

Millington Township

Tuscola County, Michigan



MASTER PLAN UPDATE 2019

Adopted by the Millington Township
Planning Commission on June 10, 2019

**MILLINGTON TOWNSHIP PLANNING COMMISSION
RESOLUTION OF ADOPTION
MILLINGTON TOWNSHIP MASTER PLAN 2019**

Resolution Number: 01-19

The following Resolution was offered by Commissioner Burns and seconded by Commissioner Morhke:

WHEREAS, The Township of Millington has established a Planning Commission under the Planning Enabling Act, State Public Act 33 of 2008, as amended; and,

WHEREAS, The Township Planning Commission is required by Section 7 of said Act to make and adopt a master plan as a guide for the physical development of the township; and,

WHEREAS, The Township Planning Commission has worked with the consultants at Wade Trim to oversee a master plan update process that included public input as well as investigations and surveys of the existing resources; and,

WHEREAS, The updated plan was presented to the public at a hearing held on June 10, 2019, before the Planning Commission, with notice of the hearing being provided in accordance with Section 43 of Public Act 33 of 2008, as amended;

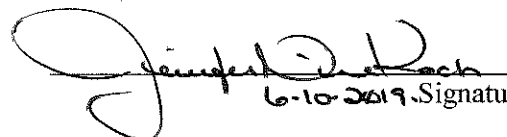
NOW THEREFORE BE IT RESOLVED THAT, The content of this document, together with all maps attached to and contained herein, is hereby adopted by the Planning Commission as the Millington Township Master Plan 2019, on this 10th day of June, 2019.

AYES: Burns, Morhke, Worth, Zavit, & Koch

NAYS: N/A.

ABSENT: N/A.

I, Jennifer Koch, Secretary of the Millington Township Planning Commission, do hereby certify the foregoing to be a true and correct copy of a resolution that was offered by the Millington Township Planning Commission at their meeting held on June 10, 2019.


6-10-2019, Signature

Millington Township

Master Plan 2019

Adopted June 10, 2019

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1.0 Introduction

1.1 Authority to Plan

The Millington Township Planning Commission has prepared this master land use plan under the authority of the Michigan Planning Enabling Act, Act 33 of 2008, as amended. The Preamble of the Act states:

AN ACT to codify the laws regarding and to provide for county, township, city, and village planning; to provide for the creation, organization, powers, and duties of local planning commissions; to provide for the powers and duties of certain state and local governmental officers and agencies; to provide for the regulation and subdivision of land; and to repeal acts and parts of acts.



1.2 Purpose of the Plan

Section 7 of the Michigan Planning Enabling Act, Public Act 33 of 2008 gives a summary of the purpose of a master plan:

The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

(a) Is coordinated, adjusted, harmonious, efficient, and economical.

- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:*
 - (i) A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.*
 - (ii) Safety from fire and other dangers.*
 - (iii) Light and air.*
 - (iv) Healthful and convenient distribution of population.*
 - (v) Good civic design and arrangement and wise and efficient expenditure of public funds.*
 - (vi) Public utilities such as sewage disposal and water supply and other public improvements.*
 - (vii) Recreation.*
 - (viii) The use of resources in accordance with their character and adaptability*

Planning is a process involving the selection of policies relating to land use and development in a community. The creation of a master plan is the first step of this process. A master plan is a statement of the goals and objectives for the future physical development of a community. Comprehensive and long term in nature, the master plan examines all aspects of the community, whether they are physical, social, or economic. A master plan performs three very important functions:

1. Provides a general statement of the community's goals and a comprehensive vision of the future.
2. Provides the statutory basis for the zoning ordinance, as required by Michigan Zoning Enabling Act, Michigan Public Act 110 of 2006, as amended.
3. Serves as the primary policy guide for local officials considering development proposals, land divisions, capital improvements, and other matters related to land use and development; thus, providing a stable and consistent basis for decision making.

Every community's master plan is unique, focusing on important issues and challenges specific to that community. This master plan is designed to highlight local issues and to identify solutions to meet local needs.



1.3 Public Participation Process

This master plan was formulated through a process of active participation of the citizens of Millington Township. In particular, the Planning Commission held a public workshop for the purpose of involving citizens and the Commission in the development of the plan. Additionally, the Township facilitated a citizen opinion survey to further discover community needs and desires. The master plan was refined during several other public meetings.

Regional cooperation is a hallmark of the Michigan Planning Enabling Act, PA 33 of 2008, as amended. Per Section 39, the following review entities must be notified of the intent to prepare a master plan, and they must be provided the opportunity to comment on the draft plan: surrounding municipalities; regional planning entities; public utility companies; railroads; and, public transit companies operating within the Township.

Prior to distribution for comment, the Township Board of Trustees must approve the draft plan, which was accomplished at their regular meeting in February 2019. Additional public input is stipulated in Section 43 of the act, stating that the Planning Commission must hold at least one public hearing. This hearing was held on June 10, 2019. The 2019 Master Plan for Millington Township was adopted when the Planning Commission passed a formal resolution to that effect at its June 10, 2019 meeting.



Millington Township Offices, located in the Village of Millington

1.4 Plan Organization

The master plan is comprised of seven sections. The first two sections function as an introduction and summary to the entire document. The middle sections including Background Information, Community Goals and Objectives, and Transportation Plan lay the framework for the final sections. The Future Land Use Plan and Plan Implementation sections wrap up the analyses portion of the document and provide a vision forward.

This master plan presents extensive Background Information for the Township and surrounding areas, including social and economic data, and description and mapping of existing land uses and natural resources. This background information is analyzed to identify important characteristics and trends occurring in Millington Township.

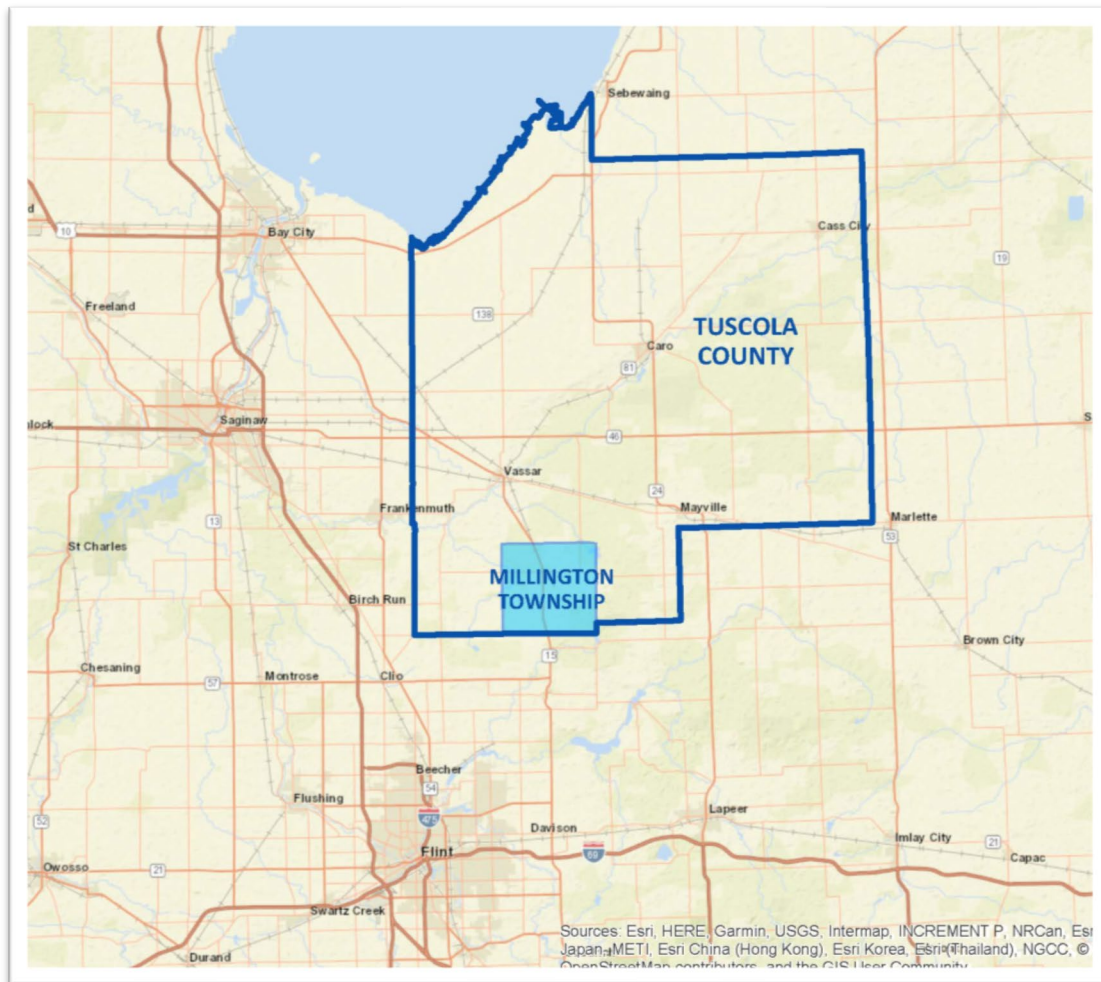
Community goals and objectives are formulated through citizen input and participation, which are presented to guide future development. The goals and objectives also take into account the key land use trends, population trends, natural resources, and other issues presented in the Background Information section.

After the formulation of the goals and objectives and the creation of an Existing Land Use Map, a Future Land Use Plan is developed. The Future Land Use Plan section synthesizes the background information into a future direction for the community, specifying the extent and location of where various types of future development should be accommodated within the Township.

Plan Implementation is the last section of the master plan. It serves as a resource for implementing the recommendations of the master plan.

1.5 Location and Regional Context

Map 1: Regional Location



Millington Township is located in the southwest section of Tuscola County, in close proximity to the urban centers of Bay City, Flint, and Saginaw. Mid-Michigan's major tourist destinations of Frankenmuth and the Birch Run Outlet Malls are located a short distance west of Millington.

Millington Township is made up of the geographic township T10N-R8E. The Village of Millington is located within the Township in portions of Sections 9, 15, and 16.

The Township is bordered on the west by Arbela Township, on the north by Vassar Township, on the east by Watertown Township, and the south by Forest Township in Genesee County. State Highway 15 runs north and south through the Township.

2.0 Executive Summary

The Executive Summary is provided to highlight major findings of each section for quick reference purposes.



2.1 Population

- The Township's population increased by 27.6% between 1970 and 1980, from 3,471 persons to 4,429 persons. Between 1980 and 1990, the Township decreased in population by 5.2%. In 2010, the Township reduced 105 people from 2000 to 4,354. Overall, the Township population increased by 21.0% between 1970 and 1990.
- The Township's 2016 population is estimated at 4,233 persons.
- The Township's population is aging, which is shown by increasing numbers of the empty nester age group (45-64 years old) and the elderly age group (65 years and over) between 2000 and 2016. This change mirrors changes happening in Michigan as the State ages more rapidly than a majority of the country.
- The Township's persons per household average mirrors the United States' steady decrease over the years, declining from 3.88 in 1960 to 2.94 in 1990 to 2.62 in 2010.
- The Township has a significantly higher proportion of married couple families (65.0%) than the Village (45.4%) and the State (49.8%).

2.2 Housing

- According to the 2016 American Community Survey, the Township's percentage of single family housing structures at 92.9% is higher than the Village at 77.7% as well as the County at 83.2%.
- Both the Township median housing value and median rental value are higher than the Village and County, but lower than the State.

2.3 Economy

- The Township has levels which are slightly below State averages, but higher than Village and County levels.
- The largest employment industry in the Township is manufacturing, comprising (33.6%) of the total, followed by wholesale and retail trade at (22.2%). The manufacturing industry, however, has declined significantly since 1980.
- The Township has the highest bachelor's degree attainment of the surrounding communities and Tuscola County with 15.0%, but this significantly trails the state level at 27.4%.

2.4 Natural Resources

- The western half of the Township is generally flat, while the eastern half is comprised of gently rolling hills. This topography poses few constraints to development.
- Woodlands cover almost one quarter (23%) of the Township. These woodlands are particularly concentrated in the southeastern section of the Township.
- Wetlands are also concentrated in the southeastern section of the Township and account for 5.8% of the Township.
- More than 70% of the Township is covered by soils suitable for development (Non-Hydric).



2.5 Existing Land Use

- The existing land uses found in Millington follow a typical rural and agricultural land use development pattern. Agricultural land uses are spread throughout the Township, with low-density residential uses scattered along the section line roads. More concentrated residential development is found adjacent to the Village, and surrounding Murphy Lake. Higher intensity residential, commercial, and industrial uses are located along the Township's major transportation route, M-15.
- Even though Millington Township has a fair amount and variety of land uses, its citizens depend on other communities such as the Village of Millington and City of Vassar to provide them with many of their everyday needs.
- Of the 22,165 total acres of land in the Township, nearly 15,000 acres (nearly 70 percent) is classified as either agricultural or agricultural/rural family (parcels ten acres or larger which contain a home). This is a clear indication of the Township's overwhelmingly rural and agricultural land use development pattern.
- Single-family residential uses (parcels less than ten acres which contain a home) account for 3,444.8 acres or 15.5% of the Township.
- Vacant/undeveloped lands account for 8 percent of the Township's land area. No other existing land use classification accounts for more than 4 percent of the Township.

2.6 Community Goals and Objectives

- The Goals and Objectives for the Township are based upon an analysis of the background data in this master plan as well as the public workshop and citizen opinion survey conducted in the Fall of 2018.
- The fundamental community-wide goal of the Township is to create a living environment that will meet the needs of the citizens, while preserving the rural character of the community.



2.7 Transportation Plan

- One recommendation of the transportation plan is to support the development of a county-wide non-motorized plan that will act as a development framework for the next ten to fifteen years. This broader network would include non-motorized connections between all population centers and destinations within the Township, county and beyond.

2.8 Future Land Use Plan

- Respecting the Township's goal of preserving its rural character, the Future Land Use Plan designates the largest percentage of the Township as Agricultural/Rural Residential (85%). The purpose of this district is to enhance existing agricultural activities, preserve environmentally significant open space lands, and discourage inappropriate development.
- Opportunities for future growth in a planned manner are included in the Future Land Use Plan. Additional residential, commercial and industrial growth are identified in areas near the village and along the M-15 corridor.

2.9 Plan Implementation

- The process of carrying out the goals and recommendations of this Master Plan can be challenging. The Plan Implementation section of the master plan acts as a general reference guide to be used by Township officials in order to help stimulate the implementation process.

3.0 Background Information

Getting a better understanding of a community through background studies is an important component of the comprehensive planning process. A good background study will include information on population, housing, economy, natural resources, and existing land use. All of these aspects of the Township have direct impacts and influences on future land use decisions.



3.1 Population

Population characteristics are presented in this report using the most recent census data (2010 Census and the 2016 U.S. Census American Community Survey [ACS]), as well as historical census data.

3.1.1 Population Trends

Population growth is the most important factor influencing land use decisions in any community. Simply put, if the population of a community is growing, there will be a need for more housing, commercial establishments, industry, parks and recreation, or roads.

Population trends from 1970 to 2016 for Millington Township, Millington Village, the surrounding four Townships, Tuscola County, and the State of Michigan are shown in **Table 1**. All units of government experienced fairly high rates of growth between 1970 and 1980, especially Vassar Township, which grew 54.2%. Between 1980 and 1990, few governmental units increased in population, while many declined. Since 2000, all governmental units have experienced population declines. In terms of population change over the most recent 16-year time span, Millington Township falls in the median of all comparable units of government.

Table 1
Population Trends
Township and Surrounding Communities, 1980-2016

Place	1980	1990	2000	Change, 1990-2000		2010	2016	Change, 2001-2016	
				#	%			#	%
Millington Township	4,429	4,199	4,459	260	6.2%	4,354	4,233	-226	-5.1%
Millington Village	1,237	1,114	1,137	23	2.1%	1,072	873	-264	-23.2%
Arbela Township	3,192	3,182	3,219	37	1.2%	3,070	2,982	-237	-7.4%
Forest Township	4,255	4,409	4,738	329	7.5%	4,702	4,542	-196	-4.1%
Vassar Township	3,709	3,866	4,356	490	12.7%	4,093	3,955	-401	-9.2%
Watertown Township	2,122	2,132	2,231	99	4.6%	2,202	2,121	-110	-4.9%
Tuscola County	56,961	55,498	58,266	2,768	5.0%	55,729	54,014	-4,252	-7.3%
Michigan	9,262,044	9,295,297	9,938,444	643,147	6.9%	9,883,640	9,909,600	-28,844	-0.3%

Source: 1980, 1990, 2000, 2010 U.S. Census Reports; 2016 U.S. Census American Community Survey.

3.1.2 Age Distribution

Information on age distribution within a population can assist a community in matching public services to community characteristics and in determining special needs of certain age groups. For example, the younger population tends to require more rental housing units and smaller homes, while the elderly population may have a need for nursing home facilities. Analysis of age distribution may also be used by policy makers to identify current gaps in services and to project future service needs for housing, education, recreation and medical care. It is of equal importance in planning to anticipate which age groups are likely to increase during the planning period. Examples of this are the aging “baby boomers” and Millennials; both forming waves of population that rise and fall as they move through their lifecycles.

For the purpose of this report, we have created five different age groups. The first age group represents the pre school population at 0-4 years old. The school age population is formed by those between the ages of 5 and 19. The family formation age group is represented by persons 20-44 years of age. The last two groups are the empty nesters between 45-64 years old, and the elderly who are 65 years and over.

Table 2 compares the age distributions for the Township, Village, County, State, and surrounding Townships in 2016. Millington Township and the four surrounding Townships were similar in age distributions, while the Township has the lowest median age of 39.9 years. These numbers mirror the changes taking place across much of the Michigan where the median age is approximately ten years older than the previous master plan. With these ongoing changes, it is important for the Township to consider senior citizen services and housing needs in the immediate future. These trends will likely continue with the Baby Boomer generation aging and larger percentages of Millennials choosing to move to more urbanized areas for work options or lifestyle choices.

Table 2
Age Distribution
Township and Surrounding Communities, 2016

Age Range	Millington Township		Millington Village		Arbela Township		Forest Township		Vassar Township		Watertown Township		Tuscola County		Michigan	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
0-4	320	7.6%	37	4.2%	128	4.3%	156	3.4%	175	4.4%	126	5.9%	2,715	5.0%	573,965	5.8%
5-19	724	17.1%	174	19.9%	575	19.3%	635	14.0%	885	22.4%	404	19.0%	10,110	18.7%	1,931,530	19.5%
20-44	1,260	29.8%	227	26.0%	771	25.9%	1,071	23.6%	1,178	29.8%	576	27.0%	15,089	27.9%	3,117,534	31.5%
45-64	1,168	27.6%	258	29.6%	949	31.8%	1,710	37.6%	1,182	29.9%	681	32.0%	16,193	30.0%	2,758,873	27.8%
65+	761	18.0%	177	20.3%	559	18.7%	970	21.4%	535	13.5%	344	16.1%	9,907	18.3%	1,527,698	15.4%
TOTALS	4,233	100.0%	873	100.0%	2,982	100.0%	4,542	100.0%	3,955	100.0%	2,131	100.0%	54,014	100.0%	9,909,600	100.0%
Median Age	39.9		44.8		45.3		50.2		40.0		43.0		43.8		39.5	

Source: 2016 U.S. Census American Community Survey.

3.1.3 Racial Composition

Another important characteristic of a community is its racial composition. Knowing the racial make up of a community helps to identify the diverse needs of its population.

Even though the population of Millington Township has become more diverse since 1980, the Township has remained statistically White. In 1990, 98.5% of the 4,199 persons in the community were White, declining from 99.1% in 1980. As of 2010, the Census found that the Township is 97.1% White. All adjoining units of government are similar to the Township, ranging from 94.9% to 97.9% White while Tuscola County overall is 96.1% White. Michigan has a much more diverse population with 78.9% White.

Even with low numbers of ethnic and racial minorities, community leadership should still be aware of the potential for discrimination and mistreatment of individuals and groups that do not appear like the majority population. The municipal and academic leadership should make concerted efforts to be inclusive of all individuals and determine if there are any special needs or services required by any and all minority groups.

3.1.4 Disability Status

An important characteristic of a community that can have future implications on land use and policy is disability status. Disability status measures the number of people in a community who have mobility limitations, self-care limitations, or who are unable to work. A high number of disabled citizens might mean that there is a need for more assisted living facilities, building standards for the disabled, or better public transportation.

For tracking disability status, the U.S. Census breaks the population into two different age categories: working age and post-working age. Of the civilian non-institutionalized population in the working age group of 18-64 years in Millington Township, 15.6% are listed as having a mobility or self-care limitation. In the non-working age group of 65 years and over, 47.7% are shown as having a mobility or self care limitation in 2016. These rates are a significant increase over those found in the 2001 Master Plan, but the definitions regarding disability have been greatly expanded so a correlation between the two plans is difficult. The disability percentages for the 18-64 years age group in the Township are within the range of the surrounding Townships; however, they are higher than the County and the State. For the 65

years and over age group, the Township's percentages are much higher than both the County (40.0%) and State (35.7%).

3.1.5 Household Size

The number of persons per household constitutes household size. Since the 1970's, the nationwide trend in population has been a decline in household size. This trend has occurred because of a number of reasons which include: declining number of children per family, higher divorce rates, growing number of elderly living alone, and the growing number of young people moving away from families to live on their own.

Knowing whether the household size is increasing or decreasing is very important. If the household size of a community is decreasing, this means that new housing units might be necessary to accommodate for more citizens needing places to live. This can even be true if the overall population of a community is declining. In some municipalities, new housing units are being built to accommodate the demand for housing created by lower household sizes in spite of declining overall populations.

In 1960, the Township had a high 3.88 persons per household average. This number declined slightly to 3.76 in 1970. A dramatic drop occurred between 1970 and 1980 as the persons per household average dropped from 3.76 to 3.02. The 1990 persons per household figure was 2.94. This decline has continued to mirror the State and national declines in household size. In 2010, the U.S. Census found the persons per household had declined to 2.62. Millington Township's 2010 persons per household average is higher than the Village (2.55), County (2.52), and State (2.49).

3.1.6 Household Characteristics

This section examines households in terms of the relationships among the persons who share a housing unit. Some households are families, consisting of two or more persons related by blood, marriage, or adoption, while others are non-family households composed of persons living alone or with unrelated persons.

Household characteristics for the Township and other surrounding communities for 2010 are compared in **Table 3**. Millington Township, along with many of the other neighboring Townships, has a very high percentage of Married Couple Families at 65.0%. Millington Village and the State of Michigan have much lower percentages of married Couple Families at 45.4% and 49.8%, respectively. The second largest household type in the Township was Non-Family Households, at 23.0% in 2010.

Because the Township has such a high number of married couple families, there will be a greater demand for single family homes as opposed to apartments and other rental housing.

Table 3
Household Characteristics
Township and Surrounding Communities, 2010

Household Type	Millington Township		Millington Village		Arbela Township		Forest Township		Vassar Township		Watertown Township		Tuscola County		Michigan	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
married couple families	1,051	65.0%	191	45.4%	786	66.7%	1,192	68.2%	911	55.4%	511	65.7%	12,672	58.2%	1,912,419	49.8%
single male families	75	4.6%	32	7.6%	25	2.1%	64	3.7%	74	4.5%	33	4.2%	889	4.1%	162,472	4.2%
single female families	120	7.4%	44	10.5%	81	6.9%	141	8.1%	279	17.0%	83	10.7%	2,156	9.9%	479,088	12.5%
householder living alone	335	20.7%	147	34.9%	225	19.1%	299	17.1%	309	18.8%	123	15.8%	5,019	23.0%	1,083,656	28.2%
nonfamily households	372	23.0%	154	36.6%	287	24.3%	350	20.0%	379	23.1%	151	19.4%	6,069	27.9%	1,290,018	33.6%
TOTAL HOUSEHOLDS	1,618	100.0%	421	100.0%	1,179	100.0%	1,747	100.0%	1,643	100.0%	778	100.0%	21,787	100.0%	3,843,997	100.0%
Average Household Size	2.62		2.38		2.64		2.71		2.54		2.67		2.53		2.53	

Source: 2010 U.S. Census Reports; 2016 U.S. Census American Community Survey.

3.2 Housing

Housing is a vital characteristic of any community. Houses are highly visible, relatively permanent, and immobile, and for these reasons serve as great indicators of the well being of a community.



3.2.1 Total Housing Stock

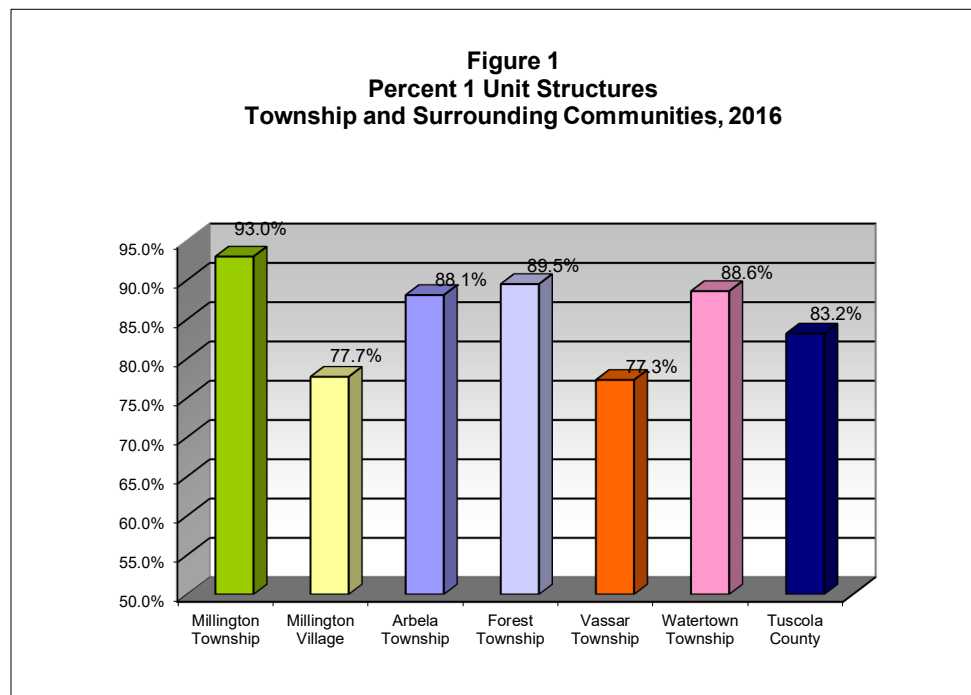
Housing stock is the most basic measure of housing that refers to the type of housing units found in a community. The U.S. Census breaks up housing units into multiple categories, and for land use planning purposes, four categories have been selected: 1 Unit Structures, Units in 2-4 Unit Structures, Units in 5 or More Unit Structures, and Mobile Home or Trailer Units. **Table 4** shows the distribution of housing units for the Township, Village, County, and surrounding Townships in from 1980 through 2016.

Table 4
Type of Housing Units
Township 1980-2016

Type of Housing Unit	Millington Township			
	1980	1990	2000	2016
1 unit structures	87.3%	85.6%	88.8%	93.0%
2-4 unit structures	4.4%	3.5%	4.1%	3.8%
5 or more unit structures	4.2%	4.0%	3.2%	2.5%
Mobile home or trailer	4.2%	6.9%	3.7%	0.8%
TOTAL UNITS	1,444	1,516	1,716	1,703

Source: 1980, 1990, 2000 U.S. Census Reports

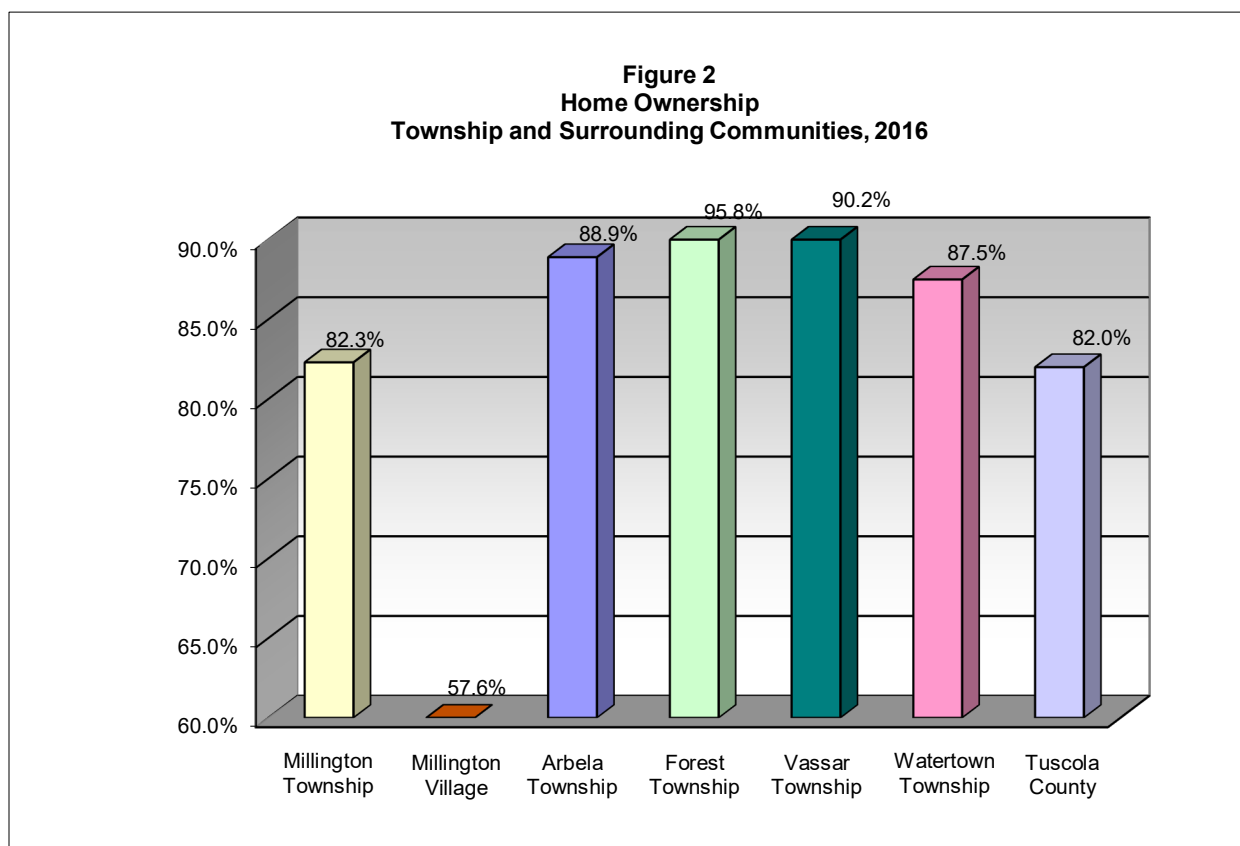
Millington Township has a fairly high percentage of 1 Unit Structures at 93.0%. This percentage is well above Millington Village and Tuscola County at 77.7% and 83.2%, respectively. **Figure 1** illustrates the 1 Unit Structure percentages for all the units of government.



3.2.2 Housing Tenure

The housing ownership rate (also known as tenure) is a very important aspect of a community. A high home ownership rate may mean that a community will have stable and well-kept neighborhoods. A higher percentage of rental housing might mean unstable neighborhoods with frequent resident changes as well as poorly kept properties.

Figure 2 compares the home ownership rates for Millington Township, with Millington Village, Tuscola County, and the surrounding four Townships in 2016. As can be seen by the bar chart, Millington Township's ownership rate of 82.3 % is slightly below the surrounding Townships.



The Township's rate is much higher than the Village at 57.6%, which is the only community with a lower home ownership rate than their 1990 ownership rate (dropping from 67.3%).

Table 5 shows more detailed Census statistics concerning owner and renter occupancy as well as vacancy rates for 2016. Knowledge of vacancy statistics can be helpful in predicting future growth and housing needs. A high vacancy rate might be an indicator of residential decline, but also shows that in the event of growth, housing units are available. The vacancy rate for Millington Township in 2016 was 5.3%. This rate was lower than the Village at 6.2% and lower than the County at 11.5%.

Table 5
Housing Occupancy Characteristics
Township and Surrounding Communities, 2016

Category	Millington Township		Millington Village		Arbela Township		Forest Township		Vassar Township		Watertown Township		Tuscola County	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Occupied Housing	1,438	94.7%	396	93.8%	1,128	94.3%	2,021	90.7%	1,465	93.6%	923	89.8%	21,459	88.5%
Owner-Occupied	1,183	82.3%	228	57.6%	1,003	88.9%	1,936	95.8%	1,321	90.2%	808	87.5%	17,595	82.0%
Renter-Occupied	255	17.7%	168	42.4%	125	11.1%	85	4.2%	144	9.8%	104	11.3%	3,864	18.0%
Vacant Units	80	5.3%	26	6.2%	68	5.7%	207	9.3%	101	6.4%	105	10.2%	2,787	11.5%
TOTALS	1,518	100.0%	422	100.0%	1,196	100.0%	2,228	100.0%	1,566	100.0%	1,028	100.0%	24,246	100.0%

Source: 2016 U.S. Census American Community Survey.

3.2.3 Age of Structures

Analyzing the age of housing units is a way to measure the physical quality of the total housing stock of a community. Generally speaking, the full depreciation age for residential structures is 50 years. Beyond that period, significant repairs will be necessary to address infrastructure issues and extensive modifications are likely required for the structure to meet current design expectations. When a community's housing stock approaches this age, it is likely that the need for rehabilitation and new construction will increase. There are exceptions to this rule, however. Some community's older housing might be very well built, as well as desirable because of historical or architectural value, while at the same time newer housing might not be of good quality.

Table 6 compares the age of structures for Millington Township with Millington Village, Tuscola County, and the surrounding Townships. Overall, the Township's numbers are comparable with the other units of government, except for the Village of Millington that has over 70% of the predates 1979. At 14.3%, the Township has a lower percentage of houses built earlier than 1939 than the Village (34.8%) as well as the County (21.5%). Vassar Township to the north has both the highest percentage of new homes at 39.9% since 1990 and lowest percentage of older homes predating 1940 at 7.7%.

Table 6
Age of Structures
Township and Surrounding Communities, 2016

Year Structure Built	Millington Township	Millington Village	Arbela Township	Forest Township	Vassar Township	Watertown Township	Tuscola County	Michigan
	%	%	%	%	%	%	%	%
2010-2016	1.5%	0.0%	0.0%	1.1%	0.0%	0.4%	0.5%	1.1%
2000-2009	9.7%	5.0%	7.4%	11.4%	6.8%	8.3%	8.2%	10.2%
1990-1999	13.4%	1.4%	11.5%	13.6%	27.1%	15.0%	12.6%	13.1%
1980-1989	8.7%	3.3%	12.3%	11.4%	10.3%	10.1%	8.3%	9.9%
1970-1979	19.8%	20.1%	29.8%	23.8%	23.1%	13.8%	20.1%	15.4%
1940-1969	32.6%	35.3%	28.9%	23.0%	25.1%	26.9%	28.8%	35.2%
1939 or Earlier	14.3%	34.8%	10.1%	15.6%	7.7%	25.6%	21.5%	15.1%
TOTALS	100.0%	99.9%	100.0%	99.9%	100.1%	100.1%	100.0%	100.0%

Source: 2016 U.S. Census American Community Survey.

3.2.4 Housing Values and Rent

Analyzing housing values and rent could be the best way to determine both quality and affordability of housing. It is of crucial importance that a community maintains both quality as well as affordable housing.

Figure 3
Median Housing Values
Township and Surrounding Communities, 2016

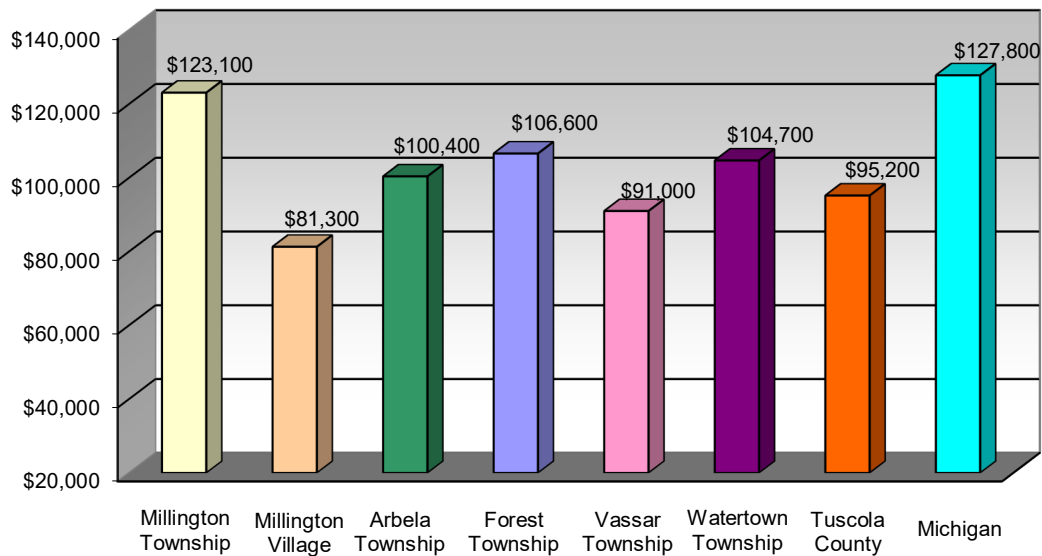


Figure 4
Median Rent
Township and Surrounding Communities, 2016

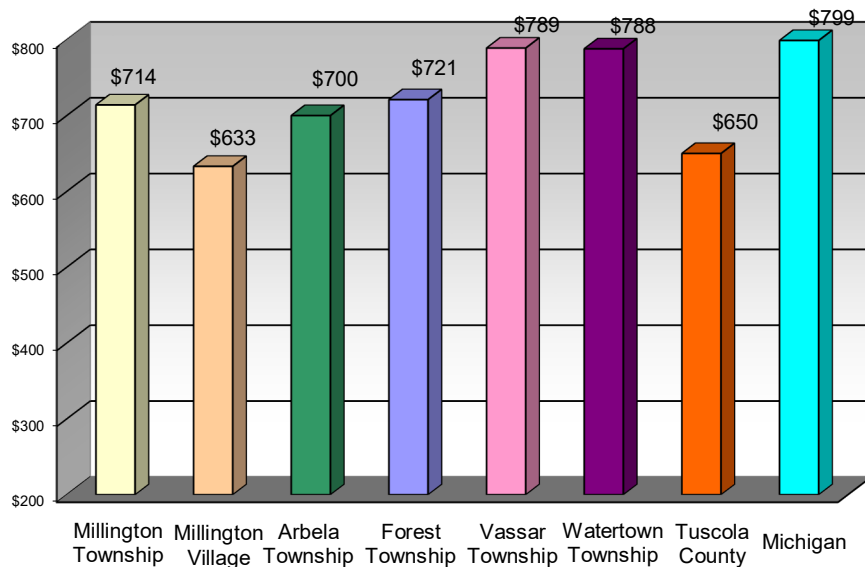


Figure 3 and **Figure 4** help to show the different median housing values as well as rental values for Millington Township and the surrounding municipalities in 2016. In terms of median housing values, the State of Michigan leads all units of government at \$127,800. Millington Township has a median housing value of \$123,100, which is relatively high especially when compared to the Village (\$81,300) and the County (\$95,200). Of note, Millington Village housing values and rental rates have significantly lagged the increases that all of the other surrounding communities have benefitted from since 1990.

The State of Michigan also has the highest median rental values at \$799. The Township's median rental value, at \$714, is very similar to most of the other units of government.

The distribution of housing and rental values for Millington Township, Millington Village, Tuscola County, and the State of Michigan in 2016 are shown in **Table 7**. In terms of housing unit values, the Township has a higher percentage of homes valued \$100,000 or more than the Village, the County, and the State. In terms of monthly rent, Township has the highest rent compared with the Village and the County, but it is lower than the State.

Table 7
Distribution of Housing Values and Rent
Township, Village, County and State, 2016

Financial Characteristics	Millington Township		Millington Village		Tuscola County		Michigan	
	#	%	#	%	#	%	#	%
VALUE: Specified Owner-Occupied Housing Units	1,368	100.0%	228	100.0%	17,595	100.0%	2,732,051	100.0%
< \$50,000	128	9.4%	26	11.4%	2,805	15.9%	415,029	15.2%
\$50-\$99,999	351	25.7%	161	70.6%	6,461	36.7%	631,256	23.1%
\$100-\$149,999	335	24.5%	19	8.3%	4,253	24.2%	528,710	19.4%
\$150-\$199,999	262	19.2%	19	8.3%	2,038	11.6%	436,527	16.0%
\$200-\$299,999	193	14.1%	0	0.0%	1,403	8.0%	404,420	14.8%
> \$300,000	99	7.2%	3	1.3%	635	3.6%	316,109	11.6%
Median Value	123,100		81,300		95,200		127,800	
RENT: Specified Renter-Occupied Housing Units	240	100.0%	164	100.0%	3,433	100.0%	1,037,848	102.7%
< \$500	37	15.4%	37	22.6%	685	20.0%	150,586	14.5%
\$500-\$999	187	77.9%	111	67.7%	2,415	70.3%	618,623	59.6%
\$1,000-\$1,499	13	5.4%	13	7.9%	247	7.2%	227,745	21.9%
\$1,550-\$1,999	3	1.3%	3	1.8%	78	2.3%	46,158	4.4%
> \$2,000	0	0.0%	0	0.0%	8	0.2%	23,251	2.2%
Median Rent	714		633		650		799	

Source: 2016 U.S. Census American Community Survey.

3.3 Economy



Economic characteristics comprise a major part of census data. Economic characteristics are important because they help determine a community's viability and ability to support future commercial, residential and industrial growth.

3.3.1 Income and Poverty

Studying income and poverty levels is a good way to measure the relative economic health of a community.

Three measures of income (median household, median family, and per capita) are illustrated in **Table 8** for the Township, Village, County, State, and surrounding Townships. Household income is a measure of the total incomes of the persons living in a single household. Family income is a measure of the total incomes of a family unit. Family income does not include non-family units, such as single persons living alone or unrelated persons in a household, and for this reason is usually higher than household income. Per capita income is a measure of the incomes of every citizen of an area, including children. Because it is based on all individuals, per capita incomes are much lower than family or household incomes.

Table 8
Income and Poverty
Township and Surrounding Communities, 1980-2016

Place	Family Income			Household Income			Per Capita Income			% of Families Below Poverty Level		
	1980	1990	2016	1980	1990	2016	1980	1990	2016	1980	1990	2010*
Millington Township	\$25,463	\$38,808	\$60,658	\$21,841	\$33,812	\$49,560	\$7,003	\$12,066	\$23,283	8.3%	10.9%	9.4%
Millington Village	\$20,043	\$26,848	\$45,208	\$15,573	\$22,772	\$31,818	\$6,425	\$10,085	\$19,276	10.1%	14.4%	16.5%
Arbela Township	\$22,917	\$38,562	\$56,050	\$23,214	\$36,555	\$46,500	\$6,578	\$12,509	\$23,423	7.7%	10.3%	13.4%
Forest Township	\$24,276	\$39,552	\$58,549	\$23,240	\$37,571	\$49,091	\$7,232	\$13,023	\$25,631	6.3%	10.5%	5.3%
Vassar Township	\$33,604	\$30,477	\$51,097	\$32,232	\$26,406	\$41,330	\$9,985	\$10,874	\$18,376	8.3%	10.8%	17.1%
Watertown Township	\$20,547	\$33,487	\$50,040	\$18,750	\$31,384	\$46,771	\$6,173	\$10,906	\$20,032	9.1%	12.2%	10.0%
Tuscola County	\$20,583	\$31,781	\$53,603	\$18,332	\$27,374	\$44,193	\$6,500	\$11,543	\$22,511	9.7%	10.8%	15.8%
Michigan	\$22,107	\$36,652	\$63,958	\$19,223	\$31,020	\$50,803	\$7,688	\$14,154	\$27,549	10.4%	10.2%	14.8%

* 2016 American Community Survey data sets did not include poverty data
Source: 1980, 1990, 2010 U.S. Census Reports; U.S. Census American Community Survey.

Table 8 shows the family, household, and per capita income levels for the Township and surrounding units of government for 1980, 1990, and 2016. Overall, Millington Township's income levels are fairly high compared to the other units of government. In 1980, the Township had the highest family income level at \$25,463, but other communities caught up by 1990. In terms of per capita income, the Township experienced an over tripling of income to \$23,283 between 1980 and 2016, which is the third highest income growth rate.

Table 8 also gives the percentages of families who were found to be below the poverty level. Several communities saw an increase in the poverty rate from 1990 to 2010, likely due to the impacts of the Great Recession. Only Forest Township in Genesee County and Millington Township saw a reduction in their poverty rates over the same period.

3.3.2 Education

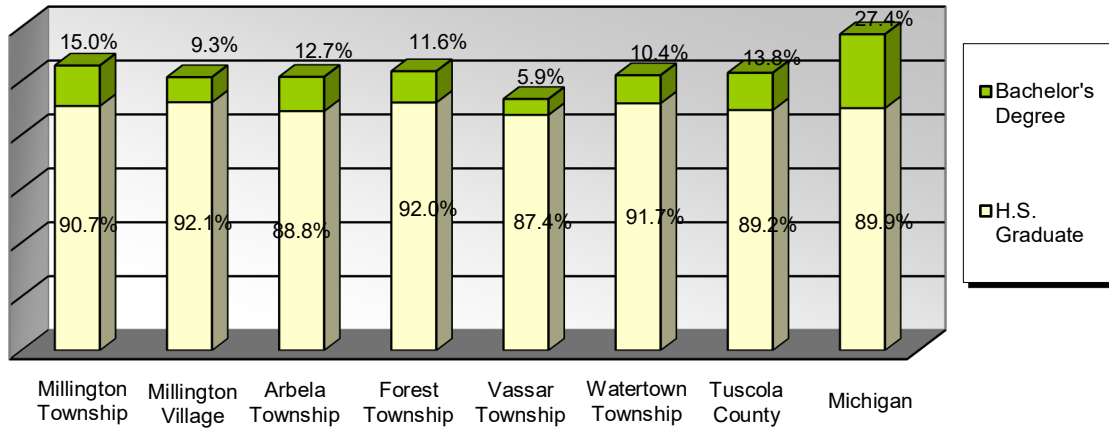


With the new technology-focused economy, education is another important factor in analyzing the capabilities of the local work force and the economic vitality of the community. The educational attainment of the citizens of a community plays a major role in determining what types of employment industries are suitable or necessary.

The U.S. Census Bureau reports on the percentage of citizens in a community who graduated from high school as well as those who went on after high school to complete bachelor's degrees. **Table 9** and **Figure 5** illustrate the educational attainment levels for Millington Township as well as the Village, County, State, and surrounding Townships in 2016.

Since 1990, the Bachelor's Degree rate has significantly changed from having the lowest rate of surrounding communities to the highest rate. Millington Township's high school graduate percentage is 90.7%, second only to Forest Township and Millington Village. Millington Township's Bachelor's Degree percentage is now the highest in the area, at 15.0%, especially when compared to the Village at 9.3% and the State at 27.4%.

Figure 5
High School Graduates and Bachelor's Degrees
Township, Village, County and State, 2016



Most of the Township's educational institutions are located within the Village of Millington. Millington Community Schools operates a campus within the Village with a total enrollment of 1,210 students, is comprised of Treva B. Kirk Elementary School, Meachum Junior High School, and Millington High School, and the Millington Accelerated Learning Center. St. Paul Lutheran School is a non public school with an enrollment of 176 students. The Township is served by the Millington Arbela District Library, which is located in the Village of Millington.

Table 9
Educational Attainment
Township and Surrounding Communities, 2016

Community	High School Graduate	Bachelor's Degree
Millington Twp.	90.7%	15.0%
Millington Village	92.1%	9.3%
Arbela Township	88.8%	12.7%
Forest Township	92.0%	11.6%
Vassar Township	87.4%	5.9%
Watertown Township	91.7%	10.4%
Tuscola County	89.2%	13.8%
Michigan	89.9%	27.4%

Source: 2016 U.S. Census American Community Survey.

3.3.3 Employment

The U.S. Census Bureau presents employment data in terms of employment by industry. Employment by industry is a good way of analyzing what types of industries are dominant in the Township such as manufacturing or agriculture.

Table 10 shows the Employment by Industry for Millington Township, Millington Village, Tuscola County, and surrounding Townships in 2016. Every unit of government, except Millington Village, has the greatest percentage of employees involved in the Education, Health Care and Social Assistance industries. The second largest industry for the Township is Wholesale & Retail Trade comprising 17.8% of the workforce, which is tied for Manufacturing at 17.8%, which fell from 47.1% in 1980.

Table 10
Employment by Industry
Township and Surrounding Communities, 2016

Industry	Millington Township		Millington Village		Arbela Township		Forest Township		Vassar Township		Watertown Township		Tuscola County	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Agriculture, Fisheries, Forestry	10	0.5%	3	0.8%	47	4.0%	17	0.9%	0	0.0%	7	0.9%	1,003	4.3%
Construction	181	9.3%	21	5.8%	84	7.1%	150	7.5%	83	5.7%	64	7.9%	1,727	7.5%
Manufacturing	346	17.8%	64	17.6%	236	19.9%	330	16.5%	260	17.7%	182	22.4%	4,126	17.9%
Wholesale & Retail Trade	345	17.8%	83	22.9%	188	15.8%	287	14.4%	232	15.8%	127	15.6%	3,309	14.3%
Transportation, Warehousing, Utilities	72	3.7%	16	4.4%	89	7.5%	159	8.0%	119	8.1%	44	5.4%	1,239	5.4%
Information	13	0.7%	0	0.0%	21	1.8%	16	0.8%	29	2.0%	13	1.6%	265	1.1%
Finance, Insurance, Real Estate	71	3.7%	4	1.1%	53	4.5%	98	4.9%	70	4.8%	36	4.4%	869	3.8%
Professional, Scientific, Management, Administration	119	6.1%	18	5.0%	67	5.6%	155	7.8%	86	5.9%	41	5.0%	1,224	5.3%
Educational Services, Health Care, Social Assistance	547	28.2%	65	17.9%	255	21.5%	424	21.3%	383	26.1%	218	26.8%	6,008	26.0%
Arts, Entertainment, Recreation, Accommodations	160	8.2%	53	14.6%	88	7.4%	207	10.4%	77	5.3%	11	1.4%	1,528	6.6%
Other Services	39	2.0%	23	6.3%	49	4.1%	88	4.4%	77	5.3%	40	4.9%	1,096	4.7%
Public Administration	39	2.0%	13	3.6%	10	0.8%	64	3.2%	49	3.3%	31	3.8%	708	3.1%
TOTALS	1,942	100.0%	363	100.0%	1,187	100.0%	1,995	100.0%	1,465	100.0%	814	100.0%	23,102	100.0%

Source: 2016 U.S. Census American Community Survey.

3.4 Natural Resources



The natural environment plays a major role in land development. The natural environment can significantly impact development such as a steep slope prohibiting the construction of any structure. Conversely, the natural environment can be affected by land development. An example would be the increased erosion potential caused by clearing vegetation. Thus, when preparing a Future Land Use Plan, it is important to examine the natural environment in order to determine where development is best suited, and where it should be discouraged.

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

1. Creating hazards such as flooding or slope erosion.
2. Destroying important public resources such as groundwater supplies and surface water bodies.
3. Wasting productive lands and non-renewable resources such as prime farmland.
4. Damaging undeveloped lands that provide environmental benefits including stormwater containment or filtering, biodiversity, and/or wildlife habitat.

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 conserved in its natural state and is most suitable for open space or recreation purposes.

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

3.4.1 Topography

The topography of most of Millington Township is relatively flat. Gentle rolling hills can be found, especially in the eastern half of the Township. In terms of elevation, the lowest elevation of approximately 670 feet above sea level is found along Millington Creek in the northwest corner of the Township. Elevations increase gradually from the northwest corner to the southeast corner of the Township where the highest elevation of roughly 940 feet is found. This elevation change of more than 250 feet is significant, but gradual. Even with the elevation change and gentle rolling hills, few topographical constraints to development are found within the Township.

3.4.2 Woodlands

Woodlands information for Millington Township is derived from the Michigan Resource Information System (MIRIS) land use cover data provided by the Michigan Department of Natural Resources. The Michigan Department of Natural Resources breaks up woodlands into two categories: upland forests and lowland forests. Upland forests include mostly central hardwood (oak) trees such as red oak, white oak, sugar maple, red maple, black cherry, beech, basswood, and ash. Tree species in the lowland forest include red maple, silver maple, green ash, aspen, cottonwood, elm, and basswood. **Map 2** shows the general locations of upland and lowland forests in Millington Township.



Nearly 23% of the Township, including the Village, is covered by woodlands, with slightly more land devoted to upland forest (2,782 acres or 12.0%) than lowland forest (2,515 acres or 10.8%). As shown on **Map 2**, there is a high concentration of upland forests in the southeastern corner of the Township, and along the eastern Township border. Lowland forests can be found scattered throughout the Township.

Because of the many benefits associated with wooded areas, having such a high percentage of woodlands should be seen as a real asset to the Township. For human inhabitants, forested areas offer scenic contrasts within the landscape and provide recreational opportunities such as hiking and nature enjoyment. In general, woodlands improve the environmental quality of the whole community by reducing pollution through absorption, reducing the chances of flooding through greater rainwater infiltration, stabilizing and enriching soils, moderating the effects of wind and temperature, and providing habitats for wildlife.

3.4.3 Wetlands



Wetlands are defined by the existence of water, either on the surface or near the surface, during a portion of the year. Poorly drained soils and water-loving vegetation may also be present. Wetlands are often referred to as marshes, swamps, or bogs. Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals, and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. In addition, wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

Millington Township has a fairly large amount of wetlands areas. These wetlands are primarily concentrated in the southeast section and along eastern border of the Township, as shown on **Map 2**. In total, wetlands comprise 1,339 acres or 5.8% of the Township. The Township should work to conserve these wetland areas because of their great value to the community.

3.4.4 Soil Conditions

Soil characteristics help define the land's capacity to support certain types of land uses. Soils most suitable for development purposes are well-drained and are not subject to a high water table. Adequate drainage is important for minimizing stormwater impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems. A high water table also limits the construction of basements. 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.

Map 3 shows the classification of soils according to their potential for urban development. Soils information was also obtained from the Michigan Resource Information System (MIRIS). MIRIS breaks up soils into two categories: hydric, and non-hydric. Hydric soils are soils with poor potential for development. These soils have high water tables and are often located within the floodplains of creeks or rivers. Areas with high concentrations of hydric soils have a wide range of limiting conditions such as seasonably high water tables, fair to poor bearing capacities, and medium compressibility and shear strength. Unlike hydric soils, non-hydric soils are good soils with few limitations to development.

As can be seen in **Map 3**, hydric soils are scattered throughout the Township. There is a slightly higher concentration of hydric soils in the north portion of the Township. In total, hydric soils comprise 6,292 acres or 27.1% of the Township, including the Village. Non-hydric soils comprise 71.6% of the Township and can be found throughout the whole Township.

3.4.5 Geology

The geology of Millington Township, as well as the entire Lower Peninsula of Michigan, is described in terms of surface geology or quaternary geology (materials deposited by continental glaciers) and bedrock geology (sedimentary rocks underlying the glacial deposits).

The quaternary geology of the Township developed 10,000 to 12,000 years ago through continental glacial activity. As the glaciers melted and retreated from the landscape, large amounts of sand, gravel, clay, and loam were deposited. Massive glacial lakes formed at the front of the retreating glaciers. Tuscola County was among those submerged in glacial water. The melting glacial water was laden with fine soil particles, which eventually settled to the bottom, creating clay and loam soils. The glacial melt water streams also deposited fine sands into the shallow glacial lakes. The sand channels are several miles wide in places, but the sand in them is generally only five to ten feet thick. The sand deposits were further altered by wave action from these glacial "Great Lakes," creating small sand dunes and low beaches across the landscape as the water levels declined and the lakes retreated to their current area of coverage. These low sandy ridges can be found in the countryside of Millington Township.

The sub-surface geology of Millington Township is sedimentary bedrock that was laid down during the Pennsylvanian ages of the Paleozoic Era. Bedrock is covered by glacial deposits and, generally, depending upon the thickness of the glacial deposits, are located at depths from 40 to 300 feet below the surface. The bedrock was formed from ancient seas, which covered the area some 250 to 600 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, coal, and limestone bedrock.

Map 2: Natural Resources

Millington Township 2019 Master Plan Update

Natural Resource Data

- Lowland Forests
- Upland Forests
- Wetlands

Base Data

- Parcels
- State Highways
- Roads
- Bike Path
- Railroad
- Village of Millington
- Municipal Boundaries
- Water Bodies
- Streams

Base Data Source: Michigan Geographic Data Library
Parcel Data Source: Tuscola County, 2018
Natural Resources Source: Millington Township Master Plan 2000-2020

June 2019

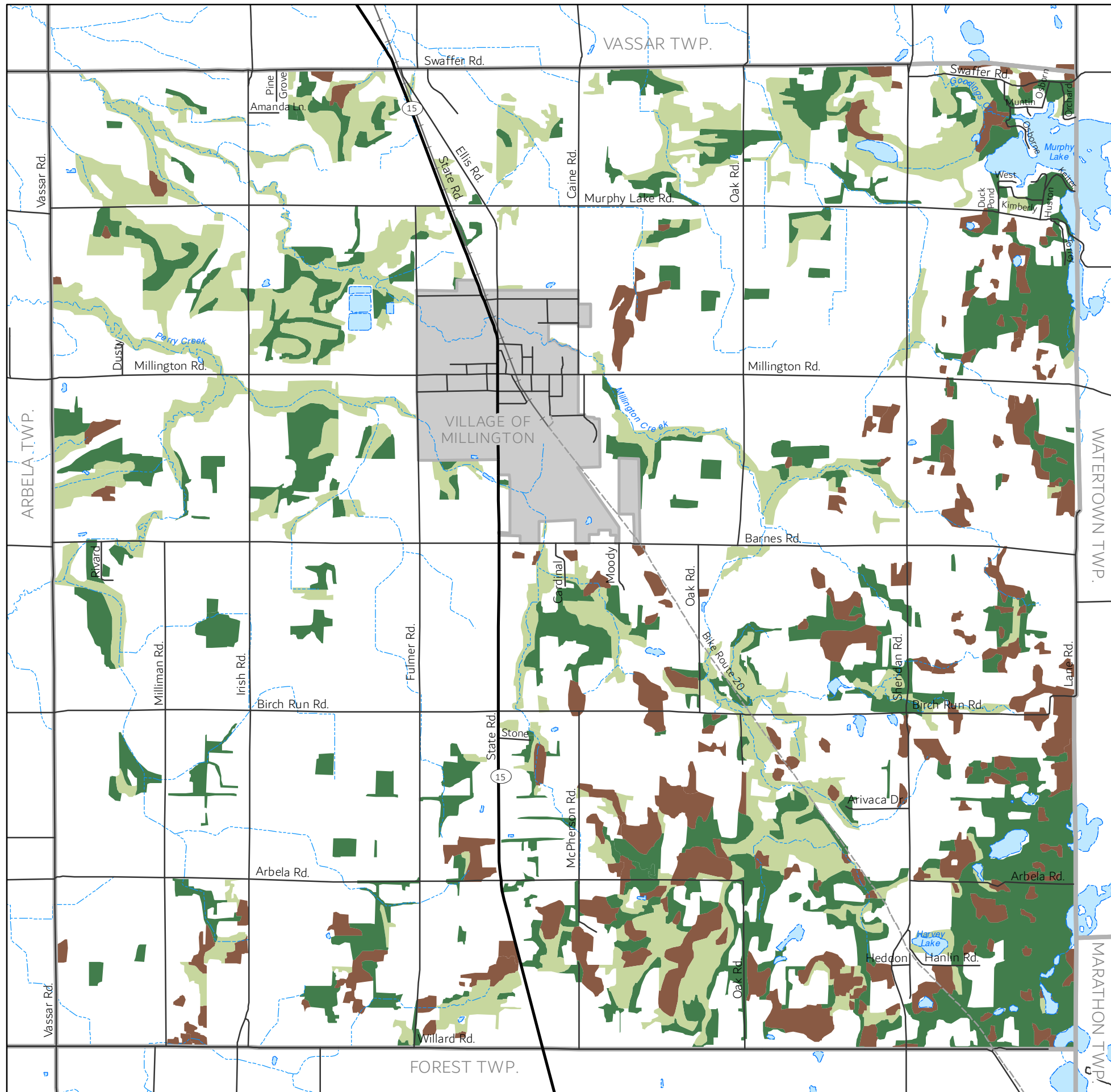


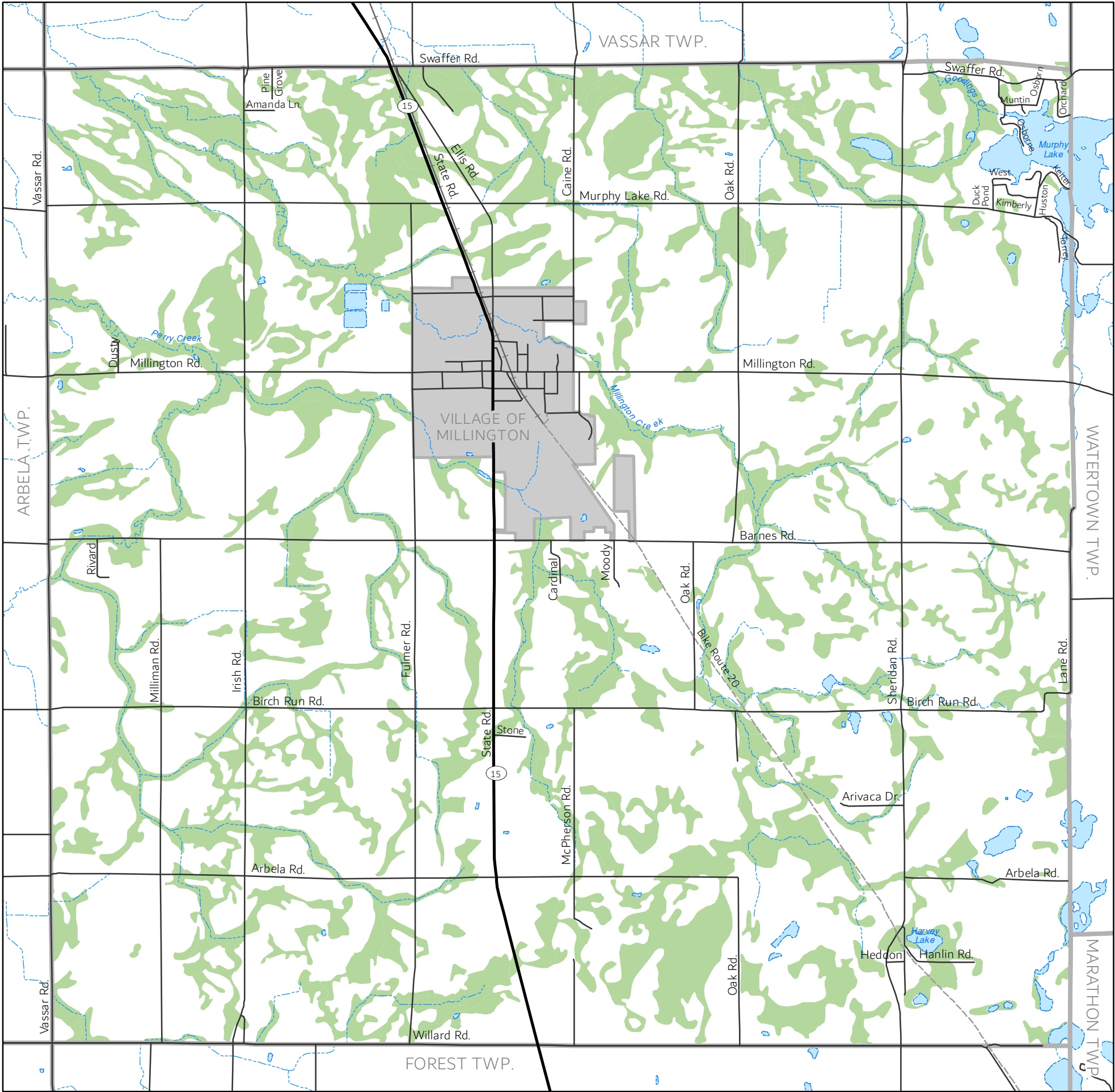
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Millington Township
Tuscola County, Michigan



1403 S. Valley Center Drive
PO Box 580
Bay City, MI 48707
989.686.3100







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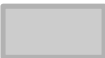



Map 3: Soil Conditions

Millington Township 2019 Master Plan Update

Soil Data

-  Non-Hydric Soils
-  Hydric Soils

Base Data

-  Parcels
-  State Highways
-  Roads
-  Bike Path
-  Railroad
-  Village of Millington
-  Municipal Boundaries
-  Water Bodies
-  Streams

Base Data Source: Michigan Geographic Data Library
Parcel Data Source: Tuscola County, 2018
Soil Data Source: USDA Natural Resources Conservation Service, 2018



Millington Township
Tuscola County, Michigan



1403 S. Valley Center Drive
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3.5 Existing Land Use



Agricultural products sales on State Road (M-15)

The rational application of the planning process for the Future Land Use Plan is possible only when there is a clear understanding of existing conditions and relationships between land uses. Knowledge of existing land development furnishes the basic information by which decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities. The Existing Land Use Map and Table, included in this section of the report, will serve as a ready reference for the Township in its consideration for land use management and public improvement proposals.

3.5.1 Survey Methodology

The existing land use map for Millington Township was prepared through a combination of aerial photography interpretation and field checks. Using a predetermined land use classification system, the existing land use for each parcel within the Township was coded and is shown on the Existing Land Use Map (**Map 4**). The Existing Land Use map was reviewed with Township officials for accuracy. Land use acreages were then derived directly from the digital information.

Table 11 shows the existing land use acreages by classification for the Township. In total, Millington Township encompasses 23,993.4 acres or 35.97 square miles. The Village of Millington comprises 828.4 acres or 1.29 square miles. Thus, when the Village is excluded from the Township acreage, the Township encompasses 22,165 acres or 34.68 square miles.

Table 11
Existing Land Use Acreage
Millington Township, 2018

Land Use Category	Total	
	Acres	%
1. Agricultural	6,760.7	30.5
2. Agricultural/Rural Family	8,226.7	37.1
3. Single Family Residential	3,440.8	15.5
4. Multi Family Residential	4.6	< 0.1
5. Commercial	102.9	0.5
6. Recreation	844.7	3.8
7. Institutional	131.0	0.6
8. Industrial	17.6	0.1
9. Utility	351.9	1.6
10. Gravel Pit	335.7	1.5
11. Vacant/Undeveloped	1,795.2	8.1
Other (water bodies, rights-of-way, etc.)	153.2	0.7
Totals	22,165	100.0

Source: Wade Trim, October 2018.

3.5.2 Land Use Analysis



The overall land use pattern in the Township can be characterized as rural. Agriculture and very low-density rural housing is the predominant land use in the Township. Each land use classification in the Township is described below.

1. Agricultural

The agricultural classification includes lands under cultivation, horse farms, ranching operations, sod farms, pastures, orchards, and tree farms. In total, 6,760.7 acres are classified as agricultural, amounting to 30.5 percent of the Township land area. Farmland can be found throughout the Township, excluding the heavily wooded southeastern section. Most of the farmland in the Township is devoted to field crops or livestock, but other uses such as orchards, fisheries, tree farms, and horse farms can be found.

2. Agricultural/Rural Family

This classification accounts for parcels greater than ten acres in size that include a single-family detached home. In nearly every case, the majority of the parcel is farmland or undeveloped, with only a small portion of the parcel occupied by the home. Thus, this classification is very similar in character to the agricultural classification.

In total, lands classified as agricultural/rural family comprise 8,226.7 acres or 37.1 percent of the Township. These agricultural/rural family properties are generally evenly distributed throughout the Township.

In total, more than 15,000 acres (nearly 70 percent) of the Township's land area is classified as either agricultural or agricultural/rural family. This is a clear indication of the Township's overwhelmingly rural and agricultural land use development pattern.

3. Single Family Residential

Single family residential land accounts for 3,440.8 acres, or 15.5 percent of the Township. This classification accounts for all properties less than ten acres in size which include a single-family detached home. The Township has a diverse mix of lot sizes, and housing types. A small concentration of single-family housing is found surrounding Lake Murphy. This residential area is very unique, comprised of both small cottages and large modern homes. The rest of the single-family housing in the Township is scattered throughout, typically located along the section line roads.

4. Multi Family Residential

Multi family residential land accounts for only 4.6 acres in the Township. The only multi-family complex in the Township is the Rolling Hills Apartments located two miles south of the Village on M-15.

5. Commercial

Commercial land use accounts for 109.9 acres, or 0.5 percent of the Township. Most of the commercial establishments in the Township are located along its major corridor, M-15, but others can be found scattered throughout the rest of the Township. Establishments include car dealerships, repair shops, barbershops, day care centers, doctors offices, among others. A larger concentration of commerce is located within the Village of Millington.

6. Recreation

The recreation classification comprises 844.7 acres or 3.8 percent of the Township. Most of the recreation land in the Township is part of the Murphy Lake State Game Area, controlled by the Michigan Department of Natural Resources. The other recreation facilities in the Township include Arthur Latham Memorial Park, off of Millington Road west of the Village, and the Southern Links Trailway, a linear pathway extending 10 miles from the Village southeast through the Township to Columbiaville.

7. Institutional

Institutional uses comprise 131.0 acres or 0.6 percent of the Township. Four churches are found in the Township: Pineview Mennonite Church, First Baptist Church, Millington United Methodist Church and Millington Church of God. The New Light Consultants, Inc./New Light Child & Family Institute on Millington Road is also part of the Institutional category.

8. Industrial

Industrial land uses account for only 17.6 acres or 0.1 percent of the Township. There is a small concentration of industrial establishments just north of the Village between Ellis Road and M-15.

9. Utility

Utility uses such as power generators, and power line rights-of-way account for 351.9 acres, or 1.6 percent of the Township.

10. Gravel Pit

Mid-sized gravel pits can be found in two locations within the Township. In total, the gravel pits comprise 335.7 acres, or 1.5 percent of the Township.

11. Vacant/Undeveloped

The vacant/undeveloped classification includes land that is vacant or undeveloped with no apparent use. In many cases, these properties may include woodlands or wetlands. In total, vacant/undeveloped lands account for 1,795.2 acres or 8.1 percent of the Township.

Not included in the above classifications are lands that contain water bodies or road-rights-of way.

Map 4: Existing Land Use

Millington Township 2019 Master Plan Update

Existing Land Use Categories

	Agricultural		Recreation
	Agricultural/Rural Family		Institutional
	Single Family Residential		Industrial
	Multi Family Residential		Utility
	Commercial		Gravel Pit
			Vacant/Undeveloped

Base Data

	Parcels		Village of Millington
	State Highways		Municipal Boundaries
	Roads		Water Bodies
	Bike Path		Streams
	Railroad		

Base Data Source: Michigan Geographic Data Library

Parcel Data Source: Tuscola County, 2018

Soil Data Source: USDA Natural Resources Conservation Service, 2018

Existing Land Use Source: Wade Trim, October, 2018

June 2019



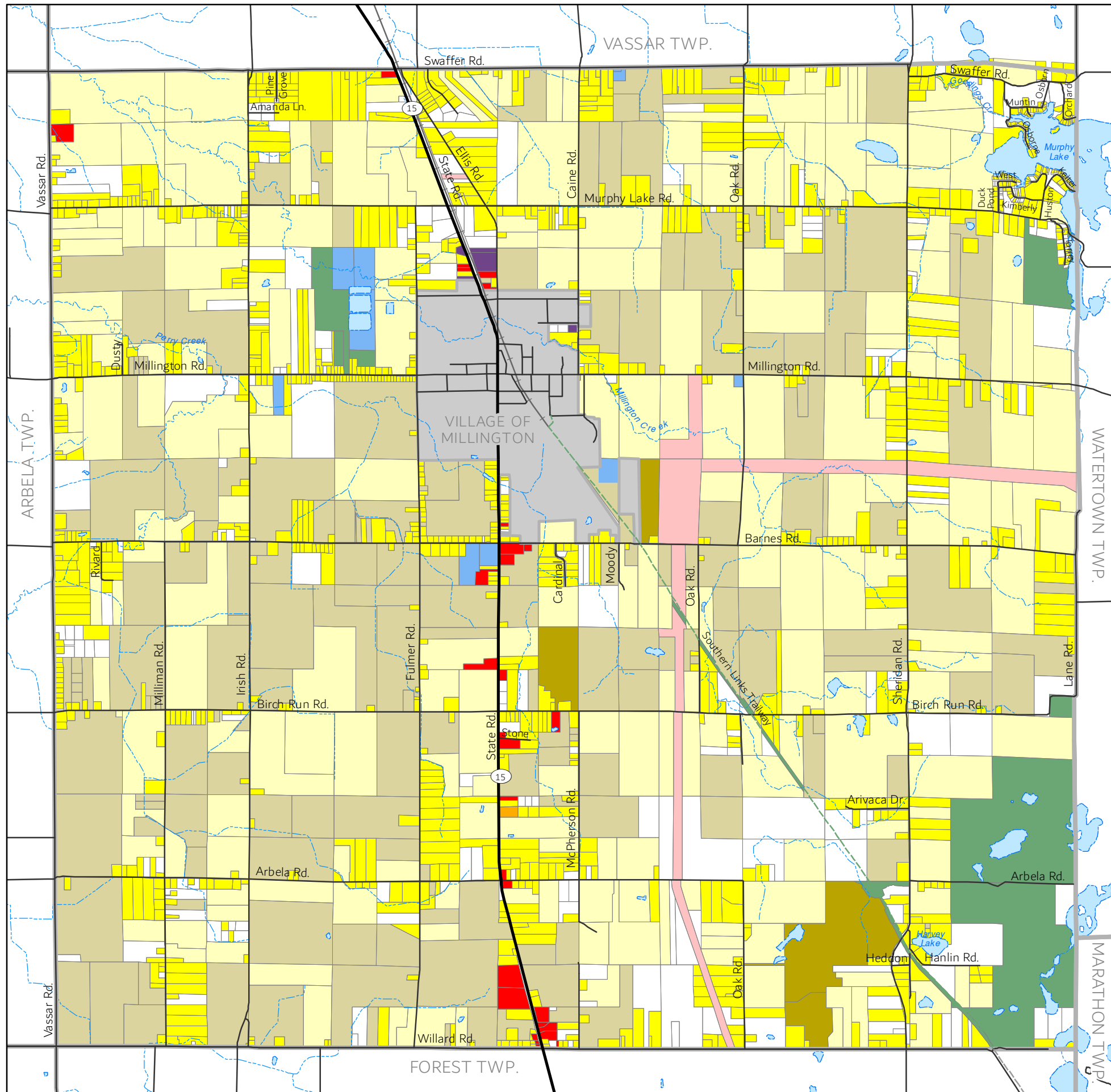
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Millington Township

Tuscola County, Michigan



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4.0 Community Goals and Objectives

4.1 Introduction



Before a community can actively plan for its future growth and development, it must first develop a set of goals and objectives that define the boundaries of its needs and aspirations. The goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

4.2 Basis for the Goals and Objectives

The following is a recommended set of community goals (the ultimate purposes or intent of the plan) and objectives (means of attaining goals) as established by the Millington Township Planning Commission. These goals and objectives are largely based upon the background studies and analysis, as presented in Section 3.0, as well as the results of the citizen engagement process.

4.2.1 Citizen Engagement

A public workshop was held by the Township Planning Commission on November 7, 2018. The workshop began with an introduction to master planning, followed by a presentation of key findings from the background information.

The workshop then included an individual questionnaire. Attendees were first asked to indicate their top three “problem to be solved” in Millington Township. The following is a summary of the topics that were addressed through the responses received:

- Preserving our rural feel
- Generating community involvement
- Trying to promote business opportunities for future business growth
- Promoting downtown Millington and the industrial zones to help promote jobs
- Filling vacant buildings
- Need to have facilities, stores, entertainment and other improvements to draw people to Millington
- Promoting and accommodating senior living and housing
- Providing affordable housing for all ages and incomes
- Eliminating blight
- Promoting family and youth activities
- Continued development of recreational opportunities and facilities
- Expanding non-motorized transportation

Attendees were then asked to indicate their top three “aspirational needs” (an idealized picture of what should be) for Millington Township. The following is a summary of the needs that were addressed through the responses received:

- Farmland preservation
- Maintain the small-town, friendly atmosphere
- Preserve natural resource assets
- Allow for development of vacant lands
- Provide an appropriate balance of businesses, industries and residential areas
- Successful business atmosphere
- Road and infrastructure improvements
- Affordable housing for younger people
- Senior living opportunities
- Offer alternative housing styles, such as condominiums and townhouses
- More activities to draw and engage young people
- Maintenance and improvement of recreational areas, parks, wetlands
- Build upon existing trails and expand non-motorized transportation facilities and routes

In the Fall of 2018, Millington Township facilitated a citizen opinion survey to gather feedback with regard to community needs and desires. In total, 173 survey responses were received (both online and written survey). The following is a summary of the responses received. The detailed survey results are included in the **Appendix**.

- There was a broad age range of the responders, including nearly 18% who were under 18 years old
- Just under 90% of responders were Township residents
- Just under half of responders have lived in the Township for more than 30 years
- More than 80% of responders don’t have any plans to move out of the Township in the next 5 to 10 years

- The positive aspect of Millington Township that was most frequently noted was “the rural feel” (52%)
- The negative aspect of Millington Township that was most frequently noted was “lack of shopping/dining options” (70%)
- Responders certainly support more single-family housing (48% large lot, 43% ranch), but responders also recognize the need for additional senior housing (40% independent, 32% assisted, 20% full service) as well as other types of housing (20% townhomes, 15% accessory dwellings)
- Regarding commercial development, more than 50% of responders felt that it was most important to encourage additional commercial development
- Regarding development priorities, the top 5 priorities were:
 - Eliminate blight and vacant homes
 - Encourage commercial and industrial development
 - Provide incentives to attract commercial/industrial development
 - Preserve natural features
 - Encourage availability of senior housing

4.3 Community-Wide Goals

1. Create an optimum human environment for the present and future residents of Millington Township, an environment that will meet their physical, social and economic needs, while preserving the rural character of the community.
2. Provide opportunities for managed growth and development in a manner that preserves open space in the Township.
3. Preserve and promote the rights of individual property owners while maintaining the aesthetic character of the community.
4. Relate land use primarily to the natural characteristics of the land and the long-term needs of the community, rather than to short-term economic gain.
5. Encourage intergovernmental cooperation between the Village of Millington, Tuscola County and surrounding communities in the coordination of long-range planning for the provision of area-wide facilities.
6. Bolster public awareness of local planning efforts by stimulating citizen interest and active participation in the planning process.

4.4 Agricultural Goal and Objectives

Goal

Encourage the retention of prime agricultural lands within the Township in recognition of the agricultural industry’s direct impact on the region’s economy and quality of life.

Objectives

1. Protect those land areas that are economically important to the agricultural industry from encroachment and interference by incompatible uses.
2. Recognize that agriculture is an important economic activity of the Township, as well as a natural asset, by encouraging the use of tools and techniques such as the Farmland and Open Space Preservation Act (PA 116), farmland conservation easements, and purchase of development rights programs, among others.
3. Ensure that land development codes allow for activities that might reduce costs or provide supplementary income for local farmers, such as agri-tourism facilities, consistent with community character.
4. Promote sustainable agricultural practices, with its emphasis on environmental stewardship, wholesome food production, and a locally-oriented customer base.
5. Allow and encourage small-scale farming activities and the keeping of horses or other livestock within the Township.
6. Support the existence and expansion of the local foods movement within the Township, through the allowance of farmers markets, food stands and food cooperative facilities.

4.5 Residential Goal and Objectives

Goal

Promote the development and enhancement of residential areas designed to offer choice and a variety of safe, sanitary, and affordable housing choices.

Objectives

1. Encourage the improvement and beautification of existing residences as a means of ensuring lasting identity and stability of residential areas.
2. Encourage new residential developments whose densities, styles, and locations will not adversely affect the current rural and small town character of the community.
3. In cooperation with the Village of Millington, foster the development of senior living environments and affordable housing, consistent with market conditions and properly located based on the needs of the occupants, in areas supported by existing public infrastructure and services.
4. Provide for a range of housing types and affordability levels to meet the changing needs of Township residents.
5. Discourage residential development in environmentally sensitive areas.
6. Require adequate buffers or transition areas between residential and non-residential developments to maintain property values and attractiveness.

7. Encourage the removal of conflicting or undesirable land uses from residential areas through code enforcement and other means.
8. Encourage the removal of unsanitary or unsafe housing through code enforcement or other means.
9. Encourage the improvement of residential development around Murphy Lake through a partnership between the Township and the property owners.

4.6 Commercial Goal and Objectives



Goal

Provide for a selected range of commercial facilities to serve the needs of local population.

Objectives

1. Encourage limited commercial and industrial growth and expansion to provide adequate services to Township residents and to help provide a tax base and increased employment opportunities in Millington Township.
2. Recognize the role that Millington Village and adjacent communities play as the primary commercial, shopping, cultural and entertainment destinations within the area. Relate the amount of commercial zoning to be provided within Millington Township accordingly.
3. Encourage the development of small commercial establishments in strategic locations.
4. Discourage strip commercial development along highways, except where a specific need can be substantiated for highway-oriented type businesses and where such businesses will not adversely impact existing residential uses.

5. Establish a compatible relationship between commercial and adjacent residential uses through the use of buffer devices such as walls, fences, landscaped areas, and transitional uses.
6. Direct business and industrial investment to vacant or underutilized properties before development of greenfield sites.

4.7 Industrial Goal and Objectives

Goal

Encourage a variety of light industrial development and agricultural-supporting enterprises (“agri-businesses”) with attractive sites to strengthen the tax base and provide employment opportunities for area residents.

Objectives

1. Encourage limited commercial and industrial growth and expansion to provide adequate services to Township residents and to help provide a tax base and increased employment opportunities in Millington Township.
2. Direct business and industrial investment to vacant or underutilized properties before development of greenfield sites.
3. Encourage the development of new industries that are economically associated with the existing industrial base in the region.
4. Locate industrial areas that have reasonable boundaries, are easily accessible from the existing transportation network, and are not subject to encroachment by incompatible uses.
5. Encourage the creation of home businesses that are compatible with adjacent properties.

4.8 Transportation Goal and Objectives

Goal

Develop and maintain a network of roads and non-motorized routes that meet the needs of all Township residents and businesses in a safe and convenient manner.

Objectives

1. Utilize the federal/state road and highway classification system for classifying existing and future roads in Millington Township.
2. Cooperate with the Michigan Department of Transportation and the Tuscola County Road Commission in the planning and design of road improvements.
3. Limit points of ingress/egress on major roads.

4. Segregate truck and automobile traffic as much as possible.
5. Develop and implement a plan for improvements of secondary roads through a public participation process.
6. Continue the cooperative relationship with neighboring and regional governmental agencies in the development of a regional non-motorized transportation network.

4.9 Park and Recreation Goal and Objectives

Goal

Preserve the natural resources of Millington Township and provide for the recreation needs of all Township residents.

Objectives

1. Encourage the improvement of existing and development of new recreation and open space systems that complement and capitalize upon the Township's unique natural features.
2. Encourage public participation and utilize professional expertise to determine needed and desired recreation facilities.
3. Cooperate with the State of Michigan and adjoining communities in the development of recreation and community facilities.
4. Acquire desirable sites to meet the future recreation needs of the Township residents.
5. Continue the cooperative relationship with neighboring and regional governmental agencies in the development of a regional non-motorized transportation network.



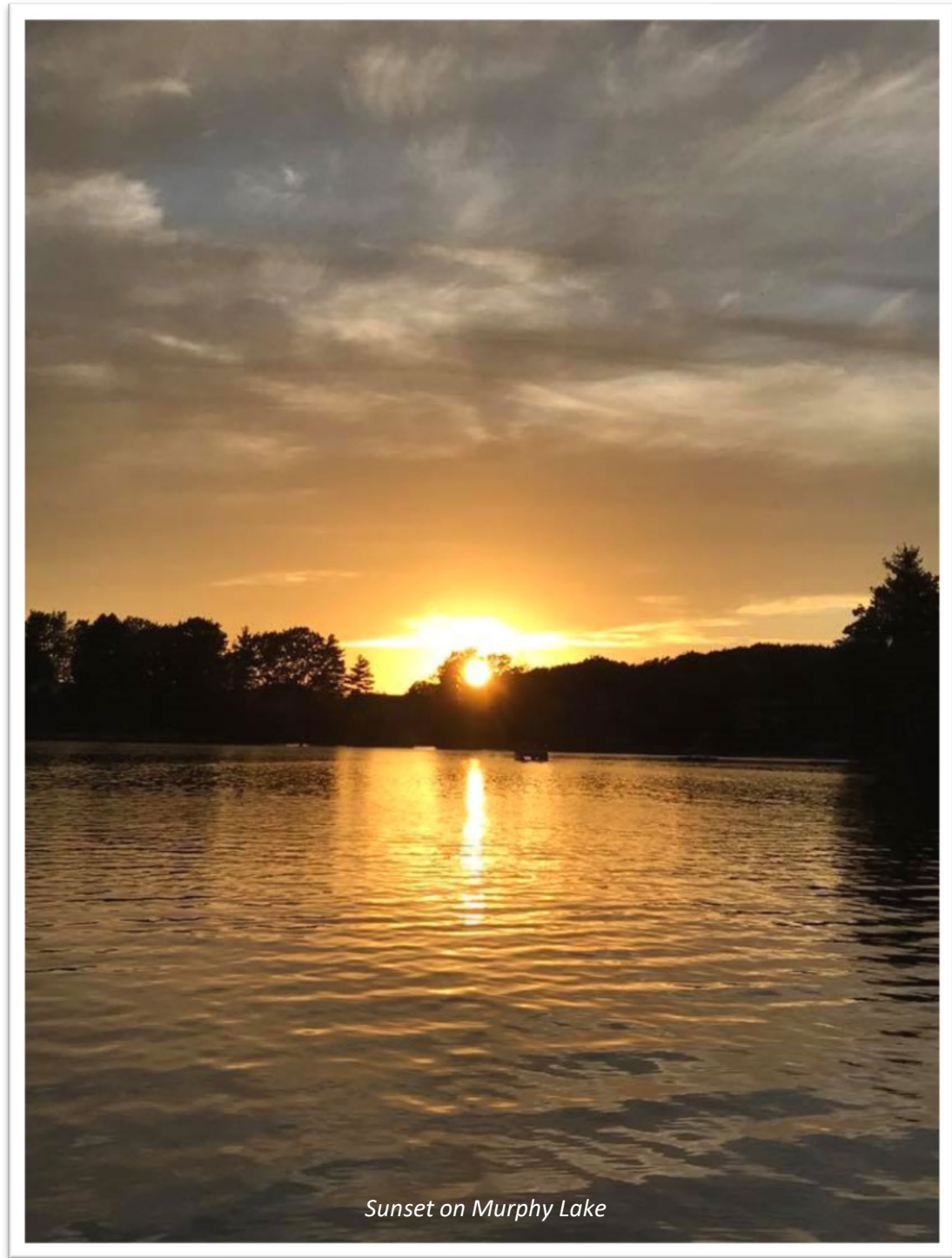
4.10 Natural Environment Goal and Objectives

Goal

Preserve and enhance the natural and environmental resources of the Township for all current and future Township residents.

Objectives

1. Implement land use patterns, which will direct new growth away from environmentally sensitive areas such as woodlands, wetlands, steep slopes, and areas subject to flooding.
2. Implement development controls, which will maximize the protection of land-based natural resources while preserving the quality of air and water.
3. Encourage the removal of conflicting, unattractive, or undesirable land uses from the Township.
4. Encourage and seek solutions to protect wetlands and groundwater resources.
5. Consider and allow for, where appropriate, the development of solar energy facilities within the Township, in a manner that does not negatively impact the natural environment.



Sunset on Murphy Lake

5.0 Transportation Plan

5.1 Introduction



Mobility constitutes a vital part of the social and economic well-being of a community. The traffic circulation system is, in a large sense, the framework upon which the Township is built. This system must support the collective mobility of citizens and visitors of Millington Township. The system must also be fully coordinated with the other elements of the master plan, particularly future land use, so as to complement the collective goals, objectives, and policies of the plan.

5.2 Road Network

Millington Township is relatively well served through a network county roads and highways, while other forms of transit are lacking within the Township.

The Township's main artery is M-15 that traverses north to south and nearly divides the Township in half east to west. Millington Road is the main east west artery. Additional local roads follow many of the section lines. The City of Vassar is located north of the Township along M-15 in adjoining Vassar Township while Frankenmuth and Birch Run are located to the west of the Township. Due to the marshy wetlands in and adjoining the Murphy Lake State Game Area, only Millington Road continues directly east from the Township. Two other east west roads do twist through the state game area. Flint is located approximately 20 miles to the southwest of the Township while Bay City is approximately 30 miles to the northwest. Michigan's main north south freeway, I-75 is located approximately nine miles to the west of the Township.

The major metropolitan areas of Michigan, as well as the entire Midwest, are also within easy reach of Millington Township through the interstate highway network. Many of the Midwest's major cities are within one-half day driving distance from the Township, including:

<u>City</u>	<u>Miles</u>
Chicago	300
Cleveland	250
Detroit	80
Grand Rapids	140
Indianapolis	330
Lansing	75
Toronto	260

Millington Township's roads are separated into four categories of ownership: State Highway, County Primary Road, County Local Road, and other road (private/non-certified). M-15 is a State highway and as such, designated as a State Trunk Line. Parts of five roads are designated as County Primary roads including Vassar Road (northern 2/3rds), Irish Road (southern 1/3), Sheridan Road, Millington Road, and Birch Run Road. These County Primary Roads are managed by the Tuscola County Road Commission and provide access within Millington Township and to the surrounding communities. County Local Roads are also managed by the Tuscola County Road Commission but mainly serve as local access roads within the Township. These roads are less traveled and generally serve only the residents that live along them. Due to a large amount of agricultural and sparsely populated areas and the State game area, the local road network in the Township is somewhat fragmented, especially in the eastern portion of the Township.

The majority of the roads in Millington Township are currently paved with unpaved roads spread across the Township. Paved roads include all of the highways and county primary roads in addition to many of the minor roads.

Road Classification

The Federal Highway Administration (FHWA) developed the National Functional Classification (NFC) to group streets and highways into classes, or systems, according to the level of service they are intended to provide. This system was introduced in 1968, and by the 1970s all streets and highways were required to be classified. Transportation engineers and planners around the country recognize the NFC as the unofficial road classification system for all roads within their communities. The following classifications (NFC) have been established. **Map 4** shows the Transportation Network of Millington Township and the classification (NFC) of the Township's roads.

- **Interstates and Other Freeways and Expressways** (none in Millington Township): are the prominent road type in the NFC hierarchy intended to carry the major portion of trips entering and leaving urban areas, as well as a majority of the trips bypassing the area.
- **Principal Arterials** (none in Millington Township): serve major metropolitan centers focusing on providing a high degree of mobility and may also serve rural areas. These roadway provide both through and local traffic, and they do provide access to abutting land uses.

- **Minor Arterials (M-15):** serve a similar in function to principal arterials, but they generally carry less traffic and connect to smaller urban centers. The minor arterial system interconnects with and augments the principal arterial system by providing for trips of moderate length with less traffic mobility. Accessibility is greater but stops are more frequent due to signalized intersections.
- **Major Collectors** (segments of Vassar Road, Millington Road, Sheridan Road, Birch Run Road and Irish Road): provide access and traffic circulation within residential neighborhoods, commercial and industrial areas. These streets differ from the arterials in that they usually enter neighborhood areas to distribute residents throughout the entire system to and from their destinations. Collector streets also collect traffic from local streets and channel them into the arterial system. Major collectors are important intra-county travel corridors and provide service to county seats not on an arterial route, to larger towns not directly served by the higher systems, and to other traffic generators of equivalent intra-county importance.
- **Minor Collectors** (none in Millington Township): Minor collectors are identified to collect traffic from local roads and private property and bring all developed areas within a reasonable distance of a major collector or arterial road.
- **Local Streets** (all other streets in Township): comprises all streets and roadways not identified in one of the higher systems. Local streets primarily provide direct access to abutting land and to minor collector streets. Movement of through traffic is usually discouraged on local streets.

5.3 Other Transportation Modes



Southern Links Trailway Informational Kiosk

Southern Links Trailway

The Southern Links Trailway extends over 10 miles from the Village of Millington southeast through the Township. It follows a former Michigan Central railbed for its entire length. The rail trail extends through Otter Lake and ends in Columbiaville in Lapeer County. This trail is a great foundation for a broader non-motorized regional network, and the Township should support efforts to develop a regional system.

U.S. Bicycle Route 20

The U.S. Bicycle Route System is a national network of regionally and nationally significant bicycling routes spanning multiple states. The purpose of the U.S. Bicycle Route (USBR) numbering system is to facilitate travel between states on routes identified as suitable for long-distance cycling. U.S. Bicycle Route 20 is an east-west route of just over 300 miles and connects Marine City on the east with Ludington on the west. Bicycle Route 20 extends through Millington Township: within the southeastern portion of the Township, connecting Otter Lake and Millington, it is a “trail-route” using the Southern Links Trailway; within the northwestern portion of the Township, connecting Millington to Vassar, it is an “on-road route” along M-15.

Public Transportation

Currently, there are no public transportation services offered in Tuscola County.

Air and Rail Transportation

There are two private grass airstrips located within Millington Township. The nearest public airport is the Tuscola Area Airport, which is ten miles northeast of the Township. It provides general aviation services and has one paved and one grass runway. The closest commercial airport is Flint’s Bishop International Airport, approximately 20 miles to the southwest. Midland, Bay City, Saginaw regional airport, MBS International, is located in Freeland, approximately 30 miles northwest of the township.

Millington Township is not served by passenger rail, although the Huron and Eastern Railway, a subsidiary of the Genesee & Wyoming Railroad, operates a freight rail line from its terminus in the Village of Millington north into Vassar. The nearest passenger rail station is approximately 18 miles southwest in Flint, with connections to Chicago.

Intercity Bus Transportation

There is no intercity bus transportation within the Millington Township; however, both Greyhound and Indian Trails have bus stops in both Saginaw (approximately 22 miles to the northwest) and Flint (approximately 18 miles to the southwest).

5.4 Transportation Issues

Two non-maintenance issues face Millington Township relative its transportation system.

County Ownership

Millington Township does not own its street network, thus it has little power to exert control over how the system is maintained and improved. The Tuscola County Road Commission is responsible for all public roads throughout County that are not located with cities or incorporated villages. One major benefit is that the Millington Township residents have lower taxes than their neighbors in the Village of Millington; however, the County has limited road maintenance and road construction resources that must be divided amongst all of the roads under its jurisdiction county-wide.

Continued Development of a Regional Non-Motorized Network

Tuscola County was part of the Thumb Region Non-Motorized Transportation Plan that was prepared in 2010-2011. This joint effort between Huron, Sanilac, and Tuscola Counties was predominately focused on developing a bicycle route along M-25, that generally follows the shoreline. The plan did look at routes to link interior communities to waterfront destinations, but the plan did not do a complete evaluation of how to link the interior communities to each other. Without safe and pleasant pathways, the likelihood of people riding or walking along unimproved road shoulders is unlikely. With an attractive and safe alternative, the opportunities greatly increase that people will use these non-motorized routes as a recreational or transportation method.

Non-Motorized infrastructure includes: 1) sidewalks, 2) marked lane “sharrow” routes, 3) striped bike lanes, 4) widened shoulders, 5) separated multi-use paths, 6) hiking/mountain biking/cross country skiing trails; 7) equestrian trails, 8) Safe Routes to School, and 9) blueways.

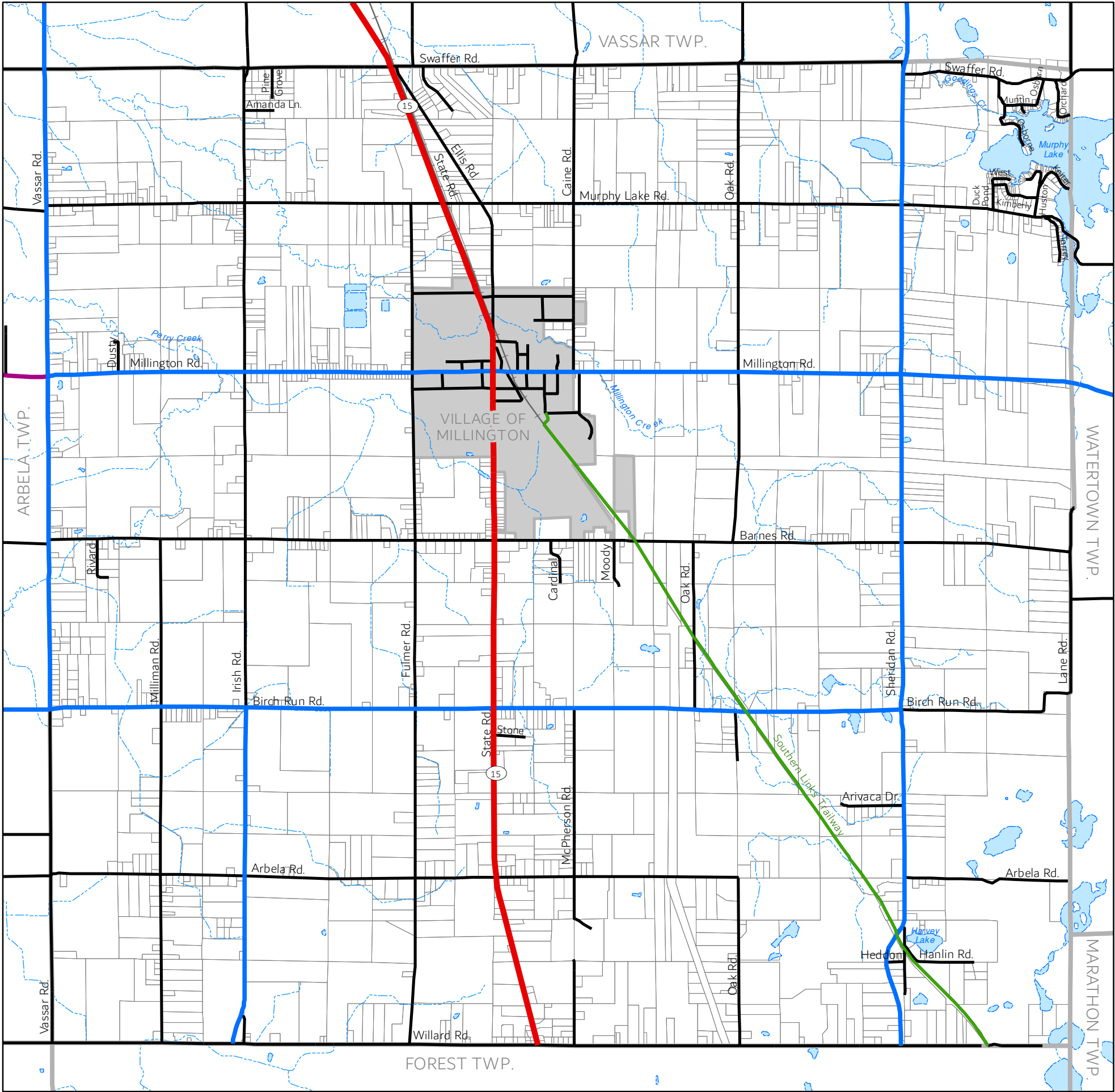
Within Millington Township, there is an opportunity to connect the Murphy Lake State Game Area that runs along much of the Township’s eastern boundary with major east-west connections that would be within reach for much of the population. In addition, there should be safe attractive non-motorized connections to major destinations located beyond the Township boundaries. These connections should include to: Birch Run to the west, Frankenmuth to the northwest, the City of Vassar to the north, and Mayville to the northeast. The Southern Links Trailway provides a good non-motorized connection to the southeast into Lapeer County. The Cass River would also provide a unique opportunity to develop a pathway following its route as it traverses northeast across the county as well.

To support these intra and inter-township connections, Millington Township should begin advocating to both Tuscola County and the Tuscola County Road Commission to develop a county-wide non-motorized plan that will act as a development framework for the next ten to fifteen years. This broader network would include non-motorized connections between all population centers and destinations within the Township and important destinations and major non-motorized routes outside of the Tuscola County as well. This regional network would connect Millington Township to Flint to the south, Saginaw and Bay City to the northwest, and Lapeer to the southeast.

The Iron Belle Trail is a state trail that is envisioned to traverse Michigan from Belle Isle in Detroit to Ironwood in the western Upper Peninsula. This trail is being built to offer two different non-motorized options, one route will be for bicycles while the other route will be for hiking. The bike portion of the Iron Belle Trail is using the Southern Links Trailway/U.S. Bicycle Route 20 as its route through the Township to the Village of Millington. In the Village of Millington, the bicycle route joins M-15/Bicycle Route 20 north into the City of Vassar. Because the grade separated trail ends in the Village of Millington, there is an opportunity to develop a multi-use path connection that is separate from the public highway.

The Township must actively partner with Tuscola County and the Tuscola County Road Commission to develop a county-wide non-motorized system, and the Iron Belle Trail is a good opportunity to obtain outside resources to begin to develop this broader system that would serve local residents.





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Map 5: Transportation Network

Millington Township 2019 Master Plan Update

Transportation Classification (NFC)

- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads/Unclassified
- Bike Path (Southern Links Trailway)
- Railroad

Base Data

- Parcels
- Water Bodies
- Streams
- Village of Millington
- Municipal Boundaries

Base Data Source: Michigan Geographic Data Library
 Parcel Data Source: Tuscola County, 2018
 Soil Data Source: USDA Natural Resources Conservation Service, 2018
 Existing Land Use Source: Wade Trim, October, 2018



Millington Township
 Tuscola County, Michigan

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 Bay City, MI 48707
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6.0 Future Land Use Plan

6.1 Introduction



The Future Land Use Plan identifies the desired pattern of land development in Millington Township for a period extending approximately 20 years. The Future Land Use Plan is a general statement of the Township's goals and provides a single, comprehensive view of the community's desire for its future. This section describes the basis for the plan and the intended character of each land use classification.

6.2 What is a Future Land Use Plan?

A Future Land Use Plan is a guide to the physical development of a community. Based on the social and economic values of the community, it translates those values into a scheme that describes how, why, when, and where to build, rebuild, or preserve the community.

There are many general characteristics of a Future Land Use Plan. The first characteristic of the plan is that it is long range, covering a time period of as much as twenty years. Not only does the plan present a vision of the community in the future, it also recommends procedures and policies that can help the community to get there.

A second characteristic of the plan is that it is meant to be general in nature. The Future Land Use Plan is not meant to be specific, recommending land uses property by property. It only provides land use recommendations for generalized locations in the community. This is one of the strengths of the Future Land Use Plan, allowing for the community to determine exact locations and boundaries for the proper land use classifications.

A third characteristic of the plan is that it is comprehensive, covering all social, economic, and physical aspects of the entire community. The plan not only analyzes the individual functions that make the community work, the plan also studies the interrelationships between these functions.

Lastly, a Future Land Use Plan is a statement of policy and a guide covering such community desires as quantity, character, location, and rate of growth and indicating how these desires are to be achieved. It is important to understand that the plan has no legal authority, unlike legal documents such as a zoning ordinance or subdivision regulations. However, the plan serves as a guide in the formulation of these legal documents. Government bodies and officials such as the Township Board, Planning Commission, and Zoning Administrator should use the plan as a guide in their day to day decision making processes.

6.3 Basis for the Plan

Making informed decisions about the future growth and redevelopment of communities is no easy task. Communities have become centers of complex and interrelated activities. Employment and residential areas are interconnected and supported by public and private facilities such as streets, water, sewer, storm drains, parks, and services such as, garbage pick up, police and fire protection, medical and emergency services, recreation and entertainment, and personal services. Many of these facilities and services are interrelated, as are the land uses they support or serve. A Future Land Use Plan can only be created after this thorough understanding of all the elements in the land use system is gained.

In the proceeding chapters of this master plan, many elements of Millington Township were analyzed including, demographic data, environmental features, existing development patterns, and community goals and objectives. These elements, in addition to an understanding of current public services and facilities, transportation networks, regional conditions, and market trends, combine to form the basis for the Future Land Use Plan.

6.4 Plan Recommendations

Eight future land use classifications are proposed for Millington Township. The various future land uses are portrayed on **Map 6** and the total acreages for each category are shown in **Table 12**. A description of each Future Land Use category is presented below.

Agricultural/Rural Residential

This classification is intended to accomplish a number of goals:

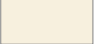







- Preserve the vast agricultural resources and activities that exist in the Township.
- Preserve the environmental resources, including upland and lowland forests within the Township, for future generations.
- Steer development away from environmentally sensitive areas in the Township such as wetlands.
- Prevent large scale residential developments from locating in the district.










All common farming activities such as the raising of crops and livestock would be considered compatible land uses in this area. Related agricultural activities such as tree farms, horse farms, or fish hatcheries are also anticipated in this category. Outdoor commercial recreation and open space uses such as riding stables, golf courses, campgrounds, nature preserves, and similar uses, should also be considered compatible uses.

Map 6: Future Land Use

Millington Township 2019 Master Plan Update

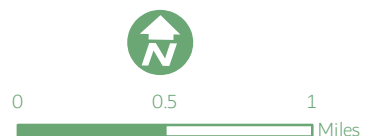
Future Land Use Classifications:

-  Agricultural/Rural Residential
-  Residential
-  Lakefront Residential
-  Multiple-Family Residential
-  Conservation, Recreation and Institutional
-  Commercial Corridor Mixed-Use
-  Industrial Corridor Mixed-Use
-  Gravel Pit

-  Major Roads
-  Local Roads
-  Existing Trail (Southern Links Trailway)
-  Proposed Non-Motorized Routes
-  Railroad
-  Parcels
-  Village of Millington
-  Municipal Boundaries
-  Water Bodies
-  Streams

This is to certify that this is the official Future Land Use Map of Millington Township, adopted June 10, 2019.

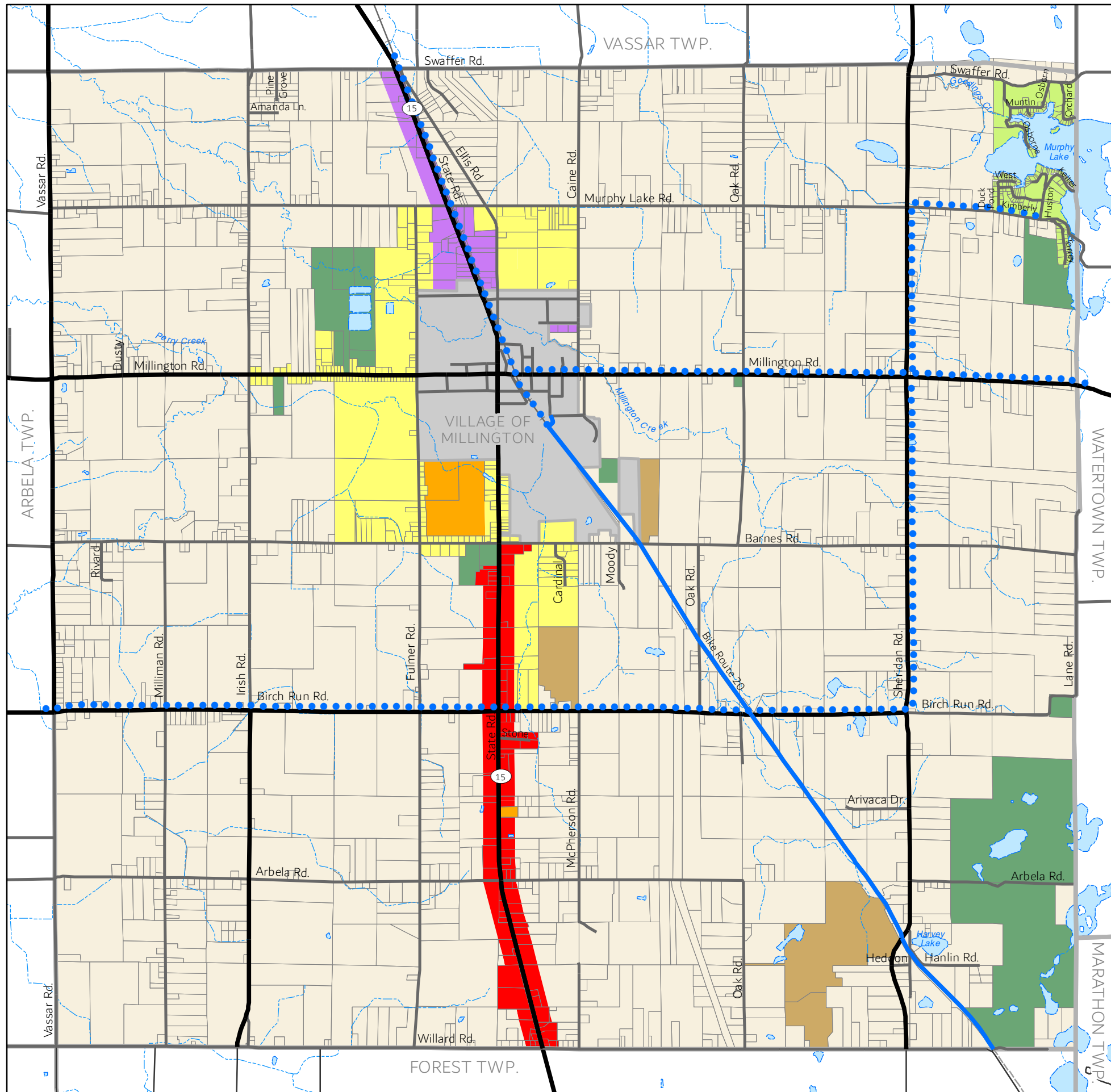

Jennifer Koch,
Planning Commission Secretary



Millington Township
Tuscola County, Michigan



1403 S. Valley Center Drive
PO Box 580
Bay City, MI 48707
989.686.3100



Single-family homes, which are compatible with the rural character, should be encouraged in this district. Minimum lot size should be one acre per housing unit.

Residential

The residential future land use classification is intended to encourage new residential development of a higher intensity than the rural residential classification. Lands planned for residential are located in areas that are or can be adequately served by public services, generally surrounding the Village of Millington and near the M-15 corridor. This classification would support single-family detached or attached residential development, condominiums, townhouses, and/or senior living facilities, in well-planned settings that would be made compatible with any adjacent lower-intensity development through mechanisms such as screening and land use transitions.

Lakefront Residential

This lakefront residential classification is intended to encompass the existing resort residential and cottage-style developments in the immediate vicinity of Murphy Lake. These existing lakefront residential developments are encouraged to remain. Limited additional single-family residential development may also be allowed within this area, provided it is similar in character to the established development.

Table 12
Future Land Use Acreage
Millington Township, 2019

Land Use Category	Total	
	Acres	%
Agricultural/Rural Residential	18,968.7	85.5
Residential	973.4	4.4
Lakefront Residential	167.4	0.8
Multiple-Family Residential	108.6	0.5
Conservation, Recreation and Institutional	935.8	4.2
Commercial Corridor Mixed-Use	391.5	1.8
Industrial Corridor Mixed-Use	182.2	0.8
Gravel Pit	335.7	1.5
Other (water bodies, rights-of-way, etc.)	101.7	0.5
Totals	22,165	100.0

Source: Wade Trim, February 2019.

Multiple-Family Residential

The multi-family residential classification is intended to provide opportunities for affordable housing and alternatives to traditional single-family homes. Included in this district are duplexes, townhouses, apartments, mobile home parks, senior housing facilities, and related uses.

Conservation, Recreation and Institutional

This category has been established to encompass all existing conservation lands, recreation lands, and institutional facilities within Millington Township. Included are existing churches, school facilities, Arthur Latham Memorial Park and Murphy Lake State Game Area properties. The Future Land Use Plan designates no new lands for conservation, recreation and institutional use. Future uses should be appropriately located in areas suitable for development with appropriate utilities and transportation access.

Commercial Corridor Mixed-Use

This classification is intended to support the appropriate development of the M-15 corridor, from Barnes Road, south to the south Township border. Existing land uses within this corridor include commercial uses, single-family residential uses, multiple-family uses, institutional uses and agricultural uses. Over time, this Future Land Use Plan anticipates and plans for the corridor to transition to accommodate a greater intensity of commercial use. However, given that much of the corridor will continue to accommodate residential and other non-commercial uses into the foreseeable future, any new commercial development will need to be justified by market demand and must be compatible with adjacent development. To ensure coordinated development within the corridor, and to discourage “islands” of isolated commercial uses, this Future Land Use Plan specifically encourages new commercial development to be concentrated at the intersections of Barnes Road, Birch Run Road, Arbela Road and Willard Road.

Industrial Corridor Mixed-Use

This classification is intended to support the appropriate development of the M-15 corridor, from the Village limits north to the north Township border. Existing land uses within this corridor include industrial uses, commercial uses, single-family residential uses, institutional uses and agricultural uses. Over time, this Future Land Use Plan anticipates and plans for the corridor to transition to accommodate a greater intensity of industrial use, along with some commercial use. However, given that the corridor will continue to accommodate residential and other non-industrial and non-commercial uses into the foreseeable future, any new industrial or commercial development will need to be justified by market demand and must be compatible with adjacent development.

Gravel Pit

This classification has been developed to encompass the existing gravel pit operations currently in the Township. No new lands for gravel pit operations are included in this classification.

Transportation Recommendations

The Future Land Use Map classifies all roads as either Major Roads or Local Roads. Major roads are intended to accommodate greater traffic volumes and provide for longer distance trip lengths than roads. The major roads may serve land uses which generate higher numbers of vehicle trips and are integrated into the regional road pattern to accommodate the long-distance movements. The major roads in Millington Township include State Road (M-15), Millington Road, Sheridan Road, Birch Run Road west of Sheridan Road, Vassar Road north of Birch Run Road, and Irish Road south of Birch Run Road. Local roads do not have the capacity to support higher traffic volumes. They are generally not designed to support through traffic movements; rather, they serve to collect local traffic and direct traffic to the major roadways.

Because of the importance of M-15 as a regional thoroughfare, there exists an opportunity for the Township to capitalize through enhancement and beautification of the highway and uses along the highway. Streetscape plans, proper landscaping requirements, and access management policies are all strategies which can enhance the experience of travelers along M-15, and possibly draw more tourists and new development. The Township will have to work in consultation with and will be required to get permission from the Michigan Department of Transportation (MDOT) to make any improvements along the state highway.

Proposed non-motorized routes are identified on the Future Land Use Map. The existing Southern Lakes Trailway, part of the U.S. Bicycle Route 20 and the state-wide Iron Belle trail vision, is a solid foundation to build upon to provide enhanced non-motorized access for area residents. As the Southern Links Trail ends at the village of Millington, the Future Land Use Plan proposes for this off-road trail to be extended along M-15 north towards Vassar. Additionally, the Future Land Use Plan conceptually shows proposed non-motorized routes along key Township roads. These routes would connect to important destinations, such as Murphy Lake, both within and near Millington Township.

6.5 Using the Plan

Now that the Future Land Use recommendations have been laid out for the Township, it is appropriate to describe how to put the plan to use.

It is important to remember that the master plan and its Future Land Use Map is not a legal document, and should not be confused with the zoning ordinance or map. In fact, the Zoning Map and Future Land Use Map may not even look the same. The key difference is that zoning deals with land use now, and the master plan prescribes a vision for land use in the future and acts as a guide to get you there.

One of the principal benefits of having an adopted master plan is the foundation it provides for zoning decisions. As the Township Board or Planning Commission is faced with making zoning and land use decisions, the respective bodies should consider the recommendations as set forth in the master plan. Rezoning, site plan reviews, and special land uses should conform with the principles found in the master plan.

Flexibility is a definite strength of the master plan. Changing trends, circumstances, unanticipated opportunities, and unforeseen problems can require an amendment to the master plan. If a new development proposal, which makes sense, does not conform to the master plan, the master plan should first be amended before the proposal is approved. If an amendment occurs, it is important to know that the rest of the plan is still relevant. The plan will only become irrelevant or obsolete if the master plan is not updated when changes occur in the municipality.

In order to keep the master plan up to date, it is important to schedule periodic reviews of the master plan. Consistent with the Michigan Planning Enabling Act, the Planning Commission should review the master plan at least once every five years and consider whether amendments to the plan are necessary.

6.6 Zoning Plan

Per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, every master plan within the State must have a Zoning Plan that compares the future land use categories identified within the master plan with the zoning districts contained within the community's zoning ordinance. If there isn't a corollary zoning district to a proposed zoning district, the Zoning Plan is to identify the discrepancy and that an amendment to the community's zoning ordinance is recommended.

The future land use classifications that are described in Section 6.4 correspond to the height, bulk, area, location, and use of buildings and premise requirements that are found within the Township's Official Zoning Ordinance.

Depending upon the nature of the use, certain future land use classifications may be located within multiple zoning districts. This is true because the master plan is only a generalized land use planning document whereas the zoning ordinance is a regulatory document that is specific down to individual parcels. **Table 13** correlates the two documents together.

Table 13
Zoning Plan
Millington Township

Future Land Use Classification	Zoning District
Agricultural/Rural Residential	AR – Agricultural – Residential
Residential	R-1 – Single-Family Residential
Lakefront Residential	LR – Lake Residential
Multiple-Family Residential	RM – Multiple-Family Residential MHP – Manufactured Housing Park
Conservation, Recreation and Institutional	AR – Agricultural – Residential
Commercial Corridor Mixed-Use	C- Commercial
Industrial Corridor Mixed-Use	I - Industrial
Gravel Pit	AR – Agricultural - Residential

However, in order to implement the vision of this master plan, a variety of zoning amendments are recommended. These amendments are outlined in Section 7.7.

7.0 Plan Implementation

Millington Township's master plan is a long-range community policy statement comprised of a variety of both graphic and narrative recommendations intended to provide guidelines for making reasonable and realistic community development decisions. The plan is intended to be employed by Township officials, by those making private sector investments, and by all citizens interested in the future development of the Township.

The completion of the plan is but one part of the community planning process. Realization, or implementation of the goals, objectives, and recommendations of the master plan can only be achieved over an extended period of time and only through the cooperative efforts of both the public and private sectors. This chapter will serve as a reference guide for the Township as it moves through the plan implementation process.

7.1 Education

Ultimately, the responsibility for implementing the master plan falls into the hands of the local officials of Millington Township. This fact is why it is very important that the Township Board, Planning Commission, and the various municipal departments be knowledgeable and focused on achieving the implementation of the master plan. It is key that these individuals understand the interconnectedness of the master plan and the zoning ordinance.

The local officials have to be the catalysts for action, leading the community in the right direction. The master plan and zoning ordinance are key tools to successfully guide future development, and understanding and utilizing these tools are vital to this success. There are several resources available to offer training including the Michigan Association of Planning, Michigan Township Association, and the East Michigan Council of Governments.

7.2 Public Policy

Governmental Cooperation

Successful implementation of the master plan will require bringing together the resources of many levels of government in the Millington area to be successful. This cooperation is necessary because different governmental entities have different responsibilities and roles to play in community development. The Village of Millington plays a key role in providing an active downtown district for the Township, and joint efforts are necessary to ensure that development appropriate for the downtown is focused in the downtown district while larger footprint commercial is focused in the Township. The Township doesn't own or maintain its roads, but they play a vital role driving development within the Township. The Tuscola County Road Commission is the agency that will be implementing road improvements throughout the Township as well, while the East Michigan Council of Governments is responsible for the distribution of Federal road funding. The Michigan Economic Development Corporation would assist the Township and region in jobs training and business attraction programs. All of these entities, and more, affect development within the Township.



Shared village and township office

Public/Private Partnerships

Implementing the goals and objectives of the master plan requires that the private and public sector work together on development projects. Co-development is simply the joint public and private investment for a common purpose. Working in a partnership allows for Millington Township to become involved in such things as site location selection, planning, site design, utilities and other service agreements, and tax incentives and abatements. These partnerships help to foster development friendly environments, where the Township benefits from increased tax revenue, and the private developers can benefit from decreased cost of improvements.

Code Enforcement

The ultimate effectiveness of the zoning ordinance depends on the administration and enforcement of the code by elected officials. If administrative procedures are lax, or if enforcement of regulations is handled in an inconsistent, sporadic manner, the result will be unsatisfactory at best.

The Zoning Administrator is often responsible for carrying out zoning/development related functions, including building inspections, ordinance administration, and community/ developer liaison. Each of these functions requires a substantial investment of staff time. If sufficient time is not made available to carry out these critical functions, they may only be accomplished in a cursory manner.

Therefore, the Township should provide for adequate staff levels and/or consulting assistance to assure that these essential day-to-day functions will receive the professional attention required assuring quality development through conformity with the zoning codes.

Code enforcement may also include the enforcement of General Ordinances passed by the community relative property maintenance. If the Township chooses to further address property maintenance and blight issues, the Township may adopt the International Property Maintenance Code. This code has been adopted many communities across the state to address property maintenance issues that are often visually blighting.

Capital Improvements Program

The term “capital improvements” is generally intended to embrace large-scale projects of a fixed nature, the implementation of which results in new or expanded public facilities and services. Such items as public building construction, park development, sewer installation, waterworks improvements, street construction, land acquisition, and the acquisition of certain large-scale pieces of equipment (graders, sweepers, trucks, etc.) are included in the Capital Improvements Budget.

Few communities are fortunate enough to have sufficient revenues available at any given time to satisfy all demands for new or improved public facilities and services. Consequently, most are faced with the necessity of determining the relative priority of specific projects and establishing a program schedule for their initiation and completion. The orderly programming of public improvements is to be accomplished in conjunction with a long-range plan.

In essence, the Capital Improvements Program is simply a schedule for implementing public capital improvements, which acknowledges current and anticipated demands, and which recognizes present and potential financial resources available to the community. The Capital Improvements Program is a major planning tool for assuring that public improvements proceed to completion in an efficient manner. The Capital Improvements Program is not intended to encourage the spending of additional public monies, but it is simply a means by which an impartial evaluation of needs may be made.

Long-range programming of public improvements is based upon three fundamental considerations. First, the proposed projects must be selected on the basis of community need. Second, the program must be developed within the community’s financial constraints and must be based upon a sound financial plan. Finally, program flexibility must be maintained through the annual review and approval of the capital budget. The strict observance of these conditions requires periodic analysis of various community development factors, as well as a thorough and continuing evaluation of all proposed improvements and related expenditures.

It is essential that in the process of preparing and developing the program, the Planning Commission be assigned a role in reviewing project proposals to assure conformity with the master plan and to make recommendations regarding prioritizing projects, and appropriate methods of financing.

7.3 Zoning Ordinance Tools

Planned Development

The use of planned development districts are not currently included within the Township’s Zoning Ordinance. Adding this optional zoning tool may be considered during a review of the Township Zoning Ordinance. Planned development districts are often allowed because there is a community desire to

provide property owners/developers flexibility to be innovative in their site designs for larger parcels. Planned development districts may permit denser developments, preserve open space or permit cluster zoning, allow for mixture of uses, provide for preservation of natural features, or other community goals.

Incentive Zoning

The zoning ordinance may include provisions for incentive zoning within certain zoning districts. If developers provide additional items that the Township desires, incentive zoning provides them the opportunity to gain additional development rights or density above the mandated maximum requirements allowed within that zoning district. Community goals identified in the master plan should be a basis for identifying desires or needs that will be achieved by allowing developers to exceed standard requirements. Public open space, landscaping that significantly exceeds minimum standards, provision of community building, etc. are all items that communities have received as part of an incentive zoning project.

Setbacks and Other Dimensional Standards

The zoning ordinance includes requirements for setbacks and other dimensional standards for landscaping, lighting, parking, fencing, lot coverage, signage, etc. Sufficient setbacks for an agricultural community like Millington Township are vital to retain its rural character. Unattractive structures and uses can be buffered by appropriately sized landscaped buffers. Natural features, shorelines, floodplains, and other features should all be protected by proscribed setbacks that protect these features from damage or inappropriate encroachment.

Overlay Zoning

This zoning tool allows for a special set of regulations be developed to regulate a specific area within an existing zoning district or extend across multiple districts. Both sets of regulations apply with the Overlay District, and a development can only be completed if it complies with the requirements included within both districts. Regulations for the district must be clearly articulated along with the goals for the added regulation. Overlay districts have been used to protect historic districts, wellhead protection areas, farmland, open space, and environmentally sensitive areas while retaining the underlying zoning.

Open Space/Cluster Zoning

For communities with significant suburban development pressures, open space/cluster zoning is an often-used design tool that allows the developer to build homes on lots smaller than permitted within the zoning ordinance while permanently protecting natural habitats. Confining the development to a smaller portion of the development site allows for the preservation of open space that is beneficial to the Township, the developer, and the residents of the development.

Conditional Rezoning

The 2006 revision of the Michigan Zoning Enabling Act granted local communities the ability to conditionally rezone properties. The conditional rezoning process allows the developer to rezone a property that the Township may not want to traditionally rezone because of the impacts of allowing all of the zoning district uses on that specific parcel. To begin the process, the developer must draft up an offer of what uses that would be allowed and what uses they are willing to forego in exchange for the conditional rezoning. This offer is presented to the Planning Commission and approved by the Township

Board of Trustees. The Township does not have the right to negotiate what the developer is proposing. The municipality may only agree or deny the offer. If approved, a legal agreement is signed between the two parties, and these requirements stay in effect until the developer or future owner asks to have the agreement revised or requests that property return to its original zoning classification.

7.4 Public Sector Improvements

Public Realm Enhancements

Local municipalities do spend significant funds on infrastructure items within the public rights-of-way. These investments include sidewalks, signage, streetscape furniture, public parking lots, parks, pathways, and public utilities (water towers, manhole covers, utility boxes for electricity and data, etc.). To build a unique sense of place, the Township should develop a unified design aesthetic and logo that is utilized on all publicly owned items. These unified design cues will help to develop the Township's identity and pride of place for the residents.

Standard utility boxes can easily be clad in artwork that enhances the public realm. Regular bike racks, benches, garbage cans, and other street furniture can be designed by artists so that they contribute to the public realm as well. These interventions do not have to be expensive, and they may be even be funded by local philanthropic organizations.

Public Facilities

Each community invests in its own facilities including: municipal offices, police and fire departments buildings, water/sewer systems, parks, cemeteries, streets and sidewalks, and other facilities. To ensure that costs are being managed and do not exceed what should be spent to maintain a specific facility, periodic studies should be conducted to ensure that the facilities are be operated in a cost-effective manner and don't require significant refurbishment.

Transportation Network Improvements

Roadway networks are a key aspect to the quality of life within communities. Congestion, interconnectedness, condition, all impact a community. Ability of handicapped individuals to be able to move around their communities are affected by the quality of the sidewalk and non-motorized pathway networks. How trucks and freight are able to move around the municipality impact the business friendliness of a community as well.

Building streets as a "complete street" requires the road designer to consider all potential road users and design for all abilities. Millington Township should consider passing a complete streets resolution so that the Tuscola County Road Commission would have to consider all prospective users when any reconstruction work is proposed for roadways within the Township.

The Township should advocate for a county-wide non-motorized network that would connect all of the commercial and residential nodes within the county. Some of these nearby nodes that would be linked as part of a comprehensive plan include Vassar, Frankenmuth, Birch Run, and Murphy Lake.

7.5 Design Enhancements

Commercial Corridor Enhancements

State Road (M-15) almost perfectly divides the township in half from north to south. To ensure that the agricultural feeling of the community is retained, design requirements should be strengthened along M-15 so that new developments do not alter the general appearance of the community. These design controls would include landscaping requirements, canopy street trees along all street frontages, parking lot enhancements, appropriate lighting, access management and other controls.

Gateways

At the main entrances into the Township (in particular, M-15 at the north and south Township border), the Township should consider constructing entrance features that announce arrival into the community. These points are where the community can first introduce itself to visitors and provide a good first impression.

7.6 Funding Programs

There are numerous grants and loan programs available through both the State and Federal governments. In addition, area community foundations may also have grant and loan programs that provide funding to support certain projects that local units of government would qualify for. Below are descriptions of key state and federal agencies that offer economic development (funding) programs within Michigan.

Michigan Department of Natural Resources

The Michigan Department of Resources (MDNR) offers a number of grant programs to local municipalities. To be eligible for many of these grant programs, the municipality must have an adopted community recreation plan that has been developed in accordance to the MDNR specifications. These recreation plans must be current and updated every five years.

Three general grant programs for the development of recreational facilities include:

1. Michigan Natural Resources Trust Fund – funds are available for acquisition of land for recreation, scenic beauty, or environmental importance and for construction of recreational facilities. All trust fund dollars must be matching by a twenty-five percent (25%) local match. Recreational facility projects are limited to \$300,000 in funds while the acquisition awards do not. Source of funding is the oil and gas leases on State lands.
2. Recreation Passport Grant program provides grants ranging from \$15,000 to \$150,000 for the renovation of existing facilities with a minimum of a twenty-five percent local match.
3. Land and Water Conservation Fund provides grants ranging from \$30,000 to \$300,000 for the expansion of recreational activities within local communities.

The DNR has a variety of other specialized grant programs for boating infrastructure, off-road vehicle trail improvements, snowmobile trail improvements, dam management, invasive species control, habitat improvement, urban forestry, marine safety, and recreational law enforcement grants.

Michigan Department of Transportation

The Michigan Department of Transportation (MDOT) provides a variety of grant programs related to infrastructure development. One of these grant programs is the Transportation Alternatives Program (TAP) that has been used by many local municipalities to fund a variety of streetscape, non-motorized pathway, and historic preservation projects that enhance the community's intermodal transportation system. As the TAP program is only available to Act 51 communities that receive a distribution of revenue from the Michigan Transportation Fund, Millington Township would have to partner with Tuscola County Road Commission on a TAP grant application. Since townships do not own their own roads, they do not a portion of the state-generated transportation revenues. The TAP program would be a good source of funding to complete a variety of non-motorized transportation projects within the Township.

Michigan Strategic Fund

The Michigan Strategic Fund's Community Revitalization Program provides loans and grants to a variety of economic development projects, including historic preservation projects. PA 252 of 2011 revised the Michigan Strategic Fund Act to allow for job creation grants and loans to contaminated, functional obsolete, blighted, and/or historic resources.

U.S. Department of Agriculture – Rural Development

The U.S. Department of Agriculture is engaged in rural development activities within each state. Michigan is divided into six districts with local offices located within each district. The Caro-Area office is the lead office for the thumb area of Michigan. Michigan's Rural Development office provides a variety of services including:

1. Grants and loans for the construction, enlargement, or improvement of essential community facilities (fire and rescue facilities, jails, health clinics, nursing homes, airports, city halls, libraries, community centers, and schools)
2. Grants and loans to improve water and sewer facilities in rural communities
3. Housing loans and loan guarantees for rural low-income individuals
4. Business and industry loan guarantees for rural businesses.

Economic Development Administration – U.S. Department of Commerce

The Economic Development Administration (EDA) is a department of the U.S. Department of Commerce, and the Chicago regional office provides services in the State of Michigan. One of the programs operated by the EDA is their Public Works program that helps distressed communities revitalize, expand, and upgrade their physical infrastructure. This program enables communities to attract new industry; encourage business expansion; diversify local economies; and generate or retain long-term, private-sector jobs and investment through the acquisition or development of land and infrastructure improvements needed for the successful establishment or expansion of industrial or commercial enterprises. This program has funded portions of industrial park developments across the State of Michigan. The EDA also supports the development of economic development strategies through the

completion of Comprehensive Economic Development Strategy plans that will assist local governments in qualifying for EDA support.

7.7 Strategic Action Plan

The Millington Township Master Plan is not a regulatory document that enforces what a community must do, but it does provide a long-term vision for the Township. With many recommendations made within the document, it is necessary to provide a workplan that prioritizes action steps by level of importance.

Some items are very important and should be implemented as soon as possible, while other items are less of an immediate priority. The tables that follow prioritize work items that act as “steeping stones” for later actions. These earlier steps make later steps easier to accomplish, more impactful, or both.

The Implementation Summary Table (**Table 14**) summarizes the various recommendations of the master plan, along with their priority, time frame and persons with responsibility for implementation.

Table 14
Implementation Summary Table

Public Policy, Administrative Action, and Other Improvements

Recommendation	Priority	Time Frame	Responsibility
Consider adopting a Complete Streets Policy	High	Within six months	Board of Trustees
Dedicate Township staff resources to Millington Village meetings and planning entities to ensure mutual cooperation	Medium	Six months to two years	Board of Trustees and Administration
Support the development of a county-wide non-motorized plan to connect various nodes together within the Township and across the Tuscola County	Medium	Six months to two years	Board of Trustees, Administration, Tuscola County Road Commission and Tuscola County Commissioners
Evaluate the Plan Implementation Resources chapter of the master plan for implementable projects	Medium	Six months to two years	Administration
Maintain current Parks and Recreation Plan	Medium	Every five years	Administration
Develop a promotional master plan pamphlet	Moderate	Two to five years	Planning Commission
Continue land use planning training for Board of Trustees, Planning Commissioners, and Zoning Board of Appeals members	Moderate	Ongoing	Administration

Zoning Ordinance Modifications

Recommendation	Priority	Time Frame	Responsibility
Conduct detailed review of zoning ordinance to ensure requirements support Township's rural character	High	Within one year	Planning Commission and Board of Trustees
Review the Township's existing Zoning Map and consider whether changes are necessary for consistency with the Future Land Use Plan and Map. Specifically, additional land for R-1 District zoning may be appropriate adjacent to the Village.	High	Within one year	Planning Commission and Board of Trustees
Review the permitted and special permitted uses within the R-1 District to ensure that housing types such as attached residential developments, condominiums, townhouses, and/or senior living facilities are allowed.	High	Within one year	Planning Commission and Board of Trustees
Consider text amendments to both the C District and I District to ensure land use compatibility within the M-15 corridor. Refer to the classification descriptions for Commercial Corridor Mixed-Use and Industrial Corridor Mixed-Use found in Section 6.4.	High	Within one year	Planning Commission and Board of Trustees
Revise the General Provisions for landscaping, parking, buffering and other site design requirements to ensure quality development	High	Within one year	Planning Commission and Board of Trustees
Evaluate permitting agri-tourism development and on-farm value added processing of agricultural products	High	Within one year	Planning Commission and Board of Trustees

Natural Features and Environmental Considerations

Recommendation	Priority	Time Frame	Responsibility
Encourage the retention of existing vegetation and other natural features into design of new developments	Medium	Six months to two years	Planning Commission and Board of Trustees
Educate residents about water ecology and how various uses may affect surface water and ground water quality	Moderate	Two to five years	Planning Commission, Board of Trustees, and Administration
Support conservation efforts to retain active farming and open space conservation	Moderate	Two to five years	Board of Trustees and Administration

Economic Development

Recommendation	Priority	Time Frame	Responsibility
Revise General Provisions for landscaping, parking, buffering and other site design requirements to ensure quality development	High	Within one year	Planning Commission and Board of Trustees
Partner with Tuscola County, Tuscola County EDC, and EMCOG on business attraction and employment training	Medium	Six months to two years	Administration and various economic development entities
Evaluate permitting agri-tourism development and on-farm value added processing of agricultural products	High	Within one year	Planning Commission and Board of Trustees