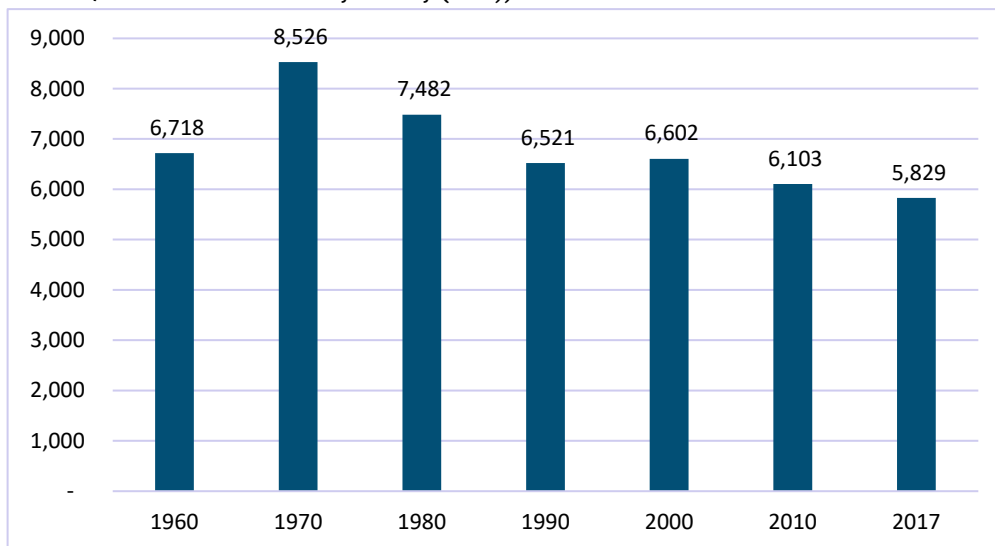
The information presented in this chapter uses the most recent Census Data, from the 2010 Census and American Community Survey (ACS). Appendix A contains a summary table of U.S. Census demographic data for Carrollton Township, Saginaw County, the State of Michigan, and the United States. This table is for comparison purposes. In the following sections, when any statistics are compared, these are the 4 geographies to which the text refers.

### Population Characteristics

A community is defined by numerous factors, and one of the most important is population growth, stagnation, or decline. The basic foundation of a Township, including utilities, housing, and transportation, are all directly impacted by population change. There are several different techniques for predicting or estimating population change over time. Using past trends and current data as a guide, this section of the Master Plan outlines population trends and existing conditions. Understanding these conditions will help Carrollton Township prepare for the future.

### Historic Population

**Figure 1 – Carrollton Township Historic Population** (Source: 1960, 1970, 1980, 1990, 2000, and 2010 US Census and 2017 American Community Survey (ACS))



From 1960 to the present day, Carrollton Township had its largest population increase between 1960 and 1970, from 6,718 people to 8,526 people. From 1960 to the present day, Carrollton Township has experienced general population decline. With an exception between 1960 – 1970 and 1990 – 2000, which were the only two decades with population increases. However, these increases did not reverse the overall trend of population decline. The 2017 ACS Estimates a population of 5,829 people in Carrollton Township. Overall, Carrollton Township has had a 13.2% population decrease since 1960. Between 2000 and 2010, Carrollton Township lost approximately 500 people. Of the three jurisdictions outlined in Table 2, this was the largest percentage loss of population.

**Table 2 - Recent Population Change** (Source: 2000 and 2010 US Census)

	2000	2010	% Change from 2000 to 2010
<b>Carrollton Township</b>	6,602	6,103	-7.6%
<b>Saginaw County</b>	210,039	200,169	-4.7%
<b>Michigan</b>	9,938,444	9,883,640	-0.6%

Population change happens for many reasons. The most common reasons for population decrease include an aging population, little family growth, a decrease in migration, lack of jobs, or schools. If the population decline in the Township continues, officials will need to coordinate and prioritize maintenance of existing infrastructure versus new projects.

## Age Distribution

Analyzing the age of the population is another useful way to understand the needs of a community. The following discussion will focus on the age distribution within Carrollton Township and the median age of the residents. Both are key indicators in determining how a population changes over time.

**Table 3 – Age Distribution** (Source: 2000 and 2010 US Census)

	Carrollton Township		Saginaw County		Michigan	
	2000	2010	2000	2010	2000	2010
<b>Under 5</b>	8.1%	6.1%	6.8%	5.9%	6.8%	6.0%
<b>5 to 19</b>	22.1%	20.7%	22.7%	21.1%	22.2%	20.8%
<b>20 to 24</b>	6.5%	8.3%	6.1%	7.0%	6.5%	6.8%
<b>25 to 44</b>	28.8%	23.2%	27.6%	23.0%	29.8%	24.7%
<b>45 to 64</b>	20.1%	26.2%	23.2%	27.9%	22.5%	27.9%
<b>65 to 84</b>	13.3%	13.5%	11.7%	13.1%	10.9%	11.8%
<b>85 and older</b>	1.1%	1.8%	1.8%	2.2%	1.4%	1.9%

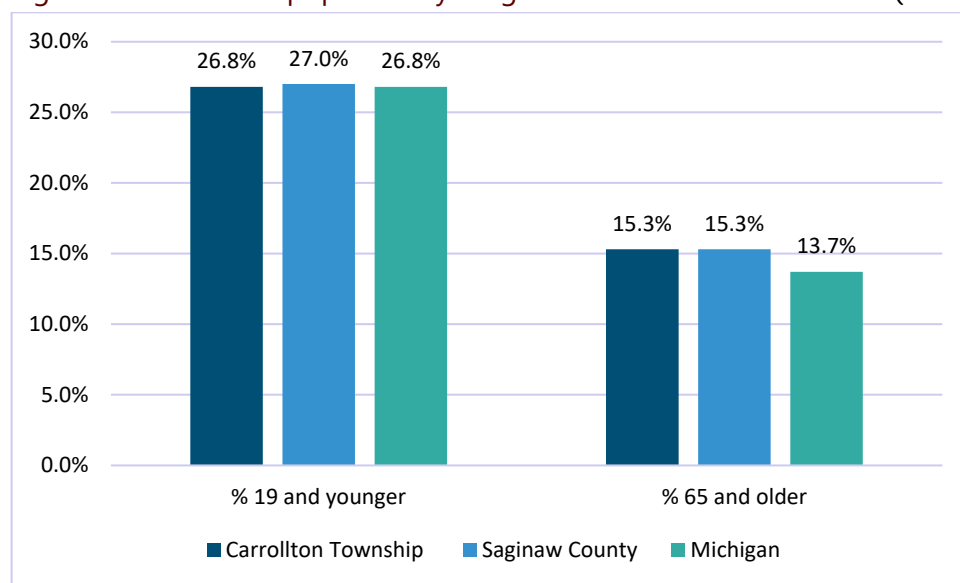
The population groups in Table 3 above, can be categorized in the following manner:

- Under 5 – Young children
- Ages 5 – 19 – School age children
- Ages 20 – 24 – Young adult

- Ages 25 – 44 – Family starting/family stage
- Ages 44 – 64 – Family/Empty nesters stage
- Ages 65- 84 – Retired age
- Ages 85 and older – Elderly

Generally, the population in each age group did not drastically change from 2000 to 2010. The two groups with the largest changes were 25 – 44 (population decrease of 5.6%) and 45 – 64, (population increase of 6.1%). Otherwise each group changed less than 2%. The groups which increased were 20 – 24, 65 – 85, and 85 and older. The groups that decreased were under 5 and 5 – 19. The Township is very similar when compared to the County and State. Both the County and State had had large decreases of population in the 25 – 44 age group and large increases of population in the 45 – 64 age group. Additionally, the Township has the largest percentage of young children, the smallest percentage of school aged children, the largest percentage of population in the 20 – 24 age group, the smallest percent of population in the 45 – 64 and 85 and older group, and the largest percentage of the 65 – 84 age group.

Figure 2 – Percent of population younger than 19 and older than 65 (Source: 2000 and 2010 US Census)



It is important to understand the general breakdown of each age group in a community because each age group has very distinct needs. This is especially true of the youngest and oldest generations because they have the most different needs of all. The younger individuals in the community will need places to play, good schools, and job opportunities. While the elderly population will need medical care options, assisted living facilities, and transportation assistance. These are all important factors to consider when planning for Carrollton Township's future. Generally, the three jurisdictions have a similar percentage of children younger than 19, and the Township and County have the same percent of the population older than 65, which is larger than that of the State.

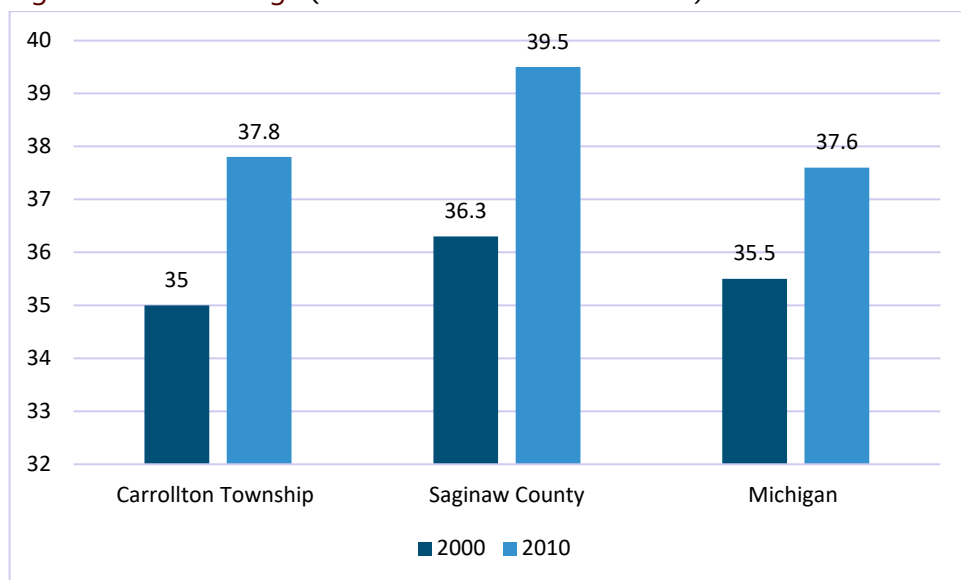


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## Median Age

Generally, the Country as a whole is aging. This trend is depicted in Figure 3 and is common because the Baby Boomers are aging and younger adults are waiting to have children until they are older and they are also having smaller families than the previous generations. In Carrollton Township, the median age in 2000 was 35 and the median age increased to 37.8 in 2010. This is an increase of 2.8 years. In 2000, Carrollton Township had the youngest median age of the three groups. In 2010 it was in the middle. In 2010, Michigan had the youngest median age and Saginaw County remains the oldest. The County's median age increased by 3.2 years and Michigan's median age increased by 2.1 years.

**Figure 3 – Median Age** (Source: 2000 and 2010 US Census)



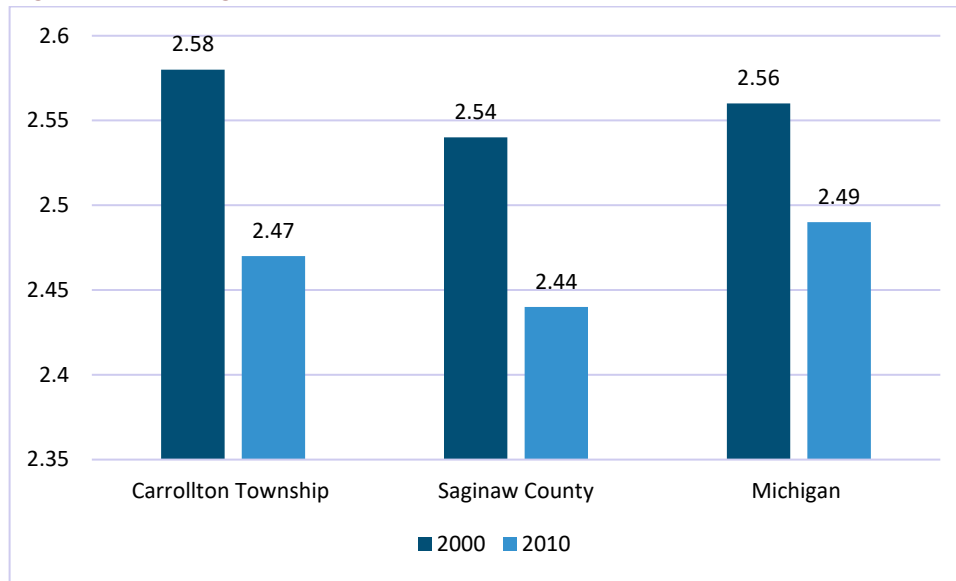
## Household Characteristics

In addition to population demographics, the Census also measures various household and housing characteristics. The household characteristics analyze the human element of each household. These characteristics give a community a broader understanding of who lives within their jurisdiction, how they live there, and what family structures are present.

### Average Household Size

Average household size is a measure obtained by dividing the number of people living in housing units by the total number of housing units. This figure is an indicator of several things, including the number of families with children, the change in family structures over time, and the number of residents living alone. Figure 4, on the following page, shows the changes in average household size over the past 10 years.

Figure 4 – Average Household Size (Source: 2000 and 2010 US Census)



The average household size in all three jurisdictions decreased between the 2000 and the 2010 Census. In 2000, Carrollton had the largest average household size at 2.58, in 2010 it decreased to 2.47, which is now the second largest, behind Michigan. There are many factors which may be indicative of a decrease in household size. This may include less families or a larger amount of single persons living alone and is likely representative of the higher percentage of elderly individuals in the Township.

### Household Structure

The following information categorizes the type of family unit that lives in each household. The U.S. Census breaks families into 2 categories, which have several sub-categories. The first category is family households, which include the sub-categories: married couple families, male householder, and female householder. The second category is nonfamily households, which include the sub-categories: living alone and not living alone.

Table 4 – 2010 Household Structure (Source: 2010 Census)

	#	%
Total households	2,457	100.0%
Family Households	1,608	65.4%
Husband-Wife Family	988	40.2%
Male Householder	155	6.3%
Female Householder	465	18.9%
Nonfamily Households	849	34.6%
Householder Living Alone	687	28.0%
Householder Not Living Alone	162	6.6%

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In 2010, there were a total of 2,457 households in Carrollton Township, of those 65.4% are family households and 34.6% are nonfamily households. Of the family households, 40.2% were husband and wife, 6.3% were male householder, and 18.9% were female householder.

## Housing Characteristics

In addition to household characteristics, the U.S. Census also measures housing characteristics, or the occupancy, number, type, ownership, and value of the housing units within a jurisdiction. Once a community understands the way their population is changing, and the needs of the shifting population, then it is important to understand what housing options are available to Carrollton residents. Analyzing this information allows the community to see where there is a lack or gap of a certain type of housing, the conditions of the housing stock, and the cost of living. Understanding these changes will help Carrollton plan for changes in the future.

### Housing Units and Tenure

The Census measures the number and tenure of housing units in a jurisdiction. Then, the data is cataloged as either occupied or vacant units. Then, occupied units are categorized as owner or renter occupied. Vacant units are categorized as their vacancy type (i.e. for rent, for sale, under construction, seasonally vacant etc.).

Table 5 – Housing Units and Tenure (Source: 2000 and 2010 US Census)

	Carrollton Township		Saginaw County		Michigan	
	2000	2010	2000	2010	2000	2010
<b>Total Housing Units</b>	2,647	2,649	85,505	86,844	4,234,279	4,532,233
<b>Occupied Units</b>	96.7%	92.8%	94.1%	91.0%	89.4%	85.4%
<b>Owner-Occupied</b>	74.6%	71.0%	73.8%	72.3%	73.8%	72.1%
<b>Renter-Occupied</b>	25.4%	29.0%	26.2%	27.7%	26.2%	27.9%
<b>Vacant Units</b>	3.3%	7.2%	5.9%	9.0%	10.6%	14.6%

Each of the three jurisdictions had an increase in the number of housing units between 2000 and 2010. Carrollton Township specifically had an addition of two new homes. Between 2000 and 2010, the number of occupied units in Carrollton Township decreased from 96.7% to 92.8% and respectively, the vacancy rate increased from 3.3% to 7.2%. Of the occupied units, 71% are owner-occupied, a decrease from 74.6% in 2000, and 29% are renter occupied. Carrollton Township has the highest percentage of occupied units compared to the County and State, with the smallest percent of owner-occupied units and the largest percent of renter-occupied units. The Township has the smallest percentage of vacant housing units.

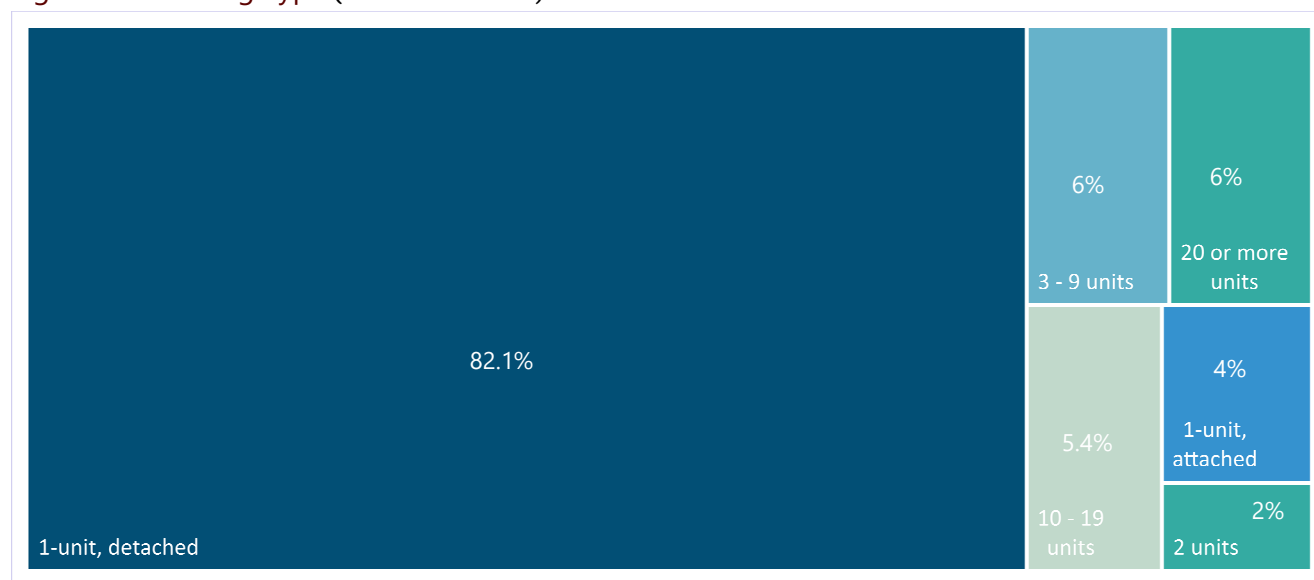


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## Housing Types

The Census measures several different housing types, which are included in Figure 5 below. A 1-unit, detached structure is a typical single-family housing unit, while a 1-unit, attached structure is a single-family housing unit that is attached to several other single-family housing units (such as townhomes or row houses), but is a completely separate unit from the adjoining neighbors. The majority of the housing units in Carrollton Township are 1-unit, detached structures or single-family homes. Following that type are structures with 3 -9 units and 20 or more units, both at 6% of the total housing stock. There are no Township residents living in mobile homes, boats, RV, or vans.

Figure 5 – Housing Type (Source: 2010 ACS)



## Median Housing Value

The Census measures median housing value which is the middle price of all the homes in a jurisdiction. Table 6 compares median housing values. Carrollton Township's median housing value is \$85,000, which is less than the County (\$110,000) and the State (\$144,200).

Table 6 – Median Housing Value (Source: 2000 and 2010 US Census)

	2000	2010
Carrollton Township	\$68,100	\$85,000
Saginaw County	\$107,888	\$110,000
Michigan	\$141,528	\$144,200

## Median Gross Rent

The Census also measures median gross rent, which is the median costs that renters spend on their housing and estimated costs for utilities for all of the rental units in the Township. Generally, a household should not spend more than 30% of their income on housing. By comparing the median household income to median gross rent, it can be determined if renters have affordable housing options in the Township. The

median household income in Carrollton Township is \$42,869, see Table 8. Thirty percent of that equates to \$12,860 per year. This is approximately \$1,070 per month. The median gross rent in the Township is \$667, which suggests there are affordable rental housing options in the Township.

**Table 7 – Median Gross Rent** (Source: 2010 ACS)

	2000	2010
<b>Carrollton Township</b>	\$528	\$667
<b>Saginaw County</b>	\$497	\$663
<b>Michigan</b>	\$546	\$723

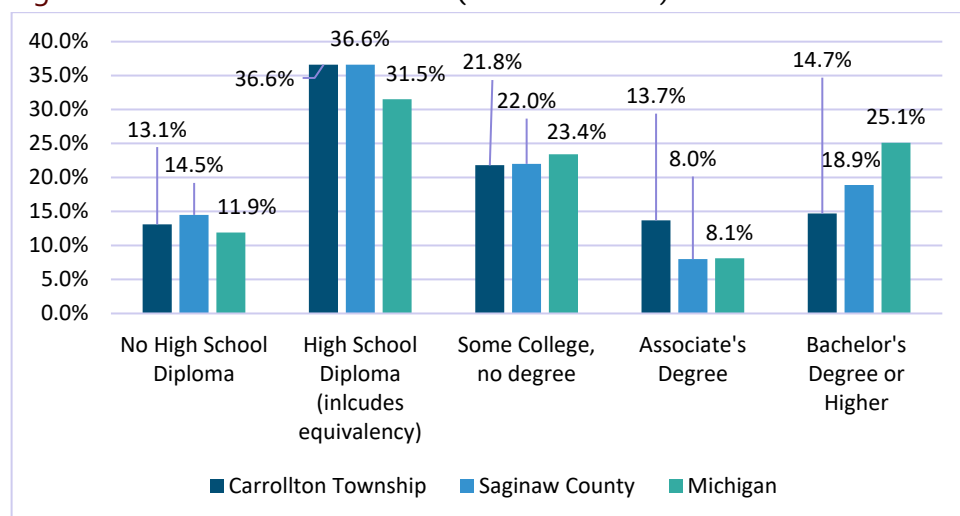
## Economic Characteristics

Economic characteristics comprise a major part of U.S. Census data. It is important to examine the economic status of a community to determine the ability to support future commercial, residential, and industrial development. The data indicates the strengths and weaknesses in the Township, while alluding to trends that may aid or hurt the economic future of the community. This economic analysis utilizes 2000 and 2010 U.S. Census data and 2010 American Community Survey 5-Year Estimates.

### Education

The U.S. Census reports on all levels of educational attainment at several different ages. This data represents all individuals older than 25 who have earned a wide range of educational achievements from those who earned a bachelor's degree or higher to those who do not have a high school diploma. This information is a good indicator of the skills and capabilities of the labor force in a community.

**Figure 6 – Educational Attainment** (Source: 2010 ACS)



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Carrollton Township has the largest percentage of residents who have earned their associate's degree at 13.7%, and the Township also has the largest percentage (tied with the County at 36.6%) of residents who have earned their high school diploma (includes equivalency). Just over 20% of the Township's population has attended college, but did not earn a degree. This is similar to the County and State. Almost 15% of the Township has earned a Bachelor's degree or higher, this is the smallest percentage, as compared to the County and State.

## **Income and Poverty**

Income and poverty levels are measuring tools that can be used to determine the relative economic health of a community. Increases in income can show economic success while increases in the percent of individuals below the poverty level can show economic downturn. Income is measured at three levels: median household income, median family income, and per capita income. Table 8 illustrates these three levels, the percentage of individuals who rely on Social Security Income, and individuals below the poverty line in each jurisdiction. Measuring income is a way to measure wealth, or a relative measure of a population's willingness and/or ability to pay for infrastructure, housing, and discretionary municipal services.

Median household income is a measure of the total income of the people living in a single household. The median household income in Carrollton Township is \$ 42,869. This is less than the County (\$42,954) and State (\$48,432).

Median family income is a measure of the total incomes of a family living in a single household. On average, this number is higher than median household income for two reasons: families often have 2 individuals earning an income, and the category does not include single persons living alone. The median family income in Carrollton Township is \$49,475. This is more than \$6,000 higher than the median household income. The median family income in the Township is less than the County (\$53,171) and State (\$60,341).

Per capita income is the amount of income all individuals within the jurisdiction, regardless of age or employment, would receive if income was equally divided among all residents. This number is usually the lowest of the three measurements, and is a good indication of the overall wealth of a community. In Carrollton Township, the per capita income is \$19,535. The County and State both have higher per capita incomes at \$21,662 and \$25,135, respectively

Of the 3 jurisdictions, Carrollton Township has the second lowest percentage of households that rely on Social Security for their income (31.8%). The County has the highest percentage of individuals on Social Security at 33.8%, Michigan has the lowest percentage (14.8%). This number is representative of the population within a jurisdiction that falls into the following categories:

- Withdrawing from a personal retirement plan
- Withdrawing from a pension from an employer
- Based on marital history
- Based on health status
- Based on work, adult, and child disabilities

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It is a good indicator for the community because people living on a fixed income have very different priorities and needs than those that are working.

Poverty is the final factor used in determining the economic health of a community. The U.S. Census measures poverty by comparing the total income of a person's family with the threshold appropriate for the family size and characteristics. There are a total of 48 thresholds which determine the level of an individual's poverty. According to the 2010 ACS data, 15.4% of individuals in Carrollton Township live below the poverty line. The County and State have poverty levels which are larger than that of the Township, at 18.5% and 29.8% respectively.

**Table 8 – Income and Poverty** (Source: 2010 ACS)

	Carrollton Township	Saginaw County	Michigan
<b>Median Household Income</b>	\$42,869	\$42,954	\$48,432
<b>Median Family Income</b>	\$49,475	\$53,171	\$60,341
<b>Per Capita Income</b>	\$19,535	\$21,662	\$25,135
<b>Poverty Rate</b>	15.4%	18.5%	29.8%
<b>Social Security Income</b>	31.8%	33.8%	14.8%

## **Employment and Unemployment**

Labor force characteristics indicate how people report their current or intended work status. This data represents the kind of work Carrollton Township residents do for a living. It is a good indicator of the stability of a job market, the job opportunities available to residents, and can be used by companies to determine where to locate new facilities. The Census measures employment in several different ways. This document will review employment by industry.

In 2010, the industry that employed the most residents of Carrollton Township was Educational services, and health care and social assistance (25.4%). This was also the top industry in 2000. Retail Trade employs 20.4% of the residents and Manufacturing employs 12.1%. These were also the second and third top industries in 2000. These top three industries employ 58% of the residents in Carrollton Township. Between 2000 and 2010, Agriculture, forestry, fishing, hunting, and mining had a sharp increase from 0.3% to 9.0% in 2010. This was the most drastic change. Carrollton Township, Saginaw County, and Michigan all have the same industry as their top employer (Educational services, and health care and social assistance). Comparatively, the County and State both have the exact same order to for the top three employers, Carrollton's 2<sup>nd</sup> and 3<sup>rd</sup> employers are opposite of the County and State.

Table 9 – Employment by Industry (Source: 2000 and 2010 US Census)

	2000		2010	
	#	%	#	%
Agriculture, forestry, fishing, hunting, and mining	9	0.3%	26	9.0%
Construction	196	6.8%	92	3.4%
Manufacturing	472	16.4%	330	12.1%
Wholesale trade	83	2.9%	14	5.0%
Retail trade	572	19.8%	559	20.4%
Transportation and warehousing, and utilities	56	1.9%	176	6.4%
Information	73	2.5%	14	0.5%
Finance and insurance, and real estate	106	3.7%	105	3.8%
Professional, scientific, and management, and administrative and waste management services	175	6.1%	195	7.1%
Educational services, and health care and social assistance	756	26.2%	695	25.4%
Arts, entertainment, and recreation, and accommodation and food services	220	7.6%	309	11.3%
Other services, except public administration	84	2.9%	109	4.0%
Public administration	82	2.8%	114	4.2%

Table 10 – Top Three Industries, by Employment (Source: 2010 US Census)

	Top Industry	Second Industry	Third Industry
Carrollton Township	Educational services, and health care and social assistance (25.4%)	Retail trade (20.4%)	Manufacturing (12.1%)
Saginaw County	Educational services, and health care and social assistance (25.5%)	Manufacturing (15.5%)	Retail trade (14%)
Michigan	Educational services, and health care and social assistance (23.2%)	Manufacturing (17.6%)	Retail trade (11.6%)

The U.S. Census measures people who are in and out of the work force, however this calculation does not account for retired individuals. Therefore, it is more helpful to reference the Michigan Department of Technology, Management, and Budget (DTMB) when analyzing unemployment rates. The State measures these rates at the County level. Saginaw County's unemployment is similar to that of the State. In 2010, both had unemployment just above 12%, and in 2000 Saginaw County's is slightly higher than Michigan's at 4.2% as compared to 3.6%.

Table 11 – Unemployment Rates (Source: Department of Technology, Management, and Budget)

	2000	2010	2017
Saginaw County	4.2%	12.2%	5.4%
Michigan	3.6%	12.6%	4.6%



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# Learning About Carrollton Township

## THE PHYSICAL INFRASTRUCTURE IN THE TOWNSHIP

Any municipality is expected to provide a certain level of service to their residents to provide them with an adequate quality of life. The responsibilities range from good governing to basic necessities, such as water. Carrollton Township residents expect adequate police and fire protection and well-maintained roads from their Township. Without adequate service, residents may not stay in the area and attracting new people and development could become difficult. The following section of the master plan outlines these services in Carrollton Township.

### Transportation System

There are a variety of roads owned and operated by different agencies throughout Carrollton Township, such as MDOT and the Saginaw County Road Commission. In order to classify the roads, the Federal Highway Administration (FHWA) has specified a National Functional Classification (NFC), which is a hierarchical system that categorizes types of public roads. The highest classifications (arterial) emphasize mobility, while the lowest classifications (local) emphasize neighborhood roads or property access.

Carrollton Township is surrounded on the west and northern borders by I-675 and I-75. I-675 also crosses the Township boundary in the southeast corner. The local roads in the southwest quarter of the Township are set up in a grid pattern, with arterials that traverse the Township to connect to the other local road infrastructure. The majority of the local roads in the Township provide access to a limited area without a high level of connectivity. The arterials that traverse the Township such as Michigan Ave, Shattuck, and Carrollton Road provide access to the local streets.



Average daily trip (ADT) is a traffic count used to measure the total volume of vehicle traffic on a highway or road on an average day of the year. The two organizations which count ADT in Carrollton Township are MDOT and the Saginaw County Road Commission. According to MDOT, the section on I-675 that traverses Carrollton Township has an ADT of 26,064. I-75, which is just east of the Township, has a significantly higher ADT ranging between 52,000 and 63,000 trips. As to be expected, the roads in Carrollton Township are significantly less busy. The busiest is Michigan Avenue with 6,190 trips in the northern half of the Township 4,779 trips in the southern half of the Township, and 8,081 closest to the I-675 interchange. Other busy roads in the Township are McCarty Road, Shattuck Road, and Carrollton Road. There are numerous people driving by the Township on a daily basis along I-675 and the other arterials.

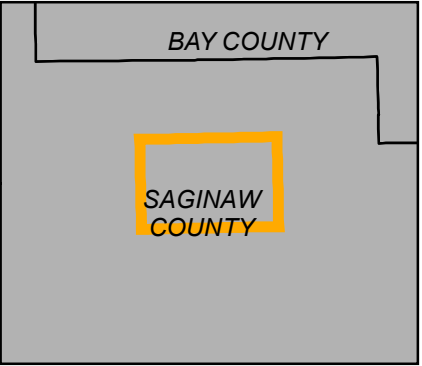
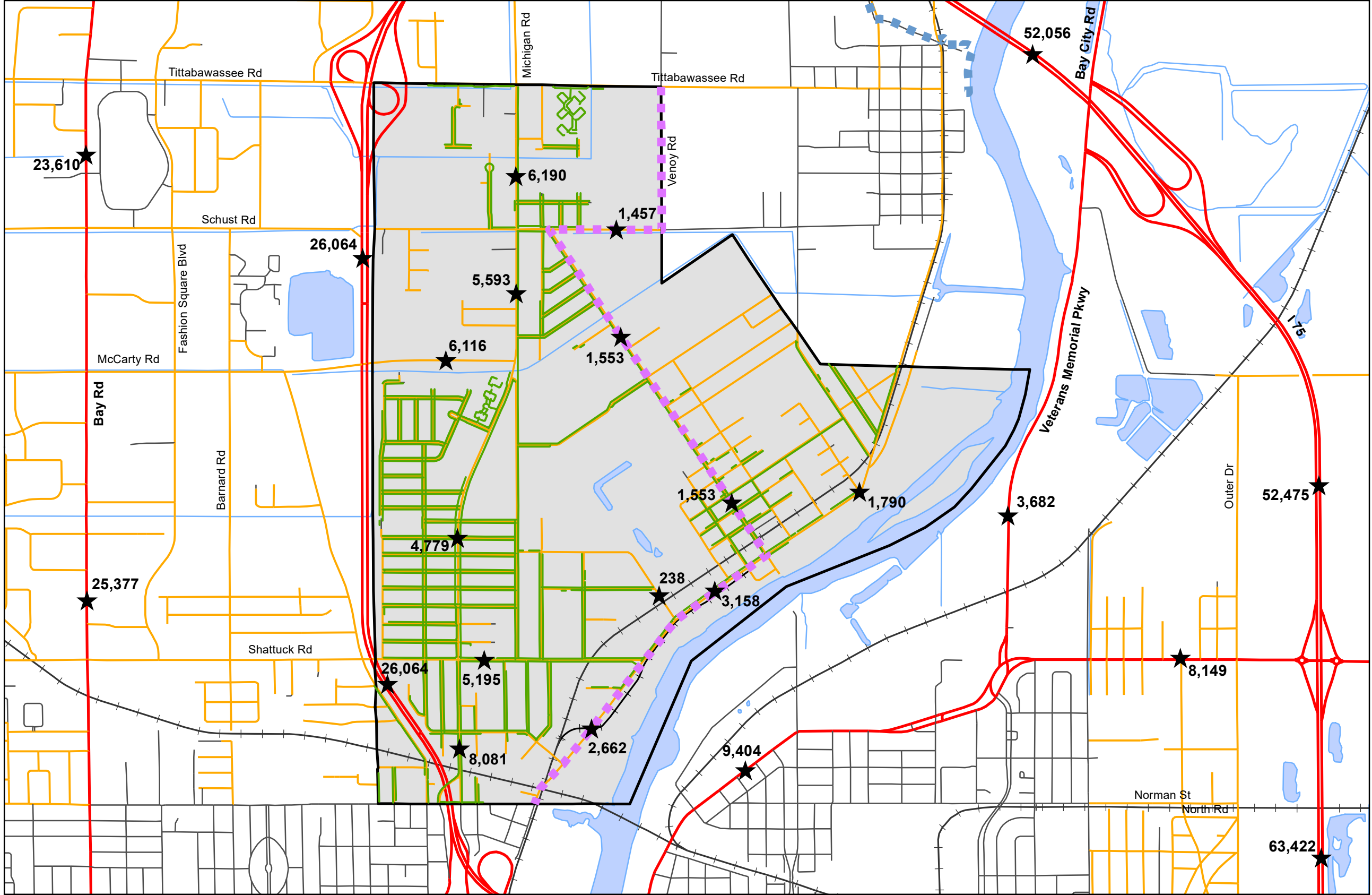
In addition to the roads, there are two railroad lines that intersect at the southern border of the Township. One runs along Carrollton Road and the second runs parallel to the southern border of the Township.

There is a strong sidewalk network in Carrollton Township, all the major roads and almost all of the local streets have sidewalks on one or both sides of the road. The Iron Belle Trail passes through the Township. The Iron Belle is a state-wide non-motorized trail that begins in Detroit and ends in the Upper Peninsula, which follows the path of the North Country Trail. The portion of the Iron Belle in Carrollton Township follows Carrollton Road, Mapleridge Road, Schust Road, and Venoy Road. See Map 2 (Transportation).

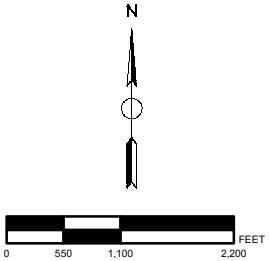


MAP 2 - TRANSPORTATION  
CARROLLTON TOWNSHIP, MICHIGAN  
SAGINAW COUNTY - MICHIGAN

PATH: Q:\PROJ\2018\126533S\G2018 - CARROLLTON TOWNSHIP MASTER PLAN UPDATE\MAPPING\TRANSPORTATION.MXD. PRINTED ON: 2/11/2020. BY: JENNIFER STEWART



AREA MAP  
NOT TO SCALE



LEGEND

- ★ ADT
- Iron Belle Path
- Other Pathways (outside of Township)
- sidewalks
- State Roads
- County Roads
- Local Roads
- Railroad
- Water Features

ADT is the total volume of vehicle traffic on a highway or road for an average day in a year. ADT sources for this map are MDOT and the Saginaw County Road Commission.

Source: MIGDL, MDOT, and Saginaw County Road Commission

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## Public Utilities

### Water System

Carrollton Township buys water from the City of Saginaw's water treatment plant. Saginaw's water treatment supplies water to the City and many surrounding communities. The water treatment plan is responsible for the management, treatment, and delivery of potable water. The water supply originates from Lake Huron, north of Au Gres at the Saginaw Midland Municipal Water Supply Corporation, approximately 60 miles north of the City of Saginaw. This system is part of a partnership with the City of Midland which pumps a total of 115 million gallons a day to both cities.

Pumping capacity for the City of Saginaw is 52 million gallons per day, however, on average, the City pumps 22 million gallons per day. Approximately half of this water serves the City residents and the other half is distributed to the other municipalities in the system. The City has the capacity to serve any potential businesses that would be looking to come to Carrollton Township with adequate amount of water without putting a strain on the system.

The Township's water distribution system has been inventoried and includes 185,682 feet of water main ranging in size from 4" to 14" and 2 meter pits. The Township buys treated water from the City of Saginaw and then distributes it to its customers. Carrollton Township has 2,492 metered water customers, ranging from residential and agricultural areas, to institutional and commercial areas. Meter sizes vary between 1" and 4". The majority of the residential areas in the Township are served with 6" or 8" water mains, which are looped to provide a very stable distribution system. A network of 10" and 12" mains traverse the Township to convey water to the residential areas and to serve the more commercial areas in the Township.

### Sanitary Sewer System

The Township's wastewater system consists of two main components: The collection system (pipes and manholes), and pump stations. The Township currently has 130,912 feet of sanitary sewer pipes in the entire sanitary sewer collection system ranging in size from 8"-18", 435 sanitary sewer manholes and 6 pumping stations. Typically, the Township owns and maintains the sewer lead from the sewer main to the edge of the County-owned road right-of-way, and the customer owns and maintains the sewer lead from the road right-of-way to the building being connected.

The other main components of the Township's wastewater system are the six pumping stations located on Carrollton Road, Stoker Drive, Tulane Street, Michigan Avenue, Hanchett Street and Sherman Road. Once past the Sherman Road pump station, all waste is carried through a series of force main to be discharged into the Saginaw Wastewater Treatment Plant. Carrollton Township owns and maintains only the Hanchett Street and Stoker Drive Pump stations. The remaining four pump stations are owned by Carrollton but maintained by the Northwest Utility Authority (NWUA), which Carrollton Township is a member of. The NWUA is a conglomerate of communities that includes Carrollton Township, the City of Zilwaukee, Kochville Township, and the northeast portion of Saginaw Charter Township. Carrollton Township pays a

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share into the NWUA, but it is still the responsibility of Carrollton Township to maintain these four pump stations. Any cost of this maintenance done by the Township is reimbursed by the NWUA.

### **Storm Water System**

The responsibility for maintaining the storm drainage system within the Township belongs to the Department of Public Works and the Saginaw County Drain Commission.

## **Public Safety**

### **Police**

The Township has their own police force which patrols 7 days a week/24 hours a day. The station is located at the Township Hall complex. In addition to the patrolling officers, the Township also has a school resource officer program.

### **Fire**

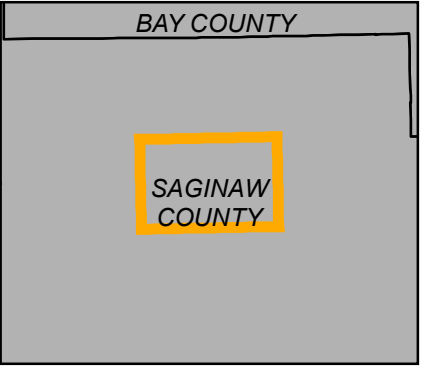
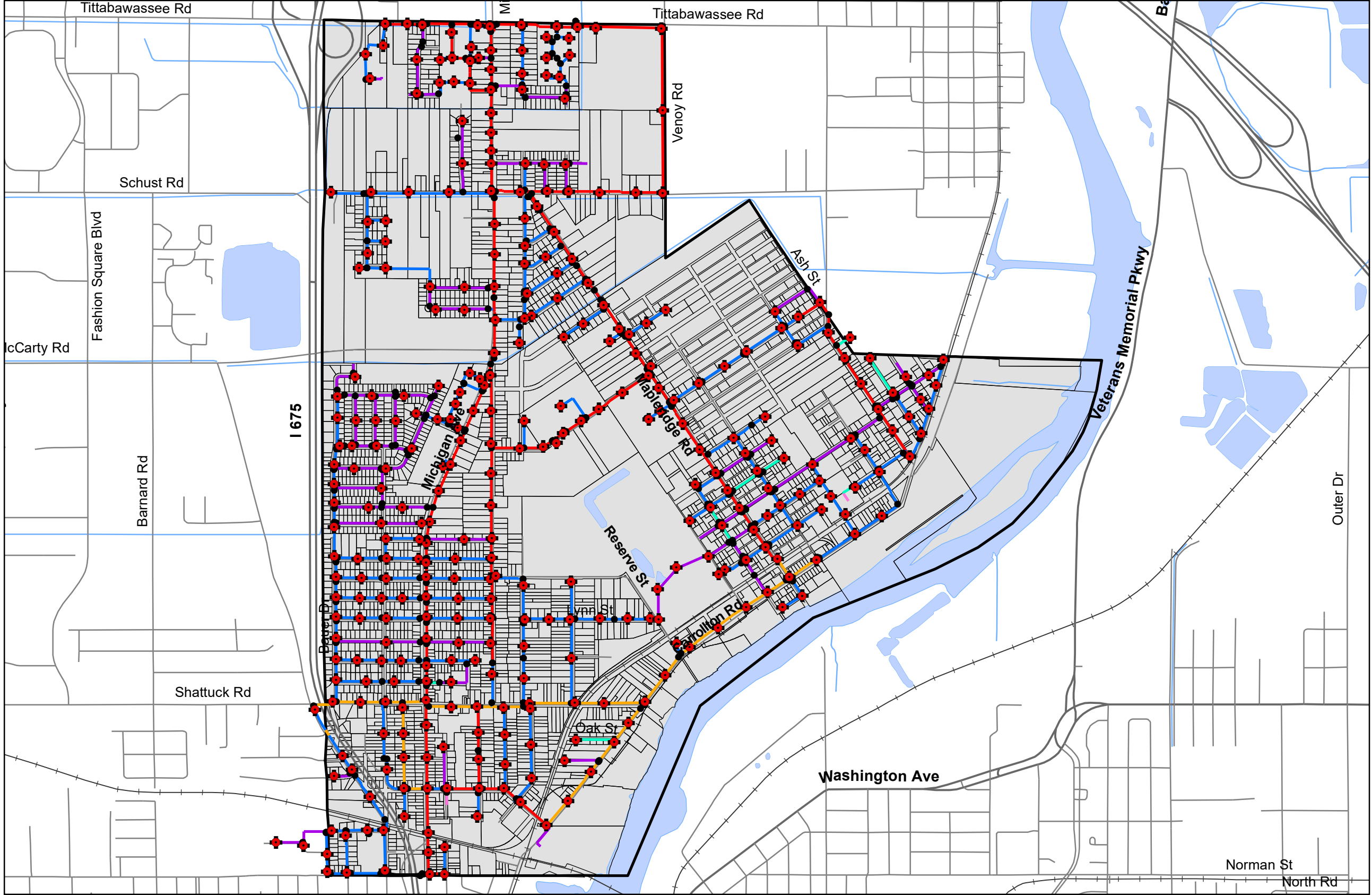
The Carrollton Township Fire Department is made up of 17 firefighters and 1 chief. All firefighters operate out of one station near the Township Hall. The Department has one ladder truck with a 400 gallon booster tank, one engine with a 750 gallon booster tank, one squad vehicle equipped with emergency rescue equipment such as cold water suits, water rescue equipment, thermal imaging camera, and jaws of life, a utility Chevy Silverado 1500, and a 16' Rigid-hulled inflatable boat (RIB) for water rescue.



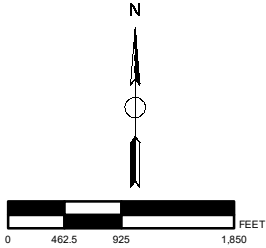


MAP 3 - WATER MAIN SYSTEM  
CARROLLTON TOWNSHIP, MICHIGAN  
SAGINAW COUNTY - MICHIGAN

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AREA MAP  
NOT TO SCALE



LEGEND

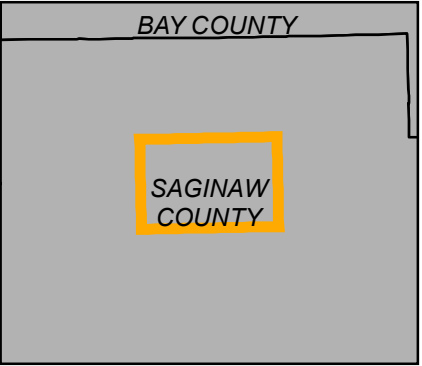
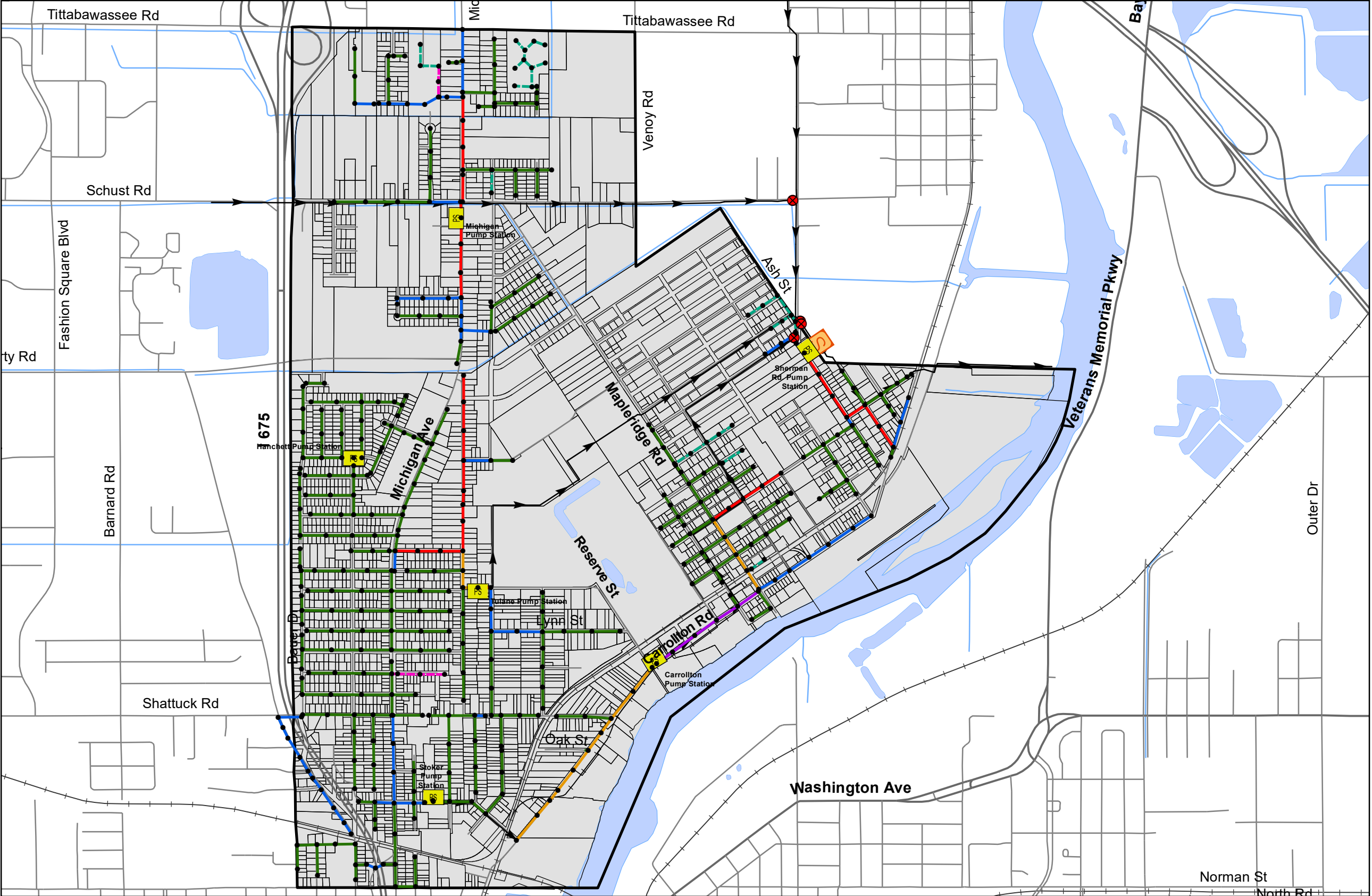
- Fire Hydrants
- Mainline Valves

Water Main by  
Diameter

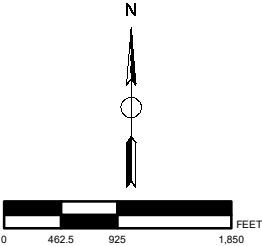
- 2 Inch
- 4 Inch
- 6 Inch
- 8 Inch
- 10 Inch
- 12 Inch
- 14 Inch
- Water Features
- Township

MAP 4 - SANITARY SYSTEM MAP  
CARROLLTON TOWNSHIP, MICHIGAN  
SAGINAW COUNTY - MICHIGAN

PATH: Q:\PROJ\2018\126533S\G2018 - CARROLLTON TOWNSHIP MASTER PLAN UPDATE\MAPPING\SANITARY MAINS.MXD, PRINTED ON: 2/11/2020, BY: JENNIFER STEWART



AREA MAP  
NOT TO SCALE



LEGEND

- Sanitary Manholes
- PS Pump Stations
- S Sulfide Building
- X Shutoff Valve

Mains by Material and Diameter

- PVC, 8 Inch
- PVC, 10 Inch
- VCP, 8 Inch\*
- VCP, 10 Inch\*
- VCP, 12 Inch\*
- VCP, 15 Inch\*
- VCP, 18 Inch\*

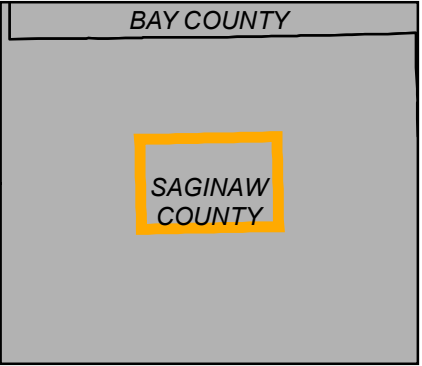
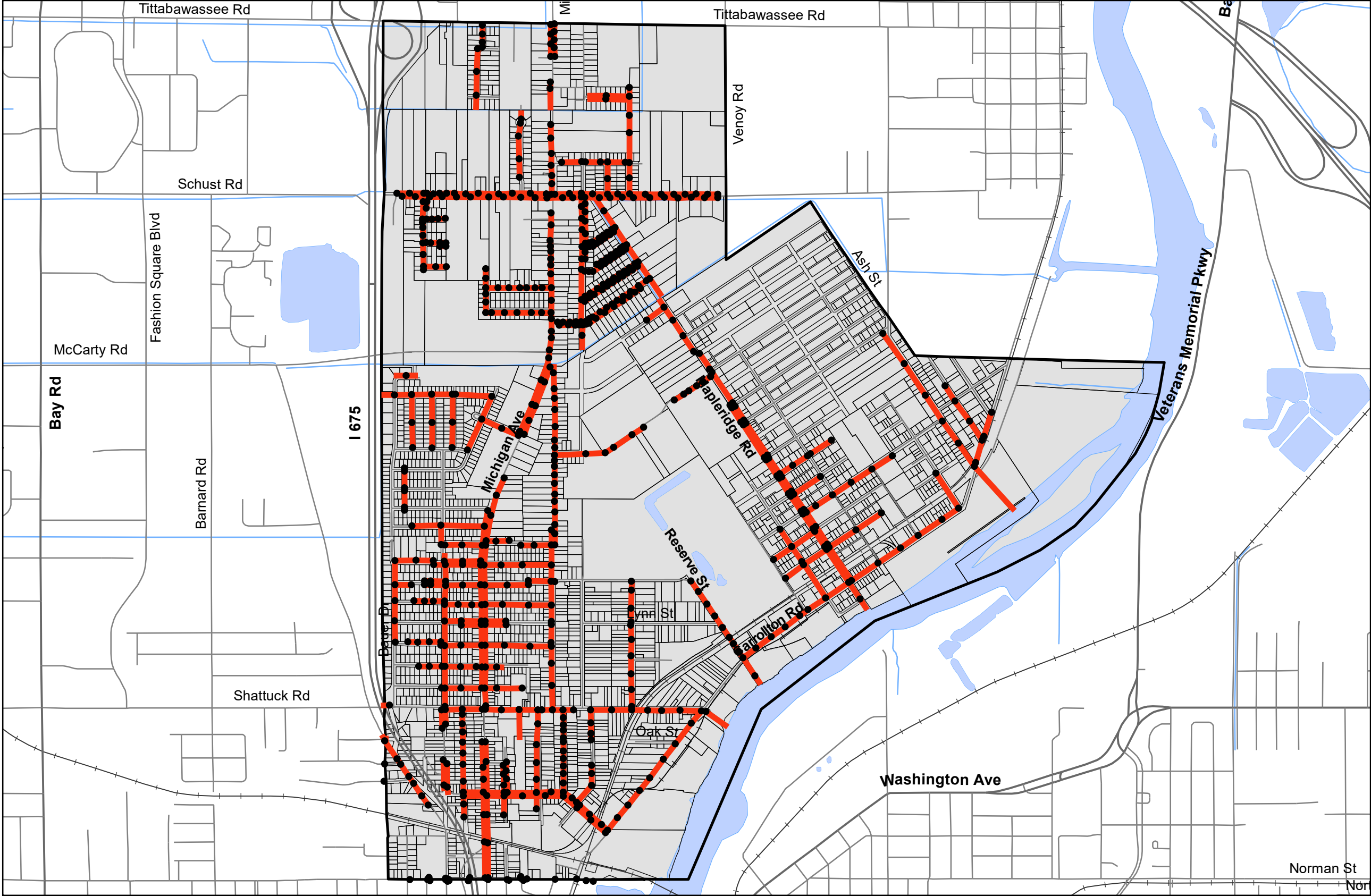
- Force Mains
- Township

\* Vitrified Clay Pipe

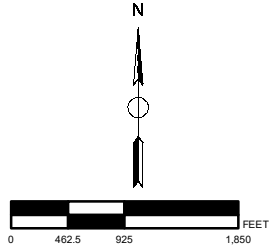
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MAP 5 - STORM WATER SYSTEM  
CARROLLTON TOWNSHIP, MICHIGAN  
SAGINAW COUNTY - MICHIGAN



AREA MAP  
NOT TO SCALE



LEGEND

- Manholes
- Storm Sewer Lines
- Water Features
- Township



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# Learning About Carrollton Township

## THE NATURAL FEATURES IN THE TOWNSHIP

### Introduction

The natural environment should play a significant role in land development. Therefore, it's important for a community to inventory and analyze their existing land and natural features before any new development occurs. The natural environment can both significantly impact development and be significantly impacted by development. In some cases, land development can have a negative effect on the natural environment. For example, if a developer fills in a wetland, the water usually standing in that area, filtering through natural processes, and recharging an underground aquifer, suddenly has no place to drain. As a result, the water will be forced to spread to a new area and can cause flooding. Understanding the location of wetlands is a good way to prevent these situations.

Included later in this document is a Future Land Use Plan that will guide the community in determining areas that will be preserved and areas that will be planned for development in the future. An important part of the future land use map is to examine the natural environment and determine where future development should be encouraged and where natural resources should be protected. In addition to conducting an inventory, a community can also implement measures which protect the natural resources and carefully plan for future development.

Any environmentally sensitive area within a community is a place which development should be carefully reviewed and considered. Environmentally sensitive areas are lands whose destruction or disturbance will affect the habitat of the natural ecosystem and the life of a community by either:

- Wasting productive lands and non-renewable resources, such as prime farmland.
- Destroying important public resources, such as groundwater supplies and surface water bodies.
- Creating hazards, such as flooding or slope erosion.

Each of these effects is detrimental to the general welfare of a community. The purpose of the natural resources inventory chapter of this Master Plan is twofold. First, is to identify areas in the Township that are most suited for development, focusing on areas which will minimize the effect of development and provide amenities without adversely impacting the existing natural systems. The second is to identify land that should be preserved in its natural state, and is most suitable for open space or recreation purposes. Woodlands, water resources, and the floodplain are among the most important natural features impacting land use in Carrollton Township, and analysis of each natural system follows.

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## Wooded Land

Woodlands information for Carrollton Township was derived from the Michigan Geographic Data Library (MiGDL). The dataset divides forested areas in Carrollton Township into three categories: deciduous forest, evergreen forest, and mixed forest. Deciduous forests are characterized by trees that shed foliage according to the season such as maples, ash, elms, oaks, and others. Evergreen forests consist of conifers or evergreen trees, and mixed forests are with both deciduous species and evergreen species. Wooded land is important to inventory because it provides recreation opportunities for residents and visitors, habitat for wildlife, and resources for local industry.

Map 6 illustrates the wooded land in Carrollton Township. There are pockets of wooded land along the eastern and western boundaries of the Township. The largest concentration of wooded land is located in the northeast corner of the Township. This is an undeveloped area characterized by open space, wooded lots, and some housing. In addition to this area, there is an area of woodlands along I-675 and along the Saginaw River.

In addition to the wooded lands, Carrollton Township also has several areas categorized as urban open space. This land does not have any development and is often grass or low underbrush. It can also be lawns around residential structures. In Carrollton Township there is a significant amount of urban open space. Mostly this land is made up of vacant parcels, parks, large industrial areas, some agriculture, and lawns.

## Wetlands and Waterways

Wetlands areas are lands defined by the existence of water, either on or near the surface, during a portion of the year. In addition to standing water, other characteristics of a wetland include poorly drained soils and water-loving vegetation, which may also be physical indicators of wetlands. With regards to any future development potential, it will be important for the Township to consider the effects of development on wetlands. These ecosystems are a sensitive and vital part of the natural water cycle, and when they are negatively affected, without proper mitigation, many problems such as standing water, water filtration, aquifer recharge, and flooding will occur in unexpected areas. Therefore, wetlands are limiting to development, and each area must be carefully examined, and mitigation measures must be implemented before proceeding with any intensive development.

Development concerning wetlands is also regulated by the State of Michigan. At the heart of Michigan's wetland regulatory program is Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (Act 451 of 1994), formerly referred to as the Goemaere-Anderson Wetlands Protection Act, P.A. 203 of 1979. The Michigan Department of Energy, Great Lakes, and Environment administers the permit program. This legislation was passed to protect wetlands by restricting their use to certain activities only after permitted approval by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner that shows the avoidance of wetland resources to the greatest extent possible and minimization of unavoidable wetland impacts.



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Under the Act, the following wetlands are protected:

- Wetlands contiguous to an inland land, pond, river, stream, or similar water course. Wetlands adjacent to the drains, creeks, and rivers in Carrollton Township would fall in this category.
- Wetlands five acres in size, or larger, in counties that contain a population of at least 100,000 people.

The wetland information on Map 6 was derived from MiGDL and the National Wetlands Inventory (NWI). The majority of the wetlands in Carrollton Township are located in the easternmost portion of the Township near the Saginaw River and in small pockets north of Gladstone Road. In addition to the wetlands in the Township, there is a large wetland/marsh area to the northeast of the Township. Crow Island State Game Area is a wildlife conservation and management site run by the State. The majority of the area is wetlands.

The Saginaw River is the only natural waterway located in the Township, it traverses along the southeast border of the Township, for a total of 2.2 miles. The riverfront in the Township is dominated by industry. The Carrollton Sandbar is located in the Saginaw River and has been considered for recreation opportunities in the past. In addition to this natural waterway, there are several County drains throughout the Township.

The Saginaw County Drain Commission is responsible for all the County drains in Carrollton Township. The Drain Commission's responsibility includes all established drains for storm water runoff, drainage and water quality according to the Michigan Drain Code, Act 40 of 1956 as amended. The Drain Commissioner is responsible for legal proceedings and hearings for open or closed channels, dams, dikes, levies, water and sewer projects, lake level control structures, pumping stations, and for the implementation of the Soil Erosion and Inland Lakes and Streams Acts. The Drain Commissioner requires that the proper size culverts are placed within the drain and that no obstructions will impede the flow of the channel. County drainage channels are an integral part of successful drainage techniques.

## Floodplain

The flooding of land adjoining the normal course of a stream or river is a natural occurrence. Flooding events are often swift and very damaging. Floods can damage or destroy public and private property, disable utilities, make roads and bridges impassable, destroy crops and agricultural lands, cause disruption to emergency services, and result in fatalities. People may be stranded in their homes for several days without power or heat, or they may be unable to reach their homes at all.

Development around natural water courses has increased the potential for serious flooding. Rainfall that would naturally soak into the ground or take several days to reach a river or stream, now quickly runs off streets, parking lots, rooftops, and through man-made channels or pipes. Development that encroaches on

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the floodplain impedes the carrying capacity of the water drainage basin and exacerbates flooding. If floodplain areas are left in their natural state, damage to persons or property could be more easily avoided.

There are many benefits of protecting land in the floodplain from development. If left in a natural state the land in the floodplain can provide flood protection for other structures, it improves water quality because the water is naturally filtered, it recharges aquifers, can provide high quality recreational opportunities, and results in reduced flood insurance and disaster recovery costs. Flood prone areas are found throughout the State, as every lake, river, stream and County drain has a floodplain. Therefore, the type of development that exists within the floodplain will determine whether or not flooding will cause damage.

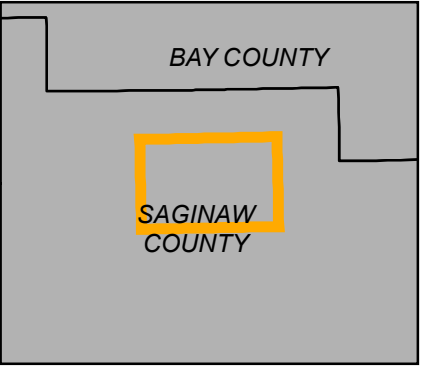
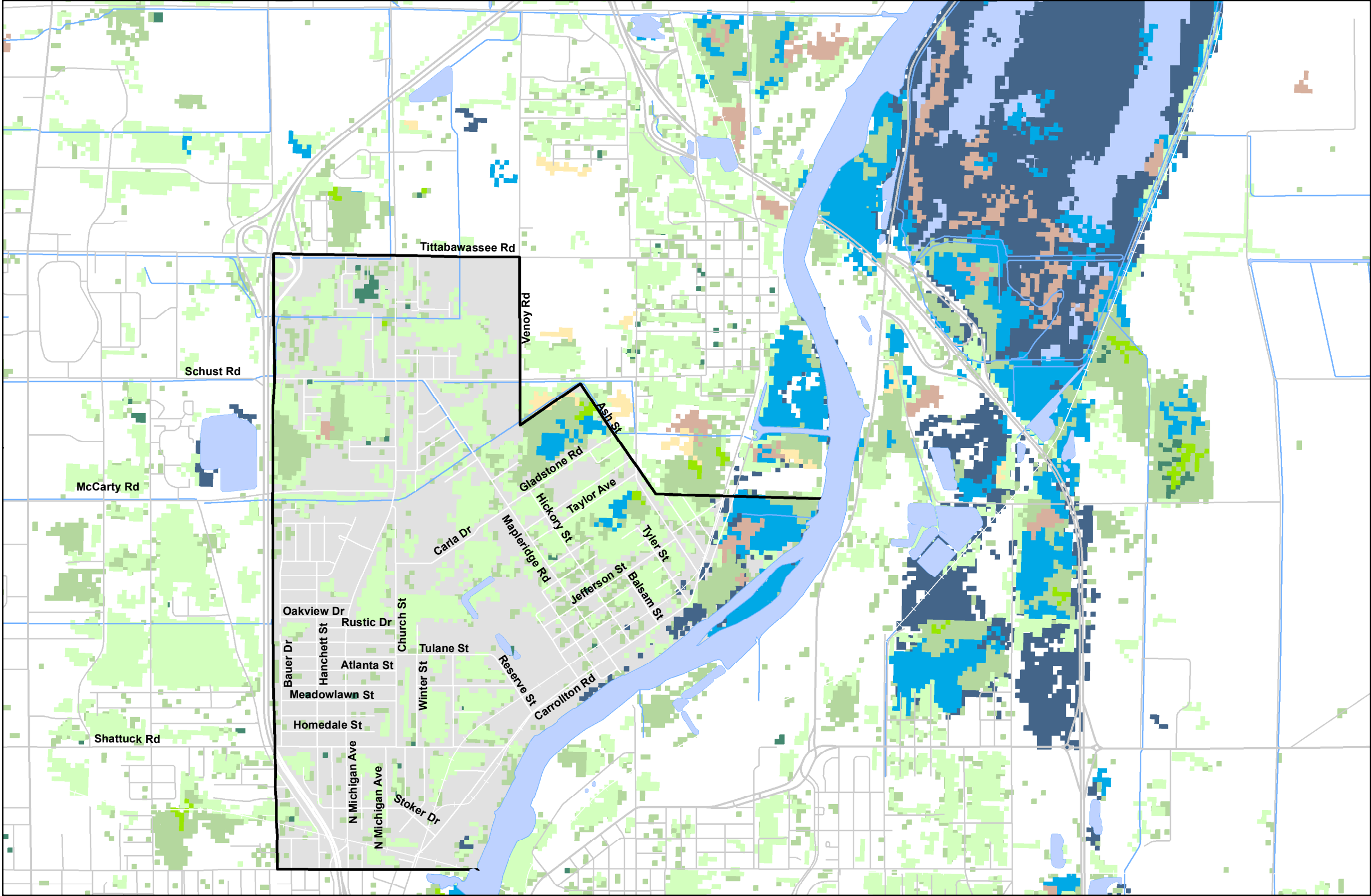
The Federal Emergency Management Agency (FEMA), defines floodplain areas based on hydrological surveys, topographical surveys, soil studies, and land cover characteristics. The result of this research is a statistical model that indicates an area vulnerable to the “100-year flood” and the “500-year-flood”. The 100-year-flood area is an elevation that has a 1% chance of being equaled or exceeded each year. This area has a 1% annual chance of flooding. The 100-year flood, which is the standard used by most federal and state agencies, is also used by the National Flood Insurance Program (NFIP) as the standard for floodplain management and determination of need for flood insurance. Structures located in the flood hazard area have a 26% chance of suffering flood damage during the term of a 30-year mortgage. This means a home in the mapped flood hazard area is five times more likely to be damaged by flood than to have a major fire.

The area that encompasses the 500-year-flood is an area with a 0.2% (or 1 in 500 chance) annual chance of flooding. The 500-year floodplain is a zone used to designate base floodplain of lesser hazards, such as areas protect by levees from the 100-year flood, or shallow flooding areas.

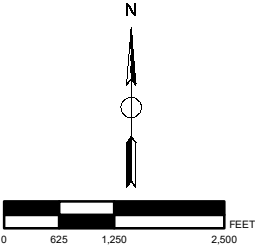
The area in the floodplain in Carrollton Township is significant, see Map 7. The southeast border of the Township follows the Saginaw River, and just northeast of the Township, is the Crow State Game Area a marsh/wetland protected wildlife preserve. The 100-year floodplain follows the Saginaw River and is most prevalent northeast of Mapleridge Road, east of Church Street, and sporadically throughout the eastern two-thirds of the Township. The 500-year floodplain extends out from the edges of the 100-year floodplain.

The floodplain is a barrier to development for the Township. Property owners located in the floodplain are required to hold flood insurance policies which can be very expensive. Additionally, the Township’s zoning ordinance identifies and outlines specific requirements for any construction, be it new or alteration of an existing building, for structures in the floodplain. These requirements go above and beyond typical development requirements because of the necessity to ensure structures which are built in the floodplain are able to withstand the natural water cycles they will eventually encounter.

MAP 6 - NATURAL FEATURES MAP  
CARROLLTONTOWNSHIP, MICHIGAN  
SAGINAW COUNTY - MICHIGAN



AREA MAP  
NOT TO SCALE



LEGEND

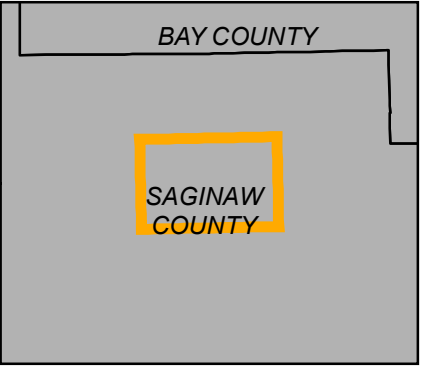
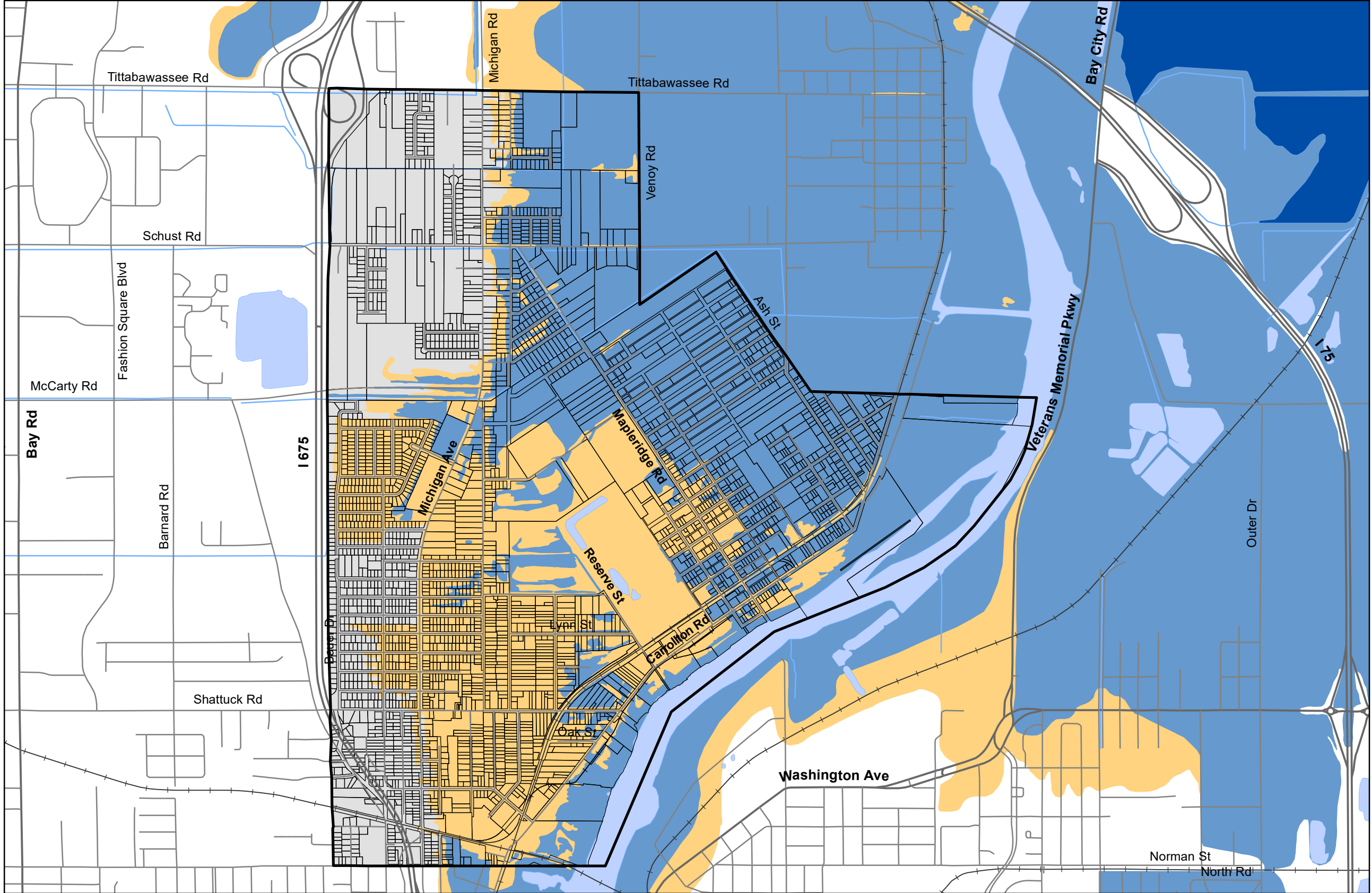
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Recreational Grasses
- Shrub/Scrub
- Herbaceous
- Urban Open Space
- Woody Wetlands
- Emergent Wetlands
- Water Features
- Township

Source: MIGDL and National  
Wetlands Inventory

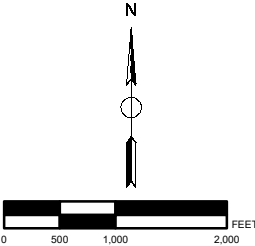


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MAP 7 - FLOODPLAIN MAP  
CARROLLTON TOWNSHIP, MICHIGAN  
SAGINAW COUNTY - MICHIGAN



AREA MAP  
NOT TO SCALE



LEGEND

- 100 Year Floodplain
- 500 Year Floodplain
- Water Features
- Swamp
- Township

Source: Federal Emergency  
Management Agency



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# Learning About Carrollton Township

## THE EXISTING LAND USE IN THE TOWNSHIP

### Introduction

This chapter is a review of the existing land uses in Carrollton Township. Existing land use is a study of all the parcels in the Township to understand exactly how each is used, regardless of how they are zoned. It's important to understand the distinction between existing land use and zoning.

In Carrollton Township, there are ten zoning districts. Each district allows different uses by right or by special use permit. Zoning regulations are law and they define minimum development standards in each district. By comparison, an existing land use map aims to be more specific than a zoning map. An existing land use map illustrates the land use at each parcel at a certain period of time. There are many more land use categories than there are zoning districts, because there are many different types of homes, businesses, and industries. The purpose of the existing land use map is to clarify the types of uses currently in Carrollton Township, irrespective of zoning.

Carrollton Township's existing land use map was created in a two-step process. Initially, all the parcels were classified via a desktop analysis of land use using satellite imagery and local zoning information. Then, the consultants drove the streets of the Township to check the original analysis and clarify any outstanding questions. The existing land use map is located at the end of this chapter.

One of the most important outcomes of a community's Master Plan is creating a Future Land Use Plan. But before the Future Land Use Plan can be created, the existing conditions and relationships between current land uses must be examined and understood. This knowledge aids in the decision-making process concerning future residential, commercial, industrial, agricultural, and public land use activities. Future land use will be discussed more thoroughly later in this document. See Table 12, on the following page, for the breakdown of existing land uses in Carrollton Township.



Table 12 - Existing Land Use

Land Use	Acreage	Percentage
Single-Family Residential	734.46	38.55%
Industrial	352.37	18.50%
Open Space	261.88	13.75%
Agriculture	163.09	8.56%
Public/Semi-Public	130.02	6.82%
Water	93.8	4.92%
Commercial	64.88	3.41%
Multiple-Family Residential	48.44	2.54%
Wooded	39.96	2.10%
Vacant	7.74	0.41%
Recreation	4.86	0.26%
Utility	2.95	0.15%
Parking	0.69	0.04%
Total	1,905.14	

## Land Use Categories

### Single-Family Residential

The single-family residential land use category includes all parcels in the Township occupied by single-family homes and their associated accessory structures. The majority of the single-family homes in the Township are situated in a traditional neighborhood format on a grid pattern with only some instances of subdivisions that are not directly connected to the grid street pattern. The Township has a diverse range of single-family housing options for residents. Single-Family Residential is the most prevalent land use within the Township, it accounts for 734.46 acres or 38.55% of the land.



Carrollton Township has an older housing stock. Eighty percent of the housing in the Township was built prior to 1980, which means only 20% of the housing stock in the Township is less than 40 years old. Based on this, it is likely that older sections of the Township are facing challenges regarding issues that routine maintenance can no longer address. These include structural issues and deteriorating facades as well as vacant or underused homes. As the housing in the Township continues to age, these maintenance concerns will become a broader issue.

### Industrial

Industrial land use is the second largest land use category in the Township, and the character of the Township is greatly influenced by the industrial operations within the jurisdiction. These businesses are a

---

mixture of both heavy and light industrial uses. The majority of the heavy industrial uses are located along the Saginaw River. As the businesses move northwest away from the river they become less intense and are mostly light industrial uses. Heavy industrial uses focus on the manufacturing and storage of products. These uses generate truck and shipping traffic, have aesthetic impacts on the surrounding area, and produce more noise, odors, and dust than light industrial uses which focus on warehousing, machine shops, and limited manufacturing and assembly of products. Light industrial uses generally operate completely within enclosed buildings and have little to no outdoor storage. Industrial land use currently accounts for about 352.37 acres, or about 18.5%, of total land use in Carrollton Township.



### **Open Space**

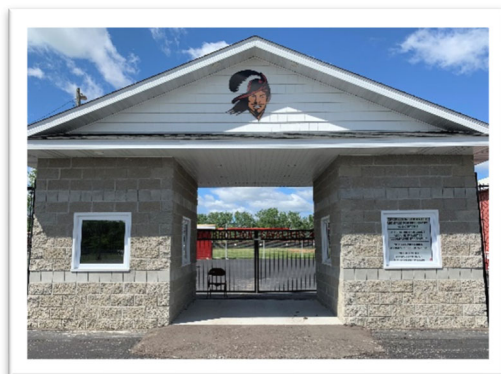
The open space land use category pertains to land in the Township that is not developed, and is currently in an open natural state. This is the third largest land use category in Carrollton Township with large tracts of land primarily in the northern half of the Township. There are also numerous small lots scattered throughout the Carrollton Township neighborhoods which fall into this category. The majority of this land is located in the 100-year floodplain and serves as a good floodway and water filtration system when the Saginaw River rises. Open space makes up 261.88 acres or approximately 13.75% of the land in the Township.

### **Agriculture**

Agricultural land in Carrollton Township includes land being utilized for agricultural purposes such as crop production. It also includes farmsteads and related agricultural buildings or single-family homes. The agriculture parcels in Carrollton Township are associated with single-family homes such as farmsteads. This land use makes up approximately 163.09 acres or 8.56% of the land in the Township. It is primarily found in the northwest corner of the Township.

### **Public/Semi-Public**

The public/semi-public land use category includes places of worship, schools, municipal offices, and other civic-related uses. These uses are typically used by the general public or a defined group of persons in the community. These parcels are located throughout the Township including locations along Marpleridge Road, Shattuck Road, Michigan Avenue, and both the southern and northern border of the Township. The public/semi-public land use makes up 130.02 acres or 6.82% of the land in the Township.



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## Water

Water in the Township primarily consists of the Saginaw River along the southeast border of the Township. There are several other instances of watercourses in the Township in the form of County controlled drain rights-of-way. In Carrollton Township, the Saginaw River is a working waterfront, instead of one used for recreation or open space. An in-depth analysis of the Riverfront in Carrollton Township can be found in the following section of this chapter. The water land use category makes up 93.8 acres or 4.92% of the land in the Township.



## Commercial

The vast majority of the Township's commercial facilities are located along major arterial roads such as Carrollton Road, Michigan Avenue, Shattuck Road, and Schust Road. The area which would be considered Carrollton's traditional "downtown" is located at the intersection of Carrollton Road and Mapleridge Road. Other commercial areas are also accessible via pedestrian sidewalks, but are located along busy roads and cater to automobile use and access. A dense area of commercial uses is located along Shattuck Road, and the Skyway Plaza has the potential for redevelopment into a commercial center. Commercial uses today account for about 64.88 acres, or about 3.41%, of overall land use in Carrollton Township.



## Multiple-Family Residential

Multiple-family residential land use includes buildings that house more than two families and typically refers to apartment complexes or high-density residential developments. The two/three-family homes appear in small pockets within single-family neighborhoods. These are valuable housing resources because they offer a more affordable, low maintenance option, within the context of a single-family neighborhood. The dwelling units of three or more include a variety of apartment buildings and senior living communities. Multiple-family residential homes are located throughout the Township, often clustered in specific areas. Examples include the subdivision off Schust Road and Bauer Drive or the two senior living facilities along Michigan Avenue and Tittabawassee Road. Multiple family residential housing provides residents with affordable housing which is very important for a sustainable housing market. Multiple-Family residential land use accounts for 44.44 acres or 2.54% of the land within the Township.

## Wooded

This category includes land that is forested or mostly covered with trees. In Carrollton Township, the majority of the wooded land is located in the northeast portion of the Township, in the undeveloped areas

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and adjacent to Carrollton Road. Most of the wooded land in the Township is located in the floodplain. Overall, wooded lands make up 39.96 acres, which is 2.10% of the total land area in the Township. Wooded land can be a benefit for the Township, because it can act as green infrastructure which protects or restores natural features and contributes to a higher quality of life.

## **Vacant**

The vacant land use category includes all existing buildings that are currently empty and empty lots which have the potential for development or redevelopment. Vacant parcels present the most opportunity for redevelopment, therefore, it's important to have a clear understanding of where each parcel is located. The Township can focus economic development efforts on these parcels and work to bring more development into the community. Vacant lands in Carrollton Township are dispersed throughout the Township. The majority are small parcels scattered along Carrollton Road and the railroad tracks. Vacant lands account for about 7.74 acres or 0.41% of the land in the Township.

## **Recreation**

Recreation land is different from open space, in that it is land specifically set aside by the Township for parks. The Township owns and operates three parks, two of which are wholly within the jurisdictional boundaries of the Township. These two parks are in the southwest quarter of the Township. The third park is partially located within the Township boundary, it is northeast of the Township border off Ash Street. The Township parks have a variety of amenities located in them. In 2019, the Township updated its Parks and Recreation Master Plan. This plan includes a thorough inventory of the parks in the Township.



## **Utility**

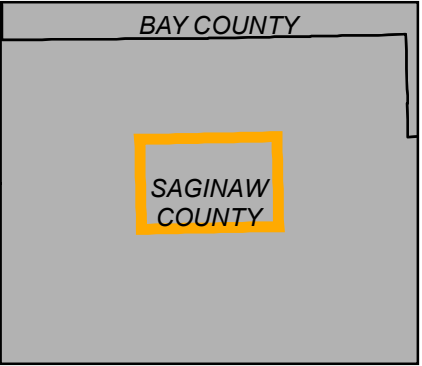
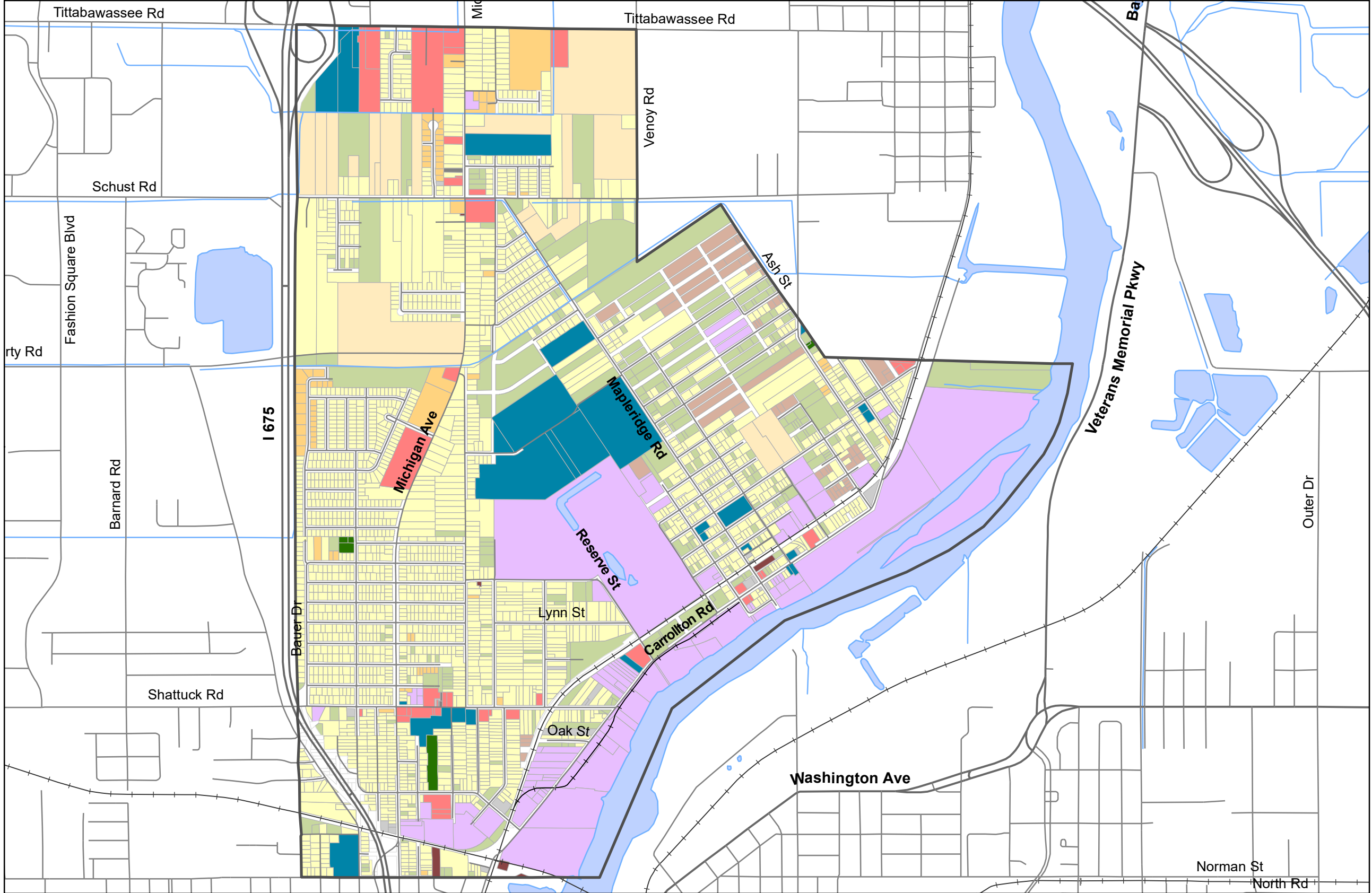
The utility land use category is any parcel that is used for or by a utility company. There are a few of these parcels in the Township. Most are rights-of-way for transmission lines. They are located along the southern border of the Township and near downtown Carrollton. These areas total 2.95 acres or 0.15% of the land in the Township.

## **Parking**

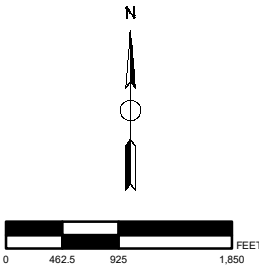
Parking and vacant land represent two different land uses, so for this discussion they are separated into two categories. While parking is technically vacant land, it does have a necessary use. When planning for future development, understanding the location of all parking is key to utilizing an area to its full potential. The parcels only occupied by parking in the Township are very few and are scattered throughout the whole Township. Parking makes up 0.69 acres or 0.04% of the land in Carrollton Township.



MAP 8 - EXISTING LAND USE  
CARROLLTON TOWNSHIP, MICHIGAN  
SAGINAW COUNTY - MICHIGAN



AREA MAP  
NOT TO SCALE



LEGEND

- Single-Family Housing
- Multiple-Family Housing
- Commercial
- Industrial
- Agriculture
- Public Semi-Public
- Open Space
- Recreation
- Parking
- Utility
- Vacant
- Wooded
- Right-Of-Way



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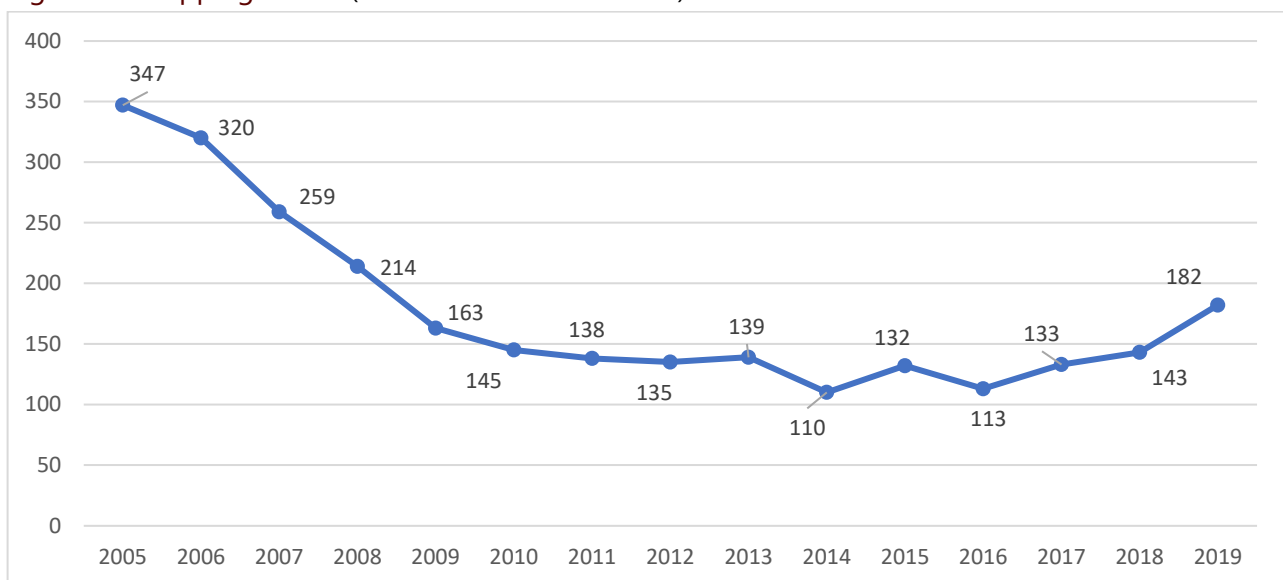
## Riverfront Analysis

The Saginaw River is the southeastern border of Carrollton Township. The Township has approximately 2.2 miles of waterfront along the river. The riverfront in the Township is a working waterfront, with almost all the parcels occupied and in use by industrial businesses. The Saginaw River is 22.4 miles long, its headwaters are formed by the confluence of the Tittabawassee and Shiawassee Rivers. Then, the river flows northeast through Saginaw and Bay City to the Saginaw Bay in Lake Huron.

The river is one of Michigan's few navigable inland waterways, and because of this, it is an important shipping channel in Mid-Michigan. The river is considered a deep draft commercial harbor, with depths varying from 22 – 26 feet in the river channel. According to Saginaw Future, the river is the State's eighth largest port by cargo volume with about 4.6 million tons of river commerce annually. According to the Army Corps of Engineers, the river requires annual maintenance dredging of the mouth of the river and dredging of the river channel on a 2 or 3 year cycle. Maintenance dredging was completed in 2018 and will continue in 2019. The dredging is necessary to keep the shipping channel open.

According to [boatnerd.com](http://boatnerd.com), over the past 14 years, shipping traffic in the Saginaw River has fluctuated with a peak in 2005 at 347 vessels per year, and a low in 2014 with 110 vessels. In 2018, the shipping traffic was the highest it had been in 8 years (since 2010) with 143 vessels. Figure 7, outlines the shipping traffic in the Saginaw River over the past 14 years. For the 2019 season, river traffic has increased for three years in a row and is the highest it's been since 2008. The total of commercial vessel passages for the 2019 season was 182 vessels. This is an increase of 39 vessels from the 2018 season.

**Figure 7 - Shipping Traffic** (Source: [www.boatnerd.com](http://www.boatnerd.com))



While other surrounding communities have worked to bring recreation to their portion of the Saginaw Riverfront, Carrollton Township still has a thriving industry along the waterfront. This creates a very different characteristic compared to some of the adjacent communities. In Carrollton, the public does not have any access points to the river because the land is in use by the various industries. There are very few parcels along the riverfront in the Township that are vacant, all are the northeastern most parcels in the Township. Aside from these parcels, the riverfront is in use. Riverfront parcels are outlined in yellow below, and the vacant parcels are represented by a white background and black hatch.

Figure 8 – Riverfront Parcels





There are 17 parcels with river frontage in Carrollton Township, they total 189 acres. Each of these parcels are zoned M-2 (Marine Development). The Marine Development zoning district is specific to parcels with Saginaw River frontage. The district aims to protect property along the river and protect the river as a major natural and transportation resource.

**Table 13 - Riverfront Parcels** (Source: Saginaw Area GIS Authority)

PIN	Owner	Property Class	Land Use	Zoning	Acreage
11-12-4-05-0531-000	Satkowiak Holdings, LLC	301	Industrial	M-2	2.63
11-12-5-07-3032-000	Gavilion Grain LLC	301	Industrial	M-2	7.15
11-12-5-07-3032-000	Gavilion Grain LLC	301	Industrial	M-2	1.06
11-12-5-07-3022-000	Saginaw Rock Products Co	301	Industrial	M-2	0.09
11-12-5-07-3022-000	Saginaw Rock Products Co	301	Industrial	M-2	1.81
11-12-5-07-3021-000	Saginaw Asphalt Paving Co	301	Industrial	M-2	6.13
11-12-5-07-3001-000	Saginaw Asphalt Paving Co	301	Industrial	M-2	4.25
11-12-4-13-1001-000	CSX Transportation Tax Dept	301	Industrial	M-2	1.32
11-12-5-07-3002-000	Shot In The Dark LLC	202	Industrial	M-2	3.48
11-12-4-13-1002-000	Cloverleaf LLC	201	Industrial	M-2	3.72
11-12-4-13-1003-000	Saginaw Asphalt Paving Co	201	Industrial	M-2	10.25
11-12-4-13-1011-000	Carrollton Concrete Mix	301	Industrial	M-2	13.73
11-12-4-13-1012-000	Lenomill Inc	301	Industrial	M-2	18.92
11-12-5-07-3025-000	M J & D Properties LLC	301	Industrial	M-2	34.34
11-12-5-07-1002-000	B M T Terminal Inc	301	Industrial	M-2	61.81
02-12-5-06-4033-000	Gavilion Grain LLC	301	Open Space	M-2	3.51
11-12-5-07-1001-000	Jolin Scott A & Amy M	202	Open Space	M-2	15.15

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## Environmental Sites

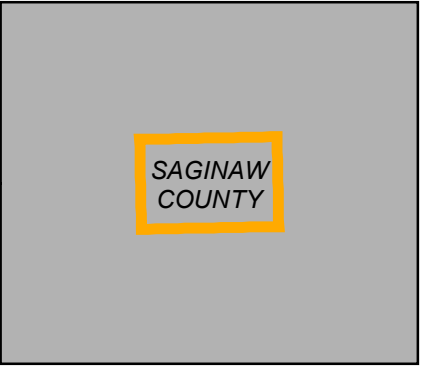
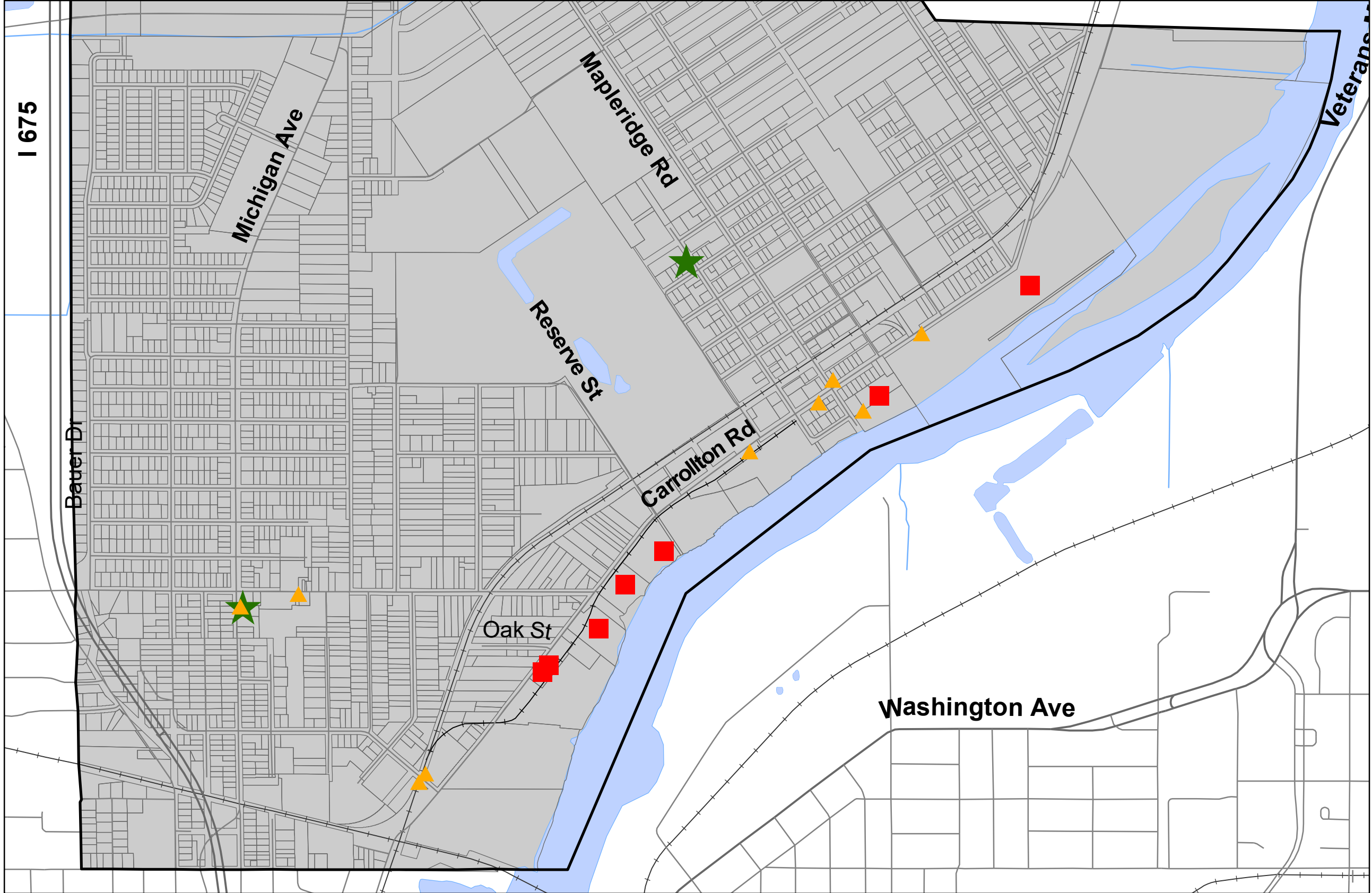
Because industrial land use makes up such a large portion of the Township, it makes sense that there would be sites of contamination in the Township. Three specific types of contamination in the Township are contaminated sites (Part 201), active underground storage tanks (Part 211) and open leaking underground storage tanks (Part 213). Both of these Parts of the Natural Resources Environmental Protection Act, 1194 of PA 451, as amended, also known as NREPA. All these sites are located in the southern half of the Township, with the majority along Carrollton Road and near the riverfront. The following are definitions of the sites indicated on the map:

- Contaminated Sites (Part 201) - Under Part 201, a contaminated site is called a facility. A facility is defined as any area, place, parcel or parcels of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released. The site is not just specific to underground storage tanks but includes Brownfield sites as well. This part of the act outline environmental remediation for these facilities. Property is no longer a facility when actions to remove, reduce or treat the contamination are completed, lowering the amount of contamination to a level that is below the state's unrestricted residential cleanup standards. All owners are responsible for due care obligations, so as not to exacerbate the contamination and may work to complete a baseline environmental assessment which allows an owner to operate on a contaminated parcel without being liable for the contamination.
- Active Underground Storage Tanks (Part 211) – Under this section of the NREPA, an active underground storage tanks is a tank or combination of tanks, including the pipes connection to the tank, which is or has been used to contain regulated substances. Under 211, there are regulatory activities oversight of the design, construction, installation, and maintenance of underground storage tanks which are storing regulated substances. Regulated substances are outlined in the Comprehensive, Environmental Response, Compensation, and Liability Act (CERCLA), hazardous waste, petroleum, and substances outlined in the Clean Air Act. Tanks under this act are open or have not been closed in place or removed. These locations may include closed tanks or active non-regulated tanks.
- Open Leaking Underground Storage Tanks (Part 213) – Under this section of the NREPA, a storage tank is a tank or combination of tanks, including the pipes connection to the tank, which is or has been used to contain regulated substances. A site is designated under this classification when a release from these tanks effects the groundwater, surface water, or subsurface soils. There are certain levels of release depending on the severity ranked from Tier I to Tier III. The act outlines what constitutes a release and a specific process for owners/operators to clean up the site. A site retains this designation until corrective actions have been completed to meet the appropriate land use criteria. These sites could have more than one confirmed release.

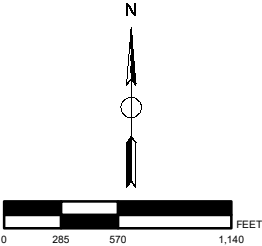
# MAP 9 - ENVIRONMENTAL SITES MAP

## CARROLLTON TOWNSHIP, MICHIGAN





SAGINAW COUNTY - MICHIGAN



AREA MAP  
NOT TO SCALE



### LEGEND

-  Leaking Underground Storage Tanks - Open
-  Underground Storage Tanks - Active
-  Sites of Environmental Contamination
-  Township

Source: Department of Environment,  
Great Lakes, and Energy

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# Listening to Carrollton Township

## PUBLIC INPUT SURVEY RESULTS

### Introduction

Gathering public input is a cornerstone of good planning practice, and should be a focus of any community when updating their Master Plan. Without public participation in the planning process, the plan has no basis of support, and therefore, it could be more difficult for local officials to move policies forward. Using the public's opinion to provide direction for the future helps create a successful and implementable Master Plan.

Carrollton Township officials understand the value of the opinions of their residents and made a concerted effort throughout this Master Plan process to collect meaningful public input. The Township created a community survey that pertained to the update of the Master Plan. The purpose of the survey was to gather information which will guide the Master Plan policies.

### Public Input Process

A survey was created and made available in the spring of 2019. The intent of the survey was to establish an easy means of communication where residents and stakeholders of Carrollton Township could provide input about existing community conditions and the need for future improvements. The survey was primarily available online. To reach a wider range of Carrollton Township residents, paper copies of the survey were also available at the Township Hall.

During the public input period, the Township collected many insightful ideas and suggestions for land use, housing improvements, economic development, and the overall quality of life. A complete tabulation of the results is available for review in Appendix B. This chapter highlights some of the significant results from the survey.

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## Survey Results

### Key Points from Survey

- Community services, high-quality schools, and blight reduction efforts are important to the quality of life for residents in the Township.
- In terms of changes for the future, residents view increased protection of natural resources along the Saginaw River, stronger emphasis on recreation, and new housing development as important.
- Top capital improvement projects by residents are roads, sidewalk/recreational pathways, and addressing storm water drainage.
- Future commercial development should be focused on Michigan Avenue and Carrollton Road.
- Residents would like to keep any future industrial development near existing industry.
- Residents believe there are too many underutilized parcels in the Township and that the extent of tall grass and overgrown weeds has become a problem.

### Survey Respondents

The Township received 271 responses, of which, 80.9%, or 216, were residents of Carrollton Township. The remaining respondents lived elsewhere, with only 1.9% living outside of Saginaw County. The respondents have a long history with and knowledge of Carrollton Township, 57% the respondents have lived in the Township for more than 20 years and 11% have lived in the Township for 11 - 20 years. Meaning almost 70% of the respondents have lived in Carrollton Township longer than 11 years. The respondents have experience in the community and understand the history of the area, which also indicates they are committed to the community. There were survey respondents from almost every age group in the community. The age groups and participation rates of survey participants are as follows:

- |                              |                                  |
|------------------------------|----------------------------------|
| • <b>Under 17:</b> 0%        | • <b>Ages 45 – 54:</b> 19%       |
| • <b>Ages 18 – 24:</b> 1.9%  | • <b>Ages 55 – 64:</b> 16.5%     |
| • <b>Ages 25 – 34:</b> 17.7% | • <b>Ages 65 – 74:</b> 8.2%      |
| • <b>Ages 35 – 44:</b> 36.1% | • <b>Ages 75 and older:</b> 0.6% |

**Why do you live in Carrollton Township?** The top 5 reasons why people live in the Township include:

1. Like the community (45.1%)
2. Close to family and friends (42.8%)
3. Born and raised here (40.9%)
4. Affordable housing (31.4%)
5. Quality of schools (20.5%)

## General Township Questions

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

	Much Better	Better	Same	Worse	Much Worse	Don't know/No opinion	Responses
Road Conditions	7 2.6%	25 9.4%	102 38.3%	91 34.2%	33 12.4%	8 3.0%	266
Infrastructure (water, sewer)	10 3.8%	59 22.2%	140 52.6%	31 11.7%	7 2.6%	19 7.1%	266
Traffic	7 2.6%	22 8.3%	156 58.6%	58 21.8%	15 5.6%	8 3.0%	266
Property Appearance	10 3.8%	64 24.2%	90 34.1%	72 27.3%	24 9.1%	4 1.5%	264
Parks & Recreation	11 4.2%	72 27.2%	124 46.8%	31 11.7%	7 2.6%	20 7.5%	265
Overall Township Service to Citizens	14 5.3%	73 27.4%	128 48.1%	25 9.4%	3 1.1%	23 8.6%	266
Overall Quality of Life	7 2.6%	58 21.9%	156 58.9%	29 10.9%	3 1.1%	12 4.5%	265
Public Safety	24 9.1%	72 27.2%	127 47.9%	27 10.2%	6 2.3%	9 3.4%	265

- Generally, respondents indicated these categories had not changed in the past 5 years.
- Over 25% of the respondents believe parks and recreation, service to citizens, and public safety are improved.
- Similarly, over 25% of respondents believe road conditions and property appearance are worse than they were 5 years ago.
- Roads was the only category with a response rate greater than 10% for the much worse category.

**Carrollton Township should encourage new development.** Respondents agree with supporting new development in the Township, 58% strongly agree and 31% agree, which equates to almost 90% of the respondents supporting new development in the Township.

Please indicate how important the following quality of life categories are to you.

	Very Important	Important	Neutral	Less Important	Not Important	Responses
Local employment opportunities	81 30.5%	111 41.7%	52 19.5%	16 6.0%	6 2.3%	266
A variety of local commercial services	73 27.5%	127 47.9%	54 20.4%	10 3.8%	1 0.4%	265
High-quality schools	181 68.3%	58 21.9%	22 8.3%	2 0.8%	2 0.8%	265
High-quality residential development	72 27.1%	137 51.5%	40 15.0%	13 4.9%	4 1.5%	266
Active blight reduction program that reduces nuisances, eyesores, and other health/safety hazards	157 59.0%	79 29.7%	22 8.3%	2 0.8%	6 2.3%	266
A connected multi-use trail/ transportation system	56 21.1%	93 35.0%	73 27.4%	30 11.3%	14 5.3%	266
Preservation/conservation of natural resources and sustainability	89 33.5%	127 47.7%	41 15.4%	6 2.3%	3 1.1%	266
Recreational access to the Saginaw River	88 33.2%	105 39.6%	51 19.2%	15 5.7%	6 2.3%	265
Community services (police, fire, communication, water, sanitary sewer etc)	196 74.0%	62 23.4%	7 2.6%	0 0.0%	0 0.0%	265

- The respondents generally indicated these were all important quality of life indicators for the Township.
- Three categories that stand out as very important include: community services, high-quality schools, and active blight reduction programs.
- Over 40% of the respondents think local employment opportunities, a variety of local services, high-quality residential development, and preserve/conservate natural resources and sustainability are important.
- Respondents had a more neutral response to a connected multi-use trail and transportation system.



Please indicate how important these potential changes are to you for Carrollton Township.

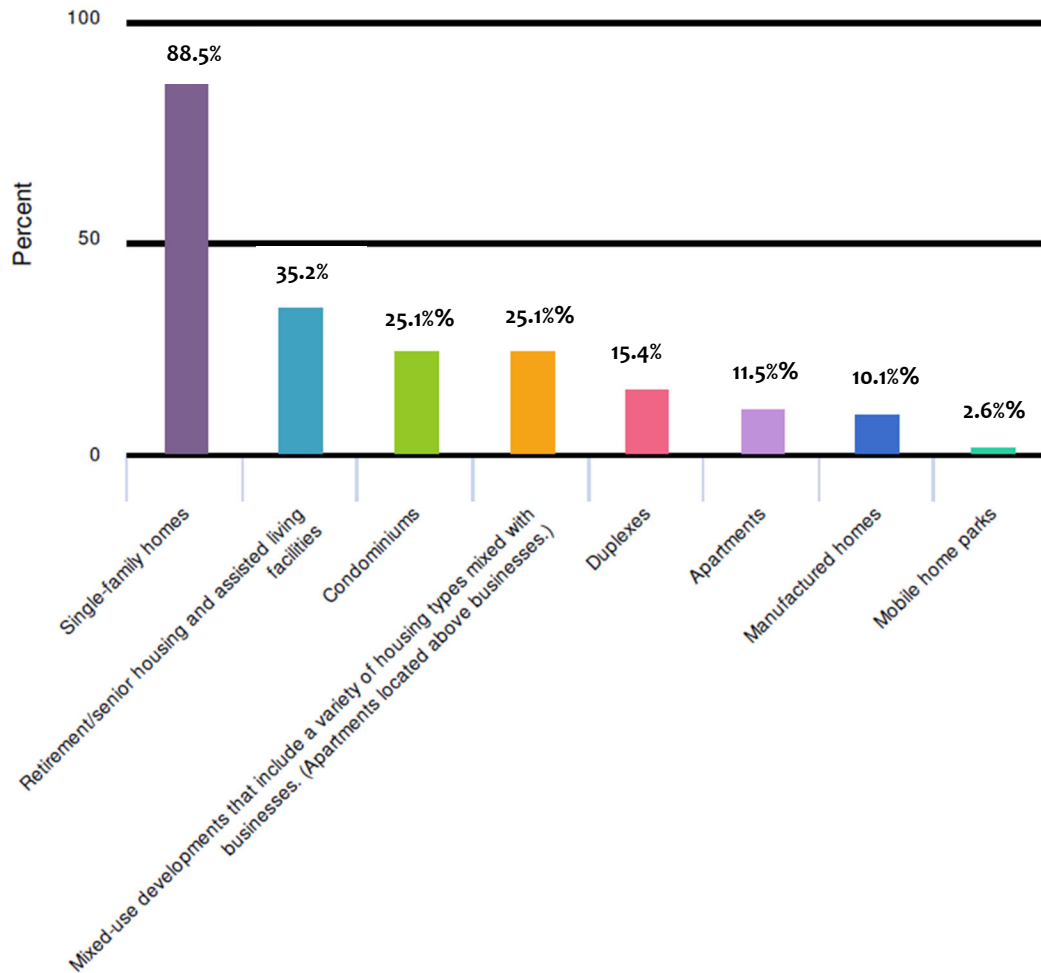
	Very Important	Important	Neutral	Less Important	Not Important	Responses
More/increased industrial land near the rail line and along the Saginaw River	40 15.2%	79 29.9%	103 39.0%	27 10.2%	15 5.7%	264
More commercial uses along Carrollton Road	45 17.0%	104 39.4%	85 32.2%	21 8.0%	9 3.4%	264
New housing development on vacant land	45 17.0%	117 44.2%	75 28.3%	21 7.9%	7 2.6%	265
Increased protection of natural resources along the Saginaw River	114 43.3%	106 40.3%	41 15.6%	1 0.4%	1 0.4%	263
Increased commercial uses along Mapleridge Road	30 11.4%	52 19.7%	113 42.8%	43 16.3%	26 9.8%	264
Increased industrial uses throughout the Township	33 12.5%	65 24.7%	114 43.3%	35 13.3%	16 6.1%	263
More housing options throughout the Township	55 20.8%	93 35.1%	82 30.9%	21 7.9%	14 5.3%	265
Stronger emphasis on recreation in the Township	73 27.5%	124 46.8%	57 21.5%	7 2.6%	4 1.5%	265

- Increased protection of natural resources along the Saginaw River was the answer with highest percentage of very important (43.3%). This answer also had a high percentage of important responses (40.3%). Meaning almost 84% of respondents believe it important or very important to protect the resources along the Saginaw River.
- More respondents thought it was important or very important to increase the industrial uses along the Saginaw River, as compared to increasing industrial uses throughout the Township.
- The majority of the respondents are in favor of additional housing options in the Township. The majority of respondents are also in favor of new housing developments on vacant land.
- Respondents were more in favor of increasing commercial uses along Carrollton Road as compared to Mapleridge Road.
- Finally, 74% of respondents would like to see a stronger emphasis on recreation in the Township.

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## Residential Questions

I prefer that new residential development include the following:



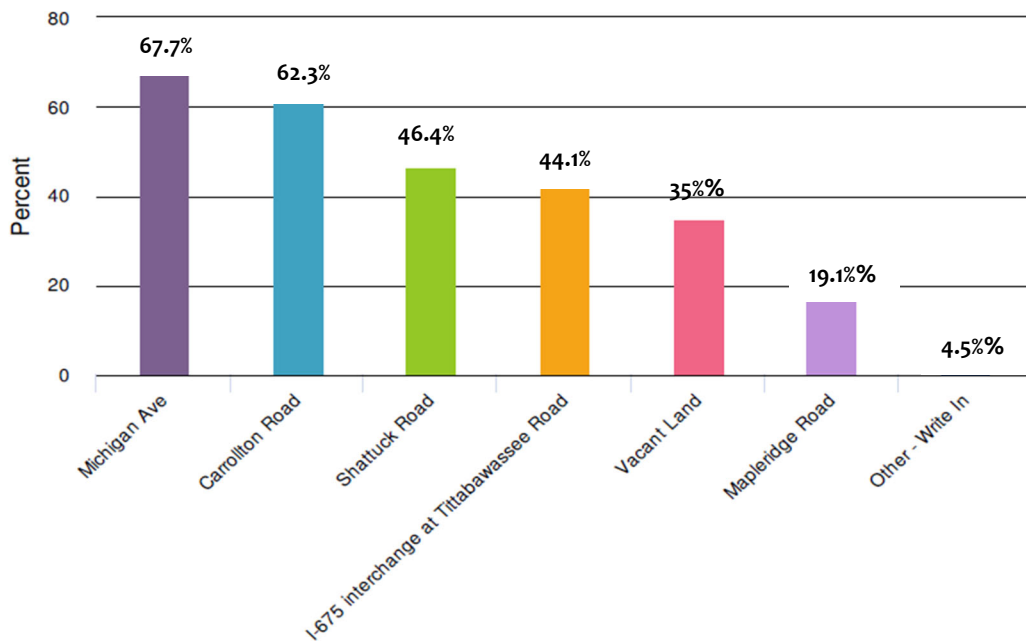
- Majority of respondents prefer single-family homes (85.5%).
- Then respondents prefer retirement/senior housing and assisted living facilities (35.2%)
- Condominiums and mixed-use developments had a similar number of responses totaling 25.1% of the responses each.

**What would you like to see happen to improve your neighborhood?** This was an open-ended question, the following responses were the most common answers, a full list of responses is available in Appendix B.

- Improve roads
- Clean up neighborhoods/enforce blight
- Traffic calming/speed enforcement
- Improve/update Skyway Plaza
- Increase police presence/ add streetlights
- Improve sidewalks
- Improve drainage
- Enforce rental upkeep
- Promote business
- Reduce noise

## Commercial and Industrial Business Questions

- The majority of respondents (70%) believe there is not enough retail and service commercial businesses in the Township.
- Further, 72% of respondents believe that commercial growth should be encouraged in the next 10 years.
- Seventy-four percent of respondents support the development of industry and manufacturing in the Township.
- Respondents believe commercial growth should be located in the following areas:



The “other-write in” responses are listed in Appendix B, but the most common answer was the Skyway Plaza.

**What type of commercial land uses would you like to see in the Township?** The top 10 responses are as follows:

1. Full service restaurant
2. Specialty stores/boutiques
3. Quick meals out (fast food)
4. Professional offices
5. Routine medical services
6. Banking
7. Hardware store
8. Large retail/discount store
9. Automotive repair
10. Microbrew or tasting room

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### **What type of stores/businesses would you like to see specifically at the Carrollton Center (Skyway Plaza)?**

This response had a variety of answers, and a full list is compiled in Appendix B. In addition to these specific examples, many respondents stated they would just like the structure to be rehabilitated and maintained.

The following are the top 20 specific uses that were mentioned:

- |                     |                      |                      |
|---------------------|----------------------|----------------------|
| 1. Restaurant       | 8. Coffee Shop       | 15. Fast Food        |
| 2. Grocery Store    | 9. Salon/Barber Shop | 16. Anything         |
| 3. Ice Cream Parlor | 10. Medical Offices  | 17. Dry Cleaner      |
| 4. Pizza Place      | 11. Clothing Stores  | 18. Laundromat       |
| 5. Pharmacy         | 12. Boutique Stores  | 19. Party Venue/Hall |
| 6. Retail Stores    | 13. Bakery           | Rental               |
| 7. Sub Shop/Deli    | 14. Bank             | 20. Gym              |

### **Open Ended Questions**

**What do you like best about Carrollton Township?** The full count of responses to this question can be found in Appendix B. The most common reasons why respondents choose to live in Carrollton Township is the close community and friendly people, the small-town feeling, location, quiet atmosphere, and safe neighborhoods.

**What is one thing you would improve in Carrollton Township?** The full count of responses to this question can be found in Appendix B. The most common answers are below:

- |   |   |
|---|---|
| • Reduce/Eliminate blight and enforce codes | • Improve sidewalks                               |
| • Improve roads                             | • Regulate rental properties                      |
| • Improve curb appeal                       | • Additional recreation programs                  |
| • Encourage business                        | • Improve riverfront aesthetics and accessibility |
| • Improve schools/restrict school of choice | • Improve police and fire services                |



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# Goals and Objectives

## WHAT DO WE WANT FOR CARROLLTON?

Carrollton Township residents, businesses, and visitors have diverse needs, desires, and dreams, and satisfying them is a big challenge for any community. The purpose of this section is to describe the long-term vision for Carrollton Township, with enough detail to highlight likely outcomes for the Township yet be flexible enough to address changing conditions and adapt to the changing wants and needs of current and future residents, landowners, and other stakeholders.

Determining the direction for Carrollton Township for the next five to twenty years is a challenge. Determining what needs to be improved, what should be preserved, and what should be substantially changed is successful only when based on sound public participation and detailed analyses. Setting the goals for Carrollton Township was a process accomplished by the thorough review of existing characteristics in the Township and the results of the community input survey. Based upon this information, goals were established and are a major component of this Master Plan, which is intended to be the primary policy document for Township officials when considering matters related to land use and development proposals.

The goals in this section are divided into broad categories and relate directly to these and other issues identified as priorities by the residents and the Planning Commission. These broad categories were devised to be clear and intentional, with a vision of bringing strength and stability to Carrollton Township. The goal categories are meant to succinctly address issues related to community, housing, economic development, parks and recreation, transportation and infrastructure, and governance.

A goal is a destination, a final purpose which the County seeks to attain. It is a broad, general statement expressing Carrollton Township's intent. It is written in a general way so that it includes many ideas that support principles valued by Carrollton Township. In the following chapter there will be an in-depth discussion about action items.

The goals and action items that represent the overall vision for Carrollton Township. They will serve as the foundation for preparing concise and well-thought-out community improvements for the life of this Master Plan. The goals will also be the guiding principles for future land use decisions by Township officials and should guide rezoning decisions and other land use questions that arise from time to time.

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## COMMUNITY

To the residents of Carrollton Township community is an essential part of their quality of life. The Township should work to protect and preserve this sense of community in the Township and work with local groups and other local governments to provide the highest quality of services to the residents. By focusing on the key aspects of the sense of Community in the Township, officials can work to protect it.

**Promote a neat, clean, attractive, and safe community.**

**Support the local school system and collaborate on educational initiatives.**

**Promote compliance to the zoning ordinance, with reviews and updates as necessary.**

**Flood prone areas should be preserved in their natural state to:**

- **Minimize environmental damage and water pollution,**
- **Reduce the unnecessary private and public costs which result from inappropriate development in these areas, and**
- **Assure the safety of residents and guarantee the free flow of water.**

## RESIDENTIAL

Housing options are one of the most basic foundations of a healthy community. The Township will create a supportive environment for housing opportunities in Carrollton Township by encouraging maintenance of existing properties, redevelopment of underutilized areas, and policies that are inclusive of various housing types.

**Provide through the zoning ordinance, avenues for housing development for all ages and incomes.**

**Encourage the renewal and revitalization of existing neighborhoods and the prevention of blight through code compliance activities.**

**Promote the development of attractive neighborhoods while protecting established neighborhoods through the implementation of various neighborhood beautification, housing rehabilitation, redevelopment, and capital improvement programs.**

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## ECONOMIC DEVELOPMENT

A strong economic development strategy will help Carrollton Township prepare for the future. The Township should encourage further development in key locations across the Township, keeping in mind the natural resource challenges the Township faces. The Township has numerous opportunities for strong investment and redevelopment in the community, and the officials should work to take advantage of those opportunities in a way that plans for Carrollton's future and uses all the resources available to the Township.

**Provide for a range of commercial facilities that are appropriate to serve the population of Carrollton Township.**

**Encourage the redevelopment of vacant and underutilized commercial sites.**

**Support continued operation of existing industrial facilities located in the Township.**

**Encourage the development and maintenance of industrial facilities along the Saginaw River due to their strategic location such as the availability and proximity of boat docks and rail.**

**Encourage the continuation of local farming operations.**

**Encourage the non-residential development of flood prone properties.**

## PARKS AND RECREATION

Parks are one facet of a community that significantly improve quality of life for residents. The Township will maintain a parks system that takes advantage of the unique recreation opportunities in Carrollton with a focus health, inclusivity, and variety.

**Provide safe broad community-based recreation opportunities that improve the overall quality of life for all residents of Carrollton Township.**

**Enhance the overall environmental quality and access to parks, recreation, and natural features within the Township.**

**Continue to use, review, update, and implement the Carrollton Township Recreation Plan and pursue public and private funding opportunities as needed to complete improvements.**

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## TRANSPORTATION AND INFRASTRUCTURE

A safe, efficient, and inclusive transportation system will provide Carrollton Township with many opportunities in the future. Roads are a major concern of the residents and one of the most visible aspects of a community. If the Township can maintain a transportation network that is relatively smooth, safe and efficient while also supporting several different modes the residents will see an increase in the quality of life in the Township. Additionally, a comprehensive system will increase the opportunities for new business and trails will increase the number of visitors to the Township.

**Promote a safe and convenient transportation system that provides travel choices including walking, biking, automobiles, and transit along attractive routes that fit the context of their surroundings.**

**Continue cooperation with the Saginaw County Road Commission to develop safe and efficient traffic patterns for pedestrians and motorists throughout Carrollton Township.**

**Support the development of a multi-use pathway in Carrollton Township, with linkages to the broader regional pathway network.**

**Develop water, sanitary sewer, and storm drainage and other community facilities to coincide with anticipated demand as well as plan for ongoing and needed maintenance.**

## GOVERNANCE

Local government is the most accessible form of government and the level where most people can have the largest impact. The Township should work to be efficient, inclusive, communicative, and transparent to the Carrollton residents.

**Maintain a professionally well-run, efficient government while providing high-quality municipal facilities and services.**

**Adjust zoning ordinance to address vacant and underutilized sites, as well as address options for flood prone areas, to ensure the redevelopment potential of those sites is optimized.**

**Revise zoning ordinance to make it more user-friendly.**



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# Future Land Use

## HOW WILL CARROLLTON TOWNSHIP LOOK

One of the purposes of a Master Plan is to outline a future land use plan which guides the next 10 to 20 years of development in the Township. This is a document that Township officials and Planning Commission members should use to guide decisions on any future development or redevelopment in the Township. The future land use plan outlined in this section of the Master Plan, serves to reflect the community's desire to promote new growth in specific areas while encouraging revitalization of the underutilized properties in the Township.

The future land use map transforms the goals and objectives of the Master Plan into a graphic guide for development, management, and decision making. While the future land use map attempts to translate future land use categories to specific zoning districts, it does not specify how every lot, parcel, or site should be used or zoned. The map is intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. The future land use plan should be referenced when reviewing site plans, rezonings, special land uses, and variances. This plan is a guide for development in the future and decisions should consistently reinforce the plan outlined in this chapter. Any deviations from this plan must be carefully considered.

The future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification. These categories relate more closely to zoning districts because zoning is one of the ways a master plan is implemented. For example, while the existing land use map described parking and vacant areas, these uses are not described on the future land use map. The existing land uses are combined into various other future land use categories, which reflect how the land should be utilized in the future, and therefore how it should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Township officials, property owners, and residents make zoning and development decisions that are in the best interest of Carrollton Township. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Township. Descriptions of the future land use categories begin below. The future land use map is at the end of this section.

Table 14- Future Land Use

Future Land Use Category	Acres	Percentage
Agricultural	122.55	6.43%
Office Business	35.41	1.86%
Neighborhood Business	23.03	1.21%
Community Business	70.30	3.70%
Manufacturing	153.72	8.07%
Marine Development	173.87	9.12%
Park	28.34	1.49%
Low Density Residential	1125.99	59.10%
Medium Density Residential	129.85	6.82%
Intensive Residential	42.08	2.21%
	<b>1905.14</b>	

### Agricultural

The Agricultural future land use category is intended for large parcels of land that are used for farming practices. Any land designated as Agricultural land on the future land use map is intended to be protected and used for farming practices. There are several instances of other agriculture land in the Township that is categorized as low density residential. The agriculture category makes up 123 acres or 6.4% of the land in the Township. On the current future land use map, the classification includes large tracts of land in the less urban areas of the Township.

### Office Business

The Office Business future land use category is suited for office use such as professional offices, office sales, business services, and some personal services. This use is a buffer between heavier office/commercial uses and residential properties and should be used as a transition area. On the future land use map, office business makes up 35.4 acres, or 1.8%, of land in the Township. These uses are found throughout the Township, with the majority along transportation corridors. These parcels are found on the outskirts of larger commercial or industrial areas.

### Neighborhood Business

The Neighborhood Business future land use category is intended for business and retail establishments that meet the day-to-day shopping needs of adjacent residential areas. These businesses should be small-scale neighborhood-oriented structures that are compatible with adjacent residences. On the future land use map, neighborhood business makes up 23 acres, or 1.2%, of land in the Township. The neighborhood business designations are located in centers of activity in the community and major thoroughfares. The areas include: the downtown, the intersection of Michigan and Schust, and along Shattuck.

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## **Community Business**

The Community Business classification is used for the most intense office/commercial establishments which are able to serve the greater community and region. These are general retail shopping areas and also include business and personal service. On the future land use map, community business makes up 70.3 acres, or 3.7%, of land in the Township. This classification is found along the northern border of the Township and Michigan Ave, on mostly vacant land or structures, which provides a big opportunity for a large-scale development, and throughout the rest of the Township on smaller parcels along Shattuck and Carrollton Roads.

## **Manufacturing**

The Manufacturing future land use category is intended for small to moderate size manufacturing and industrial uses that do not exhibit nuisance characteristics or environmental intrusions. These are located along Carrollton Road and are generally adjacent to the marine district or the community business district due to intensity of use. On the future land use map, manufacturing makes up 153.7 acres, or 8.1%, of land in the Township.

## **Marine Development**

The Marine Development future land use category is intended to permit principally water related uses along the river that regulates the frontage to protect the property along the river and protect the river as a major transportation corridor. This district allows for differing uses depending on the compatibility of the conditions along the riverfront. In general, these uses are high intensity industrial uses. On the future land use map, marine development makes up 173.8 acres, or 9.1%, of land in the Township.

## **Park**

The Park future land use category represents land that is already a park or properties that have potential for future park locations. On the future land use map, the park classifications makes up 28.3 acres, or 1.4%, of land in the Township.

## **Low Density Residential**

The Low-Density Residential category is intended for low density single-family dwellings in residential neighborhoods. The character of these neighborhoods would be quiet and free of unrelated or excess traffic. Though limited, other low-impact land uses may be allowed such as schools, churches or parks. Residential streets are compatible with both pedestrian and automobile traffic. This category has a larger minimum lot size than that of the median family and intensive residential for single-family homes. The low-density residential category makes up 1,126 acres or 59.1% of the land in the Township. This is the largest future land use category and is located throughout all of the Township, aside from the parcels along the riverfront

## **Medium Density Residential**

The Medium Density Residential category allows for all dwelling types ranging from one to four units. One and two-family units are allowed throughout the classification, however three and four-unit structures

should meet more stringent development requirements which are outlined in the zoning ordinance including the necessity of existing public utilities. On the future land use map, medium-density residential makes up 129.8 acres, or 6.8%, of land in the Township. This classification is located around commercial districts, light industrial areas, and a large portion of vacant land in the northeast portion of the Township.

### Intensive Residential

The Intensive Residential category allows multiple family uses and certain institutional or other compatible uses depending upon the existing conditions. In this district both high-rise and low-rise multiple family housing is allowed provided all public utilities are existing or put in place. On the future land use map, intensive residential makes up 42 acres, or 2.2%, of land in the Township. These parcels are located along sections of the northern and eastern border of the Township, Schust, McCarty, and Michigan.

## Zoning Plan

A Master Plan is required by the Michigan Planning Enabling Act to have a zoning plan. The Master Plan serves as the basis for the community's zoning plan and zoning ordinance regulations. The purpose of the zoning plan is to outline the development requirements for the Township's zoning districts and explain how the future land use categories relate to the zoning districts. The zoning plan is a key implementation tool to achieve the vision of the Master Plan. In order to achieve the goals of the Master Plan, the township must ensure that the zoning ordinance and regulations permitting the type and style of development align with the recommendations of the Master Plan.

Table 15 - Zoning Plan

Carrollton Zoning Plan	
Future Land Use Designation	Corresponding Zoning District
Agricultural	A-1: Agricultural Transitional
Low Density Residential	R-1: Residential – Low Density
Medium Density Residential	R-2: Residential – Medium Density
Intensive Residential	R-3: Residential – Intensive
Park	A-1: Agricultural Transitional R-1: Residential – Low Density R-2: Residential – Medium Density R-3: Residential – Intensive B-3: Business – Community M-2: Industrial – Marine Development
Office Business	B-1: Business – Office
Neighborhood Business	B-2: Business – Neighborhood
Community Business	B-3: Business – Community
Manufacturing	M-1: Industrial – Limited Manufacturing
Marine Development	M-2: Industrial – Marine Development



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## **Districts and Dimensional Standards**

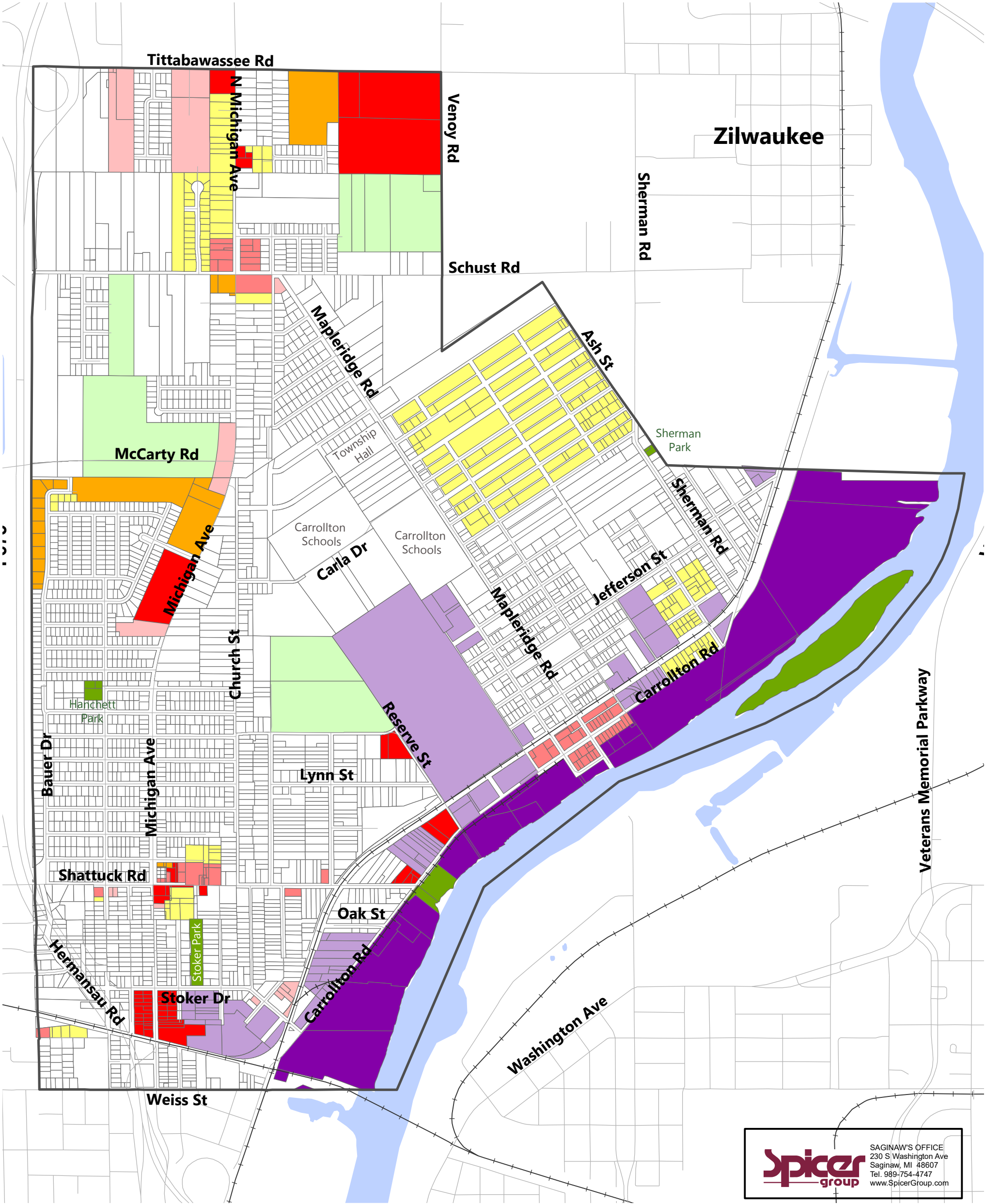
There are eight zoning districts in the Township, each of which is described in the Zoning Ordinance. The uses permitted in each district are provided, as are the dimensional requirements for any structures in the district. The Zoning Map is also a part of the Zoning Ordinance and illustrates the distribution of these districts throughout the Township.

## **Relationship to Master Plan**

The Master Plan establishes the goals, objectives, and action items for Carrollton Township over the next 20 years. The zoning ordinance will implement the master plan's vision by allowing or limiting the location of uses that are appropriate for the future development of the community. The completion of the Master Plan also serves as an opportunity to review the zoning ordinance to make sure it aligns with the goals of this plan. The Township should use the Master Plan, specifically this chapter, as a guide for future changes to the Carrollton Township Zoning Ordinance.

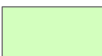








# MAP 10 - FUTURE LAND USE CARROLLTON TOWNSHIP, MICHIGAN

SAGINAW COUNTY - MICHIGAN





SAGINAW'S OFFICE  
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Saginaw, MI 48607  
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- |  |   |  |
|--|---|--|
|  Agriculture                |  Office Business       |  Manufacturing      |
|  Low Denisty Residential    |  Neighborhood Business |  Marine Development |
|  Medium Denisty Residential |  Community Business    |  Park               |
|  Intensive Residential      |   |  |

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# Action Items

## MAKING AN IMPACT: PRIORITIES FOR THE NEXT FIVE YEARS

As discussed in the previous chapter, an action item is the means for attaining a goal. Action items are very specific steps the community plans to undertake and implement over the life of the Master Plan. In order for the Master Plan to be implemented successfully, the Township and community partners need to carry out the actions in this plan. The following pages includes the specific actions items for the Carrollton Township Master Plan, and Table ## at the end of the chapter, is a matrix that presents a detailed summary of the recommended action items, their timeframe and the responsible parties for initiating and completing the projects.

The action plan should be updated frequently to recognize action items that have been completed and those that should be put into motion. Updates may also recognize when certain action items are no longer a viable path to achieve a specific goal or when new action items should be introduced to the changing community circumstances or public opinion.

### **Seek to establish a Corridor Improvement Authority for the Skyway Plaza area along Michigan Avenue, from McCarty south to Fleetwood.**

A Corridor Improvement Authority is an authority, similar to a Downtown Development Authority that any City, Village or Township in Michigan may establish. According to PA 57 of 2018, a Corridor Improvement Authority is designed to assist communities with funding improvements in commercial corridors outside of their main commercial or downtown area. The authority's intention is to promote economic growth and revitalization of deteriorating business districts, by working to fix the problems of declining business districts, supporting and strengthening existing areas, and encouraging private development and public/private partnerships. The authority has the ability to hire a director, establish a tax-increment financing plan, levy special assessments, and issue revenue bonds and notes.

According to the Act, the Corridor Improvement Authority must comply with the following criteria:

1. The corridor must have at least 51 percent of existing first floor space classified as commercial.
2. The corridor must have been in existence for the past 30 years.
3. The corridor must be adjacent or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration.
4. The corridor must contain at least 10 contiguous parcels or at least five contiguous acres.
5. The corridor must be zoned to allow for mixed-use and high density residential.
6. The corridor must presently be served by municipal water or sewer.

- 
7. The municipality must also agree to expedite the local permitting and inspection process in the development area and to modify its master plan to provide for walkable nonmotorized connections, including sidewalks and streetscapes throughout the area.

The action item is to establish a Corridor Improvement Area along Michigan Avenue between McCarty Road and Fleetwood Drive, or the Skyway Plaza area. This area of Carrollton Township seems to qualify according to the seven criteria listed above. As a part of this action item, the Township may need to take specific steps to ensure the area qualifies with all the criteria above. For example, the Township may need to amend the zoning ordinance to comply with number 4 to allow mixed-use and high density residential. Once the area meets the requirements above, the Township will need to follow the steps outlined in the Act to establish the Corridor Improvement Area.

### **Update the zoning ordinance to allow for the development of commercial/utility-scale solar projects.**

As renewable energy becomes more important in Michigan, the Township can play a role in its implementation. In 2008, Michigan enacted the Clean, Renewable, and Efficient Energy Act (PA 295 of 2008), which required a minimum of 10% of the State's electricity to be created by renewable energy by 2015. In 2016, this act was amended to require a minimum of 15% by 2021. The State has placed an important emphasis on renewable energy generation, and it falls to the local governments to adopt land use controls which regulate these large-scale installations in their communities. Municipalities in Michigan need to prepare for their future by adopting zoning ordinance requirements that regulate these new energy types.

Carrollton Township recognizes the importance of preparing for the future by being proactive. As a key action of this Master Plan, the Township will update the zoning ordinance to allow for the development of utility-scale solar in the Township. The Township has determined that the area east of Mapleridge near Gladstone, Polk, and Taylor may be a good location for these projects.

Due to the Saginaw River floodplain, the Township has large tracts of land that could be development opportunities for this type of land use. Building in the floodplain adds additional costs to any project, but there are examples of large-scale solar installations in a floodplain in the United States, and there are special design standards a developer can implement in the design stage to protect their investment from flood damage. For example, installing the lowest edge of the panel above the flood level will help ensure the panels are not inundated with water. There are also special wire coatings and panel tracking systems to protect the infrastructure.

FEMA regulates land use and construction in the floodplain, in addition, the Carrollton Township zoning ordinance has requirements for any new structures to be built in the floodplain. The Township will need to review these standards when developing the solar zoning standards to make sure they align with the new requirements.



All these design considerations, national FEMA policies, and local zoning ordinance requirements are barriers to solar panel development in Carrollton because they add additional cost to any project. Therefore, it will be the responsibility of the Township to develop zoning ordinance regulations that allow developers to build a project that is feasible in the floodplain while also protecting the local community.

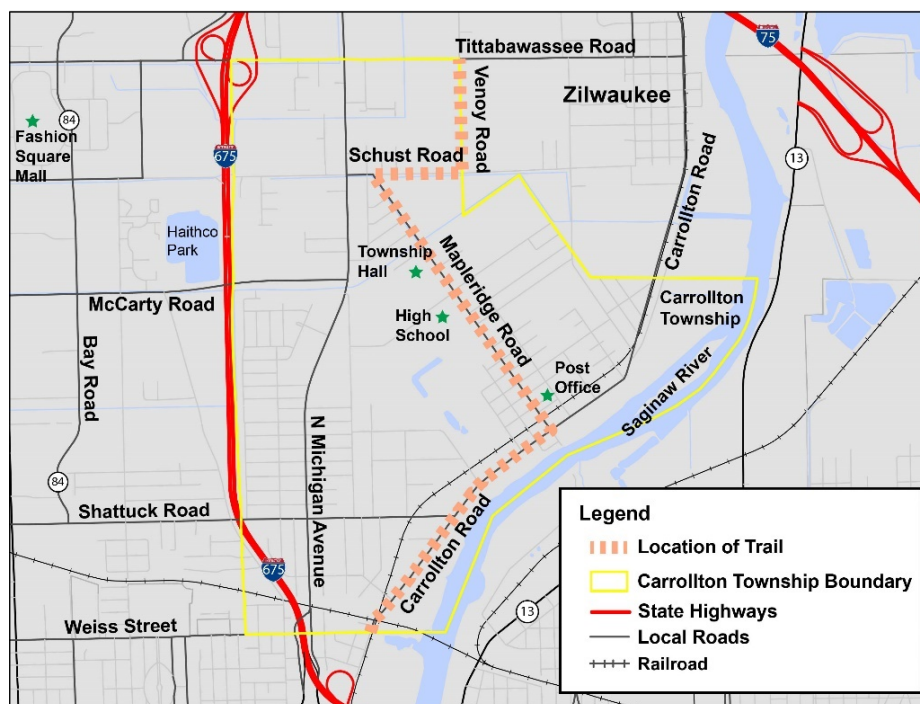
### **Assist with the development of the Iron Belle Trail that traverses through the Township.**

Michigan Governor Snyder named the Iron Belle Trail as a showcase trail and put an emphasis on the development of this state-wide infrastructure project. The Iron Belle Trail is a set of two trails that traverses the entire state of Michigan from Belle Isle in Detroit to Ironwood in the Upper Peninsula. The eastern trail, 827 miles, is a bike route that utilizes existing bike paths, bike lanes, and designated biking routes. The western trail, 1,203 miles, is the hiking route that uses the North Country National Scenic Trail.

In Carrollton Township, the east route of the Trail traverses straight through the heart of Carrollton Township. Map 11 below, illustrates the route of the trail. This section of the trail is also part of a regional network of trail called the Great Lakes Bay Regional Trail which is working to connect Saginaw, Bay City, and Midland via a series of non-motorized interconnected pathways.

Carrollton Township has already completed the first step to accomplish this action item by drafting and adopting a 5-Year Parks and Recreation Master Plan with the DNR. The plan is viable until 2023 and ensures eligibility for state grant programs such as the Natural Resources Trust Fund, Land and Water Conservation Fund, and the Recreation Passport. In addition to these three grant programs, there are many other grant programs and foundations looking to award money to Iron Belle projects. The 5-Year Recreation Plan emphasizes the importance of pedestrian pathways in the Township and specifically calls out this trail in the 5-Year action plan. The next step for the Township is to apply for grants to build the trail and necessary supporting facilities, such as trailheads. To see more information, please reference the Township's Recreation Plan.

Map 11 - Iron Belle Trail in Carrollton Township



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### **Seek acquisition of riverfront property for future park development.**

In addition to developing the Iron Belle Trail, the Township would like to look to acquire new land along the Saginaw River for a riverfront park. This is another action item that can be achieved with the 5-Year Parks and Recreation Master Plan. In addition to funding trail projects, this plan also ensures the Township is eligible for land acquisition money via the Michigan Natural Resources Trust Fund.

As a part of the recreation planning process, the Township published a community-wide survey looking for opinions on future recreation projects. One large takeaway from the survey was that the respondents would like public access to the Saginaw River in Carrollton Township. Sixty-two percent of the survey respondents believe public land along the Saginaw River is important for the future of parks and recreation in the Township, and an additional 25% of respondents believe it should be a top priority for the Township. The Recreation Plan has two goals addressing land acquisition, particularly along the riverfront, and the 5-Year Action Plan specifically calls for acquisition of riverfront property. To see more detailed information, please reference the 5-Year Parks and Recreation Master Plan.

The next steps toward achieving this goal is to work toward finding parcels that may be available for purchase and applying for the grants to acquire those parcels. The future land use map in the previous chapter calls out a location where this may be feasible in the future.

### **Create a road improvement task force, or a committee, focused on prioritizing road improvements in Carrollton Township.**

As a part of the Master Plan process, the Township published a community-wide survey to gather the general opinions of residents on how they feel Carrollton Township is as a place to live, and what can be improved. One key point that the respondents emphasized on the survey was the condition of the roads in the Township. The majority of the respondents believe that the roads are the same or worse than they were 5 years ago and believe road projects should be a top priority for capital improvement projects in the Township. When asked one thing they would do to improve the Township, many respondents would like to improve roads. Additionally, the survey asked if respondents would be supportive of a special assessment for a road millage and the results were much more evenly split. Thirty-seven percent said yes they would be supportive of a millage, 31% said they would not be supportive, and 30% said they had no opinion on a millage.

Using the information gathered in the survey, and various conversations with local constituents, the Township Board has identified roads as a priority issue. To do this, the Township has created a road improvement task force that would review current conditions in the Township and prioritize projects. The task force and the Township would also work together to promote a millage to help pay for improvements. One challenge the groups will need to overcome is working to get the Carrollton Township residents supportive of a millage.

## Implementation Matrix

The matrix, shown below, has several key components to help the Township and community partners work toward achieving the previous priority action items. The components include: Timeframe and Responsible Parties.

### TIMEFRAME

- **NOW:** Begin work immediately upon plan adoption.
- **NEAR:** Begin work within 1-2 years. Inform the task leaders today and initiate a committee, if necessary. The committee should meet at least one time per year starting now until the time of implementation to ensure implementation begins on time.
- **NEXT:** Begin work within 3-5 years. Inform the task leaders today and initiate a committee, if necessary. The committee should meet at least one time per year starting now until the time of implementation to ensure implementation begins on time.
- **ONGOING:** Action that require continuous monitoring or effort.

### RESPONSIBLE PARTIES

The parties listed first hold the primary responsibility of achieving the action item. Other parties should be considered support to help the primary party.

#### Township Government:

- Township Director - TD
- Township Board - TB
- Department of Public Works - DPW

#### Boards and Commissions

- Planning Commission – PC
- Recreation Committee– RC
- Corridor Improvement Authority – CIA
- Roads Task Force – RTF

Table 16 - Implementation Matrix

Action Item	Timeframe	Responsible Party
Seek to establish a Corridor Improvement Authority for the Skyway Plaza area along Michigan Avenue, from McCarty south to Fleetwood.	Near	TD, TB, CIA
Update the zoning ordinance to allow for the development of commercial/utility-scale solar projects.	Near	PC, TB
Assist with the development of the Iron Belle Trail that is planned to traverse through the Township.	Ongoing	RC, TD, TB
Seek acquisition of riverfront property for future park development.	Next	RC, TD, TB
Create a road improvement task force, or a committee, focused on prioritizing road improvements in Carrollton Township.	Ongoing	TD, TB, RTF

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# Implementation Plan

## CHECKLIST FOR CARROLLTON TOWNSHIP'S FUTURE

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

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

### **Public Information and Education**

To effectively implement the Master Plan, the Planning Commission and the Township Board must educate the citizens of the community on the goals and action items. The spirit of the Master Plan must be communicated, especially in regard to how and why development/projects will occur and are necessary. A well informed and involved citizenry can then offer support and assistance in working towards the community they desire to have in the future. The following information outlines examples of programs that can be undertaken to help inform the public about important land use goals and implementation techniques:

- A condensed version of the future land use plan, highlighting the goals of the Plan.
- Informational brochures on various topics important to the Township.

### **Zoning Changes and Ordinance Updates**

Zoning is integral to implementing the goals and actions of this Master Plan. Zoning provides the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this Plan. Many of the changes may be minor but provide a substantial benefit. For example, the Planning Commission may redefine permitted land uses in the business zoning districts to allow a larger variety of uses in the township. Another change to the zoning ordinance may be larger in scope, taking a look at how the zoning ordinance is used and finding ways to make it a more user-friendly document through the use of graphics and images. Another step may be to review any cases that have come before the Planning Commission and determine if there are trends that may need to be addressed in the zoning ordinance itself.



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## **Code Enforcement**

The administration and enforcement of the zoning ordinance by Township officials is integral to its effectiveness. Enforcement must be thorough, consistent, and fair. Procedures such as site plan review, and other ordinance administration should be described in the zoning ordinance with enough detail to be consistent with the Michigan Zoning Enabling Act and to meet Township requirements. All zoning ordinance enforcement activities should be resourced with appropriate personnel to fulfill zoning ordinance requirements.

## **Economic Development Tools**

The following is a summary of bodies that can use tax increment financing and other funding resources to generate funds for economic development activities.

### **Corridor Improvement Authority (PA 57 of 2018)**

The Corridor Improvement Authority Act allows local governments to create one or more Corridor Improvement Authorities (CIA) to address established, deteriorating commercial corridors located outside their downtown areas. The primary benefit of this tool is to provide local governments with the option of using TIF for improvements in the district(s), and to undertake a wide range of activities to promote economic development and redevelopment in commercial areas.

In order to be eligible to create a CIA, the development area must have a minimum size of 5 acres, consist of at least 50% commercial property, and be zoned to allow mixed-uses, including “high-density” residential use. A municipality must also expedite the local permitted and inspection process in the development area and promote walkable non-motorized interconnections throughout the development area.

### **Downtown Development Authority (PA 57 of 2018)**

The Downtown Development Authority (DDA) allows local governments to create a DDA which is designed to spur development in a community’s downtown area. The DDA is able to capture the growth of local property taxes in an area and use that money to fund public infrastructure improvement projects. The DDA can capture property taxes that would have otherwise gone to local agencies and use them for targeted improvements in a specific area. Similar to the CIA, the DDA is able to leverage special funding mechanisms such as tax-increment financing, a millage, special assessments, and bonds. Any city, village, or township with a downtown area zoned and used primarily for business is eligible to create a DDA.

## **Identifying and Pursuing Capital Improvements**

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

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review project proposals to assure conformity with the Master Plan and make recommendations regarding prioritizing projects and methods of financing.

### **Local Financing Mechanisms and Co-Development**

Carrollton Township has access to a number of possible local financing tools. The Township should prioritize and schedule its improvements through a capital improvements program. The Township may be able to use its general fund for some of the most important improvements. Revenue bonds and general obligation bonds may also be employed by the Township. A special assessment can also be used for infrastructure projects. The Township should seek ways to encourage joint public and private investments for a common purpose. This includes mechanisms where the Township can involve itself in the process of private development such as site location selection, service agreements, and local tax incentives and abatements. The Township may also reach out to local foundations and area individuals for support for various civic projects. Additionally, the Township may seek to access a variety of government loan and grant programs available to local governments, as described below.

#### **Grant Opportunities to Support Proposed Capital Improvements**

This Master Plan can be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. The following State and Federal grant programs may be useful for implementing the recommendations of this Plan.

##### **Community Development Block Grant (CDBG):**

The Community Development Block Grant program is an annual allocation of the U.S. Department of Housing and Urban Development to local governments for a wide range of community development activities, including housing rehabilitation, public and neighborhood improvements and economic development activities which primarily benefit low and moderate income persons.

##### **Safe Routes to Schools (SRTS):**

Safe Routes to School is a Federal program administered by the Michigan Department of Transportation. Funding is available for sidewalk construction and other pedestrian improvements.

##### **Transportation Alternatives Program (TAP):**

TAP is a competitive grant program that funds projects such as non-motorized paths, streetscapes, and historic preservation of transportation facilities that enhance a community's intermodal transportation system and provide safe alternative transportation options. These investments support place-based economic development by offering transportation choices, promoting walkability, and improving the quality of life. The program is available through the Michigan Department of Transportation (MDOT) and uses Federal Transportation Funds designated by Congress for these types of activities.

##### **Michigan Department of Natural Resources:**

The Michigan Department of Natural Resources administers three grant programs for parks and recreation improvements. The programs are the Michigan Natural Resources Trust Fund, Land and Water

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Conservation Fund, and the Recreation Passport. This money is available on an annual basis for parks and recreation improvements. In order to be eligible for the three programs, a community must have an approved Parks and Recreation Plan. The recently approved Parks and Recreation Master Plan fulfills that requirement.

Michigan Department of Environment, Great Lakes and Energy (EGLE) State Revolving Loan Fund: EGLE revolving loan funds are low interest loans to communities for projects to improve drinking water quality, water quality, and protect public health. The three programs are the Drinking Water Revolving Loan Fund (DWRF) which assists water suppliers in satisfying the requirements of the Safe Drinking Water Act, the State Revolving Fund (SRF) which can be used for the design and construction of sewage treatment facilities, collection systems, non-point source pollution, and stormwater treatment, and the Strategic water Quality initiatives Fund (SWQIF) which can be used to removal excess infiltration from private sources and replace failing septic systems that are affecting public health.

Michigan State Housing Development Authority (MSHDA) Housing Programs:

The Michigan State Housing Development Authority has a wide range of programs designed to assist households in finding and affording quality housing. By partnering with MSHDA, Carrollton can use these programs to incentivize the development of new housing.

## **Regional Cooperation**

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

## **Other Financing Tools**

Besides the general fund and the aforementioned economic development financing programs and mechanisms, the following sources of revenue are available to the Township:

### **Special Assessments**

Special assessments are compulsory contributions collected from the owners of property benefited by specific public improvements, such as paving and drainage improvements, to defray the costs of such improvements. Special assessments are apportioned according to the benefits afforded to the property affected.

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### **Shared Credit Rating Program - Michigan Municipal Bond Authority (MMBA)**

This program created under Act 227 of 1985 offers municipalities the opportunity to take advantage of the State's improved credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond issue and then offers it to the national market. By consolidating numerous local bond issues, local units will save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority's bond.

### **Dedicated Millage**

Special millages can be used to generate revenue for a specific purpose.

### **Hud Section 202/8**

This is a Federally sponsored program which provides mortgage financing and rent subsidies for the construction and maintenance of elderly housing. Only non profit, private organizations (such as churches, unions, fraternal and other non profit organizations) are eligible sponsors, but local governments usually cooperate in the assembly of land, applications, public improvements and supportive actions. Such projects are tax-exempt, but the State rebates an equivalent amount to local tax jurisdictions.

### **Local Planning Capacity**

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

### **Additional Implementation Tasks**

Many of the steps necessary to ensure the successful implementation of this Master Plan might not be obvious or are not part of an established Township fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders in Carrollton Township. To date, the Township has taken steps to keep residents and others involved and informed

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regarding Township issues. The successful implementation of this Plan depends greatly on Township officials using the Plan and residents being aware of the Plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the Plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should keep a copy of the Future Land Use map on display and provide a copy of the Plan for review at the Township Hall at all times. Citizen participation should be strongly encouraged in a continuing planning process. The successful implementation of planning proposals will require citizen understanding and support.

## Conclusion

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

As a result, the Planning Commission has compiled a complete, carefully prepared document that represents the data, efforts, and collective thoughts of Carrollton Township residents. This Master Plan is only the beginning of a program of action for the next 10 to 20 years. Because the future well-being of Carrollton Township depends upon rational, coordinated action, the Township stands ready to meet with any person or group interested in the future development of the area. The Township will be available to help and guide those who need advice or wish to be part of the Master Plan acted upon.

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



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## Appendix A

### **Demographic Summary**

Carrollton Township Community Data Snapshot and Comparison

Including Saginaw County, State of Michigan, and United States

	<u>Carrollton Township</u>				<u>Saginaw County</u>				<u>Michigan</u>				<u>United States</u>			
	2010		2000		2010		2000		2010		2000		2010		2000	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
GENERAL POPULATION STATISTICS																
Population (Census)	6,103		6,602		200,169		210,039		9,883,640		9,938,444		308,745,538		281,421,906	
% Change in Population, 2000 - 2010 (Census)		-7.6%				-4.7%				-0.6%				9.7%		
Population age 5 years and younger	373	6.1%	534	8.1%	11,854	5.9%	14,201	6.8%	596,286	6.0%	672,005	6.8%	20,201,362	6.5%	19,175,798	6.8%
Population 65+	940	15.4%	950	14.4%	30,601	15.3%	28,331	13.5%	1,361,530	13.8%	1,219,018	12.3%	40,267,984	13.0%	34,991,753	12.4%
Population under age 19	1,635	26.8%	1,999	30.3%	54,077	27.0%	62,011	29.5%	2,344,068	23.7%	2,595,767	26.1%	74,180,837	24.0%	72,293,812	25.7%
Median Age	37.8		35.0		39.5		36.3		37.6		35.5		37.2		35.3	
Average Household Size	2.47		2.58		2.44		2.54		2.49		2.56		2.58		2.59	
HOUSING STATISTICS																
Median Housing Value**	\$	85,000	\$	68,100	110,000		85,200		144,200		110,300		188,400		111,800	
Median Housing Value - Adjusted for 2010 US Dollars	\$	85,000	\$	86,234	110,000		107,888		144,200		141,528		188,400		143,453	
Total housing units	2,649		2,647		86,844		85,505		4,532,233		4,234,279		131,704,730		115,904,641	
Vacant housing units	192	7.2%	88	3.3%	7,833	9.0%	5,075	5.9%	659,725	14.6%	448,618	10.6%	14,988,438	11.4%	10,424,540	9.0%
Occupied housing units	2,457		2,559		79,011		80,430		3,872,508		3,785,661		116,716,292		105,480,101	
Rental housing units as % of occupied housing	713	29.0%	651	25.4%	21,924	27.7%	21,040	26.2%	1,079,166	27.9%	992,537	26.2%	40,730,218	34.9%	35,664,348	33.8%
EDUCATIONAL ATTAINMENT																
Bachelor's degree or higher**		13.9%		10.8%		18.0%		15.9%		25.0%		21.8%		27.9%		24.4%
ECONOMIC STATISTICS																
Median Household Income**	\$	42,869	\$	38,405	42,954		38,637		48,432		44,667		51,914		41,994	
Median Household Income - Adjusted for 2010 US Dollars	\$	42,869	\$	48,632	42,954		48,925		48,432		56,846		51,914		53,445	
Population below the poverty level**		15.4%		8.9%		18.5%		13.9%		14.8%		10.5%		13.8%		12.4%
Occupation**																
Management, business, science, arts		614		707	23,939	29.5%	24,893	27.3%	1,466,434	33.6%	1,459,767	31.5%	50,034,578	35.3%	43,646,731	33.6%
Service		757		567	16,925	20.9%	16,319	17.9%	784,602	18.0%	68,736	14.8%	24,281,015	17.1%	19,276,947	14.9%
Sales and office		857		884	22,371	27.6%	24,710	27.1%	1,097,121	25.1%	1,187,015	25.6%	36,000,118	25.4%	34,621,390	26.7%
Natural resources, construction, maintenance		148		271	6,044	7.5%	8,778	9.7%	362,561	8.3%	446,411	9.7%	13,940,273	9.8%	13,207,948	10.1%
Production, transportation, material moving		362		455	11,738	14.5%	16,143	18.0%	659,067	15.1%	856,932	18.5%	17,577,347	12.4%	18,968,496	14.6%

Data Sources:

2000 and 2010 U.S. Census

\*\* Data from the 2010 U.S. Census American Community Survey 5-Year Estimates

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## Appendix B

### **Public Input Summary**

# Report for Carrollton Township Master Plan

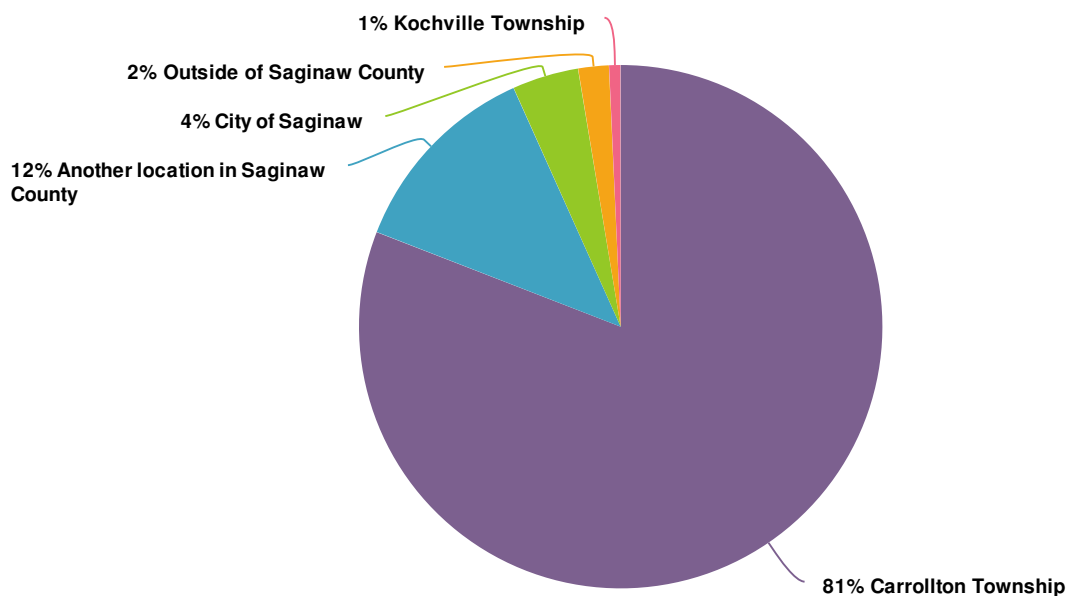
Export 5/21/2019

## Response Counts

Completion Rate:	80.1%	<div><div></div><div></div></div>	
Complete		<div><div></div><div></div></div>	217
Partial		<div><div></div><div></div></div>	54

Totals: 271

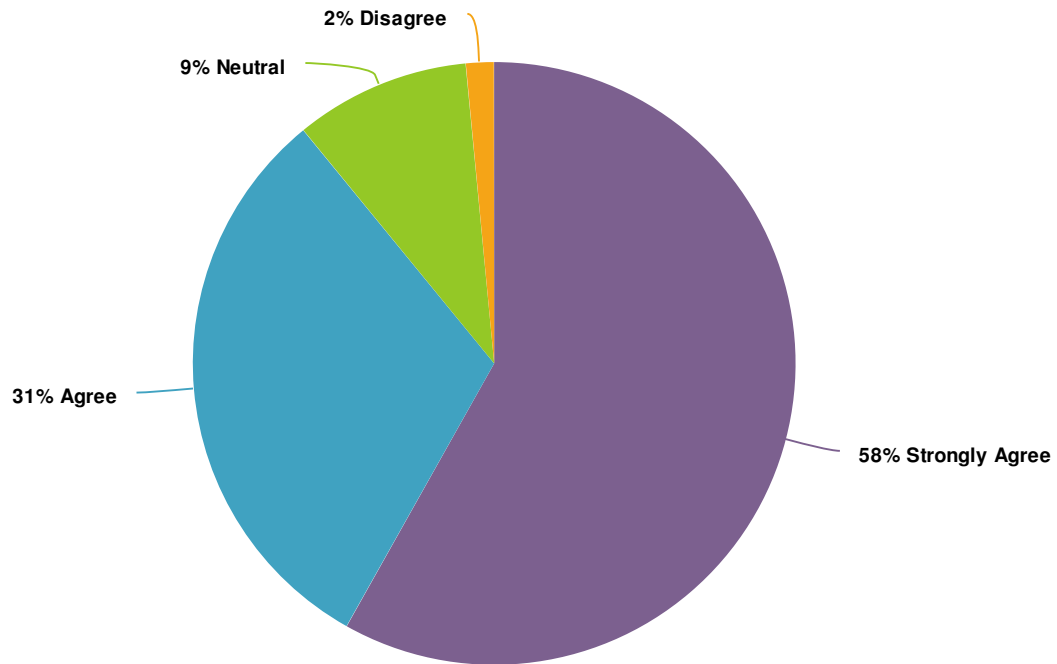
## 1. Where do you live?



Value		Percent	Responses
Carrollton Township	<div><div></div><div></div></div>	80.9%	216
Another location in Saginaw County	<div><div></div><div></div></div>	12.4%	33
City of Saginaw	<div><div></div><div></div></div>	4.1%	11
Outside of Saginaw County	<div><div></div><div></div></div>	1.9%	5
Kochville Township	<div><div></div><div></div></div>	0.7%	2

Totals: 267

## 2. Carrollton Township should encourage new development.

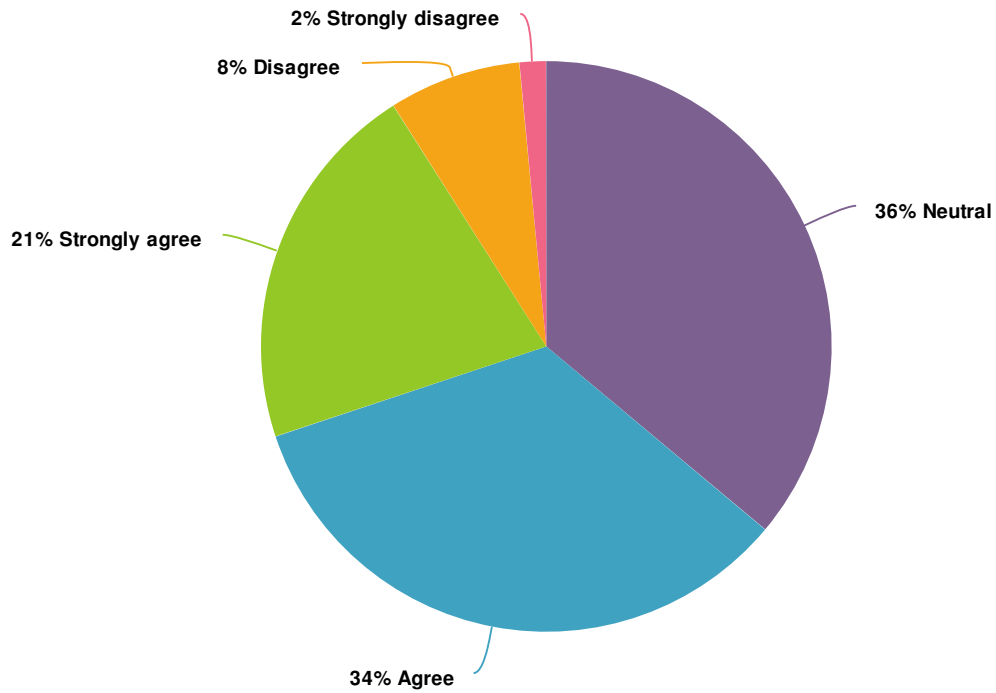


Value		Percent	Responses
Strongly Agree	<div><div></div></div>	58.1%	154
Agree	<div><div></div></div>	30.9%	82
Neutral	<div><div></div></div>	9.4%	25
Disagree	<div><div></div></div>	1.5%	4

Totals: 265



### 3. Carrollton Township should grow in population.



Value		Percent	Responses
Neutral	<div><div></div></div>	36.1%	96
Agree	<div><div></div></div>	33.8%	90
Strongly agree	<div><div></div></div>	21.1%	56
Disagree	<div><div></div></div>	7.5%	20
Strongly disagree	<div><div></div></div>	1.5%	4

Totals: 266

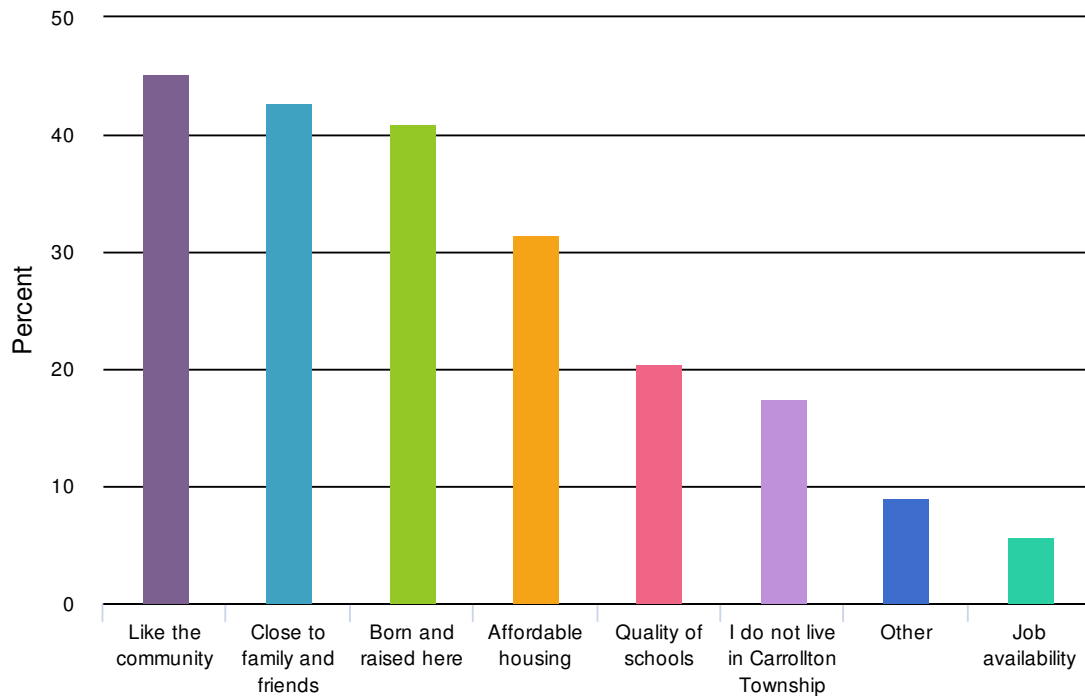
4. In the following categories, how do you feel Carrollton Township has changed in the past 5 years?









	Much Better	Better	Same	Worse	Much Worse	Don't know/No opinion	Responses
Road Conditions	7 2.6%	25 9.4%	102 38.3%	91 34.2%	33 12.4%	8 3.0%	266
Infrastructure (water, sewer)	10 3.8%	59 22.2%	140 52.6%	31 11.7%	7 2.6%	19 7.1%	266
Traffic	7 2.6%	22 8.3%	156 58.6%	58 21.8%	15 5.6%	8 3.0%	266
Property Appearance	10 3.8%	64 24.2%	90 34.1%	72 27.3%	24 9.1%	4 1.5%	264
Parks & Recreation	11 4.2%	72 27.2%	124 46.8%	31 11.7%	7 2.6%	20 7.5%	265
Overall Township Service to Citizens	14 5.3%	73 27.4%	128 48.1%	25 9.4%	3 1.1%	23 8.6%	266
Overall Quality of Life	7 2.6%	58 21.9%	156 58.9%	29 10.9%	3 1.1%	12 4.5%	265
Public Safety	24 9.1%	72 27.2%	127 47.9%	27 10.2%	6 2.3%	9 3.4%	265
Totals Total Responses							266

5. For the following quality of life factors, please indicate how important they are to you for Carrollton Township?

	Very Important	Important	Neutral	Less Important	Not Important	Responses
Local employment opportunities	81 30.5%	111 41.7%	52 19.5%	16 6.0%	6 2.3%	266
A variety of local commercial services	73 27.5%	127 47.9%	54 20.4%	10 3.8%	1 0.4%	265
High-quality schools	181 68.3%	58 21.9%	22 8.3%	2 0.8%	2 0.8%	265
High-quality residential development	72 27.1%	137 51.5%	40 15.0%	13 4.9%	4 1.5%	266
Active blight reduction program that reduces nuisances, eyesores, and other health/safety hazards	157 59.0%	79 29.7%	22 8.3%	2 0.8%	6 2.3%	266
A connected multi-use trail/ transportation system	56 21.1%	93 35.0%	73 27.4%	30 11.3%	14 5.3%	266
Preservation/conservation of natural resources and sustainability	89 33.5%	127 47.7%	41 15.4%	6 2.3%	3 1.1%	266
Recreational access to the Saginaw River	88 33.2%	105 39.6%	51 19.2%	15 5.7%	6 2.3%	265
Community services (police, fire, communication, water, sanitary sewer etc)	196 74.0%	62 23.4%	7 2.6%	0 0.0%	0 0.0%	265
Totals Total Responses						266

## 6. Why do you live in Carrollton Township? (check all that apply)



Value		Percent	Responses
Like the community		45.1%	119
Close to family and friends		42.8%	113
Born and raised here		40.9%	108
Affordable housing		31.4%	83
Quality of schools		20.5%	54
I do not live in Carrollton Township		17.4%	46
Other		9.1%	24
Job availability		5.7%	15

## 6. Why do you live in Carrollton Township? (con't)

Other	Count
too poor to move out	2
Appropriate housing/distance to family in MI	1
Been in my house 50+ years, economically the best township	1
Can't afford to move	1
I don't live there.	1
Live with a friend	1
Lived here since I was 11	1
Living with a friend	1
Mother lived in this house	1
Moved for school (SVSU)	1
My mom still lives here and my children go to Carrollton schools. I went to Carrollton and use to live there too. I live on the outskirts of Carrollton.	1
Peace full here	1
Safer than the city	1
Spouse was born and raised here	1
Work in Carrollton Schools	1
Worked in the area	1
school system	1
school system	1
where I moved over 10 yrs ago	1
Totals	20



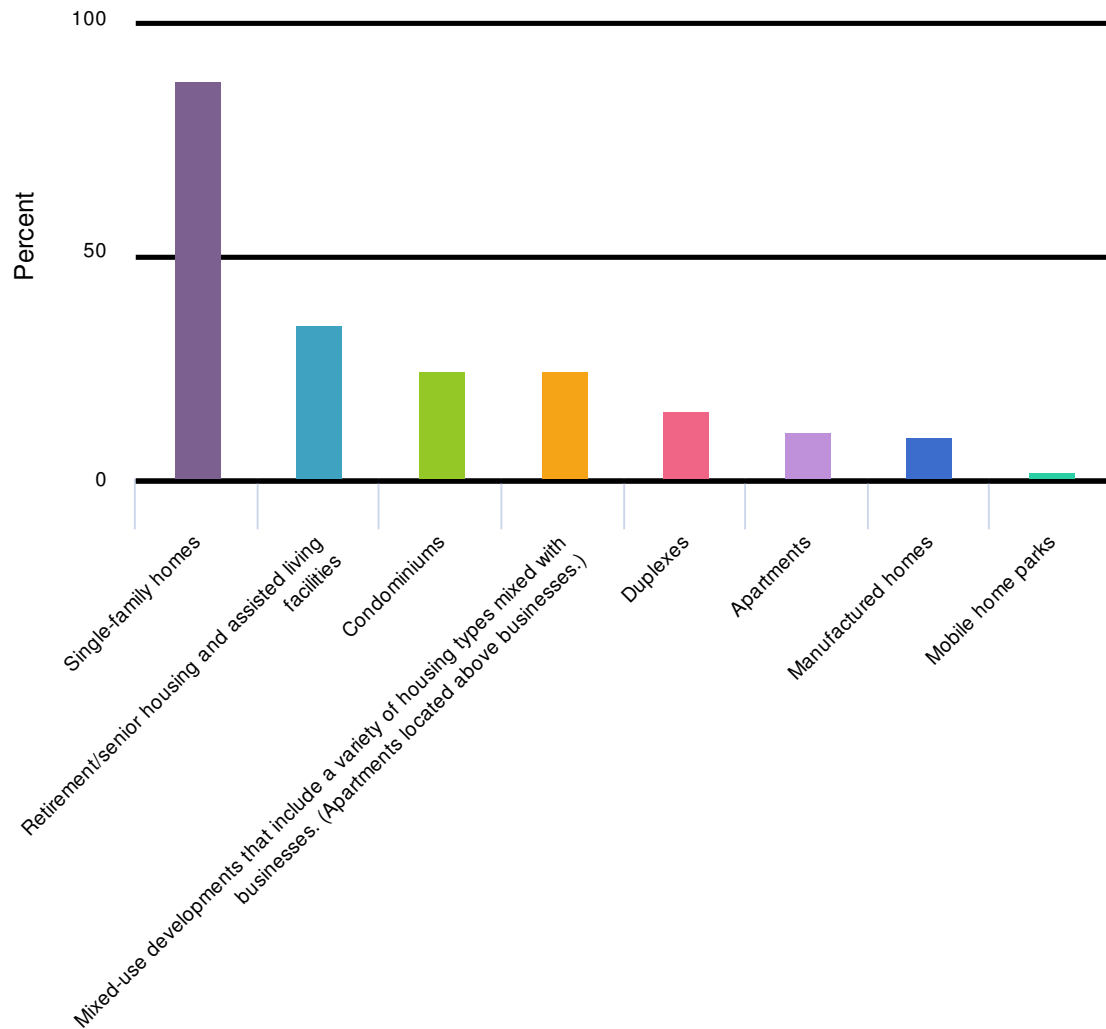
7. Please indicate how important these potential changes are to you for Carrollton Township.


	Very Important	Important	Neutral	Less Important	Not Important	Responses
More/increased industrial land near the rail line and along the Saginaw River	40 15.2%	79 29.9%	103 39.0%	27 10.2%	15 5.7%	264
More commercial uses along Carrollton Road	45 17.0%	104 39.4%	85 32.2%	21 8.0%	9 3.4%	264
New housing development on vacant land	45 17.0%	117 44.2%	75 28.3%	21 7.9%	7 2.6%	265
Increased protection of natural resources along the Saginaw River	114 43.3%	106 40.3%	41 15.6%	1 0.4%	1 0.4%	263
Increased commercial uses along Mapleridge Road	30 11.4%	52 19.7%	113 42.8%	43 16.3%	26 9.8%	264
Increased industrial uses throughout the Township	33 12.5%	65 24.7%	114 43.3%	35 13.3%	16 6.1%	263
More housing options throughout the Township	55 20.8%	93 35.1%	82 30.9%	21 7.9%	14 5.3%	265
Stronger emphasis on recreation in the Township	73 27.5%	124 46.8%	57 21.5%	7 2.6%	4 1.5%	265
Totals						
Total Responses						265

## 8. Which capital improvement projects are most important for Carrollton Township?

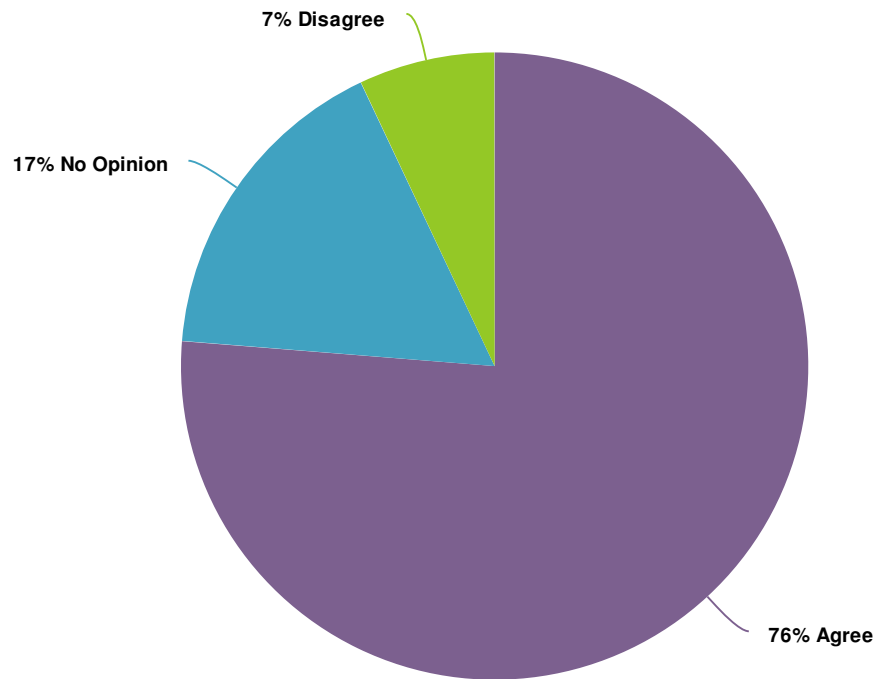
	Top Priority	Important	Neutral	Less Important	Not Important	Responses
Water	80 30.5%	131 50.0%	44 16.8%	6 2.3%	1 0.4%	262
Storm water (drainage)	95 36.1%	127 48.3%	35 13.3%	4 1.5%	2 0.8%	263
Sanitary sewer	89 34.0%	125 47.7%	41 15.6%	4 1.5%	3 1.1%	262
High-speed internet	62 23.6%	103 39.2%	65 24.7%	28 10.6%	5 1.9%	263
Roads	149 56.4%	103 39.0%	11 4.2%	1 0.4%	0 0.0%	264
Streetlights	97 36.7%	125 47.3%	33 12.5%	6 2.3%	3 1.1%	264
Cable/phone	31 11.8%	110 42.0%	84 32.1%	29 11.1%	8 3.1%	262
Sidewalks/recreational pathways	97 36.7%	130 49.2%	27 10.2%	8 3.0%	2 0.8%	264
Township Parks	52 19.7%	148 56.1%	50 18.9%	10 3.8%	4 1.5%	264
Totals Total Responses						264

9. I prefer that new residential development include the following: (please check all that apply)



Value		Percent	Responses
Single-family homes		88.5%	201
Retirement/senior housing and assisted living facilities		35.2%	80
Condominiums		25.1%	57
Mixed-use developments that include a variety of housing types mixed with businesses. (Apartment located above businesses.)		25.1%	57
Duplexes		15.4%	35
Apartments		11.5%	26
Manufactured homes		10.1%	23
Mobile home parks		2.6%	6

10. Housing designed for senior citizens, including retirement villages or communities, should be encouraged.



Value		Percent	Responses
Agree	<div><div style="width: 76.2%;"></div></div>	76.2%	173
No Opinion	<div><div style="width: 16.7%;"></div></div>	16.7%	38
Disagree	<div><div style="width: 7.0%;"></div></div>	7.0%	16
Totals: 227			

11. What would you like to see happen to improve your neighborhood? Please state your neighborhood or nearest main road.

ResponseID	Response
3	Bauer drive- better side walk. They are uneven and broken all over the neighborhood.
7	Shattuck
9	Michigan - roads need fixed/widened
10	Cleaned up yards
12	Nothing are neighborhood is nicely kept up by the neighbors.
13	Sidewalks along the roads. Schust and Michigan
15	Roads! We live near Sunnyview & Lorraine. N.Michigan is absolutely horrible. The dips in the road near Messiah and the party store are going to cause damage to vehicles!
19	Cecelia St Benjamin St Greenfield S, all Near Weiss and Bethlehem Church, need actual road replacement. All houses need to be on Carrollton sewer, not the City of Saginaw where residents are over charged. We should be paying Carrollton for our services, not the City.
20	Blight enforcement
21	Skyhaven subdivision. Less rentals, fix Skyhaven Dr., fix the numerous drains that are sinking & plugged.
22	shattuck
23	Piper dr. I would like to see an improvement of fixing the roads and water drainage in the roadway.
24	Church street. Traffic enforcement. Hold landlords more accountable for the upkeep of their properties.
25	North Michigan
26	Fix Kiss street, we don't really have a road anymore.
27	Our neighborhood is fine, Shattuck and Harrison
28	Cleanup of yards
29	Mapleridge
30	Speed control, road improvements, stop signs (Sunnyview/Lorraine area)
32	Roads! Sky Haven off Michigan is atrocious



## ResponseID Response

33	walnut st has horrible roads! The holes are filled in and last about a month. Many vacant lots that could have nice affordable houses. I do like my neighborhood is quiet and nice people tho.
35	Skyway plaza cleaned up and parking lot fixed. Also roads behind sky way plaze improved. Also ramped sidewalks instead of curbs at road intersections.
36	Tulane west of Michigan, like all neighborhoods, we need to continue the effort to reduce blight. The community will continue to a good place to live as long as the homes and yard are well maintained. As neighborhoods get older they will decline if not kept up.
37	Mapleridge
38	More commercial/industrial businesses need to be welcomed to the area. Too many opportunites have been lost in which these businesses literally go across the street into Kochville Twp.
39	Weiss/Hermansau. clean up blight. help reduce noise problems from illegal fireworks
41	Hanchett
42	Church st
43	Sugar St and neighborhood streets fixed
44	More zoning enforcement. Trash and junk is an eyesore. Mapleridge & Roosevelt
45	N. Michigan and McCarty....slower traffic. Better traffic control during school hours.
46	Traffic inforcement Church/Carla
47	CHURCH ST. STORM WATER DRAINAGE
49	N.Michigan north of Shattuck. Heavy effort on Blight control. Fix roads and sidewalks.
51	Mapleridge- get junk vehicles and rec vehicles out of yards. Get roads out of streets where not supposed to be parked. Follow up with fines for blight.
53	Michigan& Meadowlawn
54	Carrollton Road
55	North michigan yards cleaned up
56	for people to slow down. speed limit is 25
58	N.Michigan, clean up Skyway plaza encourage new viable businesses. Improve /repair road coming into neighborhood.

## ResponseID Response

59	Michigan is the nearest nearest main road. I want to see local business particularly a cafe or restaurant. It's important to put things into the community that will inspire productive young people to stay or move to Carrollton.
60	Fix roads , clean up houses that are trashy and eye sores.
62	Lynn street Fix the roads
67	Wegner subdivision
68	Eliminate blight, speed limit enforcement, noise level endorsement, silence barking dogs.
70	Michigan/ evergreen
71	NO RENTERS
72	Church Street / Tulane
73	Michigan @ Bellaire: More patrol at peak times. Speed is an issue early evening mostly during spring through the fall . Several trucks and motorcycle cycles are regulars to speed up and down Michigan ave.
79	Evergreen Ln hanchett
81	Schust
82	Tittabawassee road between N. Michigan and Venoy needs a sidewalk to ensure safety of pedestrians, so they don't have to walk or ride bikes on the busy road.
83	signage, speed enforcement, more visual presence, as we gain more rental units on cherokee rd. the traffic and speeds have increased. So has our number of young families with children. We need to better protect our future assets.
84	Skyhaven area. Get rid of the eyesore skyway plaza. Purchase and do the mix business and apartments or condos above like bay city
85	North Michigan. Speed controlled better and and keep working on skyway plaza.
86	Road repair Mapleridge Jackson area
87	Venom and Schust. Designed bike paths. Not just paths marked by a sign. Paths that are designed to encourage people to be healthy like Milwaukee paths. Also a river front park for Carrollton residents to encourage residents to go out and use. This promotes people meeting each other.
88	Bauer and ventura head the area looks like a ghetto with junk in yard etc
89	All the potholes removed. Little store closer to my house. Live by the post office. Madison and Walnut

## ResponseID Response

90	North Michigan
91	Home owners not turned into rentals. Stinson and Hanchett
94	Maple Ridge/N. Monroe St.
95	N. Michigan Make Mark Knight Clean up that Blight shit property that Pat has allowed, That site plan was to go to the planning commision and as a direct result, i have had to call the DEQ, State Police and LARA to take care of these issues because Pat Ignores the quality of life issues in my hood
97	The roads need to be fixed down Walnut.
98	Have people take pride in their property. Bring in your trash cans the same or day after trash day. If you that lazy move into a apartment. Also please clean up the the neighborhood on Bauer Steeet. Look like trash!!!
99	Fleetwood better storm drains
102	Our side roads in Carrollton Twp need MAJOR IMPROVEMENTS!!!
103	Roads fixed-Pioneer and Church all side streets really
104	Repair our street, Kiss street.
107	More street lights. As a night shift employee it is incredibly dark in my neighborhood compared to when I lived for a couple years in Saginaw township. I live behind the save a lot and family dollar that's near Carrollton village.
108	Church St. & Tulane ... Blight Control/Enforcement
110	Restaurant—Dollar General
113	A new park that is entertaining and kept up with for the neighborhood children near Mapleridge. I also do not want any business built on Mapleridge rd this is our neighborhood please don't ruin that by putting some big ugly building here
114	More police presence...more street lights....(Mapleridge)
115	Cur down on blight
116	Roads fixed Bauer drive is so bad holes everywhere
118	Address blight, Mapleridge/Monroe
119	repair our streets
120	repair our streets

## ResponseID Response

123	Encourage revitalization of Skyway Plaza and encourage businesses to use the space.
124	Oakview subdivision
127	Redo Skyhaven! I live in that subdivision and in 9 years it just keeps getting worse!
129	Traffic during school times and speeding. Church st.
130	Get rid of druggie, users, sellers and theirs, if they don't own home, evict them from here
131	Shattuck
133	N Michigan/Stoker Dr
136	Tibbawasse n.michigan
139	Shattuck rd. Police monitoring the speeding vehicles down the road. Need more street lamps. Also yards need to be cleaned up and not look like the city dump
141	Speed control , northend bauer
145	2800 Jackson st
146	Schust Rd. seems to have a lot of drivers speeding in areas where kids live and play outside.
148	N. Michigan
149	Shyhaven fix the roads and sewer right, don't put up no parking signs
150	Road work. Stoker michigan
153	Skyway plaza
154	Fixing sidewalks, slowing down traffic on N Michigan, clean up blight, cut down on rental houses. Nearest main road is N Michigan
155	Lorraine and Sunnyview
157	There is a problem in my neighborhood that I don't like and it's the dog i
159	Improve road,s and neighborhood blight.....pioneer trail
161	Zilwaukee
162	Michigan
163	Sky Haven.Road to entrance in need of redoing.Save-alot parking lot is a desaster
165	N. Michigan- have the owners improve skyway plaza, its looking rundown.

## ResponseID Response

167	More police patrol. I live by stoker park
169	Skyway plaza renovated... an eyesore for our community! Should be torned down and be replaced with something more appealing to our community! Will definitely raise our property values around the area!
170	Homedale and N. Michigan. Blight!!! Business has cars sitting and pallets piled and some houses just have stuff everywhere
173	Clean blight. Update buildings
174	Michigan & meadowlawn
176	The road needs to be repaired..Pioneer Trail
177	Fix the pot holes on Michigan
178	Oakview subdivision...fill in ditches along our road (Oakview) greater police presence to deter speeders and the MANY drivers who blow through stop signs, the shopping area on N. Michigan needs serious attention
179	Empty houses grass taken care off
180	N Michigan
181	Cleaned up yards. Shattuck nearest road
182	Skyway plaza is a MESS. Much to be done to improve.
183	Fixed Street Lights Catalina and Riviera
185	Skyway plaza condemned. N michigan
187	Bauer Dr and Skyhaven Blvd are in terrible condition.
190	Road repair and better police enforcement
191	Traffic slow down by park on Stoker. Afraid to let my kids walk and bike there.
193	Church st.
194	The conflict of interest having the Manager being the Chief of Police, Ignore the law as CTP to get desired outcome for Manager, My neighborhood is a shithole and the zoning administrator does what she wants,,, that is why my all complaints/violations are now permitted uses? Does it matter?



ResponseID	Response
195	North Michigan Hanchett area better roads ,better drainage, new water sewage Meadowlawn, fix up skyway plaza its a eyesore.
196	Michigan and Church
197	Get rid of blight. So much unkept yards
198	Evergreen In, Get rid of Skyway Plaza
200	Michigan
205	I live on Schaeffer. Would like it if the schools were not school of choice and I'd like to see skyway plaza cleaned up.
206	Venom and Schust. We just had the rail trail extended down Schust. Let's get a bike lane in for this new trail. For the safety of the people using this trail.
207	Better drainage of storm water off Mapleridge and Carla. Heavy rains bring stagnant water which also leads to mosquitos breeding in it.
208	Sidewalks repaired Schaefer st, Hanchett
209	Michigan and sunnyview
211	Fix our roads and lower the property taxes
212	Just clean the neighborhoods up
214	More lights on the street to increase safety. winter and Shattuck.
216	More store choices
218	Mapleridge
219	Less renters
221	Pioneer needs roads and sidewalks. After the rain the sidewalk on hanchet is impassable
222	Redevelopment of Skyway. Living on Michigan
227	N. Michigan
228	Michigan
230	Storm sewer upgrades and rear lot drainage added to help with flooding and mosquitos. Oak view sub division
231	Shattuck and Elm St. Do something about the bar traffic

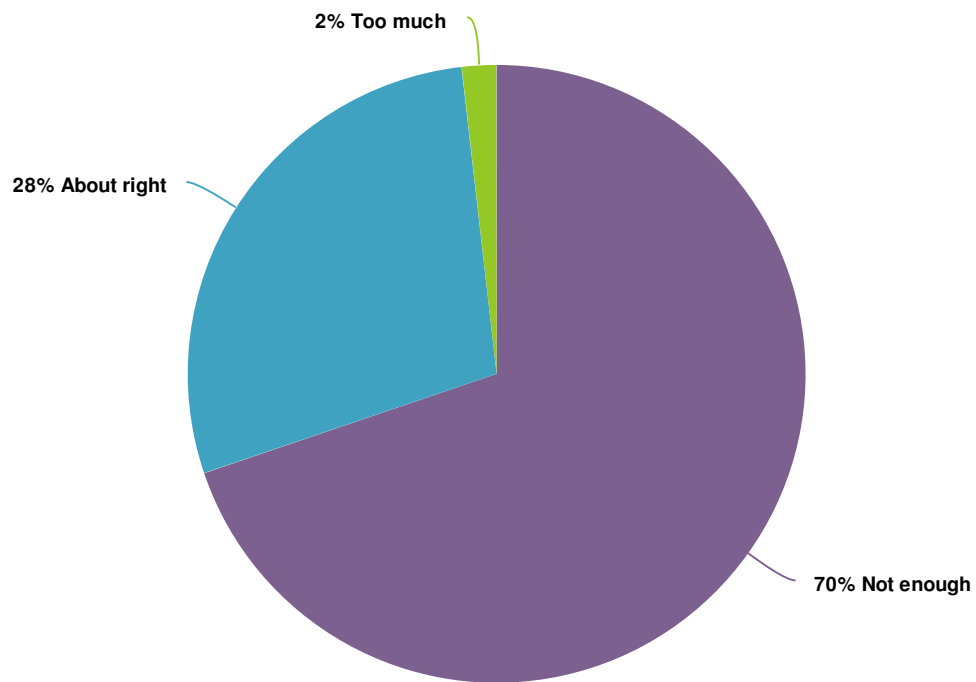
ResponseID	Response
234	Michigan Ave.
237	Safety, roads, my backyard drain fixed (crossroads church excess water issue)
239	Schust Road
240	Repave Hickory. New waterline down Lincoln St, fire hydrants don't work
241	Fleetwood Ave - Ban large trucks from parking overnight. Ban trailers on weekend. 200 block floods after rain. Trash in front yards.
244	Community Center - a place for our senior citizens to go.
248	Stinson- remove cars that double park, Hanchett- keep motorcycles from roaring down street, Piper- limit rentals for college students and fix pot holes through Carrollton - Skyway entrances
250	North Monroe, main road Mapleridge - roads need fixing!!
252	Monroe off of Shattuck I would love to see a speed bump to help slow down the traffic heading to and from the party store. We have many kids on the block and people travel at high rates of speed. Also the rental homes really need to be looked at they are in horrible shape.
253	Street monroe
254	Carrollton road area more development
255	Mapleridge Rd nothing it is just right for me
258	Winter St needs to have another street light on it at night it is very dark on the Shattuck side of road. Severl times I have almost struck someone with car because they choose to walk down the street instead of the sidewalk
259	Allow new business. Anything to bring in tax revenue will help the community
262	Evergreen
263	I live on Pioneer & Church. Pioneer Trail and several other streets are in horrible shape. Some spots it's difficult for 2 cars to pass
264	Bauer dr remove the road
265	It would be awesome to not spend \$500-1000 a year on suspension an tire parts due to carrollton terrible roads. I'd love to help Carrollton but this place is a ghetto shithole now
266	Clean up the sidewalks on Carrollton rd. Some are completely grown over
268	More street lights, improved side walks, church st

ResponseID	Response
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269	Meadowbank road and sewer repairs
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270	n.michigan ave
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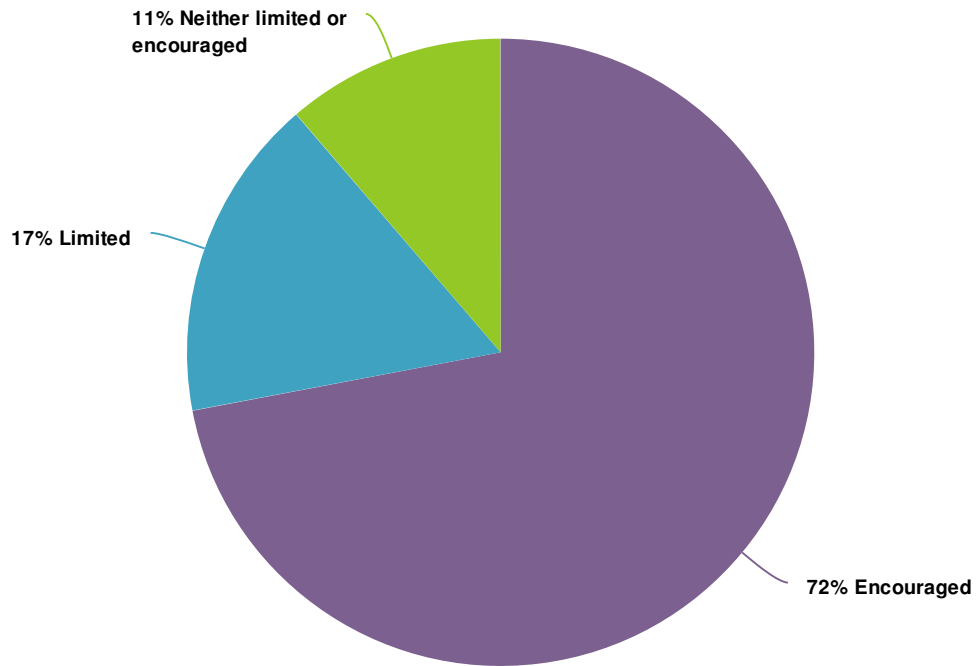
12. Which describes how you view the amount of retail and service commercial businesses in Carrollton Township?



Value		Percent	Responses
Not enough	<div><div></div></div>	69.8%	155
About right	<div><div></div></div>	28.4%	63
Too much	<div><div></div></div>	1.8%	4

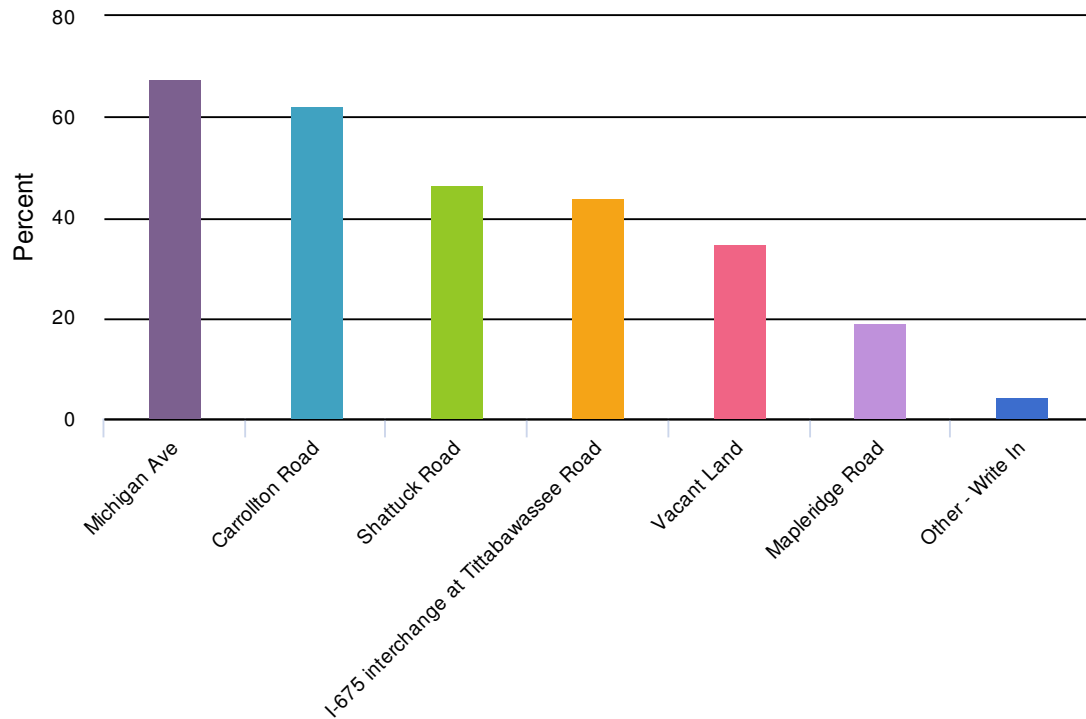
Totals: 222








13. In the next ten years, commercial growth in Carrollton Township should be:



Value		Percent	Responses
Encouraged	<div><div></div></div>	72.1%	160
Limited	<div><div></div></div>	16.7%	37
Neither limited or encouraged	<div><div></div></div>	11.3%	25
Totals: 222			

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



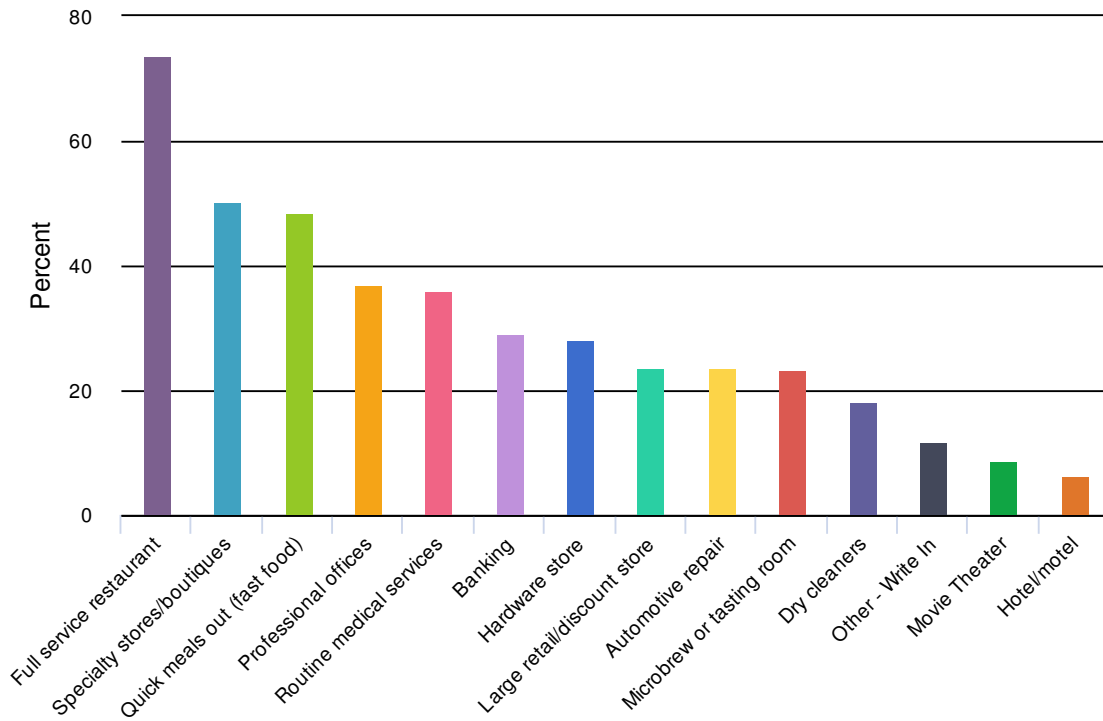
Value		Percent	Responses
Michigan Ave		67.7%	149
Carrollton Road		62.3%	137
Shattuck Road		46.4%	102
I-675 interchange at Tittabawassee Road		44.1%	97
Vacant Land		35.0%	77
Mapleridge Road		19.1%	42
Other - Write In		4.5%	10










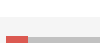

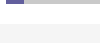

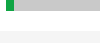


#### 14. Future commercial development should be located: (con't)

Other - Write In	Count
Existing vacant buildings	1
Improve skyway plaza	1
None	1
Nowhere near R-1, you all screwed me	1
Open businesses in vacant buildings, or tear them down	1
Sky haven plaza	1
Skyway Plaza	1
anywhere but in a residential area, your not doing enough now, how will you enforce when code refuses to address the issue today,	1
skway plaza	1
Totals	9

15. Which type of commercial land uses would you like to see in the Township? (Please check all that apply)



Value		Percent	Responses
Full service restaurant		73.5%	161
Specialty stores/boutiques		50.2%	110
Quick meals out (fast food)		48.4%	106
Professional offices		37.0%	81
Routine medical services		36.1%	79
Banking		29.2%	64
Hardware store		28.3%	62
Large retail/discount store		23.7%	52
Automotive repair		23.7%	52
Microbrew or tasting room		23.3%	51
Dry cleaners		18.3%	40
Other - Write In		11.9%	26
Movie Theater		8.7%	19
Hotel/motel		6.4%	14

15. Which type of commercial land uses would you like to see in the Township? (Please check all that apply)

Other - Write In	Count
A pizza shop in the piazza	1
Better grocery store	1
Better quality grocery store	1
Coffee shop	1
Coffee shops	1
Community center for public use. Like center courts	1
Dispensaries for marijuana	1
Drug Store / Pharmacy	1
Gas Station and better grocery stores	1
Grocery Store	1
Grocery!! Even a small market other than save a lot	1
Gym	1
Ice Cream Parlor	1
Ice cream	1
None	1
None of the above, dont enforce ordinances now, why bring in more business when you cannot control the business you have now	1
Real grocery store	1
Reputable grocery store!	1
Small diner or ice cream	1
Trucking	1
We have the best hardware store in Saginaw County	1
We need restaurants!	1
ice cream store	1
Totals	23

16. What type of stores/businesses would you like to see specifically at the Carrollton Center (Skyway Plaza)?

ResponseID	Response
5	Anything, just fill it
6	Restaurant
7	Family restaurant
9	Bank/Pharmacy/Restaurants
12	Doctors Office and Small Retails
13	Restaurants, urgent care, laundromat, things people without proper transportation would need (walk to)
14	Ice Cream Parlor, Pizza Parlor
15	Restaurant, or maybe just clean up Skyway Plaza. The stores that are currently in there are a dump!
16	fast food or restaurant
17	Big eyesore needs to be re-developed
18	Tear it down, it's an eye sore due to lack of maintenance
19	Ice cream shop, better grocery store, pizza place or other take out food resturante.
20	Meat, produce (like Jack's)
21	Pharmaci, Ice Cream Shop, Dry Cleaner, Garden Center
22	restaurant
23	Grocery store, boutiques, restaurants
25	Grocery store, restaurant, small retail
27	None
28	Clothing
29	Pizza place ice cream shop sub sandwich shop
30	Coffee shop/cafe
32	Diner/Family Restaurant; Bakery; Barber; Credit Union; Family Physician;

ResponseID	Response
33	Professional offices and small business would be nice to use that wasted space
35	Tasting room, restaurant, or possibly a bar.
37	Subway
38	Anything
39	hardware boutiques
40	Restaurant, drug store,clothing store
42	Sub or ice cream shop
43	Restaurant
44	Coffee deli convenience store laundromat
45	Restaurant and or specialty shops. NOT dollar store types tho....bring in a little better high-end type of stores.
46	Retail
47	FOOD STORE
48	restaurant, bank
49	Retail department store, drugstore, restaurant, tavern, perhaps a party venue/hall
51	Pizza, diner, coffee/ ice cream shop, redi med,
52	Grocery Store
53	Restaurant/shopping
55	Nails salon and pizza place
56	restaurant,
58	Grocery store , restaurant, General store,
59	I still miss getting pizza from Little Caesars over there so a new pizza restaurant would be nice. It would be great if we could get a nicer version of save a lot, it would be a convenient place to do quick shopping but the store as it is, scares me and I don't feel safe going into it.
60	Better quality grocery store, bank, hair cut and styling salon,
61	Ice cream, cards & gifts, restaurant. The overall appearance of the plaza needs improvement including green space and lighting.

## ResponseID Response

62	Restaurant, Pizza, Gas station&store combo
63	Coffee shop, bakery, hair salon,
66	None ,Tear it down!
67	Ice cream, little business
68	Marijuana dispensary
69	No more dollar stores! Used furniture store was nice when there. Deli, fruit mkt, ice cream
70	Mix the dam building.
72	Department Store, restaurant, tavern, drugstore, nice hall/party venue, watch how Bay City is handling the legalized marijuana outlets as well. Cleaning up old storefronts and making them like new again.
73	Pharmacy, resale, furniture, diner
76	Fast food restaurant
79	Dre
82	Pet supplies store, dine-in restaurant, bakery
83	restaurant, beauty salon, dog groomer, a destination type store to keep people around the area
84	Restaurant. Ice cream store, clean grocery store, bakery
85	Full restaurant, clean bargain store(such as a dollar tree), medical equipment supplier, and a automotive supplier.
87	Restaurant, ice cream shop, pizza place, coffee shop something that encourages community friendliness
88	Physical therapy pharmacy exercise facility
89	An outlet store or a thrift shop. We had a furniture, didn't work. We had a video store, didn't work. A bakery might work or a taco stand restaurant for the elderly to walk to. A coffee shop or small eatery of some soft
90	I would like to see a small retail store or a hardware store. The plaza needs to be redone maybe if Family Dollar, save a lot(remodel) hardware store, hair boutique, sit down restaurant, and maybe a pizza joint
91	Resale stores, exercise, hair salon



ResponseID	Response
93	Food places, shopping outlets.
97	Better grocery store, new thrift store, a gym.
98	Restaurant, Gym . But first clean the place up. Embarrassing
99	Well I like to see it get fixed up right now it's a dumb and places would be like coffee place or some retail like CVS
101	No more dollar stores, but almost anything else!
102	Pizza Restaurant, Clothing Store
103	Pharmacy, laundromat, cafe or diner, grocery store and a tasteful thrift store
104	Discount store, Aldi's, Pharmacy, Planet Fitness, Geriatric fitness classes, Food Court
105	Pub/Restaurant; Laundromat/drycleaner
108	Restaurant/tavern ... dry cleaners .... automotive parts store ... remodel part as a nice party hall
110	Spa, Restaurant
111	Clean and safe food store. Where food is not expired or moldy.
113	Fast food?
114	restaurant, dairy queen,
115	Resaurants
116	Restaurants small businesses skyway plaza fixed
117	Retail, restaurants, microbrew/tasting room.
118	Dry Cleaner, salon, barber
120	anything that is reputable
123	Full service grocery store
124	Restaurants, bakery,
127	Subway, pizza joint,
130	Clothing, lgr food store,baker
132	No dollar stores

## ResponseID Response

133	Kroger, Michael's. 5 Below, Dairy Queen, fast food
136	A better grocery. Speciality shops. Coffee shop
137	General merchandise restaurants
139	Ice cream shop
141	A real grocery store maybe a pizza place
148	Restaurant, ice cream store
150	Small family oriented
151	Restaurant, hair salon
153	Restaurant
154	The plaza is one of the biggest eyesores in the township. It should be improved before anything goes in there or tore down, and start over. Small medical facilities, business offices, a cleaner more up to date grocery store.
155	Ice cream shop, or maybe just make the businesses that are currently in skyway clean up!
157	Closer fast food chain, dollar tree
159	Retail stores
162	Subway
163	Restaurant banks
165	Icecream parlor, pizza joint, Ollie's, bakery, bank, car parts store, sub shop, healthcare office
166	Restaurant, ice creams
167	Pizza place, clothing store, coffee shop
169	Better/CLEANER GROCERY STORE/ food that is not expired or spoiled
170	A decent grocery store. All the stores in Skyway are gross I don't shop in any
171	A cleaner grocery store, ice cream shop,coffee shop
172	Hi end stores. Not dollar stores
173	Small (clean) grocery

## ResponseID Response

174	A decent grocery store, well lit plaza, locally owned sub shop, a boutique clothing store
176	A better grocery store
177	Pizza or subway
178	Speciality stores, banking, any kind of eatery
179	Pizza, ice cream restaurant, clothing store doctors offices
180	New grocery store
181	Clean Grocery Store
183	encourage businesses into the plaza - looks barren - anything
185	Multi use with businesses on the bottom. Apartments/ condo on top
190	A better grocery store. Some type of restaurants
191	Bring restaurants back. But owner of lot needs to change first.
192	Ice cream shop, laundry mat/dry cleaner, arcade, used book store, coffee shop
193	Restaurant, book store,
194	what ever passes the site plan,
195	Restaurants, Verity Stores.
196	Movie rental
197	Some food
198	Needs to be cleaned up first!!! But more variety stores! Food/Shopping
200	Walmart or grocery store
203	That place is an eye sore. It needs to either be remodeled or rebuilt. It would be cool to have a coffee shop of some sort, and a better grocery store than save a lot. Also a dollar tree would be nice, maybe even a pizza restaurant or family restaurant.
205	Restaurants, ice cream store, grocery store (not save a lot) it was nice when little Caesars was there, rite aid, kessels, farm bureau, the stores now are filthy and disgusting and the parking lot is horrible.

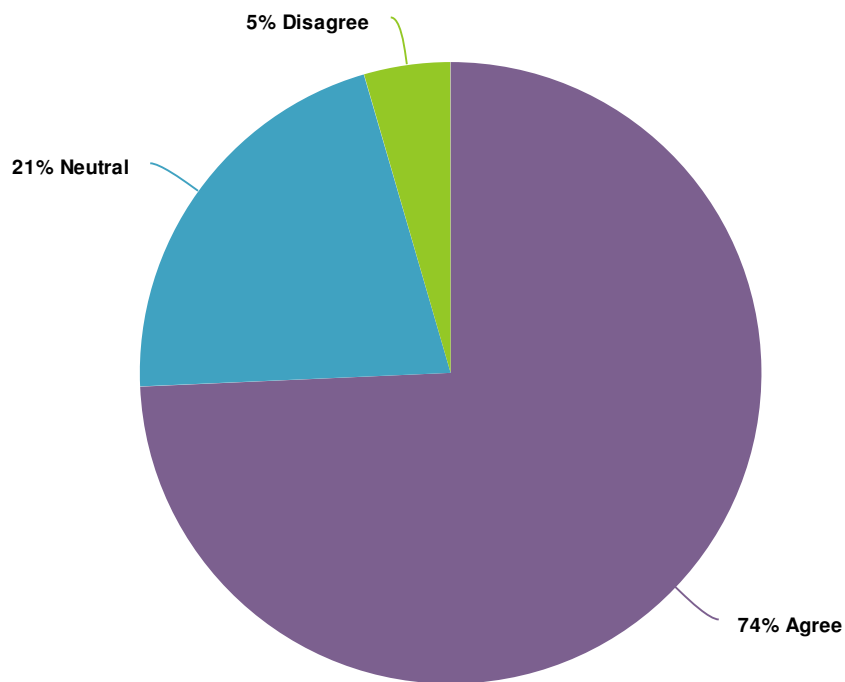
ResponseID	Response
206	We need to fix the place up or tear it down. Maybe the place could be turned into a gym or a rental hall.
208	Pizza place, dessert place, clothing
211	Restaurant , grocery store , retail store etc
213	A Pizza place
214	Laundry Mat, chain restaurant such as a sub shop
216	Clothing & fast dood
218	Restuarant, retail, pharmacy, ice cream shop
219	Less dollar stores
221	If it's fixed up then boutiques. If not tear it down
222	Restaurant/bar, offices, event center, a few apartments
228	Needs a overhaul, sandwich shop, grocery
230	Restaurant. And Family entertainment
231	A decent resale shop. A restaurant. Ice cream shop. Deli or pizzeria.
234	Restaurant
237	Safe place for kids to do activities
239	Ice cream, deli
240	Get business in the plaza
241	Tear that filthy dirty place down, that parking lot is like a pig sty.
244	Drug store, bank, pizza place, updated save-a-lot, Subway, insurance office, Aldis, ice cream
247	ice cream store
248	Restaurant, dry cleaner and pharmacies
249	Retail store and cleaners
250	Drug store
252	Maybe a fast food restaurant, a better grocery store, bubble tea shop, diner, coffee house, book store

## ResponseID    Response

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253	Better nicer stores
254	Unique shopping experience
255	Hall rental for receptions etc. Restaurant eat in style
258	Pizza shop
259	Medical marijuana
262	Food
264	Grocery stores, pharmacy and restaurants
265	Any businesses other than another damn dollar store. Make the owner of those building maintain them!! They are an eyesore and a stain on our once nice town!!
266	A whole structure
268	Coffee shop, trader Joe's, Leo's Coney island
270	recreational center for kids and adults,games,skating rink

17. I support the redevelopment of industry and manufacturing in Carrollton Township, near existing industrial areas.



Value		Percent	Responses
Agree	<div><div style="width: 74.3%;"></div></div>	74.3%	165
Neutral	<div><div style="width: 21.2%;"></div></div>	21.2%	47
Disagree	<div><div style="width: 4.5%;"></div></div>	4.5%	10

Totals: 222



18. What is your opinion regarding the extent of these issues in Carrollton Township?

	A big problem	A problem	Somewhat of a problem	Not an issue	Don't know	Responses
Too many under-utilized properties	66 31.3%	73 34.6%	50 23.7%	19 9.0%	3 1.4%	211
Overgrown weeds/tall grass	54 25.5%	59 27.8%	57 26.9%	34 16.0%	8 3.8%	212
Housing quality	31 14.5%	67 31.3%	65 30.4%	47 22.0%	4 1.9%	214
Junk cars in yards	33 15.3%	46 21.4%	53 24.7%	71 33.0%	12 5.6%	215
Nuisance animals	32 15.1%	45 21.2%	48 22.6%	77 36.3%	10 4.7%	212
Quality of rental residential units	50 23.3%	52 24.2%	59 27.4%	30 14.0%	24 11.2%	215
General property upkeep	29 13.6%	45 21.0%	77 36.0%	60 28.0%	3 1.4%	214
Availability of on-street parking	37 17.4%	42 19.7%	47 22.1%	74 34.7%	13 6.1%	213
Noise	8 3.8%	20 9.6%	51 24.5%	119 57.2%	10 4.8%	208
Totals Total Responses						215

## 19. What do you think needs to be updated in the Township's zoning ordinance?

ResponseID	Response
3	People parking in the road... They park on both sides making it difficult for getting through especially with kids riding bikes all over the roads
6	Stop letting vigilante residents complain about a code violation against another residents. it's the code enforcement officers job. If he doesn't feel it's an issue then let it be just cause someone doesn't like something doesn't mean it's an issue
9	Zones that allow for rentals needs decreased. More owner occupied.
12	Street markings, white lines, yellow markings on the roads. Lighting in certain areas of high usage street comers or parks.
13	I don't know enough about the ordinance to give an opinion.
14	Landlords need to do background checks on tenants and listen to the neighbors when they complain Tear down houses that are abandoned
17	So tired of looking at skyway plaza it is Embarrassment to the township building and parking lot personally I would tear down and bring new businesses them
21	Better upkeep of commercial buildings & areas surrounding i.e. parking lot repair, snow removal on sidewalks surrounding businesses, litter & trash removal. Number of rental units in one area.
25	I don't know
27	I don't what the zoning ordinance already is??
28	Don't know
29	Fireworks
32	Decent roads and parking lots
40	Signage, zoning districts ( commercial and residential)
43	Burning of brush
44	I don't have a positive approach to stimulate residents to keep their property in repair and uncluttered. It only takes doing not alot if money. The inside of some of these "homes" I don't want to imagine.
47	N/A

## ResponseID Response

49	Limit any new industrial expansion far from existing residences ... Michigan sugar was there before the housing, but now it's gone. Don't allow industrial encroachment into residential areas by any successor. Ditto two other properties adjacent to residential. Likewise, their former piling grounds along Tulane should be zoned as pure agricultural with an eye for quality single family residential. Likewise with all the property surrounding schools.
51	See previous reply. Just follow through with rules already in the books. Warning, then fine. Simple as that.
54	Closed businesses clean up their parking lots.
58	Unable to comment as I'm not familiar with the zoning ordinances.
59	I'm not familiar with the Carrolltons ordinances.
62	1)Site plan approval process 2)Tighter ordinance on Blight 3)Tighter ordinance on Grass cutting 4)Shorter time frame for follow up on ordinance violations
68	Barking dog ordinance. Rental property rules
72	Make sure that however the Michigan sugar property develops it cannot be intrusive to residents again with the resulting odors, increased large truck traffic and noise ... Etc.
73	Not familiar so no opinion.
79	Non home owners can be kicked out of Carrollton for causing problems renters can be kicked out for causing problems. Both can be kicked out of area for drug use.
81	Not a resident so don't have answers to many things. Neighboring community.
82	Noise, burn bans, parking on streets
83	Zoning map, improved descriptions of what is permitted in each zone. Make sure it all still is in compliance with the buffer ordinance.
85	Not updated but enforced for the number of non related people in a rental.
87	The dumping of whatever is being dump by city sewer in the Jefferson Street area. I get DEQ says they can dump and we cannot override them but as a community we can encourage them to stop dumping. We can really promote residents to not use their services, fine them for taking out street lights, fine them and make them clean the streets from mud droppings when they drop off loads, fine them for blight because it looks like crap in that area.
88	No issues with current ordinance
89	Flood zone. Haven't had a flood in years, don't think I should pay flood insurance anymore. My property doesn't even get water when the river is high, yet my insurance goes up every year

ResponseID	Response
90	Not sure maybe sidewalks down every road and maybe something developed where the old Sugar plant stands
91	Help with flooding of yards
97	I think everything is fine
98	Noise, Cleaning up your property. Cutting your grass. Upkeep on houses. Quit making Carrollton a laughing stock of Saginaw county
99	Idk
103	I can't think of anything specifically off hand
108	limit any future industrial activity on the Michigan Sugar property to where the plant stood along Carrollton Road. Change zoning along old piling grounds on Tulane to pure agricultural or residential. Change dyke area zoning to non-industrial.
110	Fourth of July noise around senior citizens
116	People should be able to park in their yards with out getting warning of tickets ever other day if they are leaving trashy cars laying around then ticket them but don't bother with people that keep up clean yards and have cars parked for only a few days the ticketing is getting out of control and many people are getting pissed off 😡
120	Clean up Shattuck Road
124	Better public use for our river area.
133	No idea. I just moved her end of November
136	Personal home blight.
137	Allow business more freedom and incentives to build and expand without Gov't making it to costly with fees, permits, regulations that make the already huge investment in growth harder to realize.
139	No over night parking on the street. Get the stray animals under control. The garbage in yards is horrible.
141	N\A
148	Nothing
149	Fire the whole board and start over
150	Na
157	Nothing much. Pretty much stable.

ResponseID	Response
159	Too. Any rental unit,s
162	Stricter enforcement
165	Carrollton township is very lucky to have such a large waterfront however, there is not a single place along that waterfront for the citizens to enjoy, relax, or recreate on or along the river. It would be nice to see a park and maybe a boat launch in Carrollton which would draw in boaters, fishermen, and families.
172	More commercial/residential
177	N/a
178	I have no idea
179	Grass mowing stuff in yard
185	Not sure. How many people even know what's in the zoning ordinance.
190	Unsure
194	Site Plan, regardless if the business is similar, if the building is vacant for 6 months (as written in our ordinance) a site plan will be submitted regardless. This township has allowed the business next to my home to become a PIT and really dont understand how i can Read from the Ordinance what is going on is a Violation and it is still allowed.Planning Commission needs to READ THE ORDINANCE, BE TESTED. You stand and ask questions and no one will answer you, Never during the master plan was ENgles automotive discussed being rezoned to a m-1 yet somehow it happened, i filled out a FOYI twice and still No answer..... What I want to see is THE ZONING ORDINANCE ENFORCED period,
195	More Police Presence on Hanchett Street area people speed up an down quite a bit it's a speed trap from one end to the other someone is going to get hit we have alot of young children on that road!
197	Music playing too loud, upkeep of property, keep it animals in own yard on leish
198	Skyway plaza upkeep/ Cars in roads and more streetlights down side roads!!
200	I'm ok with the current ordinance
206	Need to fix up some of the eye sore places. City Sewer needs to stop dumping in Carrollton. They can take their stuff to the landfill just like everyone else. We need to protect our residents from this type of environmental hazards. Even if the DEQ approves of their dumping. We need to squeeze this company out of our township. Let them go somewhere else and do their dumping. We need need their type of taxes.
208	Don't know

ResponseID	Response
211	They should make it better for small business to grow and get more money and jobs in this town.
212	No kids out after dark
218	Get industrial activity out of neighborhoods. Specifically, City Sewer's dump/cleanout station on Jefferson and Balsam.
221	Cars should be required to be parked at least 80 percent of the road. Along Sherman the park completely on the road on most days
222	No idea
227	Vacant land needs to be zoned residential with single family homes. It is a very nice community to live in, and houses sell fairly quickly. We need more houses.
234	A few things...but not much.
239	N/A
241	Ban all parking at night and weekends for all large trucks, box trucks and large trailers on streets in residential areas. Creates traffic problems. No parking between sidewalk and curb. Crummy roads.
252	If you are going to allow a home day care on a high traffic street then speed bumps should be installed to keep traffic at or below the posted speed limit.
253	Nothing
255	Getting rid of trashed vehicles at CCM they need to clean it up OR put up a tall privacy fence. Not a very welcoming site on Carrollton road.
259	Nothing
262	Yards
264	It is good as is
265	People shouldn't be able to live in blue tarp covered shithole shacks with garbage throughout their yard. This township has let the hillbillies take over and cause all the housing values to drop 50%. It should be criminal what the code enforcement has let slide for the last 15 years!!!!
266	Businesses maintain timed, City Sewer clean up their dumping os sewage water dump. Mosquitos are terrible. Green growth and made drains to run off in the ditches.
268	NA
270	speed limit needs inforce more

20. What additional information would you like to see on the Carrollton Township website?

ResponseID	Response
9	I think the website is great.
12	Clear Categories headings...possible in different colors which make them more notice able.
21	Most everything is wll covered.
27	.
29	Crime updates in the community
32	I've twice reported a non-working street light- would like to see estimated date when problem will be fixed or at least investigated
35	Neighborhood watch minutes,
40	Very well maintained,
43	Not sure
44	IDK
47	N/A
49	Always room for improvement, compare to other municipal sites ... No complaints on what we have though.
51	Na
59	None
62	Less is better with only time sensitive material and upcoming dated items so things don't get missed by the public. (Information overload)
67	More zoning issues
72	Look at top municipal websites in Michigan and add-on as you think might be relevant for Carrollton.
73	Not sure
83	satisfactory
85	Each month have different reminders of ordinances such as keeping sidewalks clear, parking on the grass, noise, and general things of blight.



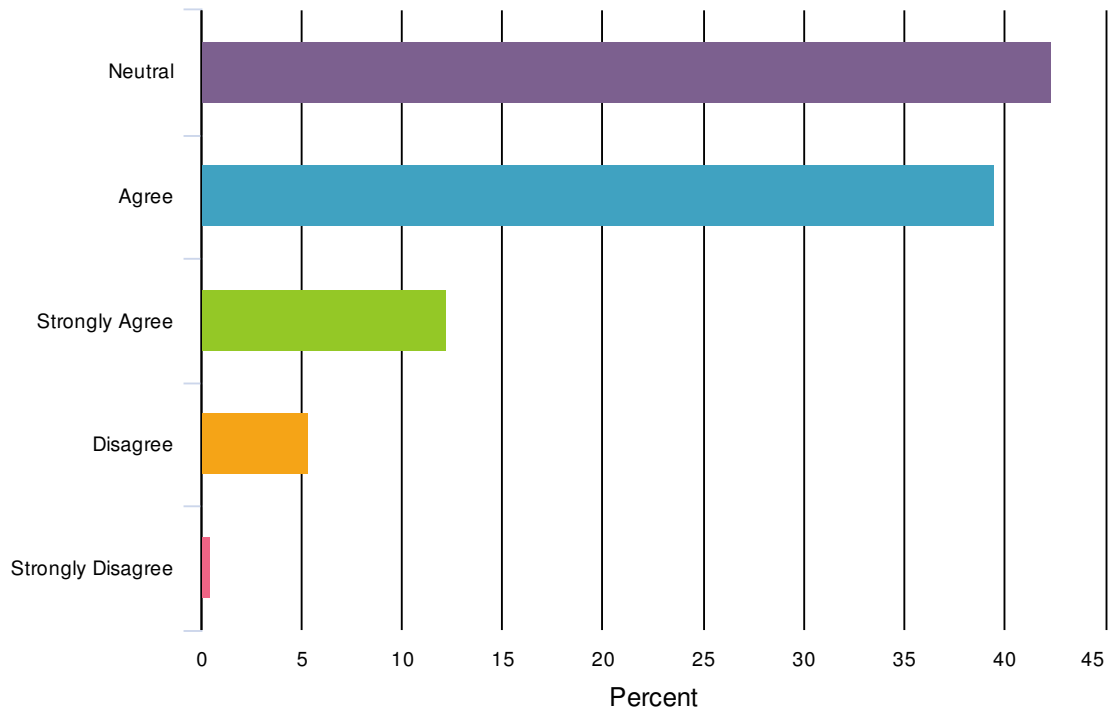
ResponseID	Response
87	Maybe a section that highlights and promotes our local businesses that are involved in our community or locally owned. Places like Carrollton Hardware, Merll's, Hank's Flowerland, local farms, Lion's club. Anything or anyone that brings our community together.
88	I don't use it often A Facebook page would be good
89	When Carrollton comes together. We used to have the best Halloween parties, now we dont
90	Entrepreneur opportunities and local job postings
97	Nothing
99	Like yo see like quick access to other towns near by websites like Saginaw county
102	BILL PAY
103	Links to Facebook pages or groups that are affiliated with the Township.
108	Elected officials for the state & county are listed, but Carrollton Board of Education members are not. Direct link to Carrollton Public Schools website.I regularly read the monthly meeting minutes ... keep it up.
116	Garage sales Activities at the parks getting to know all the officers in our area teaching kids that the police are good
120	None
124	Not sure.
133	Not sure
136	Updated business changes. And new building plans.
139	Carrollton needs more events. The Carrollton carnival was amazing and would love to see that come back.
141	N/A
148	The township news. Board meeting notes.
149	Shared information on all board reasons for all new ordinance include yes a d no votes.
150	Everything about the township
157	Don't go on website.
162	Never been on it

ResponseID	Response
174	Unknown
177	New updateds
178	I don't know at this time
179	You do a good job
194	office hours, when can we meet with our elected officials. they all should have Posted office hours.
195	I've never been on your web sight.
200	Update on crime and prevention and community involvement
206	Post how much City Sewer is dumping on Jefferson St. Highlight the businesses that represent Carrollton in a positive manner. Highlight positive people who represent how township in a positive manner.
208	Online bill pay
211	I don't know
222	Sorry, haven't been there recently
228	Connect rail trail to zilwaukee
234	Better reminders on trash pick up...yard waste...and brush removal.
239	N/A
244	Recreational things
253	Nothing
255	Don't use the web site
259	Nothing
262	Upcoming events
264	Nothing
265	A 10 step plan provided by the township that outlines, in detail, all the efforts made to try and not have 60% of carrollton houses look like drug addicted squatters live there. Also, get rid on that damn methadone clinic, it's literally across the street from a church and school!!! Another slap in the face by our township to the residents!
268	A monthly newsletter

ResponseID	Response
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270	more of what goes on
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21. The website for Carrollton Township is easy to navigate. (www.carrolltontwp.com)



Value		Percent	Responses
Neutral		42.4%	87
Agree		39.5%	81
Strongly Agree		12.2%	25
Disagree		5.4%	11
Strongly Disagree		0.5%	1

Totals: 205

## 22. Do you have any additional comments on the Township website?

### ResponseID Response

9	No
12	Large print when possible...to help the elderly to read. Drop downs are not always as helpful, especially if you have to check each drop down to find something. Maybe keep track of the sites people use most often and have those sites easy to access or right on the front page
17	Some of the roads in Carrollton are pretty bad dips in the road down Michigan Mccurdy Road and Michigan I am Tibb
18	Fix the roads. Hickory for one.
20	Not all township departments are listed.
21	No
25	No
27	No right now
35	Online payments could be a little easier for those who are not as tech savvy.
40	Very up to date
43	No
47	N/A
49	No
51	No
58	None
62	Less is better
67	Need to deal with people that don't want to follow zoning laws
72	I use it and like it. I would say that it seems odd to have to get meeting minutes the way you have it, under board members. Agendas and minutes should have an earlier visible button/location.
73	No
83	nope
85	No

## ResponseID Response

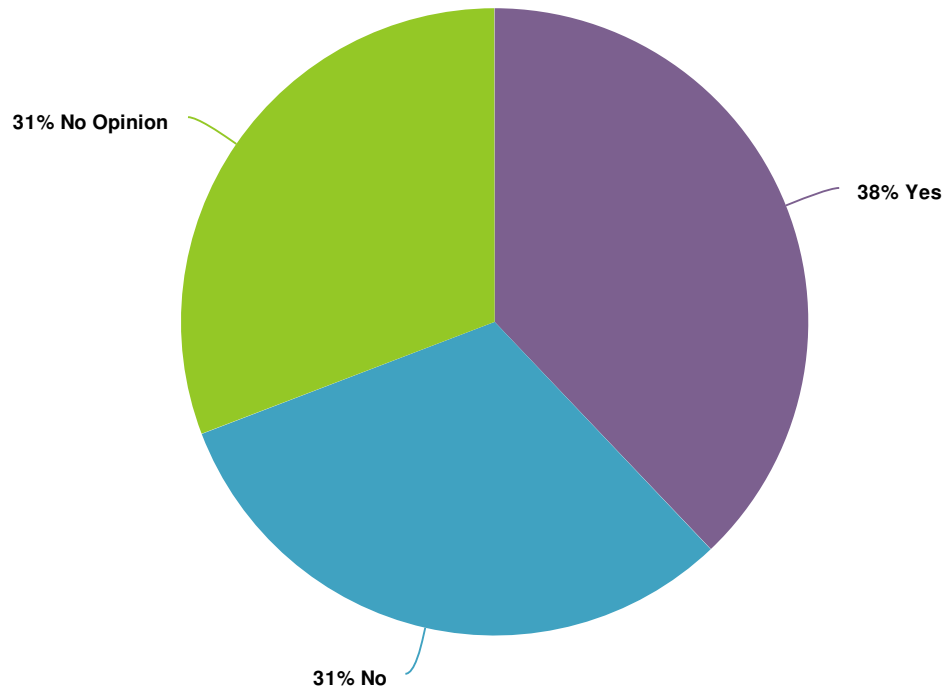
87	Remind residents about the website on the kiosk. Like when highlighting a business or person highlight it on the kiosk so residents know to look at it. Maybe create an email list for residents to get a monthly Email reminder when new updates are added. I wouldn't have known about this survey if it wasn't post on the kiosk.
88	No
89	I love this small town. Close to shopping but far enough to be a community
90	N/A
97	No. But we do need safe waterfront access 😊
99	No
102	NEED STREET LIGHTS FOR SAFETY PLEASE!!!! BETTER SIDEWALKS (LEVELED, ALLEVIATE TREE ROOTS CAUSING UNLEVEL SIDEWALKS)
103	It seems very impersonal a couple of pictures of the events we have put out there
108	Always room for improvement, but pretty decent.
110	No
116	Introduce us to our police officers so we know who they are
124	No
133	No
136	No they do a great job.
139	N/A
141	No
148	No.
153	No
157	No
162	No
163	I noticed last winter the house on entering the sky haven did not shovel their walk,very dangerous.I would like mowing done on the median to be better,like trimming along the curb.Some lawns are very overgrown.I think we need better code enforcement.
178	No

## ResponseID Response

179	No
194	Meeting Minutes,,, I have read several years of Planning Commission minutes, i have discovered 1. they did not have meetings every month 2. when you open the page for (for example) April they are the same minutes that were posted for March and Feb because there were no meetings. If there was not a meeting, do not copy and paste the minutes from one meeting to cover for the month there was no meeting...
195	Free no charge bill pay for water,taxes and other bills.
200	No
206	No
208	Make it easier to find information like township ordinances
211	No
216	Every thing is accessible
234	No
239	No
253	Nope
255	Nope
262	Na
268	NA
270	no



23. Would you be supportive of a special assessment for a Township road millage?



Value		Percent	Responses
Yes	<div><div></div><div></div></div>	37.9%	80
No	<div><div></div><div></div></div>	31.3%	66
No Opinion	<div><div></div><div></div></div>	30.8%	65
Totals: 211			

## 24. What do you like best about Carrollton Township?

ResponseID	Response
3	The quiet.
6	Close to work
7	Close knit community
9	It's close to shopping, it's quiet, and it's small.
12	The peace and quiet in my neighborhood...as well as the people who live in our community.
14	Most of the people are friendly
15	Small community
18	Community
19	You are in the heart of everything. Not too far from shopping, restaurants, Event Center or the interstate. Housing is affordable. Small community.
20	Nice quiet community
21	Overall it is a nice quiet, friendly community. Moving here from the city 14yrs ago, most of the homes were owner occupied, which showed in the pride of lawns, & appearances of the homes. Our neighborhood watches out for each other, which is what drew us here.
23	Safe community
25	Still has some good people.
27	Family
28	Friendly people
29	Nice community to live in
30	Small town feel yet close to major commercial areas (in Saginaw Township)
33	I like my neighbors in my area, the neighborhood is kind of run down but most keep their properties nice. What I would really like to see is something done with all the unused land on Carrollton Rd. Falling down rusted out equipment and buildings. Could be a nice area for a dog park!!
35	Carrollton has a nice balance of letting people have control of their properties and are not too heavy handed with ordinances.
36	Quiet neighborhoods. Close to everything, but low traffic.

ResponseID	Response
37	The people
38	Citizen have strong connection to the area, its businesses, and the public services (police/fire/DPW).
39	It is close to most major retail services.
40	Parks are easily accessed
41	Convenient location Monthly brush pickup during summer
42	Affordable houses/property. Close to everything but not in the middle of it all.
43	Quiet
44	It's seems secure, quiet and close to shopping
45	My family and friends are close by. It is a close knit community and the police presence makes me feel safe. It is generally a quiet community but the traffic is loud and constant on N. Michigan, especially summers when we are outside. But it's the major thoroughfare so not sure what can be done about that.
47	CLOSE TO EVERYTHING
49	We are small and we are safe. Sidewalks all around the community and street lights are an excellent feature we need to keep. Parks are a gem that need polishing and more use. Summer recreation programs we're great community features in the past that I would like to see reinstated. Creeping blight is a big issue, please work hard at rectifying! We need things that will pull the community together as one and identify as Carrollton. The 2016 celebration of our founding was excellent.
51	Safe, small, not busy neighborhood
52	small community
53	Small, quiet, and for the most part friendly community.
54	I have lived here all my life and like it.
58	Small, safe, friendly community. Accessible to whatever else is needed.
59	It's where I grew up. My grandparents lived there my entire childhood but recently moved out because of increased instances of crime (that directly effected them). I like the people but when I go there now I'm left feeling like Carrollton has just give up.
60	Small community
61	It's community feel and schools.

## ResponseID Response

62	1) Tight nit community 2) 24 hour Policing 3) Quite neighborhoods
67	Have lived here my whole life
72	Small, easily accessible, good schools and children friendly, the sidewalks are a blessing and make us unique, safe and quiet for the most part.
73	Centrally located to Bay Road businesses. Generally a quiet community.
76	Close to stores and restaurants. But it feels like a rural area.
81	small town - friendly - nice place to live, I did live in Carrollton at one time and would have purchased a home there but found one in Zilwaukee that suited us at the time.
82	Lower crime rate at this time
83	mostly quiet peaceful friendly
85	Township employees are easy to work with and the easy location to businesses and hospitals outside of the township.
87	I like that we have our own school system but wish the schools would be more selective about the families that are allowed to attend our schools.
88	Everyone knows everyone Except for schools where parents no longer know each other and don't live in the area There is less accountability when you don't know the people who bring kids to school.
89	It's a small town where everyone knows everyone
90	My kids go to school and I have had no issues with trouble on a Main Street. I would like to get help to move into a new house
91	No drama in my neighborhood. Small town feel. Close enough to big stores like Meijer
97	Schools
98	Small town feel
99	It's tax rate and safe and comfortable place to live
102	Small town
103	The small town feel
104	The size of the community.
105	Small size/everything is within walking distance

## ResponseID Response

108	Small, stable, pretty safe, good schools, emphasis on kids because of schools & recreation programs which brings young families & new blood into the community. Close to alot of things in the metro area & easy access is readily available to get there,.
110	Room for growth.
113	How it actually feels like a home, it is very quiet and A nice majority of the older population lives around us. It is very peaceful and we can be outside and still feel safe where we are.
114	It's close to shopping, movies, etc, yet has a 'small town' feel
116	Everyone knows everyone and protects their neighbors love my neighborhood
120	the people
123	The small community.
124	Close to shopping areas.
127	Location, small town feel right next to urban areas.
130	Small community, friendly, peaceful one most part.
133	My family is close by
136	The home town feeling. Great neighbors. Police officials easy to talk with.
137	Our long history of serving the community that we have called home for over 60 years.
139	It's a quiet community
141	Mostly friendly people. It is mostly safe to a point
148	The people and fire department.
149	Home for past 50 years
150	Small everyone friendly
153	Great citizens and police and fire
154	I like living in a small community. We are close to all the big shopping but not to close. Close to the highway. I feel relatively safe here.
157	Quiet, peaceful place to live.
159	Location,schools
162	Relatively no problems compared to being next to the city, Good police work

## ResponseID Response

163	I love our police department.They are friendly and courteous.Fire department does a great job More work has to be done with code enforcement.If we want a nice community,some areas need a cleanup.
165	The small community feel and low crime rate
169	It was a nice and quiet community.... starting to become a little bit loud! Been living here for over 30 years... all of our kids graduated from carrollton schools
170	I like that it is a small community
173	The size of the community and its inhabitants
176	Quiet
178	I have lived here most of my life, I love the schools, the sense of community, I like how lots of people know lots of people. I like that we are not TOO business oriented but close to many businesses (near 675) although I hate the noise of the traffic
179	Community living friends
182	cost of living
183	the small feeling
185	A nice community.
187	Not too big, easy access to the major shopping areas and highways without the hassles
189	The Dpw director
190	Everyone knows everyone
191	It's smaller size and quiet. More commercial business along Carrollton/Stoker alarms me. I don't want more noise, stink, or dust off an industrial or manufacturing shop.
193	It's small
194	Past Memories... my neighborhood is full of slumlord, ghetto, management properties that are all in real bad shape.
195	Some Areas are nicer then others more nicer near the Schleck over pass towards Saginaw Township.
196	It is not a Saginaw hood yet.
197	The school needs to have higher standards. Repeating tests for better grades is ridiculous. Teach them. Maybe need better teachers.

## ResponseID Response

198	Good people!
200	The tranquility and Peace, cleanliness and safety of our community!
205	Right now I just feel the township is going downhill. I've been here for 31 years and I'm glad for my neighbors that have been here for a while but I feel because of the school of choice and the dumpy skyway plaza it brings in trashy people. I dont feel as safe and theres alot of people who dont take care of their yards and homes. In 3 or 4 years my grandson that lives with me will be going to school and I wont be sending him to carrollton schools. I do like the bars, shell gas station and our party stores, Carrollton hardware and I see they opened a new business by the hair salon. The hair salons are good too. The parks are good too. I feel the police do a good job too. I wish the sidewalks were maintained alot better. It's hard to take my grandson for a walk around the block, this side of shattuck theres no sidewalk. I wish we could get another 711 where the old one was. And the methadone clinic needs to go. Maria Elena's is a good thing here. I do like the fact that when my neighbors were letting their trees and weeds grow over my property and I called and they came out and took care of it right away. And I had a big tree that I was afraid would fall on my house and they took care of that too. And that's about all I can think of
206	That someone is trying to make this a better place to live. However you will never encourage anyone to build here because our taxes are way to high. Why would someone build here when you can build in the township where taxes are much cheaper and you have a better resale price for your home.
208	Separated yet close to the city
211	It's my home
214	It is a nice township close to amenities
216	The Quiet
218	The residents
219	The schools are awesome!
221	It's close to civilization
222	Family oriented, not snobby like Sag Twp.
227	A family oriented community. Good schools, close to shopping. Close to area colleges.
228	Home town
230	Schools and lower crime rate than neighbouring communities
231	Its Small community.
234	Quite...homey... small town feel..

ResponseID	Response
239	Could be a beautiful little place to live again. Just needs little upkeep and tender loving care.
240	It's been my home for 63 years! Not going anywhere else.
241	Quiet- Safe
244	School system and community togetherness, how the neighbors help each other out.
245	people, schools
247	The people!!
248	People
250	That it is a small community!
252	The community, neighbors talk to one another and watch out for each other.
253	Nothing
255	It is a quiet community and very friendly
258	Quitenesst and you can have a bon fire and it feels like camping but it is really glamping
259	It's home
262	Location
264	Small town feeling and close community
265	What I like best about carrollton is; if I have \$5000, a rusty old car, and an addiction to heroin, Carrollton township will have a beat up old house for dirt cheap, a code enforcement officer who will let me leave my rusty car in my yard, and a methadone clinic within walking distance. If I run out of heroin needles i can just go to a local park and find some on the ground. Also, I'm a drunk, so I have 6 liquor stores that let me use EBT cards for booze and cigarettes and 6 bars to get drunk at. Its literally paradise if you wanna live a drug addicted, drunk, unemployed lifestyle. Oh and you can break into houses, cars, sheds and garages and they will blame residents for not using good enough locks instead of arresting the junkies who are stealing from us.
266	Close to shopping.
268	The fire department
270	so far its safe and quiet



## 25. What is the one thing you would do to improve Carrollton Township?

ResponseID	Response
3	Roads, no parking in road, and fix the sidewalks
7	Force property owners to take better care of rentals
9	Fix and widen the roads.
12	The sidewalks could use a little attention, but I wouldn't want to see this fall on the homeowners to repair it by themselves...especially if it is an area which is used quite often from wear...school area. Verse other neighborhoods which have less traffic. Also, a dog park
13	Add sidewalks to the roadways, alternative sports programs, updated garbage trucks (with lifts) so we can use less trash cans
14	Fix the roads
18	Tear down vacant buildings after a determined amount of time.
19	Fix the bad side streets. SAFE river access. Recreation committee for the slorts needs an overhaul. Its sad to see parents sending our kids to other programs.
20	Control blight
21	Limit rental homes, encourage businesses like produce farms, nurseries to the area.
23	More commercial sites.
25	Improve the school and community for residents
26	Fix roads.
27	Eliminate school of choice
29	Police response time
30	The curb appeal... Carrollton Center, other retail commercial businesses along Michigan Ave. and Carrollton Rd.
31	River access
32	Repair roads and parking lots
33	Find some way to clean up and put to use the eyesore vacant land on Carrollton Rd.
35	Some of the roads such as Sky Haven could use some repair.
37	The look. We need a make over.

## ResponseID Response

38	More businesses. Less vacant lots and less abandoned homes.
40	Parking on one side of all roads.
42	Try to bring property values back up.
43	New fire station/police station
44	Drainage is problem even for a flood plain.
45	Clean up the plaza - especially the parking lot which needs much attention and we need more stores in their with a nice restaurant.
47	HOUSING
49	Hey realistic plan to resurrect skyway plaza and blight control
51	Fix sidewalks. They are dangerous!
55	Better coding enforcement: cars in yards and mounds of trash in yards
58	Attract viable businesses.
59	I would fix up skyway plaza , people need something nice central to the community that they can take pride in for motivation to take care of themselves.
60	Clean up trashy houses
61	Housing
62	Get the community more involved. 1) Neighborhood watch 2) Activities at the parks 3) Beautification committee 4) Community Trash pick up on the streets 5) Get Township officials involved in the community
67	Blyth
68	More businesses that benefit residents. We have meth clinic that bring rif raff from all over mi here. People from clinic harass nearby businesses and harass patrons.
70	Fix the side streets.
72	Concentrate on having/keeping a small-town atmosphere. Recreation activities in the Parks for all ages help the community come together from different perspectives, keep highlighting the difference ... We are Carrollton, not Saginaw, clean up our entrances so when people enter you feel our pride and things look better then from where you're coming. Piggyback on our schools emphasis on children which will bring young families and new energy to the community.
73	Get more business in Skyway Plaza and the vacant business on Carrollton Road.

## ResponseID Response

83	improve outdoor recreation opportunities.
85	Get rid of skyway plaza and start fresh.
87	Improve our riverfront property. The IBT trail goes right down Carrollton Road. I often wonder what people think, of our community as they use that trail.
88	Fix the roads and the are when you enter Carrollton from Weiss area it's embarrassing that right at the welcome to Carrollton sign it looks ghetto
89	I'd like the sugar beet factory become lofts. Just a thought. Lower the flood insurance and open a little store by me
90	The Skyway plaza and an apartment plaza or culdesac that would provide new homes. Sidewalks down every street and some streets need to be repaired. I would like to see the schools parking lot and entrances redone to make it flow easier when school is let out
91	Improve the parking lot at Skyway plaza.
93	Removal of the dilapidated skyway plaza for a new and improved strip mall/ Outlets center. Encourage businesses in Carrollton small and large alike. Less liquor stores and more food establishments.
97	Make people clean their yards
98	Make people keep there properly up. Also Clean up Skyway Plaza. I will not shop there until it gets cleaned up.
99	The plaza and more stores and clean up the town
102	As previously mentioned; NEED STREET LIGHTS FOR SAFETY PLEASE!!!! BETTER SIDEWALKS (LEVELED, ALLEVIATE TREE ROOTS CAUSING UNLEVEL SIDEWALKS)
103	Build a community center that all residents would benefit from it
104	Have people keep their property looking nicer.
108	Blight control & enforcement throughout the community, especially at the enterances. When you drive in on N. Michigan from the city it looks horrible and is spreading ... now right up to Shattuck & continually moving northward. Rental houses are a big problem in this.
110	Vote on mileage
113	Do not build on Mapleridge rd.
114	Get more businesses back ...Carrollton Road/Mapleridge
116	Get jobs to skyway plaza make the owner fix the parking lot it's a danger to kids and adults both and fix roads

ResponseID	Response
120	skyway plaza
123	Stop open enrollment at our schools. After being in the school system with five kids, the quality of the school significantly dropped year after year with open enrollment. Too many disciplinary problems that were serious. Problems more with the hands off parenting of some of the children that could not and should not be dealt with in our school's setting.
124	Keep the quality of the area a priority.
127	Widen and improve Michigan Ave. Stop putting that damn stone and tear. It needs to be at least 2 lanes and a turn lane.
130	Bring back rec centers for kids, utilize the parks
133	Not sure
136	The look of the home as you enter Carrollton on north Michigan. At first site it looks pretty bad.
137	Get levy Corp or Carrollton concrete to donate by large tax incentive a large piece of land to the two to develop into a mix use park commercial space to bring revenue and visitors to the twp.
139	Clean up the yards and run down houses. The houses coming into Carrollton from Saginaw on N Michigan are a huge eye sore!
141	Roads and school traffic
148	More businesses and upkeep.
149	Board should be made up from a member 7 different zone housing district.
150	Skyway plaza changes
153	Skyway plaza
154	Clean it up!
157	Better drainage. To much water stands around different area after rain. Very poor drainage!
159	Limit rental units
161	Use of vacant buildings rather than building new
162	Ok
163	Code enforcement

## ResponseID Response

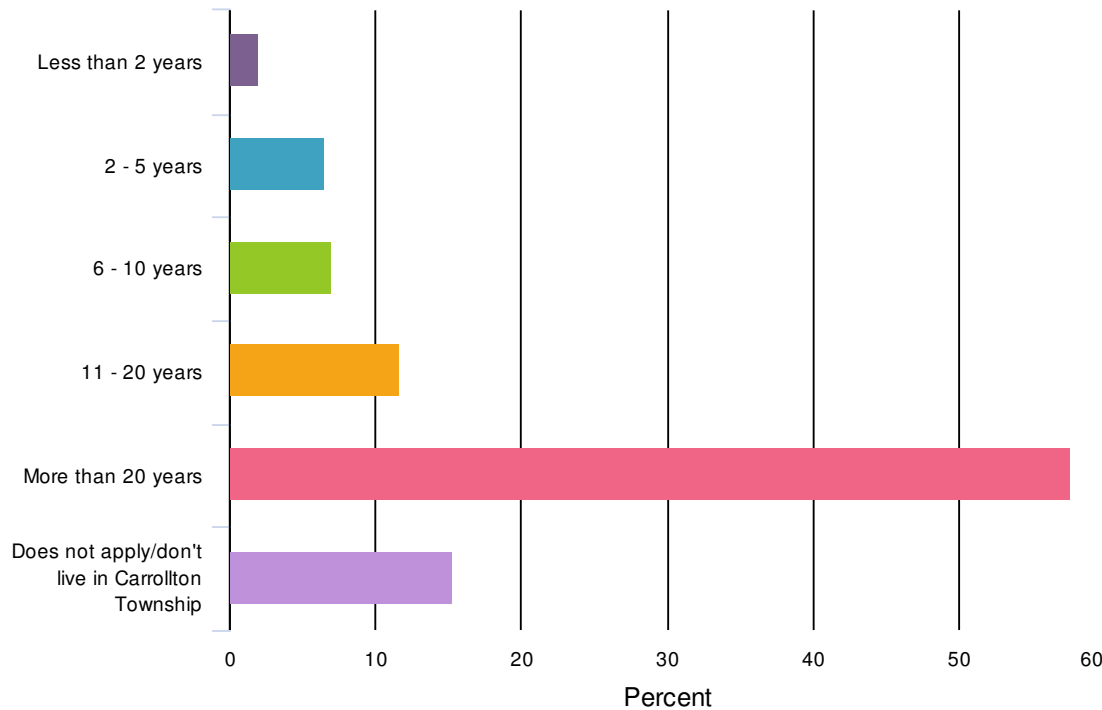
165	Develop the underused waterfront, lots of those businesses are no longer there, the property isn't kept up, and there isn't access to the river for the citizens. Bring back the industrial shipping docks and draw in new corporation's.
170	enforce blight control. Water pricing to be more affordable our water is higher than saginaw and kochville township.
173	Clean up the blight
174	Improve schools, decrease the city creep coming towards the township in lack of property upkeep, etc.
176	Better roads
177	Fire department
178	Clean up and improve Skyway Plaza
179	Roads, the parks black top them again more people would play then. See if lois k and asphalt would do it as a write off
180	Clean up Sky plaza and hopefully bring in new business
182	Skyway Plaza
183	for growth in the plaza - always looks barren and the lot is run down
185	They're taking away both side street parking in skyhaven subdivision. This area was built long ago with one car garages. People can put parking pads in the green area. This subdivision is a nice clean area with fast selling homes. Parking pads will definitely ruin the look of this neighborhood with its green grass gone. The supervisor is making this his little pet project when there was never a problem for the last 40 years. If the police would enforce parking too close to the ends of street, it should solve it. The snow this winter was overwhelming and the plows don't plow to the curbs even when we snow plow to show the drivers where the curbs are. That means the cars won't park in that non plowed area, congesting the road. Winter with large snowfalls is the only time this is a concern. Many other streets do the same and they are not targeted. In the next five years skyhaven will become a slum. They will lose people to buy in other nice subdivisions elsewhere. Unfortunately the township is going backwards and they aren't committed to keep the places that are nice looking. The sprv uses the word safety, which gives the twp the right to do what they want. So start using the full time code enforcement and police officers to do their jobs. I rarely see an officer patrol this area. We see the fire trucks practice driving down our streets. Apparently there is no problem with them. So check back in five years to see how we'll rate this twp
190	Bring the standard of houses/people on Sherman and near baur apartments
191	Speed bumps on Church St.
193	More businesses

## ResponseID    Response

194	Special Assessment on Rental Properties to help pay for Code Enforcement and Attorney fees. Special Assessment for all the Industrial M-1 business on Storker/Harrison/N. Michigan so when the Road Commission cleans the street due to the DRAG OUT from the business, We The Residents ARE NOT PAYING TAXES TO CLEAN THEIR MESS. why are we paying for something they themselves are responsible for. Divide the Police from Management. Too much has happen. Too much Professional Misconduct from the police to get the desired result for the Manager - there are TOO many FACTS/Examples i can give. Enforce the ordinance for business - start with Site Plan,,, Fire Marshall inspection, your zoning has too much power, more than the members of the zoning board of appeal.. or so it seems.
195	Try to take better care of my home try to set a example it's hard to sometime working 6 days a week.
196	Keep keeping up a good wall with our police officers so Carrollton does not turn into the north Saginaw hood.
197	The school and trashy areas.
198	Update Skyway Plaza/ More street lights down side roads!!
200	Fixing sky view plaza, and more police presence
205	Cut down on rentals, get rid of school of choice, (when my daughter went there there was no need for a police officer to be at the school all the time) and clean up skyway plaza. The stores that are there suck, they dont take pride in their stores and they are filthy dirty and attract bad people.
206	Close the school of choice for our schools.
208	Bring back festivals or some community events.
211	Lower my property taxes
214	Need for sky way plaza to have shops in it instead of empty stores
216	Nothing
218	Less interference in residents property from township officials unless of course there are issues brought forth from neighbors.
219	Less renters p
221	Mostly fix the roads. Flooded roads took out my anti lock brake system.
222	Road improvements if you had lots of money
227	Renovate Skyway Plaza. It is an eyesore.

ResponseID	Response
228	Redo skyway plaza
230	Provide more jobs and better infrastructure
231	Improve Skyway Plaza. Somehow improve school pick up congestion.
239	Clean up blight, beautify, develop riverfront
240	Yards cleaned up. Houses fixed. Roads repaved.
241	Open Bauer Drive all the way instead of the dead end. Would remove a lot of traffic from Fleetwood and Oakwood. Make area more accessible for fire and medical vehicles.
244	Road and sidewalks, Carrollton Public School traffic
248	Improve the roads, especially entrance to subdivision and parking lot at Save-a-Lot
249	Clear sidewalks when it snows
251	I work in Carrollton but did not move to Carrollton because of the conditions neighborhood roads. I feel better side road would have swayed me to move here
252	we have to do something about the homes that sit empty for long periods of time. The ones on our block look like crap and are an eye sore for everyone trying to make their home look nice. Why aren't the owners being held responsible?
255	Not sure
258	Fix tulane Rd that connects to Winter st.it is very bumpy
259	Bring in more business
262	When I lived there a few years ago gangs was a problem, that is why we left.
265	Get competent people in charge who actually care about our town and will try and rescue it from the horrid state its in. But, more than likely, we will end up with signs on telephone poles celebrating 150 years of Carrollton and street signs with Cavaliers on them instead of actual solutions to make our town better. I hate all of you who have let this happen to our town.
268	Sidewalks and roads
270	taxes needs to come down

## 26. How long have you lived in Carrollton Township?

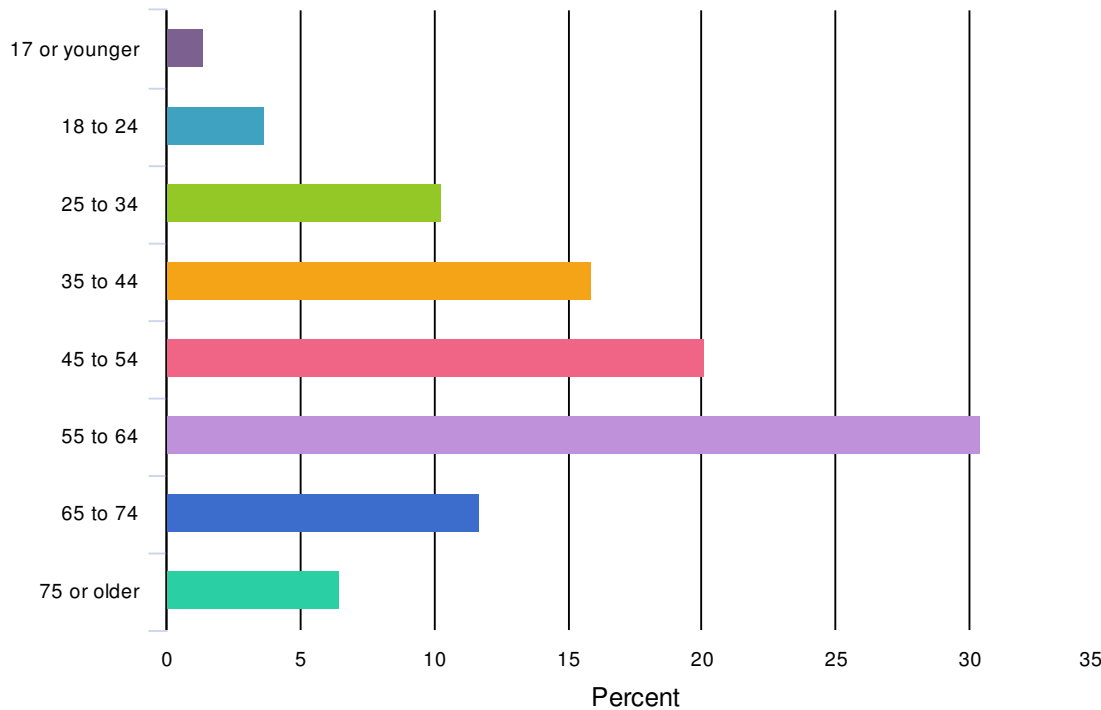


Value		Percent	Responses
Less than 2 years	<div><div></div></div>	1.9%	4
2 - 5 years	<div><div></div></div>	6.5%	14
6 - 10 years	<div><div></div></div>	7.0%	15
11 - 20 years	<div><div></div></div>	11.6%	25
More than 20 years	<div><div></div></div>	57.7%	124
Does not apply/don't live in Carrollton Township	<div><div></div></div>	15.3%	33

Totals: 215



## 27. What is your age?



Value	Percent	Responses
17 or younger	1.4%	3
18 to 24	3.7%	8
25 to 34	10.3%	22
35 to 44	15.9%	34
45 to 54	20.1%	43
55 to 64	30.4%	65
65 to 74	11.7%	25
75 or older	6.5%	14

Totals: 214

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## Appendix C

### **Adoption Documentation**

# **Resolution of Adoption**

## **Carrollton Township Master Plan**

### **By the Carrollton Township Planning Commission**

**Whereas**, the Carrollton Township Planning Commission has elected to draft and adopt a Master Plan, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

**Whereas**, a community input survey was made available to residents during the spring of 2019 for the purposes of gathering input from the public, and

**Whereas**, the draft Master Plan was made available for review from March 3, 2020, to September 21, 2020, and

**Whereas**, the Carrollton Township Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals for Carrollton Township on September 21, 2020, at the Township Office located at 1645 Mapleridge Road, Saginaw, Michigan, 48604.

**Now Therefore Be It Resolved** that the Carrollton Township Planning Commission hereby adopts this Master Plan.

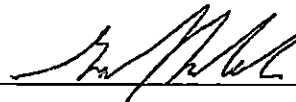
Motion by: Gnatkowski Supported by: J Olvera

#### Roll Call:

Sobek	Yes
P Olvera	Yes
J Olvera	Yes
Douglas	Yes
Brushaber	Yes
Frank	Yes
Gnatkowski	Yes

**There being 7 ayes and 0 nays, the motion passed.**

**Resolution declared adopted September 22, 2020.**



Chair

Carrollton Township Planning Commission