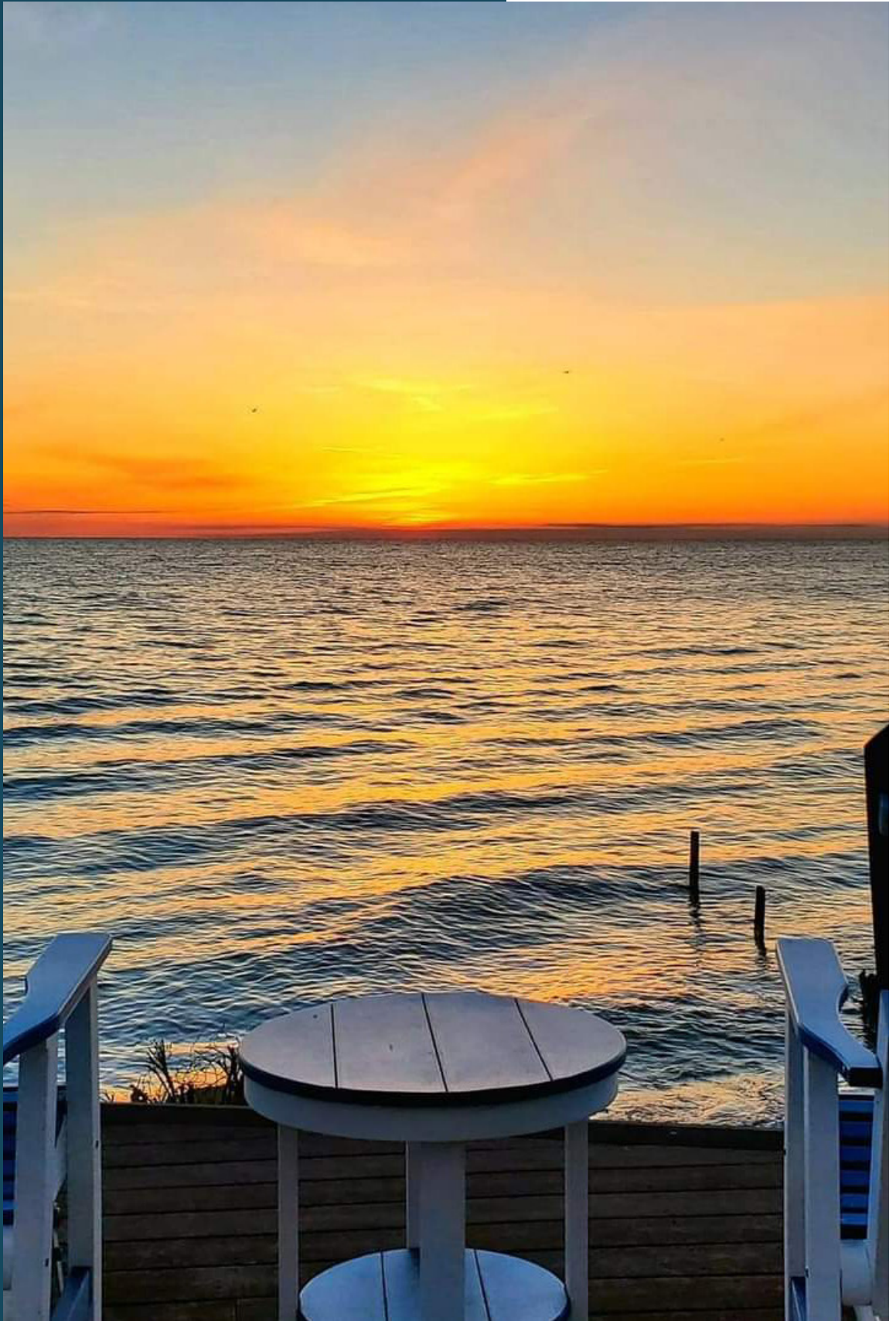


DRAFT 8.24
ADOPTED 2022

BANGOR TOWNSHIP

MASTER PLAN



i

ACKNOWLEDGMENT

PLANNING COMMISSION

Sandra Covaleski
David Engelhardt
Mark Norton
Matt Nemode
Dave Platko
William Schubert, Chair
Brian Taylor, Township Board Representative

BOARD OF TRUSTEES

Tim Banaszak, Trustee
Dawn Bublitz, Clerk
Tracy Koch, Trustee
Colleen Maillette, Trustee
Glenn Rowley, Supervisor
Brian Taylor, Trustee
Karie Wardynski, Treasurer

WITH ASSISTANCE FROM TOWNSHIP STAFF:

Barbara Potts, Township Administrative Assistant
Tim Mark, Building Official/Zoning Administrator

A public hearing on the Bangor Charter Township Master Plan was held on _____. The Bangor Charter Township Master Plan was adopted by the Bangor Charter Township Planning Commission on _____ by the authority of Michigan Planning Enabling Act, Public Act 33 of 2008.

William Schubert, Chairperson
Bangor Township Planning Commission



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PLANNING PROCESS | 01



THE PLANNING PROCESS

INTRODUCTION

Bangor Township's Master Plan (Plan) is a policy document that reviews the current conditions in the Township. Based on public input and review, goals and objectives are created as a handbook for future land use planning over a 5-20-year time frame. The Plan, used in conjunction with the Township Zoning Ordinance, will assist as a guide for future land use decision-making. The legal basis and rationale for the Master Plan are outlined in the Michigan Planning Enabling Act PA 33 of 2008, as amended (MPEA).

This document is a culmination of the efforts made by the Bangor Township Planning Commission, Township Staff, and the Township Board to create a vision for the future of the Township. This process valued input from the community, and this document is reflective of community members' wishes and concerns in regard to their community's future. The Plan strives to retain and strengthen the quality of life in the Township while anticipating and planning to address change. This document outlines the vision of Bangor Township. It is an update from the 2002 Township Master Plan. In many ways, the Township's development pattern is established and built out. Additionally, the Township has many amenities that create an attractive place to live. This Master Plan is intended to capitalize on what is working, identify areas for improvement, and aspire to create a greater community for residents and a destination for visitors.

THE PLANNING PROCESS

The Master Plan is constructed from various components, including a community profile, natural resource inventory, existing land use, community input, goals and objectives, a future land use plan and map, and an action plan. The inventories, community profile, and existing land use map serve as analytical tools to review the current conditions in the Township. One of the most important sections of the Plan is the public input, which is used to guide future decision-making and good development. Finally, the goals, in conjunction with the future land use chapter and action plan, strive to improve and strengthen areas of the community that the residents enjoy. The goals also work to improve areas or issues that have been identified as areas of concern.

The main purpose of a Master Plan is to guide and enable a community to establish the direction of development. Specifically, the Planning Act gives communities the authority to adopt an official Master Plan to serve as a guide for local officials when considering land development matters. The Master Plan considers all the information listed above and, as such, aims to do the following:

- Guide the use of limited land and resources in an efficient manner,
- Promote public health, safety, and welfare,
- Preserve the quality of the environment, and
- Guide future zoning decisions.

In 2021, Bangor Township began drafting this update of the Master Plan. The Township contracted with Spicer Group of Saginaw to assist the Planning Commission with this process. The Planning Commission met with the Planning Consultants throughout 2021-2022 to work on the Plan. Community input was sought through an online survey and a public meeting. Feedback from the community, as well as inventory data collected at the beginning of the process, were the basis for the goals, objectives, and action items outlined at the end of this Plan.

To ensure the master plan is current and adheres to the flux of social and economic trends, the plan must be periodically reviewed. The MPEA requires that a master plan be reviewed by the township once every five years.

A draft of this document was prepared in June of 2022 and delivered to the Planning Commission for review. On DATE, the Township Board submitted the draft plan to neighboring jurisdictions and registered entities for review, as required by the Planning Enabling Act. On DATE, the Planning Commission held a public hearing on the Master Plan as required by the Planning Enabling Act. This provided an additional opportunity for public input on the Master Plan. The final Plan was adopted on DATE.

MASTER PLAN AND ZONING ORDINANCE

Master Plans and Zoning Ordinances are often thought of as similar documents. However, they are two different sets of tools that, when used in conjunction with one another, work towards the same purpose and goals. Even though both documents work towards the same goals, they are distinctly different.

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

The Michigan Zoning Enabling Act (MZEa) requires that a Zoning Ordinance be based on an adopted Master Plan. Often, once a community updates its Master Plan, they will also review its Zoning Ordinance to ensure it aligns with the goals of the Master Plan.

TABLE 1 – MASTER PLAN VS ZONING ORDINANCE

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

USING THE MASTER PLAN

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

The Plan also acts as the starting point for all Zoning Ordinance updates and amendments. Michigan state law requires that the Zoning Ordinance and zoning amendments be based upon a Master Plan.

The Plan gives a legal basis for zoning and identifies how the community is protecting the health, safety, and welfare of the population. In the event that either the Zoning Ordinance or a decision of the Planning Commission is challenged in court, the Plan will help provide the planning rationale to support the land use regulation under question. In the future land use chapter of this document, there is a zoning plan which analyzes how the future land uses relate to the Zoning Ordinance and makes recommendations for future zoning amendments that were developed in the process of updating this Master Plan.

The Township Board, Planning Commission, and the public should continuously reference the Master Plan in order to do the following:

Review new development proposals – To confirm any given proposal meets the goals and objectives of the Master Plan.

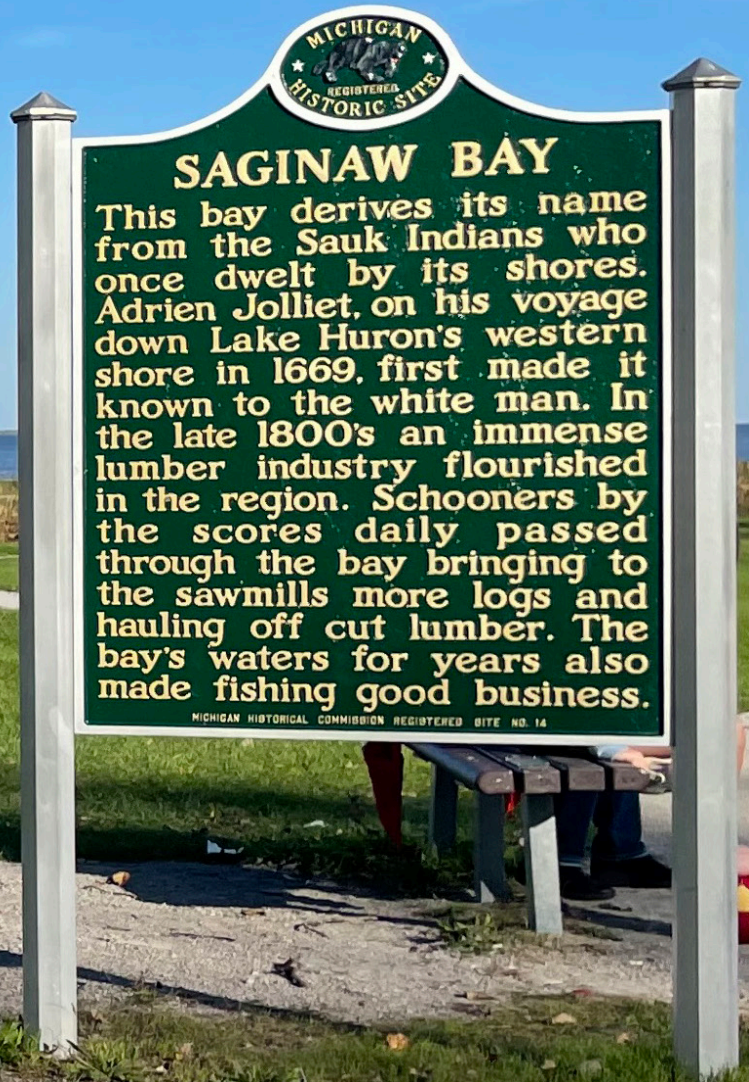
Review rezoning requests – To confirm that the request is consistent with the goals and policies of the Master Plan and review any potential impact of the Township.

Provide a basis for amendments to the Zoning Ordinance and zoning map – To help realize and enforce plan goals.

Understand expectations for the future land use patterns and desired land use types in the community – To inform potential residents and businesses about Bangor Township and its future.

Identify and recommend physical improvements – To provide direction for the provision of roadways, entryways, non-motorized paths, parks, and community facilities.

Provide specific design standards related to building, landscaping, and other site improvements – To guide development and redevelopment throughout the community.

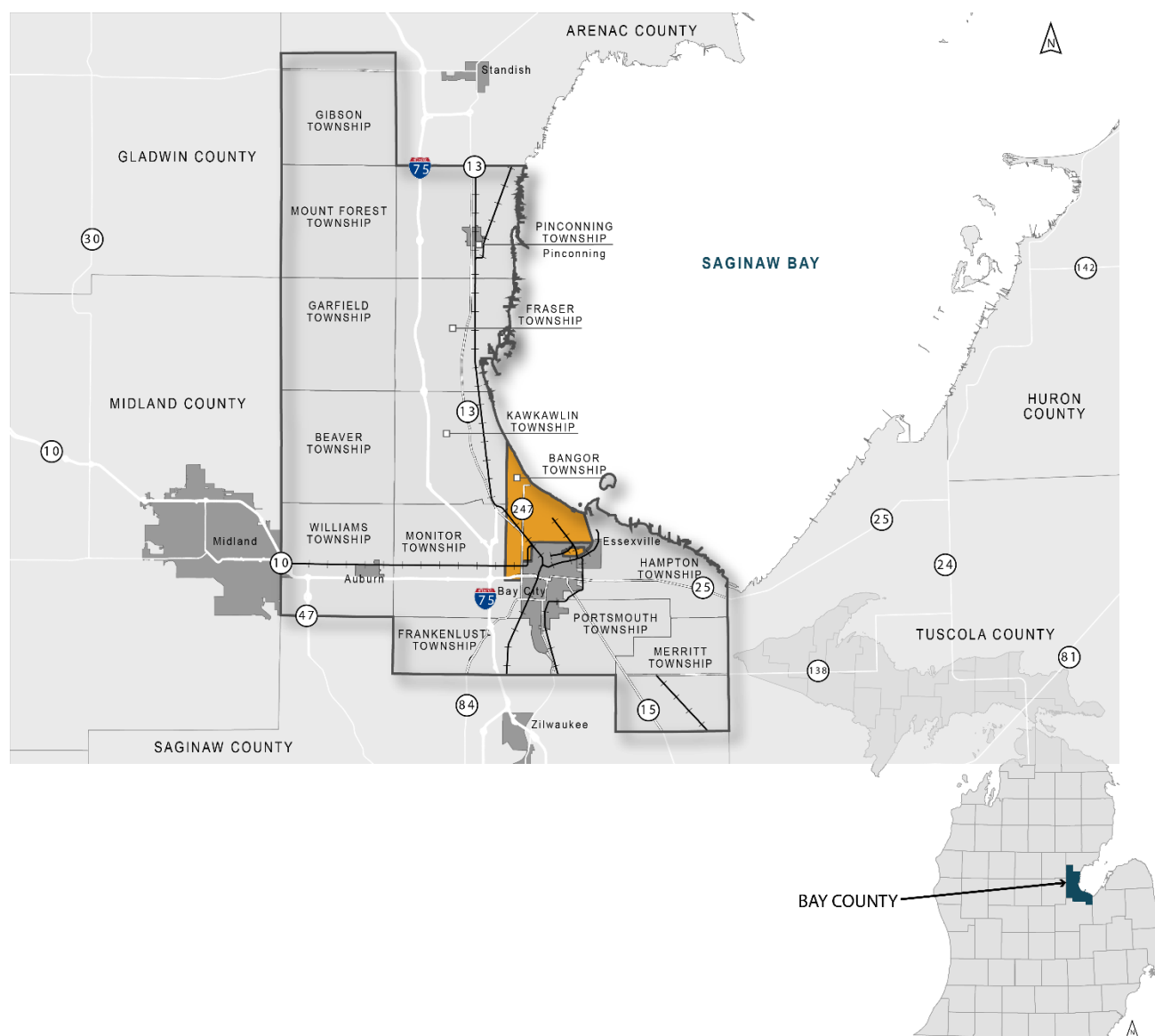


COMMUNITY PROFILE

REGIONAL LOCATION

Bangor Township is centrally located within Bay County at the base of the Saginaw Bay shoreline in Lake Huron. The Township is filled with over 13 miles of river and lake shoreline comprised of two rivers: the Kawkawlin River which flows through the middle of the Township and the Saginaw River flowing through the southeastern portion of the Township and the northern border of Bay City. The Township is north of Bay City, 22 miles east of Midland, and 22 miles north of Saginaw, a part of the tri-cities Great Lakes Bay Region. Bangor Township is approximately 21.9 square miles in size and is located east of M-13 and north of M-25. The Township is bordered by Kawkawlin Township to the northwest, Monitor Township to the west, Bay City to the south, and Hampton Township to the southeast. Map 1, below, illustrates the location of the Township within the region.

MAP 1 – BANGOR TOWNSHIP LOCATION



COMMUNITY DEMOGRAPHICS

In this chapter, data from the U.S. Census was used to analyze Bangor Township's current demographic conditions. The following section analyzes Census-based data on overall population trends, housing characteristics, and economic information in Bangor Township. This chapter is a summary of this data, presenting an overall picture of the demographic conditions within the Township.

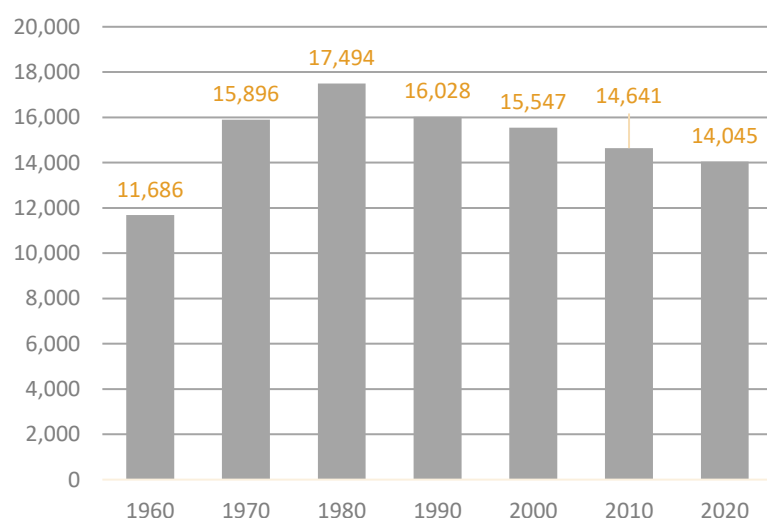
The Census information in this chapter uses the recent data from the 2020 and 2010 decennial censuses as well as the 2019 American Community Survey (ACS). The decennial census is a collection of data sets taken every ten years about population, housing units, and economics collected by surveys, administrative records, and total population counts. ACS is an ongoing survey that provides information on a yearly basis and is sent to sample addresses in all states.

The Census Bureau had not released all of the 2020 data tables when the writing of this Plan commenced in November 2021. The following is a comparison of Bangor Township, Hampton Township, Bay County, and Michigan.

DEMOGRAPHICS:

POPULATION CHARACTERISTICS

FIGURE 1 – HISTORIC POPULATION (CENSUS DATA)



From 1960 to 1980, the Township's population continued to increase. In 1980, Bangor Township's population peaked at 17,494. Since 1980, the population has been decreasing, annually.

The largest decrease in the population was between 1980 - 1990 where there was a loss of 1,466 residents (8.3%).

The most recent census recorded a population of 14,045, which is a 4.07% decrease from 2010.

TABLE 2 – POPULATION CHANGE (CENSUS DATA)

	2010	2020	% of Population Change from 2010-2020.
Bangor Township	14,641	14,045	-4.07%
Hampton Township	9,652	9,695	0.45%
Bay County	107,771	103,856	-3.63%
Michigan	9,883,640	10,077,331	1.96%

Of the communities in Table 2, on the previous page, the population in Bangor Township and Bay County have both decreased within the last ten years. Over the past ten years, Bangor Township's population has decreased by 4.07%, which is 0.45% greater than the County. In comparison, Hampton Township and the State of Michigan populations have both increased over the same 10-year period. Michigan had a small increase of almost 2%.

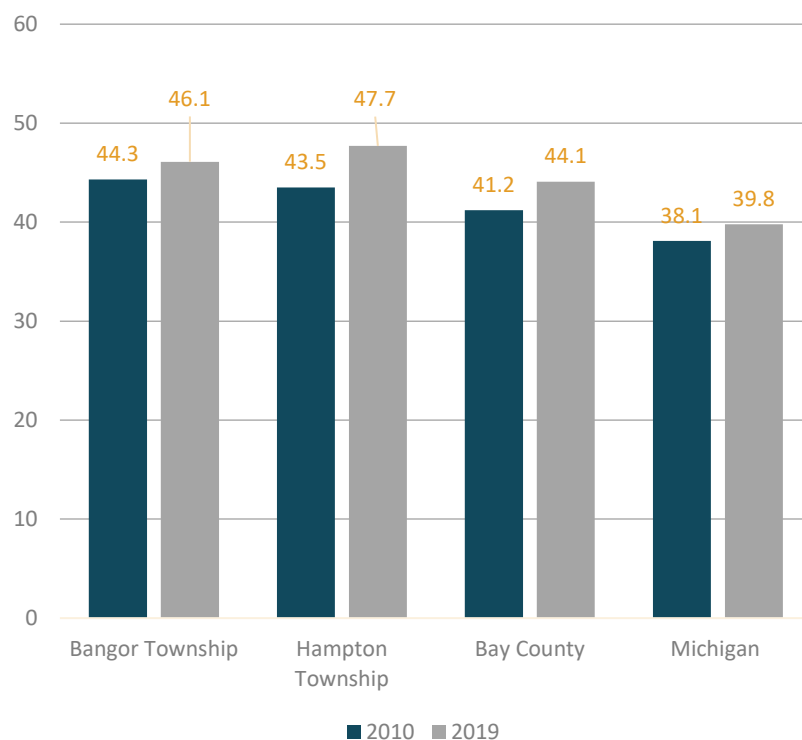
TABLE 3 – AGE DISTRIBUTION (ACS DATA)

	Under 5	Age 5-19	Age 20-24	Age 25-44	Age 45-64	Age 65-84	Age 85+
Bangor Township	6.0%	16.2%	5.6%	21.5%	27.1%	18.6%	4.7%
Hampton Township	4.9%	14.7%	5.9%	21.9%	29.3%	19.8%	3.5%
Bay County	5.4%	16.3%	5.5%	23.6%	28.3%	19.3%	1.5%
Michigan	5.7%	18.5%	6.8%	24.8%	26.5%	15.5%	2.1%

Of the communities in Table 3, Bangor Township has the largest percentage of population in the following age groups: Under 5 (6%) and 85 plus (4.7%). In comparison, the Township has the smallest percentage in the 25-44 age group (21.5%).

The age groups listed from largest to smallest percentage of the population in Bangor Township are: ages 45–64 (27.1%), ages 25-44 (21.5%), ages 65-84 (18.6%), ages 5-19 (16.2%), under 5 (6%), ages 20-24 (5.6%), and 85 plus (4.7%).

FIGURE 2 – MEDIAN AGE (2010 CENSUS DATA & 2019 ACS DATA)

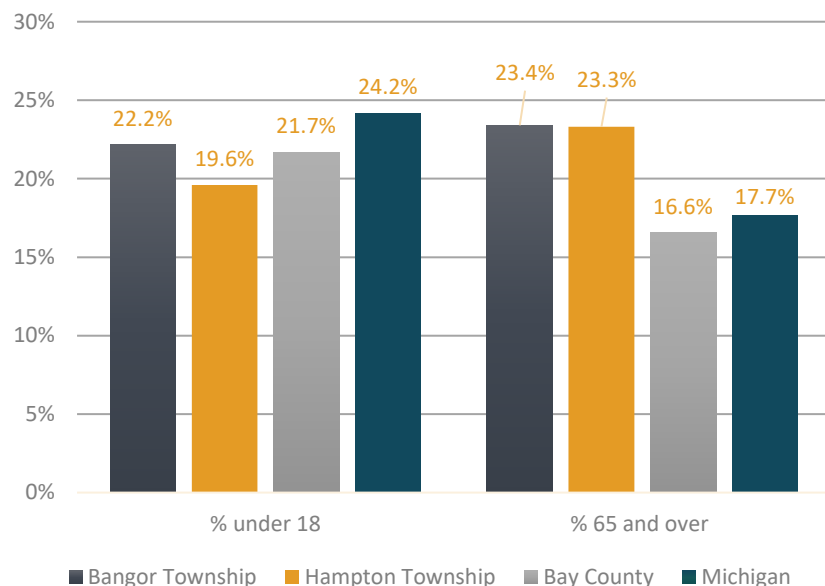


In Bangor Township from 2010 to 2019, there was an increase in the median age by 3.9% from 44.3 to 46.1.

The Township's median age is significantly higher than the State's at 39.8. There is over six years of difference between Bangor and the State of Michigan.

Hampton Township has the oldest median age at 47.7, followed by Bangor Township at 46.1.

FIGURE 3 - % YOUNGER THAN 18 AND % OLDER THAN 65 (2019 ACS DATA)

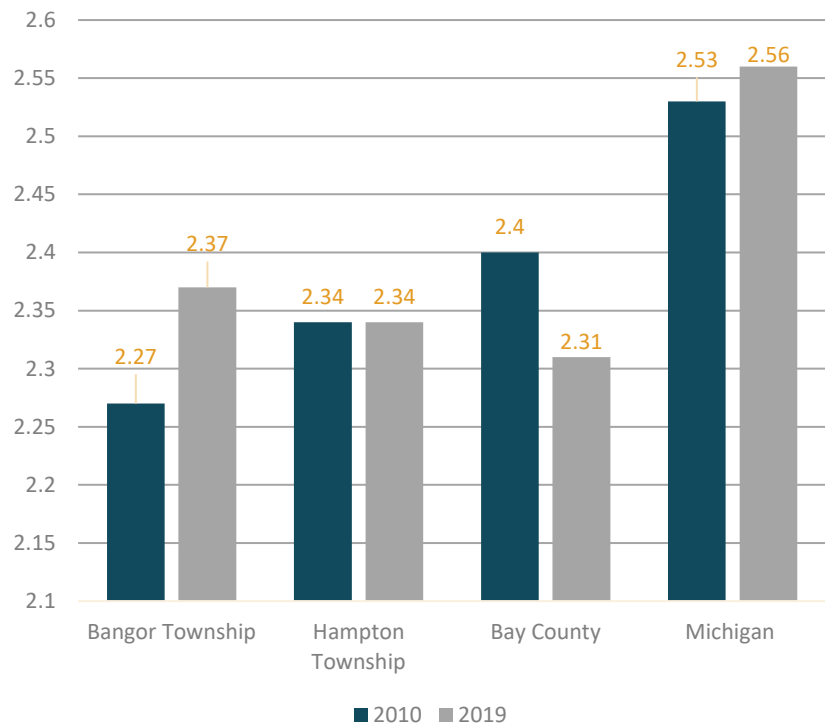


Bangor Township has the second largest percentage of population under 18, at 22.2%. This is 2% lower than the State, which has the highest percentage, at 24.2%.

The Township has the largest percent of the population 65 and older at 23.4%. Hampton Township is only 0.1% lower than Bangor at 23.3%.

HOUSEHOLD CHARACTERISTICS

FIGURE 4 – AVERAGE HOUSEHOLD SIZE (2010 CENSUS DATA & 2019 ACS DATA)



In 2010, the average household size in Bangor was 2.27. In 2019, it increased to 2.37. Over the 10-year period, the average household size increased by 0.1.

Hampton Township's average household size did not change.

In comparison, Bay County's average household size decreased by 3.8% and the State's increased by 1.9%.

The State is the only other entity in Figure 4 with an increase in Average Household Size.

TABLE 4 –HOUSING UNITS BY TYPE (2019 ACS DATA)

	2010	2019
1-Unit, Detached	78.8%	75.2%
1-Unit, Attached	1.7%	4.1%
2 Units	1.3%	0.4%
3 or 4 Units	2.6%	2.6%
5 to 9 Units	2.6%	1.5%
10 or more Units	2.3%	2.6%
20 or more Units	6.3%	6.3%
Mobile Home	4.4%	7.4%

In 2019, 75.2% of the housing units in the Township were single-family homes. This is a decrease from 2010, when 78.8% were single-family homes. In 2019, the second largest housing type was Mobile Homes, at 7.4%. There was a 3% increase in the number of mobile homes from 2010 to 2019.

The two types of housing that have not changed from 2010 to 2019 are 3 or 4 Units and 20 or more Units. Out of the other unit types from 2010 to 2019, 1-Unit and 10 or more Units increased, whereas 2 Units and 5 to 9 Units decreased.

TABLE 5 – HOUSING OCCUPANCY (2019 ACS DATA)

	Total Housing Units	Occupied	Vacant	% Occupied	% Vacant
Bangor Township	6,532	6,083	449	93.1%	6.9%
Hampton Township	4,619	4,339	280	93.9%	6.1%
Bay County	48,365	44,887	3,478	92.8%	7.2%
Michigan	4,629,605	3,969,880	659,725	85.7%	14.3%

In Bangor Township, there are 6,532 total housing units. Of those homes, 6,083 are occupied (93.1%), and 449 are vacant (6.9%).

In comparison, Hampton Township and the County have very similar occupancy and vacancy rates. Hampton has 93.9% occupied units and 6.1% vacant units, and the County has 92.8% occupied units and 7.2% vacant units. Comparatively, the State has the lowest occupancy rate 85.7%, and therefore, the highest vacancy rate 14.3%.

TABLE 6 – HOUSING TENURE (2019 ACS DATA)

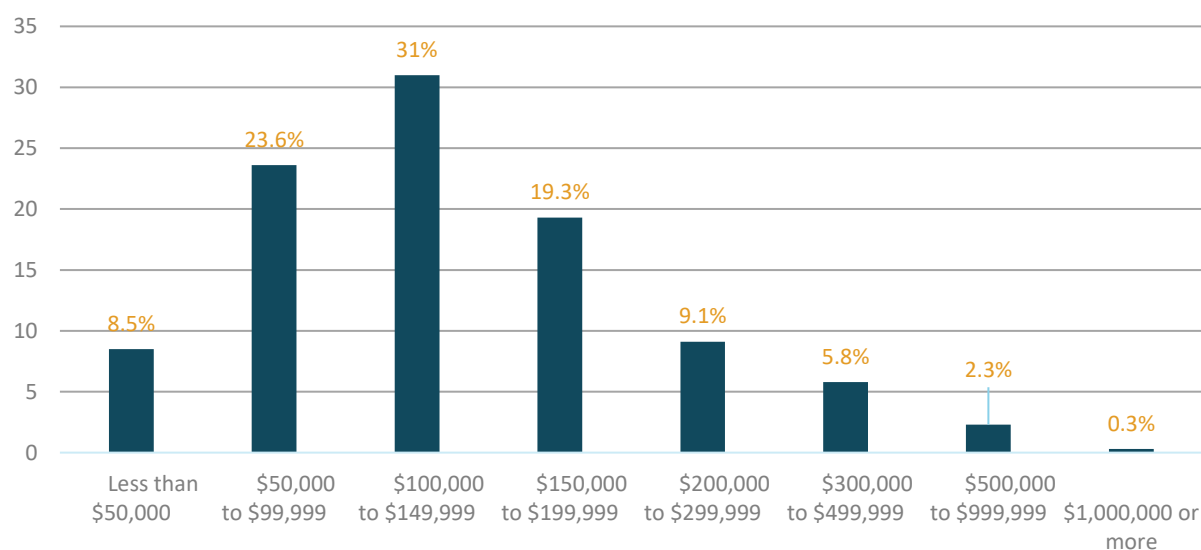
	Occupied	Owner Occupied	Renter Occupied	% Owner Occupied	% Renter Occupied
Bangor Township	6,083	4,410	1,673	72.5%	27.5%
Hampton Township	4,339	2,673	1,666	61.6%	38.4%
Bay County	44,887	33,331	11,556	74.3%	25.7%
Michigan	3,969,880	2,841,195	1,128,685	71.6%	28.4%

Of the 6,083 occupied units in Bangor Township, 4,410 (72.5%) are owner-occupied and 1,673 (27.5%) are renter-occupied.

Compared to the other three jurisdictions above, Bay County has the largest percentage of owner-occupied housing, 74.3%. The State has the most similar numbers to the Township at 71.6% owner-occupied.

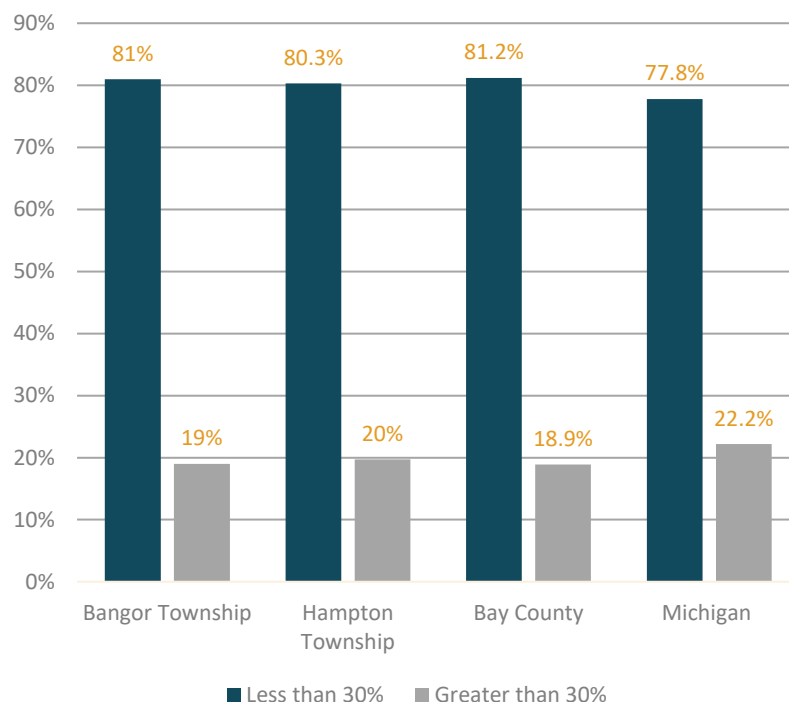
Hampton Township has the lowest owner-occupancy rate of 61.6%, 10.9% lower than Bangor.

FIGURE 6 – HOUSING VALUES (2019 ACS DATA)



The figure above shows that in the Township the largest percentage (31%) of homes are valued between \$100,000 to \$149,999. The second largest percentage (23.6%) are valued between \$50,000 to \$99,999. The median housing value in Bangor Township is \$123,800.

FIGURE 7 – MONTHLY HOME OWNERSHIP COST AS A PERCENTAGE OF HOUSEHOLD INCOME (2019 ACS DATA)



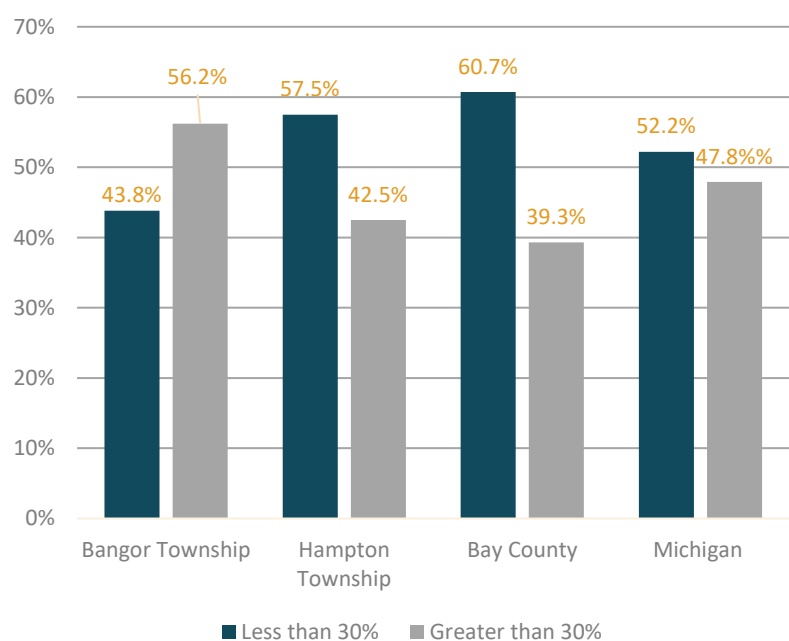
The rule of thumb is to spend no more than about 30% of your income on housing. Housing that exceeds 30% of a household's annual income may indicate that there is a housing affordability problem.

In Bangor Township, 81% of homeowners pay less than 30% of their income on housing costs. Meaning, only 19% pay more than 30%.

Michigan has the highest number of homeowners who pay more than 30% on housing at 22.6%.

Hampton Township and the County have very similar numbers to Bangor Township regarding homeownership costs.

FIGURE 8 – GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (2019 ACS DATA)



The same rule of thumb is true for renters. Housing expenditures that exceed 30% of an annual household income may be an indicator of housing affordability issues.

In Bangor Township, 56% of renters spend more than 30% of their income on housing costs. Meaning only 43.8% spend less than 30% of their income on housing.

The Township has the largest percentage of renters who pay more than 30% of their income. Bay County has the lowest percentage at 39.3%.

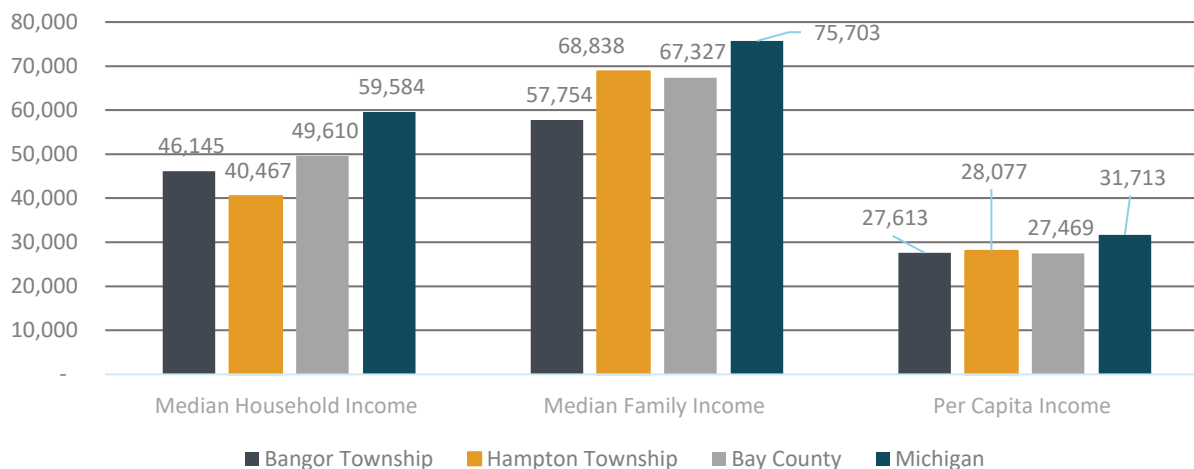
INCOME AND EMPLOYMENT CHARACTERISTICS

TABLE 7 – EDUCATION ATTAINMENT (2019 ACS DATA)

	No High School Diploma	High School Diploma	Some Collage, no Degree	Associate Degree	Bachelor's Degree
Bangor Township	6%	39.5%	26.2%	8.6%	10.6%
Hampton Township	7.4%	32.5%	27.3%	11.5%	14.6%
Bay County	5.6%	34.6%	25.2%	11.4%	13.0%
Michigan	6%	29.1%	22.8%	9.4%	18.2%

Of all the jurisdictions in Table 7, Bangor Township has the largest percentage of residents who have earned their high school diploma, at 39.5%. The Township has the lowest percentage of residents to earn their bachelor's degree at 10.6%, as compared to the County at 13% and the State at 18.2%.

FIGURE 8 – INCOME (2019 ACS DATA)



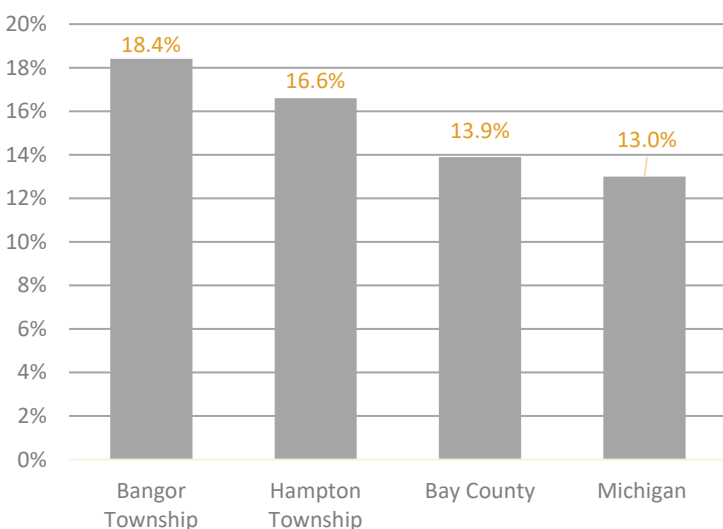
According to the Census, median household income is a count of all incomes within a household in a 12-month span. For householders or families, the median income is based on the distribution of the total number of householders and families including those with no income. Per capita income is the average income computed for every person in a particular group. It is derived by dividing the aggregate income of a particular group by the total population in that group.

The Township has a median household income of \$46,145, which is higher than Hampton Township (\$40,467) and lower than the County (\$49,610) and State (\$59,584).

The median family income in the Township is \$57,754. This is the lowest out of all the jurisdictions in Figure 8. The State has the highest median income at \$75,703, followed by Hampton Township at \$68,838, and the County at \$67,327.

The Township has a per capita income of \$27,613, which is similar to Hampton Township (\$28,077) and the County (\$27,469), but lower than the State (\$31,713).

FIGURE 9 – PERCENT OF THE POPULATION BELOW THE POVERTY LINE



The census uses income thresholds that vary by family size and composition to determine who is considered to be living in poverty. If a family's total income is less than the family's threshold, then that family and every individual is considered in poverty.

Michigan has the lowest percentage at 13%, followed by Bay County, 13.9% and Hampton Township, 16.6%.

Unfortunately, Bangor Township has the largest percentage of the population below the poverty line at 18.4%.

TABLE 8 - EMPLOYMENT BY INDUSTRY (2010 CENSUS DATA & 2019 ACS DATA)

	2010		2019	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, and hunting, and mining	35	0.9%	10	0.2%
Construction	283	6.8%	196	4.7%
Manufacturing	798	19.3%	791	19.0%
Wholesale trade	131	3.2%	312	7.5%
Retail trade	441	10.7%	544	13.1%
Transportation and warehousing, and utilities:	273	6.6%	284	6.8%
Finance and insurance, and real estate and rental and leasing	336	8.1%	199	4.8%
Professional, scientific, and management, and administrative and waste management services	268	6.5%	339	8.2%
Educational services, and health care and social assistance	1,037	25.1%	1,006	24.2%
Arts, entertainment, and recreation, and accommodation and food services	169	4.1%	241	5.8%
Other services, except public administration	176	4.3%	144	3.5%
Public administration	188	4.6%	98	2.4%

In 2010, the top three industries in Bangor Township were Education, Health Care and Social Assistance (25.1%), Manufacturing (19.3%), and Retail trade (10.7%).

In 2019, the top three industries had a similar breakdown of Education, Health Care and Social Assistance (24.2%), Manufacturing (19%), and Retail trade (13.1%).

From 2010 to 2019, there were other shifts in industries that employ people in the Township. Industries that decreased were agriculture, forestry, fishing and hunting, and mining, construction, finance/insurance, other services, except public administration, and public administration. Industries that increased were wholesale trade, retail trade, transportation, warehousing, and utilities, professional, scientific, and management and administrative and waste management services, and arts, entertainment, and recreation, and accommodation and food service. The following chart shows the top 25 employers in Bay County (Bay Future). Of these, one is located in Bangor Township, and an additional four are partially located in the Township.

TABLE 9 – BAY COUNTY TOP 25 EMPLOYERS

Top Employer	Number of Employees	Services
**McLaren- Bay Region	1,880	Health Care Services
Dow	1,160	Silicone Products
Michigan Sugar Company	930	Sugar Beet Processing
Delta College	819	Higher Education
Covenant HealthCare	799	Health Care Services
Bay City Public Schools	792	Education
Bay County	589	County Government
Meijer	550	Grocery/General Merchandise
**SC Johnson	450	Household Products (cleaning, storage)
General Motors Powertrain	432	Automotive Components
**Consumers Energy	422	Public Utility
Fabiano Brothers	315	Wholesale Distributor
Bay Medical Care Facility	311	Health Care Services
Bay Arenac ISD	309	Education
*Bangor Township Schools	300	Education
City of Bay City	291	City Government
Bay View Foods	250	Fruit and Vegetable Canning
Go-To Transport	250	Logistics
Dow Bay Area Family YMCA	239	Social Services
Bay-Arenac Behavioral Health Authority	229	Social Services
Carriage House Nursing & Rehab	204	Nursing Home Care
Mersen	170	Composite Manufacturer
Symphony Tri-Cities	164	Other Residential Care Facilities
Do-All Inc.	164	Social Services
**Labadie Auto Group	156	Automotive Dealership and Repair
*Located within the township.		
**Partially located in the township		

In Bay County, the top three employers are: McLaren-Bay Region, Dow, and Michigan Sugar Company. All three of these companies are different industries.

The top 25 employers are broken down by the following industries:

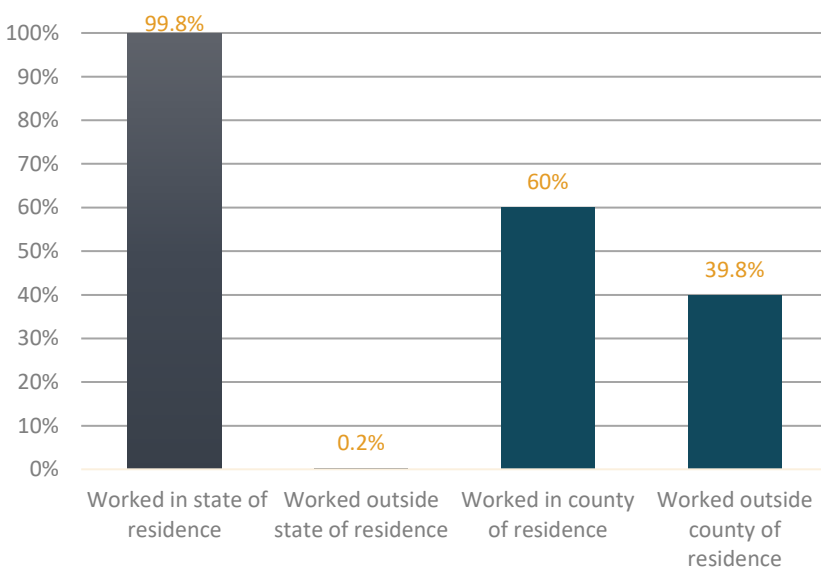
- Five Healthcare
- Four Education
- Two Government
- Three social services
- Two automotive
- Two stores

TABLE 10 – DTMB UNEMPLOYMENT RATE

	2010	2019	2020
Bay County	11.2%	4.5%	9.2%
Michigan	12.2%	4.1%	9.9%

Table 10, above, shows the unemployment rates in Bay County and Michigan. The following data is presented on the Michigan Department of Technology, Management, and Budget site. In the County and State there was a significant decrease in unemployment from 2010 to 2019 (6.7%). However, from 2019 to 2020, there was an increase in unemployment. In 2020, we saw employers have to lay off employees due to the COVID pandemic. From 2019 to 2020 there was a 4.7% increase in unemployment in Bay County and a 5.8% increase in unemployment in Michigan.

FIGURE 10 – PLACE OF WORK (2019 ACS DATA)



Over 50% of residents work within the County, and 39.8% work outside of the County. There is a small percentage, 0.2%, of residents that work outside the State of Michigan.

Where residents work is also reflected in Table 11, on the following page showing commute times.

How long resident travel to work is an indicator of where those residents may work. See the table on the following page.

TABLE 11 – TRAVEL TIME TO WORK (2019 ACS DATA)

Travel Time to work	Percentage
Less than 10 minutes	18.2%
10 to 14 minutes	17.6%
15 to 19 minutes	17.1%
20 to 24 minutes	16%
25 to 29 minutes	8.2%
30 to 34 minutes	9.7%
35 to 44 minutes	4.2%
45 to 59 minutes	2.8%
60 or more minutes	6.2%
Mean travel time to work (minutes)	22.7

The majority of Township residents can get to work within less than 10 minutes. Overall 50% of residents can travel to their destination in less than 30 minutes. The mean travel time for the Township residents is 22.7 minutes.



PHYSICAL INFRASTRUCTURE

Every community is responsible for providing basic services to the residents such as water, wastewater, police, fire, transportation, and recreational facilities. These public facilities are the foundation of a safe, healthy, and desirable home for residents and businesses. The location of these services, particularly the water and wastewater systems, are important in growing a community. These essential services are crucial for new homeowners and businesses. In addition to public utilities, the Township and County are key agencies responsible for providing a safe, efficient, and a well-maintained transportation network including rail, highways, local roads, and non-motorized routes -all of which are important for new businesses and are key economic development considerations.

PUBLIC SERVICES

Bangor Township's community services are centralized in the southern portion of the Township along/off M-13 and Wilder Road. The Existing land use map in chapter 3 (map 7), displays the important public services that are in or surrounding the Township, such as the fire station, police station, library, schools, and recreation space. Within the Township are the following facilities:

- Hospitals: 3
- Schools: 5
- Parks and Recreation: 6
- Public Safety: 2
- Fire Department: 2
- Other: Post Office, Library, Bay County Department of Water & Sewer, and Township Hall.

The text throughout this section will go into more detail about the facilities in the Township.

Water System

The water in the Township is provided by the Bay County Water and Sewer Department; they distribute to 13 townships and approximately 20,160 customers. The Bay Area Water Treatment Plant is located in Bangor Township. The majority of the Township is developed and has access to public water; the residents who do not have access use private wells. There are 5,267 service lines connecting a house or business to the water mains located in the Township.

Raw water is pumped to the Bay County Water Treatment Plant through the 50-mile-long Saginaw-Midland Water System pipeline, which originates in Lake Huron, north of Au Gres. This system provides the Township with some of the best raw water in the world. The treatment system holds 220 million gallons of untreated water.

Wastewater System

The West Bay County Regional Wastewater Treatment Plan (WWTP) is located in Bangor Township and is a secondary treatment facility using the sludge process to clean water. The plant receives all the water and recycles it by discharging it into the Saginaw River. This process is broken into three separate processes. First, the water flows through a screening channel and a mechanically operated coarse screening system. Then, the water flows into the wet well and is pumped to the grit chambers. Finally, the water flows through the fine screen system which

removes the smaller soil material from the wastewater. All materials collected throughout the screening are transported to a landfill.

Sanitary System

The department is also responsible for public sanitary lines in the Township. The main sanitary lines are more heavily located on the western side of the Township and on the southern end. There are nine pump stations in the Township, see Map 2. Most of the Township has access to the wastewater system, but those who don't have septic fields.

Police

The Bay County Sheriffs Department provides service to the Township. Within the department is a marine division that patrols the Saginaw River, Kawkawlin River, and the Saginaw Bay. The department also has a snowmobile patrol that watches the Saginaw Bay and connecting waterways to create a safe recreational environment. Their website has many safety tips and other useful information for Township residents. In addition to the Bay County Sheriff, the Township is served by the Michigan State Police.

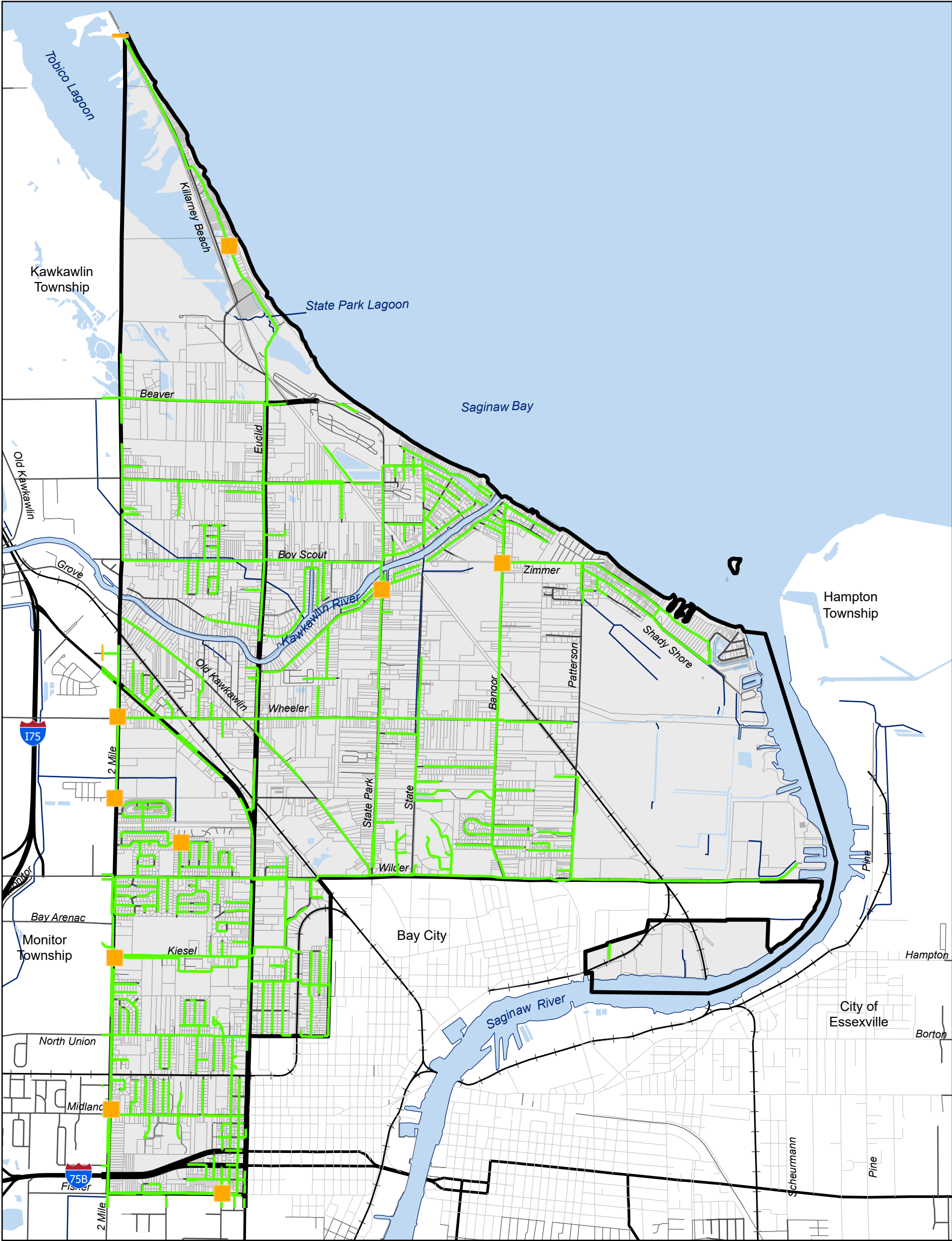
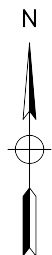
Fire

The Bangor Township Fire Department is a full-service department. The first station was opened in 1940, and three years later, it became the Bangor Township Volunteer Fire Association. Over time, the Fire Station, equipment, and funding grew to what it is today. Today the Township has two fire stations, a Fire Safety House, and 21 employees (15 full-time staff and 6 reserve members). The department provides fire suppression, emergency medical services, and hazardous materials response within 21 square miles. The department protects properties from the Bay City Town Center to the Bay City State Park. The headquarters (Station 7), along with the administrative offices, is located on Wheeler Road. This station has one engine (Engine 7), an EMS vehicle (Rescue 7), a utility vehicle, and a ladder truck (Aerial 7). The second station is located on North Union. This station has two engines (Engine 6 and 6-2) and an EMS vehicle (Rescue 6).



MAP 2 - SANITARY SYSTEM

BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



LEGEND

- | | | |
|-----------------------------|---------------------------|----------------|
| BAY COUNTY RIVERS AND LAKES | ROAD CASSIFICATION | SANITARY SEWER |
| BANGOR TOWNSHIP BOUNDARY | STATE | PUMP STATIONS |
| BANGOR TOWNSHIP PARCELS | COUNTY | |
| | LOCAL | |
| | BAY RAILROAD | |

Source:
2019 USGS CONUS Land Cover



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TRANSPORTATION

The transportation network in Bangor Township is made up of State, County, local roads, and non-motorized trails. It is the responsibility of the State, County, and Township to provide safe transportation. Roads are how residents and visitors traverse through the Township. The system should be functional, safe, and in good repair. Map 3 depicts the Township's current transportation network.

Roads

Within the Township there are a variety of road types owned and operated by different agencies, including MDOT and the Bay County Road Commission. The main transportation corridors through the Township are M-13 (Euclid Avenue) and Wilder Road. M-13 connects the Township to Bay City to the south and extends north/northwest. North of Wilder Road, M-13 turns northwest and the north-south road it splits from becomes M-247. The Township is less than a mile from I-75 to the west and M-13 provides a direct connection to that major highway. Furthermore, in the southern end of the Township, I-75B runs directly through the Township and is another connector to the statewide trunkline route. In addition to these corridors, the majority of the roads are County primary and local roads that make up the local transportation network and connect the Township to other regional communities. The majority of the roads in the Township are asphalt with some being concrete, composite, and gravel. The Bay County Road Commission is responsible for construction, maintenance, and improvements on the County Roads. The County Road Commission and individual Townships use road millages for funding improvements to the various local roads within their jurisdictions.

Map 3 depicts the roads in Bangor Township and annotates the Average Daily Traffic (ADT) Counts on each of the MDOT roads. ADT is a count used to measure the total volume of vehicle traffic on a highway or road for an average day of the year. These numbers are from MDOT.

In Bay City, there are four bridges that cross the Saginaw River, Map 3 depicts each. Recently, the City has announced they will be selling the Independence and Liberty Bridges to a private company because the cost of maintenance is too high. The Bay City Bridge Partners plan to rehabilitate and modernize the Liberty Bridge and replace the Independence Bridge with a new alignment. Users will be required to pay a toll when using either bridge in the future. Both bridges are located just outside of the Township. The privatization and tolls will impact traffic flow between Bangor Township and Bay City, changing the road usage in the Township. Prior to privatization, the Township should request current ADTs on all four bridges so they can compare usage after the tolls take effect and plan future road improvements based on the new traffic patterns.

In addition to the roads, there is one rail line that runs through the Township, the Lake State Rail. The Lake State Rail's nearest stops are in Essexville, North Bay City, Kawkawlin, and Linwood. This line continues to run north to Alpena and Gaylord and south to Plymouth.

Air

The nearest airport supporting general passenger travel is the Midland-Bay-City-Saginaw (MBS) International Airport, located in Tittabawassee Township, approximately 18 miles southwest of the Township. MBS has an average of 56 flights per day. The airport is served by two carriers,

Delta and United, with 21 aircrafts based at the field- four single engines, six multi-engines, ten jet engine aircrafts, and one helicopter.

RECREATION

Parks

The Township owns and operates one special use park, Independence Boat Launch, a park trail, Bay City Loop, and the Frank N Anderson Trail. The Independence Boat Launch features five acres of open land, ten boat launch lanes, restrooms, waterfront property, and USS Edson “the Destroyer.” This USS Edson Saginaw Valley Naval Ship Museum is open to the public daily and documents the history of the U.S. Navy from inside the ship. The 30 acres of Bayside Park can be developed into a park in the future if the Township wishes.

The recreation amenities in the Township extend outside of the Township-owned properties. Within the Township are the Bay City State Recreation Area, The Tobico Marsh Nature Area, Saginaw River Mouth Boat Launch, Patterson Road Park, and Bay County Civic Arena. In addition to the formal parks, the Township is located on the Saginaw Bay/Lake Huron, which provides residents with year-round recreation opportunities such as world-class fishing, swimming, and boating.

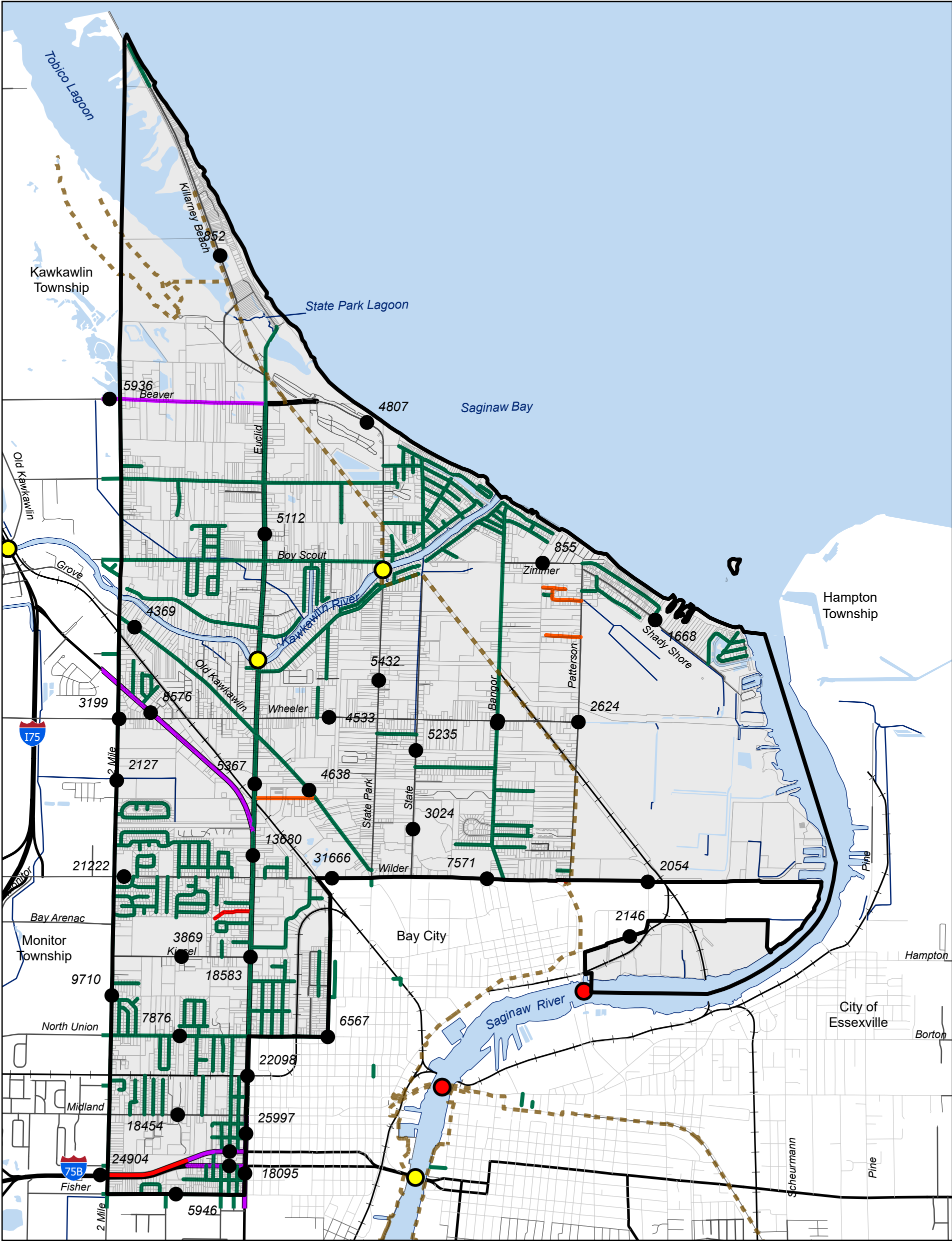
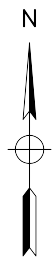
Trails

Trails give residents the opportunity to be more active, healthy, and safe while walking or biking on roads. Trails are an additional way to experience their community while providing users options of increased mobility in different modes of travel. The Frank N Anderson Trail connects the Bay City State Recreation Area with the Bay Area Rail Trail loop. The trail begins at Veterans Memorial Park in Bay City, crosses over the Kawkawlin River, and continues north to the State Park. The trail is a total of 21 miles of paved pathways. In addition to the Bay County Riverwalk Trail system, the Tobico Marsh has 3.5 miles of nature trails.



MAP 3 - TRANSPORTATION

BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



LEGEND

- PUBLIC BRIDGES
- FUTURE PRIVATE BRIDGE
- 2018 AADT - ANNUAL AVERAGE DAILY TRAFFIC
- BAY COUNTY RIVERS AND LAKES
- BANGOR TOWNSHIP BOUNDARY

- ROAD MATERIAL**
- ASPHALT
 - COMPOSITE
 - CONCRETE
 - GRAVEL
 - RAIL TRAIL PATH

- ROAD CASSIFICATION**
- STATE
 - COUNTY
 - LOCAL
 - BAY RAILROAD

Average Daily Traffic (ADT)
is the total volume
of vehicle traffic
on a road for a
average day in a
year. ADT sources
in the map is MDOT.



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NATURAL FEATURES INVENTORY

Bangor Township is an urbanized area with a mix of natural features located in the southeastern portions of Bay County. The Township provides unique features such as wetlands and woodlands in a very residential area providing highly desirable land use characteristics for the residents. Knowing a communities characteristics and natural features is important when new development plans occur in the Township. The natural environment can significantly impact development and reversely be significantly impacted by new development. Understanding the existing land uses and natural features establishes a better idea of how to protect certain areas from development. In some cases, land development can have a negative effect on the natural environment. For example, if a potential project proposes to fill in a wetland, the current water standing in that area, that usually filters through the natural process and recharges an underground aquifer, will suddenly be displaced. As a result, the water will be forced to spread to a new area which may cause flooding. Knowing the location of wetlands is an excellent way to prevent these situations.

Included later in this document is a Future Land Use Plan that will guide the Township in determining areas that will be preserved and areas that will be highlighted for more intense development. An important part of the Future Land Use Map is to examine the natural environment and determine where future development should be encouraged and where natural resources should be protected.

An environmentally sensitive area within a community should be carefully reviewed and considered when exploring new development. Environmentally sensitive areas are where destruction or disturbance will affect the habitat of the natural ecosystem and the life of a community by either:

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

Each of these effects are detrimental to the general welfare of a community. The Township contains ample natural amenities. These resources provide residents with a clean water supply and a strong base for recreational opportunities. The purpose of this section is twofold: The first is to identify areas in the Township that are most suitable for development without adversely impacting the existing natural system. The second identifies land that should be preserved in a natural state and is most suitable for open space or recreation purposes. Woodland and water resources are among the most important natural features impacting land in Bangor Township. An analysis of each natural system is on the following pages.

Floodplains

The Federal Emergency Management Agency (FEMA) defines floodplain areas based on hydrological surveys, topographic surveys, soil studies, and land cover characteristics. The result of this research is a statistical model that indicates an area vulnerable to the “100 -year flood”. The 100-year flood area is an elevation that has a 1% chance of being equaled or exceeded each year. This area has a 1% annual chance of flooding. The 100-year flood, which is the standard used by most federal and state agencies, is also used by the National Flood

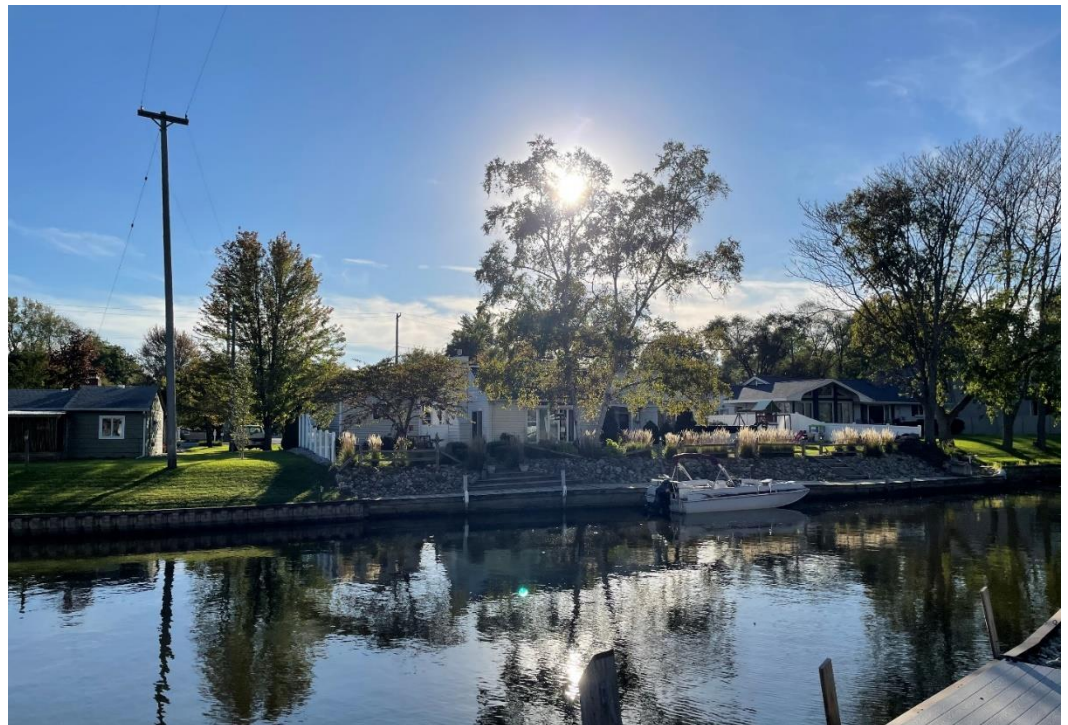
Insurance Program (NFIP) as the standard for floodplain management and determination of needs for flood insurance. Structures located in the flood hazard area have a 26% chance of suffering flood damage during the term of a 30-year mortgage. This means a home in the mapped flood hazard area is five times more likely to be damaged by the flood than to have a major fire.

The flooding of land adjoining the normal course of a stream or river is a natural occurrence. Flooding events are often swift and very damaging. Floods can damage or destroy public and private property, disable utilities, make roads and bridges impassable, destroy crops and agricultural lands, cause disruption to emergency services, and result in fatalities. People may be stranded in their homes for several days without power or heat, or they may be unable to reach their homes at all.

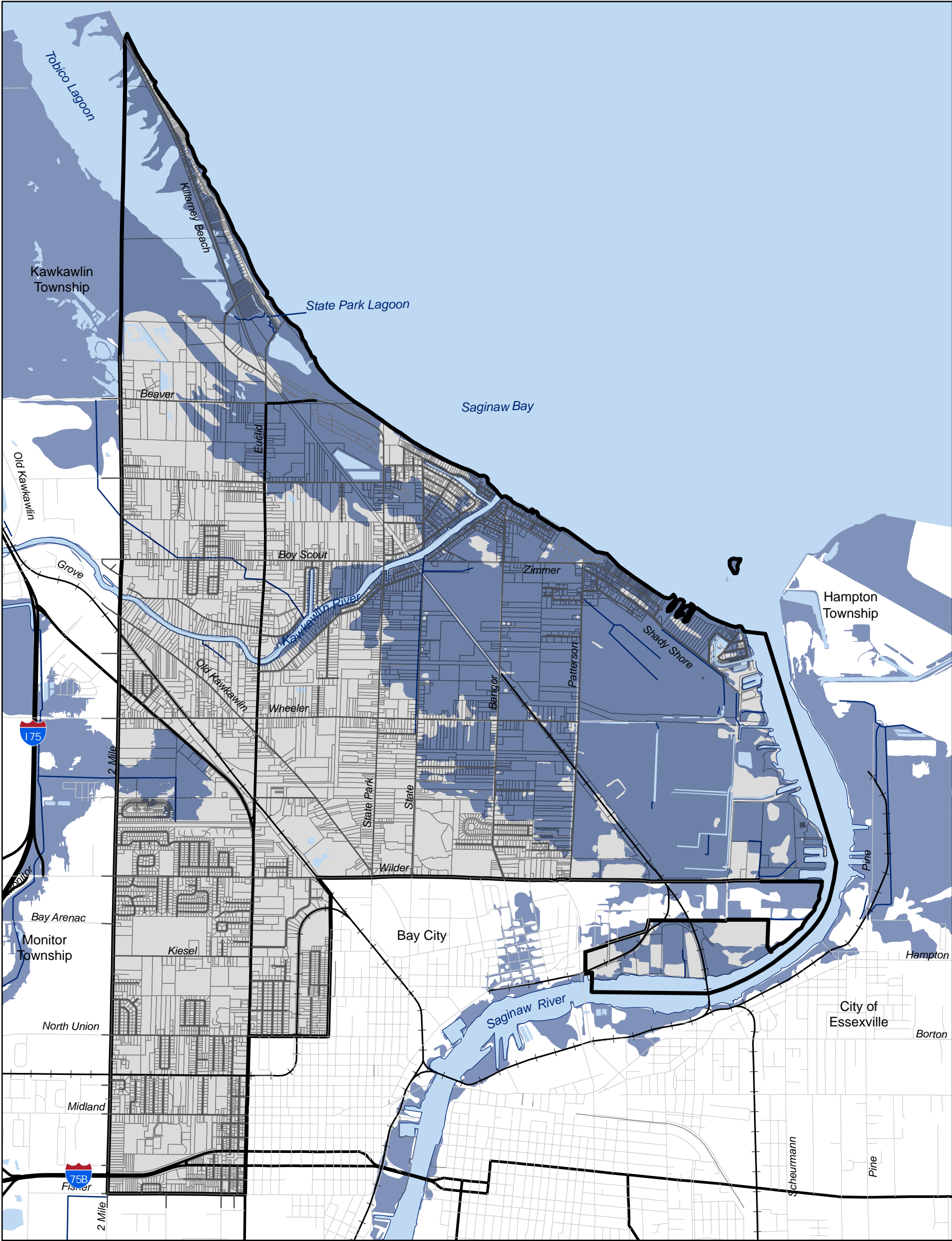
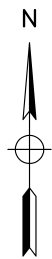
Development around natural water courses has increased the potential for serious flooding. Rainfall that would naturally soak into the ground or take several days to reach a river or stream, now quickly runs off streets, parking lots, rooftops, and through man-made channels or pipes. Development that encroaches on the floodplain impedes the carrying capacity of the water drainage basin and exacerbates flooding. If floodplain areas are left in their natural state, damage to persons or property could be more easily avoided.

There are many benefits of protecting land in the floodplain from development. If left in a natural state, the land in the floodplain can provide flood protection for other structures and improve water quality because the water is naturally filtered. It can also recharge aquifers, provide high-quality recreational opportunities, and reduce flood insurance and disaster recovery costs. Flood-prone areas are found throughout the State, as every lake, river, stream, and County drain has a floodplain. Therefore, the type of development that exists within the floodplain will determine whether or not flooding will cause damage.

Due to the natural features in the Township, and the low-lying location along the Saginaw Bay, the majority of the Township is located in the designed floodplain. Map 4 shows that the floodplain is located in the eastern side of the Township.



MAP 4 - FEMA FLOOD ZONE BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



LEGEND

- | | |
|-----------------------------|------------------|
| 100 year Flood plain | State Roads |
| Bay County Rivers and Lakes | County Roads |
| Bangor Township Boundary | Local Roads |
| Bangor Township Parcels | Bay railroad |
| | BANGORTWPPARCELS |





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Woodland Areas

Woodland information for Bangor Township was derived from the Michigan Geographic Data Library (MiGLD). The datasets include the following three categories of forested areas in the Township: deciduous forest, evergreen forest, and mixed forest. Deciduous forests are characterized by trees that shed foliage according to the season, such as maples, ash, elms, oaks, and others. Evergreen forests consist of conifers or evergreen trees. Mixed forests include both deciduous species and evergreen species of forests.

Bangor Township's woodland areas are concentrated in the northern point of the Township surrounding the Tobico Marsh State Game Area and along the northern banks of the Kawkawlin River. The remainder of the woodlands are dispersed in small pockets throughout the Township and a majority of these woodlands are deciduous. This land is great for wildlife, a good source for recreation opportunities, and creates a secluded and private residential space for many homeowners in the Township.

Map 5 illustrates the woodland in Bangor Township.

Wetlands & Waterways

Wetland areas are lands defined by the existence of water, either on or near the surface, during a portion of the year. In addition to standing water, other characteristics of a wetland include poorly drained soils and water-loving vegetation, which may also be physical indicators of wetlands. These ecosystems are a sensitive and vital part of the natural water cycle, and when they are negatively affected, without proper mitigation, many problems such as standing water, water filtration, aquifer recharge, and flooding will occur in unexpected areas.

Development concerning wetlands is regulated by the State of Michigan. At the heart of Michigan's wetland regulatory program is Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (Act 451 of 1994). This was formerly referred to as the Goemaere-Anderson Wetlands Protection Act, P.A. 203 of 1979. The Michigan Department of Energy, Great Lakes, and Environment (EGLE) administers the permit program. This legislation was passed to protect wetlands by restricting their use to certain activities only after permitted approval by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner that shows the avoidance of wetland resources to the greatest extent possible and minimization of unavoidable wetland impacts.

Under the Act, the following wetlands are protected:

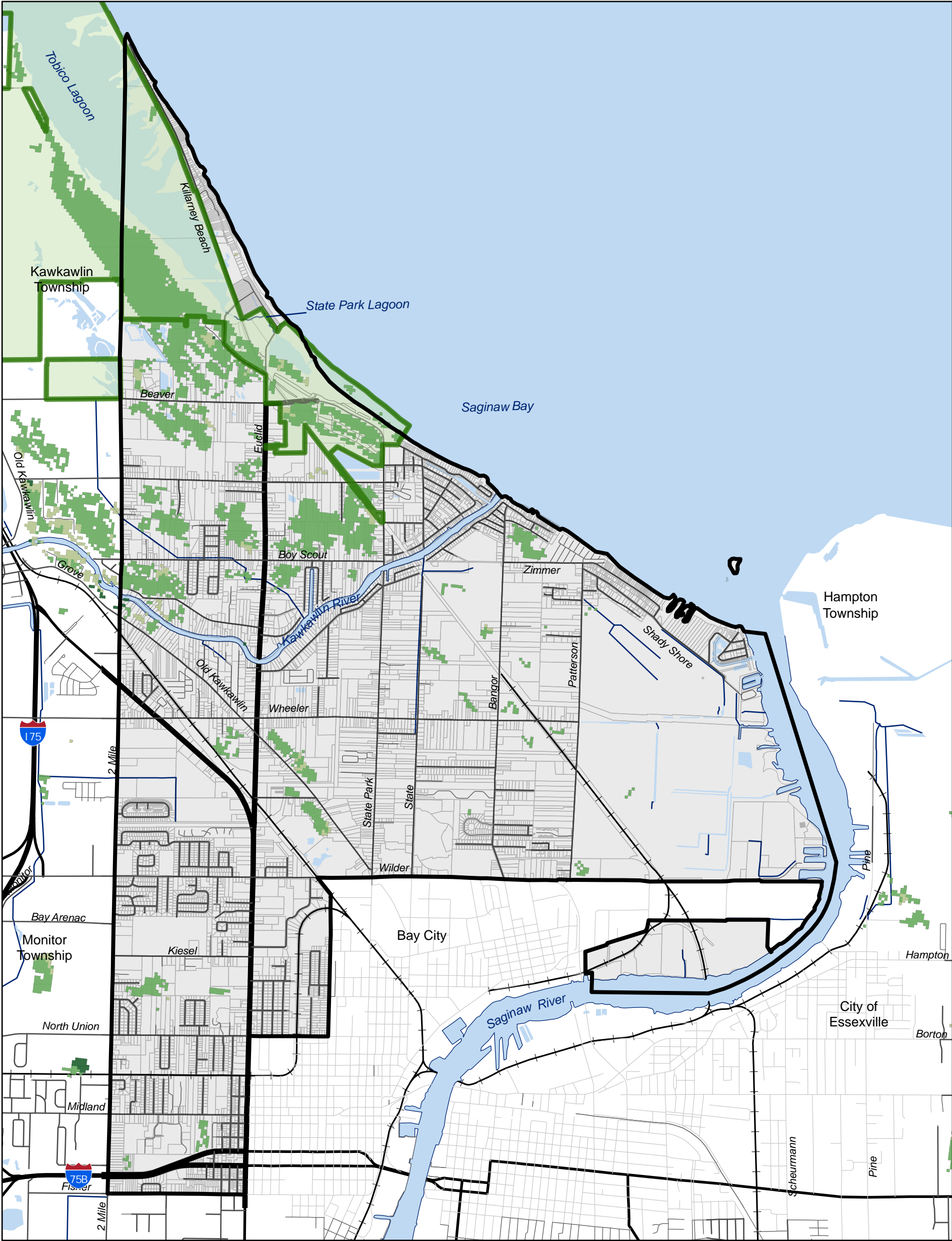
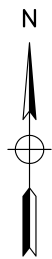
- Wetlands contiguous to an inland land, pond, river, stream, or similar water course.
- Wetlands adjacent to the lakes, rivers, creeks, and drains in Bangor Township would fall in this category.
- Wetlands five acres in size, or larger, in counties that contain a population of at least 100,000 people.

The wetland information on Map 6 was derived from MiGDL and the National Wetlands Inventory (NWI). Bangor Township has three general areas of wetlands: the northwestern point in Bay City State Park and Tobico Marsh Area, the center of the Township between the two rivers, and the northeastern point by the Saginaw River and Saginaw Bay. The remainder of the wetlands are scattered through the Township. Bangor Township shares a border along the Saginaw Bay/Lake Huron shoreline. There is approximately 13 miles of shoreline in the Township. Additionally, there are two river systems in the Township. The Saginaw and Kawkawlin Rivers. Both rivers travel through the Township and empty into the Saginaw Bay. The Saginaw River is a major contributor to industry in the Bay area and is still considered a working river with several shipping ports upstream of the Township. Both rivers are also used recreationally by both the residents and visitors.



MAP 5 - WOODED LAND

BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



LEGEND

- BAY COUNTY RIVERS AND LAKES
- BANGOR TOWNSHIP BOUNDARY
- MICHIGAN STATE FOREST AREA
- BANGOR TOWNSHIP PARCELS

- NLCD LAND COVER CLASS**
- DECIDUOUS FOREST
 - EVERGREEN FOREST
 - MIXED FOREST

- ROAD CASSIFICATION**
- STATE
 - COUNTY
 - LOCAL
 - BAY RAILROAD

Source:
2019 USGS CONUS Land Cover

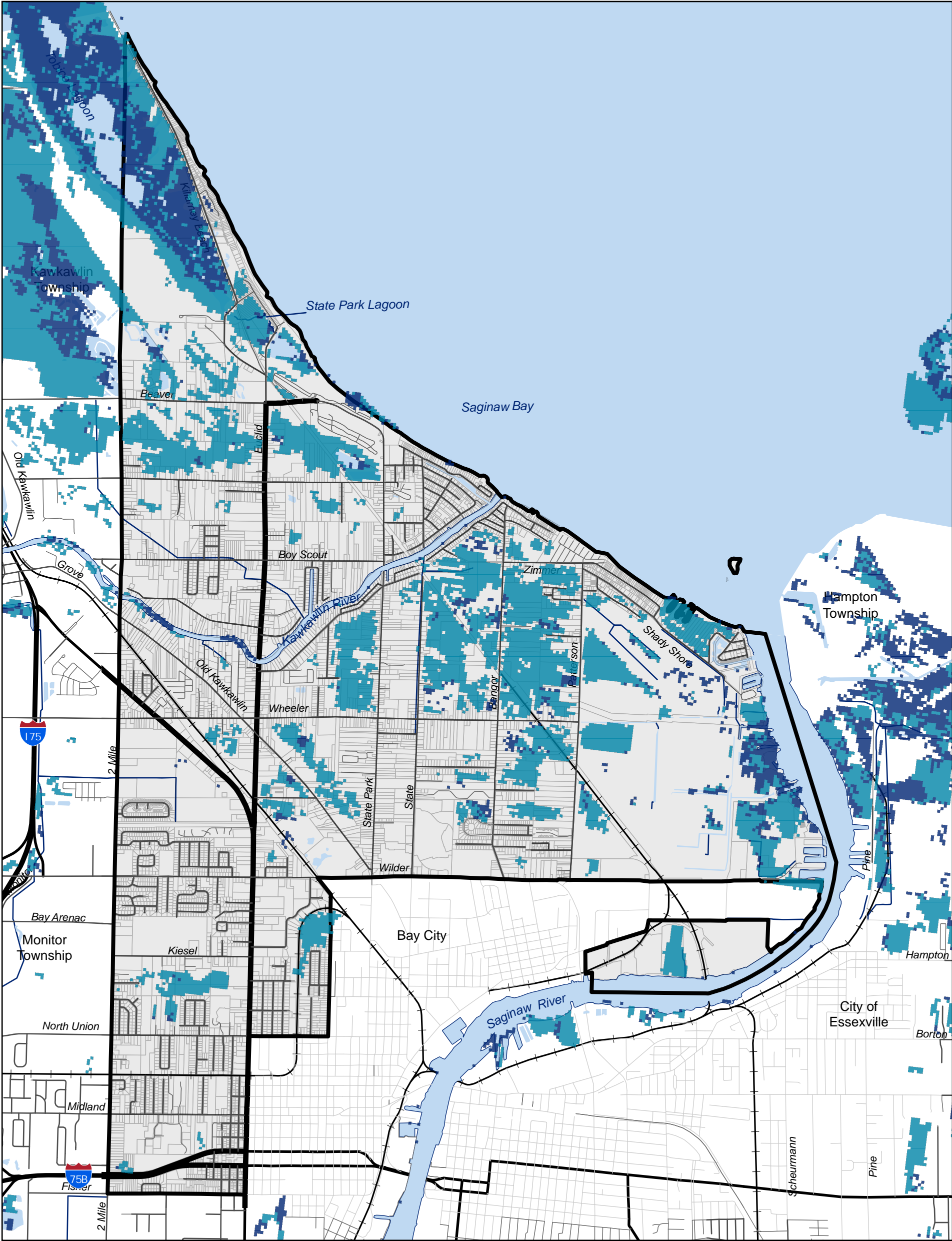
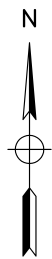


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MAP 6 - WETLANDS AND WATERWAYS

BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



LEGEND

- BAY COUNTY RIVERS AND LAKES
- BANGOR TOWNSHIP BOUNDARY
- BANGOR TOWNSHIP PARCELS

- NLCD LAND COVER CLASS**
- EMERGENT HERBACEOUS WETLANDS
 - WOODY WETLANDS

- ROAD CLASSIFICATION**
- STATE
 - COUNTY
 - LOCAL
 - BAY RAILROAD

Source:
2019 USGS CONUS Land Cover



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EXISTING LAND USE | 03



EXISTING LAND USE

INTRODUCTION

This section reviews the existing land use in Bangor Township. Existing land use is the study of the current status of land in the Township to understand exactly how each parcel is used, regardless of how it is zoned. It is important to understand the distinction between existing land use and zoning. Existing land use is a key piece of data and provides a snapshot in time of how land in the Township is being used. In many cases, the arrangement of land use sets a pattern that is unlikely to change. In other areas, there may be vacant or underutilized land that can be evaluated for development or conservation value. It is useful during the development of a Master Plan to let the residents see patterns in growth and development.

In Bangor Township, there are nine zoning districts. Each district allows different uses by right or by Special Use Permit. As previously mentioned in chapter 1, zoning regulations are law, and they define minimum development standards in each district. By comparison, an existing land use map, Map 7, aims to be more specific than a zoning map. An existing land use map illustrates the land use of each parcel at a certain period in time. There are many more land use categories than there are zoning districts because there are many different types of homes, businesses, and industries. The purpose of the existing land use map is to clarify the type of uses currently in Bangor Township, irrespective of zoning.

One of the most important outcomes of a community Master Plan is the creation of a Future Land Use Plan. Before the Future Land Use Plan can be created, the existing conditions and relationships between current land uses must be examined and understood. This knowledge aids in the decision-making process, concerting future residential, commercial, industrial, agricultural, and public land use activities. Bangor Township's future land use will be discussed more thoroughly later in this document.

In Bangor Township, there are 15 classifications of existing land use, and each is described in the following chapter. Table 12 shows the acreage and percentage of the land cover. In general, due to Bangor's close proximity to Bay City, the Township is considered an urbanized area. The Township is comprised of primarily residential uses; however, the Euclid Avenue and Wilder Road Corridors provide a commercial base for the Township. The riverfront of the Saginaw River provides an industrial base due to the shipping channel. The lakeshore and riverfronts provide a community of waterfront parcels in addition to the other residential neighborhoods adjacent to Bay City. Since the 2002 Master Plan, many areas of the Township have been developed.

EXISTING LAND USE ANALYSIS

TABLE 12 – EXISTING LAND USE ANALYSIS

LAND USE	ACREAGE	PERCENTAGE
Single-Family Residential	3,587.90	38.02%
Industrial	1,676.68	17.77%
Recreation	802.60	8.51%
Commercial	494.35	5.24%
Wooded	491.74	5.21%
Waterfront Residential	478.05	5.07%
Right-of-Way	437.99	4.64%
Agriculture	327.89	3.47%
Public/Semi-Public	331.81	3.52%
Vacant	181.54	1.92%
Medical Facility	149.28	1.58%
Utility	148.57	1.57%
Multi-Family Residential	111.16	1.18%
Mobile Home Park	96.86	1.03%
Water	66.54	0.71%
Office	50.59	0.54%
Waterfront Dock	2.57	0.03%
Total	9,436.12	100.00%

SINGLE-FAMILY RESIDENTIAL / WATERFRONT

In the Township, there are three different types of single-family residential housing:

1. Suburban developments: Located in the southwestern corner of the Township. These developments were built in the early 2000s and have a suburban feel with cul-de-sacs and curvilinear streets.
2. Larger lots in rural areas: Located in the northern portion of the Township. These are a more dispersed type of housing located along County Roads and often not associated with a formal neighborhood.
3. Waterfront homes: Located along Lake Huron (Saginaw Bay) and Kawkawlin River. These lots are narrow and contain cottage styles homes. Over the years, the homes in this area have been remodeled and are now substantially larger in size.

The suburban and rural single-family homes are the largest land use in the Township; these two single-family categories make up 3,587.90 acres or 38.02% of the land. Waterfront homes in the Township make up 478.05 acres or 5.07% of the land.

INDUSTRIAL

Industrial land is used for processing, manufacturing, fabricating, assembling materials, or for outside storage of equipment and materials. Within the Township, the industrial land is highly concentrated along the railroad lines. The largest portion is off Patterson Road, the second is off Euclid Road (M-13), and the third is along the Saginaw River in the southern portion of the Township. In the past, much of the Saginaw Riverfront was used for industrial purposes as a working waterfront. This land makes up the second largest use in the Township, 1,676.68 acres or 17.77%.

RECREATION

Recreation land in the Township includes both Township parks and private recreation facilities. These parcels include the Bay City State Park, DNR Boat launch, and USS Edson Saginaw Valley Naval Ship Museum/ Independence boat launch. The three recreation areas are located along Lake Huron or the Saginaw River, creating the third largest land use category and totaling 802.60 acres or 8.51% of the land.

COMMERCIAL

This land use category includes all areas used for commercial facilities. Commercial land uses include restaurants, service shops, grocery/convenience stores, and retailers, which are most commonly found along Euclid Road (M-13), M- 247, and Wilder Road. These areas of commercial land make up 494.34 acres or 5.24% of the total land area in the Township. Bangor Township's close proximity to Bay City makes the Township a regional destination for the surrounding communities.

The Township has two corridors: Euclid Road Corridor and Wilder Road Corridor.

The Euclid Road (M-13) Corridor is one of the more urbanized areas in the Township and is comprised of the Township's original commercial establishments. Today, Euclid serves as an important binding thread between the Township and Bay City. Most of this area backs up to single-family homes and is located on small-sized parcels with little to no landscaping and limited parking.

The Wilder Road Corridor is full of newer commercial developments. Located in this corridor are the Bay City Mall, Home Depot, and other large commercial establishments. This corridor is an attraction for the entire Bay County area.

WOODED

Wooded areas in the Township are forested or mostly covered with trees. These parcels are scattered throughout and provide additional access to natural features for Township residents and create wildlife habitats. This land makes up 491.74 acres or 5.21% of the Township land.

ROAD RIGHTS-OF-WAY

The roads in the Township make up 437.99 acres of Township land or 4.64% of the land.

AGRICULTURAL

Agricultural land includes land being utilized for agricultural purposes such as crop production, land lying fallow, pastures and grazing land, sod farming, and orchards. It may also include farmsteads and related agricultural buildings or single-family homes. This is a significant change from the 2002 plan, where almost 30% of the land was categorized as agricultural/vacant. Since the last update of the Master Plan, there has been significant development of agricultural land for other uses in Bangor Township. Agricultural land makes up 327.89 acres or 3.47% of the land in Bangor Township. Agricultural land can be found in two pockets, the first on both sides of the railroad tracks near the northeast boundary and the second along the southwestern boundary off Two-Mile Road.

PUBLIC/SEMI-PUBLIC

The public/semi-public land use category includes places of worship, schools, Township buildings, cemeteries, post offices, and other civic-related uses. These areas are typically used by the general public or a defined group in the community. The public/semi-public parcels are scattered throughout the Township, with the majority located off Euclid Road (M-13), Wheeler Road, or Wilder Road. The public/semi-public land makes up 331.81 acres or 3.52% of the land.

VACANT

The vacant land use category represents any buildings in the Township that are currently empty and have the potential for development or redevelopment. Vacant parcels represent the most opportunity for redevelopment; therefore, it is important to have a clear understanding of where each parcel is located. With that understanding, the Township can focus economic development efforts in these areas and work to bring more opportunity into the community. Vacant land is spread throughout the Township, making up 181.54 acres or 1.92% of Township land.

MEDICAL FACILITY

Medical facilities are a very specialized use, and for this plan, they are their own land use category. They are invaluable for communities and increase the quality of life for the Township residents. There are a handful of medical facilities within the Township: a branch location of Covenant Hospital Saginaw, McLaren Health Care, McLaren Bay Special Care Hospital, and McLaren Bay Hospital. The Township also has other medical facilities such as doctor's offices, dentists, and veterinary clinics. The majority of these facilities are located along Euclid Road (M-13), M-247, and Wilder Road, totaling 149.28 acres or 1.58% of the total land in the Township.

UTILITY

Utility land in the Township is for the transmission line that runs from the eastern end of the Township through the middle to the western side of the Township, crossing the Saginaw River into Hampton Township.

MULTI-FAMILY RESIDENTIAL

The multi-family residential category includes properties in the Township occupied by two-family dwellings, or duplexes, and all types of housing that offer three or more dwelling units per structure. Multi-family homes broaden the housing options available to residents of the Township. They provide additional living situations for individuals who are not interested in the responsibility and upkeep of a single-family home. Duplexes are valuable housing resources because they offer a more affordable, lower maintenance option that provides the same benefits as a single-family neighborhood. Multi-family residential totals 111.16 acres or 1.18% of the land.

MOBILE HOME PARK

Within the Township are four mobile home parks. The majority of these parks were constructed between the 1960s and 1970s. These parks make up 96.86 acres or 1.03% of the land within the Township.

OFFICE

Office space includes land that is primarily used for workspace and within the Township this land use category is on smaller parcels scattered along Euclid Road (M-13), and Wilder Road. Office areas make up 50.59 acres or 0.54% of land in the Township.

WATER

The Township is located off Lake Huron (Saginaw Bay) and has two large rivers that run through it, the Saginaw and Kawkawlin Rivers. Approximately 66.54 acres of land are made up of water resources, which accounts for approximately 0.71% of the Township. Please note that this only includes the inland lakes, rivers, and streams and does not account for the shoreline. Bangor Township has 13 miles of shoreline along Lake Huron.

WATERFRONT DOCK LOTS

Waterfront dock lots in the Township make up a very small amount of land, 2.57 acres or 0.03% of land in the Sunset Shore subdivision. These parcels are unique because they are one parcel that has three, 1/3rd interest owners. Meaning, that each 1/3rd interest property owner technically owns a width of approximately 16.7' of the 100' parcel. This unique land ownership scheme has created issues for property owners and the Township because as the property changes hands, the new owners do not clearly understand what the 1/3 interest ownership means. Currently, the lots are mostly vacant, aside from the docks, and are used as a day use by the owner. There are only a few parcels with structures.



DOWNTOWN DEVELOPMENT AUTHORITY(DDA)

The Bangor Township DDA was established in 1989. The DDA is a non-profit development corporation that was designed to promote a desirable environment for businesses and residents in the Township through revitalization projects in the “business district.” The district consists of parcels along the north side of Wilder Road from State Park Drive to Bangor Road, some parcels north of Wilder Road on either side of State Street, parcels on the south side of Wilder Road from the railroad tracks to the Euclid corner, parcels on the east side of Euclid from the Wilder corner to Thelen Drive, parcels on the north side of Thelen Drive, and all parcels on Shrestha Drive and Katalin Court, see Map 8. The projects the DDA takes on would not be able to be completed if it weren’t for a variety of financial options, including bond issuance, tax increment financing, and public and private contributions.

In January of 2020, the Township and Delta College participants accepted a 10-year renewal of the DDA. The renewal established a \$500,000 fund cap; the use of the funds will be laid out in the strategic plan. The plan will cover their five objectives:

1. Overall prevention of the deterioration of existing areas within the District.
2. Promotion of economic development within the District.
3. Creation of jobs.
4. Partnerships with business owners of vacant buildings and struggling businesses.
5. District beautification (trees, sidewalks, business facades updates, etc.).

DDA PROJECTS

Recent

- Bangor Commercial Park Development - Completed 2020: Future plans consist of sidewalk repairs, landscaping, streetlights, and street signage.

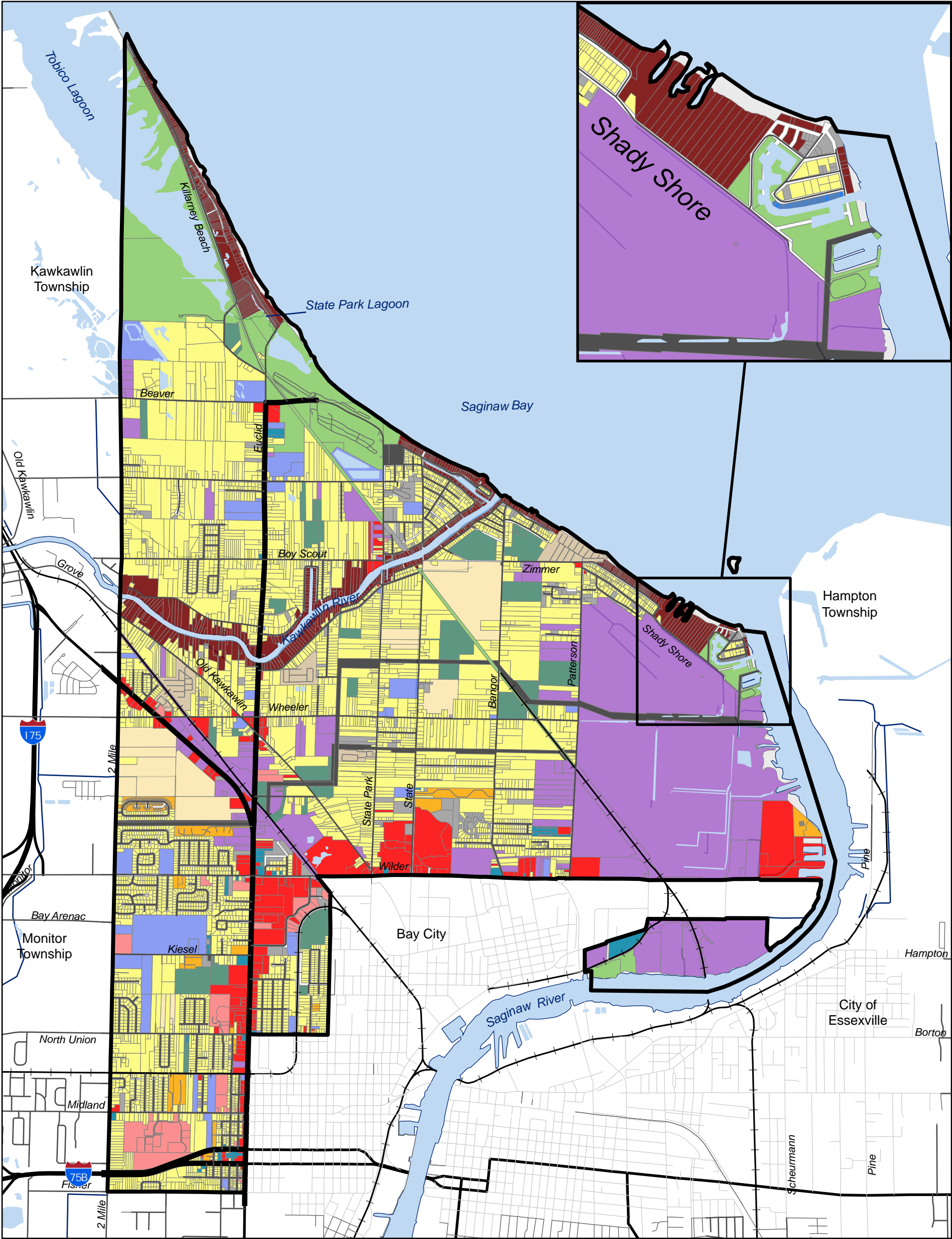
Current

- EGLE and the Township are in year six of the ten-year agreement regarding the Wetland Mitigation Project. The Board and Bay County will work together to complete this project.

Future

- | | |
|----------------------------------|----------------------------------|
| ▪ 10 - Year Strategic Plan | ▪ Commercial Business Attraction |
| ▪ Wetland Mitigation | ▪ Amenities – bench replacements |
| ▪ Bangor Commercial Park Signage | |

MAP 7 - EXISTING LAND USE BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



LEGEND

BAY COUNTY RIVERS AND LAKES	MEDICAL FACILITY	RECREATION	H2O
BANGOR TOWNSHIP BOUNDARY	SINGLE-FAMILY RESIDENTIAL	WOODED	ROAD CASSIFICATION
AGRICULTURAL	MULTI-FAMILY RESIDENTIAL	WATERFRONT DOCK	STATE
COMMERCIAL	WATERFRONT RESIDENTIAL	UTILITY	COUNTY
OFFICE	MOBILE HOME PARK	VACANT	LOCAL
INDUSTRIAL	PUBLIC/SEMI-PUBLIC	ROW	BAY RAILROAD



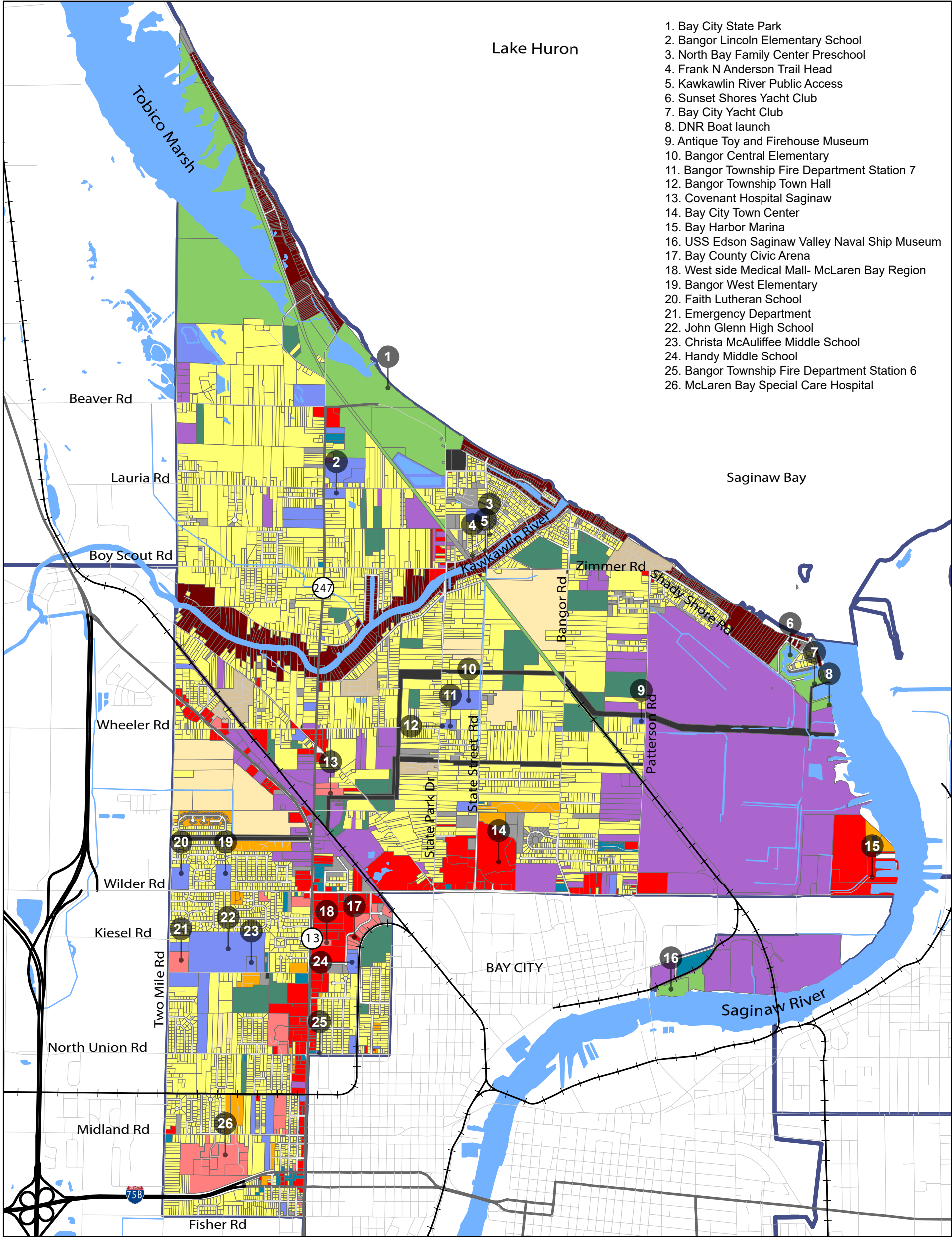


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Date June 2022

MAP 7a - SIGNIFICANT PLACES

BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



1. Bay City State Park
2. Bangor Lincoln Elementary School
3. North Bay Family Center Preschool
4. Frank N Anderson Trail Head
5. Kawkawlin River Public Access
6. Sunset Shores Yacht Club
7. Bay City Yacht Club
8. DNR Boat launch
9. Antique Toy and Firehouse Museum
10. Bangor Central Elementary
11. Bangor Township Fire Department Station 7
12. Bangor Township Town Hall
13. Covenant Hospital Saginaw
14. Bay City Town Center
15. Bay Harbor Marina
16. USS Edson Saginaw Valley Naval Ship Museum
17. Bay County Civic Arena
18. West side Medical Mall- McLaren Bay Region
19. Bangor West Elementary
20. Faith Lutheran School
21. Emergency Department
22. John Glenn High School
23. Christa McAuliffe Middle School
24. Handy Middle School
25. Bangor Township Fire Department Station 6
26. McLaren Bay Special Care Hospital

Single-Family Residential	Wooded	Vacant	Mobile Home Park
Industrial	Waterfront Residential	Medical Facility	Office
Recreation	Agricultural	Utility	Waterfront Dock
Commercial	Public/Semi-Public	Multi-Family Residential	

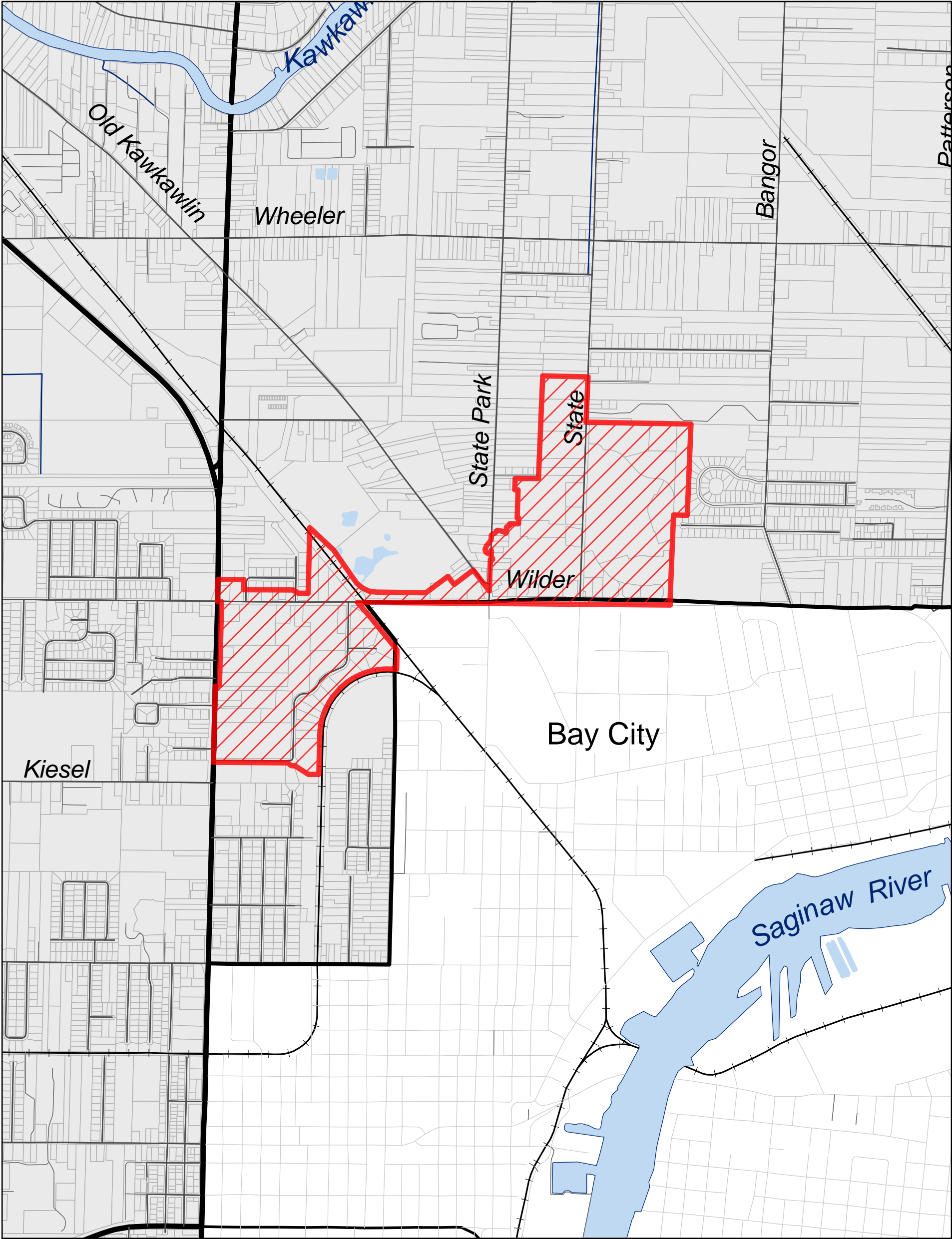
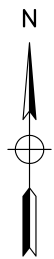


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DateOctober 2021

MAP 8 - DDA PROPERTY

BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



LEGEND

- DOWNTOWN DEVELOPMENT AUTHORITY
- BAY COUNTY RIVERS AND LAKES
- BANGOR TOWNSHIP BOUNDARY

ROAD CASSIFICATION

- STATE
- COUNTY
- LOCAL
- BAY RAILROAD

Average Daily Traffic (ADT)
is the total volume
of vehicle traffic
on a road for a
average day in a
year. ADT sources
in the map is MDOT.



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COMMUNITY INPUT

INTRODUCTION

An effective Master Plan incorporates the input and ideas from the community as a cornerstone for the foundation of all future goals, action items, and future land use decisions. The ideas and opinions of residents' help guide the goals and objectives creating a master plan that is reflective of the community-wide vision regarding land use management decisions. In addition, using the public's opinion to provide direction for the future helps create a successful politically feasible and implementable Master Plan.

Bangor Township officials understand the value of the opinions of their residents and made a concerted effort through this process to collect meaningful public input. The Township provided a community survey to gather information that would guide the policies and updates of this Master Plan.

PUBLIC INPUT PROCESS

The survey was available from Fall 2021 to Winter 2022. The intent of the survey was to establish any easy means of communication where residents and stakeholders of Bangor Township could provide input about existing community conditions and the need for future improvements.

During the public input period, the Township collected many insightful ideas and suggestions for infrastructure, land use, housing improvements, economic development, and overall quality of life. A complete tabulation of the results is available for review in Appendix A. This chapter highlights some of the signification results from the survey.



SURVEY RESULTS

Survey Respondents

- The survey had 220 responses and of those, 191 (88.6%) were complete surveys and 29 (13.2%) were partial. If there are questions with less than 220 responses, it had a partial response.
- Of the 220 responses, 91.4% of respondents lived in Bangor Township. Approximately 6.4% lived in surrounding townships and 2.1% lived outside of Bay County.
- In the survey, respondents were asked how long they have resided in the Township, 65% have lived in the Township for more than 20 years, and approximately 35% have lived in the Township for 20 years or less.
- The survey asked respondents what their connection to Bangor Township is. The top response, 68.8% was shopping in the Township, followed by visiting the Township to see family or friends, 43.8%. The third most selected answer was a tie, 31.3% selected own property in the Township and work in the Township.

The survey respondents were comprised of every age group. In order of highest to lowest, respondents are as follows:

- | | |
|---------------------|---------------------|
| ▪ Age 55 to 64: 33% | ▪ Age 25 to 34: 17% |
| ▪ Age 65 to 75: 26% | ▪ 75+: 4.8% |
| ▪ Age 45 to 54: 17% | ▪ 18 to 24: 1% |
| ▪ Age 35 to 44: 11% | |

General Questions

The following questions were general questions regarding conditions in the Township.

Should Bangor Township grow in population?

The top response was neutral, the breakdown of the responses is below:

- Strongly Agree: 19.2%
- Agree: 29.4%
- Neutral: 36%
- Disagree: 13.6%
- Strongly Disagree: 1.9%

In conclusion, almost 50% of respondents are in favor of growth in the Township.

How do you feel Bangor Township has changed in the past five years?

Respondents said:

	Much Worse	Worse	No Change	Better	Much Better	Don't Know/ No Opinion
Road Conditions	29 13.7%	69 32.7%	41 19.4%	55 26.1%	7 3.3%	10 4.7%
Traffic	21 9.9%	104 49.1%	59 27.8%	19 9.0%	1 0.5%	8 3.8%
Property Appearance	11 5.2%	52 24.6%	80 37.9%	51 24.2%	8 3.8%	9 4.3%
Parks & Recreation	10 4.7%	14 6.6%	95 45.0%	67 31.8%	15 7.1%	10 4.7%
Overall Township Services	8 3.8%	27 12.8%	111 52.6%	40 19.0%	5 2.4%	20 9.5%
Quality of Life	6 2.9%	30 14.4%	105 50.5%	54 26.0%	8 3.8%	5 2.4%
Public Safety	5 2.4%	37 17.6%	98 46.7%	43 20.5%	7 3.3%	20 9.5%

TABLE SUMMARY:

- Generally, respondents think the Township is the same or better than it was five years ago.
- The majority of respondents think traffic is worse than years prior, and more respondents think road conditions and property appearance are worse than they were five years ago.
- Almost 40% of respondents believe the parks and recreations have improved.

What quality of life factors are most important?

The top five responses were:

- Active blight reduction program that reduces nuisance, eyesores, and other: 67.1%
- Community services: 62.9%
- High-quality schools: 60.6%
- Access to water-based recreations opportunities: 51.6%
- Preservation/Conservation of natural resources and sustainability: 44.1%

The top write-in responses were:

- Blight reduction
- Road improvements
- Reduction of marijuana facilities
- Additional recreational facilities

Why do you live in Bangor Township?

The top five responses were:

- Like the community: 47.6%
- Location and proximity to the Saginaw Bay: 40.6%
- Close to family and friends: 40.1%
- Location and proximity to services or employment: 35.4%
- Born and raised here: 28.3%

Are you satisfied with the overall quality of life in the Township?

Seventy percent of respondents selected very satisfied or satisfied the remaining responses were:

- Very Satisfied: 11%
- Satisfied: 59%
- Neutral: 24%
- Dissatisfied: 5%
- Very Dissatisfied: 1%

Which capital improvement projects are most important for the Township?

Respondents said:

	Top Priority	Important	Neutral	Less Important	Not Important
Water	43 21.0%	103 50.2%	52 25.4%	6 2.9%	1 0.5%
Sanitary Sewer	24 11.6%	120 58.0%	56 27.1%	6 2.9%	1 0.5%
Stormwater (drainage)	61 29.5%	113 54.6%	30 14.5%	1 0.5%	2 1.0%
Roads	85 40.7%	103 49.3%	18 8.6%	3 1.4%	0 0%
Streetlights	16 7.8%	75 36.4%	81 39.3%	25 12.1%	9 4.4%
High-speed internet	39 18.8%	85 40.9%	56 26.9%	19 9.1%	9 4.3%
Cable/phone	12 5.8%	68 33.0%	80 38.8%	28 13.6%	18 8.7%
Sidewalks/recreational pathways	34 16.4%	103 49.8%	52 25.1%	14 6.8%	4 1.9%
Township parks	32 15.5%	105 51.0%	52 25.2%	13 6.3%	4 1.9%

TABLE SUMMARY:

- The majority of respondents believe that all of the projects, except for streetlights and cable/phones are of top priority or important.
- Ninety percent of respondents selected roads as a top priority or important.
- Approximately 85% of respondents selected stormwater as a top priority or important.

How do you feel regarding the following issues listed in the table below?

Respondents said:

	Not an issue	Somewhat of a problem	A big problem
Too many under-utilized properties	87 41.8%	90 43.3%	31 14.9%
Overgrown weeds/tall grass	81 38.6%	98 46.7%	31 14.8%
Housing quality	105 50.7%	86 41.5%	16 7.7%
Junk cars in yards	73 34.8%	93 44.3%	44 21.0%
Nuisance animals	132 64.1%	52 25.2%	22 10.7%
Quality of residential rental units	114 55.6%	76 37.1%	15 7.3%
General property upkeep	96 45.7%	87 41.4%	27 12.9%
Noise	134 64.7%	56 27.1%	17 8.2%
Lighting	143 70.1%	52 25.5%	9 4.4%

TABLE SUMMARY

- The respondents selected that junk cars in yards, overgrown weeds/tall grasses, and too many under-utilized properties are the biggest problems.
- Over 50% of respondents selected the following to be not an issue: lighting, noise, quality of residential rentals, nuisance animals, and housing quality.

What type of land use and development should be in the floodplain?

Respondents said:

- Parks and conversation land: 57.2%
- Don't know / unsure: 21.6%
- Low density residential housing: 20.7%
- I do not support redevelopment in the floodplain: 17.3%
- Commercial/retail development: 10.1%
- Industrial development: 5.3%

Commercial Development Questions

An open-ended question asked respondents: How do you feel about marijuana facilities located in the Township?

Listed below is a summary of those responses.

- Comments in favor of marijuana facilities: 27%
- Comments against marijuana facilities: 62%
- Comments that are neutral or show no indication of preference: 22%

Describe how you view the amount of retail, services, and commercial business in the Township.

- Abought right: 49%
- Too much: 7%
- Not enough: 44%

List what is important for the future of Euclid Ave and Wilder Road corridor.

The top three responses were:

- Allow small scale commercial development along the corridor: 51.5%
- Allow large scale commercial development along the corridor: 35.7%
- Control access points to the corridors, limiting new entrances and exits: 35.7%

The top write-in responses:

- Clean up/landscape
- Traffic control
- Install sidewalks

An open-ended question asked respondents: When driving down Euclid Ave, what do you think would improve this corridor?

The top write in responses were:

- Fill in/redevelop vacant properties
- Upkeep retail properties and landscaping
- Beautification – trees/landscaping, lighting, less signage (clutter), bury lines
- Sidewalks and bike lanes – improve pedestrian safety
- Enforce traffic laws
- Traffic measures – traffic light timing, access management, turn lanes
- Redevelopment of Kmart site
- Less marijuana

An open-ended question asked respondents: When driving down Wilder Road, what do you think would improve this corridor?

The top write in responses were:

- Take care of retail properties and landscaping
- Improve road
- Beautification - trees/landscaping, lighting, less signage (clutter), bury lines
- More sidewalks and pedestrians' safety measures
- Enforce traffic laws
- Traffic measures - traffic light timing, access management, turn lanes
- Less marijuana

When considering new commercial development in the Township, how important are the following factors?

Respondents said:

	A Top Priority	Important	Neutral	Not Important
Emphasis on building design	31 16.0%	89 45.9%	56 28.9%	18 9.3%
Visually pleasing signs and advertising	42 21.6%	101 52.1%	40 20.6%	11 5.7%
Emphasis on pedestrian and non-motorized access to facilities	46 23.7%	81 41.8%	52 26.8%	15 7.7%
Parking	30 15.7%	123 64.4%	33 17.3%	5 2.6%
Landscaping/Screening	52 27.1%	90 46.9%	45 23.4%	5 2.6%

TABLE SUMMARY:

- From the list above, landscaping/screen is the top priority.
- Eighty percent of respondents believe parking is a top priority or of importance.
- Of the list above the least important item is the emphasis on building design.

What would be the best at the corner of Euclid and Wilder road where the old KMart building is located?

Respondents said:

- Break the site up into lots for several new retail options: 41%
- Re-envision the site for mixed-use development, incorporating a mixture of residential and commercial areas: 31%
- Keep it as is (big box store): 10%
- Don't know / no opinion: 7%

Other write in responses:

- Hotel
- Ikea
- Grocery store: Trader Joes, Whole Foods, etc.
- Recreational activities building

Ten years from now how do you envision the Bay City Town Center (Bay City Mall)?

Responses included:

- Complete site redevelopment with new uses that are not necessarily focused on retail: 37%
- Extensive renovations incorporating a new look with new business and service offerings: 32%
- Complete site redevelopment that replaces existing buildings while maintaining the site as a regional retail destination: 20%
- The same as today: 2%

Other write in responses:

- Mix of retail and residential
- Reinvent the wheel
- Senior Housing
- Medical Facility

Industrial Questions

Do you support the development of industry and manufacturing in the Township?

- Agree: 81%
- Neutral: 11%
- Disagree: 8%

Do you support utility-scale solar installations in Bangor Township?

- Agree: 48%
- Neutral: 20%
- Disagree: 32%

Additional write in responses:

- In favor of large-scale solar: 25%
- Against large-scale solar: 37%
- No indication of preference: 13%
- No additional thoughts: 19%
- Against wind energy: 6%

Residential Questions

What type of residential development would you like in the Township?

The top three responses were:

- Single family: 83%
- Condos: 42%
- Retirement/senior housing and assisted living facilities: 41.5%

Do you think housing for senior citizens, including retirement villages or communities, should be encouraged?

- Agree: 69%
- Disagree: 8%
- No opinion: 23%

An open-ended question asked respondents: What would you like to see happen to improve their neighborhood?

Top responses were:

- Improve roads
- Enforce zoning code – blight
- Add sidewalks
- Widen shoulders/add bike lanes
- Drainage
- Lighting

Land Use Questions

What type of land use changes should occur in the Township?

The respondents said:

- Stronger emphasis on recreation in the Township: 55.4%
- Increased protection of natural resources: 43.5%
- Different types of housing options throughout the Township: 39.2%
- New housing developments on vacant land: 38.7%
- Ensure new development is located outside of the 100-year floodplain: 26.9%
- New housing along the waterfront/rivers: 15.1%

Transportation / Recreation Questions

What do you think is the most important for pedestrian safety and access in the Township?

The top five responses are:

- Sidewalks along major transportation corridors: 66.5%
- Walking trails/recreation pathways in the township: 63.2%
- Connecting gaps in the sidewalks network: 48.6%
- Bike lanes: 45.4%
- Dedicated crosswalks and crossing signs: 41.1%

How often do you visit Bay City State Park each year?

The top response was more than 10 times a year. The remaining responses were:

- More than 10 times: 52%
- 5-9 times: 13%
- 3-4 times: 16%
- 1-2 times: 13%
- I do not visit the State Park: 6%

Should the Township work with the Road Commission to improve pedestrian/bike access to the State Park?

- Strongly Agree: 42%
- Agree: 36%
- Neutral: 19%
- Disagree: 1%
- Strongly Disagree: 2%

What type of public water access should be in the Township?

The top five responses were:

- Beaches: 57.2%
- Passive recreation (trails and boardwalk): 56.1%
- Kayak/Canoe Launch: 50.8%
- Boat Launch: 37.4%
- Conservation/shoreline protection: 34.2%

Open Ended Questions

What do you like best about Bangor Township?

The top responses were:

- Adjacent to the water, rivers, bay – lake life
- Location/proximity to services and other regional destinations and transportation corridors
- Friendly community
- Close to City with good retail, but feels like rural living
- Safe
- Good schools

What is one thing you would do to improve Bangor Township?

The top responses were:

- Improve roads
- More sidewalks, trails, pedestrian access/safety
- Enforce ordinances/blight
- No more marijuana
- Capitalize on waterfront
- More recreation amenities/options
- Curb appeal throughout the retail area
- More retail options

Summary

The survey asked a total of 34 questions. The questions were selected to provide the Planning Commission and Township Board with additional insight on how the Township should plan for the future, where residents would like improvements, and help them understand their resident's wants and needs for the foreseeable future. In other words, public input allows this Master Plan to reflect the needs of the residents and the future of the Township.





GOALS & OBJECTIVES

The purpose of a Master Plan is to determine a direction for Bangor Township for the next five to twenty years. It is based on an analysis of the initial chapters of this plan, community input, other pertinent planning documents, and the hard work of the Planning Commission throughout this process. Effective goals which outline improvements, resources to protect and preserve, and broadly discuss future changes in the Township are only successful by broad-based public inclusion and support for the objectives of this plan.

The following goals and objectives are a significant component of this Master Plan. They represent the overall vision for Bangor Township as they are the guiding principle for future land use decisions, rezoning decisions, and other land use questions that arise.

Goals are general and address broad categories that relate directly to the heart of community planning in the Township. They are broad because they are general ideal statements for the Township to achieve over the life of the plan. Goals outline the vision for the Township in the Master Plan, which is intended to be the primary policy document for Township Officials when considering matters related to land use and development proposals.

Objectives are an avenue to achieve the goals of the Master Plan and help identify a pathway to successfully implement the vision of the Township. Action items are more specific tasks outlined in the objectives and are measurable goal posts for the Township to achieve.

Together, the goals, objectives, and action items provide the foundation for the Master Plan and a framework for future improvements. Ttion, the environment and natural resources, recreation, public services, and planning and administration. The goals are detailed enough where they are achievable, yet they are flexible enough to address evolving conditions and adapt to the Township's new wants and needs.



RESIDENTIAL PRESERVE AND STRENGTHEN NEIGHBORHOODS

Objective: Maintain existing neighborhoods to provide a community of safe, balanced, and attractive residential areas which appeal to existing and future residents.

Action Items:

- 1A -** Encourage improving neighborhoods with design guidelines related to lighting, sidewalks, and linkages between existing and future neighborhoods.
- 1B -** Maintain and improve the quality of existing neighborhoods.
- 1C -** Develop affordable housing for all age groups, including young families and senior citizens, to provide a diverse housing stock to permit residents to remain within the Township.
- 1D -** Enforce the housing and ordinance code to ensure aesthetic and physical character of housing and housing sites is preserved.
- 1E -** Provide more information to the public on reporting blight or ordinance violations.
- 1F -** Provide for a range of residential densities on the future land use map which will meet the needs of various income levels and housing types.
- 1G -** Research and consider an online reporting system for code compliance complaints, and make it available to the public via the Township website.
- 1H -** Consider implementing a new residential zoning district that specifically addresses the 1/3 interest lots along Oak St and their unique characteristics.

Objective: Ensure new residential developments are aesthetically pleasing, safe, and environmentally sustainable.

Action Items:

- 1I -** Encourage new single family residential development within the Township.
- 1J -** Prioritize the development of usable open space areas within single family residential developments to provide environmental protection and recreation land.
- 1K -** Consider planned neighborhoods in designated areas which would promote preservation of the Township's existing natural features and provide recreational opportunities for residents.

- 1L -** Encourage landscaped buffer areas between residential and non-residential land uses.
- 1M -** Encourage multiple family residential uses as a transitional use between single family residential and non-residential uses.
- 1N -** Incorporate low, medium, and high-density multiple family residential land uses. Multiple family densities should be compatible with the surrounding area.
- 1O -** Layout new residential developments to accommodate connections to existing neighborhoods and services and encourage layouts that maximize green space.
- 1P -** Identify key locations for the development of senior housing communities.

COMMERCIAL

CONTINUE TO SUPPORT A STRONG BUSINESS ENVIRONMENT

Objective: Maintain and improve existing commercial areas by encouraging growth and redevelopment within appropriate areas of the Township.

Action Items:

- 2A -** Concentrate commercial uses along major roads within the Township.
- 2B -** Encourage high-quality commercial developments within the “gateway” areas of the Township.
- 2C -** Create linkages between commercial uses to existing and new residential neighborhoods via sidewalks and pathways.
- 2D -** Require and enforce site improvement standards such as landscaping and screening, lighting, design guidelines, underground utilities, and signage for all commercial growth.
- 2E -** Amend the zoning ordinance to discourage the use of large pylon signs throughout the Township. Require smaller “monument” type signs, architecturally compatible with the commercial building, and limit the total amount of sign area permitted on a site.
- 2F -** Amend the zoning ordinance to comply with recent state and federal sign regulations.
- 2G -** Consider a sign amortization policy to improve the visual appearance and clutter of the key corridors in the Township.
- 2H -** Encourage redevelopment and aesthetic improvements of existing structures and sites.
- 2I -** Plan for a greenspace buffer and improve landscaping/streetscape along Euclid Ave.

Objective: Review policies and ordinances to ensure regulations meet current retail trends.

Action Items:

- 2J -** Provide flexible land use and zoning ordinance categories to accommodate the evolving retail market.
- 2K -** Review the zoning ordinance and expand commercial land uses in transitional areas.
- 2L -** Explore the creation of a mixed use district in specific areas of the Township.
- 2M -** Evaluate opportunities for walkable urban design standards in commercial areas, including wayfinding solutions.
- 2N -** Review the existing commercial zoning districts and consider additional special land uses that may be more similar to light industrial in certain locations of the Township.

INDUSTRIAL

PROMOTE INDUSTRIAL GROWTH IN KEY AREAS

Objective: Promote strategically located, attractive and diverse industrial development while protecting the sensitive relationship between industrial and non-industrial land uses.

Action Items:

- 3A -** Require site design standards such as landscaping and screening, lighting, design guidelines, underground utilities, noise control, and signage for all industrial growth.
- 3B -** Encourage the concentration of industrial uses within the Township.
- 3C -** Require or provide service and infrastructure improvements to encourage industrial growth within designated areas of the Township.
- 3D -** Promote strict enforcement of codes and regulations applicable to industrial uses, particularly for industries that create substantial sound and visual impacts and those that store or utilize hazardous chemicals.
- 3E -** Require submission of environmental impact statements for new industrial developments, and work to eliminate any negative environmental impacts.
- 3F -** Review the zoning ordinance and expand flexibility of light industrial uses in transitional areas.

- 3G -** Ensuring compatibility with surrounding land use and design standards to shield negative effects from neighboring land uses.
- 3H -** Encourage increased development of lighter industrial uses while maintaining a strong relationship with existing heavy industrial manufacturers.
- 3I -** Consider amending the zoning ordinance to address the emerging pattern for large-scale/industrial solar energy development in the region.

ENVIRONMENTAL

PRESERVE HIGH QUALITY NATURAL AREAS AND OPEN SPACE

Objective: To protect, preserve, and enhance whenever possible the unique and desirable natural amenities in Bangor Township.

Action Items:

- 4A -** Improve the quality of development adjacent to watercourses and wetlands within the Township by requiring buffer areas, suitable landscaping, and restoration to natural conditions.
- 4B -** Develop stormwater management design guidelines to ensure a more natural appearance of the required basins.
- 4C -** Encourage the preservation of woodland areas within the Township.
- 4D -** Review the lighting standards in the zoning ordinance to minimize light pollution caused by the unnecessary illumination of parking lots, buildings, and similar areas.
- 4E -** Eliminate open ditches and improve engineering design standards relative to stormwater detention.
- 4F -** Continue to communicate and coordinate with EGLE on activities affecting lakes, rivers, and wetlands.

OPEN SPACE AND RECREATION

PROVIDE FOR A DIVERSE PARK SYSTEM

Objective: Capitalize on existing natural spaces and connections to provide high quality parks and recreation opportunities for Township residents.

Action Items:

- 5A -** Support the policies and action items as defined in the County-wide Recreation Plan.
- 5B -** Maintain and improve existing recreation options.
- 5C -** Explore trail linkage opportunities between greenspaces in the Township.
- 5D -** Prioritize acquisition of properties that will provide access to high-quality natural resources (lakefront and rivers).
- 5E -** Create additional public access opportunities to the waterfront for the residents of Bangor Township.
- 5F -** Encourage Township support of the Bay City State Recreation Area and associated programs.
- 5G -** Provide incentives for developers to preserve usable open space in new developments and install play areas, walkways, and buffers.
- 5H -** Develop a wayfinding program to support parks and trail connectivity and improve usability.
- 5I -** Support Rail Trail wayfinding projects and Committee.

TRANSPORTATION

PROVIDE AN SAFE AND EFFICIENT TRANSPORTATION NETWORK

Objective: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, and aesthetics.

Action Items:

- 6A -** Create well-designed gateways along the main roads entering the Township. Identify specific areas and research entrance and wayfinding signage options.
- 6B -** Maintain local roads.

- 6C -** Request updated ADT counts from Road Commission prior to and after bridge privatization to better understand shifting traffic patterns.
- 6D -** Work with agencies to consider burying utility lines along corridors.
- 6E -** Work with the Road Commission and MDOT to begin discussions on future improvements to the Wilder Road and Euclid Avenue corridors, including access drive locations.
- 6F -** Consider zoning and other design strategies such as Complete Streets for safe and efficient travel for all modes of transportation.
- 6G -** Consider traffic calming measures along corridors.
- 6H -** Investigate funding opportunities to improve landscaping and sidewalks along major thoroughfares.
- 6I -** When reviewing site plans, require sidewalks with future development.
- 6J -** Encourage electric car charging stations in new or redeveloped parking lots and public gathering spaces.
- 6K -** Continue to implement MDOT access management standards in site plan review.

PUBLIC SERVICES

MAINTAIN ESSENTIAL PUBLIC SERVICES

Objective: Ensure that future growth is compatible with infrastructure capabilities.

Action Items:

- 7A -** Maintain and improve Township services to match growth.
- 7B -** Assess the demands on the utility systems from developments to determine available capacity.
- 7C -** Inventory water, sewer, and other utility system capacity.
- 7D -** Maintain and upgrade infrastructure through capital improvements programming.
- 7E -** Maintain police, fire, and ambulance service to all areas of the community.

PLANNING AND ADMINISTRATION

IMPROVE PROCESSES AND TRANSPARENCY TO ENSURE THE TOWNSHIP IS A BUSINESS FRIENDLY COMMUNITY.

Objective: Improve internal policies and procedures to streamline processes and encourage transparency.

Action Items:

- 8A -** Draft a development guidebook that includes flowcharts of the development process, including timelines, fee schedules, as well as explanations of Township policies, procedures, and steps for obtaining approvals.
- 8B -** Develop Township procedures to establish internal development review roles, responsibilities, and timelines.
- 8C -** Review the zoning ordinance to determine ways to simplify and streamline the permitting process and make it more user-friendly.
- 8D -** Provide for regular training of Township staff and appointed officials to foster knowledge and expertise.
- 8E -** Assign roles and outline expectations for all committee or commission members at the beginning of their tenure.
- 8F -** Follow Michigan statutes for meetings, e.g., Open Meetings Act.
- 8G -** Upload all public documents to the Township website.
- 8H -** Maintain a database of approvals for all development in the Township and review uses every 2 – 3 years to ensure compliance with permit requirements.
- 8I -** Review the zoning ordinance for updates regarding accessory uses and non-conforming uses and lots to meet the current needs of the Township.

FUTURE LAND USE | 06



FUTURE LAND USE

INTRODUCTION

The future land use plan and map are the documents used to guide development in the Township for the next five to twenty years. The future land use plan and map transform the goals and objectives of the Master Plan into a graphic guide for land development and management. While the future land use map attempts to translate future land use categories into specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission.

The future land use plan outlined in this chapter of the Bangor Township Master Plan serves to reflect the community's desire to maintain, enhance, and protect the natural resources of Bangor Township while promoting growth and development in specific areas. The future land use is based on an analysis of the land use issues facing the Township, including the existing conditions, demographics, physical constraints and resources, community infrastructure, transportation, and the goals and objectives. The proposed future land uses in the Township are divided into fourteen categories. Reference Table 13 below and Map 9 at the end of this chapter.

The future land use categories are slightly different than the existing land use categories because future land use is developed with an eye toward the zoning classifications. All the existing land use categories have been combined into a smaller set of future land use categories. These future land use categories align with the Township's zoning districts. This is important because zoning is the tool that will move the Township forward with the implementation of the future land use plan. Ultimately, the recommendations shown on the future land use map are intended to help Township officials, property owners, and residents make zoning and development decisions that are in the best interest of Bangor Township.

Consistent with the goals and objectives of the plan, Bangor Township intends to ensure that economic development is encouraged, natural resources are protected, safe residential neighborhoods remain the backbone of the community, and the commercial corridors and retail centers continue to provide residents and regional users with a strong and varied place to do business.

FUTURE LAND USE ANALYSIS

TABLE 13 - FUTURE LAND USE

FUTURE LAND USE CATEGORY	ACREAGE	PERCENTAGE
Low Density Single Family Residential	2,544.71	26.97%
Urban Density Single Family Residential	1,846.98	19.57%
Recreation	1,195.74	12.67%
Light Industrial	897.42	9.51%
General Industrial	866.58	9.18%
Right of Way	513.61	5.44%
General Commercial	475.69	5.04%
Medium Density Single Family Residential	454.03	4.81%
Mixed Use	145.17	1.54%
Urban Density Multi-Family Residential	125.35	1.33%
Mobile Home Park	133.1	1.41%
Office	113.02	1.20%
Neighborhood Commercial	76.28	0.81%
Low Density Multi-Family Residential	46.13	0.49%
Small Waterfront Lot	2.31	0.02%
Total	9,436.12	



SINGLE-FAMILY RESIDENTIAL

The Single-Family Residential future land use category includes three subcategories of housing that correspond to the different densities and development styles in the Township. Each subcategory corresponds to a different zoning district, and each district allows all the above-listed uses. However, the different zoning districts have various dimensional standards, which drive factors like lot size and setbacks, ultimately affecting the character of each residential area and how parcels are built out.

Uses

Land in these three subcategories can be used for single-family homes, care facilities, publicly owned and operated parks and recreation facilities, essential public services, and agricultural operations.

Corresponding Districts

Future Land Use Category	Zoning District
Low Density Single-Family Residential	R-1 - Single-Family Residential
Medium Density Single-Family Residential	R-2 - Single-Family Residential
Urban Density Single-Family Residential	R-3 - Single-Family Residential

LOW DENSITY SINGLE-FAMILY RESIDENTIAL

General Characteristics

The low density single-family residential future land use category designates parcels that are located in the more rural areas of the Township. These are generally homes on larger lots in the less populated areas. They are along County roads and are not part of a traditional neighborhood. This category is intended to continue the larger lot, less dense development type. It provides residents with opportunities to own more property while still being close to the urbanized area of the Township's commercial corridors and Bay City. This is the largest future land use category in the Township at 2,544 acres or approximately 27% of the land.

Land Use Designation

The low density single-family residential future land use category is located north of Wheeler Road, south of Zimmer Road, and southwest of the State Park and Lagoon.

MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL

General Characteristics

The medium density single-family residential future land use category designates parcels that are along the Lake Huron shoreline and the eastern side of the Kawkawlin River. These parcels are denser and have smaller lots than the low-density designation. In addition to the size, waterfront lots often come with specific circumstances and unique characteristics of their own that need to be addressed in the development process. For these reasons, these homes have their own future land use category. New development or redevelopment of existing waterfront homes and lots should be conscious of the sensitive natural areas and address concerns that are specific to waterfront homes such as run-off and pollution as well as adjacency to neighbors. This future land use category makes up 454 acres in the Township, which is approximately 5% of the land.

Land Use Designation

The medium density single-family residential future land use category is located along the Lake Huron shoreline and along the eastern portion of the Kawkawlin River.

URBAN DENSITY SINGLE-FAMILY RESIDENTIAL

General Characteristics

The final single-family residential future land use category is urban density. As its name would suggest, this category allows for the densest type of residential development in the Township. This development pattern follows a subdivision style of development with curvilinear streets and a traditional neighborhood feeling. This area of the Township is where similar developments should continue, and several large parcels could accommodate the growth. New subdivisions should be designed to be visually appealing, reserve land for public park space, have amenities like sidewalks, lighting, and landscaping, and consider connections to existing or future developments that would encourage walkability in the Township. This future land use category is the second largest in the Township and makes up 1,846 acres, which is approximately 20% of the land.

Land Use Designation

The urban density single-family residential future land use category is located south of Wheeler Road and west of Patterson Road.



MULTIPLE FAMILY RESIDENTIAL

The Multiple Family Residential future land use category includes two subcategories of housing that correspond to the different densities and development styles in the Township. In general, the intent of the multiple family designation is to ensure the Township provides a variety of housing options for residents. These types of homes range from duplexes to apartment buildings or assisted living facilities and provide good transition zones between the quiet single-family neighborhoods and commercial areas. This type of housing is encouraged because it allows a variety of price points and living options for individuals who cannot afford or want to maintain a single-family home. These housing options could also make it easier for people to stay in the community instead of leaving to find adequate housing for their needs. They should have direct access to a sufficient transportation system, be connected to public utilities, and have adequate site amenities such as parking, sidewalks, lighting, and landscaping.

Uses

Parcels in these two subcategories can be used for two-family dwellings, multiple-family dwellings, care facilities, essential services, educational institutions, religious facilities, civic uses, publicly owned parks and recreational facilities, and single-family homes. Similarly, to the single-family category, each subcategory corresponds to a different zoning district which allows all the above listed uses. However, the different zoning districts have various dimensional standards, which affect the style of the residential development and character of the area.

Corresponding Districts

Future Land Use Category	Zoning District
Low Density Multiple-Family Residential	RM-1 - Multiple - Family Residential District
Urban Density Multiple-Family Residential	RM-2 - Multiple - Family Residential District



LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL

General Characteristics

Low Density Multiple-Family Residential areas are intended to allow multiple-family developments that are similar to cluster single-family housing, townhomes, or two-story apartment buildings. This future land use category makes up 46 acres or 0.5% of the Township.

Land Use Designation

The Low Density Multiple-Family Residential future land use category is located north of the mall, along M-13 north of Wilder Road, and east of the office category off of Shrestha Dr in the southeast corner of the Township.

URBAN DENSITY MULTIPLE-FAMILY RESIDENTIAL

General Characteristics

Urban Density Multiple-Family Residential areas are intended to allow for multiple-family developments that have more units than the low density multiple-family future land use category. They are similar to cluster single-family housing, townhomes, or two or greater-story apartment buildings. This future land use category makes up 125 acres or 1.3% of the Township.

Land Use Designation

The Medium Density Multiple-Family Residential areas are located north of the mall, along M-13 north of Wilder Road, and west of m-13 between Kiesel and North Union Roads.





MOBILE HOME PARK

General Characteristics

The Mobile Home Park future land use category directly corresponds to the manufactured home park zoning district. The intent is to provide a location for this specialized use in areas that are compatible with the surrounding uses. The park is regulated by both this local ordinance the state laws. This type of housing is single-family but is denser than a traditional single-family neighborhood. The structures come with unique characteristics and require additional safety mechanisms that a traditional residence does not. All mobile home parks should have direct access to a sufficient transportation system, be connected to public utilities, and have adequate site amenities such as parking, sidewalks, lighting, open space, and landscaping. This future land use category makes up 133 acres or 1.41% of the Township.

Land Use Designation

The Mobile Home Park future land use category is located on parcels throughout the Township including two areas along the shoreline, off of Old Kawkawlin Road, and off of Kawkawlin River Drive near Euclid Avenue.

Uses

Land in this category can be used for manufactured home parks, care facilities, and essential services.

Corresponding Districts



Future Land Use Category	Zoning District
Mobile Home Park	RMH – Residential Manufactured Home Park

COMMERCIAL

The Commercial future land use category has two subcategories of commercial types that relate to different types and intensities of commercial uses. These two subcategories are designed to accommodate different types of retail and shopping styles, such as localized neighborhood shopping and regional shopping destinations. The Township supports both types of commercial uses to help provide residents and visitors with most of the services they would need close to home. Overall, any new commercial uses or redevelopment of existing sites should be designed to ensure that sites fit with the character of the neighborhood, provide adequate parking, landscaping, and lighting. Business development and access to jobs is a clear priority for Bangor Township residents and Township officials. Supporting an economy that is conducive to business development is important to future growth and resident retention for the area.

Corresponding Districts

Future Land Use Category	Zoning District
Neighborhood Commercial	C-1 – Neighborhood Service
General Commercial	C-2 – General Commercial



NEIGHBORHOOD COMMERCIAL

General Characteristics

The intent of the Local Commercial future land use category is to provide commercial centers in the Township that cater to convenience shopping and local services. The category supports smaller businesses that serve the day-to-day needs of the community, such as personal service, specialty retail, offices, and food/entertainment. These areas primarily serve adjacent residential neighborhoods. These districts should encourage uses that are compatible with the surrounding neighborhoods and do not create excessive noise or traffic. It is not the intent of this category to encourage commercial sprawl along transportation corridors in the Township. This future land use category makes up 76 acres or 0.8% of the Township.

Land Use Designation

The local commercial future land use category is located along I-75B at the south end of the Township, near the State Park, and along State Park Drive north of the Kawkawlin River.

Uses

Land in this category can be used for professional and medical offices, small retail establishments, personal services, banks, restaurants, care facilities, civic uses, public and quasi-public buildings, essential services, and marijuana uses.



GENERAL COMMERCIAL

General Characteristics

The intent of the General Commercial future land use category is to provide areas for retail that serve both the local residents and regional visitors, offering a larger range of products and services in larger structures than what would be available in the local commercial areas. Generally, these uses are auto-oriented and generate larger traffic volumes; therefore, the sites are designed to accommodate those customers with larger parking lots and setbacks from the road. The category is centralized around the two major transportation corridors in the Township to serve the users in the most efficient way. These corridors are already developed for commercial uses, and this future land use category supports the continued commercial development in these areas. This future land use category makes up 475 acres or approximately 5% of the Township.

Land Use Designation

The general commercial future land use category is located along M-13 and Wilder Road.

Uses

Land in this category can be used for professional and medical offices, small retail establishments, personal services, care facilities, civic uses, public and quasi-public buildings, essential services, larger retail establishments, wholesale stores, hardware stores, financial institutions, banquet/assembly halls, automobile service and repair stations, automobile dealers, and restaurants, and marijuana uses.



OFFICE

General Characteristics

The intent of the Office future land use category is to provide another gradation in the intensity of land use that can be used as a buffer between commercial and residential uses. Office uses are less intense than commercial uses and have fewer incompatibilities with residential neighborhoods than commercial uses do. The office category allows for service businesses, but these locations are closed after business hours and therefore create less traffic, noise, and activity when people tend to be home in the evening or on weekends. Fewer after-hours incompatibilities make the office use a better neighbor for residential neighborhoods. This future land use category makes up 113 acres or 1.2% of the Township.

Land Use Designation

The Office future land use category is located off of I-75B in the southern end of the Township and along Shrestha Drive.

Uses

Land in this category can be used for professional offices, insurance and real estate offices, private educational institutions, financial institutions, medical offices, public buildings, community centers, and essential services.

Corresponding Districts

Future Land Use Category	Zoning District
Office	O-1 – Office Service



INDUSTRIAL

The Industrial future land use category includes two subcategories of industrial uses that correspond to the intensity of the use and the effects of use on the surrounding land uses. In general, the Township supports industrial uses because they provide a strong base for jobs and the economy of the Township. The intent of both categories is to provide sufficient space for the current and future needs of manufacturing by allowing uses that are not permitted within the commercial/business districts. Industrial sites should be designed so as to protect the surrounding uses by employing good site design by implementing noise reduction, minimizing impacts from lighting, and installing screening, fencing, and/or landscaping.

Corresponding Districts

Future Land Use Category	Zoning District
Light Industrial	I-1 - Light Industrial
General Industrial	I-2 - General Industrial



LIGHT INDUSTRIAL

General Characteristics

The Light Industrial district is intended to accommodate uses that do not cause off-site impacts to surrounding neighbors, can fit in well as a transitional use from commercial to heavier industry, and does not allow processing of raw material or storage of material for shipment to another site. These uses should be well-matched or adjacent to similar uses. They are generally conducted within an enclosed building and have minimal outdoor storage. Overall, this future land use category makes up 897.42 acres of land in the Township or is approximately 9.51% of the land.

Land Use Designation

This future land use category is located off of Patterson Road and between the railroad and Old Kawkawlin Road.

Uses

This category allows a broad range of uses; a general summary and example are as follows: research, data processing, contractor storage, equipment storage and sales, landscaping, laboratories, lumber yards, manufacturing, machine shops, marijuana, processing, fabrication, assembly of goods, printing and publishing, public utilities, warehouses, and wholesale businesses. Other uses that are not directly related to industrial processes but are allowed are essential services, greenhouses, municipal uses, offices, radio and tv, kennels, indoor and outdoor recreation, and athletic buildings and stadiums.



GENERAL INDUSTRIAL

General Characteristics

The General Industrial district is intended to accommodate uses that are more intense than those allowed in the Light Industrial district. These uses have the potential to emit odor, generate heavy traffic, produce noises, and cause other external effects which may impact the surrounding area. When permitting these uses, the surrounding neighbors should be considered to ensure the health, safety and welfare of the residents or business owners. This future land use category makes up 866.58 acres or approximately 9% of the land in the Township.

Land Use Designation

This future land use category is located in the eastern section of the Township close to the Saginaw River.

Uses

This category generally allows the manufacture of products from raw materials, truck terminals, repair shops, automotive manufacturing, food processing, extractive uses and mining, asphalt and concrete plants, machine shops, power generating plants, grain elevators, and open storage of materials.



RECREATION

General Characteristics

The Recreation future land use category represents the major recreational uses, both private and public, in the Township. Its intent is to recognize the importance of the waterfront opportunities in the Township and ensure that the spaces are developed to their fullest potential for Township residents. . Recreation uses are allowed in various zoning districts, as shown in the corresponding districts chart below. The intent of this future land use category is to encourage retail, service, and recreation activities oriented around the unique needs of the waterfront users. This future land use category makes up 1,195 acres or approximately 12% of the land in the Township.

Land Use Designation

This future land use category is located along the Saginaw River, in the northern portion of the Township at the State Park and Tobico Marsh, south of the Kawkawlin River along Zimmer Road, and along the Consumers Energy transmission line.

Uses

This category allows a variety of recreational uses like golf courses, campgrounds, outdoor and indoor recreation uses, riding stables, marinas, recreational resorts, yacht clubs, condos, multiple-family residences, and open-air entertainment spaces.



Corresponding Districts

Future Land Use Category	Zoning District
Recreation	I-1 – Light Industrial I-2 – General Industrial R-1 – Single-Family Residential R-2 – Single-Family Residential R-3 – Single-Family Residential RM-1 - Multiple -Family Residential District RM-2 - Multiple -Family Residential District

NEW FUTURE LAND USE CATEGORIES



MIXED USE

General Characteristics

Adapting large malls to the changing retail needs of the nation is a complex development scenario many communities across the country are facing. Township officials recognize the need to allow for flexibility in certain areas to support uses that may look different than the traditional large-scale retail patterns of the past. By creating this future land use category with the intention of expanding the allowable uses in this area, it gives large, big box store owners more opportunities to fill vacant spaces. For example, the mall may evolve from a purely retail establishment to include more office or light industrial uses like medical practices, call centers, billing offices, warehousing spaces, or sports activity centers. The new district would encourage these changes while also anticipating a certain level of site design and development if the building envelopes were to change in the future. This future land use category makes up 145 acres or approximately 2% of the land in the Township.

Land Use Designation

This future land use category is located at the site of the Bay City Town Center and adjacent properties to the north, east, south along Wilder Road and west across State Street Road.

Uses

This category allows a mix of uses such as the following: housing, civic/public uses, commercial uses like retail and restaurants, office spaces, professional and service, human services, healthcare, education, fitness and health centers, job services and workforce training, presentation, exhibition, entertainment, or event space, religious facilities, warehousing, fulfillment centers, and sports complexes.

Corresponding Districts

Future Land Use Category	Zoning District
Mixed Use	Mixed Use – New zoning district

SMALL WATERFRONT LOTS

General Characteristics

The lots in this future land use category are unique in the Township. They were platted lots in a subdivision. Each are 50' x 100'; however, the ownership of each lot is split into thirds. Meaning, that there are three property owners who have 1/3rd interest in each of the lots. The current zoning ordinance does not allow for a minimum lot size small enough to allow the owners to split the parcel evenly in thirds and own the land outright. The intent of this future land use category and new zoning district would be to create a zoning district and dimensional requirements that would allow ownership and expand the use of the properties in a meaningful way for residents. This future land use category makes up 2 acres or approximately 0.02% of the land in the Township.

Land Use Designation

The lots in this future land use category are in the Sunset Shore subdivision along Oak Street near the mouth of the Saginaw River.

Uses

This category is intended to allow for personal day use of the property, with no living quarters allowed.

Corresponding Districts

Future Land Use Category	Zoning District
Small Waterfront Lots	Small Waterfront Lots – New zoning district



ZONING PLAN

A zoning plan is required by the Michigan Planning and Zoning Enabling Acts. The Michigan Planning Enabling Act (MPEA) requires that a Master Plan serves as the basis for the zoning plan, and the Michigan Zoning Enabling Act (MZEa) requires a zoning plan to be the basis of the zoning ordinance. According to the act, the zoning plan must be based on an inventory of current conditions and identify zoning districts and their purposes.

The zoning plan is a key implementation tool to achieve the vision of the Master Plan. In order to achieve the goals of the Master Plan, the Township must ensure that the zoning ordinance and regulations permitting the type and style of development align with the recommendations of the Master Plan.

TABLE 14 - ZONING PLAN

Future Land Use Category	Zoning District
Low Density Single-Family Residential	R-1 – Single-Family Residential
Medium Density Single-Family Residential	R-2 – Single-Family Residential
Urban Density Single-Family Residential	R-3 – Single-Family Residential
Low Density Multiple-Family Residential	RM-1 – Multiple-Family Residential
Urban Density Multiple-Family Residential	RM-2 – Multiple-Family Residential
Mobile Home Park	RMH – Manufactured Home Park
Small Waterfront Lots	Small Waterfront Lots – New zoning district
Mixed Use	Mixed Use – New zoning district
Local Commercial	C-1 – Neighborhood Service
General Commercial	C-2 – General Commercial
Office	O-1 – Office
Recreation	I-1 – Light Industrial I-2 – General Industrial R-1 – Single-Family Residential R-2 – Single-Family Residential R-3 – Single-Family Residential RM-1 - Multiple-Family Residential District RM-2 - Multiple-Family Residential District
Light Industrial	I-1 – Light Industrial
General Industrial	I-2 – General Industrial

Throughout the Master Plan process, the Planning Commission considered possible future changes to make to the existing zoning ordinance. These changes are due to consistent problems the Planning Commission sees in the day-to-day implementation of the ordinance, updates for best practices, or changes to match emerging land use trends. The following list represents possible changes the Planning Commission may consider in the upcoming years.

INDUSTRIAL LAND USE

Consider additional uses allowed in the Industrial zoning districts to promote job creation and consider how these additional uses could mesh with the commercial/mixed use district. Streamline the development process for future business in the Township.



SITE DESIGN STANDARDS

The Planning Commission would like to see an increased emphasis on site design for future development and redevelopment of properties in the Township. In the future, they can consider some or all of the following amendments to the zoning ordinance: a commercial overlay corridor for M-13 and Wilder Roads, or increased zoning regulations that emphasize aesthetics or form improvements and landscaping standards in addition to the traditional regulations such as setbacks and lot coverage.

MULTIPLE-FAMILY DISTRICTS

The current ordinance has three multiple-family districts, RM-1, RM-2, and RM-3. There are very few differences between the dimensional standards of the districts, and in order to simplify the zoning ordinance, the Planning Commission would like to combine RM-2 and RM-3 into one district and adopt the less restrictive standards of the RM-3 requirements. The naming convention of this zoning category of this district would remain RM-2. This change is reflected in the Urban Density Multiple-Family Residential future land use category.

RECREATION COMMERCIAL

The previous update to the Master Plan contemplated a new Recreation Commercial zoning district. However, this district was never implemented in the zoning ordinance or on the zoning map. At this time, the Planning Commission sees no need to keep this district in the zoning ordinance and it has been removed from the future land use discussion and zoning plan of this master plan.

SIGN ORDINANCE

In 2015, the US Supreme Court issued a decision on a case that has had cascading effects on local sign ordinances. The Township has not yet implemented an amendment to its sign ordinance to align with the case in question. As a part of the zoning ordinance amendments after this master planning process, the Township will review and amend its sign ordinance. The amended code will ensure public safety without restricting first amendment rights to free speech. It is the intent of the Planning Commission to ensure a safe environment for automobiles and pedestrians, encourage economic development, protect property values and the character of neighborhoods, and provide regulations that allow for a convenient, attractive, and harmonious community. In addition to updating the ordinance to meet the constitutional requirements, amendments should encourage signage that has a high aesthetic quality in the design, location, and size of all signs.

Additionally, the Planning Commission could consider a more thorough update to the sign ordinance that would encourage shorter, more visually appealing signs instead of the tall, large pole signs allowed today. When asked, survey respondents indicated that it was important to them to increase the beautification along both Euclid and Wilder Roads by reducing the signage and having less visual clutter. By requiring shorter signs, the Township is also enhancing safety by minimizing driver distraction and reducing the number of visual cues that would impair the ability of a traveler to see pedestrians, traffic signs, and other vehicles. In turn, this enhances the effectiveness of traffic, directional, and warning signs.

Significant changes to the sign code would have a direct effect on existing and future business owners. Therefore, if the Township would like to undertake the more extensive changes, the process should include a thorough and intentional public input process and buy-in from property owners. Building in a period of time to allow a business to come into conformance with the new rules and giving incentives to owners who voluntarily install landscaping or other site improvements by increasing square footage is just one example of a creative compromise that would allow a business owner to adequately display their services and ensure the aesthetic and safety goals of the Township can also be achieved.

COMPLETE STREETS AND ACCESS MANAGEMENT

Complete Streets is a transportation planning concept where transportation corridors are designed and operated to include several different types of transportation modes. They prioritize safety, comfort, and access for all user types, including pedestrians, bicyclists, transit riders, and motor vehicle drivers. Complete streets create transportation environments that are healthier, safer, more recreationally friendly, more connected, and equitable for all users.

In 2010, the Michigan Legislature adopted two new acts, PA 134 and 135, that require the Michigan Department of Transportation (MDOT) to incorporate various different user types in transportation-related projects. The State must work with local levels of government to include non-motorized transportation, public transportation, and traditional automobile-oriented transportation in future projects. In addition to this, the Federal government has required that local agencies spend a specific percentage of their budget on transportation alternatives which can include non-motorized transportation options and pedestrian improvements. That State has federal funding available through the MDOT Transportation Alternative Program (TAP), which

local communities can use to enhance intermodal transportation options and provide safe alternatives.

Complete streets will look different for each community depending on need, financial constraints, and use. However, it is possible for all communities to develop some level of complete street planning. For example, in Bangor Township, on the more rural County roads, complete streets could be as simple as wide shoulders to allow for safe and easy bike and pedestrian traffic. In order to achieve this, the Township will have to partner with the Road Commission and work to identify roads where these improvements make sense and plan for them when roads are up for maintenance. Along M-13 or Wilder Road, complete streets could look very different and could include more elements such as streetscaping, traffic calming, buffer zones, safe pedestrian access, lighting, and signage. Respondents in the survey indicated they would like to see small-scale commercial development and infill development along both corridors with an emphasis on limiting access points, landscaping, sidewalks and bike lanes, and traffic calming measures.

Along MDOT rights-of-way, the Township will need to work with the Department to incorporate complete street policies and make the corridors a multi-modal area. This includes continuing to implement the access management plans for the corridor when approving new site plans. Access management is a group of strategies, tools, and techniques that work to improve the safety and efficiency of roads. This is done not by adding lanes but by controlling where vehicles can enter, leave, and cross a road. The intent of access management is a process for providing access to land development while preserving traffic flow on surrounding roadways in terms of safety, capacity, and speed. This is done by managing the location, design and operation of driveways, median openings, and street connections along a road. Access management is used to improve vehicular and pedestrian safety, maintain road capacity and reduce congestion, and enhance community character and aesthetics. Research has also shown that access management helps reduce the rate and severity of traffic accidents. Good definition and spacing of driveways also improves pedestrian and bicycle safety by reducing the potential for conflicts with turning vehicles. Reducing the number and frequency of driveways and median openings also enhances the appearance of major corridors. More land is freed for landscaping, the visual dominance of paved areas is reduced, and scenic or environmental features can be protected.



SMALL WATERFRONT LOTS

The existing lots in this future land use category do not meet the zoning ordinance standards for any of the districts in the Bangor Township ordinance. This means that all the lots in the future land use category are non-conforming and any changes for property owners are very difficult or impossible. If there are changes on the properties, they often increase an existing non-conformity or require variances. Over the years, the Zoning Board of Appeals has seen a pattern of requests for the properties in this area. This update of the Master Plan placed special consideration on these parcels to ensure a new zoning district would be created that addressed their unique characteristics.

A new zoning ordinance district would be appropriate for the character of this area and make the process of building or allowing changes to existing structures much easier. The intent of the new zoning district would be to make it so the 1/3rd interest owners can own their own 16.7' parcel instead of owning an interest in a larger parcel. This would create less confusion, be a fairer system for the property owners, and would allow them to develop their parcels in the future. However, it is not something that the Zoning Ordinance can force on the owners themselves. The new district would give the property owners the ability to evenly split the parcels allowing the owners to change the deeds and own the land instead of an interest in the land. They would be able to use their parcel in a more practical way than they are able to now. The new district and the rules allowed would be specific to properties outlined in this category and would not extend outside of these parcels. There are no other parcels with this type of ownership structure and lot characteristics in the Township; therefore, these new zoning ordinance regulations are only appropriate for this area. It is not the intent of the Planning Commission to allow this future land use category or the related zoning rules in any other area of the Township.

Changes to consider would be the following: a smaller lot size (16.7' x 100' or approximately 1,670 square feet), smaller setbacks, maximum lot coverage, allowing accessory structures without principal structures, limiting the height of structures to 15', not allowing living quarters, not allowing recreational vehicles, limiting fences to a height of three feet along the road frontage, not allowing fences along the water or to obstruct the view of the water, and allowing tank/vault style bathrooms because there is no sanitary hook-up at the road.



MIXED USE

The Mixed Use future land use category corresponds to some of the existing districts in the zoning ordinance, but also presents an opportunity for a future zoning ordinance amendment to create a new district of the same name. The Township is fortunate because it is home to the Bay City Town Center as a regional retail destination. The area is in a centralized location, provides residents with a sense of place, is a node for activity, and provides great opportunity for future growth. To spur this growth, the Township should consider how amending the zoning ordinance to include mixed uses and support infill development will increase opportunities in this area.



Mixed use is concentrated development that deliberately mixes housing, civic/public uses, and commercial uses like retail, restaurants, and offices to create a desirable area. There are many reasons to encourage mixed use development in a community. It can encourage a mix of housing types for a more inclusive and welcoming community, support smart growth principles, be a method to spur economic growth in a struggling area, and can increase a sense of community and place by emphasizing an area's unique identity.

In the public input process for this Master Plan, community members were able to provide input on two possible locations for a new mixed use zoning district. The two possible locations were the Bay City Town Center property and adjoining parcels to the north and west, and the parcels located at the vacant Kmart store. Respondents were asked to imagine what the future of the mall would look like in ten years. The following conveys the respondents' mixed opinions regarding the mall: 37% envisioned complete site redevelopment with new uses that are not necessarily focused on retail. 32% envisioned extensive renovations incorporating a new look with new business and service offerings. 20% envisioned a complete site redevelopment that replaces existing buildings while maintaining the site as a regional retail destination. And finally, only 2% felt the mall would remain the same as it is today. This shows that Bangor Township residents know retail patterns are changing and recognize that their mall must shift to meet the new demands. Almost 100% of the respondents envision significant change at this site over the next ten years. The Township and the owners of the mall property have already discussed the future of the land to ensure the zoning ordinance would be supportive of changes in the future and not hinder any growth in these areas. The new mixed use zoning district is intended to be flexible enough to meet these demands while encouraging good site development and design standards.

The zoning ordinance should outline the purposes, goals, and benefits of the district and ensure there are tools in the ordinance to support good design. Whatever priorities are most important to the Township and residents should translate clearly into the standards for the new district. Concepts to consider are a balanced mix of uses, including expanded uses that are less common in retail areas, connectivity within the site and to the surrounding properties, available

public infrastructure, active frontage and pedestrian areas, compatibility with the surrounding uses, multi-modal access, a variety of housing options, and reduced parking.

Any future development in these areas should have a permitting process that is clear and easy to understand. Less predictable processes and slow approval times are hindrances to mixed use development. The district should include incentives for community control without burdensome requirements of the applicant or developer to encourage future investment in mixed use development. The goals of the Township will influence the incentives and requirements of the district. Some incentives could include flexible housing options like multi-family or small units, density bonuses, flexible design standards, flexible open space options, and less parking.

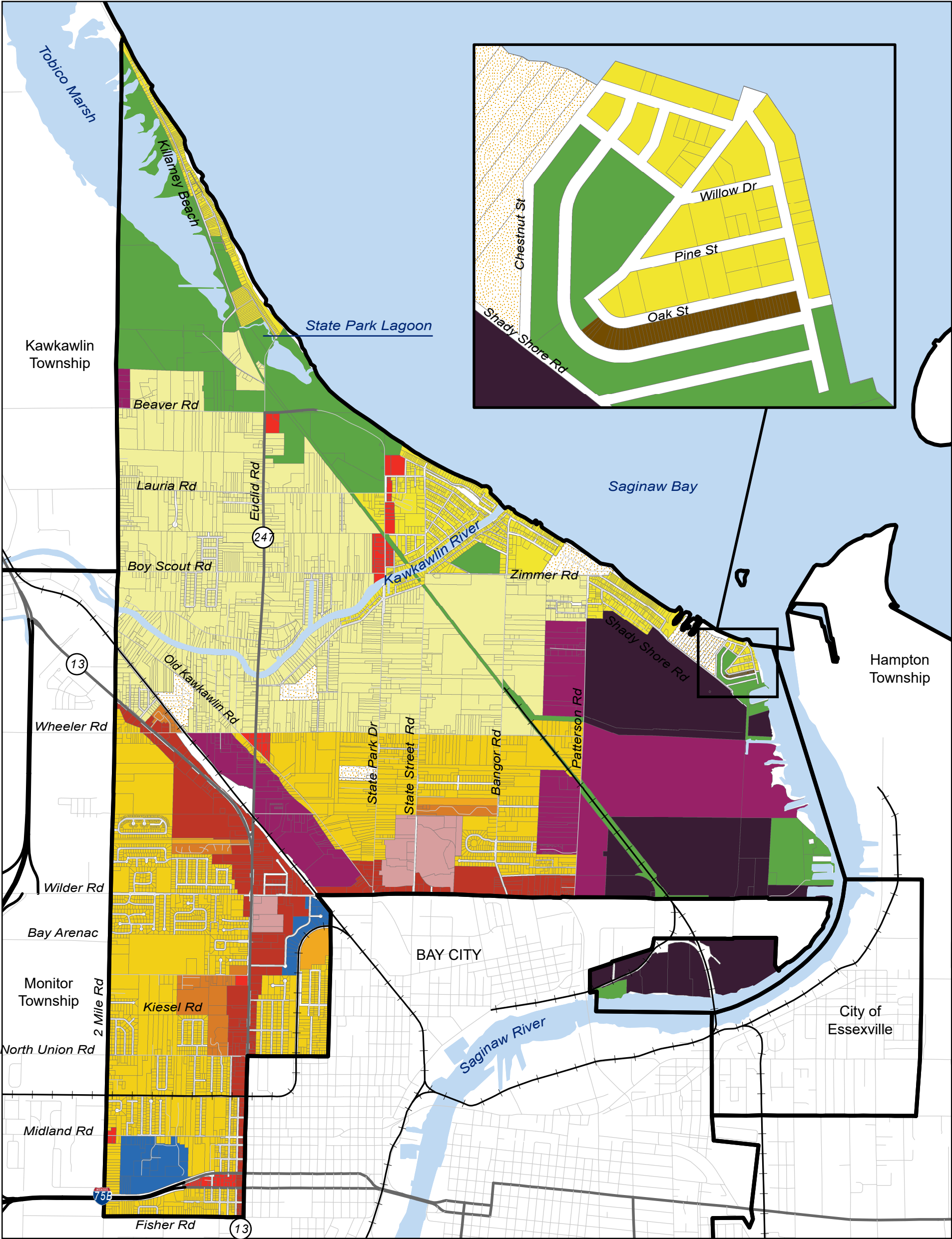
SOLAR ENERGY

At the State level, there has been a significant push for expanding the renewable energy portfolio and reducing dependence on fossil fuels. This is particularly relevant to Bangor Township, as the Karn-Weadock Energy Facility across the river in Hampton Township closes. Consumers Energy and many other private developers are looking to invest significant money and land in solar energy over the next ten years. The MI Health Climate Plan sets a goal of 60% renewables by 2030. By 2040, the utilities in the State anticipate needing between 60 – 85,000 acres of land for solar energy in Michigan.

In anticipation of this trend, in the community input survey for this Master Plan, the Township asked residents if they would be in support of utility-scale solar development in the Township. Forty-eight percent of respondents were in support, 20% were neutral, and 32% disagreed with this land use. While not a majority, most respondents did agree with this type of development. Given this information, the Planning Commission and Township officials may find it necessary to ensure the Township has sufficient regulations in place. Planning ahead and ensuring enough time for public input and thorough review would ensure a transparent process that prepares all Township residents and property owners for possible future solar developments.

MAP 9 - FUTURE LAND USE

BANGOR TOWNSHIP, BAY COUNTY, MICHIGAN



LEGEND

LOW DENSITY SINGLE FAMILY RESIDENTIAL

MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL

URBAN DENSITY SINGLE FAMILY RESIDENTIAL

LOW DENSITY MULTI-FAMILY RESIDENTIAL

URBAN DENSITY MULIT-FAMILY RESIDENTIAL

MOBILE HOME PARK

SMALL WATERFRONT LOTS

MIXED USE

NEIGHBORHOOD COMMERCIAL

GENERAL COMMERCIAL

OFFICE

RECREATION

LIGHT INDUSTRIAL

GENERAL INDUSTRIAL

SAGINAW OFFICE

230 S Washington Ave

Saginaw, MI 48607

Tel. 989-754-4747

www.SpicerGroup.com

Date

June 2022

PLAN IMPLEMENTATION

07



PLAN IMPLEMENTATION

The key to a well-planned community is the day-to-day use of planning documents, like this Master Plan and the zoning ordinance. Because this Plan is to be the basis for future zoning and planning decisions, it is imperative that the Plan be available to Bangor Township staff, elected and appointed officials, as well as business owners, developers, and stakeholders from Bay County and the region, and the general public.

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

ACTION PLAN

The following section identifies actions and tools that are available to implement the goals and objectives of this plan. The tables on the following pages present a detailed review of implementation actions, including a timeframe, responsible party, funding, and progress on the action item.

KEY

Timeframe	
A	1 – 5 Years
B	6 – 10 Years
C	Ongoing

Responsible Party	
PC	Planning Commission
Board	Township Board
ZA	Zoning Administrator
TAM	Township Administration/Management
Road	Bay County Road Commission
BC	Bay County
MDOT	Michigan Department of Transportation
P	Private

RESIDENTIAL LAND USE						
Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1A	Encourage improving neighborhoods with design guidelines related to lighting, sidewalks, and linkages between existing and future neighborhoods.	C	PC, Board, ZA, P	Public, Private		
1B	Maintain and improve the quality of existing neighborhoods.	C	PC, Board, ZA	Public		
1C	Develop affordable housing for all age groups, including young families and senior citizens, to provide a diverse housing stock to permit residents to remain within the Township.	C	PC, Board	Public, Private		
1D	Enforce the housing and ordinance code to ensure aesthetic and physical character of housing and housing sites is preserved.	C	PC, Board, ZA	Public		
1E	Provide more information to the public on reporting blight or ordinance violations.	A	PC, Board, ZA	Public		
1F	Provide for a range of residential densities on the future land use map which will meet the needs of various income levels and housing types.	A	PC, ZA	Public, Grants		
1G	Research and consider an online reporting system for code compliance complaints, and make it available to the public via the Township website.	A	TAM, Board, ZA	Public		
1H	Consider implementing a new residential zoning district that specifically addresses the 1/3 interest lots along Oak St and their unique characteristics.	A	PC, Board, ZA	Public, Grants		
1I	Encourage new single family residential development within the Township.	C	PC, Board	Public		
1J	Prioritize the development of usable open space areas within single family residential developments to provide environmental protection and recreation land.	C	PC, Board, ZA, P	Public		

RESIDENTIAL LAND USE						
Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1K	Consider planned neighborhoods in designated areas which would promote preservation of the Township's existing natural features and provide recreational opportunities for residents.	C	PC, Board, ZA, P	Public, Grants		
1L	Encourage landscaped buffer areas between residential and non-residential land uses.	A	PC, Board, ZA, P	Public		
1M	Encourage multiple family residential uses as a transitional use between single family residential and non-residential uses.	A	PC, Board, ZA	Public		
1N	Incorporate low, medium, and high-density multiple family residential land uses. Multiple family densities should be compatible with the surrounding area.	A	PC, Board, ZA	Public, Private		
1O	Layout new residential developments to accommodate connections to existing neighborhoods and services and encourage layouts that maximize green space.	C	PC, Board, ZA, P	Public, Private		
1P	Identify key locations for the development of senior housing communities.	A	PC, Board, ZA, P	Public		

COMMERCIAL LAND USE						
Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
2A	Concentrate on commercial uses along major roads within the Township.	C	PC, Board, ZA	Public, Private		
2B	Encourage high-quality commercial developments within the “gateway” areas of the Township.	A	PC, Board, ZA, Road, MDOT	Public, Grants		
2C	Create linkages between commercial uses to existing and new residential neighborhoods via sidewalks and pathways.	A	PC, Board, ZA, Road, MDOT	Public, Grants		
2D	Require and enforce site improvement standards such as landscaping and screening, lighting, design guidelines, underground utilities, and signage for all commercial growth.	C	PC, ZA	Public		
2E	Amend the zoning ordinance to discourage the use of large pylon signs throughout the Township. Require smaller “monument” type signs, architecturally compatible with the commercial building, and limit the total amount of sign area permitted on a site.	A	PC, Board, ZA	Public, Private		
2F	Amend the zoning ordinance to comply with recent state and federal sign regulations.	A	PC, Board, ZA	Public		
2G	Consider a sign amortization policy to improve the visual appearance and clutter of the key corridors in the Township.	B	PC, Board, ZA	Public		
2H	Encourage redevelopment and aesthetic improvements of existing structures and sites.	C	PC, Board, ZA	Public		
2I	Plan for a greenspace buffer and improve landscaping/streetscape along Euclid Ave.	C	PC, Board, ZA, Road, MDOT	Public, Grants		
2J	Provide flexible land use and zoning ordinance categories to accommodate the evolving retail market.	A	PC, Board, ZA	Public, Private		

COMMERCIAL LAND USE						
Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
2K	Review the zoning ordinance and expand commercial land uses in transitional areas.	A	PC, Board, ZA	Public		
2L	Explore the creation of a mixed use district in specific areas of the Township.	A	PC, Board, ZA	Public		
2M	Evaluate opportunities for walkable urban design standards in commercial areas, including wayfinding solutions.	B	PC, Board, ZA, Road, MDOT	Public, Grants		
2N	Review the existing commercial zoning districts and consider additional special land uses that may be more similar to light industrial in certain locations of the Township.	A	PC, Board, ZA	Public		

INDUSTRIAL LAND USE						
Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
3A	Require site design standards such as landscaping and screening, lighting, design guidelines, underground utilities, noise control, and signage for all industrial growth.	C	PC, ZA, P	Public, Private		
3B	Encourage the concentration of industrial uses within the Township.	C	PC, Board, ZA, BC	Public		
3C	Require or provide service and infrastructure improvements to encourage industrial growth within designated areas of the Township.	C	PC, Board, TAM, BC	Public, Grants		
3D	Promote strict enforcement of codes and regulations applicable to industrial uses, particularly for industries that create substantial sound and visual impacts and those that store or utilize hazardous chemicals.	C	PC, Board, ZA	Public		
3E	Require submission of environmental impact statements for new industrial developments, and work to eliminate any negative environmental impacts.	A	PC, ZA	Public		
3F	Review the zoning ordinance and expand flexibility of light industrial uses in transitional areas.	A	PC, Board, ZA	Public		
3G	Ensuring compatibility with surrounding land use and design standards to shield negative effects from neighboring land uses.	C	PC, ZA	Public, Private		
3H	Encourage increased development of lighter industrial uses while maintaining a strong relationship with existing heavy industrial manufacturers.	A	PC, Board, ZA	Public		
3I	Consider amending the zoning ordinance to address the emerging pattern for large-scale/industrial solar energy development in the region.	A	PC, Board, ZA	Public		

ENVIRONMENTAL

Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
4A	Improve the quality of development adjacent to watercourses and wetlands within the Township by requiring buffer areas, suitable landscaping, and restoration to natural conditions.	C	PC, Board, ZA	Public, Grants, Private		
4B	Develop stormwater management design guidelines to ensure a more natural appearance of the required basins.	B	PC, Board, TAM	Public		
4C	Encourage the preservation of woodland areas within the Township.	A	PC, Board	Public, Grants		
4D	Review the lighting standards in the zoning ordinance to minimize light pollution caused by the unnecessary illumination of parking lots, buildings, and similar areas.	C	PC, Board, ZA, ROAD, MDOT	Public		
4E	Eliminate open ditches and improve engineering design standards relative to storm water detention.	B	PC, Board, TAM	Public, Grants		
4F	Continue to communicate and coordinate with EGLE on activities affecting lakes, rivers, and wetlands.	C	PC, Board, TAM	Public, Grants		

OPEN SPACE AND PRESERVATION						
Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
5A	Support the policies and action items as defined in the County-wide Recreation Plan.	C	PC, Board, BC, P	Public, Grants		
5B	Maintain and improve existing recreation options.	B	PC, Board, P	Public, Grants		
5C	Explore trail linkage opportunities between greenspaces in the Township.	A	Board, TAM, Road, MDOT	Public, Grants, Private		
5D	Prioritize acquisition of properties that will provide access to high-quality natural resources (lakefront and rivers).	A	Board, TAM	Public, Grants, Private		
5E	Create additional public access opportunities to the waterfront for the residents of Bangor Township.	C	Board, Road, TAM	Public, Grants, Private		
5F	Encourage Township support of the Bay City State Recreation Area and associated programs.	C	PC, Board, TAM	Public		
5G	Provide incentives for developers to preserve usable open space in new developments and install play areas, walkways, and buffers.	C	PC, Board, ZA	Public		
5H	Develop a wayfinding program to support parks and trail connectivity and improve usability.	B	PC, Board, TAM	Public, Grants, Private		
5I	Support Rail Trail wayfinding projects and Committee.	A	Board, TAM	Public, Grants		

TRANSPORTATION

Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
6A	Create well-designed gateways along the main roads entering the Township. Identify specific areas and research entrance and wayfinding signage options.	B	PC, Board, TAM, Road, MDOT	Public, Grants		
6B	Maintain local roads.	C	Board, TAM, Road, MDOT	Public		
6C	Request updated ADT counts from Road Commission prior to and after bridge privatization to better understand shifting traffic patterns.	B	Board	Public		
6D	Work with agencies to consider burying utility lines along corridors.	B	PC, Board, P	Public, Private		
6E	Work with the Road Commission and MDOT to begin discussions on future improvements to the Wilder Road and Euclid Avenue corridors, including access drive locations.	A	Board, TAM	Public, Grants		
6F	Consider zoning and other design strategies such as Complete Streets for safe and efficient travel for all modes of transportation.	A	PC, Board, TAM	Public, Grants		
6G	Consider traffic calming measures along corridors.	B	Board, TAM, Road, MDOT	Public, Grants		
6H	Investigate funding opportunities to improve landscaping and sidewalks along major thoroughfares.	B	PC, Board, TAM, Road, MDOT	Public, Grants		
6I	When reviewing site plans, require sidewalks with future development.	A	PC, Board, ZA	Private		
6J	Encourage electric car charging stations in new or redeveloped parking lots and public gathering spaces.	A	PC, Board, ZA	Public, Private, Grants		
6K	Continue to implement MDOT access management standards in site plan review.	C	PC, Board, TAM, Road, MDOT	Public		

PUBLIC SERVICES						
Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
7A	Maintain and improve Township services to match growth.	C	PC, Board, BC	Public, Grants		
7B	Assess the demands on the utility systems from developments to determine available capacity.	B	PC, Board, BC	Public		
7C	Inventory water, sewer, and other utility system capacity.	C	PC, Board, BC	Public		
7D	Maintain and upgrade infrastructure through capital improvements programming.	C	Board, TAM	Public, Private		
7E	Maintain police, fire, and ambulance service to all areas of the community.	C	Board, TAM, BC	Public		

PLANNING AND ADMINISTRATION

Number	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
8A	Draft a development guidebook that includes flowcharts of the development process, including timelines and fee schedules, as well as explanations of Township policies, procedures, and steps for obtaining approvals.	A	PC, Board, ZA, TAM	Public, Grants		
8B	Develop Township procedures to establish internal development review roles, responsibilities, and timelines.	A	PC, Board, ZA, TAM	Public, Grants		
8C	Review the zoning ordinance to determine ways to simplify and streamline the permitting process and make it more user-friendly.	A	PC, Board, ZA, TAM	Public, Grants		
8D	Provide for regular training of Township staff and appointed officials to foster knowledge and expertise.	C	Board	Public		
8E	Assign roles and outline expectations for all committee or commission members at the beginning of their tenure.	A	PC, Board, ZA, TAM	Public, Grants		
8F	Follow Michigan statutes for meetings, e.g., Open Meetings Act.	C	PC, Board	Public		
8G	Upload all public documents to the Township website.	C	Board, TAM	Public		
8H	Maintain a database of approvals for all development in the Township and review uses every 2 – 3 years to ensure compliance with permit requirements.	A	PC, ZA, TAM	Public		
8I	Review the zoning ordinance for updates regarding accessory uses and non-conforming uses and lots to meet the current needs of the Township.	A	PC, Board, ZA	Public, Grants		

POLICY AND ADMINISTRATIVE ACTIONS

PUBLIC INFORMATION AND EDUCATION

To effectively implement the Master Plan, the Planning Commission and the Township Board must educate the citizens of the community on the goals and action items. The spirit of the Master Plan must be communicated, especially in regard to how and why development/projects will occur and are necessary. A well-informed and involved citizenry can then offer support and assistance in working towards the community they desire to have in the future. The following information outlines examples of programs that can be undertaken to help inform the public about important land use goals and implementation techniques:

- A condensed version of the future land use plan, highlighting the goals of the Plan.
- Informational brochures on various topics important to the Township.
- Joint meetings with the Township Board and Planning Commission to discuss how to implement the plan and outline priorities for the short-term and long-term.

PLAN MAINTENANCE

In order to ensure this master planning effort stays relevant and the plan continues to be a document that is utilized for improving life in Bangor Township, it is imperative that the Planning Commission and Township Board work to implement the strategies. The planning process and action items outlined in the Plan can only be realized if the appointed and elected officials and Township staff place a priority on implementing the objectives. Good planning practice and State law require the Township to review its Plan every five years and update it if necessary. One way to help this process would be to host an annual joint meeting between the Planning Commission and Township Board, where both bodies review progress over the past year. This provides an opportunity to consider the goals and intent of the Plan against pending capital improvements, budget requests, and other developments that may impact the community. Then, when it is time to decide what type of update will be required after five years, both bodies will have a clear understanding of the progress. When change confronts the community, it will be necessary to review the time and effort expended to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

ZONING CHANGES AND ORDINANCE UPDATES

Zoning is integral to implementing the goals and actions of this Master Plan. Zoning provides the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this Plan. Many of the changes may be minor but provide a substantial benefit. For example, the Planning Commission may redefine permitted land uses in the commercial zoning district to allow a larger variety of uses in the township. Another change to the zoning ordinance may be larger in scope, taking a look at how the zoning ordinance is used and finding ways to make it a more user-friendly document through the use of graphics and images. Another step may be to review any cases that have come before the Planning Commission and determine if there are trends that may need to be addressed in the

zoning ordinance itself. This Plan has identified several zoning ordinance changes that the Planning Commission should consider over the short-term.

CODE ENFORCEMENT

The administration and enforcement of the zoning ordinance by Township officials are integral to its effectiveness. Enforcement must be thorough, consistent, and fair. Procedures such as site plan reviews and other ordinance administration should be described in the zoning ordinance with enough detail to be consistent with the Michigan Zoning Enabling Act and to meet Township requirements. All zoning ordinance enforcement activities should be resourced with appropriate personnel to fulfill zoning ordinance requirements.

REGIONAL COOPERATION

Development, growth, and changes within Bay County will affect the quality of life and growth within Bangor Township. The Township and its neighboring communities are interrelated in that trends in overall population loss and declining housing value affect the entire area. The Township has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Bay County. Cooperative relationships between and among Bangor Township and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered, as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, Bangor Township should actively participate in reviewing and evaluating their neighboring communities' Master Plans. Further, the Township should invite comments and suggestions from neighboring communities on major developments within the Township.

REDEVELOPMENT READY COMMUNITIES

The Michigan Economic Development Corporation (MEDC) has a program called Redevelopment Ready Communities (RRC), which is a voluntary technical assistance program that empowers communities to shape their future by building a set of policies and practices for planning, zoning, and economic development that are transparent, efficient, and effective. With the goal of creating a development process that is predictable and clear for possible investors. The program identifies six best practices which are:

- Community Plans and Public Outreach
- Zoning Regulations
- Development Review Process
- Recruitment and Education
- Redevelopment Ready Sites
- Community Prosperity

The intention of the RRC program is to make communities more attractive for developers and encourage new growth. In addition to this, the program offers grant opportunities to update developments such as zoning ordinances to help communities achieve the goals outlined by the MEDC.

ECONOMIC DEVELOPMENT TOOLS

The following is a summary of bodies that can use tax increment financing and other funding resources to generate funds for economic development activities.

CORRIDOR IMPROVEMENT AUTHORITY (PA 57 OF 2018)

The Corridor Improvement Authority Act allows local governments to create one or more Corridor Improvement Authorities (CIA) to address established, deteriorating commercial corridors located outside their downtown areas. The primary benefit of this tool is to provide local governments with the option of using TIF for improvements in the district(s) and to undertake a wide range of activities to promote economic development and redevelopment in commercial areas.

In order to be eligible to create a CIA, the development area must have a minimum size of five acres, consist of at least 50% commercial property, and be zoned to allow mixed-uses, including “high-density” residential use. A municipality must also expedite the local permitted and inspection process in the development area and promote walkable non-motorized interconnections throughout the development area.

CAPITAL IMPROVEMENT PLANNING

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

LOCAL FINANCING AND CO-DEVELOPMENT

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

GRANT OPPORTUNITIES TO SUPPORT PROPOSED CAPITAL IMPROVEMENTS

This Master Plan can be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. The following State and Federal grant programs may be useful for implementing the recommendations of this Plan.

Community Development Block Grant (CDBG)

The Community Development Block Grant program is an annual allocation of the U.S. Department of Housing and Urban Development to local governments for a wide range of community development activities. These activities include housing rehabilitation, public and neighborhood improvements, and economic development activities that primarily benefit low and moderate-income individuals.

Safe Routes to Schools (SRTS)

Safe Routes to School is a Federal program administered by the Michigan Department of Transportation. Funding is available for sidewalk construction and other pedestrian improvements.

Transportation Alternatives Program (TAP)

TAP is a competitive grant program that funds projects such as non-motorized paths, streetscapes, and historic preservation of transportation facilities that enhance a community's intermodal transportation system and provides safe alternative transportation options. These investments support place-based economic development by offering transportation choices, promoting walkability, and improving the quality of life. The program is available through the Michigan Department of Transportation (MDOT) and uses Federal Transportation Funds designated by Congress for these types of activities.

Michigan Department of Natural Resources (MDNR)

The Michigan Department of Natural Resources administers three grant programs for parks and recreation improvements. The programs are the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund, and the Recreation Passport. This money is available on an annual basis for parks and recreation improvements. To be eligible for the three programs, a community must have an approved Parks and Recreation Plan. The recently approved Parks and Recreation Master Plan fulfills that requirement.

Michigan Department of Environment, Great Lakes and Energy (EGLE) State Revolving Loan Fund

EGLE revolving loan funds are low-interest loans to communities for projects to improve drinking water quality, water quality, and protect public health. The three programs are the following: The Drinking Water Revolving Loan Fund (DWRFL) which assists water suppliers in satisfying the requirements of the Safe Drinking Water Act. The State Revolving Fund (SRF)

which can be used for the design and construction of sewage treatment facilities, collection systems, non-point source pollution, and stormwater treatment. And finally, the Strategic Water Quality Initiatives Fund (SWQIF) which can be used to remove excess infiltration from private sources and replace failing septic systems that are affecting public health.

Michigan State Housing Development Authority (MSHDA) Housing Programs

The Michigan State Housing Development Authority has a wide range of programs designed to assist households in finding and affording quality housing. By partnering with MSHDA, Bangor can use these programs to incentivize the development of new housing.

OTHER FINANCING TOOLS

Besides the general fund and the aforementioned economic development financing programs and mechanisms, the following sources of revenue are available to the Township:

SPECIAL ASSESSMENTS

Special assessments are compulsory contributions collected from the owners of property benefited by specific public improvements, such as paving and drainage improvements, to defray the costs of such improvements. Special assessments are apportioned according to the benefits afforded to the property affected.

SHARED CREDIT RATING PROGRAM - MICHIGAN MUNICIPAL BOND AUTHORITY (MMBA)

This program, created under Act 227 of 1985, offers municipalities the opportunity to take advantage of the State's improved credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax-exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond issue and then offers it to the national market. By consolidating numerous local bond issues, local units will save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority's bond.

DEDICATED MILLAGE

Special millages can be used to generate revenue for a specific purpose.

HUD SECTION 202/8

This is a Federally sponsored program which provides mortgage financing and rent subsidies for the construction and maintenance of elderly housing. Only non-profit, private organizations (such as churches, unions, fraternal, and other non-profit organizations) are eligible sponsors. However, local governments usually cooperate in the assembly of land, applications, public improvements, and supportive actions. Such projects are tax-exempt, but the State rebates an equivalent amount to local tax jurisdictions.

ADDITIONAL IMPLEMENTATION TASKS

Many of the steps necessary to ensure the successful implementation of this Master Plan might not be apparent or are not part of an established Township fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders in Bangor Township. To date, the Township has taken steps to keep residents and others involved and informed regarding Township issues. The successful implementation of this Plan depends greatly on Township officials using the Plan and residents being aware of the Plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the Plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should keep a copy of the Future Land Use map on display and provide a copy of the Plan for review at the Township Hall at all times. Citizen participation should be strongly encouraged in a continuing planning process. The successful implementation of planning proposals will require citizen understanding and support.

APPENDIX

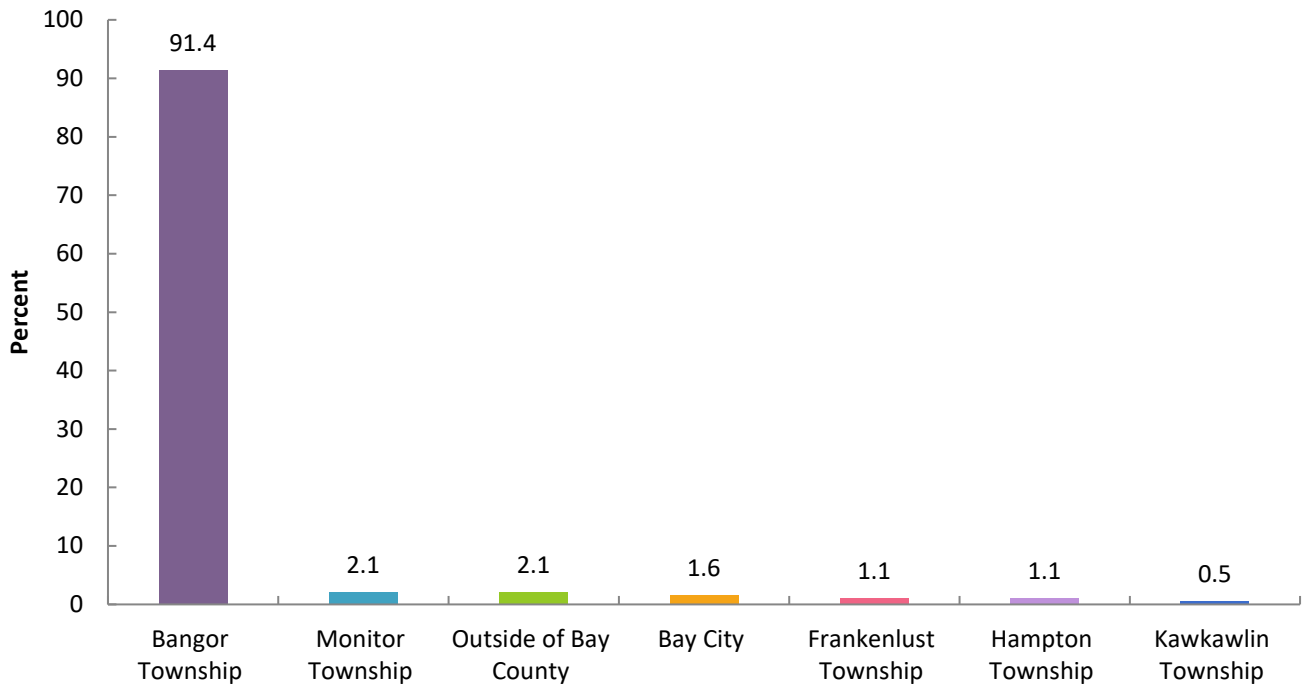
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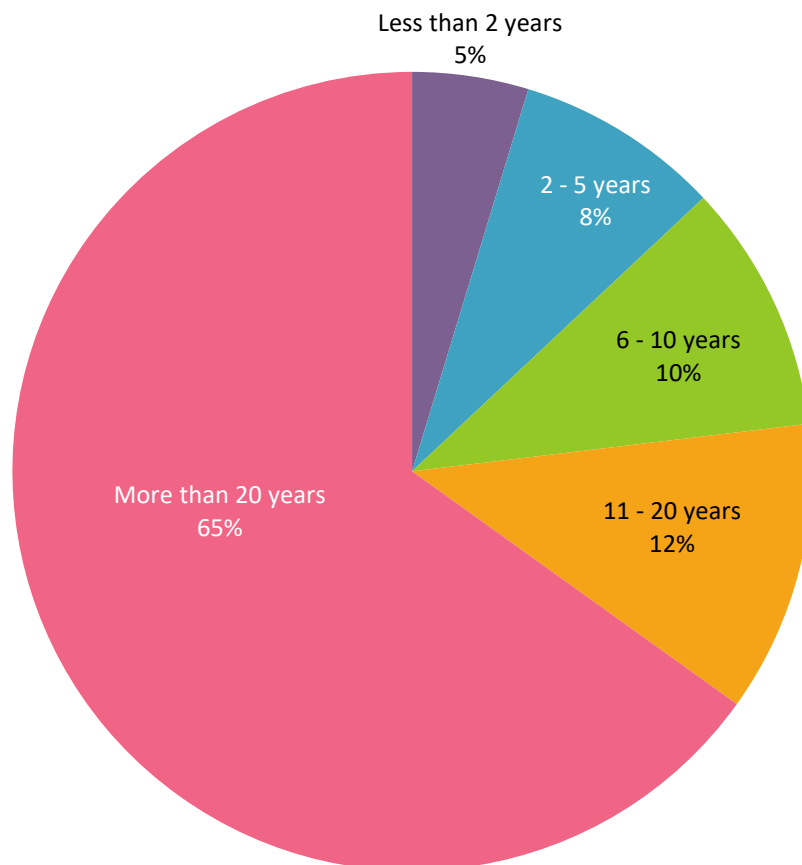
Bangor Township Master Plan Survey Results

Response Statistics – 220 responses

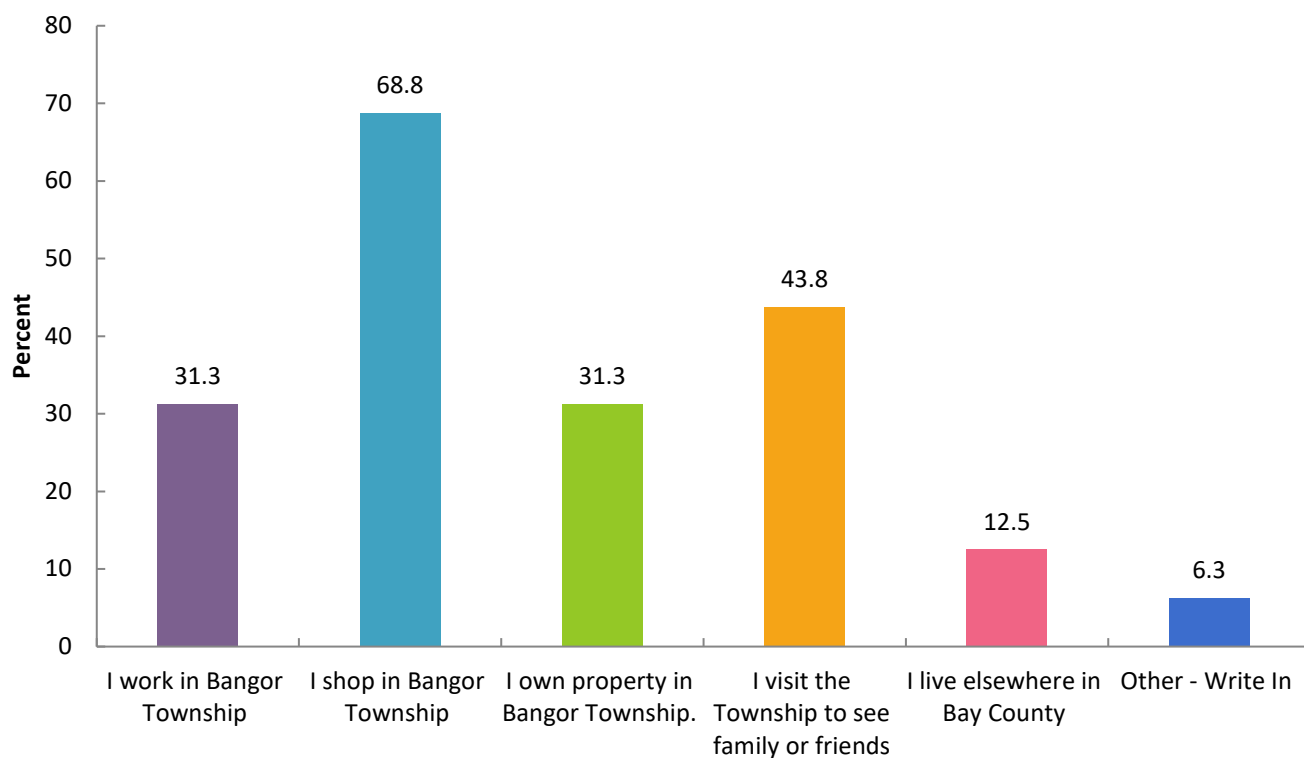
Where do you live?



How long have you lived in Bangor Township?



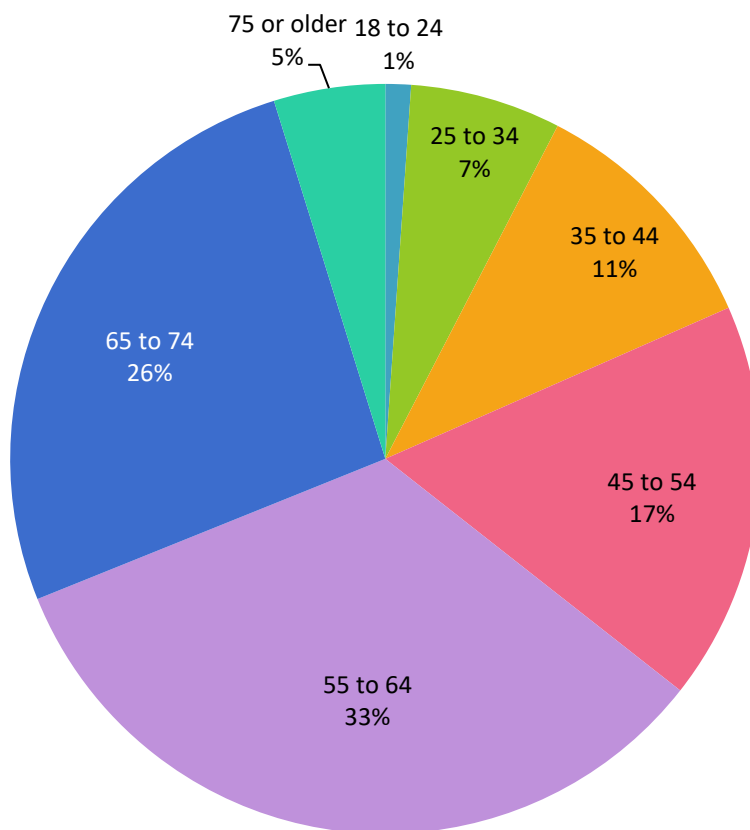
If you do not live in the Township, which of the following describes your relationship with Bangor Township? (Please check all that apply)



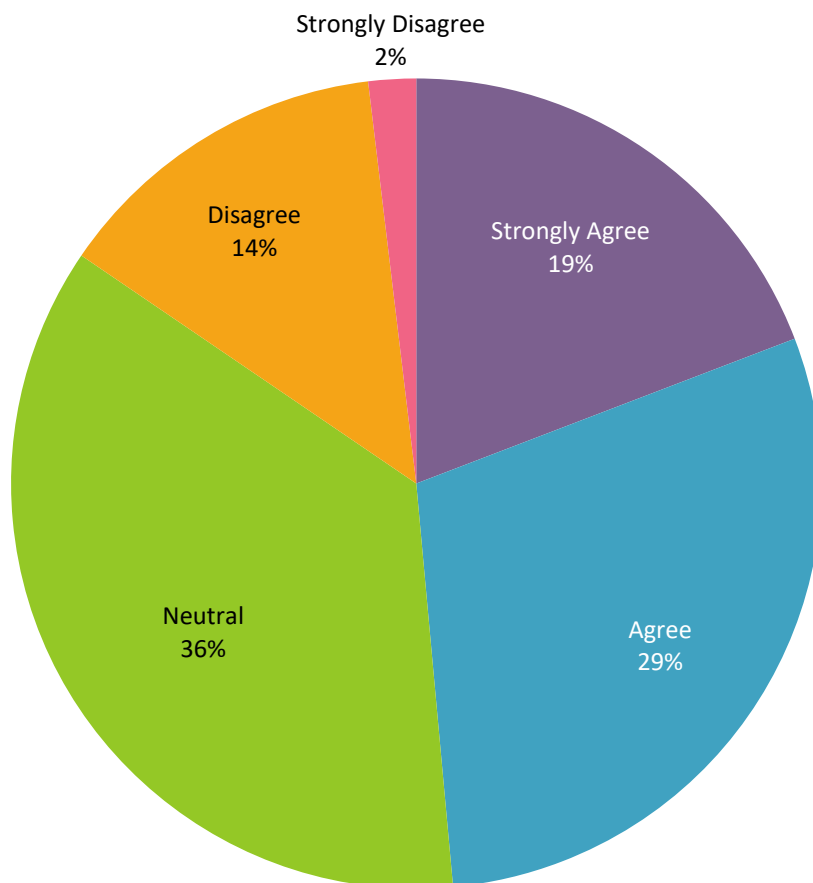
Other – Write In

- Lived in Bangor for 35 years.

What is your age?



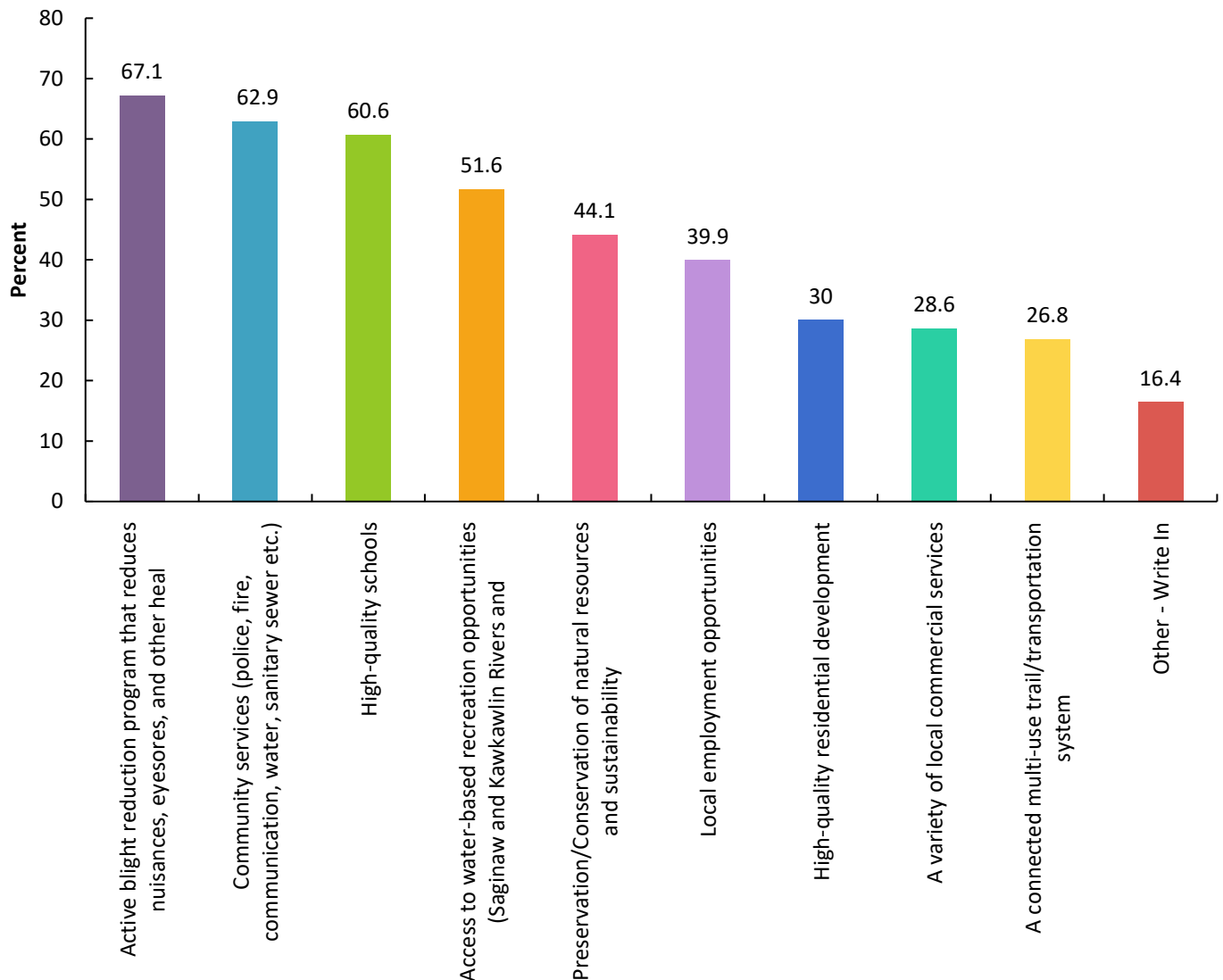
Bangor Township should grow in population.



In the following categories, how do you feel Bangor Township has changed in the past 5 years?

	Much Worse	Worse	No Change	Better	Much Better	Don't Know/ No Opinion
Road Conditions	29 13.7%	46.4% 69 32.7%	41 19.4%	55 26.1%	29.4% 7 3.3%	10 4.7%
Traffic	21 9.9%	59% 104 49.1%	59 27.8%	19 9.0%	9.5% 1 0.5%	8 3.8%
Property Appearance	11 5.2%	29.8% 52 24.6%	80 37.9%	51 24.2%	28% 8 3.8%	9 4.3%
Parks & Recreation	10 4.7%	11.3% 14 6.6%	95 45.0%	67 31.8%	38.9% 15 7.1%	10 4.7%
Overall Township Services	8 3.8%	16.6% 27 12.8%	111 52.6%	40 19.0%	21.4% 5 2.4%	20 9.5%
Quality of Life	6 2.9%	17.3% 30 14.4%	105 50.5%	54 26.0%	29.8% 8 3.8%	5 2.4%
Public Safety	5 2.4%	20% 37 17.6%	98 46.7%	43 20.5%	23.8% 7 3.3%	20 9.5%

Which of the following quality of life factors are most important to you in Bangor Township? (Please check all that apply)



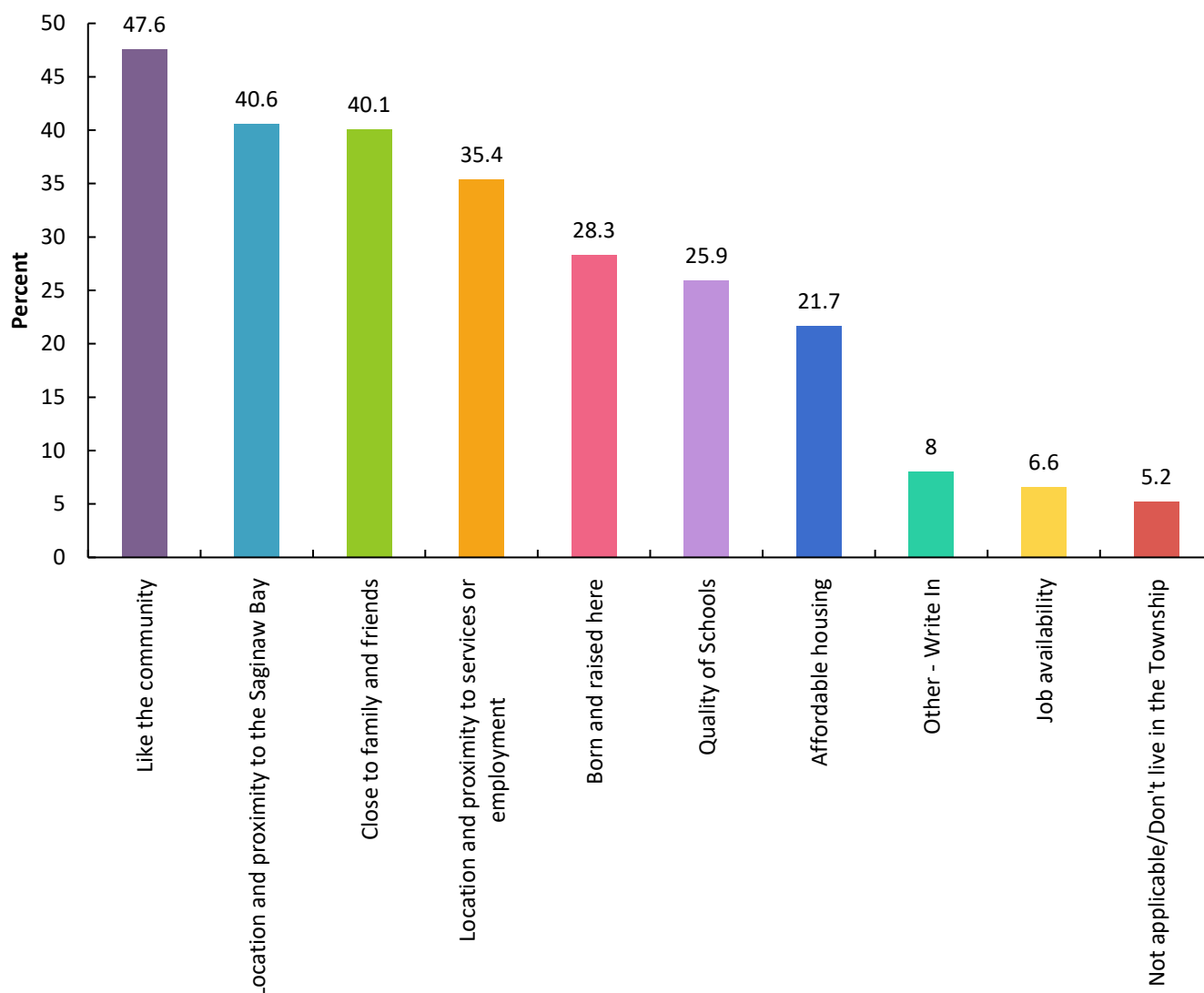
Other – Write In

- BLIGHT,BLIGHT,BLIGHT & Better code enforcement AND follow through. Junk sits in yards for YEARS.
- Better attention to road resurfacing!
- Better rules for enforcement of zoning laws
- Bike lanes on busy roads
- Blight & enforcement & follow up
- Decent Roads: Weeds covering trees, bushes, signs
- Decrease pot shops
- Drainage
- Fewer pot shops
- Fixing Drainage
- Get rid of the marijuana stores. Breeds trouble.
- Get rid of the weed shops
- I wish there was a park in Bangor Township
- It's my obsevation that many businesses have gone out of businness in the last several years, especially the Bay City Mall. All the major stores have left over the last 10 years, meaning less accessibility to goods and less jobs available. We used to see the sheriff making rounds through the township and I really don't remember when I last saw a sheriff vehicle drive through my

neighborhood. I also see so many properties with trash and uncut yards. It seems the township turns a blind eye to this problem and it makes the township look trashy and unkept. Not something that is going to draw new people and businesses to the township. We also used to have a newsletter that went out at least twice a year to keep the residents of the township informed on what is going on. Not everyone can make it to the meetings. I would like to see more transparency as to what is going on in the township.

- Less "pot" stores.
- More senior housing and services
- More sport facilities (disc golf for example)
- More stores
- NO MORE POT SHOPS
- No more pot shops. Bring in bad people from all over. Not worth the tax money.
- Shopping
- Shouldn't have to report blight in our township someone needs to ride around and take care of problems
- Sidewalks throughout the township
- Streets in subdivisions need repaving
- Way too many pot shops. They are eye sores and I don't feel they are good for the community
- We have way too many pot shops in the small radius of the township
- We need a nice NEW park
- We need to make our state park and beaches out of this world! People should want to go there and the water should be swim-able and enticing. There are also too many dilapidated houses. Need to get things fixed up or town down.
- law enforcement
- less marijuana shops
- low taxes
- low taxes, un professional office personal

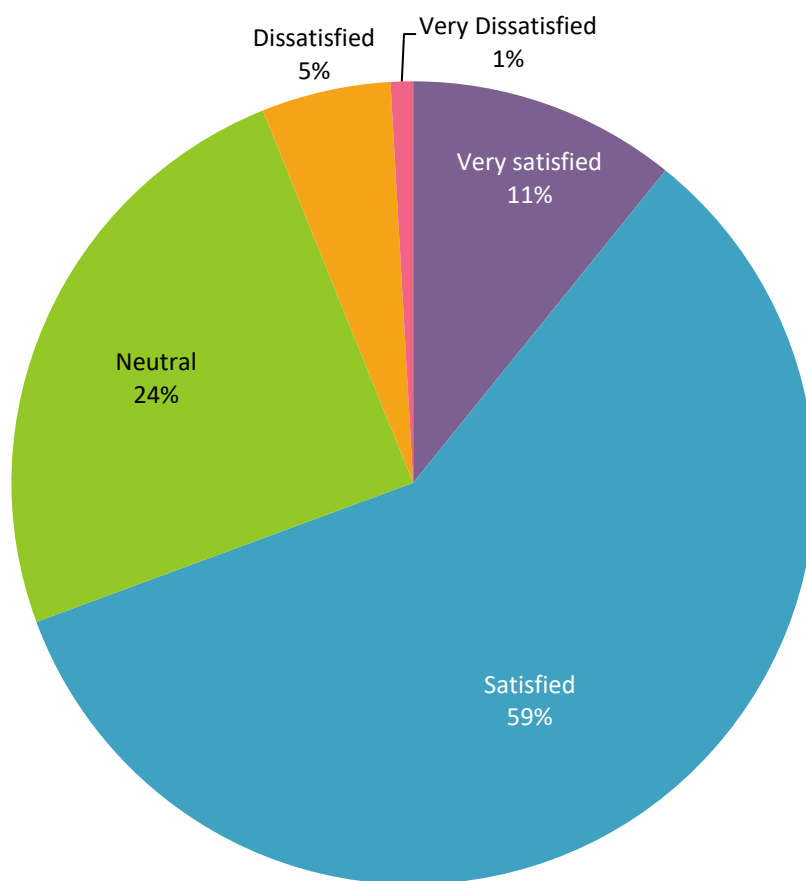
Why do you live in Bangor Township? (Please check all that apply)



Other – Write In

- Don't live in Bangor, but many family and friends do. Visit often.
- Family and Relatives live there
- House is paidoff
- I work for the township
- Inherited family home
- Just found the right house
- Just picked a place not from Michigan
- Looking for lot to build On 1970
- Lower taxes and utilities
- Overall quality of life
- Safe area
- To rent at an affordable price from relative
- Was quality of schools, that is no longer true.
- Where I found a house I wanted to buy.
- have no choice
- it quiet here and the people are friendly
- own commercial property in Bangor Township

Are you satisfied with the overall quality of life in Bangor Township?



Which capital improvement projects are most important for Bangor Township?

	Top Priority	Important	Neutral	Less Important	Not Important
Water	43 21.0%	71.2% 103 50.2%	52 25.4%	6 2.9%	3.4% 1 0.5%
Sanitary Sewer	24 11.6%	69.6% 120 58.0%	56 27.1%	6 2.9%	3.4% 1 0.5%
Stormwater (drainage)	61 29.5%	84.1% 113 54.6%	30 14.5%	1 0.5%	1.5% 2 1.0%
Roads	85 40.7%	90% 103 49.3%	18 8.6%	3 1.4%	1.4% 0 0%
Streetlights	16 7.8%	44.2% 75 36.4%	81 39.3%	25 12.1%	16.5% 9 4.4%
High-speed internet	39 18.8%	59.7% 85 40.9%	56 26.9%	19 9.1%	13.4% 9 4.3%
Cable/phone	12 5.8%	38.8% 68 33.0%	80 38.8%	28 13.6%	22.3% 18 8.7%
Sidewalks/recreational pathways	34 16.4%	66.2% 103 49.8%	52 25.1%	14 6.8%	8.7% 4 1.9%
Township parks	32 15.5%	66.5% 105 51.0%	52 25.2%	13 6.3%	8.2% 4 1.9%

What is your opinion regarding the extent of these issues in Bangor Township?

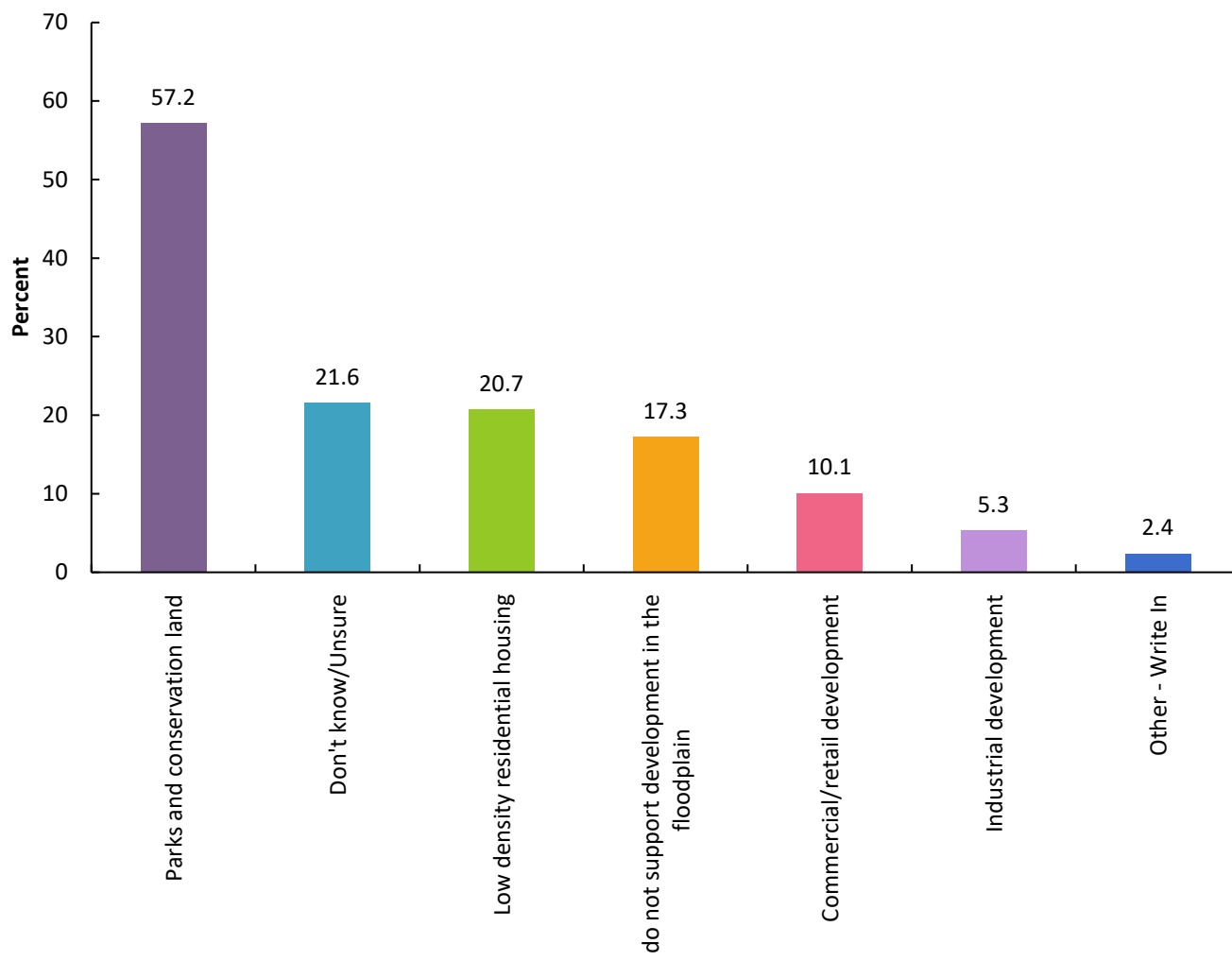
	Not an issue	Somewhat of a problem	A big problem
Too many under-utilized properties	87 41.8%	90 43.3%	31 14.9%
Overgrown weeds/tall grass	81 38.6%	98 46.7%	31 14.8%
Housing quality	105 50.7%	86 41.5%	16 7.7%
Junk cars in yards	73 34.8%	93 44.3%	44 21.0%
Nuisance animals	132 64.1%	52 25.2%	22 10.7%
Quality of residential rental units	114 55.6%	76 37.1%	15 7.3%
General property upkeep	96 45.7%	87 41.4%	27 12.9%
Noise	134 64.7%	56 27.1%	17 8.2%
Lighting	143 70.1%	52 25.5%	9 4.4%

Other – Write In

- Access to rail trail at the end of River Trail
- Allot of pot dispensers
- Being able to use your property without permission from the King(township)!
- Blight & non enforcement, follow up
- Blight, Blight, Blight & no follow through
- Bring back our beaches! Make them great again
- Businesses that want to profit from our residents must be required to invest in our community.:
- Career opportunities
- Codes should be enforced for property owners and junk cars extra cars parked on lawns campers in front yards. Appearance over all.
- Commission based building inspectors
- Condition of Jean Rd off of Patterson Rd
- Crime
- Depends on area you live in
- Disc golf course
- Drugs and crimes
- EMS and fire people
- Empty lots/ ditches are covered in litter/trash and have been forever!
- Enforcement of zoning and waterfront codes
- Enforcing existing township ordinances
- Increased auto traffic in/ out and around Marijuana dispensereries
- Kayaks or boat access to the Kawkawlin River
- Marijuana sales

- Marijuana shops
- Nepotism in local government
- No park
- Number of marijuana shops
- Pot
- Pot shops
- Proximity of pot shops to high traffic areas/traffic congestion
- Putting business needs above residents needs
- Rail trail asphalt
- Revilo boat ramp
- Roads
- Roads and side streets
- Shortage of fire service employees
- Speeding vehicles in residential areas
- Street Cleaner never comes
- Theft
- This is a beautiful community. Uncontrolled growth will destroy it
- Too many marijuana dispensaries
- Too many marijuana shops. Seedy people around. Lots of traffic by them. Horrid pot smell. Embarrassing to promote this in our township.
- Too many pot shops
- Township rules regarding one property draining down on neighboring property not being enforced after being informed of violation. Also fireworks being shot off all summer long and rules applying to this not enforced by anyone.
- Waste Management :
- What parks???
- blight is a major issue lack of code enforcement
- cotton trees should be removed from all properties or fine the owners
- residential hording
- roads
- unfair planning and zoning decisions. Decisions are made to favor friends of the supervisor even if they lie at meetings. You will never get my support now
- unfair zonei

Due to the location of the Saginaw and Kawkawlin Rivers and Saginaw Bay, parts of the Township are within the floodplain. This land has a greater chance of flooding, as defined by the Federal Emergency Management Department (FEMA). What type of land use and development do you support in the floodplain? (Please check all that apply)



Other – Write In

- A large amount of land in Bangor Township is located within the AE flood zone. With critical adherence to FEMA and Bldg Code regulations, most types of Land use should be able to function in harmony in the Flood Plain
- Develop above the flood plane
- There was an article a while back regarding connecting the drainage of floodwater from low lying areas of Midland. What a ridiculous idea. We don't even have a handle on that here let alone taking on another communities flood issues. I am very much against it!!!! I would also like to see some regulation as to limits on how long a building can stand unoccupied. It would be better to tear down vacant properties after say 5 years, making the land available for new development. How good does it look for someone coming to Bangor township for the first time to see all the vacant buildings. Not good.
- Whatever has to be done do my property and my neighbors property doesn't flood every spring. Need better outflow of spring floods and rain.
- whose land are you talking about, yours, or ours?

What is your opinion on the marijuana facilities located in the Township? (199 Responses)

Summary:

- **Comments in favor of marijuana facilities: 27%**
- **Comments against marijuana facilities: 62%**
- **Comments that are neutral or show no indication of preference: 22%**
- I support it. It is creating some much needed revenue.
- Have not been a major problem so far.
- Too many of them
- There are way to many
- Too many
- There seems to be an over abundance of facilities in the area. Every where you look there is another one. Just wish there was an equal amount of shopping stores to counter them out.
- Too Many! Limit permitting. Too many pot heads!
- A lot
- Too many, they change hands too often
- Too many
- Pathetic - Bangor sold for the almighty dollar. Get rid of them.
- Huge mistake to allow the sale in the township.
- Too many
- Really think there are too many located too close together.
- Too many facilities. It rather embarrassing when people from other parts of the state regard Bay City as "The place to get weed".
- way too many, how many local jobs were created
- I'm not against the use and sale of recreational marijuana but the number of these business that have arisen seems a bit much. I imagine they will naturally lessen in time but the current number is a little alarming.
- There are way too many in Bangor Township in close proximity to one another. They are located in high traffic areas causing traffic jams on the road while people who shop there look for parking places stopped in the road. There is one in particular on Euclid Ave. where the people do not properly exit in the right direction on the road. I have seen several traffic accidents almost caused in that area due to people not exiting properly.
- Far too many.
- I don't have any problem with them. There are several retail stores and grow houses near me.
- Way too many.
- Fine with them
- Way too many
- They need to go away!
- Too many
- Move them to Saginaw...a shame Bangor Township has beco e a destination for them.
- I understand the revenue they produce, but it casts a negative cloud over Bangor Twp. After years of "Just say no to drugs", we kind of flopped on our kids and said it's all good now, money over character. Bay County has a massive drug problem, and embracing this doesn't help.
- Need to be safe and look nice
- Too many!!!
- We have a lot! I hope the township is making money!
- way to many can't even go one block and you have them on top of each other
- WAY to many. They are painted hideous. So ugly. Also I know they say pot is not a gateway drip but I don't believe it. Look at the data. It sure seems like OD cases have been on the rise the last couple years.
- It's bringing in jobs
- don't care

- None
- While it's great to see businesses use empty properties, the several marijuana facilities we have don't look good. I believe the number of them should be limited more than they are now. I also believe they shouldn't be able to put out big signs on the roads. It also would seem to me that these types of businesses aren't bringing in other business. We need to focus on family friendly business and types that being young professionals into our area.
- It brings in more tax revenue!
- Ok
- I'm okay with some, but there are too many.
- I'm all for it but the number of them is a little ridiculous.
- Too Many, some are sitting empty, some cause traffic problems. This township went too far letting so many open up and still more are going to in the future. This is not an industry we need three locations within eyesight of each other. And then the ones that are sitting empty become eyesores.
- There is a lot.... a bit odd looking but I appreciate the revenue for the township. Overall it's fine.
- There are too many.
- Enough...
- Good source of revenue (taxes) brings people to the area that likely will shop at other businesses as well.
- Too many.
- there fine
- Doesn't bother me.
- Hate them. Way too many. Embarrassing that we are known for pot joints. Eventually property values will go down and the only people who would by homes is low income.
- Too many
- GREAT. \$ 420,000 in taxes. Not hurting anybody .
- Way too many.
- There are far TOO MANY
- To many popping up but not staying
- Too many, appearance of signage and buildings is very unsightly.
- Ok with me
- i'm not a user, but i support the commercial value
- I hate them! They bring in too much traffic, too many bad drivers. It's not a positive community attribute to be the pot capital of this area. The taxes received do not make up for the negative aspects. I would never have moved here or improved my property had I known my future was to be a pot Mecca.
- too many
- Do not know yet
- Not needed
- No opinion
- Too many
- I wish their properties were nicer and in better shape. Other than that, they could potentially bring out community a lot of money.
- As long as licensed and legal
- I hate them. They increase traffic with generally bad drivers. It is embarrassing to be the pot capital of mid Michigan. The small financial benefits are not even close to the increased traffic, undesirable clientele, and embarrassment they bring. I would have never moved here or improved my property had I known I would be surrounded by pot shops.
- Less than neutral only due to some heavy traffic and questionable driving in /out of them at times.
- You're kidding right.....too friggin many.
- Too many
- I live next door to a grow business so we have to deal with the constant smell
- It's all about the money for this township. You have allowed this township to become crime township

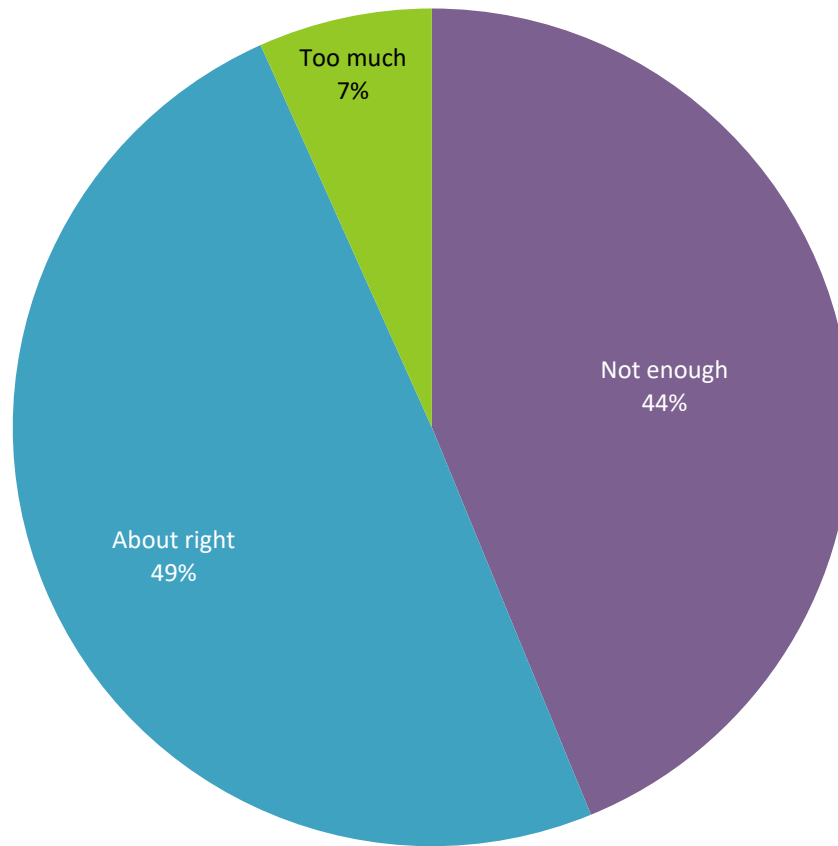
- I think we have too many. I understand the tax draw, but we don't need them on every block.
- Indifferent.
- I feel there are more than enough marijuana facilities in Bangor Township and no more needed at this time.
- Creating tax paying properties. They are helping keep buildings open.
- Too many
- Hate hate hate them. It's embarrassing that that is what we are known for. And eventually no one will want to buy homes or buy for much lower because they are in the 'pot zone'
- Too many marijuana facilities, bad money dismemberment, monies not given back to the residents in reduction of taxes. Where does the money go?
- Bad for our reputation. Unsafe traffic.
- As long as the buildings and parking lots are clean and they are paying their taxes, it's all good
- They are an embarrassment! Too much traffic and minimal financial benefits. They are of no benefit to your average resident.
- They are not a problem
- I think it has contributed to an influx of people coming to Bangor Twp from outside the area, who may not necessarily be law-abiding citizens.
- So many in the township
- It's all about the money! Traffic has changed quite a bit as an effect of these businesses. Not just a local people draw.
- Too many. Our diverse tax base seems to be taken over by this industry. I voted for it, but I never dreamed the extent of the pervasiveness. I'm embarrassed to have visitors from out of state; they always notice.
- Not opposed to them but there are a ridiculous number of them in Bangor Township. It's actually kind of embarrassing.
- Necessary evil. The revenue is great the smell and amount of use may not be so good in long run.
- no opinion
- They are a blight on our community. I don't appreciate the traffic and gaudy buildings. They are a burden to our utility infrastructure. I have not seen any contribution that these businesses have made to the township other than drawing in undesirable people. Do I want to raise my family next to a pot shop? No.
- As long as the money is used for improving our community I am good with it.
- I feel it is a good option in terms of additional revenue, however, don't let too many open.
- Greatly changed the aesthetics of the Township
- There are more than needed. People visiting these facilities are often hazardous on the roads as they enter and leave. Theft and vandalism seem to have increased at a rate equivalent to their emergence.
- As long as all laws and regulations are followed and compliance is overseen. But, there are way to many located in this Township.
- Get them gotta here asap ..its causing more crimes.
- Too many!!!!!!!!!!!!
- It is fine. But why so many?
- I have no problem with them.
- I'm not against them but we don't need one on every single street corner. It's looking like the pot head capitol of Michigan.
- Great income
- Close them down.
- Way to many for amount of population. It's ridiculous!
- There seem to be a lot of them. Neutral.
- So far they have not created any issues.
- There's is a lot of them but they do not bother me. Better than drug dealers in other neighborhoods running around with guns.

- It seems there may be too many, but I don't have a pulse on the supply/demand of the products. I appreciate the renovations to the buildings with the exception of the ridiculously bright lights on the exterior. The grow facility on Euclid near Wheeler does emanate an odor which I thought was required to be controlled better.
- It's fine for now but there is starting to be too many of them.
- There are too many!
- Too many
- It's a disgrace how many facilities we have in our township. People inside and outside our community joke about it.
- Great good to see sometime of growth.
- not a problem
- There are far too many that have been allowed in this township. Every time there is an empty building you know that another marijuana business is going to go in there. It has become a joke.
- There are too many provisioning centers. They should only be allowed by special use in C2 districts. At this time I do not have an opinion on the grow facilities.
- Don't approve.
- I do not like them. They attract the wrong people. We have them on every corner.
- TOO MANY
- TOO MANY
- A few too many.
- Marijuana should not have been legalized and it has led to a lot of traffic coming to the township. Quite often the drivers of these vehicles are not operating safely, I've been cut off many times by them turning into these establishments.
- There are a lot and I'm not sure if the Township can support them all. They are a good tax revenue and buildings have been updated which is great. I have no problem with them but worry what will happen if many close and bending become vacant buildings.
- I think the number of facilities is ridiculous. I cannot drive anywhere without passing by so many. I am tired of the billboards advertising them and trying to explain of this to my kids. I also find that since there have become so many, I cannot go anywhere without having to smell someone smoking marijuana in public places (mall parking lot, grocery store parking lot, recently even at my own home because of people smoking in their yards). I think the number needs to be significantly reduced.
- All for the extra revenue and available employment resource. But i think there are getting to be to many.
- I'm for the facilities great job opportunities but I think their is way too many pot shops just in one area.
- I have no problem with it although I do not support use of it. As long as we reap the benefits of the tax money and there is visible improvement in the community. That does not mean pay raises for Township staff although if hiring is needed to maintain improvements I would very much support that.
- Bangor Twp has been a welcoming area for all types of marijuana facilities, as other municipalities have opted out to not allow any type of marijuana facilities. Bangor has done a fine job of screening and regulating incoming marijuana businesses. It has been said that Bangor Twp has too many marijuana facilities but it evident already they seem to go that way of natural selection, or are bought out by larger organizations.
- Does not matter to me either way
- I'm ok with it, But maybe we should limit the number of them.
- I have no opinion about these facilities as long as it doesn't cause a nuisance in the area they are located.
- Some of the grow facilities stink. I feel sorry for the people living near the one on Euclid and Wheeler. The township sure screwed those residents!!!!!!
- We do not need any more
- TOO MANY!!!!!!!!!!!!!!!!!!!!!! Euclid and Wheeler stinks like a skunk. Bad location or bad business practice that should be shut down NOW

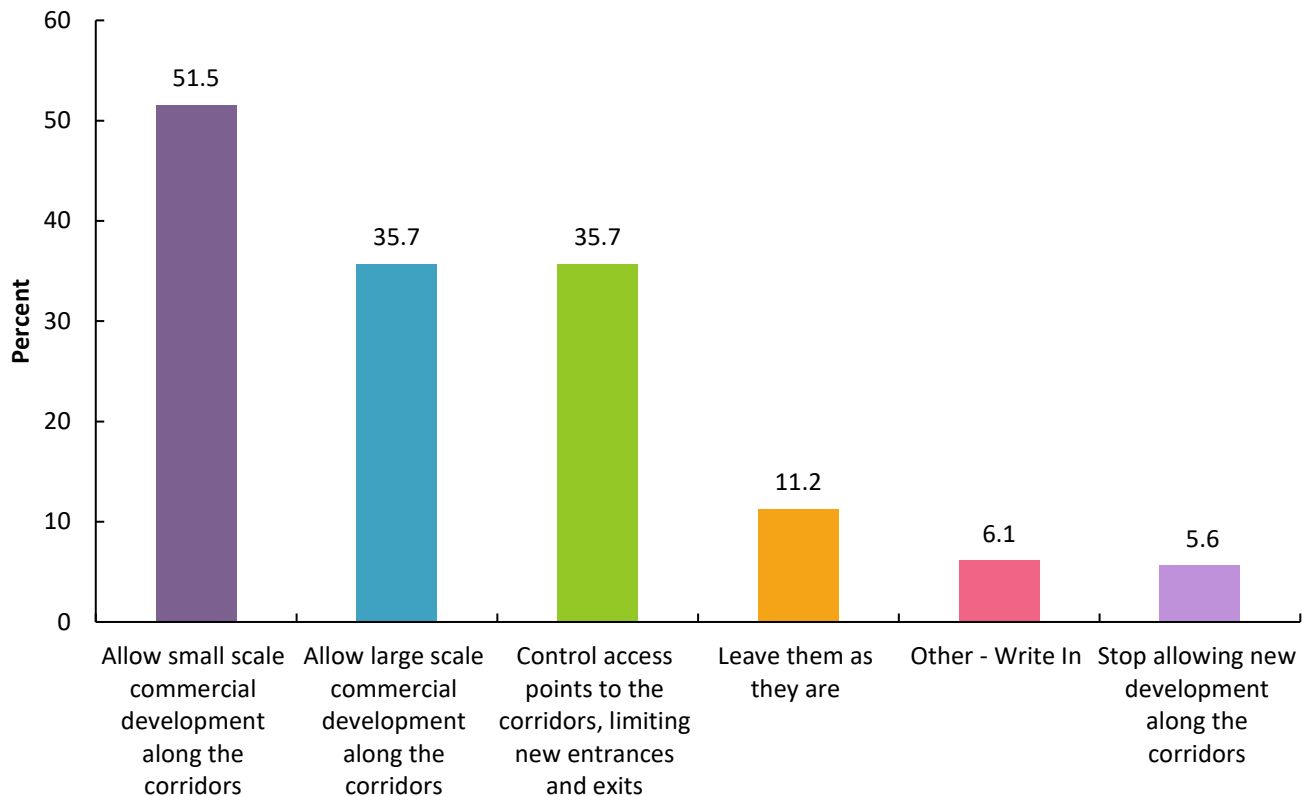
- Enough Already!!
- Too many
- They bring much needed tax dollars to the township.
- Let capitalism decide how many is too many. I'm for them.
- There are way to many.
- OMG; TOO MANY SHOPS. Are we even getting out tax value out of them? Stop adding to their numbers and when one goes out do NOT REPLACE it. Every empty building here is a pot shop.
- I wish there were none but I could live a few. The amount is out of control.
- Fully support them. So far they are safe and low crime businesses bringing jobs and tax revenues to our community.
- Way too many...brings less desirable clientele into the township. Retail sales should be located in a small area (such as a strip mall or regular mall). Prep and grower facilities are acceptable as is.
- A little over done! Hope the tax revenue is worth it.
- My opinion is that if it gets to be a problem in our schools, then the supervisor and the commission better do something about it.
- The legalization of marijuana opens a pathway for organized crime to legitimize formerly illegal activities and Bangor Township should not encourage the location of retail marijuana or grow houses
- We seem to be the capitol area for them. They open and close too fast. No stability. When closed, they are not maintained and look abandoned.
- There are way too many Marijuana facilities in the township. they don't add anything to the quality of life in Bangor Township. I frankly don't know how many of them stay in business and I rarely see cars at some while others are not busy at all. I they do go out of business, then we have another empty building.
- Okay if controlled and safe.
- Way to many in this area. I believe it attracts and encourages multi drug use, low income residents and theft. Crime rates in the surrounding area are on the rise.
- As they close, please ensure the properties are maintained.
- Don't like it
- Not in favor or how many we have on every corner. Not in favor overall.
- I detest them. It has brought too many unknown people here. Traffic is terrible on N Euclid. Poor drivers. I do not support your decision to have them. I'm aware they pay taxes but do not see where tgst has improved anything in this township. It has not lowered my taxes.
- Too many! Ridiculous!
- Not a problem--better than the "war on drugs," a huge waste of money. I'm not a user but tolerate those who do.
- Think it's been good for the twp. Haven't see the problems that others have said would happen. Puts empty buildings back to use and creates higher tax revenue.
- they are fine they bring in lots of money to our great township
- Far too many! Dispo at Euclid & Huron Road has very poor traffic flow.
- They help the tax base.
- Way too many
- They add to the tax base.
- Get rid of them! They are a total embarrassment to this community.
- \$\$\$\$\$\$ Just wish the money used from these businesses for our Township roads and schools
- They're bringing business to the area
- I don't partake in marijuana so I feel it should have been outlawed. I think we have too many facilities and that 'drugs' of any kind only cause problems
- Way to many of them. Drive the prices of commercial building through the roof. So no really new commercial development besides pot shops. Should be limited to how many can be working a certain mile radius.
- Too many now.

- Way to many
- I'm all for them, all they sell is low grade pot.
- Would not have move here if I knew we were going to be a pot destination
- No problem
- Enough
- Way to many
- They generate income for improvements to the township.
- It's legal.
- Too many!
- No problem
- Too many, should be limited!
- Certainly have a lot!
- Not a problem
- Support all small businesses
- I think there are way too many and you're going to see crime and accidents increase because of them. Also, if the township is getting a lot of revenue from them, I haven't seen any improvements made with the revenue. The only businesses left will be pot businesses and that's not the kind of community I want to live in.
- I don't have a problem with it
- There are way too many. Definitely an eye sore to our township.
- WAY to many. Its a joke among the community.
- Positive, good revenue for township. Where does the money go
- No opinion. It doesn't bother me.
- Disgraceful - you've sold your soul for money. It's immoral
- too many. not a good message for the kids. not a good thing to support. not a good way to increase revenue. they're running out decent businesses and many of their clients are trashy.
- There are to many. It encourages our youth to use these products.
- They cause lots of traffic problems. There an eyesore and a blemish to the township. The township gains no real benefits from having them compared to the cost of patrolling these areas now
- no problem
- Good for commerce and welcome
- Neutral. I wish there would be more opportunity for other business in some of those spots, but they do not bother me.
- Fantastic! About time. What do you think of extra money?
- Not right for our community. The facilities bring in bad people from all over including out of state! The safety of our community is not worth the few extra tax dollars that the township receives.
- TOO MANY AND TO CLOSE TO ME!!! Has increased traffic and turn arounds on my property. Don't need so many!!!
- Too many. They are eyesores, but they don't seem to be creating any problems, so it's hard to say they need to go.
- Allowing them on every street corner was seriously overkill! There should have been limited numbers!

Which describes how you view the amount of retail, services, and commercial businesses in Bangor Township?



Generally, what do you think is most important for the future of the Euclid Ave and Wilder Road corridors? (Please check all that apply)



Other – Write In

- Clean it up. Clear out the empty structures. Plant some trees, bury the cables and invest in some landscaping. Require businesses to do the same. These are the most visible areas of our community. Get rid of the eyesores.
- Develop sidewalk and bike paths between businesses and future bus shuttle services during prime retail hrs
- It's a night mare to drive
- Landscape, deveop and foster a hometown business base, limit big box eyesores
- Make use of what spaces are already developed and don't add new ones in new areas
- They look dirty and unkept. There is no green space or well kept sidewalks. Those roads are loud and full of traffic. I would be pleased if they ripped down all of the vacant/trashy looking buildings. Euclid is an eyesore for the township
- We need to be cautious about adding new development/business when we have so many empty buildings in these corridors. They are appearing very dated. If new business spruces things up then I'm all for it. I don't want to see a new business build only to be another empty building within years. Let's bring in real, viable businesses that will create quality, high end jobs.
- We should focus on developing an area that brings in new fresh business. Local restaurants and bars and retail, similar to Uptown in bay city. Outdoor green space next to restaurants and small shops.
- allow as many access points as possible, as it is extremely difficult at peek travel times of the day to access both road from any business
- in regard to controlling access points to corridors from buildings, the Tim Horton's property is a safety hazard. I have seen more near accidents from people trying to access their entrance off Wilder rd. from westbound wilder rd. The cars get in the middle turn lane meant for eastbound traffic turning north and causing so much confusion and jamming up traffic.
- more traffic control; stop lights.
- try to fill vacancy before building new

When driving down Euclid Ave, what do you think would improve this corridor? (141 Responses)

Summary:

- **Fill in/redevelop vacant properties**
- **Upkeep retail properties and landscaping**
- **Beautification – trees/landscaping, lighting, less signage (clutter), bury lines**
- **Sidewalks and bike lanes – improve pedestrian safety**
- **Enforce traffic laws**
- **Traffic measures – traffic light timing, access management, turn lanes**
- **Redevelopment of Kmart site**
- **Less marijuana**
- better roads
- More retail coordinated with adjacent townships/cities.
- Sidewalks, lighting, signage, trees and landscaping. Work on getting tenants into empty properties.
- Landscaping
- Welcoming Bangor Township signage.
- More shopping stores
- Driving lessons for most people
- Vacant building kept up renovated to today's standard
- Make landowners clean up their lots, sweep up/ clean up goes a long way. The business owners do not keep up their frontage and lots. They don't care about their appearance, but want us to spend our dollars there. Arnold Sautter is a for instance, tired and worn out, the building north of Frankenmuth credit union- the back part ready to fall down. If they can't keep them up, condemn them.
- More well-known commercial properties.
- Let's start with the roads. Enforce traffic laws I.e. center lane merge. Center is left turn only. Enforce the owners of closed businesses to maintain their property and cut the grass.
- Putting businesses in the vacant buildings.
- More traffic lights in the areas of frequent accidents.
- With the amount of traffic and how much it has increased over the years I wonder if the speed limit should be reduced. Also think there should be more of a police presence on Euclid.
- landscaping and trees traffic islands to enhance safety
- This area is not very pedestrian friendly. You pretty much need to drive to get from business to business even if they are only a block away.
- Road improvement, lighting, limiting left hand turns across busy traffic and promoting the businesses in the area.
- A major rethinking on use/development of the abandoned K-Mart structure. Personally, I believe Bay City has been asleep at the switch regarding creating a farmers market. This site could be developed into a Bay County farm market rivaling Midland with substantial parking and room for MANY growers. Ideally, such a market would not be strictly open-air and would justify having a building for venders of smoked sausages and other meats, cheeses, and baked goods. Could even have a section for makers of crafts and perhaps could be open all or most of the year.
- A traffic light or different exit in front of Kroger's. Maybe an exit onto Kiesel.
- Pedestrian crossings with flashing caution lights, more stores, a little better lighting. The grass is always very tall in front of the gas station, where m13 and Euclid split.
- Light to John Glenn needs to be timed differently for left turns
- 🙄
- A back entrance to Krogers for sure
- I don't know
- Filling the empty businesses

- maybe more turn lanes into businesses
- Some of the vacant buildings need to be cleaned up or torn down get rid of 90% of the pot places and don't allow them to paint them such hideous colors. We don't need neon green and orange and red flashing at us.
- Trying to get out of Kroger is a nightmare to go North lights need to be adjusted between Kiesel and Kroger and taco bell .Exit onto Kiesel from Secretary of State etc. WOULD be great.
- Less entry and exits. Too many people are turning in and out of businesses, causing traffic issues and accidents and slowing down traffic flow.
- Decorative lighting
- Timing of lights/lots of traffic
- Continue the sidewalks. Beautify. Hold owners accountable for how their property's look.
- Limiting the pot shops.
- Beautification
- A shared back drive to the businesses to ease congestion.
- The road needs to be replaved. People leaving the Dispo should be asked to turn right out of there.
- It works well for the time being.
- Not sure
- Enforcement of speed and a right turn lane
- More sidewalks so bikers aren't on the road
- Updating business fronts and less vacant buildings.
- Make sure grass is cut in vacant property, get a business in the Kmart building.
- construct service roads to limit the number of entrance/exit points including traffic lights. this would reduce accidents or close calls and permit freer traffic flow.
- Demolish K-Mart building Develop a farmers market
- Reasonable speed limit, of at least 45 mph between Huron Rd. and State Park
- No empty buildings
- Knocking things down and rebuild. It's starting to look as terrible as Bay Rd in Saginaw
- Better looking lights
- Demolish the old Kmart.
- A smoother road.
- Better timing of lights to create gaps in traffic so you could actually turn left on Euclid from a business, if this is possible.
- More businesses besides fast food
- You can't fix stupid
- Progressive traffic lights. To see less empty businesses.
- Unsure
- No opinion
- Turn Kmart into a lifestyle shopping center. And NO pot joints.
- Better quality merchants.
- Slower speed limit
- Demolish and redevelop Kmart property.
- North union & Euclid add center lane turn signal
- I feel the huge parking lot at the former K-Mart is ugly. I wish it could be landscaped except for around current businesses.
- Doing something with the old K-mart building. Increase development of S. Euclid, south of Thomas with new businesses and improved cosmetics of current businesses.
- Sidewalks
- make it look better (Banners, flowers, flags, something) It looks dirty
- Less eyesores. More green space. It is a privilege to live so close to the bay with a state park in our back yard. We offer so much for visitors and residents. Business owners who profit from our community should invest in it through up keep, building green spaces and giving back to our schools and community.

- More signs attracting people to the state park area
- High speed, and maybe right turn lanes. With so many businesses, traffic gets really congested and slower speeds.
- Control signs. Less clutter
- Control of blight and conditions of buildings.
- More safe exits
- Decrease the number of merge and entrance points. Enforce speed limits! Decrease the number of marijuana shops!
- Appearance.
- Just some visual improvements, nicer sidewalks and maybe add some trees/vegetation. Just making it more visually attractive since it is fairly unattractive in its current state.
- Doing something with the KMart building.
- less power poles, less signage, more plants
- It's dilapidated and dirty looking. It would be nice to see the store fronts and parking lots cleaned up. Vacant buildings and parking lots should be removed. I would like to see nicer sidewalks and some green space. It's not a very good first impression to our visitors to the west. My wife and I call it fast food interstate.
- A traffic light at Fisher, and the light at Ionia being shorter in duration of the red light for Euclid traffic. There are so few vehicles there, especially coming from the west. The machine that shaves down the bumps in the road should be used at least once annually, this is an ongoing problem and it's SO nice when it gets done!
- Access to Kroger is dangerous. Need another way to get out that brings cars to the light on Keisel. Make sure unoccupied buildings keep them up, mow the lawn etc. Do something with the old K-mart building. Either develop it or demolish the building.
- Less Marijuana facilities. Buried wires. Better landscaping. Higher-end businesses. This road is starting to look trashy. Tear down old buildings and rebuild!
- Any traffic light that does not have a green arrow needs one on Euclid.
- Add sidewalks on the west side of the road. Require greenspace along frontage of commercial properties. Eliminate the overhead lines.
- Sidewalks, berms & trees. Commercial should have deep set-backs & 100% masonry construction.
- More Traffic Enforcement
- Cleaning up the outsides of some of the businesses that are starting to look dated and run down. Better care of the exteriors and grass on these properties.
- Not sure
- It seems very run down with a lot of businesses that aren't succeeding. It would be nice to see some success.
- New entrance/exit drive from kroger, sos, bigl lots shopping complex out to kiesel rd. That egress is a very dangerous spot.
- Improved road surface and better control of access points.
- A very difficult question-Possibly to look at a group or multi-business signs, especially where there are groups of businesses set back off the road; as they would be more difficult to see and locate from Euclid Ave.
- Needs more trees / green space.
- Add a couple lanes.
- More Police presents Control traffic speed and reckless driving
- Lower signage.
- Green belt, sidewalks and businesses taking more pride in their appearance. Better street signs on north Euclid would help.
- More small businesses
- Clear line of sight to get out of businesses. Time to remove overgrown shrubs and some signs. Add Euclid street signs at cross streets birth of Wilder.
- One ways. Traffic is heavy at times and would be better controlled like larger cities using one-ways split by a median. Cleaning up vacant lots and tall grass by M-13, Euclid split would be helpful

- better road; more traffic lights to slow it down/make exiting from places easier; stop turning every empty storefront into a pot shop; better shopping options
- A few properties are not maintained (overgrown with weeds). A few have unattractive paint and shabby appearance.
- Not sure.
- reducing the asphalt with center islands that are landscaped and create turning lanes; Uniform street lighting that is less industrial and with a scale/detail/ warmer quality of light; Establish bike/pedestrian lanes that are isolated from vehicular lanes; Establish criteria for signs including size, materials, colors, height & lighting
- Fixing tgecroads
- Tear down of old businesses not in use
- Enforce that the property owners maintain the property including buildings, yards, parking lots, etc.
- On N. Euclid, Increase speed limit to 45 mph just like State Park Drive. Stupid to have variance. Synchronization of traffic light from S Euclid to N Euclid. Turning onto Jenny and Thomas Off Euclid is a hazard. Get the beggars off our corners. Embarrassing to drive into town and see liars saying they are Vets and panhandling. This needs to be illegal and stopped. We have shelters and many free services.
- A better method to access this road when coming out of businesses. Often dangerous.
- Lower density?
- Some how connect business driveways and parking lots together so there are less driveways coming in/out on the street. ie: family dollar, mcdonalds, pizza hut, kfc and subways. So there is maybe 2-3 driveways instead of 6. The same thing for arby's, the car wash, wendy's and mr. hot dog. Maybe 3-4 instead of 8.
- Lower speed limit and enforcement.
- Improve traffic flow.
- Not sure
- Trees, lights, boulevard feel, landscape, slower traffic flow, better turn lanes
- Less traffic. Enforcement of traffic laws.
- More restraunts,
- Making road 4 lanes wide
- I think it's fine as it is.
- Don't know
- Better bike access
- All buildings with occupied getting a lot of empty buildings more retail
- More business.
- Trees
- Less traffic
- Tearing down vacant properties and re-deploying them
- Businesses would make their sites look better like the CVS on the NW corner & muffler place on the NE corner of Euclid & Midland. They could at least pull the weeds and cut the grass, or do something else to make it look better! A few other businesses do, but not many!!
- Business in the old Kmart, Big Boy
- Speed enforcement
- More businesses and less empty buildings.
- No opinion
- More restaurants and shopping.
- Time the lights properly
- N/A
- Remove abandoned, blighted business buildings. Make them mow the grass and up keep their abandoned buildings or tear them down. Enforce traffics laws l.e. merging into traffic via the center lane.
- avoiding it. too many entrances and exits. it's like playing criss cross crash.

- Put a stoplight at the Kroger
- turn lanes, not having businesses on corners
- Clean up any overgrown grass and general cleanup
- Road quality
- Merge offs into businesses.
- I think median u-turns and eliminating left turns could improve the flow of traffic.
- Clean up trash!

When driving down Wilder Road, what do you think would improve this corridor? (134 Responses)

Summary:

- **Take care of retail properties and landscaping**
- **Improve road**
- **Beautification - trees/landscaping, lighting, less signage (clutter), bury lines**
- **More sidewalks and pedestrians safety measures**
- **Enforce traffic laws**
- **Traffic measures - traffic light timing, access management, turn lanes**
- **Less marijuana**
- **Same as Euclid**
- better roads
- Dobson development mismanaged. Lean towards more upscale development.
- Sidewalks, lighting, signage, landscaping and trees,
- Filling all of the empty business and making sure the ones that are still there are maintaining their property
- Welcoming Bangor Township signage.
- More shopping stores
- More driving lessons for the idiots
- Nothing can improve it now, it's already over developed.
- Same as 12
- Sidewalks
- Nothing I can think of.
- Sometimes the traffic is horrendous, but really don't see any practical ways to alleviate that issue. If you could make drivers more courteous that would help lol
- landscaping and trees, traffic islands
- This area is not very pedestrian friendly. You pretty much need to drive to get from business to business even if they are only a block away.
- Road improvement, lighting, limiting left hand turns across busy traffic areas and promoting businesses in the area.
- Occupancy of vacant business structures.
- Better use of the space in the Mall. Perhaps apartments and/or condos in the mall.
- I think it's fine.
- Filling k Mart and other empty buildings
- 🙄
- Nothing
- It's ok
- More business in empty buildings
- not sure
- Make sure ground is always cut. Also maybe plant some flowers along the road.
- Not much
- Traffic flow needs to be fixed. The traffic light at wilder and Henry causes backups too often. Turning in and out of places can become difficult and dangerous near most businesses.
- Decorative lighting
- Nothing
- Same as 12
- Limiting the pot shops and developing existing properties.
- None
- Traffic to follow the posted speed limit.
- Train stops that can take up to 30 minutes to clear the roadway to be eliminated.

- Not sure
- Enforcement of speed and a right turn
- Same as last question.
- More traffic control by Menards/Meijer, making sure grass is cut
- construct service roads to limit the number of entrance/exit points including traffic lights. this would reduce accidents or close calls and permit freer traffic flow.
- Fewer pot shops!
- Don't know
- More sit down restaurants
- Better businesses and restaurants. Higher quality grocery stores and entertainment venues.
- Better looking more updated lights
- Decrease the pot shops.
- Signage (or more noticeable, newer signage) related to area attractions like the state park, boat launch & navy ship
- It is pretty busy as it is
- You can't fix stupid
- Do something with the mall. No local shopping anymore. Have to drive to Saginaw for any kind of home store or clothing shopping.
- The timing of lights stink in bay city.
- No comment
- Better quality merchants
- Slower speed limit
- Decrease marijuana shops. Why are there 3 in less than 1 mile?????
- Too many business access points west of two mile.
- Don't know.
- Further development of properties west of Meijer. Also, absolutely need better advertising on I-75 regarding what's available on Wilder Rd.
- Sidewalks
- make it look better same as top
- The future of Wilder Road depends on the Independence Bridge. I hope the new brine business from Texas will be required to help maintain our bridges and roads and invest in our community since they will profit from our natural resources. I'd love to see the businesses come back to Wilder Rd.
- Same as above comment.
- Control entrances and signs. Beautify. Less clutter
- Better signage and control of blight conditions and upkeep of buildings.
- Better roads
- Trees... greenery. Add more traffic signals and/or limit the entry points. Lefthand turns are becoming extremely difficult.
- Less traffic, or better traffic movement.
- Same as with Euclid - just nicer looking sidewalks, vegetation, maybe better looking traffic signal poles
- Utilize the empty mall.
- less signage, less power poles, more plants
- Side walks
- Unfortunately not much can be done to improve the traffic situation here.
- Make sure property owners of occupied and unoccupied spaces keep up the property.
- The old mall is an eye sore. Would love to see a new restaurant in the Harvey's building. Or, something else but NOT another marijuana facility!
- A traffic light at Shrestha drive and Wilder Rd. would be good since there are a lot of new businesses that have built back in that area over the last few years.
- Eliminate the overhead lines. Reduce the number of signs to one per property.

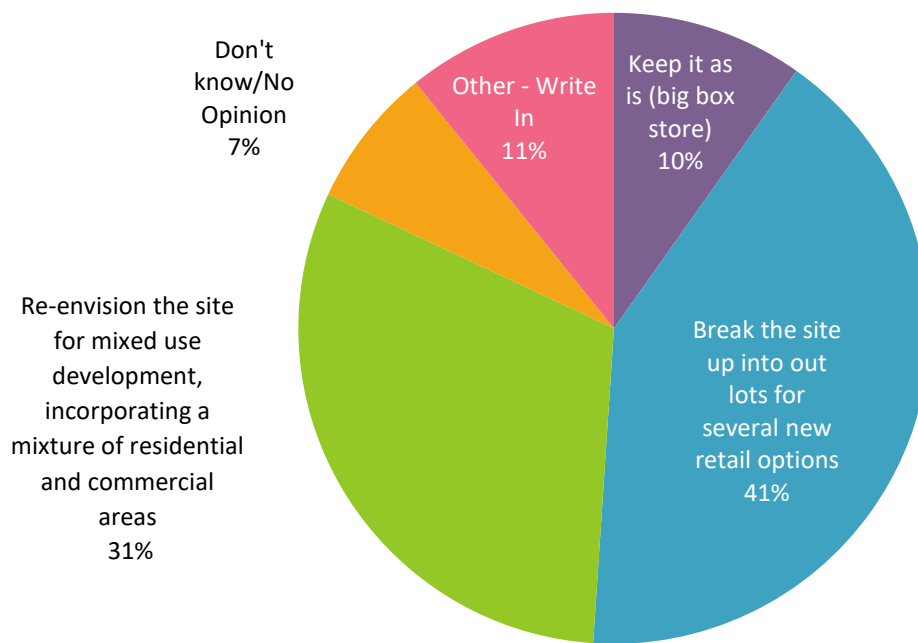
- Sidewalks, berms & trees. Commercial should have deep set-backs & 100% masonry construction.
- The corridor by the mall is very congested with traffic. I don't know the answer to fix it, perhaps timing of traffic lights, but it is hard to get through and feels dangerous.
- Not sure
- This has too many entry points for traffic flow. I am always worried I am going to end up in an accident because of people turning all directions or trying to rush to get around others.
- Better traffic flow, from McDonald's to state st. Traffic flow is awful.
- Improved road surface and better control of access points. The railroad crossings need to be limited to non-peak traffic times.
- See the response from #11 and #12
- Require the business owners to clean up / improve appearance. Need more trees/green space
- Add a couple lanes.
- More Police presents Control traffic speed and reckless driving Need a left turn arrow at Bangor and Wilder
- Green belt, sidewalks and businesses taking more pride in their appearance.
- More smaller businesses
- Clear line of sight to get out of businesses. Time to remove overgrown shrubs and some signs
- Cutting grass near train tracks and Speedway. Fix the traffic light timing near Old Kawkawlin/State Park Drive or put in a round about.
- slow down traffic; make it easier to exit/enter parking lots, more traffic lights to control speeders; stop adding pot shops everywhere; better shopping options; fix the road
- Actually Wilder road is not too bad. One issue is Tim Hortons entrance on Wilder...lots of people heading west try to use that entrance and block the turning lane to north bound Euclid. Suggest Tim Horton's needs to rethink and reconfigure that entrance.
- Not sure.
- Same as Euclid comments
- Fixing holes in road
- See #11 comments
- find businesses to fill spots in the bay city mall. fix the bumps in the road.
- Enforce that the property owners maintain the property including buildings, yards, parking lots, etc.
- No opinion
- Flowers on roads. Good signage for roads. Synchronization of traffic lights. Welcome to Bangor Township flags. Make our main roads appealing. Get rid of beggars at Burger 81 and Walmart. Make panhandling illegal.
- same as above
- More green space
- No letting it get over developed like Euclid.
- Lower speed limit and enforcement, there are many red light violations. Better timing of traffic lights.
- Improve traffic flow.
- Not sure
- Better lighting, cleaner street, improve street condition and traffic flow
- Same as last question.
- More restraunts, less traffic lights,
- Corridor is fine as it is
- More traffic lights such as the intersection at Gordon's food service.
- Shorter trains or fewer at peak traffic times.
- Nice landscaping along the side of the road
- More businesses
- Trees
- Less traffic
- Nothing
- Same as Euclid, keep their sites looking better!

- Businesses
- Speed enforcement
- I feel there is a lot of traffic congestion mostly around Walmart. I think doing something with the mall would be an improvement. Really upset that Target left.
- NO opinion
- More restaurants and shopping.
- Lots of empty buildings
- Water drainage, RR schedule? Traffic control, timed lights.
- Same as 12
- redevelop empty businesses, the mall
- same as # 12
- Clean up of vacant buildings and overgrown grass
- Side walks on both sides of the street. Put that traffic light back at the Bob Evans corner.
- Fix rail road crossing
- Merge offs into businesses
- Time the lights better. It's extremely frustrating to hit every red light.
- Clean up trash!

When considering new commercial development in the Township, how important are the following factors to you?

	A Top Priority	Important	Neutral	Not Important
Emphasis on building design	31 16.0%	89 45.9%	56 28.9%	18 9.3%
Visually pleasing signs and advertising	42 21.6%	101 52.1%	40 20.6%	11 5.7%
Emphasis on pedestrian and non-motorized access to facilities	46 23.7%	81 41.8%	52 26.8%	15 7.7%
Parking	30 15.7%	123 64.4%	33 17.3%	5 2.6%
Landscaping/Screening	52 27.1%	90 46.9%	45 23.4%	5 2.6%

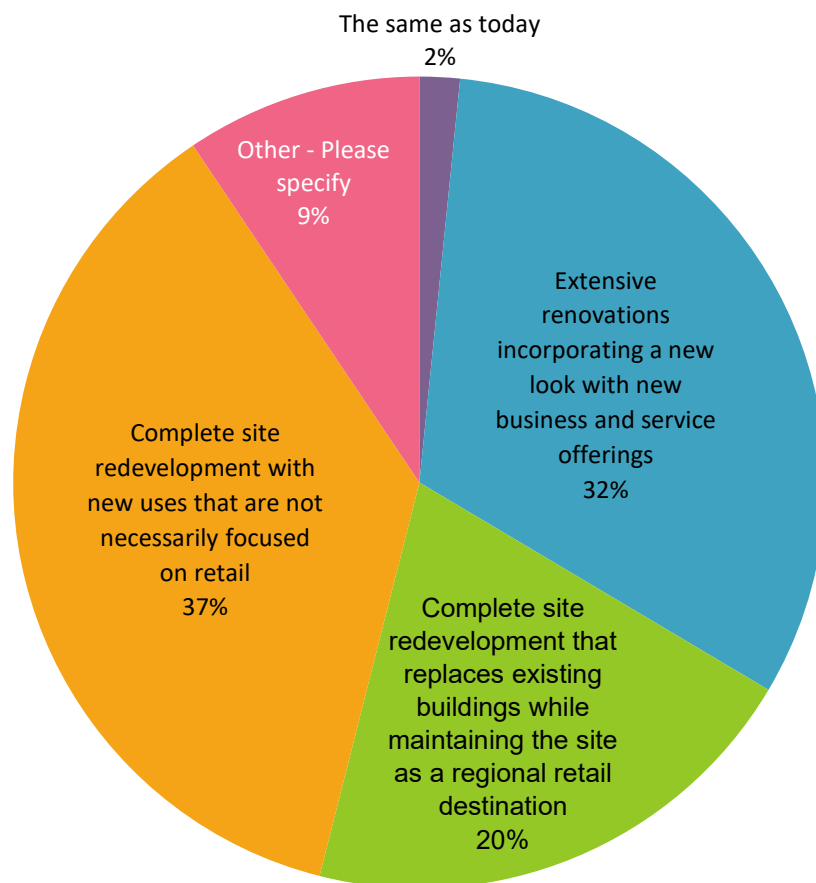
At the corner of Euclid and Wilder Road, there is a vacant/outdated commercial area (old KMart). When considering future land use options for this area, what do you think would be best?



Other – Write In

- A large employer
- Any retail is better than the empty building
- Big box stores are over. Redevelop into a community-supported retail opportunity that caters to small business with walking paths and green space.
- Clearly this is no place for residential, big box stores are on their way out, so the obvious best option is breaking the site up into several new retail options. I've heard many wish it were turned into a high end go cart facility like the one in Corrora, but no one seems to be willing to do so.
- Do whatever can be done of any of the options. If there is no developer interested in rehabbing the current structure then demolish the building.
- Farmers market would be nice. Demolish Kmart building
- Great location for a nice Hotel with conference rooms etc. or small business .
- Housing, playground, food truck lot- potential for local small businesses
- I guess it would depend on who is interested in the property. We've talked a Dave and Busters in the mall at one point. Them
- Ikea
- Lots of options, a version of a strip mall with stores and restaurants
- More big stores to shop
- Put a trader joes or whole foods there or both
- Recreational activities building. Go art track, shooting range (firearms, archery).
- Tear that building down and make it available for further development. If a big box store wants to come into the area, there are lots of available sites at the mall. I see stand alone and smaller retail buildings with maybe 3-4 stores with outside access doing great downstate along US 23 and I 75..
- The township doesnt own it, mind your own business!
- Trader Joe's! Of course they would have to agree to come, but it would bring in people from all over the state as right now the closest one is in Lansing
- Why should you be able to make the decision. That whole piece of property all the way down Wilder to the RR tracks and down Euclid to mosher used to be a golf course. Now look at it. You call that progress?
- west side emergency hospital
- what does the owner want?

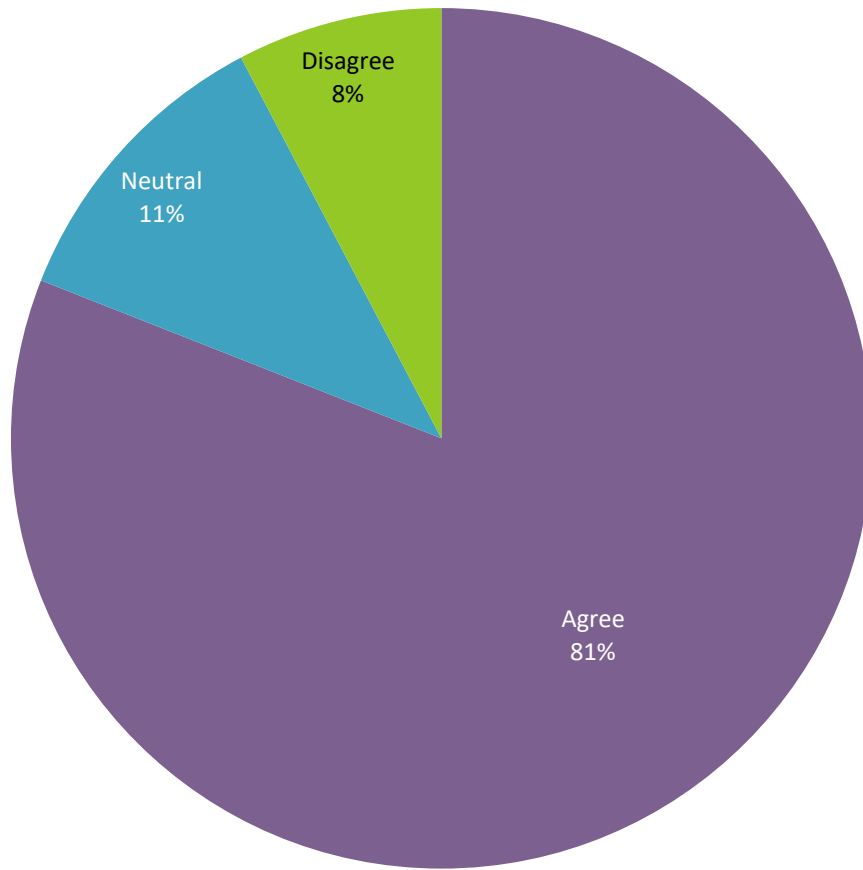
Ten years from now, I would like to see the Bay City Town Center (Bay City Mall)....



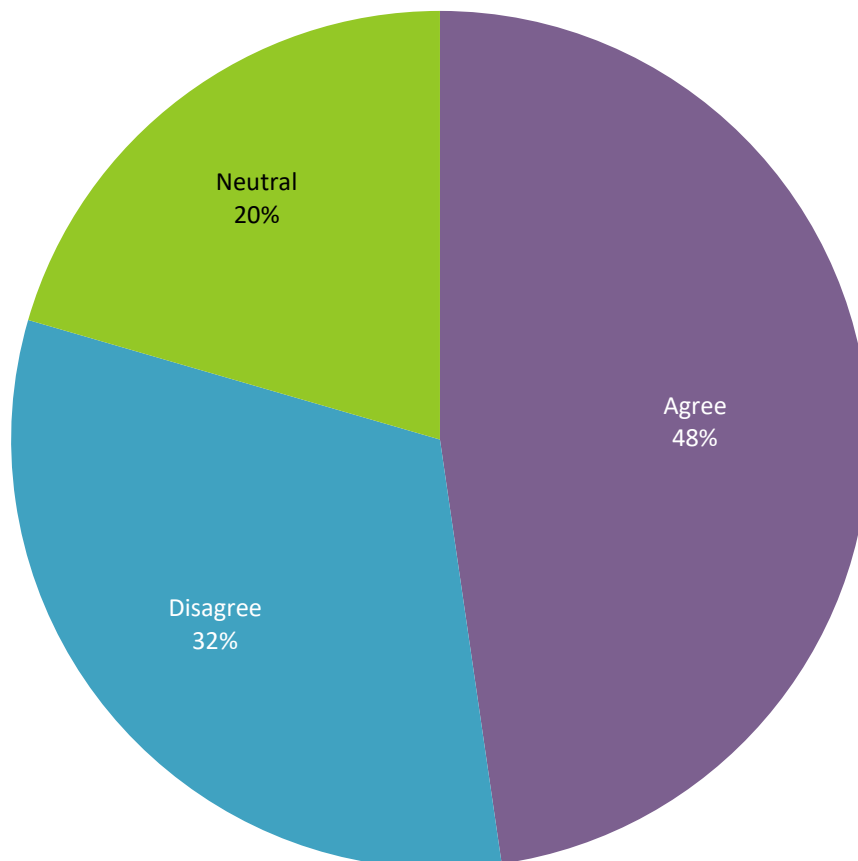
Other – Write In

- No opinion
- A mix of retail and residential.
- An indoor market with kiosks, small retail space for antiques, collectibles, clothing, home goods, foods etc
- Another piece of property the township doesnt own, again, mind your own business
- Bring in new businesses that will stick around and offer more full time jobs
- Completly full of retail.
- Demolition
- Get big name stores so we can have someplace to shop again. No more Ollie type stores.
- I would hate to see the ,all demolished, but would love to see retail return. There is no place to shop around here. We need need more variety and more clothing shops.
- Increased businesses... Fewer vacant stores
- More shops...less empty storefronts
- No need to reinvent the wheel. Look at what other succesful communitres are doing, right here in Michigan.
- Possibly incorporate senior housing, & medical facility on 1/2 the building.
- Retail with residential on top- like uptown
- See #15 comments
- Whatever the owner wants, its their money.
- farm feild
- turn it into senior housing; there is a shortage

I support new development of industry and manufacturing in Bangor Township, near existing industrial areas.



Do you support utility-scale solar installations in Bangor Township? Please only consider large-scale solar projects, not personal solar panels on individual property.



Do you have any additional thoughts about utility-scale solar projects in Bangor Township? (84 Responses)

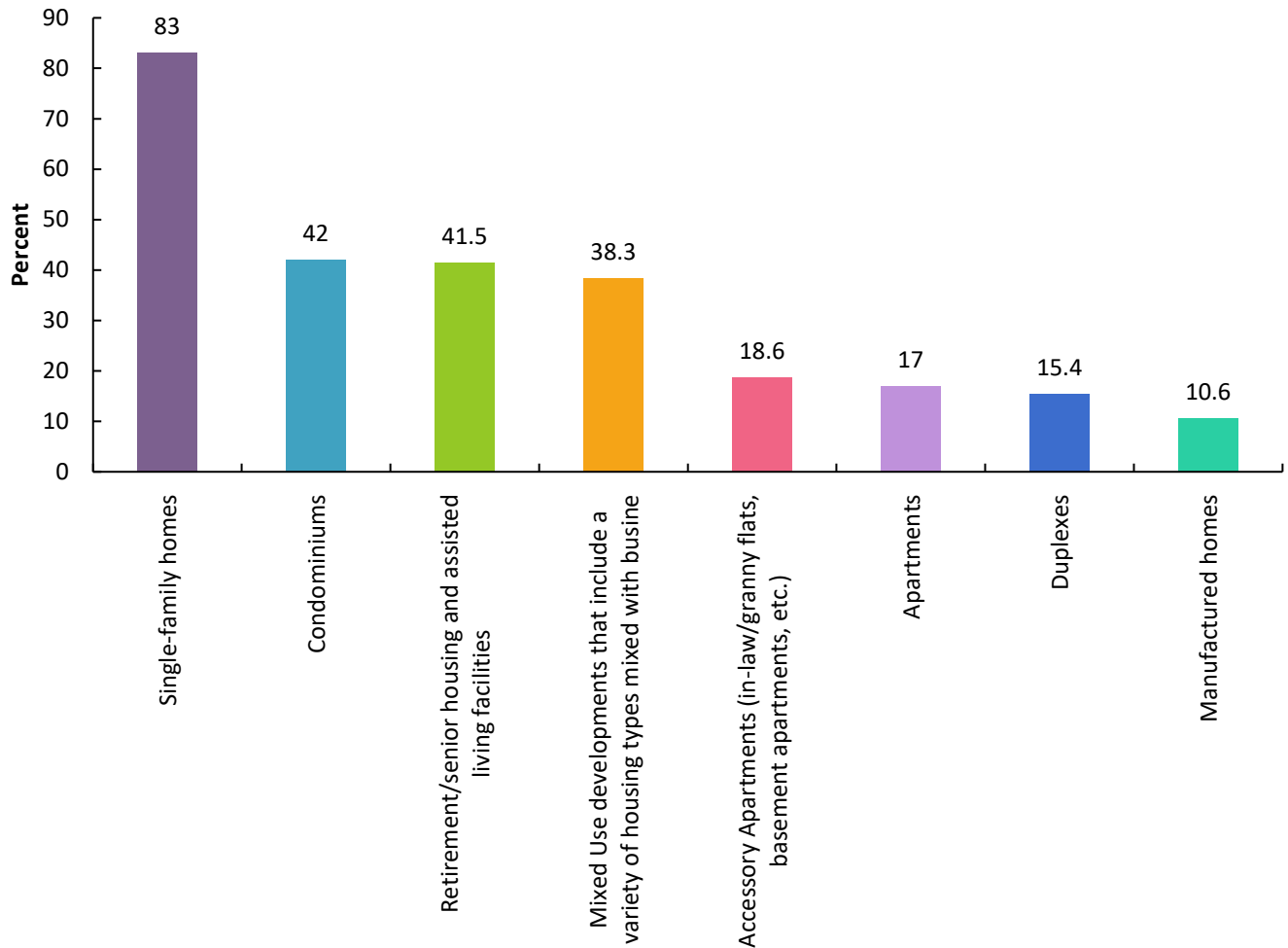
Summary:

- **In favor of large-scale solar: 25%**
- **Against large-scale solar: 37%**
- **No indication of preference: 13%**
- **No additional thoughts: 19%**
- **Against wind energy: 6%**
- Don't let them in
- Do not see financial nor environmental benefits of solar projects.
- Not at this time.
- Solar equipment and its install is too expensive to see an economic benefit. No township tax money should ever be spent on that over priced crap
- Hope that the people see the value of it
- No windmills.
- No
- No
- green is the future
- None
- I'm not sure we have enough sunlight to support solar farms.
- Bangor Town isn't big enough for something like that, in my opinion. It would also be very unattractive
- Need to be zoned in appropriate aread
- No
- I need more information about these type of facilities
- As long as the project is clean and does not pollute the are/ township I agree to allowing the business to operate
- solar panels okay, no wind turbines
- No
- Not going to work here. I think I read a article on solar on your website.
- we MUST investigate the cost / benefit aspect!
- No
- Wind
- Windmills are an ineffective blight. Solar is the way to go and is necessary. It should be done as long as it's in a place that doesn't disrupt some of the beauty in our community. We have enough eye sore's here, let'snot have any more.
- Old dow property fixed up and or demoed for solar project
- No
- I think they belong away from homes in more rural areas.
- This is Michigan, take away gov subsidies and solar farms die.
- There is no room and it won't work here
- Hasn't been effective.
- Need to make good business sense. No need to waste money if it doesn't make business sense.
- Often it is too cloudy for much solar powered collection, so other backup solutions would need to be explored.
- As long as you raise taxes on property for solar / wind count us out.
- If I have 4 acres, I want renewable energy for me too
- No
- More into rural areas with visual coverage to hide these facilities.
- Totally support replacing fossil fuels for future energy.

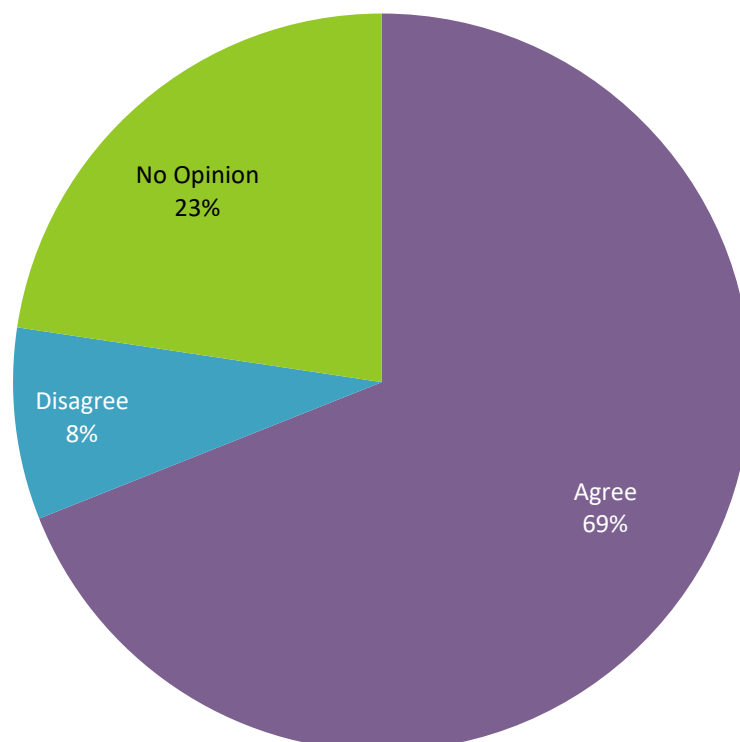
- Worse thing you could do! It becomes an eyesore and we just don't need it.
- The cost efficiency is not there yet, and still a lot of issues regarding it
- Alternative energy is a reality of life. There is no room for turbines in the Township. We should be adequately prepared with good regulations.
- None
- We need them to replace the decommissioning of the Karn Weadock plant and they are better than wind turbines.
- Renewable energy is essential to our planet and our energy independence. It will add jobs and tax revenue to the township. Renewable developers and operators are great community supporters.
- No
- I do not want solar projects in Bangor Township.
- I'd rather see coal-fired plant.
- No windmills; no solar farms
- I am for the use of solar power but it needs to be placed "out of sight". For instance, behind buildings, screened by trees, shrubs. I believe it can be done without becoming an eye sore,
- Not enough education about these projects to make an informed decision.
- Would only support this if it resulted in a direct cost savings of utilities in the community.
- A much better alternative to the massive and intruding wind energy (windmills)
- Go for it.
- Waste of real estate.
- Where's the sun? This isn't California or Arizona. Waste of taxpayer money.
- If you really want to be carbon neutral go Nuclear.
- Lots of unused area by the water treatment plants and saginaw river area.
- if areas go solar, give bill payers a rebate
- Please, no solar or wind eyesores. They will become outdated and we will be stuck with the mess for decades
- While I can't say that I want a windmill or solar farm overlooking my property, I support clean energy. I feel that these structures would be better than the oil wells that dot the landscape now.
- But only if it is economically feasible...don't spend taxpayer monies if the cost out ways the energy generated. That would be irresponsible to the citizens on Bangor Township.
- Please do your research.
- Okay as long as ordinance provides screening if located near residential areas
- Strict regulations on placement and size. Limiting solar Panels to not be placed in yards, only on house installs.
- Keep out solar and potential windmills. Ugly and as far as I know they only benefit the people who own the land and the township. Not all residents. The Saginaw Bay, the State Park facilities need to have a major focus to bring in tourism. Support what we have.....waterfront!
- Keep them out of township.
- A classic "it depends." The development should be appropriate to the site--e.g., focus on brownfield sites or similar disturbed areas.
- I think we're to developed for something large scale. Not against, it just not sure we have the large spaces needed for such a project without infringing on people.
- Perimeter landscaping that makes the sites less intrusive.
- No
- It's beyond time... solar and wind and renewable energy projects must be implemented.
- No
- To cloudy in Michigan.
- no
- Please don't do it!
- No windmills
- No
- No

- I think solar power is the future. It shouldn't be near residential areas but more in commercial parks.
- Not at this time
- Use natural gas
- Don't need it so don't do it.
- Should encourage for residential applications and maybe utilize old manufacturing sites for solar projects
- We have the Karn/ Consumers power plant. The natural gas emissions is very clean and produces more power than solar every single day, rain or shine. We live in a geographical area that does not get a lot of sun during the winter months.
- Honestly, I don't know the pros and cons of solar projects. Would have to read up on it
- Too much space, not enough return on the \$\$\$,

I prefer that new residential development include the following (Please check all that apply):



Housing designed for senior citizens, including retirement villages or communities, should be encouraged.



What would you like to see happen to improve your neighborhood? Please state your neighborhood or nearest main road. (140 Responses)

Summary

- **Improve roads**
- **Enforce zoning code – blight**
- **Add sidewalks**
- **Widen shoulders/add bike lanes**
- **Drainage**
- **Lighting**
- New roads. Lagoon Beach
- Road repair Sherry Ct. Road barrier on Bangor to prevent vehicles in county drain.
- Fix road. Donahue beach
- Roads, keeping resident properties up
- Laurie & Nottingham Trail
- I would love to see the road be refinished, I understand Jean Rd is a dead end but the "fixes" that DOT has tried don't seem to be working. Jean Rd is across from the Water Department & Patterson Rd
- Bangor & Richards Rds. Keep the township board and its minions out of the area, bunch of useless asshats!
- Encourage homeowners to clean up yards and lots. Midland road/ Euclid
- Frost Drive subdivision - do not allow rental properties
- Finish resurfacing the roads. Sequin subdivision
- Lagoon Beach Dr. More night lighting.
- Live in Gaslight Village. What I would really like to see is a sidewalk on Two Mile to Wilder. It is dangerous to walk on Two Mile, the shoulder is too narrow to walk or ride a bike and traffic pretty much ignores the speed limit. I also think there should be a sidewalk on Wilder maybe from Lucky's to Euclid.
- State Park Drive should not allow the big semi trucks using the residential and State Park as a short cut to avoid traffic and lights. They go too fast for how many pedestrians and bikers that are on this road.
- blight enforcement State Park Drive and Laurie Rd
- I live in Gaslight I and would like to see more sidewalks through my neighborhood. Additionally I would like sidewalks to connect to Gaslight II, and run across Wilder to Meijer and John Glenn.
- Euclid Ave. and Kawkawlin River area. Clean up of the Kawkawlin River along with dredging the River to allow for boating, kayaking, and water activities.
- Sidewalk on Two Mile from Euclid to Wheeler to accommodate the MANY pedestrians who walk that stretch.
- Between Euclid and State Park Dr., on Old Kawkawlin Rd. Blight rules should be enforced.
- Drainage re-done, better subdivision lighting. Douglas Drive and Boy Scout Road.
- Little Killarney Beach - address Tobico Marsh drainage issues
- Kawkawlin river drive....paved shoulder for bikers and walkers
- Elimination of commercial parking on road, abandoned trailer on road. Blighted lot on corner, brush piles. Lewis Drive subdivision off North Union.
- Donahue Beach. Our road is horrible and the road floods. I want to be able to continue to ride my bike from Donahue Beach and get on the rail trail from River Road. Why is this blocked off? It's dangerous for my kids to ride their bike on Bangor Rd. I would like a park in Bangor. Need to address blight. Many properties are eyesores and even seem to be environmental hazards.
- Shady Shore Drive road surface needs to be completely removed and replaced. This road is in horrible condition!
- Northgate— less storage of recreation vehicles (boats campers snowmobile) in driveways

- several houses on the road have too much trash and junk cars in yards we live between Euclid and Two Mile
- I would love to see some retail/restaurants by the state park. Would love to see something done with the old waterworks. I live in lagoon beach subdivision
- State Park Dr. Build something there for campers and State Park visitors. This property needs to focus on our State Park. Ideal piece of land right on the Bay.
- Sequin subdivision. Off wilder. I would like to see existing ordinances held up. I have had a neighbor who illegally parks and RV, let's dogs bark for hours, has an illegal fence up and leaves garbage cans out. I have called the township and nothing has been done. Simply having a department that upholds ordinances would help a lot. It forces people to have pride in their home and helps neighbors get along. Also, having some type of pathway from our neighborhoods to the rail trail would be great. There is no way to get around Bangor township safely without driving a vehicle. It would be great to have neighborhoods connected to the rail trail so we wouldn't have to drive to a park or trailhead. While I know that would be difficult, that should at least be considered for future development.
- River Trail closest main road Bangor. After 30 years of no issues accessing the rail trail at the end of the road, we are now running into issues with it being blocked. Anything the township can do to help? This is an important part of our recreation and our River Trail residents are even the ones who help maintain this trail.
- The roads could use a little repair. The curbs could be cleaned a couple times in the year. Encourage brush clean up in sight lines of stop signs/cross roads. Off of Union between Euclid and two mile.
- Our road is in horrible shape as is Bangor Rd north of Wheeler-which has not had a resurfacing completed in decades. Bangor south of Wheeler has had three payment improvements but Not north of Wheeler.
- Boy Scout has a few homes just West of 2 mile Rd that are continually having yards that filled with items that have been collected by scrappers. It would be good if they just cleaned this up.
- Street improvements, Sherry Ct / Bangoe Rd
- Law enforcement on Euclid
- Bowman and Kawkawlin River Less marijuana shops, less car dealer lots and more specific to my exact area- something for sitting water/ mosquito breeding
- Bike walking lanes connecting rail trails to main roads in residential areas.
- Live on Andover off of Canterbury. The sidewalks in our subdivision are unsafe because they are so uneven due to tree roots. Thanks for paving the roads recently.
- lagoon beach - update all utilities. improve roads, but no sidewalks, no curbs, and no gutters. keep it simple!
- Wheeler Rd. is not safe for bicycles or pedestrians. There is no shoulder.
- state street
- Fix road maybe even sidewalks
- State Park Dr and Boyscout - Would like to see more people clean up their yards, re-model the exterior of their homes, up date our local stores, and maybe more businesses on the river.
- Boycott resurfacing with sidewalk added throughout area
- Wheeler Road is unsafe and unfriendly to cyclists and pedestrians.
- Repair then resurface bumpy boy scout road from 2 mile to euclid Ave. Adding a bike lane on one side from Greg/Douglas & east/west Birch to N.Euclid would be safer and nice.
- Traffic reduction-State Park Dr. I would love to see the road closed to through traffic at State Park as was discussed years ago.
- Street lights and sewers
- Drainage Roads Roads patrols Honest government
- Street lights and bike lane on Pembroke.
- Ensure flooding from wind events in kawkawlin has somewhere to flow to. I live near corner Bangor and river trail dr

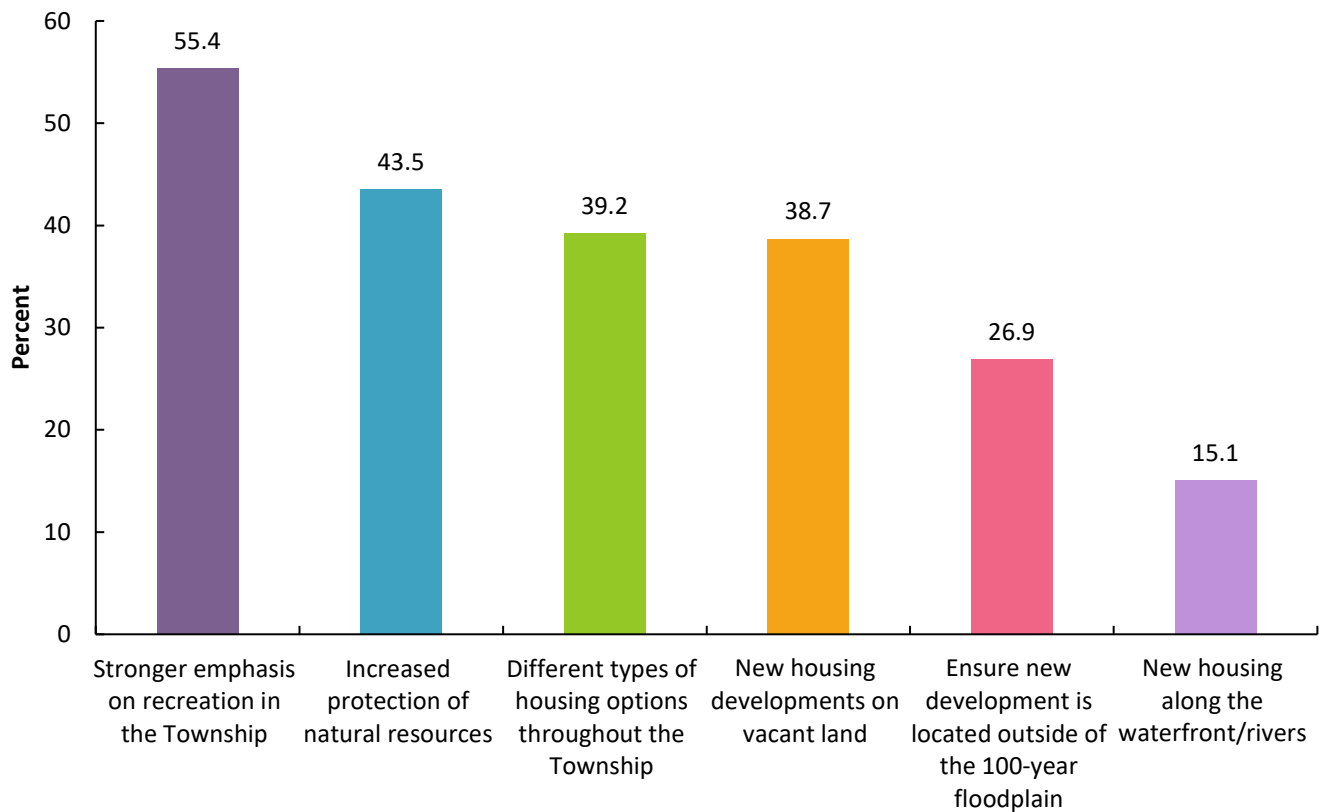
- Our home is on State Park Drive, between Wilder and Wheeler roads. State Park Drive needs to be widened to incorporate more traffic.
- Wheeler/Huron. BLIGHT. BLIGHT & BLIGHT And enforcement until cleaned up. Not just a slap on the hand and never go back to check. Code enforcement is sadly lacking
- No one under 18 out after 10 pm
- Enforce noise violations. Bike night, engine breaking, vehicles without mufflers, etc Wheeler & Bangor
- Create pedestrian/bike paths on Wheeler Road.
- Lagoon Beach area -- stricter enforcement of codes and blight issues
- Road quality. Erie st.
- Perma Ct. Blight control.
- Greenbriar sub, fix the draining problem on the corner of Devonshire and Broadmore Dr. It constantly floods anytime there is a semi heavy rainfall. It's not small flooding, it's massive! Several inches of water over the roads and numerous homes get flooded and yards wrecked due to the flooding. This should be a TOP priority. In addition, the roads in the subdivision are falling apart. Something really needs to be done!
- Road repair, Devonshire / Wilder
- I live on Old Kawkawlin Rd. near N. Euclid. I would like to improve the look of my neighborhood to match our newly resurfaced road and higher property taxes. Less industrial blight in my backyard (N. Euclid), which is on a direct route to State Park and on my road (Old Kawkawlin). Lowered speed limits and better traffic enforcement would improve my family's safety and increase bike and foot traffic. I like my neighbors and love my town. Thank you for asking me what I think.
- State Street Rd- I would love to see improved storm drainage. There is also an empty lot that was bought with the intent to redone as commercial. That was denied. The buyer cleared the lot and has yet to do anything with it. It is only causing an eye sore and increased flooding in the neighborhood.
- Road improvement. Code enforcement, building size enforcement and property upkeep on waterfront and adjacent property. Replacement of drain that allowed run off ditch water from sunset shrs subdivision to exit into canal. The support bars for the large galvanized discharge pipe were eroded away by time and turbulent water. Now the culver lies under water. Nonfunctional. Extra soggy land from no drainage of the peninsula has caused road deterioration at a rapid pace. Mouth of Saginaw river at Sunset shrs.
- Sidewalks installed on Wilder Rd. between Euclid and Two Mile Rd.
- Clean up the crime , its horrible guns shooting now murder. is scary
- 2 mile and old kawkawlin- junk in yards needs to be eliminated and zoning ordinances enforced.
- 2-mile/gaslight area: too much firework noise in summer scares my dogs. Better storm water drainage to prevent basement flooding.
- Love my neighborhood....Patterson and Bay Rd. The only issue is access to the Bay! We had easements to get to the water and past Bangor officials sold the lots. Now the back lot owners depend on water front owners to let them walk through their yards. The last access for motorized vehicles has been blocked and after living here 40 yrs, my husband can't get on the Bay to ice fish! SAD!
- I see Bay road was repaved when it was actually fine and Shady Shore road remains in shambles from all of the boat traffic. Whose genius decision was that?
- Better roads
- Re-pave the roads. Northgate...2 Mile and Wilder.
- Repave the roads in the subdivisions off wilder Rd.
- lower speed limit. Wheeler road, crossroad = state park.
- There should be sidewalks systems to get people to the nearest school. We live off north union between Euclid and Two mile and would love sidewalks to safely get to the middle school/high school
- The drainage ditches along Kawkawlin River Dr. have not been cleaned out in as long as I can remember, and this should include jetting out any drainage pipes under properties/driveways.

- I live on Bay Rd. Repave Shady Shore! Also on Zimmer there are some real ratty houses with junk cars etc and the fence sr Sonny's Bone Yard is down and you see all the junk back there. These all need to be cleaned up.
- Fix road on Donahue
- fix the street, and patrol for speeding (I have seen people doing 50mph on my residential street. Wenona North of E North Union. The speeding is out of control on this street, just ask the school bus drivers.
- Road Improvements. Near Euclid and Wilder.
- Euclid/Beaver: Address issues with flooding from the marsh onto our land when all the run off water is directed to the marsh. Better signs to direct people to the State Park instead of driving to the dead end and onto the private road.
- Sewer and Road Improvements. Wenona Beach Area.
- Allen Ct, off Wilder Rd. Needs improvements in water removal for the times when we have large rains.
- Development of old water plant at corner of State Park and Lagoon Beach. Give it away!! It will cost so much to renovate that a several hundred thousand purchase price makes it even less likely to sell. Require an escrow of the purchase price or similar arrangement to ensure development. It is not bringing any money in now, at least taxes will be generated if you give it away for Development.
- Two things: Remove the junk cars and trash from yards. Fix the roads. Off Bangor Road and Wheeler
- My biggest problem is excessive traffic on my residential road that people use to get around traffic light and stop signs at wheeler rd and statepark dr.
- Remove blight! The lack of zoning in prior decades has lead to properties being too close and this has resulted in crowding, especially in waterfront areas. Need proactive code enforcement, stop waiting on a complaint to be filed.
- street lights - lights at intersections
- Bangor rd. The neighborhood is good just the way it is.
- Speed control down Bangor road north of Wheeler.
- Underground wiring, Midland Road, Gerard, Richardson, Niccolet.,
- Fix the roads. Boy Scout Road and surrounding subdivisions are in terrible shape.
- Fix our roads, the governor promised and failed miserably. She is a FAILURE.
- Wheeler Rd between State Park Drive and Euclid. SHOULDERS FOR PEOPLE TO WALK OR RIDE BICYCLES!!! Cut the tall grass near the drainage commission building! The township spent all that time and money to resurface Wheeler and didn't put in a shoulder, that was ignorant. Better street lighting and speed cameras to slow down the traffic. Corner of Euclid and Wheeler should be a round about.
- 2 Mile between Wilder and Wheeler. It would be nice to have on one side of the road like more of a sidewalk. There are a lot of people that I see walking down here or on bikes and I'll even walk a little way with my dog to a subdivision and most cars do not move over at all and lots of cars speed down here.
- fix the roads; bottom half of Bangor is a mess. better lighting with halogen to make street bright. easier access to the beaches/handicap accessible
- control flooding in isolated low lying areas by connecting them to Tobico marsh system. Killarney Beach Road
- We live on Wheeler Rd west of State Park Dr. We would like to see a wider shoulder/bike/walkway along wheeler rd. Traffic is too fast and there are areas where pedestrians don't have much room to dodge traffic.
- Road improvement... Sherwood and Kindewood off Boy Scout
- Richmark Ln: Enforce property upkeep of a residential hoarder.
- Highland Drive is a beautiful residential neighborhood with an awkward transition to Euclid Ave. with its auto dealerships & vacant Kmart shopping center. The transition for residential to commercial needs to be softened with improvements to Euclid Ave.
- Better security Web Dr.

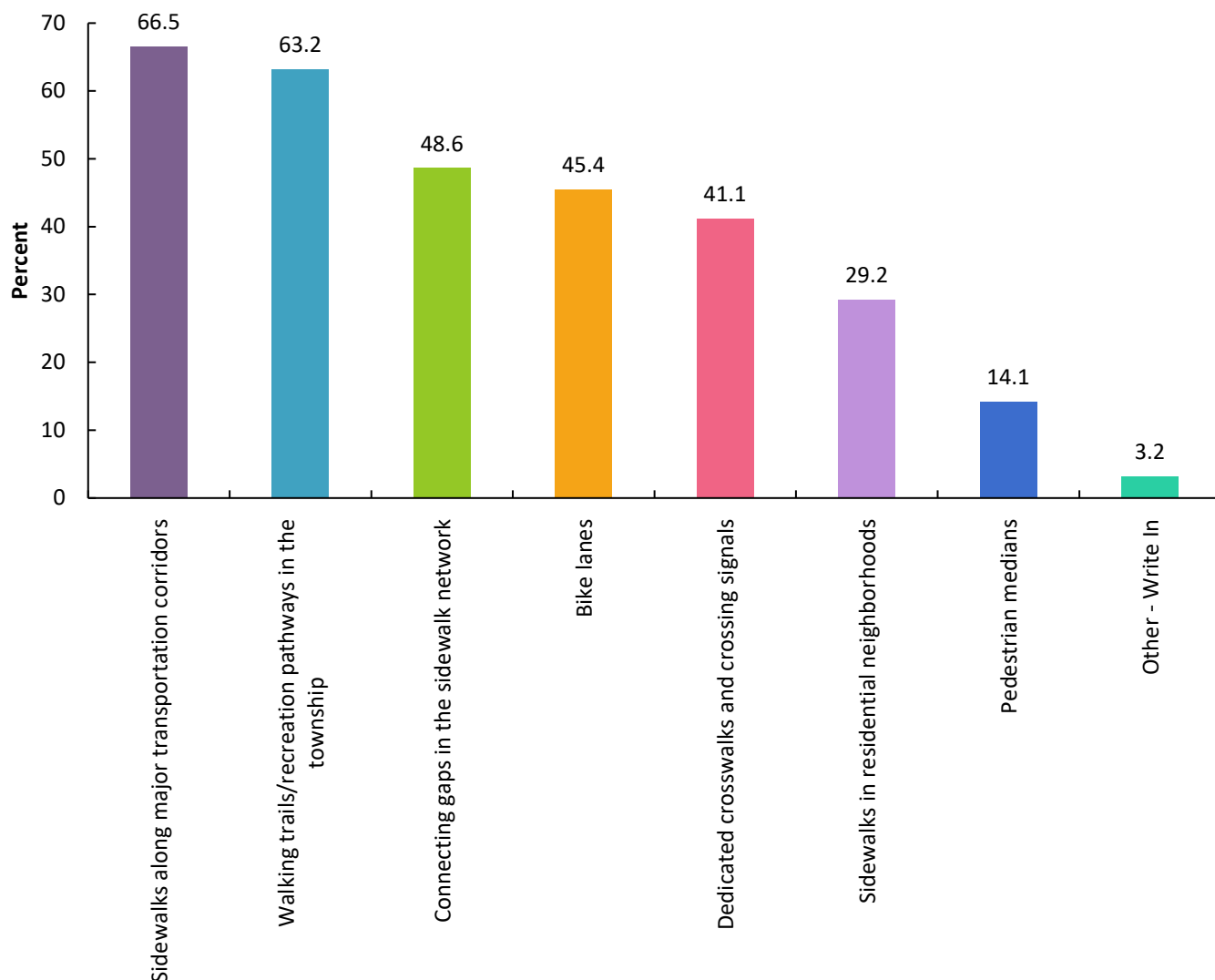
- Improve the roads. Bangor from wheeler to the bay
- The issue is not the new units being built, it's how they are being maintained and monitored by the township. We have a few multi-unit apartments in my neighborhood, some are nice others are bad. Same for rental homes and duplexes. We need to develop ways to enforce community standards for the maintenance of these and all properties within the township. I live in the Frost subdivision.
- Fisher/Euclid enforce codes for cars, junk piles, trailers, campers, snowmobiles etc. This would clean up our neighborhoods appearance. Not using chip and seal as a road repair EVER.
- Boy Scout from N Euclid to 2 Mile is horrid. Lived in my residence for 47 years. Never see any road improvements and we have a lot of homes and traffic that use it. Where the sewers were cut in many years ago has dips all along the route.
- Prohibit multiple vehicles of a business parking in a residential area. Improve the road. Two Mile Rd.
- Killarney Beach--Discourage excessive outdoor lighting.
- Euclid and Boy Scout. Stop the gang biker on Lynmar & Euclid from roaring down the rd at 8am on a wkend morning with open pipes and the junk truck in the side yard that's been there over a yr. Other than that I like the neighborhood.
- Killarney Beach Rd North of the railtrail end. The Northern mile (approx) has needed for nearly three decades.
- Stormwater drainage on 68th street
- Lower speed limit on State Park Drive.
- Not sure
- Huron needs more appeal. It's the first impression of most visitors, and some areas don't say much.
- Boyscout and Euclid More police patrols on Boyscout or speed limit of 35 posted Bike night is terrible on this road
- Nothing. Please leave us alone. Killarney beach
- My small section of road is gravel. The township does not consider it a 'road' although it is. I wish they would blacktop it like all the other roads in my neighborhood. Northwood drive
- A boat launch at bay city state park. No boat launches on the bay really at all. More community events and different events. All our events are pretty much music related. Have more events on the river like a river roar. Or a jet ski race, have a boat show.
- Improved quality of existing roads Union and state st
- W Jenny St. at Barclay and Mountain. We need the side streets fixed. Also better speed monitoring.
- Clean up the river
- State park sidewalks and better care of roadway edges to many potholes at entrances to driveways
- My neighborhood is fine as it is.
- Niccolet Place.....re-pave our street of only 12 homes
- Midland Rd. More Senior housing.
- Northgate—remove recreational vehicles stored on property Clean up nasty backyards at Entrance of sub division
- Speed enforcement on Webb Drive
- Kawkawlin River neighborhood. Fix the rail trail. It's too bumpy to ride bikes on. I'd like to see the trails in Tobico Marsh paved as well. New limestone put down at boat launches. ReOpen the driving range at state park.
- Greenfield Dr. More upkeep on our drainage system.
- To many sex offenders in the township.
- A speed limit sign placed on state street north of wheeler.... A school, daycare, and many homes with no speed limit. Glenn Rowley was notified but he is no help.
- New street lighting and a neighborhood park. Euclid and North Union.
- Better lighting and clean streets. West Central Park
- ferris dr. repair road being damaged by garbage trucks
- Resurface roads near Alvarado just off of North Union
- Jean rd. Needs to be paved.
- We live on Hidden Rd off Euclid. The rules need to be enforced about the trash in peoples yards.

- Patterson Rd. and Wheeler Rd area. Not alot if room for any improvements. Just the drainage system improvement.
- Its It's already perfectly nice- Wilder and 2 Mile area.
- My neighborhood is good... new.... off Bangor Road

Which of the following land use changes should occur in Bangor Township? (Please check all that apply)



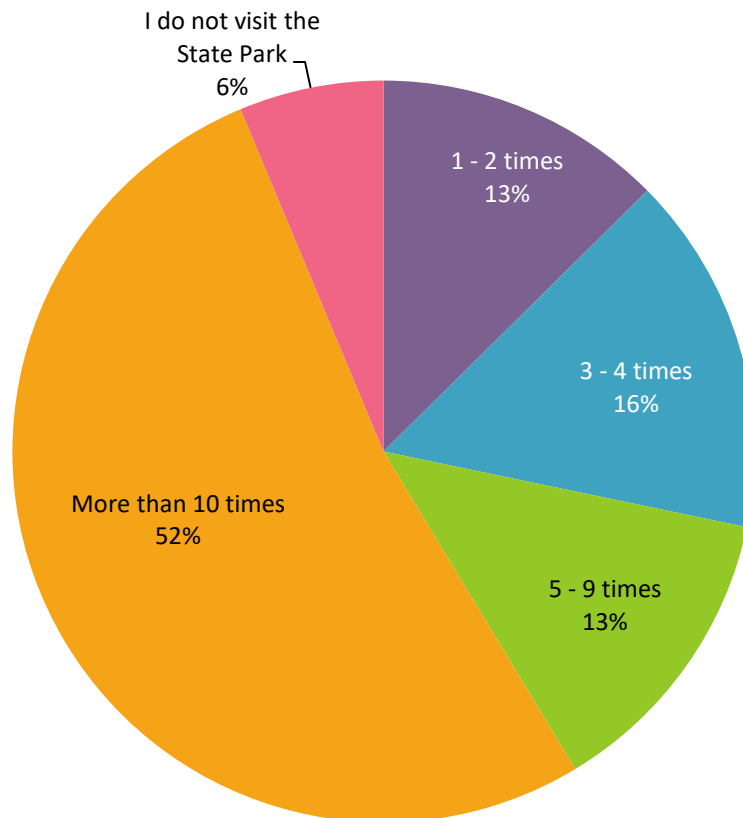
**What do you think is most important for pedestrian safety and access in the Township?
(Please check all that apply)**



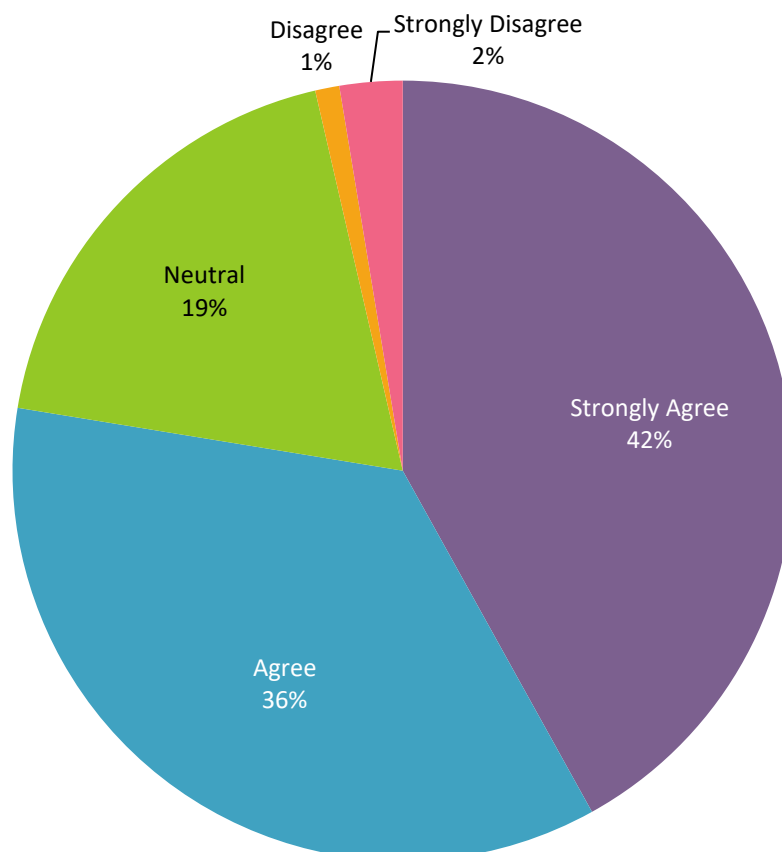
Other – Write In

- Again I want to be able to walk and bike from my house on Donahue Beach
- Connect the rail trail better so it can be more safely accessed
- I don't see the existing sidewalk system as an issue. There should be sidewalks in new residential developments, but no new ones installed in existing areas
- I would like to see more access to the rail trail/State Park area from nearby roads...(Lauria, Beaver, Boyscout, etc.). There are many neighborhoods/residences on those roads that would like to be able to go from home right out to the park areas but they don't feel safe riding bikes/walking/running on those roads. They have very little shoulder.
- Sidewalks on roads that connect to rail trail
- is there a problem or are you making one?

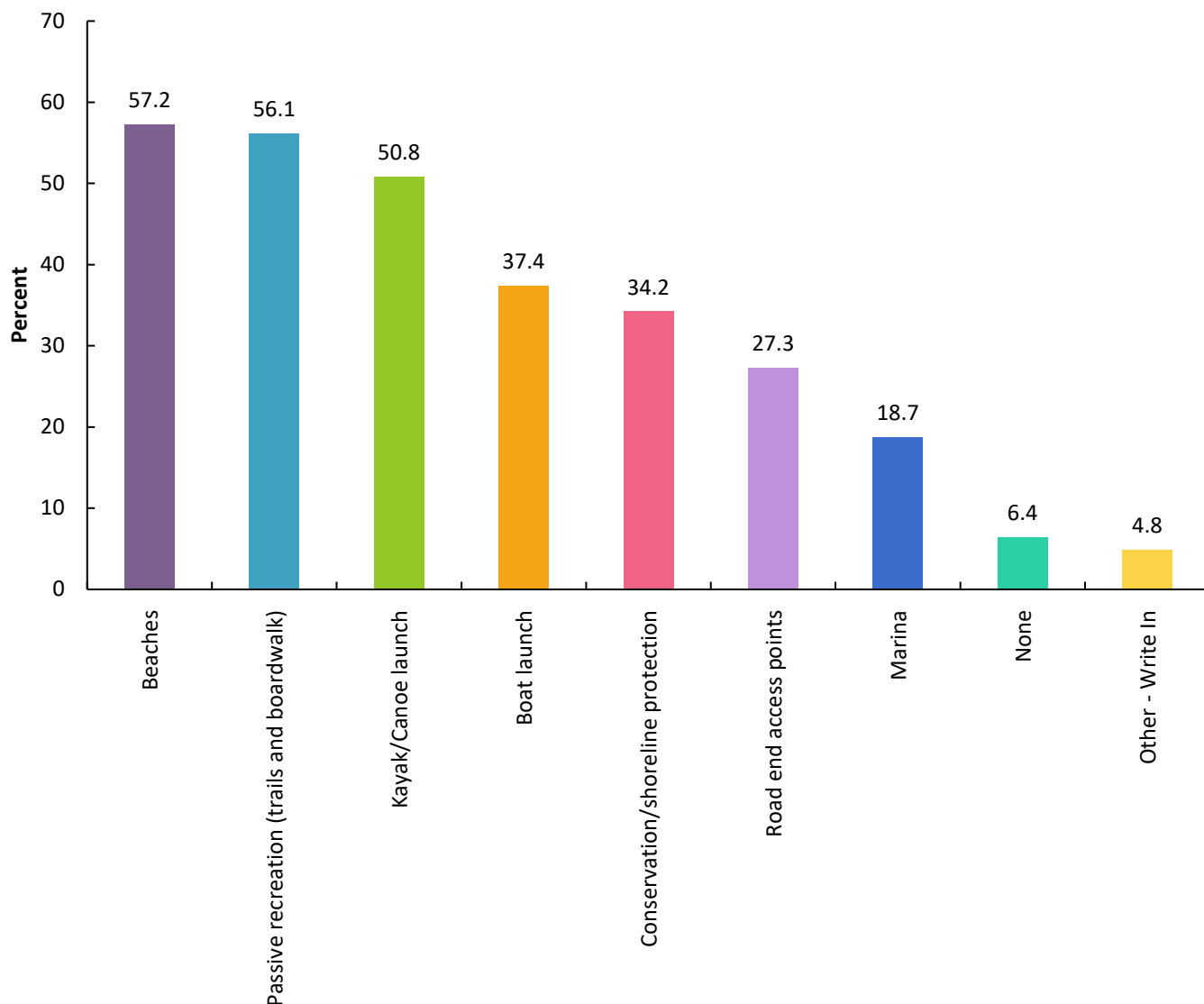
How often do you visit the Bay City State Park each year?



Do you think the Township should work with the Road Commission to improve pedestrian/bike access to the State Park?



What type of additional public water access would you prefer in Bangor Township? (Please check all that apply)



Other – Write In

- Boardwalk at state park
- Do not spend tax dollars providing access to the bay for people who dont live in the township!
- Fishing Pier
- Is it safe
- Kawkawlin river access
- More areas for limited mobility
- You've got to keep it from getting slimy green so people will want to use it
- handicap access to beaches in neighborhoods and state park
- informal reseraunt with boater access on the end of a pier

What additional information would you like to see on the Township website? (59 Responses)

- Accurate financial(checkbook) data. Timely board agenda and minutes of previous meetings.
- Minutes and Agendas updated on time!
- Your website developer took your money, more wasted tax dollars!
- Looks good to me.
- None
- Info on parks
- Upcoming road repair projects.
- Easement map
- Keeping everyone up to date on future plans. Keeping residents informed on current plans.
- NA
- Make it easier to use like the old one you had during Mr. Watson's time.
- a page for start-up businesses and other neighborhood news
- Where has the fire millage dollars actually been spent
- Bring more retail. Pave St park road. Maybe a overhead crosswalk at park
- Truth
- Unsure
- Don't know at this time.
- When you ask for tax increases, honest & straightforward answers
- ?
- Don't know.
- I haven't looked at it.
- A definition of residential improved zoning.
- Updated information from all departments.
- Nice welcome signs
- Up to date agendas. Easier to find information for board minutes. More information on community offerings/attractions. "Why should you live here" information.
- Na
- A way to pay property taxes online that doesn't charge a fee.
- Set up process to have water bills paid automatically from an account.
- None
- I like the update to the website. It is much easier to use. I would like to see more maps of public parks and an easier way to report issues identified (burned out lights etc).
- Bangor needs to charge for use of the boat launches for non-residents and enforce it.
- A better break down of categories on the site. I get calls all the time that it's not user friendly. It doesn't work as well from a smart phone as it does from a PC.
- More local events being featured
- I wish the site would work better on my iPad.
- Web site works well. Nice design
- The redesigned site is very nice. Good deal of information and easy to find what you're looking for.
- when meetings happen what will be new developments
- Meeting minutes.
- I have difficulty finding access to ordinances...the website needs to be updated to make locating things more intuitive ...perhaps a new topic search engine.
- Have not checked out the site lately...will have to answer another time
- Keep in mind that not everyone subscribes to using Facebook, or other social media, so comprehensive information on the website is important. A lot of seniors don't even have computers so that is where a mailed newsletter is better.
- None

- More clean up - get rid of waste days at the township. Mosquito control important in our "wet" township.
- none
- The holiday schedule for trash pickup.
- Not much
- How to volunteer and contribute to the community
- Blight control?
- Not sure
- Better promotions of boat launch sites on the kawkawlin River.
- Don't know as I have never used it.
- When you have a question for road commission and no one ever answers you back with a personal call .that goes for any township office . Not a prerecorded message. That is what they get paid for
- No opinion
- Nothing
- N/A
- clear, open-access meeting schedules, agendas and minutes (not a video from the township supervisor)
- Projects updates and payed out resurfacing of roads plan
- No opinion
- Phone numbers are difficult to find! Actual hours when offices are being manned.

What do you like best about Bangor Township? (129 Responses)

Summary

- **Adjacent to the water, rivers, bay – lake life**
- **Location/proximity to services and other regional destinations and transportation corridors**
- **Friendly community**
- **Close to City with good retail, but feels like rural living**
- **Safe**
- **Good schools**
- Water resource / recreation
- Location, cost of living in Bangor Twp. Access to retail.
- Community. Ease of access.
- It's a friendly community.
- ?? Boring! Better than Bay City, though
- Nearness to bayshore
- The people!
- Close community with a safe environment
- Schools, Recreation Area, water access.
- The variety of businesses and services available and I find that overall the people that live here are friendly.
- State Park area
- Quick access to retail, easy access to I-75, only a short way from Downtown Bay City and Vets Park.
- Nice community to live in. Proximity to northern and southern Michigan activities.
- Living in Bangor Township and doing business on this side of the river will make upcoming bridge tolls less of an inconvenience.
- It's a safe community with a good school system.
- Convenient location, natural areas, close to the Bay.
- Saginaw Bay & Kawkawlin River Rail Trail
- The up-north feel.
- Living by the water and the access to nature. Close to City but feels rural
- The Saginaw Bay and the lifestyle surrounding living on the bay.
- Location
- Close to retail shopping and highway access
- Beautiful outdoors land, water, wildlife
- A lot of things! Lived here for over 30 years. It's a great community.
- It's a nice comfortable community but needs roads improved in residential areas.
- Low key feel
- Have felt comfortable and safe raising our family 40 plus years here. The schools are awesome.
- Easy access to businesses. Variety of businesses in the area.
- Location, good neighborhoods, natural "up north" feel
- Not much
- Water access, friendly neighborhood and many public events
- Country like setting but close to everyday needs.
- Access to highway, businesses...nice area.
- as a neighborhood we are quite unpretentious and friendly. also very tolerant. case in point is the Kawkawlin River Association
- Close to both shopping and nature.

- It is a great community with so much potential and it seems to get better and better. We should work towards it being a great beach community with an actual GREAT beach
- The township clerk
- Close to shopping and medical care while being close to nature
- Proximity to everything. Ability to ride ORV on shoulder of roads.
- Schools, reasonable taxes and utilities
- Rail trails. Good schools decent roads great fire dept.
- It's a Jerry Springer show
- Easy access to town with country feel. Nice neighborhood
- Access to Saginaw bay
- it's a break from "city life.:
- It's like living in a county place but has all the stores and restaurants you need.
- Location
- The Bay and the river and all the beautiful wildlife
- Proximity to shopping as well as recreation
- Proximity to the lake, trails for walking/biking and the wildlife.
- Great area to live. Access to a wide variety of businesses
- Assessability to shopping and services. Plenty of free or affordable social opportunities.
- Everything is close, housing is reasonable, the Saginaw bay and the state park.
- The people, great community
- centrally located
- I like the people in our town. I love the proximity to the water. Our State Park is fantastic with all the volunteers there that give back to our community. I appreciate the pride people take in their homes and businesses. And I appreciate people who are here to stay and make our township a better place to live.
- The people. They care about their community.
- If you seek a pleasant peninsula look about you! We are a example and spotlight for Michigan's motto!
- It's mixed use of housing and businesses. Location to waterways parks and natural wildlife areas.
- Nice area when the crime is low
- The people, nature, and quiet
- Safe. Low cost of living. State park/bay access.
- Most everything.
- Access to lakes
- utility cost and management
- Best of both worlds. Commercial, residential, and close proximity to both. Safety.
- It has some of the cheapest taxes in Bay County.
- Affordable housing, expressway access, variety of commercial businesses, the bay and rivers.
- The bay
- I love that we are surrounded by water. I love that we have businesses to meet most needs but do not have the traffic that comes along with a large metropolitan area. It is an affordable place to live and the teachers at the schools are wonderful.
- I love Bangor Township, moving out of the city limits a year ago was the best decision I ever made. Pretty much gave away my old home, but still worth it to be part of this beautiful township
- Fortunate to be close to State Park
- Proximity to the Saginaw Bay and Kawkawlin River.
- Saginaw Bay, recreation; State Park; Boat Launch
- Quality Schools. Quality Emergency Services
- Saginaw Bay, very active Township Supervisor
- Location
- Water access. Clean beach, good boat launches, nice parks

- I love the easy access to areas like state park and the other parks in the area. I think it is a safe community with lots of potential.
- The community.
- Proximity to waterfront.
- The combination of businesses, housing and recreation all in proximity to one another.
- Good people.
- We have a lot of good people, and we are close to the water.
- Township seems to be run well. Issues are taken care of. People are pretty nice and stay to themselves.
- Small town feel with big city amenities.
- Location
- Location!
- NOT the city
- Rural yet close to retail and restaurants.
- Location, State Park, existing trails, trash, yard waste and recycling. Emergency services and township services.
- Schools, safe neighborhoods, easy access to expressway.
- Access to natural areas and parks as well as downtown Bay City
- It's my home and Close to everything
- small town feel. Lower utilities and taxes
- Low property tax rate
- Close to the highway close to grocery stores and activity.
- Water to view and use. Feel safe here. Most housing is single family and decent. Like housing that is affordable with sewer and utility rates affordable, not like the city of Bay City. Keep Bangor the best in local school choice.
- response from township to concerns raised
- Access to Rivers and Bay
- Quiet, lots of nature yet we have all the businesses we need close by. ie: mall, theater, big box stores, fast food.
- Proximity to rivers and bay.
- That I live here
- Having relocated from Florida, I view this area as a perfect balance. Quiet, yet close to the big city things I need. Improvement without overpopulation is key to the success of this area. Conservation, balance, and respect of the environment are keys to success here. Make the best of it without losing respect for this area's rich history.
- community
- Close to water. Tobico marsh area
- I just LOVE living here. Close proximity to everything. Nice, quiet neighborhoods and neighbors. Great place to raise kids!
- Spending time on the water with family and friends.
- Small hometown feeling
- That's really hard to say.
- River and Bay
- A place where you still have space and access to more retail so we don't have to travel to Saginaw or Midland to shop for most things except groceries
- It's a cozy community
- -Access to I-75 and US 10 -Shopping
- Location
- A relatively clean and safe environment
- Rail trail
- I like the area. It is safe and convenient to stores and activities
- It's a close knout community. Our schools are amazing and small.

- Close to the Bay and bike trails
- Pretty
- Location to I-75
- low taxes, close to highway
- Like the wildlife trails, bike trails and parks.
- Not too busy and close to everything
- Close to the Bay, the State Park, good entertainment and restaurants.
- I like that I'm far enough from town but close enough to all stores.
- Safe, clean and near I-75.
- Relatively safe in which to live.

What is one thing you would do to improve Bangor Township? (128 Responses)

Summary

- **Improve roads**
- **More sidewalks, trails, pedestrian access/safety**
- **Enforce ordinances/blight**
- **No more marijuana**
- **Capitalize on waterfront**
- **More recreation amenities/options**
- **Curb appeal throughout retail area**
- **More retail options**
- new roads
- Develop park at end of Bangor Road.
- Curb appeal throughout like Kochville township. Better signage, sidewalks, lighting, artwork throughout, all the make it more welcoming
- Construct an 18 hole disc golf course.
- Bring more unique businesses and restaurants. Like Chic-fil-A or a Trader Joes
- Stop wasting citizens tax dollars
- Stop developing low areas and force land owners to clean up or get out. It does not look like owners here have pride. Encourage and help facilitate critical repair programs for low income and seniors. Actively support organizations like Habitat for Humanity and cultivate their assistance in Bangor.
- Lower property taxes. Better spending discretion. Quit wasting tax payer money. From the supervisor on down be in the office and be available. Your being paid top dollar. Quit spending our money for out of town conventions.
- Eliminate marijuana dispensaries.
- Improve the trailer park area by State Park Dr and Dundee.
- Put a sidewalk on Two Mile Road.
- Enforce the blight and junk filled yards. Also the roads
- Code enforcement
- Enhance the police and fire departments. Friendlier staff in the township office.
- Beaches and entertainment .
- Maintain Rail Trail
- Enforce the rules and laws they currently have in place.
- More parks. More side walks. Less blight. School with gifted program. Daycare.
- Fix the roads and address blight.
- Get rid of the pot places.
- Rules and regulations regarding junk in peoples yards and debris. Fines need to be put in place and enforced. Lets keep Bangor on the water a beautiful place to live.
- Bangor township is not known for anything as of now. We should have a development by the bay that becomes a destination for the Great Lakes Bay Area. State park has the potential, but it's not what it could be.
- River Trail access to rail trail. This is used by so many and there is someone trying to cut off our use.
- Streets and beautification
- Roads
- Increase in restaurant choices outside of major chains
- Fix Boy Scout Road.
- Make our state park more touristy..
- Multi-use multi-sport complex. Open it for teams from other cities to join/play bring people to the area.
- Steet repairs

- I would not know where to begin
- Raise flood plain to decrease sitting water and mosquito breeding
- Provide better and more services.
- service roads on wilder and euclid lobby to keep our bridges toll-free okay, so that is two
- Decrease pot shops
- Renew beaches and support many water activities
- Have a dedicated township manager
- Decrease pot shops
- Pedestrians and bicyclists on State Park Dr. are risking life and limb.
- Bring back mall shopping
- Clean house
- Control/monitor speeding in smaller neighborhoods.
- Reduce drugs
- Redo State Park Drive. Limit marijuana shops.
- Change leadership
- Get the drug dispensaries out
- More walking trails
- Decrease dispensaries. They are an embarrassment and bring undesirable clients to our area.
- Attract more retail clothing stores
- Why pay for street lights. General taxes cover thisright?
- I'd like to see an agreement between our township and the private bridge company enabling our residents free bridge crossings. Use some of the marijuana money. Results? People can point to a positive result of the law.
- Improve the development of the Saginaw Bay. For the life of me I can't understand how we could have such a wonderful body of water in our township and not seriously develop it for residents and tourists. We should be putting ton's of money into this as our return on investment would be 10 fold. It's come a long way over the years but still has a long way to go.
- Roadwork, sidewalks, health and safety are equally important
- build the board walk by the old water treatment plant and bring in food trucks, vendors, etc. and have events
- Improve blight
- Clear unused land and put something useful on it.
- Road improvement
- Set aside natural areas. Increase Police, Fire and EMS services.
- Round up these bang gangers keep them out
- Roads and traffic control
- We could use town-home communities as lower cost housing options. My previous community in VA had lots of them. Small yards, 2-4 units per building. Small HOA fees for common grounds. Cheaper than condos. Less work than single family homes. Step up from apartments. Nicer than mobile home communities.
- reduce speed limits
- More employment opportunities and better connected transportation via bike, sidewalk, electric scooters, etc.
- Clean it up. Euclid rd is lined with dilapidated buildings and parking lots. The only progress they've had lately is the new Frankenmuth Credit Union.
- Better code enforcement of blighted properties!!!!!!!!!!!!!!
- Encourage more retail and dining. Find something that works for the old water plant for development. Offer TIF for such projects. We have a wonderful waterfront but no dining or condo options to enjoy on it.
- Lower taxes for seniors
- Bangor is pretty landlocked for new growth. I wish we could bring in more higher paying jobs to attract and keep young professionals in our community.

- Bring in larger businesses
- stop using Bangor buses for school of choice, after all, we are the ones paying taxes. If Bay City wants to send their children to a better school district (Bangor Township Schools) provide your own transportation.
- Close down all the marijuana businesses or at the very least only have a couple of them.
- Try to get residents to take more pride in the upkeep of their property.
- Assistance with people trespassing on our beaches from boaters beach when they come to picnic/play or have their animals defecate/urinate on our beaches. This has increased since Sanford/Wixom lakes were destroyed.
- More Road Improvements.
- Build a public fishing pier at Waterworks Beach
- Work to decrease likelihood of flooding.
- Develop more. Why aren't we like Grand Haven? Need to attract tourists, investors etc.
- Bring better retail options to support bringing in people to buy things other than marijuana
- Roads and employment opportunities.
- The township building looks run down, paint it and plant/improve the landscaping.
- Continue to improve the roads; I realize it's an expensive long term endeavor but road improvement is severely needed in all Township areas.
- Encourage commercial development.
- Wider shoulders on the roads for people to walk, run, and ride bikes. And increased access to the water.
- Keep lots clean and cut Especially along Wilder and Euclid.
- Reduce blight. Driving down some streets it looks like a hick town without any ordinances.
- Clean up the blight
- Major roads
- Crack down on beggars when coming into town on US-10.
- lower taxes/fix roads/ better trash contract or change
- stronger blight codes and code enforcement of blighted properties.
- Slow down traffic and improve noise issues. Make sure that weeds and lawns are kept up.
- Find a use for the old water department building near the state park. Than has been vacant for way too long and is succumbing to vandals. Demolish and clear land for waterfront development. Secondly...reduce property taxes for seniors...most seniors are on fixed incomesperhaps consider making their property taxes "fixed" as well. This topic needs some attention.
- Stop the bullshit favoritism politics.
- Enhance the appearance of Euclid & Wilder to improve functionality & safety in the most traveled streets of Bangor Township. Which will also help improve the Township's image & desirability.
- Bangor could take a lesson from Kochville township and Frankenmuth when it comes to a cohesive look for new development. It makes a community look so much more inviting and shows that some thought was actually put in to how the architecture reflects the pride of the community. We are a shoreline community and a standard in designing new developments could be expressed with that in mind. If businesses really want to locate here, they would go along with what this community represents. The Bay City area in general has missed a big opportunity on representing the logging and boating industry history we have. Look how Frankenmuth has turned farm land into "little Bavaria". Need I say more. Get a VISION!!!
- Prevent gangs and drugs
- We need to take a hard look at what's going on at our schools, starting with the School Board, and work our way down.
- Enforcing Residents personal junk to be cleaned up.
- Bike lanes on roads. Unsafe to ride down Boy Scout Road. 40 mph and no shoulder, bumpy road. You should not have to drive your bike to the rail trail on state park drive to feel safe.
- see above areas in survey

- Improve commercial code enforcement--e.g., require roof repairs on the old Waterworks building (roof is collapsing)
- No one thing. I'm happy here. Moved from Saginaw 20 yrs ago. One of my best decisions in life.
- Fix the stormwater drainage on 68th
- Build a disk golf course.
- More police
- Roads roads roads. Improve pedestrian access and safety
- No "pot" stores! Less traffic.
- Add more water events, more boat launches, clean up the water.
- Try to get the community more involved in township development and future planning
- More and better access to the use of the river.
- Clean the river
- Street lights and roadways
- Work on the roads and business development
- Repave roads in older subdivisions
- Get more stores back in Mall
- Pave the nature walk in Tobico Marsh. Street brush to Keep the rail trail clean from debris. Put cameras on the trails for safety purposes. Solar lighting on the trail. Dog bags so people will pick up after their dogs.
- More land for homes to develop.
- Clean up blight, get rid of marijuana and sex offenders. Fill vacant buildings. Do something with The Mall. Besides mall walkers the theater is about it.
- Get rid of Glenn Rowley. He does not provide the support and work needed in his position.
- More community/neighborhood parks
- make it a more walkable community
- Get rid of this weed shops
- Clean up of old vacant industrial sites.
- Pave roads
- Fix our main roads by Midland street and Vet bridge/ Park area. Those are the main roads that tourist use and they are some of the worst.
- Flooding issues in my area. Ditch clean outs more often. Kill the phragmites all over the township
- Better shopping. Everything is turning towards low-end junk shops like Ollie's and dollar stores.
- Clean up the trash! Lived in many towns and not sure I have seen an area any more littered!