

# **HAYES TOWNSHIP**

## **CLARE COUNTY, MICHIGAN**

# **MASTER PLAN UPDATE**

## **2022**

Adopted by the Hayes Township Planning Commission on [DATE]

Adopted by the Hayes Township Board on [DATE]



**DRAFT October 4, 2022**

# HAYES TOWNSHIP MASTER PLAN

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# HAYESTOWNSHIP MASTER PLAN

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## 1.0 INTRODUCTION

### 1.1 Authority to Plan

The Hayes Township Planning Commission has prepared this master land use plan under the authority of the Township Planning Act, Public Act 168 of 1959, as amended. Section 6. (1) of the Act states:

The Planning Commission shall make and adopt a basic plan as a guide for the development of unincorporated portions of the township. As a basis for the plan, the planning commission may do any of the following:

- a. Make inquiries, investigations, and surveys of all the resources of the township.*
- b. Assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities, and utilities required to equip those lands.*

### 1.2 Purpose of the Plan

Section 2 of the Township Planning Act, Public Act 168 of 1959 gives a summary of the purpose of a master plan:

*The purpose of plans prepared pursuant to this act shall be to promote public health, safety, and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.*

Planning is a process involving the selection of policies relating to land use and development in a community. The creation of a master plan is the first step of this process. A master plan is a

statement of the goals and objectives for the future physical development of a community.

Comprehensive and long term in nature, the master plan examines all aspects of the community, whether they are physical, social, or economic. A master plan performs three important functions:

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

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

### **1.3 Public Participation Process**

This master plan was formulated through a process of active participation of the citizens of Hayes Township. Refer to Chapter 8 for a summary of feedback received from citizens during the engagement process.

### **1.4 Plan Organization**

The master plan report is comprised of ten sections. The first two sections function as an introduction and summary to the report (Introduction and Executive Summary).

The next five sections provide an examination of existing conditions within the township: Socio-Economic Analysis, Natural Resources Assessment, Existing Land Use Analysis, Public Services and Facilities Assessment, and Transportation Analysis. Altogether, an awareness of existing conditions contributes to the development of the community goals and objectives and the future land use plan. The background information is

analyzed to identify important characteristics and trends occurring in Hayes Township and how these trends will impact future growth in the township.

The final three sections comprise the future vision of the township, in the form of Community Goals and Objectives, a Future Land Use Plan, and Implementation Resources. Community goals and objectives are formulated through citizen participation and are presented to guide future development. The goals and objectives also consider the key land use trends, population trends, natural resources, and other issues presented in the Socio-Economic Analysis section. After the formulation of the goals and objectives, a Future Land Use Plan can be developed. The Future Land Use Plan section of the master plan specifies the extent and location of where various types of future development can be accommodated within the township. Plan Implementation is the last section of the master plan. It serves as a reference for implementing the recommendations of the master plan.

A variety of maps have been prepared as part of this master plan. All maps are included in the **Appendix**.

## **1.5 Location and Regional Context**

Hayes Township is located in central Clare County, in a region known as Central Michigan. The township surrounds the City of Harrison, and is linked to the city in terms of employment, recreation, and entertainment. Major transportation arteries pass through Hayes Township providing connections to surrounding communities and the rest of the state. U.S. Highway 127, a controlled access freeway, runs through the township providing easy access to the communities of Houghton Lake, Gaylord and Grayling to the north; and Clare, Mount Pleasant, and Lansing to the south. Other major transportation arteries running through the township include State Highway M-61 and Business Route (BR) 127.

Because of significant natural resources such as heavy woodlands and many small lakes and water bodies, Hayes Township, along with the rest of Clare County, has always been a popular destination for tourists and recreation enthusiasts.

Hayes Township is made up of the geographic township T19N-R4W of Clare County. The City of Harrison is located within Hayes Township on the shores of Budd Lake. Four townships border Hayes, including



Frost to the north, Hamilton to the east, Hatton to the south, and Greenwood to the west. Map 1 shows the geographic location of the township.

## **1.6 History of the Area**

Clare County's recorded history began in 1840, when the Michigan Legislature originally named the county Kaykee, after a Chippewa Indian Chief. Later, in 1843, the county was renamed Clare by an Irish surveyor from Clare County, Ireland. The history of Hayes Township began in 1857, when George E. Adair made the original survey. Between 1865 and 1880, the three communities of Clare, Farwell, and Harrison were formed in Clare County.

Established in Michigan's lumbering era, the area was home to the first logging railroad in the history of the world, the Lake George & Muskegon Railroad. By 1882, the rail line was used for transporting lumber and other goods from Harrison to other communities in Clare County and the rest of the state. In 1890, the rail line offered express trains that provided direct connections between Harrison and Cincinnati. The railroad line, in addition to important rivers such as the Muskegon River and the Tobacco River, helped the lumbering industry to flourish in the area. Boom towns like Harrison grew quickly during this era.

Nearing the late 1800's and early 1900's, the lumbering industry started to decline. By 1890, all of Clare County had been stripped of its virgin White Pine forests. During the early 1900's, jobs and people moved out of the area and headed for larger manufacturing centers to the south including Detroit, Flint, Lansing, and Saginaw. During that period, the people in the area had to turn to other means of living such as farming.

Starting in the 1950's and continuing until today, the Clare County area has seen new growth and prosperity due to the tourism industry. As the southern part of the state became increasingly urban and industrialized, the appeal of Clare County's heavy woodlands, many lakes, and recreational opportunities drew many urban residents of southern Michigan to the area. Small cabins and other seasonal housing were built in many areas of Clare County, including Hayes Township, in order to attract tourists from the south. Today, the Harrison and Hayes Township area has become a major resort center in the region.

## 2.0 EXECUTIVE SUMMARY

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

### 2.1 Background Information

#### Socio-Economic Analysis

Hayes Township is a community of 4,642 residents (as of 2020). The township saw significant population growth between 1980 and 2000, but lost population between 2000 and 2010. Since 2010, the population has remained steady. The township is an aging community, demonstrated by significant increases in the oldest age groups between 2000 and 2019: the empty nesters age group (45-64 years old) and the elderly age group (65 years and older). The township's median age is 47.3 years as of 2019. The township had 3,871 total housing units in 2019, of which 83.6% are 1-unit structures (single-family homes). Nearly 2,000 of the 3,871 total housing units in 2019 were seasonally vacant. This indicates that the population of Hayes Township increases substantially during the summer months when seasonal residents are most likely to be in the township.

#### Natural Features Assessment

Hayes Township and the surrounding area features abundant natural resources, which is a key contributor to quality of life and the overall character of the township, as well as a driver of recreation-related tourism. Notable are the township's numerous lakes (including Arnold Lake, Cranberry Lake, Southerland Lake, Little Long Lake, and Budd Lake) and vast woodlands.

#### Existing Land Use Analysis

Hayes Township surrounds the City of Harrison. Harrison is the county seat of Clare County and features a variety of residential, civic, governmental, commercial, and industrial uses. In terms of existing land use, Hayes Township's overall character can be described as rural, with the greatest amount of land (64%) consisting of undeveloped natural areas. Residential areas comprise approximately 23% of the township and are concentrated in the northern portion of the Township and surrounding several of the township's lakes.

### Public Services & Facilities Assessment

As a rural community, Hayes Township depends on inter-governmental and regional cooperation to meet the needs of its residents. No municipal water or sewer services are currently available within the township; residents must rely on private wells and septic systems. Police, fire, and emergency medical services are provided through a combination of agencies including the Clare County Sheriff's Department, Michigan State Police, and the City of Harrison Fire Department. Elementary and secondary education is provided by the Harrison Community School District, which had a total enrollment of 1,351 students for the 2019-2020 school year. Higher education is available within the region, through institutions such as Mid Michigan College. Township governmental functions are based at the Township Hall, located on Townline Lake Road – this property also includes a Civic Center and the Hayes Township Sports Complex. The sports complex includes soccer fields, tennis courts, basketball courts, bathrooms, and a walking trail. A variety of recreational facilities are found in the area, including Wilson State Park and the Clare County Fairgrounds, both of which are located within the City of Harrison.

### Transportation

Hayes Township is well served through a network of state highways and county roads. Major transportation arteries, including U.S. Highway 127, Business Route 127 and State Highway M-61, pass through Hayes Township providing connections to surrounding communities and the rest of the state. Road transportation within the township is provided through a network of county roads under the jurisdiction of the Clare County Road Commission.

## 2.2 Community Goals and Objectives

This master plan establishes a series of goals and objectives that establish a narrative vision for the future of the township. The overarching, community-wide goal of the township is to:

*Capitalize on the township's abundant resources (i.e., natural resources, easy access, recreation facilities, and central location) for the purpose of creating an attractive community that meets the physical, social, and economic needs of its residents and businesses in an environmentally sensitive manner.*

## 2.3 Future Land Use Plan

The Future Land Use Plan identifies the desired pattern of land development in Hayes Township for a period extending approximately 20 years. The Planning Opportunities Map highlights particular areas of growth potential including residential, commercial, and industrial uses generally along BR 127 north and south of the City of Harrison. The Future Land Use Map establishes and categorizes the township's lands into nine future land use classifications. Nearly 75% of the township is classified for future Agricultural/Rural Residential use, which is reflective of the township's overall goal to preserve and protect its abundant resources.

## 2.4 Plan Implementation

Realization, or implementation of the goals, objectives, and recommendations of the master plan can only be achieved over an extended period of time and only through the cooperative efforts of both the public and private sectors. For Hayes Township, the keys to successful implementation of the plan include training local officials, engaging and empowering citizens, and working cooperatively with private property owners and local and regional governmental authorities.

## 3.0 SOCIO-ECONOMIC ANALYSIS

Getting a better understanding of a community through background studies is an important component of the comprehensive planning process. This socio-economic analysis will include information on population, housing, and economy. The characteristics presented in this report use the most recent census data (2010 Census and 2020 Census) and historical census data. It also includes data from the most recent American Community Survey (ACS), which is a survey estimate that has been used since 2003 to collect the detailed “sample” data previously gathered as part of the decennial census. The ACS data is collected annually rather than every ten years; therefore, because it uses sample sizes of 1% vs. the 10% previously used by the decennial census, it requires five years of data for a statistically valid sample for municipalities with populations under 25,000. This means that the Hayes Township ACS data is an average of data collected between 2015 and 2019.

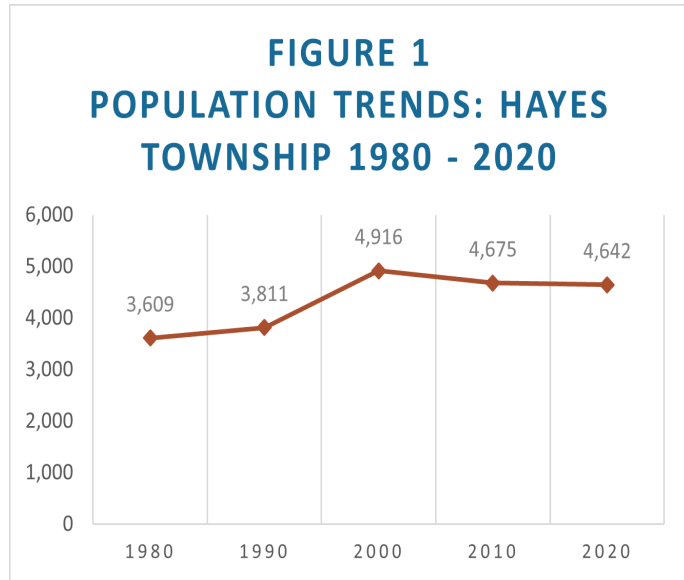
### 3.1 Population

#### Population Trends

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

**Figure 1** shows the population trends for Hayes Township since 1980. In 1980, the township's population was 3,609 persons. The township had previously experienced an incredibly high rate of growth between 1970 and 1980, increasing by 1,667 persons, or 85.8%. The township continued to experience growth between 1980 and 1990, but at a lower rate than in the previous decade, increasing in population by 202 persons or 5.6%. Between 1990 and 2000 Hayes Township experienced another decade of significant growth, increasing by 1,105 persons or 29.0%. In the period from 2000 to 2010 the township saw a decrease in population of 4.9%. Since 2010, the population has continued to decrease by less than 1.0%, from 4,675 to 4,642. For the 40-year time span 1980-2020, Hayes Township grew by 28.6%.

Population trends from 1980 to 2020 for Hayes Township, the City of Harrison, the surrounding townships, Clare County, and the State of Michigan are shown in **Table 1**. All units of government except Frost and Hamilton townships experienced population growth between 1980 and 1990. The highest population growth rates occurred in Greenwood Township (10.6%) and the City of Harrison (7.9%). All governmental units



experienced population growth between 1990 and 2000, with growth rates accelerating to between 47.5% and 14.9%. Over the period 2000 to 2010, all of the municipalities had negative or flat growth as Michigan's economy suffered through its worst economic decline since the Great Depression. Between 2010 and 2020, all of the municipalities, except the City of Harrison, Greenwood Township, and the State of Michigan, experienced a population decline. Despite the population losses over the past decade, the township, its surrounding municipalities, and the county as a whole have all experienced growth over the past 40 years that has significantly outpaced the State of Michigan.

<b>TABLE 1. POPULATION TRENDS HAYES TOWNSHIP &amp; SURROUNDING COMMUNITIES, 1980 - 2020</b>															
	1980	1990	Change 80-90		2000	Change 90-00		2010	Change 00-10		2020	Change 10-20		Change 80-20	
			#	%		#	%		#	%		#	%	#	%
Hayes Township	3,609	3,811	202	5.6%	4,916	1,105	29.0%	4,675	-241	-4.9%	4,642	-33	-0.7%	1,033	28.6%
City of Harrison	1,700	1,835	135	7.9%	2,108	273	14.9%	2,114	6	0.3%	2,150	36	1.7%	450	26.5%
Frost Township	852	826	-26	-3.1%	1,159	333	40.3%	1,047	-112	-9.7%	1,038	-9	-0.9%	186	21.8%
Greenwood Township	649	718	69	10.6%	1,059	341	47.5%	1,041	-18	-1.7%	1,108	67	6.4%	459	70.7%
Hamilton Township	1,595	1,546	-49	-3.1%	1,988	442	28.6%	1,829	-159	-8.0%	1,785	-44	-2.4%	190	11.9%
Hatton Township	638	673	35	5.5%	923	250	37.2%	933	10	1.1%	893	-40	-4.3%	255	40.0%
Clare County	23,822	24,952	1,130	4.7%	31,252	6,300	25.3%	30,926	-326	-1.0%	30,856	-70	-0.2%	7,034	29.5%
Michigan	9,262,044	9,295,297	33,253	0.4%	9,938,444	643,147	6.9%	9,883,640	-54,804	-0.6%	10,077,331	193,691	2.0%	815,287	8.8%

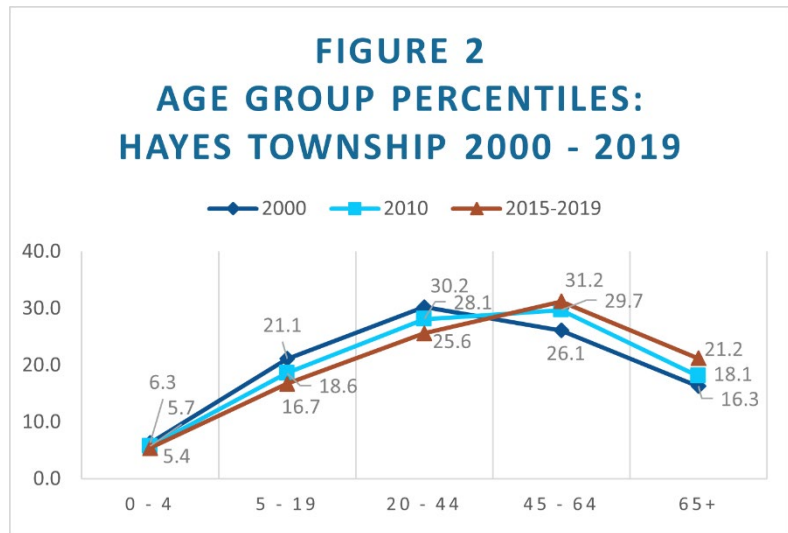
## Age Distribution

Information on age distribution within a population can assist a community in matching public services to community characteristics and in determining special needs of certain age groups. For example, the younger population tends to require more rental housing units and smaller homes,

while the elderly population may have a need for nursing home facilities or transportation assistance. Analysis of age distribution also may be used by policy makers to identify current gaps in services and to project future service needs for housing, education, transportation, recreation, and medical care. It is of equal importance in planning to anticipate which age groups are likely to increase during the planning period. Examples of this are the aging "baby boomers" and their children; both forming waves of population that rise and fall as they move thru their lifecycles.

For the purpose of this report, five age groups are identified. The first age group represents the pre-school population at 0-4 years old. The school age population is formed by those between the ages of 5 and 19. The family formation age group is represented by persons 20-44 years of age. The last two groups are the empty nesters between 45-64 years old, and the elderly who are 65 years and over. The data presented analyzes age group percentages from 2000 and 2010 census data, and 2015-2019 ACS estimates.

**Figure 2** helps to illustrate the age groups in the township that have grown or declined as a percentage of the total population between 2000 and 2019. As can be seen in the figure, the empty nesters age group (45-64 years old) saw the biggest increase growing from 26.1% in 2000 to 31.0% in 2019. Like the empty nesters, the elderly (65 years and older) also increased from 16.3% in 2000 to



21.2% in 2019. All of the other age groups saw decreases in their percentage of the total population over the 20-year period.

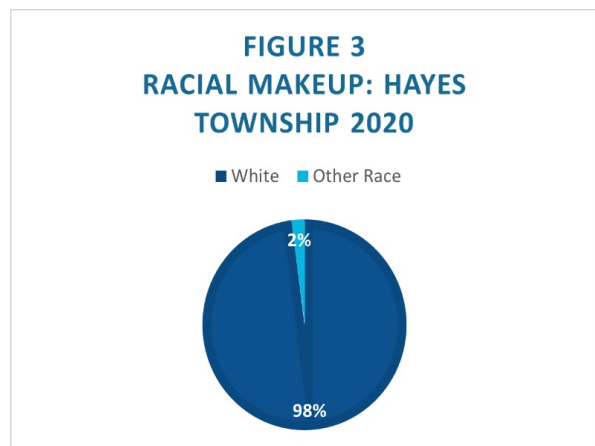
**Table 2** compares the age distributions for the township, surrounding townships, city, county, and state based on the 2015-2019 ACS 5-year estimates. Hayes Township and the other units of government are similar in age distributions. Most of the communities, including Hayes Township, had high percentages of elderly persons and empty nesters, especially when compared to the lower statewide percentages of 16.8% and 27.2%, respectively. Some of the units of government differ significantly in terms of median ages. Some communities have very high median ages including Frost Township, Greenwood Township, and Hamilton Township. Hayes Township's median age at 47.3 years is comparable to the neighboring communities and Clare County, but is much higher than the median age for Michigan at 39.7 years.

<b>TABLE 2. AGE DISTRIBUTION (%)</b> <b>HAYES TOWNSHIP &amp; SURROUNDING COMMUNITIES, 2015-2019 ACS</b>								
	Hayes Township	City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
0 - 4	5.4%	3.3%	3.1%	6.1%	3.8%	7.2%	5.5%	5.7%
5 - 19	16.7%	11.8%	9.1%	16.6%	9.6%	15.8%	16.3%	18.8%
20 - 44	25.6%	33.0%	24.1%	18.1%	20.8%	28.4%	25.5%	31.5%
45 - 64	31.2%	29.6%	38.1%	40.0%	37.8%	28.2%	29.5%	27.2%
65+	21.2%	22.4%	25.6%	19.4%	28.1%	20.5%	23.2%	16.8%
Median Age	47.3	45.9	53.5	49.0	55.5	44.4	47.2	39.7

\*Totals may not equal 100.00%

### Racial Make Up

Another important characteristic of a community is its racial make-up. Even though the population of Hayes Township has become slightly more diverse since 1990, the township has remained almost exclusively White. In 2020, 97.9% of the 4,642 persons in the community were White, increasing from 96.4% in 2010. The other units of government in





the area are similar to Hayes Township, with similar percentages of White populations, including Clare County at 97.8%. Michigan has a much more diverse population with 78.8% White in 2020. **Figure 3** shows the racial distribution of Hayes Township's population in 2020.

### Disability Status

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

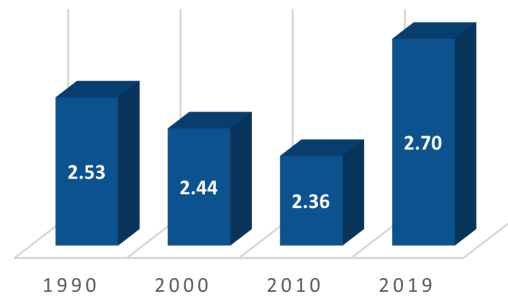
For tracking disability status, the U.S. Census Bureau breaks the population into six different categories: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent-living difficulty. The populations living with one or more of these disabilities are reported independently from one another. For example, one person may live with an ambulatory difficulty and a vision difficulty; in this case, the individual would be counted twice, once for each difficulty reported. As a result, the reported values are often skewed higher than the actual number of people living with a disability.

As of the 2015-2019 ACS 5-year estimates and of the civilian non-institutionalized population ages 18 to 64, there are 1,693 reports of individuals living with one or more of the identified disabilities. For those aged 65 and older, there are 898 reports of individuals living with one or more of the identified disabilities within Hayes Township. Among the 18–64-year age group, approximately 5.4% have a self-care difficulty, and 12.5% have an independent living difficulty. Within the 65 years and older group, 15.1% of the population has a self-care difficulty, while 21.3% have an independent living difficulty.

### Household Size

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

**FIGURE 4  
PERSONS PER  
HOUSEHOLD: HAYES  
TOWNSHIP 1990 - 2019**



evidenced by Hayes Township, this trend, however, has reversed in recent years. Pew Research Center researchers have identified that the increase in household sizes is related to the increase in the amount of multigenerational families and the number of unrelated individuals living in shared spaces.

The persons per household trends for Hayes Township since 1990 are shown in **Figure 4**. The figure shows how the number of persons per household has declined in Hayes Township between 1990 and 2010. In 1990, the township had 2.53 persons per household, which declined to 2.44 by 2000, and continued to decline until reaching 2.36 in 2010. Since 2010, however, the average household size in Hayes Township has increased to 2.70 persons per household. This number is larger than the average household size in 1990, suggesting that, in Hayes Township, there may be a recent increase in the number of larger, and multigenerational families, in the area. Growing, young families could also contribute to an increased household size.

### Household Characteristics

This section examines households in terms of the relationships among the persons who share a housing unit. Some households are families, consisting of two or more persons related by blood, marriage, or adoption; while others are non-family households composed of persons living alone or with unrelated persons. Household characteristics for the township and other surrounding communities from the 2015-2019 ACS are compared in **Table 3**. The highest percentage of households in Hayes Township are Married Couple Families at 44.6% (a 9.1% drop from 2000). Other significant percentages include Single Persons Living Alone (29.4%, a 4.0% increase since 2000) and Single Female Families (13.5%, a 2.6% increase from 2000). When comparing Hayes Township to Clare County and the State of Michigan, the three are relatively similar in terms of the distribution of the different household types. The City of Harrison has a much lower percentage of Married Couple Families at 35.0% and higher percentage of Single Persons Living Alone at 42.2%.

TABLE 3. HOUSEHOLD CHARACTERISTICS (%) HAYES TOWNSHIP & SURROUNDING COMMUNITIES, 2015-2019 ACS								
	Hayes Township	City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
Married Couple Families	44.6%	35.0%	44.2%	58.8%	54.0%	58.7%	50.8%	47.1%
Single Male Families	7.6%	3.2%	10.3%	3.2%	5.1%	7.7%	4.5%	4.8%
Single Female Families	13.5%	11.2%	6.7%	8.0%	7.1%	10.9%	9.4%	12.1%
Single Persons Living Alone	29.4%	42.2%	29.5%	27.8%	27.0%	18.6%	30.5%	29.6%
Non-related persons living together	4.9%	8.4%	9.2%	2.2%	6.9%	4.1%	4.8%	6.4%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

## 3.2 Housing

Housing is a vital characteristic of any community. Houses are highly visible, relatively permanent, and immobile; and for these reasons serve as great indicators of the well-being of a community. This housing analysis utilizes 2020 census data, where available, and 2015-2019 ACS 5-year estimates.

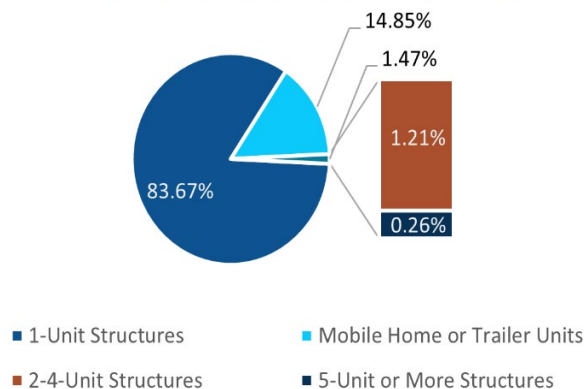
### Total Housing Stock

Housing stock is the most basic measure of housing that refers to the type of housing units found in a community. The American Community Survey breaks up housing units into four different categories: 1 Unit Structures (single-family homes), Units in 2-4 Unit Structures (e.g., duplex units), Units in 5 or More Unit Structures (e.g., apartment units), and Mobile Home or Trailer Units. **Table 4** shows the distribution of housing units for the township, surrounding townships, city, and County as estimated in the 2015-2019 ACS data.

	Hayes Township	City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
1-Unit Structures	3,239	1,005	1,040	654	1,497	322	18,656	3,527,814
2-4-Unit Structures	47	57	0	3	6	2	324	226,521
5-Unit or More Structures	10	231	0	2	0	17	723	598,376
Mobile Home or Trailer Units	575	34	265	232	227	123	3,684	243,487
<b>TOTAL</b>	<b>3,871</b>	<b>1,327</b>	<b>1,305</b>	<b>891</b>	<b>1,730</b>	<b>464</b>	<b>23,387</b>	<b>4,596,198</b>

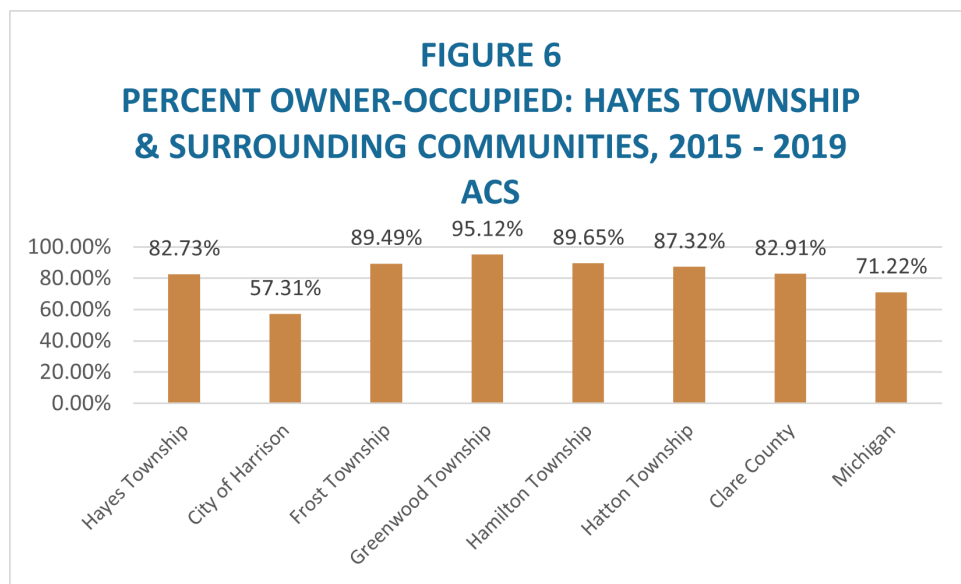
Hayes Township has a fairly high percentage of 1-Unit Structures (single-family homes) at 83.6%. The neighboring towns and townships follow a similar trend. Mobile Home or Trailer Units make up the other significant percentage of housing in the township at 14.8%. A couple of surrounding communities also have high percentages of Mobile Home or Trailer Units: Greenwood Township and Hatton Township.

**FIGURE 5  
DISTRIBUTION OF HOUSING UNITS:  
HAYES TOWNSHIP 2015-2019 ACS**



Multiple family housing units are scarcely found in the township, composing just about 1.5% of the total number of housing units. **Figure 5** illustrates the distribution of housing structure types for Hayes Township.

**Figure 6** compares the home ownership rates for Hayes Township with Clare County and the surrounding municipalities according to the 2015-2019 ACS 5-year estimates. As can be seen by the bar chart, Hayes Township has a high home ownership rate (82.7%) that is consistent with the four surrounding townships. The City of Harrison, at 57.3%, and Michigan, at 71.2% both have lower home ownership rates than Hayes Township.



This high home ownership rate could be an indicator of stability within Hayes Township's neighborhoods. It should be noted that the home ownership rate did drop significantly from the rate of 87.4% in 2000, as did most communities throughout the U.S. due to the mortgage crisis that started in 2008.

**Table 5** shows detailed ACS data concerning owner and renter occupancy as well as vacancy rates for 2020. Vacant housing units are further classified by the American Community Survey into two categories: Vacant Seasonal, and Vacant Other. Seasonally vacant units are those that are vacant during a period of time, but are occupied temporarily, typically during the summer months in Michigan. Other vacant units are those that are vacant throughout the year. Knowledge of Seasonally Vacant units can be helpful in determining whether a community fluctuates in population between different seasons of the year. Totals may not equal one another due to varied data sources.

**TABLE 5. HOUSING OCCUPANCY CHARACTERISTICS**  
**HAYES TOWNSHIP & SURROUNDING COMMUNITIES, 2020 CENSUS & 2015-2019 ACS**

	Hayes Township	City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
Occupied Housing (2020)	2,096	934	481	477	792	362	13,279	4,041,760
Owner-Occupied (2015-2019)	1,413	498	494	390	771	296	10,114	2,802,699
Renter-Occupied (2015-2019)	295	371	58	20	89	43	2,085	1,132,342
Vacant Housing (2020)	1,632	330	659	369	729	97	8,539	528,413
Vacant Seasonal (2015-2019)	1,947	429	696	467	831	107	9,999	289,020
Vacant Other (2015-2019)	216	29	57	14	39	18	1,189	372,137

**Table 5** shows that Hayes Township is a community with a significant amount of seasonally vacant housing.

This trend is also reflected in the neighboring townships. In total, only 56.2% of all housing units in Hayes

Township are occupied year-round, with the

other 43.8% being vacant. Of those vacant units

within Hayes Township, the American

Community survey estimates that approximately

90.0% are seasonally vacant, and 10.0% are

vacant year-round. This high percentage of

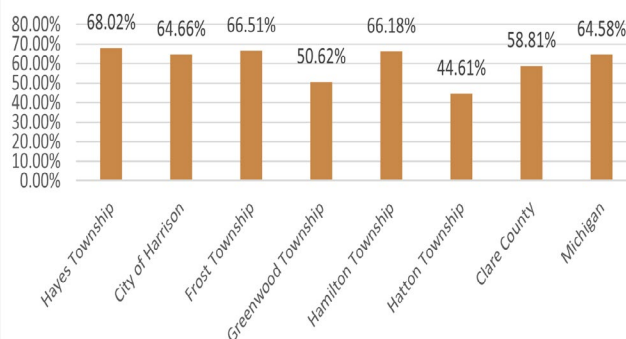
seasonally vacant units means that Hayes

Township's 2020 population of 4,642 people

increases significantly during the summer

months.

**FIGURE 7**  
**PERCENTAGE OF HOUSING BUILT 1980 OR**  
**EARLIER: HAYES TOWNSHIP & SURROUNDING**  
**COMMUNITIES, 2015 - 2019 ACS**



### Age of Structures

Analyzing the age of housing units is a way to measure the physical quality of the total housing stock of a

community. Generally, the economically useful age of a housing unit is approximately 50 years. Beyond that

age, repairs become expensive and the ability to modernize the structure to include amenities considered

standard by today's lifestyle is diminished. When a community's housing stock approaches that age, it is likely

that the need for rehabilitation and new construction will increase. There are exceptions to this rule,

however. Some of the older housing in a community might be very well built, and is desirable because of

historical or architectural value, while at the same time newer housing might not be that high quality. As

shown in **Figure 7**, Hayes Township has the highest percentage of housing structures built prior to

1980 among all the comparable units of government at 68.02%. This data indicates that the majority of Hayes Township's housing stock is over 50 years old and may be in need of rehabilitation or repairs due to age.

**Table 6** compares the age of structures for Hayes Township with the surrounding townships, City of Harrison, Clare County, and the State of Michigan. Hayes Township has a small number of houses built earlier than 1939. Most housing in the township was built between 1960 and 1979. The township has a significant amount of newer housing (built after 1980); however, the majority of the township's housing was built over 50 years ago, suggesting the likely need for rehabilitation and renovations.

<b>TABLE 6. AGE OF STRUCTURES</b> <b>HAYES TOWNSHIP &amp; SURROUNDING COMMUNITIES, 2015-2019 ACS</b>								
	Hayes Township	City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
Built 2014 or Later	28	0	0	8	0	0	89	59439
Built 2000 - 2013	411	214	106	147	168	77	3,255	508,392
Built 1980 - 1999	799	255	331	285	417	180	6,290	1,060,162
Built 1960 - 1979	1,939	376	463	323	755	111	8,589	1,253,860
Built 1940 - 1959	656	304	322	84	375	55	3,708	1,034,741
Built 1939 or Earlier	38	178	83	44	15	41	1456	679604
<b>Total</b>	<b>3,871</b>	<b>1,327</b>	<b>1,305</b>	<b>891</b>	<b>1,730</b>	<b>464</b>	<b>23,387</b>	<b>4,596,198</b>

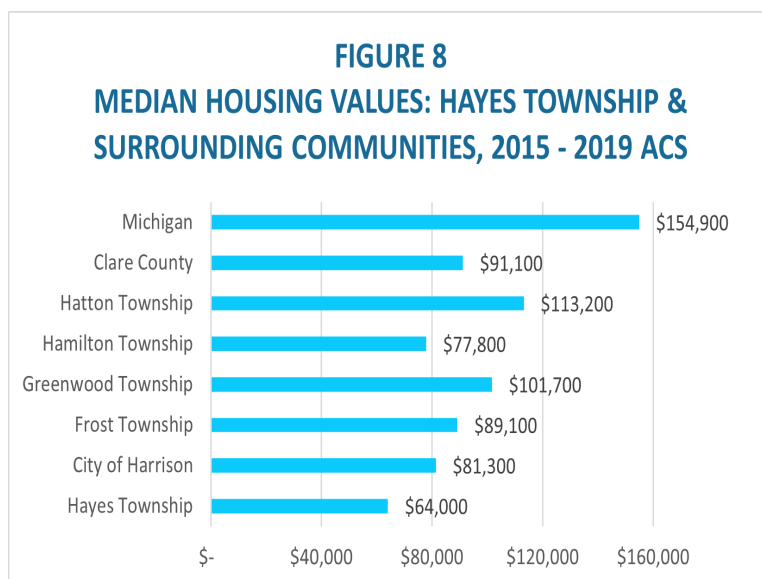
## Housing Values and Rent

Analyzing housing values and rent could be the best way to determine both the quality and affordability of housing. It is of crucial importance that a community maintains both quality as well as affordable housing. The average housing and rental values for Hayes Township, the City of Harrison, Clare County, the surrounding townships, and the State of Michigan over the period 2015-2019 are shown in **Table 7**.

In the case of housing unit values, slightly more than one-third of the housing units in Hayes Township (34.7%) are valued at less than \$50,000, while 40.7% are valued between \$50,000 and \$99,999. The rest of the township's housing units are split between those valued between \$100,000 and \$149,999 (10.1%), \$150,000 and \$199,999 (4.8%) and over \$200,000 (9.5%). The other surrounding townships, as well as Clare County, have similar distributions of housing values. The State of Michigan is the only unit of government that has the majority of its housing units valued higher than \$100,000. These values are significantly higher than the 1990 numbers reflected in the previous Master Plan, but remain similar to those identified in 2010.

TABLE 7. HOUSING VALUES								
HAYES TOWNSHIP & SURROUNDING COMMUNITIES, 2020 CENSUS & 2015-2019 ACS								
	Hayes Township	City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
<b>OCCUPIED HOUSING VALUE</b>								
Less than \$50,000	491	71	82	78	203	63	2,064	326,347
\$50,000 - \$99,999	575	252	180	114	313	76	3,374	508,868
\$100,000 - 149,999	143	72	82	60	114	57	1,878	510,142
\$150,000 - 199,999	69	71	62	85	47	48	1,236	477,897
\$200,000 or more	135	32	88	53	94	52	1,562	979,445
<b>Median Value</b>	<b>\$ 64,000</b>	<b>\$ 81,300</b>	<b>\$ 89,100</b>	<b>\$ 101,700</b>	<b>\$ 77,800</b>	<b>\$ 113,200</b>	<b>\$ 91,100</b>	<b>\$ 154,900</b>
<b>GROSS RENT (MONTHLY)</b>								
Less than \$500	69	202	5	2	40	3	561	127,548
\$500 - \$999	152	145	33	11	32	31	1,077	565,893
\$1,000 - \$1,499	13	8	9	4	3	3	158	286,194
\$1,500 - 1,999	0	5	0	0	3	0	13	63,971
\$2,000 or more	0	0	0	0	0	0	0	30,584
<b>Median Rent</b>	<b>\$ 622</b>	<b>\$ 459</b>	<b>\$ 745</b>	<b>\$ 870</b>	<b>\$ 448</b>	<b>\$ 664</b>	<b>\$ 647</b>	<b>\$ 871</b>

**Figure 8** compares the median housing value of Hayes Township with the surrounding communities, county, and state. Hayes Township has a very low median housing value of \$64,000, especially when compared to Frost (\$101,700) and Hatton (\$113,200) townships, and Michigan at \$154,900. Clare County and the other surrounding townships have moderately higher median housing values than Hayes Township. Hayes Township's low median housing value, coupled with its high percentage of older housing (see **Table 6**), points to the need for future planning policies that seek to improve the overall quality of neighborhoods and housing stock.





### 3.3 Economy

Economic characteristics comprise a major part of census data and survey estimates. Economic characteristics are important because they help determine a community's viability and ability to support future commercial, residential, and industrial growth as well as the ability to provide community services. This economic analysis utilizes 2015-2019 American Community Survey 5-year estimates.

#### Income and Poverty

Studying income and poverty levels is a good way to measure the relative economic health of a community. Two measures of income (median household and median family) are illustrated in **Table 8** for the township, surrounding townships, city, county, and state. Household income is a measure of the total incomes of the persons living in a single household. Family income is a measure of the total incomes of a family unit. Family income does not include non-family units, such as single persons living alone or unrelated persons in a household, and for this reason is usually higher than household income.

<b>TABLE 8. INCOME AND POVERTY</b> <b>HAYES TOWNSHIP &amp; SURROUNDING COMMUNITIES, 2015-2019 ACS</b>								
	Hayes Township	City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
Median Family Income	\$ 40,217	\$ 38,942	\$ 50,000	\$ 63,403	\$ 41,705	\$ 47,250	\$ 48,650	\$ 72,600
Median Household Income	\$ 33,041	\$ 28,264	\$ 36,395	\$ 51,500	\$ 38,208	\$ 40,489	\$ 39,565	\$ 57,144
% Below Poverty	27.5%	32.3%	21.9%	10.3%	24.9%	25.6%	22.7%	14.4%

**Table 8** shows the median family and median household income levels for the township and surrounding units of government for the period 2015-2019. Overall, the income levels for Hayes Township are low when compared to most of the surrounding communities and the county. In both income categories, the State of Michigan's levels are significantly higher than the other units of government.

**Table 8** also gives the percentages of families who were found to be below the poverty level. Of all the units of government compared in the table, Hayes Township ranks second highest for the percentage of persons below the poverty level at 27.5%, which is 11.7% higher than the 2007-2011 estimates. This value is also 4.8% higher than the county's percentage of 22.7%. Overall, the State of Michigan has a much lower poverty percentage at 14.4%. Hayes Township's relatively low income figures and high poverty figures

support the need for future planning policies that encourage economic growth, employment opportunities, and job skills.

### **Educational Attainment**

Educational attainment is another important factor in analyzing the skillset of the local work force and the economic vitality of the community. The educational attainment of the citizens of a community plays a major role in determining what types of industries are suitable or necessary. The U.S. Census Bureau reports on the percentage of citizens in a community who graduated from high school as well as those who went on after high school to complete degrees of higher education.

<b>TABLE 9. EDUCATIONAL ATTAINMENT (%)</b> <b>HAYES TOWNSHIP &amp; SURROUNDING COMMUNITIES, 2015-2019 ACS</b>								
	Hayes Township	City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
High School Graduate	80.3%	84.3%	85.6%	83.8%	85.2%	89.5%	84.5%	90.8%
Bachelor's Degree or Higher	7.4%	12.1%	13.2%	3.3%	6.6%	13.1%	12.6%	29.1%

**Table 9** illustrates the educational attainment levels for Hayes Township as well as the surrounding townships, city, county, and state over the period 2015-2019. The table shows that all of the communities have a similar high school attainment rate, while Frost Township has the highest attainment rate of a bachelor's degree or higher. Hayes Township's high school graduate percentage at 80.3% and bachelor's degree holder percentage at 7.4% are slightly lower than the surrounding four townships and Clare County. All of the local communities have significantly lower bachelor's degree attainment rates than the state as a whole.

### **Employment**

The U.S. Census Bureau presents employment data in terms of employment by industry. Employment by industry is a good way of analyzing what type of employment opportunities exist within the region for the township work force.

**Table 10** shows the Employment by Industry for Hayes Township, the surrounding townships, City of Harrison, Clare County, and state based on 2015-2019 ACS survey estimates. The most significant finding in the table is that all of the units of government are sufficiently diversified in terms of employment. Instead of having a high concentration in any one industry, all of the units of government have significant concentrations in three

to four different industries. In 2019, Hayes Township had five industries that employed more than 10% of all the township residents (aged 16 years or with full-time employment) including Manufacturing (15.68%), Educational services, Health Care, and Social Assistance (14.11%), Construction (13.89%), Retail Trade (13.10%), and Arts, Entertainment, Recreation and Accommodation and Food Services (10.64%).

**TABLE 10. EMPLOYMENT  
HAYES TOWNSHIP & SURROUNDING COMMUNITIES, 2015-2019 ACS**

	Hayes Township		City of Harrison	Frost Township	Greenwood Township	Hamilton Township	Hatton Township	Clare County	Michigan
	#	%							
Agriculture, forestry, fishing and hunting, and mining	16	1.79%	13	0	78	15	13	318	36,733
Construction	124	13.89%	24	39	16	34	23	706	176,929
Manufacturing	140	15.68%	42	28	30	61	32	1,436	747,820
Wholesale Trade	15	1.68%	6	3	21	14	1	144	89,918
Retail Trade	117	13.10%	82	25	53	26	26	884	277,953
Transportation and warehousing, and utilities	66	7.39%	5	20	9	27	28	366	155,491
Information	19	2.13%	7	0	0	8	0	82	44,150
Finance and insurance, and real estate and rental and leasing	32	3.58%	14	15	5	4	10	222	200,457
Professional, scientific, and management, and administrative and waste management services	84	9.41%	5	6	8	44	21	369	309,318
Educational services, and health care and social assistance	126	14.11%	68	15	56	30	31	1,270	673,629
Arts, entertainment, and recreation, and accommodation and food services	95	10.64%	53	18	7	46	23	552	178,131
Other services, except public administration	31	3.47%	14	9	10	71	17	376	122,626
Public administration	28	3.14%	19	19	22	11	6	303	131,208

## State Equalized Values

State Equalized Values (SEV) provide an important indicator of a community's wealth. By law, the SEV which constitutes a community's tax base is equal to one-half of the true market value of real property and certain taxable personal properties. Hayes Township's state equalized values for the years 2017 through 2020 are shown in **Table 11**. Hayes Township's SEV has risen in recent years, as has the Taxable Value (TV) which is a reflection of the portion of the SEV at which property taxes can be assessed. The township's 2020 SEV is \$126,943,100, which represents an increase of about 7.5% since 2017. Over the same time period, the TV increased by about 8.5% from \$106,653,476 to \$115,736,240.

**TABLE 11. STATE EQUALIZED VALUES & TAXABLE VALUES  
HAYES TOWNSHIP, 2017 - 2020**

	2017	2018	2019	2020
State Equalized Value (SEV)	118,130,150	121,854,500	126,694,400	126,943,100
Taxable Value (TV)	106,653,476	109,602,464	113,852,945	115,736,240

## 4.0 NATURAL RESOURCES ASSESSMENT

The natural environment plays a major role in land development. The natural environment can significantly impact development, such as a steep slope or wetland prohibiting the construction of any structure.

Conversely, the natural environment can be affected by land development. An example would be the increased erosion potential caused by clearing vegetation. Thus, when preparing a Future Land Use Plan, it is important to examine the natural environment in order to determine where development is best suited, and where it should be discouraged.

In any environmentally sensitive area within a community, development should be prevented.

Environmentally sensitive areas are lands whose destruction or disturbance will affect the life of a community by either:

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

Each of these effects is detrimental to the general welfare of a community, resulting in social and economic loss.

The purpose of this section is twofold. First, the goal is to identify areas in the township that are most suited for development. The focus is on areas that will minimize development costs and provide amenities without adversely impacting the existing natural systems. The second goal is to identify land that should be conserved in its natural state and is most suitable for conservation, open space, or recreation purposes. Climate, geology, topography, woodlands, wetlands, soil conditions, and water resources are among the most important natural features impacting land use in Hayes Township. Descriptions of these features follow.

## 4.1 Climate

The climate of Clare County is seasonal, as the region experiences considerable changes in temperatures and precipitation throughout the year. The temperature range in January for Clare County is from 10 to 28 degrees Fahrenheit, and in July from 56 to 82 degrees Fahrenheit. The average number of days below zero degrees Fahrenheit is 17, while the average number of days above 90 degrees Fahrenheit is 10. The average growing season in Clare County lasts 126 days. In terms of annual precipitation, Clare County averages 31 inches of rainfall and 52 inches of snowfall per year.

## 4.2 Geology

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

The quaternary geology of the township developed 10,000 to 12,000 years ago through continental glacial activity. As the glaciers melted and retreated from the landscape, large amounts of sand, gravel, clay, and loam were deposited. Massive glacial lakes formed at the front of the retreating glaciers. Clare County was among those submerged in glacial water.

The melting glacial water was laden with fine soil particles, which eventually created clay and loam soils. The glacial melt water streams also deposited fine sands into the shallow glacial lakes. The sand channels are several miles wide in places, but the sand in them is generally only five to ten feet thick.

The sand deposits were further altered by wave action from these glacial "Great Lakes," creating small sand dunes and low beaches across the landscape as the water levels declined and the lakes retreated to their current area of coverage.

The sub-surface geology of Hayes Township is sedimentary bedrock that was laid down during the Pennsylvanian ages of the Paleozoic Era. Bedrock is covered by glacial deposits and, generally, depending upon the thickness of the glacial deposits, are located at depths from 40 to 300 feet below

the surface. The bedrock was formed from ancient seas, which covered the area some 250 to 600 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, coal, and limestone bedrock.

### **4.3 Topography**

Hayes Township is a community with significant topographical changes, resulting in a landscape of many hills and small valleys. Elevations within the township range from lows of around 980 to around 1,340 feet above sea level, for a difference of more than 350 feet. The lowest elevations in the township are found in the southeast corner, in the vicinity of Jose Creek and Mostetler Creek. The riverbeds of both of these creeks are deep, forming steep slopes in this area. The highest elevations of more than 1,300 feet above sea level are found in the west central portion of the township. The area along M-61 between Coolidge Ave. and Harrison Ave. features points greater than 1,340 feet. Because of the significant elevation changes and steep slopes in the township, some constraints to land development may be found. Proper procedures for reducing soil erosion and containing water runoff should be utilized when developing in steep slope areas.

### **4.4 Woodlands**

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

As shown by the **Environmental Resources Map**, Hayes Township has a vast number of woodlands. Nearly three quarters of the township is covered by woodlands. Most of the woodlands in Hayes Township consist of upland forests. Smaller concentrations of lowland forests are found in the township, typically along creeks or water bodies.

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

## **4.5 Wetlands**

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

Hayes Township has a small amount of wetland areas. As shown on the **Environmental Resources Map**, these wetlands are primarily concentrated within the heavily wooded areas throughout the township. In total, wetlands comprise only a small portion of the township. The township should work to conserve these wetland areas because of their great value to the community.

## 4.6 Soil Associations

Soil characteristics help define the land's capacity to support certain types of land uses. Soils most suitable for development purposes are well-drained and are not subject to a high water table. Adequate drainage is important for minimizing storm water impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems. A high water table also limits the construction of basements. Though civil engineering techniques can be employed to improve drainage and maintain adequate separation from the water table, such techniques are expensive to construct and maintain.

According to the General Soils Map of Clare County provided by the Soils Conservation Service, there are eight soil associations within the county. Of those eight soil associations, five are found in Hayes Township. The general locations of these associations are shown on the **Soil Conditions Map**. The map is not designed for site specific applications. Rather, it can be used to compare land suitability for large areas.

Each soil association is composed of several soil series. Each series making up one association may occur in another, but in a different pattern and/or combination. A description of the five soil associations within Hayes Township follows:

### Graycalm-Montcalm Association

This soil association is composed of nearly level to steep, somewhat excessively drained and well drained soils that have sandy and loamy subsoil. Predominantly located in the western and central portions of the township, this association composes the highest percentage of the township at approximately 45%. The soils of this association commonly support woodlands, but may be cultivated or pastured. Susceptibility to soil blowing and erosion and droughtiness are the major problems for urban development.

### Grayling Association

This soil association is composed of nearly level to steep, excessively drained soils that have sandy subsoil. Small land areas containing soils of this association are found in the northwest and southeast corners of the township, comprising approximately 5% of the township. Because of extreme droughtiness, the soils pose poor



potential for farming and grazing. Woodland is generally the best use for soils in this association because of the deep rooting capacity of the trees. The potential for urban development is good in the flatter areas and fair to poor in the hilly to steep areas. This soil association is a good source of sand.

### **Lupton-Markey Association**

Found in the creek and lakebeds in the southeastern portion of the township, this association is comprised of nearly level and very poorly drained soils with mucky subsoil. In total, the association covers approximately 10% of the township. This association is used mainly for woodland, but some areas are in marsh grass or are covered with brush. Excessive wetness and instability are the major problems for most uses. Also, the soils are commonly flooded for long periods. Most areas are undrained because drainage outlets are very difficult to locate.

### **Menominee-Iosco-Kawkawlin Association**

A very small portion of this soil association is found in the northwestern corner of the township. In total, the association comprises less than 5% of the township. Soils in this association are nearly level to gently rolling with well drained to somewhat poorly drained soils that have sandy and loamy subsoil. Common land uses found on the soils of this association include grazing lands and woodlands, with some areas of cultivation. Excessive wetness, susceptibility to soil blowing, and a high content of clay are the major problems for most uses.

### **Montcalm-Menominee-Nester Association**

This soil association can be found predominantly in the eastern half of the township, surrounding many of the lakes. These soils, which are nearly level to rolling and well or moderately well drained with sandy and loamy subsoil, compose approximately 35% of the township. This soil association has good potential for farming and grazing and woodlands habitat areas. The potential for building site development is good in the flatter areas where this soil association is found.

## 5.0 EXISTING LAND USE ANALYSIS

The rational application of the planning process for the Future Land Use Plan is possible only when there is a clear understanding of existing conditions and relationships between land uses. Knowledge of existing land development furnishes the basic information by which decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities. The **Existing Land Use Map** and **Table 12**, included in this section of the report, will serve as a ready reference for the township in its consideration for land use management and public improvement proposals.

### 5.1 Survey Methodology

A detailed existing land use inventory was originally conducted as part of the 2001 Master Plan, which was updated for the 2014 Master Plan Update. In September 2022, the existing land use information was again updated based on a review of aerial photography and other available data sources. This updated information was then reviewed by the township for accuracy.

TABLE 12. EXISTING LAND USE ACREAGE HAYES TOWNSHIP, 2022		
	Acres	%
Agriculture	341.6	1.7%
Single-Family Residential	2,737.7	13.3%
Residential Subdivision	2,073.2	10.1%
Commercial	272.9	1.3%
Industrial	369.8	1.8%
Public/Semi-Public	419.7	2.0%
State Land	785.8	3.8%
Vacant/Undeveloped	13,174.6	63.9%
Water	429.2	2.1%
TOTAL	20,604.5	100.0%

The existing land use analysis describes the current land uses found within the township. The overall land use pattern in the township can be characterized as rural. Although concentrations of residential land uses are found in the township, the majority of the township consists of vacant forested lands. The largest land use in the township is vacant and right-of-way, accounting for 64% of the township. The second largest land use category is single-family residential at 23%. Each land use category in the township is described below.

### **Single-Family Residential (including Residential Subdivision)**

This land use category includes land occupied by single-family dwelling units, seasonal dwellings, manufactured homes outside of designated mobile home parks, and their related accessory buildings such as garages. The residential subdivision category shown on the **Existing Land Use Map** is considered the same as single-family residential.

Single-family residential land accounts for about 4,811 acres, or 23.4% of the township. The highest concentrations of residential land uses are found in the northern portion of the township along BR 127 and in areas surrounding the many lakes found throughout the township.

The single-family residential areas in the northern portion of the township are generally composed of small-sized homes and cottages on small lots. Most of the roads within these subdivisions are dirt or loose gravel. Heavily wooded and forested areas are commonly found within these residential neighborhoods, giving them a very secluded and natural environment.

The residential neighborhoods surrounding the lakes in the township are quite unique, composed of small to medium size cottages on small lots as well as new, luxury homes on large lots. These neighborhoods are also heavily wooded, making them desirable places to live because of the natural environment. Most of the lakes in the township are completely surrounded by homes and cottages. The major lakes are Arnold Lake, Cranberry Lake, Little Long Lake, Sutherland Lake and Deer Lake.

The rest of the single-family homes are scattered throughout the township. The majority of these homes are found on large lots.

### Agriculture

Land that is being utilized for agricultural purposes (*e.g.*, crop production, grazing) and other related activities and accessory buildings (*e.g.*, barns and elevators) is included in the agricultural category.

Only a few parcels in the township are currently being utilized for agricultural purposes. These parcels are mostly devoted to field crops or livestock grazing. In total, agricultural land comprises 342 acres or just 1.7% of the township.

### Commercial

This land use category includes land that is predominantly occupied by retail sales or service establishments. Offices such as financial institutions, professional offices, and clinics are also included in this category. Commercial land use accounts for 273 acres, or 1.3% of the township. Most of the commercial establishments in the township are found along the BR 127 corridor in the northern portion of the township and at the M-61 and US-127 Interchange.

Commercial establishments on BR 127 in the northern portion of the township include fast food restaurants, small convenience stores, and service stations. The commercial concentration at the M-61/US-127 Interchange features fast food establishments, service stations, and a golf driving range.

### Industrial

This land use category is comprised of land occupied by manufacturing industries, processing facilities, warehouses, and non-manufacturing uses that are primarily industrial in nature. Lands so classified may include areas with or without buildings where raw or semi-finished materials are fabricated or those using or storing raw materials for primary production or extractive operations such as mining sites.

Numerous industrial establishments are currently found in the township, accounting for 370 acres or 1.8% of the township. The largest industrial parcel is the Waste Management Landfill, located in the

southern portion of the township on County Farm Road. Other major industrial establishments in the township include Fox Wrecker Service off of Grant Road, Al's Mini Storage, and Billsby Lumber. Other smaller industrial establishments are concentrated along BR 127 near the Clare County Airport. One industrial park is located within the township adjacent to the airport on Industrial Parkway.

### **Public / Semi-Public**

Public uses are land and facilities that are publicly operated and available for use by the public. Examples include schools, government buildings, parks, sewer and water utilities, correctional facilities, hospitals, airports, and marinas. Semi-public uses are land and facilities which may be privately owned or operated but used by the public or a limited number of persons. Examples include churches, cemeteries, private clubs, and power line rights-of-way.

Public and semi-public uses comprise 420 acres or 2.0% of the township. Some of the public and semi-public uses are described below:

- Schools - There are no school facilities located within the township limits. A description of the schools serving the township residents is included in Section 6.3.
- Churches - Eight churches are currently located in Hayes Township. These are Church of Christ, Church of Jesus Christ of Latter-day Saints, Community Baptist Church, First Baptist Church, Hope Baptist Church, Harrison Church of God, Gathering Methodist Church and Community of Christ.
- Recreational Uses - Many recreational uses such as parks and campground areas are found in the township. A more detailed description of recreational facilities is included in Section 6.4.
- Other Uses - Other uses that fall into this category include the Clare County Airport, Clare County Animal Shelter, Civic Center/Township Hall and Sports Complex, private clubs, and cemeteries.

### **State Land**

Lands that are owned and operated by the State of Michigan for purposes such as conservation or research are included in this category. The State of Michigan owns a total of 786 acres accounting for 3.8% of the land in Hayes Township. All of these parcels are part of the heavily wooded Chippewa River State Forest.

**Water**

Numerous small to mid-sized lakes are included in this category, which in total comprises at least 429 acres or 2.1% of the township.

**Vacant / Undeveloped**

Vacant/Undeveloped lands include undeveloped forest land, wetlands, and barren lands. Also included in this category are road and railroad rights-of-way. In total, land in the vacant and right-of-way category comprises 13,175 acres or 63.9% of the township. It is important to note that much of the vacant land in the township is environmentally significant because of heavily wooded or wetland areas. Vacant lands can be found throughout the township and are not concentrated in any one area.

## 6.0 PUBLIC SERVICES AND FACILITIES ASSESSMENT

The public services and facilities assessment serves as a way to identify the existing infrastructural and municipal systems that provide for the residents of Hayes Township. This assessment analyzes the existing water and sanitary systems, emergency systems, physical public structures, and recreation facilities. It is important to know what facilities exist and in what condition for future needs planning and asset management.

### 6.1 Water and Sanitary Sewer Systems

Hayes Township currently has no municipal water or sewer systems. Both services are provided through private wells and septic fields. However, three parcels in the township, a former youth camp (Camp Oak Hills), the former site of the Carriage House Inn, and a residence, are connected to the City of Harrison's sewer system. One of the goals of this plan (see Section 8.7) is for the Township to extend public water and sewer systems into the BR-127 corridor. To aid in this effort, the Township should seek funding support through Federal and State programs such as the USDA Rural Development program.

### 6.2 Police, Fire, and Emergency Medical Services

Police protection is provided by the Clare County Sheriff's Department, as well as the Michigan State Police. The City of Harrison Fire Department provides fire services to the township through a contractual agreement between the two municipalities.

There are no hospitals located within the township limits. The nearest area hospital is the Mid-Michigan Medical Center, located in Clare. A Mid-Michigan Medical Center office is located in the township on BR 127 south of Harrison, which also includes the Community Mental Health for Central Michigan complex.

### 6.3 Schools

Although no schools are located in the township, many educational facilities are located nearby which serve the residents of Hayes Township. All of Hayes Township is located within the Harrison Community Schools

public school district. The Common Core of Data (CCD) provides information on public schools and school districts in the United States for the 2020-2021 school year. According to the CCD, the Harrison Community School district has a total enrollment of 1,270 students with a Pupil to Teacher ratio of 18.43 to 1. The following schools combine to make up the school district:

<b>TABLE 13. SCHOOL DISTRICT HAYES TOWNSHIP, 2020-2021</b>		
	<b>Students (#)</b>	<b>Pupil:Teacher Ratio</b>
Harrison Alternative Education	24	13.33:1
Harrison Community High School	354	19.14:1
Harrison Middle School	318	19.27:1
Robert M. Larson Elementary School	281	20.07:1

Several colleges are located within a convenient driving distance of Hayes Township. These colleges include:

<b>TABLE 14. REGIONAL HIGHER EDUCATION HAYES TOWNSHIP</b>	
	<b>Location</b>
Central Michigan University	Mt. Pleasant
Kirtland College	Roscommon
Mid Michigan College	Harrison & Mt. Pleasant
Northwestern Michigan College	Traverse City
Alpena Community College	Alpena
Davenport University	Midland
Delta College	Midland
Northwood Institute	Midland
Baker College	Cadillac

## 6.4 Recreation

Several major recreation facilities are located within Hayes Township and the City of Harrison. Descriptions of these facilities are included below. There are additional neighborhood parks surrounding some of the lakes in the township.

### **Civic Center, Township Hall, and Sports Complex**

The Civic Center and Township Hall building is located on Townline Lake Road, just east of BR 127. The Civic Center features walking and an exercise room (by membership only). A banquet room and commercial



kitchen are available for rent. The Hayes Township Sports Complex is located on the same property. The Sports Complex includes soccer fields, tennis courts, basketball courts, bathrooms, and a walking trail.

### **Hidden Hill Family Campground**

This campsite is located near the U.S. 127 and M-61 interchange. The campground features 56 sites with electricity, and also includes a playground area, pavilion, restrooms, and showers.

### **Harrison RV Family Campground**

The Harrison RV Family Campground is a campground located north of Harrison near BR 127 and Hampton Road.

### **Wilson State Park (City of Harrison)**

This state park is located in the City of Harrison and is comprised of 36 acres of woodlands, has 160 campsites, two playgrounds, a beach, a picnic area, and fishing areas.

### **Clare County Fairgrounds (City of Harrison)**

The Clare County Fairgrounds is located in the City of Harrison near Wilson State Park. The fairgrounds are home to the annual Clare County Fair and Logan's Run, in addition to many other shows and events.

### **Saxton Park (City of Harrison)**

Saxton Park is located alongside Budd Lake in the City of Harrison. The park features a large public dock facility for fishing on Budd Lake.

### **Harrison City Park (City of Harrison)**

This Park, located in the City of Harrison, features basketball, horseshoe and tennis courts, ball diamonds, pavilions, and a playground area.

### **Splash Pad (City of Harrison)**

The recently constructed Splash Pad is located on city property at the southwest corner of M-61 and 2<sup>nd</sup> Street.

### **Farmers' Market & Business Incubator (City of Harrison)**

The City of Harrison operates a farmers' market and business incubator facility, located at 122 North 2<sup>nd</sup> Street, adjacent to the public library.

### **Phelps Nature Trail (City of Harrison)**

Officially completed in May 2022, the Phelps Nature Trail is located in the City of Harrison, which runs from the south side of Harrison City Park behind the middle and high schools and connects to Safe Routes to School paths which were completed in 2017. The trail offers 1.6 miles of pathways and also includes an exercise kiosk, as well as a bicycle repair station.

### **Public Boat Launches**

There are several public boat launches located within Hayes Township providing access to several lakes including Arnold Lake, Budd Lake, Little Long Lake, and Cranberry Lake.

## 7.0 TRANSPORTATION ANALYSIS

### 7.1 Transportation Network

Hayes Township is well served through a network of state and county roads and highways.

U.S. Highway 127, a controlled access freeway, runs through the township providing convenient access to the cities of Mount Pleasant, Midland, and Lansing. The highway also provides convenient access to the larger urban centers of Michigan as well as the entire Midwest. Many large cities are within one-half day driving distance from the township, including:

TABLE 15. REGIONAL PROXIMITY HAYES TOWNSHIP	
	Miles
Grand Rapids	120
Detroit	175
Toronto	270
Chicago	300
Cleveland	320
Indianapolis	350

Two state highways, M-61 and BR 127, run through the township. M-61 runs east/west through the township connecting Hayes with the communities of Cadillac to the west, and Gladwin and Standish to the east. Other main highways in the region include U.S. 10 and M-115.

The rest of the roads in the township are either classified as County Primary Roads or local roads (see **Transportation Network Map**). The county primary roads provide access mainly to different parts of the township and to the adjoining communities. Local roads connect homes and residents to the main roads in the township.

Public transportation is available to Hayes Township residents through the Clare County Transit Authority. Airline travel is provided through two airports. The Clare County Airport is located in Hayes Township and features a 3,200 feet lighted asphalt runway. (A copy of the approach plan for the Clare County Airport is included in the **Appendix**.) The nearest commercial airport is MBS (Midland, Bay City, Saginaw) International Airport in Freeland.

## 7.2 Traffic Volumes

The **Transportation Volume Map** shows the traffic volumes for the U.S. and State Highways, and County Primary roads in the township. Traffic volumes are measured in terms of the average number of vehicles that travel on the roads per day. Knowing traffic volume is important for identifying the corridors that generate the highest traffic and visibility, and which have a greater potential for supporting more intensive land uses. Traffic volume count is also used for determining the need for road improvement and expansion. The map shows that the highest traffic volumes in the township are found on the U.S. 127 freeway and on M-61 south of Harrison. Other roads with high traffic volumes include M-61 in the southeast corner of the township, and BR 127 north of Harrison.

## 8.0 COMMUNITY GOALS AND OBJECTIVES

Before a community can actively plan for its future growth and development, it must first establish a vision for its future in the form of a set of goals and objectives. Goals and objectives define the boundaries of the community's needs and aspirations. They must reflect the type of community desired by its citizens, given realistic economic and social limitations.

The following is a recommended set of community goals (the ultimate desire of the community, or the intent of the Master Plan) and objectives (the means of attaining goals). These goals and objectives are based upon the Background Information Analysis, as presented in Section 3.0 through Section 7.0, and upon the results of a citizen survey, which was conducted in the December 2021.

### 8.1 Summary of Citizen Survey Results

A citizen survey was administered online throughout December 2021 to gauge the interests, values, needs, and priorities for the Hayes Township Master Plan Update. Hard copy surveys also were made available upon request. In total, there were 116 survey respondents, 100 of which were Hayes Township residents, representing approximately 2% of the total township population according to the 2016-2020 American Community Survey 5-Year Estimates.

Respondents indicated that access or proximity to natural resources (73%), and rural or small-town character (72%) are the township's most positive aspects. Respondents also indicated that limited or no congestion (51%), access or proximity to recreation options (48%), and friendly people or atmosphere (38%) were also positive elements in the township. Comparatively, respondents identified the following aspects as the township's least favorable aspects: blighted or deteriorating homes/neighborhoods (73%), lack of dining options (52%), and lack of shopping, retail, and service options (40%). Collectively, respondents identified the need for enhanced public services, improved road conditions, crime eradication, blight elimination, increased entertainment/dining/service options, and the desire to remain a rural, small-town community. The survey results also point to a desire for additional single-family and senior housing options to be developed in the future. A more detailed summary of the survey results is included in the **Appendix**.

## 8.2 Community-Wide Goals

Capitalize on the township's abundant resources (*i.e.*, natural resources, easy access, recreation facilities, and central location) for the purpose of creating an attractive community that meets the physical, social, and economic needs of its residents and businesses in an environmentally sensitive manner.

1. Attract and manage new growth in a manner that will retain the rural character of the community.
2. Preserve and promote the rights of individual property owners, while limiting negative impacts to neighboring property owners and maintaining the aesthetic character of the community.
3. Relate land use primarily to the natural characteristics of the land and the long-term needs of the community and environmental preservation, rather than to short-term economic gain.
4. Encourage intergovernmental cooperation between Hayes Township, the City of Harrison, Clare County, surrounding communities, and the State of Michigan in the provision of area-wide facilities.
5. Alleviate blight to present a better image of the township.

## 8.3 Residential Goal and Objectives

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

### Objectives

1. Encourage the improvement and beautification of existing residences and the removal of unsafe or unsanitary housing through:
  - Increased code enforcement, contracting with Clare County, with financial support through

- the ordinance enforcement millage proposal approved in November 2021
  - Working with groups such as Habitat for Humanity to replace unsanitary conditions
  - Applying for state and county rehabilitation funds
  - Cooperating with other regulatory agencies, such as the Health Department, to identify and remove/repair unsafe housing
  - Cooperating with local realtors in identifying substandard housing to prevent their resale
2. Direct new residential development to areas designated as Single Family Residential or Senior & Specialty Residential on the Future Land Use Map. Ensure that new residential development is adequately serviced by public infrastructure and services.
  3. Encourage rehabilitation, renovation, and reuse of existing structures to meet the diverse housing needs of the growing senior population.
  4. Encourage senior housing and residential care facilities to support the needs of the township's aging population and allow citizens to "age in place" within the township. Ensure that such development is adequately serviced by public infrastructure and services.

## **8.4 Commercial Goal and Objectives**

**Goal: Provide for a selected range of commercial facilities to serve the needs of the local population and tourists.**

### **Objectives**

1. Encourage the redevelopment and beautification of existing commercial uses and development of appropriate new commercial uses by:
  - Establishing high standards for new construction of commercial development
  - Establishing high standards for any redevelopment or additions to new constructions
  - Establishing a Township Center as shown on the Future Land Use Plan that allows for mixed recreation, commercial, office and higher-density residential uses designed with a consistent theme

2. Encourage the development of small commercial establishments in strategic locations along BR-127, with consideration of other sites based on the pace, location, and needs of future development.
3. Address commercial development along roads which contain one or more individual driveway(s) and parking lots located within the front of the lot by:
  - Requiring traffic management techniques through site plan review such as parallel access roads
  - Require increased landscaping along street rights-of-way and in parking lots to soften their appearance

## **8.5 Industrial Goal and Objectives**

**Goal: Encourage a variety of light industrial developments with attractive sites to strengthen the tax base and to provide employment opportunities for area residents.**

### **Objectives**

1. Work in cooperation with the Harrison Area Economic Development Corporation to encourage the development of new industries that are economically associated with the existing industrial base in the region.
2. Locate industrial areas adjacent to BR-127 and near the City of Harrison, that are easily accessible from the existing transportation network, and are not subject to encroachment by incompatible uses.

## **8.6 Transportation Goal and Objectives**

**Goal: Develop and maintain a network of roads that meets the needs of all Township residents, businesses, and tourists in a safe and convenient manner.**



### **Objectives**

1. Cooperate with the Michigan Department of Transportation and the Clare County Road Commission in the planning of potential non-motorized transportation plans and development of complete street policies.
2. Seek funding from the Michigan Department of Transportation to implement motorized and non-motorized transportation improvements within Hayes Township.
3. Develop and implement a plan for the improvements of unpaved roads through a public participation process.

## **8.7 Infrastructure Goal and Objectives**

**Goal: Meet the infrastructure needs of residents and businesses in a cost-effective manner.**

### **Objectives**

1. Plan cooperatively with the City of Harrison for public water and sewer expansion into Hayes Township and/or explore the construction of a Township owned and operated water and sewer system along BR-127.
2. Establish standards for future land use classifications and zoning districts based on the capacity of the infrastructure to serve the uses.
3. Require as part of rezoning and site plan review that proposed land uses and developments demonstrate they have the necessary infrastructure to meet the proposed use.
4. Work cooperatively with Clare County to provide and improve wireless and broadband services within Hayes Township.
5. Partner with Clare County to undertake actions and improvements which mitigate the impacts of local hazards in line with the Clare County Hazard Mitigation Plan.

## 8.8 Park and Recreation Goal and Objectives

**Goal: Preserve the natural resources of Hayes Township and provide for the recreation needs of all township residents and tourists.**

### Objectives

1. Encourage public participation and utilize professional expertise in development and maintenance of a Five-Year Parks and Recreation Plan.
2. Cooperate with the State of Michigan and adjoining communities in the development of recreation facilities.
3. Develop a township-wide network of non-motorized trails to connect major recreation facilities in the township with the residential neighborhoods and expand resident access.

## 8.9 Natural Environment Goal and Objectives

**Goal: Preserve and enhance the natural and environmental resources of the township for all current and future township residents and tourists.**

### Objectives

1. Use the future land use map and zoning districts to direct new growth away from environmentally sensitive areas such as woodlands, wetlands, steep slopes, and areas subject to flooding.
2. Adopt zoning ordinance provisions that protect land-based natural resources while preserving the quality of air and water.
3. Use the future land use map and zoning districts to protect the lakes by managing the development around the lakes and adopt zoning ordinance requirements to ensure that permitted development occurs in an environmentally sensitive manner.

## 9.0 FUTURE LAND USE PLAN

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

### 9.1 What is a Future Land Use Plan?

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

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

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

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

Lastly, a Future Land Use Plan is a statement of policy and a guide covering such community desires as quantity, character, location, and rate of growth and indicating how these desires are to be

achieved. It is important to understand that the Plan has no legal authority, unlike legal documents such as a zoning ordinance or subdivision regulations. The Plan serves as a guide in the formulation of these legal documents. Government bodies and officials such as the Township Board, Planning Commission, and Zoning Administrator should use the Plan as a guide in their day-to-day decision making processes.

## **9.2 Basis for the Plan**

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

In the preceding chapters of this Master Plan, many elements of Hayes Township were analyzed including demographic data, environmental features, existing development patterns, infrastructure coverage, existing transportation network, and community goals and objectives. These elements, in addition to an understanding of regional conditions and market trends, combine to form the basis for the Future Land Use Plan.

### 9.3 Plan Recommendations

The **Planning Opportunities Map** identifies particular areas of growth and generally corresponds to the boundaries delineated in the **Future Land Use Map**. The Planning Opportunities Map identifies areas for preservation, growth, and land use change within the township. The map identifies three major areas for cottage-style residential preservation in the eastern portion of the township: near Arnold and Cranberry Lakes; Little Long Lake, Sutherland Lake, and Deer Lake; and near Townline Lake along the border of Hayes Township and Hamilton Township. The map outlines opportunities for residential, commercial, and industrial growth along BR-127, primarily north of the City of Harrison. There are regions identified for senior and specialty housing growth south of the City of Harrison, along BR-127, and an area for mixed-use, Township Center growth along BR-127 just north of the City of Harrison. Much of the remaining land has been identified for rural preservation.

Nine land use classifications are proposed for Hayes Township. The various future land uses are portrayed in the **Future Land Use Map** and the total acreages for each category are shown in **Table 16**. A description of each Future Land Use category is presented below.

<b>TABLE 16. FUTURE LAND USE ACREAGE HAYES TOWNSHIP, 2021</b>		
	<b>Acre</b>	<b>%</b>
Agricultural/Rural Residential	14,463	74.3%
Single-Family Residential	2,904	14.9%
Senior & Specialty Residential	135	0.7%
Mobile Home Park	78	0.4%
Township Center	91	0.5%
Commercial	456	2.3%
Industrial	373	1.9%
Public (County Airport)	167	0.9%
State-Owned Land	786	4.0%
<b>TOTAL</b>	<b>19,453</b>	<b>100.0%</b>

\*Does not include Right-Of-Way or Water acreage

### **Agricultural/Rural Residential**

In keeping with the community-wide goal of "capitalizing on the township's abundant natural resources" and "retaining the rural character of the community," the Future Land Use Plan designates the highest percentage (74.3%) of the township as Rural Residential / Agricultural. The majority of the lands in the eastern half and western edge of the township have been placed into this category because these areas are predominantly rural and rustic in character, and contain a high percentage of woodlands and wetlands. The Rural Residential / Agricultural category is intended to accomplish a number of goals:

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

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

Low-density single-family homes compatible with the rural character of the township are welcome in this district. Minimum lot sizes should be ten or more acres per housing unit.

### **Single-Family Residential**

The single-family residential classification is intended to accomplish two major goals: enhance the existing single-family residences in the township, and provide locations for new single-family development. Lands for new single-family development are still needed in the township to a limited extent although trends over the past ten years indicate that the future need for housing may be shifting toward alternative styles of housing, such as senior housing and attached residential (two-family, townhouses, etc.).

The single-family land use classification is primarily concentrated in the areas of the township north and south of the City of Harrison, and west of U.S. 127. Much of this land use category is made up of existing single-family parcels.

Other smaller concentrations of the single-family land use category are found scattered throughout the township, particularly surrounding the township's lakes. These concentrations are composed of existing single-family homes. Keeping single-family residential development within these designated areas will promote orderly growth, as opposed to "leap-frog development," and will result in a cost effective expansion of township services.

The single-family residential classification, about 15% of the township, is intended to provide areas for suburban-style, single-family residential development and related uses such as golf courses, athletic fields, churches, and day-care facilities. It is recommended that the district maintain a density of 2 to 4 units per acre for lots with access to water and sewer (either through extension of city utilities or through infrastructure provided by a development) and 1 to 2 units per acre for lots with no public utilities. New single-family developments, which are needed to accommodate the township's growing population, should conform to the township's rural nature and be compatible with existing neighborhoods.

### **Senior & Specialty Residential**

The Senior & Specialty residential classification is intended to provide opportunities for affordable housing and alternatives to traditional single-family homes, specifically focusing on opportunities for senior residents and aging populations. Duplexes, townhouses, condominiums, and apartments are envisioned for this district in the future, in addition to one-story single-family homes and senior living facilities.

Hayes Township currently has no multiple family uses. Therefore, a concentration of land is proposed for multi-family options for senior and other specialty uses in the Future Land Use Plan. This concentration is located south of the Harrison City limits along BR-127. This new residential area is intended to provide housing for the following population groups:

- The elderly. The township's population is aging, as 18.1% of the township's population was over 65 years in 2010 and over 21% of the township's population is 65 years or older as of 2015-2019 ACS data. Elderly citizens require alternate forms of housing such as apartments and condominiums to accommodate different needs and preferences.
- Single Persons. The township has a growing percentage of single persons living alone, especially with an aging population, who often cannot afford single-family homes or desire apartment living, need quality, affordable housing such as apartments.

The following criteria should be used when a new proposal for a multiple-family development comes before the township:

- In keeping with the small-town character of the township, the density for new developments should be kept to no more than 12 dwelling units per acre, where public sewer and water services are available.
- Since multiple-family development generates more traffic than single-family development, adequate transportation facilities should be available.
- The new development should incorporate and preserve significant environmental features such as woodlands, where possible.

### **Mobile Home Park**

The Mobile Home Park residential classification is intended to provide opportunities for affordable housing and alternatives to traditional single-family homes. Mobile Home Parks account for less than 0.5% of the total land area within the township.

### **Township Center**

Because of Hayes Township's advantageous location surrounding the City of Harrison and along U.S. 127, abundant natural resources, and numerous recreational opportunities, the township can become a major center of regional activity. The Plan proposes the creation of a well-defined Township Center to be located north of the City of Harrison and east of BR-127. The proposed district is expected to be the central focal point of Hayes Township with a mix of different uses. Recreational facilities, civic uses



such as libraries or community centers, commercial establishments, offices, clean industries, and higher density residential developments are all possibilities in this classification.

The Township Center should be developed with a theme unique to Hayes Township and promoted as a regional destination for shopping, service, and recreation. A detailed development plan for the district should be prepared which would encourage the strengthening of existing businesses and addition of new uses. The district would encourage compatible mixed uses, bike and pedestrian traffic, and unique design controls for building facades and signs. The unique theme and attractiveness of the district can be established through site amenities and landscaping features such as sidewalks, trees and flower beds, information booths, and street furniture (*i.e.*, benches, street signs, light poles, banners, and waste receptacles).

### Commercial

This category is intended to support predominantly freestanding commercial and office uses that serve both the local and regional market. In total, the commercial land use category comprises 456 acres or 2.3% of the township.

All of the existing commercial uses in the township have been included in this category as well as vacant lands suitable for new commercial development. These newly designated lands for commercial development are found in several locations including near the northern U.S. 127 Interchange and south of the City of Harrison on M-61. Property adjacent to BR-127 are suitable for future commercial development. The following criteria should be used to determine the suitability for a new commercial development of sites outside those corridors.

- The local or regional market must show a clearly defined need for the proposed commercial development. The development should be located on a major road which will have minimal negative traffic impact on the surrounding properties.
- The proposed development should be compatible with the surrounding property uses, and an acceptable buffer or screen should be provided between the proposed development and adjoining residential uses.

## Industrial

The Future Land Use Plan designates a total of 373 acres or nearly 2% of the township as Industrial. The category includes existing industries as well as vacant lands well suited for new industrial developments. These new locations for industries are found in several locations: adjacent to the airport on Industrial Parkway, along M-61 in the southern portion of the township, and along BR-127 in the northern portion of the township. Providing new locations for industries is important to Hayes Township in order to promulgate the established industrial goal of "encouraging a variety of light industrial development with attractive sites to strengthen the tax base and provide employment opportunities for area residents." The following criteria should be used for evaluating new industries:

- The development should have good access via a major road.
- The development should be adequately served by public utilities.
- The proposed development should have minimal adverse impact on existing residential neighborhoods.

## Public (County Airport)

The Public (County Airport) district, 167 acres, or nearly 1%, is comprised the public uses in the township, primarily the County Airport. Future public and semi-public uses should be appropriately located in areas suitable for development with appropriate utilities and transportation access.

## Other Future Land Use Categories

The **Future Land Use Map** also includes categories for state owned land (4%). Recreational uses are an important component of the state-owned land use category. Recreational facilities are also considered public/semi-public land uses. Currently, Hayes Township has a good number of recreational facilities including Hayes Township Civic Center and the Au Sable State Forest. It is recommended, however, that the township improve upon its existing recreational facilities and possibly expand to create even more opportunities for its citizens.

### Additional Recommendations

In addition to the aforementioned land uses, the Future Land Use Plan also recommends the following:

#### Recreational Improvements

Over the years, the township has undertaken numerous improvements at the Hayes Township Sports Complex (on the same property as the Civic Center/Township Hall). The township seeks continued upgrades and improvements to the Sports Complex, to include:

- Pavilion
- Pickleball court (possible overlay on tennis court)
- Expand walking trail
- Playground equipment
- Additional amenities to support local recreation needs

#### Township Entryway

Hayes Township has an advantageous location along major state highways, well-traveled local roads, and in close proximity to urban centers and regional tourist attractions as mentioned earlier in this report. In order to capitalize on this location for economic development purposes, the Plan recommends the development of three township entryways at strategic locations. Each entryway is intended to establish a positive image for people driving into or passing through the township. The locations for the three entryways are as follows:

- M-61 at the western border of the township
- U.S. 127 and BR 127 Interchange at the northern border of the township
- M-61 near the U.S. 127 Interchange at the southern border of the township
- Townline Lake Road at the eastern border of the township

An entryway is not intended to be a particular land use district. It is meant to serve as an area where the township would encourage attractive developments, alleviate blight, if it exists, and install

especially attractive features such as ornamental lights, signs, banners, and landscaping. Most of these features can be installed on the street right-of-way, or on private property easements. The township will require permission from the Michigan Department of Transportation (MDOT) to make any improvements along state highways.

### **Major and Minor Roads**

The Plan classifies all streets as either major roads or local roads. Hayes Township has several major roads, and the rest of the roads are classified as local roads. Because of the importance of the major roads as regional thoroughfares, there exists an opportunity for the township to capitalize through enhancement and beautification of the roads and their adjoining land uses. Streetscape plans, proper landscaping requirements, and access control policies are all strategies that can enhance the experience of travelers on these roads, and possibly draw more tourists and new development.

## **9.4 Using the Plan**

Now that the Future Land Use recommendations have been laid out for the township, it is appropriate to describe how to put the Plan to use. It is important to remember that the Master Plan and its Future Land Use Map is not a legal document and should not be confused with the Zoning Ordinance or Zoning Map. In fact, the Zoning Map and Future Land Use Map may not even look the same. The key difference is that Zoning deals with land use now, and the Master Plan prescribes a vision for land use in the future and acts as a guide to get the township there.

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

Flexibility is a definite strength of the Master Plan. Changing trends, circumstances, unanticipated opportunities, and unforeseen problems can require an amendment to the Master Plan. If a new

development proposal appropriate for the township does not conform to the Master Plan, the Master Plan should first be amended before the proposal is approved. If an amendment occurs, it is important to know that the rest of the Plan is still relevant. The Plan will only become irrelevant or obsolete if the Master Plan is not updated when changes occur in the township.

In order to keep the Master Plan up to date, it is important to schedule periodic reviews of the Master Plan. It is recommended that a meeting of the Planning Commission be held at least once every five years, just for the purpose of reviewing the Plan and considering appropriate amendments.

## **9.5 Zoning Plan**

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

The future land use classifications that are described in Section 9.2 correspond to the height, bulk, area, location, and use of buildings and premise requirements that are found within the township's Official Zoning Ordinance.

Depending upon the nature of the use, certain future land use classifications may be accomplished through multiple zoning districts. This is true because the master plan is only a generalized land use planning document whereas the zoning ordinance is a regulatory document that is specific down to individual parcels. **Table 17** correlates the two documents together.

**TABLE 17. ZONING PLAN  
HAYES TOWNSHIP, 2021**

Future Land Use Classification	Zoning District
Agricultural/Rural Residential	A-R Agricultural/Rural Residential District
Single-Family Residential	R-1 Single-Family Residential District
Senior & Specialty Residential	R-3 Multiple Family Residential District
Mobile Home Park	R-4 Manufactured Home Park District
Township Center	R-3 Multiple Family Residential District and/or C-1 Neighborhood Commercial District
Commercial	C-2 Highway Commercial District
Industrial	IND Industrial District
Public (County Airport)	A-R Agricultural/Rural Residential District
State-Owned Land	A-R Agricultural/Rural Residential District

### Recommended Zoning Ordinance Changes

In order to implement the vision of this master plan, a variety of zoning amendments should be considered by the township. These amendments are outlined below:

1. Review and consider changes to require increased landscaping along street right of ways and in parking lots to soften their appearance.
2. Review and consider adopting zoning ordinance provisions that specifically protect land-based natural resources while preserving the quality of air and water.
3. Establish higher standards for new construction of commercial development.
4. Consider establishing a specific Township Center zoning district to encompass the lands shown on the Future Land Use Plan which allows for mixed recreation, commercial, office and high-density residential uses designed with a consistent theme.
5. Amend the zoning ordinance to require uses with significant traffic to have direct access to state highways or county primary roads.
6. Review zoning ordinance, particularly the R-3 Multiple Family Residential District, to ensure that adequate provisions are made to encourage the development of diverse housing options for seniors, including senior and assisted living facilities.

## 9.6 Complete Street Design

“Complete Streets” refers to a set of policies and planning strategies a community adopts to “ensure that the entire right-of-way is planned, designed, constructed, operated, and maintained to provide safe access for all users” (as described by the National Complete Streets Coalition).

Hayes Township does not have jurisdiction over the roads in the township. They are either under the control of the Michigan Department of Transportation, or the Clare County Road Commission, or they are private roads. Public Act 135 of 2010 required the Michigan Department of Transportation (MDOT) to develop a Complete Streets policy to promote safe and efficient travel for all legal users of the transportation network under the jurisdiction of MDOT. Public Act 135 defines complete streets as “...roadways planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle.”

At the same time the Michigan Planning Enabling Act was amended to require that local master plans include:

“All components of a transportation system and their interconnectivity including streets and bridges, **public transit, bicycle facilities, pedestrian** ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods **in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way.**”

Hayes Township identified in its goals and objectives to “Cooperate with the Michigan Department of Transportation and the Clare County Road Commission in the planning of potential non-motorized transportation plans and development of Complete Street policies.” In the development of these plans, the township believes that it is important to prioritize those areas where improvements would have the greatest impact.

As shown on the Existing Land Use Map, the greatest concentration of commercial, industrial, and residential development within the township is found north and south of the City of Harrison along BR-127. Prioritizing complete street efforts within the BR-127 corridor thus provides the greatest potential benefit.

Within the City of Harrison, a sidewalk system exists along BR-127 generally from Mostetler Road in the southern portion of the City up to (and approximately 200 feet beyond) the northern city limits at Townline Lake Road. Outside of these areas, sidewalks are not present along BR-127. Although BR-127 typically has wide shoulders that could be used by bicyclists, they are not appropriate for pedestrian traffic. It is recommended that the sidewalk system along BR-127 be extended further into Hayes Township. Or, as an alternative, a multi-use pathway along BR-127 could be considered. More limited development of sidewalks or trails along or in association with some of the paved county roads that intersect with BR-127 would then build on that pedestrian system. Implementation of this plan element will be through coordination with MDOT and the Clare County Road Commission.



## 10.0 IMPLEMENTATION RESOURCES

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

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

The following are several keys to successful implementation:

### 10.1 Knowledgeable Local Officials

Ultimately, the responsibility for implementing the Master Plan falls into the hands of the local officials of Hayes Township. This is why it is very important that the Township Board, Planning Commission, and the various municipal departments be knowledgeable and focused on achieving the implementation of the Master Plan. The local officials have to be the catalysts for action, leading the community in the right direction. This Master Plan strongly suggests that Planning Commission members and other local officials engage in periodic training in the arena of planning and zoning.

### 10.2 Public Support

It is critical that the citizens of Hayes Township acknowledge, understand, and support the Master Plan. In order to organize public support most effectively, Hayes Township must emphasize the necessity of structuring the Planning Program and encourage citizen participation in the planning process.

Lack of citizen understanding and support could have serious implications for the eventual implementation of planning proposals. Failure of the public to support needed bond issues and continuing dissatisfaction concerning taxation, special assessments, zoning decisions, and development proposals are some of the results of public misunderstanding and rejection of long-range plans.

### **10.3 Co-Development**

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

### **10.4 Governmental Cooperation**

Successful implementation of the master plan will require bringing together the resources of many levels of government in the Hayes Township area. This includes cooperation with the City of Harrison, which is surrounded by Hayes Township. This cooperation is necessary because different governmental entities have different responsibilities and roles to play in community development. The township does not own or maintain its roads, but it plays a vital role driving development within the township. The Clare County Road Commission is the agency that will be implementing road improvements throughout the township as well, while the East Michigan Council of Governments is responsible for the distribution of Federal road funding. The Michigan Economic Development Corporation would assist the township and region in jobs training and business attraction programs. All of these entities, and more, affect development within the township.

## APPENDIX

A. Master Plan Mapping:

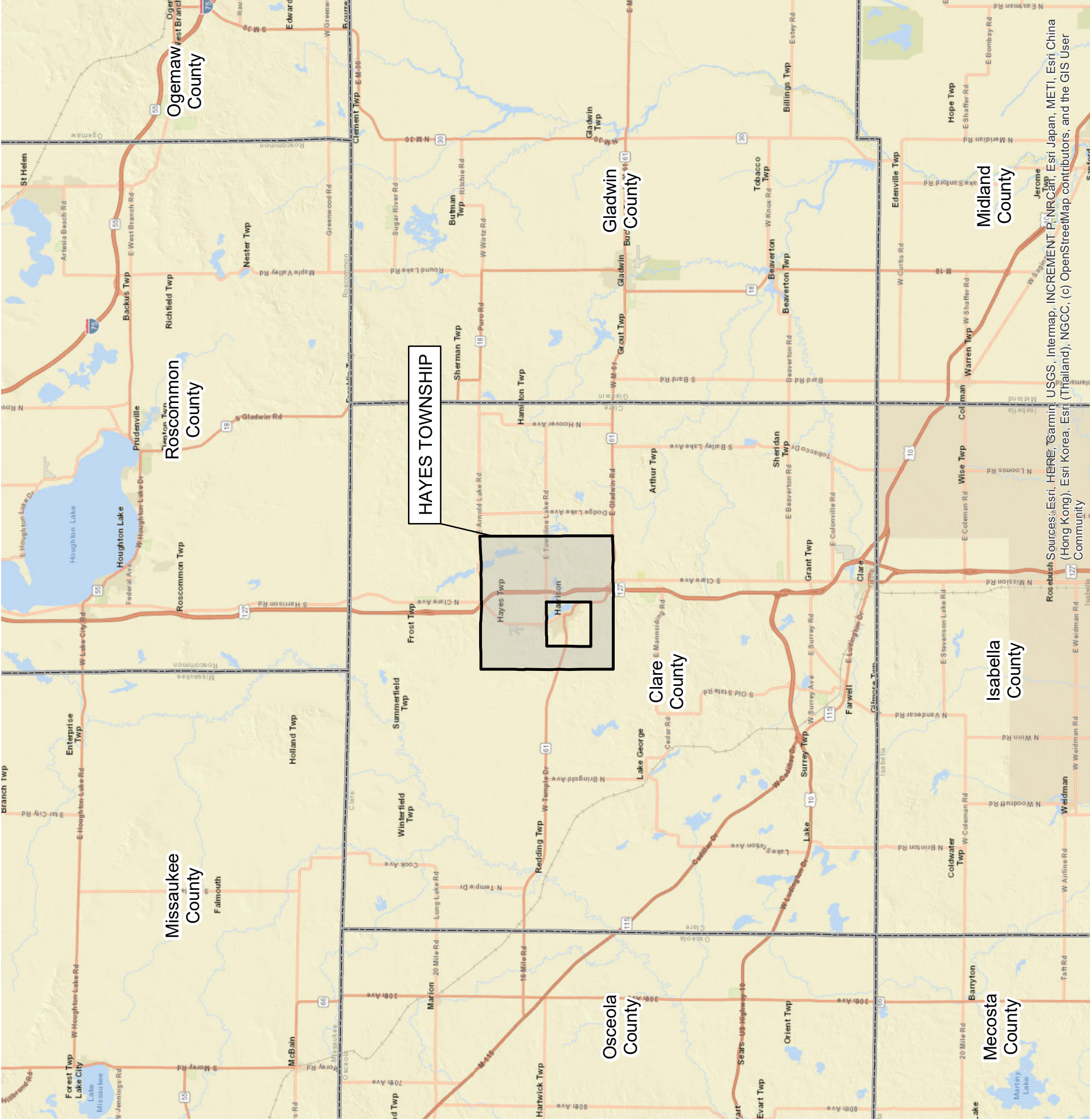
- Geographic Location Map
- Environmental Resources Map
- Soil Conditions Map
- Transportation Network Map
- Transportation Volume Map
- Existing Land Use Map
- Planning Opportunities Map
- Future Land Use Map

B. Survey Results Summary

C. Clare County Airport Approach Plan

D. Resolution of Adoption – Planning Commission

E. Resolution of Adoption – Township Board



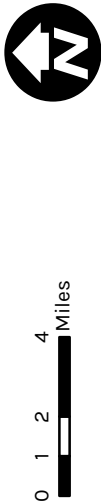
2022

Geographic Location

Hayes Township Master Plan Update

- Base Layers:
- Hayes Township
  - County Lines
  - Water Bodies
  - Streams and Creeks

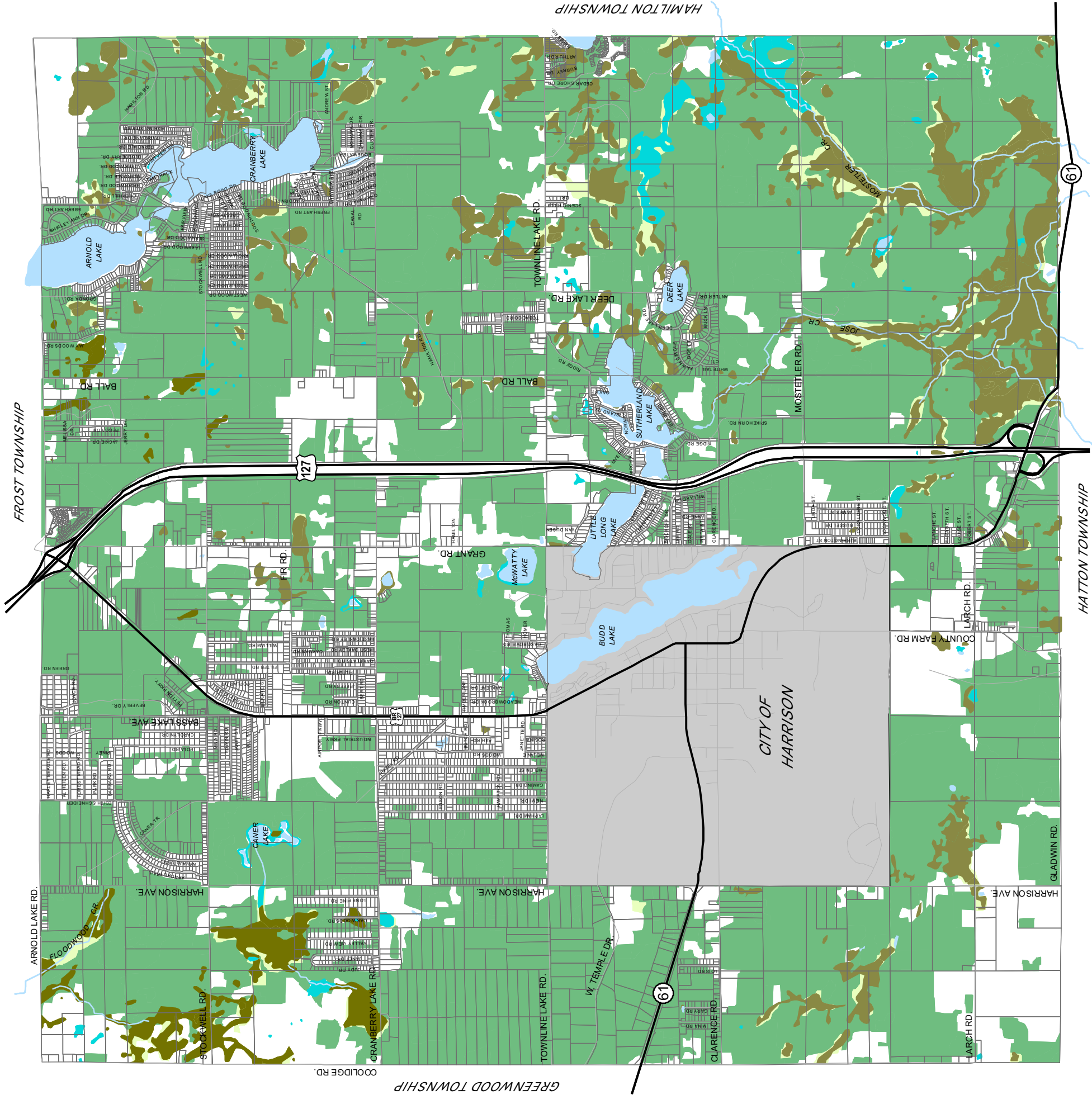
Basemap Source: ESRI  
Municipal Lines Source: Michigan Open Data



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Map Data Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





- Natural Features:
- Freshwater Emergent Wetland
  - Forested/Shrub Wetland
  - Upland Forest
  - Lowland Forest

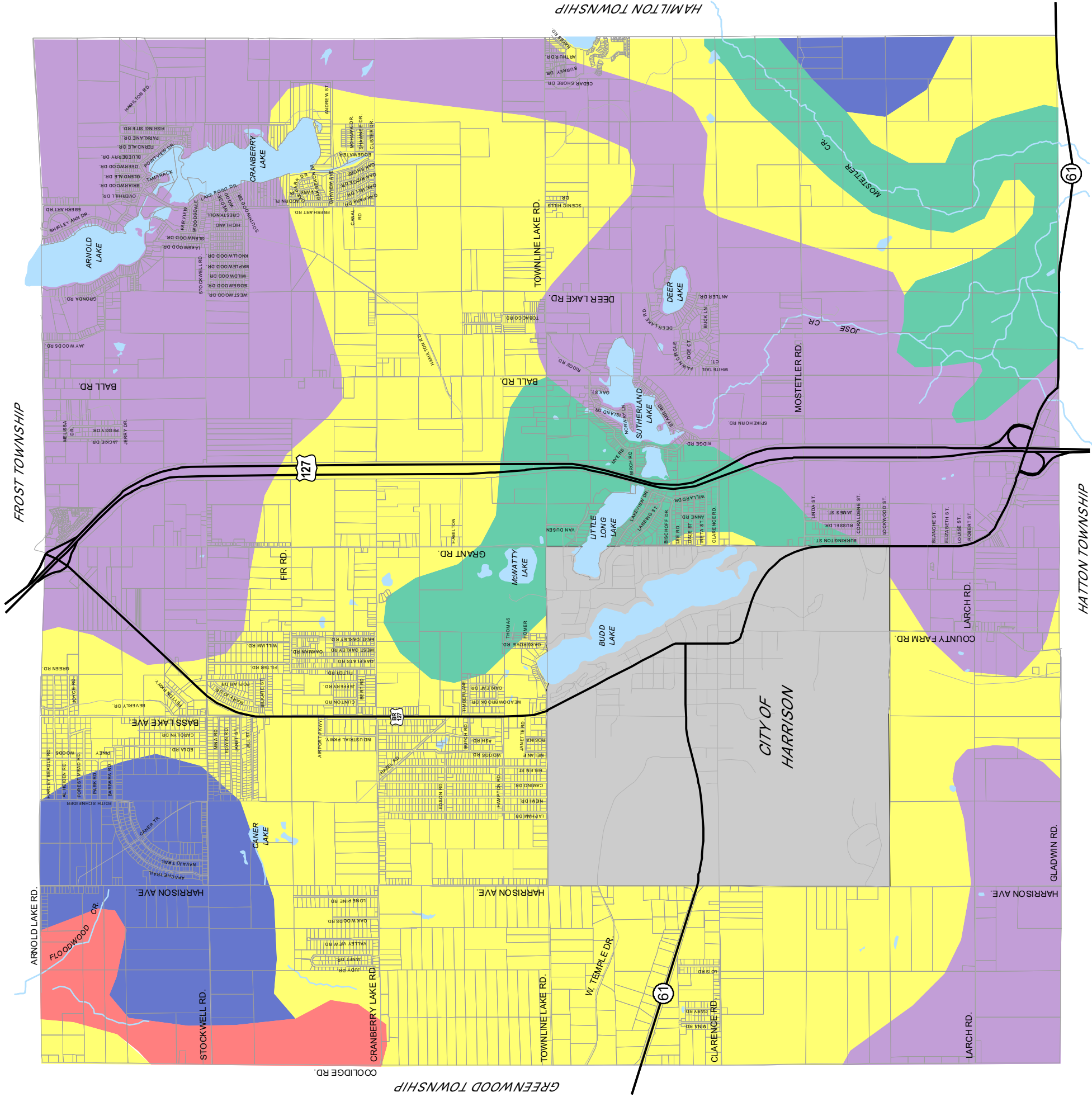
- Base Layers:
- City of Harrison
  - State or U.S. Highways
  - Other Roads
  - Parcel Lines
  - Water Bodies
  - Streams and Creeks

Parcel Base Layer Source:  
Clare County Equalization, 2021  
Forest Data: Michigan Resource  
Information System (MIRIS)  
Wetland Data: National Wetlands Inventory



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- Soil Associations:
- Graycalm - Montcalm
  - Grayling
  - Lupton - Markey
  - Menominee - losco - Kawkawlin
  - Montcalm - Menominee - Nester
- Base Layers:
- City of Harrison
  - State or U.S. Highways
  - Other Roads
  - Parcel Lines
  - Water Bodies
  - Streams and Creeks

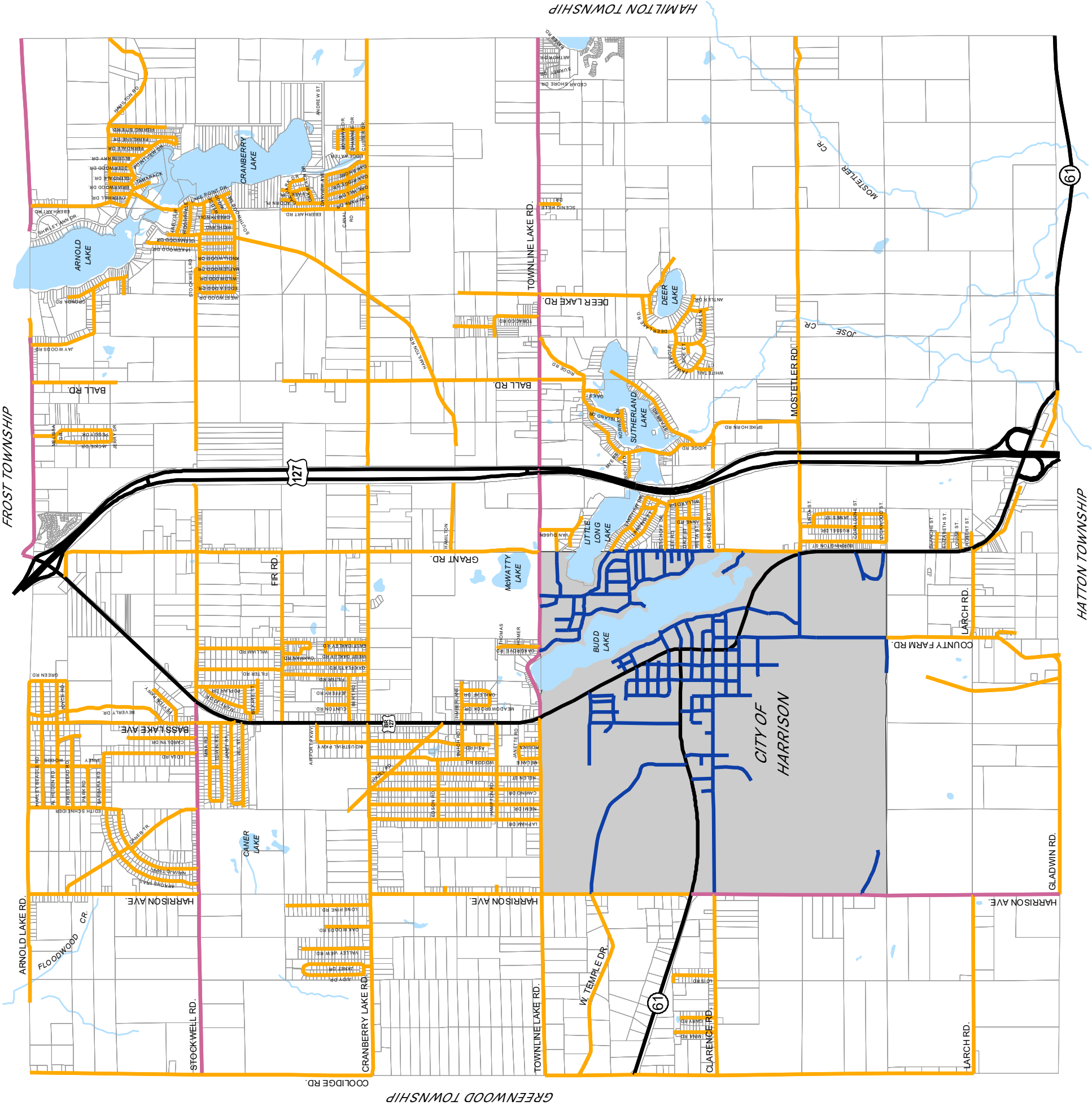
Parcel Base Layer Source:  
Clare County Equalization, 2021;  
Soils Data Source: U.S. Department of Agriculture Soil  
Conservation Service, Soil Survey of  
Clare County



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- Road Classification:
- State or U.S. Highways
  - County Primary Road
  - County Local Road
  - City Local Road

- Base Layers:
- City of Harrison
  - Parcel Lines
  - Water Bodies
  - Streams and Creeks

Parcel Base Layer Source:  
Clare County Equalization, 2021;  
Roads Layer Source: Michigan Open Data.



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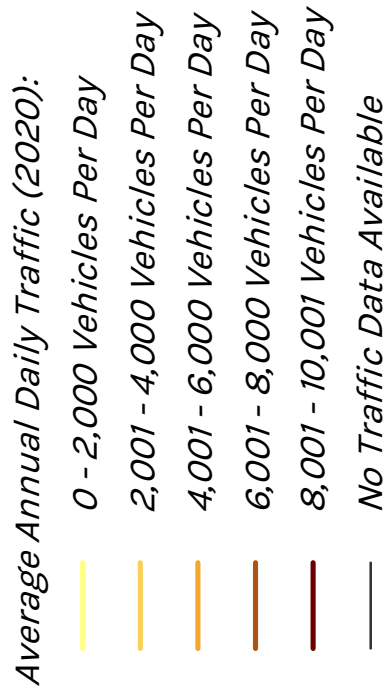
2022

# Transportation Volume

## Hayes Township Master Plan Update

# Transportation Volume

## Hayes Township Master Plan Update



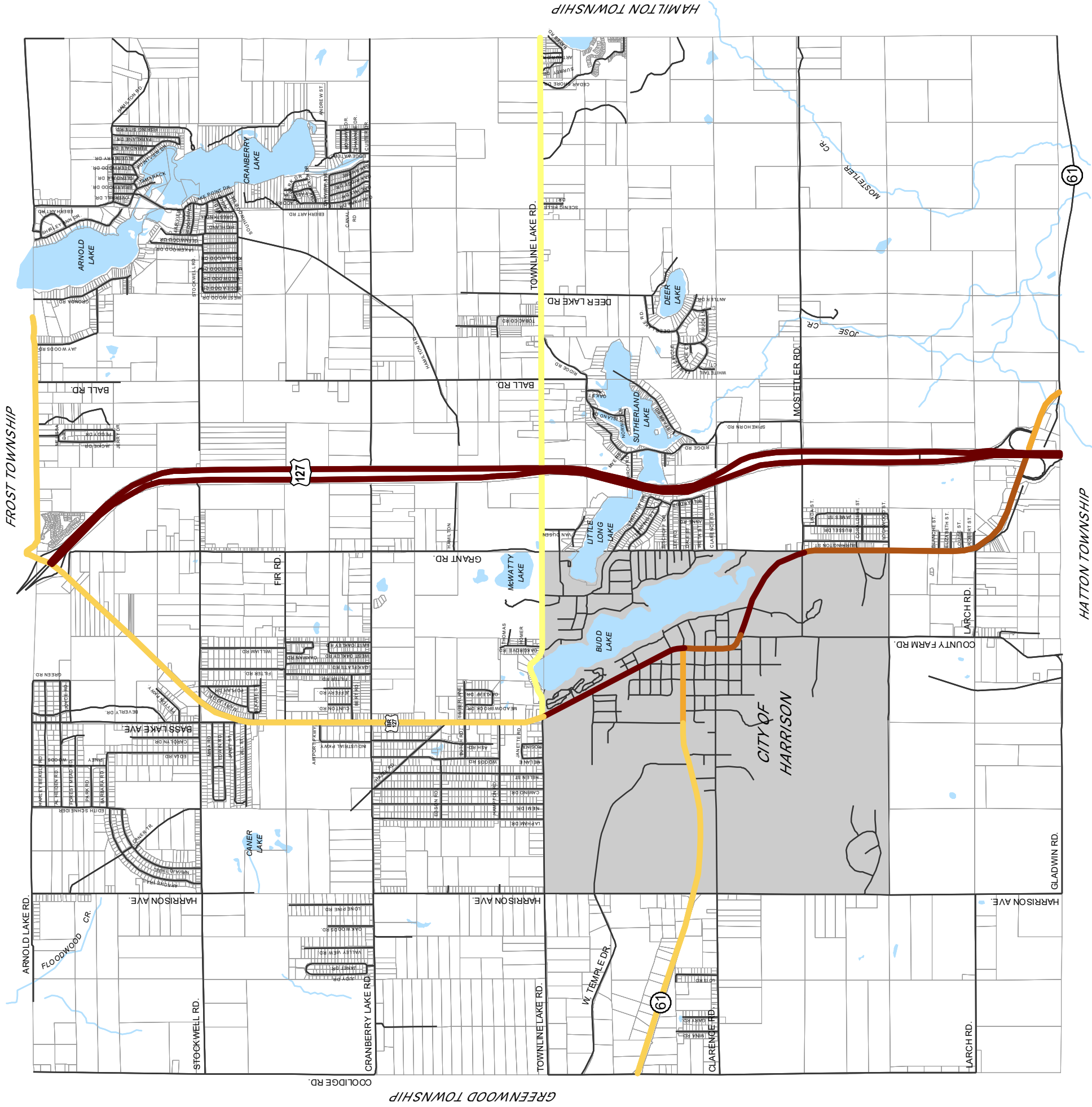
*Base Layers:*

- City of Harrison  
Parcel Lines  
Water Bodies  
Streams and Creeks

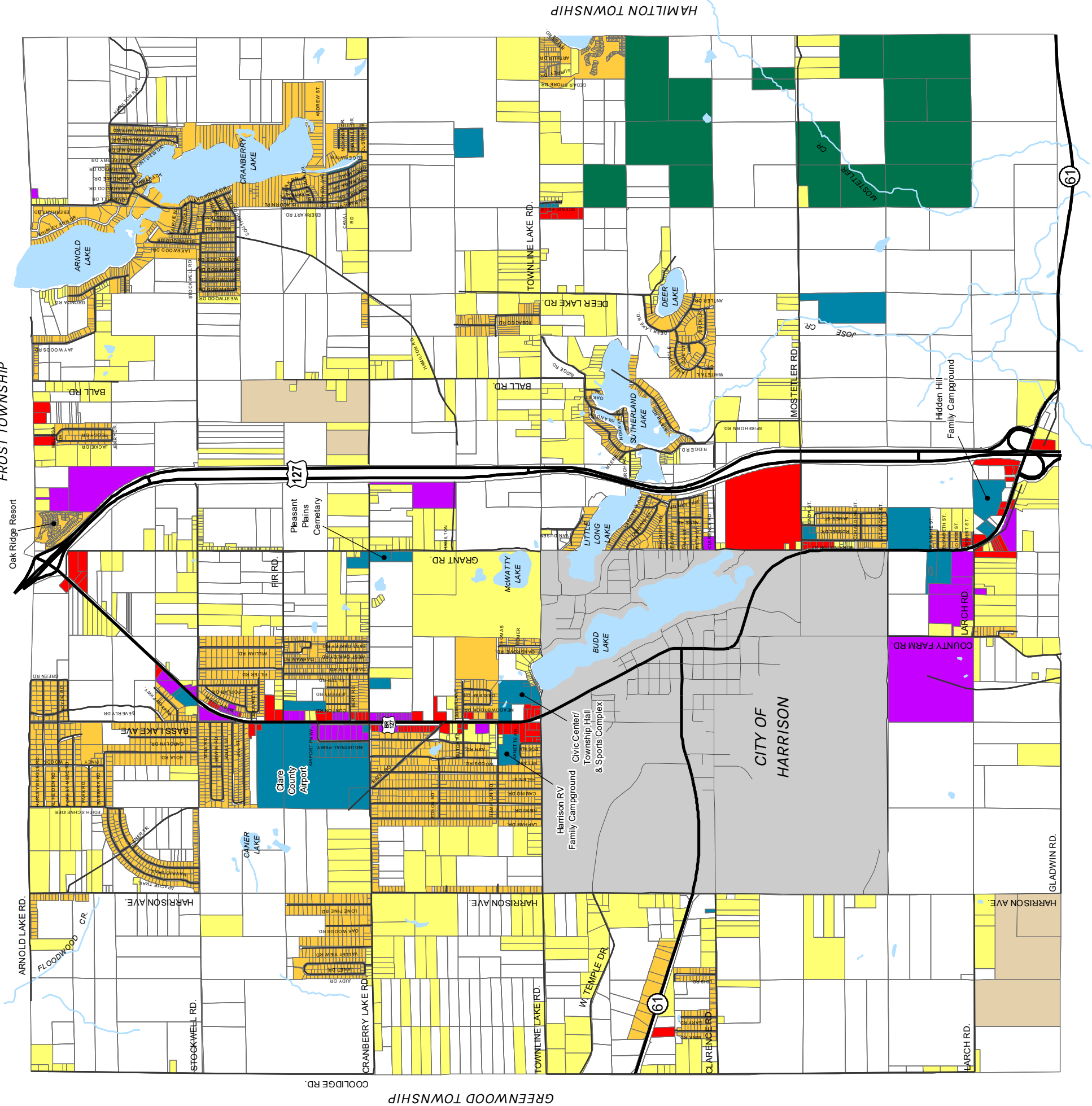
*Parcel Base Layer Source:  
Clare County Equalization, 2021;  
Roads Layer Source: Michigan Open Data;  
Traffic Counts Source: MDOT.*



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Land Use:

Agricultural

Single-Family Residential

Residential Subdivision

Commercial

Industrial

Public/Semi-Public

State-Owned Land

Vacant/Undeveloped

Base Layers:

City of Harrison

State or U.S. Highways

Other Roads

Parcel Lines

Water Bodies

Streams and Creeks

Parcel Base Layer Source:  
Clare County Equalization, 2021;  
Roads Data: Michigan Open Data.  
Existing Land Use: Wade Trim Research,  
September 2021, updated by Hayes  
Township, September 2022

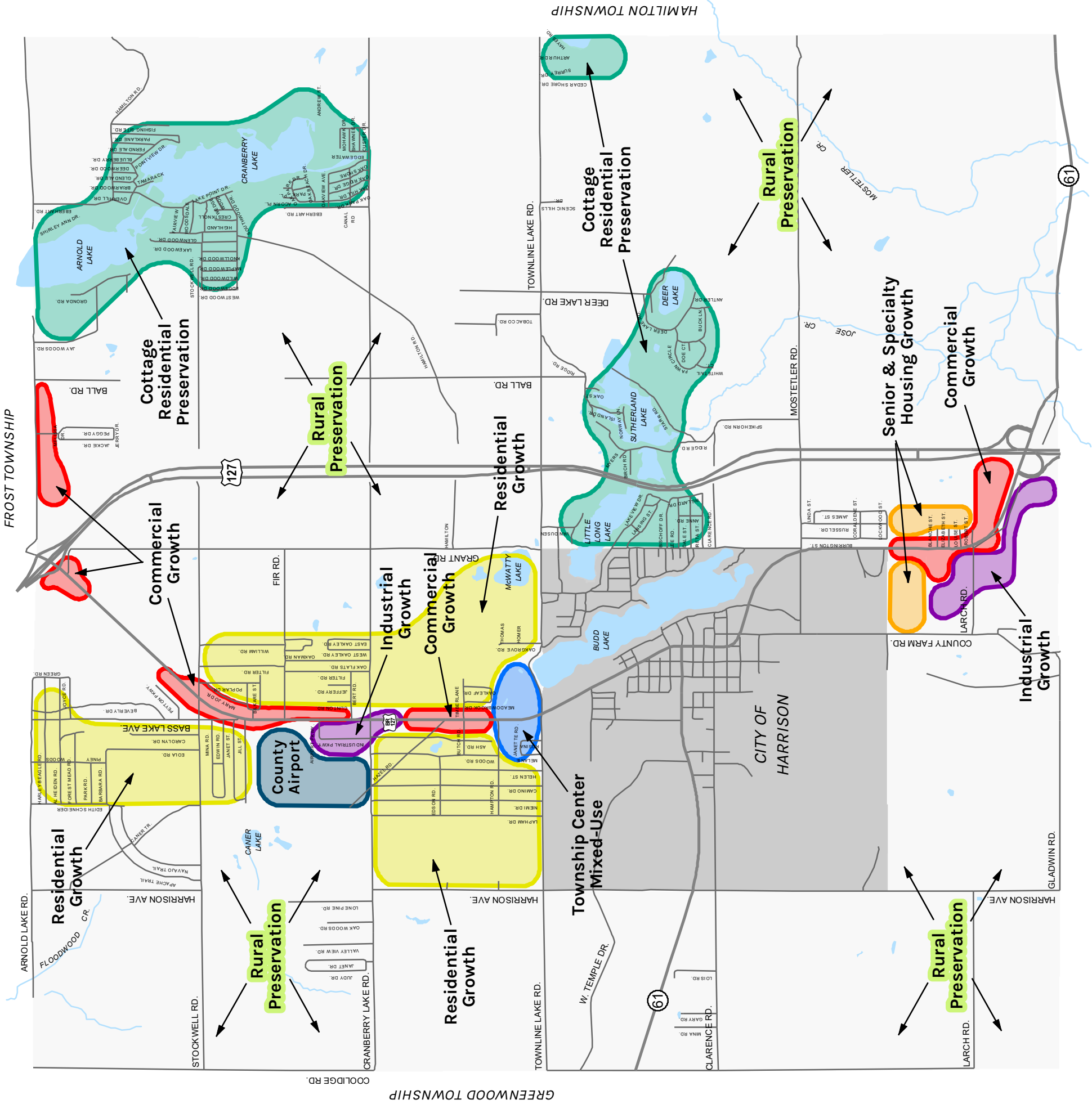


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DRAFT - September 8, 2022

- Base Layers:
- City of Harrison
  - State or U.S.Highways
  - Other Roads
  - Parcel Lines
  - Water Bodies
  - Streams and Creeks



Parcel Base Layer Source:  
Clare County Equalization, 2021;  
Roads Data: Michigan Open Data.



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0 0.25 0.5 1 Miles

2022










# Future Land Use

## Hayes Township Master Plan Update

# Hayes Township Master Plan Update

**DRAFT - September 8, 2022**

### Future Land Use Categories:

- |  |                                |
|--|--------------------------------|
|   | Agricultural/Rural Residential |
|   | Single-Family Residential      |
|   | Senior & Specialty Residential |
|   | Mobile Home Park               |
|   | Township Center                |
|   | Commercial                     |
|   | Industrial                     |
|   | Public (County Airport)        |
|  | State-Owned Land               |

## Base Layers:

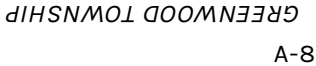
- City of Harrison  
State or U.S. Highways  
Other Roads  
Parcel Lines  
Water Bodies  
Streams and Creeks

Parcel Base Layer Source:  
Clare County Equalization, 2021;  
Roads Data: Michigan Open Data.



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TRIM

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# HAYES TOWNSHIP MASTER PLAN UPDATE

## 2022

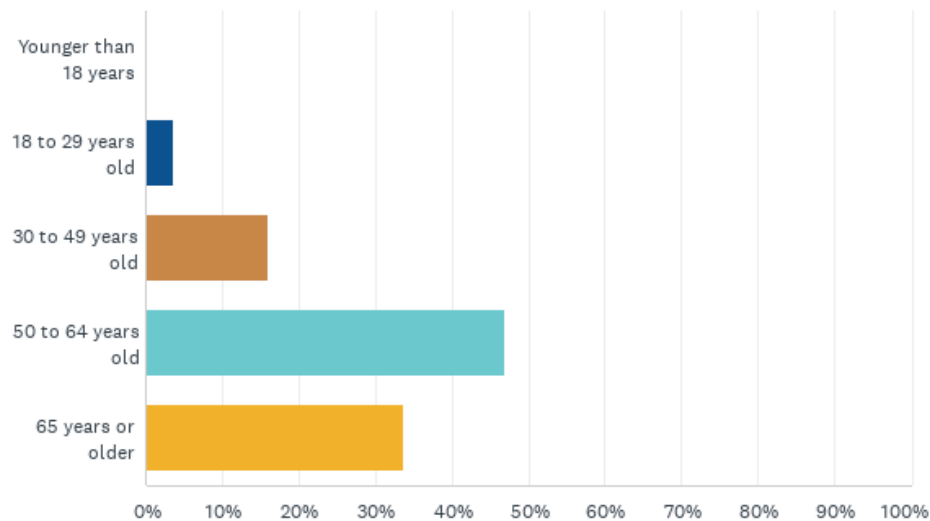
### Citizen Survey Results Summary

#### Final Results – January 10, 2022

Survey administered online (SurveyMonkey.com) during December, 2021. Hard copy surveys were also made available. In total, 116 persons completed the survey.

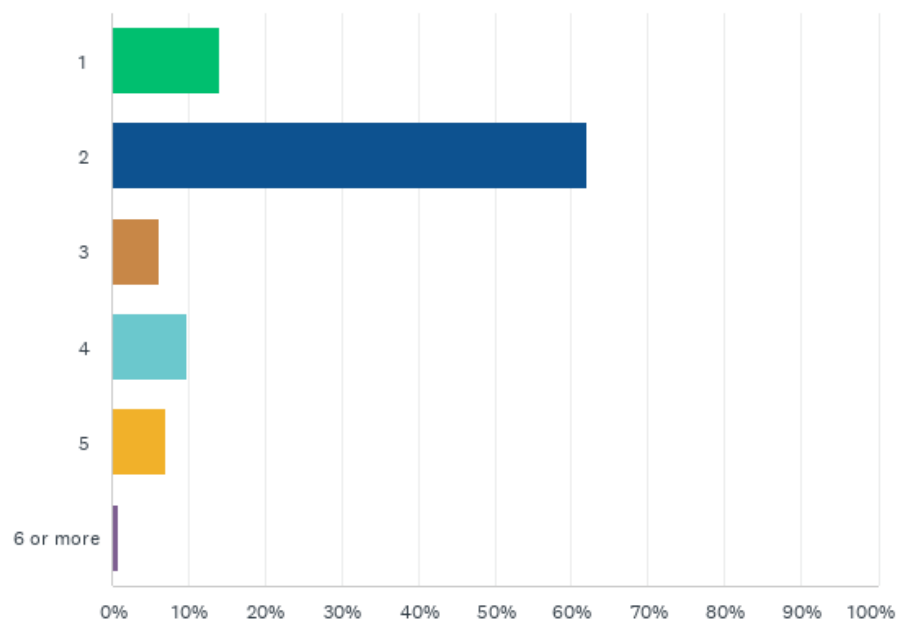
#### Reference Questions

##### Q1: In what age range do you fall?



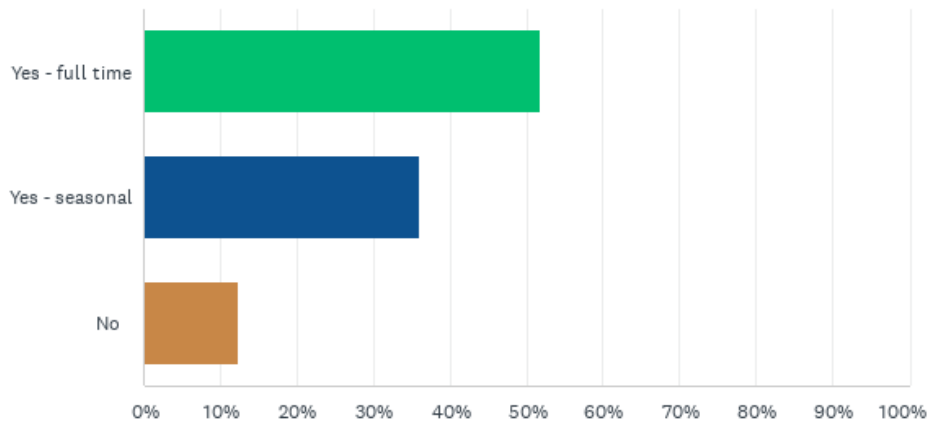
Slightly more than 80% of respondents were 50 years or older. Only about 20% were less than 50 years old.

##### Q2: How many people live in your household?



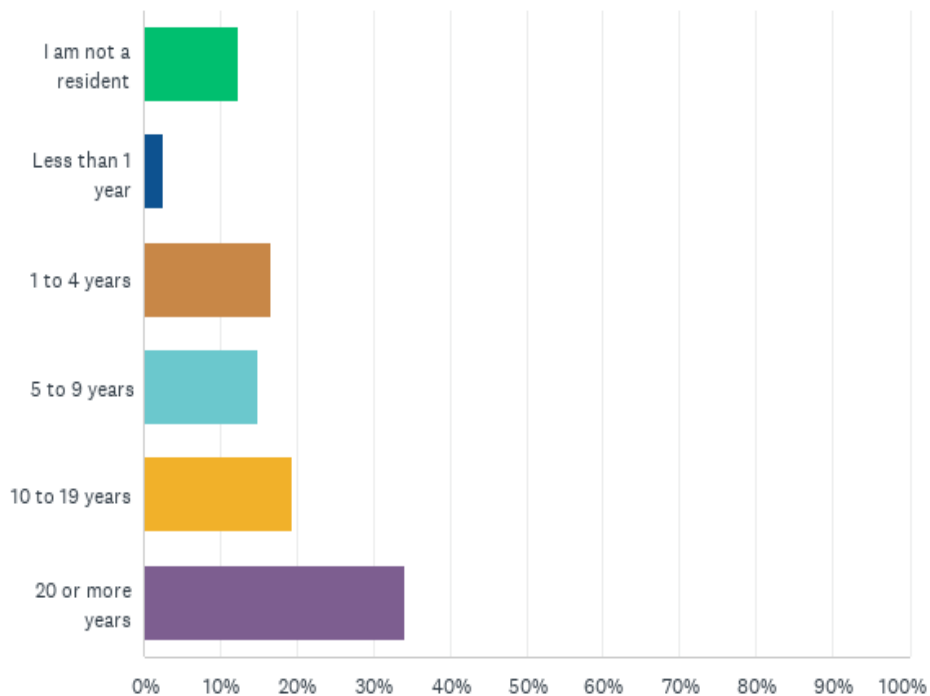
The majority (62%) of respondents lived in households with 2 persons.

### Q3: Are you a current resident of Hayes Township?



Most of the survey respondents (100 total, or 88%) were residents of Hayes Township. There was a good distribution of full-time residents (52%) and seasonal residents (36%).

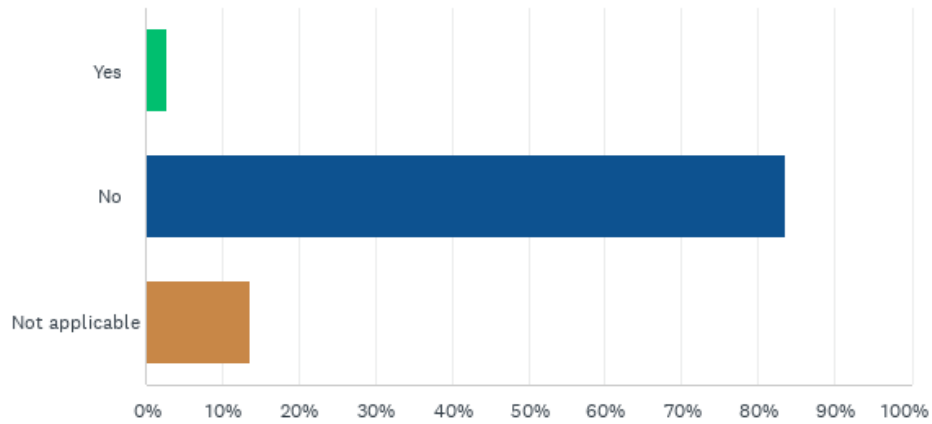
### Q4: How long have you lived in Hayes Township?



The largest percentage of respondents (34%) have lived in Hayes Township for more than 20 years. Less than 20% have lived in the Township for less than 5 years. Non-residents accounted for 12% of survey takers.

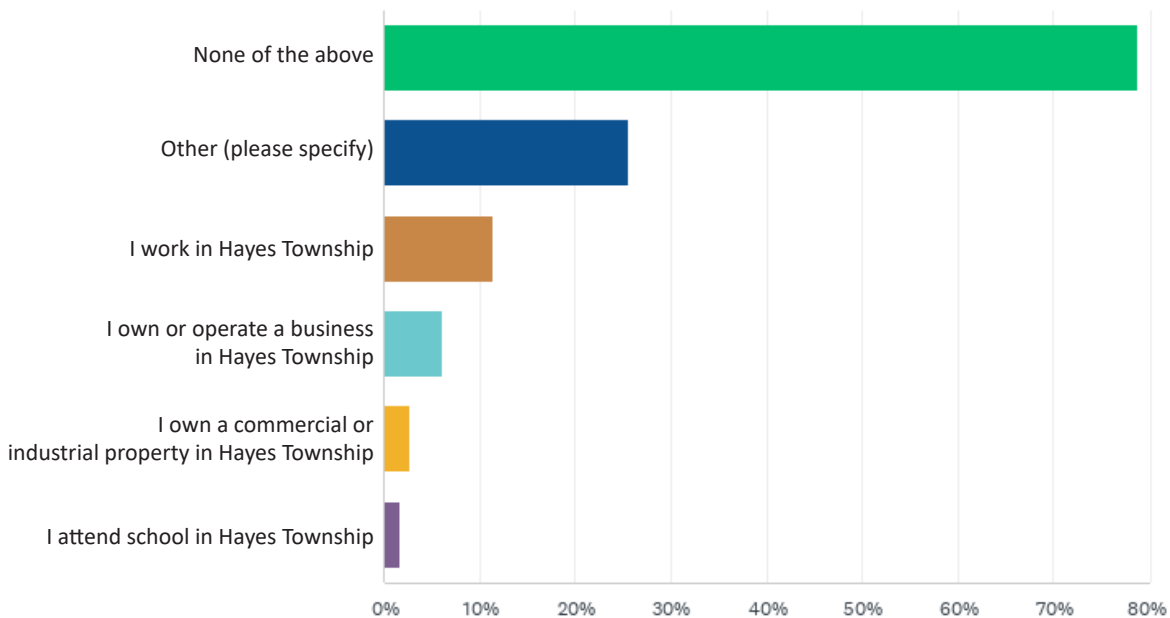


### Q5: Do you plan on moving out of the Township in the next 5 to 10 years?



In response to this question, 15 respondents indicated “not applicable”, most likely because they are not residents of the Township. Of the 95 respondents who answered yes or no, only 3 said that they do plan on moving out of the Township in the next 5 to 10 years. The remaining respondents (92 or 97%) indicated that they do not have plans to move out of the Township.

### Q6: Please select all that apply:



Relatively few respondents (11.5%) worked in Hayes Township, while only 6% owned or operated a business in the Township. Only 3% owned a commercial or industrial property. In the “other” category, many respondents indicated that they owned a cottage or seasonal residence.

## General Questions

### Q7: What are Hayes Township's most POSITIVE aspects? (Select not more than 5)

Answer Choices	Responses
Access or proximity to natural resources (rivers, lakes, woodlands, etc.)	72.64%
Rural or small-town character	71.70%
Limited or no congestion	50.94%
Access or proximity to recreation options	48.11%
Friendly people or atmosphere	37.74%
Access to motorized transportation (roads, freeways, etc.)	23.58%
Proximity to family or friends	20.75%
Availability of high-speed internet	19.81%
Safe neighborhoods and community	18.87%
Community spirit or civic mindedness	17.92%
Housing affordability	17.92%
Access to non-motorized transportation (sidewalks, trails, etc.)	11.32%
Quality of public services	7.55%
Other (please specify)	7.55%
Availability or proximity to medical care	6.60%
Availability of senior services or activities	5.66%
Quality of emergency services	4.72%
Choice of housing types	3.77%
Quality of the school district	3.77%
Availability of youth activities	3.77%
Quality of housing and neighborhoods	1.89%
Availability or proximity to jobs/employment	1.89%
Shopping, retail, and service options	1.89%
Dining options	1.89%
Entertainment options	0.00%

In response to this question, two choices were overwhelmingly noted by respondents as the Township's most positive aspects: access or proximity to natural resources (73%); and, rural or small-town character (72%). The next most prevalent responses were: limited or no congestion (51%); access or proximity to recreation options (48%); and, friendly people or atmosphere (38%).

**Q8: What are Hayes Township's LEAST favorable or appealing aspects? (Select not more than 5)**

Answer Choices	Responses
Blighted or deteriorating homes or neighborhoods	73.08%
Lack of dining options	51.92%
Blighted or deteriorating businesses	50.00%
Lack of shopping, retail and service options	40.38%
Unavailability or distance to medical care	25.96%
Other (please specify)	25.96%
Lack of entertainment options	25.00%
Unsafe neighborhoods or community	23.08%
Lack of access to high-speed internet	17.31%
Unavailability or distance to jobs/employment	14.42%
Lack of youth activities	13.46%
Limited or poor-quality emergency services	12.50%
Quality of the school district	10.58%
Lack of community spirit or civic mindedness	9.62%
Limited housing choices	9.62%
Limited or poor-quality public services	6.73%
Lack of senior services or activities	6.73%
Loss of rural or small-town character	4.81%
Lack of recreation options	4.81%
Lack of access to non-motorized transportation (sidewalks, trails, etc.)	3.85%
Lack of or limited natural resources	1.92%
Housing costs	0.96%
Congestion	0.96%
Lack of access to vehicular transportation (roads, freeways, etc.)	0.00%

In response to this question, 76 of the 104 respondents (73%) indicated that blighted or deteriorating homes or neighborhoods was one of their least favorable or appealing aspects. Other common responses were: lack of dining options (52%); blighted or deteriorating businesses (50%); and, lack of shopping, retail and service options (40%).

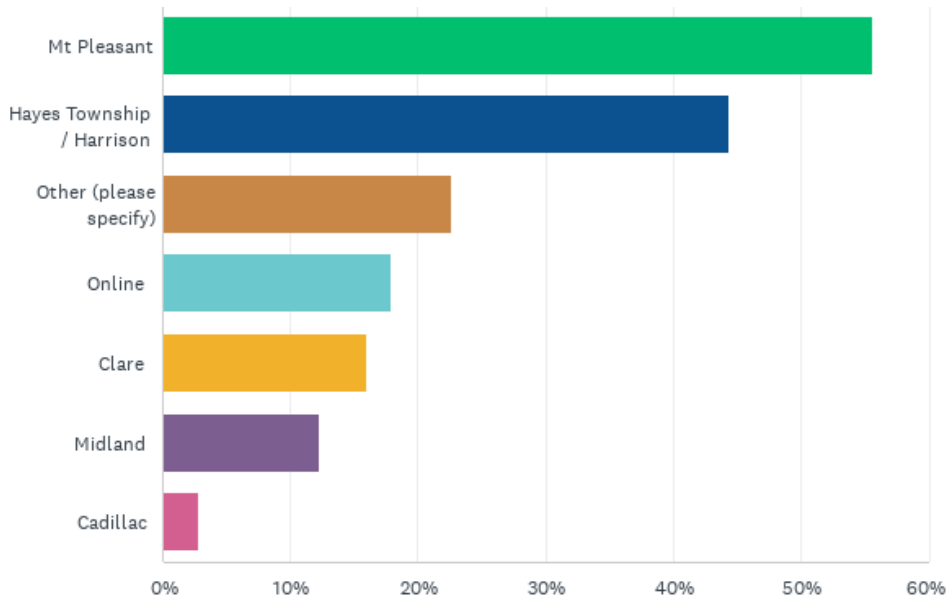
**Q9: What is the one thing about Hayes Township you would change?**

This was an open-ended question. Common themes that emerged from the open-ended responses included:

- Too much blight; need to improve the appearance of neighborhoods and business districts
- Would like to see more options for shopping, dining, service, and entertainment within or near the Township
- Need enhanced public services
  - Medical services
  - Refuse collection
  - Public safety
  - Blight enforcement
  - Senior housing, services, and programs
  - Youth programs
- Improve the unpaved roads
- Eradicate crime
- We do not want Hayes Township to turn into a suburban/urban community

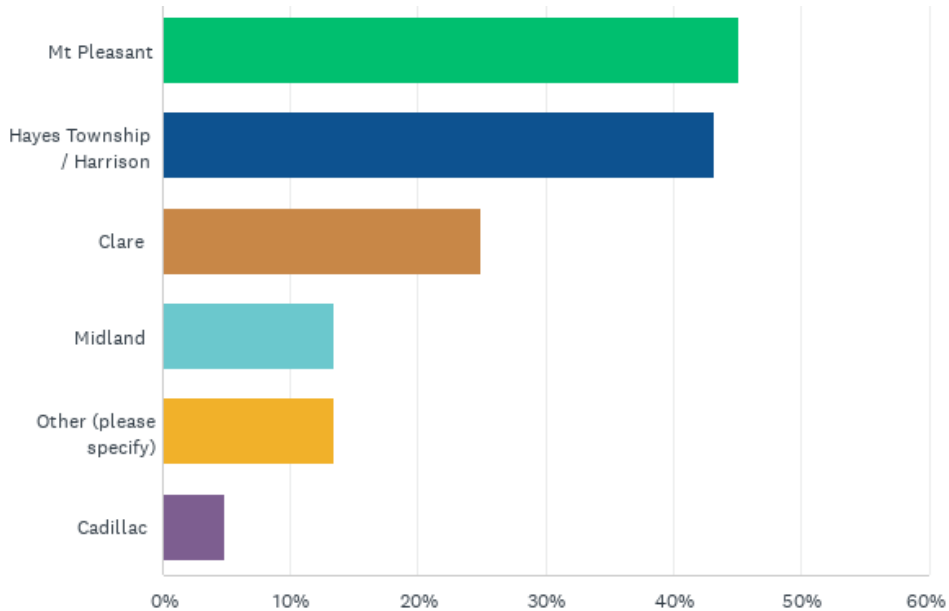


### Q10: Where do you most commonly go for your shopping and service needs?



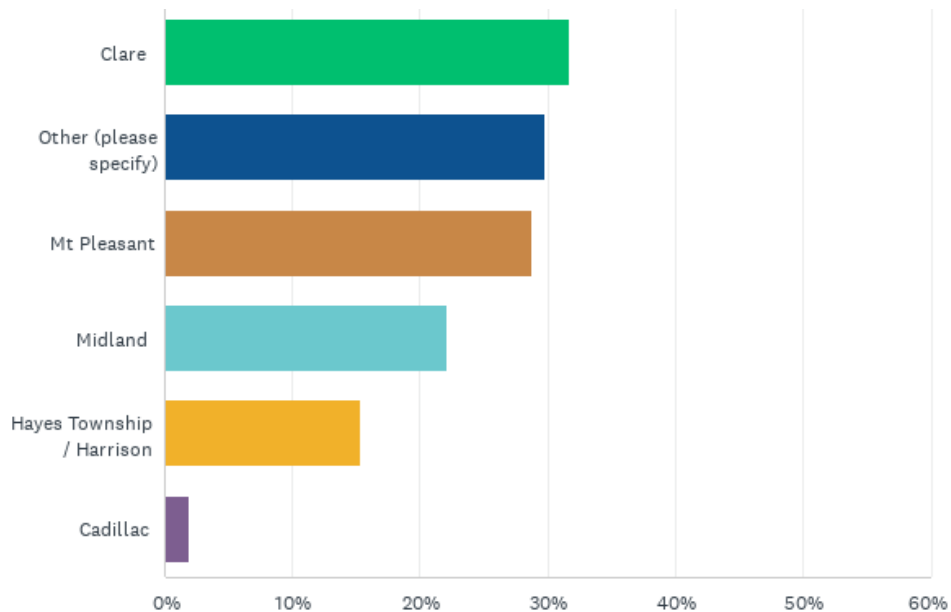
For shopping and service, the majority of respondents (56%) travel to Mt. Pleasant, while 44% stay local in Hayes Township/Harrison. Nearly 20% most commonly shop online. Houghton Lake was the most common “other” response.

### Q11: Where do you most commonly go for your dining and entertainment needs?



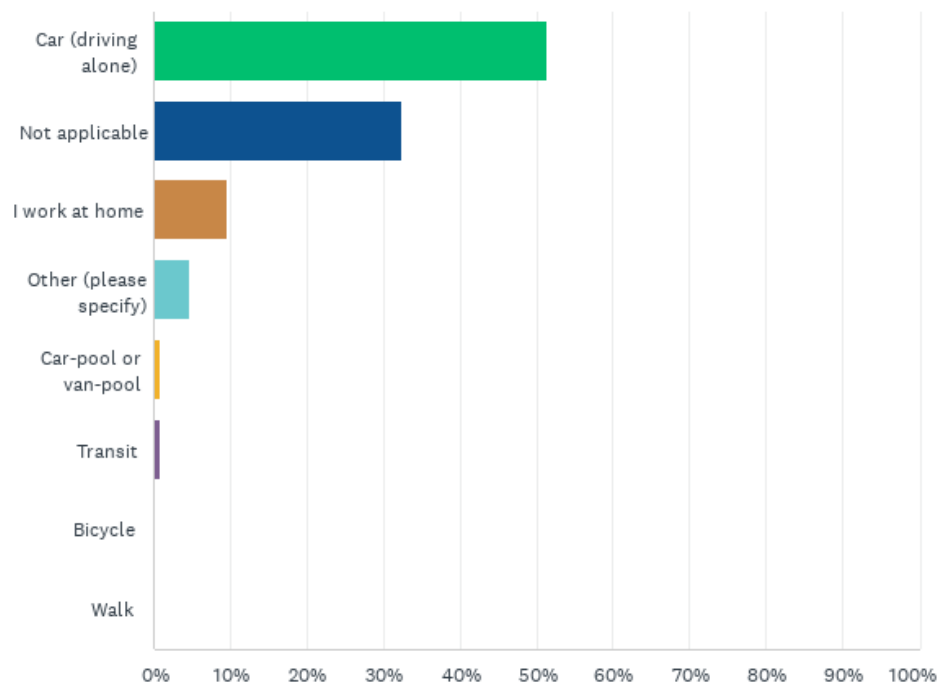
Similar to Question #10, the largest number of respondents (45%) travel to Mt. Pleasant for dining and entertainment, while 43% stay local in Hayes Township/Harrison. 25% travel to Clare. Houghton Lake was the most common “other” response.

### Q12: Where do you most commonly go for your health care related needs?



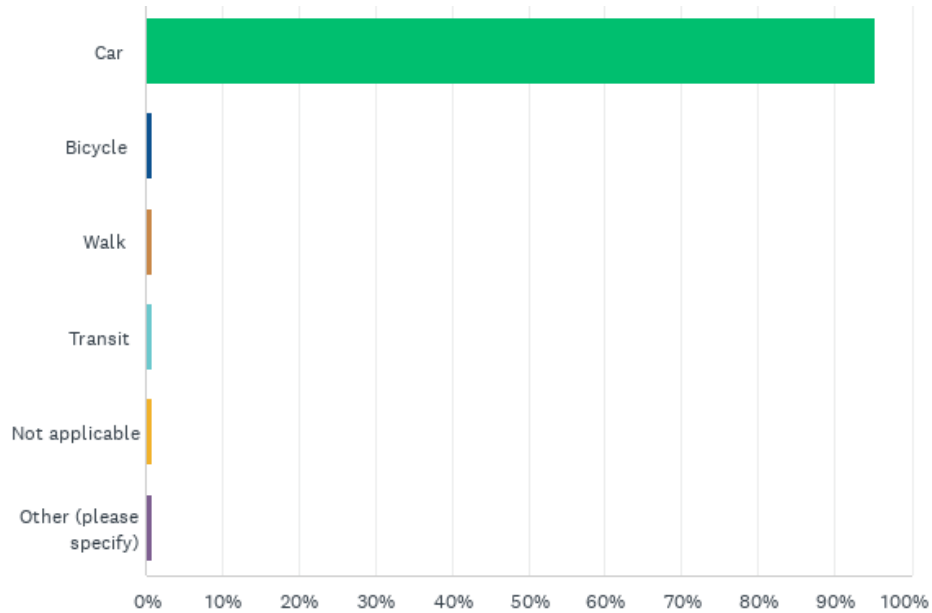
For health care, no particular destination stood out, with the most common responses being Clare (32%), Mt. Pleasant (29%) and Midland (22%). Within the “other” category, a variety of responses were offered, primarily larger cities within southern Michigan. Only 15% indicated Hayes Township/Harrison as their most common destination for health care needs.

### Q13: What is your primary mode of transportation to work?



Of the 105 respondents who answered this question, 34 or 32% indicated “not applicable”, likely because they are retired or not employed. Of the remaining 71 respondents, 54 or 76% used their car to get to work and drove alone. A total of 10 of the 71 respondents worked from home. No respondents walked or bicycled to work.

**Q14: What is your primary mode of transportation between destinations within Hayes Township / Harrison (for example, from your home to school or the store)?**



The response to this question clearly illustrates that travel by car is the dominant form of travel by Hayes Township residents to get to destinations within Hayes Township or Harrison. Of the 106 respondents who answered this question, 101 indicated car as their primary mode of local travel.

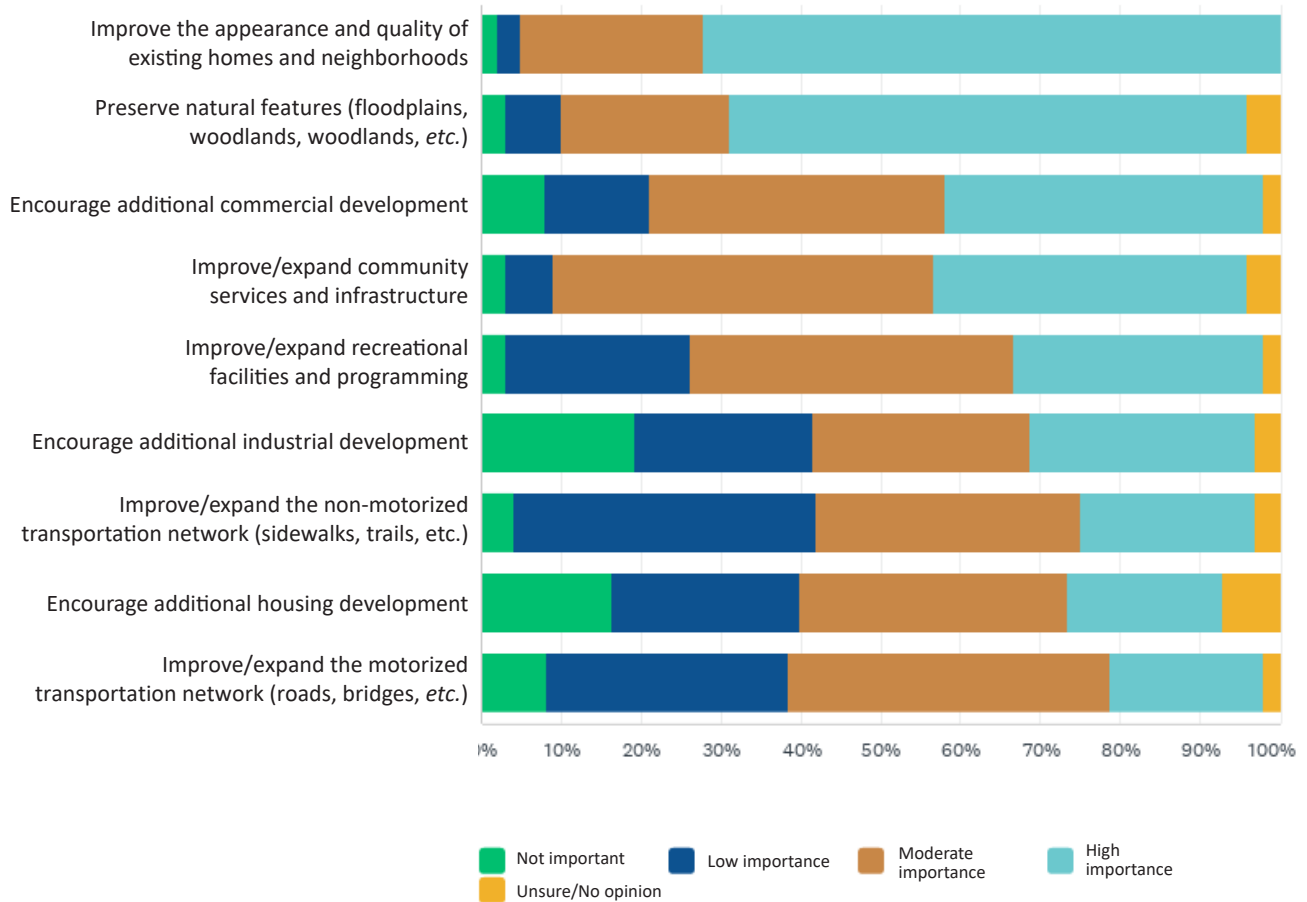
## Questions Related to Future Land Use and Development

**Q15: In the next 5 to 20 years, what type of housing should be developed in Hayes Township? (Select not more than 3)**

Answer Choices	Responses
Single family detached homes on large lots	61.86%
Senior housing – independent living	40.21%
Single family detached homes on small lots	35.05%
Senior housing – assisted living or nursing care	34.02%
Single family attached homes (townhouses, attached condos)	10.31%
Multi-family apartments - income restricted	9.28%
Accessory dwellings (granny flats, in-law suites, etc.)	9.28%
Other (please specify)	8.25%
Multi-family apartments - market rate	7.22%
Mobile or manufactured homes / parks	3.09%

When asked about the type of housing that should be developed within Hayes Township, the majority (62%) of respondents agreed that single family detached homes on large lots should be developed. The other most common responses included: senior housing- independent living (40%); single family detached homes on small lots (35%); and, senior housing- assisted living or nursing care (34%).

**Q16: The following is a list of potential land use development strategies that Hayes Township could employ over the next 5 to 20 years. In your opinion, what is the level of importance of each of these potential strategies?**



Respondents were given a series of potential land use development strategies and asked to rank the strategies by level of importance. The chart above sorts the strategies based on those which were most commonly indicated as of high importance (highest on top; lowest on bottom). The two strategies that received overwhelming support as being of high importance included: improving the appearance and quality of existing homes and neighborhoods (72%); and, preserve natural features (65%).

**Q17: What are the biggest challenges to enticing new development and economic growth within Hayes Township? Please rank the following from most challenging to least, with 1 being most challenging]**

Challenge	Score
Lack of skilled workers	7.98
Lack of jobs	7.74
Lack of housing options / housing quality	6.87
Access to capital and resources for small businesses	5.87
Lack of quality-of-life amenities	5.33
Inadequate public services and infrastructure	5.18
Lack of land for commercial or industrial development	4.72
Competition from nearby business districts and employment centers	4.63
Inadequate transportation infrastructure	4.62
High costs (business and living)	3.96

Respondents were asked to indicate the biggest challenges to enticing new development and economic growth within the Township. The table above sorts the challenges based on aggregate score (greatest challenge on top; lesser challenge on bottom). Based on the aggregate score, the top three challenges were: lack of skilled workers; lack of jobs; and lack of housing options/housing quality.

**Q18: Do you have any final comments related to land use and development within Hayes Township that you would like to share?**

This was an open-ended question. The common themes that emerged from the open-ended responses generally mirrored the responses to the above questions. These common themes included:

- Too much blight; need to improve the appearance of neighborhoods and business districts
- Protect natural resources
- Need to bring in new businesses, industry, and jobs to the community
- Enhance education within the community (schools, job training programs, *etc.*)
- Need enhanced public services
  - Improved roads
  - Refuse collection
  - Broadband
  - Public safety
  - Blight enforcement
  - Senior services and programs
  - Youth services and programs

## HARRISON, CLARE COUNTY (80D)

FREQ		1142 ELEV
CTAF/U	122.8	

CLARE COUNTY AIRPORT

HARRISON

0 1 2 3  
SCALE IN MILES

02-21 LOCATION

09893.A  
18-01

STOCKWELL RD.

HAZEL RD

CRANBERRY LAKE RD.

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05/ 1300' \* 09/1198' \* 18/2507'  
23/ 2200' \* 27/1542' \* 36/1826'

44° 03.14'N  
084° 48.79'W

**License**  
Basic Utility

**RON:** Adj

- \* 18-36 LIRL lctd nstd 30' fm rwy edge, NSTD LIRL due to improper color and lctn..
- Deer on & invof arpt.
- Camping / cooking permitted.
- Rwy 9/27 & 5/23 CLSD Nov - Mar & when snow covered, except to ski equipd acft.
- Rc model acft on and invof arpt.