



DRAFT

EDENVILLE TOWNSHIP

MIDLAND COUNTY, MICHIGAN

LAND-USE

MASTER PLAN

Approved: XX/XXX/2026

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PREFACE

MASTER PLAN

The purpose of this Edenville Township Master Plan is to “express the Township’s vision of its future and provide a guide to accomplish that vision” pg. 95. (Michigan Townships Association (MTA), 2019)

A Master Plan is a set of policies, not a law. The long-range goals of the Master Plan are the basis for a zoning ordinance and zoning decisions.

ZONING ORDINANCE

Zoning is regulation of the use of land, and it is the law. State law requires that a zoning ordinance be based on an adopted Master Plan. Zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if ever challenged in the courts. The Master Plan represents a community’s future vision, while the zoning ordinance contains the rules that govern the path to that vision.

Because the Township’s land-use Master Plan must take into consideration some aspects of the current zoning ordinance districts and metrics, it is important to provide a common reference to each. Please note that the districts may be referred to differently based on the source of the data, for example, District R-1 is also referred to in this document as R1.

These zoning districts and descriptions provide a common reference throughout this document; however, they may change in the future with updated versions of the Zoning Ordinance.

- **District R-1 (R1) Residential.** The purpose of this district is to reserve areas principally for single-family and two-family residential uses and to maintain safe and desirable conditions for year-round family living.
- **District R-2 (R2) Mixed Residential.** The purpose of this district is to offer a wide variety of housing choices in a single district providing a mixture of single-family, two-family, and multiple-family dwellings.
- **District A (A) Agricultural.** The predominant land use in this district is agricultural. It is the intent and purpose of this district to conserve and promote the general continuation of agricultural use, while recognizing the gradual extension of residential and other compatible uses into the district.

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- **District C (C) Commercial and Light Industrial.** The purpose of this district is to provide for neighborhood shopping, personal services, and professional office areas, that are primarily compatible and of service to residential uses in the Township and to accommodate operations conducted wholly within a building whose external, physical effects are restricted to the area of the district and in no manner impact any of the surrounding districts in a detrimental way.
- **District I (I) Heavy Industrial.** This district is established primarily for manufacturing, assembling and fabrication activities, including large scale or specialized industrial operations, or other uses whose customary external physical effects will be felt to some degree by surrounding uses.
- **District R-3 (R3) Recreational.** It is the intent of this district to encourage public and private recreational use and protect and preserve natural, scenic areas of and in the Township. District R-3 areas are frequently owned by Midland County.
- **District R-4 (R4) Passive Recreational.** It is the intent of this district to encourage public and private use of natural, unimproved land, protect, and preserve natural, scenic areas of and in Township. District R-4 areas are frequently owned by the State of Michigan.

PREVIOUS MASTER PLAN

The most recent Edenville Township Master Plan was approved in June of 2014 and renewed without changes in September of 2019. This previous Master Plan version focused on addressing the goals and objectives for the land uses for the next 5 years and were categorized as follows:

- Residential,
- Commercial,
- Agricultural,
- Recreational and Natural Areas,
- Manufactured Home Parks
- Water and Sewer Plan,
- Public and Quasi-Public Services,
- Transportation Uses,
- Commercial/Industrial,
- Supplemental Goals, and
- Ordinance Enforcement.

These same goals and objectives were reviewed and for the most part will continue to serve as an important framework for this new plan.

ZONING ORDINANCES VERSUS POLICE POWERS ORDINANCES

*“Zoning ordinances deal with **land use**, including the siting and use of buildings and structures (and are generally managed by the Township Planning Commission, Zoning Administrator, and Zoning Board of Appeals). Police power ordinances usually deal with **activities** (and are developed and managed by the Township Board). Common police power ordinances include:*

- *Building codes*
- *Business license requirements,*
- *On-street parking regulations,*
- *Disorderly conduct regulations,*
- *Limitations on business hours,*
- *Obscenity regulations,*
- *Sign regulations*
- *Weed control,*
- *Noise abatement,*
- *Subdivision and land division regulations,*
- *Dock and boat regulations, and*
- *more . . .*

The distinction between regulating land use (typically the zoning ordinance) and activities (police power regulations) sometimes break down when applied to particular issues.” . . .

“Townships can use both zoning and non-zoning ordinances to guide development so long as they complement and do not conflict with each other. This doubling-up serves a useful cross-referencing purpose. If a court declares one ordinance’s provision to be unenforceable, the other ordinance’s provision might still survive the court challenge.” (MTA, pgs. 27-28)

STATE OF MICHIGAN REQUIREMENTS

Michigan Zoning Enabling Act (MZEA), Act 110 of 2006.

According to MZEA paragraph 125.3203 (1). A zoning ordinance shall be based upon a plan (Master Plan) designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, . . .

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Michigan Planning Enabling Act (MPEA) of 2008, P.A.33 of 2008, M.C.L. 125.8101 et seq.

According to MPEA paragraph 125.807. (2). 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.

MASTER PLAN REVIEW & APPROVAL PROCESS

MPEA 125.3841 specifies the Master Plan approval process. The following is a summary of the specified process.

- (a) The Planning Commission sends letters to neighboring townships and appropriate agencies and utilities informing them of our intent to update or revise our master plan. This was completed in August 2025.
- (b) The Planning Commission receives input from the community and then drafts the Master Plan.
- (c) The proposed plan with map is submitted to the Township Board for review and comment. Nothing happens with the plan unless the Board approves the distribution of the proposed plan.
- (d) The plan is distributed to neighboring townships and appropriate agencies and utilities.

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- (e) The Planning Commission must wait 63 days for responses from the neighboring townships, agencies and utilities. Responses received are advisory only.
- (f) The Planning Commission will give notice of a Master Plan public hearing to the Township and to the neighboring townships, agencies and utilities representatives.
- (g) After at least 15 days following the distribution of the notices, the Planning Commission will hold a public hearing.
- (h) No Master Plan decisions will be made until the completion of the public hearing.
- (i) A 2/3rds approval (vote) by the Planning Commission is required for the Master Plan to be approved and resolution completed.

MASTER PLAN TRACKING AND SUCCESS REPORTING

The success of this Master Plan depends on the continued commitment of our Township's current and future leaders to maintain the focus and priorities. Every plan must allow for a reasonable level of adjustments. In this case, with the on-going commitment and support of the Township Board, the Township Supervisor should consider requiring the Planning Commission to annually measure the key performance indicators (KPIs) and provide or update recommendations to the Board and Township as part of the State's required Planning Commission's Annual Report (MPEA 125.3819). The annual report should include the status of each of the KPIs used to measure and identify if the Township is on-track with the Master Plan and to recommend adjustments as appropriate.

PRIMARY SOURCE OF DATA/REFERENCES

We would like to thank the leadership of Jerome Township. Much of their 2016 Master Plan format and some of their information was used in our plan.

There are several models used to communicate a community's population, education, median income, median housing prices, and other important information.

For consistency purposes, the Planning Commission agreed at our October 20, 2025, regular meeting, to use the data collected and reported through the U.S. Census Bureau and/or from the American Community Survey (ACS), unless specified otherwise.

Though the accuracy of data may be questioned for any model, the United States invests considerable time and resources to obtain the most accurate information possible every 10 years. That level of work is not invested by other researching organizations and therefore we will rely on the official U.S. Census Bureau for consistency and accuracy. When we refer to

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decennial (ten-year data), such as from years 2000, 2010 and 2020, we will be using U.S. Census Bureau data. For non-decennial data, such as for year 2023, we will use the American Community Survey (ACS) estimated data published by the U.S. Census Bureau at <https://data.census.gov/>. The U.S. government reported data may be two or more years in arrears.

Other important sources used include the National Association of REALTORS, and from various Internet web searches, including CrimeGrade.org, Michigan.gov, Niche.com, from Midland County Graphical Information System (GIS) Department data that was received and analyzed using Microsoft Excel and Microsoft Access by Planning Commission members. The accuracy of the data used in this document is the best available data. All data is subject to errors and differences in interpretations.

CHAPTER 1: INTRODUCTION & DOCUMENT FORMAT

INTRODUCTION

This plan with accompanying appendices, shall be known as the Master Plan of Edenville Township, Midland County, State of Michigan.

This 5 year plan was developed by the Edenville Township Planning Commission with the participation and input of a Township-wide focus group (**See Appendix J – Community Input**) and with the participation of our neighboring townships and agencies. By focusing on the next twenty years, to the year 2045, this provides sufficient time for the Township to develop strategic plans that are supported by tactical and measurable objectives and results.

With the active involvement of the Township’s focus group activities, over 30 ideas for improvements were identified and prioritized. These top goals all fall under the realm of land-use as defined by the MPEA, as they all relate to the current and future public health, safety, morals, order, convenience, prosperity, and general welfare of our Township.

The design of this document is to communicate the Planning Commission’s vision, priorities, our plan to achieve the vision (strategy – 20 years or more) into the future, and our ability to measure and fine-tune the (tactical – 5 years or less) plans as appropriate.

DOCUMENT FORMAT

The format of this document is to keep the strategic vision, inventory of facts and observations, goals and objectives, and key performance indicators to the front of the document. The actual detail that supports the inventory of facts and observations and map, are placed as references in appendices.

CROSS REFERENCE CODES

A number of cross-reference codes are used throughout this document to link vision to ideas to plans, facts to references, action plans to vision elements, and it identifies key performance indicators that should be tracked and periodically reported to the Board to help monitor status toward the Township’s strategic vision. (The # below represents numbers, example 01 through 20)

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Unless specified otherwise, a code placed at the front of the discussion point, is a “From” code. A code at the end of a discussion point represents a “To” code. Because of the complexity of this document, by using these codes, you should be able to locate the source of the information (the From code) and be able to track how that information has been used in this Master Plan. These codes serve a key purpose for the document preparer and reviewer, by helping to make sure all critical issues are addressed.

Codes	Descriptions	General Location Use	
CI#	Community Input	Appendix J	
Goal#	Goal	Chapter 5	
KPI#	Key Performance Indicator	Throughout and Metrics	
OP#	Opportunities (SWOT)	Appendix K	
Plan#	Plan	Chapter 5	
S#	Strengths (SWOT)	Appendix K	
T#	Threats (SWOT)	Appendix K	
V#	Vision Element	Chapters 2 and 3	
W#	Weaknesses (SWOT)	Chapters 4 & 5, Appendix K	

CHAPTER 2: VISION FOR LAND-USE

STATE REQUIRED FUNCTIONS OF TOWNSHIP LEADERSHIP

*“State law mandates three township functions: (1) property assessment, (2) tax collection and (3) elections administration. In accordance with the wants and needs of their community, townships can also perform many other functions, such as **planning and zoning**, public safety, cemeteries, and parks and recreation.”* according to MTA.

VISION FOR LAND-USE

Determining the direction and desires of a community for the next ten to twenty years can be a challenge. Being able to articulate what needs to be improved, what should be preserved, and what should be substantially changed is successful only when based on sound public participation and detailed analysis. Based on this information, our vision was determined as . . .

The Edenville Township vision for land-use is to keep our small town, rural community feeling (V1); to provide a safe, clean, healthy and desirable environment (V2) and proactively address the needs of our residents, businesses, and resources (V3); and to maintain a moderate level of population growth (V1).

The following chapters identify community’s input or vision of the Township 20 years into the future. Their vision is linked to the above vision elements as are the primary elements of the Master Plan.

CHAPTER 3: STRATEGIC VISION

Edenville Township is blessed by being 20 minutes from Midland, the “Best Place to Retire in the United States,” by U.S. News and World Report for 2026. With Sanford Lake returning in 2026, we should begin seeing a return of lake activities, neighbors getting together and many other positive community activities. The Township is ideally located with the Village of Edenville being located at the headwaters of Sanford Lake and located just 1 mile from Wixom Lake (soon to return).

However, nearly one-half of our Township property owners will see their first lake assessment fees which unfortunately may result in some current residents moving because of the higher costs, and new homeowners possibly taking advantage of the opportunities presented. For lakefront homes, the lake assessments may make lakefront homes financially out of reach for potential future and younger homeowners.

COMMUNITY INPUT – STRATEGIC VISION – (CI)

The following is from our community focus groups long-term desires or vision of the future, out to 2045. **(See Appendix J)**

V1 - Small Town, Rural Community

CI01 - Small Town – Keep the small town, rural community feeling while at the same time, maintain a moderate level of growth. The hallmark of rural communities is a culture of “neighbors helping neighbors.” [See Goal 1.01 and Goal 1.02]

V2 - Safe, Clean, Healthy and Desirable Environment

CI01 – Safe: Public Safety Equipment – Make sure that we have the necessary fire/emergency medical services (EMS) trained volunteers, equipment and vehicles, now and into the future. (See Goal 1.01, Goal 3.06)

CI06 – Healthy and Desirable: Bicycle/Walking Paths and Updated Playground Equipment – Update playground equipment to be safer, and provide bike and walking paths to encourage health, safety, and recreation. (Goal 3.06)

CI04 – Healthy and Desirable: Make kayak/boat rentals and launches available – Provide access to the lake, recreational and business opportunities. This could make Edenville Township a destination location for many visitors and result in business opportunities for restaurants, gas stations, antique shops and more, providing a greater level of local services for the Township. (Goal 3.06)

CI05 – Desirable: Restaurants – We should have nice restaurants located in Edenville Township, and ones that may be accessible from the lake. Restaurants provide a level of convenience that is expected by younger working Township residents. (Goal 1.03)

CI09 – Healthy and Desirable – Outdoor Activities - Provide marked ATV and walking trails, camping areas, and encourage other outdoor activities to help create long-term cherished memories for next generations. (Goal 3.06)

CI07 – Healthy and Desirable: Community Gym – A community center/gym (like the one in Midland) would benefit and possibly draw younger township residents. (Goals 1.03, 1.05)

V3 - Proactively Address the Needs of Our Residents, Businesses, and Resources

CI08 – Identify the Needs of Existing Residents and Attract Younger Residents. We must Identify and meet the future needs of the existing residents while at the same time attracting next generations into the community. Township leadership must be prepared to meet the residents’ needs over the next twenty years. (Goal 1.05)

CI09 – Childcare - Encourage businesses that provide affordable childcare for younger families. (Goals 1.03, 1.05)

CI10 – Senior Residents – Retirement Community. Provide opportunities for our senior residents to stay near their friends and neighbors by encouraging developers to provide a retirement community with housing, recreational, medical and other support services. (See Goal 1.03)

CI02 - Utilities – It is important that the township has reliable utilities, electrical, high-speed internet, cell networks, and/or other utility technologies ready for the next twenty years. Bring utilities up to appropriate standards and be prepared for future technologies. (See Goal 1.01)

CHAPTER 4: INVENTORY OF FACTS AND OBSERVATIONS

The information below is provided to help identify long-term opportunities for improving the Township and to be able to achieve the community's expectations and vision. The "W##" codes represent Township weaknesses for the SWOT analysis found in Appendix K. The vision element code, "V#," with a "-" negative sign (negative impact), or "+" positive sign (positive impact) links the situation to the Vision statement.

Though there may appear to be an overwhelming number of issues and goals, many of these will be consolidated into just a few interrelated action plans. The list is provided to make sure none are excluded from plan consideration and are provided so as to reference the Key Performance Indicators that should be monitored and reported periodically.

These facts or issues are not intended to blame anyone or any administration, but to represent the current inventory or situation that are the result of generations of decisions, laws, situations, and funding. By identifying the primary facts and observations, it gives us an opportunity to make long-term improvements and provide on-going metrics to help achieve our desired results.

POPULATION FACTS

Population Considerations

W01 Decreasing population trend. [V1-] The current population is 2,502 and has been declining since a high in 2010 of 2,551. As populations decline, rural communities may struggle to maintain essential services and infrastructure due to the reduced number of residents, impacting overall community well-being. (See Appendices D and J.)

W02 Smaller workforce. [V3-] Having an unemployment rate of 1.8%, nearly everyone that is willing to work already has a job. (See Figure F.7.) Meanwhile, working-age populations in rural communities are shrinking. As a result, rural populations are becoming more concentrated with older age groups. These age groups tend to require more economic support and caregiving. This combination of shrinking working age populations and growing older populations means communities are

increasingly relying on a relatively small labor force to provide services and care for groups at the top and bottom of the age spectrum. (See Figure E.3.)

Age of Population Considerations

W03 Aging population. [V3-] The median age of Edenville Township has increased from 39.0 in 2000 to 50.7 in 2023 (See Figure E.2.) Our current median age is about 20% higher than Midland County. Nearly 90% of older adults would like to stay in their current homes as long as possible. With an aging community, for the Township to “remain unchanged” is not a long-term option. Changes in the health of residents may prevent residents from being able to go up and down stairs, bathe, drive to grocery stores or medical appointments, etc. Changes in health also may result in additional needs for EMS and other critical Township services. In this case, for our senior residents to remain in the Township, the Township must prepare for and provide essential services for our aging community and at the same time nurture opportunities for lower cost housing, childcare, jobs, and other needs to attract a younger population and families.

W04 Younger residents are leaving. [V3-] Younger residents have been migrating away from the township including family members that generally would or could care for the senior residents. To encourage younger residents, the Township must provide opportunities that meet their needs, including lower cost housing or long-term rentals, opportunities for jobs, childcare, groceries, restaurants, education, relationships with others in their age groups and interests, and recreation. (See Appendix E.)

HOUSING FACTS

W07 Median home value. [V2+] Less than 20% of Township homes are under \$100,000. The highest percentage of homes are between \$100,000 and \$150,000. The Median home value is \$175,800.(See Figure H.3.)

W08 Median household income and home affordability. [V2+] The median household income is \$71,638, which is approximately \$1,400 below that of Midland County. Using nationally accepted calculations, households making the median household income are able to afford a median home of \$175,800 and should be able to afford a home up to \$214,900. (See Figure H.4.)

W09 Age of homes. [V2-] Over 45% of the township’s homes are approximately 50 years old. Generally, the economically useful age of residential structures is

approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's lifestyle is diminished and expensive.

W11 Long-term rental units. [V2-] Long-term rental units are only available for 5% (total 56 units) of the Township population. Many younger adults, ages 18-35, would prefer to reside in rental units because of home ownership costs and potential job changes. (See Appendix H.)

W12 Monthly long-term rent. [V2+] For those living in long-term rental units, it appears that cost of rent is affordable. Monthly long-term rent has increased approximately 24.5% from 2020 to 2023. The estimated long-term rent rate is \$1,092. This increase is below the national adjusted inflation rate. (See Figure H.7.)

INSUFFICIENT RESOURCES TO IDENTIFY AND MEET THE NEEDS OF RESIDENTS

W14 Competing priorities for funding. [V2- and V3-] As a result of years of limited township funding and competing priorities, numerous residential projects, such as roads and recreation, have gone unsupported to the extent expected by the administration or by residents. **(Goal 1.01)**

W05 Insufficient services provided for Township residents. [V3-] The Township may not be recognized as a resource to be able to assist with coordinating support services with county and other agencies for our aging and disabled residents. These critical services may include transportation, food services, or residential housing for our aging population. (See Appendix E.) **(Goal 1.01)**

W06 EMS or Medical Services. [V2-] A majority of EMS services are for assisting our aging population. (See Appendix G.). As the Township continues to "age in place" we can assume that additional EMS-related or medical services needs will arise. **(Goal 1.01)**

W10 Identify the needs and provide assistance for poverty stricken residents. [V2- and V3-] Edenville Township poverty level is 12%, slightly higher than that of Midland County (10.9%), with the highest poverty levels in the township for residents 35 to 64 years old (15.2%) and for children under 5 years old at 17.4%. **(Goal 1.01)**

INSUFFICIENT FUNDING AND STAFFING

W13/W16 Volunteer administration programs. [V2- and V3-] The roles of the elected Township officials were never designed to be full-time jobs. As jobs become more complex and the Township continues to receive unfunded mandates from federal, state, county agencies, and greater expectations and needs of our community, the Township has become more dependent on volunteers to serve as their time and their experience permit. There does not appear to be a focused effort to identify and promote a volunteer team-building program to assist administration to initiate and complete major initiatives and needs of the Township. With volunteer teams officially operating from committees or commissions, the following are possible needed improvements that can be achieved:

- Build relationships with the State, County, other neighboring townships,
- Identify potential grants and complete/submit grant applications for the Township,
- Promote business development opportunities for childcare, and other critical businesses or master plan identified needs,
- Work with utility companies to stay abreast of needed services and promote the Township to be prepared for the next generation, especially giving younger residents the ability to conduct business from their homes,
- Consistently work with realtors and county agencies to know when new residents move into the township and to personally welcome and provide them with orientation materials,
- Actively promote initiatives and identify, obtain, and train volunteers for administration and activities, and
- Design and publish promotional materials for the Township focused on moderately increasing Township population, and repairing or building homes. (See Goal 1.01)

INSUFFICIENT COMMUNICATIONS AND SITUATIONAL AWARENESS

W17 Communications. [V3-] The Township web pages currently do not appear to be the “go-to-place for the Township’s information, activities, and communications. (See Goal 1.01 and Goal 1.02)

W18 Situational awareness map. [V2- and V3-] There is no single secure on-line source for administrators to be able to see at a glance, the status and needs of our Township residents and to track the status of Township plans and situations. For example, the Township should be able to quickly and efficiently identify the zoning districts of parcels, and parcels that are vacant, up for sale, complaints received, blighted, have current building permits, unpaid taxes, families that may have special

needs, etc. There is currently no staff assigned to maintain this type of valuable resource. To give an example, for those having military experience, there is always a map of the area that provides overlays of the current locations of enemy and friendly units, the operational plan, etc. so that at one glance the commanders and staff members know the plan, the status, and can visualize needed adjustments to achieve the mission at hand. **(See Goal 1.01)**

OTHER OBSERVATIONS AND COMMUNITY INPUT

W19 Volunteer neighborhood assistance programs. [V2- and V3-] There are no organized (or funded) volunteer teams dedicated to helping our neighbors to assist families with property cleanup, transportation needs, minor carpentry services, etc. **(See Goal 1.01)**

W20 Businesses helping provide community support. [V2- and V3-] Businesses are seldom involved in the maintenance and care of the community by providing supplies and volunteers. The Township should partner with and recognize the goods and services provided by local businesses. **(See Goal 1.01)**

W21 Community recognition program. [V2- and V3-] There is no community recognition program for volunteers and businesses that have gone above and beyond in support of the Township. **(See Goal 1.01)**

W22 Township organized community events and recognition. [V2-] We are not currently aware of any teams being created to plan and coordinate Township-sponsored events to bring residents together; similar to the 150th Anniversary event. Consider events for the return of Sanford Lake and for our excellent fire/rescue department that help prevent any losses of life due to the Edenville dam failure. **(See Goal 1.01)**

W23 Minimize changes to R-1 properties. [V3-] Many current residents in R1 properties are still in shock or were significantly affected by the dam failure. Many had to rebuild to be able to continue to remain in place. These homeowners will be required to pay for lake assessments and possibly flood insurance which has increased in costs from approximately \$400 per year in 2020 to approximately \$6,500 per year in 2025, as required by FEMA/SBA loans.

CURRENT LAND-USE FACTS

See Appendix C for additional information. The table below identifies the total number of parcels and acres by zoning district throughout the Township's 36 sectors.

Edenville Township					
Total Parcels and Acres by Zoning District					
Zoning District	Code	# Parcels	# Acres	% Parcels	% Acres
Agricultural	A	178	6,240.17	8.97%	27.85%
Commercial/Light Industrial	C	90	466.20	4.54%	2.08%
Heavy Industrial	I	10	231.58	0.50%	1.03%
Residential	R1	452	769.66	22.78%	3.43%
Mixed Residential	R2	990	5,231.06	49.90%	23.34%
Recreational	R3	260	9,374.54	13.10%	41.83%
Passive Recreational	R4	4	95.81	0.20%	0.43%
	Total	1,984	22,409.02	100.0%	100.0%

Of the 1,984 parcels, approximately 70% are recorded as being the primary residents for owners. The table below identifies the number of parcels that are owned but are not considered as being used as primary residents for owners. These may represent opportunities for potential future homeowners and/or investors in the Township.

Edenville Township				
Estimated Opportunity Parcels and Acres by Zoning District				
Zoning District	# Parcels	# Acres	% Parcels	% Acres
Agricultural	58	2,257.00	2.92%	10.07%
Commercial/Light Industrial	11	42.00	0.55%	0.19%
Heavy Industrial	8	57.00	0.40%	0.25%
Residential & Mixed Residential*	472	12,251.00	23.79%	54.67%
	549	14,607.00	27.7%	65.2%
* Combined R1 and R2 parcels because some of these are split R1 and R2.				

CHAPTER 5: FUTURE LAND USE GOALS & OBJECTIVES

This chapter is intended to document the Master Plan Goals and Objectives in order to achieve the community vision as documented in Chapter 3.

The preferred approach to achieving many of our goals is by encouraging a culture of “**neighbors helping neighbors**.” This unofficial approach to helping each other is most effective at bringing neighbors together and strengthening and raising the morale of the Township. It is not listed below as a goal simply because it should not require an action plan for the Township.

We recommend that Township leadership work with attorneys to verify that the goals and objectives are appropriate and to help protect our volunteers and Township in the event of accidents, injury, or other potentially legal concerns.

1. GOALS & OBJECTIVES: FOUNDATIONAL

The “foundational” goals and objectives are intended to represent base or common factors for which all other goals and objectives depend. These include personnel, skills, procedures, funding, and communications. Without these foundational elements being in place and operating efficiently, achieving the community’s long-term vision may not be realized.

Goal 1.01: Establish Volunteer Programs.

Given the many years of life experiences in the Township, the Township should develop and implement a Township volunteer program that encourages and uses the life-long expertise and skills of individual volunteers. Identifying one or more volunteer program coordinator(s) who report to the Township Supervisor and who submits monthly reports to the Board on numbers of volunteers who are actively participating, identify new volunteer members and skills, communicates the activities performed, and support needs. The program coordinator(s) should oversee the documentation of procedures manuals to help provide consistency and to minimize confusion by having new or changing volunteers. Based on the complexity and Township priorities, such as working with agencies for grants and working with businesses to request support, consideration must be made to determine under which circumstances a volunteer may operate under the direct supervision of a Board member instead of a volunteer coordinator. Volunteer

activities should be logged and preapproved by the volunteer coordinator or a Board member prior to any work being performed. The Township should expect to reimburse volunteers for travel and supplies for preapproved activities. (See [Goal 1.03](#) for a potential source of some of the needed volunteers.)

Objective/Plan

Volunteer Activities could/should include:

- 1) **Grants & Donations** - Serving as liaison(s) with State, County, businesses, and other townships with focus on requesting and identifying (and applying for) grants and donations, and coordinating activities that benefit all. For example, the State has a Director of Rural Development who works closely with federal and state agencies to help create grants for rural communities. Maintaining close relationships with these and other State agencies will help the Township identify and receive needed funding. Typical grants include support of fire/rescue/EMS services, clean-up of blighted areas, funding to help those with disabilities, rehabilitation of houses, roads improvements, business promotion grants, etc.
- 2) **Clean-up & Repairs** - Leading or promoting volunteer programs to clean-up, provide minor repairs of homes for those with disabilities, aging and mobility issues, and financial limitations.
- 3) **Neighborhood Contacts** - Identifying and maintaining contact with neighborhood contacts that may help identify those in need, those able to help other neighbors, and to help coordinate and communicate township activities and events. Consider working with homeowners' associations as a first step.
- 4) **Business Development** - Promoting business development opportunities that are consistent with the Master Plan.
- 5) **Transportation** - Providing or coordinating transportation for those no longer able to drive.
- 6) **Needs of Residents** - Providing or coordinating food, clothing, and other items for poverty stricken and/or disabled Township residents.
- 7) **Community Recognition** - Manage a Township community recognition program with documented criteria and Board approval.
- 8) **Ordinance Awareness** - Help educate neighbors on Township ordinances and as needed, submit the appropriate "paperwork" to report ordinance compliance issues.
- 9) **Township Events** - Coordinate and manage Township-wide events to bring the community together, and to possibly raise funds for residents in need or to support the Township services like Fire/Rescue department. Other ideas may be to sponsor blood drives, sponsor formal dinners and dancing, euchre tournaments, fishing tournaments, etc.

- 10) **Utilities Representative** - Working with utility companies to stay abreast of needed services and promote the Township to be prepared for the next generation, especially giving residents the ability to conduct business from their homes.
- 11) **Situation Map** - Maintaining a situational map to visually track and communicate the needs and status of Township activities, residents, and parcels.
- 12) **Welcome New Residents** - Working with realtors and County agencies to be aware of new residents moving into the Township to welcome them and invite them to events and activities. As residents leave the Township, help maintain a list of vacant properties that are updated in Township files and on the situation map.
- 13) **Develop Marketing Materials** - Using volunteer marketing and computer skills, develop electronic brochures focusing on important promotional Township priorities.
- 14) **Promote Local Businesses** - Know what home businesses operate in the Township to help promote and support their businesses, as appropriate. Consideration should be given to local Township businesses first, over other non-Township businesses, given all things being equal.
- 15) **Web Pages** - Redesigning, developing and maintaining Township web pages to improve communications. It is critical to have long-term consistency and expertise for programming and managing the web pages. If there are no volunteers that meet these requirements, the Township should first determine if there are any home businesses in the Township providing these services, and if not, contract with an outside business.
- 16) **Electronic Notifications** – Being able to share information electronically with Township members is critical to the success of programs and events. Managing an electronic messaging (social media) resource is critical to provide and share information. Once established, volunteers should be able to assist in managing such a system.
- 17) **Fire/Rescue Volunteers** - Volunteer for serving and assisting with the Fire/Rescue/EMS team.
- 18) **Township Participation** - Actively and professionally participate in and on Township commissions and committees and actively participate in Township meetings.
- 19) **Teach Life Skills** – Using available facilities at Swanton Hall and various recreational areas, offer and provide life-learned skills to work with and coach Township youth and adults. Some considerations may include Tax preparation, cooking, firearm safety, boating safety, financial planning, basic computer skills, exercise classes, resume writing, job interview preparations, children’s reading times, dance classes, etc. It is important to be able to electronically notify residents of these opportunities.

Annual Key Performance Indicators (KPIs):

KPI# 01: The number of volunteer activities recorded from the Volunteer Activities Log.

KPI #02: The amount of money received from grants and donations.

KPI #03: The number of volunteer Fire/Rescue/EMS members and the number of new members.

KPI #04: The number of businesses donating supplies and services to the Township.

Goal 1.02: Maintain Moderate Population Growth

This goal is dependent on Goal 1.01 being implemented as it relates to life-long experiences and skills of volunteers providing assistance. The Township must reverse the current trend of a declining population and implement programs to return to a moderate level of growth. **By moderate level, we are using a goal of an increase of 0.70% per year.** Given the 2023 current population of 2,502, this moderate goal rate would increase the population by 17 to 20 people per year. By 2045, with this goal increase rate, the 2043 Census Bureau should reflect a population of approximately 2,908, for a total increase of 406 people. Because the U.S. Census Bureau usually publishes numbers two years in arrears, and given the potential population issues that resulted because of COVID-19, the Edenville Dam Failure, and the return of Sanford Lake in 2026, the baseline numbers used should be what is published in 2027, reflecting the 2025 numbers instead of the 2025 published numbers reflecting the 2023 population. Until that information is available, we will temporarily use the 2023 numbers as published in 2025. Volunteers should be able to design marketing information, to help clean up and maintain various homes and areas, and design an improved set of web pages to provide easy access to our brochures and link to electronic information from realtors about properties that are available for sale. Appendix I: Current Trends in Home Buying – Target Audiences is provided to help identify strategies and messages for each age group. Appendix D: Population addresses strategies to manage overall population growth. Note that some of the objectives/plans may appear to be duplicates, however, for each goal, there may be a slight difference.

Objective/Plan

- 1) **Web Page Home Promotions** - Improved web pages that help promote the Township to specific audiences, and linking available Township properties that are available to the realtors' web pages. (See [Goal 1.01](#).)
- 2) **Helping Neighbors** - To assist disabled, poverty stricken, or senior citizens who are no longer able to care for their properties, and for which the owner has given expressed approval, volunteers should be able to provide clean-up and limited maintenance support. Businesses should be asked to donate needed supplies to assist the

volunteers helping support our neighbors. The sooner properties are sold the better it is for the Township.

- 3) **Ordinance Enforcement** - Consistently enforce all Township ordinances to help ensure the community is safe, clean, healthy, retains its values, and is visually appealing.
- 4) **Promotional Materials** - Provide continued awareness in advertisements and other communications about the location of the Township,
 - a. Being between two large bodies of water (Wixom and Sanford Lake)
 - b. Only 35 minutes to Lake Huron and Saginaw Bay,
 - c. In a rural and peaceful community,
 - d. Being only 20 minutes from Midland, the #1 place to retire in the country,
 - e. Affordable housing,
 - f. No State tax on social security or military retirement, and
 - g. Outstanding outdoor recreation and activities.
- 5) **Age Focused Promotional Material** - Provide focused electronic promotional brochures and Township information designed to reach “Younger and Older Millennials” (ages 26-44). (See Appendix I for details and target messages).
- 6) **Age Focused Promotional Material** - Provide focused electronic promotional brochures and Township information designed to reach “Gen X” and “Younger Baby Boomers” (ages 45-69). (See Appendix I for details and target messages).

Annual Key Performance Indicators (KPIs):

KPI# 05: Beginning in 2027, the Township population and percentage change from previous reported year by U.S. Census. Are we achieving the goal of 0.7% growth?

KPI# 06: Beginning in 2027, the Township’s population of “Younger Millennials” and “Older Millennials” (do not use age as the basis, but generational group).

KPI# 07: Beginning in 2027, the Township’s population of “Gen X” and “Younger Baby Boomers”. (See note with KPI#06.)

KPI# 08: The number of web page inquiries (or AKA “hits”).

Goal 1.03: Support our Aging Population

The median age of Edenville Township is 50.7, up from 39.0 in 2000. As we live longer, as more retirees move into our Township, (with Midland, just 20 miles away, being the #1 place to retire,) and as our younger populations continue to leave the Township to move into more metropolitan areas, this ageing trend is expected to continue. With an aging community, for the Township to “remain unchanged,” is not a long-term option.

90% of our senior residents want to “age in place.” They want to remain near their neighbors, family, friends, and community. However, many may not have family nearby to provide additional care or transportation as their needs change over time. At some point, our senior residents may not be able to care for themselves, their homes, or each other due to mobility issues, sight, hearing, memory, etc. and they may want to downsize into newer homes that are affordable and may better meet their needs.

The goal of the Township is to support the needs of our aging residents by encouraging the development of a Retirement Community be built in the Township, near EMS and other services, preferably along M-30 and in or near the Village of Edenville.

Objective/Plan

1. **Develop Retirement Community** - Contact and work with developers and reputable retirement businesses to build a community of smaller and affordable homes that are accessible to handicapped. The intent is to create a community of residents that are able to continue being with friends and others from their community. There should be a number of garage or storage units for residents to park their vehicles or store items at additional costs.
2. **Transition Homes to Younger Residents** - The smaller homes will allow the residents to downsize and sell their homes, preferably to younger residents who may want to use “sweat equity” or to upgrade the older homes as appropriate.
3. **Retirement Community and Business Hub** - The retirement community must have
 - a. Assisted living facility with on-site medical and pharmaceutical support.
 - b. Provide or coordinate transportation for residents to appointments, church, shopping, local arts and entertainment events, and more.
 - c. Provide on-site dining, laundry and cleaning services for residents.
 - d. Provide appropriate jobs and pay to support local Township residents.
 - e. Provide landscaping, lawncare, and snow removal services.
 - f. An appropriate sewage system: one in which other property owners may be able to connect into to use.
 - g. Encourage investment and serve as a business hub that includes restaurants, childcare, grocery stores, facilities for medical services, rehabilitation services, and nearby or have recreational facilities to support the residents and possibly other Township residents, and adequate parking. **(See Chapter 4 CI05)**
 - h. Have sufficient property to permit growth, as appropriate.
 - i. Appropriate traffic pattern to ensure access into and from the facilities is safe and with appropriate road signage and/or stop lights.
4. **Planned Unit Development** - The development would be a Planned Unit Development as defined in the Township Zoning Ordinance, having more flexible zoning requirements.

5. **Source of Volunteers** - By being in or near the Village of Edenville, able retirement community residents should be encouraged to offer their life-skills and expertise to help support the Township's volunteer services program. (See Goal 1.01)
6. **Township Discount** - Residents from Edenville Township should receive discounts or other appropriate incentives. However, the retirement community will be available for any of the surrounding areas.

Annual Key Performance Indicators (KPIs):

KPI# 09: The number of Township residents that live in the retirement community.

Goal 1.04: Age of Homes

Over 45% of the township's homes are approximately 50 years old. Generally, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's lifestyle is diminished and expensive.

The goal is for Township property owners to make home improvements where needed and to encourage the building of new homes that replace older homes or to build new homes on vacant properties.

Objective/Plan

1. **Neighbors Helping** - Encourage neighbors to help with making home improvement if needed and businesses donating supplies and services if needed.
2. **Ordinance Enforcement** - Enforce blight and building safety ordinances.
3. **Transition Older to Newer Homes** - As residents move into the retirement community (See Goal 1.03), encourage the sale of the home to "Younger and Older Millennials" (ages 26-44); those most likely to purchase homes at a lower price and make needed repairs to bring the home up to current standards.
4. **Encourage Building New Homes** - Sell home or vacant property to the older "Gen X" and "Younger Baby Boomers" who are more likely to build new homes or make significant upgrades for the home to serve as their home for retirement.

Annual Key Performance Indicators (KPIs):

KPI# 10: The number of homes by type.

KPI# 11: The average age of Township homes.

Goal 1.05: Reverse Trend of Younger Residents Leaving

As a national trend, younger residents have been migrating away from rural townships. These include family members that generally would or could care for the senior residents.

Objective/Plan

- 1) **Age Specific Promotional Material and Activities** - Provide focused electronic promotional brochures and Township information designed to reach “Younger and Older Millennials” (ages 26-44). (See Appendix I for details and target messages). (See Goal 1.04)
- 2) **Cherished Memories** - Provide businesses, organizations, and families opportunities for young people to learn about nature, to go camping, horseback riding, fishing, boating, kayaking, hunting, and other opportunities to make cherished memories.
- 3) **Meet Needs of Younger Populations** - Provide opportunities that meet their needs, including lower cost housing or long-term rentals, opportunities for jobs, childcare, groceries, restaurants, education, relationships with others in their age groups and interests, and recreation. (See Goal 1.03 and Goal 1.04)

Annual Key Performance Indicators (KPIs):

See KPI# 06

2. GOALS & OBJECTIVES: EMERGING CONSIDERATIONS

We have recently become aware of several emerging or changing considerations should be addressed in our Master Plan.

Goal 2.01 Short-Term Rentals (STRs)/Tourist Homes

With support of legal assistance, Short-term rentals are considered as “Tourist Homes” and are defined as “A dwelling in which overnight accommodations for compensation are provided or offered for transient guests.”

Objective/Plan

To minimize confusion, we will rename the current definition of “Tourist Home” to “Short-Term Rental/Tourist Home and we will remove the term “Bed and Breakfast” from the

definition in the zoning ordinance.” Therefore, short-term rentals/tourist homes will continue to be allowed in the Commercial and Light Industrial zoning district until such time as it may be changed and approved by the Township Board.

No KPI required.

Goal 2.02 Flood Recovery

Many of our residents living in or owning District R-1 Residential properties are still in shock or were significantly affected by the dam failure. Many had to rebuild to be able to continue to remain in place. Fortunately, Sanford Lake is scheduled to be returned in 2026. However, these and other property owners near Sanford Lake will be required to pay for lake assessments and possibly flood insurance which has increased in costs from approximately \$400 per year in 2020 to approximately \$6,500 per year in 2025, as required by FEMA/SBA loans. It is important that we protect our homeowners most affected by the flood.

Objective/Plan

To protect our District R-1 Residential property owners from further changes that may affect them in any way, we will not approve any zoning changes to our R-1 properties for five years after Sanford Lake is fully returned to its original level, or 9/30/2031, whichever is longer.

No KPI required.

3. GOALS AND OBJECTIVES: TRADITIONAL LAND-USE

Goal 3.01: Residential

The goal of this plan is to provide for the orderly and continued development and expansion of dwelling units within the Township and to provide an attractive, pleasant, safe, clean, and healthy community environment to support the needs of our Residents. This plan attempts to provide for the equitable distribution of diverse residential types while taking into consideration the types and purpose of residences being constructed.

Overall planning for the Township requires that areas of dense population be eventually served by sewer and water facilities. This is necessary to continue to reduce lake pollution and encourage residential development.

Objective/Plan

1. Create public awareness and encourage participation in local planning efforts.
2. Promote the necessary diversity of housing within the Township areas to accommodate a variety of people.
3. Appropriately define areas in which housing of similar types may be established.
4. Provide for the protection of property values within prescribed residential areas.
5. Adequately plan for residential development in such a way as to permit water and sewage facilities to serve densely populated areas.
6. Define those comparatively dense population areas so that adequate road systems may be built and maintained.
7. Preserve “open space areas” and potential recreational park areas within, or near residential areas.
8. Isolate existing residential areas from commercial and industrial areas with green belts where necessary.

Green Belts may be required in the Township to protect residential areas. These would most likely be located where residential areas are near manufactured home parks, RV parks, or industrial commercial areas. Whenever green belts are required, they shall be planted during development of the parcel. The types of planting should be of evergreen trees, tree-like shrubs, large deciduous shrubs, or large deciduous trees. The green belt should be of adequate width so that an effective screen is created.

Goal 3.02: Commercial

The goal of this plan is to provide adequate commercial areas for businesses to locate in our Township.

Objective/Plan

1. Provide necessary space for present and future commercial businesses.
2. Plan these additional commercial areas so as to permit municipal water and sewage services when these facilities are available.
3. Provide retail and commercial establishments to serve the local residents. These would include motels, shops of various types, garages, public utility buildings, and food outlets.
4. Encourage the continuation of agricultural enterprises.

Increased commercial development is anticipated along M-30 and M-18 in the next 20 years. It is desirable to limit the total number of business driveways feeding into M-30 and M-18. To achieve this, we will promote deeper commercial areas and encourage

the development of service roads, which are set back and parallel to M-30 and M-18. This will help promote the development of commercial parks.

Goal 3.03: Agricultural

The goal of this plan is to identify the prime, secondary, and agricultural residential lands and save them for their respective uses.

Objective/Plan

1. Identify the prime agricultural lands and promote such lands for intensive agricultural purposes.
2. Identify agricultural zoned land used primarily for residential use. This land should be zoned residential, not agricultural. Examples of such areas are where successive numbers of 5 to 20 acre parcels are not used for agricultural purposes.

In planning the agricultural areas, the planner's ability to look ahead and plan in advance was influenced by these questions:

1. Is this area firmly developed and established as agricultural, and would it be short- or long-term?
2. Is what is planned the most appropriate usage for this area at this time?
3. Are soil types in these areas suitable for agricultural use?

The Edenville Township soil map shows fertile agricultural land such as Kibble, Sims, Parkhill, Hettinger, and Bowers, which are clay loam soils.

Most prime agricultural land is already being used for agricultural purposes.

Goal 3.04: Commercial/Industrial

The goal of this plan is to identify districts suitable for commercial and/or the manufacturing industry.

Objective/Plan

1. Identify land with access to power and transportation.
2. Identify land isolated from residential areas.

The industrial and business growth trend is along highways M-30 and M-18. The industry that might develop in the Township, depending on resources and available sites, will need to comply with the commercial/light industrial zoning of the Edenville Township Zoning Ordinance.

Goal: 3.05: Manufactured Home Parks

Manufactured home parks should be located in areas essentially in harmony with the adjoining land uses.

Objective/Plan

1. Have the parks located in an area reasonably separated from permanent homes by green belts.
2. Locate them in areas planned for residential use. Their location, however, is subject to limitations imposed by other objectives in the Plan and applicable zoning restrictions.

Edenville Township has one manufactured home park, which is located in Section 1.

Manufactured home parks shall have a green belt around them. The preferred location for manufactured homes is in manufactured home parks. The development of manufactured home parks shall be in District R-2, with the possibility of being built in Agricultural by special use.

Goal 3.06: Recreational and Natural Areas

The goal of this plan is to perpetuate the existing large block of unimproved State-owned and privately owned land for recreational uses such as hunting, trapping, hiking, snowmobiling, horseback riding, and similar types of uses. The various recreational areas are intended for public or private use and should be protected for future generations.

Objective/Plan

1. Correct the zoning classifications of Village of Edenville parcels from Commercial to Recreational R-3, to comply with the Gransden Park Expansion agreement between the Michigan Department of Natural Resources and the Township, dated October 22, 2024. **(See Appendix M: Gransden Park Expansion** for additional information.)

2. Discourage development other than of a recreational nature in the large block of State and County owned lands.
3. Preserve and expand the existing Gransden Park recreational facilities in the Village of Edenville and upgrade park equipment to minimize safety issues.
4. Encourage the existence of public golf course.
5. Protect the Riparian rights of property owners in their continued use of Sanford and Wixom Lakes. Support the Four Lakes Task Force in their ownership/control of Lake Bottom Lands.
6. Reduce pollution in its various forms in the waterways and on the land.
7. Protect the shorelines from erosion and subsequent filling of the lake bottoms.
8. Encourage the State of Michigan to maintain the AuSable State Forest as a natural resource for the public's enjoyment.
9. Encourage State and County agencies to develop, maintain, mark and map walking, biking, and other trails throughout the State and County recreational areas. Encourage the establishment of bicycle, walking, and cross-country skiing trails in the Township. **(From Chapter 4, CI06)**
10. Encourage the County to re-initiate their plan to create biking and walking trails around Sanford Lake and tie into the rail trail in Sanford. **(From Chapter 4, CI06)**
11. Encourage the development of a commercial kayak/canoe/boat rental business in or near the Village of Edenville. The business should consider partnering with the existing marina on the East side of Sanford Lake in Township Section 35 to participate in the business as a rental kayak, canoe and boat extraction point and for parking. **(From Chapter 4, CI04)**
12. Support the Township Parks and Recreation master plan and initiatives.

The various recreational areas are intended to serve the public. The AuSable State Forest is the largest block of public owned land in the lower peninsula easily accessible to the large metropolitan areas. This tract of land is a tourist attraction now and will be a much more important tourist attraction in the future.

Goal 3.07: Water and Sewer Plan

The goal is to provide for the introduction of municipal wastewater collection and treatment facilities in more densely populated areas of the Township.

Objective/Plan

1. Minimize organic and bacterial pollution of streams and rivers.
2. Preserve the quality of underground water supplies.
3. Encourage development of homes and businesses.
4. Encourage developers building in the Township to assist in the funding of sewage and waste facilities.

Municipal water is now available to Township residents via Water District 1. Adequate sewage handling facilities should be provided to remove the increased wastes generated by the increasing population at some point in the future as the population necessitates.

Goal 3.08: Ordinance Enforcement

Develop and approve Ordinances for Blight and Short-Term Rentals/Tourist Homes.

Since there are a number of cross-over issues that may confuse if an issue is handled by the Ordinance Enforcement Officer (OEO) or the Zoning Enforcement Officer (ZEO), clearly define the roles, responsibilities and procedures for both the OEO and ZEO to minimize confusion and to help ensure consistency.

Enforcement of Township ordinances is important to maintaining the health, safety, and welfare of the residents of Edenville Township.

CHAPTER 6: KEY PERFORMANCE INDICATORS

For any complex plan to be successful, periodic monitoring is required to determine how well the plan is working. If adjustments are made, tracking these key indicators, management should be able to see at a glance how the Township is doing.

These should be reported annually with long-term comparisons from the beginning, which in this case is 2025. Note that in 2025, when using the U.S. Census Bureau data, it is 2 years behind, i.e. 2023. Year 2025 was not complete and therefore the Fire/Rescue Department provided the most recent annual information available, 2024.

KPI #	Description	MP Ref	Baseline 2023	Baseline 2024	Baseline 2025
01	# of Volunteer Activities	Goal 1.01			
02	\$ Received from Grants & Donations	Goal 1.01			
03A	# Trained Volunteer Fire/Rescue/EMS Members	App G			
03B	# New Trained Volunteer Fire/Res/EMS	App G			
03C	# Annual Fire/Rescue/EMS Runs	App G		390	
03D	% Fire Runs are Medical Assist or EMS Incidents	App G		49.10%	
04	# of Businesses that donated supplies & services	Goal 1.01			
05A	Township Population -(2 yrs Behind)	App D	2,502		
05B	Population Growth Percent - Begin 2028	Calc			
06	# Younger Milleneals + # Older Millenials	App I	730		
07	# Gen X + # Younger Baby Boomers	App I	703		
08	# Web Page Hits	Goal 1.02			
09	# Twp Residents living in our Retirement Community	Goal 1.03			
10A	# 1 Unit, Detached (2 yrs Behind)	App H	1,105		
10B	# 1 Unit, Attached (2 yrs Behind)	App H	17		
10C	# 2-4 Unit (2 yrs Behind)	App H	0		
10D	# 5 or More Units (2 yrs Behind)	App H	0		
10E	# Mobile Homes or Trailer Units (2 yrs Behind)	App H	233		
11	Median Household Income (2 yrs Behind)	App F	\$ 71,638		
12	Median Home Value (2 yrs Behind)	App H	\$ 175,800		
13	Are Homes Affordable	App H	Yes		
14	Median Age	App E	50.7		
15	Unemployment Rate (2 yrs Behind)	App F	1.80%		
16	Total % Living Below Poverty Level	App F	12.00%		

Edenville Township
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KPI #	Description	MP Ref	Baseline 2023	Baseline 2024	Baseline 2025
17	% Completing High School	App F	90.60%		
18	% with Bachelor's or Higher Degree	App F	48.00%		
19	Twp Crime Rate XX.XX per 1,000 Residents	App G			11.86
20	Avg % Homes ~> 50 Yrs	App H	45.80%		
21	Niche.com Rating for Jobs	App H			A-
22	Niche.com Rating for Housing	App H			B+
23	Niche.com Rating for Families	App H			B-
24	Niche.com Rating for Cost of Living	App H			B+
25	Niche.com Rating for Outdoor Activities	App H			B-
26	Niche.com Rating for Health & Fitness	App H			B
27	# Renter Occupied Housing Units	App H	56		
28	# Owner Occupied Housing Units	App H	1,006		
29	Avg Rent Rate	App H	\$ 1,092		

Below is an Example of a Work Plan that can be completed when the Master Plan has been adopted. Its purpose is to visually track and communicate the status of each activity.

Ref.	ACTIVITIES	RESP	START							
			Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8
A.01	REVIEW PLANS WITH ATTORNEY - Protect Volunteers & Twp	Board								
A.02	ESTABLISH VOLUNTEER PROGRAM	Board								
A.02.01	Identify Volunteer Coordinator(s)	Board								
A.02.02	Encourage/Market for Township Volunteers	Board								
A.02.03	Identify /Maintain Team of Approx. 10 Volunteers and ID Skills	Board								
A.02.03.01	Agencies/Business Liaison									
A.02.03.02	Grant ID & Writing									
A.02.03.03	Business Development									
A.02.03.04	Fire/EMS Volunteers/Training									
A.02.03.05	Neighborhood Coordinators									
A.02.03.06	Utilities Coordinator									
A.02.03.07	Web Page Management									
A.03	ON-GOING MANAGEMENT OF PROGRAM	Board								
A.03.01	Obtain Grants/Donations - Funding	Board								
A.03.02	Procedures Manuals	Board								
A.03.03	Activities Preapproval and Logs	Board								
A.03.04	Situation Map Management	Board								
A.03.01	Request Business/other Donations	Board								
A.04	REVIEW RESULTS AND ADJUST AS NEEDED	Board								
A.04.01	Annual Report to Township	Board								

APPENDIX A: HISTORY

HISTORY

Abraham Egbert was the first settler in the area of Edenville Township, located in the northern part of Midland County. The Township, formerly part of Jerome Township, was approved June 24, 1873, according to The Portrait and Biographical Album of Midland County, published in 1884.

The Tittabawassee River, a large stream that finds its source in the southern part of Ogemaw County, takes a southerly direction, entering Edenville Township at its northeast corner and flows southwest for a short distance, receiving the water of Tobacco Creek, and then continues its course southward into Jerome Township, through Midland and into the Saginaw River.

Some twenty years before in 1855, David Burton, Daniel Bowman and Aaron Havens settled in the area. Timothy Jerome built the first sawmill in the area in 1853, one mile above the Village of Edenville.

The Village of Edenville, a "neat little place" in Section 1 at the junction of the Tittabawassee River and Tobacco Creek, was platted in 1878 by Henry Church, who also kept the first hotel built in the spring of 1863. Daniel Bowman built a house with logs, the first on the village plat. David Burton followed with the construction of the first frame house. Kingsley Babcock was the proprietor of the first store, which contained stock of general merchandise.

The manufacturing interests at the time were: Swanton Bros., operator of a sawmill built by C.W.W. Baker. The sawmill was able to produce 10,000 feet of lumber per day and employed six men. A blacksmith and carriage shop was controlled by Norris Gill. Moore's Hotel was owned and managed by Thomas Moore, with a livery barn nearby. The Axford House Hotel was managed by Luther G. Carter.

The post office was established in 1869 and later was changed to the name of Edenville instead of 16 as the post office department needed a name and would no longer go by a number. They say when Mr. Church was asked to rename the post office; he looked out over the river and up the banks and thought it looked to him like the Garden of Eden (hence Edenville).

In our Township, there were three other settlements to the south of the village. The first was what is now the west end of Baker Road on the East side of the Tittabawassee River and that is where they would forge the river to cross and go to the lumber camps.



The second was called Wright Bridge and at one time it had a post office. The settlement set on the West end of Shaffer Road to the Tittabawassee River. There was also a settlement called Curtis, East of M18 and south of Curtis Road.

Curtis Mill in Edenville Township, circa 1900.

This mill was in the

middle of the southeast quarter of Section 7. The mill was south of the rail from Coleman. Shown are two rail spurs with an engine on one spur. There are stacks of lumber between the two spurs and other buildings in the background. Courtesy /Midland County Historical Society



Postcard photograph of the Tobacco River and bridge, West of M30 near Edenville, circa 1900-1920. Courtesy /Midland County Historical Society

Then came a man called Wixom. In the 1920's, he built the Edenville dam, the spillway on the Tobacco River above Edenville (which is now called Wixom Lake) and to the south as the Tittabawassee flows, Sanford Lake in Edenville and Jerome Townships.

In the late 1930's, Frank Wixom started the lumberjack reunions on the bank of the Tittabawassee River above the village. The reunion had more than 50,000 people attend each year.

According to the U.S. Census, in 1920, the Edenville Township population was 467, twenty years later, in 1940, it had risen to 519. By 1960, the Township's population was 697, then came a significant growth to 2,029 in 1980. By year 2000, the population increased to 2,528. Since then, there have been only minor population fluctuations.

After years of maintenance neglect by Boyce Hydro Power, the owner of the four hydroelectric dams in Midland and Gladwin counties, the FLTF was formed in January 2020. The purpose of the FLTF was to manage the dams and lakes formed by the original Tittabawassee River, including Secord, Smallwood, Wixom, and Sanford Lakes.

Just several months after the FLTF was created, on May 19, 2020, the Edenville Dam failed causing Wixom Lake to drain into Sanford Lake. The dam failure caused severe damage to Sanford Lake properties until the down-stream dam in Sanford could no longer hold the waters from both lakes, resulting in the Sanford Dam failing as well. With an estimated 2,000 properties damaged from Edenville to Saginaw, the State of Michigan and the Federal Government declared emergencies.

Dam at Edenville failing.
Sanford hydroelectric dam failing

Several of many flooded properties from



Edenville to Saginaw

Downtown Midland area during the flood

Shortly after the floods, Boyce Hydro declared bankruptcy and the FLTF began working to raise the necessary funds and managing the projects to rebuild/fix all four of the



dams
to
meet



current, non-hydroelectric, dam specifications. In 2025, the task force announced that the dam in Sanford will be sufficiently complete to return Sanford Lake to its original water levels in 2026. The other dams will be completed in the next several years. Properties along the four lakes are being assessed fees, over a forty year period, to pay

for the repairs of the dams and to return the lakes to their original levels. An additional annual operating (maintenance) fee is also being assessed to the various property owners.

APPENDIX B: GEOGRAPHY OF EDENVILLE TOWNSHIP

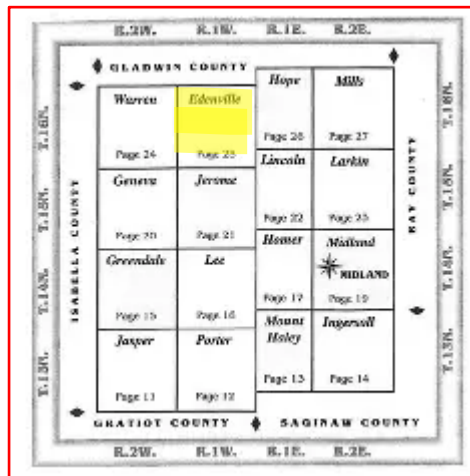
LOCATION

The Township is in northern Midland County, bordered to the North by Gladwin County. According to the U.S. Census Bureau, the Township has a total area of 35.9 square miles (93 km²), of which 34.8 square miles (90 km²) are land and 1.1 square miles (2.8 km²), or 3.04%, are water. The Tittabawassee River crosses the East side of the Township from North to South. The below maps show the geographic location of the Township.

Village of Edenville



Midland County, MI



Townships Map



Edenville Township

Edenville Township is bordered by Hope, Lincoln, Jerome, Geneva, and Warren Townships in Midland County, and to the North by Gladwin County, Beaverton Township to the Northwest and Tobacco and Billings Townships to the North and Northeast, respectively.

With a small exception in the Village of Edenville (see the blue arrow above), the Township is bordered on the East by M-30 and to the West by M-18, North of Jerome Township. U.S. Highway 10, a controlled access freeway, runs through the Southwest edge of Edenville Township, and South through Jerome Township, providing access to the larger communities. Approximate driving distances from the Village of Edenville to the following Michigan cities and points of interests:

- Sanford – 10 miles (shopping, recreation, etc.).
- Midland – 20 miles (Dow Chemical, arts & entertainment, shopping, several universities, etc.).
- Gladwin – 20 miles
- Bay City – 35 miles.
- Soaring Eagle Casino & Resort - 30 miles.
- Mount Pleasant – 35 miles (Central Michigan University).
- Saginaw Bay/Lake Huron – 35-40 miles.
- Saginaw – 45 miles.

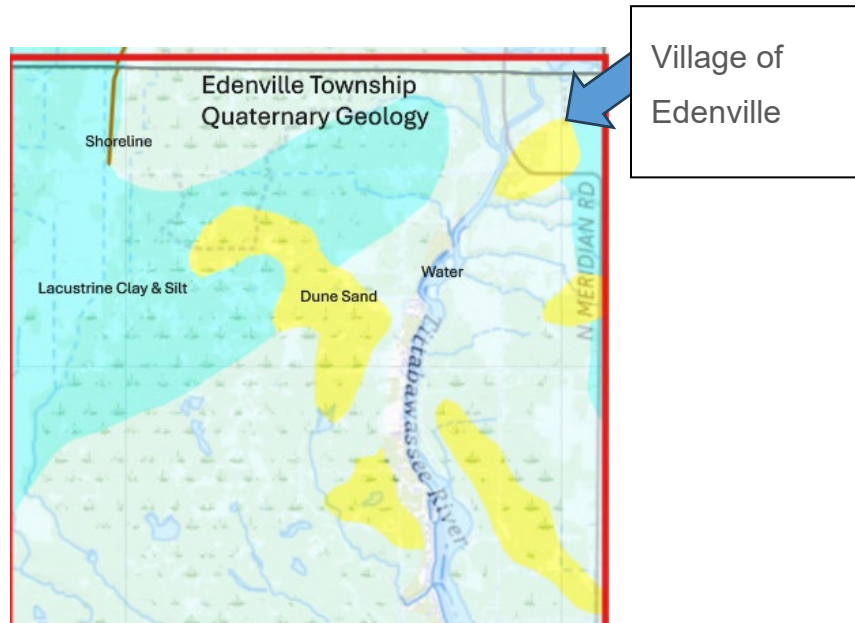
Edenville Township surrounds a sizable portion of the Tittabawassee River. The FLTF has announced that with the Sanford dam nearing completion, Sanford Lake will return in Spring, 2026. Sanford Lake is a popular recreational amenity in the region. The lake, along with other recreational features, such as the AuSable State Forest draws tourists and recreation enthusiasts to the Township.

GEOLOGY

According to the Michigan, Great Lakes and Energy (EGLE), “Edenville Township, located in Midland County, Michigan, is characterized by its unique geological features and resources. The Township’s geology is influenced by the glacial activity that shaped the region during the last Ice Age. The area is known for its Precambrian rocks which are among the oldest in the world, and these rocks have been subjected to significant geological events over millions of years. The Precambrian rocks are buried by a thick sequence of Paleozoic sedimentary rocks and are covered by glacial deposits.

These deposits include unconsolidated tills, gravels, sand, silts, and clays, which mask much of the bedrock geology. The Township’s geology is also marked by the mid-continent rift which is an area underlain by rifting approximately 1.1 billion years ago.

The geological resources of Edenville Township are crucial for the local economy and are a subject of ongoing research and exploration.



TOPOGRAPHY

The topography or “lay of the land” in Edenville Township is generally quite flat. Some relief is provided by sinuous ridges of 20 to 30 feet elevation, which were formed by deposits of sediments from streams and rivers near the end of the glacial period in the geologic history of our region. Other basins and gentle rises are attributed to the presence of glacial lakes and successive beach levels. Subsequent modification and erosion of the topography have been accomplished by the Tittabawassee River. Some banks along this river are quite steep. Tributary streams include the Bluff, Mud, Black, and Verity Creeks, which drain much of the surrounding area and flow into the Tittabawassee River.

WETLANDS

Wetlands are the vital link between water and land. “Wetlands” is the collective term for marshes, swamps, bogs, and similar areas found in generally flat vegetated areas, in depressions in the landscape, and between dry land and water along the edges of streams, rivers, lakes, and coastlines. They are interesting habitats that soak up rainfall and slowly release it over time. 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 neutralizing harmful bacteria and filtering polluting nutrients, organic chemicals, and toxic heavy metals similar to a

highly efficient sewage treatment plant. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Similarly to woodlands, wetlands provide flood control and support a variety of wildlife. In addition, wetland vegetation protects shorelines from erosion.

Topography is a determining factor in the suitability of land for building purposes. Lower wetland areas, however, have insufficient drainage which makes development difficult, especially since the enactment of the 1979 Goemaere-Anderson Wetland Preservation Act which was repealed and is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. EGLE has adopted administrative rules which provide clarification and guidance on interpreting Part 303. It is an important consideration of Township planning to identify those areas which are most appropriate for the given use as determined, among others, by topography, soil types, and access to transportation routes.

SOILS

The existing soil types represent an important consideration in the development of the Township. Soils determine the extent to which the land may be used for agriculture and the variety of crops which are grown. Soils have a profound influence on development of land for all kinds of building purposes since drainage characteristics affect foundations and road stability and adequacy of septic systems.

The United States Department of Agriculture Soil Conservation Service completed a survey of soils throughout Midland County during 1971-1975. The results have been published in the Soil Survey of Midland County, Michigan, issued April 1979. Detailed soil maps are available at the Midland Soil Conservation District office.

Soil types in the Township vary widely in their nature and drainage characteristics. They range from clean sand through fine sands and silts to clay and loam. Drainage is generally best in sloping and level areas underlain by sand and sandy silts. Poor drainage is experienced in level areas and in depressions where clay, clay loams, and organic material are common. Depending on the particular soil type and its occurrence topographically, severe limitations may be imposed on development of the land for specific purposes.

APPENDIX C: CURRENT LAND USE

CURRENT LAND USE –SUMMARY

The table below identifies the total number of parcels and acres by zoning district throughout the Township's 36 sectors.

Edenville Township					
Total Parcels and Acres by Zoning District					
Zoning District	Code	# Parcels	# Acres	% Parcels	% Acres
Agricultural	A	178	6,240.17	8.97%	27.85%
Commercial/Light Industrial	C	90	466.20	4.54%	2.08%
Heavy Industrial	I	10	231.58	0.50%	1.03%
Residential	R1	452	769.66	22.78%	3.43%
Mixed Residential	R2	990	5,231.06	49.90%	23.34%
Recreational	R3	260	9,374.54	13.10%	41.83%
Passive Recreational	R4	4	95.81	0.20%	0.43%
	Total	1,984	22,409.02	100.0%	100.0%

Of the 1,984 parcels, approximately 70% are recorded as being the primary residents for owners. According to the county's GIS data as of 10/1/25, the table below identifies the number of parcels that are owned but are not considered as being used as primary residents for owners. These may represent opportunities for potential future homeowners and/or investors in the Township.

Edenville Township				
Estimated Opportunity Parcels and Acres by Zoning District				
Zoning District	# Parcels	# Acres	% Parcels	% Acres
Agricultural	58	2,257.00	2.92%	10.07%
Commercial/Light Industrial	11	42.00	0.55%	0.19%
Heavy Industrial	8	57.00	0.40%	0.25%
Residential & Mixed Residential*	472	12,251.00	23.79%	54.67%
	549	14,607.00	27.7%	65.2%

* Combined R1 and R2 parcels because some of these are split R1 and R2.

TOTAL ACRES BY ZONING DISTRICT

According to data provided by the Midland County GIS Department on 10/1/2025, Edenville Township consists of 1,985 parcels, with approximately 22,409 acres across 36 map sectors, with over 42% of the land being zoned as either Recreational (R3) or Passive Recreational (R4). Agriculture consists of nearly 28% of land use. Only 3% of the land is zoned for commercial or industrial purposes. Whereas, the residential zone (R1), being the most populous, represents only 3.43%, while the mixed residential zone (R2) represents 23.34% of the land use. Fifteen of the 1,985 parcels have split or multiple zones, resulting in basically 2,000 zoned parcels, including Lake and Road.

Figure C.1 – Total Township Acres by Zoning District

Edenville Township					
Total Acres by Zoning District					
Zone/Type	District/Type Descr	Total Acres	% Tot	Zoned	% Zoned
A	Agricultural	6,240.17	27.28%	6,240.17	27.85%
C	Commercial/Light Industrial	466.20	2.04%	466.20	2.08%
I	Heavy Industrial	231.58	1.01%	231.58	1.03%
R1	Residential	769.66	3.37%	769.66	3.43%
R2	Mixed Residential	5,231.06	22.87%	5,231.06	23.34%
R3	Recreational	9,374.54	40.99%	9,374.54	41.83%
R4	Passive Recreational	95.81	0.42%	95.81	0.43%
Lake	Lake	461.34	2.02%	-	0.00%
Road	Road	0.40	0.00%	-	0.00%
	Total	22,870.76	100.00%	22,409.02	100.00%

Source: Midland County GIS Department Data at 10/1/2025

The next two tables provide additional information about the current density of acres by zone and by location (map sector).

Figure C.2 – Total Parcels and Acres by Sector

Edenville Township
Land-Use
Master Plan

Edenville Township				
Total Number of Parcels and Acres by Map Sector				
Sector	No Parcels	Total Acres	%Tot Parcels	% Tot Acres
001	106	604.38	5.34%	2.64%
002	59	605.73	2.97%	2.65%
003	36	648.69	1.81%	2.84%
004	1	662.55	0.05%	2.90%
005	12	663.02	0.60%	2.90%
006	27	638.70	1.36%	2.79%
007	28	622.81	1.41%	2.72%
008	7	640.00	0.35%	2.80%
009	3	640.00	0.15%	2.80%
010	18	640.02	0.91%	2.80%
011	43	621.28	2.17%	2.72%
012	42	638.96	2.12%	2.79%
013	40	638.26	2.02%	2.79%
014	208	604.79	10.48%	2.64%
015	20	639.99	1.01%	2.80%
016	3	640.00	0.15%	2.80%
017	8	640.00	0.40%	2.80%
018	11	617.19	0.55%	2.70%
019	18	682.77	0.91%	2.99%
020	2	640.00	0.10%	2.80%
021	7	640.00	0.35%	2.80%
022	135	753.03	6.80%	3.29%
023	127	631.26	6.40%	2.76%
024	40	638.26	2.02%	2.79%
025	70	638.51	3.53%	2.79%
026	414	570.54	20.86%	2.49%
027	13	640.00	0.65%	2.80%
028	10	639.99	0.50%	2.80%
029	4	640.00	0.20%	2.80%
030	16	616.96	0.81%	2.70%
031	29	625.97	1.46%	2.74%
032	2	640.00	0.10%	2.80%
033	2	640.00	0.10%	2.80%
034	9	640.00	0.45%	2.80%
035	310	546.14	15.62%	2.39%
036	105	640.97	5.29%	2.80%
TOTAL	1,985	22,870.76	100.00%	100.00%

Source: Midland County GIS Data at 10/1/2025

Edenville Township
Land-Use
Master Plan

Figure C.3 – Total Acres by Zoning District and Sector

Edenville Township										
Acres by Zone and Map Sector										
	AG	COM	IND	RESID1	MIX RESID	REC	PASS REC			
Sector	A	C	I	R1	R2	R3	R4	Lake	Road	Total
001	282.39	31.37		97.51	91.54	24.40	72.89	3.87	0.40	604.37
002	152.09	2.50			428.22		22.92			605.73
003		40.00			443.71	164.98				648.69
004						662.55				662.55
005	331.17					331.85				663.02
006	331.18	56.41			251.11					638.70
007	431.25	73.26			118.30					622.81
008	160.00					480.00				640.00
009						640.00				640.00
010	459.96				100.06	80.00				640.02
011	365.90	4.00		60.71	116.18			74.49		621.28
012	581.03	41.38			16.55					638.96
013	553.58	30.29			54.39					638.26
014	300.37			133.55	88.08			82.79		604.79
015	480.24				119.75	40.00				639.99
016	80.00					560.00				640.00
017						640.00				640.00
018	537.19					80.00				617.19
019	422.77					260.00				682.77
020						640.00				640.00
021					120.00	520.00				640.00
022	40.00			25.16	647.86	40.00				753.02
023				46.75	495.77			88.74		631.26
024	422.76	16.50			199.00					638.26
025	40.00	160.48			438.03					638.51
026		10.01		191.05	63.10	216.70		89.68		570.54
027					240.00	400.00				640.00
028					119.99	520.00				639.99
029						640.00				640.00
030	268.29				54.27	294.40				616.96
031			231.58		34.85	359.54				625.97
032						640.00				640.00
033						640.00				640.00
034					180.00	460.00				640.00
035				214.93	169.32	40.12		121.77		546.14
036					640.97					640.97
TOTAL	6,240.17	466.20	231.58	769.66	5,231.05	9,374.54	95.81	461.34	0.40	22,870.75

Source: Midland County GIS Department Data - 10/1/2025

APPENDIX D: POPULATION

POPULATION EXECUTIVE SUMMARY

The current Edenville Township 2023 population is **2,502** and has been declining since a high in 2010 of 2,551. This declining trend is consistent with those of Midland County and the State of Michigan. As populations decline, rural communities may struggle to maintain essential services and infrastructure due to the reduced number of residents, impacting overall community well-being. Population decline can lead to an aging population, which may result in increased healthcare needs and challenges in social services. As Sanford Lake returns, it is possible that we will see a sizeable population increase and then can expect it to level off after the first two years. The Township must focus on maintaining a moderate population increase (defined as **0.7% per year**) to continue our Township operations and to remain a small rural community.

POPULATION

Population growth is the principal factor influencing land-use decisions in any community. If a community's population increases, there will be an increased need for housing, commercial establishments, industry, parks and recreation, and roads. A population decline can result in a decrease in the number of homes available which can lead to a collapse in housing values, making it difficult for homeowners to maintain their properties. A shrinking population can lead to a decline in local businesses and employment, as the number of residents decreases. This can result in a loss of tax revenue and economic activity in the Township.

This Appendix provides action steps or activities to help manage population growth.

TOWNSHIP POPULATION TRENDS – U.S. CENSUS

Figure D.1 (Population Trend)

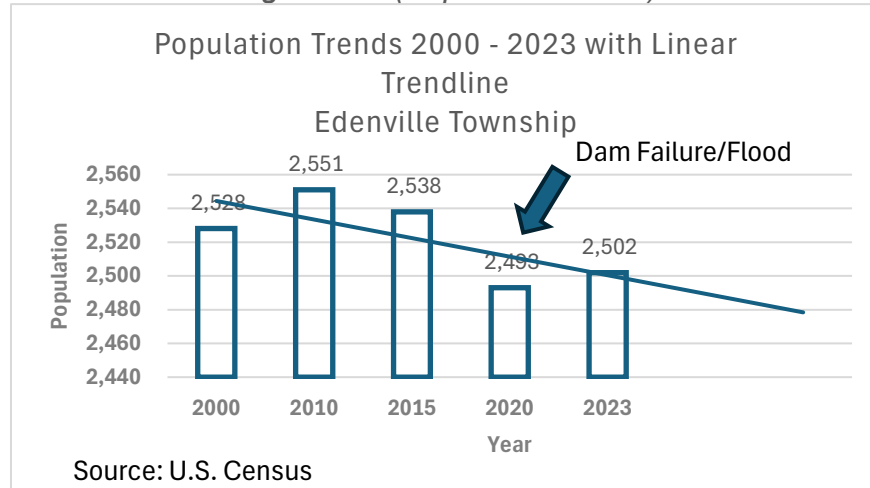


Figure D.1, above, identifies that in 2015, Edenville Township's population began **declining from its peak in 2010**. The downward trend may have been exacerbated by the COVID-19 pandemic and/or by property damages and loss of Sanford Lake caused by the 2020 Edenville Dam Failure and resulting flood. This model reflects a downward trend in population which is consistent with State and National trends.

EFFECTS OF POPULATION CHANGES

Population increases results in:

- **Increased demand for housing.** As the population growth leads to more residents, there is a higher demand for housing, which can drive up prices. Lack of housing is one of the top causes of rural decline. With increased housing needs, there is no place for people to live if they come and work here.
- **Increased development challenges.** Fast-growing areas may face challenges such as housing affordability and traffic congestion due to rapid development. The development of decent and affordable housing can improve the lives of those with inadequate shelter and benefit the local economy.
- **Social well-being.** Population growth can either benefit or harm the social and economic well-being of long-term residents, depending on the context.
- **Infrastructure Needs.** New homes bring more people and services, affecting employment, housing prices, public transportation, and infrastructure needs. As traffic volume increases, in addition to traffic inconveniences or delays, with additional wear

and tear, the costs of maintaining and repairing the roads, placing an added burden on taxpayers.

- **Increased economic development.** Ultimately, an increase in population density has a positive effect on economic development.
- **Increased property taxes** to keep up with infrastructure needs, such as for fire and emergency services, roads, water, administration and other increased costs.

To slow population growth:

Rural Townships can implement strategies that focus on preserving the rural character and economic vitality of their communities. These strategies include:

Taking steps to increase the costs of housing, such as by increasing taxes.

- Implementing stringent zoning ordinances that:
 - Discourage development of lower costs housing that does not require quality production (maintainability), sustainability (environment friendly), efficiency and automation (minimize utility costs), and does not promote handicap accessibility.
 - Require lot sizes to be excessively large.
 - Limit the number of sub-divisions and lot sizes, i.e., being only able to sub-divide ten acres once every ten years and limiting the number of lots by size.
 - Limit use of homes by preventing homes from being used to produce additional revenues.
- Not investing in parks and recreation for families/residents.
- Not investing in roads and/or water/sewage infrastructure to keep up with development and community needs.
- Not enforcing zoning, building or other ordinances.
- Not investing in safety, fire, and emergency medical services, resulting in increased insurance costs for residents.
- Having a reputation of not working together as a community.
- By being dependent on only a couple of larger business for employment opportunities.
- Not rewarding businesses and/or citizens that actively promote and contribute to the implementation of the community's shared vision.

Population decreases results in:

- **Economic Challenges:** As younger populations shrink, rural areas may face reduced demand for goods and services, leading to job losses and economic stagnation.
- **Dependency Ratios:** A higher proportion of older and younger populations can increase the need for caregiving and specialized services, which may strain local resources.

- **Limited Job Opportunities:** Younger generations often migrate to urban areas for better job prospects, further reducing the working-age population in rural areas.
- **Infrastructure Needs:** Rural communities may struggle to maintain essential services and infrastructure due to the reduced number of residents, impacting overall community well-being.
- **Decrease in Housing Demand:** A decrease in population can result in a decrease in the number of homes available which can lead to a collapse in housing values, making it difficult for homeowners to maintain their properties.
- **Public Services:** A reduction in population means fewer children to educate, which can affect the community's educational infrastructure, parks and recreational facilities, and other services.
- **Transportation:** A reduction in taxpayers may result in roads and other transportation infrastructure being unable to be maintained.
- **Economic Development:** A shrinking population can lead to a decline in local businesses and employment, as the number of residents decreases. This can result in a loss of tax revenue and economic activity in the Township.
- **Demographic Changes:** Population decline can lead to an aging population, which may result in increased healthcare needs and challenges in social services.
- **Social Well-Being:** The quality of life often worsens for those left behind. And when they leave, our communities suffer from lost tax base and wages needed to support our public amenities, schools, roads, transit, and housing. [Shrinking Population: Why It Matters](#)

Understanding these trends is crucial for effective governance and planning to address the unique challenges and opportunities presented by changing populations.

Source: Rural Insights, <https://ruralinsights.org/content/shrinking-population-why-it-matters/>

APPENDIX E: AGE DISTRIBUTION

EXECUTIVE SUMMARY TO SUPPORT OUR AGING COMMUNITY

Since 2000, Edenville Township's median age has increased from 39.0 to **50.7**. This ageing trend is expected to continue as we live longer, as more retirees move into our Township [being the #1 place to retire in the country], and as our younger populations continue to leave the Township to move into more metropolitan areas.

As a community, each of our senior citizens possesses special skills, talents, and knowledge that has been earned from their life-long experiences. A major part of their experiences is from a time when 'neighbors helping neighbors' was a cultural norm.

90% of our senior residents want to "age in place." They want to remain near their neighbors, family, friends, and community. However, many may not have family nearby to provide additional care or transportation as their needs change over time. Neighbors knowing each other and neighbors helping and communicating is a hallmark of rural communities.

The Township should establish a volunteer network to keep Township leadership informed about our residents and needs, to make use of Swanton Hall to provide opportunities for our senior citizens to work with and teach/coach our neighborhood students and adults. The opportunities are unlimited, but to name a few, they could provide training on such things as cooking, weapons and boat safety, carpentry, exercise classes, and much more. Leverage our skills, knowledge and opportunities to bring our community together.

At some point, our senior residents may not be able to care for their homes, or each other due to mobility issues, sight, hearing, memory, etc. This is the Township's opportunity to embrace investors/developers to create a retirement community having secure and affordable smaller homes designed for independent senior living, and assisted living facilities with rehabilitation services, community transportation services, etc.

Having a retirement community will permit some of our senior residents to sell their homes, possibly to younger adults, to downsize, and to pay for the newer, smaller, and safer retirement residences. Township neighbors will remain near neighbors and stay

within their community. The expectation would be that one or more retirement communities would be planned unit development(s), along M-30, in Edenville Township, near or in the Village of Edenville. By being in or near Edenville, the retirement community would be close to emergency medical services support provided by our Fire/Rescue operations and other Township resources.

Developers should include the following to make the retirement community/Edenville a business hub for the Township:

- Medical/emergency room services
- Childcare
- Pharmacy
- Restaurants
- Grocery store
- Parking
- Transportation services
- Water and Sewage system
- Safe (traffic and pedestrian) access to Edenville and M-30

The retirement community with additional businesses should be able to serve our neighboring Townships and especially those that live on or near Wixom Lake.

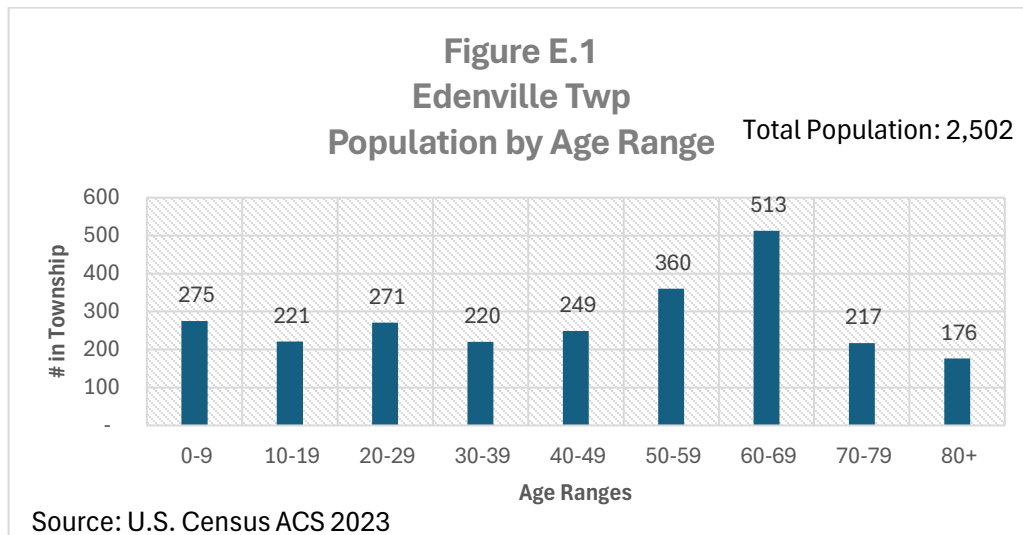
These businesses could also provide employment opportunities for our young adults and for our senior citizens.

AGE DISTRIBUTION

Information on age distribution within a population is useful in determining the public services and special needs a community requires. For example, younger populations tend to require more long-term rental housing units and smaller homes, while the elderly population may have a need for assisted living or nursing home facilities. Policy makers may also use analysis of age distribution to identify current gaps in services and to project future services needs for housing, education, recreation, transportation, and medical care. It is of equal importance in planning to anticipate which age groups are likely to increase and decrease during the planning period.

Should the Township determine the need to encourage younger residents, it must provide opportunities that meet their needs, including lower cost housing or long-term rentals, opportunities for jobs, childcare, groceries, restaurants, education, relationships with others in their age groups and interests, and recreation.

Population by Age Range



The above chart clearly shows that the population of Edenville Township is composed of “baby-boomers,” with most of the population being over the age of 50.

Because Michigan is a favorite retirement destination having low cost of living, breathtaking shorelines, easy access to cultural events, and abundant indoor/outdoor recreational activities, Michigan also has no tax on Social Security benefits, U.S. military pensions, . . . making it a more affordable place for retirees.

Older adults are valuable members of rural communities and should be supported in their desire to age in place. However, aging in place in rural communities comes with unique challenges and opportunities. Although rural communities are home to a higher proportion of older residents, rural communities provide fewer services than metro core communities. While rural areas offer many benefits, supporting aging in place may require more careful planning and coordination than in other settings.

Edenville Township Change in Median Age

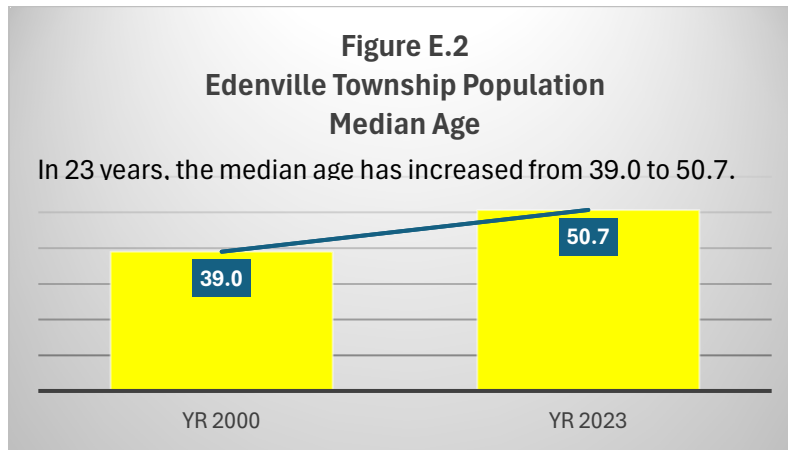
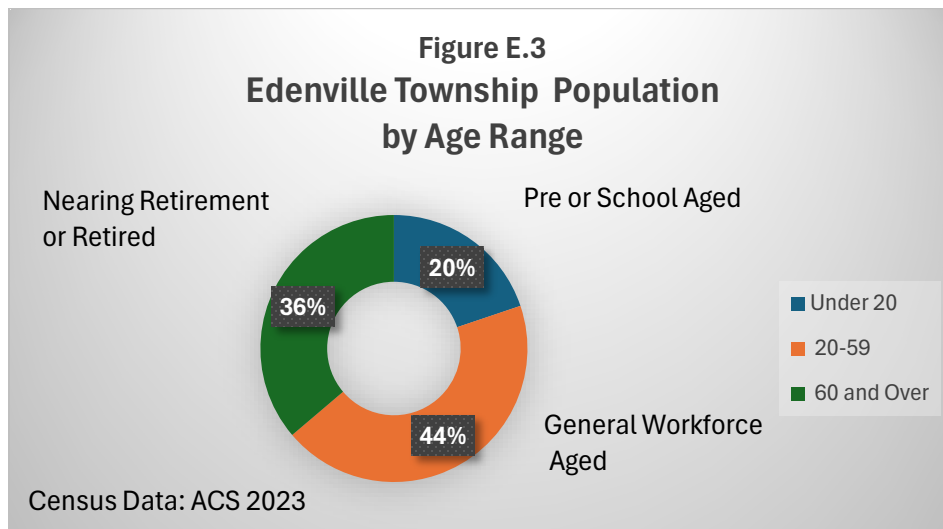


Figure E.2 above confirms that the median age of Edenville Township residents is getting older, while at the same time, younger residents have been migrating out of the Township and are not being replaced by similar aged residents. As of 2023, the Township’s **Median Age is 50.7. This median age is about 20% higher than that of Midland County with a median age of 41.8.** This critical population trend demonstrates the importance of actively tracking critical metrics such as population and age distribution and making timely decisions. For example, with an aging community, for the Township to “remain unchanged” is not a long-term option. Changes in the health of residents may prevent residents from being able to go up and down stairs, bathe, drive to grocery stores or medical appointments, etc. Changes in health also may result in additional needs for EMS and other critical Township services. In this case, for our senior residents to remain in the Township, the Township must prepare for and provide essential services for our aging community and at the same time nurture opportunities for lower cost housing, childcare, jobs, and other needs to attract a younger population and families.

Edenville Township Percent of Population by Primary Age Range



In 2025, the youngest of the Baby Boom generation will have turned 61, meaning that many are now in or looking at retirement. Meanwhile, working-age populations in rural counties are shrinking. As a result, rural populations are becoming more concentrated in older age groups. These age groups tend to require more economic support and caregiving. This combination of shrinking working age populations and growing older populations means communities are increasingly relying on a relatively small labor force to provide services and care for groups at the top and bottom of the age spectrum. (Source USDA Economic Research Service, *Amber Waves, 2024 Edition of Rural America, As Rural Populations Grow Older, Communities Increasingly Rely on Smaller Labor Force*, by Richelle Winkler, 5/20/25)

“Nearly 90% of older adults would like to remain in their homes for as long as possible. However, the physical changes brought on by aging – vision and hearing changes, cognitive decline, mobility limitations, and self-care difficulties, among others – can impact older adults’ ability to age in place.

Approximately 30% of older adults receive caregiving for health or other reasons (such as household chores or transportation), and adult children were the largest group of caregivers. However, younger populations – prime-age workers aged 25 to 54 are leaving rural communities, creating challenges for older adults who depend upon help from adult children or other family members.” (Source: *Aging in Place in Rural Communities*, <https://www.ruralhealthinfo.org>)

According to the *National Association of Realtors*, “*Help Boomers Make Their Next Move*, by Barbara Ballinger, dated January 20, 2022,” the average age for transitioning to senior housing is 75. This is confirmed by an article in Family Assets, <https://www.familyassets.com>,

The typical resident population in Michigan’s assisted living communities is 67% female. Overall, 79% of residents are ages 75 and older. According to Senior Living, at <https://www.seniorliving.org>, Best Assisted Living Facilities in Midland, MI, 2025, the average cost of assisted living is \$4,249 per month, but costs will vary greatly based on facility, location, and the level of care.

Nationally, 38% of seniors ages 75 and older live alone. A greater number of seniors might live alone late in life as their life expectancy increases. If current trends persist, the number of seniors ages 75 and older who live alone will more than double by 2040. (*Urban Institute, Senior Housing and Mobility*, by Choi, Goodman, Zhu, and Walsh, September 2019)

Financial security is a barrier for rural populations, and many older adults are burdened by the cost of paying for their housing, specifically. Rural seniors who cannot stay in their own homes for physical or financial reasons have fewer housing and long-term rental options. Rural seniors who rent their housing are more likely to experience problems with housing affordability than those who own their homes. This may make it difficult for rural older adults to stay in their community as they age.

Another important consideration for aging in place is access to transportation. In rural communities, the private automobile is the primary mode of transportation for more than 90% of trips. However, as older adults transition from the driver’s seat to the passenger’s seat, they must consider how they will travel to medical appointments, buy groceries, and take other trips. [*Aging in Place in Rural Communities – RHIhub Aging in Place Toolkit – <https://www.ruralhealthinfo.org/toolkits/aging/1/rural-issues>*]

Economic Implications of an Aging Community (Recap)

1. **Labor Supply.** The decrease in the working age population (ages 15-64) in rural areas has fallen significantly, leading to a reliance on a smaller labor force to support both younger and older populations. This can strain local economies as fewer workers are available to essential services and care. With an increase in demand for labor and a reduction in labor supply often results in higher costs for needed services.

2. **Healthcare Needs.** As the population ages, there is an increased demand for healthcare services, eldercare, and age sensitive infrastructure. Rural communities often lack adequate healthcare facilities, making it challenging to meet the growing needs of older residents.
3. **Dependency Ratios.** Higher dependency ratios in aging populations indicate a greater need for social services, including childcare and eldercare. This can limit labor force participation and economic growth, as resources are diverted to meet the needs of dependent populations.

While the aging “rural” population presents significant challenges, it also offers opportunities for communities to innovate and adapt. By addressing the economic implications and implementing supportive policies, rural areas can enhance their resilience and sustainability in the face of demographic changes.

APPENDIX F: COMMUNITY PROFILE

Considerable research sources are required to uncover important factors that determine the make-up of a community. Background studies and analysis included:

- U.S. Census data,
- Prior and other townships' Master Plans,
- Analysis of township geospatial information managed by Midland County,
- Analysis of Edenville Township property assessment data, and
- Internet searches.

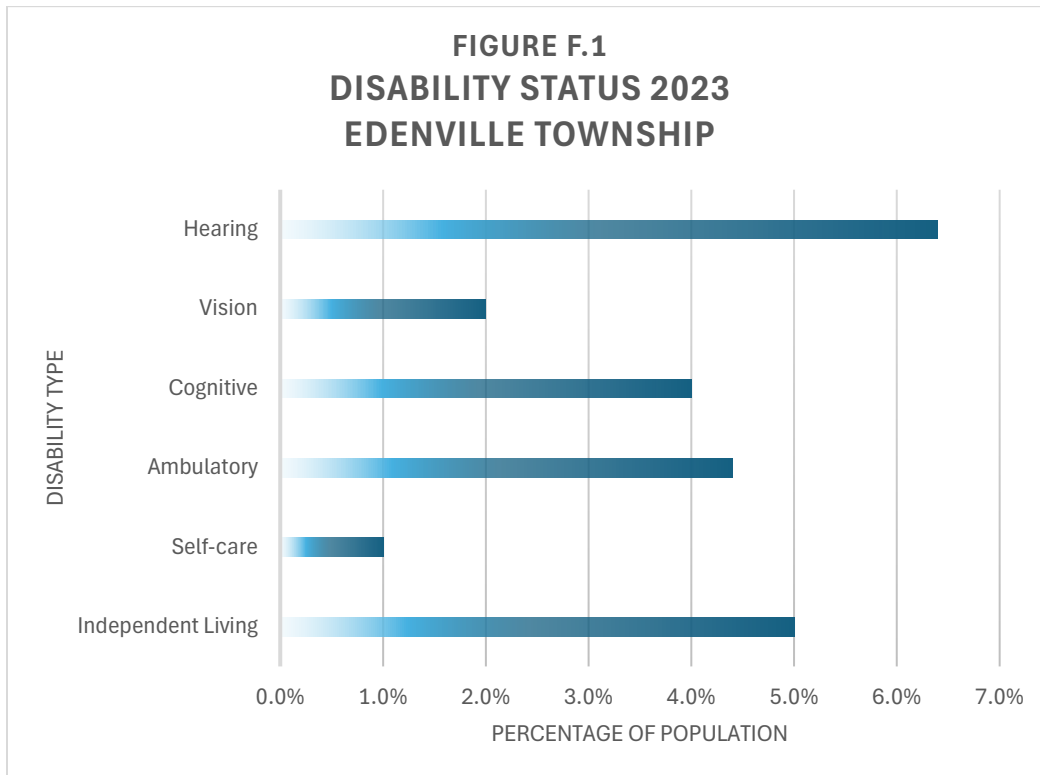
This data and analysis have provided critical information on population, housing, the local economy, natural resources, existing land use, public facilities, transportation, and more. The combined analytics help to define a baseline from which to plan and measure the effectiveness of Edenville Township's current and future management decisions.

CEMETERIES

The Township's two cemeteries are in Sections 11 and 12. The cemetery in Section 12 is nearly full. The cemetery in Section 11 has adequate space to meet the Township's needs for many years.

DISABILITY STATUS

An important characteristic of a community that can have future implications on land use and policy is disability status. This measures the amount 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 assisted living facilities, stricter building standards for the disabled, or better public transportation.



ECONOMICS

Economic characteristics are important because they help determine a community’s viability and ability to support future commercial, residential, recreational, and industrial growth. Economic data also helps a community see its economic strengths and weaknesses and alludes to current trends. This analysis uses both U.S. Census data and the American Community Survey 5 year estimates.

Income and Poverty

Income and poverty levels measure the relative economic health of a community. These elements can show economic success or failure depending on increases or decreases. Income is measured at four levels: median household, median family, median married couple, and median nonfamily households.

It is important for a community to examine the trends in income and poverty status and provide public services according to the needs of the community.

Edenville Township
Land-Use
Master Plan

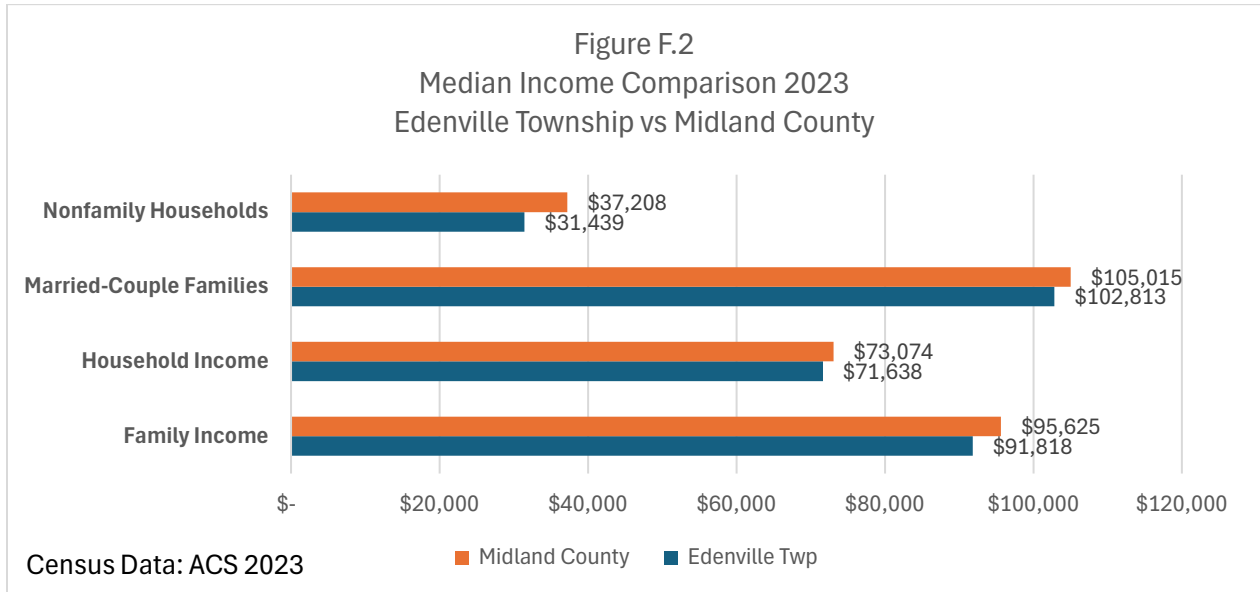


Figure F.2 (above) indicates that for all four income categories, our Edenville Township median income is a little lower than Midland county’s income. **The Edenville Township median income for households is \$71,638.** Whereas the median household income for the County is \$73,074.

EDUCATION

Edenville Township is served by the Meridian and Coleman School Districts. Most students attend the Meridian School District. There is one parochial school located in the Township, the Seventh Day Adventist School on Meridian Road.

Figure F.6

Education Attainment (25 years and older) - 2023			
Edenville Township			
Place	High School Graduate	Some College or Associate's	Bachelor's Degree or Higher
Edenville Township	90.60%	37.70%	48.00%
Midland County	95.00%	31.30%	72.70%
Michigan	91.90%	31.90%	63.60%

As illustrated by the above table, **90.6%** of the population in Edenville Township graduated high school and 37.7% went on to attend some college or obtain an associate’s degree, and **48.0%** have earned a bachelor’s degree or higher. The

Township falls behind for high school completion and bachelor’s degree or higher by both Midland County and the State of Michigan.

The education attainment of a community has a major effect on the type of industry that is developed in the community. The 48.0% that hold a bachelor’s degree or higher are qualified with a different set of skills than a person who did not continue their education after high school. This means that the type of job held is much different. It is important for a community to have a good mixture of education levels to support various industries that offer jobs for people at different skill levels.

EMPLOYMENT

Employment Status

The employment status for Edenville Township is **98.2%**, which is significantly higher than that of Midland County, at 95.2%.

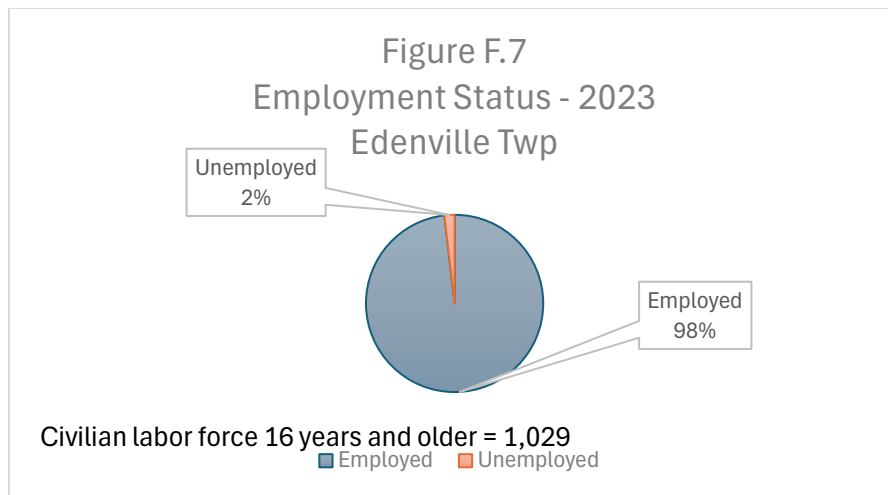


Figure F.8
Employment Status – 2023

2023 - U.S. Census. ACS	Edenville Twp		Midland County	
	#	%	#	%
Civilian labor force 16 years and older	1,029		40,139	
Employed	1,010	98.2%	38,227	95.2%
Unemployed	19	1.8%	1,912	4.8%

Edenville Township
Land-Use
Master Plan

The U.S. Census Bureau presents employment data in terms of employment by industry and unemployment rates . Employment by industry is a good way to analyze what types of industries are the most prevalent employers of the Township.

Figure F.9
Employment Status by Industry - 2023

2023 DP03 INDUSTRY	Edenville Township		Midland County, Michigan		Michigan	
	#	%	#	%	#	%
Civilian employed population 16 years and over	1,010		38,346		4,712,135	
Agriculture, forestry, fishing and hunting, and mining	12	1.2%	367	1.0%	52,042	1.1%
Construction	181	17.9%	2,506	6.5%	275,414	5.8%
Manufacturing	184	18.2%	7,242	18.9%	866,988	18.4%
Wholesale trade	17	1.7%	634	1.7%	100,900	2.1%
Retail trade	103	10.2%	3,873	10.1%	507,460	10.8%
Transportation and warehousing, and utilities	33	3.3%	1,550	4.0%	224,306	4.8%
Information	8	0.8%	400	1.0%	56,566	1.2%
Finance and insurance, and real estate and rental and leasing	50	5.0%	1,842	4.8%	274,345	5.8%
Professional, scientific, and management, and administrative and waste management services	49	4.9%	3,810	9.9%	474,712	10.1%
Educational services, and health care and social assistance	191	18.9%	9,480	24.7%	1,095,738	23.3%
Arts, entertainment, and recreation, and accommodation and food services	133	13.2%	3,425	8.9%	406,569	8.6%
Other services, except public administration	33	3.3%	1,866	4.9%	211,659	4.5%
Public administration	16	1.6%	1,351	3.5%	165,436	3.5%

Education services, health care, and social assistance are the highest Industry categories for Edenville Township, with 18.9% of those employed over 16 years and over. Manufacturing and construction, combined, make up 36.1% of the workforce. Agriculture, forestry, fishing and hunting, and mining represent only 1.2% of our township workforce.

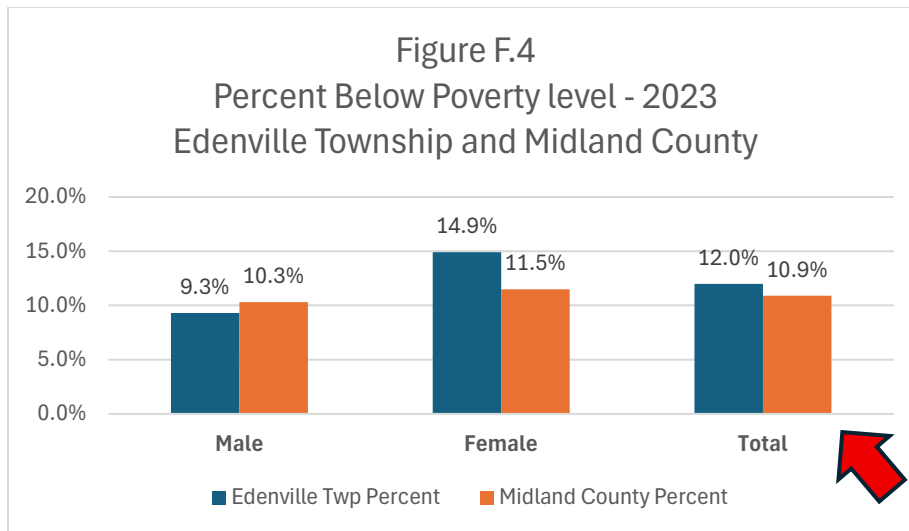
Residents Below Poverty Level

The poverty level rate for Edenville Township for 2023 was **12%**. Poverty levels are defined by the Federal government as reported on Figure F.3.

Figure F.3

2023 Federal poverty level income	
# People Household	Poverty Income Level
1	\$14,580.00
2	\$19,720.00
3	\$24,860.00
4	\$30,000.00
5	\$35,140.00
5+	Add \$5,140 for each additional person

As documented by the U.S. Census: ACS 2023, Figure F.4 (below) identifies that the Township's total poverty rate (see arrow) is higher than the County's by 1.1%.



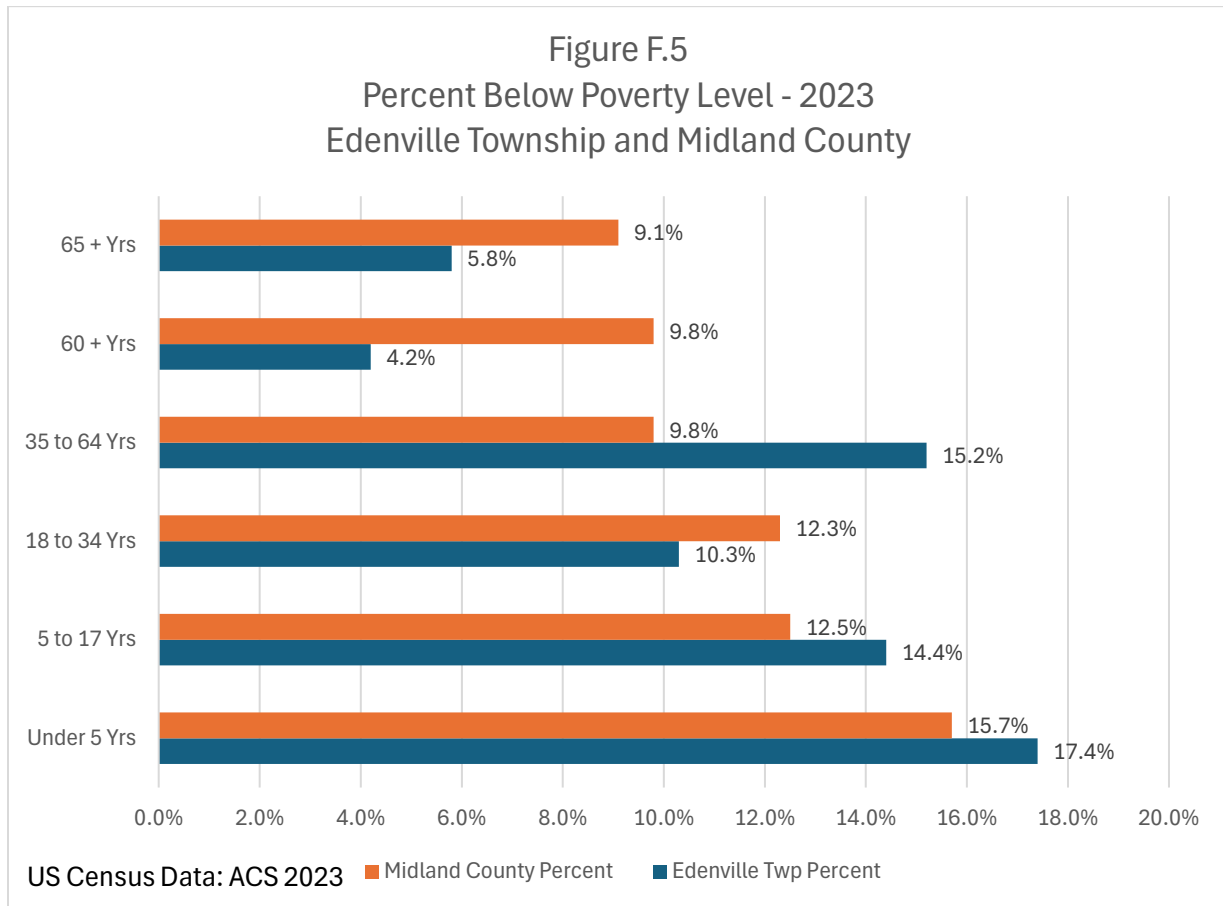


Figure F.5 (above) shows the percentage of Edenville Township and Midland County residents living below the poverty levels by age group. By combining the percentages for children under 5 and 5 to 17 years old, **approximately 31.8% of the Township’s children and 28.2% of the Midland County children are living below the poverty level. Over one-quarter (25.5%) of the Township workforce, compared to 22.1% of the Midland County population live below the federal poverty level.** Both the seniors and the children may be dependent on the workforce-aged population for care and support. *For the Township, will the remaining 74.5% of workforce-aged residents be able to provide the necessary long-term support?*

RACIAL MAKE UP

Edenville township's population shows that there is an absolute majority of White population in the township.

- Racial distribution of Edenville township population:
 - 92.49% are White,
 - 1.16% are American Indian and Alaska Native,
 - 0.13% are Asian,
 - 0.39% are some other races, and
 - 5.82% are multiracial.

ROADS AND TRANSPORTATION

Edenville Township has approximately 13 miles of State roads, M-30 being a partial boundary on the East and M-18 on the west boundary. There are about 12.5 miles of country primary roads, those being Curtis and Sanford Lake Roads. The remaining 24.5 miles of Township secondary roads consist of hard surface or gravel; with several miles of these roads being in desperate need of repair and/or resurfacing.

There are no public airports, commercial bus lines, taxis, or railroads in the Township. Appropriate signs should be maintained on M-30 on both approaches to the Village of Edenville to warn of pedestrian area.

APPENDIX G: SAFETY AND QUALITY OF LIFE

Throughout our community, safety and quality of life are top priorities.

SAFETY

For safety, the Township Fire/Rescue/EMS rely on a volunteer force and upon the Midland County's Sherriff's department for criminal and other services.

Fire/Rescue/EMS

The Township fire department has a main station on Moore Street in Edenville and a substation in the SW ¼ of Section 26 on North Lake Sanford Road, on the West side of Sanford Lake. The Township supports seven fire vehicles. The equipment and buildings are maintained by trained; on-call firefighters and an auxiliary Fire Station #1 is in need of significant maintenance and/or refurbishment.

Personnel:

- 13 firefighters
- 10 fire fighter I and II
- 3 completed 66 hour course
- 1 Paramedic
- 1 EMT
- 10 Medical First Responders every 3 years certified

Training

- On-going pre-planning
- Extraction, Firefighting, Wild land fires, Water rescue, Ice rescue
- Search & rescue
- Air pack training
- 2 trained in farm rescue
- Helicopter landing zone
- Monthly truck checks and receive training on fire/rescue procedures
- Annual Truck driving and pump operations trained
- Annual hose, pump, air pack testing
- Annual training on hazmat
- Receive ISO inspections every 5 years for insurance ratings – 5-6 home owners rating

Edenville Township
Land-Use
Master Plan

TOTAL 2024 FIRE/RESCUE/EMS RUNS	#	% Tot
Medical assist	144	45.0%
Public service assistance	44	13.8%
Dispatched and canceled en route	34	10.6%
Electrical wiring/equipment problem	21	6.6%
Unauthorized burning	15	4.7%
Emergency medical service (EMS) incident	13	4.1%
System or detector malfunction	7	2.2%
Service call, other	5	1.6%
Person in distress	5	1.6%
Unintentional system/detector operation (no fire)	5	1.6%
Structure Fire	3	0.9%
Natural vegetation fire	3	0.9%
Extrication, rescue	3	0.9%
Good intent call, other	3	0.9%
Search for lost person	2	0.6%
Chemical release, reaction, or toxic condition	2	0.6%
Other	11	3.4%
TOTAL	320	100.0%

TOTAL FIRE/RESCUE/EMS RUNS BY SEASON	#	% Tot
Winter (Jan-Mar)	78	24.4%
Spring (Apr-Jun)	63	19.7%
Summer (Jul-Sep)	85	26.6%
Winger (Oct-Dec)	94	29.4%
TOTAL	320	100.0%

Crime Rates

Midland County is one of the safest counties in the nation, as reflected in the Figure G.1 below.

	Overall	Violent	Property
	Crime	Crime	Crime
COUNTIES	Grade	Grade	Grade
Midland County	A	A+	A+
Nearby Counties			
Bay County	B-	D	B-
Saginaw County	C+	D-	C+
Gladwin County	A-	B-	A-
Isabella County	B+	C	A-
Clare County	B-	D	C+

Source: CrimeGrade.org as of (8/22/25)

Nationally Similar Populations			
Lincoln County, NC	B-	B+	B+
Rockingham County, NC	C+	C+	C+
Raleigh County, WV	B-	B-	B-
Polk County, OR	B+	B	B
Muskingum County, OH	B	A-	A-

Source: CrimeGrade.org as of (8/22/25)

According to CrimeGrade.org, Midland County’s crime grade is an “A” with “A+”s for both violent and property crimes.

Midland County ranks in the 99th percentile for safety, meaning it is safer than 99% of U.S. counties, but less safe than 1%.

When looking at total crime counts, the East parts of Midland County see the most crime incidents – about 292 per year. In contrast, the West part (i.e. Edenville Township), has the fewest, with approximately 37 crimes annually.

Within a safe Midland County, the below table identifies the crime rates and safety percentiles of Edenville Township with our neighboring townships. Edenville Township’s current crime rate is **11.86** per 1,000 residents.

Figure G.2

Crime Rates per 1,000 Residents	Crime		Safety
	Rate		Percentile
Hope Township	11.6		99
Edenville Township	11.86		91
Jerome Township	13.27		87
Warren Township	13.89		88
Beaverton Township	18.41		69
Billings Township	unk		unk

Source: <https://michigan.gov> . . . crime-dashboard

Quality of Life

The below table compares Edenville Township’s quality of life factors with neighboring rural townships, as assessed by Niche.com.

Figure G.3

Source: NICHE.COM as of 8/22/25	Edenville Twp	Jerome Twp	Hope Twp	Billings Twp
Public Schools	B-	B-	B-	C-
Housing	B+	A-	A-	B-
Good for Families	B-	B-	B-	C-
Jobs	A-	A-	A-	A-
Cost of Living	B+	A-	B+	A-
Outdoor Activities	B-	B+	C+	C+
Nightlife	C+	B-	C+	C+
Diversity	B-	C+	B-	B-
Weather	C+	B-	C+	C+
Health & Fitness	B	B	B	C+
Commute	B-	B-	B-	C

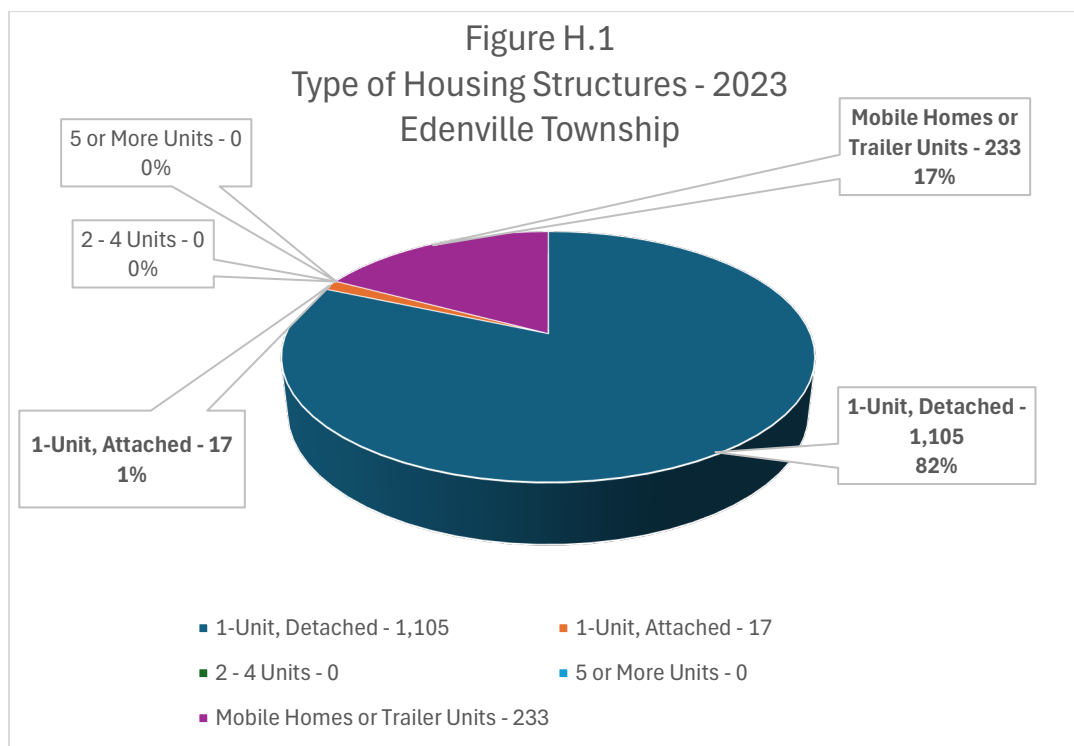
Given the excellent safety and quality of life, they make Edenville Township an outstanding location to live and work. From the above Figure G.3, there are several categories for which the Township may have some influence over. Though we have little opportunity to impact the outside assessments, we should still include the following categories as KPIs and focus attention on these areas since they are recognized as key factors and are published nationally.

APPENDIX H: HOUSING

Housing is a vital characteristic of any community. Examining the housing stock, type of existing structures, tenure, owner versus renter attributes, and other characteristics helps describe the structures in terms of quality and age. Houses are highly visible, relatively permanent, and immobile, and for these reasons serve as great indicators of the well-being of a community.

TOTAL HOUSING STOCK

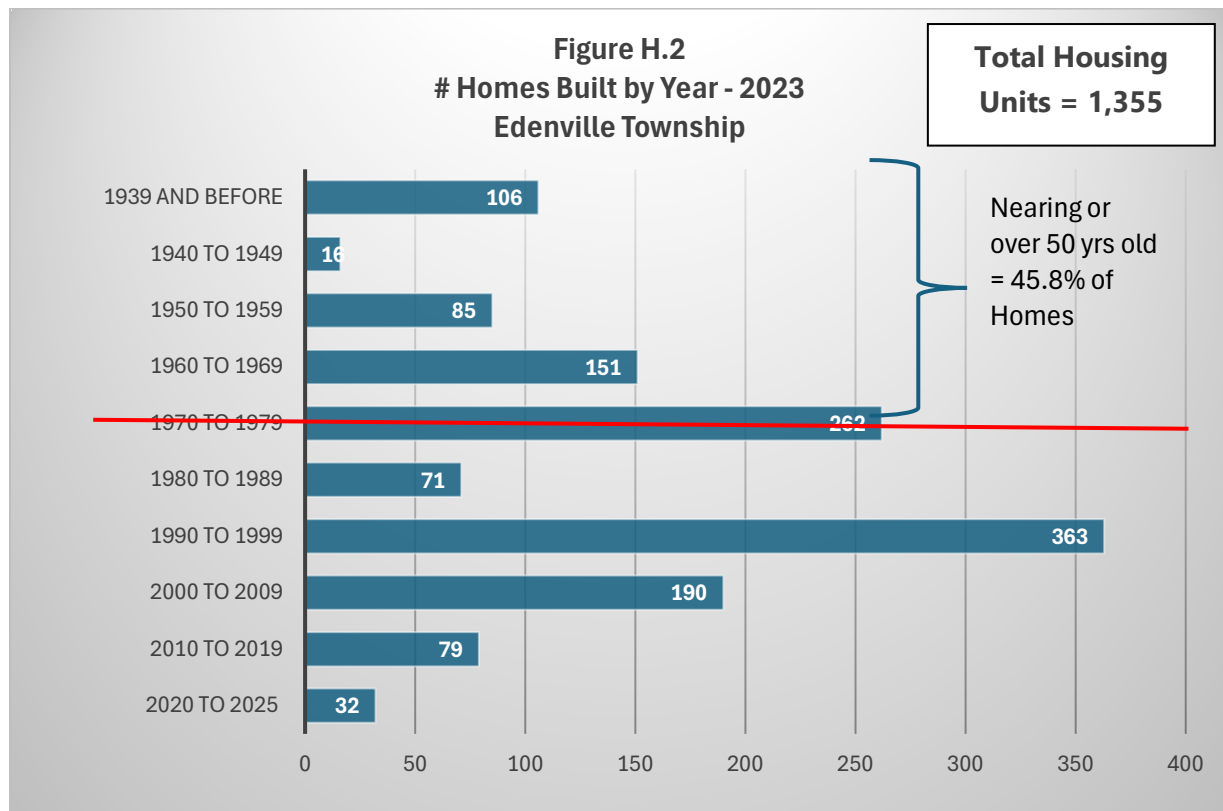
Housing stock is the most basic measure of housing that refers to the type of housing units found in a community. The U.S. Census separates housing into five different categories: 1. 1-Unit, Detached (single-family homes), 2. 1-Unit Attached (granny flats, single apartment unit connected to a single-family home), 3. Two to four units (duplex units), 4. Five or more units (apartment complex), and 5. Mobile homes or trailer units.



The above pie chart shows that as of 2023, 82% of the Township's housing structures are 1-Unit Detached structures, followed by Mobile Homes or Trailer Units of 17% and 1-Unit Attached with 1% of the structures.

AGE OF STRUCTURE

The age of the housing stock is a way to determine the quality of the existing structures and future need for new housing. Generally, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's lifestyle is diminished and expensive.



When a community's housing stock approaches 50 years, it is possible that the need for rehabilitation and new construction will increase. There are exceptions to this rule, however. Some of the older housing of a community 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.

The above chart identifies that **45.8%** or basically one-half of the Edenville Township housing is at or about 50 years old. In the next twenty years, without new homes being built, that number will reach 77.8% being over 50 years old.

It is important for a community to know if people are continuing to move into the existing housing stock or building new. If new residents are filling up available housing stock it is being repaired, when necessary, but if new residents are always building new, the older housing may become blighted.

HOUSING VALUES

Analyzing housing values and long-term rent could be the best way to determine both quality and affordability of housing. It is crucial that a community maintains quality and affordable housing to support a diverse community to attract new residents for future growth.

Figure H.3

Housing Value	Housing Values - 2023		
	Edenville Twp	Midland County	Michigan
Less than \$50,000	9.84%	6.37%	8.02%
\$50,000 to \$99,999	9.64%	10.45%	10.17%
\$100,000 to \$149,999	24.55%	19.51%	12.51%
\$150,000 to \$199,999	12.23%	19.22%	14.52%
\$200,000 to \$299,999	16.60%	24.74%	24.33%
\$300,000 to \$499,999	18.09%	15.04%	20.98%
\$500,000 to \$999,999	8.45%	4.37%	8.02%
\$1,000,000 or more	0.60%	0.29%	1.45%
Median (Dollars)	\$175,800.00	\$184,300.00	\$217,600.00

As reflected in Figure H.3, less than 20% of the homes are valued below \$100,000 for Edenville Township and are consistent with both Midland County, and for the State of Michigan. The highest percentage of homes are less than \$150,000 for Edenville Township. The highest percentage of homes for both Midland County and the State are in the \$200,000 to under \$300,000 range. The **median house values** reflect that Edenville Township is the lowest of the three at **\$175,800**, compared to \$184,300 to \$217,600 for the County and State, respectively.

HOUSING AFFORDABILITY

It is crucial that a community provides a good supply of affordable housing to meet the needs of its citizen. To analyze whether the housing in a community is affordable to its

citizens, compare the median housing values with median household income. It is generally accepted that a person or family is able to afford a home that is 2.5 to 3 times the average income.

Figure H.4 **Housing Affordability** Calculation

Is a median household able to afford the median home in the Township?

Median Household Income ($\$71,638 * 2.5 = \$179,100$) or ($\$71,638 * 3 = \$214,900$)

Is median housing value $\$175,800$ less than $\$179,100$? Answer **YES**

To confirm the affordability calculations above, when entering the following Internet question: ***“if my income is \$71,500 how much of a house can i afford?”*** According to Zillow, “you should aim for total monthly housing costs (mortgage, property taxes, and insurance) to be no more than 30% of your gross income. This means you could afford a home that costs up to approximately $\$215,700$. However, this is just an estimate, and the actual amount you can afford may vary based on your specific financial situation, including your down payment, interest rate and other expenses.”

For both of these general calculations, having a median income of $\$71,638$, the potential buyer should be able to afford a home at the median home value of $\$175,800$.

HOUSEHOLD SIZE

The number of persons per household constitutes household size. Since the 1970’s the nationwide trend in population has been in decline. There have been many factors that have resulted in this trend, including declining number of children per family, the changing position of women, higher divorce rates, growing number of elderly living alone, and the growing number of non-traditional households.

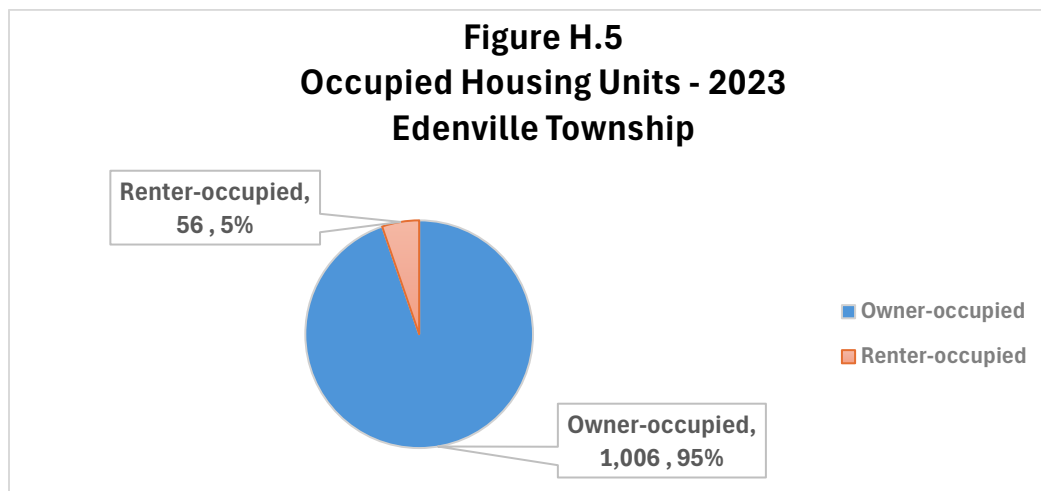
Knowing whether the household size is increasing or decreasing is particularly important. If the household size of a community is decreasing, new housing units might be necessary to accommodate citizens needing places to live. This can even be true if the overall population of a community is declining and should involve incorporating diverse housing options into a community such as apartments and duplexes.

According to the U.S. Census files, Edenville Township’s average household size had a significant increase in 2015, from 2.36 to 2.57, but for 2023, the **household size** returned to **2.36**.

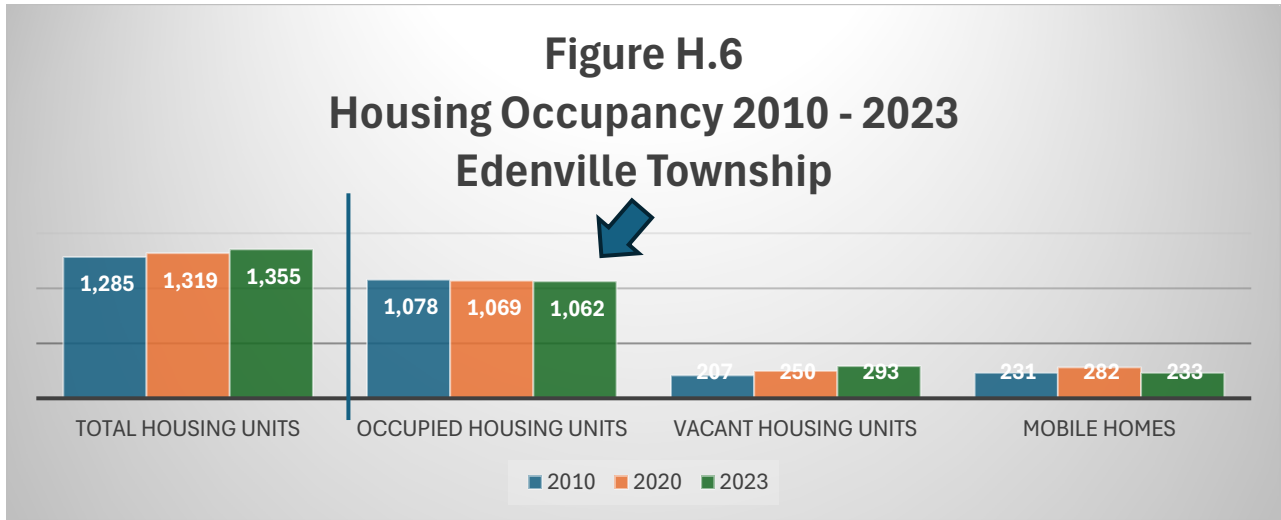
Household size is also an important consideration when assessing the number of available bedrooms in a home. Generally, the smaller the home, the more affordable it is.

HOUSING OCCUPANCY

In 2023, the US Census identified that there were **1,062 occupied housing units** in Edenville Township. **95%** were owner occupied.



As identified below, ACS excludes our 233 mobile homes from this occupied housing analysis.



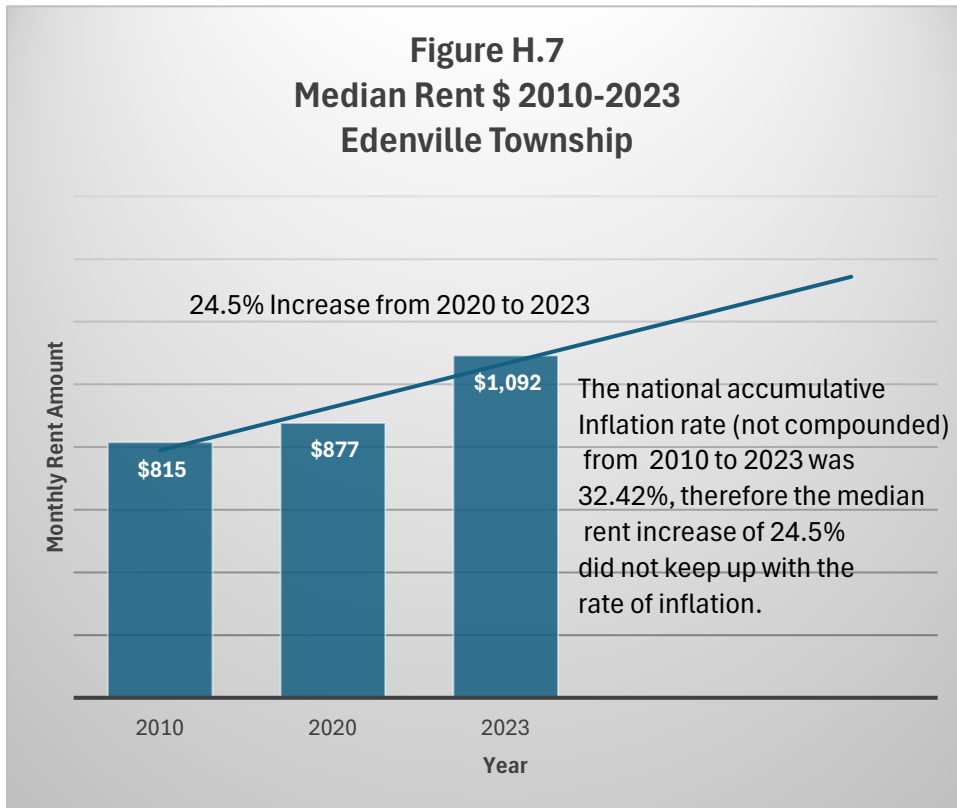
Of the 1,062 occupied housing units (see above arrow), 95% are occupied by the property owner. The remaining 5% of the units are occupied by long-term renters.

In 2023, ACS estimates that **293 of 1,355 housing units are vacant**. That represents **21.6%** of Edenville Township’s housing is vacant. This is an increase from 16.1% in 2010 and 18.9% in 2020. Identifying vacant homes for which owners may want and are able to sell may help resolve some housing affordability issues.

LONG-TERM RENTAL UNITS AVAILABLE

ACS identified that **5%, or 56 of the Township’s housing units are rented** in 2023.

LONG-TERM RENT RATES AND AFFORDABILITY



Using the U.S. Census data, the median long-term rent amounts for Edenville Township were \$815 in 2010, \$877 for 2020, and \$1,092 for 2023. The monthly long-term rent increased by 24.5% from the year 2020 to 2023.

Using the primary rule that long-term rent should be no more than 30% of

gross monthly income, the median household income of $\$71,638 / 12 = \$5,969$ per month $\times 30\% = \$1,791$. With a monthly rent of \$1,092, the average family should be able to afford the monthly long-term rent.

APPENDIX I: CURRENT TRENDS IN HOME BUYING – TARGET AUDIENCES

The source of information for this appendix is the “2025 Home Buyers and Sellers Generational Trends Report, National Association of Realtors Research Group” (available at www.nar.realtor/research-and-statistics/research-reports/home-buyer-and-seller-generational-trends).

Earlier, we identified the age of our Township population, the age of our homes, and the importance of taking care of our residents while at the same time, attracting, “younger” residents into our community to help offset the declining population. But what does “younger” mean? We only have limited resources, and we must focus our efforts on a limited number of “younger” population groups. This appendix is intended to present research information to assist by identifying target audiences to focus our efforts.

HOME BUYING TRENDS AND TARGET AUDIENCES

Instead of identifying home buyers and sellers by age, The National Association of Realtors Research Group identifies them by their generational groups. Below is the estimated Edenville Township population (from Figure F.1) as applied to the generational groups, assuming even distribution within the Appendix F age groups.

Figure I.1 Generational Home Buyers as Applied to Edenville Township

Edenville Population	Birth Years	Age Range	Pop. Count	% Tot
Silent Generation	1925-1945	80+	176	7.0%
Older Boomers	1946-1954	71-79	217	8.7%
Younger Boomers	1955-1964	61-70	513	20.5%
Gen X	1965-1979	46-60	485	19.4%
Older Millennials	1980-1989	36-45	235	9.4%
Younger Millennials	1990-1998	27-35	218	8.7%
Gen Z	1999-2011	14-26	273	10.9%
Non Home Buyers	2012-2025	0-13	385	15.4%
Total Population			2,502	

The National Association of REALTORS provides a wealth of information about home buyers by generation groups, as follows:

Gen Z (18-25)

Gen Z (18-25 years old) made up just 3% of home buyers. They are entering homeownership with the lowest household incomes, and they are unlikely to be married

yet or to have children under the age of 18 in their home. They are more likely to purchase older homes.

Younger Millennials (26-34) and Older Millennials (35-44)

Younger Millennials (26-34 years old) and Older Millennials (35-44 years old) make up 29% of recent home buyers. Seventy-one percent of Younger Millennials and 36 percent of Older Millennials were first-time home buyers. Sixty-six percent of Older Millennials were married couples, while Younger Millennials had the highest share of unmarried couples (13%) buying homes. Younger Millennials are the most educated group, with 78% holding at least a bachelor's degree or higher. Twenty-five percent of Younger Millennials moved directly from a family member's home before buying. Convenience to their job and commuting costs were both more important to buyers in this group.

Gen X (45-59)

Gen Xers (45-59 years old) consisted of 24% of recent home buyers. This group had the highest-earning home buyers, with a median income of \$130,000 in 2023. With this extra income, buyers 45-59 purchased the largest homes, along with Younger Millennials at a median of 2,000 square feet. Sixty-six percent of their recent home buyers are married couples, providing them with dual incomes. Gen X buyers were the most likely to purchase a multi-generational home at 21% and were the most likely to purchase with the desire for a home in a better area. Buyers 45 to 59 years remain one of the most racially and ethnically diverse populations of home buyers, with 25% identifying as a race other than White/Caucasian.

Younger Baby Boomers (60-69) and Older Baby Boomers (70-79)

Baby Boomers, buyers 60-69 years old (Young Baby Boomers) and buyers 70 to 79 years old (Older Baby Boomers) were broken into two separate categories as they have differing demographics and buying behaviors. Buyers 60-69 consisted of 26% of recent buyers. Buyers 70 to 79 consisted of 16% of recent buyers. Baby Boomers purchased for an array of reasons, primarily the desire to be closer to friends and family, due to retirement, and the desire for a smaller home. Younger Boomers were most likely to purchase in a small town, and Older Boomers were the most likely to purchase in a suburb/subdivision. Younger Boomers expect to own their homes for the longest period of time at 20 years, and Younger and Older Boomers purchased homes that were typically built in 1999. Buyers 60 and older typically moved the furthest distance at a median of 35 miles.

Silent Generation (80+)

The Silent Generation (80+ years old) is the smallest generation of home buyers at just 4%. A large percentage of these buyers were likely to have retired, and they had the lowest median household income and purchased the smallest homes at a median of 1,700 square feet. They typically purchased homes to be closer to friends and family and were most likely to purchase in senior related housing. Convenience and health care were of primary importance.

Other characteristics of homes purchased:

- 15% of Young Boomers bought **new homes**, compared to 10% of Older Millennials and 9% of Younger Millennials. Younger Boomers were more likely to purchase a new home to avoid renovations and problems with plumbing or electricity.
- 42% of new home buyers were looking to **avoid renovations** and problems with plumbing or electricity.
- Buyers who purchased **previously owned homes** were most often considering a better **overall value at 31%**.
- The most common type of home purchase continued to be detached single-family homes, which comprised 75% of all homes purchased.
- Older Boomers and the Silent Generation continued to **purchase apartments/condos** at higher shares than other age groups.
- 19% of buyers over the age of 60 purchased **senior-related housing**. That number was 25% for Older Baby Boomers and 27% for the Silent Generation.
- The **median distance between the homes** that recent buyers previously resided in and the homes that they purchased was 20 miles. The median distance moved was highest among the oldest three generations at 35 miles, while the lowest was among Younger Millennials at 12 miles.
- The **typical home purchased** was 1,900 square feet, had 3 bedrooms and 2 bathrooms, and was built in 1994. The size of homes was largest among Older Boomers and GenXers at 2,000 square feet, compared to Younger Millennials at median of 1,600. Younger Boomers, Older boomers, and the Silent Generation typically purchased some of the newest homes, with the typical home being built in 1999.
- **Heating and cooling costs and windows/doors/siding were the most important** environmental features for recent home buyers, with 33% and 31% finding these two features very important, respectively.
- Younger and Older Millennials consider **commuting costs** to be the most important, both at 40%
- Overall, buyers **expected to live in their homes** for a median of 15 years. For Gen Z, younger Millennials, and the Silent Generation, the expected length of time was only 10 years compared to 20 years for Younger Baby Boomers.

TARGET AUDIENCES FOR MODERATE POPULATION GROWTH – GEN X AND YOUNGER BABY BOOMERS

An exhibit from the National Association of REALTORS identified by generation type, their percentage of home purchases by location, including suburb, small town, urban area, rural area and resort/recreation area. The chart below was derived from the National Association of REALTORS exhibit that identifies the generation types, and for each, we have recorded the percentages of home purchases for the three primary categories that apply to Edenville Township: Small Town, Rural Area and Recreation/Resort Area.

Figure I.2 Most Likely Generational Groups to Purchase in Edenville Township

Location of Home Purchased								
Population Group / Rural & Recreational Areas	Birth Years	Age Range	Pop. Count	Small Town	Rural Area	Recreation/Resort Area	Total Percent	Greatest Opportunity
Silent Generation	1925-1945	80+	176	24%	13%	5%	42.0%	73.92
Older Boomers	1946-1954	71-79	217	23%	11%	4%	38.0%	82.46
Younger Boomers	1955-1964	61-70	513	26%	15%	5%	46.0%	235.98
Gen X	1965-1979	46-60	485	23%	14%	2%	39.0%	189.15
Older Millennials	1980-1989	36-45	235	21%	16%	1%	38.0%	89.30
Younger Millennials	1990-1998	27-35	218	21%	12%	0%	33.0%	71.94
Gen Z	1999-2011	14-26	273					
	2012-2025	0-13	385					
			2,502					

The above chart identifies that the target audience for attracting a moderate level of population growth should be to focus on the Younger Boomers (ages 61-70) and the GenXers (ages 40-60). The chart also indicates that a small town environment attracts considerably more of the target populations than even rural areas or being located in recreational/resort areas. Fortunately, the Township has all three though additional focus may be needed to further develop the Village of Edenville to provide a greater level of amenities that may be expected by our target populations. Marketing efforts for these two generational types should result in the greatest pay-off for time, effort and funding. Since the highest median distance for moves is 35 miles, regional promotion efforts should be the most cost effective. Both Younger Boomers and Gen X homeowners would most likely remain in the Township for 20 years or more.

Edenville Township
Land-Use
Master Plan

Should the Township focus on promoting or marketing toward the Gen X and Younger Baby Boomers, then the chart below can be used to identify the primary factors, or selling points, which influence their neighborhood choices.

Figure I.3 Reasons GenX and Young Boomers Purchased Homes

Community Characteristics / Ages	Most Likely to Purchase Home in Township							
	All Buyers	Younger	Older	Young		Older Boomers	Silent Generation	
		Gen Z 18-25	Millennials 26-34	Millennials 35-44	Gen X 45-59			Boomers 60-69
Quality of the neighborhood	59%	64%	61%	65%	60%	58%	53%	49%
Convenient to friends/family	45%	41%	53%	43%	36%	47%	54%	49%
Overall affordability of homes	36%	50%	51%	41%	34%	33%	29%	28%
Convenient to job	34%	43%	64%	55%	43%	19%	5%	5%
Convenient to shopping	30%	26%	22%	25%	27%	34%	36%	40%
Design of neighborhood	26%	13%	23%	26%	25%	29%	26%	21%
Convenient to entertainment/leisure activities	22%	19%	26%	25%	23%	22%	20%	15%
Walkability	21%	14%	23%	22%	20%	21%	23%	20%
Convenient to parks/recreational facilities	20%	17%	26%	24%	18%	20%	15%	17%
Convenient to health facilities	19%	14%	7%	8%	11%	24%	35%	40%
Availability of larger lots or acreage	17%	9%	17%	24%	21%	15%	10%	10%
Convenient to vet/outdoor space for pet	16%	17%	26%	16%	14%	15%	12%	6%
Quality of the school district	16%	9%	29%	34%	16%	7%	7%	3%
Convenient to schools	15%	12%	26%	35%	18%	5%	4%	3%
Convenient to airport	9%	3%	9%	9%	10%	11%	7%	7%
Home in a planned community	9%	4%	5%	6%	6%	11%	15%	20%
Access to bike paths	8%	4%	8%	9%	8%	10%	6%	5%
Convenient to public transportation	6%	4%	9%	6%	6%	4%	5%	4%
Other	7%	9%	4%	5%	7%	9%	10%	6%
Note that the source is inconsistent with the ages per generational types.					Categories in Red are > 20%			
Green = Characteristics matching with Township Resources								

APPENDIX J: COMMUNITY INPUT INTO PLAN

FOCUS GROUP METHOD

The township has historically used surveys to obtain public involvement and support. However, having only a limited number of surveys returned, the survey method costs exceeded the benefits received. Instead of surveys, the Planning Commission used the focus group method, a typical business approach to collecting and prioritizing community identified visioning ideas. A long-term twenty-year visioning Master Plan focus group met on September 4, 2025. This Special Meeting with Focus Group Visioning was, “notified,” per Michigan Open Meetings Act (OMA) procedures and was open to all township residents to participate.



Focus groups at
work providing input
into the Township’s
future

FOCUS GROUP - RESULTS

Listed below are key results from the visioning workshop.

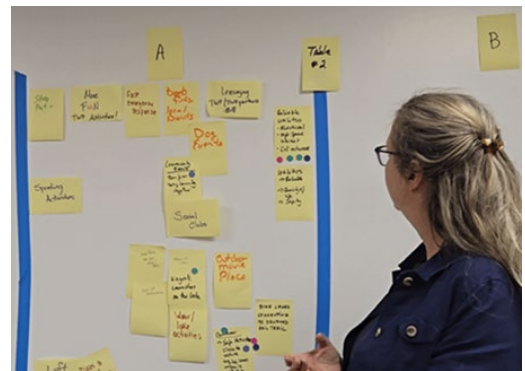
- Fifteen residents volunteered to participate, providing public input into our Township’s long-term land-use Master Plan.
- Focus group members generated over thirty visioning ideas. These ideas were “voted” on, resulting to identify their top seven ideas for the township’s long-term twenty-year future.



Determining
their top ideas

As an idea generating activity, focus group participants were instructed that all ideas are good ideas, and to not self-eliminate the ideas because of perceived money, historical, or political issues. Their purpose was to generate as many ideas as possible and to determine their best ideas.

Seven of these top ideas were documented by the focus group participants, the other three were significant discussion points and high priorities. These top ideas included the following in no priority order:



CI01 - Public Safety Equipment – Make sure that we have the necessary fire/emergency medical services (EMS) trained volunteers, equipment and vehicles, now and into the future.

CI02 - Utilities – It is important that the township has reliable utilities, electrical, high-speed internet, cell networks, and/or other utility technologies ready for the next twenty years. Bring utilities up to appropriate standards and be prepared for future technologies.

CI03 - Small Town – Keep the small town, rural community feeling. A primary focus of the township should be to continue to be a small rural community, otherwise, “They would have purchased properties in Midland or other larger communities.”

CI04 - Make kayak/boat rentals and launches available – Provide access to the lake, recreational and business opportunities. This could make Edenville Township a destination location for many visitors and result in business opportunities for restaurants, gas stations, antique shops and more.

CI05 - Restaurants – We should have nice restaurants located in Edenville Township, and ones that may be accessible from the lake.

CI06 - Bicycle/Walking Paths and Updated Playground Equipment – Update playground equipment to be safer, and provide bike and walking paths to encourage health, safety, and recreation.

CI07 - Community Gym – A community center/gym (like the one in Midland) would benefit township residents.

CI08 – Identify the Needs of Residents and Attract Younger Population. They discussed the importance of being able to identify and meet the future needs of the existing residents while attracting next generations into the community. Township leadership must be prepared to meet the residents’ needs over the next twenty years. (Discussion)

CI09 – Childcare and Recreational Opportunities. Other ideas for the future included encouraging childcare for younger families, marked ATV and walking trails, camping areas, and encouraging other outdoor activities to help create long-term cherished memories for next generations. (Discussion)

CI10 – Senior Residents – Retirement Community. Providing opportunities for our senior residents to stay near their friends and neighbors by encouraging developers to provide a retirement community with housing, recreational, medical and other support services. (Discussion)

APPENDIX K: SWOT ANALYSIS

SWOT analysis is a strategic planning tool used to identify and evaluate the **Strengths, Weaknesses, Opportunities, and Threats** of an organization or project. It provides a framework to help visualize the organization's understanding of its organization and overall environment. In general, the SWOT framework is considered by many to be one of the most useful tools available for strategic planning and operational analysis.

Strengths and weaknesses are internal factors. They are characteristics of an organization that give it a relative advantage (or disadvantage, respectively) to achieve the organization's goals and objectives.

Opportunities and threats, on the other hand, are external factors. Opportunities are elements of the external environment that management can seize upon to improve performance. Threats are elements of the external environment that may endanger the organization's ability to achieve its mission.

The following Township analysis was taken in part from ideas and discussions from the visioning focus group activities and from discussions by planning commission members following the identification of facts as presented in earlier appendices.

STRENGTHS

S01 Small town, rural community where neighbors help neighbors.

S02 Located between two major lakes, Sanford Lake and Wixom Lake. Sanford Lake is anticipated to return in early 2026 and Wixom Lake in 2027 or 2028.

S03 With the return of Sanford Lake, there are many beautiful homes and cottages on or near the water with access to the lake.

S04 With the lake, such activities as boating, fishing, fishing tournaments, skiing, swimming, and use of nearby parks will soon return.

S05 One of the newest and safest dams in the country.

S06 A community that takes pride in its lake and community.

- S07 Department of Natural Resources is creating fish habitats and will stock the lake.
- S08 An anticipation of property values rising with the return of the lake.
- S09 Access to nearly 9,400 Township acres of County and State recreational properties and resources for hiking, ATVs, biking, etc.
- S10 Only minutes away from Midland for jobs, medical services, grocery and retail stores, and the county seat of government.
- S11 Nearby access to major highways, such as US 75, M-10, M-20, and M-30.
- S12 Remote work and school opportunities with over 86% of township households (as of 2023) having access to high-speed internet.
- S13 Low cost of housing. The median cost is \$175,800, well below the Midland County and State median costs of \$184,300 and \$217,600, respectively.
- S14 A number of homes are available as fixer-uppers.
- S15 With a median household income of \$71,638, the average household should be able to afford a home or long-term rent within the community.
- S16 A+ Overall Crime Grade, one of the lowest crime rates in the nation.
- S17 The education level supports the needs of the community. There is a good mixture of education levels to support various industries that offer jobs for people at different skill levels.
- S18 The township has a wealth of skills and volunteers available due to its higher rate of population over 55 years old.
- S19 Township unemployment rate of less than 2%.
- S20 Housing vacancy rate of 5%.
- S21 An existing and relevant land-use master plan and zoning ordinances with maps that have existed for years with only minimal modifications required to keep up with current environmental and social changes.

S22 Vacant parcels and acres are available.

- Residential – Vacant parcels: 472, representing 12,251 acres.
- Agricultural – Vacant parcels: 58, representing 2,257 acres.
- Commercial – Vacant parcels: 11, representing 42 acres, and
- Industrial – Vacant parcels: 8, representing 57 acres.

WEAKNESSES

W01 Decreasing population trend.

W02 Smaller workforce. Low unemployment is available for new work and/or volunteering.

W03 Older population with a median age of 50.7, the median age is about 20% higher than for Midland County; nearly all of the senior residents would like to stay in their current homes as long as possible.

W04 Younger residents have been migrating away from the township including family members that generally would or could care for the senior residents.

W05 Insufficient services, such as transportation, food services, or residential housing for aging population.

W06 A majority of EMS services are for assisting our aging population.

W07 Only a limited number of lower cost homes are available.

W08 Median income for households is approximately \$1,400 below that of Midland County. Family income is approximately \$3,800 below the county's median income.

W09 Over 45% of the township's homes are approximately 50 years old.

W10 Edenville Township poverty level is 12%, slightly higher than that of Midland County (10.9%), with the highest poverty levels in the township of 35 to 64 years (15.2%) and children under 5 years old at 17.4%.

W11 Long-Term Rental units are only available for 5% of the Township population.

W12 The monthly long-term rent has increased approximately 24.5% from 2020 to 2023. The estimated long-term rent rate is \$1,092. This increase is below the national adjusted inflation rate.

W13 Insufficient personnel and experience capacity for township administration to initiate and complete major projects. The roles of the elected Township administration were never designed to be full-time jobs. The Township is dependent on volunteers to serve as their time and their experience permit. There does not appear to be a focused effort to identify and promote a volunteer team-building program to assist administration to initiate and complete major initiatives and needs of the Township.

W14 As a result of years of limited township funding and competing priorities, numerous residential projects, such as roads and recreation, have gone unsupported to the extent expected by the administration or by residents.

W15 May not be aware of grants or other opportunities to collaborate with State, County, and neighboring townships.

W16 Insufficiently staffed to independently (without conflict of interest or to meet OMA compliance requirements) to

- Build relationships with the State, County, other neighboring townships,
- Focus on identifying and obtaining grants and other funding or assets/resources available,
- Promote development opportunities for childcare, and other critical businesses or master plan identified needs,
- Consistently work with realtors to know when new residents enter the township and to welcome and provide them with orientation materials,
- Actively promote initiatives and identify, obtain, and train volunteers for administration and activities, and
- Design and publish promotional materials for the Township.

W17 Township web pages are not sufficiently designed or maintained to serve as the “go-to-place” for the Township’s information, activities, and communications.

W18 No single source of on-line “map” with “overlays” or other visual means, for administrators to identify parcels that are vacant, up for sale, received

complaints, blighted, have current building permits, unpaid taxes, families that may have special needs, etc. There is currently no staff assigned to maintain this type of valuable resource.

W19 No organized (or funded) volunteer teams or contracted services to assist families with property cleanup, transportation needs, minor carpentry services, etc.

W20 Businesses are seldom involved in the maintenance and care of the community by providing supplies and volunteers.

W21 There is no community recognition program for volunteers and businesses that have gone above and beyond in support of the Township.

W22 There are no known plans for township-wide events and activities to bring the community together. Will there be a celebration for the return of Sanford Lake and to recognize the Edenville Fire Department for their quick action in May 2020 that help prevent the loss of any lives with the dam failure?

W23 Many current residents in R1 properties are still in shock or were significantly affected by the dam failure, many had to rebuild to be able to continue to remain in place. These homeowners will be required to pay for lake assessments and possibly flood insurance which has increased in costs from approximately \$400 per year in 2020 to approximately \$6,500 per year, in 2025, as required by FEMA/SBA loans.

OPPORTUNITIES

OP01 To adapt to the needs/desires of our aging community, to

- Age in place.
- Continue to live near family and friends.
- Support ongoing daily care, food/groceries, healthcare, and transportation requirements that may exceed those that the family is able to provide.
- Be able to care for their aging homes and properties; that are potentially reducing their property values and increasing the likelihood of blight.
- Live in a handicap accessible home; for example, unable to get up and down stairs, unable to bathe, no ramp for wheelchair, etc.
- Remain in existing homes with potential financial constraints and fixed incomes.
- Have access to physical rehabilitation equipment and services.

- Recognize that with our aging population, there are increased numbers of EMS runs to hospital, etc. affecting volunteer Fire/Rescue services and equipment.

OP02 With aging communities, generally more people are available to volunteer for activities and services. Many of our residents have a lifetime of experience and skills, in such areas as carpentry, sales and marketing, education, real estate, business management, leadership, and more.

OP03 Consider needs of those having disabilities in the Township.

OP04 Possibility of senior residents not having to pay property taxes; making home ownership more affordable for our senior residents.

OP05 Potential adoption of Michigan House Bill 4081 increasing the number of parcels that the first 10 acres of a parent parcel or tract could be divided into, increasing from four (4) to ten (10) parcels. The intent is to authorize the further partitioning of land into more parcels or tracts. By increasing the parceling of property, this should promote more affordable property ownership and generate more tax revenue.

THREATS

T01 Changes in legislation that reduces Township funding, adds unfunded requirements or regulations, or limits flexibility for the Township to operate efficiently.

T02 Corporate dependency and potential layoffs should Dow Chemical relocate or have a reduction in force.

T03 Lake assessments affecting affordability of housing.

T04 High cost of national flood insurance for those required to obtain the insurance, generally by their lending institution.

T05 Sanford Lake is not returned as planned.

T06 Insufficient available workforce (1.8% unemployment rate) to care for the needs and to provide additional services required by aging population.

T07 Township leadership fails to monitor and make needed adjustments to achieve the long-term vision.

T08 Future Township leadership disregarding the adopted master plan and changing the overall Township direction.

T09 An inability to keep or retain Township volunteers, staff and leadership members.

T10 Township leadership is not focused on the good of the many and serving the desires of the vocal few.

APPENDIX L: GRANSDEN PARK EXPANSION

On October 22, 2024, the Township Supervisor signed an agreement with the Michigan Department of Natural Resources for a grant project titled “Gransden Park Expansion.” Paragraph 9.i. specifies that the Township will “eliminate all pre-existing non-recreational uses of the project area within 90 days of the date of acquisition” Paragraph 9.j. requires the Township to “remove existing structures or make ready for an appropriate use in a reasonable time frame after completion of the acquisition.”

The zoning for each of the following four Gransden Park Expansion properties must be changed from “Commercial” to “Recreational” (R-3) to comply with the terms of the agreement.

Parcels:

010-001-300-150-00
010-001-300-161-00
010-001-300-170-00
010-001-300-202-00
010-770-660-051-00

APPENDIX M: MASTER PLAN MAP

Note: Current official Zoning Ordinance Map in use until Master Plan is full approved.

APPENDIX N: DEFINITIONS

For consistency purposes, the following definitions will be used for the Master Plan and Zoning Ordinances.

ACCESS PROPERTY: A property, parcel or lot abutting a lake or waterway connected to Sanford Lake, the Tittabawassee River, Old Tobacco River, or Verity Creek, and used or intended to be used for providing access to the lake by pedestrian or vehicular traffic to and from off shore land regardless of whether said access to the water is gained by easement, common fee ownership, lease, license, gift, business invitation, or any other form or dedication or conveyance.

ACCESSORY BUILDING or STRUCTURE: A subordinate building or structure on the same lot or parcel of land as the principal building or structure that is devoted exclusively to an accessory use as defined in the currently adopted Zoning Ordinance. Tents, trailers, mobile homes, shipping containers, tractor trailers, or similar structures or vehicles shall not be considered accessory structures. Accessory structures must be constructed with commercially available building materials and the exterior finished with building materials made for that purpose. Plastic sheets, tarps, pallets, and similar materials do not satisfy this requirement.

ACCESSORY USE: A use specified in a zoning district that is clearly incidental to, customarily found in conjunction with, subordinate to, on, and located in the same zoning lot as the principal use. Accessory use may be carried on any lot or parcel of land, in accordance with the currently adopted Zoning Ordinance.

ADJACENT LOT: A lot that shares all or part of a common lot line with another lot.

AGRICULTURE: The use of land for tilling of the soil, the raising of tree and field crops, animal husbandry, and other agriculturally related uses.

AIRPORT: That term as defined in Section 102 of the MZEA, MCL 125.3102, A amended.

ALTERED: Any change in previous conditions, including but not limited to changes in usage, location, square footage, or height of a building.

BASEMENT: That portion of a building that is partly or wholly below grade, but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story unless over fifty (50) percent of its height is above the level from which the building is measured.

BUILDING: An independent structure having a roof supported by columns or walls resting on its own foundation.

BUILDING LINE, MINIMUM SETBACK: The minimum distance that any building must be located from a right-of-way, property line, or high water line.

BUILDING LINE, FRONT: The line that coincides with the face of the building nearest the front line of the lot. This face includes decks and porches, but does not include steps or the eave of the roof. Said line shall be parallel to the front lot line and measured as a straight line between the intersecting points with the side yard.

BUILDING LINE, REAR: The line that coincides with the face of the building nearest the rear line of the lot. This face includes decks and porches, but does not include steps or the eave of the roof. Said line shall be parallel to the rear lot and measured as a straight line between the intersecting points with the side yard.

BUILDING LINE, SIDE: The line that coincides with the face of the building nearest either side yard line. This face includes decks and porches, but does not include steps or the eave of the roof.

CAMPGROUND: Any parcel or tract of land, under the control of any person where sites are offered for the use of the public or members of an organization, either free of charge or for a fee for the establishment of temporary living quarters for five (5) or more recreational units.

CANOPY: A moveable structure, constructed of tubular steel and canvas, plastic tarp, or sheet metal covers, or similar materials, typically used to cover vehicles or boats. Canopies shall be considered accessory structures. Canopies or canopied structures shall be manufactured and purchased through a retail/wholesale outlet or shall be constructed of NFPA flame certified materials.

CHILD CARE CENTER OR DAY CARE CENTER: A facility, other than a private residence, that provides care for seven (7) or more preschool or school age children, as

defined by Michigan Public Act 116 of the Public Acts of 1973, as amended, that pertains to the regulation of Child Care Organizations, and as regulated by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

CHURCH: See PLACE OF WORSHIP.

COMMERCIAL BUSINESS: A purposeful business that is engaged in the exchange of or buying and selling of goods and/or services as a means of livelihood.

COMMERCIAL VEHICLE: Any vehicle the manufacturer rates as having more than a $\frac{3}{4}$ ton load capacity, excluding recreational or farm vehicles.

DWELLING OR DWELLING UNIT: Any structure erected on site, a mobile home, or a premanufactured or pre-cut structure, designed or used exclusively for residential purposes that has sleeping, living, cooking and sanitary facilities and can accommodate one (1) family, either permanently or transiently, and comply with the standards set forth in the currently adopted Zoning Ordinance:

- A. It contains a minimum area of 1,000 square feet of habitable floor area or such greater area as may be required in the district where it is located.
- B. It complies in all respects with the Michigan Construction Code, as amended, including minimum height for habitable rooms. Where a dwelling is required by law to comply with any Federal or State standards or regulations for construction where such standards or regulations for construction are different than those imposed by the Michigan Construction Code, then applicable Federal or State standards or regulations shall govern.
- C. It is firmly attached to a permanent foundation constructed on the site in accordance with the Michigan Construction Code and shall have a foundation wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings.
- D. In the event that the dwelling is a mobile home in a mobile home park or is an existing nonconforming structure, as defined herein, such dwelling shall be installed pursuant to the manufacturer's set up instructions; shall be secured to the premises by an anchoring system or device complying with the regulations of the Michigan Mobile Home Commission; shall be installed with the wheels, axle, and towing mechanism removed; shall have no exposed undercarriage or chassis; and shall have a perimeter wall as required above.
- E. It is connected to a public or private sewer and water supply, provided that private systems or facilities are approved by the local Health Department.

- F. It has not less than two (2) exterior doors with the second one being in either the rear or side of the dwelling; and contains permanently attached steps connected to said door areas where a difference in elevation requires the same.
- G. It contains no additions or rooms or other areas that are not constructed with similar quality workmanship as the original structure and in compliance with the Michigan Construction Code, including permanent attachment to the principal structure and construction of perimeter foundation as required herein.
- H. It complies with all pertinent building and fire codes. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- I. It shall have a minimum width and length along its front, sides and rear of twenty (20) feet.
- J. It contains storage area(s) either in a basement located under said dwelling, in an attic area, in a closet area or in a separate fully enclosed structure on the site equal to not less than fifteen (15%) percent of the interior living area of the dwelling.
- K. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by State or Federal law or otherwise specifically required herein.
- L. All construction required herein shall be commenced only after a zoning compliance land use permit and building permit has been obtained in accordance with the applicable provisions and requirements of the Township. Non-conforming mobile home units as described in Section 16.05 are to be inspected and approved off-site by the Code Authority of Midland County prior to delivery on-site.
- M. In no case shall travel trailer, truck, bus, motor home, storage container, tent or other such portable structures be considered a dwelling or dwelling unit for more than seven (7) days annually.
- N. Only one (1) dwelling shall be permitted per parcel and the joining of two (2) or more separate mobile homes to form one (1) dwelling unit shall not be permitted.
- O. All construction required herein shall be commenced only after a zoning compliance land use permit (ZCULP) and a building permit has been obtained in accordance with the applicable provisions and requirements of the Township and County Code Authority.

In the case of buildings that are occupied for residential purposes in part, the portion occupied shall be considered a dwelling or dwelling unit, provided it is in conformance with the criteria for dwellings.

DWELLING, SINGLE-FAMILY: A detached building containing not more than one (1) dwelling unit designed for residential use and conforming in all other respects to the standards set forth in Dwelling Unit.

DWELLING, TWO-FAMILY: A building containing not more than two (2) separate dwelling units designed for residential use and conforming in all respects to the standards set forth in Dwelling Unit.

DWELLING, MULTIPLE-FAMILY: A building containing three (3) or more dwelling units designed for residential use and conforming in all other respects to the standards set forth in Dwelling Unit.

EASEMENT: The right, privilege, or interest that one (1) party has in the land of another. For the purpose of front, side, and rear yard setbacks, an easement will be considered the same as right-of-way.

EFFICIENCY UNIT: A dwelling unit for one (1) individual or small family consisting of one (1) room exclusive of bathroom, hallway, closets, and the like.

ESSENTIAL SERVICES: The term “Essential Services” shall include gas, electric, steam, or water transmission or distribution systems, collection, and communication, supply, or disposal systems reasonably necessary for the public health, safety, or general welfare.

FAMILY: A group of two or more persons related by blood, marriage or adoption, including foster children, and not more than one additional person not so related, living together as or single housekeeping unit in a dwelling unit.

FAMILY CHILD CARE HOME OR FAMILY DAY CARE HOME: A private home in which one (1) to six (6) minor children receive care and supervision, as defined by Michigan Public Act 116 of 1973, as amended, that pertains to the regulation of Child Care Organizations, and as regulated by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

FARM: Any parcel of land that is used for gain in the production of field and tree crops, livestock, poultry, and dairy products. Includes both general and specialized farming and similar agricultural enterprises, such as nurseries and greenhouses and secondary agricultural uses such as fruit orchards, tree farms, and pastures.

FARM ANIMAL: Non-domesticated animals, including but not limited to cows, pigs, sheep, goats, horses, llamas, alpacas, buffalo, and poultry. Domestic animals, including but not limited to dogs, cats and fish, are not considered farm animals.

FENCING: A permanent or temporary partition, structure, or gate erected as a dividing marker and not part of a structure.

FLOOR AREA: Area of all living space determined by outside wall dimensions of a dwelling. Garage and unfinished basement areas are excluded.

FRATERNAL LODGES OR CLUBS: A private group organized for some mutual aim or pursuit that meets regularly and whose activities are mainly confined within a meeting.

GARAGE, PRIVATE: A private garage is a building or structure that is typically used for the parking or storage of vehicles by the property owner(s). A private garage may be attached or unattached to a principal structure. This shall also include a carport.

GREENBELT: A greenbelt shall be a buffer area consisting of space that shall be level or a berm and landscaped with trees, shrubs, vines, and ground covers that will provide a continuous year round obscuring screen.

GROUP DAY CARE HOME: A private home in which seven (7) to twelve (12) minor children receive care and supervision, as defined by Michigan Act 116 of the Public Acts of 1973, as amended, that pertains to the regulation of Child Care Organizations, and as regulated by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

HOME OCCUPATION: An occupation for gain or support conducted by members of a family residing on the premises and conducted entirely on the premises in the dwelling and/or garage. Home occupations shall not be conducted or maintained in any accessory building.

JUNK YARD: A place, structure, or parcel of land where junk, discarded waste, salvaged or similar materials, such as scrap iron or other metal, wood, lumber, glass, paper, rags, cloth, bagging, motor vehicle parts, machine parts, cordage, barrels, containers, etc., are bought, sold, exchanged, maintained, baled, packed, disassembled, stored, including but not limited to, auto wrecking yards, used lumber yards, house wrecking yards, and places or yards for use of salvaged house wrecking and structural steel materials and equipment.

KENNEL: A parcel upon which the building(s) or lands are designed or arranged to house three (3) or more dogs, cats, fowl or other domestic animals four (4) months or older, used for the sale, breeding, grooming, training, or care of animals for profit, but shall not include farm animals.

LOT: A parcel of land, separate from other parcels, which is part of a recorded subdivision, plat, or described by metes and bounds in any survey, conveyance or deed, whether or not recorded.

LOT, AREA: The total horizontal area within the lot lines of the lot.

LOT, CORNER: A lot located at the intersection of two (2) or more streets where the corner interior angle formed by the intersection of two (2) streets is 135 degrees or less; a lot abutting on a curved street or streets is tangent to the curve at the two points where the lot lines meet the curve forming an interior angle of less than 135 degrees.

LOT, INTERIOR: An interior lot is a lot other than a corner lot.

LOT LINE, FRONT: The front lot line is a line dividing the lot from the road right-of-way, or a line designated on a plat as the front lot line. On a corner lot, the shorter lot line shall be considered the front lot line unless otherwise designated in the plat.

LOT LINE, SIDE: Any lot line not a front or rear lot line.

LOT LINE, REAR: The rear lot line is the lot line opposite the front lot line.

LOT, RECORDED: A parcel of land, the dimensions of which are shown on a document or map on file with the County Register of Deeds or in common use by county and community officials and that actually exists as shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

LOT, WIDTH OF: Width of the lot at particular points as designated in the currently adopted Zoning Ordinance.

MANUFACTURED HOME: Factory-built single-family structure that is manufactured under the authority of 42 U.S.C., Sections 5401 to 5426 (National Manufactured Home Construction and Safety Standards Act 1974) as amended; is transportable in more than one section, is built on a permanent chassis; and does not have hitch, axles, or wheels permanently attached to the body frame. This term shall include those structures commonly referred to as "double-wide.". The storage of manufactured homes is not permitted.

MINING SITE: Premises from which any rock, gravel, sand, topsoil, or earth in excess of one thousand (1,000) cubic yards in any one calendar year is excavated or removed

for the purpose of disposition away from the premises, except excavation in connection with the construction of a building on the mining site or construction within public highway right-of-way together with necessary buildings, apparatus, or appurtenances incidental thereto.

MOBILE HOME: Factory-built single-family structure that is manufactured under the authority of 42 U.S.C., Sections 5401 to 5426 (National Manufactured Home Construction and Safety Standards Act of 1974), as amended; is transportable in one section; is built on a permanent chassis; and does not have hitch, axles, or wheels permanently attached to the body frame. This term shall include those structures commonly referred to a “single-wide”. The storage of mobile homes is not permitted.

MOBILE HOME PARK: A parcel of land that has been planned and improved for the placement of three (3) or more mobile homes for residential dwelling use, as defined by Act 419+ of Public Acts of the State of Michigan of 1976, as amended.

MOTEL: A series of attached, semi-attached, or detached rental units providing overnight lodging for transient that is open to the traveling public for compensation. The term “motel” shall include tourist cabins and motor cabins or courts. A motel shall not be considered or constructed to be a dwelling unit or multiple dwellings.

MULTIPLE FAMILY DWELLING: A dwelling designed and used as a residence for three or more families living independently of each other.

NONCONFORMING: A use, building or structure, or parcel or tract of land lawfully existing at the time of adoption of the currently adopted Zoning Ordinance or subsequent amendment thereto, that does not conform to the regulations of the zoning district in which it is situated. Non-conforming may also be defined as provided by relevant statute and/or other law.

OPEN SPACE: Open fields and open areas in natural undeveloped states.

OUTBUILDING: A secondary building or structure on a parcel, which may include a garage or an accessory building or structure.

PARKING SPACE: A minimum of 200 contiguous square feet exclusive of drives, entrances, and exits shall comprise one (1) automobile parking space.

PLACE OF WORSHIP: A building wherein people regularly assemble for religious worship and that is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such principal purpose.

PLANNED UNIT DEVELOPMENT (PUD): A form of land development comprehensively planned under a unitary site plan that permits flexibility in building, siting, usable open spaces, and the preservation of significant natural features. Such a development may contain a mix of housing types and nonresidential uses. PUDs are regulated and governed principally under the currently adopted Planned Unit Development Article in the Edenville Township Zoning Ordinance

POLLUTION: Unnatural additions to land, air, or water rendering undesirable the uses for which they are intended.

PRIME AGRICULTURAL LAND: Desirable land that could be used for agriculture and usually containing Kibble, Sims, Parkhill, Hettinger, and Bowers type of soils.

PRINCIPAL USE: The principal purpose for which land, building or structure is arranged, designed, or intended, or for which land or a building or structure is or may be occupied.

PRIVATE DRIVEWAY: The route, way, ingress, egress, etc., that is used to provide vehicular access from a public or private street, road, highway, boulevard, or avenue to a structure. A private driveway is not generally open to the public. All private driveways shall be subject to the following standards and requirements:

- A. Minimum width and height
- B. The driveway shall have a minimum clear and passable area at least fourteen (14) feet in width for the entire length of the driveway. "Clear and passable" shall mean that the area is free of roots, brush, shrubs, trees, obstructions or any other debris.
- C. The driveway shall have an aggregate base course of compacted gravel, crushed concrete, slag, or similar material that is at least six (6) inches in depth and at least ten (10) feet in width for the entire length of the driveway.

PUBLIC PARK: Parks for public use that may have such improvements as ball fields, swings, picnic facilities, tennis courts, and camping sites.

PUBLIC UTILITIES: Any person, firm or corporation, municipal department, board or commission duly authorized under federal, state, or municipal regulations to furnish the public with gas, steam, electricity, sewage, disposal, communication, telegraph, television, transportation or water.

RESIDENTIAL AREA: Area in which the primary use is for dwellings.

RIGHT-OF-WAY LINE: Shall be the established deeded or platted right-of-way line that separates the public right-of-way from an adjacent lot, or in the event there is no established right-of-way line for a road, the said right-of-way line shall be deemed to be 33 feet from the center of the road.

ROAD OR STREET: A public or private thoroughfare that affords the principal means of vehicle access to abutting property and that's has a right-of-way of not less than 66 feet in width for any road created hereafter. A "Hard Surface Road" is a road consisting of concrete or bituminous asphalt. A "Primary Road" is a county hard surfaced road. A "Private Road" is a road built and maintained by private organizations or individuals. A "Secondary Road" is county hard surface, dirt, or gravel road that is not a Primary Road.

ROOMING OR BOARDING HOUSE: A building other than a motel where for more than twenty (20) days a year lodging, meals, or both are offered to more than three (3) but less than twenty-one (21) persons at a time for compensation.

SECONDARY AGRICULTURAL USES: Such as fruit orchards, tree farms, pastures, and truck farms.

SERVICE STATIONS: A building or structure designed or used for the retail sale or supply of fuel, lubricants, air, water, tires, or other operating commodities for motor vehicles, including the customary space and facilities for the installation of such commodities on or in such vehicles, including repairs.

SHORT-TERM RENTAL/TOURIST HOME: Is a dwelling in which overnight accommodations for compensation are provided or offered for transient guests.

SKIRTING: A colored aluminum, vinyl, fiberglass, decorative wood or metal material designed specifically for siding, soffit, or skirting, extending from the ground to dwelling floor, encompassing the entire perimeter of the dwelling.

SPECIAL USE: A use specified in a zoning district only allowed under the ordinance following issuance of a special use permit.

STORY: That portion of a building included between the surface of any floor and the ceiling next above it.

STORY, ONE-HALF: A story under the gable, hip, or gambrel roof, the wall top plates of which on at least two opposite exterior walls are not more than four (4) feet above the floor of such story.

STRUCTURE: Anything attached to or upon the ground, the use of which requires more or less permanent location on the ground or attachment to something having more or less permanent location on the ground.

TEMPORARY BUILDING OR STRUCTURE: A building or structure permitted to exist during periods of construction of the main building or structure or for special events, for six (6) months or less. A temporary dwelling shall comply with all required setbacks for the district in which it is located.

VARIANCE: A modification of the specific regulations of the currently adopted Zoning Ordinance granted by the Zoning Board of Appeals in accordance with the terms of the currently adopted Zoning Ordinance and Act 110 of the State Public Act of 2006, as amended.

WELL HOUSE: An enclosure for covering a well. A well house shall be no greater than 48 square feet in area and 6 feet in height.

WIRELESS COMMUNICATION FACILITY: All structural facilities, attached or accessory, related to the radio frequency spectrum for the purpose of transmitting or receiving radio signals, including radio and television towers, cellular phone and paging devices, telephone devices and exchanges, microwave relay towers, telephone transmission equipment buildings, and commercial radio-service facilities.

WIRELESS COMMUNICATION SUPPORT STRUCTURE: Any structure used to support attached wireless communication facilities or other antenna or facilities, including support lines, cables, wires, braces, and masts intended primarily for the purpose of mounting an attached wireless communication facility or similar apparatus above grade, including any ground or roof mounted pole, monopole, or other similar structures that support wireless communication facilities.

YARD, FRONT: An open, unoccupied space on the same lot with the main building, extending the full width between the side lot lines and situated between the public or private road right-of-way and the front building line.

YARD, REAR: An open, unoccupied space on the same lot with the main building, extending the full width between the side lot lines and situated between the rear line of the lot and the rear building line and shall be measured between the rear line of the lot or the center line of the alley, if there is an alley, and the rear building line.

YARD, SIDE: An open, unoccupied space on the same lot with the main building, situated between the side building line and the adjacent sideline of the lot, extending from the front lot line to the rear lot lines. If no front yard, the front boundary of the side yard shall be the front of the lot and if no rear yard is required, the rear boundary of the side yard shall be the rear lot line.

ZONING ORDINANCE: The current Edenville Township zoning Ordinance, as adopted by the Edenville Township Board, Midland County, Michigan