



Oneida Charter Township

MASTER PLAN



Adopted: March 8, 2022



Oneida Charter Township Master Plan 2021 – 2041

Prepared by the Township Board

- Donald Cooley, Supervisor
- Jacqueline Kilgore, Clerk
- Melissa Goschka, Treasurer and Zoning Administrator
- Christopher Arndt
- Jim Green
- Madelyne Lawry
- Janet Schultz

Prepared by the Planning Commission

- Sue Dembowski
- Jim Green
- Justin Kilgore
- Chris Kuhlman
- Carol Scherer
- Fay Schroeder
- Robert Stahelin
- Mike Walters

Planning Assistance Provided by:

ROWE Professional Services Company
540 S. Saginaw Street, Suite 200
Flint, MI 48502



ROWE PROFESSIONAL
SERVICES COMPANY

Table of Contents

Chapter 1	Introduction	1-1
	What is a Master Plan?	1-1
	Community Character	1-2
	Adaptability of Land	1-2
	Community Needs.....	1-2
	Available Services.....	1-2
	Existing Development	1-2
	Regional Planning.....	1-2
	The Master Plan and Zoning Ordinance.....	1-2
	Using the Plan	1-3
	Refer to the Master Plan in all Zoning Decisions	1-3
	Encourage other Decision-Making Bodies to use the Master Plan	1-3
	Keep the Plan Current.....	1-3
	How Does the Master Plan Affect You as a Resident or Landowner?	1-3
	How Should You Use This Plan?	1-3
	Conclusion.....	1-4
Chapter 2	Community Profile	2-1
	Understanding Our Community.....	2-1
	Location.....	2-1
	Population Characteristics	2-2
	Population.....	2-2
	Overall Character	2-6
	Economic Characteristics	2-6
	Housing Characteristics.....	2-10
Chapter 3	Land Use Inventory	3-1
	Agricultural.....	3-2
	Forest/Wetlands	3-3
	Single Family Residential.....	3-3
	Recreation.....	3-3
	Public and Institutional	3-4
	Industrial	3-4
	Commercial	3-4

Vacant/Open Space	3-5
Chapter 4 Agricultural and Natural Resources	4-1
Agriculture in Oneida Township	4-1
Farmland and Development Conflicts	4-3
Zoning Techniques For Farmland Preservation	4-3
Other Farmland Preservation Techniques	4-6
Natural Features in Oneida Township	4-7
Wetlands	4-8
Floodplains	4-8
Protection of Environmentally Sensitive Areas - Preservation and Integration	4-10
Chapter 5 Public Services and Community Facilities	5-1
Public Amenities in Oneida Township	5-1
Public Utilities	5-1
Public Roads	5-3
Government Facilities	5-5
Recreational Facilities	5-5
Education Facilities	5-5
Chapter 6 Public Engagement.....	6-1
Community Attitude Survey.....	6-1
Survey Analysis.....	6-1
Summary of Survey Results.....	6-3
Master Plan Town Hall	6-3
Master Plan Open House	6-4
Master Plan Open House Survey Analysis	6-5
Summary of Master Plan Open House Survey Results	6-6
Chapter 7 Goals, Objectives, and Strategies.....	7-1
Future Directions	7-1
Goals and Objectives.....	7-1
Agricultural/Open Space Preservation	7-1
Natural Features and the Environment	7-2
Residential Growth and Development.....	7-3
Commercial/Industrial Growth and Development	7-4
Community Facilities and Services.....	7-4

Best Practices	7-5
Chapter 8 Future Land Use Plan	8-1
Future Land Use Classification	8-1
Future Land Use Map	8-6
Zoning Plan.....	8-8
Chapter 9 Implementation Plan.....	9-1
Strategies	9-1
Plan Maintenance and Update	9-1
Annual Report	9-2
Five-Year Review	9-2
Using the Master Plan in Rezoning and Text Amendments.....	9-4

Appendices

Appendix A : Community Attitude Survey	A-I
Appendix B : Open House Boards	B-I
Appendix C : Master Plan Adoption Process.....	C-I

Tables

Table 2-1 Population Growth Trends 1970-2019	2-3
Table 2-2 Median Age, 1990-2019	2-4
Table 2-3 2019 Household Types	2-4
Table 2-4 Education Attainment, 2019	2-5
Table 2-5 Income, 2019	2-6
Table 2-6 Occupations	2-8
Table 2-7 Income Source, 2019.....	2-9
Table 2-8 Poverty Status, 2019	2-10
Table 2-9 Oneida Township Housing Types	2-10
Table 2-10 Years Structures Were Built in Oneida Township	2-11
Table 2-11 Number of Occupied Dwelling Units, 2000-2019	2-12
Table 2-12 House Value, 2019	2-12
Table 2-13 Gross Rent, 2019	2-13
Table 3-1 Existing Land Use Change 2002 - 2019	3-2
Table 4-1 Sliding Scale (Example).....	4-4
Table 6-1 Residency Length	6-1
Table 6-2 Prouds and Sorries Exercise Results.....	6-4

Maps

Map 2-1 Location	2-1
Map 3-1 Existing Land Use	3-6
Map 4-1 Township Prime Farmland	4-2
Map 4-2 National Wetlands Inventory	4-8
Map 4-3 Oneida Township Topography Map	4-9
Map 4-4: Floodplain northwest of the City of Grand Ledge	4-10
Map 4-5: Floodplain east of the City of Grand Ledge	4-10
Map 5-1 Sanitary Sewer Master Plan	5-2
Map 5-2 Wellhead Protection Area	5-3
Map 5-3 Township Road Types	5-4
Map 5-4 Township School Districts	5-6
Map 8-1 Future Land Use	8-7

Figures

Figure 2-1 Oneida Township Population 1970-2019	2-2
Figure 2-2 Population 1970-2019	2-3
Figure 2-3 Age Profile	2-4
Figure 2-4 Average Household Size, 2000-2019	2-5
Figure 2-5 Educational Attainment	2-5
Figure 2-6 Oneida Township Household Income	2-7
Figure 2-7 Eaton County Household Income	2-7
Figure 2-8 State of Michigan Household Income	2-7
Figure 2-9 Oneida Township Housing Unit Occupancy	2-11
Figure 2-10 Eaton County Unit Occupancy	2-12
Figure 2-11 State of Michigan Unit Occupancy	2-12
Figure 2-12 Selected Monthly Owner Costs as a Percentage of Household Income, 2019	2-13
Figure 2-13 Gross Rent as a Percentage of Household Income, 2019	2-14
Figure 3-1 Breakdown of Existing Land Usage in Oneida Township 2019	3-1
Figure 4-1 Continuum of Protection of Farmland / Rural Character	4-3
Figure 4-2 Quarter/Quarter Zoning	4-5
Figure 4-3 Open Space (Cluster) Development	4-5
Figure 6-1 Preference for Alternative Energy Development	6-3
Figure 6-2 Open House Board on Residential, Commercial and Industrial Growth	6-5
Figure 6-3 Open House Board on Protecting Natural Features	6-6

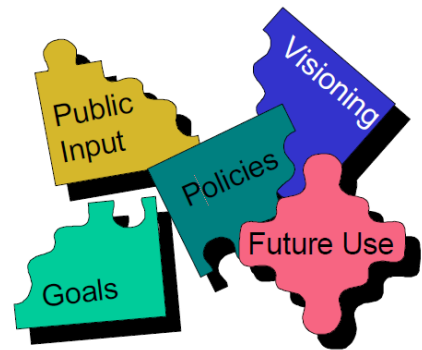
Chapter 1 Introduction

What is a Master Plan?

Responsibility for developing a Master Plan rests with the township Planning Commission in consultation with the Township Board, citizens, the county, neighboring communities, the Tri-County Regional Planning Commission (TCRPC), and other parties representing the public interest. This Master Plan has been adopted by Oneida Charter Township to ensure that the decisions made regarding the use of land are based on a sound vision that will enhance the quality of life for township residents. This Master Plan is intended to ensure that the township's desires regarding future development are translated into action; one rezoning, one plan review, one special land use approval, and one variance at a time.

The Master Plan consists of several major elements and activities, including long-range development Goals and Objectives, Future Land Use, and Public Input.

- Long-range development Goals and Objectives define how the township will deal with community concerns and protect its community character;
- The Future Land Use text describes what types of new development the township believes would be most appropriate in the community, and suitable locations for that development;
- The Future Land Use Map is an illustration of the long-range land use pattern of the township; and
- Public input is an essential component to the Master Plan process; it is important to understand what township residents think of the issues and what they want.



When combined, these pieces fit together to create a picture for the future of Oneida Charter Township.

It is important to remember that the Master Plan will not be fulfilled overnight; as a plan for the future, it is intended to guide decisions made one day at a time. Accordingly, the Master Plan cannot be rigidly administered; changing conditions that can affect the original intent of the Master Plan should be acknowledged. The Master Plan is intended to be flexible so that these changes can be accommodated.

On the other hand, while the Master Plan needs to be flexible, its recommendations should not be taken lightly. Adjustments should be made only when necessary, and justified on changing conditions or shifts in community philosophy. The Planning Commission should regularly review the Master Plan to ensure that the township remains on the right track to achieve the future it desires.

The Master Plan can be used in a number of ways, but above all it should be consulted whenever land use decisions are to be made. Oneida Charter Township may also wish to add other elements to the Master Plan in the future, including a Capital Improvements Program (CIP) or Recreation Plan.

Overall, the Master Plan is based on a number of township characteristics, each of which must be considered by the Planning Commission and Township Board as the Master Plan is implemented and updated. These characteristics include:

Community Character

The Master Plan's goals describe the character desired by the community. The strong emphasis placed on maintaining rural character in this Master Plan is reflected in the Future Land Use element and other recommendations as well.

Adaptability of Land

Environmental constraints must also be considered. Is the land itself able to accommodate planned uses? Are soils suitable for or capable of accommodating the density of development planned? If not, are public utilities available to provide sewer and water service?

Community Needs

What uses are needed in the community? If a shortage of low- to medium-density housing was determined to be a community issue, providing appropriate land uses in desirable locations would be an appropriate response. If a small shopping area or commercial nodes seem appropriate for the community, a location(s) should be selected and planned, based on the ability of the location to accommodate the use.

Available Services

Through issue identification, goals, and data collection, information is obtained about the status of community services. Are services capable of handling planned development? What kind of strain will new residential development place on the ability to provide adequate fire protection? What road improvements may be required?

Existing Development

How will the planned land uses affect existing uses? Are there some areas that are residential now that the township would like to see become commercial in the future? How will planned uses affect those uses already established nearby?

Regional Planning

The township does not exist in a vacuum. There are other regional issues, such as transportation, environmental, and utility plans of adjacent communities, that also need to be considered.

The Master Plan and Zoning Ordinance

The relationship of the Master Plan and Zoning Ordinance is often misunderstood. Stated concisely, the Master Plan is a guide for land use for the future; the Zoning Ordinance regulates the use of land in the present. The Master Plan is not a binding, legal document; the Zoning Ordinance is a law that must be followed by the township and its residents.

The Master Plan	The Zoning Ordinance
The Master Plan is a Guide	The Zoning Ordinance is a Law
The Master Plan is adopted by the Planning Commission*	The Zoning Ordinance is adopted by the Legislative Body
The Master Plan shows how land is to be used in the future	The Zoning Ordinance shows how land is regulated today

* May be adopted by Legislative body

Adopting or changing the Master Plan does not directly affect the zoning for any property. However, future changes to the zoning map are intended to be reflective of the planned uses shown by the Master Plan.

- In order to change the Master Plan, the township Planning Commission must conduct a public hearing and address comments made by the public. The Planning Commission then has the authority to adopt the Master Plan without Township Board action.
- In order to change the zoning map, the township Planning Commission must conduct a public hearing and forward a recommendation for action to the Township Board. It is the Township Board which must then adopt the proposed zoning change.

Using the Plan

The Planning Commission and Township Board should continuously strive to:

Refer to the Master Plan in all Zoning Decisions

One of the principal benefits of having an adopted Master Plan is the foundation it provides for sound zoning decisions. Just as the Master Plan is the policy guide for land use, zoning is the principal legal enforcement tool. The two must work together to support each zoning decision as well as assist in defending legal challenges to those decisions, should they occur.

Encourage other Decision-Making Bodies to use the Master Plan

The Master Plan should help guide everyday decisions, from improving roads to building new schools. Working with other parties that can affect land use patterns in the township, such as the City of Grand Ledge, Eaton County Road Commission, school districts, and even adjacent townships, can help Oneida Charter Township in the implementation of the Master Plan.

Keep the Plan Current

Adoption of the Master Plan does not mark the end of the planning process so much as its beginning. An outdated Master Plan that is not referred to on a continual basis can weaken township decisions. The Planning Commission should conduct an annual review of the Master Plan to ensure that the Master Plan is kept current. Any amendments to the Master Plan can be done at that time to keep it up to date and consistent with township philosophies. Several goals in the community may have been achieved and new ones may need to be established, or several zoning decisions may have changed the direction of development in a certain part of the township.

Where uses have been approved contrary to the Master Plan, it should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date, reliable planning tool.

How Does the Master Plan Affect You as a Resident or Landowner?

How the Master Plan affects you depends on your particular situation. If you are a property owner, you may have several interests, including not only your property but properties that are in a similar land use category. As a homeowner, you will be interested in the properties in your immediate neighborhood. You may wish to know what uses are proposed for vacant land in your area. As an owner of vacant property, you will want to know what land uses are proposed for your property.

As a township resident, you will be interested in the overall concepts of the Master Plan, as expressed in its goals. These statements will give you an indication of the Planning Commission's view of the township now and in the future.

How Should You Use This Plan?

Again, use of the Master Plan depends on your interest in the future of Oneida Charter Township, but generally, here is the procedure you should follow.

Step #1 What land use is proposed for your property, or the area surrounding your property?

You can start to find this information on the Future Land Use map (Map 8-1 Future Land Use, page 8-7). This map is divided into separate land use categories. Find the category of land use in which your property is located.

Step #2 Determine how the Planning Commission views development in your area.

The text of the Future Land Use Plan as well as the Goals, Objectives, and Strategies will indicate to you the general direction of development within your area; it may be fairly specific, or it may be somewhat general. The Land Use text is meant to provide a general direction to the Planning Commission as well as property owners regarding future development within the township.

Step #3 Determine the meaning of the land use designation for your property.

In Step #1, you were asked to determine the land use category into which your property falls. In the Future Land Use chapter, there is a discussion covering each of these categories. Find the one that applies to you (the category in which your property lies) and read the discussion on the meaning of each land use designation, its “locational criteria” and related zoning classification. Keep in mind that the Future Land Use map is one possible arrangement of future land uses. Because some property may meet the locational criteria of more than one future land use classification, your property may be appropriate for more than one zoning classification. And because the land use classification may be based in part on the existence of certain infrastructure like major roads or water / sewer, changes in that infrastructure can change the appropriateness of the land use classification and therefore the zoning of property.

Depending on the nature of your interest in the Master Plan, this may be as far as you carry your initial investigation. If you have a specific proposal which does not fit the Future Land Use Plan, you may want to investigate the Master Plan in more detail, beginning with the Goals.

Step #4 Determine how the Master Plan affects your property.

The Future Land Use designation will indicate to you how your property is planned for use in the future. This does not mean that you cannot continue the use that you currently have. Land use within Oneida Charter Township is also affected by the zoning for your property. See the Zoning Ordinance or call the township offices for more information.

In short, the Master Plan may have a profound impact on the future of your property, regardless of whether you are a landowner or a homeowner. As a resident of Oneida Charter Township, it is important that you become familiar with the Master Plan and what it may mean to you.

Conclusion

The Planning Commission and Township Board of Oneida Charter Township have assumed their responsibility to look beyond today’s zoning issues and provide long-term guidance for land use and development through the adoption of this Master Plan. The Master Plan, properly developed and well thought out, can provide tangible benefits in improved quality of life, efficient use of financial and other resources, a cleaner environment, and an economically healthy community. However, those benefits are directly related to the willingness of the township’s citizens to follow the plan, and to keep the plan current. It is hard work; but the rewards will make the effort well worthwhile.

Chapter 2 Community Profile

Understanding Our Community

Understanding Oneida Township and the changes it has undergone through time helps to better determine a clear direction for its future. By analyzing existing trends and conditions, we can begin to learn why and how land use patterns have changed over time and the ways in which the township can better serve the needs of its residents. This Master Plan utilizes a wide range of information to ensure that its recommendations are based on accurate information and closely reflect the conditions and needs of Oneida Township.

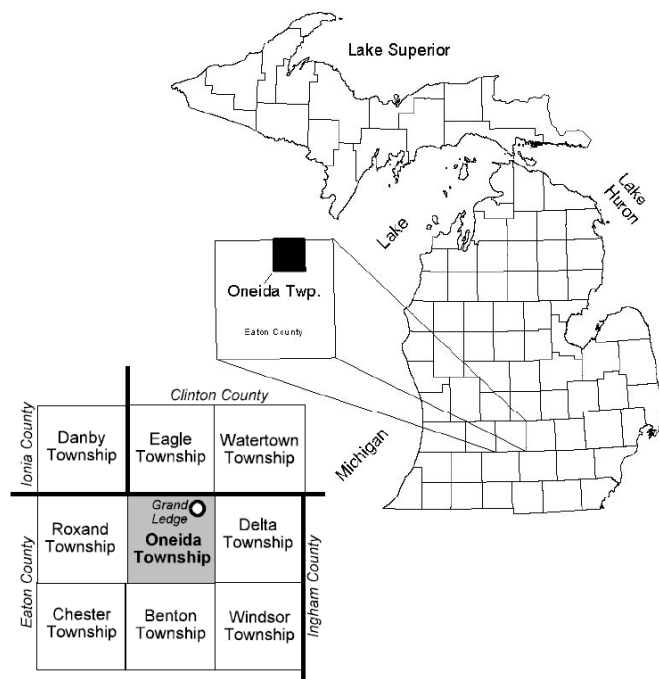
- Population data helps in determining the social and physical needs of the community. Population information is based on 2010 U.S. Census and 2019 American Community Survey (ACS) data and earlier.
- An inventory of community facilities helps determine what type and intensity of development is reasonable.
- Existing land use patterns reveal the effects of past land use decisions on development. Existing land use information in this Master Plan is based on an existing land use inventory conducted in 2019.
- Public involvement provides township residents with opportunities to voice their opinions about what they see happening in the community; and a chance to offer suggestions, provide insight, and strengthen the position of the Master Plan through their involvement.
- Identifying issues of importance in the township is essential to the formation of a sound vision for the future. Unless problems are accurately identified, and proper solutions sought, the Master Plan will not achieve its full potential as a tool that can make Oneida Township a better place to live, work, and play.

Location

Oneida Township is located in the northeastern portion of Eaton County, Michigan (see Map 2-1), approximately 6 miles west of the City of Lansing. The township covers approximately 33.5 square miles with the City of Grand Ledge occupying the remaining 2.5 miles, entirely within the township boundaries.

Eaton County is located in south-central Michigan. The county is considered part of the Tri-County region, which includes Ingham, Eaton, and Clinton Counties, all of which surround the City of Lansing.

Map 2-1 Location



Eaton Highway (the Eaton County/Clinton County line) forms the northern boundary of the township, while Needmore Highway/Davis Highway marks the southern boundary. Cochran Road and Royston Road form the western and eastern boundaries of Oneida Township respectively.

Oneida Township is within close proximity to the suburbs of Lansing and surrounds the expanding City of Grand Ledge (2010 Pop. 7,786). Its general location to Grand Ledge and Lansing makes it attractive to future residential development that desires a “country” or “rural” atmosphere.

Population Characteristics

Evaluating the characteristics of the township’s population can help paint a picture of the community and determine trends that can set the stage for the Master Plan to address questions such as:

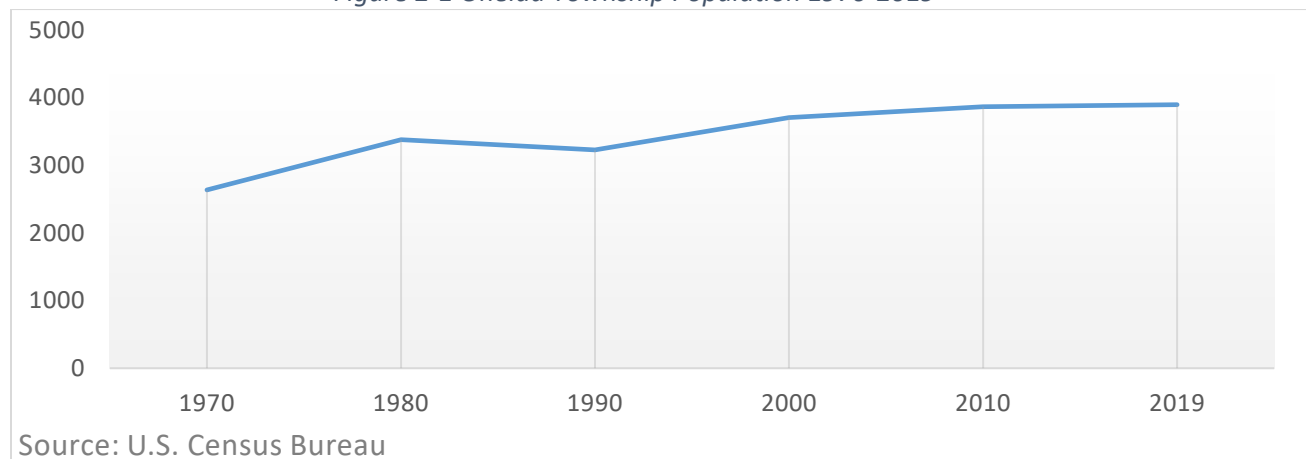
- If the population of the township continues to grow, will this increase the need for additional infrastructure (expanded water and sewer services) and adversely affect the natural environment?
- What areas should be served in the future with water and sewer? Rural residential areas? Commercial areas? Industrial?
- What considerations need to be given to the protection of farmland and the environment to enhance the township’s rural character and quality of life?

Population information is shown through census data and includes population changes, age profiles/breakdown, and population growth trends. Population data helps in determining the social and physical needs of the community. Population information is based on the 2010 Decennial Census data and earlier, as well as the 2019 American Community Survey (ACS) information. The decennial census occurs only once every 10 years, but the data represents the results of responses from almost 100% of the population. The ACS data is updated every year, but is a statistical estimate of the results of an annual survey of 1% of the population. Because the township’s population is relatively small, a 1% survey is not statistically valid, so the 2019 ACS data is actually an average of data over 5 years (2013-2019).

Population

Figure 2-1 shows the population changes between 1970 and 2019. Figure 2-1 is a great visual showing the growth that has occurred over the last 40 years in Oneida Township. Between 1970 and 1980, Oneida Township saw the most dramatic growth, followed by a slight decline between 1980 and 1990. Between 1990 and 2020, the township saw additional growth, although growth since 2000 has been significantly less.

Figure 2-1 Oneida Township Population 1970-2019



The data in Table 2-1 from surrounding jurisdictions shows the township's change in population in relation to local, county, and statewide trends. It shows that the change has generally been consistent with that of the county as a whole and significantly greater than the state.

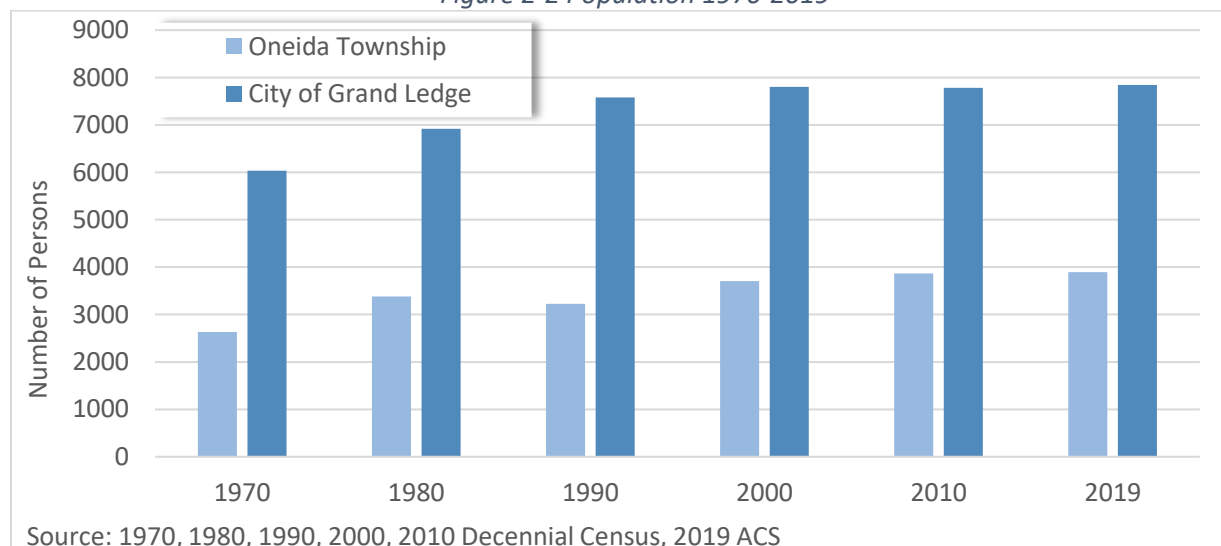
Table 2-1 Population Growth Trends 1970-2019

Community	1970	1980 (Percent Change)	1990 (Percent Change)	2000 (Percent Change)	2010 (Percent Change)	2019 (Percent Change)
Oneida Township	2,635	3,378 (28.2%)	3,228 (-4.4%)	3,703 (14.7%)	3,865 (4.4%)	3,895 (0.8%)
Eagle Township	1,594	2,060 (29.2%)	2,151 (4.4%)	2,332 (8.4%)	2,671 (14.5%)	2,713 (1.6%)
Delta Township	17,396	23,822 (36.9%)	26,129 (9.7%)	29,682 (13.6%)	32,408 (9.2%)	33,124 (2.2%)
Benton Township	1,754	2,405 (37.1%)	2,528 (5.1%)	2,712 (7.3%)	2,796 (3.1%)	2,832 (3.1%)
Roxand Township	1,671	1,975 (18.2%)	1,903 (-3.6%)	1,903 (0.0%)	1,848 (-2.9%)	1,705 (-7.7%)
City of Grand Ledge	6,032	6,920 (14.7%)	7,579 (9.5%)	7,813 (3.1%)	7,786 (-0.3%)	7,842 (0.7%)
Eaton County	68,892	88,337 (28.2%)	92,879 (5.1%)	103,655 (11.6%)	107,759 (4.0%)	109,456 (1.6%)
State of Michigan	8,875,083	9,262,078 (4.4%)	9,295,297 (0.4%)	9,536,094 (2.6%)	9,883,640 (3.6%)	9,986,857 (1.0%)

Source: 1970, 1980, 1990, 2000, 2010, Decennial Census, 2019 American Community Survey (ACS)

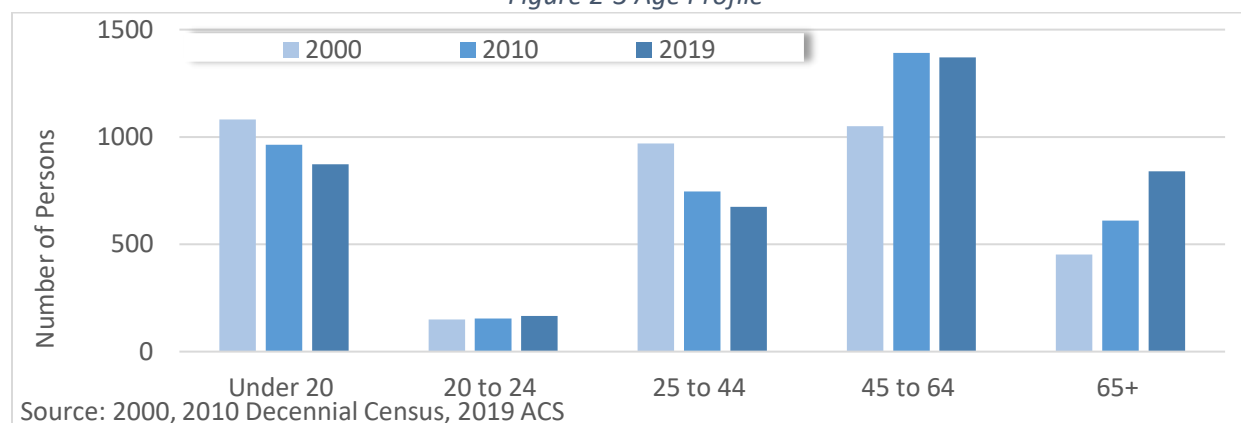
Figure 2-2 shows the population change for Oneida Township in comparison with the City of Grand Ledge. While Oneida Township continues to generally have half the population of the city, the growth rate has generally exceeded the city's over much of the past 50 years.

Figure 2-2 Population 1970-2019



Oneida's largest age group in 2019 can be seen in Figure 2-3 as those who are 45 to 64, which differed from 2000 when the largest age group was those under the age of 20. Large populations in the 45 to 64 "cohort" indicate future needs for senior citizens such as retirement housing and health care facilities. The future needs for senior citizens will be centered around strategies to allow aging in place and a variety of senior housing options. The segment of the population 20 to 24 remained stable.

Figure 2-3 Age Profile



The continued "aging" of the population is shown in the change in the median age in Table 2-2. This also demonstrates the extent to which the population of the township is older than that of the county or the state as a whole.

Table 2-2 Median Age, 1990-2019

Year	Oneida Township	Eaton County	State of Michigan
1990	35.6	32.8	32.6
2000	40.5	36.4	35.5
2010	46.1	40.3	38.9
2019	49.2	40.9	38.5

Source: 1990, 2000, 2010 Decennial Census, 2019 ACS

Table 2-3 illustrates that while almost 92.5% of the households in the township are married couples, 37.4% are married couples with at least one child under 18 years of age, what many people would assume is the "normal" household composition. A plurality of households (55.1%) are "empty nesters", and this percentage can be expected to increase. However, at some point these older households can be expected to get to the age where they need to move into housing more suitable to their needs and capabilities and the housing will be occupied by younger households with families.

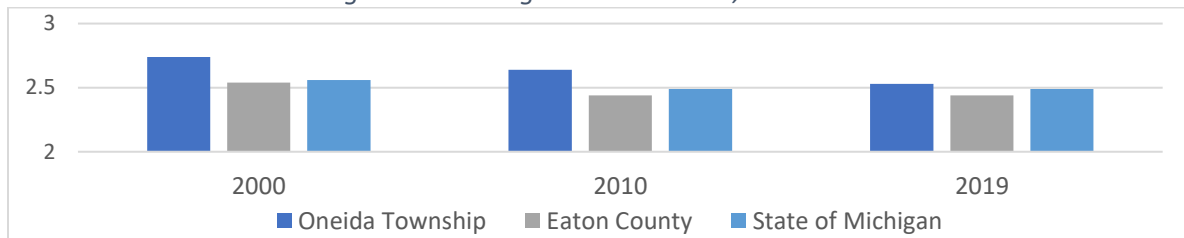
Table 2-3 2019 Household Types

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Total Households	1,158	100.0%	44,480	100.0%	3,935,041	100.0%
Family households (families)	1,146	98.9%	28,756	64.6%	2,517,441	64.0%
With own children under 18 years	433	37.4%	12,329	27.9%	1,110,316	28.2%
Married-couple Family	1,071	92.5%	22,302	50.1%	1,853,456	47.1%
Female Householder, no husband present	32	2.7%	4,577	10.3%	475,082	12.1%
Male Householder, no wife present	55	4.7%	1,877	4.2%	188,903	4.8%
Nonfamily Households	363	31.3%	15,724	35.4%	1,417,600	36.0%
Householder living alone	306	26.4%	12,964	29.1%	1,164,019	29.6%
Householder living alone, 65 years and over	186	16.0%	5,224	11.7%	467,411	11.9%

Source: 2019 American Community Survey

The average household size is shown in Figure 2-4 for the township, county, and state. As shown, Oneida Township shows higher average household sizes than both Eaton County and the State of Michigan. A drop is shown in 2019 among all jurisdictions in average household size. This is a national trend due to the aging population. Increases in the rate of divorce over the past 50 years have also increased the number of households and caused a reduction in average household size. A significant impact of this trend is that a population that does not increase may still require additional housing units. It also impacts the demand for smaller dwelling units.

Figure 2-4 Average Household Size, 2000-2019



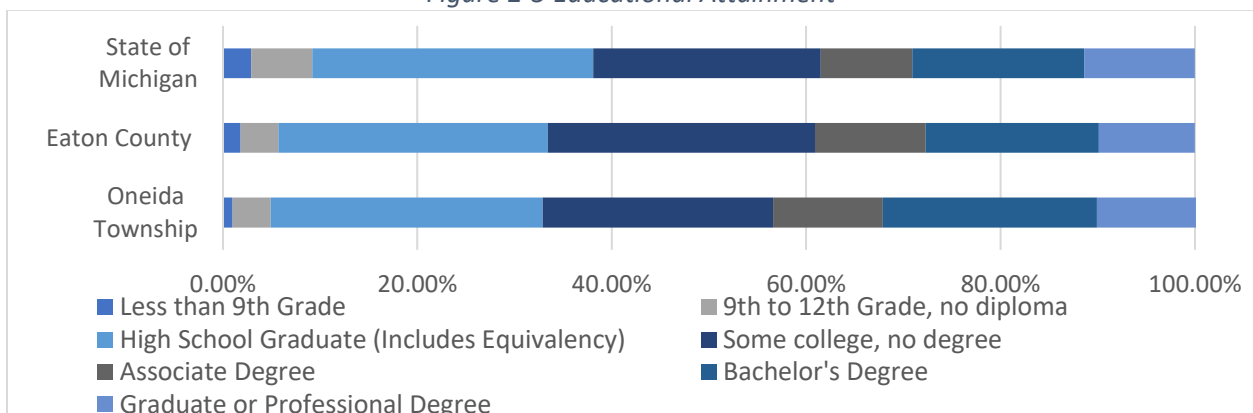
The township has a similar education attainment numbers and percentages to the county and state, but the township does show a slightly higher percentage of those with bachelor's degrees. The largest segment of the population over 25 years old have some college, but no degree. This differs from Eaton County and the State of Michigan, where the largest group are those with high school degrees with no college. This is expected to change over the next 20 years as more workers find it necessary to go to college to acquire training or skills to remain employed.

Table 2-4 Education Attainment, 2019

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Population 25 years and over	1,856	-	76,765	-	6,813,480	-
Less than 9th grade	28	1.0	1,355	1.8	194,755	2.9
9th to 12th grade, no diploma	111	3.9	3,032	3.9	431,435	6.3
High school graduate (includes equivalency)	799	28.0	21,255	27.7	1,967,316	28.9
Some college, no degree	677	23.7	21,086	27.5	1,591,358	23.4
Associate degree	322	11.3	8,726	11.4	643,446	9.4
Bachelor's degree	629	22.0	13,684	17.8	1,207,829	17.7
Graduate or Professional Degree	290	10.2	7,627	9.9	777,341	11.4

Source: 2019 American Community Survey

Figure 2-5 Educational Attainment



Overall Character

The overall character of Oneida Township is predominantly rural, with the majority of its land dedicated to agricultural uses. The primary concentration of commercial and industrial uses, such as restaurants, banks, retail and wholesale stores, and manufacturing operations, is found in and around the City of Grand Ledge. On a regional level, services and employment other than farming are provided by the businesses within the metropolitan area of the City of Lansing. Oneida's neighbor to the east, Delta Township (a suburb of Lansing), places development pressure on Oneida Township due to its significant growth, specifically along Saginaw Highway (M-43).

As the Cities of Grand Ledge and Lansing continue to seek room to grow residential and commercial development, they increase the pressure on Oneida Township to develop rural or vacant land. Therefore, the township, through this document, is actively seeking to plan for and control growth in a positive manner to provide for quality development while maintaining its rural character. The greatest restraint to this growth will be the community's desire to protect its prime farmland and natural features, as well as the present limitation of public sanitary sewers and utilities. This may also work to the township's advantage in terms of curbing the threat of urban sprawl, as discussed later.

Economic Characteristics

The Decennial Census and ACS data relates to the characteristics of the individual communities and does not necessarily reflect the economy of the community. Individuals may live in community "X" but work in community "Y". Economic characteristics include household income, the industry a worker is employed in, and all income sources for households in the township.

Incomes can help provide an understanding of a community's affluence and buying power. In 2019, the American Community Survey shows that incomes from \$35,000 to \$49,999 were the highest percentage in Oneida Township. This is consistent with the county and the state. The median income of Oneida Township residents is significantly higher at \$56,750 versus \$48,735 for the county and \$48,463 for the state.

Table 2-5 Income, 2019

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
\$1 to \$9,999 or less	8	0.7%	748	2.0%	53,553	1.7%
\$10,000 to \$14,999	25	2.1%	798	2.1%	88,877	2.8%
\$15,000 to \$24,999	70	5.8%	3873	10.3%	358,355	11.3%
\$25,000 to \$34,999	79	6.5%	5631	14.9%	502,932	15.9%
\$35,000 to \$49,999	310	25.7%	8417	22.3%	633,740	20.0%
\$50,000 to \$64,999	243	20.1%	6815	18.0%	514,008	16.2%
\$65,000 to \$74,999	129	10.7%	3209	8.5%	207,855	6.6%
\$75,000 to \$99,999	205	17.0%	4699	12.4%	367,327	11.6%
\$100,000 or more	139	11.5%	3588	9.5%	442,943	14.0%
Median	\$56,750	N/A	\$48,735	N/A	\$48,463	N/A
<i>Source: 2019 American Community Survey</i>						

Figure 2-6 Oneida Township Household Income

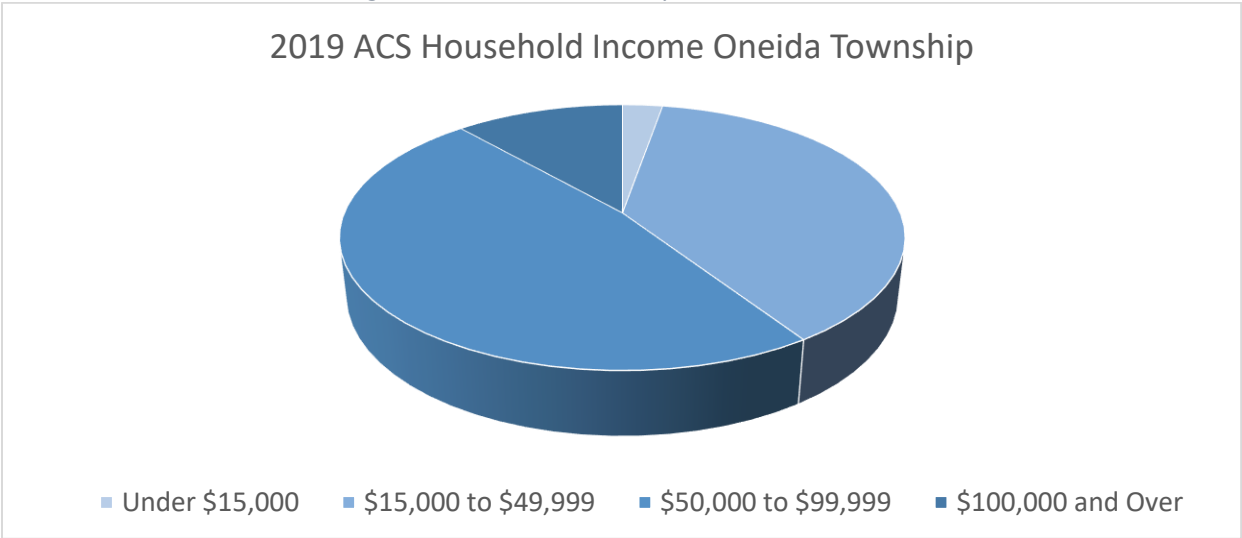


Figure 2-7 Eaton County Household Income

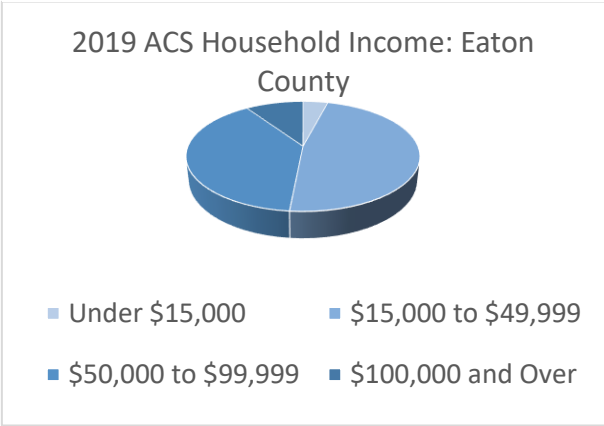


Figure 2-8 State of Michigan Household Income

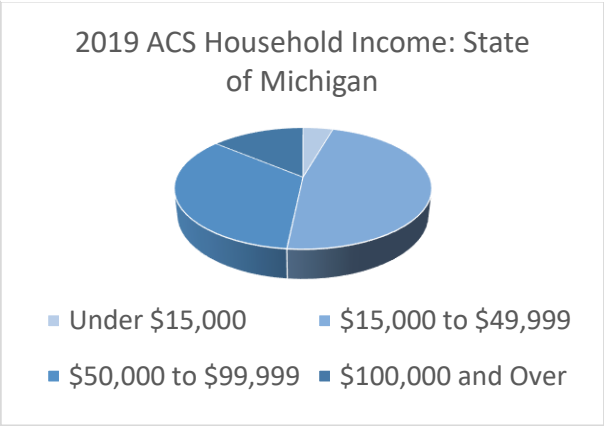


Table 2-6 shows the number of persons in Oneida Township that are employed in various “industries”. The Bureau of the Census uses the term “industry” to reflect different segments of the economy and not just parts of the industrial sector. The highest percentage of persons are employed in the Educational, Health, and Social Services industry and the lowest amount is in the Agriculture, Forestry, Fishing, Hunting, & Mining. This should not be seen as a reflection of the importance of agriculture as a source of employment, but simply that many farmers find it necessary to have a second source of income along with that provided by farming. The high percentage in the Educational, Health, and Social Services industry may reflect the township’s central location between several cities, with several schools, colleges, hospitals, and other major employers.

Table 2-6 Occupations

Industry	Number of Persons Employed by Industry	Percent of Persons Employed by Industry
Agriculture, forestry, fishing and hunting, and mining	12	0.7%
Construction	88	5.2%
Manufacturing	212	12.4%
Wholesale trade	57	3.3%
Retail trade	119	7.0%
Transportation and warehousing, and utilities	82	4.8%
Information	16	0.9%
Finance and insurance, and real estate and rental and leasing	99	5.8%
Professional, scientific, and management, and administrative and waste management services	137	8.0%
Educational services, and health care and social assistance	515	30.2%
Arts, entertainment, and recreation, and accommodation and food services	130	7.6%
Other services, except public administration	46	2.7%
Public administration	193	11.3%
TOTAL	1,706	100%
<i>Source: 2019 American Community Survey</i>		

Table 2-7 shows the income source of the residents in Oneida Township, Eaton County, and the State of Michigan. Information about income source is important because it allows a community to understand the extent to which their residents are impacted by changes in employment opportunities versus those living on stable but fixed income such as retirement. Oneida Township has a higher percentage of individuals living on retirement income, and the township also has a higher mean retirement income than both the county and the state. Oneida Township also shows a notably lower amount of people living with public assistance income than the county or state.

Table 2-7 Income Source, 2019

Income Source in 2019	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Households	1,521	100%	44,480	100%	3,935,041	100%
With earnings	1,060	69.7	33,802	76.0	2,923,374	74.3
Mean earnings (dollars)	94,536	(X)	75,954	(X)	80,809	(X)
With Social Security Income	723	47.5	16,293	36.6	1,365,683	34.7
Mean Social Security Income (dollars)	21,636	(X)	21,575	(X)	20,657	(X)
With Supplemental Security Income	38	2.5	2,211	5.0	241,441	74.3
Mean Supplemental Security Income (dollars)	11,921	(X)	10,801	(X)	10,343	(X)
With public assistance income	21	1.4	1,784	4.0	92,166	2.3
Mean public assistance income (dollars)	N/A	(X)	2,305	(X)	2,607	(X)
With retirement income	678	39.0%	13,499	30.3	932,709	23.7
Mean retirement income (dollars)	48,904	-	30,373	(X)	24,096	(X)
<i>Source: 2019 American Community Survey</i>						

Table 2-8 shows the poverty status of families and individuals in the township, county, and state. The township had a significantly lower number of families with incomes below the poverty level than the county or state. Families with a female head of household which include minor children are the most likely persons to be living below the poverty line.

Table 2-8 Poverty Status, 2019

Poverty Status in 2019	Oneida Township	Eaton County	State of Michigan
	%	%	%
All Families	-	-	-
Percent below poverty level	2.9%	7.4%	10.9%
With related children under 18 years	-	-	-
Percent below poverty level	5.5%	12.7%	18.4%
With related children under 5 years	-	-	-
Percent below poverty level	0.0%	15.7%	20.6%
Families with female householder, no husband present			
Percent below poverty level	50.0%	24.1%	31.3%
With related children under 18 years	-	-	-
Percent below poverty level	66.7%	33.3%	42.5%
With related children under 5 years	-	-	-
Percent below poverty level	0.0%	39.7%	49.5%
All people as individuals			
Percent below poverty level	4.5%	10.9%	15.6%
18 years and over	-	-	-
Percent below poverty level	4.2%	9.3%	13.8%
65 years and over	-	-	-
Percent below poverty level	3.7%	5.8%	8.2%
Related children under 18 years	-	-	-
Percent below poverty level	5.5%	16.2%	21.3%
Related children 5 to 17 years	-	-	-
Percent below poverty level	7.1%	15.3%	19.9%
Unrelated individuals 15 years and over	-	-	-
Percent below poverty level	14.0%	15.3%	28.3%

Source: 2019 American Community Survey

Housing Characteristics

Housing characteristics combine population and economic information and the current status and growth of housing opportunities in the community. Housing characteristics include housing types, the year structures were built, and unit occupancy.

Table 2-9 shows the different types of homes that can be found in Oneida Township. The table shows that the type of housing that is most prevalent in Oneida Township is 1-unit detached, or single-family homes, and they make up 95.5% of the township's housing unit types. This helps to explain the significantly higher

Table 2-9 Oneida Township Housing Types

Type of Unit	# of Units	% of Units
1-Unit, detached	1,484	95.5%
1-Unit, attached	9	0.6%
2 Units	15	1.0%
3 or 4 Units	0	0.0%
5 to 9 Units	32	2.1%
10 to 19 Units	0	0.0%
20 or More Units	0	0.0%
Mobile Home	14	0.9%
Boat, RV, Van, etc.	0	0.0%

Source: 2019 American Community Survey

median value of owner-occupied homes in the township but places it at a disadvantage in retaining its aging population. As its population ages, many residents will move to other communities with housing more appropriate for their needs, and if new owners for their homes cannot be found, vacancy rates could increase, or at least the rate of new construction will continue to drop.

Table 2-10 shows the number of structures in Oneida Township that were built in specific years. The year that structures were built is an important aspect to consider because older homes can cost more to keep up and are more vulnerable to deterioration. About a quarter of the homes in the township are 30 years old or less, which is comparable with the county and state. The information in Table 2-10 also illustrates the dramatic slowdown in home construction that occurred over the past 10+ years.

Table 2-10 Years Structures Were Built in Oneida Township

Year Structure was Built	Number of Structures	Percent of Total Structures
Built 2014 or Later	16	1.0%
Built 2010 to 2013	15	1.0%
Built 2000 to 2009	181	11.6%
Built 1990 to 1999	226	14.5%
Built 1980 to 1989	149	9.6%
Built 1970 to 1979	332	21.4%
Built 1960 to 1969	299	19.2%
Built 1950 to 1959	124	8.0%
Built 1940 to 1949	109	7.0%
Built 1939 or Earlier	103	6.6%

Source: 2019 American Community Survey

Figure 2-9 Oneida Township Housing Unit Occupancy shows how many homes in Oneida Township are owner-occupied, renter occupied, and vacant. Oneida Township's largest amount is owner occupied, with their lowest amount being vacant. When comparing Figure 2-9 through Figure 2-11, Oneida Township has a lower vacancy rate than both Eaton County and the State of Michigan. Oneida Township also has less renter occupied dwellings than both Eaton County and the State of Michigan, which is consistent in a community with such a high percentage of single-family detached homes.

Figure 2-9 Oneida Township Housing Unit Occupancy

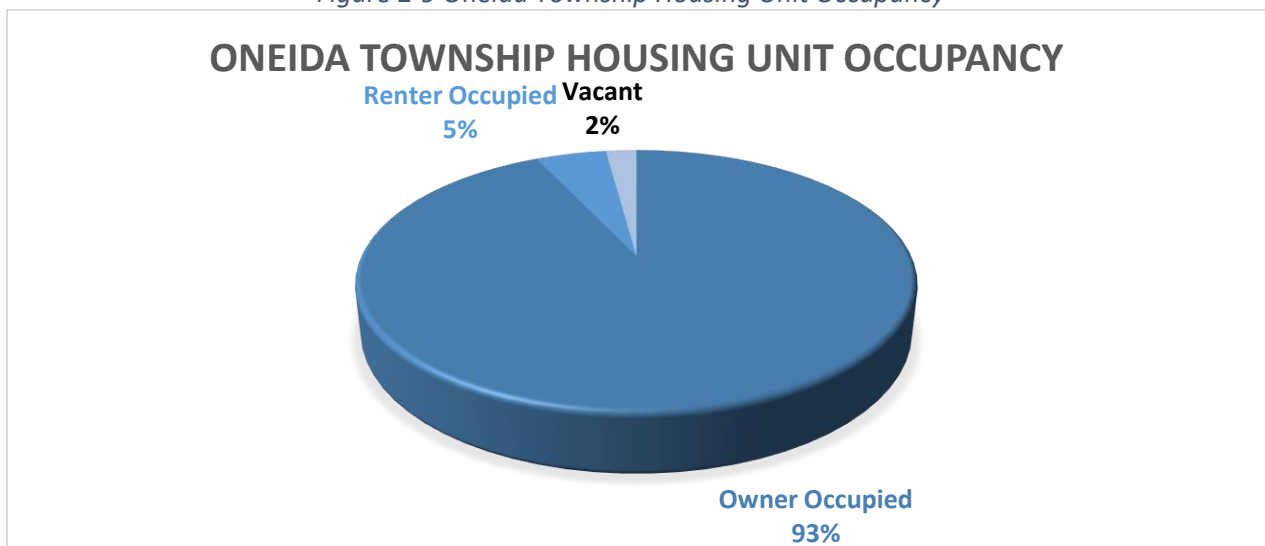


Figure 2-10 Eaton County Unit Occupancy

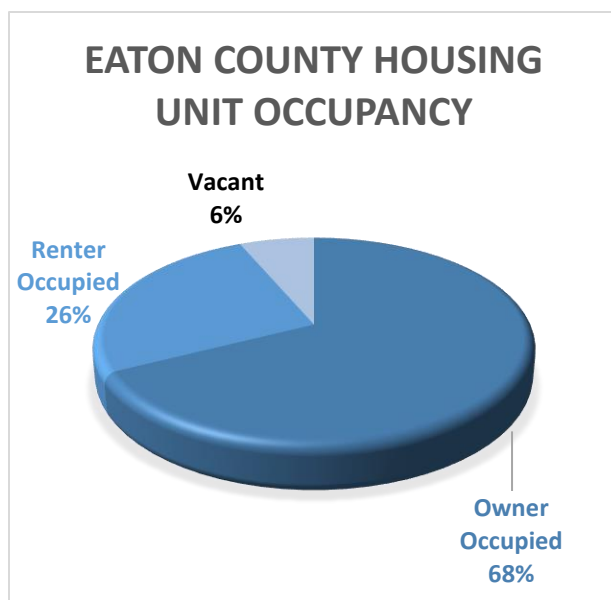


Figure 2-11 State of Michigan Unit Occupancy

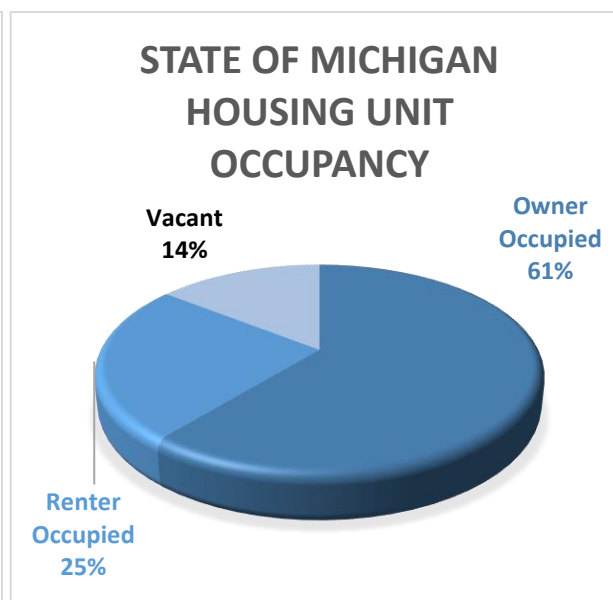


Table 2-11 shows the change in the number of occupied dwelling units. Oneida Township showed a 2.9% increase over 2000 to 2019. While Oneida Township saw an increase in occupied dwelling units, both Eaton County and the State of Michigan saw a decrease in occupied dwelling units.

Table 2-11 Number of Occupied Dwelling Units, 2000-2019

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
2000	1,352	95.0%	40,167	95.4%	3,785,661	89.4%
2010	1,449	95.7%	43,494	92.4%	3,872,508	85.4%
2019	1,521	97.9%	44,480	93.5%	3,935,041	85.6%

Reference: 2000, 2010 U.S. Census, 2019 American Community Survey

Table 2-12 shows the house value breakdown in the township, the county, and the state. The majority of the township's house value is between \$100,000 to 199,999. The median home value is higher for the township than the county and state.

Table 2-12 House Value, 2019

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Specified owner-occupied units	1,445	100%	32,148	100%	2,802,699	100%
Less than \$50,000	22	5.9%	2,101	6.5%	326,347	11.6%
\$50,000 to \$99,999	85	18.4%	4,792	14.9%	508,868	18.2%
\$100,000 to \$149,999	266	30.2%	8,285	25.8%	510,142	18.2%
\$150,000 to \$199,999	436	36.9%	7,645	23.8%	477,897	17.1%
\$200,000 to \$299,999	533	5.8%	6,479	20.2%	514,530	18.4%
\$300,000 to \$499,999	84	1.3%	2,323	7.2%	337,418	12.0%
\$500,000 to \$999,999	19	1.5%	366	1.1%	105,648	3.8%
\$1,000,000 or more	0	0.0%	157	0.5%	21,849	0.8%
Median (dollars)	190,900	-	155,000	-	154,900	-

Reference: 2019 American Community Survey

Table 2-13 shows the rent breakdown in the township, the county, and the state. Oneida Township's median rent value is \$960, a majority of the townships rent is between \$500 and \$999. This is higher than both the county and the State of Michigan.

Table 2-13 Gross Rent, 2019

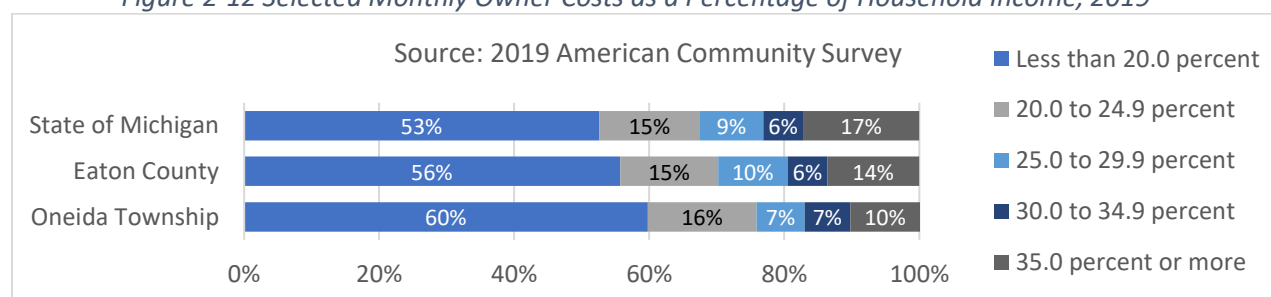
	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Specified renter-occupied units	76	100%	11,786	100%	1,074,190	100%
Less than \$500	14	18.4%	1,088	9.2%	127,548	11.9%
\$500 to \$999	32	42.1%	7,178	60.9%	565,893	52.7%
\$1,000 to \$1,499	30	39.5%	3,072	26.1%	286,194	26.6%
\$1,500 to \$1,999	0	0.0%	248	2.1%	63,971	6.0%
\$2,000 to \$2,499	0	0.0%	119	1.0%	17,823	1.7%
\$2,500 to \$2,999	0	0.0%	35	0.3%	5,628	0.5%
\$3,000 or more	0	0.0%	46	0.4%	7,133	0.7%
Median (dollars)	960	-	858	-	871	-
No Rent Paid	0	-	546	-	58,152	-

Source: 2019 American Community Survey

A generally accepted standard for housing affordability is that households should not pay more than 1/3 of their income towards housing expenses.

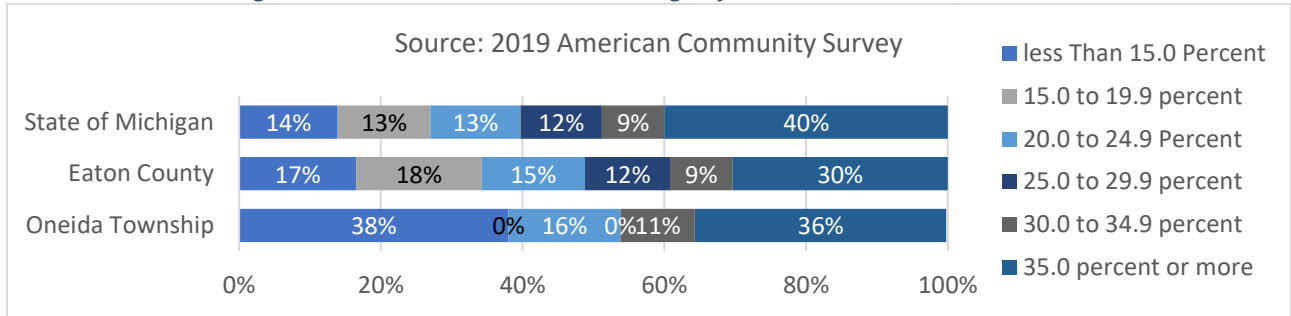
Figure 2-12 shows the Selected Monthly Owner Cost as a Percentage of Household Income in 2019; Oneida Township, Eaton County, and the State of Michigan. It estimates that only 10% of homeowners in Oneida Township spend 35% or more of their household income on housing costs including mortgage payments, property taxes and insurance. This indicates that housing affordability for homeowners is not currently an issue in the township despite the fact that the median value of owner-occupied homes is significantly higher than that for Eaton County, and the State of Michigan.

Figure 2-12 Selected Monthly Owner Costs as a Percentage of Household Income, 2019



On the other hand, as shown in Figure 2-13 the 2019 American Community Survey estimates that 36% of renters spend over 35% of their household income on housing costs, which is higher than the county average but lower than the state as a whole. The affordability issue is not quite as severe for the township overall as that percentage would indicate since the 2019 American Community Survey sample data indicates there are only 118 rental properties in the township versus 1,445 owner occupied units.

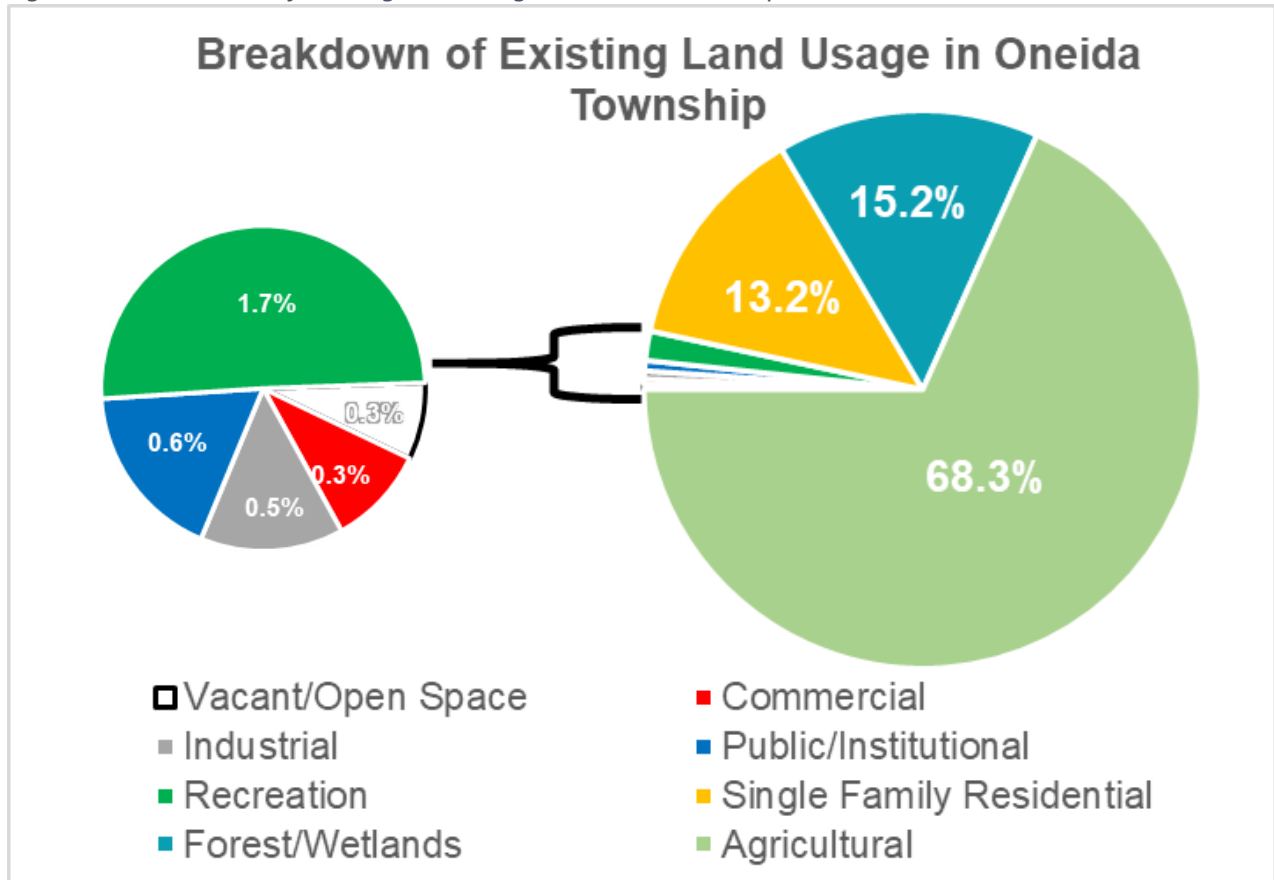
Figure 2-13 Gross Rent as a Percentage of Household Income, 2019



Chapter 3 Land Use Inventory

Land use and natural features information are essential components for the purpose and development of a Master Plan. Existing land use and land cover data were mapped using tax parcel data provided by Eaton County, then developed through analysis of both the existing land use data provided by Tri-County Regional Planning Commission in 2002 and recent aerial imagery.

Figure 3-1 Breakdown of Existing Land Usage in Oneida Township 2019



Oneida Township's existing land use is divided into eight different categories, the same as the previous Master Plan in 2002: Agricultural, Forests/Wetlands, Single Family Residential, Recreation, Public/Institutional, Industrial, Commercial, and Vacant/Open Space.

When Oneida Township's existing land use is broken down to its classification and acreage, rural uses are shown to be the dominant use of the land. This is evident by reviewing Table 3-1 Existing Land Use Change 2002 - 2019. Agricultural activities are the township's primary land use, accounting for 68.3% of the total land (13,967.75 acres).

Table 3-1 Existing Land Use Change 2002 - 2019

EXISTING LAND USE	LAND AREA OF USE (ACRES) - 2019	% OF TOTAL LAND - 2019	LAND AREA OF USE (ACRES) - 2002	% OF TOTAL LAND - 2002
Agricultural	13,967.75	68.3%	14,109	68%
Forest/Wetlands	3,105.36	15.2%	3,002	14%
Single Family Residential	2,681.11	13.2%	2,503	12%
Recreation	357.69	1.7%	364.5	2%
Public/Institutional	122.51*	0.6%	27.51*	0.1%
Industrial	98.76	0.5%	208.43	1%
Commercial	68.37	0.3%	54.62*	0.3%
Vacant/Open Space	54.99	0.3%	617.32	3%
TOTAL	20,456.54	100%	20,842.83	100%

*Values are based on analytical comparison of 2019 and 2002 Existing Land Use maps and are approximated.

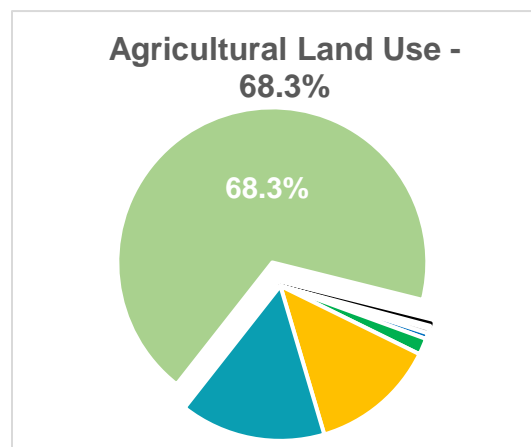
Following this is forests and wetlands, which comprise 15.2% of the land (3,105.36 acres). This is closely followed by single family residential uses, where land occupied by single family homes account for 13.2% of the total land (2,681.11 acres). The remaining 3.3% of land use includes recreation, public and institutional, industrial, commercial, as well as vacant land and designated open space.

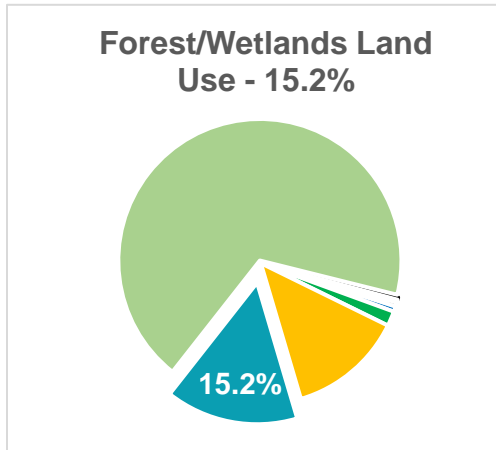
Compared to the township's 2002 Master Plan, there have been some changes in the distribution of land use. While agriculture remains unchanged, there has been a slight decrease in vacant/open space and industrial use and slight increase in forest/wetlands and single-family residential uses. In 2002, vacant and open space was 3% of all land in the township, and industrial use occupied 1%, to forest/wetlands' 14% and single family residential's 12%. Total vacant land coverage has decreased by 2.7% and industrial by 0.5%, while forest/wetlands and single-family residential uses have both increased by approximately 1%.

Oneida Township's land use patterns are characteristic of similar rural township communities, with gridded square mile section roads and majority agricultural land use. Much of the township's higher-intensity uses are found along the southern and eastern borders of the City of Grand Ledge. It can be expected that future development of high intensity uses will be related to the growth of the city.

Agricultural

Most of Oneida Township's land use is agriculture. Over 68% of properties in this category were engaged in agricultural practices. In classifying property as agricultural, parcels that were predominantly agriculture but include the farmstead were classified as agricultural. If the farmstead was located on a separate, smaller parcel, that property was classified as residential. There are 13,967.75 acres of land for cultivation, livestock, and other agricultural activities spread across the entire township. It is less prevalent where development has occurred around Grand Ledge, but there is still some land being used for agriculture north and east of the city.



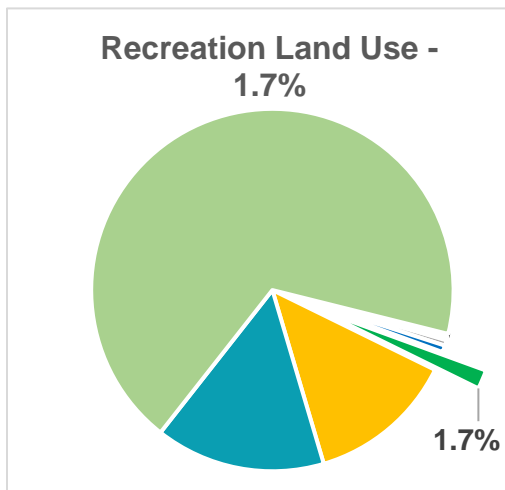
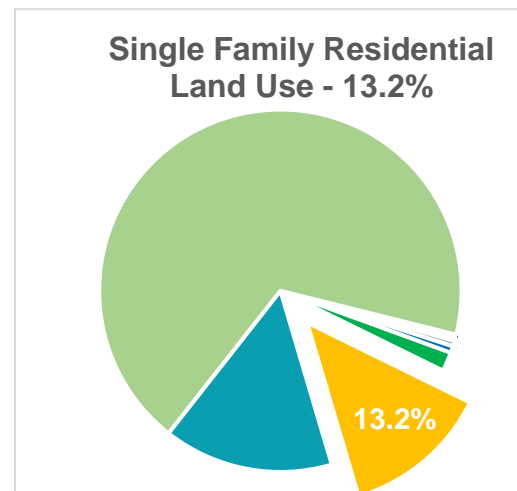


Forest/Wetlands

Forests and wetlands make up the second highest amount of land use in the township with 15.2% coverage; approximately 3,105 acres. Forests and wetlands vary in size, dimensions, and characteristics across the township. They can be simple fencerows in farm fields, or thickly wooded areas covering large amounts of land. Wetlands are often identified by proximity to bodies of water and streams, although consideration for development needs case-by-case site assessment as their official delineation is not determined in the Existing Land Use Map.

Single Family Residential

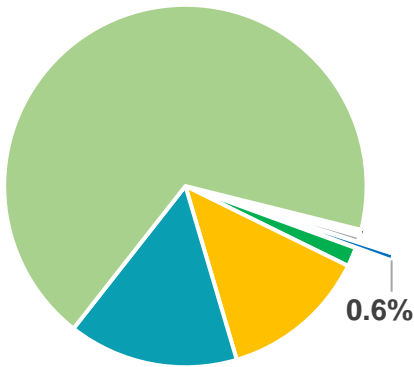
The third largest occupier of land in the township is single family residential, with 13.2%, approximately 2,681.11 acres, of the land being used. Denser, higher-intensity residential development can be found bordering the City of Grand Ledge, where public utilities such as municipal sewer and water lines are readily available. Larger lot developments can be found across the township, with clusters along St. Joe Highway and Hartel Road. Many single family homes outside of the Grand Ledge area typically sit on large lots, but do not cultivate the land. Alternatively, there are many farmsteads, with a small single family residential lot surrounded by agricultural land.



Recreation

Recreation is the fourth largest land use in the township, with 1.7%, approximately 357.69 acres, of land being used. It primarily consists of Lincoln Brick Park and two golf courses in the north-central and northeast portions of the township. Lincoln Brick Park is a public park within the township, and provides various recreational opportunities bolstered by its proximity to Grand Ledge and located along the Grand River.

Public/Institutional Land Use - 0.6%



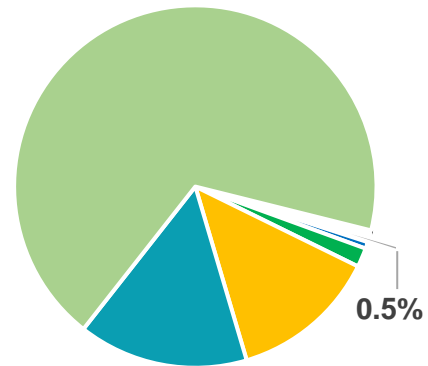
Public and Institutional

Public and institutional land uses are the fifth largest use, occupying 0.6%, or approximately 122.5 acres, of the township land. Public uses are those owned by any unit of government for non-recreational purposes, such as the Township Hall and utility easements. Institutional uses are publicly- or privately-owned non-recreational uses that serve the public benefit, such as schools, cemeteries, and places of worship. These land uses are distributed across the township, including a school to the south, the Township Hall in the center of the township, three cemeteries throughout the township, and an electrical substation on the south border of the township.

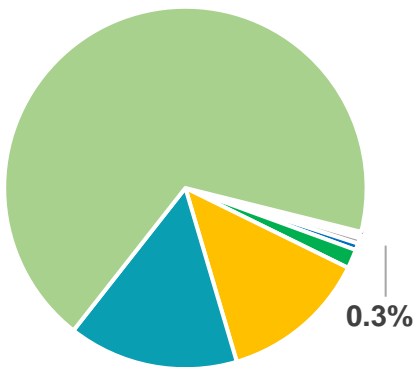
Industrial

Industrial uses are the sixth largest use in the township, comprising 0.5%, approximately 99 acres, of land in the township. Because industrial uses are rooted in the need for ready access to public utilities, most of the industrial sites in the township surround the City of Grand Ledge, with the exception of one to the west of the city. Industrial uses within the township include businesses that support storage and distribution centers, light manufacturing, and automotive repair and storage. These various operations support local employment within the township, and provide economic influx to support a primarily agricultural economy.

Industrial Land Use - 0.5%



Commercial Land Use - 0.3%



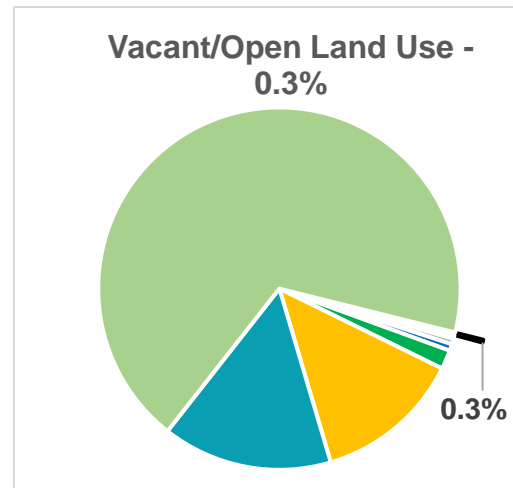
Commercial

Commercial land uses are the seventh largest use in the township, with 0.3%, or approximately 68 acres, being used for this land use. This land use category includes retail and wholesale trade, services, and office uses. Commercial land uses almost entirely border the south side of the City of Grand Ledge, with a few more commercial establishments east of the city. Much of the commercial use is sited to benefit from municipal water and sewer services, as well as reliable vehicular access from Saginaw Highway.

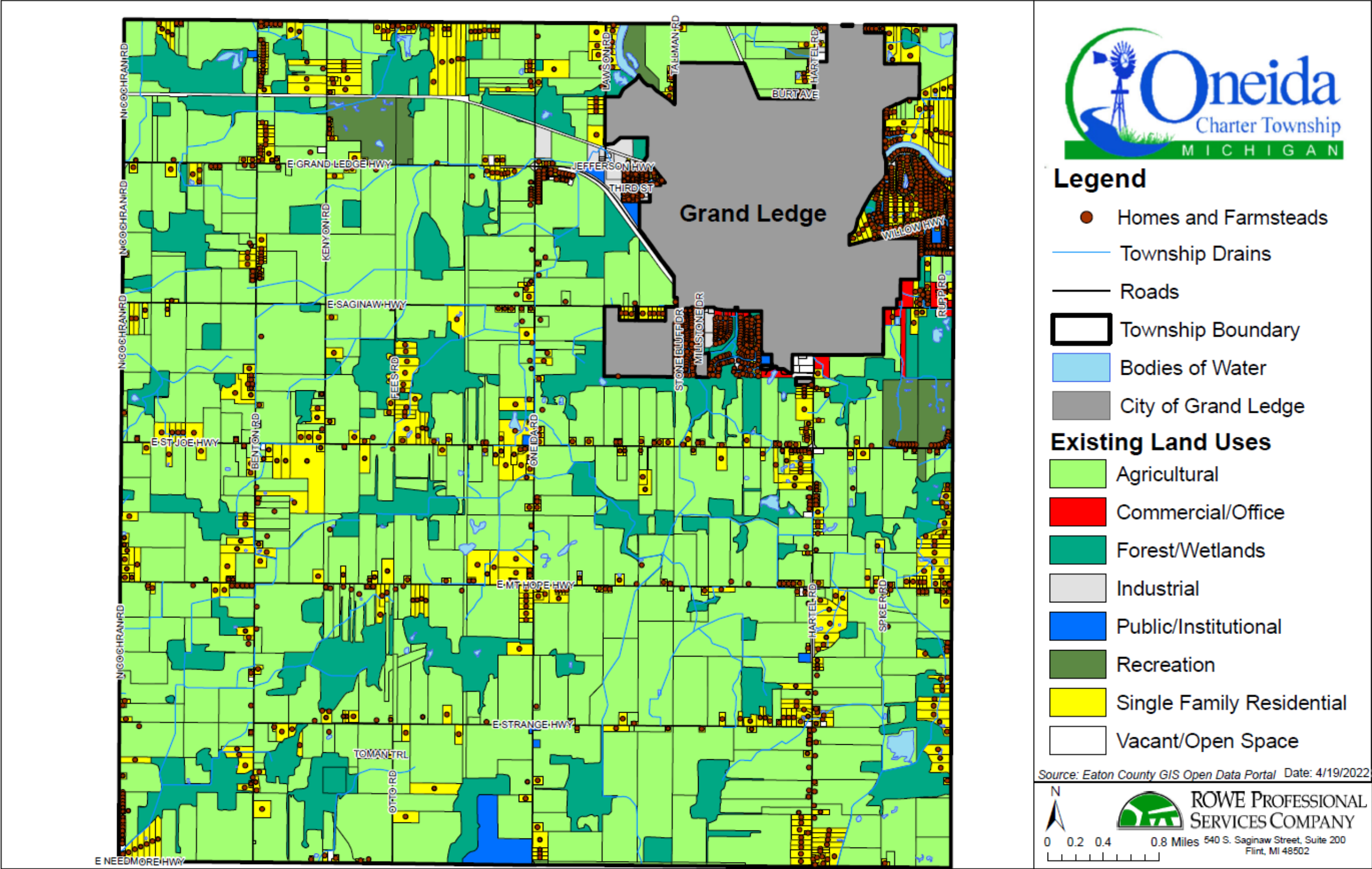
Vacant/Open Space

Vacant land and open space are the smallest occupation of the land in the township, with less than 0.3%, nearly 55 acres, of land left open either to provide open space or due to lack of development. This also includes buildings that are unoccupied or abandoned. The vacant land in the township is relatively sporadic, with some concentration south of the City of Grand Ledge, and individual lots in residential areas across the township. Vacant land has decreased by 91.1% since reported in the 2002 Master Plan.

Chapter 4 provides additional discussion of forests, wetlands, water bodies, and other natural features.



Map 3-1 Existing Land Use



Chapter 4 Agricultural and Natural Resources

Agriculture in Oneida Township

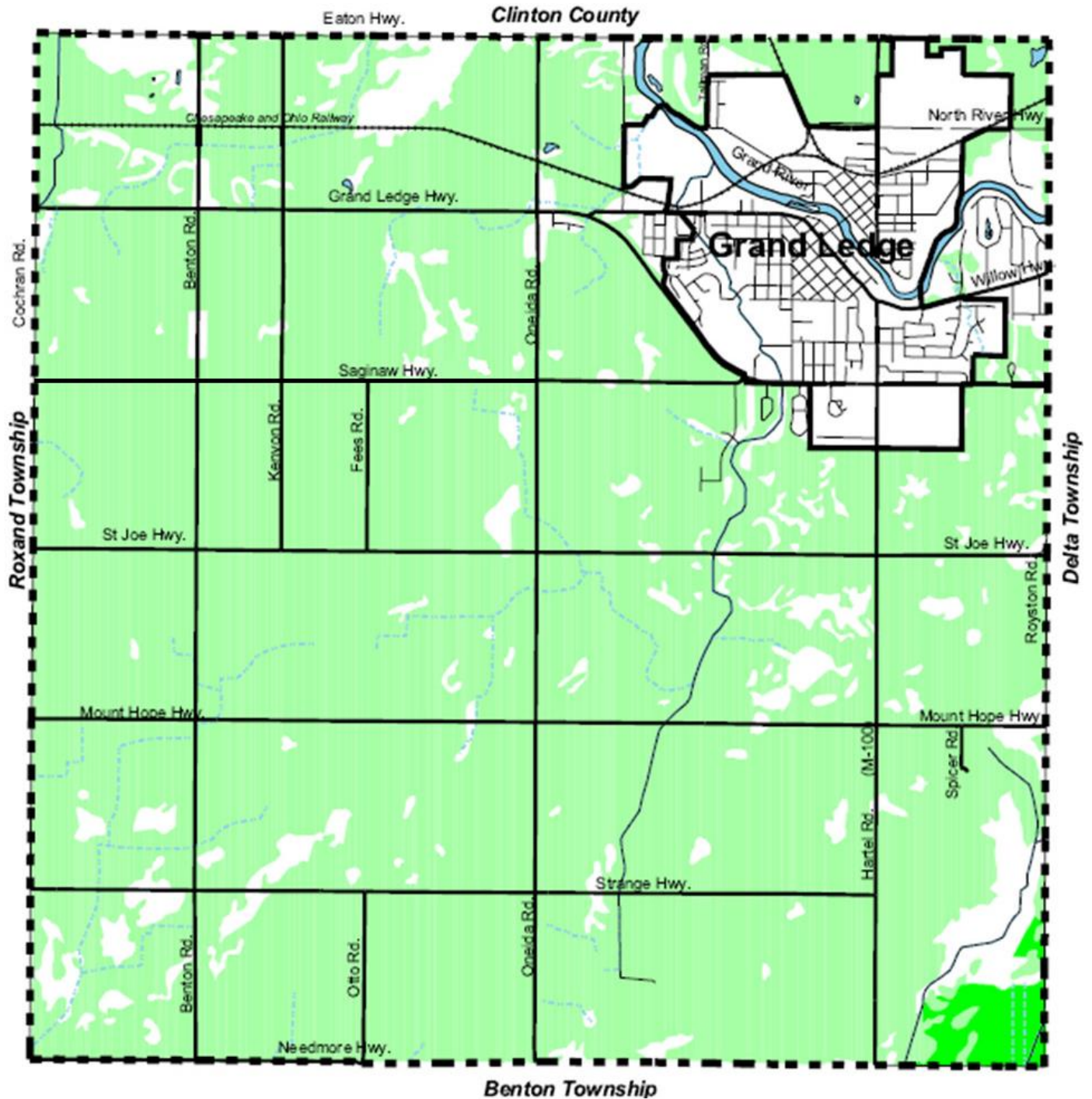
While some communities may view farmland as a holding area for future development, Oneida Township places special emphasis on preserving its valuable farmlands. Oneida Township is also in a unique position in that nearly all of its land is considered “prime,” as defined by the U.S. Department of Agriculture (See Map 4-1). Areas that are considered prime have the special combination of soil quality, location, topography, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of these crops are tree, bush, and vine fruits, vegetables, and nursery crops. There are also approximately 200 acres of “unique” farmland in the southeast corner of the township, which includes land other than prime farmland that is used for the production of specific high value food and fiber crops which are distinct to a certain area. This particular area is comprised largely of muck soil, which is well-suited for sod farms.

As stated above, certain location factors such as climate, the slope of the land, growing season, air quality, and water availability and quality contribute to defining high quality agricultural land (land which achieves that precise combination of water, soil, temperature, and sun to produce high yields or unique crops). As a result, the relative value of farmland in the township is higher than that found in other parts of the state dominated by row crop production. This value is measured by a combination of factors, including:

- Value of agricultural production, by commodity.
- Value and contribution of agriculture in the local and regional economy (e.g. farm related employment, including services to agricultural activities).
- Farming cost factors such as land prices, taxes, and the cost of inputs like water, energy, fertilizers, etc.

Preserving agricultural lands makes economic sense even from the point of view of governmental services. Farmland does not require the extent of services that residential, commercial, and industrial uses do. Farming does not require an extensive transportation network, public water and sewer, or police and fire services. A study conducted in Scio Township, near Ann Arbor, revealed that for every tax dollar new non-agricultural development contributed to the community, \$1.40 was required for services. Conversely, agricultural land only required \$0.62 in services for every dollar contributed.

Some economic factors are beyond the control of local governments or farmers, including commodity prices, export/import laws, and other factors that have a dominant influence on agricultural practices and the ability to continue agriculture use on even productive lands.



Map 4-1 Township Prime Farmland

Legend

- Prime Farmland
- Unique Farmland (other than prime)

Source;
Base: Tri-County Regional Planning Commission
& LSL Planning
Prime Farmland: USDA Soil Conservation Service
Date: December 2002

Oneida Township
Eaton County, Michigan

0.5 0 0.5 1 Miles



Farmland and Development Conflicts

With high quality agricultural lands present, the township recognizes the substantial benefits of preserving land for agricultural uses. However, agricultural lands, even those with considerable value, are more difficult to preserve where urban services and development have been introduced. Extraordinary efforts are necessary to preserve farmland in these areas. In Oneida Township, the infrastructure for development is not widely available; therefore agricultural preservation efforts may have a greater potential for success.

The effects of non-agricultural development on existing farm operations is a particularly troublesome issue. New development can make daily farming operations difficult and sometimes dangerous. New residents in farming areas may not understand basic farming practices, such as driving tractors on public roads, manure handling, and intensive livestock operations. As a result, farmers are forced to contend with increased traffic and nuisance complaints by new neighbors who object to slow moving vehicles on roadways, noise, dust, odors, and late hours of operation. As development pressures build, so will additional complaints regarding agricultural practices.

In 1981, Michigan passed the Right-to-Farm Law to protect farmers from public or private nuisance suits if the farm operation conforms to generally accepted agricultural management practices. The law states: "A farm or farm operation shall not be found to be a public or private nuisance if the farm or farm operation existed before a change in the land use or occupancy of the land within one mile of the boundaries of the farm, and if before that change in land use or occupancy of land, the farm or farm operation would not have been a nuisance."

According to the Act, farmers are protected as long as they comply with the Best Management Practices for agricultural activities as required by the State of Michigan. This does not, however, eliminate the efforts that farmers have to put forth to defend their actions from nuisance complaints.

Recent amendments to this Act have affected the ability of local governments to control the operational effects that certain agricultural activities may have on surrounding properties. While the long-term implications of this amendment are not yet known, one possibility is that the inability of local governments to control locations and effects from agriculture may lead to additional nuisance problems for farmers.

Zoning Techniques For Farmland Preservation

Agricultural resources in Oneida Township may be in jeopardy within the next twenty years as new development continues. In order to maintain the quality of life to which Oneida Township residents have become accustomed, and to preserve its heritage of farming, some regulatory measures to preserve farmland may be necessary for the township to implement.

Figure 4-1 describes regulations that may be adopted through the Zoning Ordinance which, in combination with other techniques, may be useful in preserving land for agricultural use. It is important to understand that these provisions do not, by themselves, preserve farming in any community; only the farmer can do that. Rather, these techniques are intended to permit larger blocks of land to be set aside for farm use.

Figure 4-1 Continuum of Protection of Farmland / Rural Character

Farmland Preservation				Preservation of Rural Character			
Exclusive Agricultural Use Zoning	Quarter/Quarter Zoning	Sliding Scale Zoning	Transfer of Development Rights	Purchase of Development Rights	Open Space Development	Agricultural Buffers	Large Lot Development

Exclusive Use Zoning

Exclusive use zoning, in this case for agriculture, can be an effective way to protect farmland from conversion to other uses. Exclusive use zoning is most appropriate where there is limited pressure for residential development and there are already existing large areas of prime or unique agricultural resources.

The purposes of an exclusive agricultural zone may include:

- protecting productive farms;
- avoiding conflicting land uses;
- maintaining a viable agricultural economic base; and
- maintaining open space/rural character.

New non-farm residences are often strictly regulated in the Exclusive Use District, including approvals only through a special land use process. Site development standards within the district could include a maximum lot area for non-farm, residential use, and unless otherwise provided for, a large minimum lot area for a farm dwelling unit. Other provisions might include a maximum lot to depth ratio of 1:3 and greater minimum lot widths and setbacks.

Sliding Scale Zoning

This technique limits the number of times that a parent parcel (a parcel as it exists on the date of ordinance adoption) can be split, based on its size, i.e., the larger the parcel the more splits that may occur, up to a maximum number established (as shown on Table 4-1). A larger minimum parcel size is also established.

Unlike exclusive use zoning, sliding scale zoning allows some non-farm residential development without special land use or other reviews. Sliding scale zoning can be useful in agricultural areas where there are significant development pressures and land speculation. It is most effective in areas where a wide range of parcel sizes exist and non-farm residential development has already begun to occur.

Area of Lot of Record	Maximum Additional Lots Permitted
1 to 10 acres	1
10.1 to 20 acres	2
20.1 to 40 acres	3
40.1 to 80 acres	4
80.1 to 160 acres	5
160.1 to 320 acres	6
Over 320	7

Minimum and maximum building lot sizes can be used to encourage the location of non-farm development on less productive farmland and/or in areas where development is more concentrated to direct growth onto already fragmented land. The use of agricultural buffer areas (see discussion on page 4-6) is highly recommended to avoid land use conflicts between new residential development and agriculture fields. Since this method does permit some use of land for non-agricultural uses, it allows communities to more effectively avoid a claim that land has been “taken” without compensation.

Quarter/Quarter Zoning

Quarter/quarter zoning is a density based zoning technique which is most appropriate in rural areas with large farming operations, moderate growth pressures, and where average parcel sizes generally exceed 40 acres. "Quarter/quarter zoning" refers to a quarter of a quarter section of land (1/16 of 640 acres, or 40 acres) where a limited number of non-farm homes are allowed for every 40 acres of land.

The non-farm splits are usually regulated by minimum and maximum sizes, e.g., no less than 1 acre and not greater than 2 acres. They are often required to be contiguous to one another to avoid breaking up farmland into smaller or odd-shaped sizes.

Large Lot Zoning

This technique simply increases the lot size required in residential zone districts where farming operations exist, except perhaps, where public utilities are/can be provided. Lot sizes are generally greater than 10 acres, depending on the objective (farmland preservation vs. rural character). In areas where farmland preservation is particularly important, individual lot sizes of 40 to 160 acres may be applicable.

Large lot zoning, however, is generally not considered to be effective in farmland protection since low density development patterns create parcel sizes which are "too big to mow, but too little to plow." In areas of marginal farming production, this technique can have a detrimental effect by requiring large lots for individual homes and thereby taking large parcels out of production. This technique may be effective in maintaining rural character, but not farmland.

Open Space (Cluster) Development

Another approach to farmland preservation is to concentrate less on restricting development of property and work instead on the efficient use of land. Open Space Development (or as it is sometimes known, cluster development) provides for a denser concentration of development in a limited area, with no increase in the overall, or "gross density" of the site. Open Space Development would be a very effective way of preserving Oneida Township's vast amount of prime farmland.

The object of clustering is not to increase the number of units developed, but to regulate the amount of land disturbed by structures, lawns, and drives. The gross density must still fall into the requirements of the Zoning Ordinance.

On larger parcels, the acreage not used in the development may be set aside for farming, provided that ownership or control of the area to be used for farming is firmly established. This development style

Figure 4-2 Quarter/Quarter Zoning

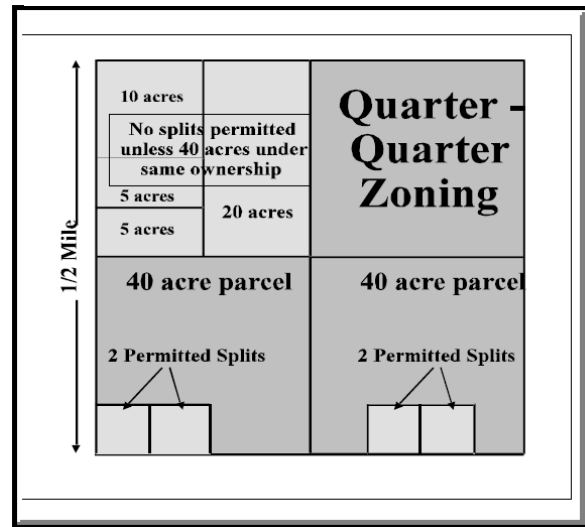
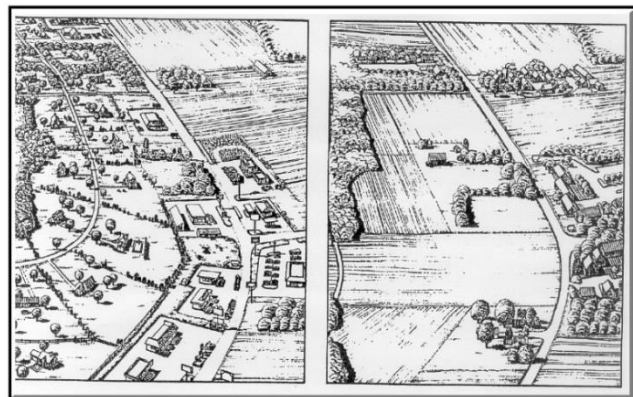


Figure 4-3 Open Space (Cluster) Development



This graphic illustrates how residential developments which emphasize clustering can preserve large tracts of farmland and open space. (Source: Rural Environmental Planning For Sustainable Communities, 1991)

permits areas of agricultural lands to remain in production, even as other parts of the property are developed for residential use.

Open space lands provided as part of an Open Space Development could be incorporated in a long-term lease agreement with a local farmer. Farm operators may also take advantage of this option by developing only a portion of the property to gain additional financial resources, while retaining the remainder for agricultural purposes.

Even where Open Space Development may have a limited impact on the preservation of farmland, it can allow for the preservation of many site features, such as wooded areas, steep slopes, wetlands, and other natural amenities.

Agricultural Buffers

Balancing the need to continue agricultural practices and the desire to develop land for non-agricultural purposes can be challenging. Open space buffers between active agricultural areas and other uses, such as residential development, can help reduce land use conflicts, particularly where residential and agricultural conflicts are occurring with greater frequency. The use of buffers can aid in easing land use conflicts and improving the relationship of agricultural uses and new residents.

Buffers are generally imposed on residential developments, rather than on farming operations, principally because the farm was probably the first use in place. Buffers should be sufficiently wide to protect the farming operation from lawn fertilizers, playing children, and other conflicts. At the same time, they cannot be so burdensome as to require excessive land commitments from residential property owners.

Buffers are most effective if a “no-disturb” zone is provided between residential properties and farmland. This requirement should be tied to subdivision, site condominium, planned unit development, or land division approval. It should also be required that the buffer be described in the property deed to alert potential buyers of the need to honor the no-disturb area.

Other Farmland Preservation Techniques

Purchase of Development Rights (PDR)

While not strictly a zoning technique, the purchase of development rights (PDR) program is authorized under the Michigan Zoning Enabling Act. PDR is a program that allows a landowner to voluntarily sell the development rights to his property, providing compensation for not developing the land. The landowner maintains full ownership of their land for agricultural uses and the land can be sold or transferred, but can never be used for non-farm development.

The value for the purchase of the development rights is the difference between the fair market value and the agricultural use value of the land. With the income from the sale of the development rights, the landowner has money to expand the farm operation, pay off debt, college education, inheritance to non-farm related children, retirement, and much more. Besides extra income, the sale of development rights allows the land to be assessed at a lower tax rate, decreasing property tax and inheritance taxes of the land.

However, none of these programs are entirely permanent and may be designed to allow some way out by proving through stringent tests that keeping the land open for productive agriculture is no longer possible in that area. Then most programs allow the landowners to buy back development rights.

One fundamental concern with PDR programs is funding the program. The funds may come from private agencies like American Farmland Trust, state bond referendums, grants, donations, P.A. 116 lien fund, or

an increase in other local funding sources such as a special assessment district. However, for the township to facilitate the PDR program, they must have a program of farmland preservation, including the adoption of a PDR ordinance.

Transfer of Development Rights (TDR)

Transfer of development rights is another voluntary preservation option that compensates the land owner for not developing their land by allowing the development rights to be transferred to a development district. For TDR to work properly, two districts need to be established, a preservation, or “Sending” area, where no development will occur, and a “Receiving” area that uses the rights for higher development densities above current zoning guidelines. The TDR then becomes a tool to redirect growth from one area of the community to another.

TDR has similar characteristics to PDR. Each has the protection of agricultural land as its focus while allowing the landowner to be compensated for not selling and developing their land. Compensation benefits include reduced tax assessments, the right to buy, sell, or transfer the property, and the knowledge that the land will be preserved for future generations to use and enjoy. TDR would require more planning and oversight by the township.

Natural Features in Oneida Township

Natural features help to define the character of a community, provide benefits, and place limitations on development. Natural features include wetlands, floodplains, rivers, lakes, and woodlots. The township Zoning Ordinance limits the ability of property owners from removing or altering significant natural features as part of site plan review (Section 16.08.C of the zoning ordinance).

There are some features in Oneida Township that any of its residents would readily recognize as important to the character of the community and to their personal quality of life. These features are often the ones that residents will use to identify or connect themselves to a community. Several of these features are identified in the community survey, as outlined in Chapter 6 Public Engagement. The quality of the township’s ground water was one such feature that was of high importance to residents. Other significant natural features found in Oneida Township include the Grand River and various waterways, the amount of flat land ideal for farming (See Map 4-1 Township Prime Farmland on page 4-2), and the many areas of significant woodland and wetlands.

Wetlands

Wetlands in Michigan are regulated under Part 303 of the Natural Resources and Environmental Protection Act (PA 451 of 1994). They are defined as “a land or water feature, commonly referred to as a bog, swamp, or marsh, inundated or saturated by water at a frequency and duration sufficient to support, and that under normal circumstances does support, hydric soils and a predominance of wetland vegetation or aquatic life”. A land or water feature is not a wetland unless it meets any of the following:

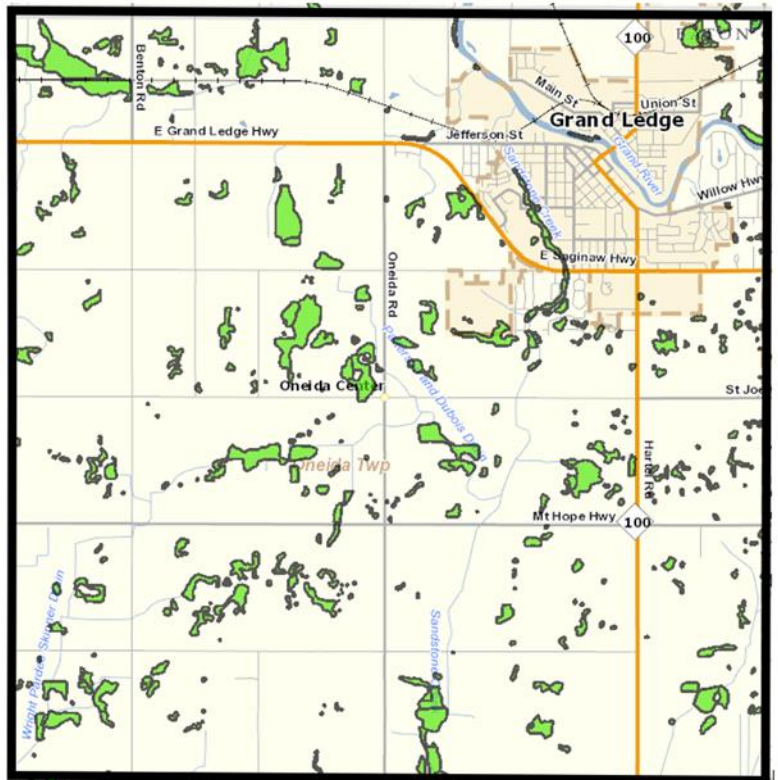
- i. Is a water of the United States as that term is used in section 502(7) of the federal water pollution control act, 33 USC 1362.
- ii. Is contiguous to the Great Lakes, Lake St. Clair, an inland lake or pond, or a stream. As used in this subparagraph, “pond” does not include a farm or stock pond constructed consistent with the exemption under section 30305(2)(g).
- iii. Is more than 5 acres in size.
- iv. Has the documented presence of an endangered or threatened species under part 365 or the endangered species act of 1973, Public Law 93-205.
- v. Is a rare and imperiled wetland.

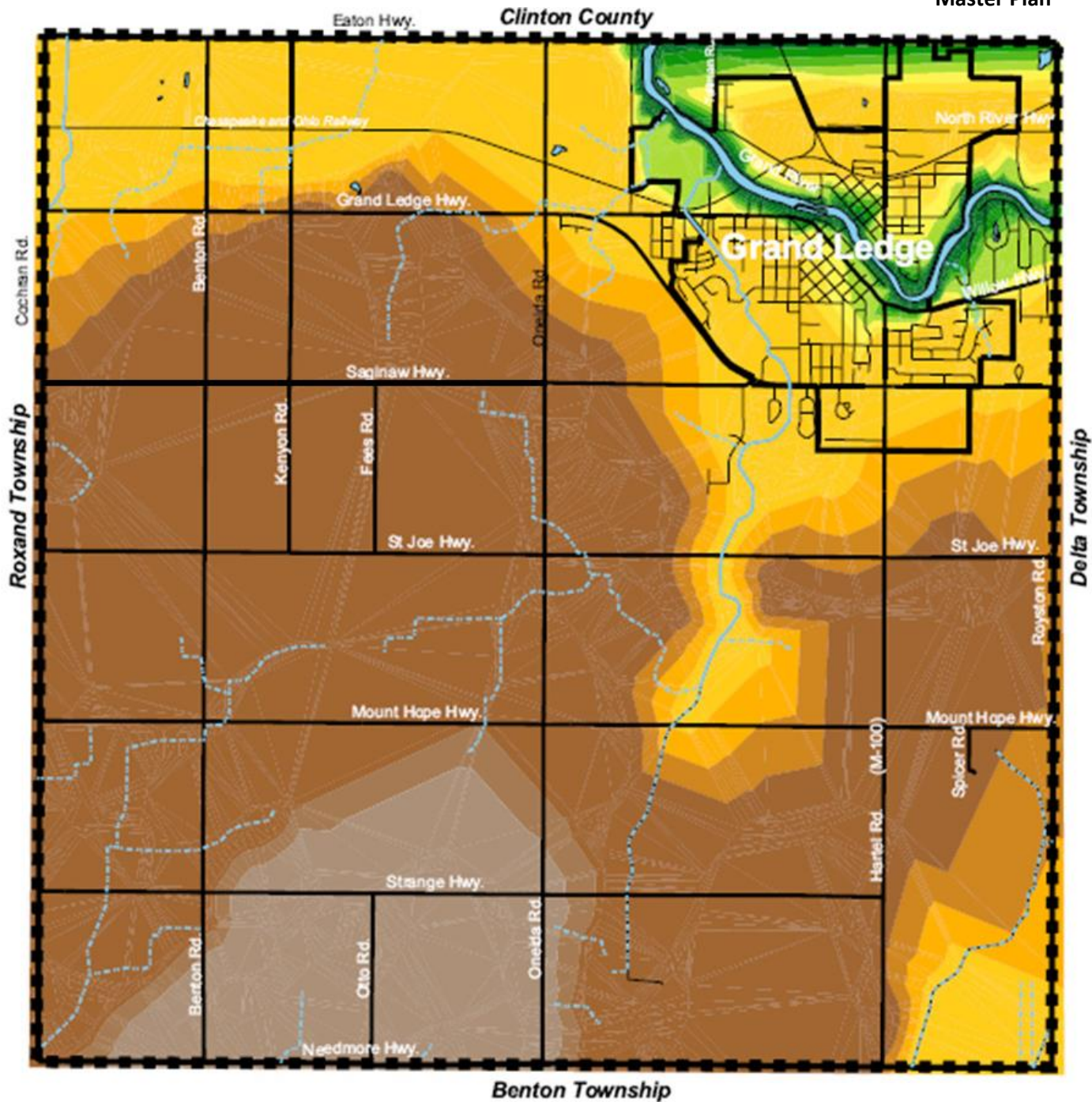
Map 4-2 shows the wetlands identified by the National Wetland Inventory. This map is not definitive and there may be other areas in the township that would qualify as wetlands under Part 303 and some of the areas shown may not, but it gives a good general overview of the location and quantity of wetlands in the township. Under Part 303, permits are required for the filling or other alteration of regulated wetlands. Often permits are only approved if the applicant is able to mitigate the change in the wetland through other changes to the wetland or through the creation of new wetlands.

Floodplains

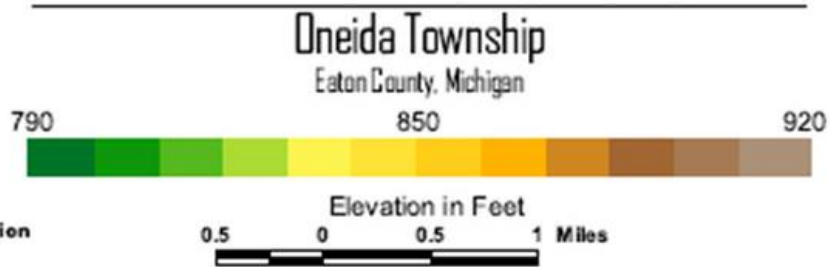
The Federal Emergency Management Administration (FEMA), administers the National Flood Insurance Program (NFIP), which identifies communities with flooding potential and encourages these communities to participate in the program. As part of the program, FEMA, in cooperation with the Surface Water Division of the Michigan Department of Environmental, Great Lakes, and Energy, identifies the “100 year flood plain” for that community. The “100 year flood plain” represents the areas along a river, stream, drain, or lake which is expected to have a 1% chance of flooding in any given year.

Map 4-2 National Wetlands Inventory



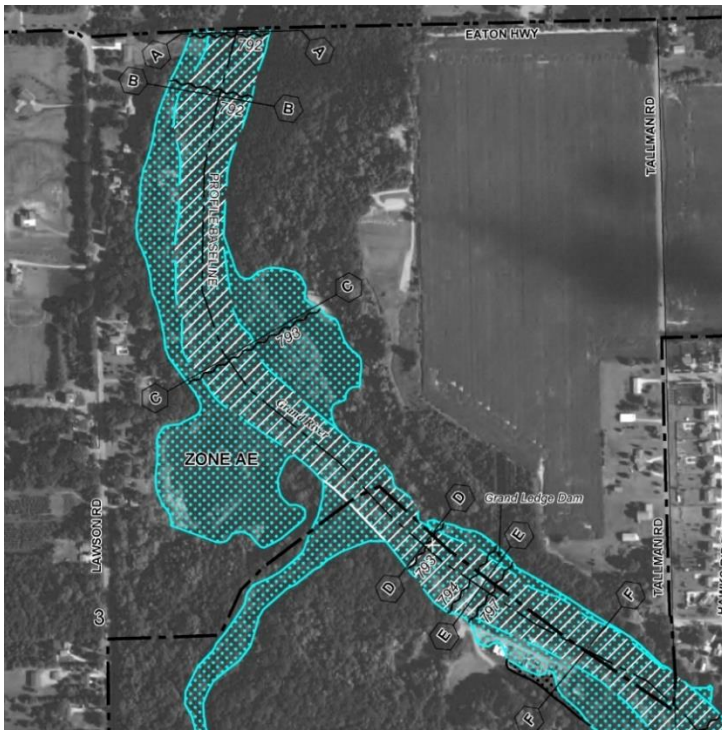


Map 4-3 Oneida Township Topography Map



Source: LSL Planning,
Tri-County Planning Commission
Date: December 2002

Map 4-4: Floodplain northwest of the City of Grand Ledge



The floodplain areas in Oneida Township are along the banks of the Grand River, east and west of the City of Grand Ledge. The floodplain area west of Grand Ledge generally runs along the rear of lots fronting on Lawson Road while the floodplain east of the city runs along the north end of lots fronting Grand River Drive. It does not appear that many if any buildings are in the floodplain, although several residential lots appear to be partially within it, which may require them to get an elevation certificate in order to be exempt from the requirement for flood insurance by the mortgage holder.

Construction is generally permitted within a floodplain provided the building is built above the flood elevation. Construction is not generally allowed in the floodway, which is defined as the area on either side of a river that carries the floodwater downstream during a 100-year flood.

Protection of Environmentally Sensitive Areas - Preservation and Integration

With the amount of environmentally sensitive features in Oneida Township and the region, a policy of simply setting these lands aside and preventing development may not be practical. Beyond the legal protections concerning compensation to private property owners for the public protection of lands are other, more practical considerations.

Accordingly, it is necessary to develop a more reasoned approach. Clearly there are some resources which, if lost, would significantly detract from the environment and the community as a whole. But there are other resources which, while also valuable, can play other roles within individual developments and the community. This introduces the dual concepts of preservation and integration of natural features.

Environmentally sensitive areas are part of the fabric of Oneida Township, and as such have a profound influence on the community. Generally, natural features are either recognized as needing preservation, or they may simply be integrated into the cultural (man-made) landscape.

Map 4-5: Floodplain east of the City of Grand Ledge



Environmentally sensitive natural features can either enhance or restrict development, depending on the type and extent of the feature. For example, the crest of a hill may provide a view which adds appeal to a site. Construction on the hillside can create the need to mitigate erosion, which can dramatically increase development costs. However, the cost to the community could be the loss of a natural view. On the other hand, using natural features to accent the development can substantially increase the marketability of the project and enhance its value to the developer. Other common types of natural features within the township include wetlands, woodlands, and rivers.

Preservation measures apply to those features which are so sensitive or valued that any alteration may have negative impacts on aesthetics, property, or environmental quality. Development should either be prohibited or restricted to those projects which have only a slight effect on these features. An identified habitat for endangered plants or animals is an example of lands requiring preservation techniques. In many instances, the value of these features is so great that specific legislation has been enacted for their protection.

In Michigan, natural features are regulated through the Natural Resources and Environmental Protection Act (NREPA), known as Act 451 of 1994, as amended. Under the Act, the State of Michigan and, in some cases, local communities, have the power to regulate land uses in sensitive areas.

In areas where the natural features are an integral part of the community's character, but where minor changes only slightly impact the quality of life, integration may provide adequate protection. Integration allows natural features to co-exist with development, yet remain largely undisturbed. The community should carefully monitor land use in areas rich in these features.

Chapter 5 Public Services and Community Facilities

Public Amenities in Oneida Township

Community facilities and public services have a direct effect on the quality of life in Oneida Township, affecting the development and redevelopment of land, protection of farmland and natural features, provision of recreational features, and the enhancement of public health and safety. Oneida Township is committed to providing, maintaining, and improving the community facilities and public services necessary to support the needs of existing and future residents. Community facilities/public services offered within the township include:

1. Public Utilities
2. Public Roads
3. Government Facilities
4. Recreational Facilities
5. Educational Facilities (operated separately from municipal services)

Public Utilities

From a land use planning perspective, the location and type of public sewer and water systems directly influence the location and type of development within the township. For example, high density or high intensity land uses requiring greater public water and sewer capacities are often required to locate where public utilities are available. Hence, when development grows beyond the boundaries of the utility service areas (water/sanitary sewer), decisions concerning the expansion of the public services must be made.

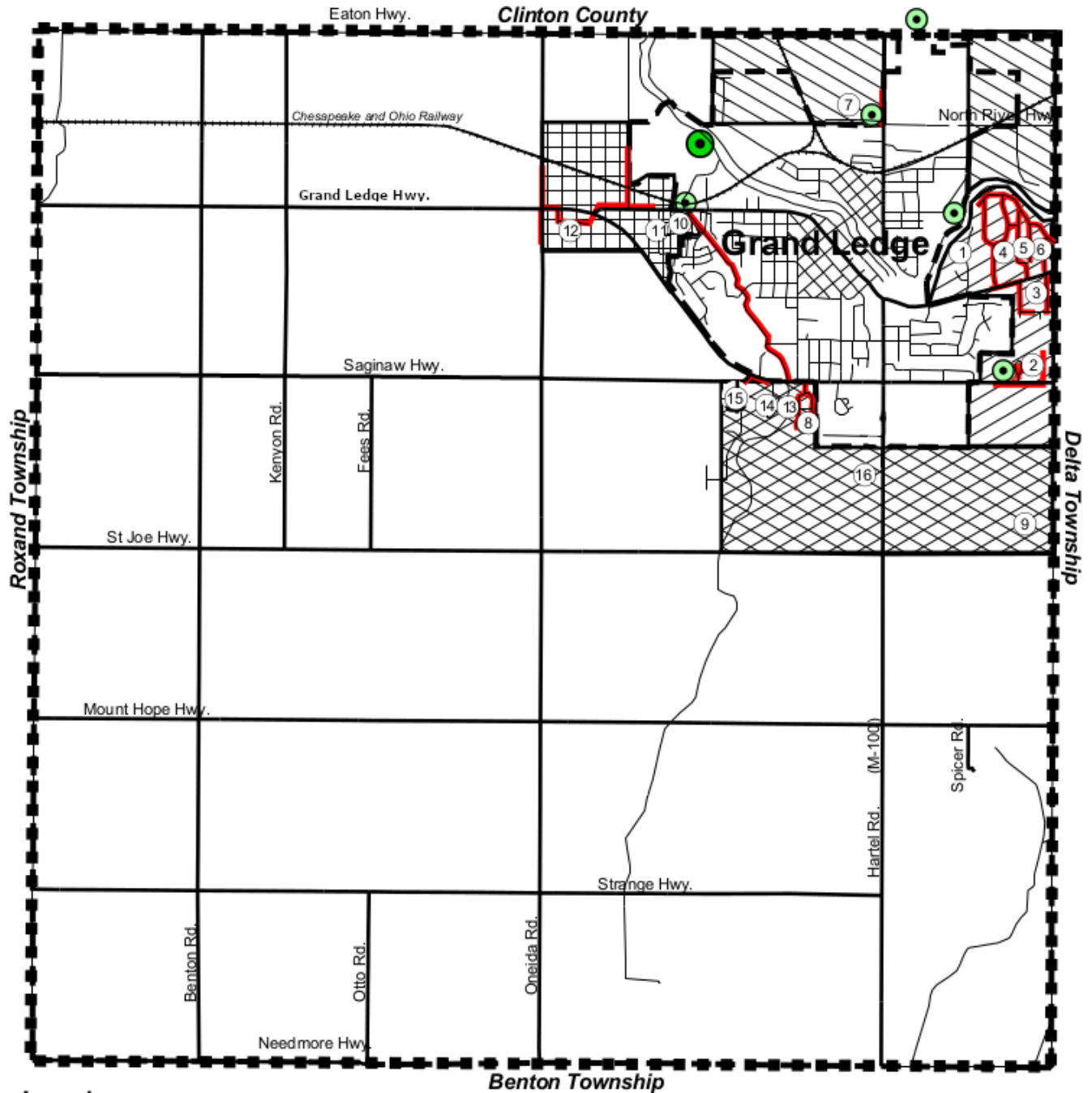
Sanitary Sewer Services

Currently, all public sanitary sewer services are provided from the City of Grand Ledge, and service areas are limited to those surrounding the city. The 1993-2010 Wastewater Collection System Master Plan documents the township's existing sanitary sewers, and defines specific areas for planned improvements, which is broken down into four primary service areas. This information is shown on Map 5-1.

Approximately 75% of the township lands rely upon on-site systems for wastewater disposal. According to the Wastewater Collection Plan, this trend was projected to continue through the year 2020. In areas of higher density development, such as those surrounding Grand Ledge, connection to public sanitary sewer system is necessary in order to protect valuable ground water resources in the community.

Public Water Services

Public water service areas within Oneida Township are also limited to those regions surrounding the City of Grand Ledge. Specifically, water service is limited to the commercial area along the western edge of Grand Ledge, and serves the subdivision of Sweetwater Pines, Big Tree #1, Oneida Woods, Brookshire, Woodview Estates, and Fieldstone Farms. Source of ground water for the aforementioned areas is from several wells that are located within or adjacent to Oneida Charter Township.



Legend

- North Service Area
- South Service Area
- East Service Area
- West Service Area
- Pump Stations
- City of Grand Ledge WWTWP
- Proposed Sanitary Sewers

Map 5-1 Sanitary Sewer Master Plan

Oneida Township
Eaton County, Michigan

Subdivision Legend

- | | |
|------------------------------|--------------------------|
| 1. Oneida Woods | 9. Country Club Estates |
| 2. Maywood Subdivision | 10. Russel Subdivision |
| 3. Willow Hills & Willow Bye | 11. Fairview Subdivision |
| 4. River Park Farms | 12. Maple Valley Estates |
| 5. Indian Farms | 13. Big Tree Subdivision |
| 6. Grand Willow Subdivision | 14. Sweetwater Pines |
| 7. Supervisor Plat No. 1 | 15. Fieldstone Farms |
| 8. Brookshire Estates | 16. Woodview Estates |



LSL
LANGWORTHY
STRADER
LEBLANC &
ASSOCIATES, INC.

**Source: LSL Planning,
Tri-County, 1993-2010
Wastewater Collection Plan
Date: December 2002**

0.5 0 0.5 1 Miles

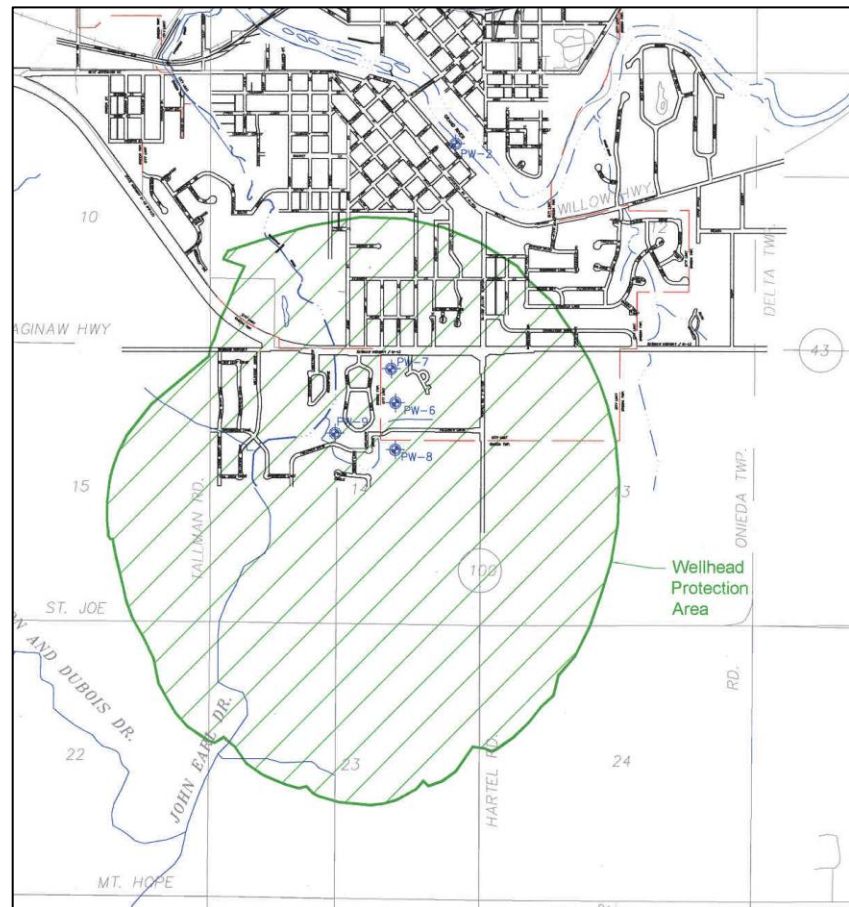
Like many communities throughout the state, wells draw water from the water table below the land. Activities that occur on the land above these water tables can directly affect the community's water supply system. Recognizing this, the City of Grand Ledge delineated a zone called a "wellhead protection area" where care should be taken with land use activities. As can be seen within Map 5-2, much of the wellhead protection area is within Oneida Charter Township. This wellhead protection area constitutes an overlay zone in the township's Zoning Ordinance where land uses considered high risk to groundwater contamination are prohibited.

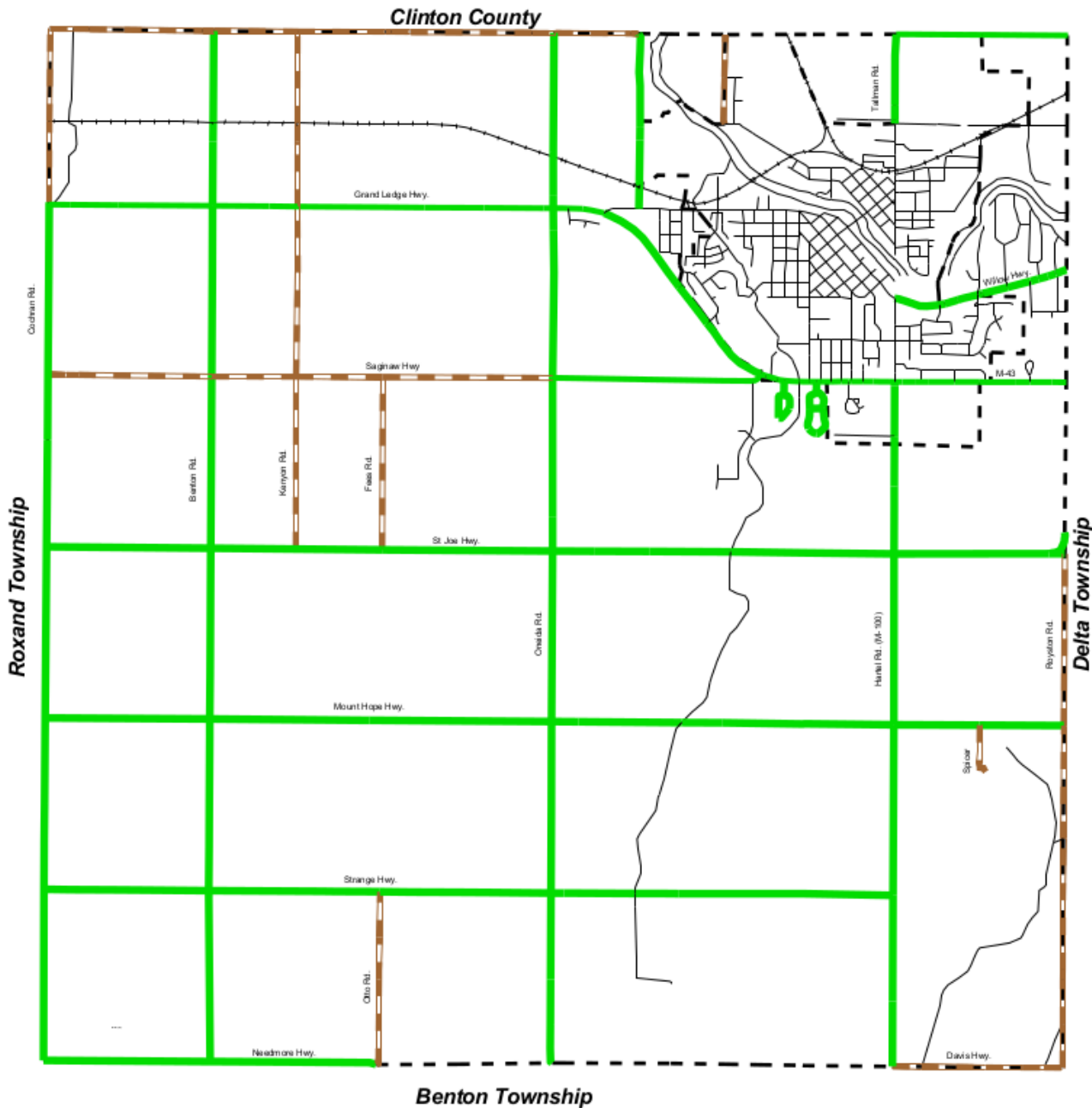
Public Roads

The township's road system is laid out in a typical grid pattern consistent with most rural communities where county roads follow section lines. There are two state trunk lines which traverse the township and tie into I-96 in two different locations. M-43 (Grand Ledge Highway/Saginaw Highway) runs east-west through Oneida and is heavily traveled. This trunk line serves as the primary connector between the Oneida Township/Grand Ledge area and the City of Lansing, and connects with I-96 east of the township. M-100 runs north-south through the township through the heart of Grand Ledge, connecting eventually to I-96, just north of the township.



Maintenance of public streets is done primarily through the Eaton County Road Commission as the majority of all roads are under county authority, with the exception of M-43 and M-100 (Michigan Department Of Transportation). Most county roads are currently paved with the exception of a few segments, as shown on Map 5-3 Township Road Types. Plans to pave these remaining areas are done in coordination with the Eaton County Road Commission on a case-by-case basis.

Map 5-2 Wellhead Protection Area





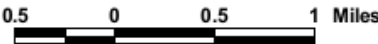
Legend

-  PAVED ROADWAY
-  GRAVEL ROADWAY

Map 5-3 Township Road Types

Oneida Township
Eaton County, Michigan

Source: LSL Planning,
Tri-County Planning Commission
Oneida Twp.
Date: December 2002



Government Facilities

Oneida Township currently has a limited number of government facilities within the community. With the exception of the Township Hall, most services are provided through the county. For example, police protection is provided by Eaton County, which has a satellite office in the township. Likewise, fire protection is provided by a regional Fire Authority established through an agreement between the surrounding jurisdictions.

The Oneida Township Hall is located at 11041 Oneida Road. The current hall replaced a building that was built in 1905 and offers new technology capabilities.

Recreational Facilities

Oneida Township currently has several recreational opportunities available to its residents. These include county and city, as well as a number of passive recreational areas. These amenities are valuable resources contributing to the quality of life in Oneida Township. Recreational facilities within Oneida Township include:

Fitzgerald Park

Fitzgerald Park is a 20-acre, city-owned (Grand Ledge), county-operated (Eaton) public park. Although it is located within the jurisdictional boundaries of Grand Ledge off West Jefferson Street along the Chesapeake and Ohio Railroad, the park is utilized by Oneida residents. Fitzgerald Park offers a number of recreational facilities including ball fields, open fields (football), basketball courts, picnic shelters, and hiking and biking trails along the Grand River and famous Ledges of Grand Ledge. The park is regionally known and draws visitors annually from the greater Lansing region.

Lincoln Brick Park

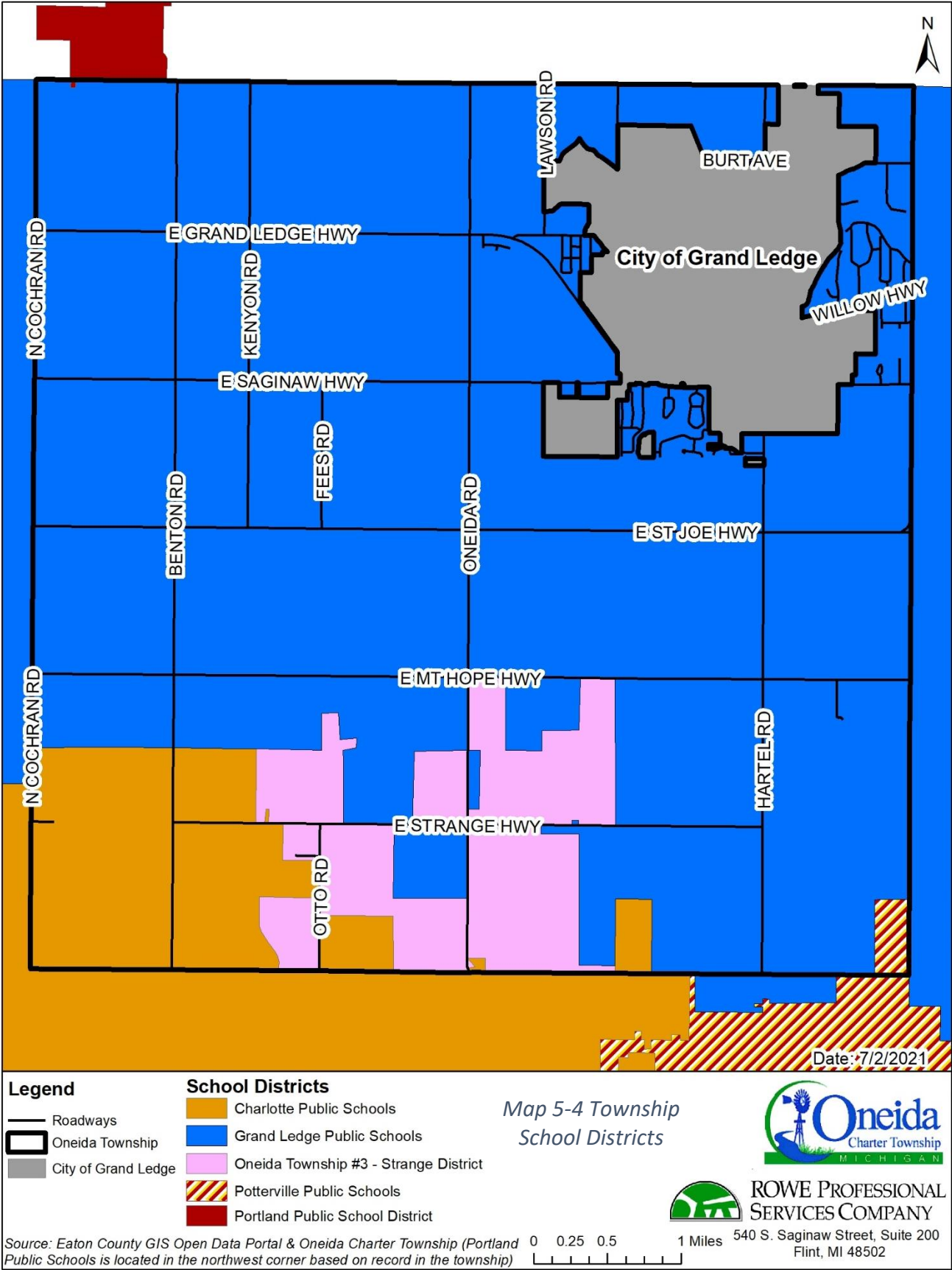
Lincoln Brick Park is a 24-acre, county-operated recreational facility located off Tallman Road. Originally the site of a brick manufacturing operation dating back to the early 20th century, Lincoln Brick Park now provides recreational facilities for picnics, fishing, and swimming, making it a popular destination for the surrounding community.

Golf Courses

There are currently two golf courses within Oneida Township, one public and one private. Ledge Meadows Golf Course is located off M-43 west of the Grand Ledge limits. The public course is approximately 156 acres in size. The Grand Ledge Country Club is located off St. Joe Highway just south of the city. Although the 155-acre course is privately owned, it is open to the general public. Both courses are popular recreation destinations for Oneida Township residents and visitors.

Education Facilities

According to the 2019 American Community Survey, there are an estimated 524 students enrolled in kindergarten through 12th grade residing in Oneida Township. In terms of education, these children are primarily serviced by five public school districts. The primary district within the township is the Grand Ledge Public School District, which includes the Grand Ledge High School, Hayes and Beagle Middle Schools, and various elementary schools throughout the area. Smaller sections of the township fall in the following school districts: Oneida #3 -Strange, Charlotte Public Schools, Portland Public Schools, and Pottersville Public Schools. These various school districts are delineated on Map 5-4 Township School Districts.



Chapter 6 Public Engagement

A significant effort was made by Oneida Township as part of the Master Plan effort to determine the views of its citizens. The four major efforts undertaken during the planning process were:

1. Community Attitude Survey
2. Master Plan Town Meeting
3. Master Plan Open House
4. Master Plan Public Hearing

Community Attitude Survey

The community attitude survey undertaken in 2019 was based on the survey conducted in 2002 as part of the previous Master Plan update. This was done in order to gauge the extent to which public attitudes had or had not changed over the past 17 years. Additional survey questions were added to address public attitude regarding alternative energy regulation in the township.

The survey was mailed to every resident/property owner in the township. Respondents could fill out the survey and return it to the township or go on-line and complete the survey digitally. The township had 348 participants who participated in the survey. In comparison with the 2002 survey, participation in 2019 was lower, but in terms of mail out / mail back surveys, it is considered reasonable. Complete results of the Community Attitude Survey are included in Appendix A of this Master Plan.

Survey Analysis

Survey Respondent Characteristics

The survey asked residents about their age and length of residency in the township. From those results, it was found that middle aged residents who have lived in the community for greater lengths of time made up the highest percentage of respondents. Overall, 48% of respondents lived in the township for over 25 years and were 65 years of age or older (Table 6-1 Residency Length).

Attitude Towards Growth

When asked their feelings about growth in Oneida Township, 26% of respondents felt that growth should be encouraged with some restrictions, while 30% felt growth should be tightly restricted. To address this issue, an overwhelming 75% of the respondents agreed that directing growth to areas that are best suited to new development was important or very important to the township. While high, these numbers were slightly lower than the 2002 survey. This may be due to the decrease in the rate of development seen in the township since 2002.

A number of questions were asked regarding growth and quality of life issues in Oneida Township. While most respondents were proud to say that they lived in Oneida, more than half identified themselves more with Grand Ledge than with the township.

<i>Table 6-1 Residency Length</i>		
Years	%	#
Less than a year	3.78%	13
1 to 5 years	11.34%	39
6 to 10 years	6.69%	23
11 to 15 years	6.69%	23
16 to 20 years	12.21%	42
21 to 25 years	10.76%	37
More than 25 years	48.55%	167

Fifty-eight percent (58%) of the respondents expressed their concerns that additional homes and businesses would cause Oneida to lose its rural character, and 59% were concerned about how growth from Grand Ledge will affect the township. Again, these numbers were somewhat lower than the 2002 survey (65% and 69%, respectively).

Agricultural Preservation and Related Issues

With the abundance of agricultural land use in Oneida Township, farming and farmland were obvious issues of concern, addressed by several questions. Seventy-five percent (75%) of the respondents felt that protecting farmland from residential development was either important or very important. Also, 54% of respondents felt that loss of farmland to new homes was already a problem, a drop of 10 points from 2002.

Natural Features and the Environment

Natural features, including wooded areas, open fields, wetlands, rivers, and streams, were clearly seen as important elements of the township. Ninety-one percent (91%) of respondents agreed that these natural features were important to the character of the township. Similarly, preservation of open fields, forests, and special views were identified by 81% as a problem or significant problem in the township.

Groundwater appears to be a significant issue in the township as 94% of the respondents recognized the need to protect ground water quality as an important or very important issue.

Residential Development

Overall, the survey seemed to indicate little to no interest in expanding residential development in the township. The respondents felt residential growth (as well as commercial development) would be a detriment to the rural character. However, only 38% of the respondents felt reducing the number of new homes being constructed was important. The majority of respondents (63%) agreed that if new homes are constructed, they should be built on large lots in order to preserve open space, even if the lots were more expensive.

There was also a strong consensus that providing affordable housing in Oneida was not an important consideration for future development. As is true in most communities bordering a well-developed city, this does not necessarily reflect a lack of concern about housing affordability as much as it recognizes that a wide variety of housing exists within the greater Grand Ledge area.

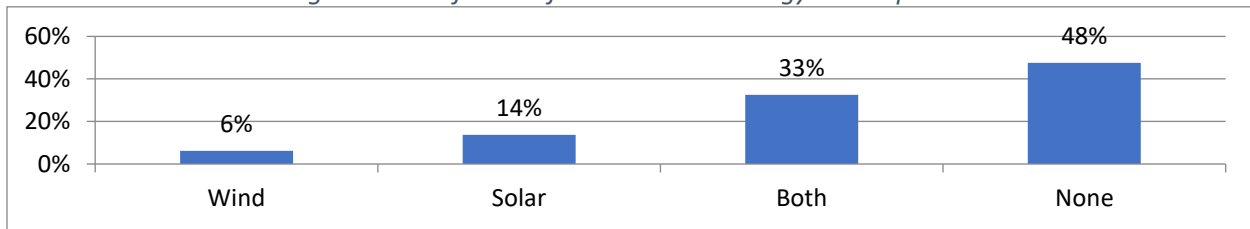
Commercial Development

The survey also reflected the respondents' apparent lack of enthusiasm for new commercial/industrial growth in the township. Fifty-three percent (53%) of the respondents felt that attracting/encouraging new commercial/industrial businesses and services was not important. Likewise, 68% of the respondents agreed that the existing lack of commercial businesses in the township was not a significant problem. At least in part, this is likely due to the close proximity of Grand Ledge, where adequate shopping opportunities are available.

Alternative Energy

Because the development of utility scale wind and solar facilities in the township have been an issue of significant public concern resulting in the adoption of Zoning Ordinance text amendments to address them, the Planning Commission added questions to the 2019 survey regarding the residents' preferences. Almost 48% of the respondents indicated that they did not support any type of alternative energy development in the township while about 33% supported both. About 14% supported solar only while 6% supported wind only. The township understands that they cannot exclude appropriate alternate energy development, but will support the continued regulation of alternative energy to address impacts on surrounding land uses.

Figure 6-1 Preference for Alternative Energy Development



Summary of Survey Results

The Community Attitude Survey, which can be found in its entirety in Appendix A, along with a comparison with the 2002 survey results, helped provide important direction for the township in the development of the Master Plan. The Planning Commission felt that the results of the survey accurately reflected the desires of the residents of Oneida Township, and helped them to clarify issues of importance to the community. While not the principal source of data used to draft the Oneida Township Master Plan, the results are clearly reflected in the Goals and Objectives of the Master Plan.

In comparing the two surveys, the attitudes are generally the same. Concern over the impact of development is somewhat less, which, as noted previously, may be due to the lower pace of development since the early 2000s. Monitoring the pace of development as the plan is reviewed in the future may be an important metric in determining the need for Master Plan updates.

Master Plan Town Hall

On October 28, 2019, the Planning Commission hosted a Master Plan Town Hall. The meeting was advertised in the flyer sent out with the Community Attitude Survey and was posted on the township's website. The meeting attracted several residents. A brief presentation on the results of the data collection completed to date as well as the expected timeline of the Master Plan process was made by ROWE staff. Comments and questions were raised by the residents and then a formal Prouds and Sorries exercise was conducted that captured the concerns and thoughts of the participants. They were asked to brainstorm on characteristics of the community that they valued and wanted to see protected and built on in the future (Prouds) and those that they felt detracted from the community or were issues that could be problems in the future (Sorries).

Table 6-2 Prouds and Sorries Exercise Results

PROUDS	SORRIES
Effective and responsive regulations established to address wind and solar energy	Potholes on some roads
Farmers continue to farm and maintain the agricultural character of the township	Large commercial trucks tearing up local roads
Strange School	Some county drains still need work but things are improving
Reasonable property taxes	Increased traffic around Meijer
Strong community involvement	Snow removal in the NE portion of the township
The Township Board and Planning Commission are willing to listen to residents' concerns	Affordable housing needed to allow kids to stay in the area
Road conditions	Water and sewer rates
Large residential lots (1 acre+) predominate	Can't walk on local/township roads because of traffic/speed/narrow shoulders
People take care of their property	Lack of parks, particularly for seniors and young families
Law enforcement	Need of more recreational opportunities for young and old
	Need of a range of housing appropriate for the elderly
	Township losing property to the City of Grand Ledge
	Need to preserve ground water quality

Master Plan Open House

Following completion of the community survey and Master Plan Open House, the Planning Commission reviewed the 2002 plan's goals and objectives. These were revised based on the input received and the changes in community documented to date. The Planning Commission also reviewed potential strategies to implement the draft objectives and identified potential priority strategies. The strategies discussed at the open house were under categories of:

- Farmland Preservation / Protecting Rural Character
- Residential, Commercial, and Industrial Growth
- Alternative Energy
- Best Practices
- Protecting Natural Resources

A conventional open house was scheduled for late March 2020, but the national shutdown caused by the COVID-19 pandemic resulted in a postponement. The township waited until the end of 2020, and decided to undertake a virtual open house in February 2021. The event was posted on the Township's website and advertised in the winter tax bills mailed in December 2020. Digital copies of the boards and a questionnaire to gather opinions from the participants were posted on the township's website. The open house was conducted on February 18th, with sessions in the afternoon and evening, with ROWE staff

presenting information of the key concepts outlined on the boards and answering questions remotely. Other members of the public who could not participate were able to view the presentation later and the questionnaire was available for the public to fill out online and submit for a couple of weeks after the open house. The township eventually received 30 surveys. The results of the surveys and copies of the boards are included in Appendix A and Appendix B of the plan.

Master Plan Open House Survey Analysis

Farmland Preservation / Protecting Rural Character

Ninety percent (90%) of the respondents indicated that both preserving farmland and rural character were important or very important goals of the Master Plan. While all of the strategies outlined on the board and discussed at the open house got a positive score (over 5), large lot zoning scored the highest (7.13). Using sliding scale scored the lowest (5.17).

Residential, Commercial, and Industrial Growth

Over 63% of the participants in the survey did not believe that promoting increased residential growth was an important goal of the Master Plan, while 67% felt the same about commercial development. To the extent that suburban residential development is located in the township, 63% of the participants supported a policy of cluster development close to the City of Grand Ledge and 77% agreed that commercial development should be limited to property with direct access to state highways or paved primary roads.

Alternative Energy

Support for alternative energy in the township was relatively weak. Over 69% of the respondents were not supportive of development of a wind park or large solar energy system. Continuing the current township regulations regarding utility scale alternative energy scored an average of over 5 and the idea of making regulation of wind parks even more stringent scored a 5.85.

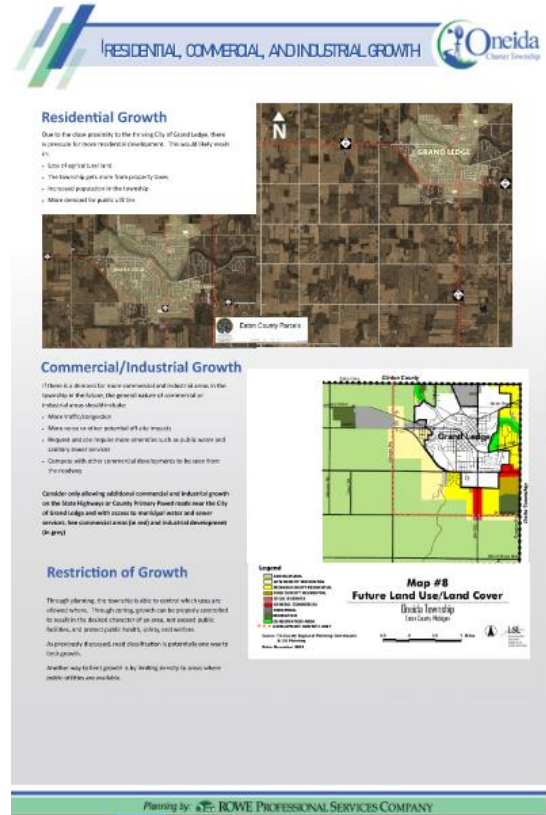
However, alternative energy as an accessory use to a home or business had more support, with 41% supporting on-site wind energy and 62% supporting on-site solar. Support for current regulation of on-site solar scored a 6.96.

Best Practices

The participants strongly supported the concept of intergovernmental cooperation with 89% supporting or strongly supporting the goal. All three of the strategies proposed to promote the cooperation score 8.5 or higher.

Ninety-six percent (96%) of the participants supported the use of “best practices” to make planning and zoning more accessible and transparent to the public, with all of the proposed strategies scoring an average of 8.86 or higher.

Figure 6-2 Open House Board on Residential, Commercial and Industrial Growth



Protecting Natural Resources

Ninety-three percent (93%) of the respondents supported the protection of natural resources as a goal of the Master Plan. All four of the strategies proposed scored 7.8 or higher, including preparing a natural features ordinance, strengthening standards in the Zoning Ordinance, requiring evaluation of groundwater impact of proposed high volume users, and providing incentives for low-impact designs in stormwater management systems.

Summary of Master Plan Open House Survey Results

The participants in the Master Plan Open House generally reflected the attitudes of the public indicated in the Community Attitude Survey. The support for farmland and open space preservation was high, but the strategy with the highest level of support is large lot zoning, which was the strategy proposed in the 2002 plan, but not yet implemented. The corollary to that attitude is the desire to see non-rural residential, commercial, and industrial development to be limited to areas adjacent to the City of Grand Ledge. The participants' preference for on-site versus utility scale alternative energy development was clear as well as its support for the township's efforts to date to regulate the utility scale development. Support for protection of natural resources was also reinforced. The topic not covered in the Community Survey, implementing best practices, received broad support.

Figure 6-3 Open House Board on Protecting Natural Features



Chapter 7 Goals, Objectives, and Strategies

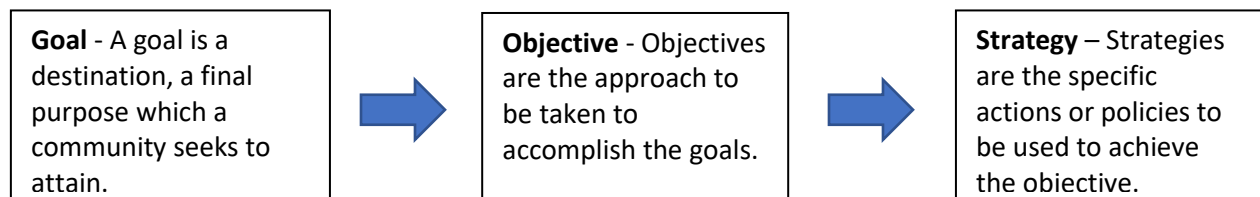
Future Directions

As a community matures, a direction for future development is needed to ensure that its desires regarding growth are translated into action. The intent of this Master Plan is to provide the means by which Oneida Township may look to the years ahead. In order to set a direction for this period, the Planning Commission and Township Board established a series of Goals, Objectives, and Strategies covering the primary elements of the Master Plan.

To produce these Goals, Objectives, and Strategies, the Planning Commission and Township Board took into account other planning policies which have evolved from past township actions, as well as current and emerging township issues related to growth. A substantial effort was made to involve the citizens of Oneida Township as well. A Community Attitude Survey was developed by the Planning Commission and Township Board and sent to each household within the township. A Master Plan Town Meeting was conducted with the participants brainstorming on the issues that the township should address in the plan update. After the Planning Commission's initial review of the current plan's Goals and Objectives and a preliminary set of strategies were prepared, a Master Plan Open House was conducted to get feedback from the community on the importance of the draft goals and their thoughts on the effectiveness of the proposed strategies.

Goals and Objectives

Developing effective and meaningful Goals, Objectives, and Strategies is the key to a successful Master Plan. They provide specific direction that will be needed in the future, and thus serve as the backbone of the Master Plan.



The following Goals and Objectives should be carefully considered (by the Oneida Township Planning Commission or Township Board) prior to making any development or growth decisions.

Agricultural/Open Space Preservation

Goal - *Oneida Township will strive to protect and preserve its prime farmland and open space areas from the negative effects of development.*

Objective - The township will identify areas where existing farmland should/could be considered for future residential development and encourage the development of those areas first. These areas may be characterized by poor agricultural/low productivity soils, incompatibility with surrounding land uses, smaller parcel sizes (less than 40 acres) etc.

Strategy - Establish locational criteria for low-density residential.

Objective - The township will encourage cluster/open space residential development on large tracts of land in order to preserve farmland and/or minimize the loss of open space.

Goals, Objectives, and Strategies

Strategy - Continue to support design criteria for open space developments.

Strategy - Research amendment to Zoning Ordinance to provide additional incentives for cluster / open space.

Objective - The township will consider implementation of appropriate zoning techniques, such as Large Lot Zoning, Sliding Scale Zoning, Quarter/Quarter Zoning, TDR/PDR, etc., in order to protect its prime, productive farmland areas.

Strategy - Amend Zoning Ordinance to require 2-acre minimum lot size in the AG district.

Strategy - As part of the Five-Year Review, evaluate development pressures on farmland and determine if more restrictive farmland preservation techniques are needed.

Objective - The township will strive to support the desires of individual property owners who wish to keep their land in active agricultural production by minimizing the development of conflicting land uses, such as large residential developments near active farming areas.

Strategy - Incorporate impact on farmland in locational criteria for non-agricultural land use classifications.

Natural Features and the Environment

Goal - *Oneida Township will strive to protect and preserve environmental resources such as the river, groundwater aquifers, streams, wetlands, and woodlands from the negative effects of development.*

Objective - The township will identify buffer areas for the protection of Oneida's significant natural features such as rivers, streams, wetlands, and woodlands.

Strategy - Amend Zoning Ordinance to establish standards for natural feature buffers.

Objective - Through zoning, site plan review, and education, the township will encourage approaches to land development that effectively integrate the protection and preservation of natural features such as topography, steep slopes, hydrology, air quality, unique views and vistas, landscaping, and natural vegetation into the process of site design.

Strategy - Create educational material on the benefits and methods of protecting natural features to provide zoning applicants.

Objective - The township should use appropriate ordinances to protect and preserve its natural features and determine other methods of maintaining and enhancing these features.

Strategy - Consider adoption of natural features ordinance.

Goal - *Oneida Township will strive to protect the quantity and quality of its groundwater.*

Objective - The township will provide mechanisms which will prevent existing and potential sources of contamination from reaching the public water supply well or private well.

Strategy - Amend Zoning Ordinance to require secondary containment of hazardous materials in areas besides the Wellhead Protection Overlay Zone.

Strategy - Amend Zoning Ordinance to clarify boundary of Wellhead Protection Overlay Zone.

Strategy - Explore opportunities where the township can collaborate with the Greater Lansing Regional Committee (local watershed).

Objective - The township will maintain the quantity of Oneida's ground water sources by carefully regulating capacity as new development occurs.

Strategy - Incorporate a site plan standard requiring large ground water users to demonstrate the adequacy of ground water supplies.

Objective - In those locations containing soils which are not conducive to on-site septic use and/or may result in the degradation of groundwater, the township will limit impacts from development.

Strategy - Decrease development densities to levels consistent with the loading capabilities of area soils.

Strategy - Require connection to a public sanitary system, where available.

Objective - The township will coordinate with county and state officials to develop improved standards regarding the suitability of soils for septic system placement and use.

Strategy - Meet with county and state officials to identify local authority to regulate septic systems.

Objective - Through site plan review, the township will discourage practices which would alter the natural, valuable function of wetlands, including those not protected under the State of Michigan Wetlands Protection Act (P.A. 203 of 1979 [now Part 303 of Act 451, as amended]).

Strategy - Evaluate for inclusion into the Zoning Ordinance incentives to incorporate low-impact design into proposed site plans.

Residential Growth and Development

Goal - *Oneida Township will plan areas where quality housing may develop in appropriate locations and densities that preserve the rural qualities and character of the area.*

Objective - The township will determine optimal locations for future single-family residential development giving special consideration to agricultural preservation, environmental protection, open space preservation, infrastructure availability, and the surrounding land use character.

Strategy - Establish locational criteria for low-density single-family development.

Objective - The township will limit higher density residential development to locations where public utilities exist; or where:

- a) Public utilities do not exist but, as a component of a proposed development, will be extended to serve that development; and
- b) There is access to a major thoroughfare (improved roadway); and
- c) The development is compatible with surrounding land uses.

Strategy - Establish site plan standards to address infrastructure capacity.

Objective - The township will encourage development that is of a scale and size that does not exceed or adversely impact existing or immediately planned infrastructure.

Strategy - Establish site plan standards to address infrastructure capacity.

Objective - The township will coordinate with the surrounding jurisdictions on zoning and development decisions for new residential projects. Specifically, consideration should be given to cooperating on land use decisions that affect properties on or near the community boundaries through a joint-site plan review and approval process.

Strategy - Amend Zoning Ordinance to require notice to the surrounding jurisdictions on site plans, rezonings, special land use or variances within 300 feet of the surrounding jurisdictions.

Strategy - Participate in review of any surrounding jurisdictions Master Plan update.

Commercial/Industrial Growth and Development

Goal - Oneida Township will allow commercial and industrial uses of appropriate type and scale to develop in appropriate locations.

Objective - The township will limit commercial and industrial development to parcels of appropriate size and scale, and in appropriate locations to maintain consistency with the surrounding land use character.

Strategy - Incorporate into locational criteria for commercial and industrial land use classifications the scale and size of parcels in relation to surrounding land use character.

Objective - The township will limit commercial/industrial development to locations where 1) public utilities exist; 2) public utilities can be extended to serve that development or 3) where non-public utilities are deemed appropriate and where:

- a) There is access to a major thoroughfare (improved roadway); and
- b) The development is compatible with surrounding land uses.

Strategy - Incorporate into locational criteria for commercial and industrial land use classifications the adequacy of public utilities.

Objective - The township will coordinate with the city and adjoining townships on zoning and development decisions for commercial and industrial projects. Specifically, consideration should be given to cooperating on land use decisions that affect properties on or near the community boundaries through a joint site plan review and approval process.

Strategy - Reach out to the city and adjoining townships about future joint planning work on projects on the border.

Objective - The township will work to develop access management regulations to promote safe and efficient use of streets and pedestrian walks.

Strategy - Undertake access management study with the city.

Community Facilities and Services

Goal - Oneida Township will provide the necessary public facilities and services that will serve the needs of its residents while preserving the township's rural character.

Objective - The township will promote a coordinated approach with developers, the City of Grand Ledge, and other adjacent communities for the planning, provision, and expansion of public water and sanitary systems.

Strategy - Continue to negotiate with the city and other entities on future water and sewer agreements.

Objective - The township will promote safety along streets through the provision of properly located pedestrian areas (sidewalks and/or bike paths) and will require these features in all new major developments.

Strategy - Undertake non-motorized transportation plan.

Objective - The township will continue to update and implement its 1993-2010 Wastewater Collection System Master Plan.

Strategy - Continue to negotiate with the city and other entities on future water and sewer agreements.

Objective - Storm water systems need to be maintained and updated as necessary.

Strategy - Work with the City of Grand Ledge, other entities, and the county on plans to address areas of concern regarding storm drainage.

Objective - Park facilities should be expanded and upgraded to meet the needs of area residents.

Strategy - Work with the city and other entities on a joint Parks and Recreation Plan.

Objective - Roads should be maintained, and gravel roads paved as funds allow.

Strategy - Work with the Eaton County Road Commission on a plan for road improvements and reach out to the public on funding options.

Best Practices

Goal - *The planning and zoning process is transparent to the public and clear and concise for the applicant.*

Objective - Those individuals given the responsibility for planning and zoning review and approval have the necessary training and ongoing education to perform their assignments.

Strategy - Establish policy for ensuring all Planning Commission, Zoning Board of Appeals (ZBA), Township Board, and staff have the training needed to perform their assignments.

Objective - The public has access to information regarding ongoing planning and zoning studies and reviews.

Strategy - Continue township policy of posting meeting notices, minutes, and reports on township website.

Strategy - Develop a public engagement plan.

Objective - The planning and zoning review process is continually monitored for improvements.

Strategy - Conduct a planning and zoning debrief annually to identify ways of making procedures clear and concise.

Goal - *The township cooperates with the City of Grand Ledge and other adjacent jurisdictions as well as the county in planning and zoning efforts.*

Objective - Establish procedures to ensure consistent communication with surrounding jurisdictions and the county on planning and zoning issues.

Strategy - Notify jurisdictions when zoning applications near boundaries are being considered.

Strategy - Participate in a joint annual meeting to discuss shared zoning concerns.

Strategy - Participate in Master Plan review of adjacent jurisdictions and the county.

Chapter 8 Future Land Use Plan

Oneida Township is a community based primarily on agriculture and residential uses, yet is heavily influenced by development in and around the growing City of Grand Ledge. It is a township concerned about the loss of farmland, natural features, and rural character that first brought residents to the area, as well as economic and employment stability which will keep them here in the future. At the same time, there is a recognition that other people want to live in Oneida Township, and relish the same rural character enjoyed by current residents. In order to accommodate the desires of those who live here now and those who wish to in the future, the township must be able to maintain a high standard of quality of life desired by everyone.

Accordingly, it will be necessary to plan a land use pattern that balances the desire to maintain the township's rural character and preserve valuable agricultural land and natural resources against these growth pressures. The Future Land Use Classifications of this chapter address the need to establish long range direction which will achieve the balance. In general, it was clear that the residents of Oneida Township, as expressed through the Community Attitude Survey, the Master Plan Town Hall, and the Master Plan Open House, desire a mix of land uses with an emphasis on balancing farmland and natural feature protection.

Future Land Use Classification

The following Future Land Use Classifications have been developed to reflect the development Goals and Objectives of this Master Plan as developed through the community input of the residents, Planning Commission, Township Board, and other interested individuals. These classifications are intended to serve as a guide for future growth and development decisions made by the Planning Commission, Township Board, and Zoning Board of Appeals, and should also serve as the policy basis of their arrangement in the Future Land Use Map.

1. AG – Agricultural

a. Purpose

The purpose of the Agricultural classification is to preserve and protect the valuable agricultural land and unique rural character in Oneida Township through the implementation of large lot zoning.

b. Uses and Density

Oneida Township residents recognize the need to take steps to preserve and protect farmland areas. For this reason, the areas classified as Agricultural are dedicated to preserving and protecting one of Oneida Township's most valuable resources, its farmland. This classification corresponds with the A-1 (Agricultural) zoning district and allows a wide range of agricultural uses as well as single-family residences. It also allows other uses by right approval including uses common to rural areas such as farms, single family dwellings, greenhouses or nurseries, campgrounds, and roadside stands.

However, in order to preserve and enhance the rural character identified with the community, the plan continues the recommendation in the 2002 plan that the minimum lot size requirement in the A-1 District be increased from 1 to 2 acres. Higher density residential development can occur in areas planned for Agricultural only if homes are clustered and the development seeks to

preserve large amounts of open space through the Planned Unit Developments (PUD) or Open Space Development (OSD) options allowed in the A-1 zoning district.

c. Locational Criteria

The agricultural land use classification's locational criteria include:

- i. Land with a high percentage of soils the United States Department of Agriculture (USDA) Soil Conservation Service defines as areas of "prime" and "unique" farmland.

2. LDR – Low Density Residential

a. Purpose

The purpose of the Low Density Residential (LDR) classification is to establish areas for the development of future residential growth of a low- to moderate-density that preserves the rural character of the township.

b. Uses and Density

The LDR development corresponds with the R-1A (Low Density Residential) zoning district. Most of the uses allowed in the Agricultural classification are permitted with the exception of some uses that might interfere with the denser residential uses such as intensive agricultural uses (to the extent allowed under the Right to Farm Act). Single-family detached residences are allowed at a density of approximately two units per acre, although higher densities may be permitted through the PUD or OSD options.

c. Locational Criteria

The Low Density Residential land use classification's locational criteria includes:

- i. Land located as a buffer between the Agricultural land use classification and the City of Grand Ledge.
- ii. Properties located in the township that are near the western side of the City of Grand Ledge. In addition, are located on St. Joseph Highway between its intersection with Hartel and Royston Road.

3. MDR – Medium Density Residential

a. Purpose

The purpose of the Medium Density Residential (MDR) classification is to create or maintain medium-density stable neighborhood areas and single-family residential developments within the township.

b. Uses and Density

The MDR development corresponds with the R-2A (Medium Density Residential) zoning district. The uses are restricted to single-family residences and uses associated with single-family residential neighborhoods such as parks. Single-family detached residences are allowed at a density of approximately four units per acre, although higher densities may be permitted through the PUD option.

c. Locational Criteria

The Medium Density Residential land use classification's locational criteria include:

- i. Land located as a buffer between the Agricultural land use classification and the City of Grand Ledge.

- ii. Properties located in the township that are near the southern and eastern sides of the City of Grand Ledge.

4. HDR – High Density Residential

a. Purpose

The purpose of the High Density Residential (HDR) classification is to allow for a limited amount of high quality, high-density residential development in appropriate areas in order to enhance Oneida Township's housing stock diversity.

b. Uses and Density

The HDR classification corresponds with the R-1B (Medium Density One- and Two-Family Residential) and the R-M1 (High Density Residential) zoning districts. The uses include single-family residences and uses associated with single-family residential neighborhoods such as parks and places of worship as well as duplexes. Single-family detached residences are allowed at a density of approximately 5.5 units per acre and multi-family dwelling units at a density of approximately 8 units per acre.

The difference between the two districts are the high-density residential uses allowed by Special Use Permit in R-M1 and not R-1B. It is intended that R-1B serve as a buffer between R-M1 or other high intensity uses and single-family residential districts.

c. Locational Criteria

The High Density Residential land use classification's locational criteria include:

- i. Land located adjacent to the City of Grand Ledge or otherwise serving as a buffer between residential and commercial uses.
- ii. Properties located in the township that are near the southern side of the City of Grand Ledge.
- iii. Land with access to a major road or highway.

5. MHD – Manufactured Housing Development

a. Purpose

The purpose of the Manufactured Housing Development (MHD) classification is to allow for development of a manufactured housing park if there is a demand for such development and an appropriate location.

b. Uses and Density

The MHD classification corresponds with the R-4 (Manufactured Housing Park) zoning district. The uses allowed are manufactured housing parks and associated uses such as park facilities. Density is controlled by the rules of the Michigan Manufactured Housing Commission.

It should be noted that no land is designated for manufactured housing development on the Future Land Use Map. This is based on the assumption that there is no current demand for additional manufactured housing developments in the area. There are currently two developments in the City of Grand Ledge with sites available as well as developments in Portland, Pottersville, and Eagle.

c. Locational Criteria

The Manufactured Housing Development land use classification's locational criteria includes:

- i. Land located adjacent to the City of Grand Ledge or otherwise serving as a buffer between residential and commercial uses.
- ii. Land with access to a major road or highway.
- iii. Parcels of at least 40 acres in size.

6. LB – Local Business

a. Purpose

The purpose of the Local Business (LB) classification is to provide for a variety of office and specialized commercial uses which directly serve the local community and are compatible with surrounding uses.

b. Uses and Density

The LB classification corresponds with the B-1 (Local Business) zoning district. The uses allowed include small groceries and convenience stores, restaurants, personal service establishments, offices, health and fitness centers and other similar uses. The minimum lot size is 5,000 square feet and lot width is 100 feet.

c. Locational Criteria

The Local Business land use classification's locational criteria includes:

- i. Land located adjacent to the City of Grand Ledge or otherwise serving as a buffer between residential uses and a major road or highway.
- ii. Properties located near the intersection of St. Joseph Highway and Hartel Road. The properties are located adjacent to other commercial properties.
- iii. Land with frontage on a paved county primary or state trunkline.

7. GB – General Business

a. Purpose

The purpose of the General Business (GB) classification is to provide for a full range of commercial uses which cater not only to the local community but transient traffic as well.

b. Uses and Density

The GB classification corresponds with the B-2 (General Business) zoning district. The uses allowed include most of the uses allowed in B-1 but also allow for uses servicing the larger market, rather than just the surrounding neighborhood and uses requiring larger sites than those associated with neighborhood businesses. These include general retail establishments, personal service establishments, professional offices, medical offices, restaurants, and other similar uses. The minimum lot size is 8,000 square feet and lot width is 50 feet.

c. Locational Criteria

The General Business land use classification's locational criteria includes:

- i. Land located on the eastern side of the City of Grand Ledge along Saginaw Highway. Land located on the southern side of the City of Grand Ledge along Hartel Road up to St. Joseph Highway. Properties must be adjacent to other commercial uses.
- ii. Land with frontage on a state trunkline.

8. IND – Industrial

a. Purpose

The purpose of the Industrial (IND) classification is to serve as an employment generator and as a source of production to a variety of products and services that benefit the community and region.

b. Uses and Density

The IND classification corresponds with the M-1 (Light Industrial) zoning district. The uses allowed include most manufacturing operations, warehousing facilities, utility service buildings, and similar uses with significant off-site impacts. The minimum lot size is 2 acres and lot width is 200 feet.

c. Locational Criteria

The Local Business land use classification's locational criteria includes:

- i. Land located on the northern and western side of the City of Grand Ledge along Hartel Road and Grand Ledge Highway. Properties should be located near other industrial properties.
- ii. Land with access to Class A Roads capable of managing truck traffic.
- iii. Land with sufficient area for parking, loading, screening, and activities.
- iv. Land with adequate separation from residential uses to prevent a nuisance.

9. Recreation

a. Purpose

The purpose of the Recreation classification is to provide locations for both active and passive recreational opportunities to enhance the quality of life for residents and provide natural greenspace areas.

b. Uses and Density

The recreation classification includes public parks, private parks, golf courses, and open space areas. Open space areas can also be incorporated as parts of future clustered residential developments or dedicated conservation areas (as described below). While the classification does not directly reflect any specific zoning district of the township's ordinance, future recreational uses and open space areas should be allowed to develop throughout the township in appropriate locations. They offer significant benefits to the community and enhance the quality of life.

c. Locational Criteria

The areas currently planned for recreational uses on Map 8-1 Future Land Use reflect the existing recreational areas in Oneida Township, as shown on Map 3-1.

10. CA – Conservation Area

a. Purpose

The purpose of the Conservation Area (CA) classification is to protect those areas of the township which are subject to predictable flooding in the floodplain areas of watercourses within the township so that their reservoir capacity shall not be reduced, thereby creating danger to areas previously not endangered by high water, or to impede, retard, accelerate, or change the direction of the flow or carrying capacity of the watercourse or to otherwise increase the possibility of flood.

b. Uses and Density / Locational Criteria

The CA classification corresponds with the FEMA 100-year floodplain, and the F-1 (Floodplain Overlay) zoning district. Because the building restrictions required by FEMA and included in the F-1 Overlay Zone are already part of the State Building Code, this plan proposes to delete the F-1 district.

11. WP – Wellhead Protection

a. Purpose

The purpose of the Wellhead Protection (WP) classification is to protect the public drinking water supply from contamination by regulating land uses on land overlaying that drinking water aquifer.

b. Uses and Density

The WP classification corresponds with the Wetland Protection Overlay zoning district. The district limits the uses allowed as part of the overlay, prohibiting uses considered high risk to ground water quality and requires certain secondary containment measures for potentially hazardous material stored on a site.

c. Locational Criteria

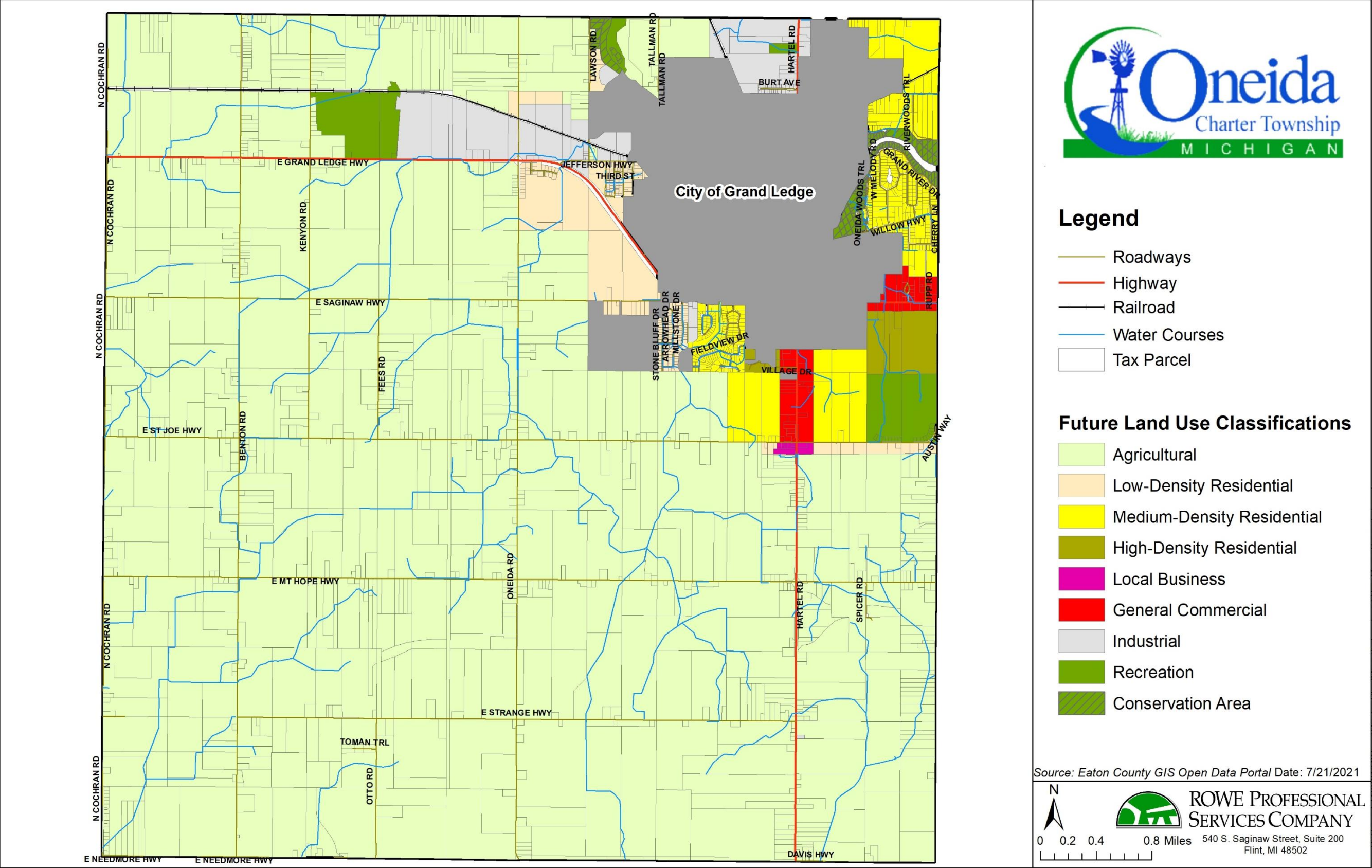
The WP district is established by the “area of influence” for public wellheads in or near the township as approved by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

Future Land Use Map

The Future Land Use Map on the next page is based on the future land use classifications outlined in the preceding section, and in particular the locational criteria for each classification, which in turn corresponds (in most cases) to a zoning district. It should be clear that the criteria provide some flexibility in applying it to rezoning requests. Any given parcel of land may meet more than one classification’s criteria, so the Future Land Use Map reflects one possible arrangement of land uses based on that criteria, not the only one. In addition, it’s important to remember the “Future” in Future Land Use Map; the plan takes a 20-year look into the future. Land may be zoned based on the current use, but may be planned in the future for another use, which in turn is based on assumptions regarding demand for commercial, industrial, or residential acreage, future extension of utilities, etc.

A more detailed explanation of how to use this Master Plan in evaluating future rezoning requests is outlined in the Implementation Plan chapter.

Map 8-1 Future Land Use



Zoning Plan

Michigan Public Act 33 of 2008 (the Michigan Planning Enabling Act) requires Master Plans to identify the relationship between its future land use designations and the community's Zoning Ordinance districts. The zoning plan shows that relationship. In addition, the plan outlines other changes to the Zoning Ordinance identified as strategies for implementing the plan. The following are guidelines and for specifics, residents should look at the Zoning Ordinance.

1. Comparison of Future Land Use (FLU) Classifications and Zoning Districts

Current Zoning District	Lot Area/Width	Uses	FLU Classification	Development Characteristics	Changes Proposed
A - 1 Agricultural	1 acre / 165'	Single-family dwellings and agricultural related uses	AG - Agricultural	Large lot zoning plus PUD or cluster options	Increase minimum lot size to 2 acres
R-1A One-Family Low Residential	20,000 SF / 100'	Single-family dwellings and agricultural related uses	LDR - Single-Family, Low Density Residential	1/2-acre min. with 2 units per acre	
R-2A Medium Density Residential	10,000 SF / 75'	Single-family dwellings	MDR – Medium Density Residential	1/4-acre min. with 4 units per acre	
R-1B Medium Density One- and Two-Family Residential	7,500 SF / 60'	Single- and two-family dwellings	HDR – High Density Residential	5.5 units per acre for single-family and two-family homes 8 units per acre for multi-family development	Delete Manufactured Home Parks from uses permitted by special land use
R-M1 High Density Residential	Single family 7,500 SF / 60' Two-family 7,500 SF / 100' Multi-family 5,000 SF / 200'	Single- and two-family dwellings plus multiple-family dwellings, housing for the elderly,			
R-4 Manufactured Housing Park	Minimum 10 acres Standards per Michigan Manufactured Housing Commission	Manufactured home parks	MHD – Manufactured Housing Development		New Future Land Use Classification

Current Zoning District	Lot Area/Width	Uses	FLU Classification	Development Characteristics	Changes Proposed
B-1 Local Business	5,000 SF / 100'	Offices, professional services, and other related businesses	LB – Local Business	Professional offices and businesses intended to serve local community and employees	Review minimum lot width
B-2 General Business	8,000 SF / 50'	Retail establishments, personal and business services, banks, public buildings, hospitals and other related businesses	GB – General Business	A wide range of general commercial uses intended to serve local residents and non-residents	Review minimum lot width
M-1 Light Industrial	2 Acres / 200'	Storage facilities, commercial towers, truck/freight terminals, public utility buildings, veterinary hospitals, light manufacturing and other related uses	IND – Industrial	General industrial operations	
Many Zoning Ordinances allow for recreation uses of one type or another. A-1, R-1A, R-2A, R-1B, R-M1 and F-1 all allow parks			Recreation	Public parks, private parks, golf courses, and open space areas	
No zoning classification			CA – Conservation Area		New Future Land Use Classification Based on FEMA floodplain boundary and rely on building code regulation of development in flood plain
Wellhead Protection Overlay	Per underlying zoning district		WP – Wellhead Protection		New Future Land Use Classification Add Wellhead Protection Overlay Zone “area of influence “to zoning map

2. Other Changes to the Zoning Ordinance
 - a. Evaluate changes to the Open Space provisions to improve incentives for cluster development for areas outside water and sewer service areas.
 - b. Incorporate impact on farmland in locational criteria for non-agricultural land use classifications
 - c. Establish minimum natural feature buffers.
 - d. Require secondary containment of hazardous materials in areas outside of the wellhead protection overlay zone.
 - e. Incorporate a site plan standard requiring large ground water users to demonstrate the adequacy of ground water supplies.
 - f. Decrease development densities to levels consistent with the loading capabilities of area soils where appropriate.
 - g. Evaluate incentives for promoting low impact design.
 - h. Establish site plan standards to address infrastructure capacity.
 - i. Amend Zoning Ordinance to require notice to the surrounding jurisdictions on site plans, rezonings, special land use, or variances within 300 feet of the surrounding jurisdictions.

Chapter 9 Implementation Plan

The implementation plan serves as the guiding framework for putting the goals, objectives, strategies, and land use plan into action. This section is also important for maintaining the Master Plan as a living, breathing document as it also includes a guide for when and how to review and update the Master Plan. Due to changing conditions within the township and the importance of carefully using township resources for implementing these strategies, these are changes that are encouraged over time with different ways of tracking their successes or evaluating what can be fixed.

Strategies

The strategies identified through this plan are summarized here, with the exception of the Zoning Ordinance update recommendations which are summarized in the zoning plan and the location criteria for various land uses which are incorporated into the Future Land Use Plan.

- Create educational material to provide zoning applicants on the benefits and methods of protecting natural features.
- Consider adoption of a natural features ordinance.
- Meet with county and state officials to identify local authority to regulate septic systems.
- Evaluation of low impact design is conducted.
- Participate in review of any surrounding jurisdiction's Master Plan update.
- Undertake access management study with the city.
- Reach out to the city and adjoining townships about future joint planning work on projects on the border.
- Undertake non-motorized transportation plan.
- Continue to negotiate with the city and other entities on future water and sewer agreements.
- Work with the City of Grand Ledge and the county on plans to address areas of concern regarding storm drainage.
- Work with the city and other entities on a joint Parks and Recreation Plan.
- Work with the Eaton County Road Commission on a plan for road improvements and reach out to the public on funding options.
- Establish policy for ensuring all Planning Commission, ZBA, Township Board, and staff have the training needed to perform their assignments.
- Continue township policy of posting meeting notices, minutes, and reports on township website.
- Develop a public engagement plan.
- Conduct a planning and zoning debrief annually to identify ways of making procedures clear and concise.

Plan Maintenance and Update

The final - and sometimes most difficult - step in the planning process is the last one: re-evaluation and adjustment. The process of community planning is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the plan is addressing the present land use issues in the community, and whether amendments should be made to keep the plan relevant and make it the most appropriate guide for the township's future land use. If the plan no longer reflects the vision of the community, the Planning

Commission can then begin the planning process again. The Michigan Planning Enabling Act requires the Master Plan to be reviewed at least every five (5) years to ensure the plan is up to date and reflects current policy. The community cannot expect the plan to be implemented if the strategies identified as necessary for that implementation are not followed through.

Annual Report

The Michigan Planning Enabling Act requires the Planning Commission to report on its activities every year. It is recommended that the Planning Commission take the opportunity to undertake a concise review of the plan. This review is intended to address two issues:

1. What were the implementation strategies outlined in the plan that should have been undertaken in the preceding year by either the Planning Commission or other stakeholders, and were they undertaken?
2. Did anything occur in the preceding year that might impact a basic premise of the Master Plan that should be evaluated to determine if a more formal review process is called for? Potential events could include things such as an extension of utilities into an area of the township that was not anticipated, a substantial change in the economy (good or bad), or a rezoning decision that was inconsistent with the Master Plan.

The review of the Master Plan should occur one month before the preparation of the annual report. The annual report should address the following:

1. What did the Planning Commission accomplish in the preceding year (number of meetings held, number of requests reviewed)?
2. What implementation items outlined in the plan and the previous annual report were accomplished the previous year and which were not? These should include items that were not the direct responsibility of the Planning Commission.
3. Did the annual review raise issues that would require a formal review of the plan?
4. What activities are to be undertaken by the Planning Commission in the coming year and what implementation items that are the responsibility of other stakeholders should be undertaken in the coming year?

If, based on the results of this analysis, the Planning Commission found that changes have occurred that make a review of the plan necessary even if a five-year review as discussed below is not scheduled, the report should indicate that.

Five-Year Review

Under the terms of the Michigan Planning Enabling Act, the township Planning Commission must review the Master Plan at least every five years to determine if there is a need to update it. The process might be initiated before the five-year deadline if circumstances indicate that the plan has deficiencies that should be addressed. The process outlined below can be followed at that time to meet this requirement.

The review should be a formal process. This means that a report outlining the standards for review and other basis upon which the Planning Commission determined an update was or was not necessary are outlined. The findings should be set out in a resolution adopted by the Planning Commission.

Standards for Review

In conducting the five-year review or a less formal annual review, the Planning Commission should evaluate the plan using the following criteria:

1. Have the conditions that the plan was based on changed? If so, then assumptions regarding future development patterns or land use needs could also change. Indicators to consider in evaluating this factor are:

- a. **Farmland**

A major goal of the plan is farmland preservation, but the current regulations are not designed to severely restrict the right of property owners in the farmland area from the right to build new single-family residences. This is based on the assumption that, given the relatively flat growth rate in the township, there will not be tremendous pressure for farmland conversion. However, this should be monitored by tracking new construction within the A-1 zoning district.

- b. **Utilities**

The township is currently working on extension of municipal water service and sewer agreements with the surrounding jurisdictions. If these agreements eventually result in changes to the areas in the township where water and sewer may be available, then that would change the areas where uses other than agricultural and single-family low-density residential would be appropriate.

- c. **Housing Mix**

The type of housing can impact the needs of the community. In Oneida's case, the plan assumes a limited demand for high-density residential units. If demand for this type of housing outstrips the amount of land set aside for that purpose, there may be a need for reconsideration of the Future Land Use plan. Housing mix can be tracked by review of building permit data.

- d. **Housing Cost**

Changes in housing cost in comparison with household income impacts housing affordability. Measuring changes in housing costs is tricky because it is not directly tied to changes in housing values and living expenses. It is also impacted by turnover rates for owner-occupied dwellings. Rapid decrease in housing affordability could call for a reconsideration of policies to allow for more affordable housing options.

- e. **Adjacent Planning and Zoning**

Changes in the Master Plan or zoning map of the surrounding jurisdictions should be reviewed to consider their impact on the township's plan. Particular attention should be given to changes that increase the intensity of land uses adjacent to the township. The Michigan Planning Enabling Act requires the surrounding jurisdictions and the county to notify the township whenever it is proposing to adopt changes to their plans. The Michigan Zoning Enabling Act does not contain similar coordination requirements, but the township could enter into arrangements with the surrounding municipalities to notify it of proposed rezonings within 300 feet of their common boundary.

f. Transportation

Changes in the traffic flow on the major roads could have significant impacts. The township should continue to monitor traffic counts and accident rates at key intersections to identify potential congestion points.

2. There was a significant error in the plan that affects the plan policies, goals, or recommendations.

Sometimes a plan is based on an assumption that turns out to be incorrect. For example, an area was thought to be a wetland, but turns out not to be. Any changes in the facts as a community knows them should be considered to see if it changes the appropriateness of proposals in the plan.

3. There has been a change in the community's attitude about some basic goals of the plan, or on a proposed approach to achieving the goal, that is reflected in the Planning Commission's recommendations or the Township Board's decisions, but not in the plan.

A Master Plan is based both on the facts that describe the conditions in a community and the township's vision of the future. That vision is outlined in the community's goals. For example, the current breakdown of various housing types is a fact. The plan's goals identify whether the community views that current ratio as a positive fact they want to see continue or as a condition they want to change. Community attitudes can change over time, which means that goals may change in time even though the facts have not.

The Master Plan's objectives and strategies describe how a community is proposing to reach its identified goals. In some cases, policy may not be effective in helping to reach the proposed goals. That may be due to a lack of application of the policy or the ineffectiveness of the policy in achieving the anticipated results. Ineffective policies should be identified and addressed.

4. New issues that should be addressed by the plan have come up and are either not addressed in the plan or not adequately addressed by it.

Issues important to a community may crop up after a Master Plan has been adopted. In those instances, it might be an issue that requires amendment of the Master Plan to ensure that the township's policies regarding the use are clear.

5. The plan is out of date.

Master Plans normally have a 10- to 20-year scope. If the plan has not been revised or significantly updated by the time the plan has reached the end of its "life", then it should be updated at that point.

Using the Master Plan in Rezoning and Text Amendments

In considering a rezoning request or a proposed text amendment, the primary concern to ask is: "Does this zoning amendment conform to our Master Plan?" The follow-up question is "Is the plan relevant to this request?" To answer that, the Planning Commission must ask questions similar to those during the five-year review, but specific to the proposed request.

- Was there an error in the plan that affects the appropriateness of the proposed amendment?
- Have there been relevant changes in conditions since the plan was approved that affect the appropriateness of the proposed amendment?
- Have there been changes in the community's attitude that impacts the goals and objectives of the plan and affect the appropriateness of the proposed amendment?

Answering these questions should answer the main question of whether or not a zoning amendment is appropriate, and that should frame the reason within the context of the plan.

The following are items to consider when approving a rezoning or text amendment:

- **Consistency with the Master Plan.** The proposed change is consistent with the Master Plan. This means that rezoning changes should be consistent with the relative goals and policies, as well as the future land use plan. In the case of a proposed text amendment, consistency means it is consistent with most of the relevant goals and policies.
- **Compatibility with Surrounding Area** – In consideration of the existing land uses and zoning classification it is important that these uses are harmonious and compatible with one another. It is important the Township is not creating incompatible situations.
- **Mistake.** A mistake in a Master Plan can be an assumption made based on incorrect data, an area on a future land use map that is incorrectly labeled, or other factors that, if known at the time of the Master Plan adoption, would have been corrected.
- **Changes in Condition.** The development of this plan is based on the current conditions of the township. If conditions change within the township, that may cause the adopted goals, policies, and land use decisions to no longer be valid or relevant. A text amendment that was previously not recommended may be appropriate now.
- **Change in Policy.** This Master Plan document is the Planning Commission's vision for the township. When the vision changes, then so should the Master Plan. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current Master Plan as long as that changed vision is explicitly incorporated into the Master Plan.
- **Additional Considerations Related to Text Amendments.** The changing of text in the Zoning Ordinance should be evaluated on the above standards, but also changes that may not have any impact on the goals and objectives of the Master Plan. These neutral changes are appropriate when:
 - The text change is necessary to clarify a provision in the Zoning Ordinance.
 - The text change is necessary to correct a mistake in the ordinance.
 - The text change is necessary to improve administration of the Zoning Ordinance or better serve the community.
 - The text change is necessary to address a provision that is determined to be inconsistent with state or federal law.

Two points should be made. First, the factors for consideration (oversight, change in condition, or change in goals or policies) can work in reverse, making a proposal that otherwise seems appropriate, become inappropriate. Second, these factors should not be used to create excuses for justifying a decision to violate the Master Plan or to change it so often that it loses its meaning.

Appendix A: Community Attitude Survey

Oneida Township Master Plan 2019 Community Survey												
How strongly do you agree/disagree with the following statements about the quality of life in Oneida Township?												
	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		Total	
I am proud to say I live in Oneida Township.	46.43%	156	32.74%	110	16.37%	55	2.98%	10	1.49%	5	336	1.8
More homes and businesses will cause Oneida Township to lose its rural character.	29.57%	102	27.83%	96	25.22%	87	10.72%	37	6.67%	23	345	2.37
The areas near my home have improved a lot in the past few years.	6.23%	21	16.02%	54	54.30%	183	16.91%	57	6.53%	22	337	3.01
Oneida Township is changing too quickly.	13.53%	46	12.06%	41	40.88%	139	22.06%	75	11.47%	39	340	3.06
Although I live in the Township, I consider myself a resident of Grand Ledge.	25.30%	85	28.27%	95	15.48%	52	13.39%	45	17.56%	59	336	2.7
Natural features such as the trees, creeks, and wildlife of Oneida Township are important to me.	70.81%	245	19.94%	69	5.78%	20	0.87%	3	2.60%	9	346	1.45
Homes on large lots are needed to preserve our open space, even if those lots are more expensive to purchase.	32.45%	110	30.97%	105	19.17%	65	11.50%	39	5.90%	20	339	2.27
I am concerned about how growth from Grand Ledge will affect the Township.	35.59%	121	22.94%	78	22.35%	76	12.65%	43	6.47%	22	340	2.31
Oneida Township should expand their contract for police coverage.	18.15%	61	21.13%	71	43.75%	147	10.71%	36	6.25%	21	336	2.66
ANSWERED											347	
SKIPPED											1	

How much of a problem are the following conditions to you?											
	Significant Problem		Problem		Neutral		Minor Problem		No Problem		Total
Traffic speed on Township roads.	20.99%	72	21.57%	74	24.49%	84	15.45%	53	17.49%	60	343
Ground water (well water) quality.	15.73%	53	16.91%	57	29.97%	101	12.76%	43	24.63%	83	337
Safety of Township roads.	14.62%	50	22.51%	77	30.12%	103	17.54%	60	15.20%	52	342
Current pace at which the Township is growing.	14.62%	50	19.59%	67	38.60%	132	14.62%	50	12.57%	43	342
Loss of farmland to new homes.	28.70%	99	25.22%	87	24.93%	86	13.33%	46	7.83%	27	345
Conflicts between farming operations and new residents.	13.10%	44	17.86%	60	36.90%	124	15.18%	51	16.96%	57	336
Loss of trees and open spaces.	25.15%	86	29.53%	101	23.98%	82	11.40%	39	9.94%	34	342
Lack of commercial businesses in the Township.	2.65%	9	7.94%	27	21.18%	72	21.47%	73	46.76%	159	340
Septic systems that aren't properly maintained.	10.88%	36	13.90%	46	40.18%	133	13.60%	45	21.45%	71	331
Answered											347
Skipped											1

How important are these issues for Oneida Township in the next 10 years?											
	Very Important		Somewhat Important		Neutral		Not Very Important		Not Important at All		Total
Keeping the Township the same as it is now.	27.76%	93	28.66%	96	25.67%	86	13.43%	45	4.48%	15	335
Preserving open fields, forests, and special views.	51.02%	175	29.45%	101	14.58%	50	3.50%	12	1.46%	5	343
Attracting/encouraging new commercial / industrial businesses and services.	4.69%	16	12.90%	44	29.33%	100	22.29%	76	30.79%	105	341
Protecting farmland from development.	46.96%	162	27.83%	96	20.00%	69	2.61%	9	2.61%	9	345
Protecting the quality of groundwater (well water).	75.07%	259	17.68%	61	6.67%	23	0.29%	1	0.29%	1	345
Directing growth to areas that are best suited for new development.	42.11%	144	33.04%	113	16.96%	58	3.51%	12	4.39%	15	342
Providing sewer and water services to more areas throughout the Township.	17.39%	60	17.10%	59	30.14%	104	13.33%	46	22.03%	76	345
Providing high density, manufactured home parks, and other affordable housing opportunities in the Township.	5.52%	19	5.23%	18	11.92%	41	15.70%	54	61.63%	212	344
Reducing the number of new homes being constructed.	17.06%	58	20.59%	70	37.06%	126	12.94%	44	12.35%	42	340
Improving public services, such as road maintenance, bike paths, Township parks.	37.43%	128	32.75%	112	21.93%	75	3.51%	12	4.39%	15	342
Answered											347
Skipped											1

Which type of alternative energy would you prefer to see developed in the Township?		
Answer Choices	Responses	
Wind	6.16%	21
Solar	13.78%	47
Both	32.55%	111
None	47.51%	162
	Answered	341
	Skipped	7

Please select the one statement that best describes your feelings about growth in Oneida Township. Please read all responses before selecting ONE.		
Answer Choices	Responses	
I would like to see growth encouraged in the Township, with some restrictions.	26.41%	89
I believe that growth should be allowed to take its course with as little Township interference as possible.	8.61%	29
I am satisfied with the way growth is occurring in the Township.	20.47%	69
Growth is inevitable, and the Township has little control over it.	1.48%	5
Growth should be tightly restricted through the Township.	30.27%	102
The Township should attempt to prevent as much new development as possible.	12.76%	43
	Answered	337
	Skipped	11

Please answer the questions regarding city water and sewer as applicable.							
	Yes		No		N/A		Total
Do you have city water service?	28.20%	97	70.93%	244	0.87%	3	344
If yes, are you happy with this service?	21.80%	29	49.62%	66	28.57%	38	133
Do you have city sewer service?	28.36%	97	70.47%	241	1.17%	4	342
If yes, are you happy with this service?	50.00%	66	21.21%	28	28.79%	38	132
Answered							344
Skipped							4

How long have you lived in Oneida Township?		
Answer Choices	Responses	
Less than a year	3.78%	13
1 to 5 years	11.34%	39
6 to 10 years	6.69%	23
11 to 15 years	6.69%	23
16 to 20 years	12.21%	42
21 to 25 years	10.76%	37
More than 25 years	48.55%	167
	Answered	344
	Skipped	4

What is your age group?		
Answer Choices	Responses	
24 or under	0.58%	2
25 to 44	11.92%	41
45 to 59	20.64%	71
60 to 64	15.41%	53
65 and older	51.45%	177
	Answered	344
	Skipped	4

Are you currently a resident of Oneida Charter Township?		
Answer Choices	Responses	
Yes	98.27%	340
No	1.73%	6
	Answered	346
	Skipped	2

Appendix B: Open House Boards



FARMLAND PRESERVATION/PROTECTING RURAL CHARACTER



Farmland Preservation

Focus on preservation of farmland as resource for commercial farming, particularly the production of crops. Farmland preservation options are an effort to address the impact of rural sprawl where low-density residential development has resulted in an increasing conversion of farmland to non-farm uses and increasing conflict between farms and these non-farm uses in areas that have traditionally been devoted solely to farming.



Quarter / Quarter Land Division

- Restricts number of non-farm residences to 1 per 40 acres (not a minimum lot area)
- For example the owner of a 160-acre parcel could sell off 4 parcels for non-farm residences – each lot might be 1 acre in size, leaving 156 acres to be used for farm purposes.
- This limitation would remain until the property were rezoned to a more intensive zoning district.
- Alternatives include a 1 per 20-acre restriction.

This approach obviously imposes significant restrictions on the owners of farmland, but is very effective in limiting non-farm development in prime farmland areas.

Exclusive Use Zoning

- Exclusive use zoning only permits one type of land use within a zoning district
- For example, a property can be zoned exclusively for single-family large-lot residential uses, which would permit only single-family detached homes on properties of a certain acreage or more

This approach by its nature significantly reduces the diversity of land uses within these zoning districts. However, it is effective in reducing more intense uses than what would be desired in order to limit environmental impacts and help in maintaining rural character.

Sliding-Scale Zoning

- Sliding-scale zoning is a form of zoning oriented around agricultural land protection by scaling the density of non-farm dwellings proportional to the size of parcels.
- For example, in a sliding-scale district, a non-farm unit can be built on the first five acres of a property within in the district, then one on the next ten acres, and then one per 30 acres after that.
- The scale of development can vary depending on the permitted uses, size and terrain of the Township, and current conditions in existing agricultural and residential districts.

This form of zoning can be seen as less restrictive than Quarter / Quarter Land Division, but still significantly restricts the amount of land that can be developed for non-agricultural purposes. This can be very effective for prime farmland protection while still allowing some new development.

Protecting Rural Character

Focus on preserving the look of a community. Preventing the conversion of farmland is one tactic used to protect rural character, but if conversion of farmland into non-farm uses can be accomplished while protecting the rural look of the community, that is generally viewed as acceptable.



Most to Least Aggressive Policies

1. Quarter / Quarter Land Division
2. Sliding-Scale Zoning
3. Exclusive Use Zoning
4. Require Large Lot Zoning Requirements
5. Encourage Open Space Development

Large Lot Zoning Requirements

- Increase minimum lot size to discourage purchase of property only for residence
- If minimum lot size not large enough, it simply increases rate of farmland fragmentation
- Most common approach taken by communities. Tends to be ineffective because lot sizes are 5- or 10-acre minimum

This also limits large land owners being able to divide their property into smaller pieces which could result in a higher profit. For example, a 5-acre lot minimum of a 20-acre parent property would result in 4 lots that could be divided and sold. In contrast, if the minimum lot size was 2 acres, there could be 10 lots.

Encourage Open Space Developments

- Normally based on incentives to protect elements that preserve rural character
- Allows clustering of development on a portion of original site and preservation of characteristics include farmland, wood lots, wetlands, scenic views, etc.
- Might protect farmland but might protect other rural characteristics





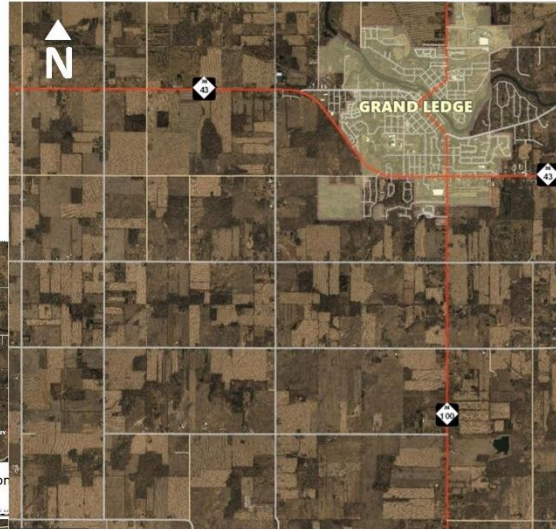
RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL GROWTH



Residential Growth

Due to the close proximity to the thriving City of Grand Ledge, there is pressure for more residential development. This would likely result in:

- Loss of agricultural land
- The township gets more from property taxes
- Increased population in the township
- More demand for public utilities



Commercial/Industrial Growth

If there is a demand for more commercial and industrial areas in the township in the future, the general nature of commercial or industrial areas should include:

- More traffic/congestion
- More noise or other potential off-site impacts
- Request and can require more amenities such as public water and sanitary sewer services
- Compete with other commercial developments to be seen from the roadway

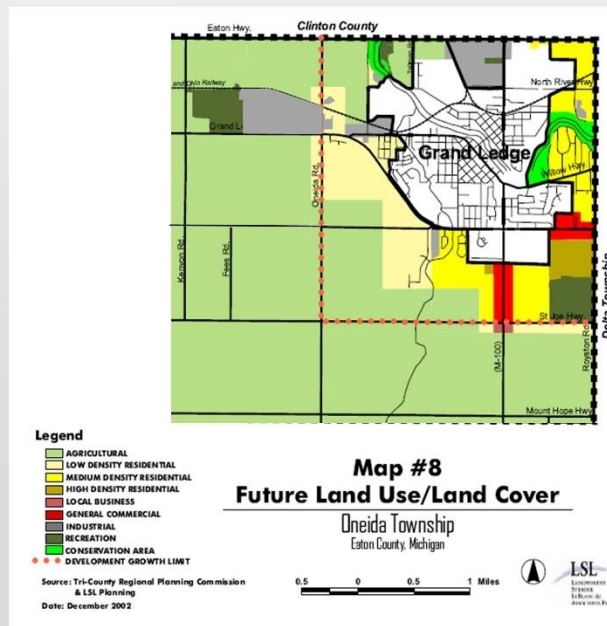
Consider only allowing additional commercial and industrial growth on the State Highways or County Primary Paved roads near the City of Grand Ledge and with access to municipal water and sewer services. See commercial areas (in red) and industrial development (in grey)

Restriction of Growth

Through planning, the township is able to control which uses are allowed where. Through zoning, growth can be properly controlled to result in the desired character of an area, not exceed public facilities, and protect public health, safety, and welfare.

As previously discussed, road classification is potentially one way to limit growth.

Another way to limit growth is by limiting density to areas where public utilities are available.





ALTERNATIVE ENERGY



Google Maps Aug 2019

Single Wind Energy Conversion System

A single wind energy conversion system (WECS) placed upon a lot or parcel with the intent to service energy needs of or supplement other energy sources for only that lot or parcel upon which the wind energy conversion system is placed.

- Maximum height is 130 feet including blade; tower may not exceed 100 feet
- Setback: Height of the tower from all property lines
- Minimum lot size: 3.5 acres

Special land use in all zoning districts



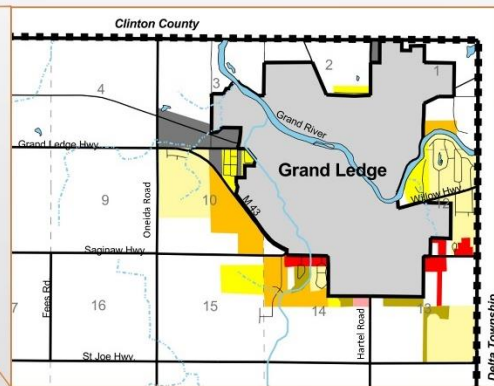
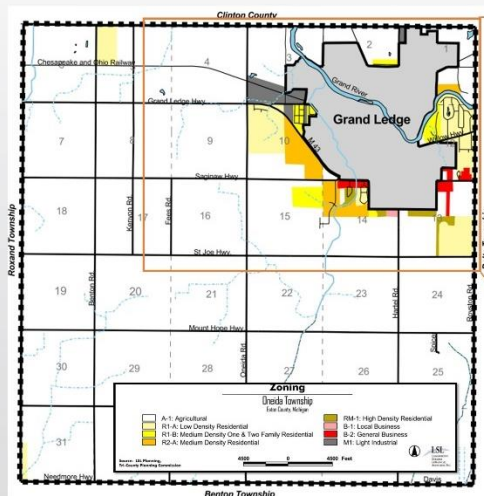
Google Maps Aug 2019

Wind Park

One or more wind energy conversion system (WECS) placed upon one or more contiguous lots or parcels with the intent to sell or provide electricity to a utility or transmission company.

- Maximum height is 430 feet
- Setbacks: 150% height of WECS from habitable structures
100% height of WECS from road or utility
- Sound: WECS will not increase the existing noise levels above a maximum of 50 decibels on the dBA scale at any residences

Special Land Use in the A-1 Zoning District



Small Solar Energy System

A solar energy system where the sole use is to generate electric energy or other energy by converting sunlight, primarily for personal consumption by a single end user at the same property upon which the solar energy system is located. The power output of the system shall not exceed 150 kilowatts.

- Ground-mounted solar systems are treated like accessory buildings
- Ground-mounted solar systems must be screened from adjacent properties and roadways
- Not allowed in the front yard
- Building-mounted solar systems shall not exceed the peak of the roof or 30 feet or the maximum building height for the district

Permitted use in all zoning districts (A-1) (R-1A) (R-2A) (R-1B) (R-M1) (R-4) (B-1) (B-2) (M-1)

Large Solar Energy System

A utility scale solar energy system where the primary use of the land is to generate electric energy or other energy by converting the sunlight, for the sale, delivery, or consumption of the generated energy by more than one end users and typically the power output of that system is equal to or greater than 1 megawatt.

- Ground-Mounted Maximum height 15 feet
- Building-Mounted Maximum height 35 feet
- Minimum lot size 10 acres
- Project area may not exceed 250 acres
- Setback 75 feet from all lot lines on the outside perimeter of the project area (this can be increased)
- Noise shall not exceed 45 dBA
- Requires area to be screened from adjacent parcels

Special Land Use in the M-1 Light Industrial zoning district



Small Ground-Mounted



Small Building-Mounted



Large Solar Energy System (City of Lapeer DTE Energy Solar)



Large Solar Energy System (City of Lapeer DTE Energy Solar)



Large Solar Energy System at Ground Level (City of Lapeer DTE Energy Solar)

Planning by:  ROWE PROFESSIONAL SERVICES COMPANY

Open House Boards

B-III

Intergovernmental Cooperation

The various governmental entities include:

- Eaton County
- Roxand Township
- City of Grand Ledge
- Delta Township
- Windsor Township
- Benton Township (Eaton County)
- Chester Township (Eaton County)
- Eagle Township (Clinton County)
- Watertown Township (Clinton County)
- Danby Township (Ionia County)

Strategies include:

Notifying jurisdictions when zoning applications near boundaries are being considered

By law, property owners and tenants located within 300 feet of the subject parcel must be sent a notice of a public hearing. When properties go outside the township, the township sends the notice to the municipality.

Participation in Master Plan review of adjacent jurisdictions and the county

Planning and development go beyond just the township's boundaries so making sure compatible uses are near each other results in a win-win for both jurisdictions.

Participating in a joint annual meeting to discuss shared zoning concerns

A joint meeting between legislative bodies and/or planning commissions increases communication. Different issues can be identified and discussed. A sharing session or collaboration could be considered to help tackle the issue.

Township Best Practices

There are many ways to do things in government. The township is working to be a high efficient and transparent system.

Training of staff and board members in planning and zoning issues

One never stops learning, technology keeps evolving, and new ways to do things come about. New laws, court case precedence, or policies can impact what is enforceable in the zoning ordinance. Not knowing these could result in unenforceable sections or lawsuits.

Knowing planning best practices and resources can allow for staff to be better equipped to serve residents, developers, or potential property owners.

Develop a public engagement plan

Public engagement plans help to lay the ground work for what types of public engagement may be appropriate and provide a document to help guide township staff and public on how to get your voice heard.



Though the township is not engaged in a Redevelopment Ready Community (RRC) program, they have numerous resources available for free on how to put in a public engagement plan and examples from other communities.

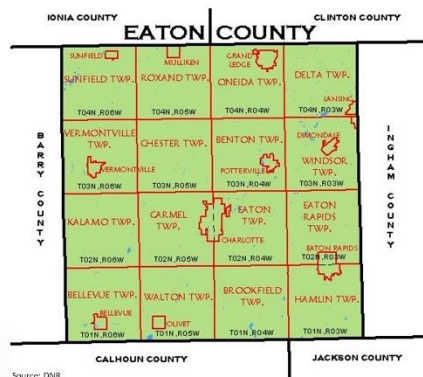
Continue to make agendas, minutes, applications, and other information available to the public

Many of the public documents previously listed are easy to obtain on the website. This makes it easier to know what will be discussed at a meeting to determine if you would like to attend or submit comments. This is faster than waiting for an FIOA request or when the Township Hall is open.

Conduct a planning and zoning debrief annually to identify ways of making procedures clear and concise

Generally, processes can always be improved, but if we don't record it then it could be forgotten until the problem comes up again.

Though the township is not engaged in a Redevelopment Ready Community (RRC) program, there are numerous resources available to develop Development Guide Handbooks, flow charts of planning processes, or internal process documents.



Source: DNR.





PROTECTING NATURAL FEATURES



Natural Features

Includes: wetlands, rivers, streams, water courses, bodies of water

Natural Feature Ordinance can include provisions such as:

- Taking inventory of existing and proposed to be removed
- Setback requirements
- Require providing Supplemental reports to show minimum harm
- Required green space buffer area

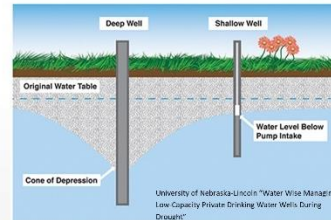


Groundwater impact of high-volume users

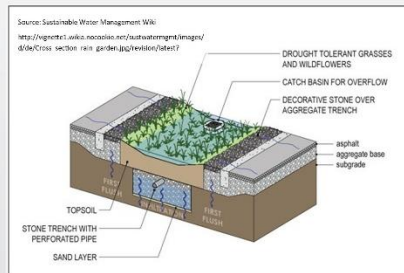
- High volume users ground water users typically have deep wells with large pumps

Examples include: community wells, large industrial uses, or large agricultural operations

- Sometimes left unchecked, these larger wells can cause a "cone of depression" because the draw on the water level is so high it cannot be replenished.
- This can cause offset the balance of neighboring shallow wells that now have to be dug deeper.
- This can cause an upset in the underground water supply system impacting the height of body of water, wetlands, and water courses.



Bio-swale Diagram



Storm Water Management

• Adopt best practices

- Bio-swales
- Natural Areas (non-mowed areas)
- Rain Gardens
- Infiltration
 - * Porous Surfaces
 - * More Green Space
- Maintain retention and detention ponds

Before



After



Planning by:  ROWE PROFESSIONAL SERVICES COMPANY

Open House Boards

B-V

Appendix C: Master Plan Adoption Process

1. Notice of master plan initial intent
2. Resolution by Township Board to reserve right to final approval
3. Public hearing notice
4. List of receiving communities of notices
5. Planning Commission resolution for master plan approval
6. Township Board resolution for master plan approval
7. Notice of adoption and transmission of plan.

**NOTICE OF INTENT TO UPDATE
A MASTER PLAN
ONEIDA TOWNSHIP, MICHIGAN**

August 26, 2019

Delta Charter Township
Gary Bozek, Planning Director
7710 West Saginaw Highway
Lansing, MI 48917

In accordance with the requirements of Michigan Planning Enabling Act, this is to notify you that the Oneida Township is initiating the process to update its Master Plan.

In the coming months, the Oneida Township Planning Commission will be working on the plan. Once a draft has been prepared, a copy will be sent to you for your community's review and comment. Once the plan is adopted, a copy of the adopted plan will also be sent to you. It is our intention to provide the plan copies in digital format. If you would like a paper copy of the draft and final plan instead, please let us know.

The Oneida Township thanks you for your cooperation and assistance. We would also like to take this opportunity to assure you of our cooperation in a similar fashion in any planning efforts you may choose to undertake in the years to come. Please direct any correspondence or questions to:

Planning Commission
Oneida Township
11041 Oneida Road
Grand Ledge, MI 48837
(517) 622-8078

R:\Projects\19C0184\Docs\Master Plan\Review and Adoption Process\STEP 1 - Notice of MP Intent to Proceed.docx

NOTICE OF PUBLIC HEARING ONEIDA TOWNSHIP MASTER PLAN

The Oneida Township Planning Commission shall hold a public hearing on the draft Oneida Township Master Plan update at their March 1, 2022 meeting at 7 p.m. The hearing will be held at the Oneida Township Hall at 11041 Oneida Road, Grand Ledge. It is open to the public.

Copies of the draft plan are available at the Township Hall at 11041 Oneida Road for inspection. The Township Hall is open from 8:00 a.m. to 1:00 p.m. Monday through Thursday. Anyone wishing to comment on the plan but are unable to attend the public hearing should send any comments to the address below prior to March 1st.

Master Plan Comments
Oneida Township Planning Commission
11041 Oneida Road
Grand Ledge, MI 48837

Publish by February 14th

R:\Projects\19C0184\Docs\Master Plan\Review and Adoption Process\STEP 5 - PUBLISHED NOTICE OF PUBLIC HEARING.docx

Notice of Transmittal of Draft Plans

December 17, 2021

Eaton County Planning Commission:

This is to verify that the following municipalities were provided copies of the draft Oneida Township Master Plan and notice of the public hearing on the plan proposed for March 1, 2022 as required by Section 41 of the Michigan Planning Enabling Act. A copy of the draft Master Plan was also submitted to the county.

Delta Charter Township
Gary Bozek, Planning Director
7710 West Saginaw Highway
Lansing, MI 48917

Windsor Charter Township
Planning Commission
405 West Jefferson Street
Dimondale, MI 48821

Benton Township
Planning Commission
5136 Windsor Highway
Pottersville, MI 48876

Chester Township
Planning Commission
4785 Mulliken Road
Charlotte, MI 48813

Roxand Township
Planning Commission
102 Ionia Street
Mulliken, MI 48861

Danby Township
Planning Commission
13122 Charlotte Highway
Sunfield, MI 48890

Eagle Township
Planning Commission
10505 Howe Road
Eagle, MI 48822

Watertown Township
Andrea Zeeb Polverento,
Planning Director
12803 South Wacousta Road
Grand Ledge, MI 48837

City of Grand Ledge
Planning Commission
310 Greenwood Street
Grand Ledge, MI 48837

Sincerely,
ROWE Professional Services Company



Doug Piggott, Senior Planner
On behalf of the Secretary, Oneida Township Planning Commission

R:\Projects\19C0184\Docs\Master Plan\Review and Adoption Process\STEP 4b - List of Communities Receiving Notices.docx

RESOLUTION OF ADOPTION

ONEIDA TOWNSHIP PLANNING COMMISSION, EATON COUNTY, MICHIGAN ONEIDA TOWNSHIP MASTER PLAN

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

WHERE AS Oneida Township Planning Commission has prepared a draft update to the Oneida Township Master Plan, and

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

WHERE AS the Oneida Township Planning Commission has determined that the plan is appropriate the for future development of the township, and

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

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

Moved by: Justin Kilgore, Chairman Yeas 6

Supported by: Carol Scherer Nays 0


Planning Commission Chairperson


Planning Commission Secretary

Roll Call Vote:

Aye: Mike Walters, Carol Scherer, James Green, Fay Schroeder, Justin Kilgore, Eric Hafner

Nay: None

03/01/2022

Date

Resolution: 2022-3-1

RESOLUTION OF ADOPTION

ONEIDA TOWNSHIP, EATON COUNTY, MICHIGAN ONEIDA TOWNSHIP MASTER PLAN

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

WHERE AS Oneida Township Planning Commission has prepared a draft update to the Oneida Township Master Plan, and

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

WHERE AS the Oneida Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHERE AS the Oneida Township Board reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Oneida Township Planning Commission adopted the updated Oneida Township Master Plan including all maps and documents included and submitted the plan to the Oneida Township Board for final approval, and

WHERE AS the Oneida Township Board agrees that the plan is appropriate the future development of the township, now

THEREFORE BE IT RESOLVED that the Oneida Township Board does hereby approve the Oneida Township Plan including all maps and documents and hereby authorizes the submission of copies of the plan as adopted to the surrounding municipalities as required by the Michigan Planning Enabling Act.

Moved by: Janet Schultz

Supported by: Melissa Goschka

Roll call vote:

Ayes: Jim Green, Chris Arndt, Madelyne Lawry, Janet Schultz, Melissa Goschka

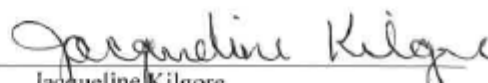
Absent: Jackie Kilgore

Nays: None

Supervisor


Donald F. Cooley

Clerk


Jacqueline Kilgore