

# MIDLAND TOWNSHIP MASTER PLAN

2015 – 2035



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## Midland Township Planning Commission

Brenda Frederick  
Andreas Dubois  
Mark Radosa  
Paul Heyse  
Phyllis Hlavacek

## Midland Township Board

Terry Holt  
Shelly Armstrong-Miller  
Tim Mott  
Jim Avery  
Larry Leach  
Mel Lederer  
Mark Radosa

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A public hearing for this Master Plan was held on February 4, 2015.

The Midland Charter Township Master Plan was adopted by resolution on February 4, 2015 by the Midland Township Planning Commission by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008.

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Paul Heyse, Chair  
Midland Township Planning Commission

## Midland Township

1030 S. Poseyville Road  
Midland, MI 48640  
989.835.8866  
[www.midlandtownship.net](http://www.midlandtownship.net)

*With assistance from Spicer Group, Inc., planning and zoning consultant*

Robert R. Eggers, AICP



[www.spicergroup.com](http://www.spicergroup.com)

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# CHAPTER 1 THE PLANNING PROCESS

## INTRODUCTION

This document is the outcome of a year-long effort by the Midland Township Planning Commission to draft a new Master Plan and to steer the course for the future. This document reflects the community's concern for the future development of Midland Township and conveys a strong commitment to retain and strengthen the local quality of life. The preferred future, or vision, for Midland Township is outlined within this Master Plan. Specifically, the vision is expressed in the way this Master Plan:

- Documents citizen input on community needs and services,
- Articulates goals and related actions to be accomplished by local leaders,
- Provides an overall view of future physical development of Midland Township, and
- Presents a map that shows locations of how land is proposed to be used in the future.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, as amended, is the legal basis for Townships in the State of Michigan to develop a Master Plan. The main purpose of a Master Plan is to guide and enable a community to establish a future direction for its development. The Planning Act specifically gives communities the authority to prepare and officially adopt a Master Plan, which serves as the primary policy guide for local officials when considering matters related to land development. As a policy guide, the Master Plan is specific to Midland Township and considers market trends, community character, environmental conditions, the availability or capacity of public infrastructure and services, and the relationship to existing and planned land uses. As such, the Master Plan aims to:

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

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

## RECREATION PLAN INCORPORATED INTO THE MASTER PLAN

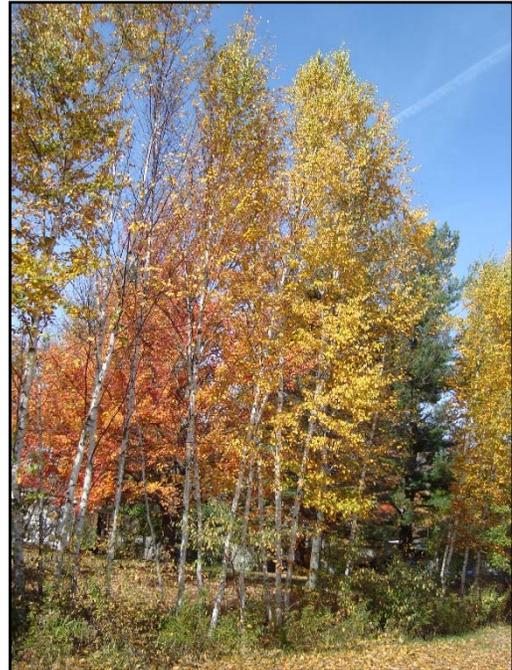
This document also serves as a Recreation Plan for Midland Township. Broadly speaking, Midland Township officials intend to use the recreation portions of this plan to guide their work on future recreational and parks projects within the area. It is also a strategic document that articulates specific goals to various agencies and organizations that fund local recreational and parks improvement projects. In accordance with the State of Michigan recommended five-year cycle for recreation planning, this updated plan covers the five-year period 2015-2019. The recreation portions of this plan have been

developed in accordance with the guidelines for Community Park, Recreation, Open Space, and Greenway Plans published by the Michigan Department of Natural Resources (DNR).

## PROCESS AND STATUTORY REQUIREMENTS

Midland Township began the process to update its Master Plan in May of 2014. It contracted with Spicer Group of Saginaw to assist the Planning Commission in the preparation of this Master Plan. The Planning Commission met with the Spicer Group planning consultants 4 times between May 2014 and February of 2015 to work on the plan. As required by the MPEA, Midland Township followed the required procedures for notifying neighboring communities and registered entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan.

The planning process began with a review and analysis of existing conditions and land uses in Midland Township. Then, community input was sought through an online community input survey. Feedback from the community along with the pertinent background data was used as the basis for the goals, action program, and future land use outlined within this Master Plan.



A draft of this document was prepared in October of 2014 and delivered to the Planning Commission and Township Board for review. On November 12, 2014, the Township Board approved the distribution of the proposed plan. The plan was then distributed to neighboring communities, registered entities, and to Midland County for review. Next, the Township held a public hearing on February 4, 2015 per requirements of the Michigan Planning Act and the Michigan Department of Natural Resources. This provided an additional opportunity for public information and input. After the public hearing, the Planning Commission adopted the Master Plan on February 4, 2015 and the Township Board adopted it on February 11, 2015.

## RELATIONSHIP OF A MASTER PLAN TO A ZONING ORDINANCE

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

# CHAPTER 2 ABOUT MIDLAND TOWNSHIP

## LOCATION

Midland Charter Township may be described as a suburban/rural community located adjacent to the City of Midland in Midland County. The Township is located in close proximity to the employment, cultural and commercial uses situated in the City of Midland.



**Figure 1** – Midland Township is located in eastern Midland County. It is separated into three sections by the City of Midland.

The City of Midland divides Midland Township into three distinct sections, two of which are located south of the City and one section is located northeast of the City. The northeast portion of Midland Township is bordered by Larkin Township to the north, the City of Midland to the south and west and Williams Township to the east in Bay County. The southerly portion of Midland Township shares its western boundary with Homer Township, its northern border with the City of Midland, and its southern boundary with Ingersoll Township.

## HISTORY

The early settlers of Midland Township were generally farmers who settled along the bank of Bullock Creek or the Tittabawassee River. Other settlers worked in the logging industry. In 1853, Midland Township became the first Township organized in Midland County. Henry C. Ashmun was elected the first Supervisor. The first election was held at the home of Joseph C. Townsend, Sr. Others on that first election board were: Thomas T. Townsend, Charles Fitzhugh, and John A. Whitman.

The first school in Midland County was established in Midland Township in 1856. Known as the Bluff School, it was originally located along Saginaw Road on the high bank of the Tittabawassee River. It was later moved to the corner of Salzburg and Waldo Roads.

## DEMOGRAPHICS – THE PEOPLE OF MIDLAND TOWNSHIP

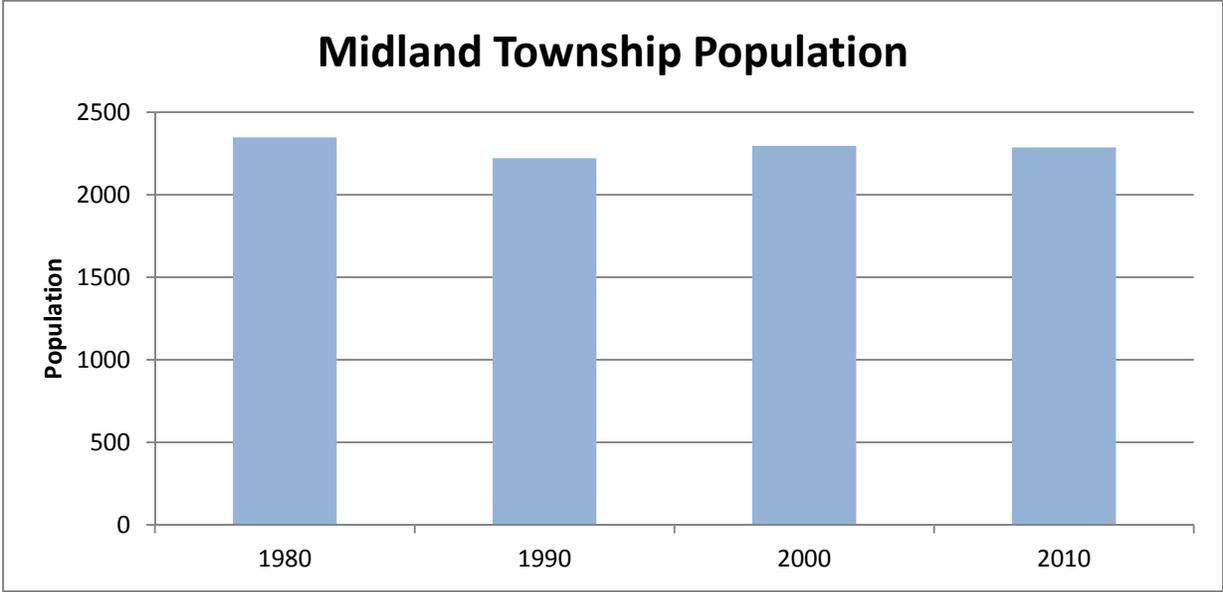
### POPULATION



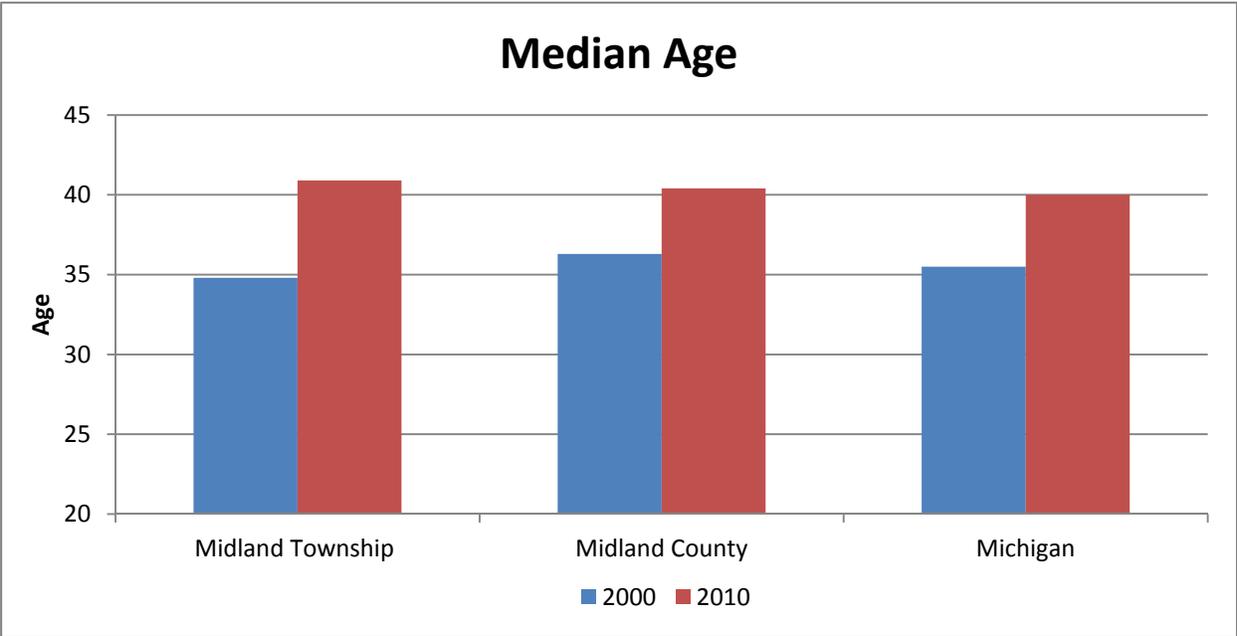
The population of Midland Township has remained relatively unchanged over the past 30 years. According to the 2010 Census, the population of Midland Township is 2,287. This is virtually unchanged from 2000 when the population was 2,297. In 1980, the population was 2,348 and in 1990 it was 2,221. See Figure 2.

There are some significant differences in the composition of that population. In 2000, the median age was 34.8 years. In 2010 the median age is 40.9 years, showing that the population in the Township has significantly aged. These changes are similar to Midland County and the State of Michigan but they are slightly more pronounced in Midland Township. In Midland County, the median age increased from 36.3 years to 40.4 years and in the State of Michigan the median age increased from 35.5 in 2000 to 40.0 in 2010. See Figure 3.

The aging demographic is a result of the large baby boom generation born between 1946 and 1964. For planning purposes, an aging population has unique needs in terms of housing, access to medical care, recreational facilities, etc.



**Figure 2** – Midland Township’s population has remained relatively unchanged in the past 30 years. *Data: U.S. Census*



**Figure 3** – Michigan, Midland County, and Midland Township all saw significant increases in median age from 2000 to 2010. *Data: U.S. Census*

## HOUSEHOLDS AND HOUSING



According to the 2010 U.S. Census, there are 835 housing units in Midland Township. Ninety-four percent of those units were owner-occupied, which is a very high percentage. This indicates a relatively stable population which does not change much from year to year. Seventy-seven percent of the housing units in Midland County are owner-occupied and 72% of the housing units in Michigan are owner occupied.

The median housing value of homes in Midland Township is \$121,800. This is less than Midland County and Michigan which are at \$130,200 and \$137,200 respectively.

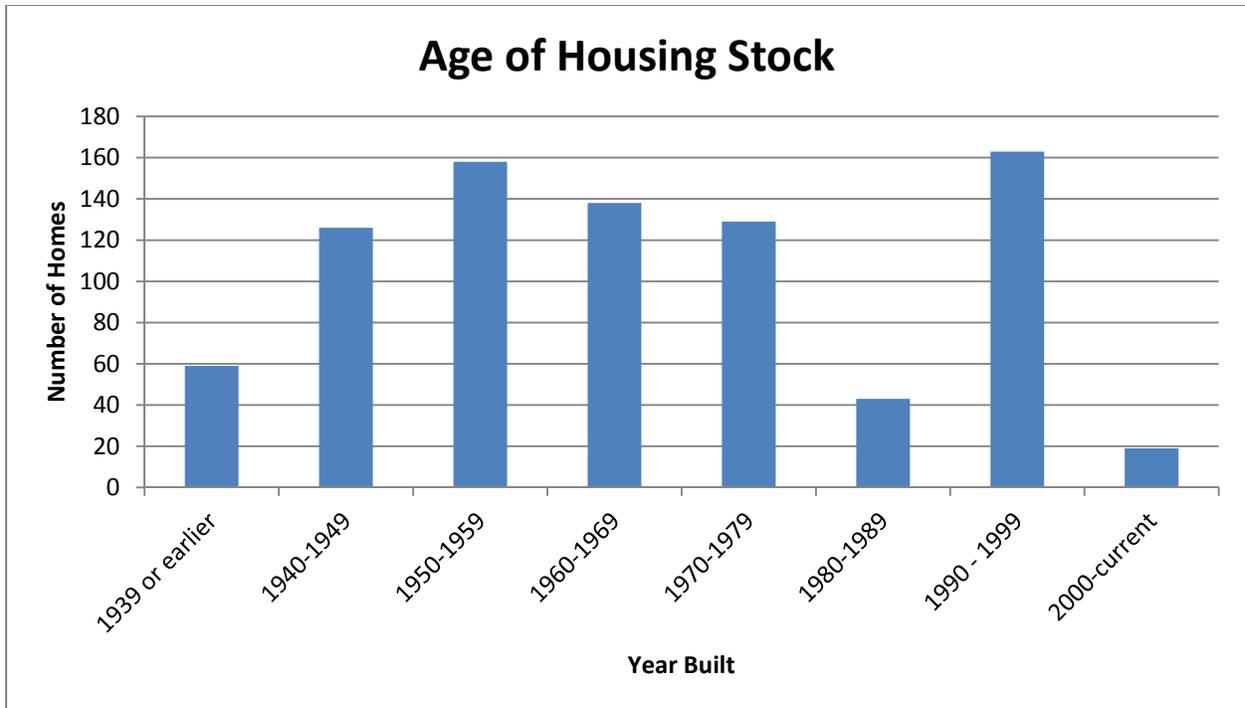
The average household size in Midland Township is 2.64 persons. This has decreased slightly from 2000 when it was 2.71 persons. Average household size in 2010 in Midland County and Michigan is even smaller, at 2.58 and 2.49. See Figure 4.

	Midland Township	Midland County	Michigan
Average Household Size	2.64	2.46	2.49
Median Housing Value	\$121,800	\$130,200	\$137,200
% of Housing Units without a Mortgage	29.0%	37.2%	32.9%
% Owner Occupied Homes	90%	77.1%	71.2%

**Figure 4** – Housing and household data for Michigan, Midland County, and Midland Township. *Data: 2010 U.S. Census, 2012 American Community Survey 5-Year Estimates*

## AGE OF HOUSING

The condition of housing in a community is, in part, related to its age. Traditionally the need for major repairs or rehabilitation becomes evident when housing stocks reach an age of 40 or more years. More than half of the housing units in Midland Township are more than 40 years old which means that the Township may need to strengthen its plan for monitoring housing for disrepair and blight. See Figure 5.



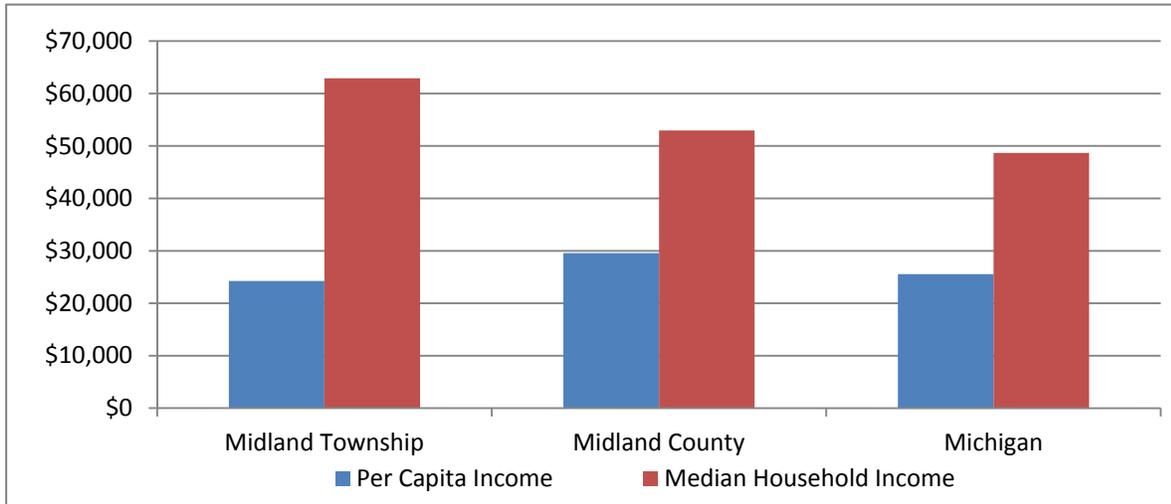
**Figure 5** – The majority of homes in Midland Township are more than 40 years old. *Data: U.S. Census American Community Survey 5-Year Estimates*

## INCOME AND EMPLOYMENT



Median household income in Midland Township is \$62,900 according to the 2012 American Community Survey. Median income is the amount which divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. This figure compares to \$52,947 for Midland County and \$48,471 for Michigan.

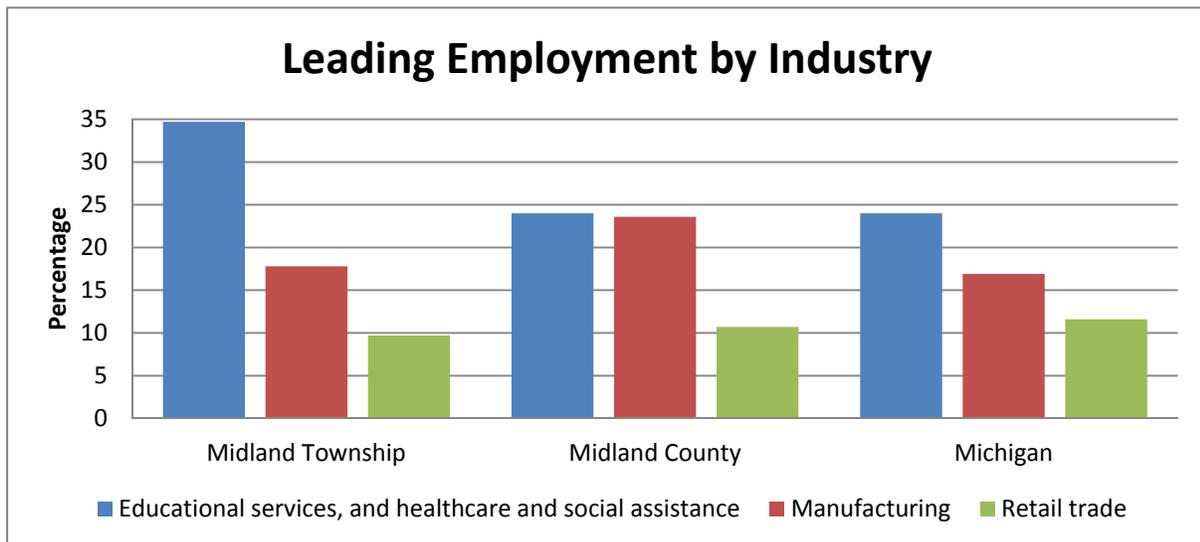
Per capita income in Midland Township is \$24,268. This compares to \$29,564 in Midland County and \$25,557 in Michigan. Per capita income is income per person in a population. Per capita income is often used to measure the standard of living in a particular geography. This is shown in Figure 6.



**Figure 6** – Income data for Midland Township, Midland County, and Michigan. *Source: U.S. Census 2012 American Community Survey*

#### EMPLOYMENT BY INDUSTRY

The largest segment of the employed population in Midland Township works in educational services, and health care and social assistance. This category represents 34.7% of the civilian employed population. This percentage is much larger in Midland Township than in Midland County or the state. The second highest industry for employment is manufacturing at 17.8%. The third highest category is retail trade at 9.7%. View how these compare to Midland County and Michigan in Figure 7.



**Figure 7** – *Source: U.S. Census 2012 American Community Survey*



## EDUCATION

The percentage of the population of Midland Township that is a high school graduate or higher is 92.7%, which is very similar to Midland County at 92.4%. It is higher than that of Michigan at 88.7%. The percentage of the population with a bachelor’s degree or higher is 25%. This is less than Midland County at 32% and slightly less than the State of Michigan at 25.5%. See Figure 8.

	Midland Township	Midland County	Michigan
High School Graduate	92.7%	92.4%	88.7%
Bachelors Degree or Higher	25.0%	32%	25.5%

**Figure 8** – Educational achievement in Midland Township, Midland County and Michigan. *Source: U.S. Census 2012 American Community Survey*

## NATURAL FEATURES AND ENVIRONMENT

### TOPOGRAPHY, WETLANDS, AND WATERWAYS

Midland Township is relatively flat and largely rural. The Township lies entirely within the Saginaw River watershed. Topography and drainage in the southwestern portion of the Township are influenced by three rivers: Bullock Creek, Pine River and the Tittabawassee River. The Pine River and Bullock Creek are both tributaries of the Tittabawassee River. The area between Pine River and Pine River Road is largely in the flood plain.

There are small pockets of wetlands in the Township, mostly near the river and in wooded areas. Wetlands serve an important purpose in an ecosystem by providing wildlife habitat, erosion control, floodwater storage, ground water recharger, and water purification. They are also used for recreation purposes such as hiking, bird watching, photography, and hunting. Wetlands that are five acres in size or larger and wetlands that are contiguous to a water body are protected in Michigan by the Goemaere-Anderson Wetland Protection Act. Wetlands and waterways can be viewed in Figure 9.

The Township is influenced by three industrial related bodies of water associated with the manufacturing operations at Dow Chemical Company. These are located west of the Tittabawassee River and east of Poseyville Road. The northernmost body of water is a Dow Chemical brine pond. To the south of that is a Dow Chemical cooling pond approximately 200 acres in size. Overlook Park provides views of both of these ponds which are part of the Township. Midland Cogeneration Venture owns the third pond, which is south of the Dow pond. It is the largest of the three bodies of water at 880 acres. These three attract a large number of waterfowl, which makes the township lands nearby ideal for hunting.

## WOODLANDS

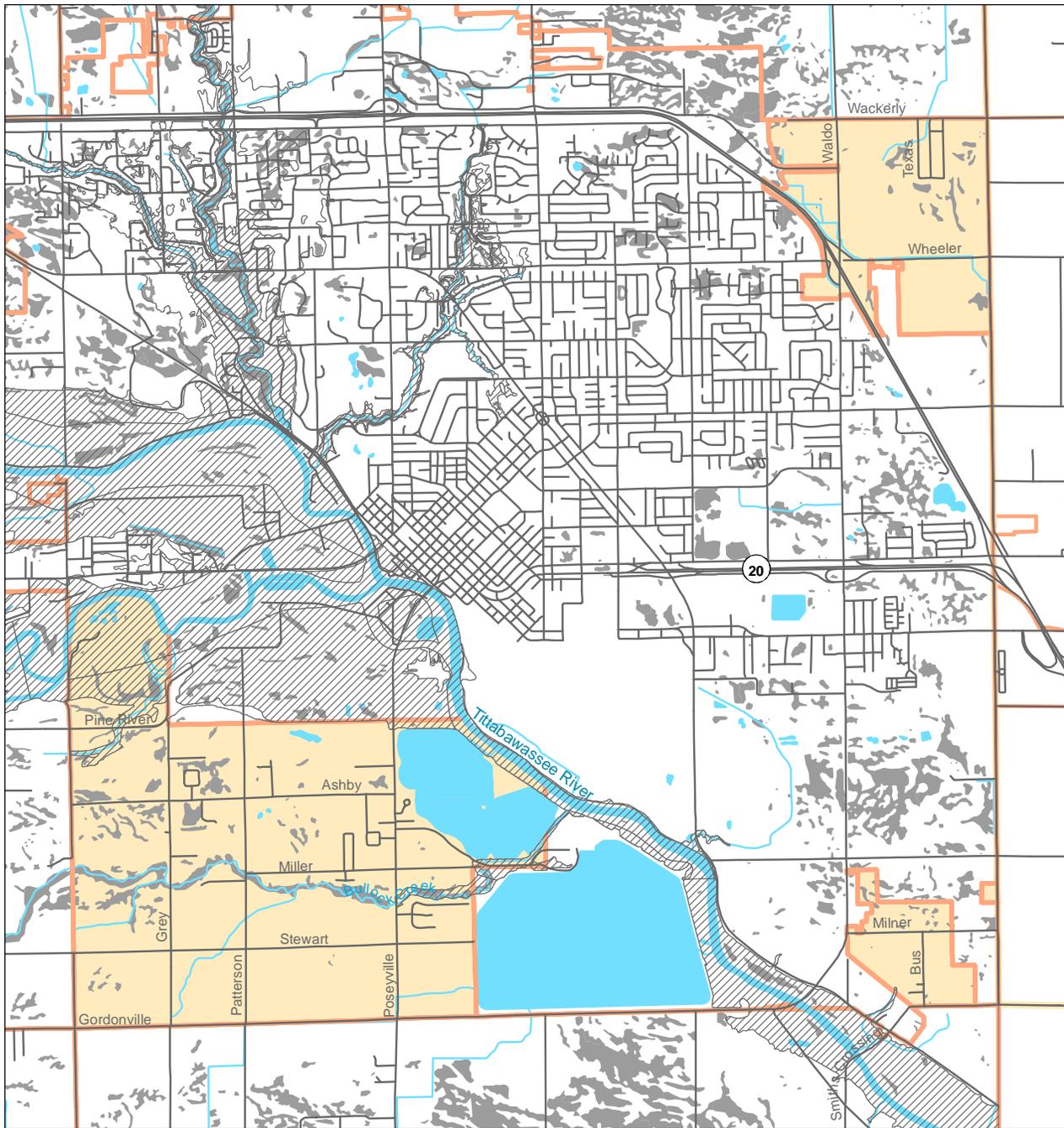
Trees and woodlands are an essential part of a community's ecosystem. Some of the benefits are:

- Creating attractive landscapes contributing to the quality of life and a sense of wellbeing.
- Releasing oxygen and absorbing carbon dioxide.
- Helping to clean the air by collecting dust particles and absorbing gaseous pollutants.
- Providing habitats for a wide range of wildlife and contribute to biodiversity.
- Creating an attractive environment favorable for economic development.
- Creating opportunities to bring communities together and build civic pride.

Several large stands of woodlands are found in various areas across the Township. They are more concentrated near the Bullock Creek, north of Pine River Road, and north of Milne Road. The woodlands can be viewed in the aerial image contained in Figure 10.



The Chippewa Nature Center, a popular location for school field trips, contains large stands of woodlands in Midland Township.



**Figure 9**  
**Midland Township**  
**Wetlands and Waterways**

**Legend**

-  Flood Plain
-  Wetlands
-  Midland Twp



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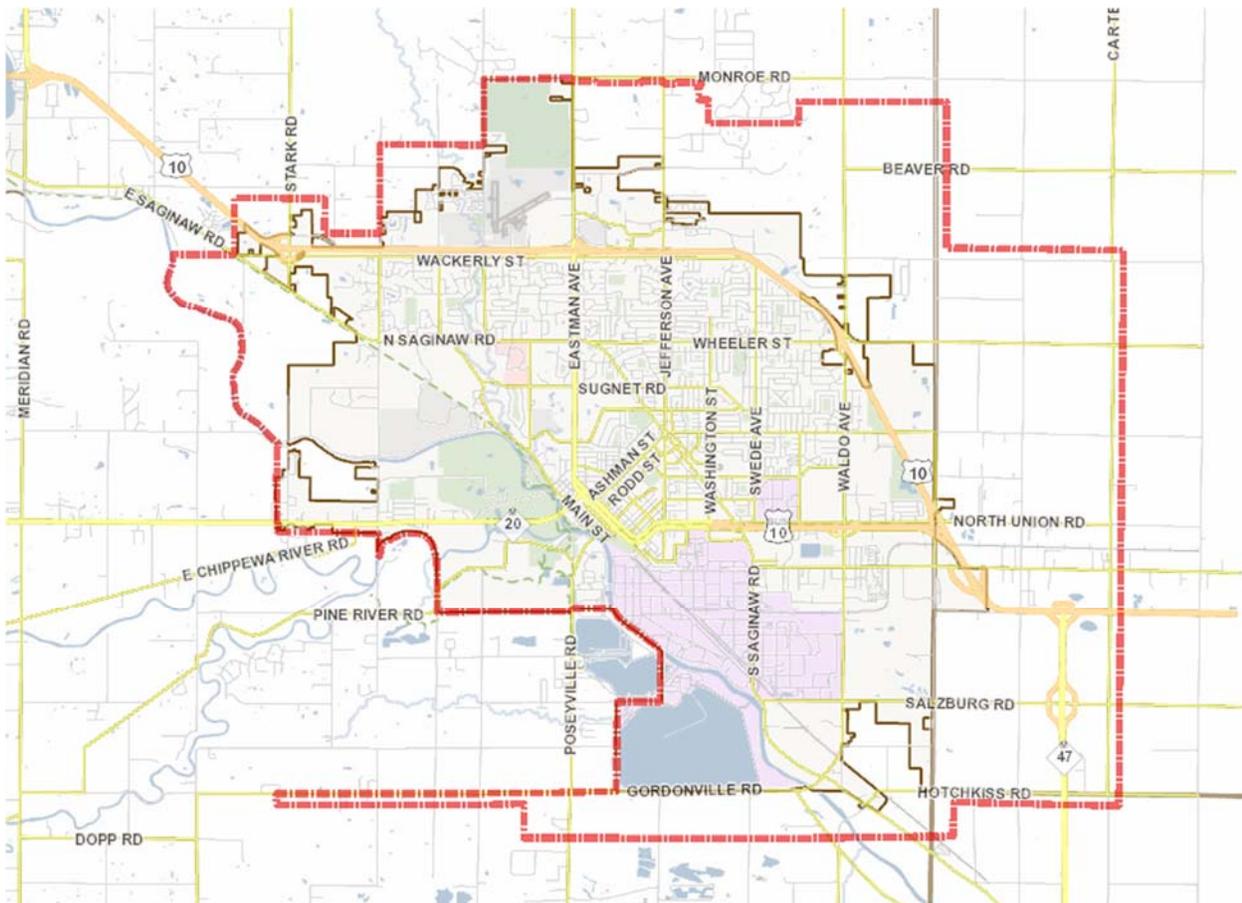
Source: National Wetland Inventory, FEMA, Michigan Geographic Data Library



## WATER AND THE MIDLAND URBAN GROWTH AREA

Most of the southwest portion of the township is serviced by municipal water that is supplied from the City of Midland. A map of the water system is provided in the Appendix.

The discussion of municipal water in the northeast and southeast portions of the township is related directly to the City of Midland's urban growth policy that dates back to the 1940's. The original policy stated that there would be no public water supplied without annexation to the City of Midland. In 1969, the policy was modified to create a Midland Urban Growth Area (MUGA) boundary line. Areas within that boundary became the area that would need to be annexed to the City of Midland in order to provide municipal water. Currently, there is no public water supplied in the northeast or southeast portion of Midland Township. Because those areas are within the MUGA line, they will be annexed to the City of Midland when they request public water. Further, they must be contiguous to the City for such a request to take place.



**Figure 11** – The red line indicates the Midland Urban Growth Area boundary. Parcels of land that are contiguous to the City will be annexed to the City when they request municipal water. This includes land in the northeast and southeast portion of Midland Township.

## SCHOOLS

The southwest portion of the Township is part of the Bullock Creek School District. Bullock Creek Elementary is located on the east side of Poseyville Road just south of Miller Road. The northeast and southeast portions of the township are part of the Midland School District.

## TRASH AND RECYCLING

Weekly curbside trash pickup is provided in the Township. Curbside recycling is provided monthly.

## POLICE AND FIRE

Police protection in Midland Township is provided by Midland County and the Michigan State Police. The Township has its own volunteer Fire Department with a fire station located on Poseyville Road north of the Township Hall site.

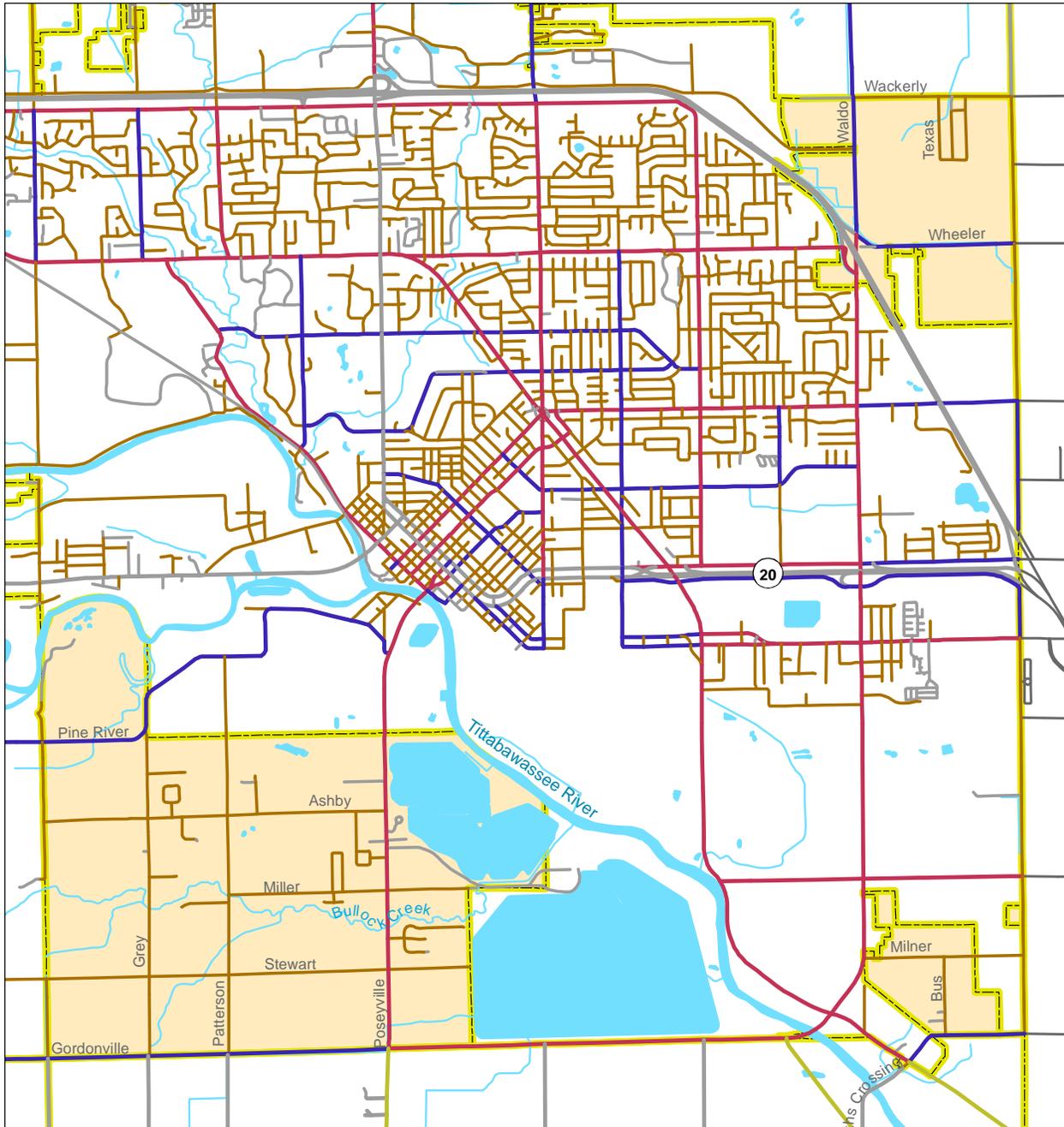


Midland Township Fire Station

## TRANSPORTATION

Figure 12 shows the roads in Midland Township. It refers to arterial, collector and local roads. These terms come from **National Functional Classification (NFC)**, a transportation planning tool. All public roads are classified according to the function they serve within the overall roadway network. In addition to defining federal-aid eligibility, NFC allows roads to be studied and compared across different regions of the state or the entire country. The map in Figure 12 shows the classification of the roads in Midland Township. The majority of the roads are Urban Local Roads which access local residential homes and neighborhoods. Pine River, Wheeler, Waldo, and Smith's Crossing Roads are considered Urban Collectors. Collectors funnel traffic from residential or rural areas to arterial roads. Poseyville Road is the only Urban Minor Arterial Road in the Township. It carries longer distance, through-travel movements. They also provide access to important traffic generators such as airports or shopping.

The Appendix includes traffic count maps from the Midland County Road Commission for the northeast and southwest portion of the Township. Those maps show that Poseyville Road between Miller and Prairie Roads has the highest count for the Township.



**Legend**

- Midland Twp
- Urban Minor Arterial
- Urban Collector
- Urban Local
- All Other Roads



**Midland Township  
Roads**

**Figure 12**



Source: Michigan Geographic Data Library

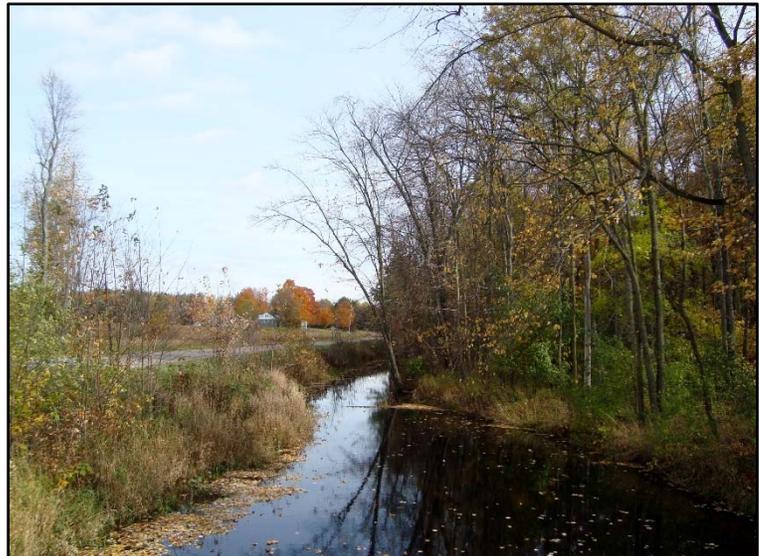
## PARKS AND RECREATION

### INVENTORY AND ADMINISTRATIVE STRUCTURE

Midland Township currently has no parks of its own. Three other public park facilities and one trail are located in the Township:

- Overlook Park – A 15-acre facility owned and operated by the Midland Area Community Foundation. It is located on a hill next to one of Dow’s brine ponds. A sledding hill is one of its most popular features.
- Southtown Little League Park – Five ball diamonds are located off of Miller Road and east of Poseyville Road. The property is owned by the Bullock Creek School District and the facility is run by the Southtown Little League.
- Chippewa Nature Center – The Chippewa Nature is located at the confluence of the Pine and Chippewa Rivers along S. Badour Road. At over 1,200 acres, it is one of the largest private non-profit nature centers in the United States.
- Chippewa Trail Extension – In 2007 the Chippewa non-motorized trail was extended to the east from the Redcoat Complex into St. Charles Park. Later it was extended southward along Poseyville Road into Overlook Park. This trail connects to the Chippewa Nature Center and to downtown Midland and beyond via the Tridge.

The Township wants to develop a parcel of land that is located adjacent to the Township Hall into a community park. See Figure 13. Administratively, the Township Board will head the parks and recreation function as they are beginning to develop parks and trails in the Township. But, as development moves forward, a parks committee or commission may be developed. Funding for any future Township park development will come from the Township general fund, donations, and grants.



### PARK BUDGETS

Because the park function in Midland Township is new, there is not an existing or past budget for parks and recreation. However, the Township has allocated \$5000 from its general fund to complete the Recreation Plan as part of the overall Midland Township Master Plan. In 2015, the Township plans to budget \$60,000 for development of its first parks and trails.



Figure 13 - Aerial view of the Township Hall parcel of land that the Township hopes to develop into a park.

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## CHAPTER 3 EXISTING LAND USE

### INTRODUCTION

The existing land use in a community is one of the most important pieces of data to analyze during the Master Plan process. In many cases, the existing land uses have set a pattern that is unlikely to change. In other areas there may be vacant or underutilized land that can be evaluated for its development or conservation value.

An existing land use map is designed to provide a snapshot in time of how land in the Township is actually being used. Such a map is useful in developing a Master Plan since it provides a benchmark as to how property is being used, regardless of, or sometimes in contradiction to, zoning. It lets residents, township officials, and other stakeholders see patterns in growth and development.

The existing land use map was developed from the one used in the 2002 Master Plan. Parcel and tax classification data was provided from Midland County GIS. Aerial photography from Google Earth to refine and update the map. Specific areas in question were verified in the field.

See Figure 14 below for a land use analysis chart in Midland Township. An existing land use map is included at the end of this section.

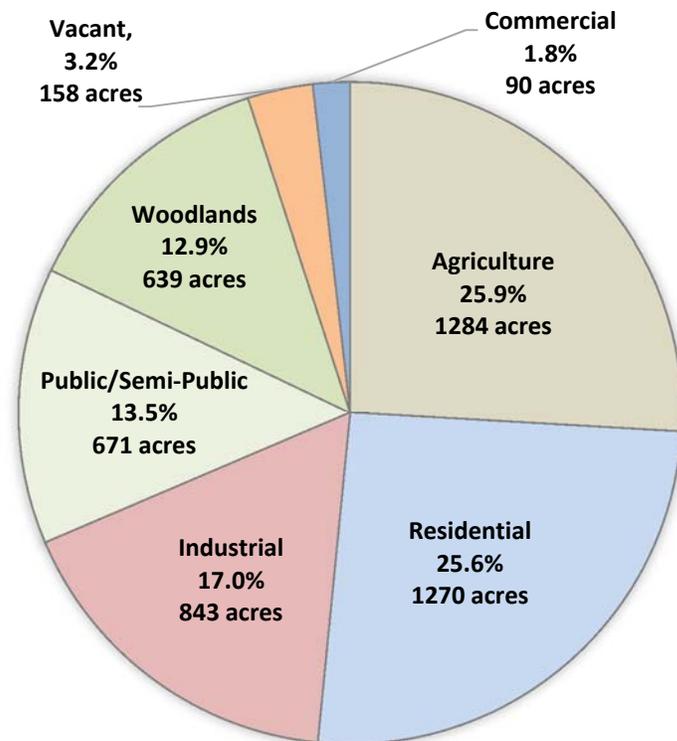


Figure 14 – Existing Land Use In Midland Township.

## LAND USE CLASSIFICATION AND ANALYSIS

The land uses in the Midland Township are divided into 7 categories for the purposes of mapping. General definitions of the uses follow. Midland Township occupies an area of 4,955 acres. This does not take into account land used for roads. Agricultural land and Residential Land account for the two largest categories of land use in the Township, each covering about 26% of the land in the community.



Approximately 25% of the land in Midland Township is used for agriculture.

### AGRICULTURAL

Agricultural is the largest land use category in the Township, occupying 25.9% of the land. It includes land that is being used for crop production, grazing, and other related activities, including accessory farm buildings such as barns and equipment sheds.

### RESIDENTIAL

This land use category describes areas composed of dwellings with accessory structures such as garages and sheds. Residential land use accounts for 1270 acres or 25.6% of the land in the Township. This land use is scattered across the township. Most of the residential land use is in small lots abutting road frontages or in small subdivisions.

### INDUSTRIAL

Industrial land accounts for 17% of the land, or 843 acres, in Midland Township. Dow Chemical and Consumers Energy own all of the industrial parcels in the township. A large portion of this industrial land is comprised of the Dow Chemical cooling and brine ponds located east of Poseyville Road.

### PUBLIC AND SEMI-PUBLIC LANDS

Public and semi-public lands in Midland Township include school district property, park lands, township property, churches and other similar uses. They account for 661 acres or 13.5% of the land. Over 500 acres are owned by the Chippewa Nature Center. Generally speaking, this use includes property held in the public interest and is usually exempt from real property taxation.



The Midland Township Hall is an example of a public use of land.

### WOODLANDS

Woodlands account for 639 acres or 12.9% of the land in the Township. Most of these are in tracts of land that are 10 acres or larger.

### VACANT

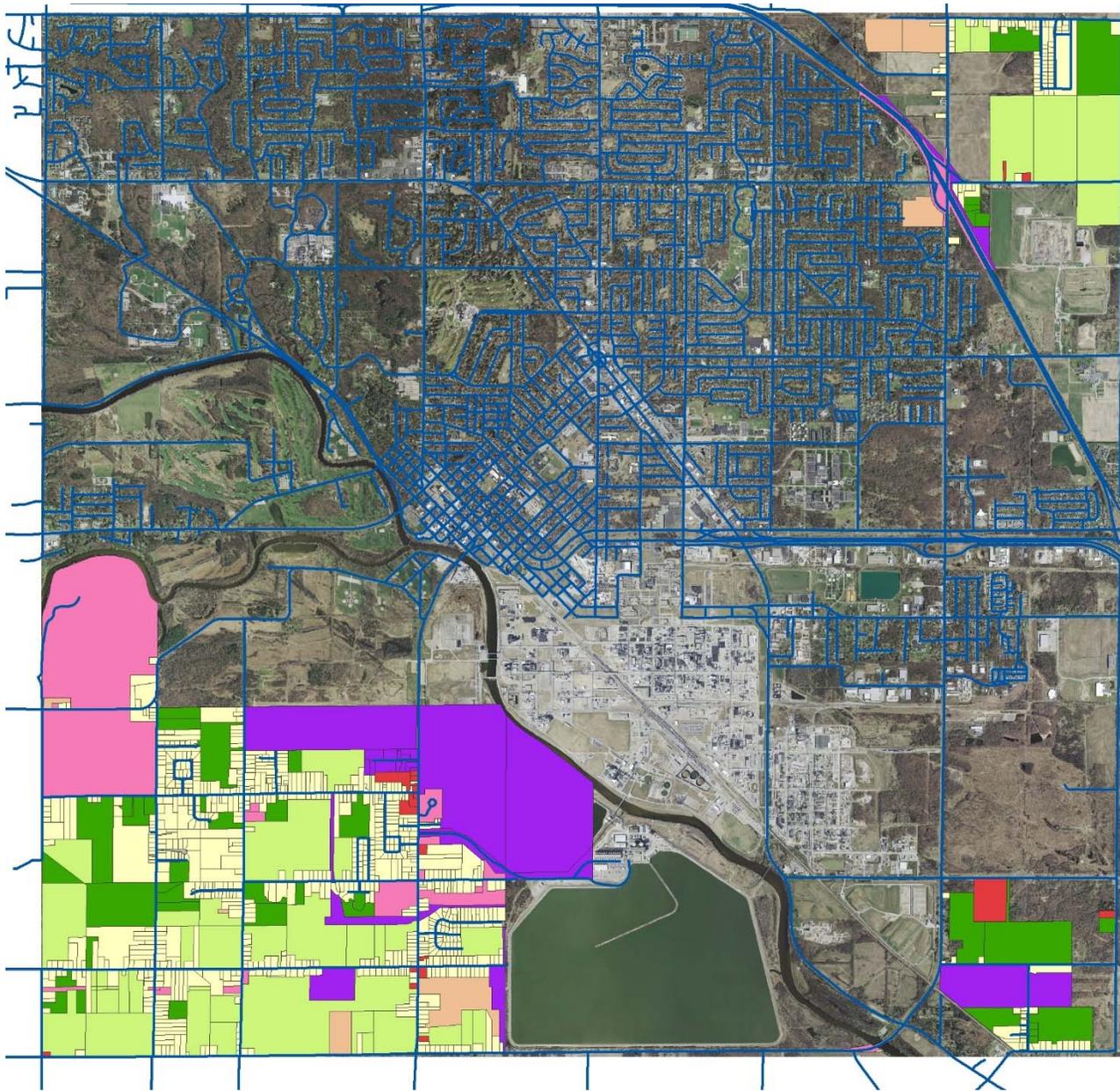
Approximately 3.2% of the land in the Township is considered vacant. A large tract is owned by Space Industries on Poseyville Road. Tracts such as this may be used for future development.

### COMMERCIAL

Commercial land is the smallest type of land use in Midland Township. Ninety acres or 1.8% of the land is used for commercial purposes. Most commercial uses are located off of Poseyville Road.



Most of the commercial land uses in Midland Township are for local use.



- Vacant
- Commercial
- Industrial
- Residential
- Public/Semi-Public
- Agriculture
- Wooded

Figure 15

## Midland Township Existing Land Use Map

July 2014

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## CHAPTER 4 LISTENING TO MIDLAND TOWNSHIP

### BASIS FOR COMMUNITY INPUT

To be effective, a Master Plan should incorporate the input and ideas of the local population. By basing the Master Plan on the goals and objectives of its residents, land use management decisions become politically feasible and represent the intents and vision of the community. In Midland Township, citizens were offered an online community input survey early in the master planning process. When the draft was complete they could also respond and offer input at the public hearing held on February 4, 2015.

### ONLINE SURVEY

The online survey was made available from June 23 through August 20, 2014. The intent of the survey was to establish an easy means of communication where residents and stakeholders of Midland Township could provide input about the existing community conditions and the need for future improvements. The public was notified of the survey on the Township's web site and via a township newsletter mailing. A link was placed on the Bullock Creek Schools web site and postcards were distributed at the Creek Grill, a popular local gathering spot in the Township. All notifications included a QR code so the survey could be taken via mobile device. Paper copies were also available at the Township Hall. Complete survey results are given in the Appendix. A summary of significant highlights is given in the paragraphs below.

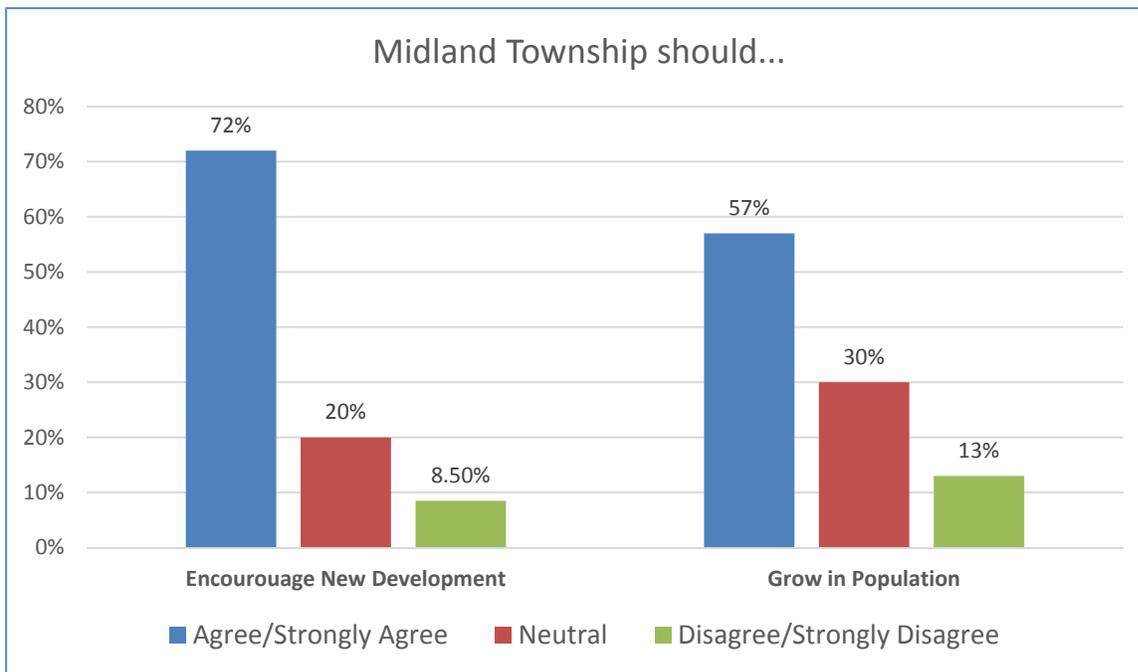
### SURVEY SUMMARY

#### ABOUT THE RESPONDENTS

Approximately 100 people completed the survey. Eight-six percent said that they lived in Midland Township. Of those that lived in the Township, 44% had lived in the Township for 21 years or more and 32% had lived there for 11 – 20 years.

#### GENERAL COMMUNITY CHARACTER

More than 70 % of the respondents agreed or strongly agreed with the notion that Midland Township should encourage new development. Twenty percent were neutral. Feelings were not quite as strong with regards to growth in population. Fifty-seven percent of the respondents agreed or strongly agreed that the Township should grow in population and 30% were neutral. Thirteen percent disagreed or strongly disagreed that the Township should grow in population. See Figure 16.

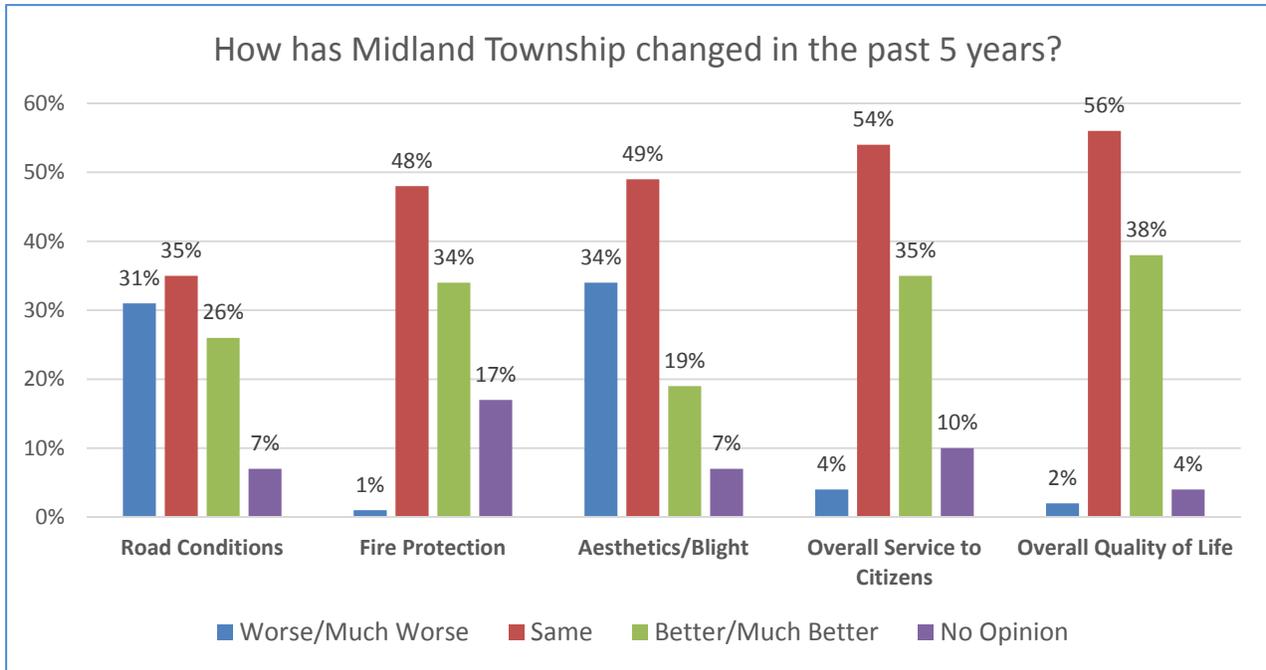


**Figure 16** – The majority of respondents felt that Midland Township should encourage new development and grow in population.

Question 3 asked respondents to evaluate how Midland Township had changed in the past 5 years in respect to six different categories. The most popular response to each category was “same”, indicating that Midland Township has remained relatively stable in the last five years. Traffic and road conditions had the most “worse” and “much worse” responses, which is very typical of other communities across Michigan. Overall service to citizens and overall quality of life received the most “better” and “much better” responses.

- **Road Conditions** – This category had the most variety in responses. More than 30% of the respondents felt that road conditions were worse or much worse. Thirty-five percent felt that they were the same and 26% felt they were better or much better. The remainder had no opinion.
- **Fire Protection** – Only one respondent felt that fire protection was worse. Forty-eight percent felt it was the same as five years ago. Thirty-four percent felt it was better or much better and 17% had no opinion.
- **Traffic** – Traffic had the largest percentage of worse and much worse respondents at 34%. Approximately one-half the respondents felt it was the same and 10% felt it was better or much better.
- **Overall Service to Citizens** – Most respondents felt that Midland Township was providing the same level of service to citizens that it had five years ago. Thirty-five percent felt that it was better or much better and only 4% felt it was worse.

- **Overall Quality of Life** – Most respondents felt that their overall quality of life was the same as five years prior. Thirty-seven percent felt it was better or much better and only 2% felt it was worse or much worse.



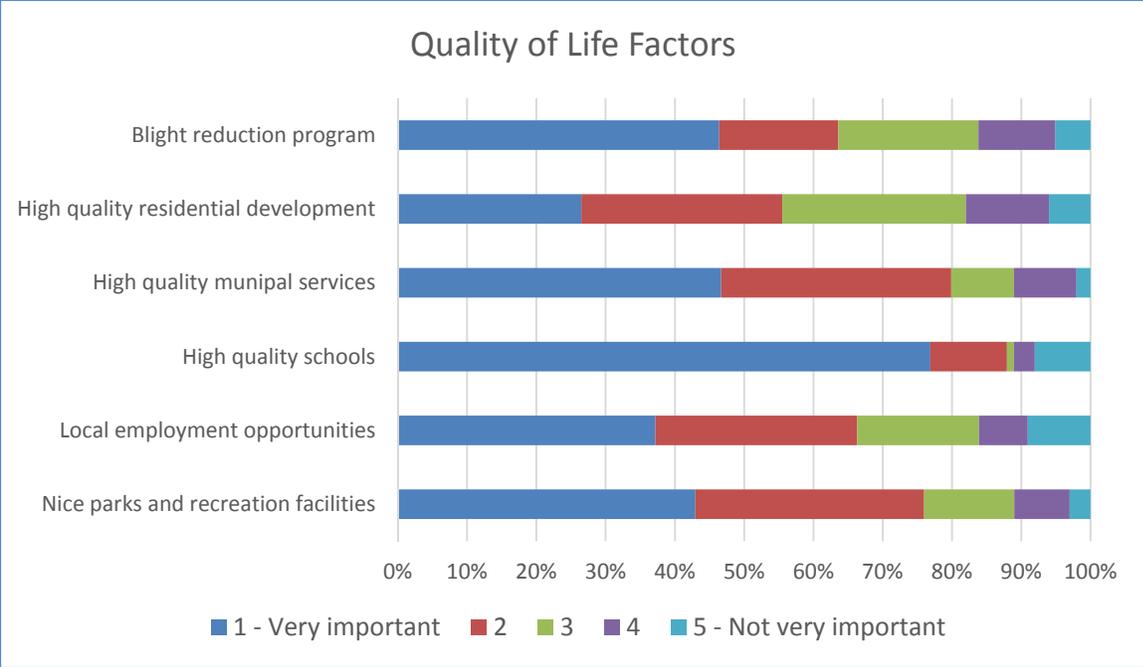
**Figure 17** – The respondents felt that Midland Township has remained relatively stable with respect to the five categories above.

Question 4 asked respondents to use a 1 to 5 scale to rate the relative importance of six different factors that relate to the quality of life in Midland Township. One was considered very important and 5 was considered not very important. The factor that was considered most important was high-quality schools. More than three-fourths of the respondents ranked that as 1.

Average scores were as follows:

High quality schools	1.55
High quality municipal services	1.87
Nice parks and recreation facilities	1.96
Blight reduction program	2.12
Local employment opportunities	2.23
High quality residential development	2.42

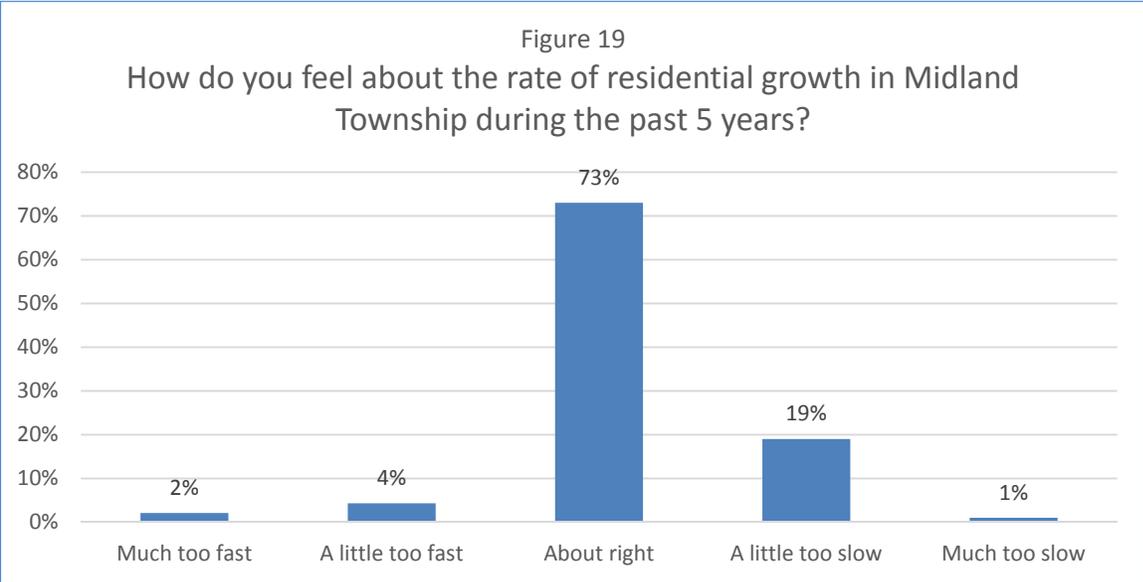
The responses are shown in Figure18.



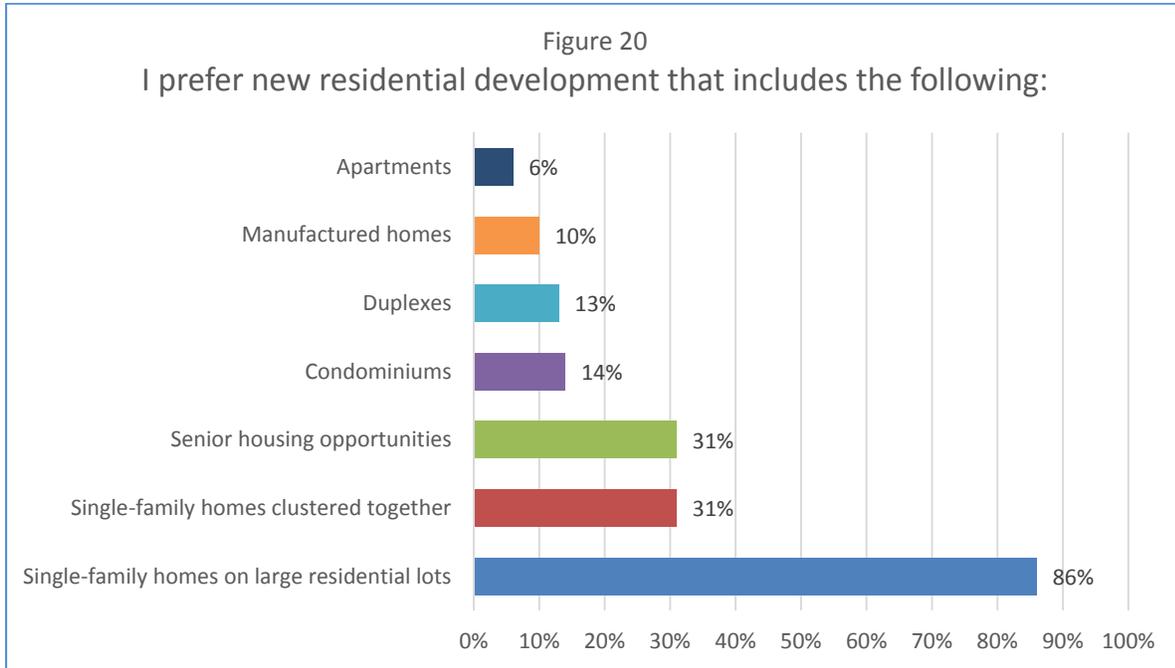
**Figure 18** – Respondents felt that high quality schools were very important in terms of their quality of life in Midland Township.

RESIDENTIAL LAND USE

A large majority of the respondents felt that the rate of residential growth in Midland Township during the past five years had been about right. Twenty percent felt it had been a little too slow or much too slow and 6% felt it had been a little too fast or much too fast.

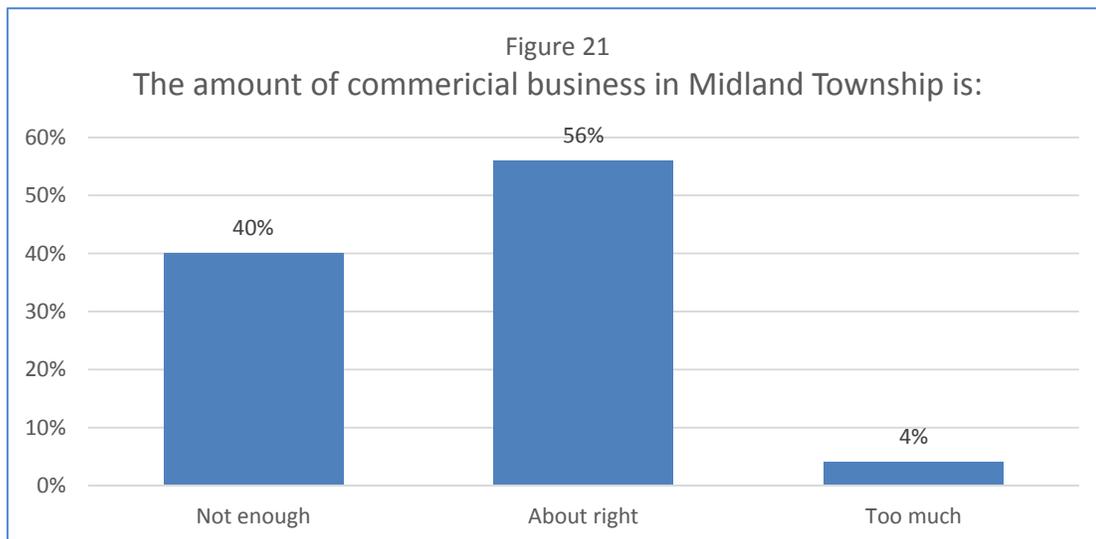


When asked what type of new development that respondents preferred, the most popular response was single-family homes on large residential lots, at more than 85% selecting that option. Other popular responses were single-family homes clustered together and senior housing opportunities, both at 31%. See Figure 20.

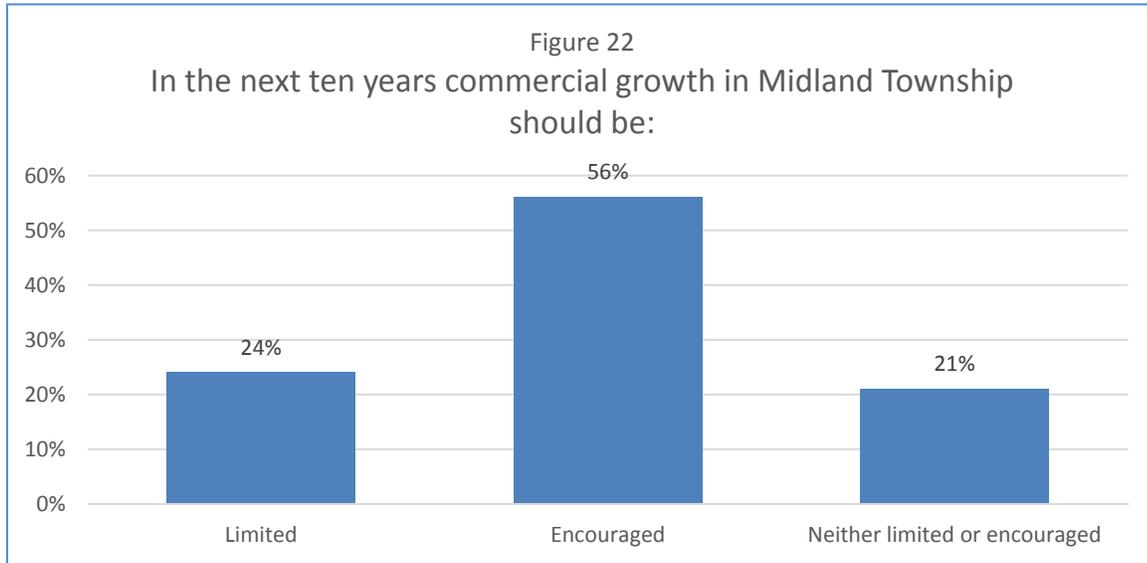


## COMMERCIAL LAND USE

Question 7 asked respondents about the amount of commercial space in Midland Township. Fifty-five percent felt that there was about the right amount. Forty percent felt there was not enough and four percent felt there was too much.

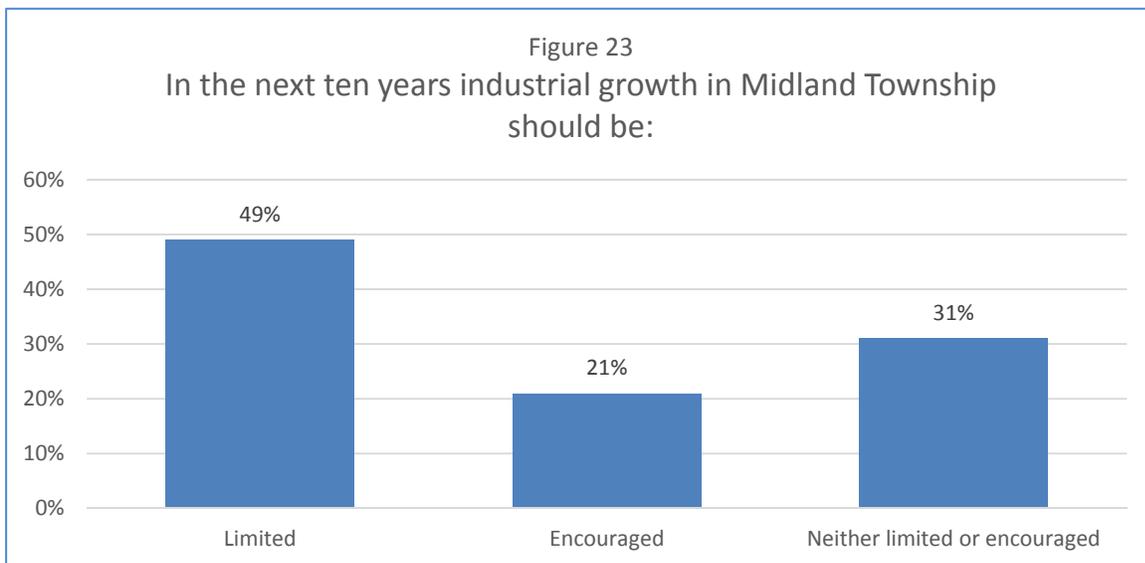


Looking ahead to the next 10 years, 56% of the respondents felt that commercial growth should be encouraged. Twenty-four percent felt it should be limited and 21% felt it should be neither limited or encouraged.



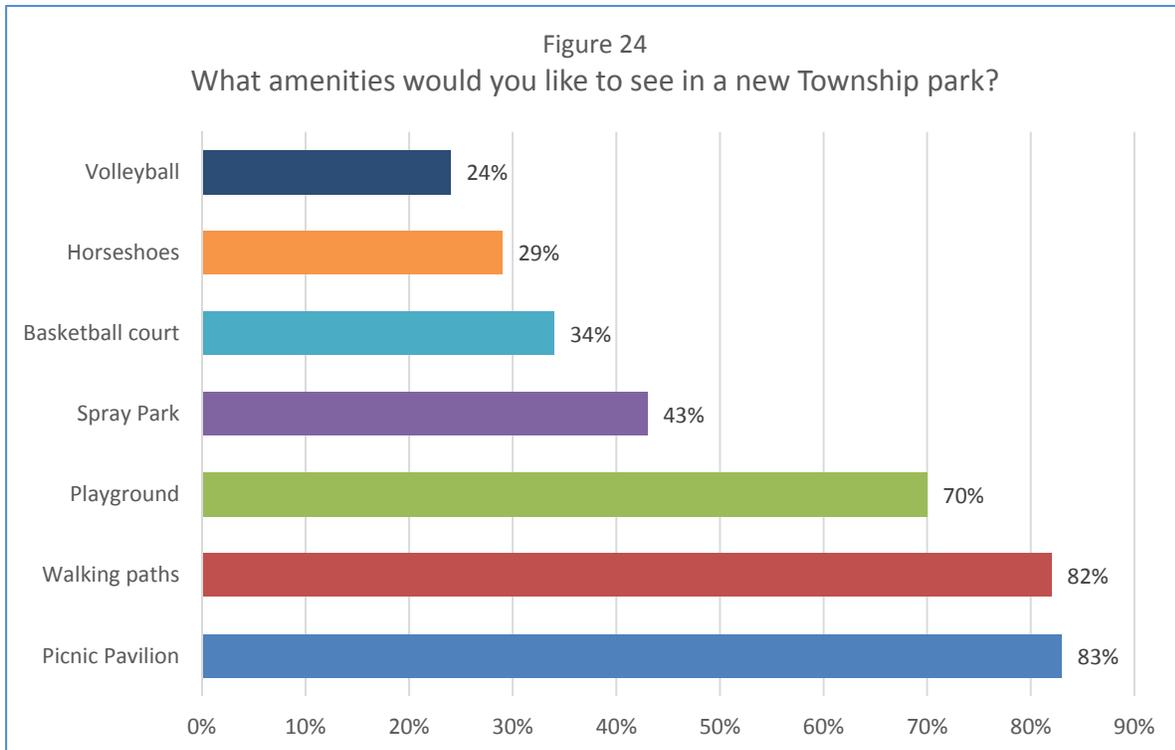
#### INDUSTRIAL LAND USE

Respondents had mixed opinions regarding industrial land use in Midland Township over the next 10 years. Forty-nine percent felt it should be limited, 21% felt it should be encouraged and 31% felt it should be neither limited or encouraged.

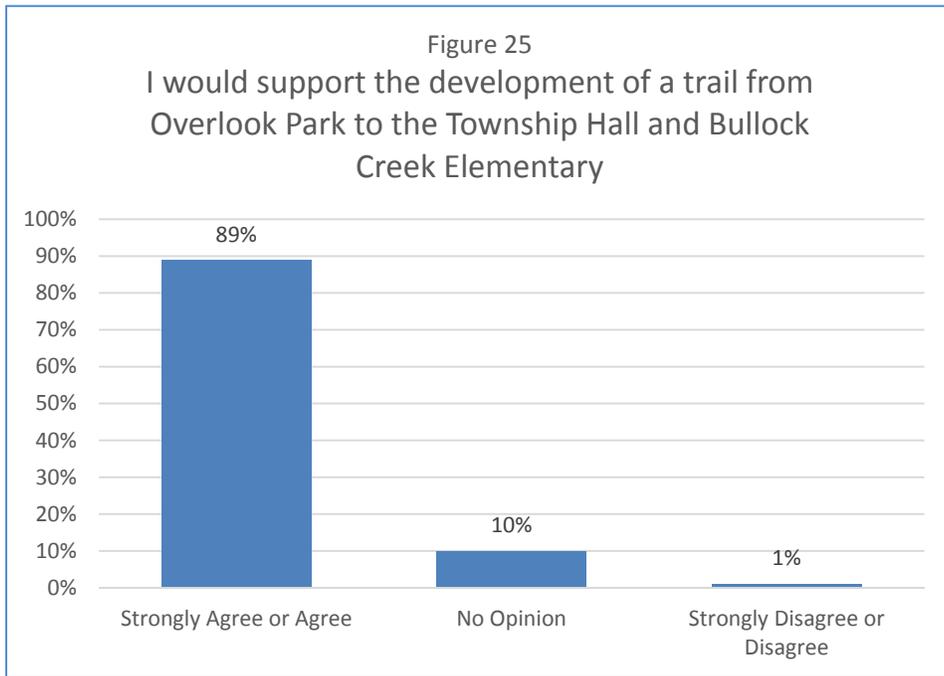


## PARKS AND RECREATION

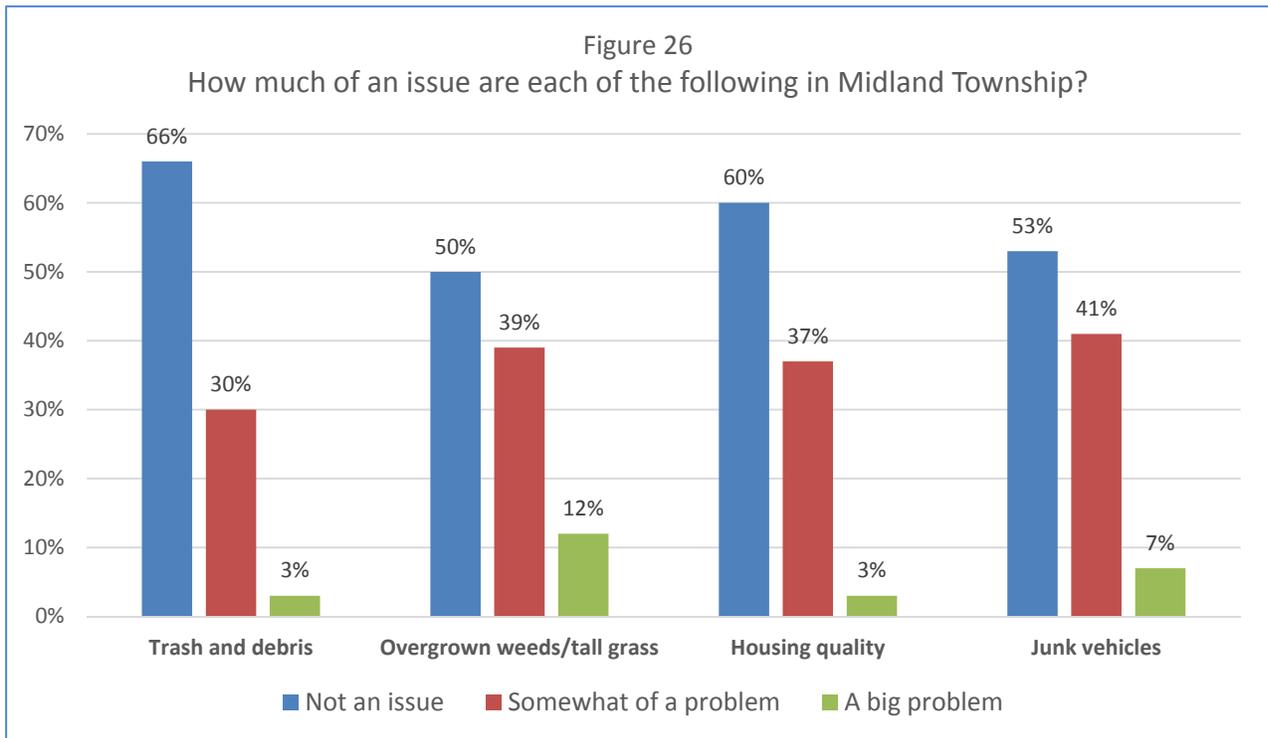
Question 10 asked respondents what type of amenities they would like to see developed at a new Township Park. Picnic pavilion, walking paths, and playground were the most popular responses, with each being checked by at least 70% of the respondents. See Figure 24 for all responses. Respondents could also fill in their own response. Some of those included bike trails, sledding, a dog area, and a wading pool.



Question 11 showed strong support for extending an existing non-motorized trail in the township. The existing Chippewa Nature Trail includes an extension to Overlook Park. Respondents were asked if it should be extended from Overlook Park to the Township Hall and Bullock Creek Elementary. Nearly 90% of the respondents strongly agreed or agreed with that idea. Approximately 10% had no opinion and 1% strongly disagreed.



Question 12 asked respondents to consider the extent of four potential Midland Township issues that can be related to zoning and code enforcement. At least half the respondents felt that each of the issues was “not an issue”. Forty-one percent of the respondents felt that junk vehicles were somewhat of an issue. That issue received the largest percentage of “somewhat of a problem” responses. Twelve percent of the respondents felt that overgrown weeds/tall grass were a big problem, which was the largest percentage that any issue received for “a big problem”.



Questions 13 and 14 allowed respondents to write in their own answers to open-ended questions. Sixty-six people filled in a response to Question 13 about what they liked about Midland Township. Many responses were very similar. Common answers included:

- County feel
- Small community
- Close to the City/Town
- Rural
- Quiet
- The people
- Low crime

Question 14 asked respondents to fill in one thing they would do to improve Midland Township. Sixty-two people filled in a response. These responses included more variety than Question 13. Some of the more common answers included:

- Improved road conditions and drainage
- A new park/more recreation
- Reducing noise levels
- More walking paths



A local business that helps create the small town feel of Midland Township.

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# CHAPTER 5 MIDLAND TOWNSHIP IN THE FUTURE

## GOALS AND OBJECTIVES

This section attempts to illustrate in broad strokes the image of Midland Township's desired future as seen by its residents and the Planning Commission. The Goals and Objectives represent and reflect the Planning Commission's re-examination, evaluation and reaffirmation or refinement of positions established in past Master Plans. They also reflect consideration of newer issues or concerns presented to or developed by the Board as a result of the community input received.

The goals of a Master Plan not only direct the focus of the actual Master Plan preparation, they are also the basis for regulation changes, for capital improvements program funding, and for future planning priorities.

### PRIMARY GOAL

The primary goal implicit in all other secondary goals is the desire of the officials and citizens of Midland Township to develop and maintain an attractive, pleasant, clean, healthy, and economically stable community environment.

### GENERAL GOALS AND OBJECTIVES

**Encourage the development of an adequately balanced community land use pattern, consisting of residential, commercial, agricultural, industrial, and recreational uses.**

1. Target appropriate areas for the various types of land uses which might reasonably be expected to locate in the Township.
2. Pace the expansion of the Township's housing stock to provide adequate, safe, sanitary, and attractive housing.
3. Limit commercial and selected industrial growth in accordance with the guidelines established in the Land Use Plan.
4. Foster cooperation with adjacent municipalities, particularly in the coordination of land use planning efforts.
5. Seek involvement in state and federal programs which can assist the Township in providing improved services and facilities to Midland Township's residents.
6. Create public awareness of local planning efforts by stimulating citizen interest and active participation in the planning of the community.

**Develop adequate guidelines to assure a reasonable balance between anticipated population growth and development and the ability to provide necessary services.**

1. Develop a Capital Improvements Program as a means of orderly planning for future infrastructure and facility needs.

2. Seek a reasonable balance between future growth and development and the ability of the community to provide adequate services.

## RESIDENTIAL GOALS AND OBJECTIVES

**Develop and maintain attractive residential neighborhoods that contain a suitable mix of housing types and provide for the preservation and protection of existing housing.**



1. Require that the design of new residential developments provide for efficient use of land and proper relationships between lots.
2. Reduce sprawl by encouraging cluster design and conservation easements to conserve wetlands, woodlands, wildlife habitats, steep slopes, and other environmentally sensitive areas.
3. Locate new residential developments in a manner which will minimize conflicts with incompatible land uses. In those instances where residential land uses are contiguous to commercial or industrial uses, provide for visual or physical buffers.
4. Use proper code enforcement to reduce blight.
5. Work to preserve and encourage the preservation of older residential homes in sound condition.

## COMMERCIAL GOALS AND OBJECTIVES

**Encourage commercial development to provide adequate services to the residents and help provide a tax and employment base in the Township.**

1. Support the development of an adequate range of shopping opportunities.
2. Relate the amount of commercial zoning to be provided to the need of the market area. Over zoning for commercial development should be avoided.

**Require commercial areas to be compatible with surrounding development and promote the safety, health, and welfare of shoppers.**

1. Incorporate measures in the zoning ordinance that require commercial districts to provide an adequate buffer adjacent to residential areas.
2. Require garbage receptacles, containers, and other commercial appurtenances to be located and screened in a manner which will not disturb residential areas.

## INDUSTRIAL GOALS AND OBJECTIVES

**Provide for industrial development in appropriate locations in order to grow the Township's economic and employment base.**

1. Select the location of industrial sites and parks in those areas which have sufficient facilities or proposed facilities and services to adequately support industrial activity.
2. Require industrial uses to provide adequate landscaping and buffering adjacent to roadway frontage and residentially zoned property.
3. Protect industrial properties through zoning regulations. Incompatible land uses should not be allowed to encroach upon existing industrial areas.

## AGRICULTURAL GOALS AND OBJECTIVES

**Recognize agriculture as a viable land use in Midland Township.**

## RECREATIONAL GOALS AND OBJECTIVES

**Provide recreational amenities in order to offer local residents and visitors outdoor gathering spaces for active and passive recreational uses.**

1. Develop a township park.

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

1. Encourage joint use of school sites and buildings.
2. Develop recreational facilities that are accessible for users of all abilities.

**Provide quality facilities for leisure time activities with special consideration given to activities improving health and fitness.**

1. Develop a township park.

**Provide trails and multi-use paths for recreational and transportation use.**

1. Develop a trail system and non-motorized transportation plan for the Midland Township community.
2. Where possible, connect local trails to regional trails and destinations.



## FUTURE LAND USE OVERVIEW AND ZONING PLAN

This section will be considered by many as the heart of the Master Plan. It encompasses, in graphic and text form, the recommendations of each of the proceeding chapters in the Plan. From a practical point of view, the Future Land Use Plan is fundamentally a guide to the future physical development of the community. It translates values into a scheme that describes how and where to build, rebuild or preserve the Township.

As the community moves forward this map may and probably will be modified as circumstances dictate. The map is not to be construed as a rigid image of Midland Township in the future.

The Future Land Use Map does not share the same legal status as the Zoning Map. It should be considered a guide, expressing the Township's vision for the future, and should be used to influence future land use decisions, not regulate the activities in specific zones. While the future land use map attempts to translate future land use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. For example, the future land use map may indicate a residential area, and yet it may not be zoned for residential until a property owner requests that zoning change and the Township adopts the rezoning request.

On the future land use map, it should be noted 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 that will be needed to actually move toward the implementation of this plan. For example, while the existing land use map described woodland areas, these uses are not described on the future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these wooded and agricultural land uses should be used in the future, and hence should be zoned.

Ultimately, the recommendations shown on the future land use map are intended to help Midland Township officials, property owners, and residents make zoning and development decisions that are in the best interest of the Midland Township community. The future land use map seeks to guide development of residential and commercial districts, as well as the allocation of lands for future parks and conservation areas, into appropriate locations while maintaining the overall character and appearance of Midland Township.

**Because Midland Township is a relatively stable community, Township officials do not see a great deal of change happening in terms of land use in the next 10 to 20 years.** Descriptions of the new future land use categories and the corresponding zoning districts begin below. The future land use map is shown on page 36 of this section.

### SINGLE FAMILY RESIDENTIAL

This category includes single family dwellings and related accessory structures. The purpose and intent of this future land use is to provide space for traditional neighborhood single-family growth, free from most other uses, except those that are compatible with the residents living in these

neighborhoods. In general, single family residential corresponds to the R-1 One-Family Residential zoning districts.



The future land use map shows that most of those areas that are currently zoned R-1 would not change in the future. Three changes are noted:

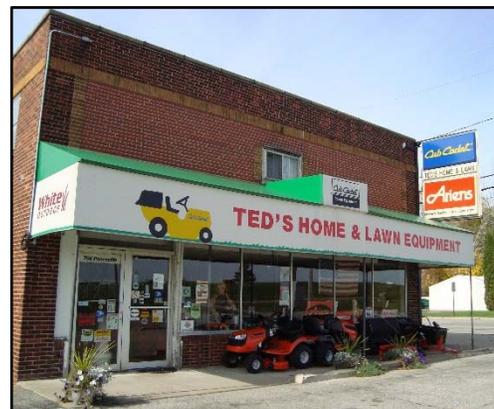
1. An area in section 1 that is currently zoned as Residential is shown in the future land use map to be Business. There are neighborhood businesses in the area and it is shown as a growth area for business.
2. An area in Section 36 that is currently zoned as Residential is shown in the future land use map to be Industrial. Much of this parcel contains a large Consumers Energy substation and it is adjacent to other Consumer's Energy industrial uses.
3. An area on the east side of Poseyville Road in Section 33 that is currently zoned Neighborhood Business is shown on the future land use map to Single-Family Residential. There currently are no businesses in this location and the Township sees this area as residential in the future.

#### MULTIPLE FAMILY RESIDENTIAL

This category general includes duplexes, multi-family dwellings, and mobile home parks. It corresponds to the R-2 Multiple-Family Residential District. Midland Township is not planning for any increase in land zoned for this type of land use in the next 10 to 20 years.

#### BUSINESS

Areas designated as Business are reserved for existing and future commercial growth. This future land use category corresponds to the B-1 and B-2 zoning districts. Business uses in Midland Township are largely seen along Poseyville Road in the southeast and along Wheeler Road in the northeast. Because large retail and commercial services are available nearby in Midland, the businesses envisioned in Midland Township are not large traffic generators and they exist mostly to serve the local population.



#### RECREATION CONSERVATION

Land included in the Recreation Conservation land use category shows lands currently managed as conservation lands, including those with some passive recreation opportunities. In Midland Township, these lands are all located in Section 19 and the northeast corner of Section 30 and they comprise the Chippewa Nature Center. They correspond with the R-1 zoning district.

## INDUSTRIAL

Areas designated as Industrial are intended for environmentally clean manufacturing and industrial operations, including warehousing, transportation and distribution related uses. This category corresponds with the M-1 Future Land Use category. In Midland Township, most of the industrial land uses are expected to be part of or in conjunction with Consumers Energy or Dow Chemical. As described above in Single Family Residential, there is one area in Section 36 that is currently zoned as Residential that is seen in the future to be Industrial.

## PUBLIC / SEMI-PUBLIC

This category includes public uses such as government facilities, libraries, public works facilities, and schools. These facilities are encouraged to have buildings located and designed to promote a neighborhood scale and character. Another objective of the Public / Quasi-Public future land use category is also intended to promote and maintain existing places of worship in Midland Township. These uses are located throughout the Township and are typically adjacent to nearby neighborhoods. Because of the general nature of this category, it does not necessarily correspond to any one of the existing districts in the Township's zoning ordinance but most of these uses do occur within the R-1 areas of the Township.



Larkin Township

FUTURE LAND  
USE MAP  
MIDLAND TOWNSHIP  
MIDLAND COUNTY, MICHIGAN

**Map Features**

-  Single Family Residential
-  Multiple Family Residential
-  Business
-  Industrial
-  Recreation Conservation
-  Public Semi-Public
-  Vacant, ROW, or Other
-  City of Midland Boundary
-  Sections
-  Rivers/Streams



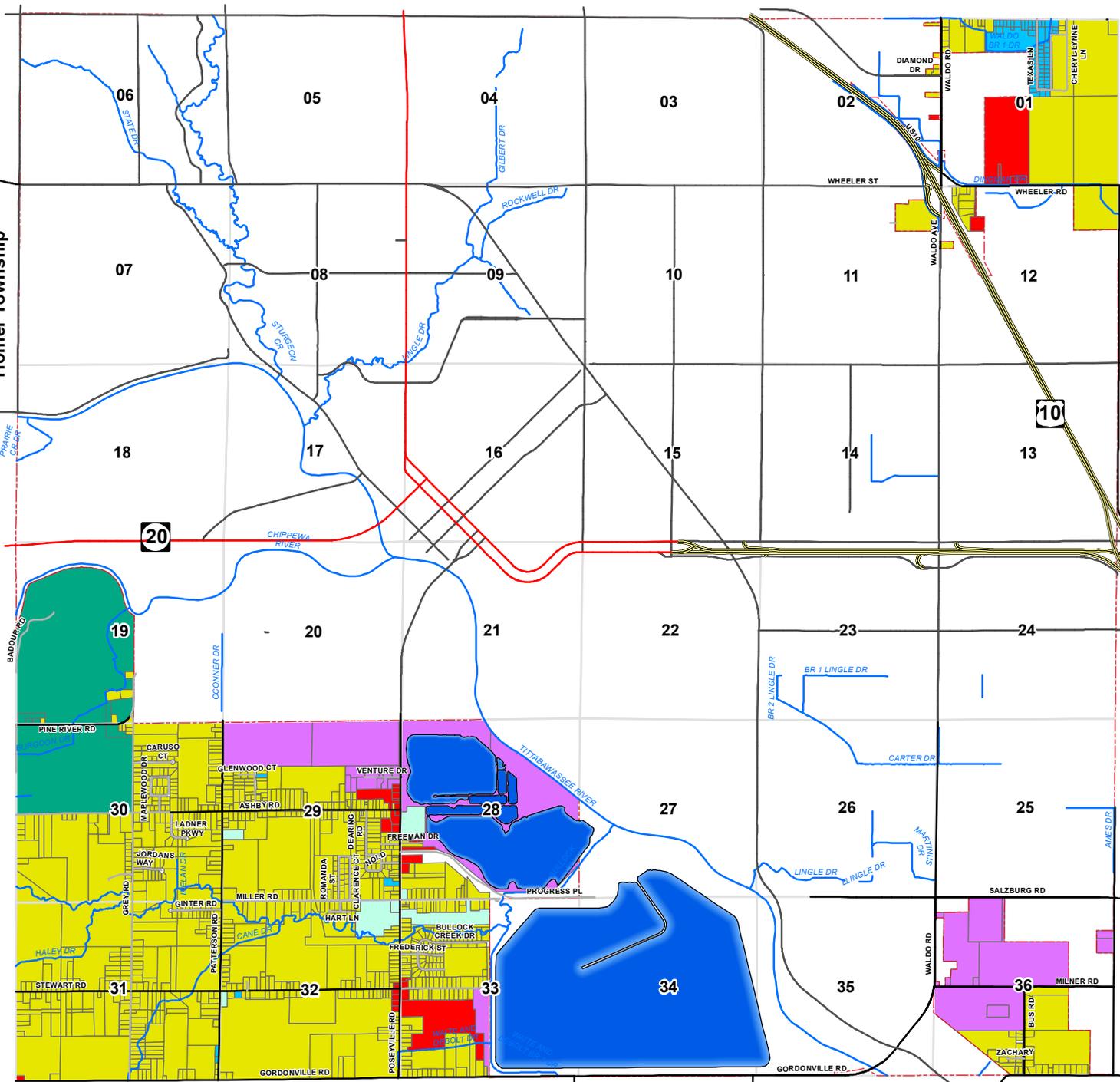
Approved by Midland Township Planning Commission  
2-4-15  
Approved by Midland Township Board  
2-11-15

Prepared by Midland County GIS Department  
November, 2014

Homer Township

Bay County

Ingersoll Township



## PARKS AND RECREATION ACTION PLAN

Since Midland Township does not have any developed parks, township officials are very excited to move toward developing recreation facilities for its residents. Their goals will be accomplished over time starting with this first five-year recreation plan.

Midland Township has developed the following recreation projects and tasks that it would like to develop in the next five years.

### TOWNSHIP PARK DEVELOPMENT

1. Develop a concept plan for a park on the Township Hall property.

This is the Township's first priority in moving forward with park development in the community. After a concept plan is developed, the Township can move forward with cost estimates and a phasing plan.

2. Apply for grant funding for development of recreational facilities at the Township Park.

Funders to be considered would include local private foundations such as the Herbert and Grace Dow Foundation, the Strosacker Foundation and the Gerstacker Foundation. In the public realm, Midland Township may apply to the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund, or the Michigan Department of Natural Resources Passport Grant program.

3. Proceed with design and construction of the first phase of development at the Midland Township Park. The scale and scope of the project will depend on the concept plan and what the Township feels it can take on in terms of its on funding and what it may receive in grant resources.

### TRAIL DEVELOPMENT

1. Develop a non-motorized transportation plan for the Township. This document will examine where trails are needed and look at potential connections to existing trails. It will prioritize the potential trails. When this Plan was written, the Township Board felt a need for a trail that would connect Overlook Park to the Township Hall.
2. Apply for grant funding for development of a trail (multi-use path) in the Township. Funding sources may include local private foundations such as the Herbert and Grace Dow Foundation, the Strosacker Foundation and the Gerstacker Foundation. In the public realm, Midland Township may apply to the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund, or the Michigan Department of Natural Resources Passport Grant program, and the Michigan Department of Transportation.
3. Proceed with design and construction of a multi-use path in Midland Township.

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# CHAPTER 6 IMPLEMENTATION AND CONCLUSION

## IMPLEMENTING AND USING THE PLAN

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Because this plan is to be the basis for future zoning and planning decisions, it is imperative that the plan be available to Midland Township staff, elected and appointed officials, as well as business owners, developers, stakeholders from Midland 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 Board of Trustees. In its best form, implementation of this plan will result in the achievement of the goals. Implementation is often the most difficult portion of the planning process because while the intentions of the Township and 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 Midland Township and the ways in which they can be used to ensure that the goals of this plan are met.

## ZONING CHANGES AND ORDINANCE UPDATES

With a new Master Plan in place, the Township has an opportunity to review and update its current zoning ordinance to reflect the goals adopted in this plan. Changes may be minor but provide a substantial benefit. Another step may be to review the cases that have come before the Planning Commission and Zoning Board of Appeals to determine if there are trends that may need to be addressed in the zoning ordinance itself.

## GRANT OPPORTUNITIES TO SUPPORT PROPOSED CAPITAL IMPROVEMENTS

This Master Plan can also be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. At the Federal level, there is the Housing and Community Facilities Programs, the Public Works and Economic Development Program, and the Water and Wastewater Disposal and Grant Program, to name a few. At the State level, a potential funding source may be the Michigan Department of Natural Resources, which offers grants from the Land and Water Conservation Fund and the Michigan Natural Resources Trust Fund. The Michigan Department of Transportation also administers Federal funds appropriated under the Moving Ahead for Progress in the 21st Century Act (Public Law 112–141, MAP-21). Additionally, local funding programs, as initiated by Homer Township, such as a special assessment, can also be used for infrastructure projects.

## REGIONAL COOPERATION

Development, growth, and changes within Midland County as well as Saginaw and Bay Counties, will affect its quality of life and growth within the Township itself. Communities near Midland Township have experienced a variety of changes – some experiencing growth and others experiencing a loss of population and declining housing value. Midland Township is rightly concerned with the effect that

these changes can have on the Township. The Township has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Midland County. Cooperative relationships between and among Midland 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, Midland Township should actively participate with the review and opportunity for comment on neighboring communities' Master Plans. Further, the Township should invite comment and suggestions from neighboring communities on major developments within Midland Township.

**The Michigan Planning Enabling Act requires that the Township review its plan every five years and update it if necessary.**

### 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 Board of Trustees. 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. Midland Township provides important planning and development services with limited staff. When change confronts the community, it will be necessary to review the time and effort expended by the staff to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.



### 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 Midland Township. To date, Midland Township has taken steps to keep residents and others involved and informed 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.

## CONCLUSION

Midland Township has spent nearly a year discussing and examining issues regarding its future. It received valuable input from Township residents from the community input survey. As a result, the Planning Commission has compiled a complete, carefully prepared Master Plan document that represents the data, efforts, and collective thoughts of Midland Township residents and officials. The Township has also placed special emphasis on the park and recreation aspects of the community, completing this plan so that it meets the requirements of the Michigan Department of Natural Resources Guidelines for the Development of Community Park, recreation, Open Space and Greenway Plans.

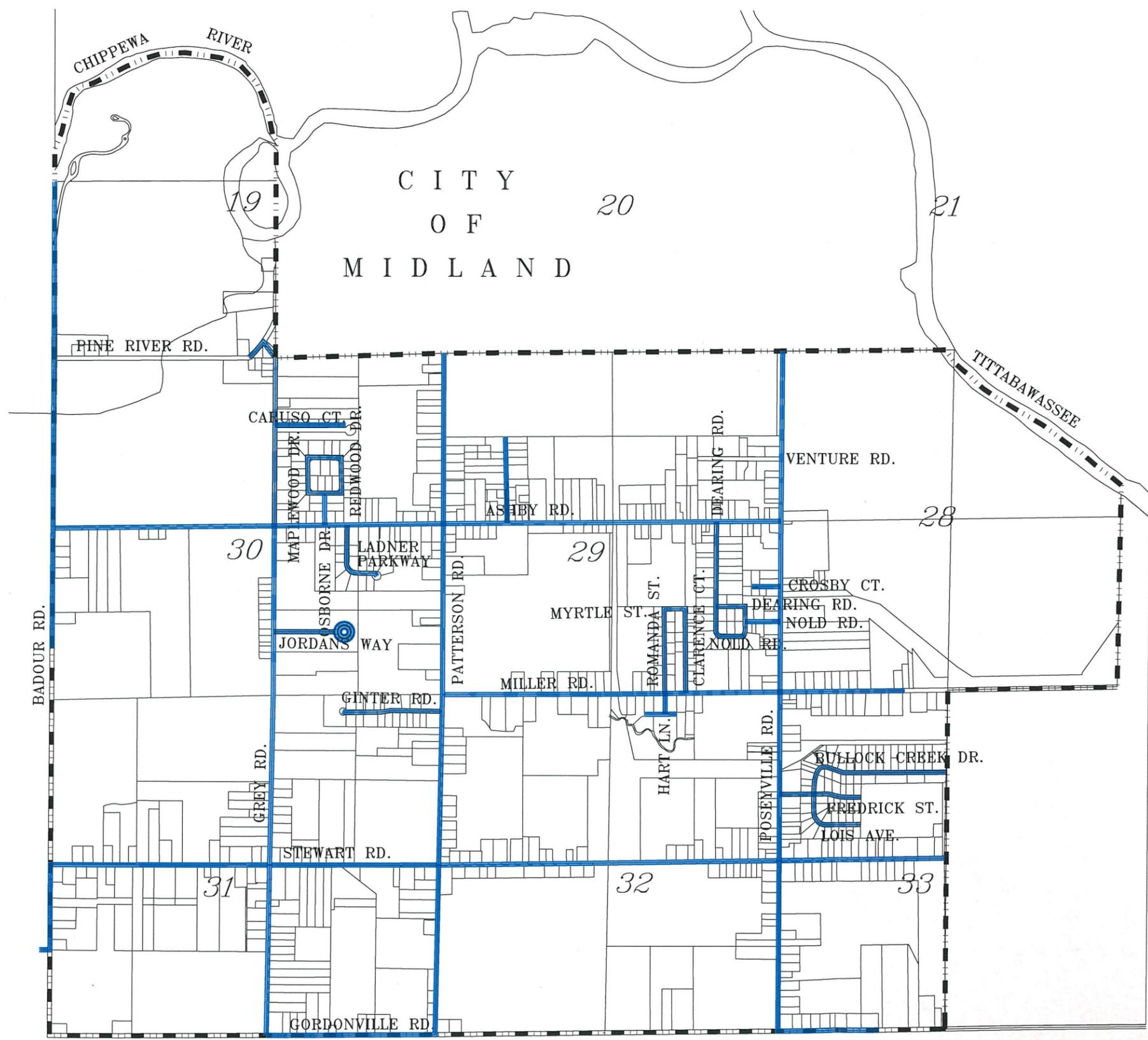
This Master Plan is only the beginning of an action program for the next ten to twenty years. Because the future welfare of the Township depends upon rational, coordinated action, the Planning Commission stands ready to meet any person or group interested in the future development of the area. The Planning Commission will be available to help and guide those who need advice or wish to be part of the Master Plan implementation process.

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



APPENDIX A – MUNICIPAL WATER SYSTEM MAP

CITY  
OF  
MIDLAND



 TOWNSHIP BOUNDARY  
 WATER SYSTEM

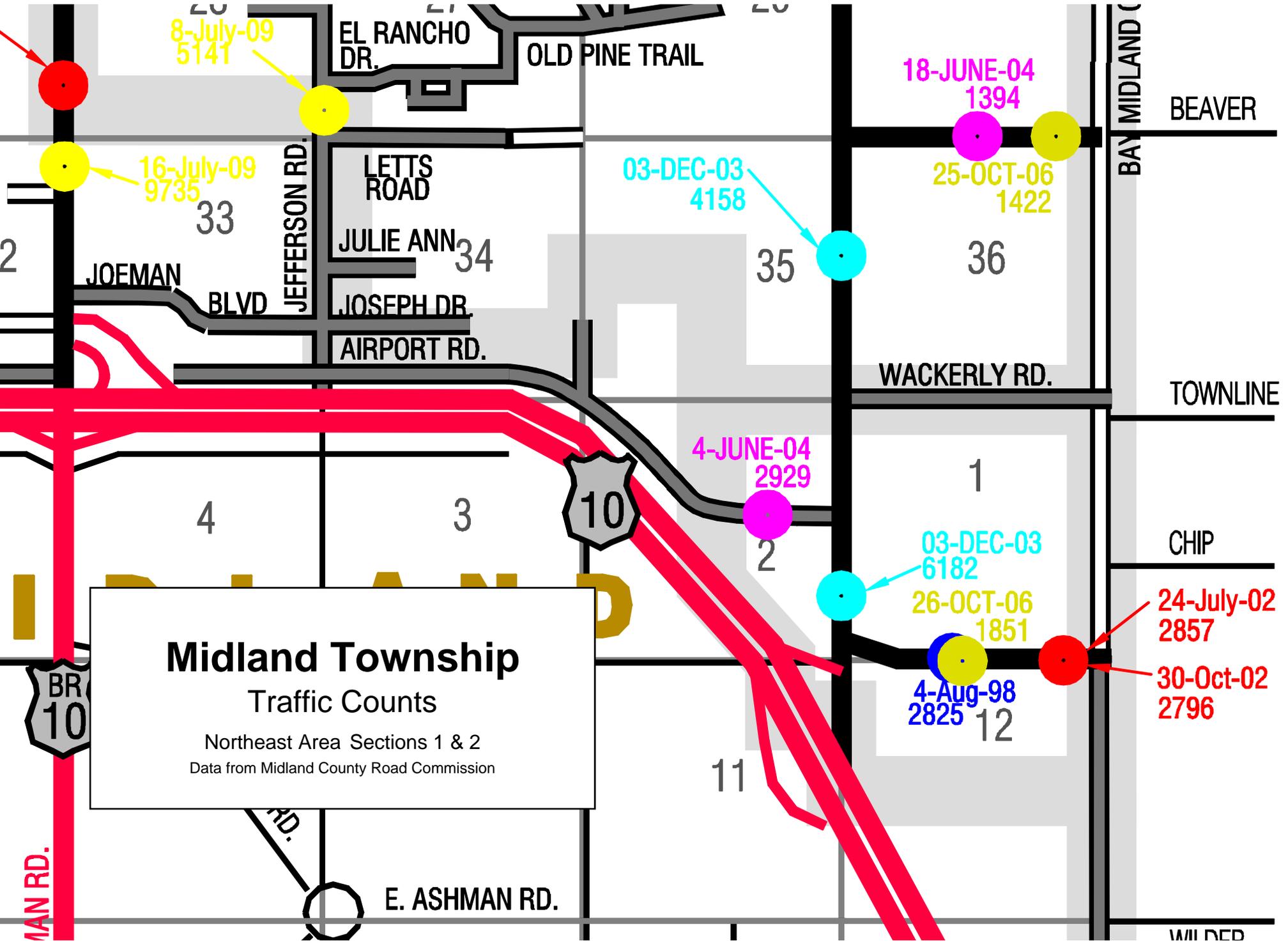


# MUNICIPAL WATER SYSTEM

MIDLAND TOWNSHIP  
MIDLAND COUNTY, MICHIGAN

SOURCE: WADE-TRIM, FIELD SURVEY JULY 1997

## APPENDIX B – TRAFFIC COUNT MAPS



SABELLA RD. (M-20)

# Midland Township

## Traffic Counts

Southwest Area

Data from Midland County Road Commission

Oct-04  
822  
09/1534

19

20

21

24

SMITH  
COURT

30

GREY

IRELAND

29

POSEVILLE RD.

28

27

SAGINAW RD.

26

ASHBY RD.

19-Nov-04  
806

2-May-02  
758

21-Aug-02  
2461

25-Oct-06 / 10500  
4-Sept-02 / 10972

26-Oct-05 / 9056  
4-Sept-02 / 9444

GINTER

14-JUNE-05 - 898  
26-July-02 - 17197

27-April-05 - 8442

26-July-02 - 333  
26-April-05 - 354

32

33

34

35

APRIL-04  
1224

31

28-Apr-05  
1999

21-MAY-03 - 589

27-April-05 - 7448  
20-Aug-03 - 6968

2-July-02  
5013

20-April-06  
7390

TOMER

FORD

ADOUR RD.

GREY RD.

2-July-02  
3600

ATTERSON RD.

15-June-04  
4560

21-SEPT-06  
5455

15-June-04  
4719

2-July-09  
4639

11-Sept-02  
3770

LYDIA

ASSE RD.

23-June-98  
4352

9-DEC-03  
1582

3

10-May-05  
6613

21-SEPT-06  
3434

20-May-09  
3724

BRIDGE  
CLOSED

20-May-09

APPENDIX C – COMMUNITY INPUT DOCUMENTATION

# Midland Township Survey Summary

\*Survey available from June 23 – August 20, 2014.

## 1. Midland Township should encourage new development.

Response	Chart	Percentage	Count
Strongly agree		35.8%	34
Agree		35.8%	34
Neutral		20.0%	19
Disagree		7.4%	7
Strongly Disagree		1.1%	1
		<b>Total Responses</b>	<b>95</b>

## 2. Midland Township should grow in population.

Response	Chart	Percentage	Count
Strongly agree		22.7%	22
Agree		34.0%	33
Neutral		29.9%	29
Disagree		9.3%	9
Strongly Disagree		4.1%	4
		<b>Total Responses</b>	<b>97</b>

**3. How do you feel Midland Township has changed in the past 5 years when considering the following categories?**

	Much Worse	Worse	Same	Better	Much Better	No Opinion	Total Responses
Road Conditions	6 (6.1%)	25 (25.3%)	<b>35</b> <b>(35.4%)</b>	23 (23.2%)	3 (3.0%)	7 (7.1%)	99
Fire Protection	0 (0.0%)	1 (1.0%)	<b>47</b> <b>(48.0%)</b>	21 (21.4%)	12 (12.2%)	17 (17.3%)	98
Traffic	7 (7.1%)	26 (26.5%)	<b>48</b> <b>(49.0%)</b>	5 (5.1%)	5 (5.1%)	7 (7.1%)	98
Aesthetics/Blight	0 (0.0%)	13 (13.5%)	<b>47</b> <b>(49.0%)</b>	18 (18.8%)	8 (8.3%)	10 (10.4%)	96
Overall Service to Citizens	0 (0.0%)	4 (4.1%)	<b>53</b> <b>(54.1%)</b>	28 (28.6%)	6 (6.1%)	7 (7.1%)	98
Overall Quality of Life	1 (1.0%)	1 (1.0%)	<b>55</b> <b>(56.1%)</b>	30 (30.6%)	7 (7.1%)	4 (4.1%)	98

**4. Please rank each of the following factors in terms of its importance to the quality of life in Midland Township. "1" is considered very important and "5" not very important.**

	1	2	3	4	5	Total Responses
Nice parks and recreation facilities	<b>42</b> <b>(42.9%)</b>	32 (32.7%)	13 (13.3%)	8 (8.2%)	3 (3.1%)	98
Local employment opportunities	<b>36</b> <b>(37.1%)</b>	28 (28.9%)	17 (17.5%)	7 (7.2%)	9 (9.3%)	97
High-quality schools	<b>75</b> <b>(76.5%)</b>	11 (11.2%)	1 (1.0%)	3 (3.1%)	8 (8.2%)	98
High quality municipal services	<b>45</b> <b>(46.4%)</b>	32 (33.0%)	9 (9.3%)	9 (9.3%)	2 (2.1%)	97
High-quality residential redevelopment	26 (26.5%)	<b>28</b> <b>(28.6%)</b>	26 (26.5%)	12 (12.2%)	6 (6.1%)	98
A blight reduction program that reduces nuisances, eyesores, health or safety hazards	<b>45</b> <b>(45.9%)</b>	17 (17.3%)	20 (20.4%)	11 (11.2%)	5 (5.1%)	98

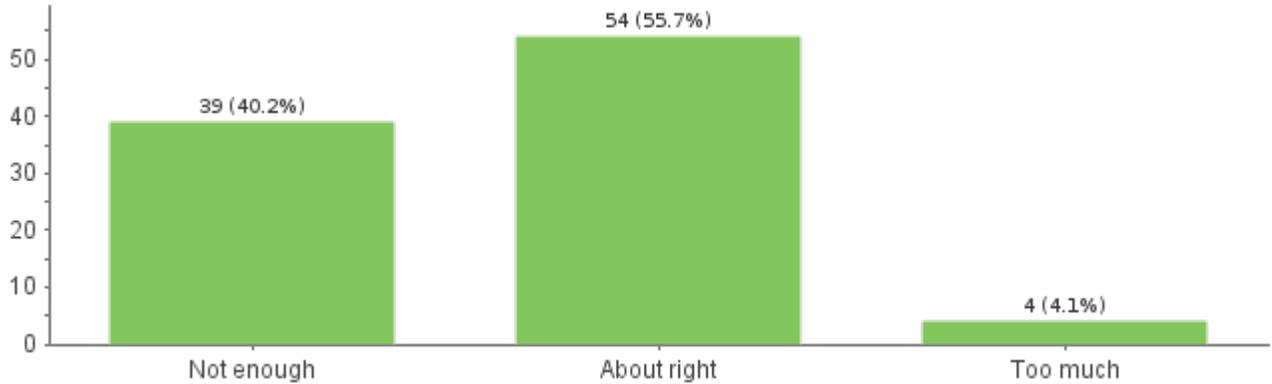
**5. How do you feel about the rate of residential growth in Midland Township during the past five years?**

Response	Chart	Percentage	Count
Much too fast		2.1%	2
A little too fast		4.3%	4
About right		73.4%	69
A little too slow		19.1%	18
Much too slow		1.1%	1
<b>Total Responses</b>			<b>94</b>

**6. I prefer that new residential development include the following. Please check all that apply.**

Response	Chart	Percentage	Count
Single-family homes on large residential lots		85.6%	83
Single-family homes clustered together, leaving open space undeveloped		30.9%	30
Duplexes		13.4%	13
Senior housing opportunities		30.9%	30
Manufactured homes		10.3%	10
Condominiums		14.4%	14
Apartments		6.2%	6
<b>Total Responses</b>			<b>97</b>

**7. Which describes how you view the amount of commercial (retail and service) businesses in Midland Township?**



**8. In the next ten years, commercial grown in Midland Township should be:**

Response	Chart	Percentage	Count
Limited		23.7%	23
Encouraged		55.7%	54
Neither limited or encouraged		20.6%	20
<b>Total Responses</b>			<b>97</b>

**9. In the next 10 years, industrial land uses in Midland Township should be:**

Response	Chart	Percentage	Count
Limited		48.5%	47
Encouraged		20.6%	20
Neither limited or encouraged		30.9%	30
<b>Total Responses</b>			<b>97</b>

**10. Midland Township would like to develop a park in the land that it owns around the Township Hall. What amenities would you like to see in this park?**

Response	Chart	Percentage	Count
Walking paths		81.7%	76
Picnic pavilion		82.8%	77
Basketball court		34.4%	32
Horseshoes		29.0%	27
Playground		69.9%	65
Volleyball		23.7%	22
Spray Park		43.0%	40
Other, please specify		12.9%	12
		<b>Total Responses</b>	<b>93</b>

**(Other, please specify)**

#	Response
1.	dog friendly area
2.	Bike path
3.	bocce court
4.	Mountain bike trails
5.	Single track bike trails
6.	sledding
7.	QUIET activities
8.	wading pool for little ones
9.	Nothing done
10.	None
11.	Any would require a restroom
12.	grills, restrooms

**11. I would support the development of a non-motorized trail that would extend south from Overlook Park to the Township Hall and Bullock Creek Elementary.**

Response	Chart	Percentage	Count
Strongly Agree		53.7%	51
Agree		35.8%	34
No Opinion		9.5%	9
Disagree		0.0%	0
Strongly Disagree		1.1%	1
		<b>Total Responses</b>	<b>95</b>

**12. What is your opinion regarding the extent of the following issues in Midland Township?**

	Not an issue	Somewhat of a problem	A big problem	Total Responses
Trash and debris	<b>61 (66.3%)</b>	28 (30.4%)	3 (3.3%)	92
Overgrown weeds/tall grass	<b>46 (49.5%)</b>	36 (38.7%)	11 (11.8%)	93
Housing quality	<b>54 (60.0%)</b>	33 (36.7%)	3 (3.3%)	90
Junk vehicles	<b>48 (52.7%)</b>	37 (40.7%)	6 (6.6%)	91

**13. What do you like best about Midland Township?**

#	Response
1.	That it is still close to town but still in the country.
2.	You can run and bike ride on a lot of roads because they aren't that busy
3.	Family atmosphere in the larger sense of the phrase.
4.	Great community to live.
5.	I like that I can enjoy a kind of rural life and still live within 5 minutes of the fridge. I would be upset if this is lost or destroyed.
6.	schools/fire department
7.	Rural, safe, friendly. Good place to raise children.
8.	I like the small town community feel--even though there isn't a town!
9.	Close to the city but still in the country.

10.	Bullock Creek Schools
11.	It is a family oriented community where people watch out for each other and support eachother.
12.	Country feel but close to town.
13.	I appreciate that Midland Township has close proximity to the City of Midland without having to actually live in the city.
14.	I like the strong sense of community.
15.	Country living but close to town.
16.	Convenient access to town, yet not as crowded
17.	Great schools, small community feel.
18.	Quiet, safe living conditions...while close to the city of Midland.
19.	well-managed governance; reasonable taxes
20.	Close enough to town and rail trails with a rural feel.
21.	It is close to downtown events and to my place of employment.
22.	Small community but close to city conveniences
23.	Quiet
24.	nice place low crime not overly populated with businesses or residential
25.	I like having a fairly large yard and not being cramped between other houses two feet from mine
26.	Midland township allows residents the convenience to access businesses within 5 minutes in the downtown area. It is a great area to develop as a "suburb" of Midland with parks and a family atmosphere. I would hate to see it develop more commercially.
27.	I enjoy the sense of community that we have. The township always seems to be improving and growing.
28.	Schools
29.	It's country feel and still close to town.
30.	The residents
31.	Nice friendly people. Local hangout...TheCreek
32.	Its close to midland but considered county.
33.	the rural atmosphere
34.	Country setting but close to town
35.	Quiet
36.	A nice safe quiet place for families to live
37.	Living in the quite not busy part of the county
38.	The people and schools are great.
39.	Low crime rate due to single family homes. City water.
40.	Family-oriented and close to town
41.	Country living with a close by city and nice little community with good school

42.	I love the quiet, country feel with quick easy access to town and amenities. I love the connectedness to nature!
43.	Schools and sense of country while being close to downtown.
44.	We are a family of four that enjoy the nice rail trail paths, well maintained sidewalks, and roads to be able to ride our bikes on and exercise on. Both our children attend the Midland Public Schools and we are happy with the quality of education they are receiving in the elementary level & middle school level. We feel safe in Midland & thank the police officers for work well done to keep us feeling safe.
45.	I don't know as I haven't lived in Midland in 40+ years
46.	Close to town
47.	Country
48.	Low Population
49.	Not overcrowded
50.	na
51.	Schools
52.	Everything...your doing a great job!
53.	na
54.	na
55.	na
56.	close to town
57.	Not crowded
58.	Close to town but less government involvement in my life
59.	It is a friendly community. We have lived here 27 years and wouldn't think of living anywhere else!
60.	water and sewer
61.	Small business owners work often and well with the community. I think a nice spray and picnic park would be great for families before and after loons games.
62.	The schools and staff
63.	Rural admosphere
64.	The people
65.	Close to town, bike trails
66.	rural feel

## 14. What is one thing you would do to improve Midland Township?

#	Response
1.	Do not do any developing. We don't need it to become like a big city.
2.	Add a park with a volleyball net and a basketball court because if my sister and our friends want to go outside to play volleyball there is no where to play besides Stratford park and our parents all work so we can't get a ride and we end up not playing
3.	More enforcement of ordinances related to noise, overgrown yards, and vehicles. On my street there are folks who take great pride in their yards. Sadly there are an equal number of slobs. I realize that some people may not have money to put into their yards but that is no excuse for letting it grow or using it as a parking garage. We have neighbors who also like to ride dirt bikes, atvs, snowmobiles and more. Not only do they tear up the yard but the noise is too much. Really ruins the neighborhood and brings down property values.
4.	Reduce the noise level from (The Creek) on Thursday nights. It can be heard at the end of E. Stewart to Miller Road. No one hears the residents and no one has been there to check it out. The base is so loud that the glasses have rattled in my home as well as several others. Some people are looking to move. Several have tried, but no one wants to have to put up with the noise. Also the parking, on both sides of E. Stewart, on Thursday night have had to call he police to get the cars off the road. It is posted no parking. My quality of life is not good due to this, I bought my grandfathers home, as well as my neighbor, and now we both regret this due to the noise.
5.	Improve roads and drainage in Tisland subdivision.
6.	With the increasing traffic on Gordonville and Poseyville Roads, I would improve the road conditions on those two roads.
7.	Why are schools in Bullock Creek not on the signs (the ones that say where various places in Midland are located)? Someone once told me that he was told it's because our schools lie outside of city limits, but so do Overlook Park and the Chippewa Nature Center. There's plenty of room on those signs to list BC Schools! It just has always bugged me!
8.	Walking paths
9.	Make a township park where we could hold small events ie childrens/evening music concerts for families and others to enjoy. Other communities are doing this. Look at Bay City and the programs they have
10.	Would like to see national fast-food type restaurant encouraged out here (McDonald's/Subway).
11.	I would improve road conditions and drainage, especially in and around subdivisions.
12.	I would like to see animal control services returned.
13.	Contract a Sheriff Office Road Deputy for General patrol.
14.	Two things, actually: I would love a grocery store closer than Meijer, Kroger, etc. And the roads and drainage system in Tisland need replacement badly.
15.	Nothing
16.	Developed of a park would be nice
17.	bring in some fast food and restaurant businesses
18.	No rifles during firearms deer season.
19.	Add a bathroom to little league field.

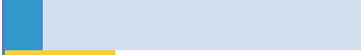
20.	Parks - Sewer system?
21.	Many roads in Midland Township are in great need of repair or replacement.
22.	I love the park idea, especially if there is access to overlook park with a path. If more housing developments come in, it could attract more Midland residents which in turn would help our schools by helping maintain or increase the student population.
23.	New businesses / jobs
24.	Adapt the township hall so that alcohol can be served for wedding receptions. That way we can recover some of the cost of operating the township hall. Most townships take in quite a quantity of money in rental fees.
25.	Control trash thrown out of cars onto private property
26.	The road conditions - My biggest concern is near the high school on Badour Road. The conditions are terrible! Please consider improvements ASAP!
27.	Stuff for young people to do. Local park would be nice.
28.	Enforce the noise ordinance! Enforce the road speed limits!
29.	More bike paths like Ashby and Stewart And connected to nature center trails
30.	Trails
31.	A nice playground recreation area for family use
32.	Roads
33.	Technology upgrades and infrastructure.
34.	Development of a park and non-motorized trail
35.	Rarely can a person go outside their home at any time of day or night without hearing dogs barking. And now with younger home owners/renters moving into the area loud music is becoming a common nuisance. Make it easier for a person to request a letter be sent to offending parties to alert them to the offending noises. Face to face doesn't seem to work.
36.	Make it so the ditches are not deep and we have sidewalks to walk on in the community
37.	More recreation
38.	A reduction in light pollution.
39.	Be more open and supportive of new small businesses and new development opportunities that would benefit the community.
40.	One request that we would have to improve our neighborhood would be to have street lights down Foster Road in Midland. We live at 4818 Foster Road, Midland 48642 and have recently built a new home on that street. During the Fall & Winter months the street is very dark at night and no street lights are to be seen. Is there someone I could talk with to ask if there could be someone from the city to come and survey where 2 street lights may be placed? We would love to hear back from someone in regards to this - thank you.
41.	That the City of Midland thinks they own the whole county - similar to Marion County/Indianapolis. If it belongs , it automatically belongs to them e.g. Divine Right of the French Monarchy.
42.	Less manufactured homes and more stick built houses.
43.	Update ordinance

44.	Township Police
45.	Park by township hall and non-motorized trail to BC Elementary
46.	na
47.	Clean up trash and debris
48.	Develop the Lay Down Area@ the old Nuclear Plant
49.	na
50.	na
51.	na
52.	It is good
53.	na
54.	Take care of the landscape on Poseyville Rd. Some businesses don't trim the weeds along the road, and it detracts from the beauty of the township.
55.	water and sewer
56.	developing a business district. ie a strip mall for small business owners who want to rent 600 to 1000 sq feet to start small businesses.
57.	Would love access to the trail via Ashby area, the west side of poseyville so I do not have to cross at that busy intersection with my kids. They can not ride through the grass on the west side and there is no cross light at the poseyville ashby intersection. Would ride into town more if there was a safer option.
58.	Follow the results of the survey
59.	Park development
60.	Reduce blight
61.	n/a
62.	Get an officer back on the road to enforce speed limits so biking and walking would be safer. Way back when the land was bought we were promised a park. To bad the building was all the board wanted then.

### Which of the following describes your relationship to Midland Township?

Response	Chart	Percentage	Count
I live in Midland Township.		86.2%	81
I own property in Midland Township but I do not live there.		0.0%	0
Other		13.8%	13
<b>Total Responses</b>			<b>94</b>

## How long have you lived in Midland Township?

Response	Chart	Percentage	Count
1 year or less		1.2%	1
2 - 5 years		11.1%	9
6 - 10 years		11.1%	9
11 - 20 years		32.1%	26
21 years or more		44.4%	36
		<b>Total Responses</b>	<b>81</b>

APPENDIX D – ADOPTION DOCUMENTATION



## Welcome to Charter Township of Midland

Midland County, Michigan

Midland, MI

24 °F / -4 °C

Overcast

at 09:10 AM


  
Click for Forecast

[News and Notices](#)
[Township Board](#)
[Fire Department](#)
[Planning Commission](#)
[Hall Rental](#)
[Other Departments](#)
[Forms and Documents](#)
[Trash and Recycling](#)
[Favorite Links](#)
[Local Businesses](#)
[Site Disclaimer](#)


### News and Notices

- 1/10/2015 - On 2/4/2015 there will be a public hearing of the Planning Commission of the Charter Township of Midland concerning the approval of a revised Master Plan and Recreational Plan. A draft of this Master Plan is available on the township website (click Planning Commission on the menu) as well as at the Township Hall.

The public hearing will take place at the next regularly scheduled Planning Commission meeting on Wednesday February 4, 2015, at 6:30 pm at the Midland Township Hall 1030 Poseyville Rd. Midland, MI 48640.

Written comments will be received at the Township Hall (address above) and will be reviewed at the public hearing on February 4, 2015.

Andrea DuBois, Secretary, Midland Township Planning Commission

- 11/19/2014 - The October 2014 Draft of the Midland Township Master Plan is now available. Click on Planning Commission on the menu.

- 11/17/2014 - **Position Available:** Midland Township is looking for a new maintenance person for cleaning and handy work. Please bring or send a resume to the township hall. This posting will be closed on December 5th and a decision will be made on December 10th.

- 11/16/2014 - Township Board minutes synopsis for October have been posted. Click on Township Board, Township Board Meeting Minutes.

- 11/15/2014 - See pictures of the Fire Department **in action**. Click on Fire Department, Fire Department In Action

- 10/13/2014 - Township Board minutes synopsis for September have been posted. Click on Township Board, Township Board Meeting Minutes.

- 9/29/2014 - Township Board minutes synopsis for August have been posted. Click on Township Board, Township Board Meeting Minutes.

- 8/6/2014 - Township Board minutes synopsis for May, June, and July have been posted. Click on Township Board, Township Board Meeting Minutes.

- 8/5/2014 - Thank you for your input to the Midland Township Survey!

- 6/11/2014 - Township Board minutes synopsis for December, January, February, March, and April posted. Click on Township Board, Township Board Meeting Minutes.

- 11/26/2013 - Township Board minutes synopsis for October and November posted. Click on Township Board, Township Board Meeting Minutes.

- 11/22/2013 - New recycling bins have been distributed. Recycling calendar and guidelines have been posted, select 'Trash and Recycling' on the menu.

- 5/21/2013 - [Click here](#) for a schedule of township fees for connecting to water service.

- 1/1/2013 - See the [Winter 2012 Newsletter](#).

- [News Archive](#)

#### Location:

1030 S. Poseyville Road  
Midland, MI 48640

#### Phone:

Phone: 989-835-8866

#### Fax:

Fax: 989-835-1785

#### Office Hours:

Monday - Thursday  
8:00AM - 1PM

#### Online:

Last Updated 01/10/2015 10:56 AM



Midland Township

**AFFIDAVIT – PROOF OF PUBLICATION**

**STATE OF MICHIGAN  
COUNTY OF MIDLAND**

*Public Hearing  
Planning Commission*

There will be a public hearing of the Planning Commission of the Charter Township of Midland concerning the approval of a revised Master Plan and Recreational Plan. A draft of this Master Plan is available on the township website as well as at the Township Hall.

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Written comments will be received at the Township Hall (address above) and will be reviewed at the public hearing on February 4, 2015.

PAULA C. ST. LOUIS being duly sworn, disposes and says that I am a representative of Midland Daily News, a daily newspaper published and circulated in the County of Midland, and that a notice, of which the annexed printed notice is a true copy, has been published in said paper once in each week for 2 successive weeks 3 times and that the first publication thereof was on the 12<sup>th</sup> day of Jan 2015 and the last publication thereof was on the 25<sup>th</sup> day of Jan 2015

*Paula C St Louis*  
\_\_\_\_\_  
PAULA C. ST. LOUIS

Subscribed and sworn to before me this 26 day of Jan 20 15

*Joyce Dittenber*  
\_\_\_\_\_  
Joyce Dittenber – NOTARY PUBLIC for Midland County – Acting in Midland Co.

My commission expires June 16, 2017  
\_\_\_\_\_

Printers fee 92.10  
Affidavit chg 8.00  
Total Charges 100.10  
(Times 3)

JOYCE DITTENBER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MIDLAND  
MY COMMISSION EXPIRES Jun 16, 2017  
ACTING IN COUNTY OF

MIDLAND CHARTER TOWNSHIP  
REGULAR BOARD MEETING  
February 11, 2015  
7:00pm  
1030 S POSEYVILLE RD  
MIDLAND, MI 48640

**Present:** Armstrong-Miller, Leach, Lederer, Radosa, Holt. Avery, Mott

Also Present: 5 guest

**Pledge of Allegiance**

Approval of Meeting Minutes from January 14, 2015 with revisions

**Public Comment:**

Was heard by the board

**Building report:**

\$110.00 in permits

**Fire Report:**

34 runs last month 17 medical 2 fires

\*bill from frontline for boots and helmets

\* Quotes for new turnouts coming

\*air bottles due for hydro testing \$700.00

\*CSI looking into new chassis for truck 750

**Enforcement Report:**

-Unregistered business in township

-The Creek Grill about screening for residents

-Resident problems between neighbors on Ashby

**Planning Commission:**

Public hearing passed resolution to adopt the Master Plan/Recreation Plan

Radosa makes a resolution to adopt the Master/Recreation Plan. Leach supports

Yeas: Radosa, Leach, Mott, Armstrong-Miller, Avery, Lederer, Holt

Starting work on zoning book couple of meetings a month to do this.

**Financial Report:**

Mott makes a motion to pay the bills, Radosa supports:

Vote: Yeas: Mott, Radosa, Armstrong-Miller, Avery, Lederer, Leach, Holt

**Unfinished Business:**

Road commission meeting went well, New road commissioner is from DOT, looking at Tisland may just need cross tubes.

Board of review position has been filled by Richard Armstrong  
Hall maintenance need toilets fixed.. 3 to 4 hours \$50.00/hour, needs to be licensed

Holt makes a motion to fix all toilets in bathroom up to \$500.00, Leach supports  
Yeas: Holt, Leach, Radosa, Avery, Lederer, Mott, Armstrong-Miller

**New Business:**

Board of Review meets March 3rd 2-3pm March 11 9am to 3pm and March 12 3pm to 9 pm

Avery motions to pay the library fees, Leach supports  
Yeas: Avery, Leach, Mott, Radosa, Lederer, Armstrong-Miller, Holt

Holt motions to annex 1485 N Waldo Rd, Leach supports  
All in favor: I have it

**Correspondence:**

**Other Business:**

**Public Comment:**

Was heard by the board

Adjourn: 8:14pm

Terry Holt, Supervisor \_\_\_\_\_

Shelly Armstrong-Miller, Clerk \_\_\_\_\_

**Resolution of Adoption**  
**Master Plan and Recreation Plan for Midland Charter Township**  
**By the Midland Township Planning Commission**

**Whereas**, the Midland Township Planning Commission may adopt a Master Plan for the physical development of the Township as empowered by the Michigan Planning Enabling Act No. 33 of 2008, as amended, and

**Whereas**, the Midland Township Planning Commission reviewed the current Master Plan, adopted in 2003, and determined revisions were necessary, and

**Whereas**, Midland Charter Township has undertaken a planning process to determine the recreation needs and desires of its residents during a five year period covering the years 2015 through 2019, and

**Whereas**, the Midland Township Planning Commission sought public input on the proposed Master Plan and Recreation Plan via a well-advertised survey that was distributed in summer of 2014 with fourteen questions pertaining to land use, recreation and the future of Midland Township, and

**Whereas**, Midland Township developed a Community Recreation Plan as part of its Master Plan, in accordance with the most recent guidelines developed by the Michigan Department of Natural Resources, and

**Whereas**, the public was given a well-advertised opportunity and reasonable accommodations to review the draft plan for a period of at least 30 days, and

**Whereas**, the Midland Township Planning Commission held a public hearing on the proposed Master Plan and Recreation Plan on February 4, 2015, for all residents to express opinions, ask questions, and discuss all aspects of the Plan,

**Now, therefore be it resolved** that the Midland Township Planning Commission hereby adopts the Master Plan and Recreation Plan for Midland Township.

Motion by: Mark Radosa

Supported by: Brenda Frederick

**Ayes:** 5

**Nays:** 0

**Absent:** 0

**Resolution declared adopted on the 4th day of February, 2015.**

  
\_\_\_\_\_, Chair  
Midland Township Planning Commission

**Resolution of Adoption**  
**Master Plan and Recreation Plan for Midland Charter Township**  
**By the Midland Township Board**

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**Whereas**, the public was given a well-advertised opportunity and reasonable accommodations to review the draft plan for a period of at least 30 days, and

**Whereas**, the Midland Township Planning Commission held a public hearing on the proposed Master Plan and Recreation Plan on February 4, 2015, for all residents to express opinions, ask questions, and discuss all aspects of the Plan, and

**Whereas**, after the public hearing the Midland Township Planning Commission adopted said Midland Township Master Plan and Recreation Plan on February 4, 2015, and

**Now, therefore be it resolved** that the Midland Township Board hereby adopts the Master Plan and Recreation Plan for Midland Township.

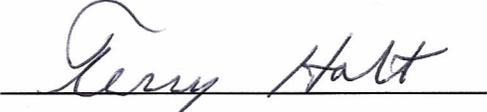
Motion by: Mark Radosa Supported by: Larry Leach

**Ayes:** 7

**Nays:** 0

**Absent:** 0

**Resolution declared adopted on the 11 day of February, 2015.**

  
\_\_\_\_\_

Supervisor

Midland Charter Township

**CHARTER TOWNSHIP OF MIDLAND**  
**1030 S POSEYVILLE RD**  
**MIDLAND, MI 48640**  
**(989)835-8866**

February 11, 2015  
Charter Township of Midland  
Board Meeting

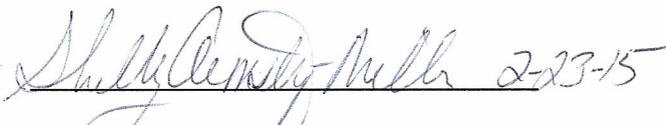
Section taken from meeting minutes:

**Planning Commission:**

Public hearing passed resolution to adopt the Master Plan/Recreation Plan

Radosa makes a resolution to adopt the Master/Recreation Plan. Leach supports  
Yeas: Radosa, Leach, Mott, Armstrong-Miller, Avery, Lederer, Holt

I, Shelly Armstrong-Miller, Clerk, certify that this is a true copy of the resolution passed by the Charter Township of Midland Board, on February 11, 2015.



Shelly Armstrong-Miller, Clerk  
Charter Township of Midland