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MT. MORRIS TOWNSHIP

MASTER PLAN



GENESEE COUNTY, MICHIGAN

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Resolution of Adoption

RESOLUTION OF ADOPTION

MOUNT MORRIS TOWNSHIP PLANNING COMMISSION, GENESEE COUNTY, MICHIGAN
MOUNT MORRIS TOWNSHIP MASTER PLAN

WHEREAS the Township Board established a Planning Commission to prepare plans for the development of the township, and

WHEREAS the Mount Morris Township Planning Commission has prepared a draft update to the Mount Morris Township Master Plan, and

WHEREAS that draft has been reviewed at a public hearing to gather public comments of the residents of Mount Morris Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

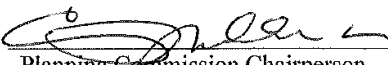
WHEREAS the Mount Morris Township Planning Commission has determined that the plan is appropriate for future development of the township, and

WHEREAS the Township Board has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

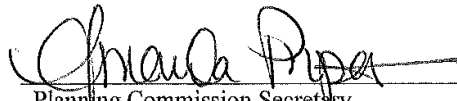
THEREFORE BE IT RESOLVED that Mount Morris Township Planning Commission does hereby adopt the updated Mount Morris Township Master Plan including all maps and documents included and submits the plan to the Township Board for final approval.

Moved by: Jona Kean Yeas 9

Supported by: Elmer Wilson Nays 0



Planning Commission Chairperson
Christian Miller

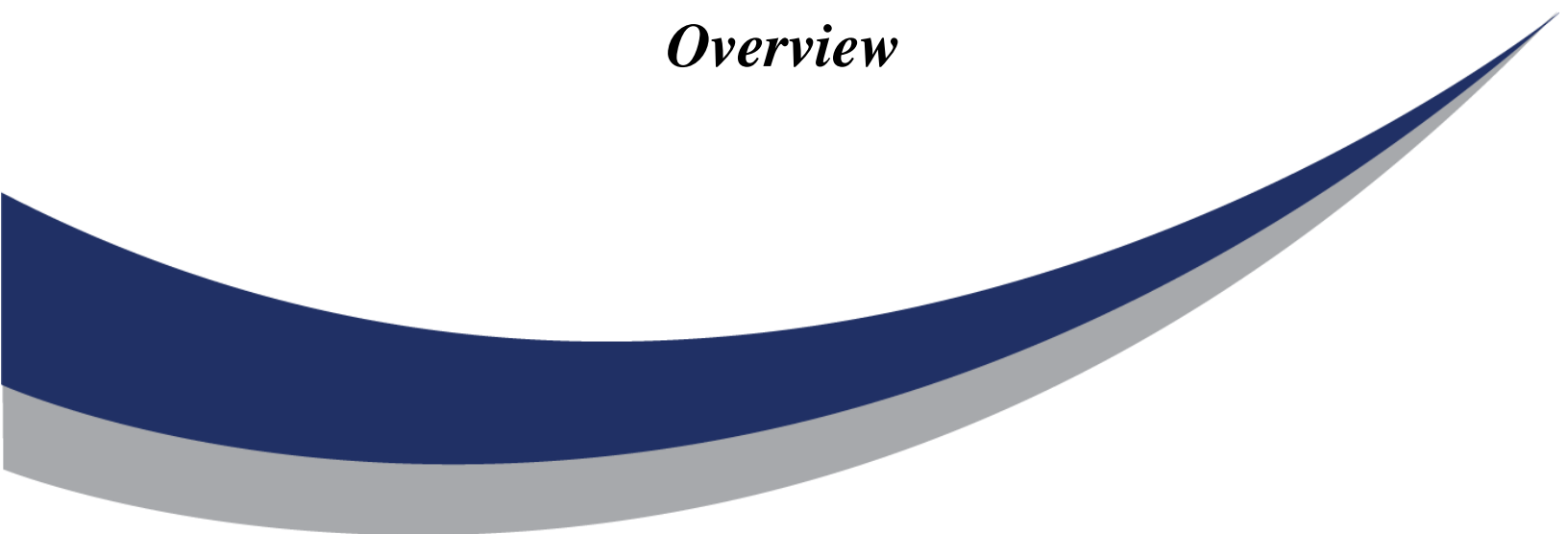


Planning Commission Secretary
Amanda Propes

8/19/21

Date

Overview



Historic Context

Mt. Morris Township derives its name from a community in New York also named Mt. Morris which was the home of many of the first settlers in the area. Benjamin Pearson, "Uncle Ben" as he was more familiarly called, was the pioneer of Mt. Morris. He came from Avon, Livingston County, New York, early in the spring of 1833. Immediately after his arrival at Todd's Tavern, Pearson devoted many of his days to "land looking." It was his purpose to become a permanent resident of the new county, and also to invest a considerable sum in the purchase of desirable lands.

From the days of its first settlement in 1833 to 1836, what is currently Mt. Morris Township was located in a portion of a larger area that was known at that time as Grand Blanc Township. Flint was formed in the spring of 1836, and from that time until early 1838, Mt. Morris Township was under the jurisdiction of Flint. In 1838, the townships of Genesee and Flushing were created and what is now Mt. Morris was located within the western half of Genesee and the eastern half of Flushing. Mt. Morris Township was formed from Flushing and Genesee Townships by an act of the State Legislature, approved on February 12, 1855.

When the state legislature established Mt. Morris Township on February 12, 1855, they decreed that the first Township meeting would be held on the first Monday in April. Thus, the first Mt. Morris Township election was held on April 2, 1855, in an abandoned log house in the southeast corner of the township. There were 74 votes cast at this election and the township was organized with elected officials.

Geologic Context

The topography of the township is generally flat and, according to the Genesee County Cooperative Extension Service, some 6,000 acres were in active farming use in 1977. Of this, 395 acres have been preserved under the Michigan Farmland and Open Space Preservation Act. The township is flat with only about 100 feet of grade difference between Section 24, just to the north of the City of Flint and Section 6 in the northwest corner of the township, roughly less than 1 percent overall.

There are some moderately steep grades along the Flint River where the grade changes as much as 27 percent. Along Brent Run in Sections 3 and 10, the grade changes some 50 vertical feet in 250 horizontal feet, producing a 20 percent grade. The grade generally slopes toward the west-northwest with the exception of the area in the southwest corner of the township which slopes toward the Flint River. The only major depressions are those along the Flint River and the drainage runs.

Soils

The formations of soils created during the Ice Age have been altered very little in the period of time that has passed. The ground moraines or till plains are made up primarily of fine sediment and account for the major part of the soil in Mt. Morris Township. The western part of the township lies in an area that was a lake bed or spillway, and the gravel areas in the southwest part of the township suggests that this was an outwash plain, where deposits were sorted by the action of the water from the melting ice.

The soil that makes up a majority of Mt. Morris is a Canover-Brookston association. These types of soils are level to gently sloping open till plains, with somewhat poorly drained and poorly drained loams that have clay loam subsoil.

The Boyer-Spinks-Ceresco-Cohoctah association is a soil that is prevalent in the southwestern corner of the township. This soil is nearly level to gently sloping, well-drained loamy sands that have a dominant sand to sandy loam subsoil, on out-wash plains, terraces, and levels. These soils are also somewhat poorly drained, poorly drained, and very poorly drained fine sandy loams underlain by fine sandy loams to sand on bottom lands.

The third soil which is located in the southwestern and northeastern part of the township is a Celina-Conover-Miami association. This type of soil is level to sloping, somewhat poorly drained to well-drained loams that have a clay loam subsoil on uplands.

Environmental Context

Climate

Mt. Morris' latitude and central location give the township a predominately cold climate with four well-defined seasons. A growing season of about five months provides approximately 150 frost-free days a year. An extra-long daylight period during the growing season helps crops ripen before the autumn and lessening the chance for overnight frost in early fall and late spring. The rainfall in Mt. Morris averages from 30 to 35 inches a year.

Solid Waste Collection

City Management Waste Collection Company provides door-to-door pickup of trash in Mt. Morris Township under contract with the township. Mt. Morris Township residents produce an average of 40 pounds of trash per week.

Environmental Contamination

The 1995 Michigan Department of Environmental Quality fiscal year 1996 report of contaminated sites, listed two contaminated sites within Mt. Morris Township. Both sites, which are gas stations, are category one (no action currently being taken on the site) and considered low impact because of the low risk to human health. These sites are, or have been, leaking gas and other petroleum products into the ground. While there is a risk for groundwater contamination, most of the Mt. Morris Township population utilizes public water so risk to human health is minimal.

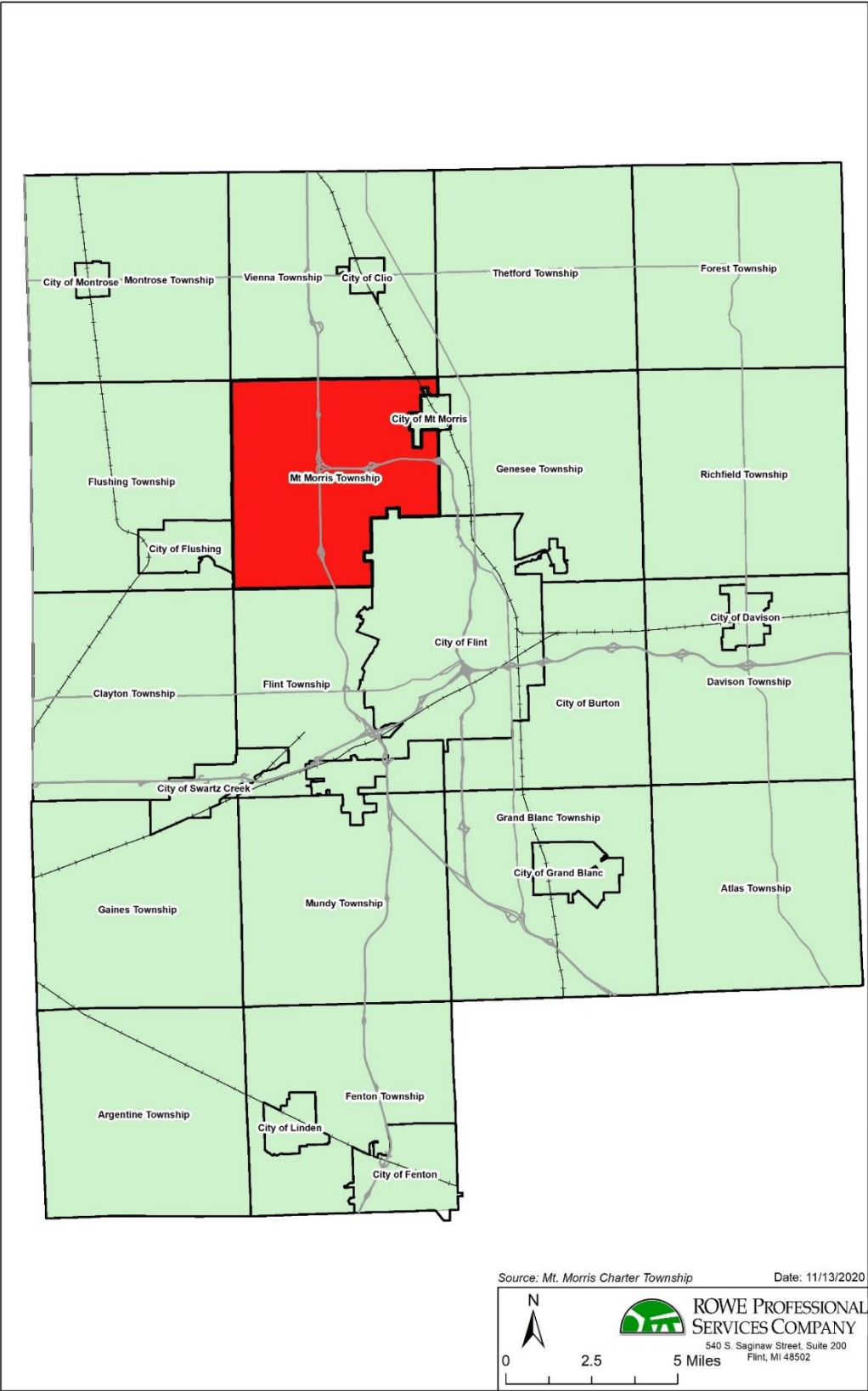
Air Quality

According to the Air Quality Report of 1994 produced by the Department of Environmental Quality (DEQ), Air Quality Division, Genesee County's improved air conditions motivated the DEQ to discontinue all but one particulate site in the Flint network. In addition, lead analysis during 1993 in Flint indicated continued compliance with the calendar-quarter lead standard.

Locational Context

Mt. Morris Township is located in the east-central part of Michigan in Genesee County. The township is approximately a one-hour drive away from the greater Detroit metropolitan region to the south, Saginaw Bay to the north, and Lansing to the southwest. Flint, a prominent automobile manufacturing city directly abuts the township to the southeast. Four interchanges on I-75 and I-475 make these communities easily accessible from Mt. Morris Township. Map 1 graphically depicts the township's location in the region.

Map 1: Location Map



Demographic Analysis



Demographic Characteristics

Each community is unique in physical and social characteristics. The attributes of the population are an important element in uniquely identifying the Township of Mt. Morris. Included in this section are the data and charts that will assist in recognizing and understanding the people of the community. These charts will be used to compare and gauge Mt. Morris Township to the communities that immediately surround it and Genesee County as a whole.

In this analysis, Mt. Morris Township is compared to the City of Mt. Morris and Genesee Township to the east, the City of Flint to the southeast, and Vienna Township to the north. County and, in some instances, state comparisons are also included.

Population Growth

Mt. Morris Township, like many other jurisdictions within Genesee County, experienced a loss of population between 2000 and 2010 (-9.4%). The City of Flint experienced the largest loss of 22,509 people from 2000 to 2010; this represents an 18 percent decrease in size. Vienna Township saw a modest gain in population, although in this low population community, the gain was small in absolute terms. The City of Mt. Morris declined by 108 individuals, representing a 3.4 percent decrease.

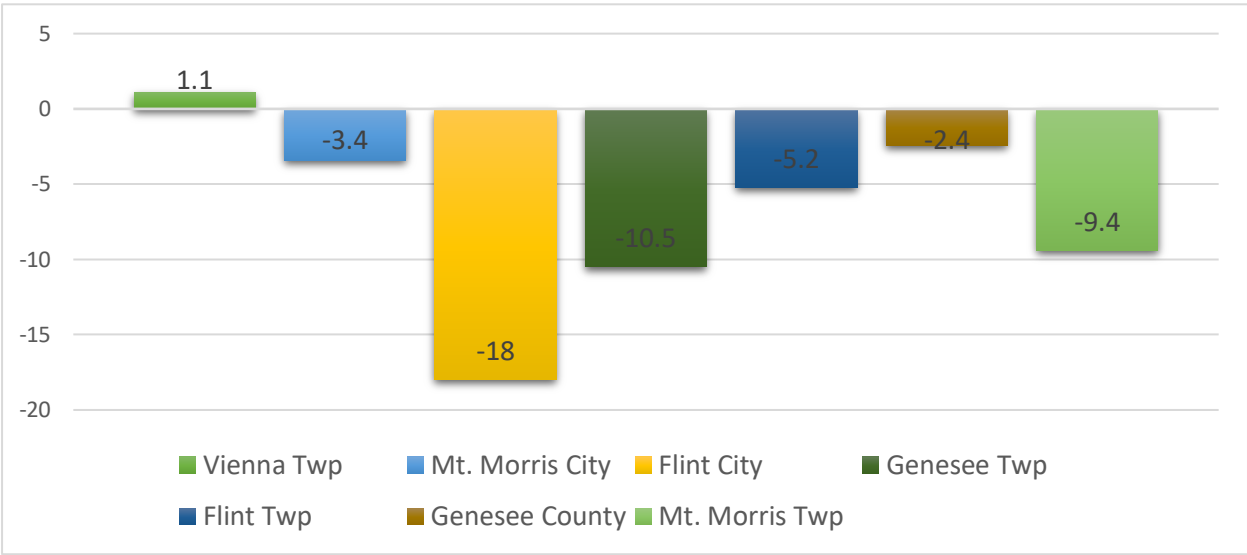
Table 1: Population 2000-2010

County, Township, and Surrounding Municipalities				
	2000	2010	Change	% Change
Mt. Morris Township	23,725	21,501	-2,224	-9.4%
Vienna Township	13,108	13,255	147	1.1%
Mt. Morris City	3,194	3,086	-108	-3.4%
Flint City	124,943	102,434	-22,509	-18.0
Genesee Township	24,125	21,581	-2,544	-10.5%
Flint Township	33,691	31,929	-1,762	-5.2%
Genesee County	436,141	425,790	-10,351	-2.4%

Source: 2010 U.S. Census

The overall population of Genesee County also declined between 2000 and 2010. The percentage of population loss during this period in Mt. Morris Township was greater than the rate of population loss in the county overall. Figure 1 graphically presents the population information from Table 1.

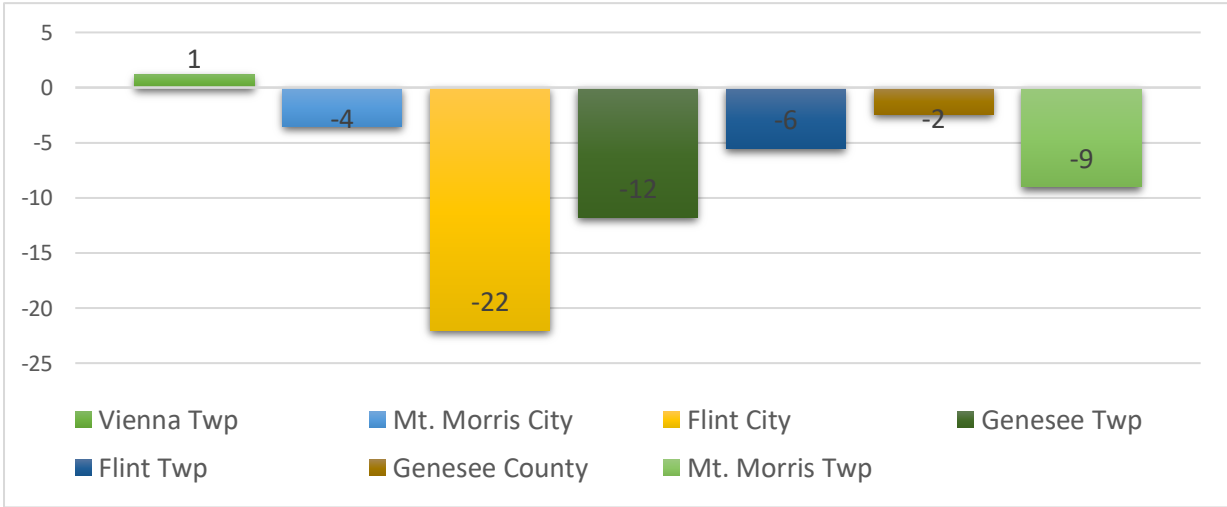
Figure 1: Percent Change in Population 2000-2010



Source: 2010 U.S. Census

Figure 2 indicates that between 1990 and 2000, Mt. Morris Township had a rate of decline similar to the surrounding communities. Historically, Mt. Morris Township was among the fastest growing of these comparison communities. During the 1940s and the 1950s, the growth in Mt. Morris Township outpaced the growth in all the comparison communities and far outpaced the growth in the county overall. The cities of Flint and Mt. Morris experienced measured growth during Mt. Morris Township's high growth era (the '40s and '50s). The growth in these cities slowed during the 1960s. Then the cities of Flint and Mt. Morris experienced a loss of population during the 1970s greater than Mt. Morris Township. Vienna and Flint Townships continued to grow during the 1970s.

Figure 2: Change in Population 1990-2000



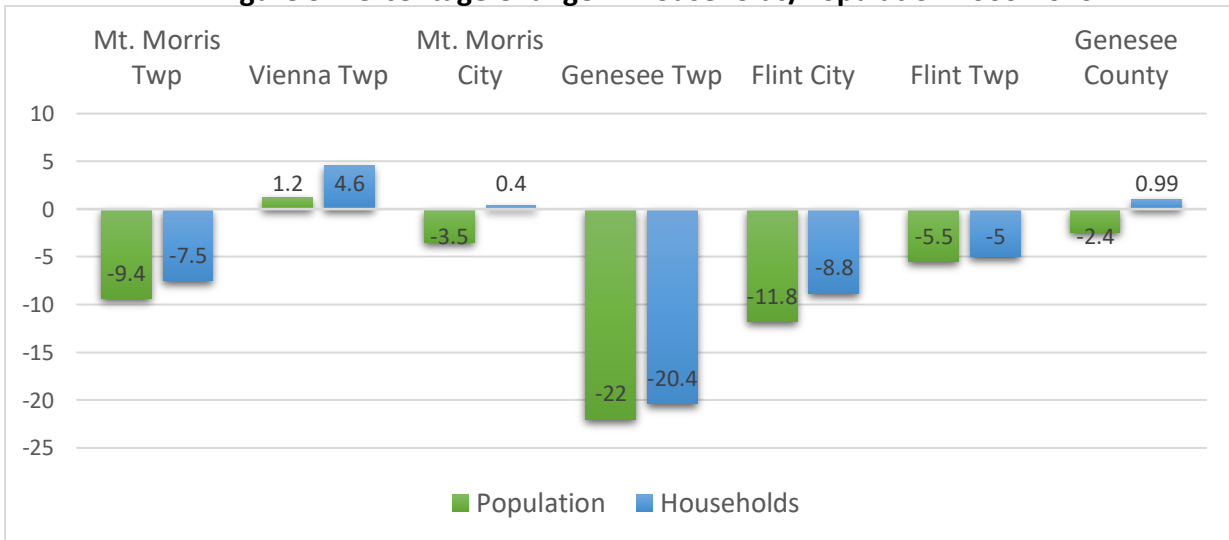
Source: 2010 U.S. Census

Household Growth

Table 2 shows the number of households that are in Mt. Morris Township and the surrounding districts in 2000 and in 2010, the last two columns represent the change in the number of households that occurred over that ten-year period. The City of Flint saw the largest decline, with Genesee Township and Mt. Morris Township seeing some decline as well. Genesee County as a whole only saw a very moderate decline of households with a rate of 0.4 percent.

As seen in Figure 3, a change in the population does not equally relate to a change in households created. Genesee County overall lost population but gained households between 2000 and 2010. Only Vienna Township gained population and households during this period, while the Genesee Township and the City of Flint saw a significant parallel loss of population and households. None of the comparison communities experienced a loss in households which was greater than the loss in population. In the following section, the persons per household ratio will help to explain the experience of loss of population and increase in household formation.

Figure 3: Percentage Change in Households/Population 2000-2010



Source: 2010 U.S. Census

Table 2: Number of Households				
	2000	2010	Change	Percent Change
Mt. Morris Township	8,815	8,200	-615	-7.0%
Vienna Township	4,926	5,162	236	4.8%
Mt. Morris City	1,312	1,317	5	0.4%
Genesee Township	9,203	8,460	-743	-8.1%
Flint City	48,744	40,472	-8,272	-17.0%
Genesee County	169,825	169,202	-623	-0.4%

Persons per Household

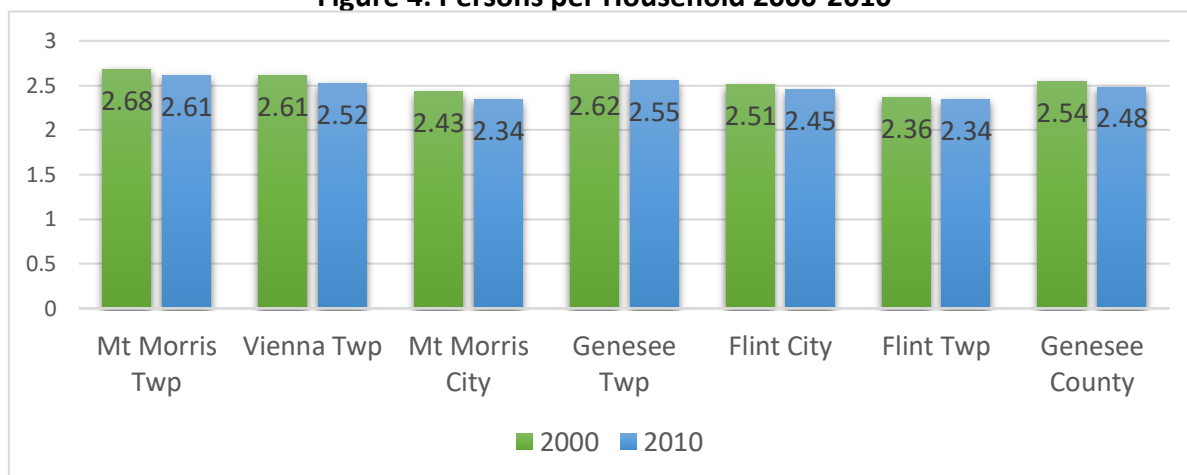
The number of persons per household is a good indicator of the character of a community. A higher average persons per household ratio generally reflects a population with more children and a younger median age. Rural and farming communities often experience the highest average persons per household. Conversely, a lower than average persons per household figure often is an indicator of an aging population with fewer children in the household. A low figure may also reflect a housing stock which attracts more single people or young couples; a housing stock with a high percentage of multiple family housing units may also attract smaller households. The persons per household figure which is dropping more quickly in a community than in the neighboring communities may precipitate the beginning of a new generation of young families coming into the community.

Table 3: Persons Per Household		
	2000	2010
Mt. Morris Township	2.68	2.61
Vienna Township	2.61	2.52
Mt. Morris City	2.43	2.34
Genesee Township	2.62	2.55
Flint City	2.51	2.45
Flint Township	2.36	2.34
Genesee County	2.54	2.48

The persons per household statistic usually changes throughout the history of a community. Current national trends such as the aging of the population and the tendency of the population to have fewer children and to have children later in life has affected the persons per household figure in virtually all regions of the United States.

Table 3 and Figure 4 show the persons per household in both 2000 and 2010 for Mt. Morris Township and the surrounding jurisdictions. One thing to note is that Mt. Morris Township has a higher average of persons per household than all the surrounding jurisdictions, which could indicate a young to middle-aged population who are beginning to start families. In 2000, the persons per household ratio was 2.68 for Mt. Morris Township compared to 2.54 for the county overall and as low as 2.36 for Flint Township.

The ratio declined in every community between 2000 and 2010. The decline in persons per household was greatest in Vienna Township and the City of Mt. Morris, both of which declined by 0.09. Mt. Morris Township's ratio declined slightly less severely than Vienna Township, reaching a ratio of 2.61 in 2010. This loss of persons per household in Mt. Morris Township was likely due to the increase in average age of township residents between 2000 and 2010. A decrease in the number of children combined with an increase in the number of senior citizens will result in a smaller persons per household ratio.

Figure 4: Persons per Household 2000-2010

Source: 2010 U.S. Census

Age Characteristics

As discussed earlier, the change in population and household formation appears to reflect an aging of the population of Mt. Morris Township. As seen in Table 4 and Figure 5, the population in the younger age groups declined between 2000 and 2010 (especially in the 19 and under cohort). The school-age group of 5- to 19-year-olds accounted for 25.6 percent of the population in 2000 and, by 2010, this had declined to 23.3 percent. The 60 and older age category increased in population by 12.2 percent during this same time period. This age cohort represented 15.9 percent of the population in 2000 and 19.7 percent in 2010.

Examining the age characteristics of the community helps to identify the trends in the number of school age children, the size of the labor force, and the number of elderly citizens. Understanding these characteristics allows the community to anticipate the need and demand for recreational facilities and programs, schools, special programs for seniors, and other public services and facilities. Furthermore, examining the size of the workforce is important, as these are the citizens that provide the largest source of local tax revenues.

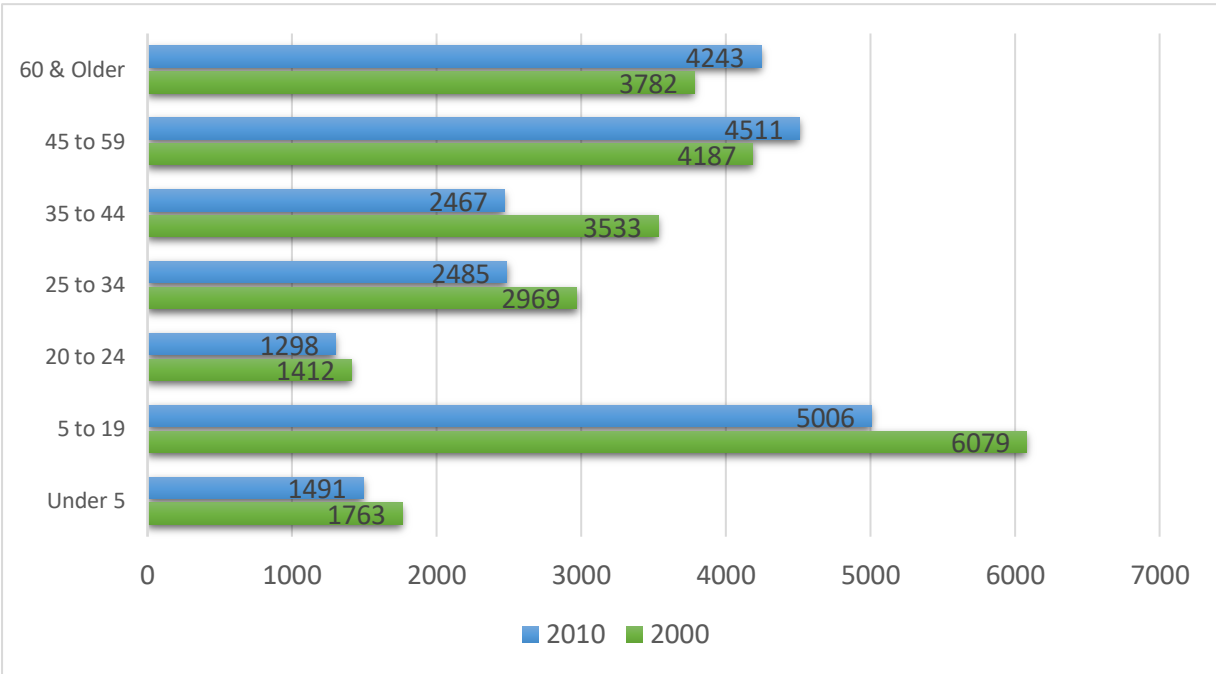
Table 4: Population by Age Distribution

	2000		2010		Change	
	Number	%	Number	%	Number	%
Under 5	1,763	7.5%	1,491	6.9%	-273	-15.5%
5-19	6,079	25.6%	5,006	23.3%	-1,073	-17.7%
20-24	1,412	6.0%	1,298	6.0%	-114	-8.1%
25-34	2,969	12.5%	2,485	11.6%	-484	-16.3%
35-44	3,533	14.9%	2,467	11.5%	-1,066	-30.2%
45-59	4,187	17.6%	4,511	21.0%	324	7.7%
60 & Older	3,782	15.9%	4,243	19.7%	461	12.2%
Totals	23,725	-	21,501	-	-2,225	-

Source: 2010 U.S. Census

The largest age bracket in both 2000 and 2010 in Mt. Morris Township is those aged 5 to 19. These are school-aged persons and raise the numbers of recreation and programming needs of the community, as well as the capital improvements for the public-school system. The largest decrease for age distribution is those aged 35 to 44. The 25- to 34-year-old age group decreased at a rate consistent with the under 5 age group indicating Mt. Morris Township is not retaining or attracting new young families like the township had been in the 1940s through the 1970s. The 45 to 59 and 60+ age brackets where the only two age groups to increase over the period 2000 to 2010.

Figure 5: Population by Age Group

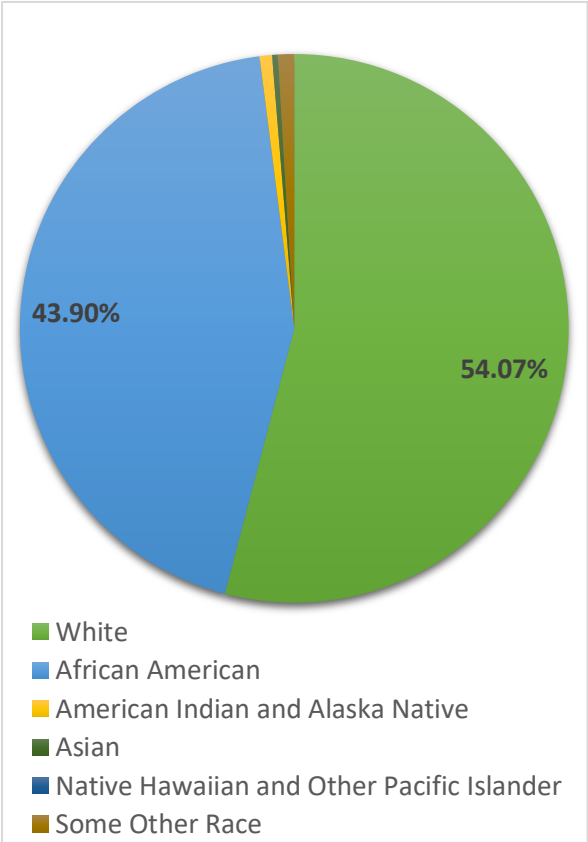


Source: 2010 U.S. Census

Racial Composition

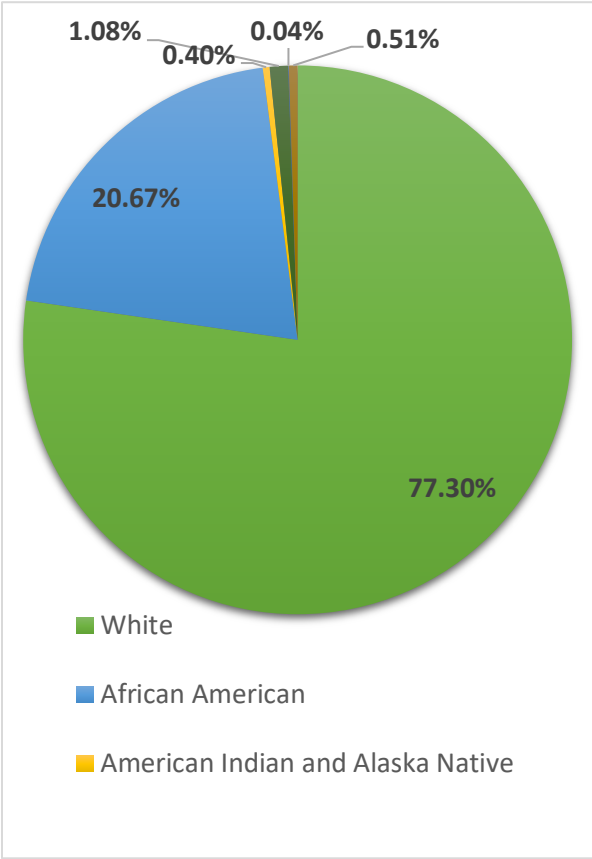
Another way to see characteristics of the population is to look at race. Mt. Morris Township is a racially diverse community. A majority of Mt. Morris Township's population is either White or African American, while only a fraction of the population is Asian, Native American, or Pacific Islander. Figure 6, Figure 7, and Figure 8 illustrate the racial composition of Mt. Morris Township, Genesee County, and the State of Michigan, respectively. They show that the state and county are much more racially homogeneous than the township.

Figure 6: Mt. Morris Township Race Population



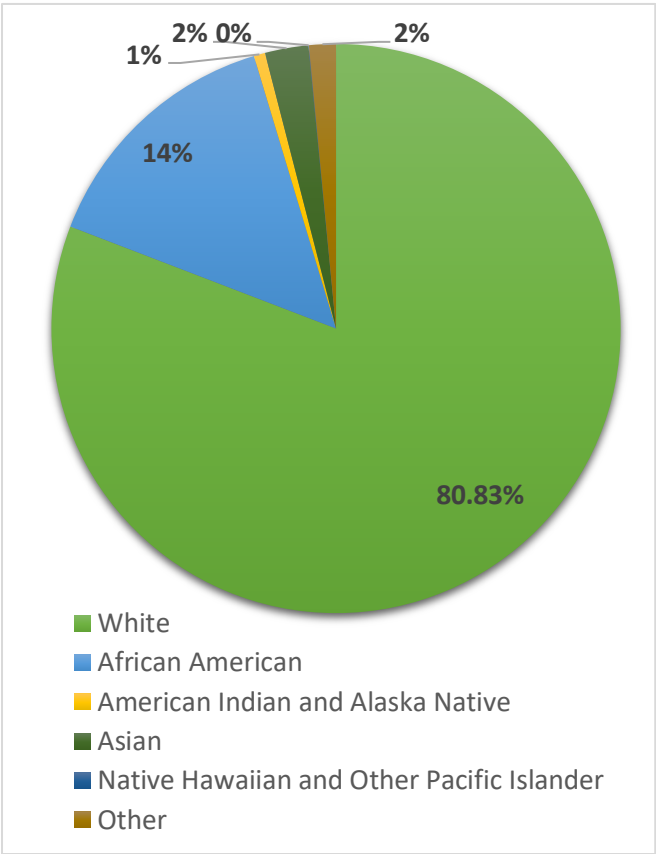
Source: 2013-2017 American Community Survey

Figure 7: Genesee County Race Population



Source: 2013-2017 American Community Survey

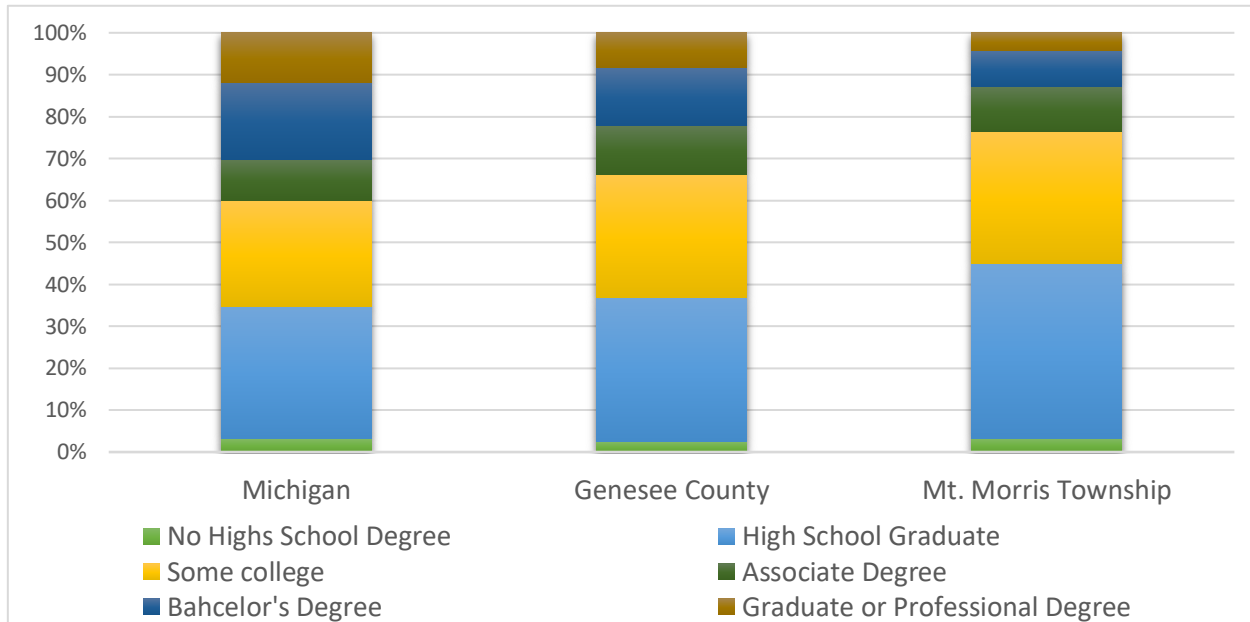
Figure 8: State of Michigan Population by Race



Source: 2013-2017 American Community Survey

Education and Employment

Figure 9 indicates that in 2017, 36.5 percent of Mt. Morris Township residents over the age of 18 were high school graduates, 27.6 percent had some college, 9.3 percent had an associate degree, 7.5 percent had a bachelor’s degree, and 3.8 percent had a graduate or professional degree. Compared to Genesee County and the State of Michigan as a whole, Mt. Morris has a larger percent of high school graduates but has a slightly lower percent of associate degrees, bachelor’s degrees, and graduate degrees.

Figure 9: Educational Attainment by Percentage of Population (25 years and Older), 2017

Source: 2013-2017 American Community Survey

The educational attainment in a community can often be reflected in the occupations that residents are employed. The impact of the population's educational attainment level and targeted training is discussed further in the Economic Analysis. Figure 9 shows the educational attainment numbers for Mt. Morris Township. These numbers can be telling of the types of jobs that are available to the population, as well as what types of schooling improvements can be focused on within a community. Long-term, these figures can pose a problem for the township. As more knowledge-based jobs are created, communities with a lower percentage of residents with post-secondary education are at a disadvantage.

Table 5: Educational Attainment, 2017

	Mt. Morris Township	Genesee County	Michigan
Less Than 9 th Grade	383	6,472	204,526
9 th to 12 th Grade, No Diploma	1,638	21,488	452,157
High school graduate (Includes equivalency)	4,913	88,329	1,966,110
Some college	3,716	75,180	1,588,068
Associate Degree	1,257	29,949	622,070
Bachelor's degree	1,013	35,525	1,147,842
Graduate or professional degree	515	21,286	739,199

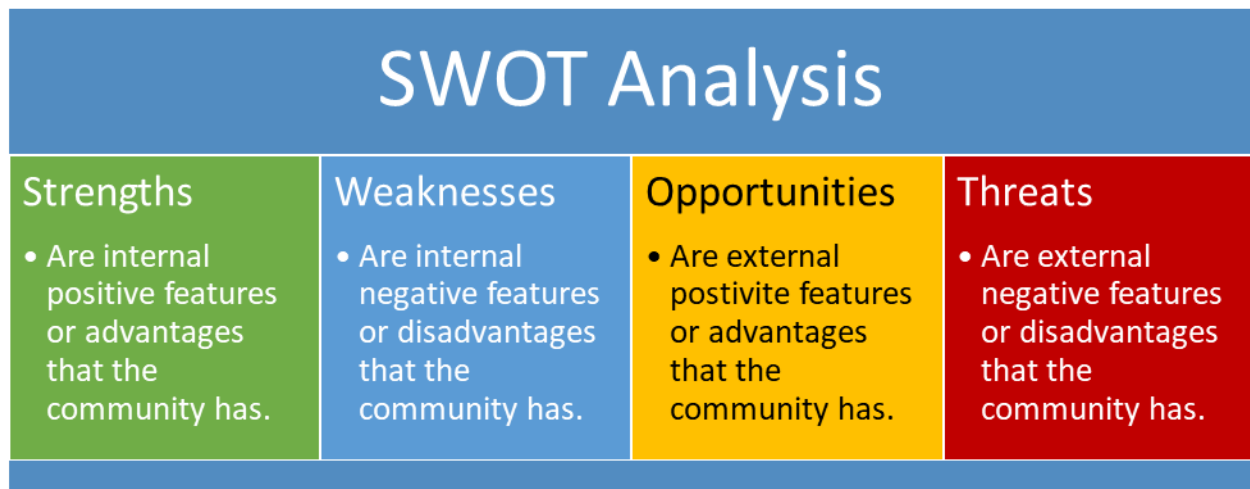
Visioning Workshop Results



Visioning Workshop Results and Analysis

A key element in the creation of a Master Plan is identification of goals for the community regarding future development. The Planning Commission conducted a visioning session, where township residents formed interactive groups and established "visions" and "actions" for the future development of Mt. Morris Township. From these "visions" and "actions", the Master Plan will be formulated to provide guidance and direction toward the achievement of the township's visions.

A visioning session is a meeting where all members of the public are invited to come and share ideas on aspects of the community they like and those they wish could be changed. The Mt. Morris Township visioning session took place on February 25, 2020 from 6:30 to 8:30 at the Township Hall. Twenty-five (25) participants were divided into 6 groups. These groups took part in a SWOT analysis of the township and developed goals and objectives. A SWOT analysis stands for Strengths, Weaknesses, Opportunities, and Threats.



These four parts of the SWOT Analysis were explained to the groups and participants utilized maps to identify features of the township that fall into one of the four categories. Below are the results of the different groups listing of the township's strengths, weaknesses, opportunities, and threats.

Strengths

- Public Safety
- Easy Accessibility
- The Residents
- Freeways
- Available Workforce
- Krahpol Center
- Beecher Water
- Bicentennial Park
- Railroads
- BDA

Weaknesses

- Road Quality
- Abandoned Homes
- Lack of Grocery Stores
- Loss of Businesses
- Lack of Lodging
- Old K-Mart Property
- Declining Housing Population
- Land Bank Properties

Opportunities

- Churches
- Restaurants
- New Businesses
- Saginaw Street Corridor
- Meijer's Property
- Mt. Morris & I-75
- Commercial Growth
- Residential Growth
- Interstate Infrastructure
- Land for Development

Threats

- Vienna Township Growth
- High Crime in Flint
- Losing Residents
- Blight
- Failing Roads
- Failing Water Systems
- Abandoned Homes

Following the SWOT Analysis, the groups created goals and objectives for the community. Goals are statements about the future of the community. Goals help to articulate a vision or a set of characteristics of the future of the community in an abstract way or based on values and principals within the community. Objectives are exact steps that can be taken to achieve the goals. Objectives are generally measurable, quantifiable, realistic, and help to give direction to the township.



Each group developed different goals and objectives for the township, then individuals voted on what they thought were the best ideas. Everyone was given five stickers to vote on each other's goals and objectives. The top three most voted on ideas area: Continue to fight against blight, make use of Beecher water, Develop a new BDA/DDA for the Williamson Property Area.



Housing Analysis



Housing Review and Analysis

The quality and characteristics of Mt. Morris Township's housing stock should be considered when planning for the future of the community. This housing review examines the characteristics of existing housing in Mt. Morris Township, including age, structural quality, size, occupancy status, and value of owner-occupied housing units.

Housing Unit Type

Information regarding the percentage of various types of housing units for Mt. Morris Township and selected neighboring communities is shown on Table 6. According to the 2013-2017 American Community Survey, there are 9,898 housing units in Mt. Morris Township and 7,693 are single-family, detached structures. This is consistent with other communities of a similar size. This figure is most comparable to Genesee Township, in which there are 6,330 single-family homes. In Genesee County overall, there are 143,029 single-family homes.

Table 6: Percentage of Housing Units by Type							
	City of Flint	Genesee Township	Vienna Township	Flushing Township	Flint Township	Mt. Morris Township	Genesee County
1-Unit, Detached	42,492	6,330	4,480	3,437	9,587	7,693	143,029
1-Unit, Attached	1,745	1227	253	101	876	559	8,707
2 Units	1,413	135	39	10	36	49	2,434
3 or 4 Units	1,495	158	113	0	425	122	3,928
5 to 9 Units	1,673	84	62	0	1,013	453	7,075
10 to 19 Units	1,442	124	216	41	1,147	163	8,310
20 or More Units	2,544	118	143	0	804	191	8,631
Mobile Home	1,078	1,821	245	330	1,179	668	9,814
Boat, RV, Van, etc.	0	0	0	0	30	0	30

Source: 2013-2017 American Community Survey

Mt. Morris Township has 49 two-unit structures and 122 three- to four-unit structures. This is consistent with the other municipalities in Genesee County which all heavily favored single-family home construction over multi-unit housing. Mt. Morris Township has 668 mobile homes. This is significantly more than Vienna Township or Flushing Township (245 and 330, respectively) but less than Genesee Township and Flint Township with 1,821 and 1,179, respectively.

Occupancy

Table 7 shows the occupancy status of homes in both Mt. Morris Township and Genesee County. Of the 9,898 housing units in Mt. Morris Township, 69.1 percent are owner-occupied and 30.9 percent are renter-occupied. Genesee County's 191,958 housing units have a nearly identical ratio of ownership to rental, with 70.1 percent owner-occupied and 29.9 percent renter-occupied.

Table 7: Occupancy Status, 2017				
	Genesee County		Mt. Morris Township	
	Number	Percent of Total	Number	Percent of Total
Total Housing Units	191,958	-	9,898	-
Owner-Occupied	117,034	70.1%	5,767	69.1%
Renter-Occupied	49,804	29.9%	2,584	30.9%
Vacant	25,120	13.1%	1,547	15.6%

Source: 2013-2017 American Community Survey

High owner-occupancy and low vacancy rates are generally signs that a housing market is stable and that there is demand for the housing at current prices and rates.

Table 8: Year Residential Structure Built				
Year of Construction	Mt. Morris Township		Genesee County	
	Number	Percent of Total	Number	Percent of Total
1939 or earlier	569	5.7%	21,768	11.3%
1940 to 1949	953	9.6%	14,696	7.7%
1950 to 1959	2,591	26.2%	35,700	18.6%
1960 to 1969	2,197	22.20%	31,406	16.4%
1970 to 1979	1,432	14.50%	31,778	16.6%
1980 to 1989	648	6.50%	14,465	7.5%
1990 to 1999	763	7.70%	22,519	11.7%
2000 to 2009	741	7.50%	18,576	9.7%
2010 to 2013	4	0.00%	690	0.4%
2014 or later	0	0.00%	360	0.2%
Total	9,898	-	191,958	-

Source: 2013-2017 American Community Survey

Age and Condition of Housing

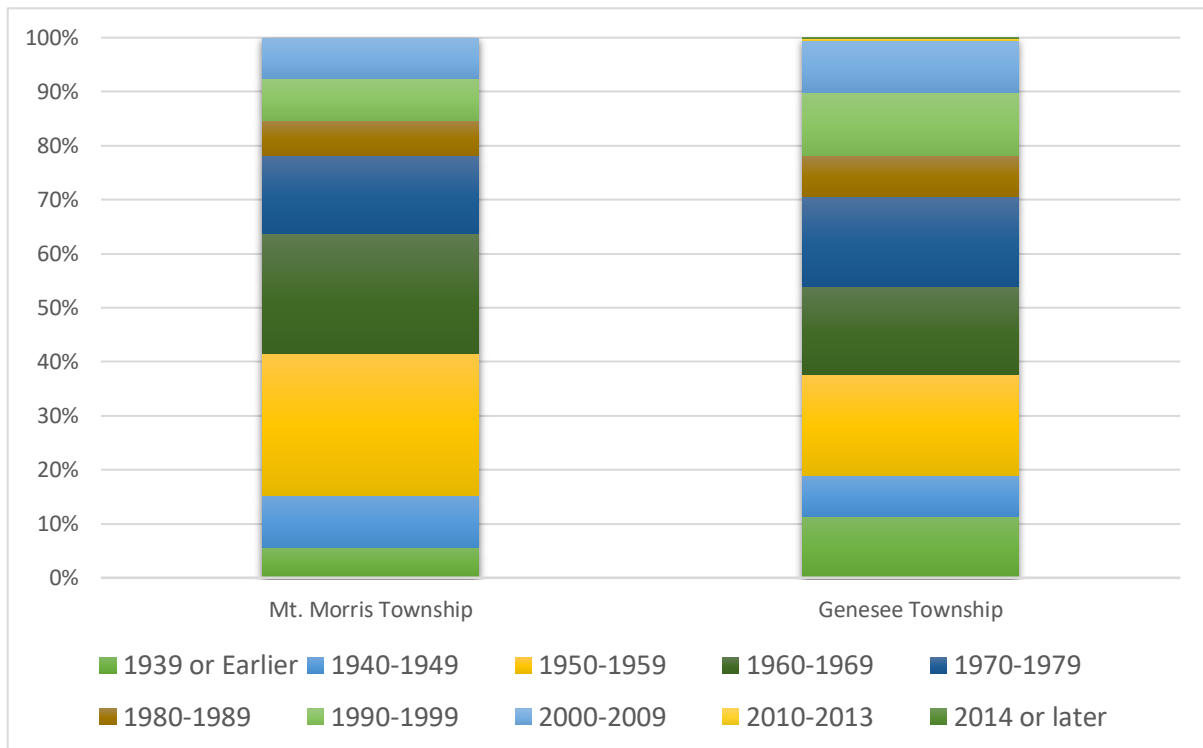
One way to evaluate the housing stock is to look at the age of the structure. Older homes tend to have more issues and deteriorate more quickly. As they wear out, they tend to require significant renovation. Table 8 indicates that 58.4 percent of the housing units existing in 2013 were built after 1960. However, Mt. Morris Township had its largest home construction boom in the 1950s, when 26.2 percent of the current housing stock was built. This is consistent with the county where 18.6 percent

of the total housing units were built between 1950 and 1959. Since the 1950s, the township has seen a steady decrease in new homes being built. This trend is similar to that seen in Genesee County, with both jurisdictions seeing a slight jump in homes being built in the 1990s and early 2000s. These numbers can be seen represented in Figure 10.

The age of the housing in Mt. Morris Township creates a situation where a large number of homes will be in need of rehabilitation at about the same time. The need for repair and rehabilitation is currently evident in some of the older homes and older subdivisions of Mt. Morris Township, which are located in economically disadvantaged areas. The homes in these neighborhoods were built and located in residential developments which were built prior to 1970. These subdivisions are primarily located in the southeast quadrant of the township.

Generally, housing in other neighborhoods is in good condition, especially the rural areas. While the majority of the housing stock is more than 30 years of age, homes in Mt. Morris Township have been well-maintained.

Figure 10: Age of Housing



Source: 2013-2017 American Community Survey

Housing Size and Density

Housing size in Mt. Morris Township, as represented by the number of rooms in each dwelling is about average for Genesee County. Five rooms is the most common size of housing units in Mt. Morris Township at 30.9 percent. Five- and six-room housing units is the most common size in Genesee County at 22.4 percent for each. As indicated in Table 9, approximately 56 percent of the housing units in Mt. Morris Township have five or six rooms. In comparison, about 44.8 percent of the housing units in Genesee County as a whole have five or six rooms.

Table 9: Size of Housing Units				
Number of Rooms	Mt. Morris Township		Genesee County	
	Number of Units	Percent of Total	Number of Units	Percent of Total
1	0	0.0%	1,248	0.7%
2	44	0.4%	2,661	1.4%
3	357	3.6%	12,653	6.6%
4	1,793	18.1%	26,562	13.8%
5	3,056	30.9%	42,985	22.4%
6	2,485	25.1%	43,071	22.4%
7	1,020	10.3%	26,272	13.7%
8	624	6.3%	17,566	9.2%
9 rooms or more	519	5.2%	118,940	9.9%
Total	9,898	-	191,958	-

Source: 2013-2017 American Community Survey

The township has proportionally fewer large dwelling units than the county overall (21.8 percent of the township's housing units have 7 or more rooms while the county has 32.8 percent of its housing units in this category). However, the township also has fewer small sized housing units than the county overall (4 percent of township housing units have 3 or fewer rooms while 8.7 percent of the county's housing units were in this small size category in 2017).

Value of Housing

Housing values and contract rent are good indicators of housing demand and affordability. As of 2017, the median rent in the township was \$743. This is higher than the median rent in Genesee County at \$738 but significantly lower than the State of Michigan at \$824. Housing value depends on several factors: land values, construction costs, demand for housing region-wide, availability of utilities, school district, and proximity to major employers and transportation.

Table 10: Median Contract Rent	
Jurisdiction	Median Rent
Mt. Morris Township	\$743
Genesee County	\$738
Michigan	\$824

Source: 2013-2017 American Community Survey

Table 11 presents the value of owner-occupied housing units in Mt. Morris Township and neighboring communities as indicated by the 2013-2017 American Community Survey. Owner-occupied housing

in the township with a value of less than \$50,000 amounts to 41.3 percent of the total. This is a much higher proportion than what is found in Vienna Township, Flint Township, and Flushing Township where 9.4 percent, 21.9 percent, and 7.3 percent of owner-occupied housing is valued less than \$50,000, respectively. The median home value in Mt. Morris Township is \$60,700. This is lower than the median home value in surrounding communities, and \$35,800 less than the county's median home value of \$96,500.

Table 11: Value of Owner-Occupied Units					
Values in Dollars	Mt. Morris Township	Vienna Township	Flint Township	Flushing Township	Genesee County
Less than \$50,000	41.3%	9.4%	21.9%	7.3%	26.2%
\$50,000 to \$99,999	31.7%	27.1%	45.8%	19.1%	25.5%
\$100,000 to \$149,999	15.9%	32.6%	16.7%	33.3%	21.5%
\$150,000 to \$199,999	5.8%	17.3%	9.2%	22.9%	13.1%
\$200,000 to \$299,999	3.7%	10.6%	3.5%	11.2%	8.7%
\$300,000 to \$499,999	0.6%	2.0%	1.7%	5.8%	3.6%
\$500,000 to \$999,999	0.9%	0.8%	0.9%	0.5%	1.1%
\$1,000,000 or more	0.2%	0.0%	0.3%	0.0%	0.3%
Median Value (Dollars)	\$60,700	\$118,100	\$79,600	\$130,900	\$96,500

Source: 2013-2017 American Community Survey

Projected Housing Demand

The projections set forth in the population analysis indicate that the population of Mt. Morris Township is expected to have a modest increase from 21,501 in 2010 to 21,835 in 2045. At the same time, the average household size is expected to continue to decrease, having gone from 2.68 persons per household in 2000 to 2.61 persons per household in 2010. To accommodate a net population increase of 334 citizens over the next 15 years, the township will need to have 8,366 housing units available to its residents in the year 2045.

By conservatively assuming that the persons per household will not decrease during the plan period lower than the 2010 level of 2.61 persons per household, and using the population projection by the Genesee County Metropolitan Planning Commission, an increase in occupied housing units of 1 percent should be anticipated between 2010 and 2045. This is a much lower expansion than the township has experienced in the past. Considering that the number of persons per household will likely continue to decrease from the 2010 figure, and that the housing needs of the township will change with the aging population, the township should expect to see an even higher demand for new housing throughout the plan period even with a modest increase in population.

Much of the vacant land within Mt. Morris Township is suitable for residential development. However, land designated to accommodate future residential development will need to be appropriately zoned for residential use. In addition, this land will need to be provided with adequate sewer and water services and supported with sufficient transportation facilities. With the anticipated increase in the population of persons aged 60 and over, demand for housing other than single-family detached is likely.

Economic Analysis



Economic Analysis

Introduction

One purpose of the Master Plan is to review opportunities for employment, shopping, and income-producing ventures for residents. A secondary purpose of the Master Plan is to accommodate desired economic growth that will serve the needs of the residents of the community in appropriate locations. To achieve these purposes, it is first necessary to become knowledgeable about the income levels and employment characteristics of residents, and to achieve a thorough understanding of business and industrial development patterns that exist in and around the community.

This component of the Master Plan is intended to provide a thorough overview of the township's economic base. Income and employment characteristics of the residents and the composition of the labor force will be examined.

Employment and Income Characteristics

Labor Force Composition

Resident occupation information gives a clear indication of the types of jobs in which people in the community currently are engaged. The 2013-2017 American Community Survey provides the most up to date snapshot of the industries that employ township residents. Table 12 includes information for Mt. Morris Township and Genesee County.

Of the 6,829 employed residents, 37.5 percent are employed in so-called "white collar" jobs including executive, administrative, professional specialty, technicians, and information and public administration positions. This compares to 43.5 percent of this sector of the Genesee County workforce. The industry with the highest number of individuals employed is educational services, health care and social assistance, employing 23.9 percent of the persons employed in the township. This industry also accounted for the largest number of individuals employed in the county, at 25.7 percent.

The occupational distribution for Mt. Morris Township is generally consistent with the Genesee County. The most notable differences are a lower proportion of the Mt. Morris Township workforce is employed in blue collar industries such as construction and manufacturing, with 3.4 and 14.8 percent, respectively, compared to the county which employs 5.2 and 16.6 percent, respectively. The industries where Mt. Morris has a higher proportion of employment relative to the county include retail trade; transportation, warehousing, and utilities; information; arts, entertainment, recreation, accommodation, and food services; and other services, except public administration.

Table 12: Composition of Labor Force

Industry	Mt. Morris Township	%	Genesee County	%
Civilian employed population 16 years and over	6,829	-	166,919	-
Agriculture, forestry, fishing and hunting, and mining	4	0.1%	740	0.4%
Construction	235	3.4%	8,656	5.2%
Manufacturing	1,011	14.8%	27,695	16.6%
Wholesale trade	125	1.8%	3,371	2.0%
Retail trade	1,051	15.4%	22,234	13.3%
Transportation, warehousing, and utilities	393	5.8%	7,180	4.3%
Information	114	1.7%	2,510	1.5%
Finance, insurance, real estate, rental, and leasing	268	3.9%	8,251	4.9%
Professional, scientific, management, administrative, and waste management services	444	6.5%	13,881	8.3%
Educational services, and health care and social assistance	1,634	23.9%	42,962	25.7%
Arts, entertainment, recreation, accommodation, and food services	898	13.1%	15,995	9.6%
Other services, except public administration	551	8.1%	8,329	5.0%
Public administration	101	1.5%	5,115	3.1%

Source: 2013-2017 American Community Survey

Household Income

The levels of household income are an indication of the economic vitality of the population. Comparing the township breakdown with the county, income levels appear to be fairly consistent with only two categories having a difference of more than 4 percent. While the income distribution is similar between Genesee County and Mt. Morris Township, the county as a whole had more households with income weighted in the high income categories, as is displayed in Table 13.

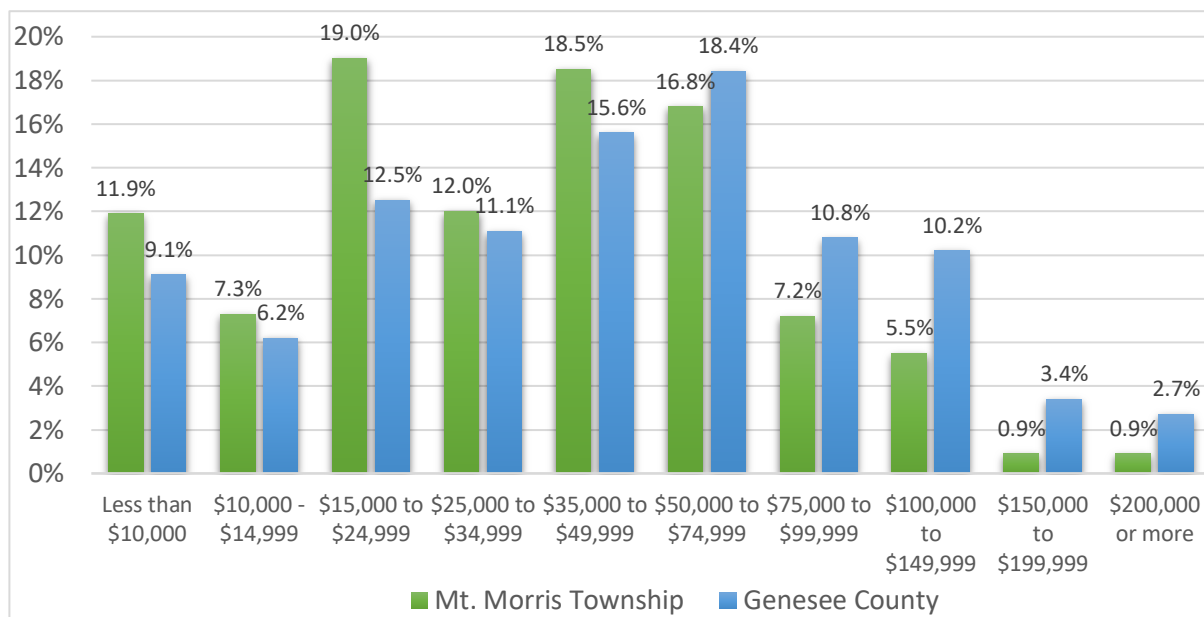
Table 13: Annual Household Income

Income Range	Mt. Morris Township	Genesee County
Less than \$10,000	11.9%	9.1%
\$10,000 to \$14,999	7.3%	6.2%
\$15,000 to \$24,999	19.0%	12.5%
\$25,000 to \$34,999	12.0%	11.1%
\$35,000 to \$49,999	18.5%	15.6%
\$50,000 to \$74,999	16.8%	18.4%
\$75,000 to \$99,999	7.2%	10.8%
\$100,000 to \$149,999	5.5%	10.2%
\$150,000 to \$199,999	0.9%	3.4%
\$200,000 or more	0.9%	2.7%
	100%	100%

Source: 2013-2017 American Community Survey

Figure 11 displays the annual household income in chart form. Here you can see the breakdown of household income more clearly, as well as the differences between Mt. Morris Township and Genesee County.

Figure 11: Annual Household Income Comparison



Source: 2013-2017 American Community Survey

Resident's Employment

Table 14 represents the labor force between males and females. In both Mt. Morris Township and Genesee County, both the male and female population make up almost equal parts of the labor force. In Mt. Morris Township, males make up 49.2 percent of the total labor force and females make up 50.8 percent, while the total labor force makes up 42.4 percent of the population. Genesee County has similar numbers, with both males and females representing 50 percent of the labor force.

Table 14: Labor Force: Male and Female Status				
	Mt. Morris Township		Genesee County	
	Employed	% of total	Employed	% of total
Males	-	-	-	-
16 and Older	3,357	49.2%	83,483	50.0%
Females	-	-	-	-
16 and Older	3,472	50.8%	83,436	50.0%
Totals	6,829	42.4%	166,919	51.0%

Source: 2013-2017 American Community Survey

Changes in Employment

The economy is constantly changing and the consequences for the township and its residents can be significant. Since 2000, there's been a shift in the economic role Mt. Morris Township's residents

have played. Table 15 provides the change in township resident's employment by industry between 2000 and 2017.

Since 2000, there's been a 13.96 percent growth in people who work in the arts, entertainment, recreation, accommodation, and food services. This represents the only growth industry in the township. Due to the fact that the population of Mt. Morris Township has declined since 2000, nearly every industry has seen a decline in employment. The largest area of decline by percent has been the agricultural, forestry, fishing, hunting and mining industry with -88.8 percent. The largest industry decline by actual number of jobs is the manufacturing industry which has shrunk by 1,460 employed residents since 2000.

Table 15: Changes in Employment 2000-2017

Industry	2000	2017	% Change
Agricultural, forestry, fishing and hunting, mining	36	4	-88.8%
Construction	477	235	-50.73%
Manufacturing	2,471	1,011	-59.9%
Wholesale Trade	167	125	-25.15%
Retail Trade	1,367	1,051	-23.12%
Transportation and warehousing, and utilities	385	393	-2.08%
Information	179	114	-36.31%
Finance, insurance, real estate, and rental and leasing	470	268	-42.98%
Professional, scientific, management, administrative, and waste management services	536	444	-17.16%
Education, health, and social services	1,729	1,634	-5.49%
Arts, entertainment, recreation, accommodation and food services	788	898	13.96%
Other Services (except public administration)	578	551	-4.67%
Public Administration	265	101	-61.89%

Source: 2013-2017 American Community Survey

State Equalized Value

A discussion of property values will provide an indication of economic growth. As indicated in Table 16, Mt. Morris Township experienced a significant decline in total state equalized value of property between 2007 and 2014. In 2015, property values began to grow again at 2.6 percent. Total State Equalized Value (SEV) decreased by 48.5 percent or \$21.5 million during this downturn.

The impact of residential, commercial, and industrial uses on the property tax base of the township is further indicated in Table 17. Residential uses account for 65.8 percent of the total property value, while commercial uses

Table 16: Growth in State Equalized Valuation: Mt. Morris Township

	Total State Equalized Value	Numerical Change	Percent Change
2006	517,932,500	17,072,600	3.4%
2007	531,681,800	13,749,300	2.6%
2008	526,595,400	-5,086,400	-0.96%
2009	450,201,500	-76,393,900	-14.5%
2010	369,514,600	-80,686,900	-17.9%
2011	351,011,900	-18,502,700	-5.0%
2012	326,900,100	-24,111,800	-6.9%
2013	318,571,500	-8,328,600	-2.5%
2014	316,141,700	-2,429,800	-0.76%
2015	324,482,900	8,341,200	2.6%

Source: Genesee County Equalization

make up 29.9 percent. Agricultural and industrial uses combined comprised 4.3 percent of the total property value.

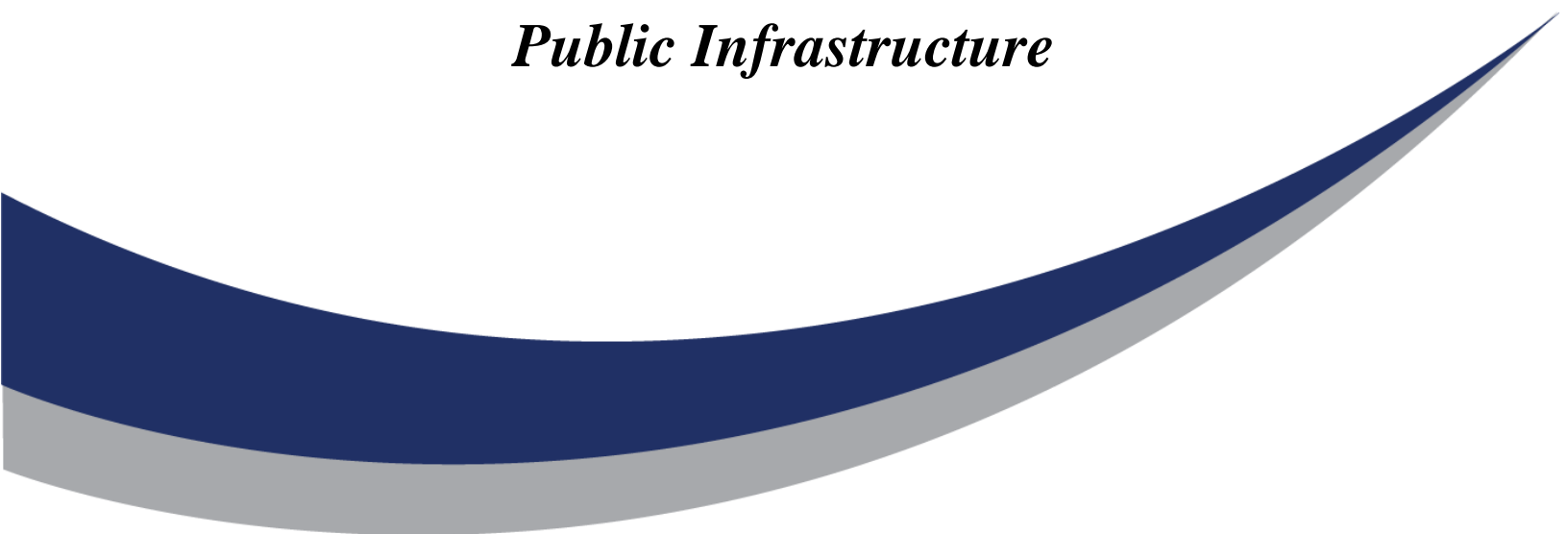
There is a strong relationship between the amount of State Equalized Valuation and available financial resources generated by such SEV. The actual amount of revenue generated by SEV is dependent upon the amount of millage the voters have approved or authorized by the state. The different types of land use also play a major role in the amount of tax revenue collected. While residential property makes up 65.8 percent of Mt. Morris Township's SEV, it does not collect the highest rate of tax revenue. Industrial and commercial properties generate the highest rate of taxes. While commercial property makes up nearly 30 percent of Mt. Morris Township's SEV, industrial property makes up only 1.6 percent.

The township should investigate the expansion of industrial land uses and convene a committee to solicit new industrial tenants for the township.

Table 17: Value of Classes of Property		
Land Classification	Equalized Value	Percent of Total
Agricultural	9,701,600	2.7%
Commercial	107,068,800	29.9%
Industrial	5,710,600	1.6%
Residential	236,153,100	65.8%
Total	358,634,100	100%

Source: Genesee County Equalization

Public Infrastructure



Public Infrastructure

Surface Transportation

Interstate. The interstate system is the highest classification of roadways in the United States. There are two interstates that run through Mt. Morris Township: I-75, which runs north-south and I-475, which runs east-west. These roads carry most of the traffic through the township and are the most heavily-traveled roads. The planned right-of-way of these arterials is greater than 120 feet.

Principal Arterials. Arterials are major through roads that carry large volumes of traffic. These roads serve major activity centers and can carry a high proportion of total urban travel on minimum mileage. Unlike interstates, principal arterials permit direct access to adjacent land uses and have at-grade intersections with other roadways. Principal arterials serve demand for intra-area travel between urban centers and outlying residential areas. Most urban regions feature multiple principal arterials that radiate out from the urban center. There are several principal arterial roads in Mt. Morris Township that serve to connect the township with the wider Flint region.

North-South Routes:

Clio Road, south of I-475
Linden Road, south of Pierson Road
Saginaw Street

East-West Routes:

Pierson Road, east of Linden Road

Minor Arterials. Minor arterials are often connected to principal arterials and are intended to provide access to a smaller geographic footprint. These roads augment the wider principal arterial network by serving more land access than principal arterials and distributing traffic to smaller geographic areas than those served by principal arterials. Mt. Morris Township has several minor arterials that are spaced apart at 1- to 3-mile intervals.

North-South Routes:

Elms Road
Linden Road
Clio Road, north of I-475

East-West Routes:

Mt. Morris Road
Stanley Road, east of Clio Road
Coldwater Road
W. Carpenter Road, east of Linden Road
Pierson Road, west of Linden Road
Pasadena Avenue, east of Linden Road

Major Collectors. Major collector roads serve to connect local roads to the arterial network. These roads can provide access to residential and commercial areas from which they distribute and channel trips between local roads and arterials. Generally, major collectors have more signalized intersections.

North-South Routes:

Jennings Road, south of Coldwater Road

East-West Routes:

Carpenter Road, between Lindon Road and Elms Road

Road Improvements

Genesee County’s “Our County, Our Future” plan has identified several road improvements in the township that are planned for the next few years. Projects indicated in the Transportation Improvement Program (TIP) include:

Pierson Road. Road improvements were made on Pierson Road between I-75 and Jennings Road. The project was completed in 2020 at a cost of \$881,700. Federal transportation funding covered \$12,933, while local funding will cover \$868,767.

Mott Avenue. Mt. Morris Charter Township funded the milling and asphalt resurfacing of Mott Avenue between Jennings Road and Clio Road. The project was completed in 2020 at a cost of \$154,064.

W. Mt. Morris Road. This road rehabilitation is scheduled for 2021 by the Genesee County Road Commission. Work will be done between Elms Road and Linden Road at a cost of \$467,500.

Detroit Street. The Genesee County Road Commission will be reconstructing and restriping Detroit Street. They will be reducing the road from four lanes to three between Cornell Street and Natchez/Peach Tree Drive at a cost of \$1,316,582. This is scheduled for 2023.

Elms Road. This road rehabilitation is scheduled for 2023 by the Genesee County Road Commission. The work will be done between Potter Road and River Road at a cost of \$279,731.

Pedestrian Paths/Bikeways

The demand for pedestrian walks and bikeway facilities has been increasing regionally and nationally. In the future, constructing pathways on certain roads to accommodate nonmotorized traffic may be necessary. Other alternatives for facilities for pedestrians and bicyclists include conventional sidewalks, paved shoulders dedicated and marked for bicycle use, and separate bicycle pathways or shared-use pathways next to the road. Linking bike paths to adjacent communities will help in providing recreational opportunities for township residents and residents of neighboring communities.

Sidewalks should be required in conjunction with development, particularly in subdivisions, and with multiple family, commercial, office, and light industrial/office research development.

Recreation

Mt. Morris Township has one park, Bicentennial Park, which is collocated with the township municipal offices and is approximately 15 acres. The park has a play field which can be used for football, softball, or soccer. In addition, the park offers a covered pavilion that is available to rent and offers electric outlets, new handicap accessible parking, picnic tables, grills, and a playground area. The

township does not offer any recreation programs for its residents. These services are provided through private organizations or the local school districts.

There are five school districts which service Mt. Morris Township: Flushing Community Schools, Westwood Heights Schools, Beecher Community Schools, Mt. Morris Consolidated Schools, and Clio Area Schools. Each school district allows residents to utilize school facilities for recreational purposes on a space-available basis. Many regional facilities are available to township residents as well. Examples include Flushing County Park, Linden County Park, and Genesee Recreation Area.

Mass Transit

The township is served by the Mass Transit Authority (MTA) which is based in the City of Flint. MTA provides services to all of Genesee County and has specialized Americans with Disabilities Act (ADA) compliant services for qualified senior and disabled riders. MTA patrons who wish to use the ADA services must complete an application and be approved. "Your Ride" provides door-to-door service for senior and disabled riders within Genesee County.

Utilities

Municipal water and sanitary sewer services are provided by Genesee County Water and Waste Services, except for the Beecher Metropolitan District which borders the City of Flint. Residents in that area receive water and sewer services from the Beecher Metropolitan Water District.

As indicated on the Utility Services Map, the township is served by limited public sewer and water. Major water lines come from the City of Flint and are extended throughout most of the township. These lines run along major roads and feed or branch off into many residential and commercial areas.

A 12-inch water main traverses the township running parallel with Clio Road. This line is the sole source of accessible municipal water in the northern part of the township. A branch at Mt. Morris Road provides water to the eastern and western extent of the northern part of the township.

Most developments in the south half of the township have access to municipal water. A large portion of the western side of township still does not have access to municipal water.

The county is considering adding a line along Jennings Road between Mt. Morris Road and Stanley Road.

Sanitary sewer line extension takes priority over all other utility improvements in the township. Subsequently, public water lines are not as numerous as sanitary sewer lines. The need for comprehensive sewer service is spawned by rapid commercial and residential development. Many areas under development pressure do not have soils suitable for septic system use. The Genesee County Health Department has expressed their concern to the township over failing septic systems in older developments creating additional urgency for comprehensive sanitary sewer services.

Availability of utilities is a significant obstacle for commercial and industrial development. If the township is interested in expanding commercial or industrial uses in the township, then the

availability of utilities will be the primary obstacle to achieving that goal. Although capacity is available in the municipal systems, funding sources must be found to pay for the improvement.

Existing Land Use Analysis



Existing Land Use Analysis

The previous existing land use map was created and updated in the late 1980s and 1990s. The Mt. Morris Planning Commission and the Genesee County Metropolitan Planning Commission surveyed the township in a collaborative effort to update the existing land use map in October 1989. The existing land use data map was then compared with the Department of Natural Resources Land Use Inventory Map (1982) and aerial photographs (1987) for Mt. Morris Township. The resulting land use map was then presented to the Planning Commission at a special meeting in August 1992. The Planning Commission's review comments and suggestions were incorporated into the finalized existing land use map in September 1992. McKenna Associates, Inc. surveyed the township in August 1997 to further update the township's existing land use map.

The current map was built using data collected by the Genesee County in 2006. The Planning Commission and township staff worked with ROWE to update the data to reflect Mt. Morris Township in 2019. The current revised map includes most of the same basic land use categories as the township's Existing Land Use Map from 1997, to afford opportunity for a continuing comparison of Mt. Morris Township's land use pattern. However, two categories, "Office/Neighborhood Commercial" and "General highway Commercial," were modified into "Office," and "Commercial," for simplicity. In addition, "unknown," was added as a category to ensure the resulting statistics were as accurate as possible.

The Existing Land Use Analysis Map shows the following eleven categories.

- **Agriculture.** Agricultural land is often perceived as "vacant" - a label that implies the land is available for development. In Mt. Morris, Public Act 116 of 1974 has been used to preserve hundreds of acres of land for agricultural use. Some of the land in this category is indeed vacant with little or no active farmland, while most is actively used for agriculture.
- **Single-Family Residential.** This designation includes those lots specifically used for single-family residential purposes not in an agricultural area. Individually sited single-family homes are also an accepted use in an agricultural area. However, intense single-family development tends to increase the value of land so property taxes become too high for agriculture to be economically feasible. Closely spaced residential lots, like those found in subdivisions, also often bring residents who are opposed to agricultural operations.
- **Multiple Family Residential.** Apartments and attached condominiums are included in this designation.
- **Rural Residential.** This includes single-family residential units on large lots normally associated with farm houses.
- **Mobile Home Park.** Mobile home parks contain manufactured type housing that is transportable in one or more sections, which is built on a chassis and designed to be used as a single-family dwelling.
- **Office.** Professional offices are generally found in this category and include such uses as doctor's offices and insurance offices.

- **Commercial.** Land uses in this category include all product and service retail and wholesale uses that typically generate significant volumes of vehicular traffic as well as those commercial uses that typically serve or accommodate the local population's day-to-day needs. Uses in this category include grocery stores, pharmacies, banks, and fast food establishments as well as convenience stores, gas stations, and storage.
- **Industrial.** Includes land used for warehousing, distribution, manufacturing, fabricating, and processing.
- **Public/Semi-Public.** Land uses in this category include major utility installations and easements, schools and colleges, churches, cemeteries, community buildings, and public parks.
- **Open Space/Recreation.** Golf courses and dedicated open spaces are included in this category.
- **Vacant.** Vacant and undeveloped parcels include fields (uncultivated), woods, and lots that are not used but may have improvements.

Mt. Morris Township Land Use Mosaic

As previously noted, land in the township is flat with a 1 percent change in grade. Wetlands are not commonly found except for the southwest corner of the township next to the Flint River valley. Much of the land was cleared of trees allowing farmers to work the soil into productive agricultural uses. Most of the township was converted to farmland in the second half of the 19th Century.

Wetlands. The Flint River traverses the southwest corner of Mt. Morris Township. Vast wetland areas existed adjacent to the river, covering much of the land in the southwestern quarter. Wetlands were originally drained for agriculture purposes then for residential development. Housing units surround the several small lakes that remain today.

Farmland. Agricultural fields are found throughout the township positioned between urbanized areas and rural single-family housing units. Brent Run and other small tributaries in the Flint River drainage basin provide ample water for the crops. Slightly less than half of the township's land is used for agricultural purposes with the majority of that land found in the north and north-central sections of the township.

I-475 and I-75. Within the township, four exits and one interchange provide access to either I-475 or I-75. I-475 interchanges with I-75 near the center of the township. I-75 is a major north-south corridor with national importance. The majority of the township's residential housing developments are located adjacent to I-475. The freeway was cut through the existing neighborhoods during the 1970s. The residents now depend heavily on I-475 for access to I-75 to the west or Flint to the south.

I-75 has one exit north and south of the I-475 and I-75 interchange. The southern exit provides access to Pierson Road. The second exit provides access to the northern part of the township and Mt. Morris Road.

The interchange and exits are the focus of major commercial development in Mt. Morris Township. Modern era development at the interchanges includes motels, fast food restaurants, gas stations, and convenience stores.

Recreation. Several private and public recreational facilities in the township include Beechwood Greens Golf Club (36 acres), YMCA (20 acres), and many smaller playground facilities and neighborhood parks. Numerous public buildings, including several schools, are located within the township that provide recreation facilities and over 100 acres of open space.

Rural Residential. Scattered single family-residences are found throughout the township. Those homes were developed in a classic rural residential development pattern including many long, narrow parcels along the road fronts. The lots were split from agricultural parcels that often continue to be farmed.

Existing Land Use Summary and Conclusions

As indicated in the preceding descriptions, the township includes many interesting features. The following discussion summarizes the major categories of land use and provides conclusions related to those categories. Table 18 summarizes the acres found in each category.

Agriculture. More land is used for agriculture than any other use in the township with 33.3 percent of the land in Mt. Morris being utilized for this purpose. About 5,823 acres are included in this designation. Agriculture is an important component in the community that the residents want to protect. Agriculture is an important part of the Mt. Morris land use pattern and must be recognized as a viable land use.

Residential. Township residents live in a variety of accommodations including single-family homes in rural settings, attached condominiums, detached homes on subdivided lots, and apartments on major roads. The neighborhoods in the community offer a wide variety of lifestyles to the people of Mt. Morris Township. Some neighborhoods are dense with dozens of occupants per acre of land while other areas are sparse with only a few people in a square mile. The Master Plan must protect the interests of those current residents while providing opportunities for development of new types of residential living.

Finally, the township recognizes the continuing need to provide for other styles of housing that are not presently found in the community. As noted in the demographic analysis, township residents tend to be older than other residents in the county. In recognition of the aging population, there may be a need for multiple-family senior citizen housing in the township. The plan will include locations for development of varied housing styles other than those types of dwellings presently found in the community. Such new dwellings could include senior citizen housing or multiple family housing.

Commercial. I-75 and I-475 provide access to the most significant commercial areas in the township. The predominant commercial corridors are along N. Saginaw Road, Clio Road between Pierson and Coldwater Roads, and Pierson Road between Clio and Linden Roads.

The Pierson Road, Clio Road and North Saginaw Street commercial corridors all suffer from a common problem: the retail and service facilities were built in an earlier development era.

Unfortunately, the buildings were often constructed too close to the fronting roads with little or no landscaping required. Commercial makes up 4.38 percent of the township and spans across 766 acres.

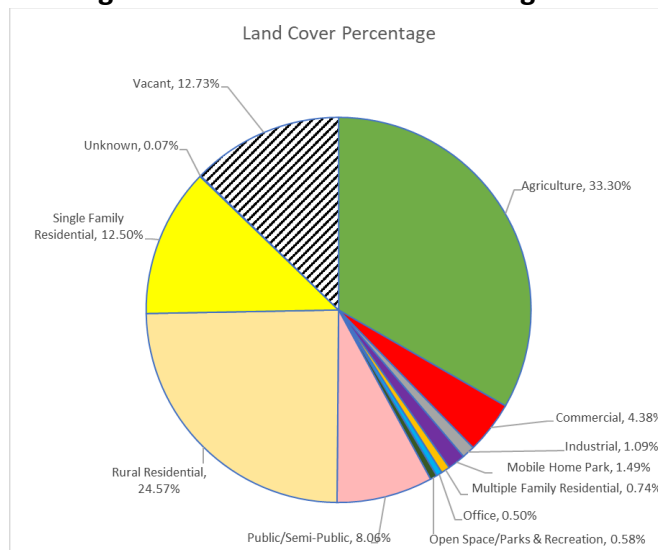
Table 18: Coverage by Land Use

Land Use	Land Area (acres)	Percent
Agriculture	5,823	33.30%
Commercial	766	4.38%
Industrial	190	1.09%
Mobile Home Park	260	1.49%
Multiple Family Residential	129	0.74%
Office	88	0.50%
Open Space/Parks & Recreation	101	0.58%
Public/Semi-Public	1,409	8.06%
Rural Residential	4,297	24.57%
Single Family Residential	2,185	12.50%
Unknown	12	0.07%
Vacant	2,226	12.73%
TOTAL	17,486	100.00%

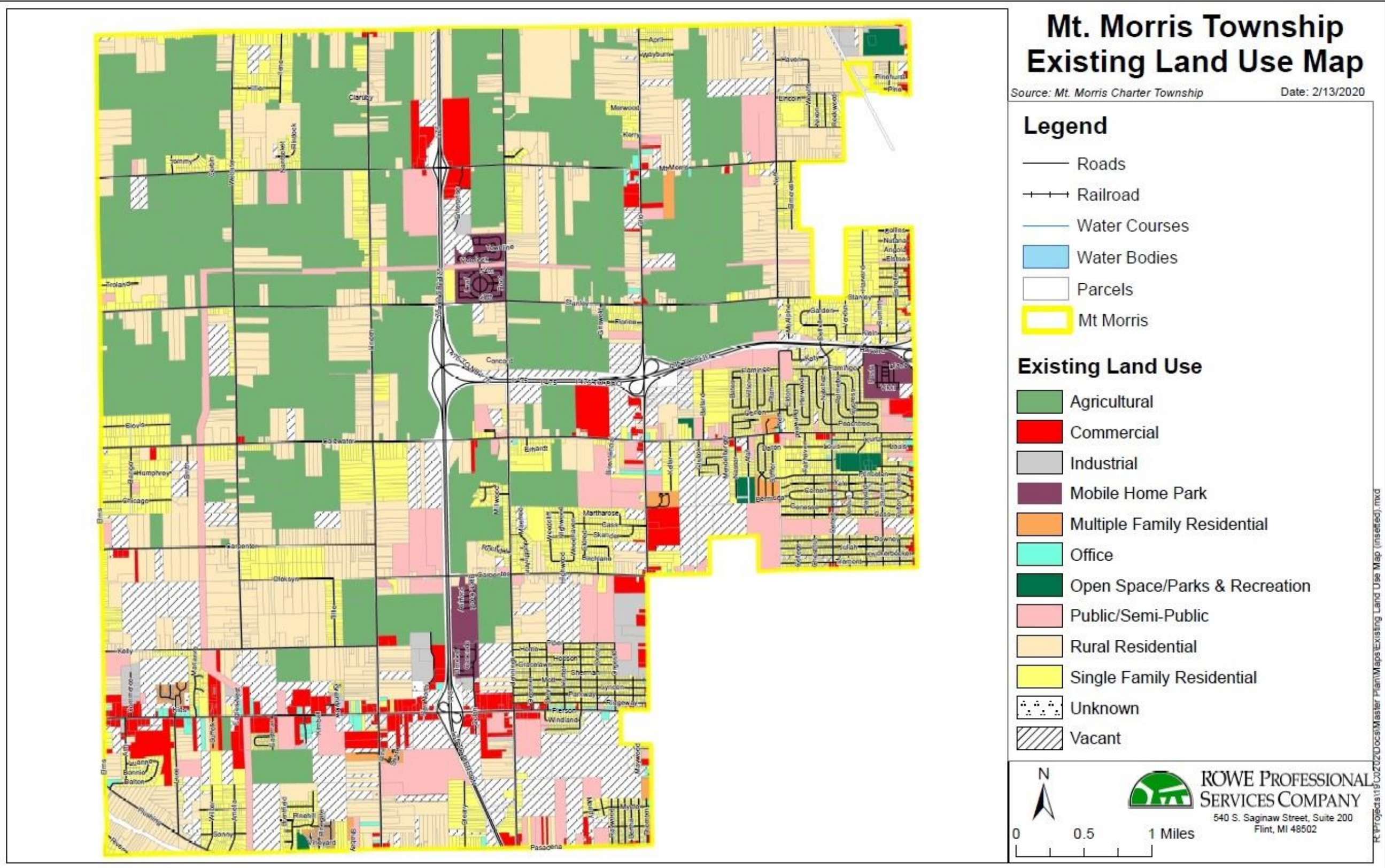
Industrial. There are very few industrial sites. Most are located in the south side of the township. The industrial sites are intermingled with commercial uses. Most industrial uses are near high traffic thoroughfares such I-75 in the vicinity of Pierson Road and Clio Road. Some commercial uses have similar characteristics of industrial sites. For this survey, marihuana grow operations were considered industrial uses.

Industrial development is best supported in locations where motor freight and other traffic can easily access a site. Freeway visibility or frontage on other major highways is a valued attribute of the best industrial sites. Complete utility services are required to provide water, sanitary sewer, storm drainage, and power for the businesses.

Figure 12: Land Cover of Use Categories



Map 2: Existing Land Use



Goals and Objectives



Goals, Policies, and Strategies

One of the most important parts in a Master Plan is the Goals, Policies, and Strategies section. This section will be referred to during the next 20 years to guide Mt. Morris Township in decisions concerning the future development of the community. Understanding goals and policies is important in utilizing a Master Plan. It should also be noted that although the approach toward attaining a goal may change over time, the goal itself should be relatively constant unless the community agrees on a “change in direction”. The association between goals and policies is defined as:

A **goal** is a destination that has been established by community input. It is the vision established by the community of where we see Mt. Morris Township in 20 years. Goals provide basis for future policies. Goals are only general statements that do not define how to specifically obtain the desired goal. Policies guide the community in its effort to reach a desired goal.

A **policy** statement is a guide that lays out the way in which a goal may be obtained. A policy statement serves the governing body as a guide that will direct their decision making to obtain the goal selected by the community.

A **strategy** is a proposed action designed to implement the policy. In the Implementation Plan, these will be refined to include the person that lays out the way in which a goal may be obtained. Policy statements serve the governing body as a guide that will direct their decision making to obtain the goal selected by the community.

Data collected during the land use planning process (population, housing, economics, public infrastructure, etc.) have been analyzed and discussed. The township’s Planning Commission has determined that the following are appropriate categories for the Goals, Policies, and Strategies section of this plan:

- A. Agricultural Land and Open Space
- B. Residential Neighborhoods
- B. Commercial Development
- C. Community Facilities
- D. Industrial Development

The policy statements formed in these categories can be used to:

1. Update the current land use map;
2. Coordinate government programs;
3. Support public relations for community programs; and
4. Make area-wide programs consistent and stable.

Although the goals and policies reflect the input of the residents provided through the visioning session, the township recognizes that there is no such thing as total gratification for every township citizen or development interest in all areas of the township. This Land Use Plan is an effort to outline a

development scheme that is at least reasonable to the individuals' preferences, yet very attentive to the maintenance of the health, safety, general welfare, and morals of the total community.

Agricultural Land and Open Space

Goal:

To preserve and maintain the rural character of the township through the preservation of agricultural land and open space, while allowing for transformation to more intense uses as the agriculture land use becomes obsolete.

Strategies:

- a) Utilize Public Act 116 to preserve a percentage of the township's agricultural land.
- b) Amend the zoning ordinance to implement agricultural preservation options.
- c) Identify by category the amount of agricultural land available for preservation.
- d) Identify in the future land use plan the amount of agricultural land to be rezoned industrial or residential as agricultural land is forced into more intense use.
- e) The rate of conversion from agricultural land to more intense uses will be evaluated as part of the Master Plan five-year review.
- f) Buffer agricultural land from more intense uses by encouraging clustered residential development at its borders, with open space nearest the productive acreage.
- g) Protect agricultural land by amending the zoning ordinance to include regulations that will reduce the drainage of runoff water from new residential home construction adjacent to agricultural land.

Residential Neighborhoods

Goal:

Upgrade and maintain the current housing stock through creative neighborhood revitalization programs and public services. In addition, create new neighborhoods based on good site design and planning principles.

Strategies:

- a) Utilize the zoning ordinance to restrict the location of convenience commercial facilities such as party stores and gas stations in or near residential neighborhoods.
- b) Strict enforcement of the zoning ordinance and township property maintenance codes for absentee landlords and permanent residents.
- c) Update the zoning ordinance design guidelines related to lighting, sidewalks, landscaping, and provisions of open space.
- d) Update the zoning ordinance to create more housing opportunities for the township senior residents.
- e) Update the zoning ordinance to permit "missing middle" style housing developments such as row houses in Residential districts.
- f) Increase the amount of neighborhood recreational space through public purchase of property and development of mid-sized active parks.

- g) Create a program to encourage the removal or purchase and rehabilitation of blighted residential property throughout the township, such as continuing to work with the Land Bank.
- h) Implement a neighborhood crime prevention program through resident interaction and low-cost prevention techniques; for example, neighborhood watch signs and police presence.
- i) Amend the zoning ordinance to include crime prevention through design strategies.
- j) Complete a target market analysis to identify ideal housing types.

Commercial Development

Goal:

Existing commercial development corridors will be maintained while a few limited opportunities for expansion of those areas are permitted.

Strategies:

- a) Implement wayfinding signage to improve access to commercial areas from expressways and the primary road system.
- b) Require landscaping and building design for commercial development through Zoning Ordinance standards.
- c) Provide strategy for redevelopment of older commercial areas such as North Saginaw Road between Coldwater and Carpenter Roads, and Pierson Road east of I-75.
- d) Redevelop blighted and abandoned commercial sites adjacent to the I-75 interchange.
- e) Continue to coordinate and work with the Downtown Development Authority (DDA) to implement the Development Plan.
- f) Coordinate having an annual meeting between the Township Board, DDA, and Planning Commission.
- g) Establish policies within the future land use plan to cluster Commercial zoning districts so as discourage scattered development along major roads throughout the township.
- h) Provide necessary services such as medical facilities within the township and market them to potential developers.
- i) Explore amending the zoning ordinance to include “new economy” uses and other new uses.
- j) Complete a target market analysis to identify needed business in the community.
- k) Encourage development and attract businesses to locate in Mt. Morris Township including grocery stores, marijuana facilities, and solar energy.

Community Facilities

Goal:

The township will maintain, upgrade, and expand the public water, sanitary sewer, and storm sewer facilities to support the needs of the community, while accommodating the different land use characteristics of the township. The township will encourage county and state agencies to maintain and upgrade their systems in the township. The township will maintain, upgrade, and expand its parks, bike trails, and walking trails.

Strategies:

- a) Research optimum location of new water and sewer line extensions, while generally restricting access in agricultural land use planned areas.
- b) Plan for infrastructure development with emphasis on access management and traffic flow to support future and existing industrial and commercial growth.
- c) Maintain street signs and add speed signs to high traffic areas.
- d) Take inventory of the condition and locations of sidewalks.
- e) Work to coordinate with the Genesee County to implement the nonmotorized transportation plan for the county.
- f) Continuously monitor water and sewer systems and update as facilities become obsolete.
- g) Improve road capacity by seeking funds to widen streets and improve traffic signal timing to facilitate better peak hour traffic loading capacity.
- h) Explore funding opportunities to develop and install new public utilities.
- i) Establish and maintain a Capital Improvement Plan to prioritize and schedule infrastructure improvements.
- j) Research feasibility of constructing new drains to alleviate problems of poor drainage in rural areas.
- k) Maintain and repair current storm water system when needed, paying attention to optimal cost effectiveness.
- l) Implement a street paving and grading program to assist the county and state to maintain streets.
- m) Institute a ditch cleaning program for agricultural areas.
- n) Implement a street maintenance and street cleaning program.
- o) Identify land that is suitable for a nature park, dog park, or an ORV park.
- p) Identify land suitable for bike trails and coordinate with adjacent communities to connect bike and walking trails where suitable.

Industrial Development

Goal:

Industrial development will be encouraged to grow in those selected locations where industrial zoning districts have been established. The township shall provide those industrial zones in geographic areas that provide excellent transportation access and where support infrastructure can be readily extended as necessary

Strategies:

- a) Locate industrial uses on appropriately large sites to minimize impact on adjacent properties.
- b) Encourage increased development of lighter industrial uses while maintaining a strong relationship with existing heavy industrial manufacturers.
- c) Use existing utilities and plan utility extensions for industrial development only to areas designated for future development of this type.
- d) Amend the zoning ordinance to require environmental impact statements for industrial developments, and work to lessen any negative environmental effects of proposed construction.

- e) Establish design standards for industrial uses and planned industrial parks which require provision of green space and landscaping as well as high-quality building design.
- f) Promote strict enforcement of codes and regulations applicable to industrial areas, particularly for industries that create substantial sound and visual impacts and those that may store or utilize hazardous chemicals.
- g) Nonconforming industrial uses that impair the value of nearby conforming residences shall be eliminated where appropriate.
- h) Encourage solar energy farms and other renewable energy uses to locate in the township by expanding the areas where such uses are permitted.

Future Land Use Plan



Future Land Use Plan

The Future Land Use Plan map describes the designations selected by the Planning Commission for all the land in the township. After careful review and analysis of the many issues described in this plan, the Planning Commission has determined the proposed designations to be the best combination of uses to carry the township forward. The following commentary provides additional information to assist township officials in implementation of the plan in the years ahead.

Categories for Future Development

The Planning Commission has included various land use categories in the land use plan for the township. Those include:

- **Rural Agriculture.** Agricultural land is considered an important community resource intended to be protected and used for the production of food products during the life of this plan. The Agriculture designation is not a "holding" category where the land is expected to be used for another purpose when development reaches the location. Rather, land designated Agriculture denotes the community's intention to provide the necessary land area for the continuation of the important agriculture industry and to preserve Mt. Morris Township's rural character. Agriculture is compatible with all other land uses. However, creating a buffer setback area between active agricultural fields and new residential development is preferable because odors, sounds, and similar characteristics of agricultural operations can be disruptive to residential uses.
- **Low-Density Residential.** Areas where farming is no longer viable can be developed for low-density residential uses on large lots. This land use classification is intended to provide for areas of low-density residential development within the township. It would allow single-family detached dwellings. Farm operations would not be allowed and any existing farm operations would become legal nonconforming uses. This plan recommendation is in part due to the recognition that if the district allows farm operations of any kind, regulation of any farm operation might be preempted under the Michigan Right to Farm Act. Low-density residential should be located on lots that are large to comply with the county health officials for land not served by sanitary sewers. This use category should be adequately buffered from high intensity commercial and industrial uses by open space, intervening uses such as multi-family or office, or physical screening by barriers such as berms, tree plantings, or surfaced road.
- **Medium-Density Residential.** Medium-Density Residential will permit single-family homes to be developed on lots from 0.5 to 1 acres. This classification should be located on land adequately buffered from high intensity commercial and industrial uses by open space, intervening uses such as multi-family or office, or physical screening by barriers such as berms, tree plantings, or surfaced road.
- **Mobile Home Park.** This district is intended to identify appropriate sites for Mobile Home Parks to develop or expand in the township. Density is controlled by site conditions but would be expected to range from eight to ten dwelling units per acre. Properties with this classification should have access to municipal water and sewer, access to a major street, and proximity to local or general shopping areas. An emphasis should be placed on integrating developments into the

fabric of the community and providing pedestrian connections within the site and with adjacent commercial and public land uses.

- **Multi-Family Residential – Low-Density.** This land use classification is intended to provide locations for small, multiple-family residential uses including townhouses and other attached single-family developments. The maximum density would be six units per acre. The district would provide the opportunities for the development of small sites with “missing middle” housing. Properties with this classification should be located with access to municipal water and sewer, access to a major street, and proximity to local or general shopping areas.
- **Multi-Family Residential – Medium-Density.** This land use classification is intended to provide locations for low-rise, multiple-family residential uses including both townhouses and apartments. Maximum density of approximately ten dwelling units per acre would be permitted. Properties with this land use classification should be located with access to municipal water and sewer, access to a major street, proximity to local or general shopping districts, and an emphasis should be placed on integrating developments into the fabric of the community and providing pedestrian connections within the site and with adjacent commercial and public land uses.
- **Multi-Family Residential – High-Density.** This land use classification is intended to provide locations for high-rise, multiple-family residential uses including townhouses and apartment buildings. Density would depend on the characteristics of each site but could be as great as 100 units per acre. Properties with this land use classification should be located with access to municipal water and sewer, access to a major street, proximity to local or general shopping districts, and an emphasis should be placed on integrating developments into the fabric of the community and providing pedestrian connections within the site and with adjacent commercial and public land uses.
- **Office.** This land use classification is designed to provide an area for office and other similar uses that are generally compatible with adjacent single-family residences and that can serve as a buffer between single-family residential uses and more intense uses. Properties with this land use classification should be located on sites adjacent to single-family residential or adjacent to more intense uses and major streets. This allows the office classification to act as a buffer protecting single-family residential. Additionally, this classification is for areas that consist currently of single-family residences that are under pressure for conversion due to incompatible land uses or high-traffic volume may be appropriate locations for the office designation.
- **Local Commercial.** This land use classification is intended to permit retail business and service uses as needed to serve the nearby residential areas. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, or heavy traffic. Mixed use will be permitted outright, and new developments will be encouraged to offer both commercial and residential space. Mixed use is particularly preferred along Pierson Road but is also desired in the various commercial nodes around the township. This land use classification is for small to moderate sized parcels at intersections of major and local streets or along commercial corridors and along the edge of residential districts. Commercial zoning districts should be clustered so as to discourage scattered development along major roads throughout the township.

- **Community Commercial.** This land use classification is intended to provide for a wide range of business and entertainment uses. Buildings of a large scale will be permitted and will provide for business uses along heavy traffic streets and highways. Mixed use will be permitted outright, and new developments will be encouraged to offer both commercial and residential space. Mixed use is particularly preferred along Pierson Road but is also desired in the various commercial nodes around the township. This land use classification should be located on moderate to large parcels at intersections of major streets or along commercial corridors. Commercial zoning districts should be clustered so as to discourage scattered development along major roads throughout the township.
- **Regional Commercial.** This land use classification is intended to provide for uses that generally service highway traffic or have similar impacts to these types of uses. This land use classification should be located on parcels with good access to a freeway interchange and property buffered from less intensive uses. Commercial zoning districts should be clustered so as discourage scattered development along major roads throughout the township.
- **High Intensity Commercial.** This land use classification corresponds with areas currently zoned C-4. This use classification is intended to identify locations for large shopping complexes designed to serve the shopping needs of the Genesee County regional market. This land use classification should be located on parcels adjacent to or with direct access to a freeway. Commercial zoning districts should be clustered so as discourage scattered development along major roads throughout the township.
- **Manufacturing.** This land use classification is intended to identify locations for manufacturing uses with limited off-site impacts such as warehousing, assembly, metal working, packaging, and laboratories. The district is intended to serve as a buffer between Industrial and less intensive uses. This land use classification should be located on site adjacent to existing or planned industrial uses, access to a major street, and access to utilities.
- **Industrial.** The Industrial designation includes warehousing, manufacturing, assembly, and research and development uses. Industrial land use is the most intense category in hierarchy of uses. Industrial facilities are compatible with most commercial uses and large office sites. Characteristics of industrial land uses that are disruptive to residential uses include glare from lighting, noise, odors, and other similar attributes as with commercial facilities. Freight truck traffic can be an intense component of industrial uses and is very disruptive to residential and other low intensity uses. This land use classification should be located on sites with frontage on or with good access to major highways and utilities. Industrial users also prefer sites with visibility on interstates freeways to permit easy identification of their location. Industrial uses should be located on appropriately large sites to minimize impact on adjacent properties.
- **Planned Unit Development.** This land use classification is intended to permit the review of proposals involving the mixing and clustering of use areas not otherwise allowed under any of the other various zoning districts, existing and proposed. An applicant would be permitted to propose a range of uses or type of development permitted in the other zoning districts as outlined in a concept plan. If the concept plan is approved by the Township Board as part of the PUD rezoning, the applicant may then submit site plans for each phase of the development provided it is consistent with the approved concept plan. The PUD review process will include standards to ensure that any

approved development constitutes a net benefit to the surrounding community and the city as a whole. There is no specific location criteria for this land use classification. Each case must be reviewed on its individual merits.

Map 3: Future Land Use

Mt. Morris Township
Future Land Use Map

Legend

Parcels

Mt. Morris Township

Future Land Use

Rural Agricultural

Low Density Residential

Medium Density Residential

Mobile Home Park

Multi-Family Residential - Low Density

Multi-Family Residential - Medium Density

Multi-Family Residential - High Density

Office

Local Commercial

Community Commercial

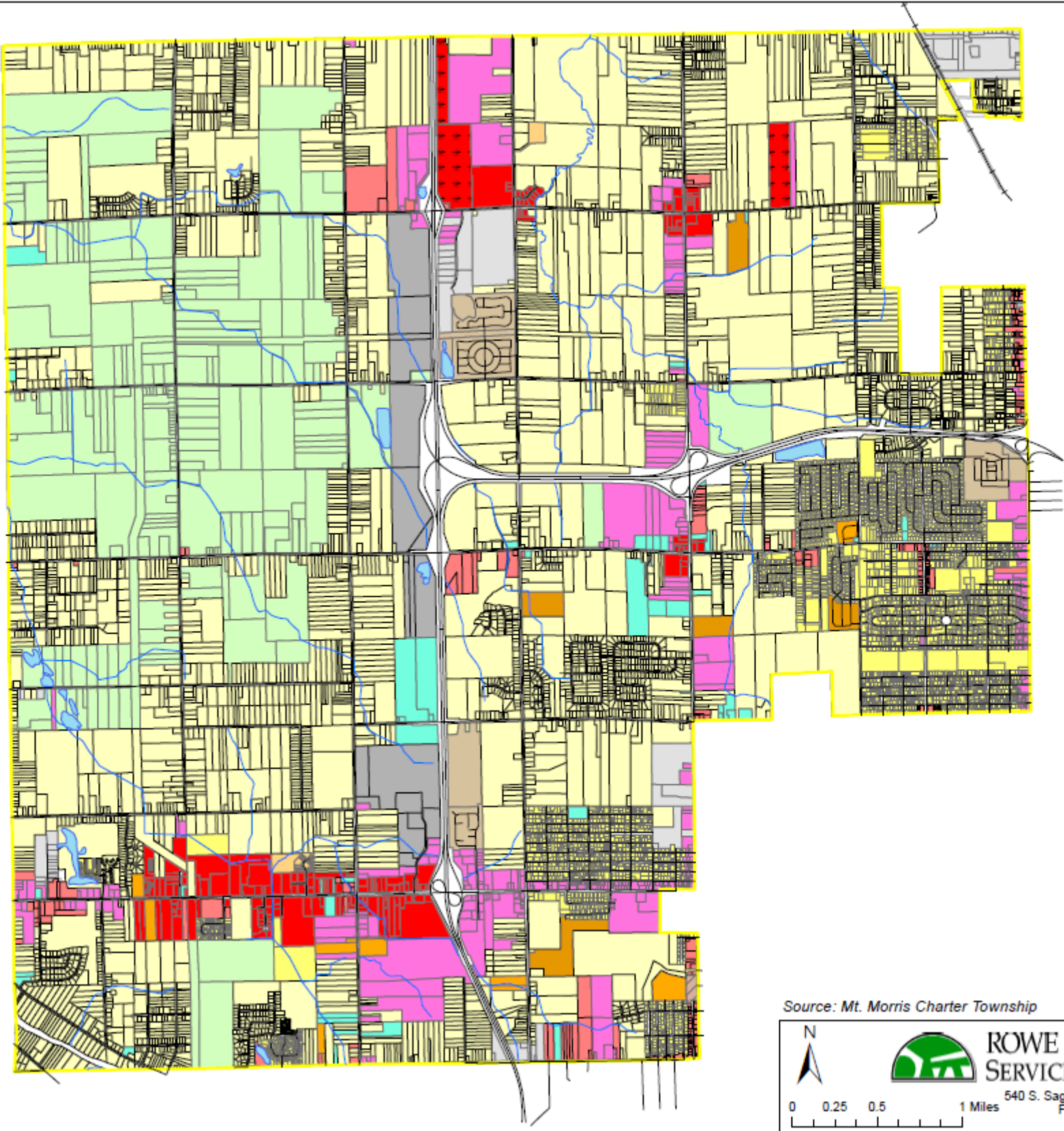
Regional Commercial

High Intensity Commercial

Manufacturing

Industrial

Planned Unit Development



Source: Mt. Morris Charter Township Date: 7/23/2021

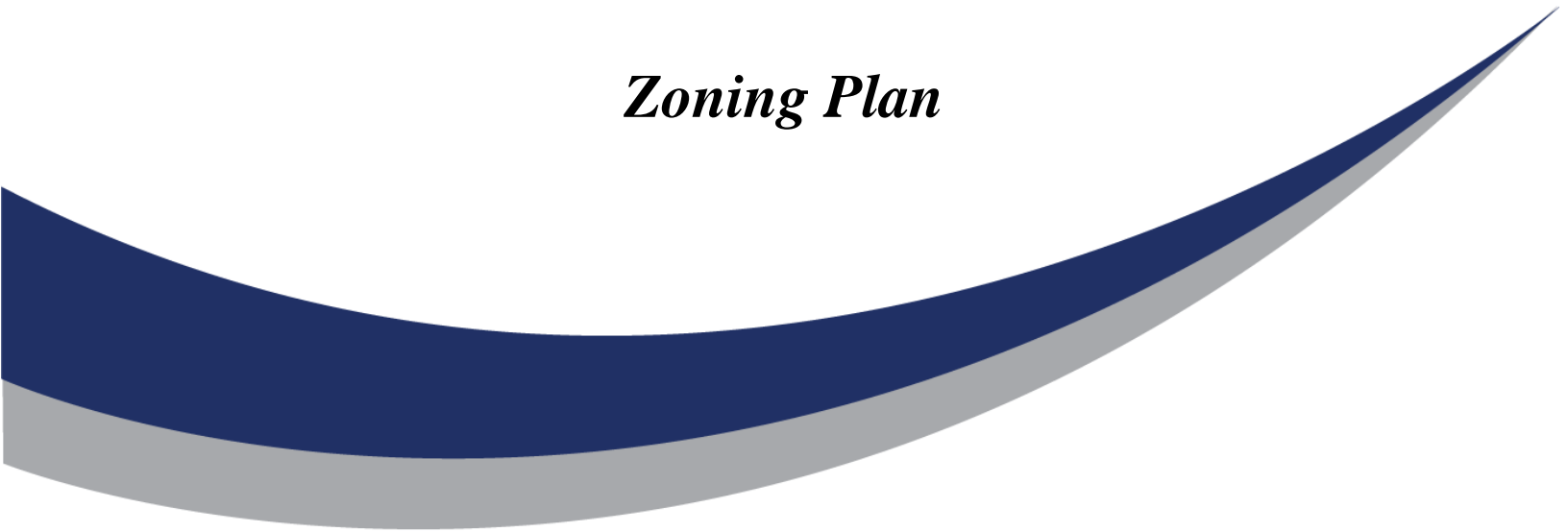
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ROWE PROFESSIONAL SERVICES COMPANY
540 S. Saginaw Street, Suite 200
Flint, MI 48502

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Zoning Plan



Zoning Plan

The purpose of the zoning plan is to clarify the relationship between the zoning ordinance and future land use plan and identify proposed changes to the zoning ordinance necessary to implement the envisioned future depicted in the plan.

Future Land Use Classifications Comparison to Zoning Districts

In general, each of the future land use classifications match a zoning district to better coordinate changes that are recommended to be made or assist in rezoning cases. The R-2 and R-3 districts are proposed to be merged into R-2 Single-Family Residential. New future land use classifications that have been created include community commercial, regional commercial, manufacturing, and planned unit development.

Table 19: Future Land Use Classification and Zoning District Correlation	
Future Land Use Classification and Zoning District Correlation	
FLU Plan	Zoning District
Rural Agricultural	RA Rural Agricultural
Low-Density Residential	R-1 Low-Density Residential
Medium-Density Residential	R-2 Single-Family Residential
Mobile Home Park	MHP Manufactured Housing Park
Multi-Family Residential – Low Density	LDM Low-Density Multiple-Family Residential
Multi-Family Residential – Medium Density	MDM Medium-Density Multiple-Family Residential
Multi-Family Residential – High Density	HDM High-Density Multiple-Family Residential
Office	OS Office Service
Local Commercial	C-1 Local Commercial
Community Commercial	C-2 Community Commercial
Regional Commercial	C-3 Regional Commercial
High-Intensity Commercial	C-4 Service Commercial
Manufacturing	M-1 Light Manufacturing
Industrial	M-2 Heavy Industry
Planned Unit Development	PUD Planned Unit Development

Amendments to the Zoning Ordinance Text

In addition to the changes to the zoning district, there are some changes to the zoning ordinance text that is proposed. These generally flow from action items included in the Goals and Objectives chapter of the plan.

- Amend the zoning ordinance to implement agricultural preservation options.
- Protect agricultural land by amending the zoning ordinance to include regulations that will reduce the drainage of runoff water from new residential home construction adjacent to agricultural land.
- Utilize the zoning ordinance to restrict the location of convenience commercial facilities such as party stores and gas stations in or near residential neighborhoods.

- Update the zoning ordinance to encourage new development of improved neighborhoods with design guidelines related to lighting, sidewalks, landscaping, and provisions of open space.
- Update the zoning ordinance to create more housing opportunities for the township senior residents.
- Update the zoning ordinance to permit “missing middle” style housing developments such as row houses in Residential districts.
- Amend the zoning ordinance to include crime prevention through design strategies.
- Require landscaping and building design for commercial development through zoning ordinance standards.
- Explore amending the zoning ordinance to include “new economy” uses and other new uses.
- Amend the zoning ordinance to require submission of environmental impact statements for industrial developments, and work to lessen any negative environmental effects of proposed construction.
- Establish design standards for industrial uses and planned industrial parks which require provision of green space and landscaping as well as high-quality building design.

Implementation Plan



Implementation Plan

The master plan identifies the vision for the next 20 years for the township; however, that vision will not be realized unless the township takes steps to make it happen. The purpose of the implementation plan is to identify the steps to implement the plan. The following section attempts to identify each specific plan recommendation with appropriate implementation techniques and the parties involved to facilitate that recommendation.

Implementation Tools

The following is a brief discussion of several key implementation tools available to the township.

Zoning Ordinance

The most effective tool for accomplishing the vision of the master plan is the zoning ordinance. Zoning standards and zoning districts are defined regulations that guide development in the township. The zoning ordinance should be reviewed periodically for its effectiveness and updated as needed to be consistent with the goals of the Master Plan. The Master Plan does note several specific changes to the zoning ordinance that are needed to implement the plan. These changes are outlined in the Zoning Plan.

Capital Improvement Plans

The state, with the passage of Act 33 of 2008, requires each community which operates a public sewer and water system to develop a capital improvement plan (CIP) to help in the implementation of the community's Master Plan. The CIP is a rolling five-year budget for improvement projects such as sewer and water lines, parks, public facilities, etc.

Site Plan, Special Land Use, Planned Development, and Rezoning Approval

As part of the implementation of the Master Plan, the township's Site Plan and Special Land Use approval processes and standards should be reviewed. Once these standards are updated, the Township Board and the Planning Commission must adhere to them consistently when reviewing development proposals. In order to maintain the vision of the plan, consistent application of the ordinance standards is essential.

Re-Evaluation and Adjustment of the Plan

The final step in the planning process is reevaluation and adjustment. The process of community planning is never finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. The plan must be regularly assessed for its effectiveness at addressing the present land use issues in the community, and whether amendments should be made to keep the plan relevant and make it the most appropriate guide for the township's future land use. Based on State Statute, the plan must be reviewed at least every five (5) years to ensure the plan is up to date and reflects current policy.

Implementation Table

The following table outlines the strategies identified in the Goals and Objectives Chapter. Each strategy is sorted by category and assigned a timeframe and responsible party. Responsible parties include: the Township Board, which is the legislative body responsible for making decisions necessary for the operation of the township; the Planning Commission, which is the appointed body acting as an advisory group to the Township Board on issues and policies related to planning, land use regulation, and community development; the BDA, which is the body tasked with catalyzing development in the township's business district; and the township staff, which are the township officials tasked with executing the government's duties. Long-term means more than five years and short-term means less than five years.

Category	Recommendation	Responsible Party	Timeframe
General	Utilize Public Act 116 to preserve a percentage of the township's agricultural land.	Township Staff	Ongoing
General	Identify by category the amount of agricultural land available for preservation.	Township Staff	Long-Term
General	The rate of conversion from agricultural land to more intense uses will be evaluated as part of the Master Plan's five-year review.	Planning Commission	Long-Term
General	Strict enforcement of the Zoning Ordinance and township property maintenance codes for absentee landlords and permanent residents.	Township Staff	Ongoing
General	Implement wayfinding signage to improve access to commercial areas from expressways and the primary road system.	Township Board	Short-Term
General	Continue to coordinate and work with the Business Development Authority (BDA) to implement the Development Plan.	Township Board, Planning Commission	Short-Term
General	Coordinate having an annual meeting between the Township Board, BDA, and Planning Commission.	Township Board, BDA, Planning Commission	Short-Term
General	Work to coordinate with Genesee County to implement the nonmotorized transportation plan for the county.	Township Staff	Long-Term
General	Establish and maintain a Capital Improvement Plan to prioritize and schedule infrastructure improvements.	Planning Commission, Township Board	Short-Term
General	Institute a ditch cleaning program for agricultural areas.	Township Board	Long-Term
General	Implement a street maintenance and street cleaning program.	Township Board	Long-Term
General	Encourage increased development of lighter industrial uses while maintaining a strong relationship with existing heavy industrial manufacturers.	Planning Commission	Ongoing

Category	Recommendation	Responsible Party	Timeframe
General	Promote strict enforcement of codes and regulations applicable to industrial areas, particularly for industries that create substantial sound and visual impacts and those that may store or utilize hazardous chemicals.	Township Staff, Planning Commission	Ongoing
General	Nonconforming industrial uses that impair the value of nearby conforming residences shall be eliminated where appropriate.	Township Staff	Ongoing
Redevelopment Sites	Create a program to encourage the removal or purchase and rehabilitation of blighted residential property throughout the township, such as continuing to work with the Land Bank.	Township Board	Long-Term
Redevelopment Sites	Complete a target market analysis to identify ideal housing types.	Township Board, Planning Commission	Long-Term
Redevelopment Sites	Provide strategy for redevelopment of older commercial areas such as North Saginaw Road between Coldwater and Carpenter Roads, and Pierson Road east of I-75.	Planning Commission	Long-Term
Redevelopment Sites	Redevelop blighted and abandoned commercial sites adjacent to the I-75 interchange.	Township Staff, BDA	Ongoing
Redevelopment Sites	Identify potential sites to provide necessary services such as medical facilities within the township and market them to potential developers.	Township Staff, Planning Commission	Short-Term
Redevelopment Sites	Complete a target market analysis to identify needed business in the community.	Township Staff, BDA, Planning Commission	Long-Term
Public Engagement	Implement a neighborhood crime prevention program through resident interaction and low-cost prevention techniques, for example, neighborhood watch signs and police presence.	Township Board, Township Staff	Short-Term
FLU Plan	Identify in the future land use plan the amount of agricultural land to be rezoned industrial or residential as agricultural land is forced into more intense use.	Planning Commission	Short-Term
FLU Plan	Buffer agricultural land from more intense uses by encouraging clustered residential development at its borders, with open space nearest the productive acreage.	Planning Commission	Short-Term
FLU Plan	Establish policies within the future land use plan to cluster Commercial zoning districts so as to discourage scattered development along major roads throughout the township.	Planning Commission	Short-Term
FLU Plan	Locate industrial uses on appropriately large sites to minimize impact on adjacent properties.	Planning Commission	Short-Term

Category	Recommendation	Responsible Party	Timeframe
Community Facilities	Increase the amount of neighborhood recreational space through public purchase of property and development of mid-sized active parks.	Township Board	Ongoing
Community Facilities	Research optimum location of new water and sewer line extensions, while generally restricting access in agricultural land use planned areas.	Township Board, Township Staff	Long-Term
Community Facilities	Plan for infrastructure development with emphasis on access management and traffic flow to support future and existing industrial and commercial growth.	Planning Commission	Long-Term
Community Facilities	Maintain street signs and add speed signs to high traffic areas.	Township Board	Long-Term
Community Facilities	Take inventory of the condition and locations of sidewalks.	Township Staff	Long-Term
Community Facilities	Continuously monitor water and sewer systems and update as facilities become obsolete.	Township Staff	Short-Term
Community Facilities	Improve road capacity by seeking funds to widen streets and improve traffic signal timing to facilitate better peak hour traffic loading capacity.	Township Board, Township Staff	Long-Term
Community Facilities	Explore funding opportunities to develop and install new public utilities.	Township Board, Township Staff	Long-Term
Community Facilities	Research feasibility of constructing new drains to alleviate problems of poor drainage in rural areas.	Township Board, Township Staff	Long-Term
Community Facilities	Maintain and repair current storm water system when needed, paying attention to optimal cost effectiveness.	Township Board, Township Staff	Long-Term
Community Facilities	Implement a street paving and grading program to assist the county and state to maintain streets.	Township Board, Township Staff	Long-Term
Community Facilities	Use existing utilities and plan utility extensions for industrial development only to areas designated for future development of this type.	Township Board, Township Staff	Long-Term

Strategic Plan

Outlined above is a group of strategies to implement the plan. The strategic implementation plan identifies those strategies that are to be the priority over the next five years

Strategy	Responsible Party	Year
Continue to coordinate and work with the Business Development Authority (BDA) to implement the Development Plan.	Township Board, Planning Commission	2022

Strategy	Responsible Party	Year
Provide strategy for redevelopment of older commercial areas such as North Saginaw Road between Coldwater and Carpenter Roads, and Pierson Road east of I-75.	Planning Commission	2023
Establish and maintain a Capital Improvement Plan to prioritize and schedule infrastructure improvements.	Planning Commission, Township Board	2024
Plan for infrastructure development with emphasis on access management and traffic flow to support future and existing industrial and commercial growth.	Planning Commission	2025
Five-Year Review	Planning Commission	2026

Plan Maintenance and Update

A plan is not a static document. It must be continuously maintained and updated if it is to remain a valid document. The following are key indicators the township can monitor to determine the need for updating the plan.

Updating the Database - This plan is based on certain assumptions concerning the growth of the township. These assumptions are contained primarily in the plan's database. It is important for the township to regularly monitor these assumptions to determine if they are still valid. If they become invalid, the township must determine what the changes in circumstances mean for the plan goals and objectives.

Population Change - The plan is based on the projection contained in the population section of the database. As noted in the narrative following the projections, there is always a certain amount of guessing that goes into population projections which should be continuously monitored.

Housing Growth and Mix - The plan makes assumptions on the growth of housing in the township over the planning period and the mix of single-family and multi-family units. The township should monitor housing growth and mix to determine if it is following the projections. Differences in demand for different housing types between what was projected and what is built may mean certain assumptions on market demand for various housing types was incorrect. This could impact the population projections and also the land use need estimates contained in the plan.

Adjacent Planning and Zoning - Changes in the land use plans or zoning maps of Mt. Morris Township and adjacent communities should be reviewed to consider their impact on the township's plan, preferably before that community makes a decision regarding the matter.

Utilities - In order to permit development, the plan anticipates the expansion and extension of utilities into areas not currently served. As these improvements occur, the effect on the development potential of the property should be considered.

Reviewing the Plan Goals and Policies - After reviewing the updated information on the database, the township should review the goals and objectives. Specifically, the township is looking for goals or objectives that are no longer relevant due to changes in conditions or objectives that have proven

ineffective in addressing goals. Those items that are identified should be deleted or modified in light of the new information. The plan should be officially amended to incorporate the changes in the goals or objectives and the basis for the changes should be reflected in a public hearing record.

Incorporating Plan Review into Rezoning Request Review - Although an annual review is necessary for a comprehensive examination of the plan, many problems with a Land Use Plan will become obvious during consideration of a rezoning or special land use permit request. It is important to incorporate review and amendment of the land use plan as part of the township's consideration of such requests. This is covered in more detail in the subsection on using the land use plan for zoning reviews.

Using the Land Use Plan for Zoning Review

As noted earlier, the primary method of enforcing a land use plan is the zoning ordinance. In order for that to be done effectively, the community's rezoning and special land use permit request and site plan review procedure should be structured so land use goals and objectives are considered.

Rezoning Requests - In considering a rezoning request, the primary question to ask is: "Does this request conform to our land use plan?" Three subsidiary questions follow that; "Was there an error in the plan?", "Have there been relevant changes in conditions since the plan was approved?"; and "Have there been changes in the goals and objectives of the plan?". Answering these questions should answer the question whether or not a rezoning request is appropriate and that should frame the reason within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be approved. Further, it assumes that the three circumstances that would invalidate a plan are a mistake in the plan, a change in condition that invalidates the assumptions that the plan was built on, or a change in the goals and priorities that the community set for itself.

In considering whether or not a rezoning complies with the plan requires more detailed study than simply looking at how a piece of land is designated on the Future Land Use Map. The plan's goals and objectives and the intent and locational criteria of the various land use classifications should also be considered. The Future Land Use Map is simply one arrangement of land use within the township and is not intended to be an unalterable blueprint for the future zoning map. In some cases, a particular area may be appropriate for more than one land use type. For example, a use may be equally suitable for local commercial or multi-family development. The map may designate it for local commercial, but that does not mean it should be excluded from consideration for multi-family as well. By considering the goals, objectives, and land use classifications in the plan in addition to the map, the Planning Commission is more accurately weighing the conformance of a request to the intent of the plan.

Mistake - A mistake in a plan can be an assumption made based on incorrect data, an area on the land use map that is incorrectly labeled, or other factors that if known at the time of the plan adoption would have been corrected.

Changes in Conditions - A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change, then goals, objectives, and land use decisions that made sense when the plan was adopted may no longer be valid and a rezoning that was not appropriate before is appropriate now.

Change in Policy - In the end, a plan is based on the future vision of the community held by the Planning Commission/Township Board. When that vision changes, the plan should change. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan, as long as that changed vision is explicitly incorporated into the plan.

Two points should be made. First, the three factors for consideration (mistake, change in conditions, change in goals or objectives) can work in reverse, making a proposal that otherwise seems appropriate, inappropriate. Second, these factors should not be used to create excuses for justifying a decision to violate the land use plan, or to change it so often that it loses its meaning.

2021

