



# Clayton Charter Township Master Plan

---

2021

A Fine Rural Community

# Final Approval Resolution

**CLAYTON TOWNSHIP  
BOARD OF TRUSTEES  
GENESEE COUNTY, MICHIGAN**

**RESOLUTION 21-1209-03**

**RESOLUTION ADOPTING THE CLAYTON TOWNSHIP MASTER PLAN AS  
PRESENTED BY THE GENESEE COUNTY METROPOLITAN PLANNING  
COMMISSION**

**WHEREAS**, the Michigan Planning Enabling Act, specifically MCL 125.3831, requires the Charter Township of Clayton Planning Commission to draft and approve a Master Plan as a guide for development within Clayton Township;

**WHEREAS**, MCL 125.3845(2) requires Clayton Township to review the Master Plan every 5 years after adoption;

**WHEREAS**, the current Clayton Township Master Plan was drafted and adopted in 2010;

**WHEREAS**, the Clayton Township Master Plan was reviewed by the Clayton Township Planning Commission and the Clayton Township Board of Trustees in 2015;

**WHEREAS**, the Clayton Township Board of Trustees retained the services of the Genesee County Metropolitan Planning Commission (GCMPC) in 2020 to review and draft a revised Clayton Township Master Plan;

**WHEREAS**, the GCMPC reviewed all zoning ordinances and necessary documents from the Charter Township of Clayton;

**WHEREAS**, the GCMPC submitted a proposed Clayton Township revised Master Plan to Clayton Township officials;

**WHEREAS**, the Clayton Township Planning Commission thoroughly reviewed the proposed Master Plan submitted by the GCMPC at several meetings;

**WHEREAS**, public hearing was properly noticed and conducted by the Clayton Township Planning Commission on November 23, 2021;

**WHEREAS**, public comments were received by the Clayton Township Planning Commission regarding the proposed Clayton Township Master Plan drafted and submitted by the GCMPC;

**WHEREAS**, the Clayton Township Planning Commission recommended to the Clayton Township Board of Trustees the adoption of the Clayton Township Master Plan as presented by the GCMPC;

**WHEREAS**, the Clayton Township Board of Trustees has reviewed the proposed Master Plan and all recommendations by the Clayton Township Planning Commission;

**NOW THEREFORE BE IT RESOLVED**, that the Clayton Township Board of Trustees does hereby adopt the proposed Clayton Township Master Plan as presented by the Genesee County Metropolitan Planning Commission, attached hereto as **Exhibit A**, and pursuant to the recommendation of the Clayton Township Planning Commission, following the comment period and public hearing conducted on November 23, 2021.

YES 6  
NO 0  
ABSENT 1

THE RESOLUTION IS DECLARED ADOPTED X NOT ADOPTED \_\_\_\_\_

I, certify that the foregoing is a true and accurate copy of a Resolution adopted by the Charter Township of Clayton Board of Trustees, Genesee County, Michigan, at its regular meeting held on December 9, 2021, at the Charter Township of Clayton Hall, 2011 S. Morrish Rd., Swartz Creek, Michigan 48473.

  
Dennis Milem  
Charter Township of Clayton Clerk

Dated: 12-9-21

  
Tom Spillane  
Charter Township of Clayton Supervisor

Dated: 12-9-21

**CLAYTON TOWNSHIP  
PLANNING COMMISSION  
GENESEE COUNTY, MICHIGAN**

**RESOLUTION 21-0622-01**

**RESOLUTION RECOMMENDING THE ADOPTION OF THE CLAYTON TOWNSHIP  
MASTER PLAN AS PRESENTED BY THE GENESEE COUNTY METROPOLITAN  
PLANNING COMMISSION**

**WHEREAS**, the Michigan Planning Enabling Act, specifically MCL 125.3831, requires the Charter Township of Clayton Planning Commission to draft and approve a Master Plan as a guide for development within Clayton Township;

**WHEREAS**, MCL 125.3845(2) requires Clayton Township to review the Master Plan every 5 years after adoption;

**WHEREAS**, the Clayton Township Master Plan was drafted and adopted in 2010;

**WHEREAS**, the Clayton Township Master Plan was reviewed by the Clayton Township Planning Commission and the Clayton Township Board of Trustees in 2015;

**WHEREAS**, the Clayton Township Board of Trustees retained the services of the Genesee County Metropolitan Planning Commission (GCMPC) in 2020 to review and draft a revised Clayton Township Master Plan;

**WHEREAS**, the GCMPC reviewed all zoning ordinances and necessary documents from the Charter Township of Clayton;

**WHEREAS**, the GCMPC submitted a proposed Clayton Township revised Master Plan to Clayton Township officials;

**WHEREAS**, the Clayton Township Planning Commission has thoroughly reviewed the proposed Master Plan submitted by the GCMPC at several meetings;


**WHEREAS**, the Clayton Township Planning Commission recommends that the Clayton Township Board of Trustees proceed to distribute the proposed Master Plan to all statutorily required entities for comments and input and proceed to conduct a public hearing and adopt the proposed Clayton Township Master Plan as presented by the Genesee County Metropolitan Planning Commission attached hereto as **Exhibit A**;

**NOW THEREFORE BE IT RESOLVED**, that the Clayton Township Planning Commission recommends to the Clayton Township Board of Trustees that it approve and adopt the proposed Clayton Township Master Plan as presented by the Genesee County Metropolitan Planning Commission attached hereto as **Exhibit A** following the comment period and public hearing as required by statute;

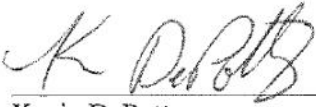
YES 5  
 NO 0  
 ABSENT 2

THE RESOLUTION IS DECLARED ADOPTED X NOT ADOPTED \_\_\_\_\_

I, certify that the foregoing is a true and accurate copy of a Resolution adopted by the Charter Township of Clayton Planning Commission, Genesee County, Michigan, at its regular meeting held on June 21, 2021, at the Charter Township of Clayton Hall, 2011 S. Morrish Rd., Swartz Creek, Michigan 48473.

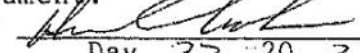
  
 Dennis Milem  
 Charter Township of Clayton Clerk

Dated: 6-22-21

  
 Kevin DePottey  
 Charter Township of Clayton  
 Planning Commission Chairman

Dated: 6-22-21

I hereby certify that this is a true and correct copy of the original document.

Certified By   
 Month 6 Day 22 20 21

# Acknowledgments

## Clayton Charter Township Board of Trustees

Brad Anthony, Trustee  
Rick Caruso, Treasurer  
Greg Childers, Trustee  
Tamara Kapraun, Trustee  
Dennis Milem, Clerk  
Thomas Spillane, Supervisor  
Shelley Thompson, Trustee

## Clayton Charter Township Planning Commission

Rick Caruso, Commissioner  
Dwight Dennings, Commissioner  
Kevin DePottey, Chairman  
Richard Derby, Commissioner  
Ed McCartney, Commissioner  
Andy Suski, Commissioner  
George Sippert, Commissioner

## Township Staff

Ted Henry, Zoning Administrator  
Kristina Youmans, Secretary/Deputy Treasurer  
Rhonda Conrad, Water/Sewer Department, Secretary  
Sheryllynn Russo, Financial Administrator  
Celeste Sywyk, Office Manager, Deputy Clerk, Building Department



# Table of Contents

<b>1. Introduction .....</b>	<b>1</b>
Regional Setting.....	1
History of Clayton Township .....	3
The Master Plan .....	4
Our Vision .....	5
<b>2. Community Profile .....</b>	<b>7</b>
People.....	7
Housing.....	9
Socio-Economic Characteristics .....	10
Transportation.....	12
Environment.....	14
Community Services.....	19
<b>3. Future Land Use .....</b>	<b>21</b>
Zoning Plan .....	28
<b>4. Taking Action .....</b>	<b>31</b>
Goals and Objectives .....	32
Implementation.....	34
<b>Appendix.....</b>	<b>35</b>

## List of Tables

Table 2-1: Population Projections.....	8
Table 2-2: Housing Type.....	8
Table 2-3: Household Income .....	10
Table 2-4: Jobs By Industry .....	11
Table 3-1: Future Land Use Categories and Zoning Districts .....	28
Table 3-2: Minimum Lot Size and Utility Requirements .....	29

## List of Figures

Figure 2-1: Rate of Population Change .....	8
Figure 2-2: Age Groups .....	8
Figure 2-3: Year of Home Construction .....	9
Figure 2-4: Rate of Housing Unit Growth .....	9
Figure 2-5: Percent Household Income Spent on Housing.....	10
Figure 2-6: Education Attainment.....	10
Figure 2-7: Occupation.....	11
Figure 2-8: Paved Local Road Condition .....	12
Figure 2-9: Paved Local Federal-Aid Road Condition.....	12

## List of Maps

Map 1-1: Regional Setting.....	1
Map 1-2: Base Map.....	2
Map 2-1: PASER Ratings.....	13
Map 2-2: Natural Features.....	15
Map 2-3: Parcel Size / PA 116 Distribution.....	18
Map 2-4: Water and Sewer Services.....	20
Map 3-1: Future Land Use .....	27
Map 3-2: Zoning .....	30

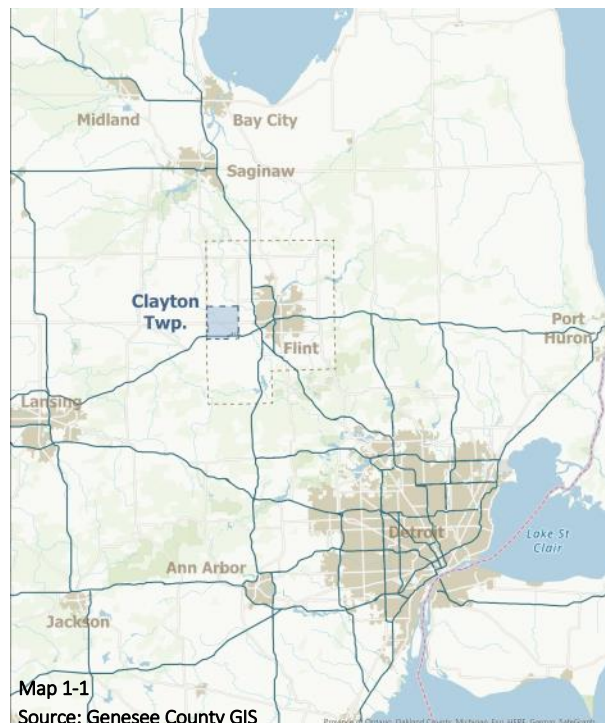


Credit: Greg Mulholland

# 1. Introduction

## Regional Setting

Clayton Charter Township is located in Genesee County, the fifth most populated county in Michigan. Situated at the crossroads of three major highways, Clayton Township is located approximately one hour from Lansing, Ann Arbor, Saginaw, the greater Detroit area, as well as an international crossing to Canada. Surrounding communities include Flushing Charter Township to the north, Flint Charter Township to the east, Gaines Township to the south and Venice Township in Shiawassee County to the west. The southeast corner lies separated from the rest of the Township by the City of Swartz Creek. A portion of Lennon Village enters into the Township along the west boundary. The eastern portion of the Township is considered to be part of the Flint urban area.



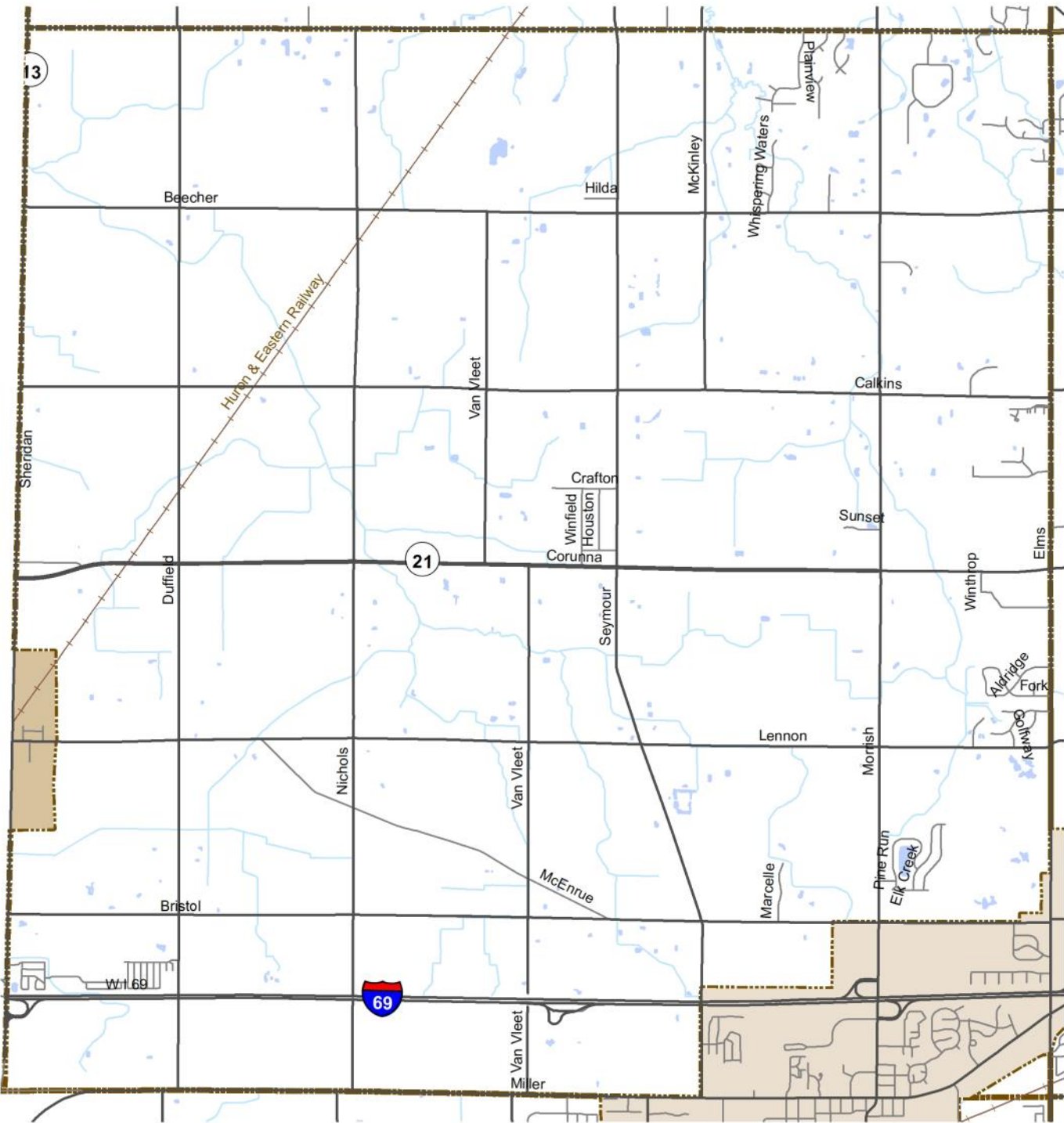
# Base Map

Clayton Charter Township,  
Genesee County, MI



## Legend

- Roads
- Railroad
- Rivers and Drains
- Township Boundary
- City of Swartz Creek
- Village of Lennon



Map 1-2  
Source: Genesee County GIS

## History of Clayton Township

Clayton Charter Township has a history, rich in frontier lore, and strong in its agrarian contribution to Genesee County. It remains today, a quality agribusiness community with many relatives of the founders numbered among its residents. The Genesee Valley area was settled by western New York migrants. They moved here in the early 1800s' and formally organized the county in 1836. Clayton and Flushing Charter Townships were initially Dover Township, however, the legislature fearing duplication, combined the two as Flushing Charter Township in 1838. Clayton Charter Township was split from the larger area in 1846 and given its own identity.

Life during the early years was very spartan. Since the township was all wooded, land had to be cleared for both living and farming. Early residents hunted side-by-side with Native Americans and worked for the lumber companies. When land was cleared, the rich soil permitted planting and harvesting of various grains, fruits, vegetables, and grasses for the farm animals. The local farm market was in Flushing. An all-day trip by horse would permit a farmer the ability to sell or barter his goods in Flint. Roads were no more than trails. However, in 1847, Clayton's first tax was levied, a \$10 assessment to construct a bridge over Misteguay Creek. The first township hall, originally constructed on Corunna Road in 1878 for \$500, has been preserved and is now a historical building in the Cross-

roads Village complex. Township halls such as this one were used for elections, dances, and meetings of government and social groups.



Credit: Google Earth, Clayton Township Hall

## Clayton Township Today

The new township hall was a conversion of a schoolhouse. The roads in the Township are two lanes, with some paved and others maintained in a gravel composition. Sewer and water service is very limited to an area in the northeastern section of the Township, and adjacent to Swartz Creek. The Township has remained primarily agribusiness and rural in nature. Other Flint urbanized-area townships have promoted and welcomed suburbanization. Shopping centers and employment clusters, both service and industrial, have developed in Flint's metro area Townships. The Township has resisted both uncontrolled growth and leapfrog development. Agricultural lands and woodlots have been maintained. However, many of the farms are leased to off-site farming interests. The landowner works in a different capacity other than farming or is retired.



Credit: Genesee County Parks, First Township Hall

## The Master Plan

The Clayton Charter Township Master Plan provides a comprehensive, long-range vision of the community's desires for the future and helps to guide change over time. A master plan is the result of a planning process that includes input from the public, analysis of existing conditions, projection of future trends, and discussion of goals, objectives, and recommendations that will guide the Planning Commission and other Township bodies in their deliberations on zoning, subdivisions, site condominiums, planned unit developments, capital improvements, and other matters related to land use and development. The Plan also serves as an educational tool and gives residents, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.

Clayton Charter Township derives its authority to develop a Master Plan from the Michigan Planning Act, Public Act 33 of 2008, as amended. The Planning Enabling Act requires at minimum a review of the Master Plan every five (5) years to ensure that changes occurring in the community are consistently accounted for and incorporated into a vision for the community.

### Planning and Zoning Relationship

The Master Plan provides the statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act (*Public Act 110 of 2006, as amended*) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map. It is a policy-based document that does not directly control land use. Implementation of the master plan is carried out through final decisions on re-zonings, special land use permits, site plan approvals, etc. The Master Plan is adopted to help provide a strong legal basis for the township's zoning ordinance and thus contains a zoning plan element

which details the zoning districts and use regulations of the ordinance.

### Previous Planning Efforts

This document represents an update to the previous Clayton Charter Township's Master Plan, adopted by the Township Zoning Board in 2010. In the twenty years prior there have been other planning initiatives completed including the M-21/Corunna Road Corridor Plan in 2002, a Land Use and Farmland Survey in 2001, the Sheridan Road/M-13 Corridor Plan in 1999, the Master Land Use Plan in 1990; as well as various revisions to the Clayton Charter Township Zoning Ordinance.

Included in this Master Plan Update are the latest statistics available from the U.S. Census Bureau, the Genesee County Metropolitan Alliance, and other reputable sources. In addition to the new data, it is the Township's intent that this Master Plan be easily navigable to readers and most importantly based on input received from current residents and elected officials of Clayton Charter Township.

### Structure of the Master Plan

The Clayton Charter Township Master Plan is organized into four chapters:

**Introduction:** An overview of the Township's history, the legal basis for development of the Master Plan and public involvement efforts.

**Community Profile:** An inventory of existing conditions including comparisons to previous trends and future projections.

**Future Land Use:** Recommendations for future development along with an overview of current requirements in the Zoning Plan.

**Taking Action:** The identification of the goals, objectives, and overall strategy to accomplish the future land use recommendations.

## Our Vision

The development of a Master Plan provides an opportunity for residents, community officials, and key stakeholders to provide a long-term vision for their community. The Master Plan also serves as an educational tool and gives residents, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.

## Virtual Public Open House Sessions

Clayton Charter Township held two virtual open house sessions to solicit public input on March 16 and March 17, 2021. These sessions offered the residents and area stakeholders the opportunity to learn more about the master planning process, the latest Clayton Township statistics, as well as more details on the Clayton Charter Township Master Plan development timeline. Due to the Covid-19 pandemic concerns, the public open house ses-

sions were held virtually to limit increased exposure for residents and stakeholders.

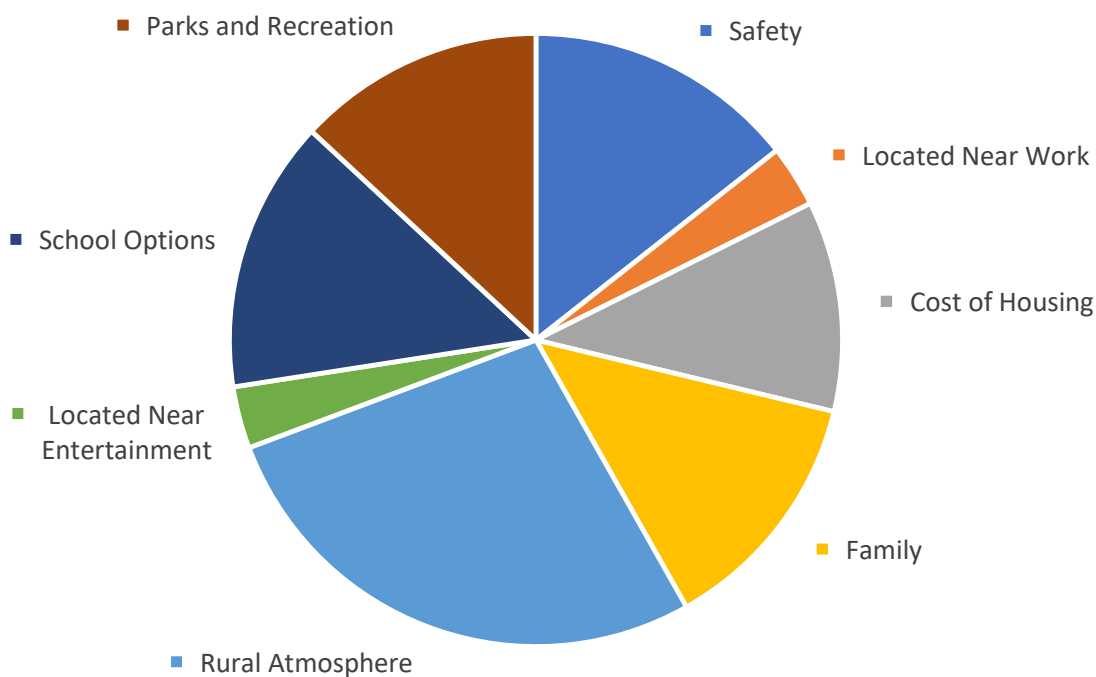
## Community Surveys

Two community surveys were conducted online using the Survey Monkey platform. The first survey, launched in October 2020, was for appointed and elected members of Clayton Township's Boards and Commissions. The second survey followed shortly after and was available for Clayton Township residents. All responses from the 60 surveys completed can be found in the Appendix of this report. The following information highlights a few of the questions asked in the survey and the responses received.

## Public Hearing

A public hearing was held on 11/23/2021 prior to the adoption of the master plan.

### Top Reasons You Chose to Live in your Neighborhood



## Community Improvements

Residents were asked what their top two improvements they believe Clayton Township could make with recycling collection as well as garbage disposal. For recycling collection, residents would like to see more frequent curbside recycling collection and a local drop-off recycling center. For garbage disposal, residents would like to see a local household hazardous waste collection day and organized special collection events.



91% of respondents are at minimum somewhat satisfied with available options to dispose garbage and recyclables

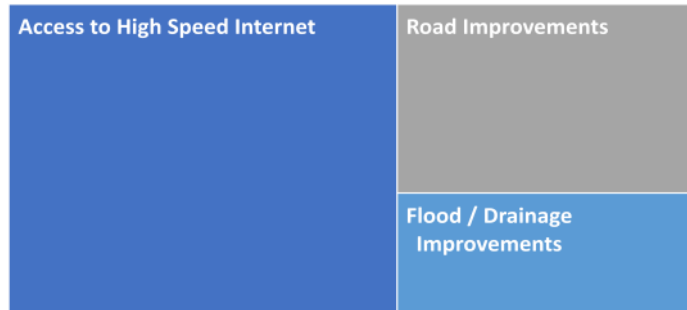


Furthermore, residents were asked how they would rate the need for improvements in their community in the areas of Quality of Life, Infrastructure, Economic Development, and Housing. Of the options provided, residents responded with the following top three improvements in each category to be the highest of necessity. The larger the box size, the higher in priority.

### QUALITY OF LIFE



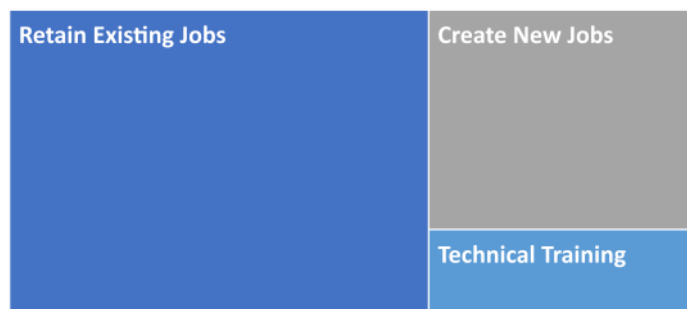
### INFRASTRUCTURE



### HOUSING



### ECONOMIC DEVELOPMENT





Credit: Christine Pobocik

## 2. Community Profile

### Overview and Data Sources

The following pages will provide readers with a comprehensive overview of present conditions as well as future growth trends for Clayton Township, including comparisons to neighboring jurisdictions. The review and analysis of demographic, economic and social information is necessary as a foundation to support long-term recommendations for the Master Plan.

All data presented originates from the U.S. Census Bureau. Since the 2020 Decennial Census data has yet to become available, five-year estimates from the U.S. Census Bureau American Community Survey were used. For select demographic sections such as population and employment projections, data was obtained from the 2020 *Genesee: Our County, Our Future* countywide master plan.

### People

Reviewing population trends over several decades provides insight on what the future may hold and may help anticipate community needs. A growing, stable or declining population will each affect a community differently. Figure 2-1 on the following page represents population changes for Clayton Charter Township, surrounding jurisdictions as well as Genesee County. There are 7,235 residents according to the 2019 ACS five-year estimates; a less than 2% reduction since 1990. From 1990 to 2010, population in Clayton Township increased slightly by 4.2%. All surrounding communities experienced population growth in the twenty year period with the exception of Flint Charter Township. Genesee County as a whole experienced 1.1% decline in population, a loss of approximately 5,000 residents.

## Age and Gender

Figure 2-2 below details the age composition of Clayton Township residents and provides a nearly thirty year comparison for each age cohort. In 2019, older adults and seniors (ages 45 and up) comprise nearly half (49%) of the total population. This is an increase from 29% in 1990. As the population ages, demand for medical transportation, assisted-living care facilities and other senior services will increase.

RATE OF POPULATION CHANGE (SINCE 1990)

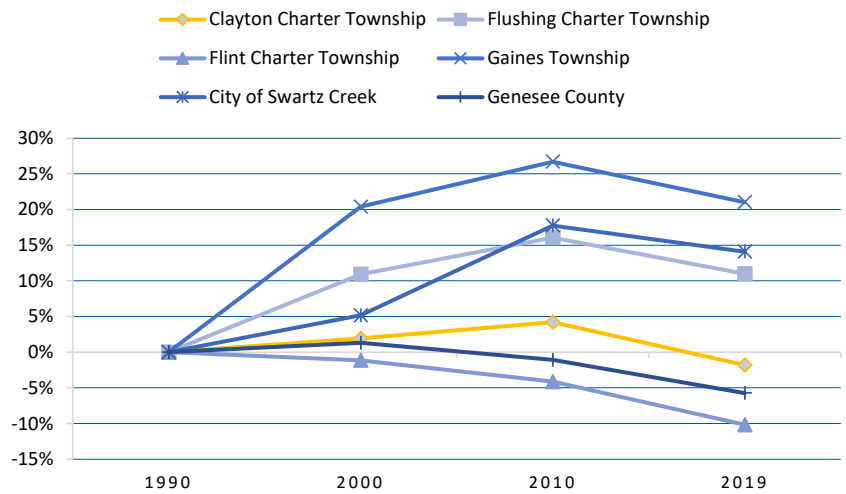


Figure 2-1, Source: 2019 ACS 5-Year Estimates

AGE GROUPS (1990 VS. 2019)

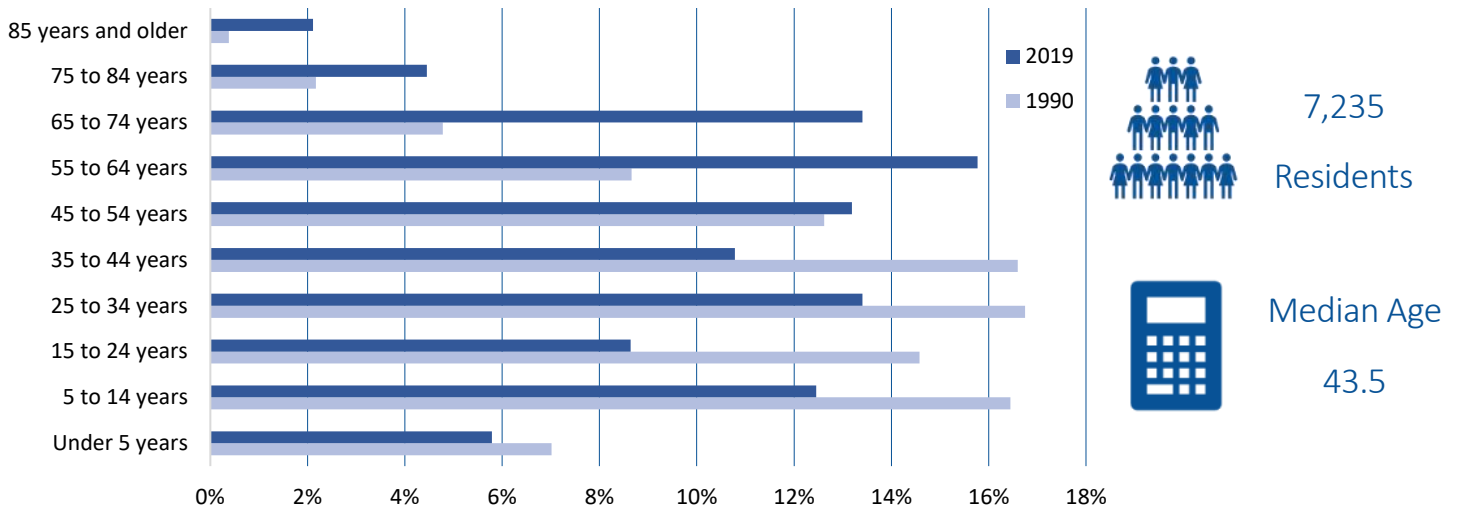


Figure 2-2, Source: 2019 ACS 5-Year Estimates

## Population Projections

The 2045 Genesee County Population Projections indicate Clayton Township will steadily gain population over the next twenty-five years however not surpass the population total counted in 2010. The population projections for Clayton Township are comparable to the surrounding jurisdictions as well as Genesee County.

	2020	2025	2035	2045	% Change (20-45)
Clayton Charter Township	7,339	7,352	7,455	7,619	3.8%
Flushing Charter Township	10,281	10,251	10,298	10,430	1.4%
Flint Charter Township	30,502	30,441	30,726	31,352	2.8%
Gaines Township	6,284	6,298	6,387	6,525	3.8%
City of Swartz Creek	5,603	5,623	5,727	5,881	5.0%
Genesee County	405,553	402,253	402,689	407,870	0.6%

Table 2-1, Source: Genesee: Our County, Our Future, 2020

# Housing

The following section provides general characteristics of housing in Clayton Charter Township including the stock, type, value and tenure. Having an understanding of their relationship is important to the master planning process and should guide local decisions through the implementation of the Future Land Use Plan.

## Housing Units, Value and Tenure

According to the 2019 ACS five-year estimates, there are 2,871 housing units. Of the 2,770 occupied housing units, 2,451, or 85.4%, were reported as owner occupied. Approximately ninety-seven percent (96.5%) of all dwelling units in the Township are considered occupied, ten percent higher than Genesee County. As seen in Figure 2-4, the rate of housing stock growth was positive in Clayton Township (10.8%) and all surrounding commu-

nities between 1990 and 2000. However since 2000, both Clayton Township and Flint Township are experiencing slowed rates of growth. Gaines Township continues to out-pace all neighboring communities with 50.8% growth since 1990.

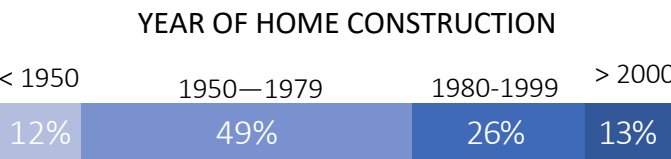
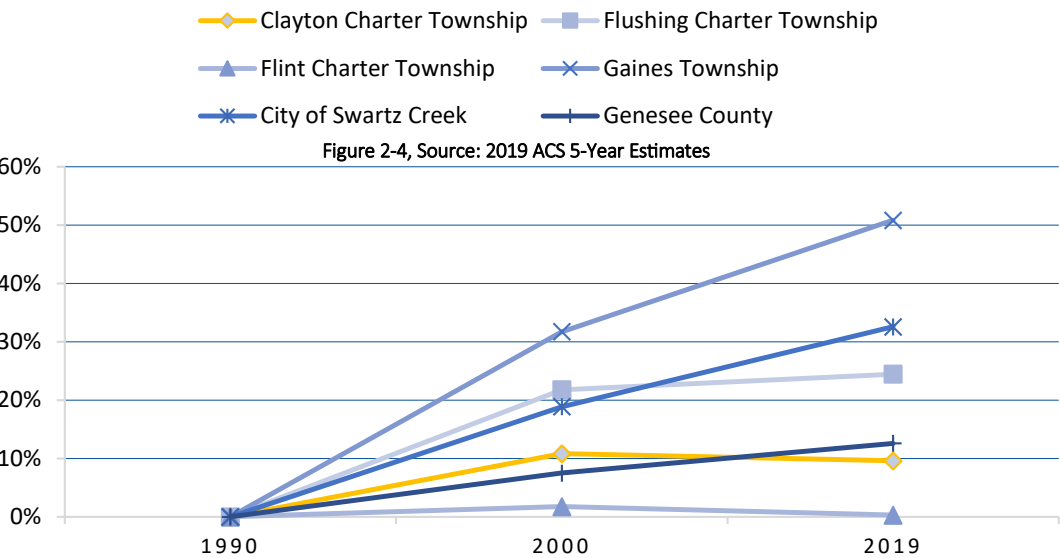


Figure 2-3, Source: Genesee: Our County, Our Future, 2020

Table 2-2 below compares the type of housing available in Clayton Charter Township to Genesee County as a whole. The Township has a larger proportion of single-family detached structures than the County. Nearly half (49%) of all homes in Clayton Township were constructed between 1950 and 1979, with only 13% built after 2000. This is consistent to the net number of building permits (*construction starts minus demolitions*) issued. Since 2000, only 303 permits had been issued compared to 890 from 1980 to 1999.

## RATE OF HOUSING UNIT GROWTH (SINCE 1990)



HOUSING TYPE	Clayton Township		Genesee County	
	Count	Percentage	Count	Percentage
Single Family Detached	2,502	87.1%	142,412	74.1%
Single Family Attached	61	2.1%	9,775	5.1%
Two-Family	8	0.3%	2,631	1.4%
Multiple Family	103	3.6%	27,598	14.4%
Mobile Home	197	6.9%	9,816	5.1%
Other	-	0.0%	58	0.0%
Total Housing Units	2,871		192,290	

Table 2-2, Source: 2019 ACS 5-Year Estimates



Median Home Value  
\$155,600



Home Ownership  
85%

## Socio-Economic Characteristics

The economic profile below includes an overview of household income, housing affordability education attainment, employment by occupation, and employment projections. This information can assist in understanding the makeup of the community and where additional resources may need to be focused.

	1989		2019	
	Number	Percent	Number	Percent
Less than \$10,000	135	5.3%	77	2.8%
\$10,000 - \$14,999	115	4.5%	109	3.9%
\$15,000 - \$24,999	503	19.9%	67	2.4%
\$25,000 - \$34,999	354	14.0%	179	6.5%
\$35,000 - \$49,999	514	20.3%	373	13.5%
\$50,000 - \$74,999	618	24.4%	579	20.9%
\$75,000 - \$99,999	225	8.9%	420	15.2%
\$100,000 - \$149,999	62	2.4%	604	21.8%
\$150,000 or more	7	0.3%	362	13.1%
Medium Income (dollars)	\$ 40,525		\$ 75,033	

Table 2-3, Source: 2019 ACS 5-Year Estimates

### Households

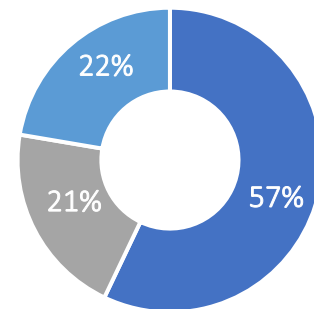
The number of households in Clayton Charter Township increased by 9.6% since 1990 yet the average household size continues to steadily decline from 2.92 in 1990 to 2.60 in 2019. The median household income increased by \$34,508 in thirty years to \$75,033 in 2019. A higher standard of living is maintained as 50% of households make more than \$75,000 in Clayton Township compared to 30.2% for Genesee County.

One indicator that should be considered when looking at affordable living is ALICE (Asset Limited, Income Constrained, Employed). ALICE, which is developed by United Way, considers that there are many households which have incomes above poverty, yet still struggle to afford basic needs. Approximately 17% of households in Clayton Township are considered ALICE, compared to 21% for all households in Genesee County.

### Education Attainment

Between 1990 and 2010, the percent of population twenty-five years and older that gained a more formal education increased. Those who achieved a high school diploma or higher increased by 9.3%. During the same time period, individuals obtaining a bachelor's degree or higher grew by 7.6%.

MONTHLY HOUSING COST  
BY PERCENT OF HOUSEHOLDS



INCOME SPENT

- Less than 20%
- 20% - 29.9%
- 30% and Over

Figure 2-5, Source: Genesee: Our County, Our Future, 2020

EDUCATION ATTAINMENT  
(POPULATION 25 YEARS +)

- High School Graduate or higher
- Bachelor's Degree or higher

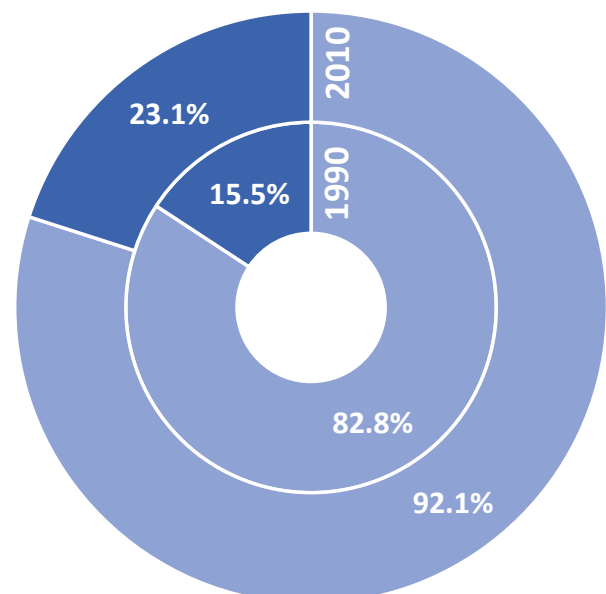


Figure 2-6, Source: U.S. Census Bureau

## Employment

Employment is a critical component for a community's overall prosperity that will influence education, location of housing, development, and overall quality of life for residents.

### Occupation

The largest occupational group for Clayton Township residents is management, business, science, and arts at 39.6%, followed closely by sales and office.

### Industry

When reviewing the number of residents employed by industry in 2010, (*type of activity at a person's place of work*), manufacturing (20.3%) and education, health, & social services (22.4%) account for nearly half of all jobs. The next highest industry is retail trade at 13.4%.

OCCUPATIONS OF  
CLAYTON TOWNSHIP RESIDENTS

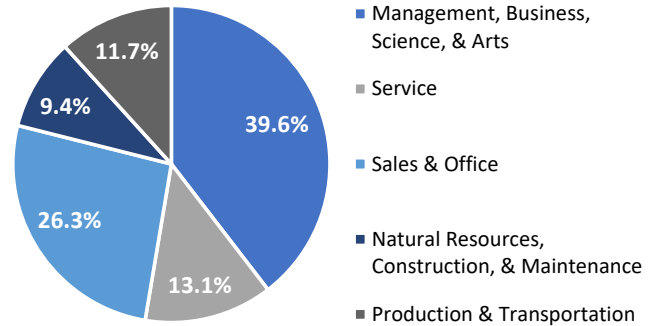


Figure 2-7, Source: 2019 ACS 5-Year Estimates

JOBS BY INDUSTRY

	1990	2000	2010	% Change (1990-2010)
Agriculture, forestry, and fisheries	90	28	77	-14.4%
Construction	218	365	268	22.9%
Manufacturing	1,096	817	686	-37.4%
Transportation, warehousing, utilities	129	160	116	-10.1%
Wholesale Trade	168	97	100	-40.5%
Retail Trade	618	449	453	-26.7%
Finance, insurance, and real estate	182	249	171	-6.0%
Information	(x)	82	23	(x)
Professional, scientific, management, administrative and waste management	159	285	251	57.9%
Education, health and social services	628	737	757	20.5%
Arts, entertainment, recreation, accommodation and food services	63	196	178	182.5%
Other Services (except public administration)	175	123	208	18.9%
Public Administration	88	69	91	3.4%
<b>Total Employed</b>	<b>3,614</b>	<b>3,657</b>	<b>3,379</b>	<b>-6.5%</b>

Table 2-4, Source: U.S. Census Bureau

## Employment Projections

The 2045 Genesee County Employment Projections indicate Clayton Township will gradually gain employment over the next twenty-five years. An employment projection growth rate of 5.6% for Clayton Charter Township is comparable to the surrounding jurisdictions and is the same growth rate for all of Genesee County between 2020 and 2045.



5.6% Projected  
Employment Growth  
(2020 to 2045)

Source: Genesee: Our County, Our Future, 2020

## Transportation

### Location / Access

Clayton Charter Township is positioned in Genesee County in Southeast Lower Michigan, approximately 10 miles west of Flint, 50 miles northeast of Lansing, and 73 miles northwest of Detroit. The Township is easily accessible by a freeway system which includes I-69, I-75 along the east and U.S. 23 to the south.

### National Functional Classification

Functional classes are federally defined categories used to describe the particular role of a roadway. Freeways, principal arterials, minor arterials, and major collectors are all federal-aid eligible roads, and are eligible for federal funds under the National Highway System (NHS) or Surface Transportation Program (STP). Freeways carry the highest volume of passenger and commercial traffic. Arterials also carry large volumes of traffic and, together with freeways, comprise the federal National Highway System (NHS). Minor arterials and major collectors primarily serve to connect traffic from local roads to the arterial and freeway systems.

#### Principal Arterials (Rural or Urban Interstates):

These generally carry long distance, through-travel movements. They provide access to important traffic generators, such as major airports and regional shopping centers.

**Rural or Urban Minor Arterials:** Similar to the above category, except that they carry trips of shorter distance and to lesser traffic generators.

**Rural Major or Urban Collectors:** These provide more access to property than do arterials. They also funnel traffic from residential or rural areas to arterials.

**Rural or Urban Local:** These roads primarily provide access to property.

### Pavement Conditions

The Pavement Surface Evaluation and Rating (PASER) system is a statewide initiative headed by the Transportation Asset Management Council (TAMC) where annually road raters evaluate surface conditions and assign each segment of road a 1-10 rating to determine the condition of all paved federal-aid roads. The Genesee County Metropolitan Planning Commission (GCMPC) completed ratings on all paved roads in Genesee County, both federal-aid and local. By evaluating all roads, communities are able to see a clearer picture of where to focus their limited resources. Map 2-1 on the following page summarizes the PASER conditions for both local and local federal-aid paved roads, excluding state trunkline and M-routes in Clayton Charter Township. The charts below identify the pavement condition by percent of lane miles in the categories of Good/Fair/Poor for both the local and local federal-aid paved road network.

2020 PAVED LOCAL ROAD CONDITION

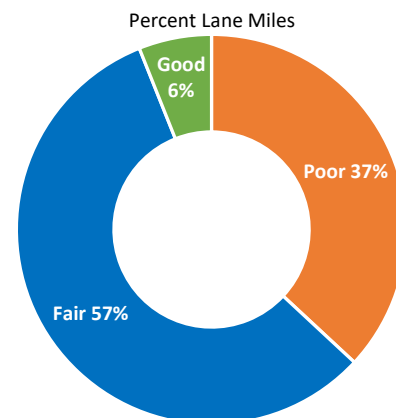


Figure 2-8, Source: Genesee: Our County, Our Future, 2020

2018 PAVED LOCAL FEDERAL-AID ROAD CONDITION

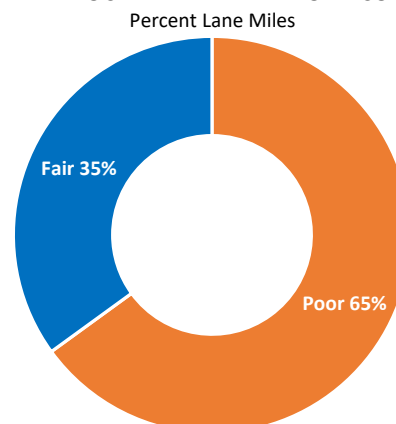
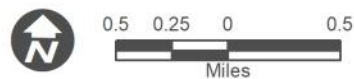


Figure 2-9, Source: Genesee: Our County, Our Future, 2020

# PASER Ratings

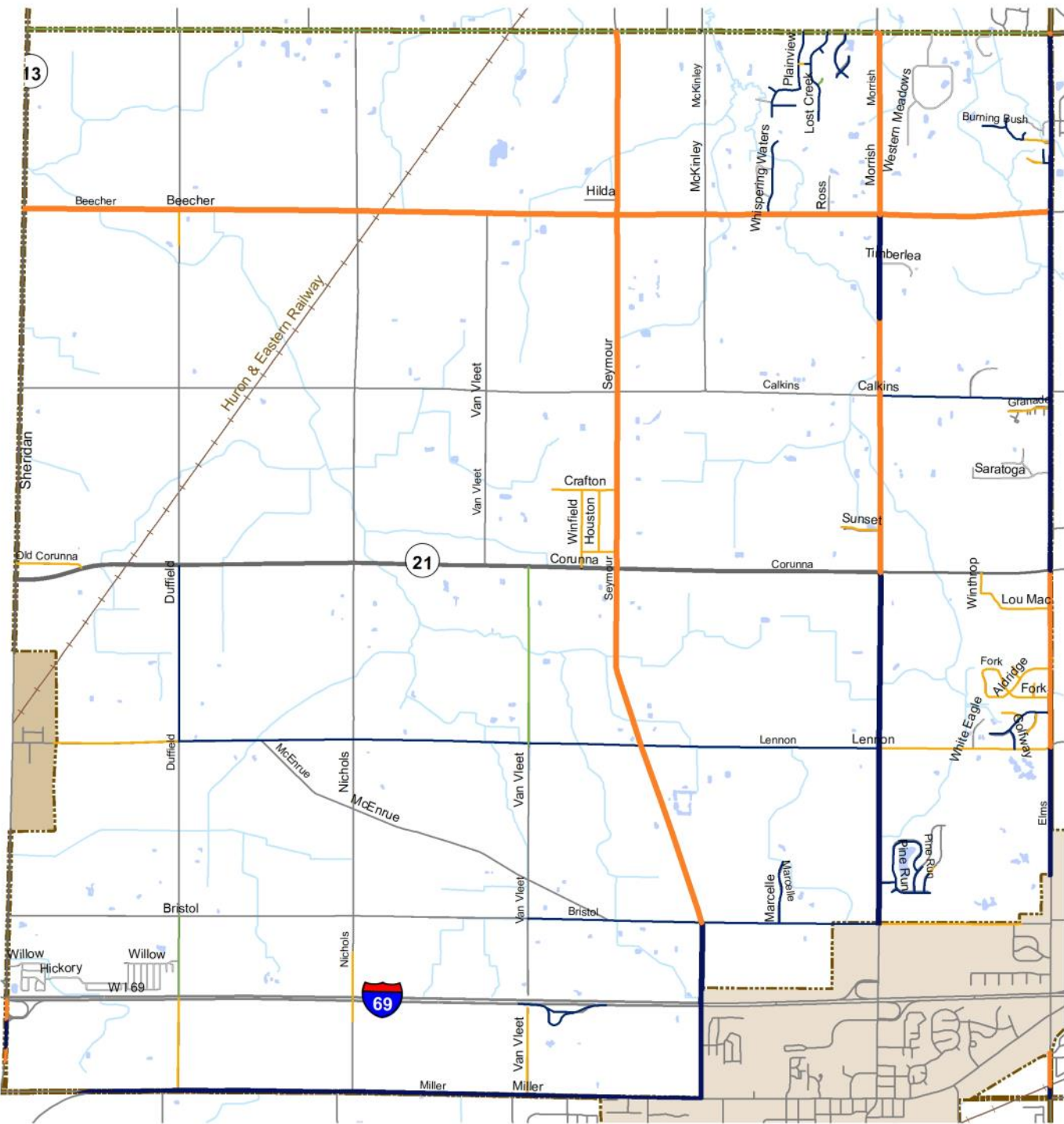
Clayton Charter Township,  
Genesee County, MI



## Legend

- Township Boundary
- City of Swartz Creek
- Village of Lennon

- Federal Aid Roads
- Rating 8-10 (Good)
  - Rating 5-7 (Fair)
  - Rating 1-4 (Poor)
- Local Roads
- Rating 8-10 (Good)
  - Rating 5-7 (Fair)
  - Rating 1-4 (Poor)



Map 2-1  
Source: Genesee County GIS

## Environment

Natural features in Clayton Charter Township have played a major role in influencing the development of a strong agribusiness and rural community and overall development in the Township. As much of the southern Lower Peninsula of Michigan, the Township's landscape was formed through glacial action. Glacier movements shaped topography, and created a variety of bodies of water and soil types.

An assessment of the Township's natural features is important to the master plan because they provide a snapshot of areas in the Township that are environmentally sensitive, which should be protected, areas where agricultural production should be promoted, and areas that are more suitable for development.

### Soil and Topography

Clayton Charter Township is predominately flat with a few gently rolling to hilly areas. Land elevations range from a low of about 720 feet above sea level in the north-central portion of the Township (Potter and Seymour Roads intersection) to slightly above 800 feet near the City of Swartz Creek. The predominant soil association in the Township is the Conover-Brookston. These soils are somewhat, to poorly drained but are well suited for intensive farming as is evident by the Township's strong agricultural heritage.

An important characteristic that affects development is topography. The greater the slope, the more limitations on uses for basements and septic fields. Areas that are most suitable for development include those soils with slight slopes and good drainage. Soils that are relatively flat and are poorly drained can make development difficult for a number of factors including proneness to wetness, flooding, ponding, poor drainage, and percolation. To ensure protection of natural features, the Township encourages developers to provide innovative designs to reduce the amount of land to

be disturbed, reduce impervious surfaces, and to promote alternative stormwater control measures to limit impacts to the environment.

### Woodlands

As illustrated in Map 2-2, there are numerous woodlands found throughout Clayton Charter Township. Although the woodlands are relatively small and isolated, they are an important natural resource that offers both environmental and aesthetic benefits for people, animals, and plants. They produce oxygen, provide wildlife habitat, improve water quality, moderate temperature, reduce air and noise pollution, enhance aesthetics and property values, and are an important contributor to community image, pride, and quality of life. To protect and enhance valuable tree and woodland resources, Clayton Charter Township should continue to evaluate implementing regulatory measures.

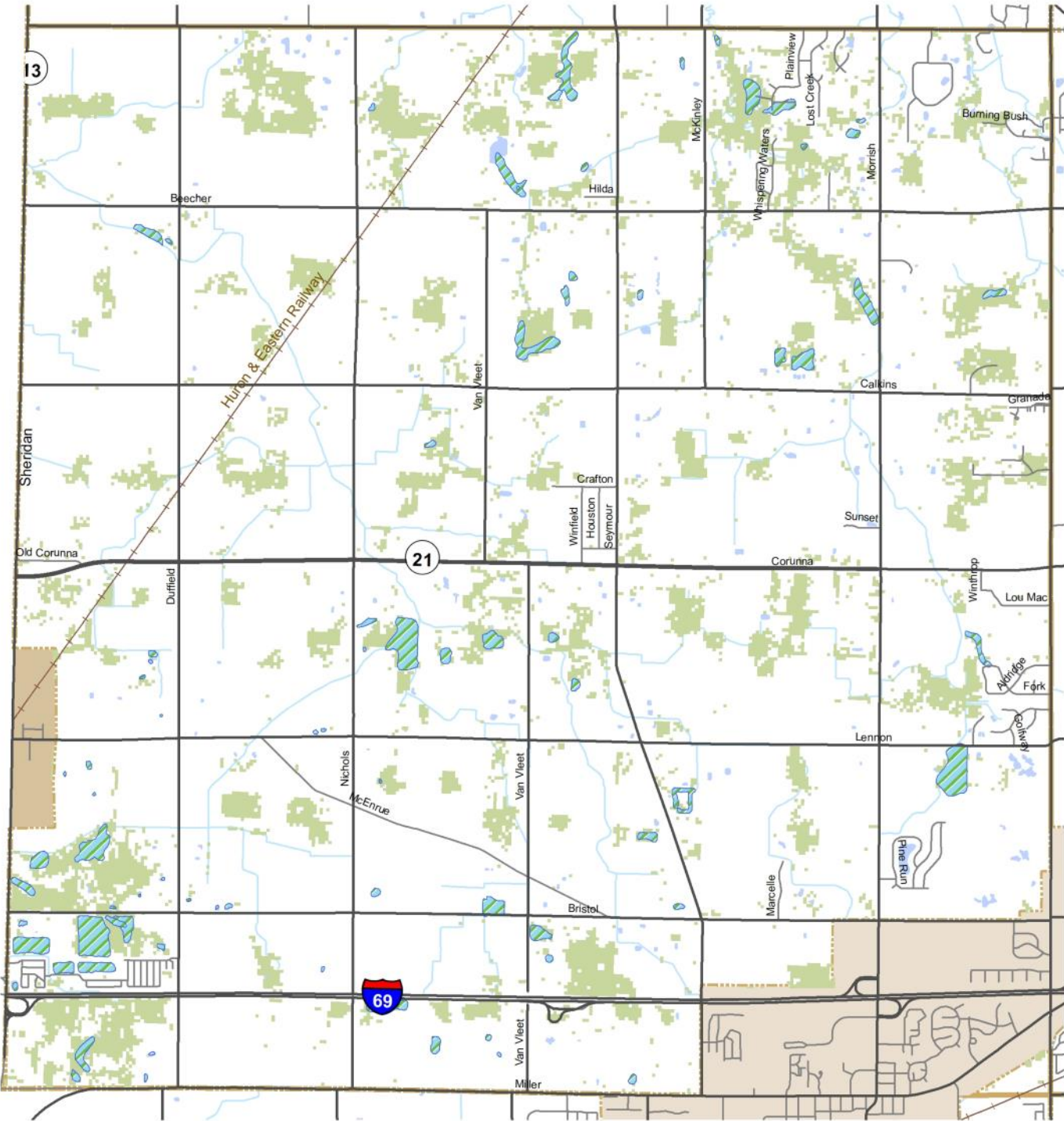
The intent of a stand alone tree protection ordinance or associated provisions within landscaping or site plan ordinances would be to attain healthy, vigorous, and well managed trees in the Township. Collectively, these standards could be used to protect individual trees, such as trees in developed areas, or tree-rows and woodlands in rural areas of the Township. The standards can also promote creative design and construction techniques that maximize preservation. Inventories, maps, and other information of Clayton's tree resources can be used to identify areas for priority protection and to measure the effectiveness of the ordinance based on the change in tree resources over time.

# Natural Features

Clayton Charter Township,  
Genesee County, MI

## Legend

- Rivers and Drains
- Wetlands
- Forest/Woodland Landcover
- Water
- Township Boundary
- City of Swartz Creek
- Village of Lennon



Map 2-2  
Source: Genesee County GIS

## Water Resources

### Wetlands

A wetland is an area of land that is saturated or flooded with water for a sufficient time to support the plants and other wildlife and develop hydric soils. Although Map 2-2 shows few wetlands in the Township, their protection is vital to preserving the benefits they provide. Wetlands of all sizes play a critical role in flood and stormwater storage, reducing the velocity of storm water, protecting water quality by removing and breaking down sediments, nutrients, and toxins, providing floral diversity and wildlife habitat protection, creating habitats for fish, reptiles, and amphibians, offering aesthetics, and recreational opportunities.

### Surface Drainage

Surface drainage in Clayton Charter Township is accomplished by a system of natural drainageways and creeks illustrated by Map 2-2. These include Messmore Creek, Misteguay Creek, and Cole Creek. Also included in the Township are the Lennon, Harrison, Sprague, Smith, Cohn, Ottaway, Moore, Harding, Goyer, and Penoyer Drains.

Land development should not encroach upon or into the wetland, bodies of water, or flood hazard areas. The Federal Emergency Management Association (FEMA) publishes maps indicating flood hazard zones for local communities.

Local control of encroachment in flood prone areas is handled by the Township Clerk, under authority of the Clayton Charter Township General Ordinance, Floodplain Zone Article XVI, Section 16.04. Section 16.05 stipulates that "*all development shall be prohibited within areas of special flood hazard as established by the Flood Insurance Study for the Township of Clayton.*"

## Floodplains

A floodplain is an area adjacent to a stream or river that is subject to flooding or inundation during severe storm events. Often called the 100-year floodplain, this area encompasses the extent of land where flooding occurs on average, once every 100 years. The floodplains in Clayton are integral assets of the Township because of the many benefits they provide, including floodwater storage, protecting water quality, habitat for wildlife, and enhancing community character.

By storing floodwaters, floodplains reduce the velocity of floodwaters and peak flows downstream thereby decreasing property damage and other potential hazards to people residing or working in the floodplain. A floodplain can also improve water quality by filtering out pollutants and sediment and recharging groundwater. Vegetated floodplains can stabilize soils during floods, thus reducing the amount of sediment carried downstream. Floodplains provide habitat for plants and animals and are particularly important as breeding and feeding areas. Floodplains are also excellent areas for open space, parks, greenways, and recreation areas, all of which protect the natural functions of the floodplain.

Unfortunately, as floodplains are developed, their beneficial functions are diminished, which can increase property damage, endanger lives, reduce water quality and wildlife habitat, and impact the local economy. Because of the wide range of benefits from floodplains, the Township supports efforts to reduce development within floodplains. Development proposals should identify floodplains, if any, on site plans and indicate any impacts. Future development or alteration within floodplains should be done in a manner that limits potential impacts to downstream wildlife and development. Floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazards.

## Groundwater

The quality and quantity of groundwater is of utmost importance to Township residents and business owners. Most of the land in the Township relies on private wells and septic systems. Failing septic systems can result in groundwater contamination, which can affect domestic wells. Stormwater generated from impervious surfaces (i.e. pavement, rooftops) is another threat to water quality. In a natural state, precipitation slowly percolates through the soil replenishing groundwater as well as migrating to surface waters. However, impervious surfaces add to the amount and rate of stormwater entering surface waters. Uncontrolled runoff carries a variety of pollutants such as fertilizers, pesticides, oil, and bacteria from animal waste, degrading water quality. Uncontrolled runoff also increases the flow into the system, which increases in the magnitude and frequency of flood events, reduces fish and other aquatic species diversity, increases stream bank erosion, and decreases infiltration into the groundwater.

Stormwater management has moved into the forefront for many communities since the inception of the Federal Clean Water Act's Phase II requirements regulating stormwater runoff. This new perspective on stormwater is guiding communities away from trying to capture and discharge stormwater off site as quickly as possible. Now, they are working to reduce runoff through infiltration on site, and then treat any runoff that does occur before it is discharged into streams or wetlands for improved watershed quality. The Township recognizes the importance of ensuring that an ample supply of quality groundwater is available to Township residents and businesses.

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as P.A. 116, enacted in 1974, establishes the right of a landowner, if all qualifications are met, to enter into a temporary restrictive agreement where the owner and the state agree to jointly hold the right to develop a parcel of farmland. This covenant is an agreement to not develop the property except as specifically stated within the agreement. The covenant runs with the land and is for a jointly agreed upon length of time (*at least 10 years*).

To be eligible for the Farmland and Open Space Preservation Program the parcel must meet one of the following criteria:

1. The parcel must be 40 acres or larger and a minimum of 51% of the land agriculturally active or,
2. The parcel is between 5 and 40 acres in size, 51% of the land is agriculturally active and the agricultural land produces a gross annual income in excess of \$200 per tillable acre or,
3. The parcel has been designated as a specialty farm by the Michigan Department of Agriculture, is a minimum of 15 acres and has a gross annual income exceeding \$2,000 per year.

There are currently 55 parcels totaling an estimated 3,426 acres of farmland preserved. A visual representation is provided on Map 2-3 on the following page.

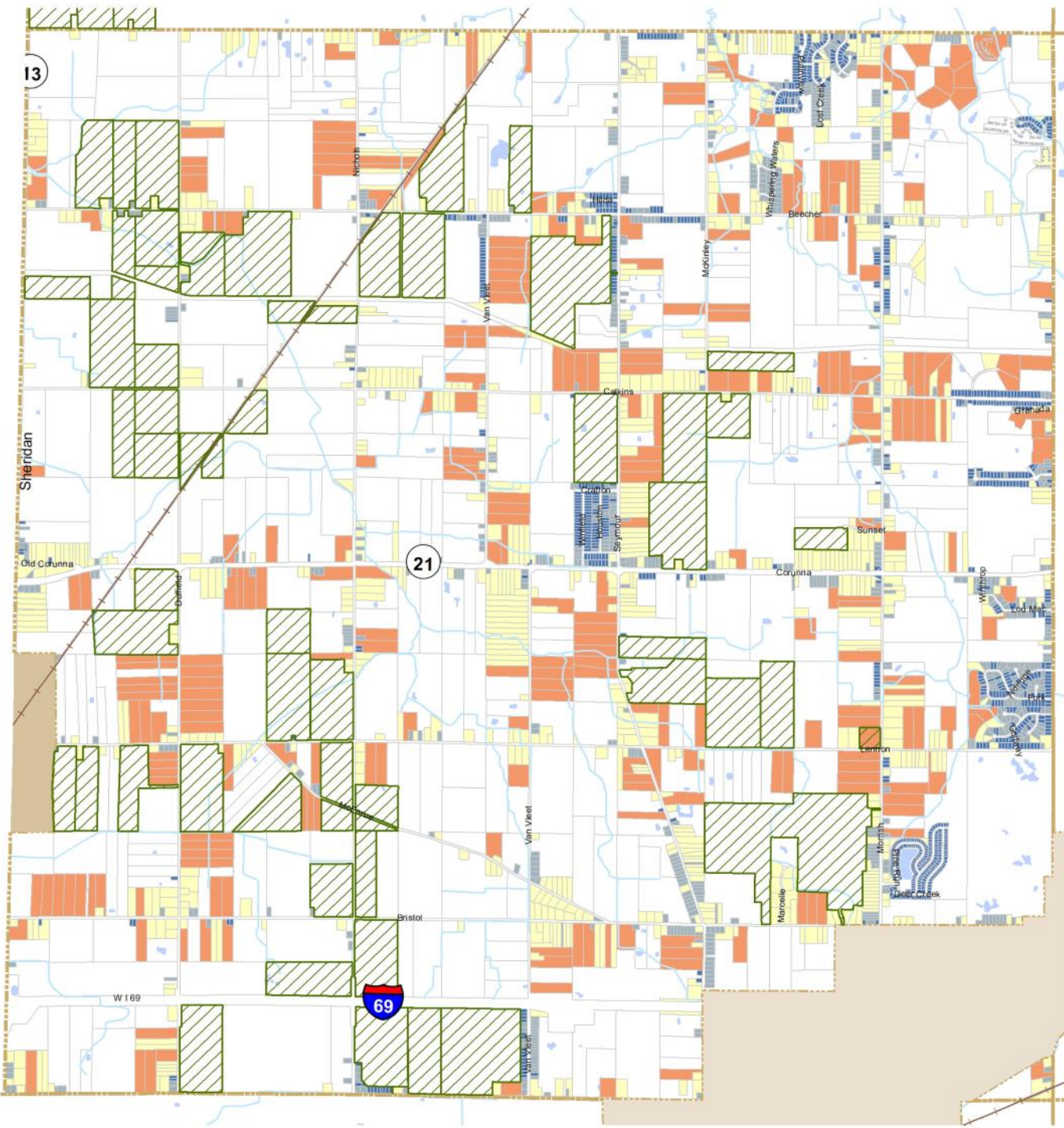
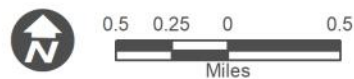
## P.A. 116 - Farmland Preservation

# Parcel Size/ PA116 Distribution

Clayton Charter Township,  
Genesee County, MI

## Legend

- |                                                                                                         |                                                                                                           |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  PA116 Parcels        |  Greater than 10 acres |
|  Township Boundary    |  5 - 10 acres          |
|  City of Swartz Creek |  1 - 5 acres           |
|  Village of Lennon    |  .5 - 1 acres          |
|                                                                                                         |  less than .5 acres    |



Map 2-3  
Source: Genesee County GIS

## Community Services

### Fire Department

Clayton Township and the City of Swartz Creek jointly cooperate in the Swartz Creek Area Fire Department (SCAFD). The Department has one fire station in each of the two districts.



### Police Enforcement

The Clayton Township Police Department was formed in 2002 after the passage of a public service renewal of the police millage by residents. The Police Department is comprised of full time and part time police officers, supplemented by a clerical position and reserve officers. Dispatch and lock-up facilities are provided by the County of Genesee.



### Waste and Recycling Collection

Clayton Township contracts with a single private firm, Republic Waste, to provide weekly trash pick-up and curbside recycling.

### Utilities

#### Electricity and Natural Gas

Consumers Energy provides electricity and natural gas services for all Clayton Township residents.

#### Water Service

Water service is provided in areas immediately adjacent to a neighboring jurisdiction, particularly along the eastern township border with Flint Township, the northeastern township border with Mt. Morris/Flushing Townships and a limited service area adjacent to Gaines Township and the City of Swartz Creek at the southern township border.

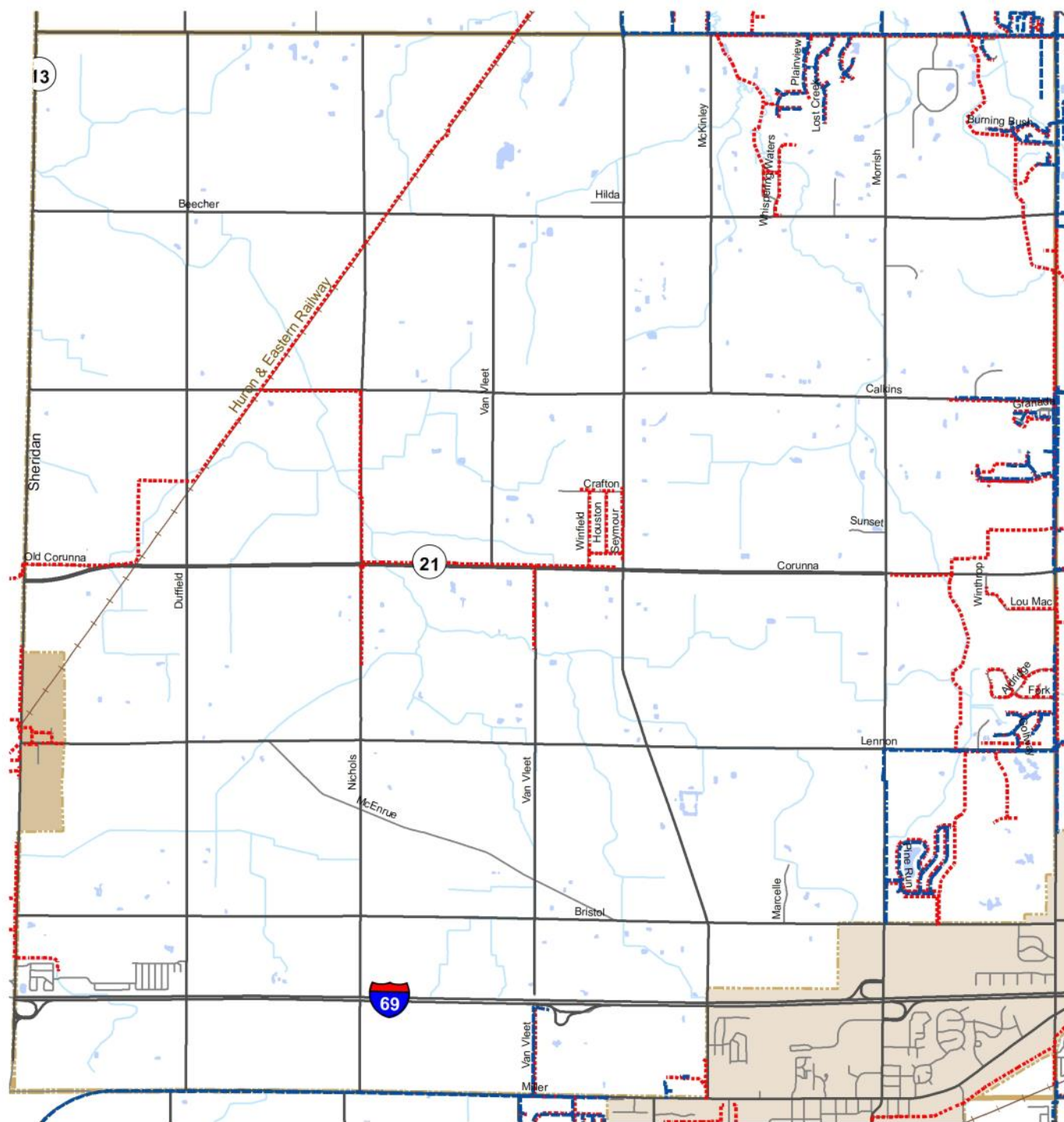
#### Sewer Service

Sewer service can generally be found in areas that also have water service. In addition, sewer service is provided along the Huron & Eastern railway through the northwestern portion of the Township, and along Corunna Road, where it branches off on-to Nichols, and Van Vleet Roads.

Map 2-4 on the following page identifies the location of existing water and sewer services within the Township.

**Clayton Charter Township,  
Genesee County, MI**

 Water Lines  
 Sewer Lines  
 Roads  
 Railroad  
 Rivers and Drains  
 Township Boundary  
 City of Swartz Creek  
 Village of Lennon



Map 2-4  
Source: Genesee County GIS



## 3. Future Land Use

### Future Land Use Plan

The future land use plan establishes the desired amounts and locations for residential and commercial development, open space / farmland preservation, public facilities; along with improvements to the transportation network. Also included with this chapter is a zoning plan, which along with the relevant parts of the future land use plan, is intended to guide the implementation and future changes to the Township's zoning ordinance.

The previous chapter of the master plan provided a comprehensive overview of present conditions as well as future growth trends for Clayton Township, including comparisons to neighboring communities. The future land use plan builds from this to describe how the Township desires to grow and how development should be implemented. The

basis for the future land use plan is also framed around the comments received through the public involvement process. Implementation of the future land use plan will take time and are contingent upon many factors, including changing economic conditions, development trends, availability of utilities and services, budget limitations and township priorities.

The following text, future land use map and zoning plan are to be used by the planning commission while reviewing land use decisions and ordinance modifications within Clayton Charter Township. To this extent, it reflects general policy toward development and redevelopment within the Township.

## Future Land Use Categories

The paragraphs below provide a description of each future land use category depicted on the future land use map. Each category below provides a general description and intent; and a listing of appropriate uses for the land.

### Agriculture

Consistent with its agricultural heritage, this Master Plan expresses a strong desire to preserve agricultural activity and the rural character of the Township as the predominant future land use. This designation encompasses those areas of the Township whose principal activity is, and ought to be, farming. Designated areas for the most part lie outside the reaches of existing sanitary sewer facilities and contain the majority of the acreage currently enrolled, in Public Act 116, the Farmland and Open Space Preservation Act. Approximately 10,351 acres (44.7%) are designated as *Agriculture*.



These areas are characterized by large lots with potential for high yield of crop production. As noted previously, this land area is designed to conserve, stabilize, enhance, and develop farming and related resource utilization activities, to minimize conflicting uses of parcels, lots, buildings, and structures detrimental to, or incompatible with, these activities and to prohibit uses of parcels, lots, buildings, and structures which require streets,

drainage, and other public facilities and services of a different type and quantity than those normally required by these activities. The Agriculture land use designation, in promoting areas for agricultural uses, is also designed to prevent proliferation of residential subdivision and urban sprawl.

Agricultural properties may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry, bees, and other farm animals, products and foodstuffs, and any building or structure may be located on such land and used for the day-to-day operation of such activities for the quartering, storage or preservation of crops, livestock, poultry, bees, animals, products, and foodstuffs until consumed on the premises or until moved to a place of collection, distribution, or processing, and for the incidental sale of crops, products, and foodstuffs raised or grown on any agricultural lot or on such buildings or structures. Any lot that is kept as idle cropland should be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of obnoxious weeds and shrubs. Any lot kept as non-cropland should also be treated as to prevent soil erosion by wind or water. The minimum lot area recommended for land designated Agriculture is ten (10) acres.

### Suburban Farm

The *Suburban Farm* category is intended to provide open land area for orderly residential growth, continued agricultural use, and residential activities of a semirural character in areas that are presently without public water and sewerage facilities, and are likely to remain without such services for an extended period. It is further intended that the Suburban Farm category protect and stabilize the essential characteristics of these areas in order to promote and encourage suitable environments for low density family life, and to maintain and to preserve the semirural character of the Township.

This category would act as a transitional land use between land designated Agriculture and higher density Rural Estate and Single-Family land use categories. Minimum lot size of five (5) to ten (10) acres is recommended for the Suburban Farm category. The northeast portion of the Township, including portions of Sections 2, 3, 4, 10, 11, 14, and 15, are identified as appropriate locations for Suburban Farm.

## Rural Estate

The *Rural Estate* classification is intended primarily for single-family residences on lots, which do not need urban services such as sanitary sewer or water. The recommended minimum lot size is one (1) to five (5) acres. These areas are proposed as a transitional land use between the Suburban Farm and Single-Family land uses.

## Single-Family

This land use is intended for single-family residential development on lots that range between 13,500 square feet and one (1 ) acre. Developments shall be of a more urban nature and shall attempt to achieve the following objectives.

1. To protect the residential character of areas so designated by excluding activities and land uses, which are not compatible such as, but not limited to, principal commercial and industrial uses;
2. To encourage a suitable environment for family life by permitting appropriate neighborhood facilities such as churches, schools, playgrounds, and open space;
3. To permit certain institutions and utility facilities considered necessary in, or compatible with, residential neighborhoods;
4. To preserve openness of the living space and to avoid overcrowding by requiring certain minimum yards and open spaces, and by restricting maximum coverage's and the bulk of structures;

5. To provide for access of light and air to windows, and for privacy, as far as reasonable, by controls over the spacing and height of buildings and other structures;
6. To protect residential areas from unnecessary traffic and to restrict volume of traffic to the greatest degree possible; and,
7. To encourage development within residential areas that is attractive, consistent with family needs, and conducive to constantly improved environmental quality.

Connection to public sanitary sewer and/or water supply systems is recommended for all residential developments within the Single-Family designation particularly for smaller lots as required by the Township's Zoning Ordinance.

## Multiple-Family

*Multiple-Family* residential land use is planned for selected areas of the Township able to accommodate higher density residential land use and offers the opportunity for a variety of housing types within the Clayton community.

Certain segments of the Township population, such as the elderly, retired, single, or newly married may find the housing types promoted under this land use more suited to their needs. To meet this need selected areas of Clayton Charter Township are proposed for Multiple-family development. Permitted uses within these areas would be group housing for the elderly, garden apartments, townhouses, multiplex, and duplex units. Projects can either be condominium or rental development.

Permitted development densities may range between four to five units per acre (duplex) to ten to fifteen units per acre (garden apartments), depending on dwelling unit type.

Both municipal sanitary sewer and water must serve each dwelling unit, of whatever type. Individual developers are responsible for providing facilities and services sufficient to serve the needs of their prospective markets. Additional public services (police patrols, fire protection, etc.) will be required based on the density of the proposed development. They also planned to have access to improved major roadways for optimum traffic movement and to be adjacent to existing and proposed intensive land uses to provide a transition. It is important that only attractive development supported by a market analysis, be allowed to locate in the community. To ensure this type of development will be an asset to the community, Clayton Charter Township can exercise control during the site plan review process.

## Office

The *Office* designation is intended to facilitate planned locations for grouped office facilities in nonresidential areas of the Township. This classification, however, should permit commercial uses that are compatible with and related to office development such as banks, personal service uses, and restaurants. One primary location along Miller Road, west of the City of Swartz Creek is identified. This location will take advantage of the traffic along Miller Road, the population of Swartz Creek and act as a break in the commercial strip development beginning to take place along Miller Road west of Swartz Creek.



## Commercial Development

The location of commercial land uses is an important consideration in the Plan because of its economic importance and effect on traffic and neighboring land uses. Two categories of commercial development have been utilized for this Plan, *Local Commercial*, and *General Commercial*.

Commercial areas are primarily clustered near intersections. As a rule, linear business development should be considered outmoded and inappropriate in a community such as Clayton Charter Township, which has attracted many residents due to the rural character and open space views throughout the Township.

## Local Commercial

The *Local Commercial* category is intended to meet the daily shopping needs of residents who live close to the stores. Such shopping areas are usually anchored by a grocery store, drug store, hardware store, or other similar business.

## General Commercial

The *General Commercial* designation represents land uses, which serve passing motorists or which benefit from a location on a major thoroughfare permitting good access. Such uses include gasoline stations, car washes, liquor stores, florists, auto sales establishments, and other miscellaneous retail and wholesale businesses.



Recognizing that several locations in the Township have potential and have begun to develop with commercial operations, logic would indicate the need to consolidate these areas into meaningful commercial districts. The goal of the plan is to facilitate the grouping of commercial facilities in appropriate specific locations rather than the placement of such uses in a linear or strip fashion, which tends to increase aesthetic and environmental impacts as well as increase infrastructures costs.

Future commercial rezoning requests which are not in conformance with the Future Land Use Plan must be carefully analyzed in terms of their potential effect on the existing, vacant, commercially zoned properties. The indiscriminate rezoning of properties for commercial use will hinder the development of existing commercially zoned properties. The result will be a pattern of commercial development which does not adequately serve the local and regional populations. Evaluation criteria are presented in the following chapter.

## Industrial

The Future Land Use Plan allows adequate space within the Township for industrial growth. The proposed locations are well suited for industrial development. Both locations have access to paved major thoroughfares, sanitary sewer is accessible, and the land areas are buffered from residential land uses.

The industrial district has been established to provide for those uses which are generally compatible with, or, which under the imposition of certain reasonable standards, may be safely and aesthetically developed. Light industrial uses are recommended.

Light industrial uses include operations which are primarily confined within enclosed structures. Compliance with reasonable performance standards is required in an effort to reduce adverse affects on neighboring properties. Typical light industrial uses may include the manufacturing of products for component parts, parts assembly, food packaging, warehousing, and tool and die

shops. In addition, certain commercial uses are also allowed because their building size and architecture are similar with industrial uses. Examples include indoor tennis clubs, ice rinks, shooting galleries, bowling alleys, etc.

## Recreation / Conservation

If Clayton Charter Township is to fulfill its increasing role as an optimum community environment with a full range of community services, it must actively encourage the preservation of environmentally sensitive and/or important lands.

The Future Land Use Plan incorporates an open space network - the Recreation/Conservation classification. It is necessary for a Township to have lands available for recreational use, but it is also necessary to have land remain in its natural state untouched by any type of development. The value to the public of certain open areas of the Township is represented in their natural, undeveloped, or unbuilt condition. It is recognized that the principal use of certain open areas is, and ought to be, the preservation, management, and utilization of the natural resource base possessed by these areas. In order that this value may be maintained and this use encouraged, this Plan has established a district designed to regulate the density and location of buildings and structures, and the use of parcels and lots, in order to protect and enhance the Township. Such assets are the Township's natural resources, natural amenities, natural habitats of wildlife, watershed and reservoir areas, public recreation areas, and the public health, safety, and welfare.

In so doing, the Township may see a reduction of hardships and financial burdens imposed upon the Township through the wanton destruction of resources, the improper and wasteful use of open land, wooded areas, and the periodic flooding and overflow of creeks and streams.

Recreation/Conservation areas are of extreme importance to a growing community. Not only do they meet the increasing opportunities afforded by increasing leisure time and are a source of health and pleasure, but also serve as a reminder that man can never put his natural habitat back.

### Professional Service District

The current Township Hall is located on the southeast corner of the Morrish and Corunna Road intersection in what at one time was a one room school house. The structure was built a number of years ago and has staff offices for the Township Clerk, Assessor, Treasurer, Supervisor, and Building Official. All Township records are kept in the Township Hall. The building also doubles or serves as the meeting place for the Township Board, Board of Appeals, and Planning Commission.

### Planned Unit Developments

The purpose of Planned Unit Developments (PUDs) are to offer an alternative to traditional development by providing the opportunity to mix compatible uses or residential types through coordinated development. Clayton Township's future land use map includes PUDs for both Mixed Use and Rural Estate. The Mixed Use PUD parcels are proposed along the township's western border (M-13) and offer a nice transition between General Commercial and Rural Estate land uses. The Rural Estate PUD parcels are located north of M-21 between Elms and Morrish Roads. This will provide a transition between General Commercial and Single Family Residential uses.

This Master Plan expresses a strong desire to preserve agricultural activity and the rural character of the Township as a primary planning objective. Public comment received further solidifies the notion to maintain a rural and peaceful country atmosphere. To do so will take careful planning by Township leadership so that new development does not infringe on the natural environment or essential farmland.

The Future Land Use Map on the following page portrays where the Township should focus certain land uses in terms of the amount of land area they would occupy.

## Plan Recommendations

# Future Land Use

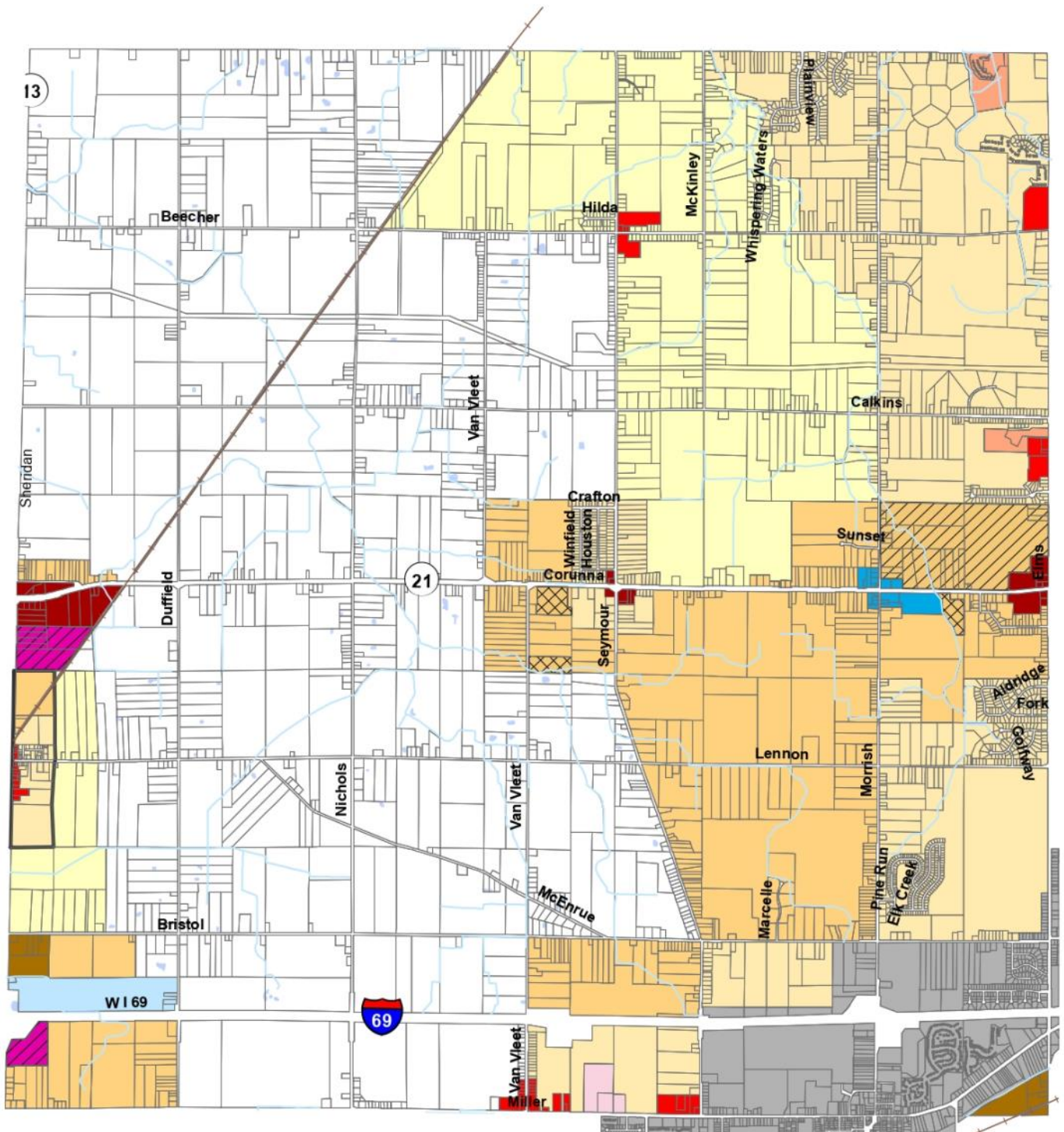
## Clayton Charter Township, Genesee County, MI



Parcel Data Source: 2020 Genesee County Parcels  
Land Use Data Source: M21 & M13 Corridor Plans

### Legend

	Village of Lennon		Office
	City of Swartz Creek		PUD - Mixed Use
	Agriculture		PUD - Rural Estate
	General Commercial		Professional Service District
	Industrial		Recreation
	Local Commercial		Rural Estate
	Manufactured Housing		Single Family
	Mixed Use		Suburban Farm
	Multiple Family		



Map 3-1

## Zoning Plan

A Zoning Plan is required by the Michigan Planning Enabling and Zoning Enabling Acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the Master Plan serves as the basis for the City’s Zoning Plan. The Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the zoning ordinance and any amendments proposed to the ordinance.

### Future Land Use Plan vs. Zoning

The Future Land Use Plan is what is desired by Township residents and officials. Clayton Township’s Future Land Use Map, is the goal or long term outlook for where and to what intensity fu-

ture zoning should be permitted. This is not the same as zoning. The Zoning Map, along with the schedule of regulations by zoning district, visually depicts the short term regulations for how the land can be used today. Together, each of these tools help guide Township officials in making land use recommendations and decisions.

The Future Land Use categories previously mentioned generally correspond to zoning districts with some overlap. It is understood that implementation of the future land use plan will take time and are contingent upon many factors as previously mentioned.

Table 3-1 below shows the relationship between the future land use classifications and the zoning districts within the township’s zoning ordinance.

Future Land Use															
	Agriculture	Suburban Farm	Rural Estate	Single Family Residential	Multiple-Family Residential	Manufactured Housing	Office	Professional Service	Local Commercial	General Commercial	Industrial	Recreation	PUD - Rural Estate	Mixed Use	PUD - Mixed Use
Zoning District															
Residential Agriculture (RA)															
Residential Suburban Farms (RSF)															
Residential Rural Estate (RE)															
Single Family (FS)															
Multi-Family (FM)															
Residential Mobile Home (RMH)															
Office (O)															
Local Commercial (C)															
General Commercial (GC)															
Manufacturing (M-1)															

Table 3-1, Source: Clayton Charter Township

## Zoning District Minimum Requirements

The specific purposes and permitted uses within each zoning district are listed in Clayton Township’s zoning ordinance. Section 35 of the Township’s zoning ordinance establishes the zoning districts. Section 105 provides the use regulations for each zoning district. Table 3-2 below provides the required dimensions and utility requirements for buildings in each zoning district. The full schedule of regulations can be found in Section 100 of the zoning ordinance.

MINIMUM LOT SIZE AND UTILITY REQUIREMENTS

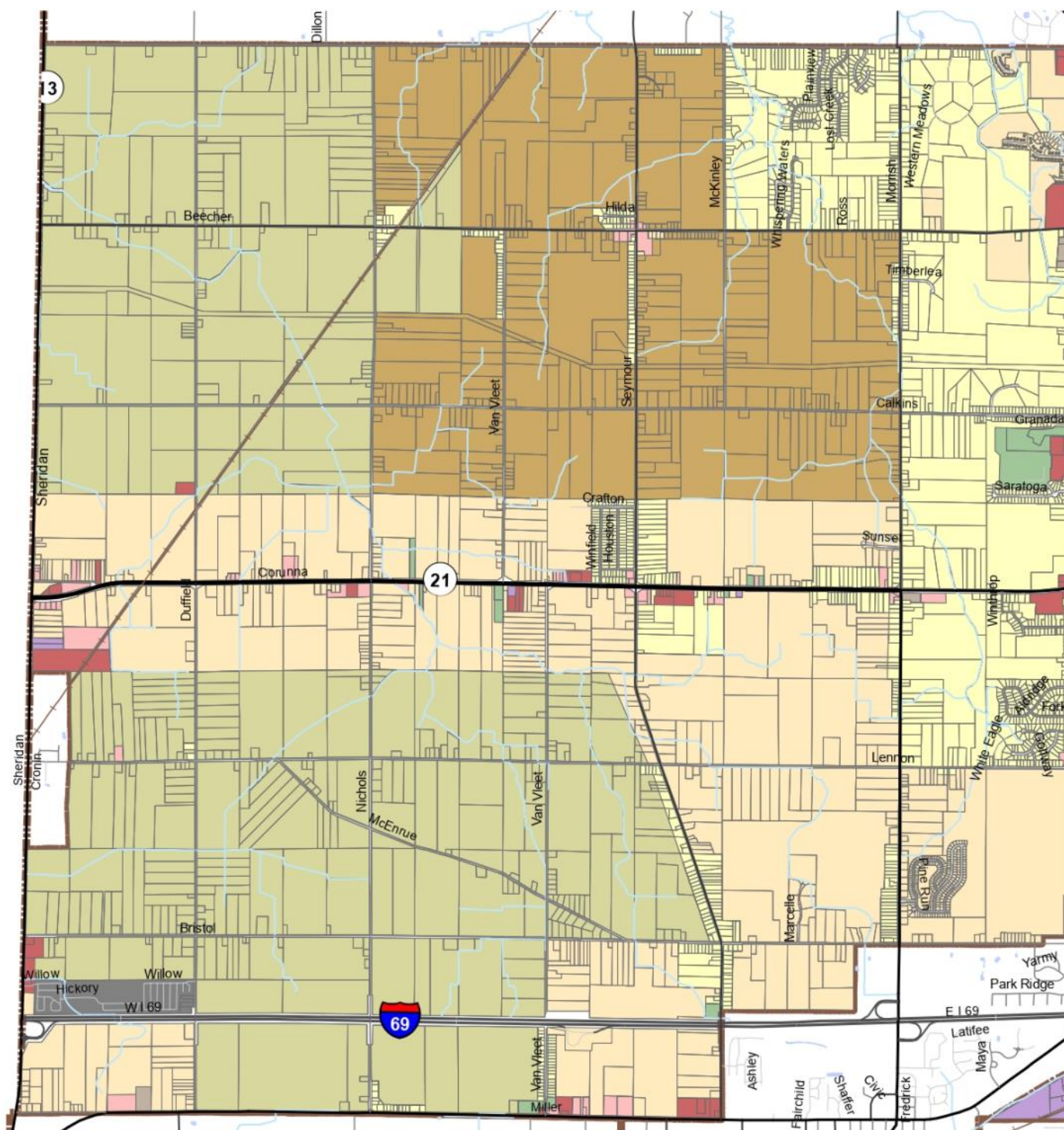
Zoning District	Minimum Requirements
Residential Agriculture (RA)	2 acres; Density of one unit per 10 acres
Residential Suburban Farms (RSF)	2 acres; Density of one unit per 5 acres
Residential Rural Estate (RE)	2 acres; 1 acre if sewer and water are available
Single Family (FS)	30,000 sq. ft.; 17,500 sq. ft. if sewer available; 13,500 sq. ft. if sewer and water are available
Multi-Family (FM)	21,000 sq. ft.; water and sewer required
Residential Mobile Home (RMH)	Water and sewer required
Office (O)	Water and sewer required
Local Commercial (C)	Water and sewer required
General Commercial (GC)	Water and sewer required
Industrial (M-1)	Water and sewer required

Table 3-2, Source: Clayton Charter Township

**Clayton Charter Township,  
Genesee County, MI**



	Residential Agriculture		Office
	Residential Suburban Farm		Manufacturing
	Residential Rural Estate		Single Family
	Local Commercial		Multi-Family
	General Commercial		Residential Mobile Home



30



## 4. Taking Action

### Overview

The following chapter of the Master Plan is designed to outline the goals, objectives, and overall strategy to accomplish the future land use recommendations previously described. The vision statement presented in chapter one set the foundation for the future land use recommendations as well as the forthcoming goals and objectives.

### Goals and Objectives

The establishment of reasonable and realistic goals and objectives is an essential part of the community planning process. To ensure the Clayton Charter Township Master Plan reflected the type of community desired and the kind of lifestyle its citizens wish to pursue, given realistic economic and social constraints, a considerable effort was undertaken to seek community input. A total of 60 surveys were completed online by residents and local leadership as well as the facilitation of two public open house sessions. From this community input, a total of eight primary objectives were reaffirmed as well as the five overarching goals and supporting objectives.

## Primary Objectives

1. Encourage and facilitate the preservation of prime agricultural lands in the community, maintaining the rural character of Clayton Charter Township, while promoting an agribusiness.
2. Encourage public awareness of local planning efforts by stimulating citizen interest and participation in the planning of the physical fabric of the community.
3. Encourage cooperation with surrounding governmental units in the growth of the Clayton Charter Township area.
4. Encourage the maintenance of an efficient thoroughfare system by regularly reviewing the traffic needs of the community in conjunction with the concepts provided in the Master Land Use Plan.
5. Maintain provision of high levels of municipal services to Township residents and businesses such as fire and police, water, wastewater and solid waste disposal.
6. Plan quality recreational facilities for Township residents by exceeding generally accepted minimum recreation standards.
7. Encourage the preservation if possible, those buildings that contribute significantly to the historic and architectural character of the Township so that the visual atmosphere and architectural heritage of Clayton Charter Township may be enjoyed by future generations.
8. Investigate all federal and state programs which might facilitate and assist the Township in providing improved services, and which are deemed to be a prudent investment of municipal dollars.

Maintain the rural character and preserve the local characteristics of Clayton Charter Township that includes a viable, stable, agribusiness. It shall be the Township's goal to encourage the retention and preservation of farmland in agricultural production as well as the preservation of general open space. It is a primary goal of Clayton Charter Township to maintain its agricultural heritage, culture, and way of life.

## Agricultural & Open Space Objectives

- i. Identify prime agricultural lands and prime agricultural soils for the concentration of farmland preservation efforts. The identification of such soils shall be a required informational element for any development proposals.
- ii. Discourage nonagricultural development of important farmlands through the Master Plan and Zoning Ordinance.
- iii. The Township shall continue to explore and promote the enrollment of Public Act 116, Farmland Agreements, Purchase of Development Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.
- iv. Discourage the rezoning, development, or expansion of infrastructure into prime agricultural areas for nonfarm related uses.
- v. Continue to identify and preserve historic and centennial farmsteads.

## B. Natural Resources Goal

Preserve and protect natural resources including woodlands, wetlands, lakes, streams, and watersheds that are essential to help maintain the rural character and aesthetic qualities of Clayton Charter Township.

## A. Agricultural & Open Space Goal

## Natural Resources Objectives

- i. Promote preservation of the balance of woodlands, watercourses and open spaces in the Township that creates the rural aesthetic, which is central to the community's character.
- ii. Review all proposed development with respect to potential impacts upon waterways, wetlands, woodlands and natural resource areas, and groundwater.
- iii. Promote efforts to preserve and improve natural vegetation buffers around watercourses (streams and drainage ways) to reduce erosion, cleanse stormwater, and promote groundwater recharge.
- iv. Consider the impacts of development on groundwater recharge areas, since groundwater is the primary source of drinking water.
- v. Consider adopting ordinance language to help ensure the protection of important natural features including woodlands, wetlands, and groundwater recharge areas.

## C. Residential Goal

Guide the development of the Township in a manner, which will create, preserve, and enhance the living environment of the existing and future residential areas of the community.

### Residential Objectives

- i. Promote quality single-family housing at a low density, which will maintain the rural character of the community.
- ii. Encourage residential developers to include parks or to be located near existing schools and/or parks.
- iii. Require new residential developments to be logical extensions of existing residential areas to enable necessary services and facilities, including sewer, water, and streets.

- iv. Require that the design of new residential developments provide for efficient use of land and proper relationships between lots.
- v. Encourage locating new single-family residential developments away from non-residential land uses with a variety of screening techniques where residential land uses are near non-residential uses.
- vi. Promote the development of a variety of housing types and residential living environments to accommodate and reflect the various income levels and age groups within the Township.
- vii. Propose only low density/agricultural (10 acres or greater) land uses in areas where natural resource conditions are least capable of supporting development. Natural resource considerations should include soils, woodlands, wetlands, rivers, bodies of water and steep slopes. Consideration should also be given to the presence of roads and access to municipal services.
- viii. Propose low density (2.5 acres) residential and medium density (1.0 acre) residential uses in areas where the natural resources or infrastructure are capable of supporting such development, i.e. adequate soils to support septic systems, as well as adequate roads and other factors that may affect density such as natural features, etc.
- ix. Higher density residential development should only be planned for areas where it is likely that adjacent municipal sewer system(s) can be extended.
- x. Restrict multi-family residential districts and manufactured housing communities, which have direct access to municipally owned sewer and water facilities.

## D. Commercial and Economic Development Goal

Promote quality, job producing economic development within the Township. New economic development should diversify the tax base and help maintain low millage rates in Clayton Charter Township. The expansion of agricultural uses of land should be considered a part of the overall economic development goal of the Township.

### Commercial and Economic Development Objectives

- i. Provide adequate zoning, and infrastructure for the expansion of agri-business.
- ii. Discourage the introduction of new commercial and industrial developments that reduce prime agricultural lands and do not meet the needs of Township residents.
- iii. Encourage new commercial/industrial development to selected areas within the Township and to selected areas with frontage along Co-runna Road, Miller Road, Elms Road, M-13, and areas adjacent to municipalities.
- iv. Encourage the development of clustered commercial facilities that offer a variety of goods and services.
- v. Establish commercial development location at major street intersections to provide for ready accessibility from several directions.
- vi. Provide opportunities for home-based businesses and services to exist where the creation of products and services is home-based. Sewing, craft production, sales and marketing, typing, and bookkeeping are just a few examples.
- vii. Encourage locating commercial uses in areas, which have sufficient facilities and services to support commercial activities including sanitary sewer, storm drainage, and water service.

## E. Recreation and Open Space Goal

Pursue community recreation facilities and open space developments to provide additional neighborhood and community-wide recreation opportunities.

### Recreation and Open Space Objectives

- i. Provide a high ratio of open space to population.
- ii. Encourage the development of parks and open space areas in conjunction with any future major residential development, including medium-density projects.

### Implementation

The Township Master Plan serves as a broad framework within which the Township will guide future land use. Implementation of this plan will require the ongoing efforts of Township officials, Planning Commissioners, Board of Appeals members, neighboring agencies, and citizens. The effectiveness of the plan relies upon the diligence with which its provisions are acted upon.

The purpose is to identify a number of common implementation strategies to facilitate changes in Clayton Charter Township. The strategies relate to protecting agricultural production and rural character, improving economic and environmental health while others are directed towards community facilities, transportation, and infrastructure systems. Other strategies address improving land use decision-making. Together, the following strategies should improve the overall quality of life in Clayton Charter Township for residents and businesses.

The plan was designed to be flexible by being adaptable to changing circumstances without weakening established goals and policies. The effective implementation of this plan will require long-term cooperation and effort on the part of Township officials, staff, developers, landowners, and citizens. An informed and involved citizenry is therefore essential to the success of this plan.



# Appendix

- I. Public Involvement Documentation
  - Legal Notifications and Resolutions
  - Announcements
  - Survey Results

# Legal Notifications and Resolutions

September 18, 2020

## NOTICE OF INTENT TO UPDATE A MASTER PLAN

Clayton Charter Township, in Genesee County, Michigan, announces its intent to prepare a new edition of the Clayton Charter Township Master Plan and requests the cooperation of, and comments from, the recipients of this notice. The following local governments, commissions, and utility and transportation agencies/companies are receiving this notice of intent as required by the Michigan Planning Enabling Act:

Flushing Township  
Mt. Morris Township  
Flint Township  
City of Swartz Creek  
Gaines Township  
Village of Lennon  
Vernon Township  
Venice Township

Hazelton Township  
Genesee County Road Commission  
Genesee County Metropolitan Planning Commission  
Michigan Department of Transportation  
Flint Mass Transportation Authority  
Consumers Energy  
Central Michigan Railroad

Clayton Charter Township will utilize electronic mail, local newspaper, and its website for future required submittals regarding the development and approval of the 2021 edition of Clayton Charter Township Master Plan. Once a draft has been prepared, a copy will be sent to you for your community's or agency's review and comment. Once the plan is adopted, a copy of the adopted plan will be sent as well. It is our intention to provide the plan copies in digital format unless requested otherwise. Please direct any correspondence or questions to:

Planning Commission  
Clayton Charter Township  
2011 S. Morrish Road  
Swartz Creek, MI. 48473  
810-635-4433

**CLAYTON TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**JUNE 22, 2021 6:00 P.M.**  
**CLAYTON TOWNSHIP HALL**

Kevin DePottey  
Ed McCartney  
Dwight Dennings  
Rick Caruso

Andy Suski  
George Sippert  
Richard Derby

**TED HENRY, ZONING ADMINISTRATOR, #810-691-5258**

**ROLLCALL**

**APPROVE PROPOSED AGENDA**

**APPROVAL OF MINUTES: MAY 25, 2021 Pgs. 2-6**

**COMMUNICATION**

**REPORT OF OFFICERS AND ZONING ADMINISTRATOR:**

**PUBLIC COMMENT:**

**NEW BUSINESS / DISCUSSIONS**

1. **DISCUSSION ON THE NEW MASTERPLAN – ITEMS 1 & 2 Pgs. 7-8**
2. **CHICKENS – ORDINANCE FOR CLAYTON TOWNSHIP FARMS Pgs. 9-23**

**OLD BUSINESS / DISCUSSIONS**

1. **DISCUSSION ON THE SOLAR ORDINANCE**

**ADDITIONAL ITEMS**

**ADDITIONAL COMMENTS**

**ADJOURNMENT**

**CHARTER TOWNSHIP OF CLAYTON  
PLANNING COMMISSION MINUTES  
June 22, 2021**

**ROLL CALL**

**Members Present:** Kevin DePottey, Richard Derby, Ed McCartney, Dwight Dennings, Rick Caruso

**Members Absent:** Andy Suski, George Sippert

**Others Present:** Ted Henry, Building Official/Code Enforcer; Ken Tucker, Attorney; Sherylynn Russo, Stenographer

**APPROVAL OF PROPOSED AGENDA**

**Action Taken:** Motion by McCartney, supported by Derby, to approve the proposed agenda for the June 22, 2021, Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**APPROVAL OF MINUTES: May 25, 2021**

**Action Taken:** Motion by Derby, supported by McCartney, to approve the minutes as presented for May 25, 2021 Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**COMMUNICATIONS**

NONE.

**REPORT OF OFFICERS & COMMITTEES**

Mr. Henry, Building Official, reported an application has been made for residential solar installation on Beecher Road (\$71,000/9 roof panels). 3 new homes under construction in the Township.

**PUBLIC COMMENT:**

None.

**NEW BUSINESS**

**1. DISCUSSION ON THE NEW MASTER PLAN – ITEMS 1 & 2**

Mr. DePottey advised the Commission that Jacob has now been replaced by Alicia at the County and she will now be finalizing any changes to our Master

Plan. The changes discussed at the last meeting have been made. Additionally, we would like to make the change on page 19 to remove any numbers as they relate to the number of full time, part time, and reserve officers. Upon agreement by the Commission, he will get this final change to Alicia.

**Action Taken:** Motion by Dennings, supported by Derby to pass this recommended Master Plan for review and adoption (as presented with page 19 (police) modification) to the Township Board's July 8<sup>th</sup> Board Meeting.

**MOTION CARRIED by ROLL CALL VOTE.**

**2. CHICKENS – ORDINANCE FOR CLAYTON TOWNSHIP FARMS**

After much discussion, it was determined that it would be more effective to develop a specific Chicken Ordinance as opposed to amending the Special Use ordinance, thus the need to amend/modify all ordinances impacted in specific districts.

The Commission reviewed a draft provided by Mr. Caruso as well as ordinances from Ann Arbor and East Lansing provided by Mr. Derby and the city of Burton which will be sent to the Commission by Mr. Tucker.

Part of the discussion recommended a cost/fee of \$75.00 due to the need for inspection prior to approving permit request. When drafting ordinance, make sure to be mindful of set-backs taking into consideration proximity to neighboring residential dwellings and property lines. Decision was made to limit number of chickens to 6 for ½ acre to less than 5 acres and 12 chickens for 5 acres and less than 10 acres. It was also recommended that confinement (coop) be minimum of 100' from nearest neighbor and 10' from property line.

With respect to rental property – landlord must sign application authorizing renter to have chickens. Permit should be issued to "resident" at a specific address. It is not transferable and void on sale or abandonment of property.

It was determined that a draft of this ordinance will be provided which includes all items discussed thus far, and the Commission members should review the additional ordinances provided and be ready to discuss at the July Planning Commission meeting.

**OLD BUSINESS**

**1. DISCUSSION OF THE SOLAR ORDINANCE**

Several members of the Commission have recently driven by the solar farm on Linden Road and were quite concerned over the condition and how bad it looks in that area – must be a significant impact on property values.

Mr. Derby provided the Madison County (Virginia) Solar Ordinance for the Commission to review. Mr. Tucker advised that there was not a great deal of case law regarding solar farms and that should be taken into consideration, that Clayton Township may not want to be the first community to develop a commercial Solar Ordinance due to the fact that it could easily turn into a lengthy and costly legal situation.

It was noted that the Commission needs to address commercial solar farm development if it is for their own private use (not to be sold) in any ordinance that may be developed.

Immediate concerns include, but are not limited to, de-valuation of property, noise, obstruction of wildlife pathways, abatement, aesthetics in the community.

Long term concerns are maintenance of substructure, weather damage/repairs, environmental impact, contamination, blight on Township. This Commission needs to determine what is the cost to clean-up per acre and what effect a leaky panel would have on the ground/environment.

Since the majority of these farms are developed on leased property any costs that may be incurred by the Township must be tied to the property which would provide the recourse to recoup these expenses levied on the property taxes. This is a major area since these contracts are 30 – 40 years in length and the lessee has the ability to sell the lease after 10 years.

Also need to address taxability on the property/equipment and a way to reduce the rates for Township residents.

Mr. DePottey requested the Commission review the Madison County ordinance as well as any others they locate. If they find any additional ordinances, send to Township to include in the July meeting packet.

#### **ADDITIONAL ITEMS**

Mr. Derby advised that the sign at the M-13 Gas Station (although closed and all lights off inside) is still lit, is extremely bright and flashing late at night and it may be a potential traffic hazard. Mr. Henry will look into. Light should be turned off during non-business hours.

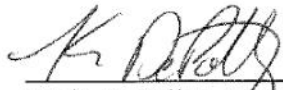
#### **ADJOURNMENT**

**Action Taken:** Motion by Derby, supported by Dennings, to adjourn the Planning Commission meeting at 7:17 p.m.

#### **MOTION CARRIED**

Respectfully submitted,

Sherylynn Russo, Stenographer

Handwritten signature of Kevin DePottey in cursive script.

Kevin DePottey, Chairperson

Handwritten signature of Rick Caruso in cursive script.

Rick Caruso, Secretary

**Resolution to Hold Public Comment Period & Public Hearing**  
**Regarding Clayton Township Master Plan 2021 Update**

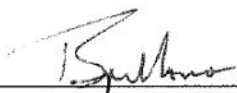
- WHEREAS,** the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commission to prepare a “master plan” pertinent to the future development of the municipality, and
- WHEREAS,** before approving the proposed master plan, the planning commission shall hold not less than 1 public hearing on the proposed master plan, and
- WHEREAS,** the planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the local unit of government, and
- WHEREAS,** the planning commission shall also submit notice of the public hearing by electronic mail containing a link to a website on which the submittal is posted if the website is accessible to the public free of charge, and
- WHEREAS,** the planning commission shall also submit notice of the public comment and hearing, in the manner provided above, to each entity described in the list below:
- (a) The planning commission of each municipality located within or contiguous to the local unit of government.
  - (b) The regional planning commission for the region in which the municipality is located.
  - (c) The county planning commission for the county in which that municipality is located.
  - (d) The public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the local unit of government, and any government entity that registers its name and mailing address for this purpose with the planning commission.
  - (e) (Optional) Additional publicity to whomever and in whatever forms desired.

**NOW, THEREFORE, BE IT RESOLVED,** that the Clayton Township Board of Commissioners of Genesee County, Michigan, hereby calls for the Clayton Township Master Plan 2021 Update public comment period to open and to submit a notice to the public and entities of such intent and public hearing date by August 24, 2021. The public comment period will be open from August 24, 2021 to October 26, 2021. The public hearing will then be held at the next available planning commission meeting, after the closing of the comment period, at the Clayton Township Hall on November 23, 2021 at 6:00 p.m.

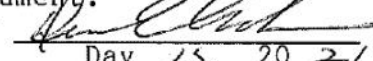
Public notices will include the place and times people can borrow, read, or copy the proposed plan; where to mail comments; and where and when the hearing will be held.

Motion By: Dennis Miley  
Seconded: Tammy Hapraen  
Ayes: 7  
Nays: 0

Resolution Accepted by

  
\_\_\_\_\_  
Tom Spillane, Supervisor

I hereby certify that this is a true and correct copy of the original document.

Certified By   
Month 8 Day 12 2021

August 24, 2021

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING DATE FOR THE  
CLAYTON TOWNSHIP MASTER PLAN

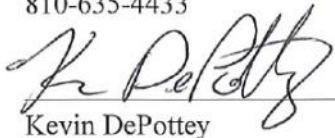
Clayton Charter Township, in Genesee County, Michigan, announces its public comment period and public hearing for the new edition of the Clayton Charter Township Master Plan and requests the cooperation of, and comments from, the recipients of this notice. The following local governments, commissions, and utility and transportation agencies/companies are receiving this notice of intent as required by the Michigan Planning Enabling Act:

Flushing Township  
Mt. Morris Township  
Flint Township  
City of Swartz Creek  
Gaines Township  
Village of Lennon  
Vernon Township  
Venice Township

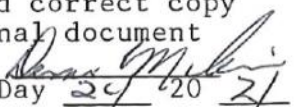
Hazelton Township  
Genesee County Road Commission  
Genesee County Metropolitan Planning  
Commission  
Michigan Department of Transportation  
Flint Mass Transportation Authority  
Consumers Energy  
Central Michigan Railroad

Clayton Charter Township is sending this notice to you for your community's or agency's review and comment for the 2021 edition of Clayton Charter Township Master Plan during the public comment period of August 24, 2021 to October 26, 2021. The Master Plan can be found at [www.claytontownship.org/2021masterplan](http://www.claytontownship.org/2021masterplan). The public hearing will occur at the Clayton Township Hall at the Clayton Township's regularly scheduled Planning Commission meeting on November 23, 2021. Once the plan is adopted, a copy of the adopted plan will be sent as well. It is our intention to provide the plan copies in digital format unless requested otherwise. Please direct any correspondence or questions to:

Planning Commission  
Clayton Charter Township  
2011 S. Morrish Road  
Swartz Creek, MI. 48473  
810-635-4433

  
Kevin DePottey

Charter Township of Clayton  
Planning Commission Chairman  
[www.claytontownship.org](http://www.claytontownship.org) and click on 2021 Master Plan

I hereby certify that this  
is a true and correct copy  
of the original document  
Certified By   
Month 8 Day 27 2021

## Announcements

**Clayton Charter Township**

February 8 · 🌐

CLAYTON CHARTER TOWNSHIP IS UPDATING THE COMMUNITY'S MASTER PLAN AND WE NEED YOUR HELP. THE PURPOSE OF THIS SURVEY IS TO RECEIVE INPUT FROM TOWNSHIP RESIDENTS TO DEVELOP THE OVERALL GOALS, OBJECTIVES AND RECOMMENDATIONS FOR THIS PLAN. ANY PUBLIC MEETING THAT MAY BE HELD THROUGHOUT 2021 WILL BE PURSUANT TO MICHIGAN ACT 228 OF 2020 AND THE CURRENT STATE OF EMERGENCY AS DECLARED BY THE STATE OF MICHIGAN OFFICIALS AND GENESEE COUNTY OFFICIALS. PLEASE COMPLETE THE SURVEY BY WEDNESDAY MARCH 31, 2021 AT THE FOLLOWING LINK :  
<https://www.surveymonkey.com/r/claytonresidents> Your participation and insight is appreciated.

 2

3 Shares

 Like Comment Share

 Write a comment...



Press Enter to post.

**\*\*CLAYTON CHARTER TOWNSHIP IS UPDATING THE COMMUNITY'S MASTER PLAN AND WE NEED YOUR HELP! THE PURPOSE OF THIS SURVEY IS TO RECEIVE INPUT FROM TOWNSHIP RESIDENTS TO DEVELOP THE OVERALL GOALS, OBJECTIVES, AND RECOMMENDATIONS FOR THIS PLAN. PLEASE TAKE THE SURVEY USING THE LINK BELOW. PAPER COPIES OF THE SURVEY ARE AVAILABLE UPON REQUEST AT THE TOWNSHIP OFFICE...PLEASE COMPLETE THE SURVEY BY MARCH 31, 2021\*\***

**<https://www.surveymonkey.com/r/ClaytonResidents>**



## Clayton Charter Township

@Claytonchartertownship · Government Organization

Send Message

Home About Events Videos More

Like

Search

More

### About

See All

Welcome to the Clayton Charter Township Facebook Page. Please check here for local updates and community information.

129 people like this

140 people follow this

<http://www.claytontownship.org/>

(810) 635-4433

Typically replies within an hour  
Send Message

[supervisor@claytontownship.org](mailto:supervisor@claytontownship.org)

Government Organization · Public & Government Service



Clayton Charter Township added an event.

March 5 at 6:38 AM ·

WED, MAR 17 AT 5 PM EDT

Virtual Open House - Clayton Township 2021 Master Plan Update

Interested

Like

Comment

Share



Clayton Charter Township added an event.

March 5 at 6:35 AM ·

TUE, MAR 16 AT 1 PM EDT

Virtual Open House - Updates to 2021 Proposed Clayton Township Master Plan

Interested

1 person going

Like

Comment

Share

Please join us for a Virtual Open House regarding the 2021 Clayton Charter Township Master Plan update. Residents are welcome to attend either session by using the Zoom link below or dial in by phone. Each virtual open house session will be identical. A representative from the Genesee County Metropolitan Planning Commission (GCMPC) will be sharing details about the Master Plan update process and timeline, current Township statistics, as well as recording public feedback. All comments received will be recorded for inclusion in the Master Plan development documentation.

### When:

March 16, 2021 1:00 – 2:00 p.m.

March 17, 2021 5:00 – 6:00 p.m.

### Join Zoom Meeting


<https://geneseecountymi.zoom.us/j/95275903035?pwd=ckl1QjRMSk9lL1hQUk92RlVmUT09>

### Dial by Phone

(312) 626-6799

Meeting ID: 952 7590 3035

Passcode: 782291#



Clayton Charter Township  
@Claytonchartertownship

- Home
- About
- Posts
- Events
- Photos
- Community

Create a Page

Like Share Suggest Edits ...

ALSO REMIND RESIDENTS TO PUT YOUR CARTS AND YARD WASTE TO THE CURB THE NIGHT BEFORE OUR SERVICE DAY. REPUBLIC CREWS START EARLY AND AT DIFFERENT POINTS WITHIN THE TOWNSHIP. WE HAVE NOTICED NUMEROUS LATE SETS OF CARTS TO THE CURB AFTER THEY HAVE ALREADY BEEN THRU THE AREA. YOUR HELP IS GREATLY APPRECIATED WITH THIS ISSUE.


9

2 Shares

Like

Comment


Share



Clayton Charter Township

August 24 at 9:48 AM

Clayton Charter Township is sending this notice to you for your community's or agency's review and comment for the 2021 edition of Clayton Charter Township Master Plan during the public comment period of August 24, 2021 to October 26, 2021. The Master Plan can be found at: [www.claytontownship.org](http://www.claytontownship.org). Scroll down to 2021 Master Plan. The public hearing will occur at the Clayton Township Hall at the regularly scheduled Planning Commission meeting on November 23, 2021. Once the plan is adopted, a copy of the adopted plan will be sent as well. It is our intention to provide the plan copies in digital format unless requested otherwise. Please direct any questions or correspondence to: Planning Commission, Clayton Charter Township, 2011 S. Morrish Rd Swartz Creek, MI 48473, 810-635-4433



CLAYTONTOWNSHIP.ORG

500 - INTERNAL SERVER ERROR

500 errors usually mean that the server has encountered an unexpected condition that prevented it from fulfilling the request made by the client. This is a general error class returned by a

Like

Comment

Share

Send Message

Community

See All

207 people like this

228 people follow this

About

See All

2011 S. Morrish Road  
Swartz Creek, MI, MI 48473  
(810) 635-4433

Contact Clayton Charter Township on Messenger

[www.claytontownship.org](http://www.claytontownship.org)

Government Organization · Public & Government Service

Price Range Not Applicable

Impressum

Page Transparency

See More

Facebook is showing information to help you better understand the purpose of a Page. See actions taken by the people who manage and post content.


Page created · July 22, 2020

People

>

207 likes

Related Pages



Swartz Creek Girls Youth Softbal...  
Sports League

**\*\*PLEASE CLICK ON THE LINKS BELOW TO VIEW THE 2021 DRAFT MASTER PLAN AND THE NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING DATE FOR THE CLAYTON TOWNSHIP MASTER PLAN....HARD COPIES OF THE 2021 DRAFT MASTER PLAN ARE AVAILABLE AT THE CLAYTON TOWNSHIP HALL, 2011 S. MORRISH ROAD, SWARTZ CREEK, MI 48473\*\***

**2021 MASTER PLAN**

**NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING DATE FOR THE CLAYTON TOWNSHIP MASTER PLAN**

47

Ad Content Proof

**PUBLIC NOTICE  
REGARDING THE CLAYTON  
TOWNSHIP MASTER PLAN**  
PLEASE TAKE NOTICE that Clayton Charter Township, in Genesee County, Michigan, announces its public comment period and public hearing for the new edition of Clayton Charter Township Master Plan and requests the cooperation of, and comments from, the recipients of this notice. The public comment period will run from August 24, 2021 to October 26, 2021.

To view a copy of the Master Plan, please visit our website at [www.claytontownship.org](http://www.claytontownship.org) or go to the Clayton Township Hall, 2011 S. Morrish Road, Swartz Creek, MI 48473 with business hours of Monday-Thursday 8:00 a.m. - 5:00 p.m. to borrow, read, or copy the Master Plan. Be sure to follow us on our Clayton Charter Township Facebook page for updates. Please direct any correspondence or questions to: Planning Commission, Clayton Charter Township, 2011 S. Morrish Road, Swartz Creek, MI 48473, 810-635-4433, [kyoumans@claytontownship.org](mailto:kyoumans@claytontownship.org).

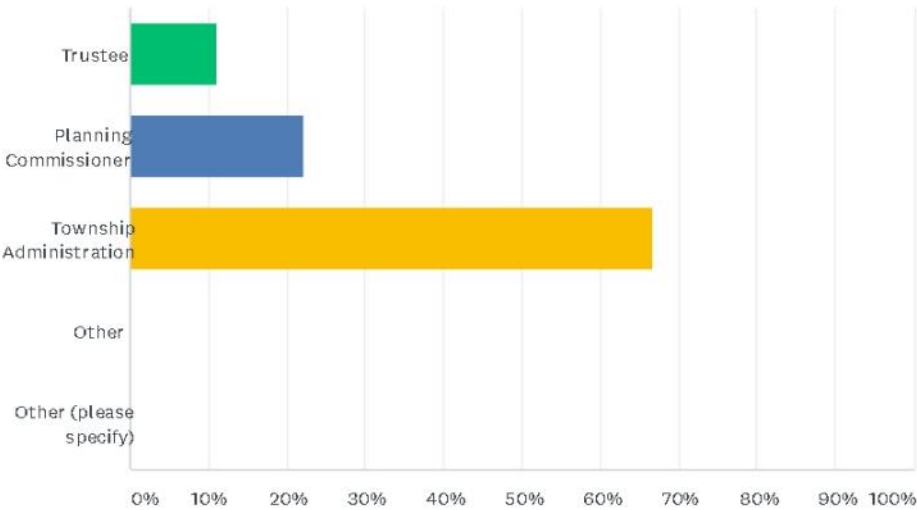
**PLEASE TAKE ADDITIONAL  
NOTICE** The public hearing regarding the 2021 edition of the Clayton Charter Township Master Plan will occur at the Clayton Township Hall at the Clayton Township's regularly scheduled Planning Commission meeting on November 23, 2021.

# Survey Results

## Clayton Charter Township Master Plan Update: Leadership Survey

### Q1 Which of the following best describes your role at Clayton Township?

Answered: 9    Skipped: 0



ANSWER CHOICES	RESPONSES	
Trustee	11.11%	1
Planning Commissioner	22.22%	2
Township Administration	66.67%	6
Other	0.00%	0
Other (please specify)	0.00%	0
TOTAL		9

## Q2 In your opinion, what are the top five assets in Clayton Township?

Answered: 9 Skipped: 0

Asset 1	Asset 2	Asset 3	Asset 4	Asset 5
.	.	.	.	.
rural living	roads	recreation - hunting, hiking, biking	property values	.
residents	infrastructure	police department	fire department	.
fertile farmland, woodlands	good groundwater	interstate & state highways	creeks, drains & wetlands	high ration of open space to population
agriculture	rural setting	access to major freeways	school systems (3)	emergency services
local home feeling - closeness	close nit community	roads	fire department	transparency
roads	farmland	green space	major highways	.
police dept.	fire dept.	residents	roads	farmland
semi rural setting	access to highways, accessibility to other places	fresh open spaces	generally good roads	open communication with township offices

### Q3 What is the most unique thing about Clayton Township?

Answered: 9 Skipped: 0

Open-Ended Response
.
lack of commercial business
rural setting in an urban environment
semi-rural setting that is close to about anything one would need or want (hospitals, shopping, recreation, air-ports, highways to Florida, up north, Lansing, Canada, etc.
rural setting
very close community
amount of farmland. 2nd in County?
.
country living close to suburban

**Q4 Based on your personal experience, what do you feel are the three most important issues or concerns facing Clayton Township and its residents today?**

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
A	100.00%	9
B	100.00%	9
C	100.00%	9

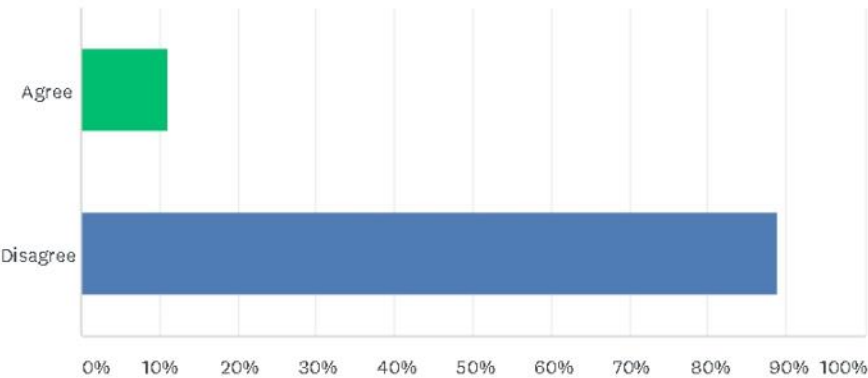
Q5 Are there any zoning issues in the Township that should be addressed?  
If so, please describe:

Answered: 2    Skipped: 7

Open-Ended Response
.
.
.
.
.
.
.
.
dilapidated barns/buildings not being taken care - selective enforcement of some of those buildings. There is a house and other buildings on Bristol Road that have not been taken care of, but complaints have been made.

Q6 Blight is a common concern by Township residents

Answered: 9    Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	11.11%	1
Disagree	88.89%	8
TOTAL		9

Q7 Sometimes issues or problems cross jurisdictional boundaries. Do you see what's happening in any neighboring communities affecting yours? If so, what are some of those issues or problems?

Answered: 3   Skipped: 6

Open-Ended Response
.
.
.
.
.
.
.
.
Crime is neighboring areas easing itself into our community

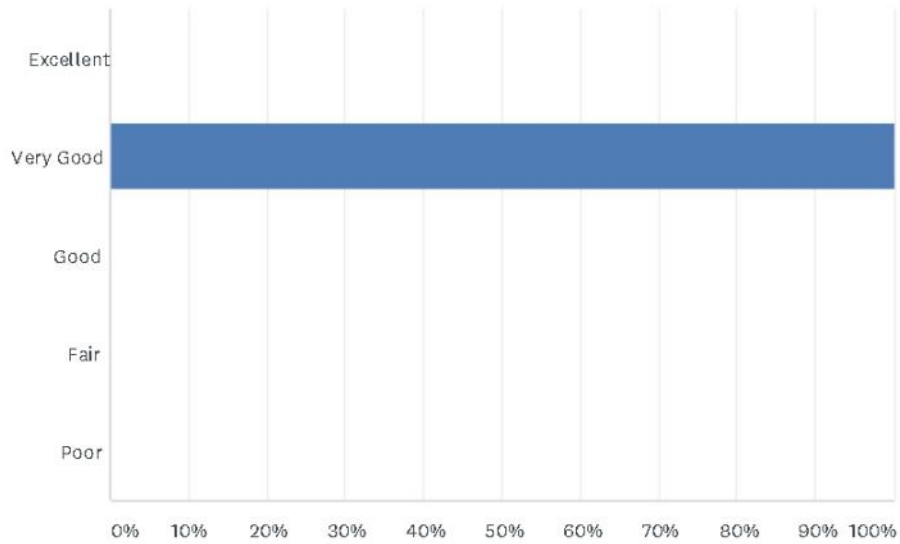
## Q8 In what ways would you like the Township to collaborate with other local communities or the County?

Answered: 9 Skipped: 0

Open-Ended Response
.
.
.
.
.
.
.
.
Meet with Swartz Creek city council to discuss future of fire department and expenses related to shared roads.

## Q9 From your perspective, the current quality of life in Clayton Township is:

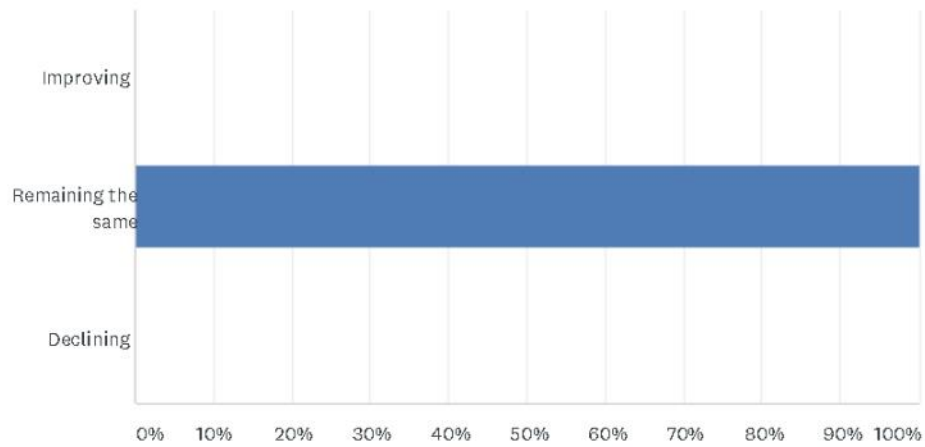
Answered: 9 Skipped: 0



ANSWER CHOICES		Location	RESPONSES	
Excellent			0.00%	0
Very Good			100.00%	9
Good			0.00%	0
Fair			0.00%	0
Poor			0.00%	0
TOTAL				9

## Q10 I believe the quality of life in the Township is:

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Improving	0.00%	0
Remaining the same	100.00%	9
Declining	0.00%	0
TOTAL		9

## Q11 In your mind, what are the top three things that make a good community?

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Top Characteristic 1	100.00%	9
Top Characteristic 2	100.00%	9
Top Characteristic 3	100.00%	9

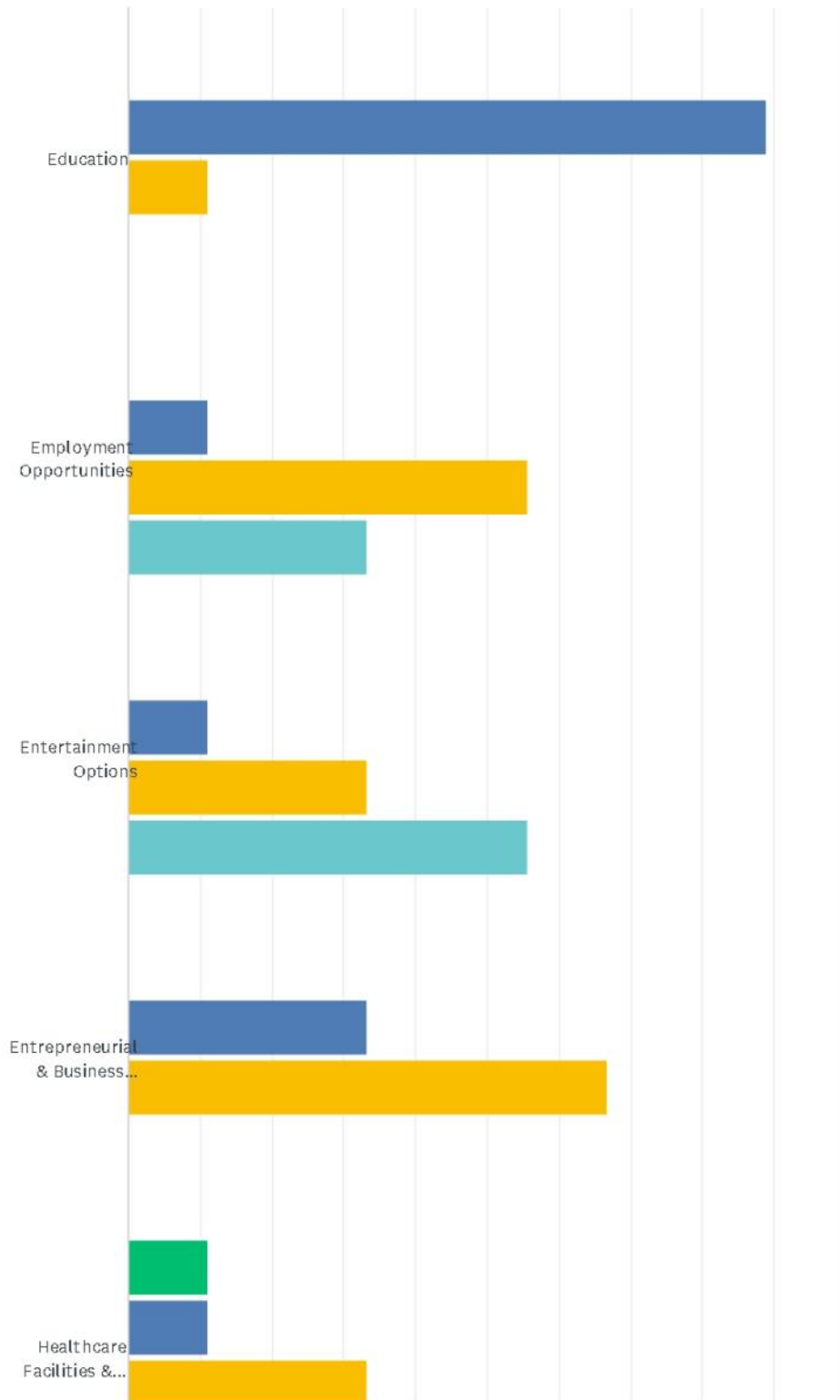
## Q12 What are a few words or phrases that describe Clayton Township?

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
A	100.00%	9
B	88.89%	8
C	77.78%	7

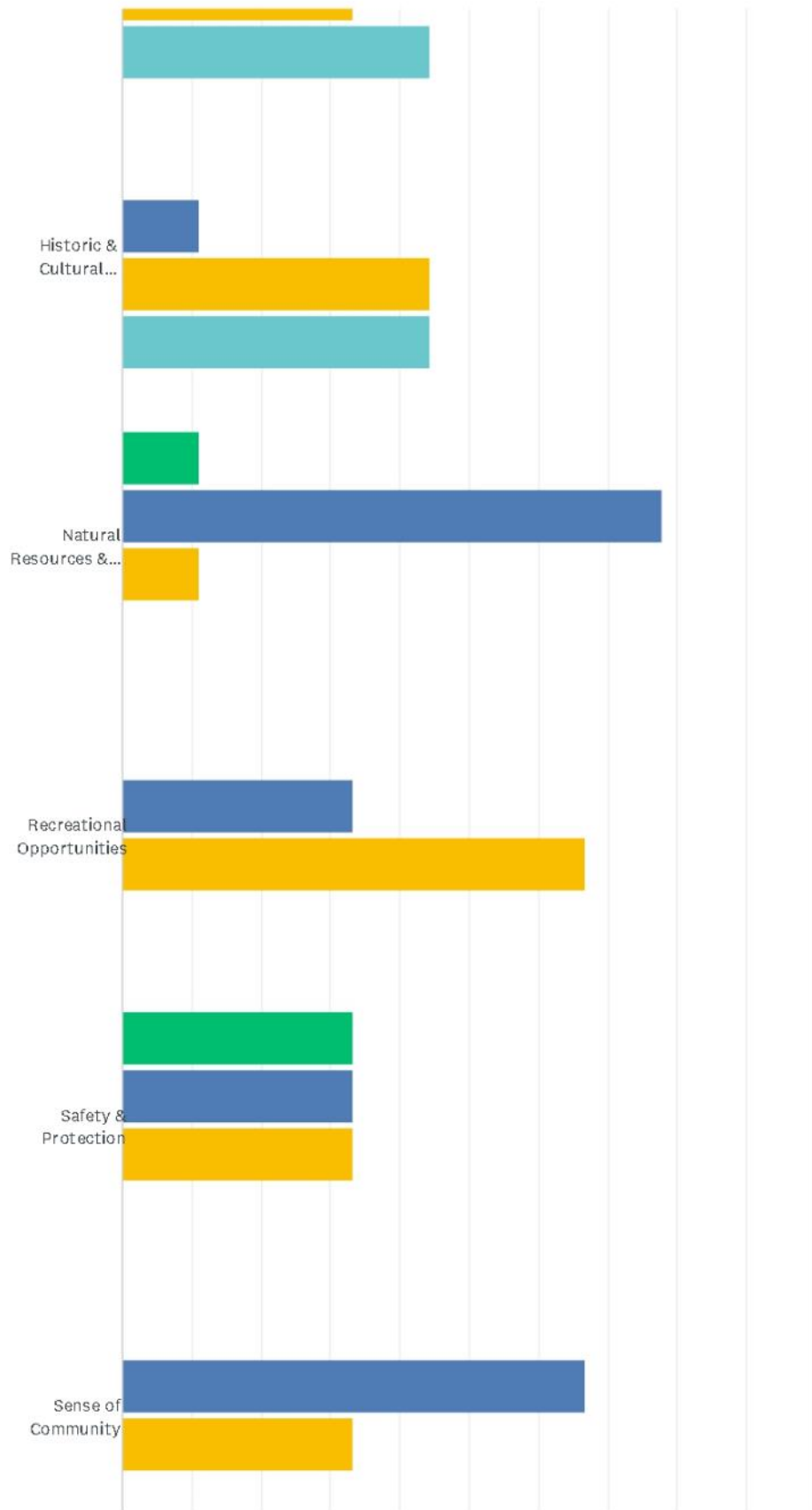
### Q13 How would you rate Clayton Township in the following characteristics?

Answered: 9 Skipped: 0

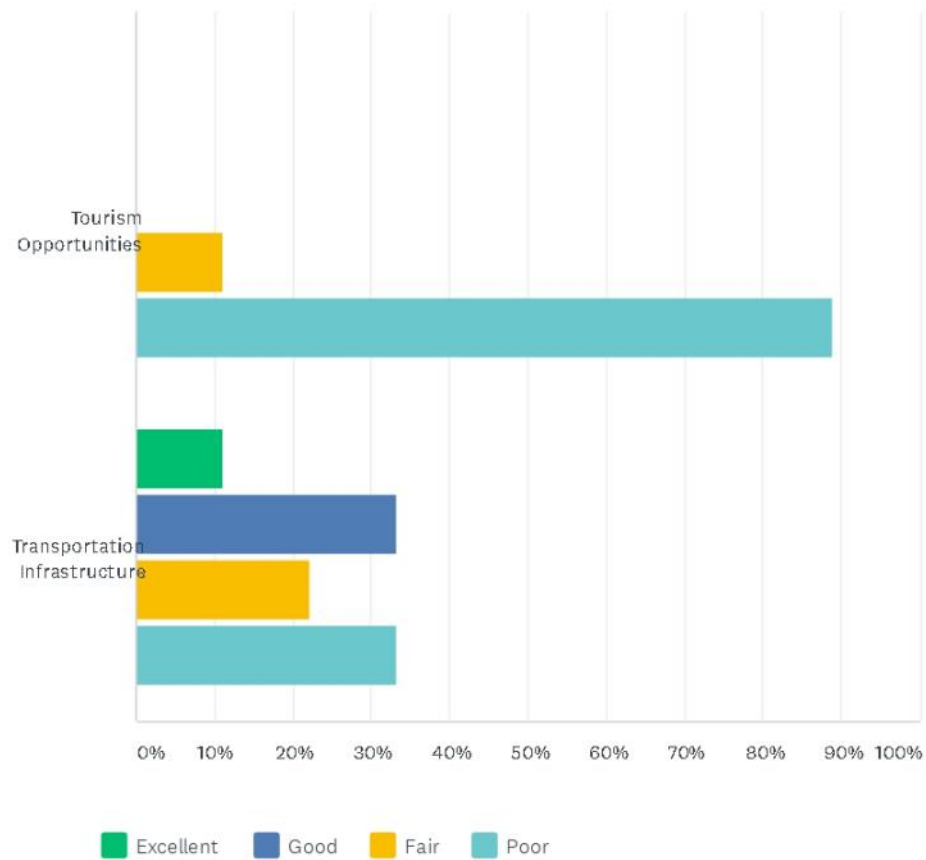


13 / 33

# Clayton Charter Township Master Plan Update: Leadership Survey



### Clayton Charter Township Master Plan Update: Leadership Survey

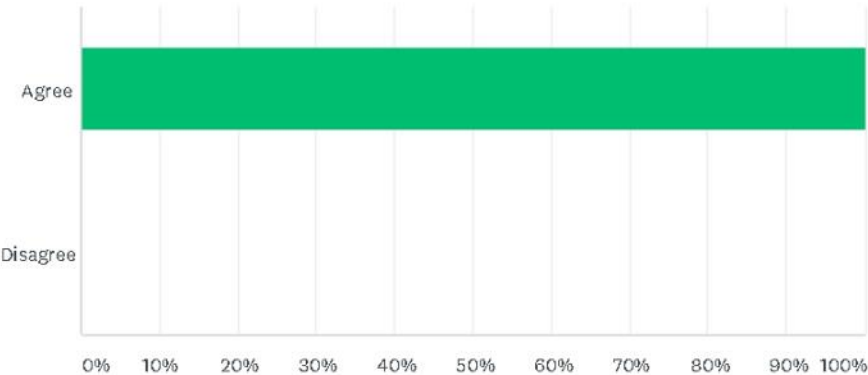


# Clayton Charter Township Master Plan Update: Leadership Survey

	EXCELLENT	GOOD	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Education	0.00% 0	88.89% 8	11.11% 1	0.00% 0	9	2.11
Employment Opportunities	0.00% 0	11.11% 1	55.56% 5	33.33% 3	9	3.22
Entertainment Options	0.00% 0	11.11% 1	33.33% 3	55.56% 5	9	3.44
Entrepreneurial & Business Support	0.00% 0	33.33% 3	66.67% 6	0.00% 0	9	2.67
Healthcare Facilities & Services	11.11% 1	11.11% 1	33.33% 3	44.44% 4	9	3.11
Historic & Cultural Attractions	0.00% 0	11.11% 1	44.44% 4	44.44% 4	9	3.33
Natural Resources & Beauty	11.11% 1	77.78% 7	11.11% 1	0.00% 0	9	2.00
Recreational Opportunities	0.00% 0	33.33% 3	66.67% 6	0.00% 0	9	2.67
Safety & Protection	33.33% 3	33.33% 3	33.33% 3	0.00% 0	9	2.00
Sense of Community	0.00% 0	66.67% 6	33.33% 3	0.00% 0	9	2.33
Tourism Opportunities	0.00% 0	0.00% 0	11.11% 1	88.89% 8	9	3.89
Transportation Infrastructure	11.11% 1	33.33% 3	22.22% 2	33.33% 3	9	2.78

Q14 The Township's Future Land Use Plan and it's recommendations adequately meets the needs of the community

Answered: 9 Skipped: 0



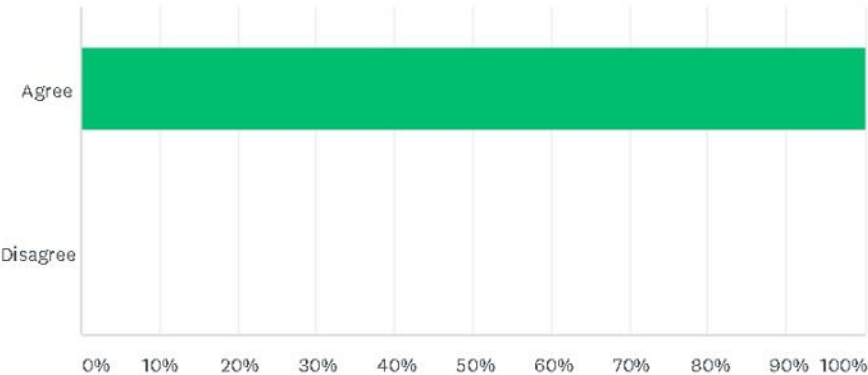
ANSWER CHOICES		RESPONSES	
Agree		100.00%	9
Disagree		0.00%	0
TOTAL	Location		9

Q15 If you answered "disagree" to the previous question, please explain why:

Answered: 0   Skipped: 9

Q16 There are diverse housing opportunities available in Clayton Township  
(entry level, low & moderate income, retiree, etc.)

Answered: 9    Skipped: 0



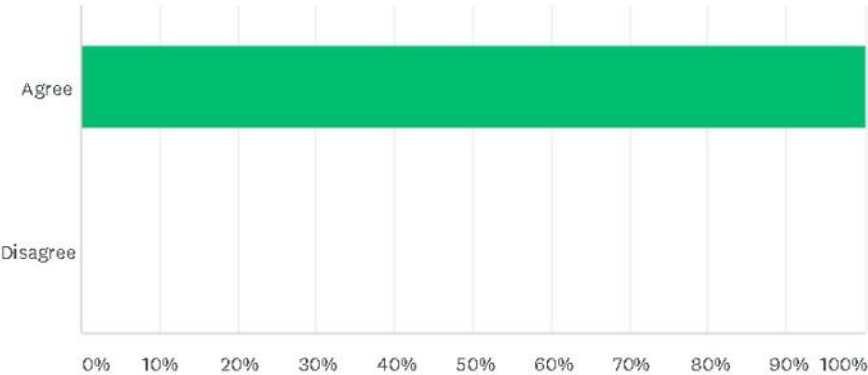
ANSWER CHOICES		RESPONSES	
Agree		100.00%	9
Disagree		0.00%	0
TOTAL	Location		9

Q17 If you answered "disagree" to the previous question, please explain why:

Answered: 0   Skipped: 9

Q18 I believe that preserving farmland in Clayton Township is important.

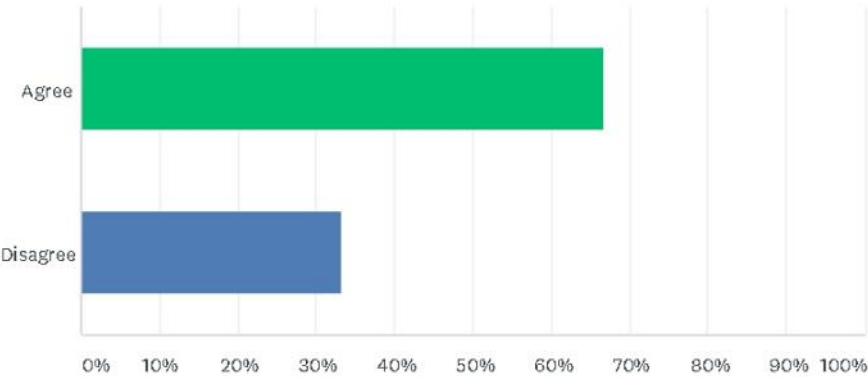
Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	100.00%	9
Disagree	0.00%	0
TOTAL		9

Q19 Potential commercial development has a sufficient number of sites to choose from within the Township

Answered: 9    Skipped: 0



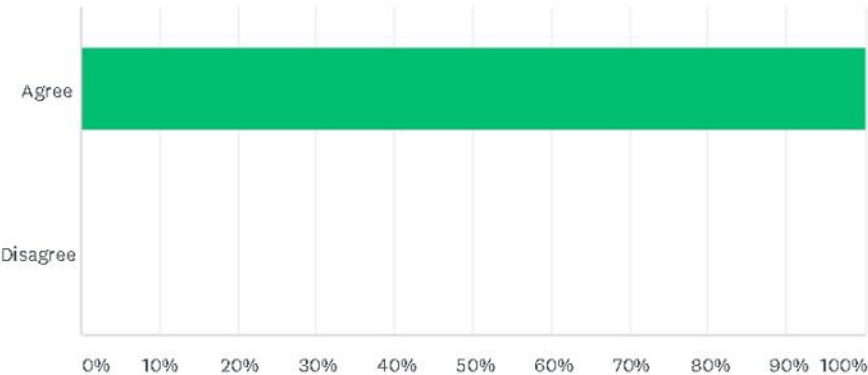
ANSWER CHOICES		RESPONSES	
Agree		66.67%	6
Disagree		33.33%	3
TOTAL	Location		9

Q20 If you answered "disagree" to the previous question, please explain why:

Answered: 0   Skipped: 9

Q21 I would like to see the Township's population stay about the same as it is now at around 7,339 people.

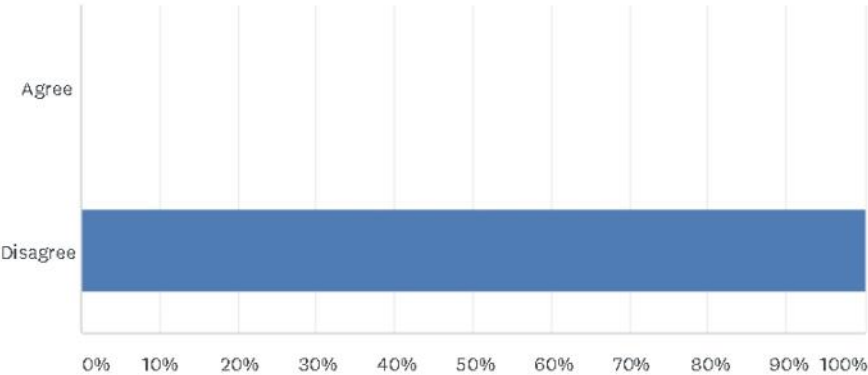
Answered: 9    Skipped: 0



ANSWER CHOICES		RESPONSES	
Agree		100.00%	9
Disagree		0.00%	0
TOTAL	Location		9

Q22 I would like to see significant population growth in Clayton Township

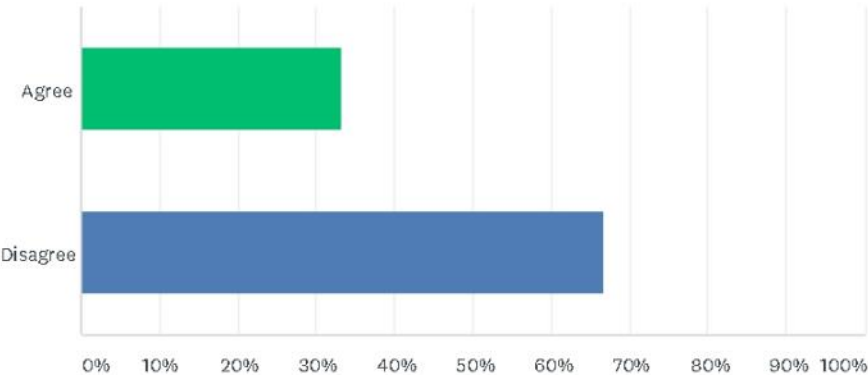
Answered: 9    Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	0.00%	0
Disagree	100.00%	9
TOTAL		9

Q23 Clayton Township has adequate recreational opportunities for residents

Answered: 9    Skipped: 0



ANSWER CHOICES		RESPONSES	
Agree		33.33%	3
Disagree		66.67%	6
TOTAL	Location		9

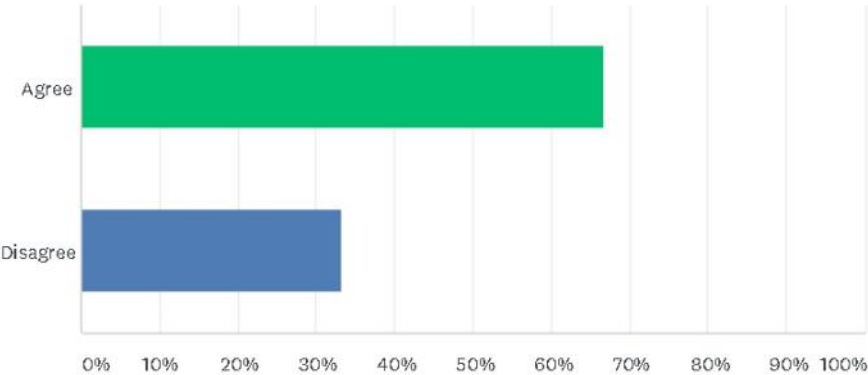
Q24 If you answered "disagree" to the previous question, please explain why:

Answered: 3 Skipped: 6

Open-Ended Response
unaware of any. Where? What?
.
other than hunting, which is only on private land, name one recreational opportunity
.
.
.
.
.
biking trails would be nice - can we connect to the one in Flint Township?

Q25 I am willing to fund new park facilities for Township residents to enjoy

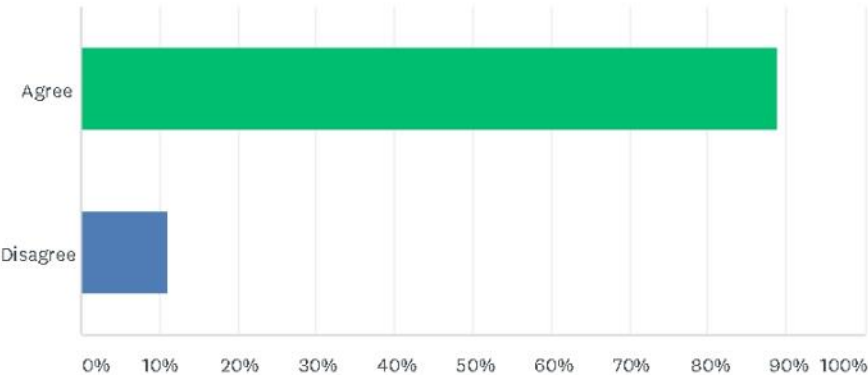
Answered: 9    Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	66.67%	6
Disagree	33.33%	3
TOTAL		9

Q26 The Primary Objectives listed in the current Clayton Township Master Plan are still very much relevant today

Answered: 9    Skipped: 0



ANSWER CHOICES		RESPONSES	
Agree		88.89%	8
Disagree		11.11%	1
TOTAL	Location		9

## Q27 Describe your vision for the future of Clayton Township. Where would you like to see the Township in 15-20 years?

Answered: 9 Skipped: 0

Open-Ended Response
encourage younger community involvement. especially in elected positions
more manufacturing opportunities to provide jobs
more commercial opportunities
that it will maintain its semi-rural character with suburban sprawl stopped, or at least greatly reduced
improved infrastructure, more small business, park
same with added sewer and water infrastructure
I would like to see more commercial - industrial park
food places
a park, bike paths that do not go along major roads - for safety,

**Q28 Do you have any additional comments related to community issues, assets, and/or resources in Clayton Township? If yes, please comment below:**

Answered: 3 Skipped: 6

Open-Ended Response
Perhaps sponsored community event. Get to know us and what we offer. Utilizing local parks, businesses, charity events, etc.
.
.
regarding our sense of community: we have four zip codes, three school districts, three different telephone exchanges, and four different mailing addresses that make sense of community a challenge
.
more sewer and water
.
.
.

**Q29 Please provide any other ideas, suggestions, or concerns you feel should be addressed in the update of the Clayton Township Master Plan:**

Answered: 5 Skipped: 4

Open-Ended Response
look into an electronic message board for another communication mechanism. Replace the antiquated outdoor bulletin board or in addition to
.
need to increase utility access (water and sewer) to promote more residential and commercial ventures
the problem of localized flooding numerous times in the last ten years in areas of the township. Ensuring that marijuana growers don't destroy the fabric of the township
.
more safety thru the road commission
.
.
looking at ordinances to see if they are appropriate or being enforced - if not enforced, should they be enforced or changed?

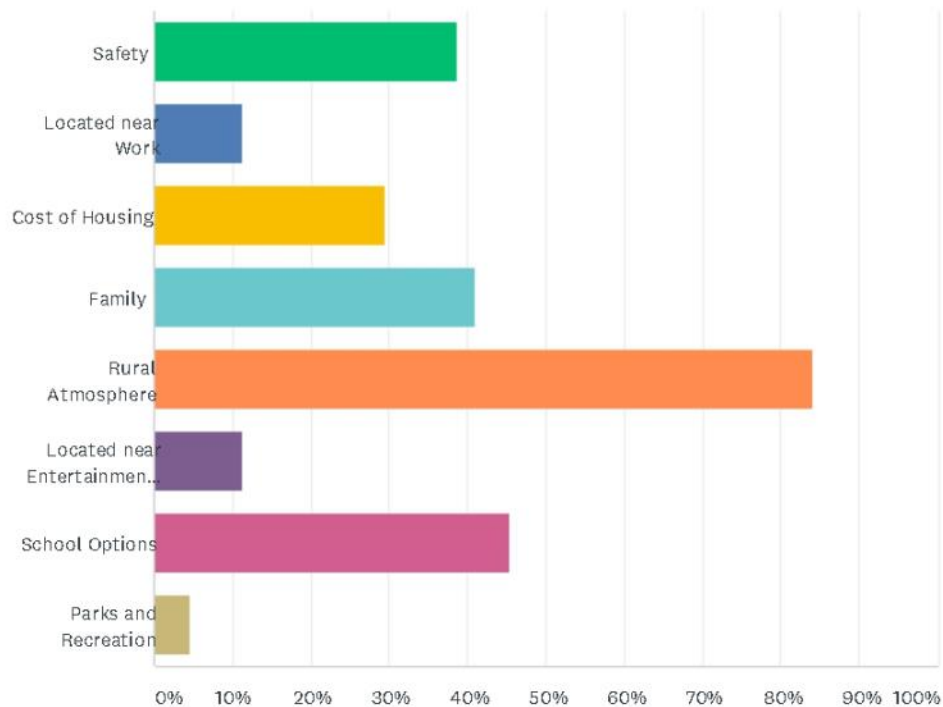
**Q30 Please leave your contact information if you would like to further discuss the development of the 2021 Clayton Charter Township Master Plan with a staff member at GCMPC**

Answered: 0 Skipped: 9

ANSWER CHOICES	RESPONSES
Name	0.00% 0
Company	0.00% 0
Address	0.00% 0
Address 2	0.00% 0
City/Town	0.00% 0
State/Province	0.00% 0
ZIP/Postal Code	0.00% 0
Country	0.00% 0
Email Address	0.00% 0
Phone Number	0.00% 0

## Q1 Please select the top 3 reasons you chose to live in your neighborhood?

Answered: 44 Skipped: 1



ANSWER CHOICES		RESPONSES	
Safety		38.64%	17
Located near Work		11.36%	5
Cost of Housing		29.55%	13
Family		40.91%	18
Rural Atmosphere		84.09%	37
Located near Entertainment / Restaurants / Shopping		11.36%	5
School Options		45.45%	20
Parks and Recreation		4.55%	2
Total Respondents: 44			

#	OTHER (PLEASE SPECIFY)	DATE
1	Lower Taxes and nice safe neighborhood	2/13/2021 3:37 PM
2	Farming Community	2/10/2021 8:45 PM
3	At one time it was low taxes also!	2/9/2021 6:44 AM



## Q2 What is the most unique thing about Clayton Township?

Answered: 45 Skipped: 0

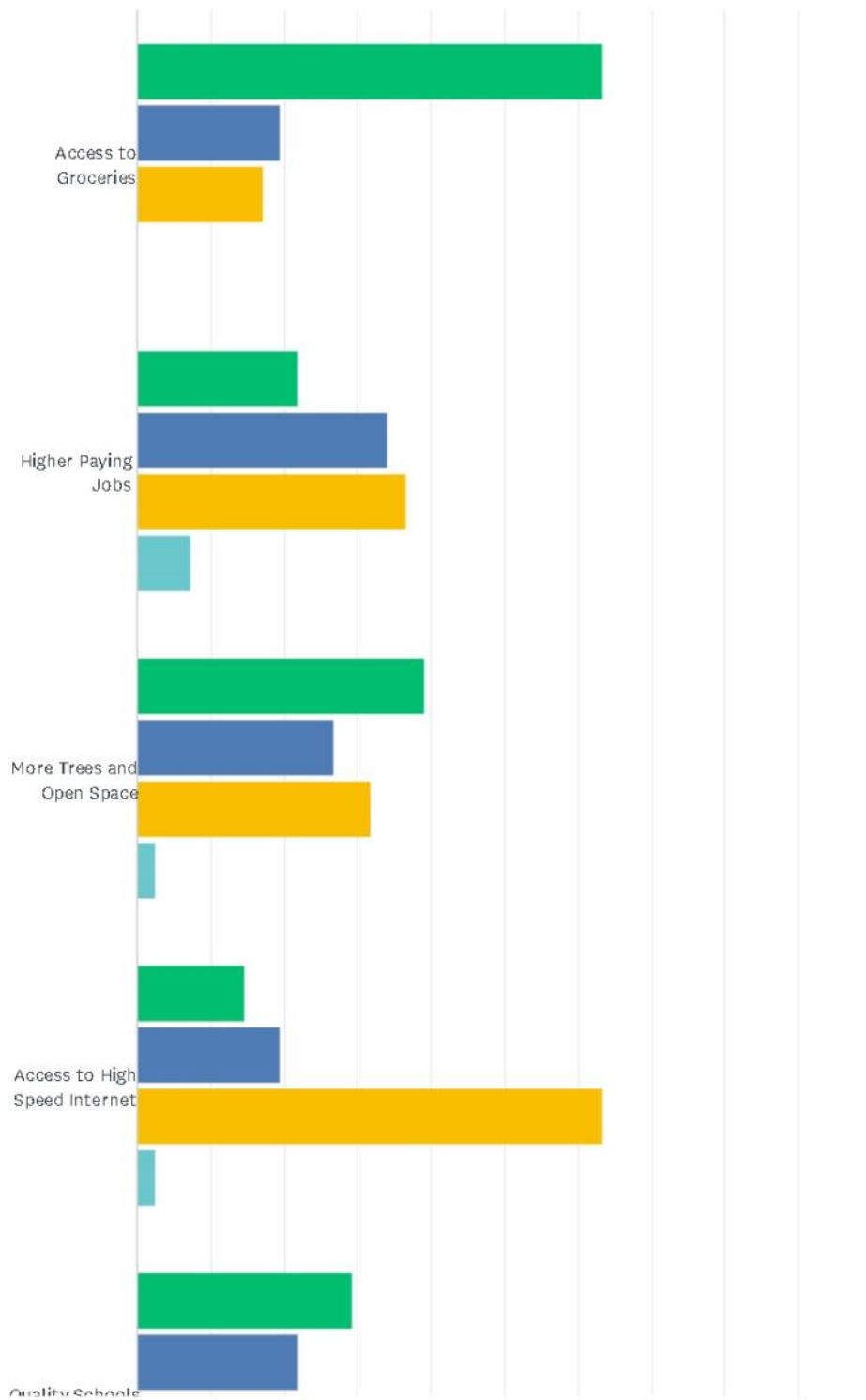
#	RESPONSES	DATE
1	Country feel while being close to everything	3/30/2021 4:43 PM
2	Low taxes and quality school district.	3/24/2021 6:20 PM
3	Friendly neighbors	3/17/2021 11:37 AM
4	Close to all shopping, but farm living.	2/18/2021 8:49 AM
5	Safe and Quiet	2/14/2021 11:47 AM
6	I would have to say the rural feel, but still close to everything you need. I also am grateful for the presence of our police officers ☹️ they patrol our neighborhood several times a day. I've never had that in any neighborhood I've lived in.	2/13/2021 3:37 PM
7	Quiet	2/11/2021 11:37 AM
8	Country feel, but proximity to the city of Flushing.	2/10/2021 10:29 PM
9	Two good school districts, close to the highway	2/10/2021 9:20 PM
10	Agriculture	2/10/2021 9:17 PM
11	Not much to offer but two good schools, near the highway, and near flint township for the big stores.	2/10/2021 9:09 PM
12	Country atmosphere while being close to nice communities	2/10/2021 9:01 PM
13	Nothing unique about it.	2/10/2021 8:45 PM
14	Rural but close to major highway so can quickly get to highway for work or for other outings.	2/10/2021 9:58 AM
15	Rural atmosphere	2/10/2021 5:22 AM
16	Tight knit with Swartz Creek while still feeling separate	2/9/2021 10:23 AM
17	Proximity to local areas.	2/9/2021 9:59 AM
18	peaceful country atmosphere.	2/9/2021 6:44 AM
19	Country atmosphere	2/9/2021 6:43 AM
20	Rural feeling, yet close to town.	2/8/2021 6:26 PM
21	Somewhat rural, yet close to amenities	2/8/2021 6:25 PM
22	It's a quiet area	2/8/2021 6:25 PM
23	I like that it's somewhat rural but also so close to so much	2/8/2021 6:10 PM
24	Has a rural setting, but so close to city events/activities.	2/8/2021 5:56 PM
25	Farm land	2/8/2021 3:36 PM
26	It's so large it covers two towns and school districts	2/8/2021 2:46 PM
27	Rural while still being close	2/8/2021 2:03 PM
28	Near major freeways	2/8/2021 1:40 PM
29	The Hidden Creek neighborhood never gets plowed. And when the trucks do show they don't drop the plow or turn on the salt.	2/8/2021 1:35 PM
30	...not sure about unique...I've just been here all my life. It's home.	2/8/2021 1:27 PM

## Resident Survey: Clayton Charter Township Master Plan Update

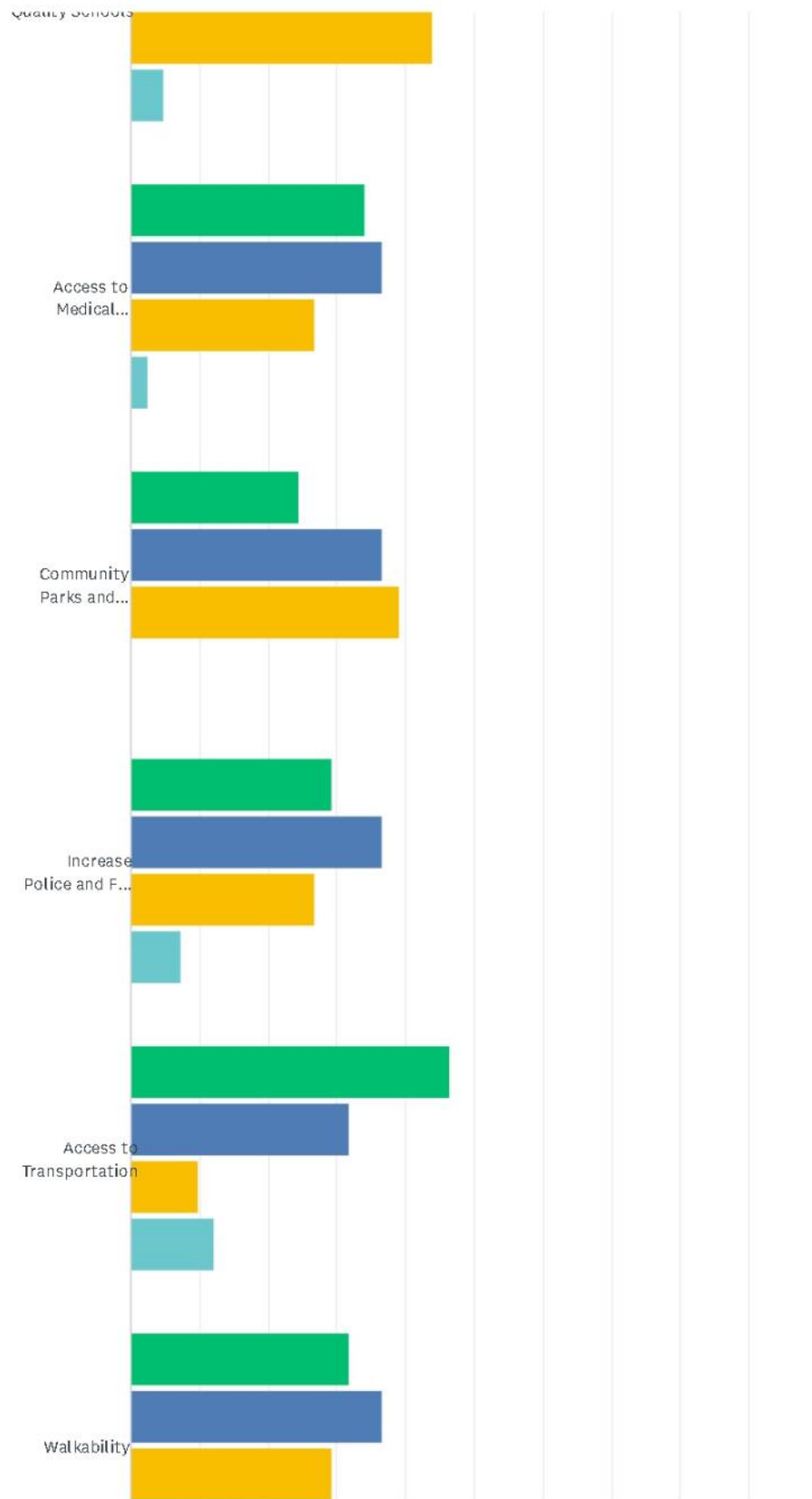
31	Its proximity to the river	2/8/2021 12:12 PM
32	The many communities it ties into.	2/8/2021 11:52 AM
33	Wildlife	2/8/2021 11:40 AM
34	Rural, yet near everything needed.	2/7/2021 12:14 PM
35	Love country living.	2/3/2021 12:29 PM
36	The variable life styles and the compatibility within	1/29/2021 4:44 PM
37	Rural	1/29/2021 1:20 PM
38	Living in Clayton Township is a good combination of rural living and a good location for shopping and restaurants.	1/15/2021 10:34 PM
39	Location	1/12/2021 2:42 AM
40	Small community.	1/10/2021 8:10 AM
41	Small town feel	1/4/2021 1:27 PM
42	centered in rural and businesses	1/4/2021 1:05 PM
43	Close to the city with a rural feel.	1/4/2021 7:50 AM
44	rural atmosphere	12/21/2020 8:36 AM
45	All the rural areas and close to almost anything	12/17/2020 1:12 PM

### Q3 How would you rate the need for the following Quality of Life improvements in your neighborhood?

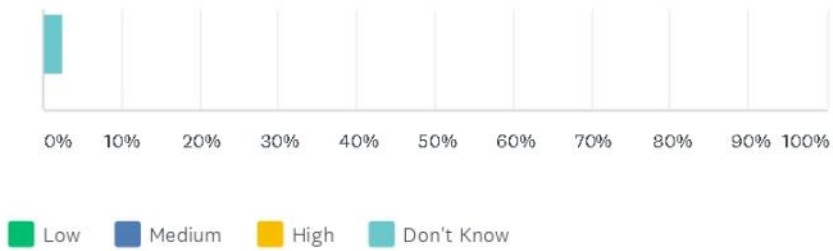
Answered: 41 Skipped: 4



## Resident Survey: Clayton Charter Township Master Plan Update



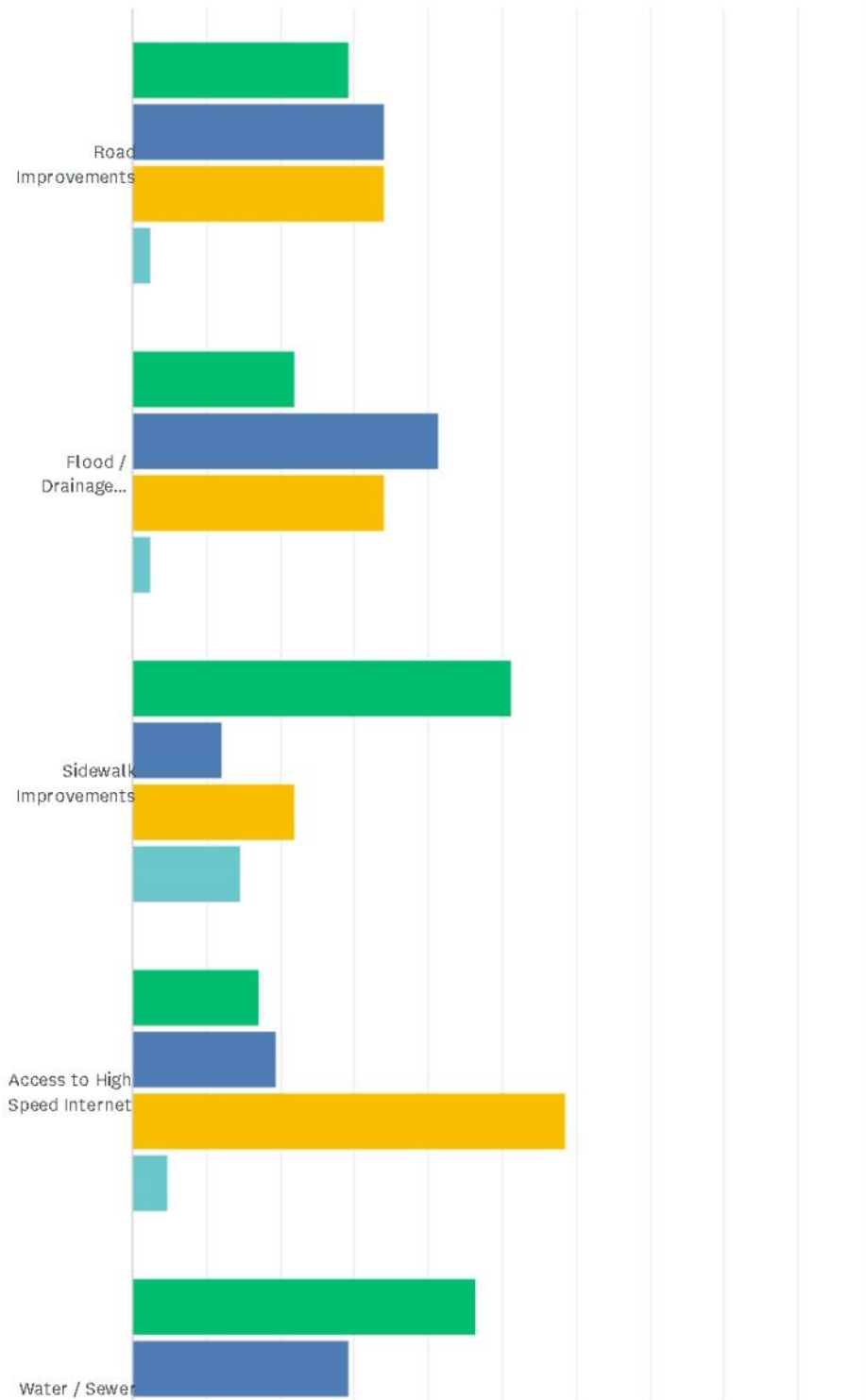
## Resident Survey: Clayton Charter Township Master Plan Update



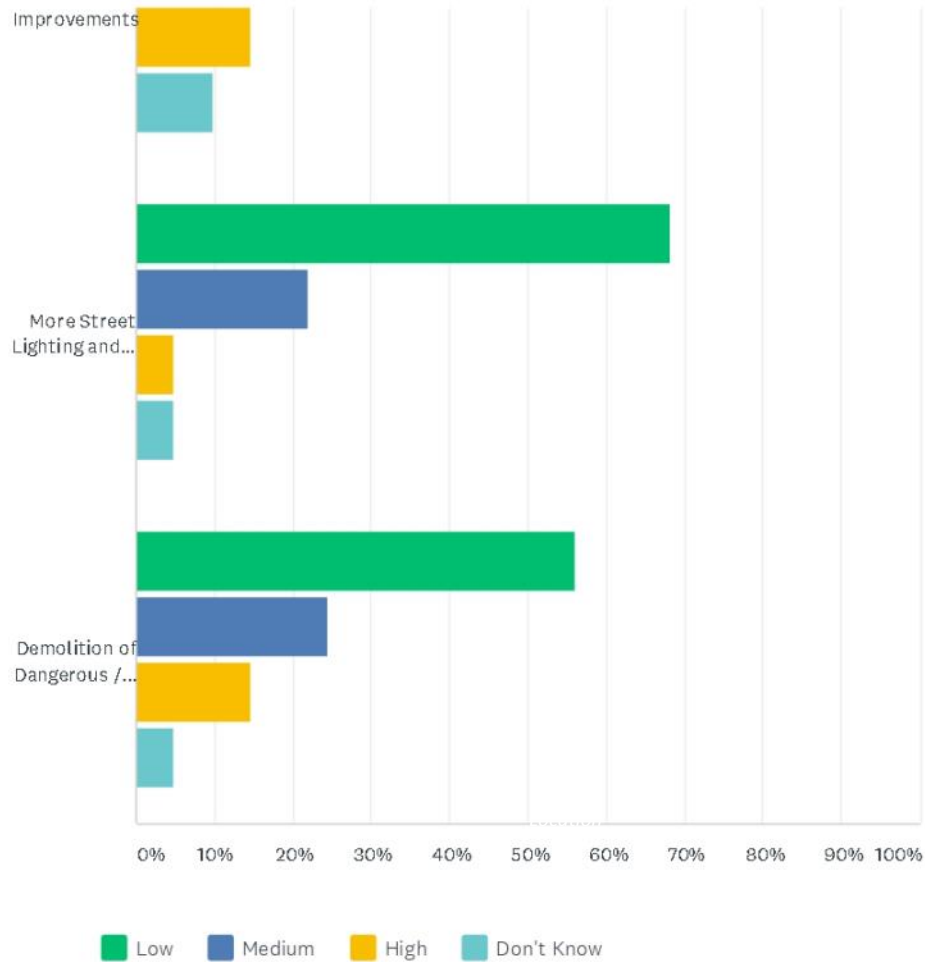
	LOW	MEDIUM	HIGH	DON'T KNOW	TOTAL
Access to Groceries	63.41% 26	19.51% 8	17.07% 7	0.00% 0	41
Higher Paying Jobs	21.95% 9	34.15% 14	36.59% 15	7.32% 3	41
More Trees and Open Space	39.02% 16	26.83% 11	31.71% 13	2.44% 1	41
Access to High Speed Internet	14.63% 6	19.51% 8	63.41% 26	2.44% 1	41
Quality Schools	29.27% 12	21.95% 9	43.90% 18	4.88% 2	41
Access to Medical Services	34.15% 14	36.59% 15	26.83% 11	2.44% 1	41
Community Parks and Recreation	24.39% 10	36.59% 15	39.02% 16	0.00% 0	41
Increase Police and Fire Services	29.27% 12	36.59% 15	26.83% 11	7.32% 3	41
Access to Transportation	46.34% 19	31.71% 13	9.76% 4	12.20% 5	41
Walkability	31.71% 13	36.59% 15	29.27% 12	2.44% 1	41

## Q4 How would you rate the need for the following Infrastructure improvements in your neighborhood?

Answered: 41 Skipped: 4



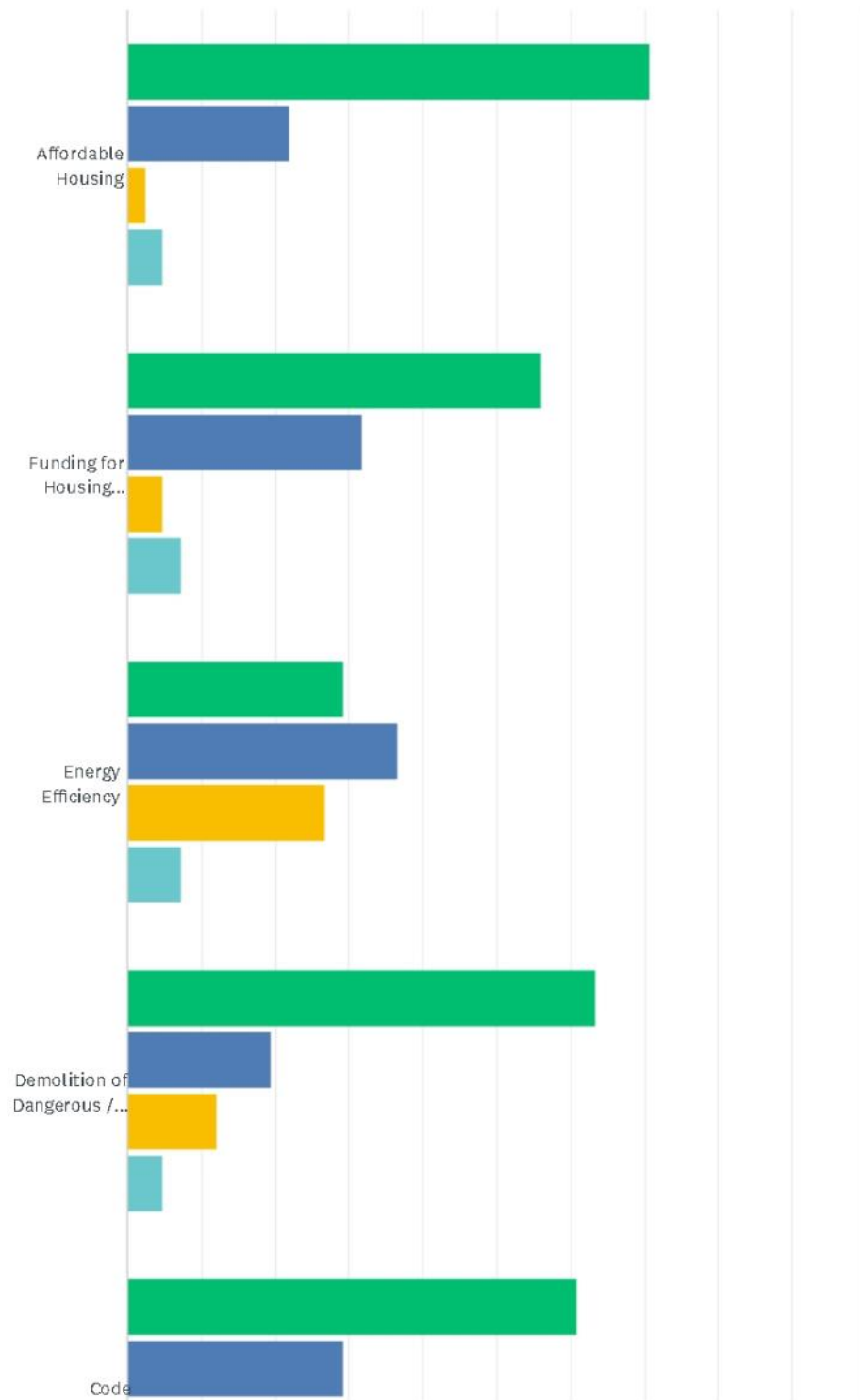
## Resident Survey: Clayton Charter Township Master Plan Update



	LOW	MEDIUM	HIGH	DON'T KNOW	TOTAL
Road Improvements	29.27% 12	34.15% 14	34.15% 14	2.44% 1	41
Flood / Drainage Improvements	21.95% 9	41.46% 17	34.15% 14	2.44% 1	41
Sidewalk Improvements	51.22% 21	12.20% 5	21.95% 9	14.63% 6	41
Access to High Speed Internet	17.07% 7	19.51% 8	58.54% 24	4.88% 2	41
Water / Sewer Improvements	46.34% 19	29.27% 12	14.63% 6	9.76% 4	41
More Street Lighting and Benches	68.29% 28	21.95% 9	4.88% 2	4.88% 2	41
Demolition of Dangerous / Vacant Buildings	56.10% 23	24.39% 10	14.63% 6	4.88% 2	41

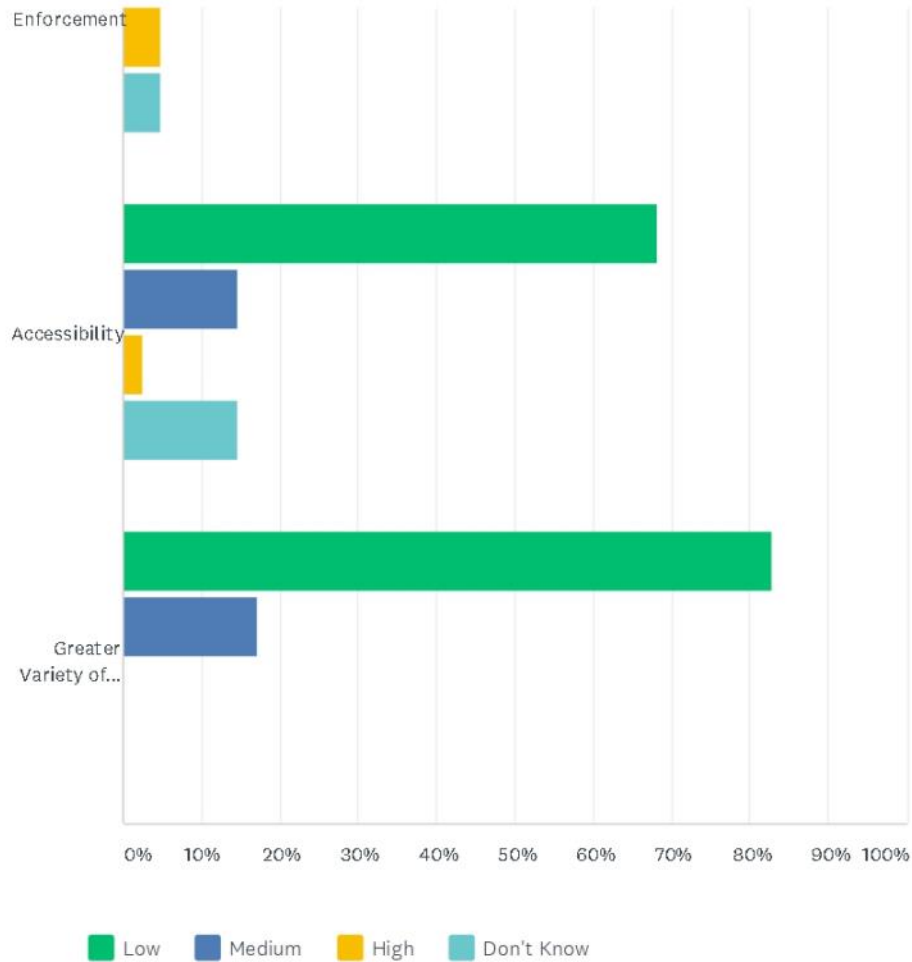
## Q5 How would you rate the need for the following Housing improvements in your neighborhood?

Answered: 41 Skipped: 4



10 / 20

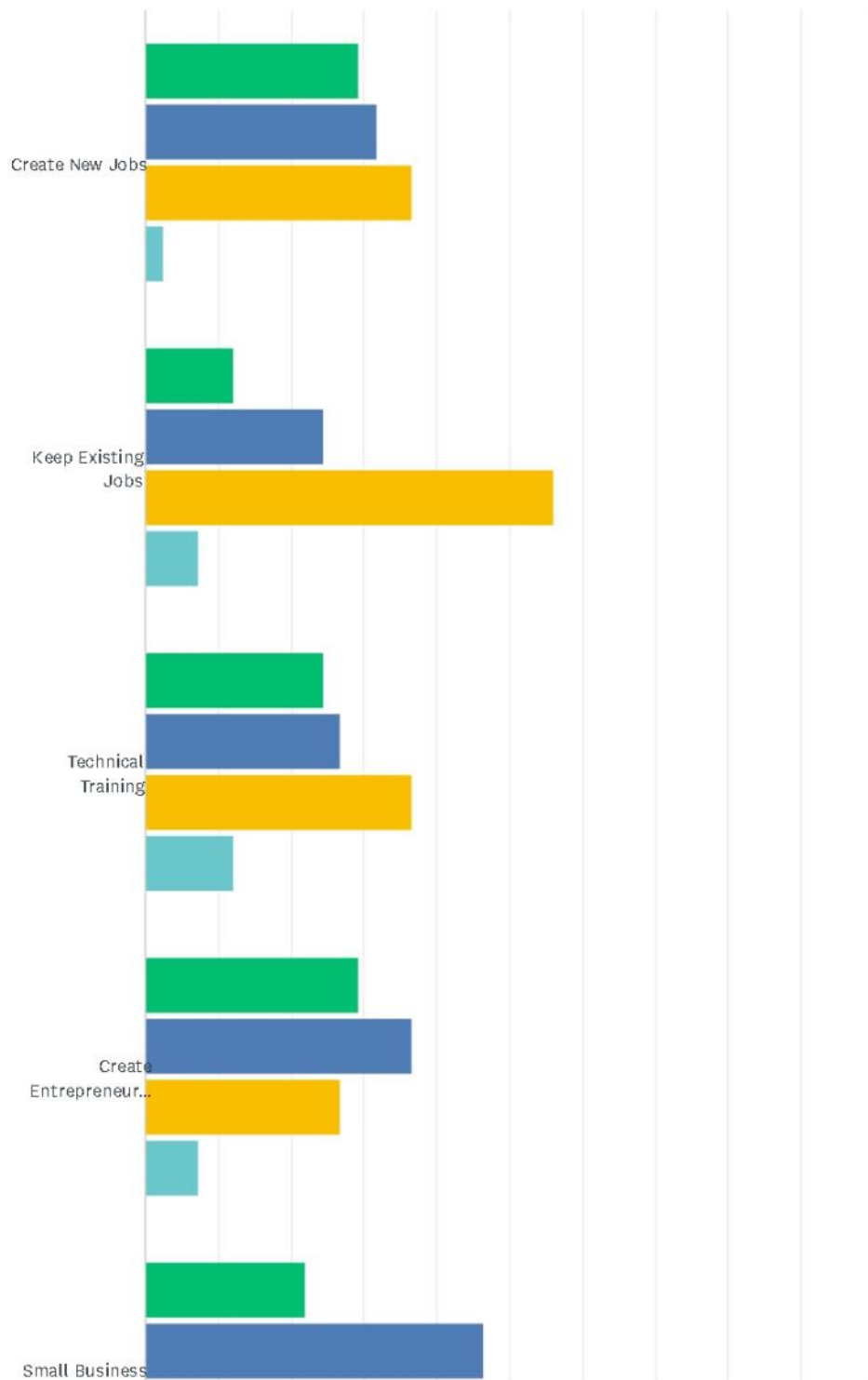
### Resident Survey: Clayton Charter Township Master Plan Update



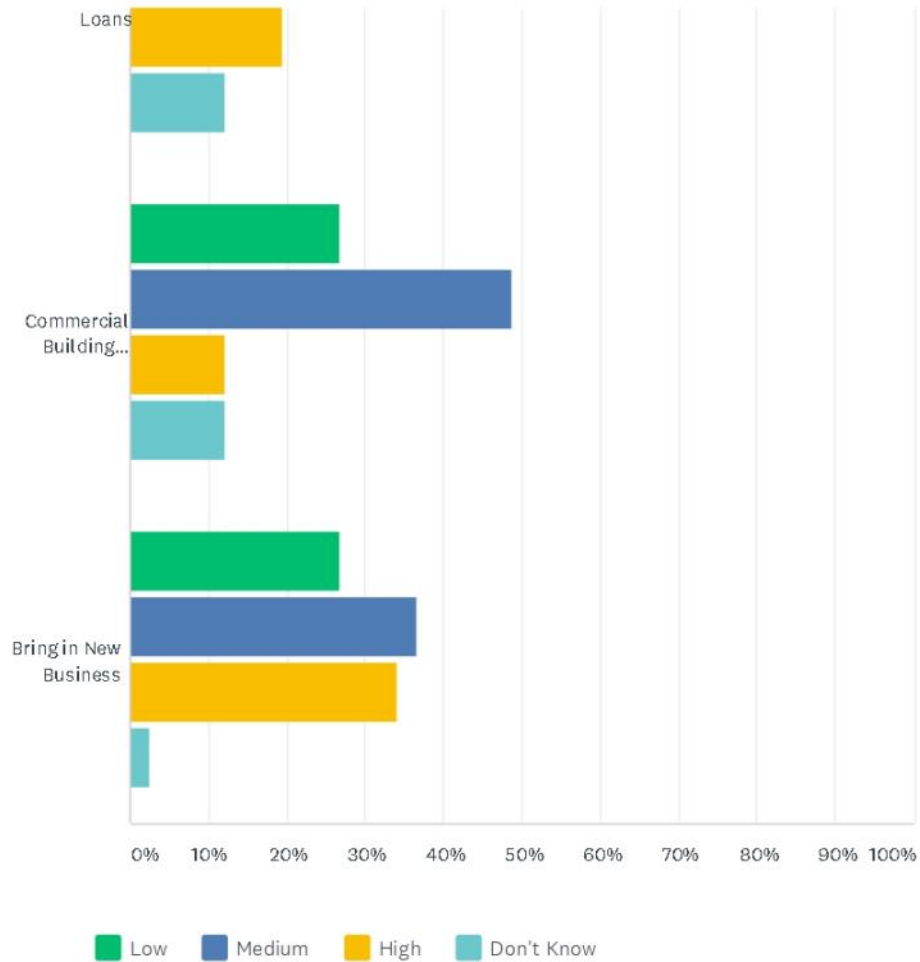
	LOW	MEDIUM	HIGH	DON'T KNOW	TOTAL
Affordable Housing	70.73% 29	21.95% 9	2.44% 1	4.88% 2	41
Funding for Housing Improvements / Repairs	56.10% 23	31.71% 13	4.88% 2	7.32% 3	41
Energy Efficiency	29.27% 12	36.59% 15	26.83% 11	7.32% 3	41
Demolition of Dangerous / Vacant Housing	63.41% 26	19.51% 8	12.20% 5	4.88% 2	41
Code Enforcement	60.98% 25	29.27% 12	4.88% 2	4.88% 2	41
Accessibility	68.29% 28	14.63% 6	2.44% 1	14.63% 6	41
Greater Variety of Housing Types (single-family, townhouses, multi-family, assisted-living)	82.93% 34	17.07% 7	0.00% 0	0.00% 0	41

## Q6 How would you rate the need for Economic Development activities in your community?

Answered: 41 Skipped: 4



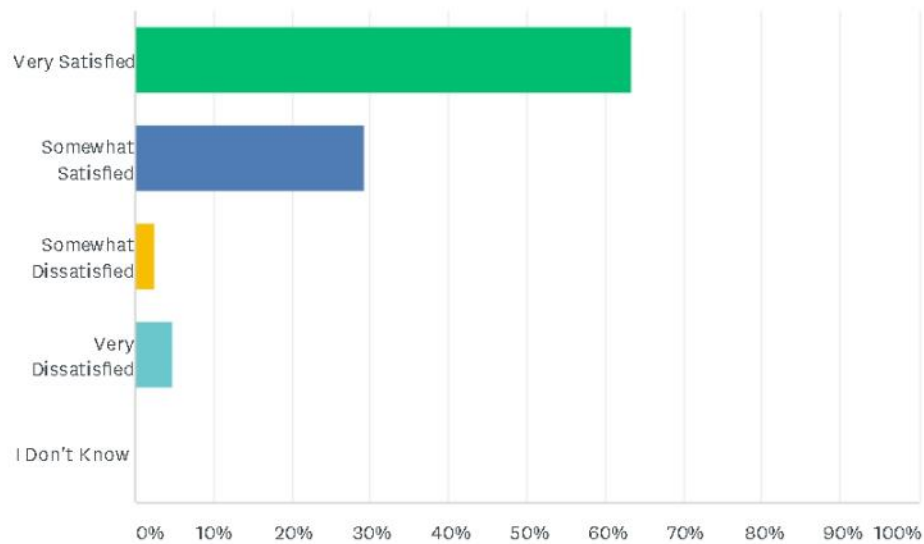
## Resident Survey: Clayton Charter Township Master Plan Update



	LOW	MEDIUM	HIGH	DON'T KNOW	TOTAL
Create New Jobs	29.27% 12	31.71% 13	36.59% 15	2.44% 1	41
Keep Existing Jobs	12.20% 5	24.39% 10	56.10% 23	7.32% 3	41
Technical Training	24.39% 10	26.83% 11	36.59% 15	12.20% 5	41
Create Entrepreneurial Opportunities	29.27% 12	36.59% 15	26.83% 11	7.32% 3	41
Small Business Loans	21.95% 9	46.34% 19	19.51% 8	12.20% 5	41
Commercial Building Improvements	26.83% 11	48.78% 20	12.20% 5	12.20% 5	41
Bring in New Business	26.83% 11	36.59% 15	34.15% 14	2.44% 1	41

## Q7 How satisfied are you with the options you have available to dispose your garbage and recyclables?

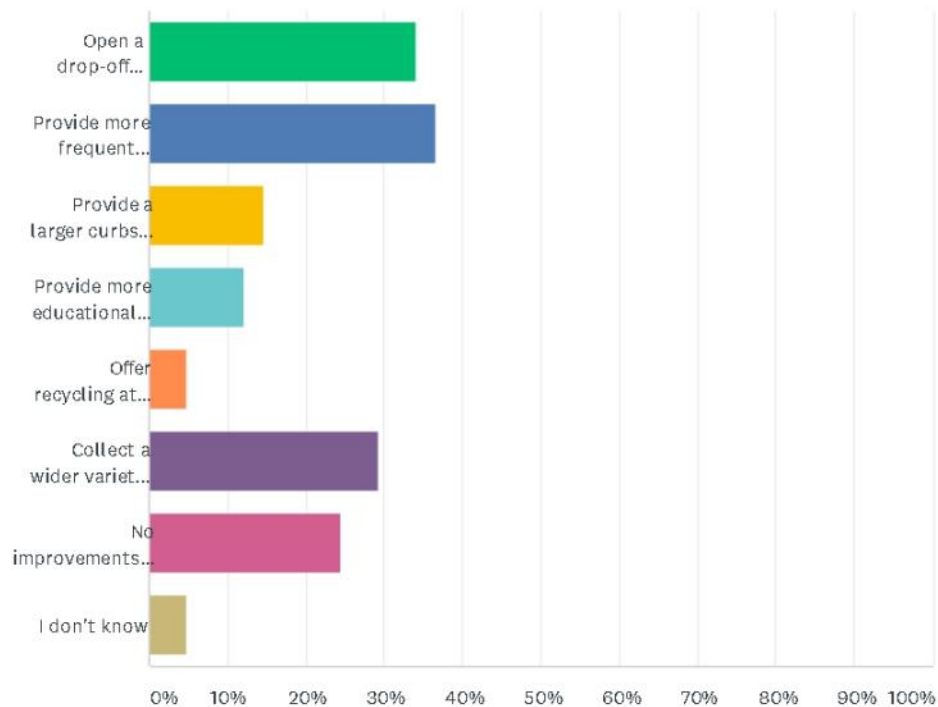
Answered: 41 Skipped: 4



ANSWER CHOICES	RESPONSES	
Very Satisfied	63.41%	26
Somewhat Satisfied	29.27%	12
Somewhat Dissatisfied	2.44%	1
Very Dissatisfied	4.88%	2
I Don't Know	0.00%	0
<b>TOTAL</b>		<b>41</b>

## Q8 Please select the top 2 ways your community could improve recycling collection:

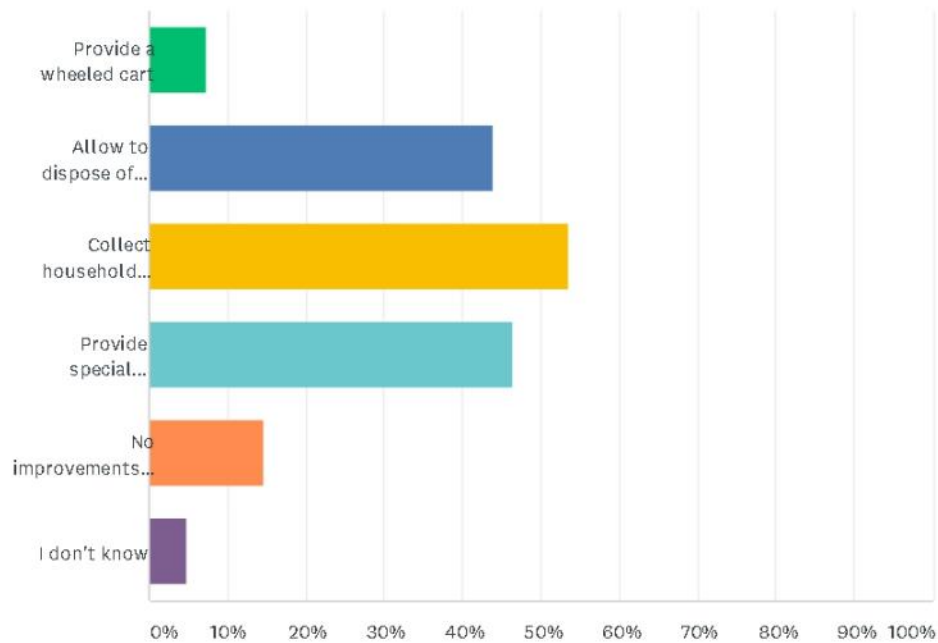
Answered: 41 Skipped: 4



ANSWER CHOICES	RESPONSES	
Open a drop-off recycling center	34.15%	14
Provide more frequent curbside recycling collection	36.59%	15
Provide a larger curbside wheeled cart	14.63%	6
Provide more educational resources	12.20%	5
Offer recycling at apartments	4.88%	2
Collect a wider variety of recyclables	29.27%	12
No improvements needed	24.39%	10
I don't know	4.88%	2
Total Respondents: 41		

## Q9 Please select the top 2 ways your community could improve garbage disposal:

Answered: 41 Skipped: 4



ANSWER CHOICES	RESPONSES	
Provide a wheeled cart	7.32%	3
Allow to dispose of bulky items (i.e. refrigerator, couch, mattress, etc.)	43.90%	18
Collect household hazardous waste (i.e. tires, appliances, batteries, automotive fuel, etc.)	53.66%	22
Provide special collection events	46.34%	19
No improvements needed	14.63%	6
I don't know	4.88%	2
Total Respondents: 41		

## Q10 Describe your vision for the future of Clayton Township. Where would you like to see the Township in 15 - 20 years?

Answered: 37   Skipped: 8

#	RESPONSES	DATE
1	Keep open spaces and the country feel	3/30/2021 4:48 PM
2	A desirable community that has exceptionally low crime and high home prices.	3/24/2021 6:27 PM
3	I would like to see people have their own garden and be allowed to have chickens.	3/17/2021 11:43 AM
4	Keep it country.	2/18/2021 9:10 AM
5	Just as it is.	2/14/2021 11:54 AM
6	Continued improvements to older housing by way of CDBG loans, continued police presence. Keep our farm lands, do not re-zone farmland for housing.	2/13/2021 3:47 PM
7	I like the area I'm in. It's quiet and I feel safe letting my kids play outside. The more a city grows the more people fall through the cracks.	2/11/2021 11:41 AM
8	New fire trucks, different board members who actually has different ideas that does not get forced out.	2/10/2021 9:28 PM
9	No solar panels	2/10/2021 9:21 PM
10	More stores and park. Instead of leaving the area to do such activities.	2/10/2021 9:16 PM
11	I would like to see the township board members understand that they work for the residents. Also I would like to see a better funded police and fire department. To see police cars with non working lights and fire trucks that don't go very fast or smoke really bad is concerning and disheartening.	2/10/2021 8:51 PM
12	I would like to see a park or trails in the township. More opportunities for recreation or events to create sense of community and create opportunities for families to do things together.	2/10/2021 10:12 AM
13	Continue as is, keeping it rural	2/10/2021 5:27 AM
14	More community events and things to do that would bring people out, interact more with your neighbors.	2/9/2021 10:06 AM
15	The speed limit is CRAZY, lower speed limits would be good. Taxes are so high out here, it's ridiculous.	2/9/2021 6:53 AM
16	Lower taxes we can't keep paying for higher taxes on a fixed income.	2/9/2021 6:52 AM
17	More paved roads Better internet accessibility Options for cable/ internet Bike paths	2/8/2021 6:30 PM
18	Roads repaired. Code enforcement	2/8/2021 6:30 PM
19	I would love to see a bike/walk path that connects to town.	2/8/2021 6:14 PM
20	I wouldn't mind seeing new small businesses and updates to current businesses, yet keeping the rural feel of the area.	2/8/2021 6:03 PM
21	I want to keep it farm land. No new apartments....	2/8/2021 3:40 PM
22	Fix the roads. Access to high speed internet in rural areas. Access to cable in rural areas.	2/8/2021 2:52 PM
23	Keep Clayton township rural... no new factories or large scale manufacturing. Keep up on housing so property value rises... NO new low income developments. NO new large scale housing developments.	2/8/2021 2:08 PM
24	Preserve the rural feel but improve amenities like high-speed internet.	2/8/2021 1:44 PM

## Resident Survey: Clayton Charter Township Master Plan Update

25	Keep it clean, safe, and family/community oriented. More options for outside activity.	2/8/2021 1:32 PM
26	All the roads paved	2/8/2021 12:14 PM
27	I like the rural setting and I do not want to lose that by bringing in businesses or apartment complexes. We have plenty of community park and trail access from our neighboring communities.	2/8/2021 12:01 PM
28	I hope it stays small and friendly.	2/7/2021 12:24 PM
29	I love the country atmosphere. No improvements.	2/3/2021 12:34 PM
30	n/a	1/29/2021 4:47 PM
31	Keeping the township rural if possible maybe adding some small businesses, keep farming in the community.	1/15/2021 11:09 PM
32	Maintain a rural feel	1/12/2021 2:48 AM
33	More local businesses	1/4/2021 1:30 PM
34	No sellouts to big construction or subdivision houses or land	1/4/2021 1:10 PM
35	We like the township's quiet atmosphere, but would like to see more technology advancements like a cleaner township website, more communication on social media pages, more ISPs, and possible fiber cable access.	1/4/2021 8:01 AM
36	I would like to see much more sewer and water infrastructure and especially water	12/21/2020 8:43 AM
37	I would like to see more development along the M route roads.	12/17/2020 1:16 PM

# Q11 Do you have any additional comments related to community issues, assets, and/or resources in Clayton Township? If yes, please comment below:

Answered: 20 Skipped: 25

#	RESPONSES	DATE
1	We do not need any more low income/subsidized housing in this area. It lowers the quality of education available to resident's children, raises crime rates, and creates a stressful atmosphere for property owners.	3/24/2021 6:27 PM
2	The power infrastructure is old and not reliable. Consumers Power outage map has a consistent triangle of outage from a point at Corunna Rd. and Elms Rd. then widening as it goes to M-21. If they bring historical outage maps it's the same over and over. The Duffield Rd. substation needs replacement. You need to bring in Consumers Power reps. to show you their plans for infrastructure upgrades in our area and their plans to stop power outages when there is a breeze. It causes me great anxiety when there is weather because of their reliability when during rain my sump well can fill in as little as 60 seconds. They have some explaining to do. Thank You.	2/18/2021 9:10 AM
3	Better snow removal for furthest away comers of township.	2/14/2021 11:54 AM
4	I love living here! I love in a great neighborhood where kids play outside, people are out and about, and we watch out for each other.	2/13/2021 3:47 PM
5	Stop making everything so political. Keep the good people on the board and get the bad ones out.	2/10/2021 9:28 PM
6	No solar panels. They reduce the home values and availability of farming	2/10/2021 9:21 PM
7	Political views need to be expressed from different people. "More competition in elections." More diverse and opportunities to vote.	2/10/2021 9:16 PM
8	I would like to see the Township address the drainage issues. They did ditching in front of our property and they did not dig deep enough to the north of us and all the water backs up and sits on our property as we are the low spot in the section. Many calls to Road Commission and Township have been ignored because they said they already did ditching. So we are left with trying to get it to drain while our ditch at the road and to the north is too high.	2/10/2021 10:12 AM
9	Please reduce speed limit on Seymore and Morris roads to 45 between Lennon and Bristol roads. People speed all the time.	2/9/2021 6:52 AM
10	Allowing working farms on smaller lots. Allowing residents personal choices.	2/8/2021 6:30 PM
11	Thank you!	2/8/2021 1:44 PM
12	Why does Fick's house on Lennon and Elms get to continue to be an eyesore? It makes the area look junky.	2/8/2021 1:32 PM
13	No	2/8/2021 12:14 PM
14	Republic has done a great job with trash and recycling. I love that we are provided wheeled containers and the service has been top notch.	2/8/2021 12:01 PM
15	Needs to allow competition for high speed internet and cable TV.	2/7/2021 12:24 PM
16	Before the pandemic Republic waste company didn't do a good job. With the pandemic they don't even bother doing their job.	2/3/2021 12:34 PM
17	Do this survey again after the corona virus is under control	1/29/2021 4:47 PM
18	Many of the surrounding areas do not have access to water or sewer. Shouldn't these areas be a priority? I live 3-5 minutes from downtown and do not have public water or sewer as an option	1/12/2021 2:48 AM

## Resident Survey: Clayton Charter Township Master Plan Update

19	N/a	1/4/2021 1:30 PM
20	we need alot of drainage up grades	12/21/2020 8:43 AM

## Staff Acknowledgments

Derek Bradshaw, Director-Coordinator

Jacob Maurer, Lead Planner

Alicia Williams, Planner

Christine Pobocik, GIS and Mapping

