

2017 LINCOLN TOWNSHIP MASTER PLAN



**Resolution to Approve and Adopt
Master Plan for Lincoln Township
By the Lincoln Township Planning Commission**

Whereas, the Lincoln 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 Lincoln Township Planning Commission reviewed the current Master Plan, adopted in 2002, and determined revisions were necessary, and

Whereas, the Lincoln Township Planning Commission sought public input on the proposed Master Plan via a well-advertised survey that was distributed in fall of 2016 with questions pertaining to land use, recreation and the future of Lincoln Township, and

Whereas, the Lincoln Township Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals, for the Township on November 7, 2017, at the Lincoln Township Hall, for all residents to express opinions, ask questions, and discuss all aspects of the Plan, and

Whereas, the Lincoln Township Planning Commission considered the proposed Master Plan on November 7, 2017, at the Township Hall.

Now Therefore Be It Resolved that the Lincoln Township Planning Commission hereby adopts and approves this Master Plan, and recommends the Lincoln Township Board do the same.

Motion by: Reid Duford **Supported by:** Sue Ensign

Ayes: Reid Duford, Sue Ensign, and Shelia Mesler

Nays:

Absent: Chris Clark, Dave Dauer

Resolution declared adopted November 7, 2017.



Sheila Mesler, Planning Commission Chair

12/13/2017

Resolution of Adoption
Master Plan for Lincoln Township
By the Lincoln Township Board of Trustees

Whereas, the Lincoln 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 Lincoln Township Planning Commission reviewed the current Master Plan, adopted in 2002, and determined revisions were necessary, and

Whereas, the Lincoln Township Planning Commission sought public input on the proposed Master Plan via a well-advertised survey that was distributed in fall of 2016 with questions pertaining to land use, recreation and the future of Lincoln Township, and

Whereas, the Lincoln Township Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals, for the Township on November 7, 2017, at the Lincoln Township Hall, for all residents to express opinions, ask questions, and discuss all aspects of the Plan, and

Whereas, the Lincoln Township Planning Commission considered the proposed Master Plan on November 7, 2017, at the Township Hall.

Whereas, the Lincoln Township Planning Commission at its meeting on November 7, 2017, after the public hearing, approved and adopted this Master Plan and recommended the same by the Lincoln Township Board of Trustees; and

Now Therefore Be It Resolved that the Lincoln Township Board of Trustees hereby adopts and approves this Master Plan.

Motion by: Ensign **Supported by:** Crockett

Ayes: Ensign, Crockett, Duford, Trinklein, Wray

Nays: ----

Absent: ----

Resolution declared adopted November 14, 2017



Mark Trinklein
Lincoln Township Clerk
November 14, 2017

2017 LINCOLN TOWNSHIP MASTER PLAN

PLANNING COMMISSION

Sheila Mesler, Chair
Sue Ensign
Reid Duford
Chris Clark
Dave Dauer

BOARD OF TRUSTEES

Kevin Wray, Supervisor
Sue Ensign
Roger Crockett
Deanna Duford
Mark Trinklein, Clerk

The Lincoln Township Master Plan was approved by the Lincoln Township Planning Commission on November 7, 2017, and adopted by resolution by the Lincoln Township Board on November 14, 2017, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan on November 7, 2017.

Lincoln Township
1882 Hope Road, Lincoln, MI, 48640 – (989) 687-6658

Assisted by
Spicer Group, Inc.
www.spicergroup.com
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THE PLANNING PROCESS

INTRODUCTION

This document is the outcome of a year long effort by the Lincoln Township Planning Commission to update their Master Plan and to steer the course of the Township's future. This document reflects the community's concern for the future development of Lincoln Township. It conveys a strong commitment to retain and strengthen the local quality of life. The preferred future, or vision, for Lincoln 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 Lincoln 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. The Plan 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 Lincoln 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 the social and economic structure in the Township and region, 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.



PROCESS AND STATUTORY REQUIREMENTS

Lincoln Township began the process to update its Master Plan in MONTH YEAR. Lincoln Township contracted with Spicer Group of Saginaw to assist the Planning Commission in the preparation of this Master Plan. The Planning Commission worked with the Spicer Group planning consultants between September 2016 and December 2017 to work on the Plan. As required by the MPEA, Lincoln Township followed the required procedures for notifying neighboring communities and registered entities. 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 Lincoln Township. Input and 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 July of 2017 and delivered to the Planning Commission and Township Board for review. In August 2017, the Township Board approved the distribution of the draft plan. Then the Plan was distributed to neighboring communities, registered entities, and to Midland County for review. Next, the Township held a public hearing on November 7, 2017 per requirements of the Michigan Planning Act. This provided an opportunity for public information and input. After the public hearing, the Planning Commission adopted and recommended the Township Board adopt the Master Plan on November 7, 2017, with Board of Trustees adoption occurring on November 14, 2017. The adoption documents can be found in Appendix A.

SUMMARY OF COMMUNITY INPUT

A Master Plan is founded on the goals of the community. When creating a Master plan, it is important to receive input from the community. For the Lincoln Township Master Plan, the community input process involved three steps. The first step took place during the winter of 2016/2017. An online input survey with 39 questions was distributed for community input. The survey was also made available on the Township's website, and paper copies were distributed around the Township and in the tax bill. There were a total of 139 survey responses. The results of that survey are provided in Appendix B. The second step took place during the October and November of 2017. The draft of the Master Plan was made available to the public for review. The third step, pursuant to the public hearing notification requirements of the MPEA, the Planning Commission on November 7, 2017, conducted a public hearing on this Master Plan. Pursuant to the comments received from those present at the public hearing, the Planning Commission proceeded to adopt this Master Plan, followed by its adoption by the Board of Trustees.



RELATIONSHIP OF A MASTER PLAN TO A ZONING ORDINANCE

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

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

The Michigan Zoning Enabling Act requires that a Zoning Ordinance be based on an adopted Master Plan. If ever challenged in the courts, Zoning decisions that are consistent with the Master Plan are more likely presumed to be valid. Often, once a community has updated their Master Plan, they will also review the Zoning Ordinance to ensure it aligns with the goals of the Master Plan.

TABLE 1 – MASTER PLAN VS. ZONING ORDINANCE

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

USING A MASTER PLAN

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

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

The Planning Commission, Board of Trustees, and the public should continuously reference the Master plan in order to:

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



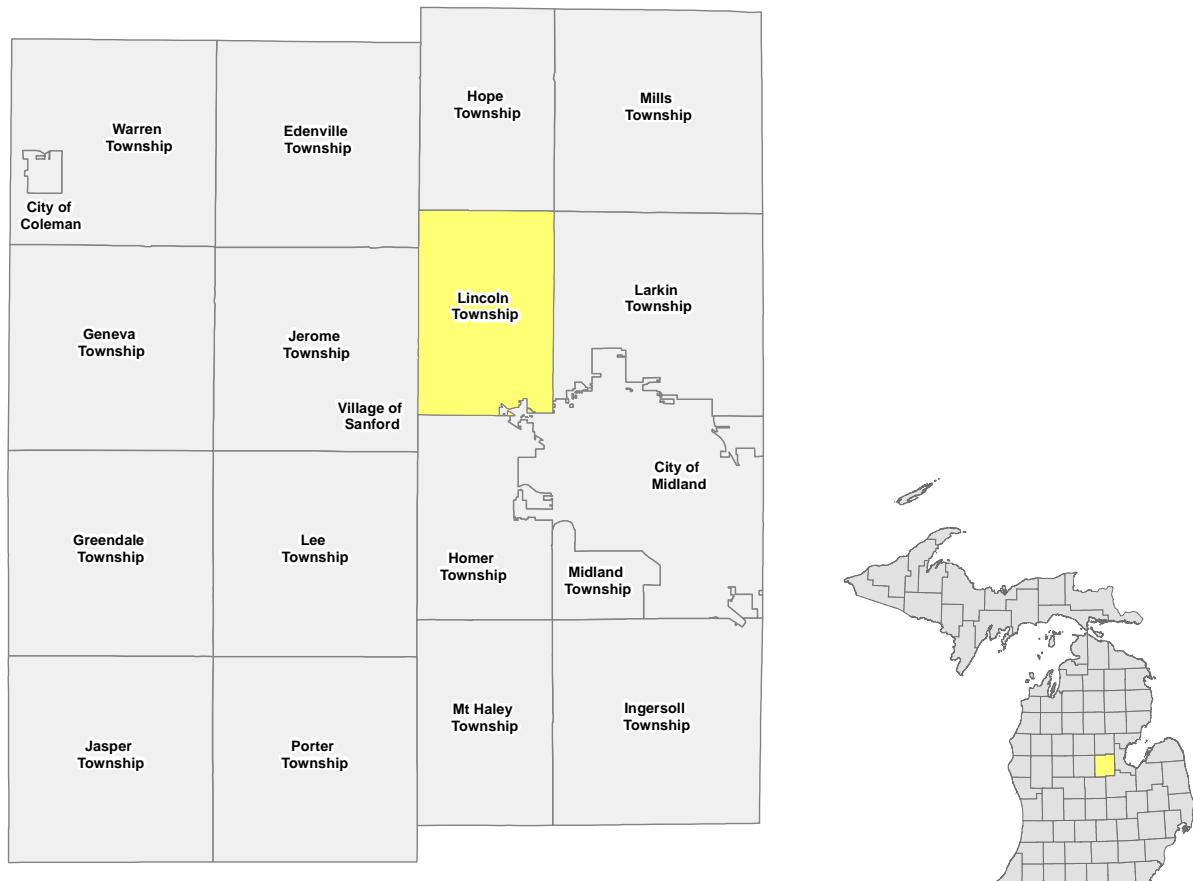
COMMUNITY DESCRIPTION

REGIONAL SETTING

Located in the middle of Michigan's lower peninsula in north-central Midland County, Lincoln Township was settled in the early 1820's as a result of the lumbering era in Michigan. Originally inhabited by Chippewa and Ottawa Indians, French settlers came to the area in the 1820's and made their home around the Tittabawassee River. The Tittabawassee or "shining" River, as named by the Indians, runs through the southwest edge of the Township. The area grew because of the lumbering boom, and many surrounding communities blossomed.

As depicted in Map 1 below, Lincoln Township is located in the north-central section of Midland County, in the middle of the Lower Peninsula. Seated between Hope Township to the north, Larkin Township to the east, Homer Township to the south, and Jerome Township and the Village of Sanford to the west. Additionally, Sanford Lake is located just west of the Township border, and the City of Midland is southeast. The Township is 23.6 square miles in size. Due to its location, Lincoln Township could face potential development pressures from the City of Midland. This Master Plan will work to proactively plan for growth, while also working to maintain and protect the natural features in the Township.

MAP 1 – LOCATION OF LINCOLN TOWNSHIP



DEMOGRAPHICS

Background information compiled by the U.S. Census highlights a community's current demographic conditions. In the following sections, Census-based data on overall population trends, housing characteristics, and economic information in Lincoln Township and some surrounding communities will be summarized to present an overview of conditions within the Township.

The information presented uses the most recent Census Data, from the 2010 Census and the 2014 American Community Survey (ACS). A summary table of demographics data from the US Census for Lincoln Township, as well as the Village of Sanford, Midland County, the State of Michigan, and the United States can be found in Appendix C. The preceding 4 jurisdictions are used for comparison purposes. In the following sections, when any statistics are compared, these are the 5 geographies to which the text refers.

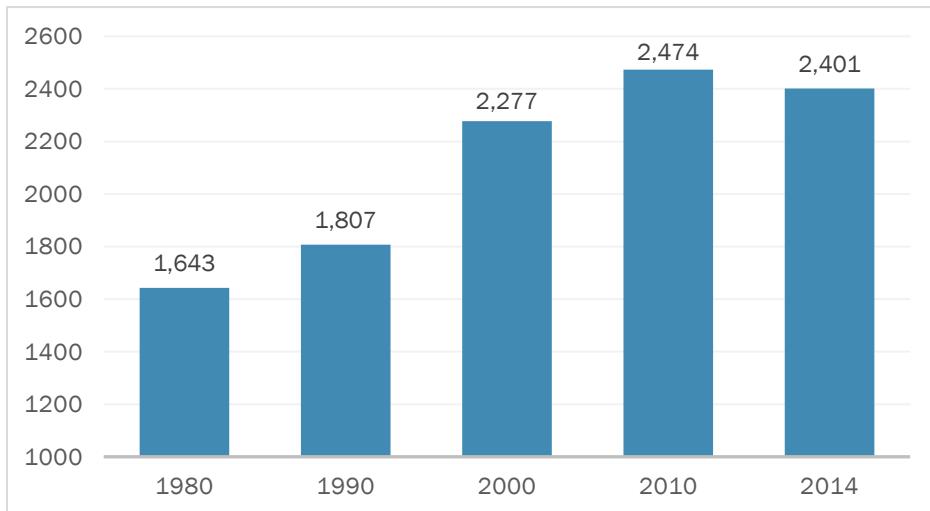
POPULATION

Population growth is the most important factor influencing land use decisions in any community. Therefore, it is important for a jurisdiction to know the past trends in order to be prepared for the future.

HISTORIC POPULATION

Figure 1 below, highlights the historic population growth of Lincoln Township. The data is from the 1980, 1990, 2000, 2010 Census, and the 2014 ACS estimates. According to the ACS, the current population of Lincoln Township is 2,401 people, however according to the last Decennial Census the population count was 2,474 residents. This means from 2010 to 2014 there has been an estimated drop of 73 people in the Township. Since 1980, Lincoln Township's population has been on a steady rise. However, in the past four years it would seem that this trend is reversing. Population decreases can be caused by many factors some examples include: loss of jobs, lack of housing options, lack of senior living options, or the economy.

FIGURE 1 – LINCOLN TOWNSHIP HISTORIC POPULATION



AGE OF POPULATION

Analyzing the age of the population is another important way to understand the overall demographic and the needs of the Township. The following information focuses on age distribution within the community, and the median age of the residents. Both are key indicators to determine how a population is changing over time.

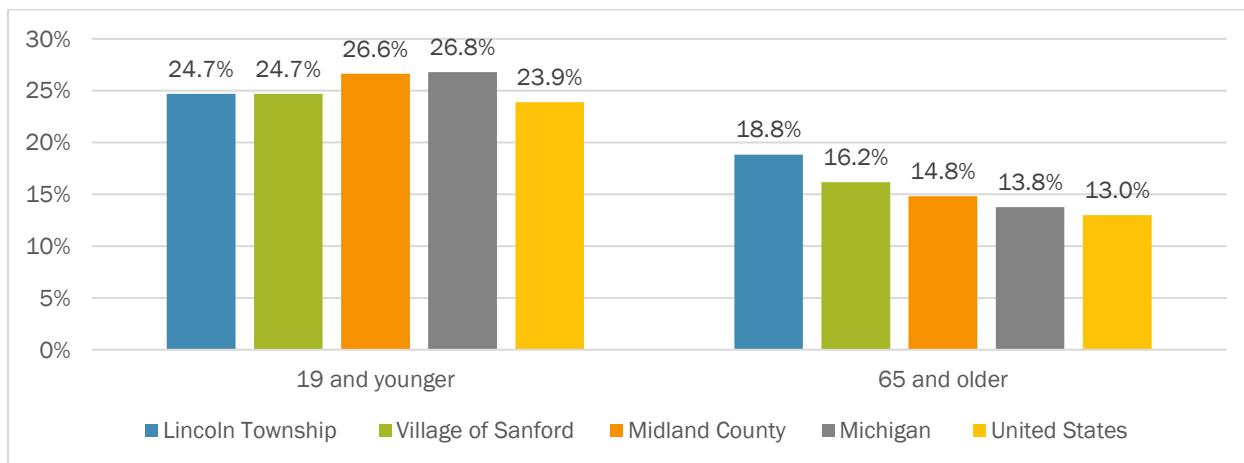
Table 2 below, is representative of the age distribution from 2000 to 2010 in Lincoln Township, the Village of Sanford, Midland County, and Michigan. The master demographic sheet in Appendix C includes an additional comparison between these four jurisdictions, and the United States. Generally speaking, the changes between the four jurisdictions were relatively the same. They lost or gained population in almost all of the same age groups. The one noticeable difference can be found in Lincoln Township's 65 and older age group. There was a 10% jump in this specific population group. Compared to the other jurisdictions which only saw increases as large as 5%. This is a significant jump which Township officials need to consider when planning for the future. Additionally, the only other age group which saw a significant increase in population was 45 to 64. This group increased by 5.2%, making up a total of 30% of the population. Which means that the "empty nesters" and retired individuals make up a total of 49% of the Township population.

TABLE 2 – POPULATION BY AGE

	Lincoln Township		Village of Sanford		Midland County		Michigan	
	2000	2010	2000	2010	2000	2010	2000	2010
Population age 5 years and younger	6.5%	4.4%	5.4%	3.4%	6.5%	5.6%	6.8%	6.0%
5 to 19	24.1%	20.3%	22.0%	21.3%	23.4%	21.0%	22.2%	20.8%
20 to 24	4.7%	4.8%	3.1%	4.5%	5.7%	6.3%	6.5%	6.8%
25 to 44	31.5%	21.3%	29.9%	23.2%	29.2%	23.5%	29.8%	24.7%
45 to 64	25.2%	30.4%	25.3%	31.4%	23.2%	28.8%	22.5%	27.9%
65+	8.0%	18.8%	14.3%	16.2%	12.0%	14.8%	12.3%	13.8%

When comparing the youngest and oldest populations of all 5 geographies (Figure 2 on the following page), overall Lincoln Township has the largest population of individuals 65 and older (18.8%). Comparing that to the percentage of the 19 and younger, Lincoln Township, tied with the Village of Sanford, has the second smallest population. Each age group has very distinct and special needs, while younger individuals in the community will need places to play, good schools, and job opportunities, the elderly population will need medical care options, assisted living facilities, and transportation assistance.

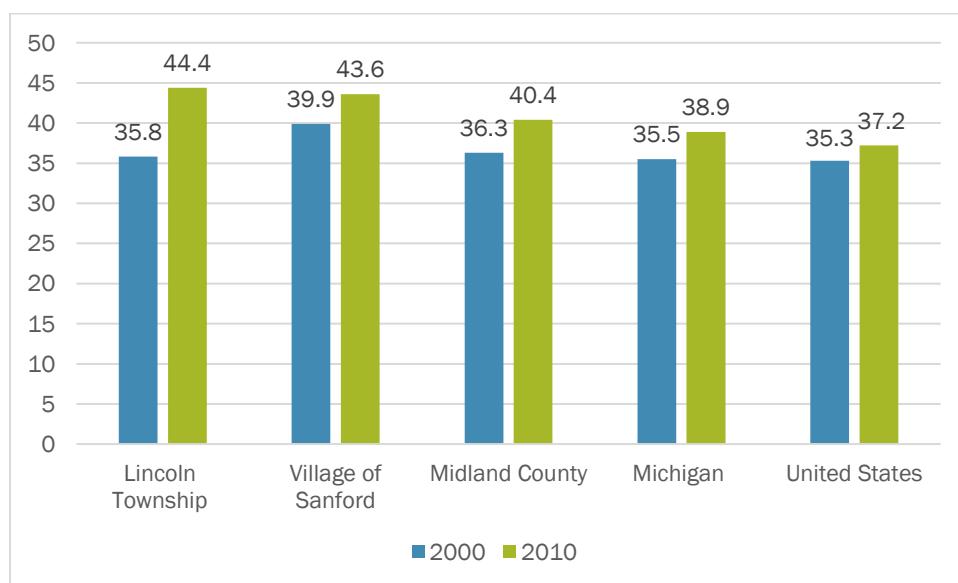
FIGURE 2 – 2010 % OF POPULATION YOUNGER THAN 19 AND
% OF POPULATION OLDER THAN 65



MEDIAN AGE

Median age is another indicator of how fast or slow a population is changing over time. Figure 3 below, depicts the change in median age of all 5 geographies from 2000 to 2010. In 2000 the median age of Lincoln Township was 35.8, in 2010 it increased to 44.4. This is an increase of almost 10 years. This is consistent with the figures from the previous age distribution information, which highlighted a significant increase in the older population groups. It is interesting to note that, of the 5 geographies, Lincoln Township's median age was one of the youngest in 2000, and 10 years later is it the oldest. The Township had the largest percentage increase for all 5 geographies, meaning the population is aging the fastest.

FIGURE 3 – 2000 AND 2010 MEDIAN AGE



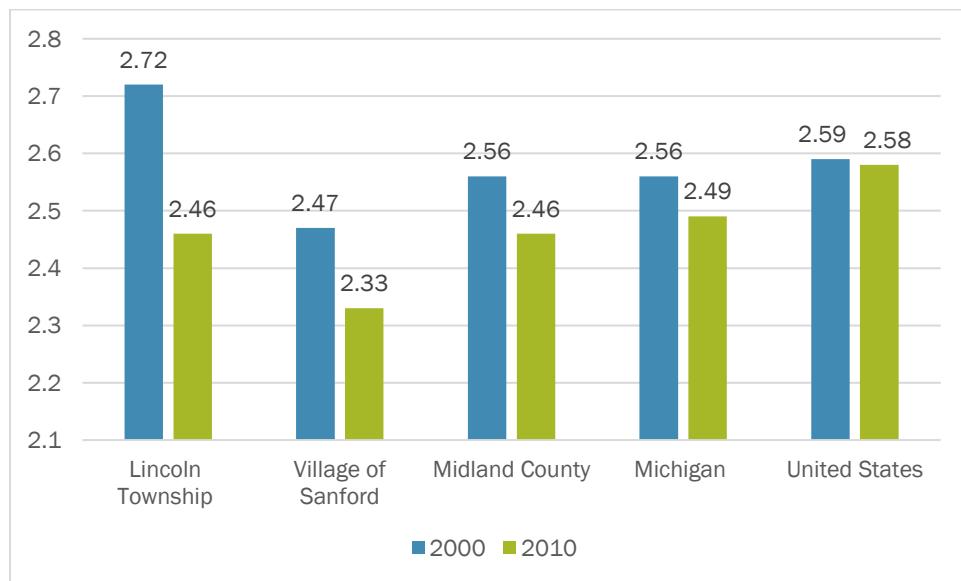
HOUSEHOLD CHARACTERISTICS

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

AVERAGE HOUSEHOLD SIZE

The number of people per household is indicative of several things, including the number of families and children, the location of the most multi-family dwelling units, and the number of apartment dwellers. In 2010 in Lincoln Township, the average household size was 2.46, this was a decrease from the 2000 average of 2.72. Over that 10-year period, Lincoln Township had the most significant decrease in average household size, going from the largest to one of the smallest. Which is corroborated with the increase in Median Age. As children leave home, average household size decreases and median age increases. Lincoln Township was not alone, decreases were the common trend among the other 4 geographies as well. Overall, the United States now has the largest household size.

FIGURE 4 – 2000 AND 2010 AVERAGE HOUSEHOLD SIZE



There are many factors that could lead to a decrease in household size, but two trends include a larger amount of single persons living alone and a higher percentage of elderly individuals in the Township. These individuals need different housing options, therefore the community will need to think to the future and plan for different housing options. Creating an environment that is more friendly to elderly individuals. This includes various housing options, such as condos, apartments, and assisted living facilities, or senior housing. Along with medical care, and transportation options. The consequences of not planning for these homes and services will be facing an ever larger decrease in population because the community does not have the necessary facilities to support their population's needs.

HOUSEHOLD TYPES

The following information categorizes the type of family that lives in each household. It is broken into 2 categories, which are further broken into several sub-categories. The first is family households, which includes: married couple families, male householder, and female householder. The second category is nonfamily households, which includes: living alone and not living alone.

Overall in Lincoln Township, family households represent 68.7% of the population, and nonfamily households makeup 31.3%. Of the family households, married couple families makeup 57.6%. This is a decrease from 67.1% in 2000. In regards to nonfamily households, the population living alone increased by almost 10%, while the population of not living alone did not have a significant change.

TABLE 3 – 2000 AND 2010 HOUSEHOLD BY TYPE

	2000	2010
Family Households	77.4%	68.7%
Married Couple Families	67.1%	57.6%
Male Householder, no wife present	4.1%	3.3%
Female Householder, no husband present	6.3%	7.7%
Nonfamily Households	22.6%	31.3%
Householder Living Alone	17.3%	26.2%
Householder Not Living Alone	5.3%	5.1%

HOUSING CHARACTERISTICS

In addition to household characteristics, the Census also measures housing characteristics. Examples include: occupancy, number, type, state, ownership, and value of the housing units within a jurisdiction. Once a community understands the way their population is changing, they can infer the needs of the shifting population. One important factor is the housing options available to the residents. Allowing the community to understand where there is a lack in a certain type of housing, and the conditions of the housing stock. Helping them plan for changes in the future.

HOUSING UNITS

Overall there are a total of 1,067 housing units in the Township. Of those 1,004 units, 94.1% are occupied, and the remaining 63 are vacant. In 2000, there were only 880 housing units and 95.2% were occupied, while 4.8% were vacant. Meaning there was a slight increase in both the number of housing units and the vacant housing in the Township from 2000 to 2010. This trend was common in all 5 geographies. Lincoln Township experienced the second smallest increase of vacant housing of the 5. It should also be noted, from 2000 to 2010 Lincoln Township had a 20% increase in the number of housing units in the jurisdiction. While all geographies had increases in housing units, Lincoln Township was by far the largest.

HOUSING TYPES

The Census also measures the housing type within each jurisdiction. For clarification, a 1 unit, detached structure is a typical single-family housing unit. While a 1 unit, attached structure is a single family housing unit that is attached to another or several other single-family housing units, (such as townhomes or row houses), but is a completely separate unit from the adjoining neighbors.

The vast majority (73.5%) of housing in Lincoln Township consists of 1 unit, detached housing, or stand-alone single family homes. The next largest category is mobile homes at 9% of housing in Lincoln Township. After these top two categories, the percentages of each housing types are more evenly spread, and there are at least some units in all of the different categories. This is good for the Township because it means they already have a variety of housing options for individuals in the community.

FIGURE 5 – 2014 HOUSING BY TYPE



*Not depicted in chart:
Boat, RV, Van, etc. Which
makes up 0.1% of the
Township Housing.

HOUSING TENURE

The following describes the housing tenure, or ownership of housing units in Lincoln Township. Of the 1,004 occupied housing units in the Township, 876 or 87.3% are owner-occupied, and 128 or 12.7% are renter occupied. Compared to 2000, there was a 3% increase in homeownership rates in the Township. Of the 5 geographies, Lincoln Township has the highest homeownership percentage rates at 84%, compared to the Village (78%), the County (77%), the State (72%), and the Country (65%). Aside from the State, the Township was the only jurisdiction to have an increase in homeownership.

MEDIAN HOUSING VALUE

In 2010, the median housing value of Lincoln Township was \$103,500. This was an increase from the 2000 value of \$97,300. Table 4 below represents the median housing value for all 5 geographies, Lincoln Township has the smallest median housing value.

TABLE 4 – 2000 AND 2010 MEDIAN HOUSING VALUE

	2000	2010
Lincoln Township	\$97,300	\$103,500
Village of Sanford	\$97,400	\$113,500
Midland County	\$101,800	\$128,000
Michigan	\$115,600	\$119,200
United States	\$119,600	\$174,600

ECONOMY

Economic characteristics comprise a major part of Census Data. It is important to examine the economic quality of a community to determine the ability to support future commercial, residential, and industrial development. The data exposes the strengths and weaknesses, while alluding to trends that may aid or hurt the economic future of the community. This data also demonstrates the education and training level of a population highlighting the types of jobs the community can support. This economic analysis utilizes 2000 and 2010 U.S. Census data and 2014 American Community Survey 5-Year Estimates.

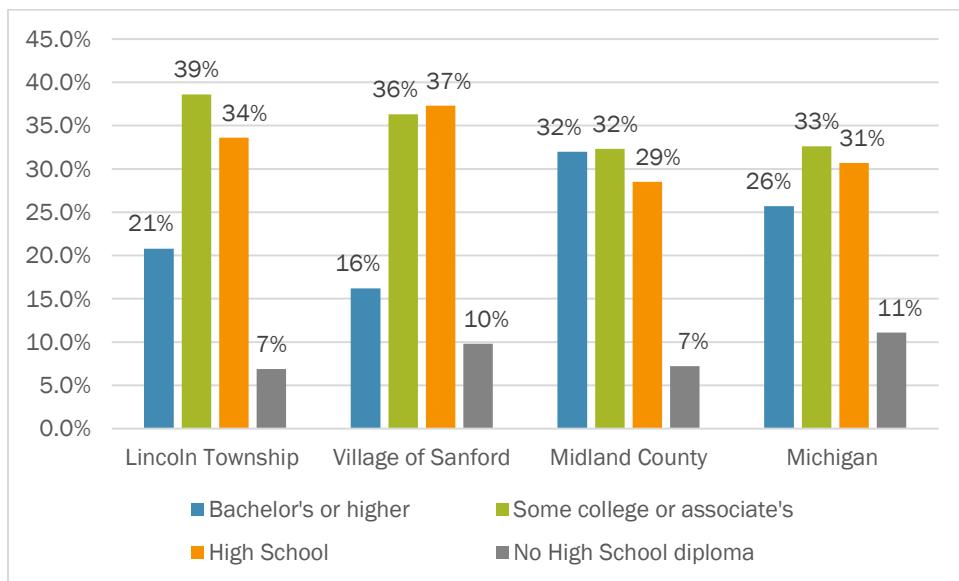
EDUCATION

Educational attainment measures the education level achieved by a jurisdiction. This is a good indicator of the skills and capabilities of the labor force in a community, the economic vitality of the area, and the type of industry that would be most effective in that area. It also illustrates the type of jobs which are suitable or necessary for the residents of that community.

The U.S. Census reports on all levels of educational attainment. For the purpose of this plan, the categories have been condensed into: those who did not complete high school, those who earned a high school diploma or equivalent, those that attended some college or earned an associate degree, and those who earned a bachelor's degree or higher. The following data is representative of the individuals who are 25 and older.

Figure 6 on the following page, represents the educational attainment for Lincoln Township, the Village of Sanford, Midland County, and Michigan (to see a comparison of all 5 jurisdictions please reference the demographics master sheet in Appendix A). The largest percentage of population in Lincoln Township has earned their associate degree or has completed some college level education (39%). The rest of the educational attainment in the Township follows the following pattern: completed high school (34%), bachelor's degree or higher (21%), and no high school diploma (7%). The other geographies have similar percentages in educational attainment, the Township had the second highest percentage of individuals with their diploma, and the lowest percentage of individuals without their high school diploma. Finally, the Township had the third highest percentage of individuals with a bachelor's degree of higher.

FIGURE 6 – 2014 EDUCATIONAL ATTAINMENT



INCOME AND POVERTY

Income and poverty levels are measuring tools used to determine the relative economic health of a community. Increases in income can show economic success, while increases in the percent of individuals below the poverty level can show economic failure. Income is measured at three levels: median household income, median family income, and per capita income. Table 5, on the following page, illustrate these three levels, the percentage of individuals who rely on Social Security Income, and individuals below the poverty line.

Median household income is a measure of the total incomes of the people living in a single household. It is also a way to measure wealth, or a relative measure of a population's willingness and/or ability to pay for infrastructure, housing, and discretionary municipal services. The median household income in Lincoln Township is \$53,929, which is the highest of the 5 geographies.

Median family income is a measure of the total incomes of a family living in a single household. This number is normally higher than median household income because families often have 2 individuals earning an income, and the category does not include single persons living alone. The median family income in Lincoln Township is \$63,375, this is the third highest income behind Midland County (\$66,176) and the Country (\$65,443).

Per capita income is the measure of income all individuals within the jurisdiction, regardless of age or employment, would receive if all income was equally divided among all residents. Of the three measurements, this number is usually the lowest. In Lincoln Township the per capita income is \$30,811, which is the highest per capita income of the 5 geographies.

Forty-five percent of the population in Lincoln Township relies on Social Security for their income. This is the highest percentage of population of the 5 jurisdictions which relies on Social Security. This

number is representative of the population within a jurisdiction that is doing one of the following things or meet certain criteria:

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

The large percentage in Lincoln Township makes sense because of the high median age and percent of individuals over 65. This is a good indicator for a community because people who are on a fixed income have very different needs than those that are still working. They often have stricter spending habits and are less willing to pay for discretionary activities or infrastructure in the Township.

Poverty is the final factor in determining the economic health of a community. The U.S. Census measures poverty by comparing the total income of a person's family with the threshold appropriate for the family size and characteristics. There are a total of 48 thresholds which determine the level of an individual's poverty. According to the 2014 ACS data, 9% of individuals living in Lincoln Township live in poverty, of the 5 geographies, this is the lowest percentage aside from the Village at 7.6%.

TABLE 5 – 2014 INCOME AND POVERTY CHARACTERISTICS

	Lincoln Township	Village of Sanford	Midland County	Michigan	United States
Median Household Income	\$53,929	\$37,500	\$52,613	\$47,175	\$51,771
Median Family Income	\$63,375	\$44,135	\$66,176	\$61,684	\$65,443
Per Capita Income (\$)	\$30,811	\$19,168	\$29,408	\$24,997	\$27,385
Households with Social Security Income	45.0%	32.4%	34.5%	33.0%	29.3%
Individuals below Poverty Level (%)*	9.0%	7.6%	13.2%	17.3%	15.7%

EMPLOYMENT

Labor force characteristics represent how people report their current work status, as well as their intended work status. Labor force characteristics also contribute to land use decisions. The greater percentage of the population working, the more need for connectivity in the road system, and alternative housing types for those who do not want traditional home ownership responsibilities. It is important to note that labor force and income do not always vary directly, and the percentage of unemployed does not necessarily indicate a lower income community.

According to the 2010 Census, there are a total of 2,034 individuals in Lincoln Township over the age of 16. Of those, 1,095 of them are in the labor force, and of those 986 individuals are employed. This means 51.5% of the population in Lincoln Township is unemployed, retired, or not in the work force. The Census data asks respondents their current employment status at the time of response, and there is no distinction between unemployed, in between jobs, or retired. Meaning it is hard to determine why this number is so high. Using past information like the number of individuals older than 65, the median age, households with a Social Security Income, and average household size. However, there is a source which provides a clearer picture of unemployment rates in Michigan. The Michigan Department of Technology, Management, and Budget (DTMB), provides employment and unemployment rates by County. According to the DTMB, in 2010, the unemployment rate in Midland County was 9.8%. In 2015, the unemployment rate dropped to 4.7%. This was a significant drop. The percentage is consistent with the State which had an unemployment rate of 12.6% in 2010 and 5.4% in 2015. The Country dropped from 9.6% in 2010 to 5.3% in 2015. While all of the above mentioned areas had very good drops in unemployment, Midland County's is still the lowest.

Employment by industry measures the people who travel to a specific destination, such as a large industrial site, or who do not travel at all, such as farmers. From a land planning standpoint, these figures show trends in housing and traffic needs over time. Table 4 indicates the employment by industry for Lincoln Township. From an economic standpoint, the information below highlights the changes in industry each year. Showing the difference in how people in the Township are employed and also indicating any significant changes in industry.

The top three industries in Lincoln Township are educational, health and social services (27%), manufacturing (16%), and construction (11.5%). The top two categories in the Township are also ranked as the top two industries for all of the other 4 jurisdictions. However, the third industry changes depending on each geography. The other third ranking industries are either retail trade or professional, scientific, management, administrative, and waste management services. Between 2000 and 2010, Lincoln Township had industry and employer changes. In 2000, manufacturing was the highest employer with 20.9% of the population, in 2010 it was second at 16% of the population. Replacing manufacturing as the largest employer is educational, health, and social services with 27% of the population, in 2000, this industry was the second largest with 20.7% of the population. Finally, construction jumped from 9.4% in 2000 to 11.5% in 2010, replacing retail trade as the top 3 employment industry in the Township. Aside from the industries above, the arts, entertainment, recreation, accommodation, food services industry had the largest change in percentage increasing from 7.9% to 11.3% of the population.

TABLE 6 – OCCUPATION BY INDUSTRY

	2000	2010	
Agriculture, forestry, fishing and hunting, and mining	12	1.1%	0
Construction	103	9.4%	113
Manufacturing	228	20.9%	158
Wholesale trade	18	1.6%	4
Retail trade	125	11.4%	68
Transportation and warehousing, and utilities	46	4.2%	32
Information	4	0.4%	22
Finance, insurance, real estate, and rental and leasing	34	3.1%	44
Professional, scientific, management, administrative, and waste management services	74	6.8%	89
Educational, health and social services	226	20.7%	266
Arts, entertainment, recreation, accommodation, food services	86	7.9%	111
Other services (except public administration)	85	7.8%	54
Public administration	51	4.7%	25

NATURAL RESOURCES INVENTORY

INTRODUCTION

The natural environment plays a major role in land development. It is important for a community to analyze and understand their existing land and natural features before any new development begins because the natural environment can both, significantly impact development and be significantly impacted by development.

Land development can have a negative effect on the natural environment. For example, if a developer fills in a wetland, the water that is usually standing in that area and recharging an underground aquifer, suddenly has no place to drain. Therefore, the water spreads to a new area and causes flooding.

Included later in this document is a Future Land Use Plan that will guide the community in determining areas that will be preserved and areas that will be developed in the future. It is important to examine the natural environment to determine where future development is best suited, and where it should be discouraged.

In any environmentally sensitive area within a community, is a place which development should be prevented. Environmentally sensitive areas are lands whose destruction or disturbance will affect the life of a community by either:

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

Each of these effects is detrimental to the general welfare of a community resulting in social and economic losses.

The purpose of this section is twofold. First, the goal is to identify areas in the Township that are most suited for development. The focus is on areas that will minimize development costs and provide amenities without adversely impacting the existing natural systems. The second goal is to identify land that should be preserved in its natural state, and is most suitable for open space or recreation purposes.

Topography, woodlands, soil, farmland, and water resources are among the most important natural features impacting land use in Lincoln Township. Descriptions of each of these features follow.



TOPOGRAPHY

Lincoln Township is generally flat, with elevations ranging from 600' to 700' above sea level, according to the U.S. Geological Service Topographical Maps. The highest elevation in the Township is in the northeast corner. Any other significant changes occur where streams and rivers carve out small valleys and riverbeds. The most prominent example of this is along Sturgeon Creek, where the elevation changes over 40 feet in some instances. Aside from where steep slopes are formed by rivers, few topographical constraints to land development are found in the Township.

WOODLANDS

Woodlands information for Lincoln Township was derived from the Michigan Geographic Data Library (MGDL) and Multi-Resolution Land Characteristics Consortium (MRLC). The forested areas are divided into three categories: mixed forest, evergreen forest and deciduous forest. **Deciduous forests** are characterized by trees that shed foliage according to the season such as maples, chestnut hickories, elms, oaks and others. **Evergreen forests** consist of primarily evergreen trees. **Mixed forests** are characterized as a temperate and humid biome with broadleaf trees such as oaks, maples, beeches, and birches with less than 75 percent of tree cover being evergreen or deciduous species.

Map 2 illustrates, the majority of the land in Lincoln Township is forested, primarily with deciduous forests. The majority of this forested land belongs to the Michigan Department of Natural Resources. The State owned lands are important to note, because this land use will not be changing in the future, and thus, hinders development in the Township. However, it is important to note all of the wooded land, especially the state land, because it provides recreation opportunities for visitors, habitat for fish and wildlife, and resources for local industry.



SOILS

Soil characteristics help define the land's capacity to support certain types of land uses. Soils most suitable to development are well-drained and are not subject to a high water table. Adequate drainage and depth of water table is important for minimizing stormwater impacts, efficient operation of septic drain fields, and preventing groundwater contamination. Though civil engineering techniques can be employed to improve drainage and maintain adequate separation from the water table, such techniques are expensive to construct and maintain. Soil sciences are very precise, therefore there are many different soil associations within the Township. For this plan, we will consider the soils that are suitable to development and agriculture production. Please reference Map 3.

PRIME FARMLAND

According to the National Resources Conservation Service, Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. These soils are of the highest quality and can economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Very specific technical criteria was established by Congress to identify prime farmland soils. In general, the criteria reflect adequate natural moisture content, specific soil temperature range, pH between 4.5 and 8.4 in the rooting zone, low susceptibility to flooding, low risk to wind and water erosion, minimum permeability rates, and low rock fragment content. Therefore, the soil indicated as "prime farmland, if drained" does not naturally fit under the specified criteria, but would if cultivated using appropriate agricultural practices.

The information on Map 4 is sourced from SSURGO Soil Dataset (Natural Resources Conservation Service Soil Survey Geographic database). There is no land in Lincoln Township that is prime for farmland, however large swatches in the northeast corner and the southwest area of the Township are prime for farmland, if drained. This is reflected in the small percentage of agricultural operations existing in the Township. The largest operations in the northeast corner and several smaller parcels scattered throughout the southeast and southern portion of the Township.



WETLANDS AND WATERWAYS

Wetlands are considered to be lands defined by the existence of water, either on or near the surface, during a portion of the year. Poorly drained soils and water-loving vegetation may also be present. In the future, it will be important for the Township to consider wetlands when faced with development opportunities because these ecosystems are a vital part of the natural water cycle. When they are affected, and without proper mitigation, many problems such as water filtration, groundwater, aquifer recharge, and flooding will occur in unexpected areas. Therefore, wetlands are limiting to development, and each type and extent must be carefully examined before proceeding with any type of development.

Development concerning wetlands is also regulated by the State of Michigan. At the heart of Michigan's wetland regulatory program is Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (Act 451 of 1994), formerly referred to as the Goemaere-Anderson Wetlands Protection Act, P.A. 203 of 1979. The Michigan Department of Environmental Quality Land and Water Management Division administers the permit program. This legislation was passed to protect wetlands by restricting their use to certain activities only after permit approval by the State of Michigan.

Permits are approved only upon a review of an environmental assessment filed by the petitioner that shows the avoidance of wetland resources to the greatest extent possible and minimization of unavoidable wetland impacts.



Under the Act, the following wetlands are protected:

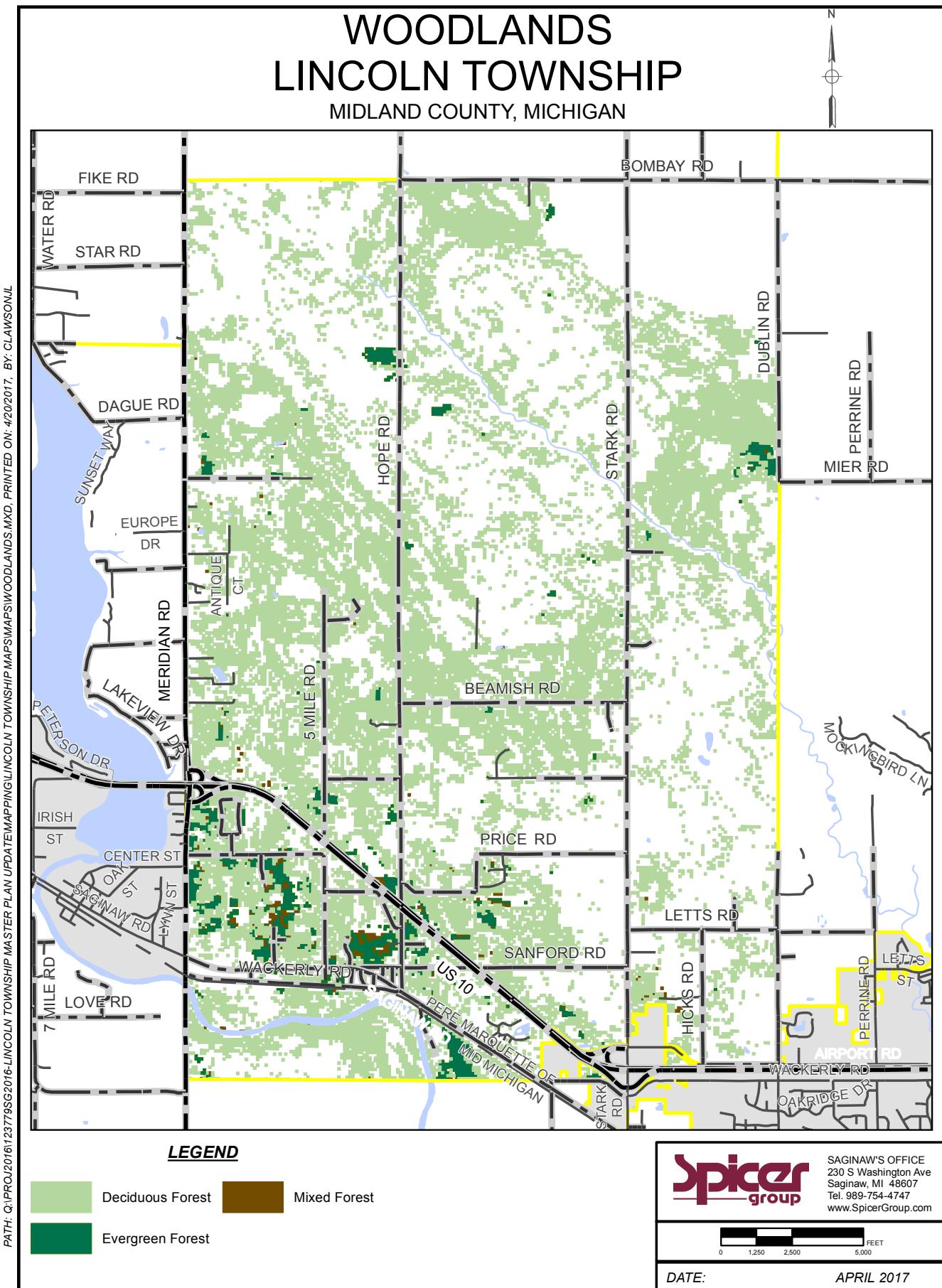
- Wetlands contiguous to an inland land, pond, river, stream, or similar water course. Wetlands adjacent to the drains, creeks, and rivers in Lincoln Township would fall in this category.
- Wetlands five acres in size, or larger, in counties that contain a population of at least 100,000 people. Since Midland County has less than 100,000 people, this category does not apply to Lincoln Township.

The wetland information on Map 5 was derived from MiGDL and the National Wetland Inventory. The majority of the land in Lincoln Township is characterized as woody wetlands, which corresponds to the wooded land and the waterways. The largest concentration of wetlands is located from the northwest corner of the Township following along the general path of Sturgeon Creek, to the southwest corner of the Township. There are also wetlands interspersed in the southwest corner.

The two major waterways, located on Map 5, in the Township are the Tittabawassee River, which is located in the southwest corner of the Township, and the Sturgeon Creek, located in the Northern half of the Township.



MAP 2 - WOODLANDS



MAP 3 - SOILS

SOILS

LINCOLN TOWNSHIP

MIDLAND COUNTY, MICHIGAN

LEGEND

Loam	Fine Sandy Loam	Sewage lagoons
Silt Loam	Sand	Aquents
Loamy Sand	Muck	Water

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MAP 4 - PRIME FARMLAND

PRIME FARMLAND LINCOLN TOWNSHIP

MIDLAND COUNTY, MICHIGAN

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LEGEND

Prime farmland, if drained



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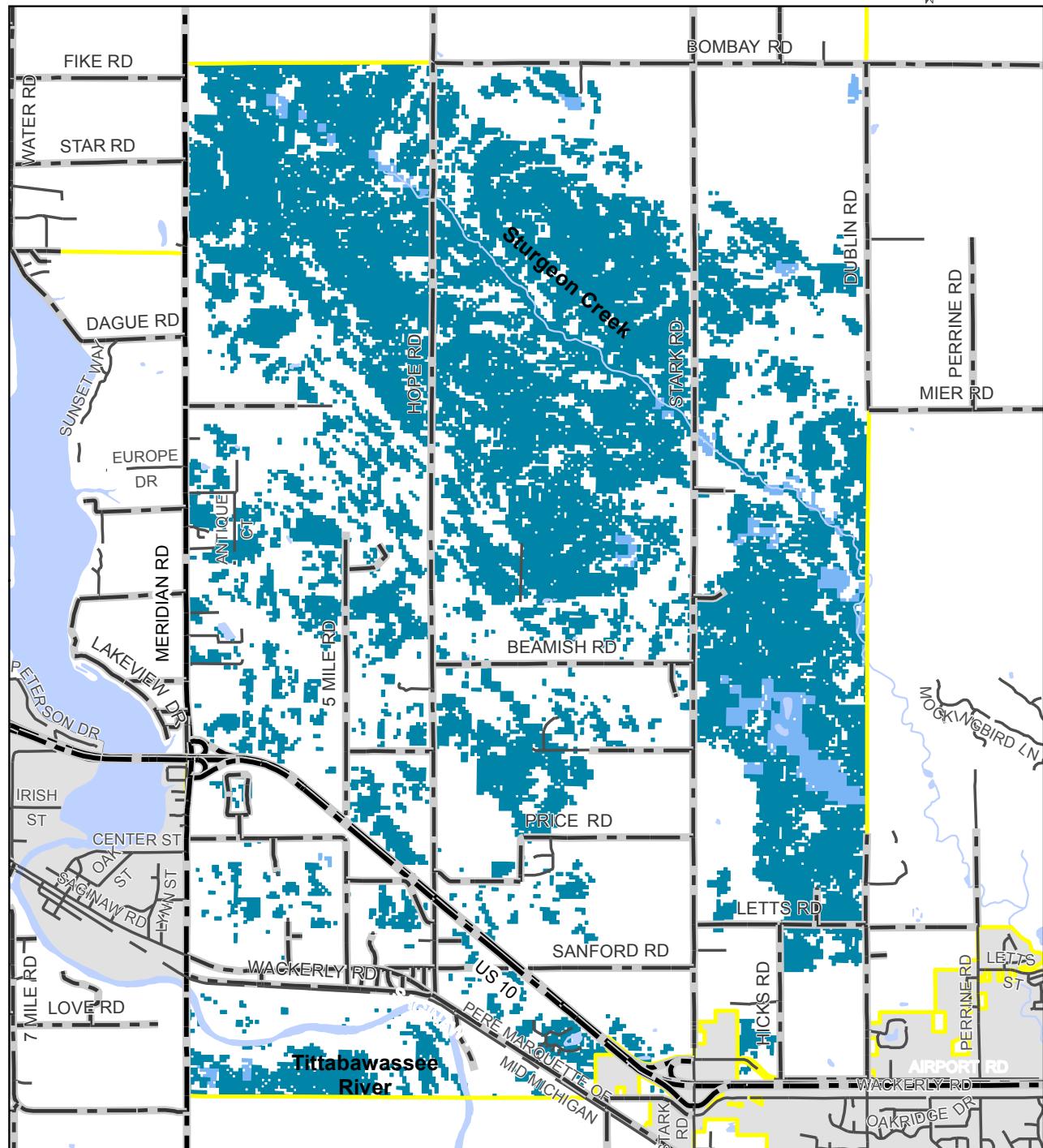
DATE: APRIL 2017

MAP 5 - WETLANDS AND WATERWAYS

WETLANDS AND WATERWAYS

LINCOLN TOWNSHIP

MIDLAND COUNTY, MICHIGAN

**LEGEND**

Water Features

Woody Wetlands

Emergent Herbaceous Wetlands



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INFRASTRUCTURE, SERVICES, & PUBLIC UTILITIES

INTRODUCTION

The Township and County are responsible for providing certain services to the community such as utilities, police, fire services, and recreational facilities. There is a standard of living that must be met in order to continue to attract residents to the community. Providing needed services will aid the community and help to continue growth while protecting the natural environment. This section of the Master Plan will outline these services.

TRANSPORTATION NETWORK

The Federal Highway Administration (FHWA) has specified a National Functional Classification (NFC), which is a hierarchical system that categorizes public roads. The highest classifications (arterial) emphasize mobility, while the lowest classifications (local roads) emphasize property access, or neighborhood roads.

Due to the wooded nature of the Township, the roads are not laid out in the traditional square mile fashion of many other Michigan townships. The major road in Lincoln Township is U.S. 10, located in the southwest corner of the Township and it carries travelers east and west through Midland County. This road is a principal arterial, meaning the road is used to move people, with few opportunities to exit to local areas. M-30 is characterized as a minor arterial, and runs north to south along the western border of the Township. Minor arterial roads are more local in nature than a principal arterial. They are used for shorter trips and have less traffic than principal arterials. Together these two roads are the busiest in the Township. U.S. 10 having an average daily trip (ADT) of 19,400, and M-30 having an ADT of 8,700.

The next highest classification of road is major collector, meaning these roads funnel traffic from local roads and minor collectors to arterials. They serve schools, businesses, and public functions.
Saginaw Road running



east and west in the southern half of the Township is the only major collector. The remaining roads are either minor collectors or local roads. They are predominately traveled by individuals accessing their property, rural roads, or are residential neighborhood roads,

In addition to these automobile corridors, the Pere Marquette Rail Trail is also located in Lincoln Township. This non-motorized path runs east and west along Saginaw Road in the southern portion of the Township. This path is a multi-use regional trail which supports walking, running, biking, and rollerblading.

PUBLIC SERVICES

WATER AND SEWER

Aside from private roads, the majority of the Township is equipped with existing water lines. Water is provided by the City of Midland. Water lines may be constructed in the future, if they are considered necessary, however the Township would require developers to construct water lines in new developments.

The Township does not have any sewer lines, and there is no plans in the future to add any. Residents have their own septic fields.



UTILITIES

Consumers Energy has existing gas lines throughout the Township, most are concentrated in the more populated areas. Secondary roads in rural areas of the Township without a large concentration of residences most likely do not have gas. However, if residents would like this amenity they can request the infrastructure from Consumers Energy, at their own expense.

EMERGENCY SERVICES

Law enforcement coverage in the Township is supplied entirely by the Midland County Sheriff Department. The Township has its own volunteer fire department. There are three paid personnel: the fire chief, assistant fire chief, and captain, and there are approximately 15 volunteer fire fighters. The Township has a large pumper, small pumper, and a utility vehicle, as well as a stocked inventory of supplies and various other smaller equipment. On average the Volunteer Fire Department answers 10 - 20 calls per month.

SCHOOL DISTRICTS AND FACILITIES

Two school districts serve Lincoln Township families, Map 7 highlights the two school districts. Midland Public School District encompasses the southeast corner and the southern area of the northeast corner of the Township. All school facilities for Midland Public Schools are located within the City limits of Midland. Midland Public Schools consists of seven elementary schools, two middle schools, and two high schools. The second school district is the Meridian Public Schools. The Meridian Public School System has one early childhood education center, one elementary school, one junior high school, and one early college high school. This district covers almost three-quarters of the Township, and the schools are located in Sanford and just on the west side of M-30 on the Township line. In whole, these two school districts cover Lincoln Township. However, there are no school facilities located within the Township. Map 7 highlights the school districts in the Township.



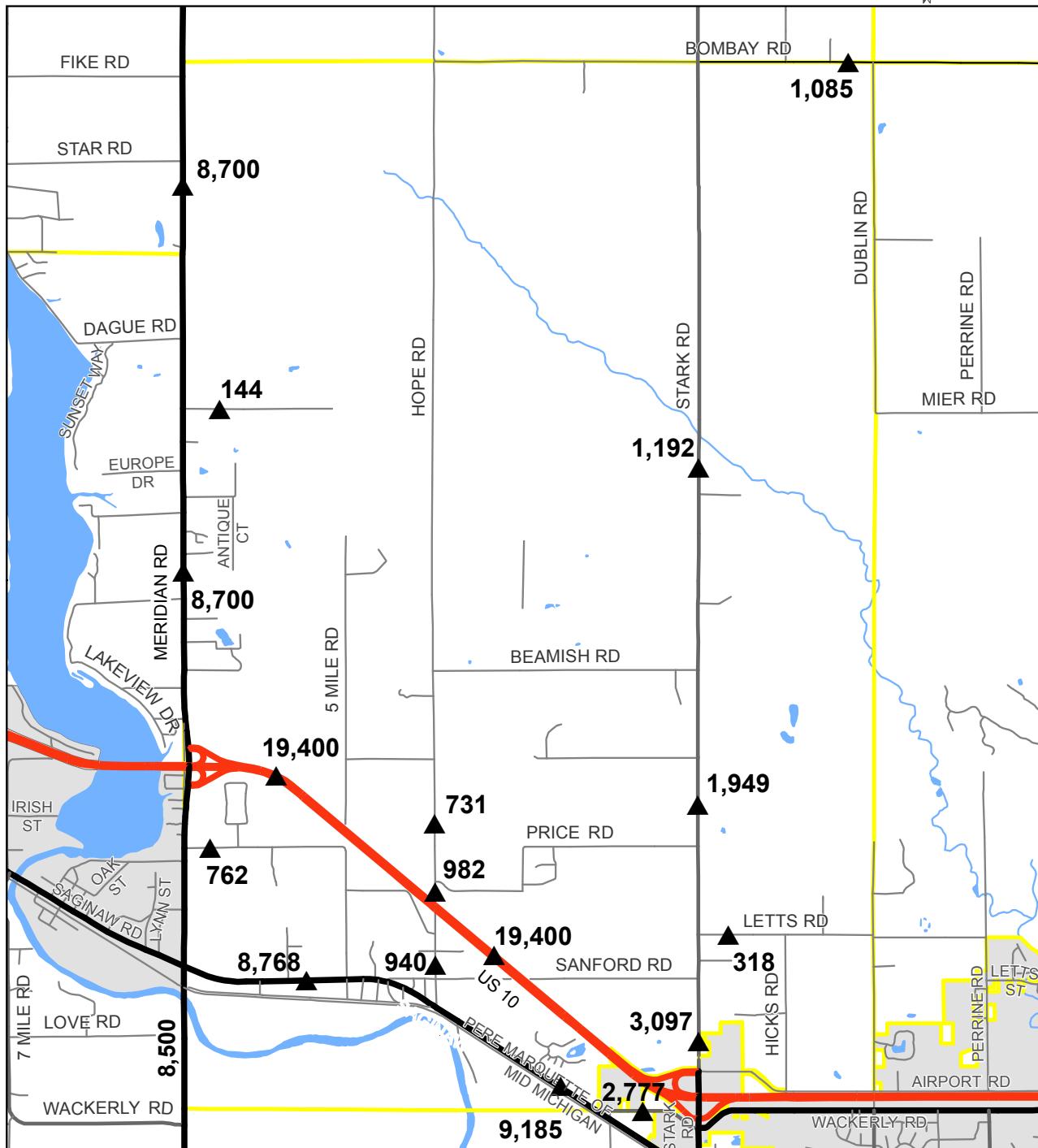
MAP 6 - TRANSPORTATION NETWORK

AVERAGE DAILY TRAFFIC COUNTS LINCOLN TOWNSHIP

MIDLAND COUNTY, MICHIGAN



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**LEGEND**

- Principal Arterial
- Minor Arterial
- Major Collector

- Minor Collector
- Local
- ADT

ADT is used to measure the total volume of vehicle traffic on a highway or road for a year.

ADT volumes are from the Midland County Road Commission and MDOT as of 12/2016



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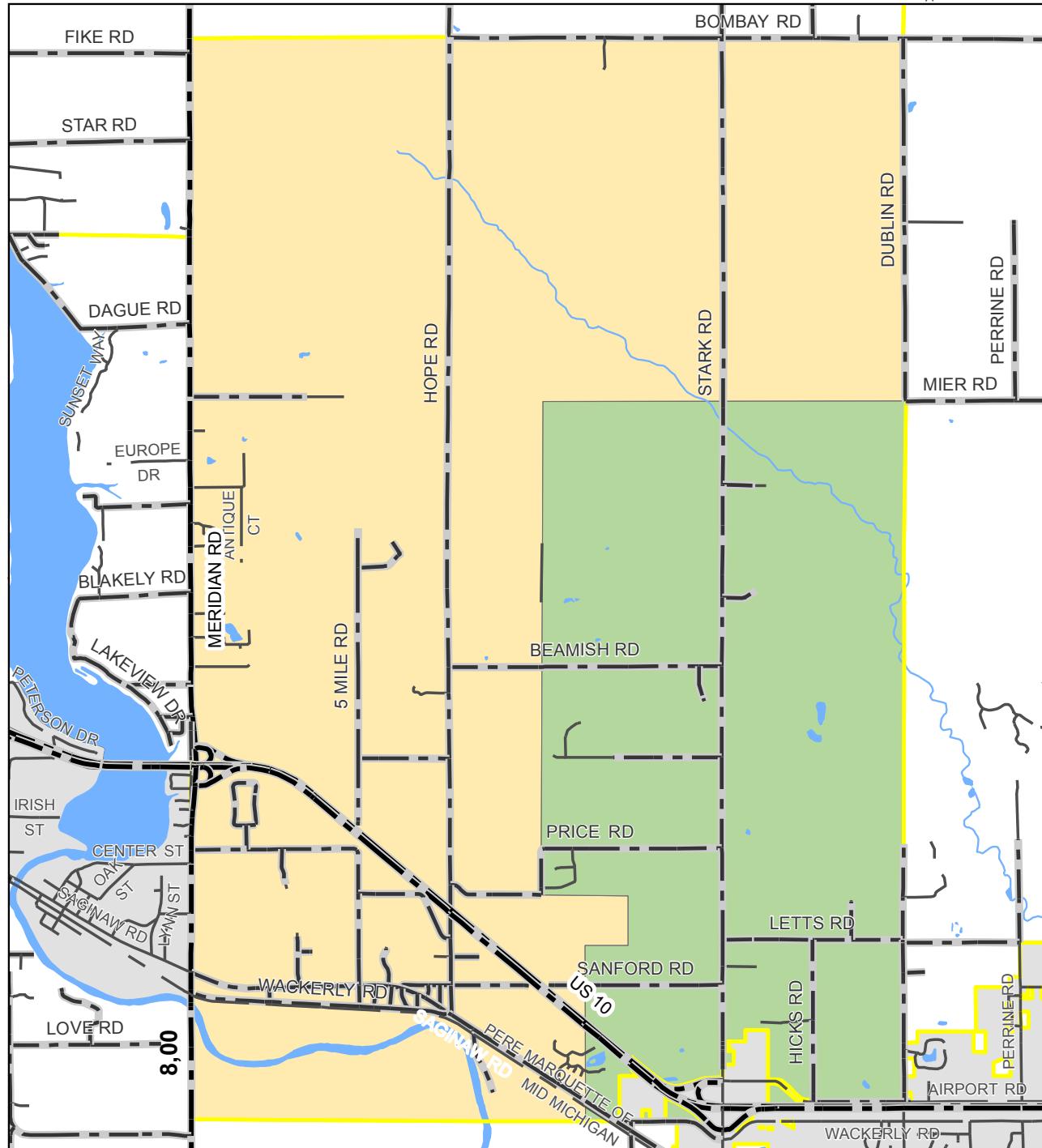
MAP 7 - SCHOOL DISTRICTS

TOWNSHIP SCHOOL DISTRICTS LINCOLN TOWNSHIP

MIDLAND COUNTY, MICHIGAN



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LEGEND

- Meridian Public Schools
- Midland Public Schools



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EXISTING LAND USE ANALYSIS

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 and acreage tabulation chart, provided on the following pages, will serve as key reference points for Township officials to utilize in their consideration of land use and infrastructure improvements in the future.

METHODOLOGY

In Lincoln Township, the planning consultants used aerial photos and the National Land Cover Data Set to verify existing land uses. Then the consultants passed the information to the Midland County Mapping/GIS Department. This group verified the original information, and created the existing land use map, at the end of this section. Once the map was finalized, the consultants looked for aspects that would influence future land use and planning processes. These aspects may include unusual land forms, nonconforming uses, nuisance features, road configuration, or other unique features in the Township.



LAND USE CLASSIFICATION

There are eight classifications of land uses located in the Township. This section describes each of those land uses. Table 7 highlights the acreage and percentage of total area for each land use.

TABLE 7 - EXISITING LAND USE CALCULATIONS

ELU Combined		
Land Use	Acreage	% of Land in the Township
Agricultural	1,364.5	9.09%
Commercial	291.8	1.94%
Industrial	210.4	1.40%
Institutional	115.3	0.77%
Residential	2,825.5	18.82%
Vacant	138.6	0.92%
Water	19.6	0.13%
Wood Lot	10,046.8	66.92%
<i>DNR Land*</i>	3,344.0	33.28%
Total	15,012.5	

*The 33.28% represents the State Forest Land that is a part of the wood lot existing land use. It does not add to the total land use in the Township.

AGRICULTURAL

This category includes land areas that are being utilized for agricultural purposes such as crop production or pasture, as well as, all orchard facilities. This also includes accessory buildings such as barns and elevators. There is a small percentage of agriculture land within Lincoln Township. The vast majority is in the north easternmost corner of the Township, and smaller areas in the south-eastern quarter of the Township, adjacent to Stark Road. Overall, there are approximately 1,365 acres of farm land in the Township, accounting for 9% of the land.



COMMERCIAL

The category includes all commercial development within the Township, regardless of scale.

Commercial accounts for approximately 292 acres, or 1.9% of land in the Township. Commercial uses are situated along Meridian Road, Saginaw Road, and Airport Road. there are also a few scattered just north around Letts Rd and Beamish Road.



INDUSTRIAL

Industrial land is used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials. In Lincoln Township, this land use is found along US-10, Saginaw Road, Letts Road, and in the northeast corner of the Township. It represents roughly 1.4% of the land, or approximately 210 acres.



INSTITUTIONAL

Institutional land, known as semi-public, are developed for such uses as parochial schools, churches, governmental buildings, medical facilities, fraternal organizations, or nonpublic golf courses. There are 115 acres, or 0.77%, of the land within the Township used for semi-public uses, with almost all located along Meridian Road.



RESIDENTIAL

This category is made up of areas of low intensity and medium intensity residential development. Single-Family residential homes, and their accessory buildings are most commonly found in this category. However, there are some instances of duplexes, and apartment complexes within the Township. This category also includes the manufactured homes in the Township. The majority of the

residential structures are scattered throughout the southern half of the Township, however there are some residences located in the north along Meridian, Stark, Bombay, and Dublin roads. Overall, there are approximately 2,825 acres of residential land in the Township, accounting for 18.8% of the land.



VACANT

This land use category includes those lands which are presently undeveloped. This includes agricultural land, vacant lots, and portions of vacant platted lands. These are potential areas of opportunity for development in the future. Overall, there are approximately 139 acres of vacant land in the Township, accounting for 0.92% of the land.



WATER

This land use is comprised of areas where there is open or standing water, these areas include any drain, creeks, rivers or lagoons in the Township. Overall, there are approximately 20 acres of open water in the Township, accounting for 0.13% of the land.

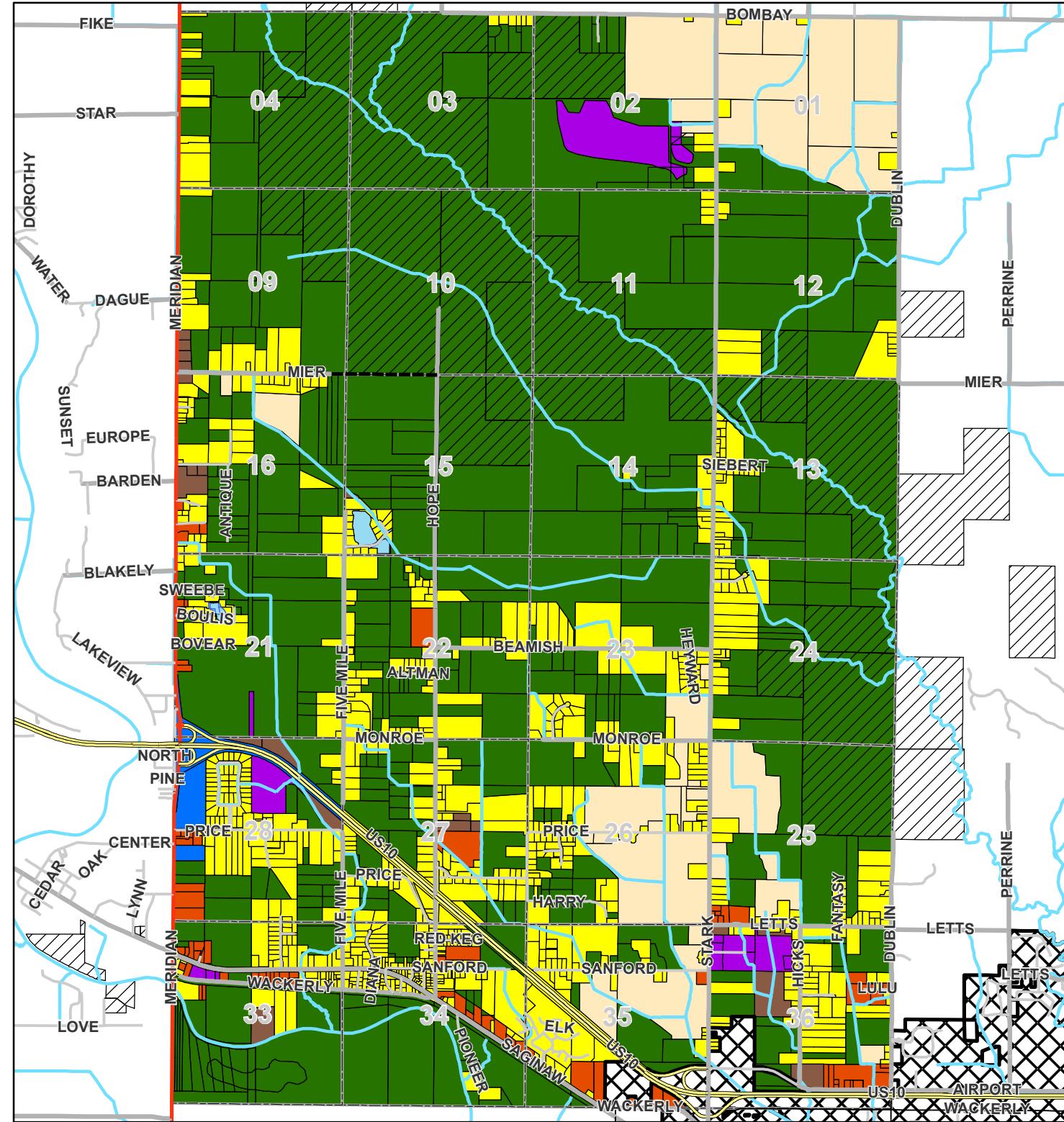


WOOD LOT

The lands in this category are areas dominated by trees, including both deciduous and evergreen forests. In Lincoln Township, this land is primarily owned by the State of Michigan for conservation and research purposes. The Au Sable State Forest is located within the Township. The land comprises more than 67% of the jurisdiction (10,046.8 acres), making it the largest land use, and is a very important natural and recreational resource to Lincoln Township. The vast majority of this land is located in the northern half of the Township, however there is some scattered in the southern half, predominately south of Wackerly Road along the Pere Marquette Rail Trail. Part of this land encompasses the Au Sable State Forest, of the 67% of Township land that is wooded, 33% or 3,344 acres, is protected state land. It is almost a guarantee that this land use will never change. It is critical to consider these lands to have a complete understanding of land use in the Township, and to be able to fully plan for any future land uses.



Lincoln Township Existing Land Use Map



Map Features

- Roads**
- Federal
 - State
 - County
 - Local
 - Main Local
 - Future Road Connection
- Sections**
- City of Midland
 - DNR Land

Existing Land Use

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- RESIDENTIAL
- VACANT
- WATER
- WOOD LOT

This map was created in April 2017
by Midland County GIS staff.



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 opinions and desires of its residents, land use management decisions become politically feasible and represent the intents and vision of the community. In Lincoln Township, citizens were given the opportunity to participate in an online community input survey, hosted on surveymonkey, which produced results from 139 respondents.

ONLINE SURVEY

The online survey was made available from November of 2016 through January of 2017, complete with 39 questions each of which can be found in Appendix B of this document. The intent of the survey was to establish an easy means of communication where residents and stakeholders could provide input about the existing community conditions and the need for future improvements. The survey was taken through the web domain www.lincolntownshipsurvey.com. A flyer announcing the survey went out in the winter tax bill, and there were leaflet flyers distributed to further promote the survey. These flyers included QR codes, printed on postcard paper in color, which enabled respondents to scan the leaflets and take the survey using mobile devices.

SURVEY SUMMARY

During the public input period, the Township collected many insightful ideas and suggestions for land use, housing improvements, economic development, protection of natural features, and the overall quality of life. The following information is a summary of the major ideas the Township received from the online survey. Summaries of responses for each survey question are described in the following sections. A complete set of survey data is included in Appendix B of this document.

THE RESPONDENTS

At the beginning of the survey the respondents were asked several questions about themselves. The questions included demographic information pertaining to age, residency status, length of residency, and number of people who live in the household. The answers to these questions were used to have a strong understanding of the survey participants. Below are some key findings from the information about the survey respondents.

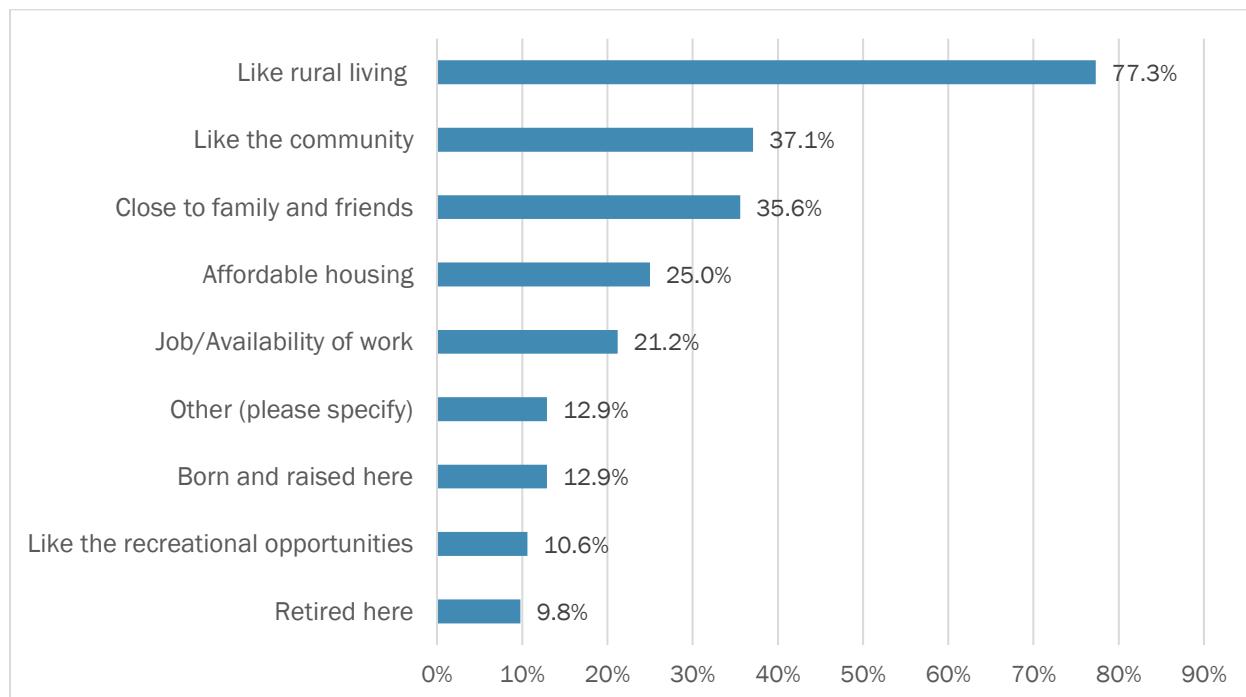
- Of the 138 respondents, 88% indicated that they were a permanent resident of Lincoln Township. The majority of the respondents (75%), indicated that they have been in the community for more than 10 years, with 48% of those respondents having been in the community for more than 20 years.
- Of the remaining 12% of respondents that indicated they were not residents, 3.6% own a business in the Township, and 3.6% live in Midland County. There were additional responses from residents of the Village of Sanford, visitors to the Township, and those who selected “other”.
- Approximately 57% of the survey respondents were between the ages of 45–64, 21% were 65 and older, 20% of respondents were 25–44, and the remaining 2.2% were under 24 years old.

- The majority of the respondents (44.6%) indicated that there were only two people living in their household. Fourteen percent indicated that there was one person, and another 14% indicated 4 people. Thirteen percent indicated there were 5 people in their household, and 12% indicated there were three people. Aside from the 2-person household the rest of the respondents were split evenly on family size.

GENERAL QUESTIONS

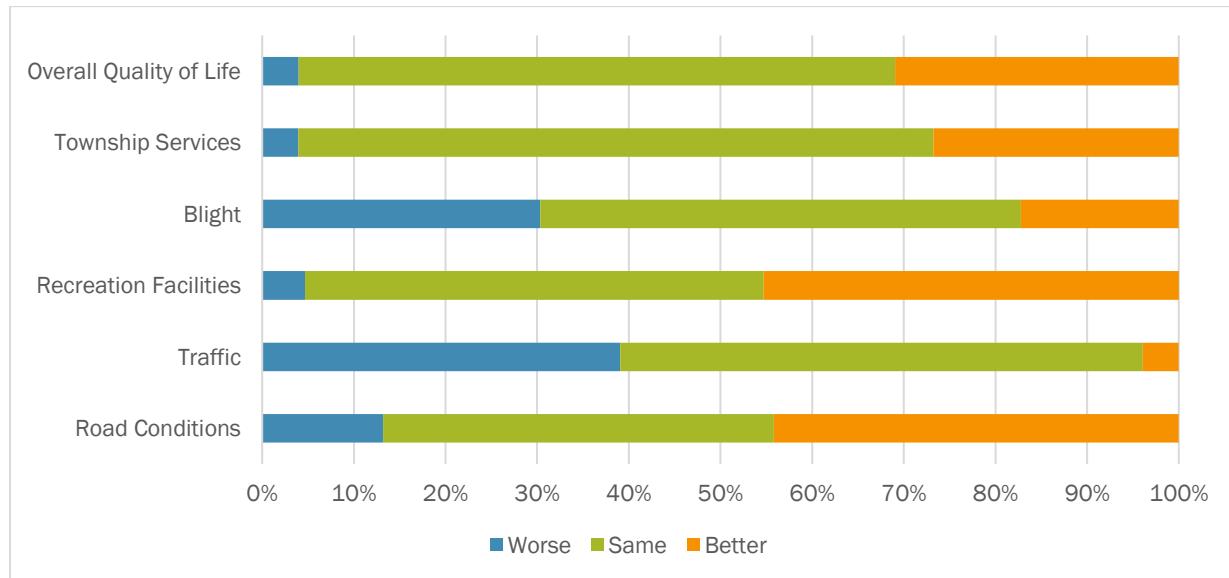
Respondents were asked all of the reasons they chose to live in Lincoln Township, Figure 7 below is a summary of the responses. The top three reasons were, like rural living (77%), like the community (37%), and close to family and friends (36%). Respondents also had the option of other, where they were asked to write in their own answer. Of those responses, proximity to Midland and proximity to US-10 were the top two responses. Overall, the majority of residents like to live in the Township, and 93% indicated they still see themselves here in five years.

FIGURE 7 - REASONS WHY RESPONDENTS LIVE IN THE TOWNSHIP



Next, respondents were asked how they felt certain aspects of the Township have changed in the past five years. The categories included road conditions, traffic, recreation facilities, blight, Township services, and overall quality of life. For each category the majority of the respondents feel everything is the same. However, some standout points to note: 44% of the respondents think the roads are better, 45% think the recreation facilities are better, and 31% think the overall quality of life has increased. Some places where there is room for improvement include: traffic (39% think it is worse), and blight (30% think it is worse). Figure 8 illustrates each category.

FIGURE 8 -CONDITIONS THAT HAVE CHANGED IN THE TOWNSHIP



As mentioned in the previous question, the respondents believe blight in the Township is worse than it was 5 years ago. When asked, 84% of respondents indicated that they agree or strongly agree with the following statement: private property should be required to be maintained in a way to avoid nuisances, eyesores, and health and safety hazards. Therefore, while it may be an increasing problem, the vast majority of respondents would like to do something about it. Meaning Township officials should have the political support to back ordinance enforcement pertaining to blight.

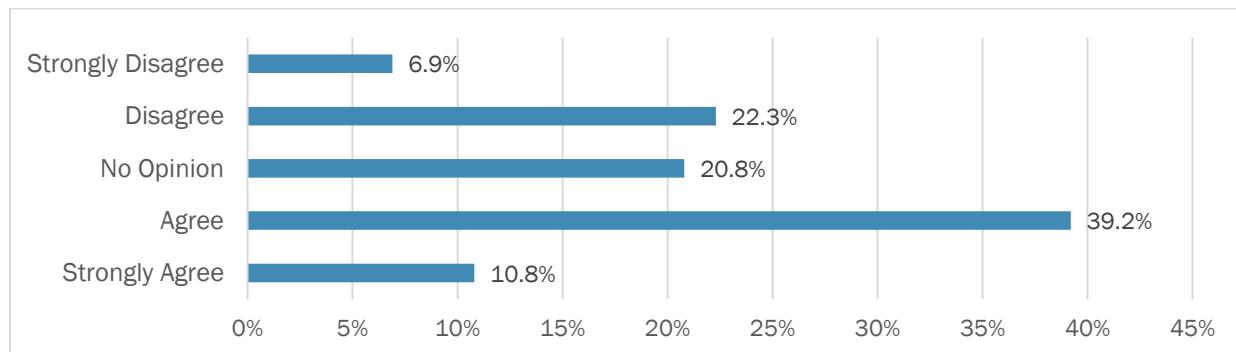
GROWTH AND DEVELOPMENT

Next, respondents were asked about growth and development in the Township. When asked if the Township should grow in population, 40% of the respondents had no opinion, while 36% believed that it should. When asked if there should be more development in the Township, 50% of the respondents agree there should be. Therefore, while the respondents may not want the Township to increase in population, they would like to see more development of residential, commercial, and industrial land uses. To aid in this development, 59% of the respondents believe the Township should anticipate and plan for new water and sewer service in key areas.

RESIDENTIAL

Overall, the respondents in Lincoln Township do not think any future housing development or patterns should be drastically different from what is currently existing in the Township. Sixty-three percent of respondents think the Township should encourage more single-family homes, 8% believe the Township has enough multiple-family homes and apartments, and 51% of respondents do not think the Township should encourage a mix of housing types such as townhomes, condominiums, and duplexes. One significant difference to this pattern, is that the majority of the respondents believe the Township should encourage housing designed for senior citizens. Figure 9 below highlights the answers to this question.

FIGURE 9 – THE TOWNSHIP SHOULD ENCOURAGE HOUSING DESIGNED FOR SENIORS

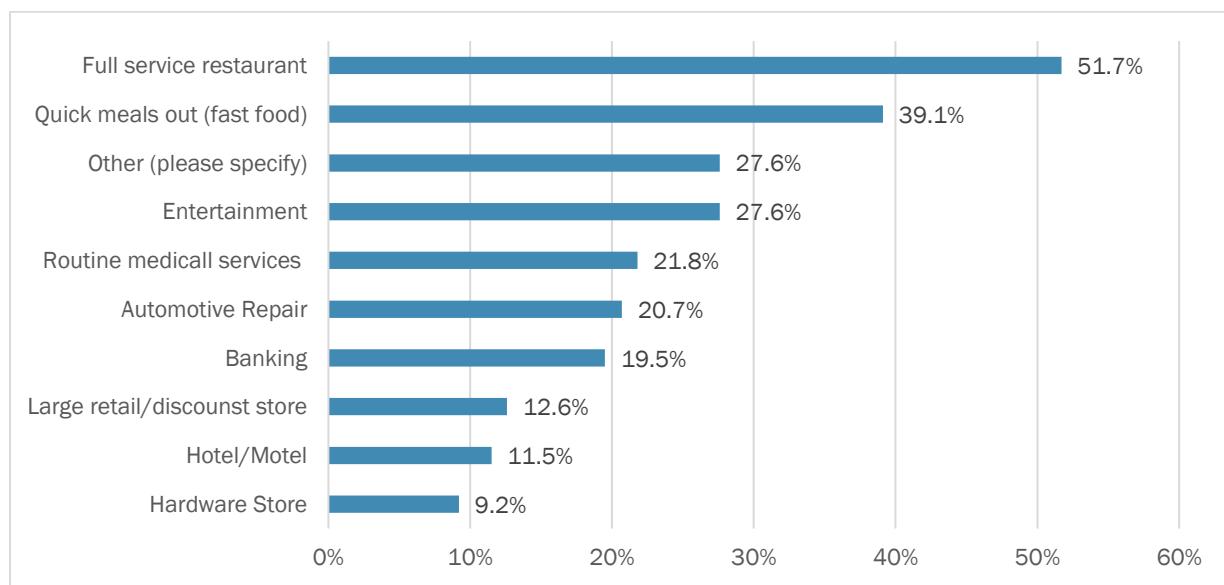


COMMERCIAL

Overall, 63% of survey respondents believe that commercial growth is needed in the Township. Respondents were asked what services they would like to see, and the top three responses were a full service restaurant (52%), quick meals out (39%), and entertainment/"other" (28%) tied for third place. If respondents chose "other", they were asked to write in an answer. The top three answers for the "other" option were: none, gas station, and fill in empty buildings. Figure 10 on the following page highlights all of the responses.



FIGURE 10 -WHAT SERVICES RESPONDENTS WOULD LIKE TO SEE IN THE TOWNSHIP



The Township officials would like to center commercial development on the important transportation routes in the Township. Respondents were asked if they thought commercial development should be centered on M-30 and the Stark Road interchange. Fifty percent of respondents agree with Township leaders and believe that development should be focused along M-30, and 54% agree that commercial development should be planned near the U.S. 10 Stark Road interchange. Both instances show the majority of respondents would like to see commercial development at these key locations.

INDUSTRIAL

Respondents were asked if more industry would be a good way to support the Lincoln Township economy. Forty-seven percent of respondents agree more industry is a good economic development strategy. However, this question is not as clear cut as commercial, or even agriculture, in terms of what is important for the Township. A total of 35% of the respondents indicated they do not want more industry in the Township. However, if there is going to be new industry 85% of respondents think it should be located near commercial areas.

AGRICULTURE

Even though agriculture is one of the smallest land uses in the Township, the respondents still feel very strongly about it. Seventy-seven percent of respondents think that agriculture is an important feature in the Township, and 68% think it is an important feature of the Township's economy. Following the same trend, 78% of respondents think the Township should preserve the agricultural land it has. This is fitting with the responses to question 27, which asked if respondents think it is acceptable to use agricultural land as a way to accommodate growth. They were much more evenly split, 39% agree, 23% have no opinion, and 38% disagree.

RECREATION

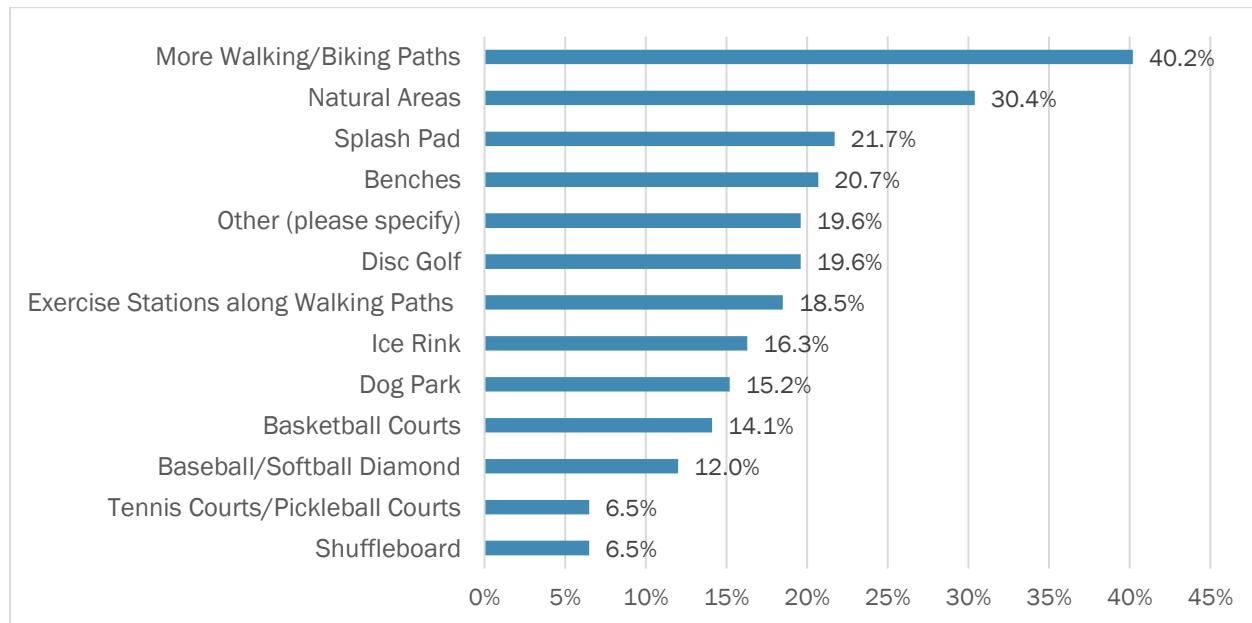
Recreation is important to the Township, and Township officials. In conjunction with this Master Plan's community input, the Township also took the time to ask respondents questions pertaining to recreation. This strategy allows the Township to use the survey results for this Master Plan and the update of the Recreation Plan.

First, respondents were asked how many times they have visited the Township Park on Hope Road. Overall, 44% of respondents have visited the park at least one time. As 44% is less than a majority, and the recreation comments indicate that many respondents didn't know there was a park, this is a potential area of improvement. Through better advertising of the available recreation facilities, more residents will be aware of the available recreation facilities. Next, respondents were asked what additional amenities they would like to see at the Township Park. The top three responses were walking/biking paths, natural areas, and a splash pad.



Figure 11, on the following page, illustrates the full results.

FIGURE 11 - NEW FACILITIES FOR THE TOWNSHIP PARK



Looking to the future of parks and recreation in the Township respondents think it is most important to upgrade/add amenities to existing parks and add new recreation programs.

OPEN ENDED QUESTIONS

The last two questions of the survey asked respondents what they like most about the Township and what they would do to improve the Township over the next 5 years. The top 5 responses for what they like best about the Township were:

- Quiet rural area
- Quiet community close to Midland
- Good people
- Proximity to recreational resources
- City amenities with rural living

The top 5 responses for things people would change are:

- Clean up blight
- Improve/maintain roadways
- Keep development to a minimum
- Continue development
- Update the Township Hall and Fire Department

To see complete lists for both questions please reference Appendix B.



GOALS AND OBJECTIVES

INTRODUCTION

The purpose of this section is to describe the long-term vision for Lincoln Township. The vision should have enough detail to highlight likely outcomes for the Township, yet be flexible enough to address changing conditions, and adaptive enough to the changing wants and needs of its current and future residents, landowners, and stakeholders.

It should go without saying that determining the direction for the Lincoln Township community for the next five to twenty years is a challenge. Determining what needs to be improved, what should be preserved, and what should be substantially changed is successful only when based on sound public participation and detailed analyses. Setting the goals for Lincoln was a process accomplished through two avenues. The first was thorough a review of the existing characteristics in the Township. The second was a review of the community input survey. Based on this information, the Township was able to establish a number of goals. This chapter is a major component of the master plan. The Plan is intended to be the primary policy document for Township officials when considering matters related to land use, development proposals, and infrastructure improvements.

What follows then, are the goals and objectives that represent the overall vision for Lincoln Township. They will serve as the foundation for preparing concise and well thought-out community improvements for the life of this Master Plan. The goals will also be the guiding principles for future land use decisions by Township officials, and should guide rezoning decisions and other land use questions that arise from time to time. Examples could include floodplain management strategies, or infrastructure improvements in the Township land use pattern. Implementation of these goals is a multi-faceted effort that will likely involve the zoning ordinance, other local ordinances, various Township departments, and other plans.

The goals in this section are divided into broad categories and relate directly to these and other issues identified as priorities by the residents and the Planning Commission. These broad categories were devised to be clear and intentional. With a vision of bringing strength and vitality to the Township in order to positively affect daily life. The goal categories are meant to succinctly address issues related to each specific land use, natural resources, and the quality of life. After each goal, several objectives are listed that support the implementation of Lincoln Township's Master Plan.



A goal is a destination, a final purpose which a community seeks to attain. It is a broad, general statement expressing the intent of the community. It is often written in a general way to be inclusive of many ideas that support principles that are valued by the local community. An objective is the means for attaining that goal. One goal can have many supporting objectives. Each objective is a measurable item that should be undertaken and will assist in the implementation of this Master Plan. Steps for a successful goals and objectives include:

- Community knowledge and support of the Plan.
- Zoning and Building Code updating and enforcement. Zoning must follow the concepts expressed in the Future Land Use map or both the Master Plan and the Zoning Ordinance will have lost their effectiveness and enforceability.
- Use of available incentives and the creation of new preservation and conservation development incentives in zoning and land use activities.
- Consistent use of the Plan to ensure that new or expanding developments follow not only the letter of the Master Plan and Future Land Use Map, but intent of the plan as well.

GENERAL COMMUNITY CHARACTER AND QUALITY OF LIFE

Lincoln Township is comprised by a large amount of State Forest Land which accounts for 31% of the Township. The presence of the Au Sable State Forest is a refuge to wildlife and wetlands. The Township has seen steady growth sprouting up and around this area over the past decade. Planning for increased residential and rural residential growth in specific areas of the Township should help preserve state forest land, as well as the limited amount of agricultural land. By defining land use, zoning and infrastructure, the Township will benefit and where development occurs will be influenced.

A number of goals identified by residents and Planning Commission members fell outside the range of categorized land use discussions. These goals are geared toward preserving and enhancing the quality of life in Lincoln Township.



GOAL: PLAN AND IMPROVE COMMUNITY SERVICES

- **OBJECTIVE:** Capitalize on the Township's resources and high quality of living to create an attractive community which meets the physical, social, or economic needs of residents and business owners.
- **OBJECTIVE:** Grow in a manner suitable to the current character of the Township.
- **OBJECTIVE:** Preserve and promote the rights of individual property owners while maintaining the aesthetic character of the community.
- **OBJECTIVE:** Work to expand recreational opportunities in the future.
- **OBJECTIVE:** Designate recreational land in the Township.
- **OBJECTIVE:** Continue to provide good quality recreational opportunities for residents.

AGRICULTURAL LAND USE

At present, less than 10% of the total land in Lincoln Township is dedicated to agricultural use. However, Township residents feel it is very important to both, the culture and economy of the Township. Therefore, agricultural land is important, even if it is limited. The prime agricultural land is located mostly in the northeast tip of the Township.

GOAL: MAINTAIN AND PRESERVE THE LIMITED AMOUNT OF FARMLAND IN THE TOWNSHIP.

- **OBJECTIVE:** Use land use regulations and the Master Plan to protect the existing farmland in the Township.
- **OBJECTIVE:** Where land and soil are favorable, support farming operations.



RESIDENTIAL LAND USE

Residential parcels are located throughout the Township, with more dense housing in the southern portion. Public participation throughout the development of this Master Plan indicated support for specific and deliberate residential growth. Overall, residents and leaders of the community agreed that the Township should plan for more single-family homes, with the development of multiple family locations in planned areas. Additionally, the Township should plan for senior living options.

GOAL: PLAN FOR RESIDENTIAL GROWTH IN AREAS THAT ARE MOST BENEFICIAL TO THE COMMUNITY, WHILE DISCOURAGING RESIDENTIAL DEVELOPMENT IN AREAS UNSUITABLE TO DEVELOPMENT.

- **OBJECTIVE:** Encourage new residential development whose densities, styles, and locations will not adversely affect the current character to the Township.
- **OBJECTIVE:** Update zoning ordinance and map to create consistency.
- **OBJECTIVE:** Discourage residential development in environmentally sensitive areas.
- **OBJECTIVE:** Encourage the alleviation of unsanitary or unsafe housing through code enforcement or other options.
- **OBJECTIVE:** Plan for more single family development on paved roads and in the southeastern portion of the Township.
- **OBJECTIVE:** Plan for additional multiple family locations along Saginaw Road and near existing commercial land uses.
- **OBJECTIVE:** Phase growth of small lot/subdivision single family development to begin in the southeastern corner and work northeast.
- **OBJECTIVE:** Encourage various senior living options.
- **OBJECTIVE:** Plan for a Manufactured Housing classification in the zoning ordinance.



COMMERCIAL LAND USE

Now commercial land in the Township is located along the major transportation corridors. Township officials would like to continue this pattern, by having an even stronger focus on commercial development at Stark Road interchange and M-30. These locations are supported by the residents, 63% of the Township resident believe there should be more commercial services. Additional respondents agree with focused development. Currently, commercial land accounts for approximately 2% of the Township.

GOAL: PROVIDE OPPORTUNITY FOR NEW COMMERCIAL DEVELOPMENT, AND ALSO IMPROVE EXISTING COMMERCIAL AREAS.



- **OBJECTIVE:** Implement smart planning policies for new commercial development.
- **OBJECTIVE:** Make commercial development zones deeper and more uniform in shape and size along existing and planned commercial corridors.
- **OBJECTIVE:** Provide for a selected range of commercial facilities to serve the needs of the local population and tourists.
- **OBJECTIVE:** Discourage commercial development in environmentally sensitive areas.
- **OBJECTIVE:** Incorporate principles and standards highlighted in the M-30 Corridor Study with future development.
- **OBJECTIVE:** Support the future land use plans and goals of the M-30 Corridor Study.
- **OBJECTIVE:** Center commercial development on M-30 and Saginaw Road corridors.
- **OBJECTIVE:** Plan commercial growth along the planned road extensions of Stark Road, Airport Road and M-30.

INDUSTRIAL LAND USE

A portion of the Township residents believe a good way to build and secure the Township tax base is to encourage more light industrial development in targeted areas.

GOAL: ENCOURAGE LIMITED LIGHT INDUSTRIAL GROWTH

- **OBJECTIVE:** Locate industrial areas so they are easily accessible to the existing transportation network.
- **OBJECTIVE:** Discourage industrial development in environmentally sensitive areas.
- **OBJECTIVE:** Plan for growth near all season roads and isolated from residential areas.
- **OBJECTIVE:** Center new light industrial around the Stark Road interchange.

INFRASTRUCTURE GOALS

The existing infrastructure in the Township is limited to specific areas, and there are no concrete plans to update or add facilities. However, survey respondents indicated the need for increased development in the Township. They would also like to see expansion/development of selected services in key areas of the Township.

GOAL: MEET THE INFRASTRUCTURE NEEDS OF RESIDENTS AND BUSINESSES IN A COST-EFFECTIVE MANNER.

- **OBJECTIVE:** Match new development with the existing infrastructure capacity.
- **OBJECTIVE:** Phase growth along existing and proposed water lines.
- **OBJECTIVE:** Work with local, State, and Federal agencies for developing a public sanitary sewer system.
- **OBJECTIVE:** Incorporate principles and standards highlighted in the M-30 Corridor Study with future development.

NATURAL ENVIRONMENT GOALS

A large portion of the Township is wooded/recreation land. The majority of the respondents like this about the Township and do not want this to change or be largely impacted. Protecting the natural features in the Township is very important to residents. This land use is the largest land use in the Township.

GOAL: PRESERVE AND ENHANCE THE NATURAL AND ENVIRONMENTAL RESOURCES OF THE TOWNSHIP.

- **OBJECTIVE:** Implement land use patterns, which will direct new growth away from environmentally sensitive areas, such as woodlands, wetlands, and areas subject to flooding.
- **OBJECTIVE:** Implement development controls, which will maximize the protection of land based natural resources while preserving the quality of air and water.



FUTURE LAND USE PLAN

INTRODUCTION

The future land use map depicts the desired form and character for Lincoln Township to take on over the next five to twenty years. The map depicting the future land uses for the Township is shown on at the end of this section. The proposed future land uses in the Township are divided into seven categories, see Table 8.

The future land use map also transforms the goals and objectives of the Master Plan into a graphic guide for land development and management in the Township. The future land use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. 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 low-density single-family 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 move toward the implementation of this plan. For example, while the existing land use map described vacant and institutional uses, 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 vacant and semi-public land uses should be utilized in the future, and hence should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Township officials, property owners, and residents make zoning and development decisions that are in the best interest of Lincoln Township. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Township. Descriptions of the new future land use categories begin below. The future land use map is shown at the end of this section.

The future land use map at the end of this section was created by the Midland County GIS Department.



MIDLAND URBAN GROWTH AREA BOUNDARY

An important factor to consider in the Future Land Use discussion in Lincoln Township is the Midland Urban Growth Area Boundary (MUGA). The MUGA is the area defined by the City of Midland where coordinated and cohesive growth outside of the current City limits is encouraged. This boundary is to outline the potential, long range City limits. Properties within the boundary are also the properties that are available for City water and sewer services. However, if the City were to provide these services the property must be annexed into the City.

The City has its own future land use map that includes the lands that are within MUGA, but are currently outside of the City limits and are still a part of their respective townships. The future land uses indicated on the City's Future Land Use Map are more broad guidelines the City has outlined for the Township. However, the City map does not take precedence over the existing Township Future Land Use Map. The City has no control to actively change land uses based on their own future land use maps. The uses on the map are derived from current future land uses outlined in the Master Plan. The current future land uses on the City's map were based on the past future land use map. Township officials considered the MUGA Boundary when updating their own Future Land Use map for this Master Plan. While the City indicates light industrial uses for the area of the Township within the MUGA Boundary, the Township officials believe commercial uses are more appropriate for the scale and type of development that has recently occurred in the Township. The MUGA Boundary is outlined on Map 9, the Future Land Use Map. The uses within the boundary are commercial, light industrial, and medium density residential.

FUTURE LAND USE CLASSIFICATIONS

The following sections describe each future land use classification with an eye toward the zoning ordinance.

TABLE 8 - FUTURE LAND USE CALCULATIONS

FLU Combined		
Land Use	Acreage	% of Land in the Township
Commercial	641	4.27%
Heavy Industrial	49	0.32%
Light Industrial	85	0.56%
High Density Residential	122	0.81%
Medium Density Residential	3,176	21.15%
Low Density Residential	10,866	72.37%
Manufactured Housing	76	0.51%
Total	15,015	

COMMERCIAL

The commercial future land use category corresponds to the B-1 and B-2 Business zoning districts. This land use accounts for approximately 4.27% of land, or 641 acres in the Township. These two districts accommodate a variety of commercial uses. The B-1 District is specific to offices, sales, and services. While the B-2 District is more specific to the highway traveler, and businesses serving a regional market. In the survey, the Township residents indicated they would like to see more commercial services come to the Township, especially in key areas such as the U.S. 10 interchange and along Stark and Meridian roads. When updating the map, Township officials took this into consideration. The future land use map indicates commercial uses in the following locations:

- Along Meridian Road in the south half of the Township
- In selected areas along Saginaw Road
- Near the U.S. 10 interchange
- Along Airport Road



HIGH DENSITY RESIDENTIAL AREA

This future land use corresponds closely to the R-2 Medium Density Residential zoning district. This district allows for a variety of single-family, and two, three, or four family residential homes. Township officials do not discourage high density residential developments, however the Township residents very much like the rural character of their community. Therefore, the Township officials created this future land use category to ensure a specific area is reserved for the densest housing developments. It is located along Sanford Road in the southwest corner of the Township. It accounts for 122 acres, or 0.81% percent of the land in the Township.

MEDIUM DENSITY RESIDENTIAL AREA

The medium density residential future land use category corresponds to the R-2 Residential Zoning District. This district allows for a variety of single-family, and two, three, or four family residential homes. Compared to the R-1 District this zoning district allows for several more housing options. Most indicated they do not want to see more apartment complexes, but many residents have indicated they would like to see more housing options, however they do not want large apartment buildings. The zoning category allows for varied housing options while still considering the type of development residents would like to see. This includes duplexes or three family residential structures that keep with the rural character and lot size of the current residences. The vast majority of residents have indicated that they would like to see more senior living options. This zoning district is the area where those uses are allowed. The Township officials decided to keep the medium density residential area on the future land use map, in the places where the residential density is already higher, and along the important roads in the Township. All of the proposed medium density residential on the future land use map is in the southern half of the Township. It accounts for 3,176 acres of land, or approximately 21% of land in the Township.

LOW DENSITY RESIDENTIAL AREA

The low density residential future land use category corresponds to the R-1 Residential Low Density zoning district. This district is intended for single-family residential uses and encourages residential development of low density on individual lots. It also allows for schools, churches, recreational uses, and agricultural land. The low-density future land use encompasses the majority of the Township, at 72.3% of Township land, or 10,866 acres. This is compatible with the desires of the residents who like the rural nature of the Township, do not want it to drastically change, would prefer single-family residential development, and would like to preserve the little agricultural land that exists in the Township. These, and many other reasons, are why the Township officials have dedicated the majority of the Township land to this use. It is located in almost all of the land in the northern three quarters of the Township, and south of Wackerly Road.



HEAVY INDUSTRIAL

The heavy industrial future land use category corresponds to the M-2 Industrial zoning ordinance. This zoning district is intended for medium to high intensity industrial uses and several commercial uses that are most appropriately located as neighbors to the industrial uses. The only proposed heavy industrial use area in the Township is south of the U.S. 10 interchange situated between the City limits. Due to constraints of infrastructure such as water and sewer, it would be very difficult for any intense industrial development to happen in the Township. If any development were to come, the most likely scenario is that the land would be annexed into the City to have adequate services. Therefore, the Township does not see a large need to plan for these uses. However, the heavy industrial land use currently makes up 0.32%, or 49 acres of land in the Township.

LIGHT INDUSTRIAL

The light industrial future land use category corresponds to the M-1 Industrial zoning district. It allows for low intensive manufacturing uses, which do not create many nuisance characteristics. It also allows for uses that are not permitted within the commercial or residential districts, but do not create a hazard to the health, safety, or welfare of the surrounding residents.

The residents have indicated they believe increasing the industrial base in the Township would be a good way to increase jobs and the tax base. However, the same infrastructure capabilities impede light industrial as they do heavy

industrial. And the same annexing standards apply if a business were to ever need City water or sewer.

Therefore, the Township officials feel some key parcels in the southeastern portion of the Township are most suitable to any light industrial development. Most are located just north of the U.S. 10 interchange, within the MUGA Boundary. However, there is one parcel located at the intersection of Stark and Letts roads that is classified as light industrial. Overall, this land use makes up 0.56% of the Township, or 85 acres of land.

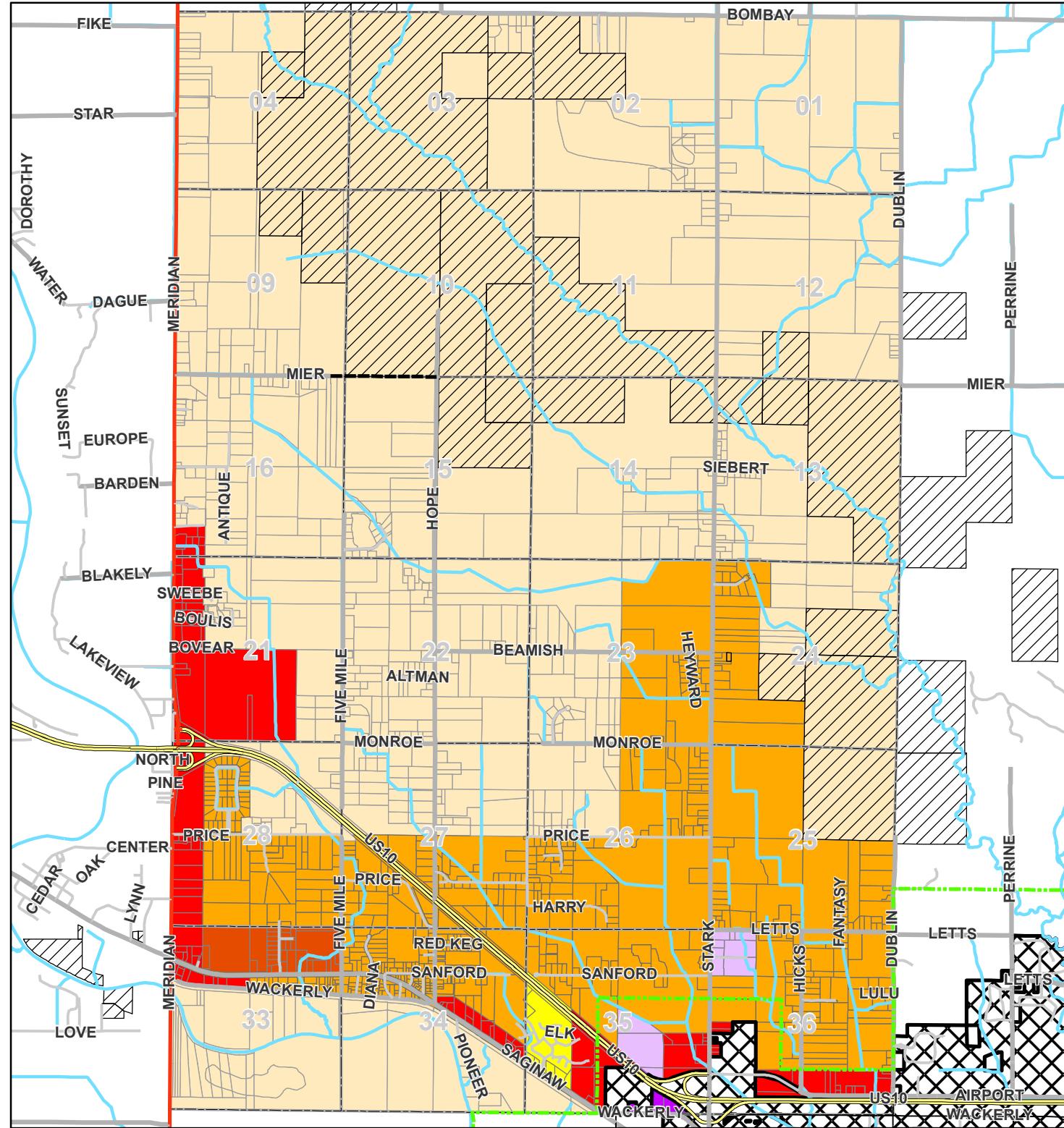


MANUFACTURED HOUSING

The final future land use category is manufactured housing, this category most closely correlates to the B-2 zoning district, which is the only district where these home parks are allowed as a special use. The area designated for this use on the future land use map corresponds with an existing manufactured home park. It comprises 76 acres of land, or 0.51% of the Township.



Lincoln Township Future Land Use Map



Map Features

- Roads**
 - Federal
 - State
 - County
 - Local
 - Main Local
 - Future Road Connection
- Sections
- MUGA
- City of Midland
- DNR Land
- Future Land Use**
 - COMMERCIAL
 - HIGH DENSITY RESIDENTIAL AREA
 - MEDIUM DENSITY RESIDENTIAL AREA
 - LOW DENSITY RESIDENTIAL AREA
 - HEAVY INDUSTRIAL
 - LIGHT INDUSTRIAL
 - MANUFACTURED HOUSING

This map was created in April 2017
by Midland County GIS staff.



PLAN IMPLEMENTATION

INTRODUCTION

Master planning should be a continuous process. The objectives, policies, and recommended actions are based on the community's understanding of today's problems, technology, and implementation procedures. A Plan review and update procedure are necessary to address changes in community values, living patterns, and perception. Therefore, the Plan will be monitored annually, updated periodically, an extensive evaluation will be performed at a minimum of every five (5) years, and a major reassessment and revision will be undertaken after a minimum of fifteen (15) years and a maximum of twenty (20) years. The only way to make a plan truly work is to use it, to reference it, and to correct it or change it when it is not accurately reflecting the current conditions of the Township.

The actors in the monitoring and update process should include not only the Planning Commission, Township Board and their staff, but a representative sample of interested citizens. Just as citizen involvement was an integral part of the process that culminated in the Plan, it is also necessary in the review and update process. If the Plan is to remain relevant to the aspirations and needs of the community. Representatives from the schools, business, and development communities, other public agencies, and groups concerned with the Township should also be included in the review process.

The monitoring process to be conducted annually, involves first, assessing factors such as socioeconomic data, development activity, changes in technology, and indicators of public opinion. Next, an evaluation of the relevancy of the Plan in light of changing conditions is performed. Finally, the results of the monitoring are reported in the Planning Commission's Annual Report. When the monitoring process reveals changes in the community to a degree that seriously impacts upon the relevance of the Plan, the Planning Commission will suggest a Plan update. The update is intended to address only those aspects of the Plan found to be outdated and no longer relevant.



Updates will be performed on an as needed basis, indicated through the monitoring process. At minimum five year intervals, a thorough review of the Plan will be performed to evaluate its effectiveness. The main feature of this review would be a study of all the action recommendations. Each recommendation will be examined for continuing relevance and success in implementation. The evaluation will involve two considerations:

- The effectiveness of the technique by which the recommendations were implemented will be examined.
- The objectives will be studied to determine whether the action achieved the desired outcome.

Those recommended objectives not implemented will also be reviewed for continuing relevance and probability of implementation. This review will help the Planning Commission adjust the plan to better achieve the goals and objectives, implement Township policies, and maintain the credibility of the Plan. After at least fifteen years, but no longer than twenty years, a complete revision of the Plan will be performed. This revision would follow a process similar to the one which has culminated in this document and result in a new Master Plan document.

IMPLEMENTATION: ADDITIONAL RESOURCES

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 Lincoln Township staff, elected and appointed officials, as well as business owners, developers, stakeholders from Midland County, the region, and the general public.

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



ZONING CHANGES AND ORDINANCE UPDATES

Zoning is integral to implementing the goals and actions of this Master Plan in part by providing the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this plan. Many of the changes may be minor, but will provide a substantial benefit. For example, one change may be to allow residential uses of varying densities in a single zoning district, or the Planning Commission may redefine permitted land uses in the business zoning districts to allow for a broader range of commercial development opportunities. The zoning ordinance is also a basis for enforcing, reviewing, refining, and identifying appropriate restrictions on developments inside the Township's 100-year floodplain. Another change to the zoning ordinance may be larger in scope, which takes a look at how the zoning ordinance is actually used and then finding ways to make it more of a user-friendly document through the use of graphics and images. Another step may be to review the cases that have come before the Planning Commission to determine if there are trends that may need to be addressed in the zoning ordinance itself.



CODE ENFORCEMENT

As with all Township codes, the administration and enforcement of the zoning ordinance by Township officials is integral to its effectiveness. Enforcement must be thorough and consistent. Procedures such as building inspections, site plan reviews, and other ordinance administration tasks should be assigned to responsible entities, whereby more discretionary review authority should be assigned to the Planning Commission and more nondiscretionary measures may be assigned to the Zoning Administrator. All ordinance enforcement should be done regularly by staff and/or supplemented with any consulting assistance necessary to fulfill the day-to-day functions needed to perform a thorough job.

IDENTIFYING AND PURSUING CAPITAL IMPROVEMENTS

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

LOCAL FINANCING MECHANISMS AND CO-DEVELOPMENT

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

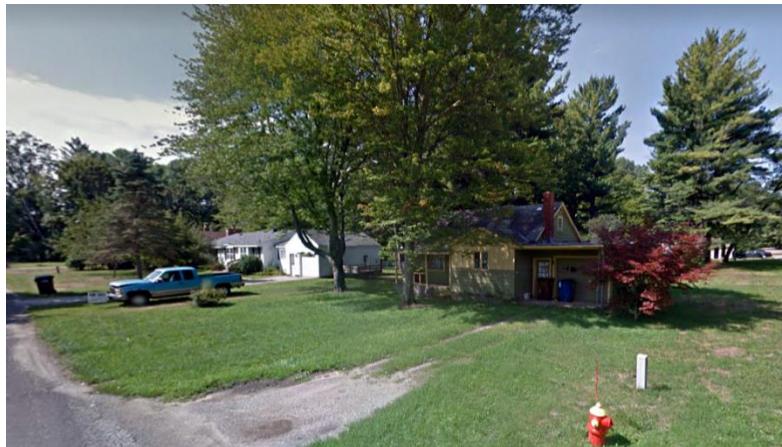
GRANT OPPORTUNITIES TO SUPPORT PROPOSED CAPITAL IMPROVEMENTS

This Master Plan can 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, Rural Business Enterprise Grants, and the Water and Wastewater Disposal Loan and Grant Program, to name a few. At the State level, a funding source may be the Michigan Department of Natural Resources, which offers grants from the Land and Water Conservation Fund, the Michigan Natural Resources Trust Fund, and the Bond Fund. The Michigan Department of Transportation also administers the Transportation Alternatives Program (TAP) that uses federal transportation funds for specific activities that enhance intermodal transportation systems and provide safe alternative transportation options.



REGIONAL COOPERATION

Development, growth, and changes within Midland County, will affect its quality of life and growth within the Township. Lincoln Township and its neighboring communities are interrelated in that trends in overall population loss and declining housing value affect the entire area. The Township has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Midland County. Cooperative relationships between and among Lincoln 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, Lincoln 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 Lincoln Township.



LOCAL PLANNING CAPACITY

Good planning practice and State law require the Township to review its plan every five years and update it if necessary. A cursory review of the plan should take place annually, by both the Planning Commission and the Township Board. This provides an opportunity to consider the goals and intent of the plan against pending capital improvements, budget requests, and other developments that may impact the community. The 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 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 Lincoln Township. To date, Lincoln 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. Citizen participation should be strongly encouraged in a continuing planning process. The successful implementation of planning proposals will require citizen understanding and support.



CONCLUSION

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

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

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



APPENDIX A

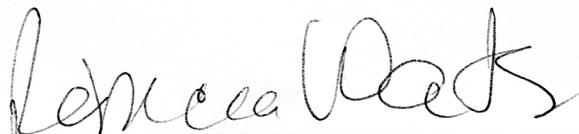
ADOPTION DOCUMENTATION

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN
County of Midland

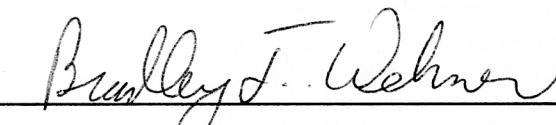
Rebecca Watson, General Manager, being duly sworn, deposes and says that he is one of the editors, publishers of the Midland Daily News, a newspaper published and circulated in said County of Midland, and the annexed notice was duly printed and published in the said newspaper on the following dates:

August 26, 2017



Rebecca Watson, General Manager

Subscribed to and sworn to me this 26th day of August 2017.



Notary Public: Bradley T. Wehner
State of Michigan, County of Midland
My Commission Expires: August 30, 2023
(Acting in the County of Midland)

Notice of Review and Public Hearing

Notice is hereby given that the Lincoln Township Planning Commission will hold public hearings for the purpose of hearing comments and input regarding the draft of the Lincoln Township Master Plan. The plan evaluates land use, demographics, community data, public opinion, and proposes goals and objectives. The Master Plan was developed pursuant to the Michigan Planning Enabling Act (PA 33 of 2008).

PLACE OF HEARING: Lincoln Township Hall, 1882 N Hope Road, Midland MI 48640

DATE OF HEARING: Tuesday, November 7, 2017, 6:30 p.m.

The Township invites you to review the drafts and to submit any comments in writing to Township Clerk Mark Trinklein at 1882 N Hope Road, Midland MI 48640. Copies of the draft plan are available at the Lincoln Township Hall during regular business hours, and online on the Township website. (www.lincoln-twp.org).

All interested persons may attend and participate. Persons with disabilities needing assistance to participate may call the Lincoln Township Clerk at (989) 374-2220. A 48-hour advance notice is necessary for accommodation.

Classified Marketplace**Jobs**

Find the right job,
right now.
101

[ourmidland.com/jobs](#)
Post your
resume free

Cars

DriveGreatLakesBay.com

501

Real Estate

Great Lakes Bay Listings
[GreatLakesBayListings.com](#)

601

Stuff

Buy stuff.
Sell it fast.
240

Pets

Dogs, cats,
birds, fish, etc.
330

More

Auctions,
business
opportunities,
services

345

How to place
an ad call:
835-7171
Ext. 2

Midland DAILY NEWS**monster®****WHO'S WHO FOR SERVICE****5820 Carpenters & Contractors**

Hardwood Flooring
Refinishing, Staining &
Installing. Over 18 yrs.
Experience, fully insured. Call
Steve for Free Estimate:
989-488-3651

5825 Cleaning Residential & Commercial

Stamper Cleaning: Power
washing, windows & gutters
989-492-2069 Licensed and
Insured

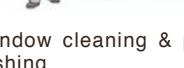
5835 Fill Dirt, Sand & Gravel

Debris Hauling: Free
Estimates, clean-out
basement, garages and tear
down sheds & garages,
residential & commercial.
7 days a week.
989-773-0735

5860 Heating & Air Conditioning

Central Boiler Certified Classic
Edge OUTDOOR FURNACES.
Exceptional performance and
value. Buy NOW and save up
to \$400! Call Today!

**Beaverton Outdoor
Wood Furnace**
989-435-9240

5863 Home Improvements

• Window cleaning & power
washing
• Gutters-cleaning/repair/install
• Soffits/Fascia-repair/install
siding
• Deck-wash, stain, seal, paint
• Hang-tv, pictures, art, blinds,
curtains
• Any kind of Fence Installation
Over 30 years of professional
experience

Call Joe: 989-600-8690

5880 Lawn & Garden Care

Andrew's Lawn Care
• Fall Cleanup
• Power Washing
• Mowing
• Irrigation
• Pruning
• Weed control and
Fertilization
• Mulch
989-941-5298

Fulkerson Lawn Care
Free Estimates
(We have references)
989-835-9124

5900 Painting & Plastering

**First Choice
Painting
PROFESSIONAL
PAINTING**
• INTERIOR
PAINTING
Senior Discount 15%



989-573-2955

5907 Roofing

Roofing, Metal Roofs,
Seamless Gutters,
Windows & Siding
Harding Builders, Inc.
Since 1982
989-662-2600

**ROOFING/REPAIRS
REPLACEMENT, SIDING,
WINDOWS, DECK,
GUTTERS/
GUTTER PROTECTION,
INSURANCE SPECIALIST,
FREE EXTERIOR HOME
INSPECTION FOR A
LIMITED TIME. CALL
ZABLOCKI CONSTRUCTION**
989-631-7663

5935 Tree Services

**Full Service Tree, Lawn &
Landscaping firewood sale
Free Estimate, Fully Insured
Call 989-708-5422**

5001 Legals

L-8626

**PUBLIC HEARING NOTICE
City of Midland
SITE PLAN**

Please take notice that the Midland City Planning Commission will conduct a public hearing on Site Plan No. 362 initiated by Cobblestone Commercial on behalf of TCP Development for site plan review and approval for the construction of a 6,060 square foot residential multiple family dwelling with sixteen units in two buildings, located at 402, 406, 410, and 416 Jerome Street.

Said hearing has been scheduled to take place on Tuesday, September 12, 2017, at 7:00 p.m. in Council Chambers, City Hall, 333 West Ellsworth Street, Midland, Michigan, as required by Article 27, Section 27.03 of Ordinance No. 1585.

A copy of the site plan may be reviewed at the Planning Department, which is located on the second floor of City Hall. If you have any questions, contact the Planning Department at 837-3374.

Midland City Planning Commission

C. Bradley Kaye, AICP, CFM
Assistant City Manager for
Development Services

L-8627

**PUBLIC HEARING NOTICE
City of Midland
Proposed Zoning**

Please take notice that the Midland City Planning Commission will conduct a public hearing on: Zoning Petition No. 612, initiated by D & M Site on behalf of Waldo Plaza LLC to rezone the properties located at 3302 Bay City Road and 420 and 426 Waldo Avenue from Neighborhood Commercial and RA-4 single and two family residential zoning to Community Commercial zoning.

Said hearing will take place on Tuesday, September 12, 2017, at 7:00 p.m., in Council Chambers, City Hall, Midland, Michigan, as required by Article XXX, Section 30.03(A) of Ordinance No. 1585.

If you have any questions, contact the City Planning Department at 837-3374.

MIDLAND CITY PLANNING
COMMISSION

C. Bradley Kaye, AICP, CFM
Assistant City Manager for
Development Services

**Notice of Review and
Public Hearing**

Notice is hereby given that the Lincoln Township Planning Commission will hold public hearings for the purpose of hearing comments and input regarding the draft of the Lincoln Township Master Plan. The plan evaluates land use, demographics, community data, public opinion, and proposes goals and objectives. The Master Plan was developed pursuant to the Michigan Planning Enabling Act (PA 33 of 2008).

PLACE OF HEARING: Lincoln
Township Hall, 1882 N Hope
Road, Midland, MI 48640

DATE OF HEARING: Tuesday,
November 7, 2017, 6:30 p.m.

The Township invites you to review the drafts and to submit any comments in writing to Township Clerk Mark Trinklein at 1882 N Hope Road, Midland, MI 48640. Copies of the draft plan are available at the Lincoln Township Hall during regular business hours, and online on the Township website. (www.lincoln-twp.org).

All interested persons may attend and participate. Persons with disabilities needing assistance to participate may call the Lincoln Township Clerk at (989) 374-2220. A 48-hour advance notice is necessary for accommodation.

5030 Business Opportunities

L-8626

**The Midland Daily News is
Looking for Motor Route
Delivery Drivers for the
areas of Beaverton & Hope.**

Please contact: Elizabeth
Rupert for more information.
(989) 839-4255

Valid driver's license,
dependable vehicle & proof
of insurance required

The Midland Daily News is
Looking for Walking Route
Paper Carriers for the City
of Midland

Please contact: Elizabeth
Rupert for more information.
(989) 839-4255

5101 General**PIONEER • BIG CHIEF
MICHIGAN SUGAR
AGRICULTURE
DEPARTMENT**

Michigan Sugar Company has
immediate seasonal positions
open for our Agriculture
Research Harvest & Saw
Crews located within our
Research Department.

The successful candidate will
have the following qualifica-

**Ability to work outdoors under
any types of conditions.
Ability to work long hours
and/or overtime as needed.
Fork-Truck operation
experience.**

Applications may be picked up
in person only from the
Agricultural Research Center
located at:

1459 South Valley Center Dr
Bay City, MI 48706

**No phone inquiries will be
accepted.**

Only completely filled out,
signed applications will be
considered for employment.

Michigan Sugar Company is an
Equal Opportunity Employer

**CMU
CENTRAL MICHIGAN
UNIVERSITY**

Associate Director/Leasing &
Regulatory Services

Academic Affairs:

This position handles certain activities
required for locating programs
delivered throughout the US &
MI (primarily outside of Mt.
Pleasant), incl handling leasing
responsibilities, use of facilities
& insurance documentation, domes-
tic civilian & international
MOU/MOA documents, &
Clergy Act & related compli-
ance requirements. Serves as
liaison w/Landlords & w/realestate
brokers in addition to other
necessary liaison responsibilities.
Oversees lease negotiation
& preparation of related docu-
mentation under the guidance
of the Executive Director. This
position is detailed & requires a
well-developed common sense
approach & has some functional
supervisory expectations.

Required: Bachelor's degree,
preferably in business or educational
administration, human resources,
leadership, or legal studies & 5 years professional
work experience w/demonstrated
increased position responsibility
(i.e. working within
legal/regulatory environment).
Must have the ability to travel,
as needed, on a limited basis.
For a complete list of requirements
& to apply online please
visit www.jobs.cmich.edu.

CMU is an AA/EO institution,
providing equal opportunity to
all persons, including minorities,
females, veterans, & individu-
als with disabilities (see
www.cmich.edu/ocrie).

Groundsperson
Full Time, M-F, to manicure
lawns, plow snow, & general
maintenance. Background
Check. Valid Driver's License.

Apply M-F at Bradley Leasing
1933 E. Airport Rd, Midland.

5101 General**Business Finance Manager**

The Dow Chemical Co. has an
opening in Midland, MI for
Business Finance Manager.

Accountable for providing
operational financial counsel
& support for wide range of
finance activities including
closing, financial estimates,
profit plan & financial reporting,
ensuring compliance with com-
pany policies and SOX. Bach
degree plus 5 yrs exp req. To
apply, email your resume to
FUSJOBS@dow.com
and reference job #63739 EOE

Local Glass Shop looking for
experienced glass installer.
989-859-3419

Experienced Optician
Mid-Michigan Eye Care
Dr. Buckingham O.D., P.C.
Dr. Kaminski O.D., F.A.A.O
Midland, MI

We are looking for an
exceptional **Optician** to join our
team. The successful candidate
should be prepared to work 40
hrs per wk with flexibility, no
weekends.

**Essential Duties and
Responsibilities:**

- Assisting patients w/frame selection for proper fit & styling
- Work effectively in a team environment
- Exhibit excellent customer service & people skills
- Preparing work orders for optical laboratories
- Submitting optical insurance claims
- American Board of Opticians (ABO) certified or Optician willing to get their ABO is preferred

Send resume to:
Mid-Michigan Eye Care
2808 W. Wackerly, Suite 1
Midland, MI 48640

**Supervisor
of Youth Services**

City of Midland Grace A. Dow
Memorial Library. Qualifications:
Master's Degree in Library
Science from an ALA accredited
University; supervisory
experience preferred. Salary Range:
\$57,552 - \$68,620. For a full job
description and on-line application,
visit the City of Midland's web-site:

www.cityofmidland.mi.gov/careers

All applications must be submitted by September 5, 2017.

**Experienced child care
provider** needed Sundays 9:30-
11:30am in St. John's Episcopal
Church's nursery. Background
check, references, 18 or older
required. Safeguarding God's
Children training required
(SJEC to provide).

Contact Suzanne Di Piazza
suzanne@sjec-midland.org
989.631.2260

5103 Healthcare**Full Time Orthodontic
Assistant**

Our busy orthodontic office is
looking to add a bright, well-
organized, detail-oriented assistant
with a positive attitude. If you
are experienced in dentistry,
cheerful, & enjoy working at a
fast pace, we'd like to meet you!
We offer a competitive salary,
retirement package & four-day
work week in a team-oriented
environment.

To find out more please submit
your resume and references to
(no calls please):

Davis & Davis Orthodontics

200 Northgate Drive

Midland, MI 48642

Home Care: adult elderly care in
morning 9am to 11am and/or
evenings 6pm to 8 pm. Manage
medication and some light

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN
County of Midland

Rebecca Watson, General Manager, being duly sworn, deposes and says that he is one of the editors, publishers of the Midland Daily News, a newspaper published and circulated in said County of Midland, and the annexed notice was duly printed and published in the said newspaper on the following dates:

October 28, 2017



Rebecca Watson, General Manager

Subscribed to and sworn to me this 28th day of October 2017.

Notice of Review and
Public Hearing

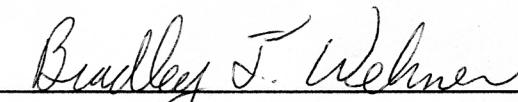
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PLACE OF HEARING: Lincoln Township Hall, 1882 N Hope Road, Midland, MI 48640

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Notary Public: Bradley T. Wehner
State of Michigan, County of Midland
My Commission Expires: August 30, 2023
(Acting in the County of Midland)

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right now.

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Post your
resume free

Cars

DriveGreatLakesBay.com

501

Real Estate

GreatLakesBayListings.com

601

Stuff

Buy stuff.
Sell it fast.

240

Pets

Dogs, cats,
birds, fish, etc.

330

More

Auctions,
business
opportunities,
services

345

How to place
an ad call:
835-7171
Ext. 2

Midland DAILY NEWS**monster****5001 Legals**

L-8644

PUBLIC HEARING NOTICE
City of Midland
Proposed Zoning

Please take notice that the Midland City Planning Commission will conduct a public hearing on: Zoning Petition No. 614, initiated by TMW Enterprises, Inc. to rezone the property located at 102 Fast Ice Drive from LCMP Limited Commercial Manufacturing and Research zoning to IA Industrial A zoning.

Said hearing will take place on Tuesday, November 14, 2017, at 7:00 p.m., in Council Chambers, City Hall, Midland, Michigan, as required by Article XXX, Section 30.03(A) of Ordinance No. 1585.

If you have any questions, contact the City Planning Department at (989) 837-3374.
MIDLAND CITY PLANNING COMMISSION

Grant Murschel
Director of Planning & Community Development

L-8645

PUBLIC HEARING NOTICE
City of Midland
Proposed Zoning

Please take notice that the Midland City Planning Commission will conduct a public hearing on: Zoning Petition No. 615, initiated by TMW Enterprises, Inc. to rezone a portion of the property located at 4600 Bay City Road from AG Agricultural & RC Regional Commercial zoning to IA Industrial A zoning.

Said hearing will take place on Tuesday, November 14, 2017, at 7:00 p.m., in Council Chambers, City Hall, Midland, Michigan, as required by Article XXX, Section 30.03(A) of Ordinance No. 1585.

If you have any questions, contact the City Planning Department at (989) 837-3374.
MIDLAND CITY PLANNING COMMISSION

Grant Murschel
Director of Planning & Community Development

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All interested persons may attend and participate. Persons with disabilities needing assistance to participate may call the Lincoln Township Clerk at (989) 374-2220. A 48-hour advance notice is necessary for accommodation.

5003 Bids Sought**ASBESTOS ABATEMENT**

Midland Public Schools will receive sealed bid proposals until 2:00 p.m., on November 28, 2017, for the following bid package: "Asbestos Abatement at Chestnut Hill Elementary School and Siebert Elementary School". Bidding documents may be obtained after November 8, 2017 from Nova Environmental, Inc., 5300 Plymouth Rd., Ann Arbor, Michigan, 48105, Tel: 734.930.0995; and at the pre-bid examination. A mandatory pre-bid examination of the buildings will be held at 4:00 p.m. on November 8, 2017, Chestnut Hill Elementary School, 3900 Chestnut Hill Drive, Midland, Michigan, 48642. Meet at the main office. Bid security, in the form of a Bid Bond by a T-listed bonding company licensed to do business in the State of Michigan, Cashier's Check or Certified Check, in the amount of 5% of the bid amount, shall be submitted with the bid proposal. Performance and Labor and Material Bonds will be provided upon award. Familial and Iranian Disclosure Statements must be submitted with bid proposal. Bids shall remain firm for acceptance for a period of 60 days. Midland Public Schools reserves the right to accept or reject any and/or all bids.

Chestnut Hill and Siebert Elementary Renovations/Additions**Woodcrest Elementary STEM Addition**

Midland Public Schools will receive sealed bid proposals until 1:00 p.m. on November 21, 2017 for the following bid packages: Bid Package 17-102 Siebert and Chestnut Hill Elementary Renovations and Additions and 17-103 Woodcrest STEM Addition. Bidding Documents will be available electronically, by emailed request to:

Bradley.kolcz@bartonmalow.com

A pre-bid conference and site visit/tour will be held at Midland Public Schools Administration Center, 600 E. Carpenter, Midland, MI 48640, on November 1, 2017 at 10:00 a.m. All Bidders are responsible for attendance at the pre-bid conference. Bidders will be required to submit their Bid Proposals, a Bid Security by a qualified surety authorized to do business in the state where the Project is located. Accepted Bidders will be required, as a condition precedent to award of Contract, to furnish in the amount of 100% of the contract price, satisfactory Performance Bond and Payment Bond and Certificates of Insurance, as required in the Project Manual. Familial and Iranian Disclosure Statements must be submitted with bid proposal. Midland Public Schools reserves the right to accept or reject any and/or all bids.

PLACE OF HEARING: Lincoln Township Hall, 1882 N Hope Road, Midland, MI 48640

DATE OF HEARING: Tuesday, November 7, 2017, 6:30 p.m.

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5015 Lost and Found

Lost: 5 yr old black neutered male cat. Weighs around 12 lbs. Losing hair on back legs. Lost near McDonald's restaurant near Garber Chevrolet in Midland. Please call 989-948-1323

The Village of Sanford will be taking bids on "Demolition of the Sanford Senior Center Building, including Septic Tank removal and Parking Lot removal. Return to natural land use with black dirt and grass seed.

Contact Bob Carl, DPW Supervisor at 989-213-6831 for details and information. All bids in by December 31, 2017.

Interested individuals should submit an application for this position through Michigan State University's Job Applicant Site:

5030 Business Opportunities

SAWMILLS from only \$4397.00- MAKE & SAVE MONEY with your own bandmill-Cut lumber any dimension. In stock ready to ship! FREE Info/DVD: www.NorwoodSawmills.com 1-800-578-1363 Ext.300N (MICH)

Midland DAILY NEWS

Looking for Walking Route Delivery People for Midland area. Dependable & good work ethics required.

Please contact:
Dan Shane for more information. (989) 839-4258
EOE

5101 General

Forward is Hiring!
Accepting applications for store supervisor at the Shell Convenience Store in Sanford.

Must possess excellent customer service, leadership, motivational, recruitment and retention skills. Full-time position, includes benefits. If interested in applying, please do so online at www.work4forward.com, or call 1-855-2-FORWARD

Manager of Custodians

Chippewa Nature Center Part time, benefits. Full description at www.chippewanaturecenter.org

CITY FOREST MANAGER SEASONAL CITY OF MIDLAND

\$10.40/hr. - \$13.00/hr. Oversees operation of toboggan runs, concessions, equipment rentals, overall appearance of Chalet, and the seasonal staff working in these areas. Hours include nights, weekends and MPS snow days and holidays. Minimum of 20 hours per week. Must be 18 years of age or older. Official application forms are available on the City of Midland's website:

www.cityofmidland.mi.gov/careers

Phone: 989-837-3357. EOE

Application Deadline: November 1, 2017 or until filled.

St. John's Episcopal Church, Midland seeks FT Sexton for church maintenance, repairs & related needs. Must be able to lift furniture, equipment, signage, etc. & perform minor repairs. Must have general knowledge of mechanical systems & working knowledge of MS Office software. Position reports to the rector; 40 hr/wk incl. weekends, before/after office hrs, & on-call. Annual salary negotiated on experience; benefits. Visit www.sjec-midland.org/job-openings for full description & requirements.

Send resume to **ken@sjec-midland.org** or 405 N. Saginaw Rd. Midland 48640

Application deadline Nov 1, 2017

The Axia Institute: MBA-Strategic Marketing Specialist

The Axia Institute within the Eli Broad College of Business at Michigan State University invites applicants for an MBA-Strategic Marketing Specialist with a focus on business outreach and bringing technology to market.

Candidates must have an MBA in Marketing, Supply Chain Management, or another closely related discipline. This is a one-year fixed term, renewable appointment through the Axia Institute to be located in Midland, MI.

Interested individuals should submit an application for this position through Michigan State University's Job Applicant Site:

careers.msu.edu and refer to position #467382.

Send resume & cover letter to **Cathy Bott: cbott@mdn.net**

5102 Office & Clerical

Administrative Assistant
EZ Pro Delivery Inc, Midland Location. Needs to be familiar with computers. Please submit resume to: ezprodelivery@gmail.com

CMU

CENTRAL MICHIGAN UNIVERSITY

Licensure & Regulatory Services Coordinator

This position serves as the coordinator for licensure & regulatory services including preparing licensure applications, renewals, and other compliance-related documents. Required: Associate's degree, preferably in a business related field, or equivalent work experience; or six (6) years' work experience with (2) years directly related experience in compliance, contractual, or regulatory responsibilities. For a complete list of requirements and to apply online please visit: www.jobsc.mich.edu/ocrie.

CMU is an AA/EO institution, providing equal opportunity to all persons, including minorities, females, veterans, and individuals with disabilities (see www.cmich.edu/ocrie).

Renewal Christian Counseling Center is a cutting edge, fully clinical, ministry center located in downtown Midland. We need a 20-25 hr/wk **Administrative Assistant** who is looking for a ministry in serving the clients and staff. Applicants must have computer skills, pay starts at \$12/hr. Please send resume to: mbriggs@renewalcenter.org

5103 Healthcare

Pharmacy Tech Part-time at Glover's Pharmacy. Must be certified & licensed in Michigan. Apply at 4000 Jefferson, Midland.

5104 Sales & Marketing**Digital Sales Consultant**

Immediate Opportunity

Hearst Michigan has an exciting, full time opportunity for a dynamic sales and marketing professional in its digital sales division in Big Rapids. The successful candidate will be able to aggressively seek out new business opportunities by delivering SEO, SEM, reputation management, social media marketing and website solutions to clients who want to grow their online business strategy. Professionalism, organizational skills, attention to detail, and strong verbal and written communication skills are required. Sales experience preferred, but we'll train the right candidate. Compensation is plus bonus that rewards achievement. Full benefit package. Send letter of interest and resume to:

Nina Jones at njones@pioneer-group.com

5105 Trades & Technical**5210 Household Goods & Furniture**

Dining room table (66"x42") walnut veneer + two 18" leaves. Full table cover pads. 8 solid wood chairs w/cushioned seats. Made in 1980 by Bernhardt/Hibriten, Lenoir, N.C. Very good condition.

1 owner. Asking \$1250. Midland call 989-832-0804

5230 Building Supplies

Domestic & exotic lumber, plywood, & woodworking supplies. Stop In!

278 E. Saginaw Rd. Sanford

Michael J. Rudy Builder Woodshop

989-687-6688

5240 Miscellaneous Articles

Amigo Buzz-Around-Scooter, like new showroom model, new batteries - 1 year warranty. \$495. 989-430-1925

5247 Computers & Video Games

For Sale:

HP 6550B Laptop, 232G HD,

6G Ram, Windows 10, \$90

989-662-7386

5320 Farm Produce

Available year round!

Farm-fresh, cage-free brown eggs \$3.50/doz or \$10/3 doz.

Seasonal: pumpkins, straw, fall decor.

2764 E Gordonville Rd

989-631-5896

</

Resolution to Approve and Adopt
Master Plan for Lincoln Township
By the Lincoln Township Planning Commission

Whereas, the Lincoln 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 Lincoln Township Planning Commission reviewed the current Master Plan, adopted in 2002, and determined revisions were necessary, and

Whereas, the Lincoln Township Planning Commission sought public input on the proposed Master Plan via a well-advertised survey that was distributed in fall of 2016 with questions pertaining to land use, recreation and the future of Lincoln Township, and

Whereas, the Lincoln Township Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals, for the Township on November 7, 2017, at the Lincoln Township Hall, for all residents to express opinions, ask questions, and discuss all aspects of the Plan, and

Whereas, the Lincoln Township Planning Commission considered the proposed Master Plan on November 7, 2017, at the Township Hall.

Now Therefore Be It Resolved that the Lincoln Township Planning Commission hereby adopts and approves this Master Plan, and recommends the Lincoln Township Board do the same.

Motion by: Reid Duford **Supported by:** Sue Ensign

Ayes: Reid Duford, Sue Ensign, and Shelia Mesler

Nays:

Absent: Chris Clark, Dave Dauer

Resolution declared adopted November 7, 2017.



Sheila Mesler, Planning Commission Chair

12/13/2017

Resolution of Adoption
Master Plan for Lincoln Township
By the Lincoln Township Board of Trustees

Whereas, the Lincoln 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 Lincoln Township Planning Commission reviewed the current Master Plan, adopted in 2002, and determined revisions were necessary, and

Whereas, the Lincoln Township Planning Commission sought public input on the proposed Master Plan via a well-advertised survey that was distributed in fall of 2016 with questions pertaining to land use, recreation and the future of Lincoln Township, and

Whereas, the Lincoln Township Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals, for the Township on November 7, 2017, at the Lincoln Township Hall, for all residents to express opinions, ask questions, and discuss all aspects of the Plan, and

Whereas, the Lincoln Township Planning Commission considered the proposed Master Plan on November 7, 2017, at the Township Hall.

Whereas, the Lincoln Township Planning Commission at its meeting on November 7, 2017, after the public hearing, approved and adopted this Master Plan and recommended the same by the Lincoln Township Board of Trustees; and

Now Therefore Be It Resolved that the Lincoln Township Board of Trustees hereby adopts and approves this Master Plan.

Motion by: Ensign **Supported by:** Crockett

Ayes: Ensign, Crockett, Duford, Trinklein, Wray

Nays: ----

Absent: ----

Resolution declared adopted November 14, 2017



Mark Trinklein
Lincoln Township Clerk
November 14, 2017

APPENDIX B

COMMUNITY INPUT SURVEY RESULTS

Lincoln Township Community Input Survey

Total Responses: 139 | Percent Completed: 89.9%

1. What statement best describes your role in Lincoln Township?

Answer Choices	Responses	
I live in Lincoln Township	87.7%	121
I have visited Lincoln Township	0.7%	1
I own a business/have an agricultural operation in Lincoln Township	3.6%	5
I live in the Village of Sanford	1.4%	2
I live in Midland County	3.6%	5
Other	2.9%	4

2. How long have you lived in the community specified above?

Answer Choices	Responses	
0 - 5 years	18.1%	25
6 - 10 years	6.5%	9
11 - 20 years	27.5%	38
More than 20 years	47.8%	66

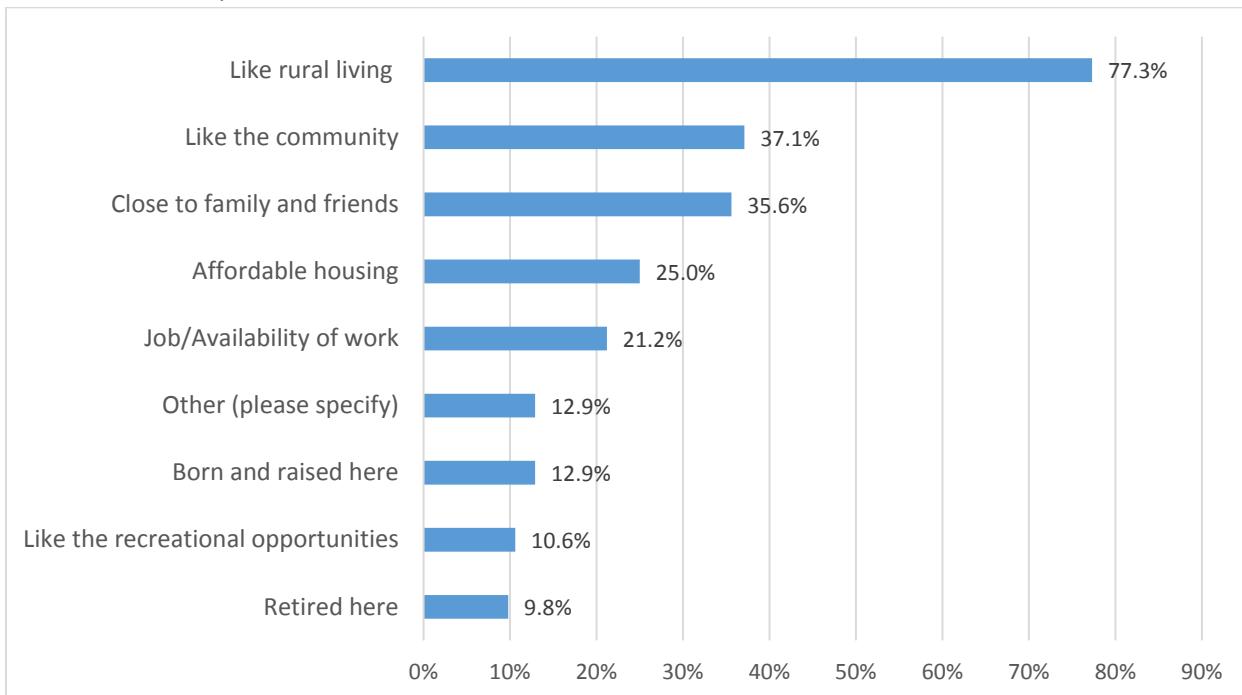
3. What is your age?

Answer Choices	Responses	
Under 18	0.0%	0
18 - 24	2.2%	3
25 - 44	20.1%	28
45 - 64	56.8%	79
65 and Older	20.9%	29

4. How many people live in your household?

Answer Choices	Responses	
1	14.4%	20
2	44.6%	62
3	12.9%	18
4	14.4%	20
5 or More	13.7%	19

5. From the following choices, please select all the reasons why you live in Lincoln Township.



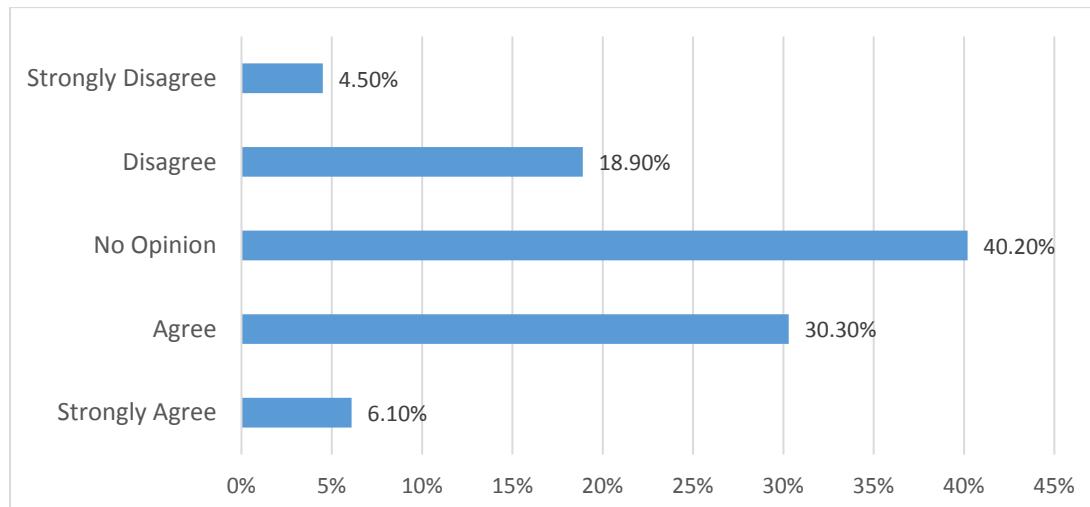
Other Responses (17 Total Responses)

# of Responses	Responses
7	Proximity to Midland
6	Proximity to US-10
2	Proximity to Church
2	We own property in Lincoln Township, but do not live there.
2	Like rural living
1	Good Schools
1	Family property
1	Lower tax rate than city.
1	Proximity to Recreation Options
1	Love our neighborhood!
1	Access to City infrastructure (sewer, water, etc)

6. How do you feel the following categories have changed in Lincoln Township in the past 5 years?

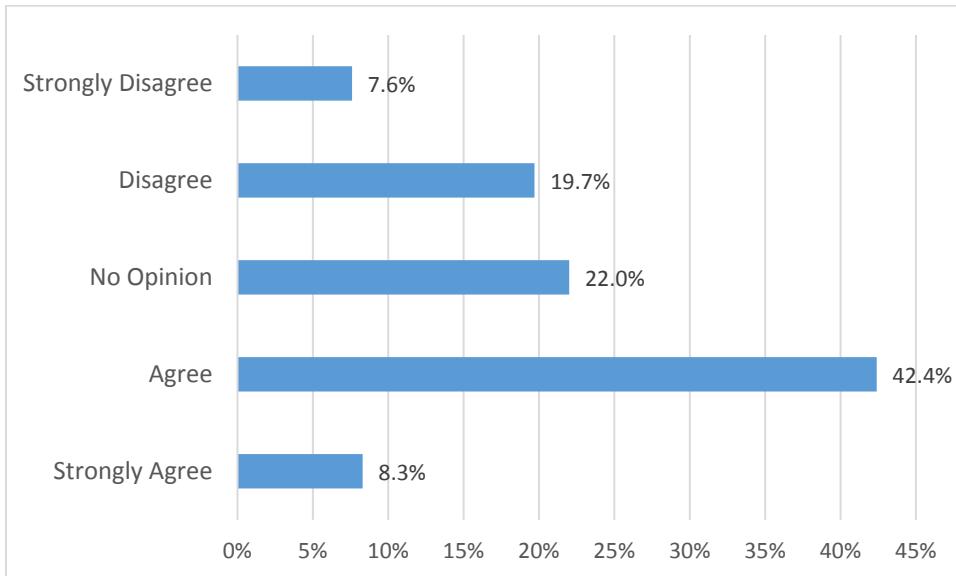
	Much Worse	Worse	Same	Better	Much Better	Total
Road Conditions	0.78% 1 13.18%	12.40% 16	42.64% 55	37.98% 49 44.18%	6.20% 8	129
Traffic	7.03% 9 39.06%	32.03% 41	57.03% 73	3.13% 4 3.91%	0.78% 1	128
Recreation Facilities	0.00% 0 4.69%	4.69% 6	50.00% 64	35.94% 46 45.28%	9.38% 12	128
Blight	5.74% 7 30.33%	24.59% 30	52.46% 64	16.39% 20 17.21%	0.82% 1	122
Township Services	0.79% 1 3.94%	3.15% 4	69.29% 88	23.62% 30 26.77%	3.15% 4	127
Overall Quality of Life	2.38% 3 3.97%	1.59% 2	65.08% 82	27.78% 35 30.95%	3.17% 4	126

7. Lincoln Township should grow in population in the coming years.



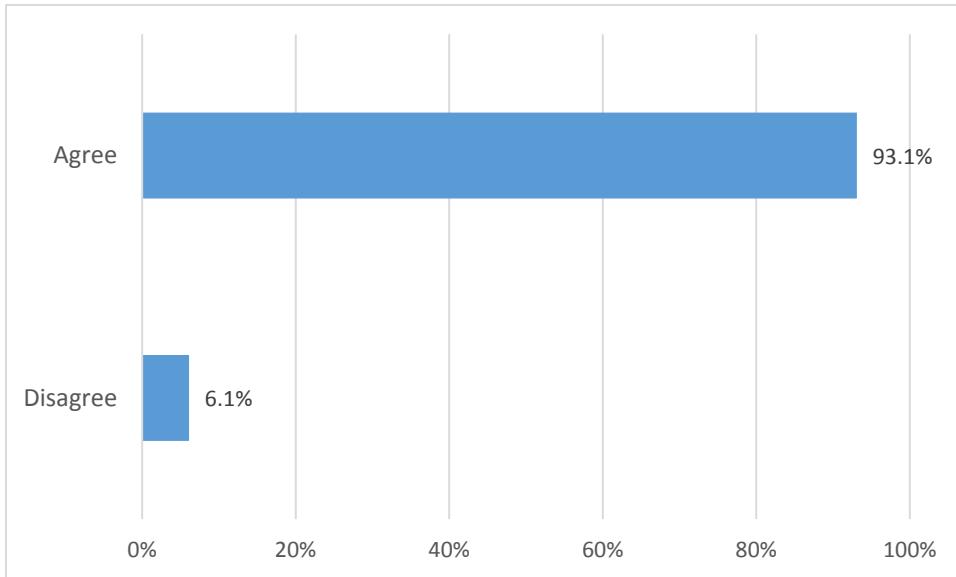
Answer Choices	Responses	
Strongly Agree	6.1%	8
Agree	30.3%	40
No Opinion	40.2%	53
Disagree	18.9%	25
Strongly Disagree	4.5%	6

8. Lincoln Township should have more development in the coming years.

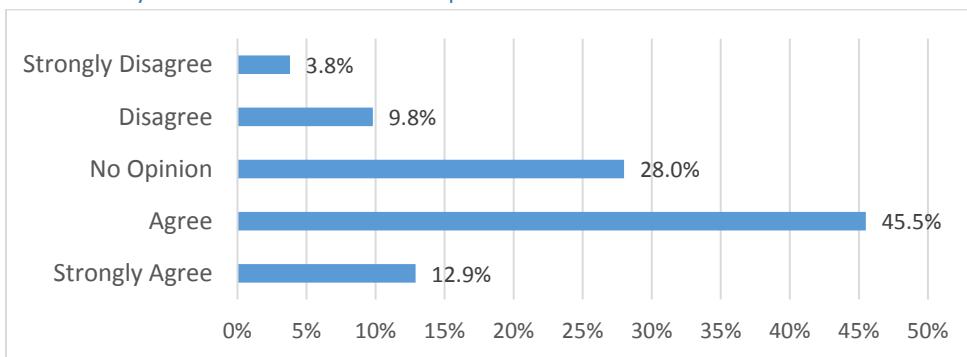


Answer Choices	Responses	
Strongly Agree	8.3%	11
Agree	42.4%	56
No Opinion	22.0%	29
Disagree	19.7%	26
Strongly Disagree	7.6%	10

9. Five years from now I still see myself living in Lincoln Township.

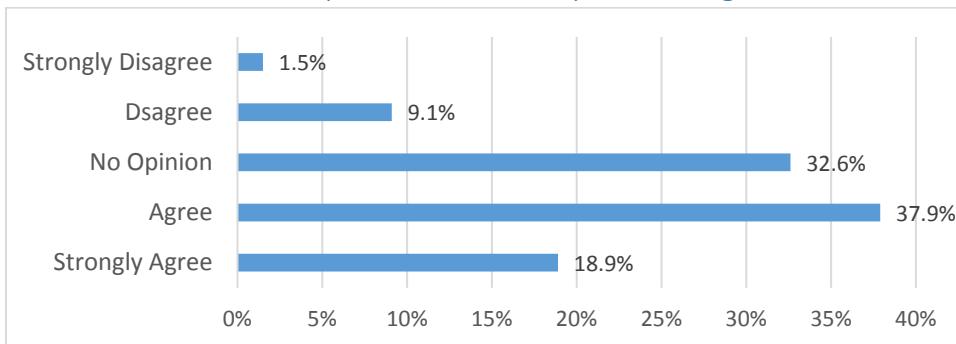


10. Lincoln Township should anticipate and plan for new water and sewer service in key areas of the Township.



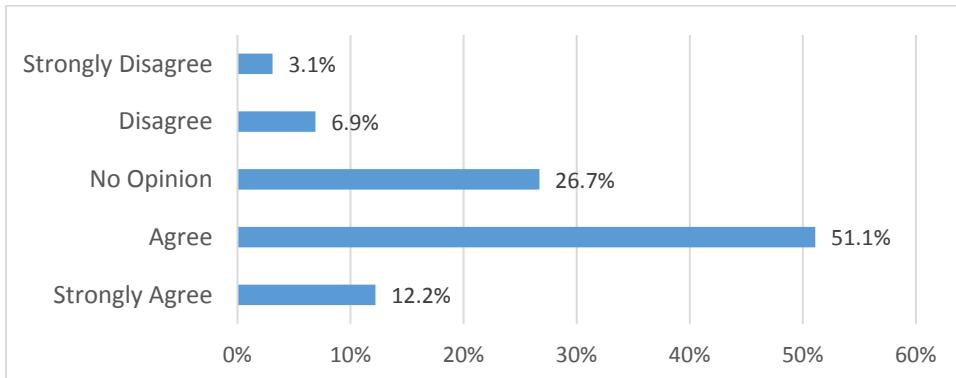
Answer Choices	Responses	
Strongly Agree	12.9%	17
Agree	45.5%	60
No Opinion	28.0%	37
Disagree	9.8%	13
Strongly Disagree	3.8%	5

11. Lincoln Township should create a plan for Saginaw Road and Meridian Road.



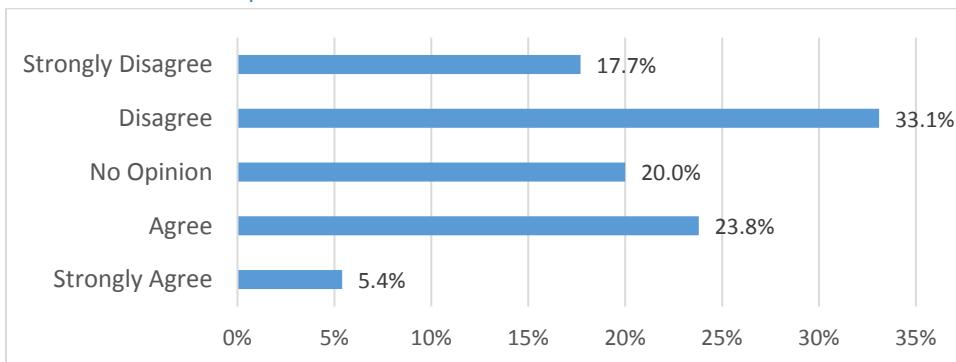
Answer Choices	Responses	
Strongly Agree	18.9%	25
Agree	37.9%	50
No Opinion	32.6%	43
Disagree	9.1%	12
Strongly Disagree	1.5%	2

12. Lincoln Township should encourage more single-family homes.



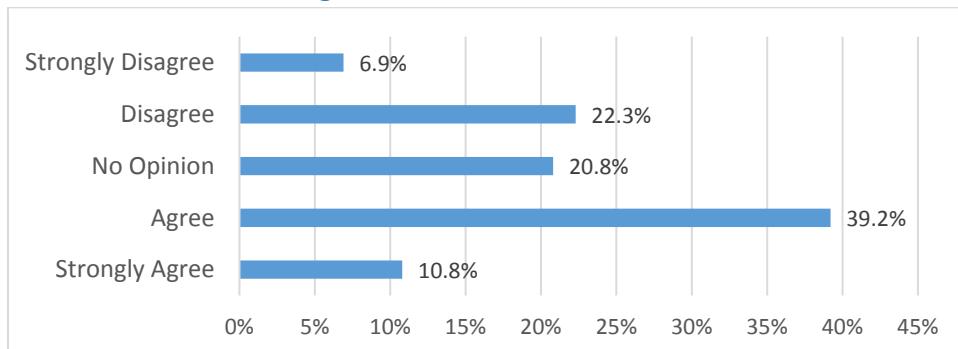
Answer Choices	Responses	
Strongly Agree	12.2%	16
Agree	51.1%	67
No Opinion	26.7%	35
Disagree	6.9%	9
Strongly Disagree	3.1%	4

13. Lincoln Township should encourage a mix of single-family housing types, including town homes, condominiums, and other forms of attached single-family structures such as duplexes.



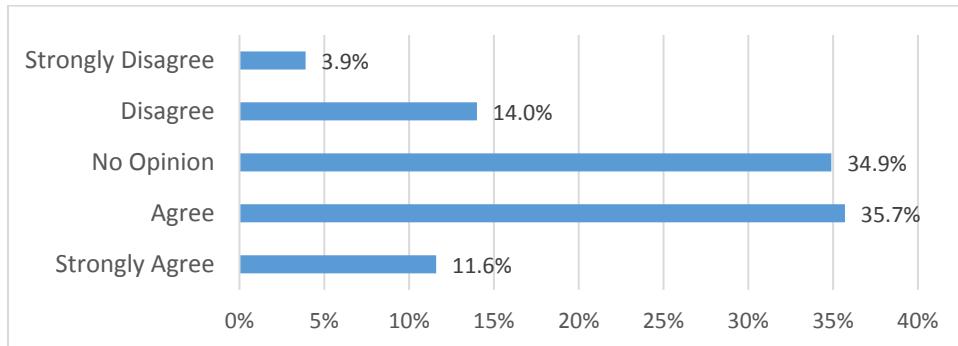
Answer Choices	Responses	
Strongly Agree	5.4%	7
Agree	23.8%	31
No Opinion	20.0%	26
Disagree	33.1%	43
Strongly Disagree	17.7%	23

14. Lincoln Township should encourage housing designed for senior citizens, including retirement villages or communities.



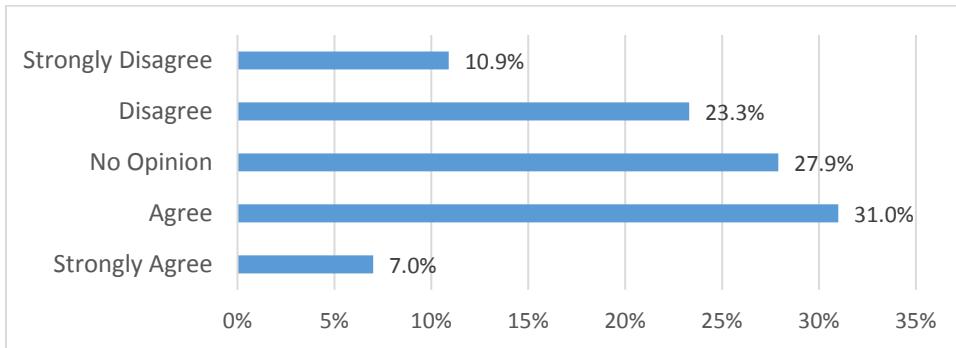
Answer Choices	Responses	
Strongly Agree	10.8%	14
Agree	39.2%	51
No Opinion	20.8%	27
Disagree	22.3%	29
Strongly Disagree	6.9%	9

15. The Township has enough multiple-family housing, such as apartments.



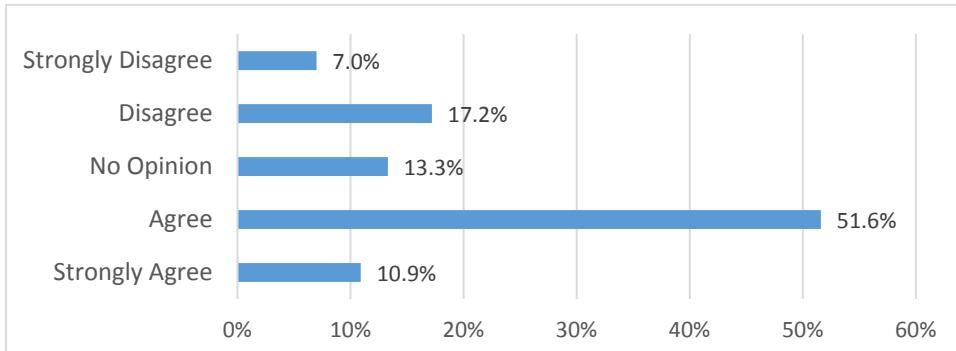
Answer Choices	Responses	
Strongly Agree	11.6%	15
Agree	35.7%	46
No Opinion	34.9%	45
Disagree	14.0%	18
Strongly Disagree	3.9%	5

16. The Township should plan for more affordable housing options.



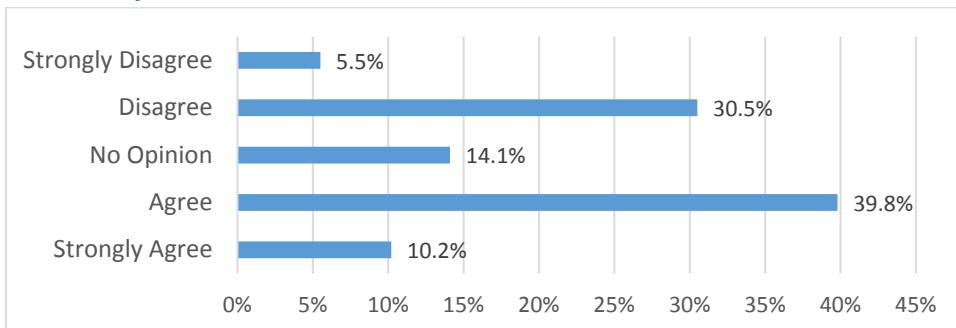
Answer Choices	Responses	
Strongly Agree	7.0%	9
Agree	31.0%	40
No Opinion	27.9%	36
Disagree	23.3%	30
Strongly Disagree	10.9%	14

17. Some commercial growth is needed in the Township.



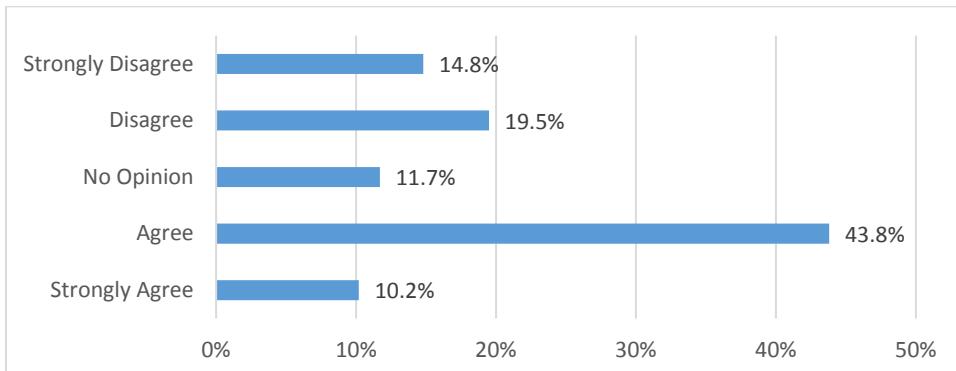
Answer Choices	Responses	
Strongly Agree	10.9%	14
Agree	51.6%	66
No Opinion	13.3%	17
Disagree	17.2%	22
Strongly Disagree	7.0%	9

18. Commercial development should be restricted to M-30 and roads directly adjacent.



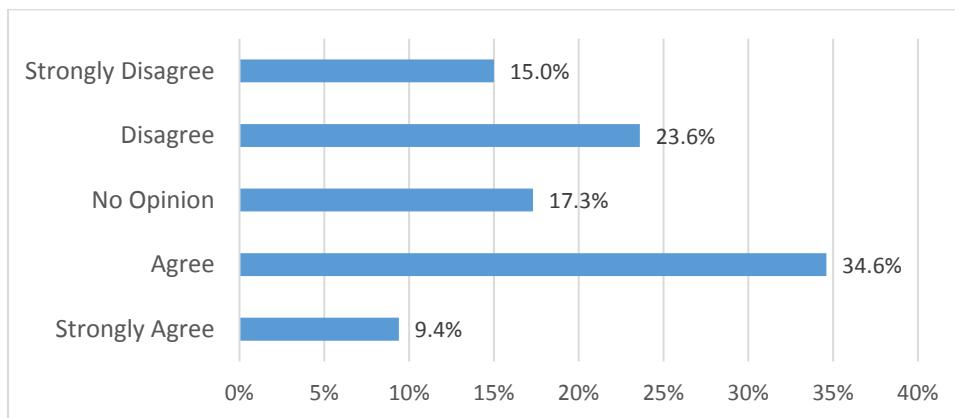
Answer Choices	Responses	
Strongly Agree	10.2%	13
Agree	39.8%	51
No Opinion	14.1%	18
Disagree	30.5%	39
Strongly Disagree	5.5%	7

19. Commercial development should be planned near US-10 around the Stark Road interchange.



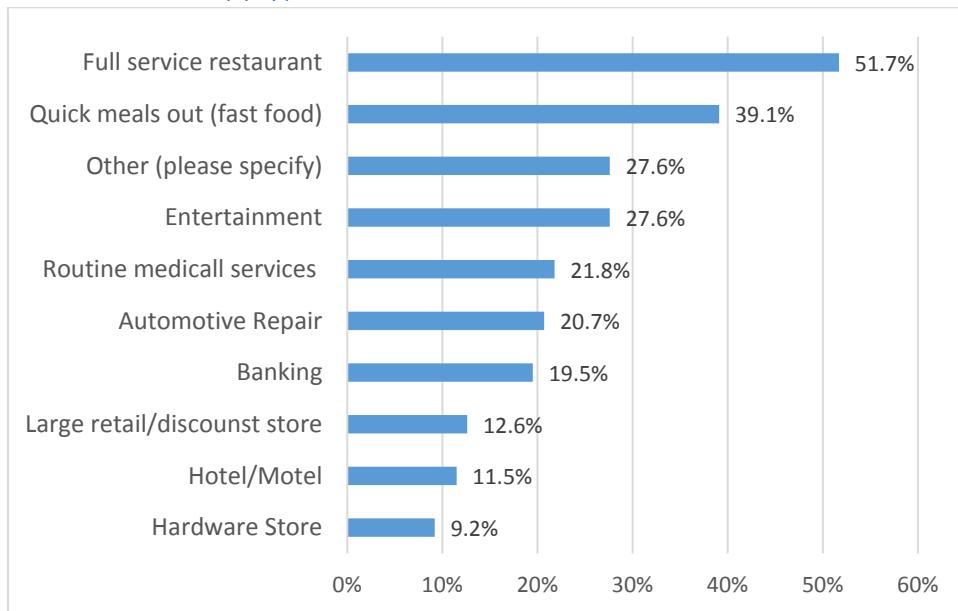
Answer Choices	Responses	
Strongly Agree	10.2%	13
Agree	43.8%	56
No Opinion	11.7%	15
Disagree	19.5%	25
Strongly Disagree	14.8%	19

20. Service businesses (grocery, video, drug stores, personal care) should be planned to be near residential areas.



Answer Choices	Responses	
Strongly Agree	9.4%	12
Agree	34.6%	44
No Opinion	17.3%	22
Disagree	23.6%	30
Strongly Disagree	15.0%	19

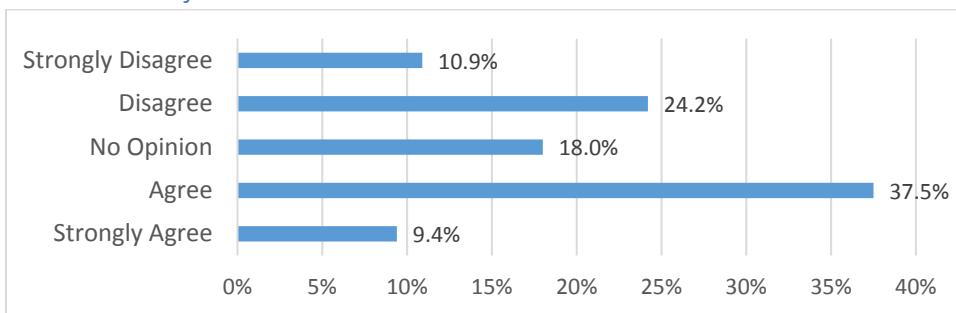
21. Lincoln Township needs more of the following commercial services. (Please check all that apply)



Other (24 Responses)

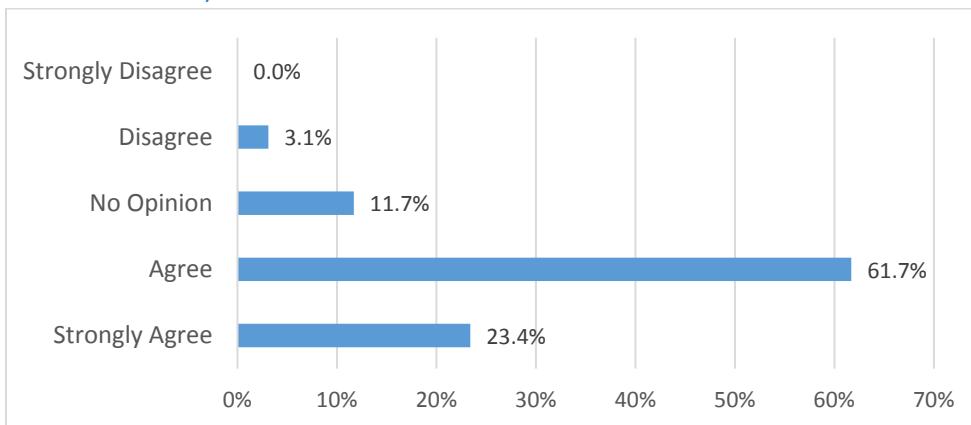
# of Responses	Responses
11	None
5	Gas Station
2	Fill in existing empty buildings
1	Farmers Market
1	Pet Supply Store
1	Stop light in front of outlet in front of Old Oak Trails Estates on Saginaw Rd.
1	Industry or Manufacturing
1	We need a Taco Bell, completion for McDonald's.
1	Laundromat.
1	Churches

22. Lincoln Township needs more industry in order to grow the economy and provide more jobs.



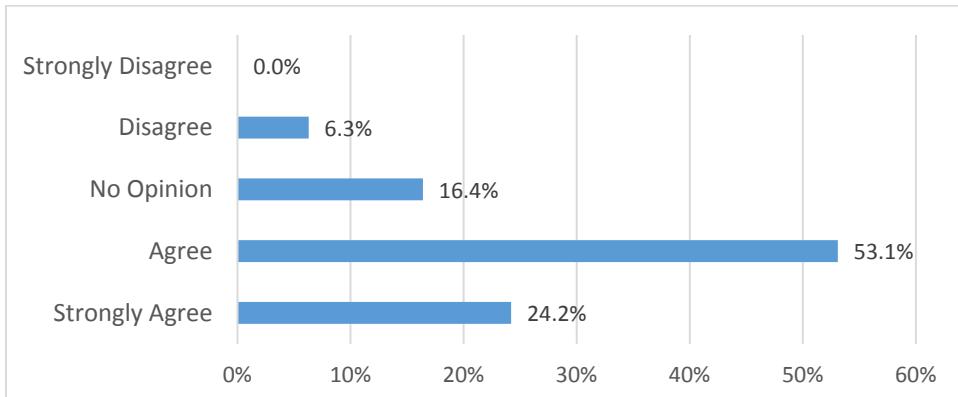
Answer Choices	Responses	
Strongly Agree	9.4%	12
Agree	37.5%	48
No Opinion	18.0%	23
Disagree	24.2%	31
Strongly Disagree	10.9%	14

23. Industry should be located near commercial areas.



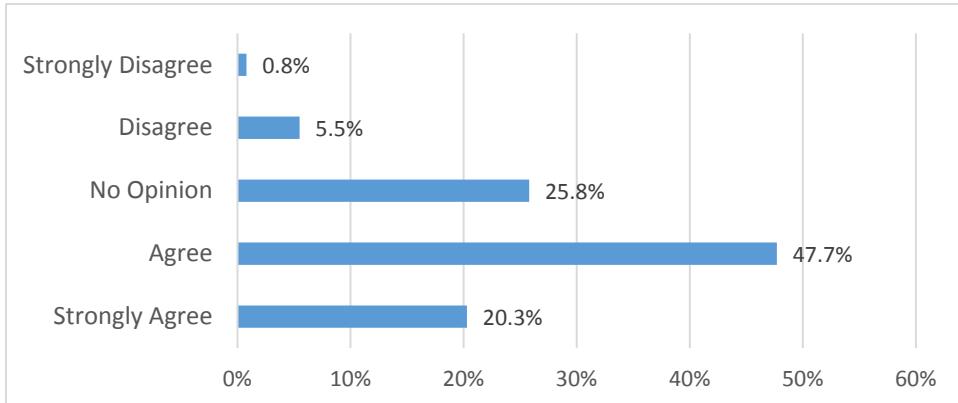
Answer Choices	Responses	
Strongly Agree	23.4%	30
Agree	61.7%	79
No Opinion	11.7%	15
Disagree	3.1%	4
Strongly Disagree	0.0%	0

24. Agriculture is an important feature in Lincoln Township.



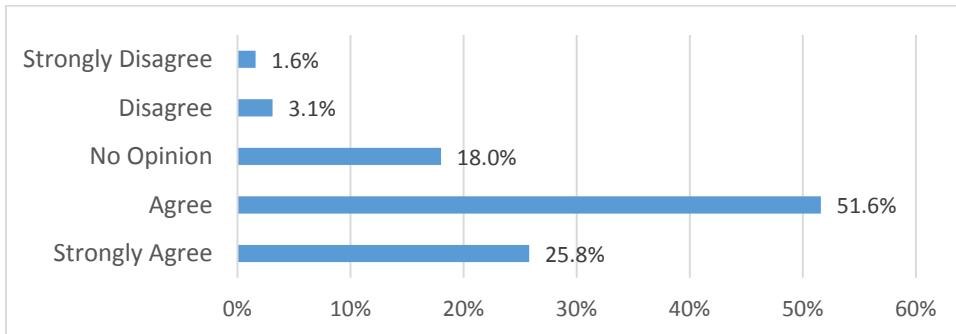
Answer Choices	Responses	
Strongly Agree	24.2%	31
Agree	53.1%	68
No Opinion	16.4%	21
Disagree	6.3%	8
Strongly Disagree	0.0%	0

25. Agriculture is an important aspect of Lincoln Township's economy.



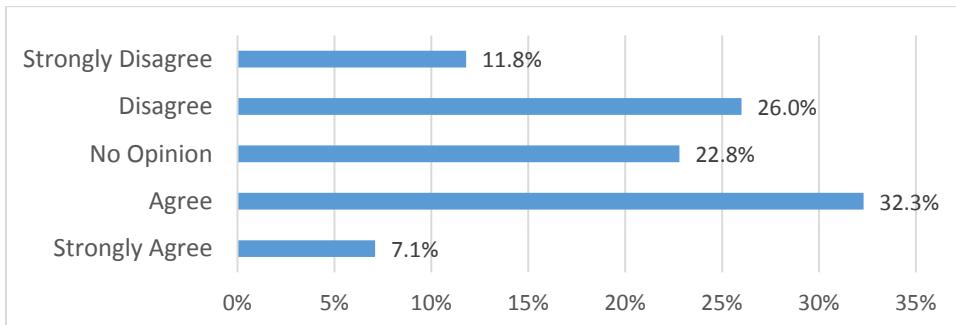
Answer Choices	Responses	
Strongly Agree	20.3%	26
Agree	47.7%	61
No Opinion	25.8%	33
Disagree	5.5%	7
Strongly Disagree	0.8%	1

26. Lincoln Township should preserve agricultural land.



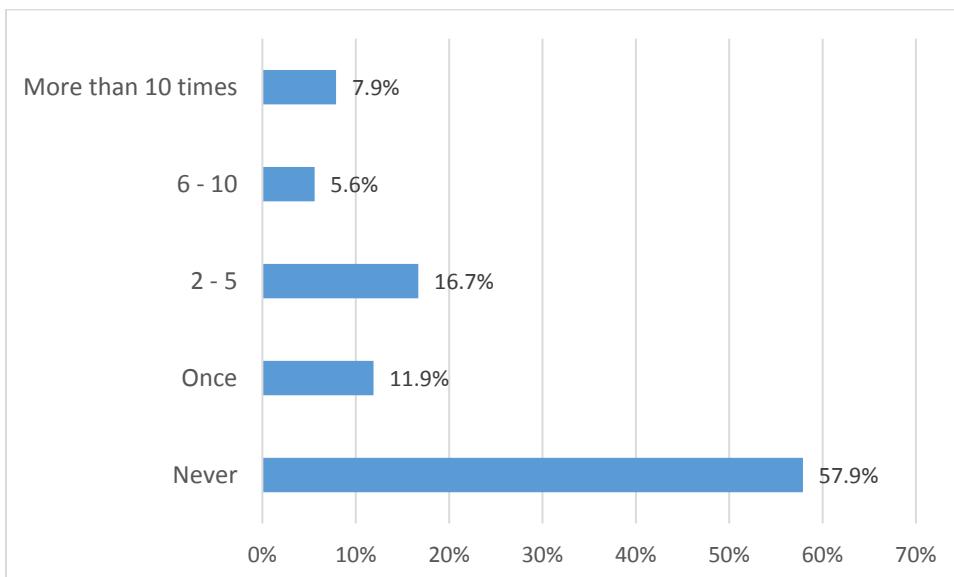
Answer Choices	Responses	
Strongly Agree	25.8%	33
Agree	51.6%	66
No Opinion	18.0%	23
Disagree	3.1%	4
Strongly Disagree	1.6%	2

27. It is acceptable to use some agricultural land as a way to accommodate new growth.



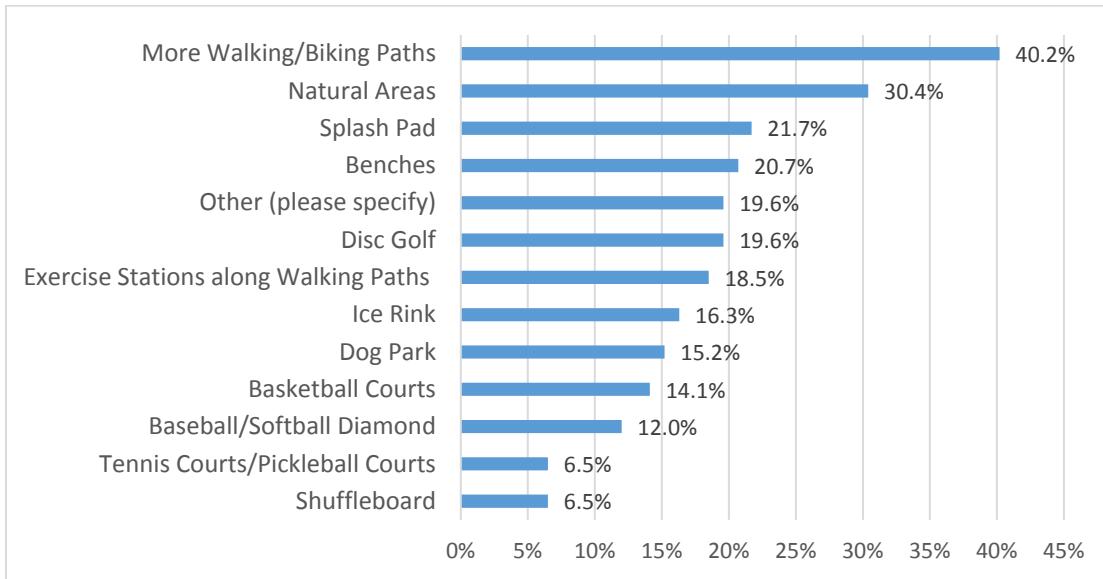
Answer Choices	Responses	
Strongly Agree	7.1%	9
Agree	32.3%	41
No Opinion	22.8%	29
Disagree	26.0%	33
Strongly Disagree	11.8%	15

28. In the past year, how many times have you visited the Township Park on Hope Road?



Answer Choices	Responses (%)	Responses (Count)
Never	57.9%	73
Once	11.9%	15
2 - 5	16.7%	21
6 - 10	5.6%	7
More than 10 times	7.9%	10

29. What additional amenities would you like at the Township Park?



Other (18 Responses)

# of responses	Responses
3	Did not know we had a park.
3	I haven't used the park
1	Security Camera(s) - No Need to Record, only to Deter Crime. Post sign saying activity recorded.
1	I bike year around and would like to see groomed trail for winter time.
1	We love the park and the pavilion.
1	Water-Spray park for kids in Summer (that recycles the water) like at Tridge area & Sanford Beach.
1	Nice changes! Looks good
1	Boat launch area to the river
1	Not interested in anything new that would raise our already extremely high property taxes. We already have access to great recreational areas.
1	Community bonfire/fire pit with weekly/monthly events
1	Soccer in field
1	Rock climbing
1	Community Garden
1	Use funds to finance blight problems instead of trying to paint a pretty FALSE picture.

30. How would you prioritize the following recreation activities for Lincoln Township over the next 5 years?

	A Top Priority	Very Important	Somewhat Important	Not Important	No Opinion	Total
Upgrade/Add Amenities to existing parks	5.83% 7	21.67% 26	37.50% 45	22.50% 27	12.50% 15	120
Acquire additional park land	3.33% 4	13.33% 16	31.67% 38	35.83% 43	15.83% 19	120
Add new recreational programs	1.64% 2	15.57% 19	45.90% 56	24.59% 30	12.30% 15	122

31. Are you aware that the Township Hall is available to rent?

Answer Choices	Responses	
Yes	83.3%	105
No	16.7%	21

32. If there is a person with a disability in your family, please indicate which of the following would make parks and recreation more user-friendly for you and your family member?

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total
Flatter, easier grades	8.93% 5 50.0%	41.07% 23	48.21% 27	0.00% 0	1.79% 1.79% 1	56
Accessible playgrounds	7.41% 4 46.27%	38.89% 21	51.85% 28	0.00% 0	1.85% 1.85% 1	54
Accessible parking	10.91% 6 54.55%	43.64% 24	45.45% 25	0.00% 0	0.00% 0.0% 0	55
Accessible restrooms	17.54% 10 61.4%	43.86% 25	38.60% 22	0.00% 0	0.00% 0.0% 0	57
Paved trails	10.34% 6 48.27%	37.93% 22	43.10% 25	5.17% 3	3.45% 8.62% 2	58

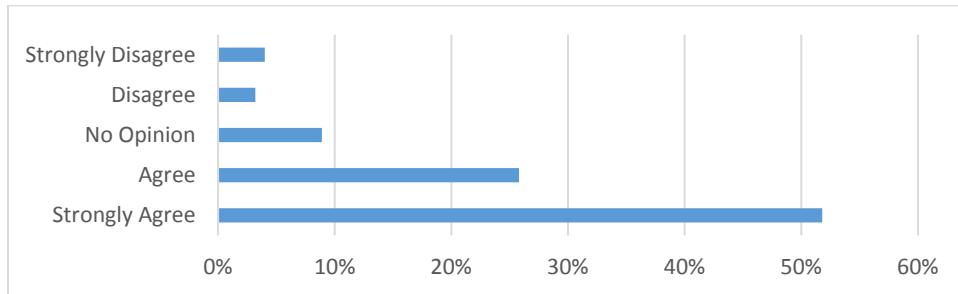
33. What additional facilities or amenities would you like to see in Lincoln Township Parks?

# of responses	Responses
5	No comment
1	Spend more money on roads. Lincoln Twp should spend MORE than the 50% match on roads. Reduce the current budget surplus by funding some roads solely by the township.
1	Nothing. The city has all the options we need, if someone is willing to drive from their home...then they will likely drive 3-4 more miles and get more options.
1	Better fishing accessible on Tittabawsee river
1	Pavilions to rent.
1	More items for senior citizens.
1	More benches/seating
1	I like the changes made to the park and new shelter area.
1	Again, won't know until I've had a chance to visit.
1	Handicap natural trails
1	Nature center
1	Outdoor event center for evening bonfire/movies/concerts etc.
1	Think about complimenting what nearby facilities have. Maybe we could create a safe place to fly drones as they become popular.
1	You are doing a wonderful job. Keep up the good work.
1	Dog park that is near the water for dogs to play/swim in.
1	Restrooms
1	I reserved the township pavilion last summer and found the rest rooms to be locked too early.
1	Sign showing trees species in the park
1	River access for canoes and fishing.
1	ORV

34. What should be done to improve parks and recreation in Lincoln Township?

# of responses	Responses
5	No comment
3	Consider more promotion about park and recreation facilities to increase resident awareness and usage.
2	No fees for Sanford lake park (People are parking in rail trail lot and walking to park. Then lack of spaces for those actually wanting to use rail trail. As a single person I refuse to go to lake and pay the fee for a short visit so I would like to go but I don't)
1	The new park was enough. Roads are more important to the majority of the residents.
1	Plow Veterans park roads in winter time, for fat tire bike riding. I ride over 1500 miles year around and roads would help increase my miles and health
1	More handicap accessible
1	Make this a top 5 priority!
1	Again, won't know until I've had a chance to visit.
1	Partnership with Little Forks Land Conservancy on agricultural land preservation and natural areas recreation
1	Nothing the parks are already awesome, Use money and resources to enforce and clean up blight in township. Examples are DD Taxi trash, my neighbors junk car, etc.
1	scheduled events,
1	Busy kids stay out of trouble, Sanford does a great job of that how about a soccer field and some benches down by the dam
1	lights
1	This morning I noticed that the flag was flying in the dark. It is supposed to have a spot light on it if you leave it up at night.

35. Private property should be required to be maintained in a way to avoid nuisances, eyesores, and health or safety hazards.



Answer Choices	Responses	
Strongly Agree	58.1%	72
Agree	25.8%	32
No Opinion	8.9%	11
Disagree	3.2%	4
Strongly Disagree	4.0%	5

36. What do you like best about Lincoln Township?

# of responses	Responses
33	Quiet, Rural Area
32	Quiet Community close to Midland
10	Good People
5	Proximity to recreational resources
4	City Amenities with rural living
3	Affordable
2	Township Park
1	Close to home
1	Township Officials
1	Small Community
1	Well-maintained
1	Housing Options
1	Taxes
1	Near where I grew up

37. What would you do to improve Lincoln Township over the next five to ten years?

# of responses	Responses
21	Clean up blight
16	Improve/Maintain roadways
9	Keep development at a minimum
8	Continue development
4	Consider updating Township Hall and Fire Department
3	Plan for development pressures
3	Nothing
3	Keep it how it is
3	Increase Sheriff department presence
3	Improve safety of Saginaw Road
3	City Water
2	Snow clearing especially with large ditches
2	Reduce signs/Improve aesthetics along Saginaw Road
2	Reduce property taxes
2	Activities for kids
1	Use the survey
1	Reduce Street Lights
1	Reduce drug use
1	Policy on taxes
1	Pay bills online
1	Move Hope Road
1	More restaurants/shopping
1	Keep Township beautiful
1	Improve Saginaw Road and Stark Road intersection
1	Improve drainage at Lincoln Estates
1	Encourage business growth
1	City Sewer
1	Businesses along Saginaw Road do not represent the community well
1	Additional access roads to Old Oak Trails

APPENDIX C

MASTER DEMOGRAPHICS CHART

Lincoln Township Master Plan: Overview and Comparison of Demographics

	Lincoln Township				Village of Sanford				Midland County				Michigan				United States				
	2010		2000		2010		2000		2010		2000		2010		2000		2010		2000		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
Population	2,474		2,277		859		943		83,629		82,874		9,883,640		9,938,444		308,745,538		281,421,906		
% Change in Population, 2000 - 2010		8.65%				-8.91%				0.91%								9.7%			
Population age 5 years and younger	110	4.4%	148	6.5%	29	3.4%	51	5.4%	4,684	5.6%	5,348	6.5%	596,286	6.0%	672,005	6.8%	20,201,362	6.5%	19,175,798	6.8%	
5 to 19	502	20.3%	549	24.1%	183	21.3%	207	22.0%	17,590	21.0%	19,390	23.4%	2,052,599	20.8%	2,212,060	22.2%	63,066,194	20.4%	61,297,467	21.8%	
20 to 24	119	4.8%	106	4.7%	39	4.5%	29	3.1%	5,287	6.3%	4,704	5.7%	669,072	6.8%	643,839	6.5%	21,585,999	7.0%	18,964,001	6.7%	
25 to 44	526	21.3%	717	31.5%	199	23.2%	282	29.9%	19,638	23.5%	24,206	29.2%	2,442,123	24.7%	2,960,544	29.8%	82,134,554	26.6%	85,040,251	30.2%	
45 to 64	751	30.4%	574	25.2%	270	31.4%	239	25.3%	24,046	28.8%	19,251	23.2%	2,762,030	27.9%	2,230,978	22.5%	81,489,445	26.4%	61,952,636	22.0%	
65+	466	18.8%	183	8.0%	139	16.2%	135	14.3%	12,384	14.8%	9,975	12.0%	1,361,530	13.8%	1,219,018	12.3%	40,267,984	13.0%	34,991,753	12.4%	
Population age 19 and younger	612	24.7%	697	30.6%	212	24.7%	258	27.4%	22,274	26.63%	24,738	29.9%	2,648,885	26.8%	2,884,065	29.0%	83,267,556	23.9%	80,473,265	28.6%	
Median Age	44.4	NA	35.8	NA	43.6	NA	39.9	NA	40.4	NA	36.3	NA	38.9	NA	35.5	NA	37.2	NA	35.3	NA	
Average Household Size	2.46	NA	2.72	NA	2.33	NA	2.47	NA	2.46	NA	2.56	NA	2.49	NA	2.56	NA	2.58	NA	2.59	NA	
TOTAL HOUSING UNITS	1,067	100.0%	880	100.0%	410	100.0%	407	100.0%	35,960	100.0%	33,796	100.0%	4,532,233	100.0%	4,234,279	100.0%	131,704,730	100.0%	115,904,641	100.0%	
Occupied	1,004	94.1%	838	95.2%	369	90.0%	382	93.9%	33,437	93.0%	31,769	94.0%	3,872,508	85.4%	3,785,661	89.4%	116,716,292	88.6%	105,480,101	91.0%	
Vacant	63	5.9%	42	4.8%	41	10.0%	25	6.1%	2,523	7.0%	2,027	6.0%	659,725	14.6%	448,618	10.6%	14,988,438	11.4%	10,424,540	9.0%	
Owner-occupied	876	87.3%	706	84.2%	288	78.0%	318	83.2%	25,774	77.1%	24,893	78.4%	2,793,342	72.1%	2,793,124	73.8%	75,986,074	65.1%	69,815,753	66.2%	
Renter-occupied	128	12.7%	132	15.8%	81	22.0%	64	16.8%	7,663	22.9%	6,876	21.6%	1,079,166	27.9%	992,537	26.2%	40,730,218	34.9%	35,664,348	33.8%	
Median Housing Value (\$)*	\$103,500	NA	\$97,300	NA	\$113,500	NA	\$97,400	NA	\$128,000	NA	\$101,800	NA	\$119,200	NA	\$115,600	NA	\$174,600	NA	\$119,600	NA	
EDUCATIONAL ATTAINMENT: 25 years and older*																					
Bachelor's or higher	377	20.8%	250	17.1%	114	16.2%	162	23.9%	18,186	32.0%	15,653	53.7%	1,693,007	25.7%	1,396,259	21.8%	59,163,882	28.7%	44,462,605	24.4%	
Some college or associate's	699	38.6%	507	34.6%	256	36.3%	206	30.3%	18,356	32.3%	15,913	54.6%	2,148,211	32.6%	1,944,688	30.3%	59,995,776	29.1%	49,864,428	27.3%	
High School	609	33.6%	582	39.8%	263	37.3%	240	35.3%	16,197	28.5%	16,030	55.0%	2,023,803	30.7%	2,010,861	31.3%	58,410,105	28.3%	52,168,981	28.6%	
No High School diploma	125	6.9%	125	8.5%	69	9.8%	71	10.5%	4,092	7.2%	5,901	20.3%	728,468	11.1%	1,064,133	16.6%	29,027,440	14.1%	35,715,625	19.6%	
Median Household Income (\$)*	\$53,929	NA	\$42,167	NA	\$37,500	NA	\$39,063	NA	\$52,613	NA	\$45,674	NA	\$47,175	NA	\$44,667	NA	\$51,771	NA	\$41,994	NA	
Per Capita Income (\$)	\$30,811	NA	\$19,168	NA	\$22,756	NA	\$20,599	NA	\$29,408	NA	\$23,383	NA	\$24,997	NA	\$22,168	NA	\$27,385	NA	\$21,587	NA	
Individuals below Poverty Level (%)*	223	9.0%	173	7.6%	194	22.6%	84	8.9%	11,039	13.20%	6,818	8.2%	1,709,870	17.3%	1,043,537	10.5%	48,473,049	15.7%	34,896,316	12.4%	
OCCUPATION BY INDUSTRY*																					
Agriculture, forestry, fishing and hunting, and mining	0	0.0%	12	1.1%	3	0.8%	3	0.6%	330	0.9%	242	0.6%	56,283	1.3%	49,496	1.1%	2,734,898	1.9%	2,426,053	1.9%	
Construction	113	11.5%	103	9.4%	30	8.0%	35	7.0%	2,547	6.9%	3,078	7.9%	200,762	4.8%	278,079	6.0%	8,696,628	6.2%	8,801,507	6.8%	
Manufacturing	158	16.0%	228	20.9%	52	13.9%	106	21.2%	8,003	21.6%	9,897	25.5%	709,434	16.9%	1,045,651	22.5%	14,704,656	10.4%	18,286,005	14.1%	
Wholesale trade	4	0.4%	18	1.6%	8	2.1%	8	1.6%	648	1.7%	859	2.2%	106,093	2.5%	151,656	3.3%	3,881,120	2.8%	4,666,757	3.6%	
Retail trade	68	6.9%	125	11.4%	63	16.8%	62	12.4%	3,839	10.4%	4,089	10.5%	490,519	11.7%	550,918	11.9%	16,397,044	11.6%	15,221,716	11.7%	
Transportation and warehousing, and utilities	32	3.2%	46	4.2%	11	2.9%	9	1.8%	1,317	3.6%	1,123	2.9%	173,997	4.1%	191,799	4.1%	6,963,156	4.9%	6,740,102	5.2%	
Information	22	2.2%	4	0.4%	6	1.6%	5	1.0%	525	1.4%	755	1.9%	66,429	1.6%	98,887	2.1%	2,987,507	2.1%	3,996,564	3.1%	
Finance, insurance, real estate, and rental and leasing	44	4.5%	34	3.1%	19	5.1%	18	3.6%	1,444	3.9%	1,378	3.6%	230,838	5.5%</							