

June 30, 2025

Dear Sir and/or Madam,

Thetford Township, Genesee County, Michigan, has prepared a proposed Master Plan. In compliance with the requirements of Michigan Public Act 33 of 2008, we are notifying you that a digital copy of the proposed Master Plan is available for your inspection. This digital copy, in Adobe PDF format, can be downloaded from the Township website at the following internet address: [www.ThetfordTwpMi.Gov](http://www.ThetfordTwpMi.Gov) . Hard copies are available at the township for review.

According to the Act, you have 63 days to provide comments on the proposed plan to the Thetford township Planning Commission. Any comments should be submitted to the attention of Stacey Wells, Thetford Township Clerk by e-mail to:

[ThetfordClerk@thettwp.com](mailto:ThetfordClerk@thettwp.com)

or in writing to:

4014 E. Vienna Rd.

Clio, MI 48420

Finally, a public hearing on the proposed Master Plan has been scheduled for Thursday, September 11, 2025 at 5:30p.m. at the Thetford Township Hall, located at:

4014 E. Vienna Rd., Clio, MI 48420

Your attendance at the public hearing is welcome.

Best regards,



Stacey Wells

Thetford Township Clerk

On behalf of the Thetford Township Planning Commission



# Thetford Township

Genesee County, Michigan

## Master Plan

Adopted by the Thetford Township  
Planning Commission on XXXX, 2025

Adopted by the Thetford Township  
Board of Trustees on XXXX, 2025



PHD Draft



## Thetford Township – Master Plan

Public Hearing Date

Adoption by Planning Commission

Adoption by Township Board

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### Planning Commission Subcommittee

Mike LaPointe, Chairperson

Kari Gaines

April Greanya

Dawn Renkiewicz

Laura Shepherd

### Planning Commission

Kevin Lawrence, Chairperson

John Congdon, Trustee

Jason McConnell

Jason Tarno

Gary Tilson

### Township Board

Rachel Stanke, Supervisor

Stacey Wells, Clerk

Kristine Taylor, Treasurer

John Congdon, Trustee

Tim Brenner, Trustee

Eric Gunnels, Trustee

Patrick Tack, Trustee

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### Thetford Township

4014 E. Vienna Road

Clio Michigan 48420

<https://thetfordtwpmi.gov/>



Planning Consultant Services provided by:



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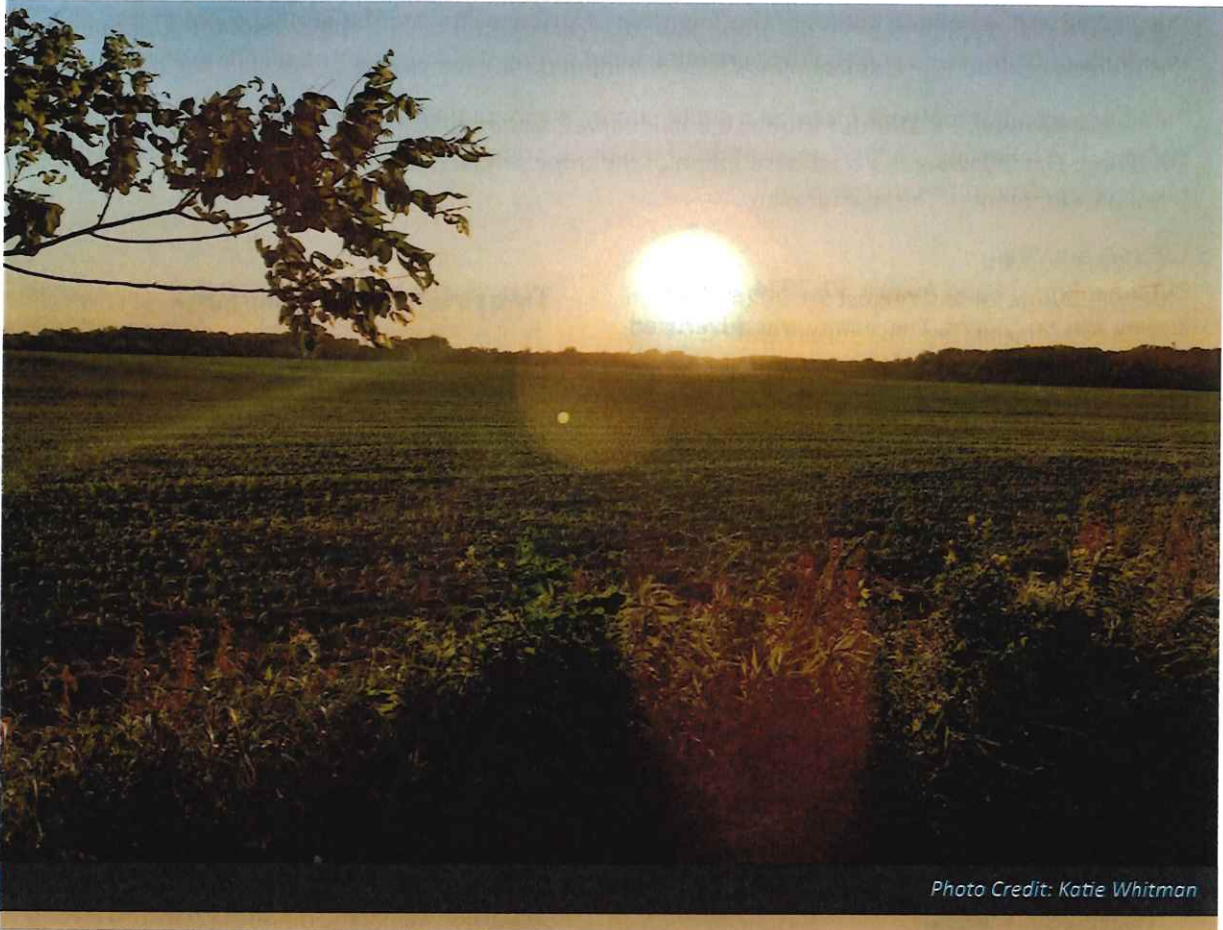
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PHD Draft





*Photo Credit: Katie Whitman*

## Chapter 1 Introduction

### **What is a Master Plan?**

A master plan is a document that pulls together the goals, desires and vision of the community as they relate to land use. It acts as a "guide" for future land use decisions and provides a framework upon which the zoning ordinance, and any amendments, can be based. The Thetford Township Master Plan identifies and examines a wide range of physical issues including population, housing, public services, natural resources, traffic and circulation, utilities, and land use. The implications of each are analyzed and translated into a series of issues, goals, and recommendations to be followed by the Township. This effort culminates in the creation of a Future Land Use Plan, which identifies what the future land uses should be for all areas of the Township for ten or so years. The Future Land Use Plan is the result of, and based upon, the entire master planning effort.

The master plan is a resource that can be referred to by the Planning Commission, Zoning Board of Appeals or the Township Board as they look to resolve questions relating to land use.

### **Public Participation Process**

This master plan was developed with significant input received from members of the community, achieved through a variety of engagement methods. Several community leaders including members of

the elected and appointed bodies of the Township contributed toward the development of the plan. Hundreds of citizens and stakeholders provided input during the course of the planning process.

Public engagement methods included a public survey, a community visioning workshop, and a public hearing. The following is a brief description of the three primary engagement methods employed during the development of this master plan.

### Citizen Survey

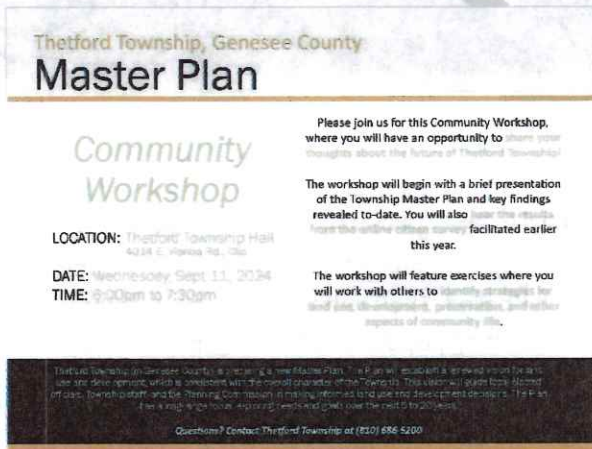
Between June 24 and August 30, 2024, a citizen survey was facilitated. The survey was advertised on the Township's website, newspaper, and social media outlets. Hard copies of the survey were also made available at the Township offices during business hours. A total of 271 surveys were completed. Feedback received from the survey had a significant influence on key recommendations included in this master plan. A summary of the feedback received is included in Chapter 8.



### Visioning Workshop

In September 2024, a Community Visioning Workshop was held at Thetford Township Hall. The workshop began with introductions, a presentation on the purpose of a master plan, and results of the public

engagement received up to that point. Following the presentations, attendees participated in two different exercises. The first exercise asked participants to list up to three different assets to protect and three problems to be solved as they relate to the Township. The second exercise asked participants to work together in small groups to create their own future land use maps for the Township. Feedback received during the workshop had a direct influence on the development of key recommendations for this plan. A summary of the feedback received in the questionnaire is included in Chapter 8.



### Public Hearing

The Planning Commission held their public hearing on XXX, 2025 at the Township Hall. Comments heard at the public hearing include: XXX. The Township Board adopted the master plan at their XX, 2025 meeting. The master plan followed all required adoption steps as stated in the Michigan Planning Enabling Act 33 of 2008.



## Location

Thetford Township is located on the northern border of Genesee County, directly east of the City of Clio. Thetford Township is predominantly a rural and agricultural community, with higher population densities in the southwestern portion of the Township nearest the City of Mount Morris.

The City of Clio is located directly west of Thetford Township. Clio serves as the focal point for most commerce and services. Four townships border Thetford, including Arbel Township to the north (in Tuscola County), Forest Township to the east, Vienna Township to the west, and Genesee Township to the south.

Beyond Clio, the nearest major city is Flint, located approximately 25 minutes south of Thetford Township. Saginaw is 32 minutes northwest. Lansing is located 1 hour 8 minutes southwest of Thetford Township.



## Community Values

Thetford Township is a rural community with its own unique identity that makes it feel like home to so many residents. Throughout the duration of this master planning process, 5 aspects of life in Thetford were identified as core points of pride. These five themes are as follows:

This master plan was developed with these themes in mind, in order to reflect what residents most appreciate about their community, so Thetford Township can continue to grow into the best version of itself.







## Chapter 2 Demographic Information

When developing a master plan, it is important to perform background studies to identify who makes up the community. Socioeconomic characteristics are essential components in the development of any master plan and a continuing planning process. While an evaluation of the community's current situation provides insight into immediate needs and deficiencies, projections provide a basis for determining future land use requirements, public facility needs, and essential services.

By examining socioeconomic characteristics such as population, income, and employment base, a community can identify trends and opportunities that will influence future land use decisions and policy choices. Secondly, the socioeconomics of a community does not function in a vacuum. Consequently, this analysis is benchmarked, when appropriate, to larger socioeconomic environments and trends.

This community profile relies on several key data sources. Figures from the decennial U.S. Census reports, including the most recent 2020 Census, are utilized, where available. The decennial census reports from the Census Bureau are 100% counts of every citizen in the country.

Another key data source is Esri (a leader in GIS software, location intelligence and mapping), who produces independent demographic and socioeconomic estimates for the United States using a variety of data sources, beginning with the latest decennial census data as a base and adding a mixture of administrative records and private sources to capture change. Esri data is available for 2023, with 5-year estimates for the year 2028.



Finally, data on certain detailed demographic topics is only available through the American Community Survey (ACS) 5-year estimates, made available by the U.S. Census Bureau. ACS data is derived from a sample survey of citizens by the Census Bureau. It should be noted that, although the ACS data offers valid insights into certain population characteristics, the data contains a margin of error. For this reason, the Census Bureau's decennial census reports and Esri data is used when available.

## Population

Population growth is an important factor influencing land use decisions in any community. Simply put, if the population of a community is growing, there will be a need for more housing, commerce, industry, parks and recreation, public services and facilities, or roads. If a population has stagnated or is shrinking, the same priorities may not apply.

**Table 1** compares Thetford Township's population trends with Forest Township, Millington Township, Richfield Township, Genesee County, and the State of Michigan. Forest, Millington, and Richfield Townships were selected due to their proximity, population, and likeness to Thetford Township. The units of government compared in the table experienced varying degrees of population change between 1980 and 2020. Thetford Township's population during this time decreased by 21.9%, the most of any place shown. Moreover, Genesee County as a whole experienced a population decrease of 9.8% in this timeframe. This is likely due in no small part to the declining auto industry in the region. Comparatively, the population of Michigan has increased by 8.8% since 1980.

Over the past decade (2010 and 2020), Thetford Township's population decreased by 5.8%. This was the most significant decrease by percentage of all the units of government compared in the table. In this same timeframe, Richfield Township's population grew by over 30%. Overall, population growth has slowed within the Genesee area, with several communities experiencing a decline or stagnation in population.

**Table 1: Population Over Time**

Place	1980	1990	2000	2010	2020	Change 2010-2020		Change 1980-2020	
						#	%	#	%
Thetford Township	8,499	8,333	8,279	7,049	6,640	-409	-5.8%	-1,859	-21.9%
Forest Township	4,255	4,409	4,738	4,702	4,447	-255	-5.4%	192	4.5%
Millington Township	4,429	4,199	4,531	4,399	4,246	-153	-3.5%	-183	-4.1%
Richfield Township	6,895	7,271	8,170	8,730	8,991	261	3.0%	2,096	30.4%
Genesee County	450,449	430,459	436,141	425,790	406,211	-19,579	-4.6%	-44,238	-9.8%
Michigan	9,262,078	9,295,297	9,952,450	9,883,640	10,077,331	193,691	2.0%	815,253	8.8%

Source: US Census Bureau

## Breakdown by Age & Median Age

Using Esri data, **Table 2** compares the age distributions for Thetford Township, county, state, and surrounding communities in 2023. The communities in the table all have similar age distributions with fairly high percentages of individuals between 35 and 64 years old. Notably, all townships shown have median ages higher than the county (41.2) and state (41.1). Thetford Township's median age of 45.0 is the second highest of all ages shown.

Median Age

45



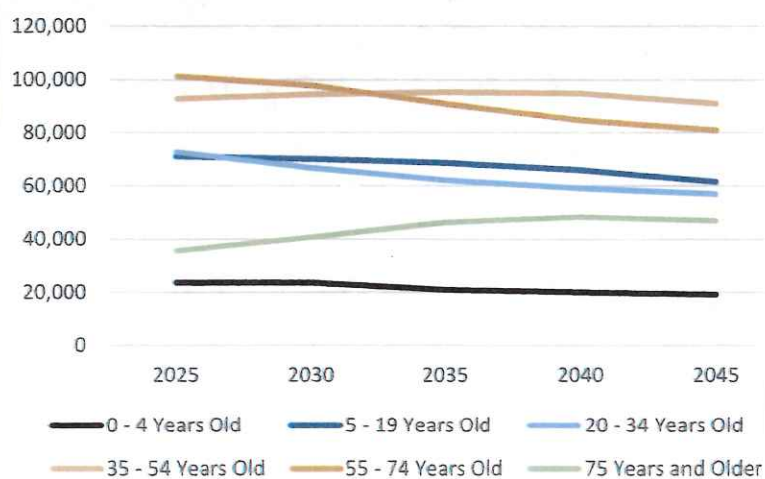
**Table 2: Age Range (2023)**

Age Range	Thetford Township		Forest Township		Millington Township		Richfield Township		Genesee County	
	#	%	#	%	#	%	#	%	#	%
Under 19	1,322	20.1%	955	21.6%	968	23.0%	2,209	24.2%	96,688	24.1%
20 to 34	1,133	17.3%	629	14.2%	684	16.3%	1,469	16.1%	73,307	18.3%
35 to 64	2,811	42.8%	1,919	43.3%	1,642	39.1%	3,692	40.4%	154,757	38.5%
65 and Over	1,302	19.8%	925	20.9%	910	21.6%	1,765	19.3%	76,817	19.1%
<b>Total</b>	<b>6,568</b>	<b>100.0%</b>	<b>4,428</b>	<b>100.0%</b>	<b>4,204</b>	<b>100.0%</b>	<b>9,135</b>	<b>100.0%</b>	<b>401,569</b>	<b>100.0%</b>
Median Age	45.0		46.8		44.6		43.0		41.2	

State-provided population projections for Thetford Township are not available. However, **Table 3** shows population projections for Genesee County as a whole through 2045, based on a September 2019 report published by the State of Michigan Department of Technology, Management and Budget. The report uses a population projection model that is based on arithmetic measures of population dynamics over time, which are calculated from age specific birth rates, death rates, and net migration.

According to the report, the overall population for Genesee County is expected to decrease by the year 2045 to 356,353 citizens (a decrease of 14 % from its 2020 population of 406,211). Assuming that Thetford Township follows the Genesee County trend, its population may also decrease by 14% from 6,640 in 2020 to approximately 5,710 residents by 2045. It should be noted that all population projections rely on assumptions and do

**Figure 1: Population Projections, Genesee County**



not anticipate unforeseen circumstances such as a major economic recession, the gain or loss of a major employer, or delayed retirement of baby boomers.



The age breakdown expected to increase over this period of time are those who are 75 years or older (32% increase). All other age breakdowns are expected to decrease most significantly those who are 20 -34 years olds (22% decrease), 55-74 Years (20% decrease) and 0 -4

year olds (19% decrease). This would likely dramatically shift the median age higher and require additional resources for elderly populations over time.

The Genesee County Metropolitan Planning Commission based on data from the 2020 decennial census has developed population projections into 2050. Different from the previously mentioned population data, these projections are broken down for each jurisdiction rather than the county population as a whole. Thetford Township is one of eight communities anticipated for some level of growth. The overall population project for Thetford Township is 0.9% increase in population from 2020 to 2050. The numbers in this report support the county overall will receive a population loss, but mainly due to population decreases from the City of Flint (-24.8% loss), City of Clio (-8% loss), and City of Montrose (-8.4% loss). For a full review the population information, please review the Genesee County 2025 Master Plan.



**Table 3: Population Projections, Genesee County**

	2025	2030	2035	2040	2045
0 - 4 Years Old	23,716	22,595	21,130	20,002	19,296
5 - 19 Years Old	70,996	70,045	68,590	65,880	61,462
20 - 34 Years Old	72,732	66,667	62,067	59,113	56,923
35 - 54 Years Old	92,809	94,489	95,246	94,831	90,985
55 - 74 Years Old	101,207	97,888	90,821	84,603	80,889
75 Years and Older	35,563	40,780	46,201	48,244	46,798
<b>Total</b>	<b>397,023</b>	<b>392,464</b>	<b>384,055</b>	<b>372,673</b>	<b>356,353</b>

Source: Michigan Population Projections by County through 2045 by State of Michigan Department of Technology, Management, and Budget

### Household Size

The number of persons per household constitutes household size. Since the 1970's, the nationwide trend has been a decline in household size. This trend has occurred for a number of reasons, including a declining number of children per family, higher divorce rates, and the growing number of elderly living alone.

The average household size (persons per household) trends for Thetford Township, county, state, and surrounding communities in 2023 are shown in **Table 4**. The average household size in Thetford Township is the second largest among all analyzed municipalities at 2.50 persons per household behind only Richfield Township (2.58). All communities except Genesee County (2.38) are higher than the state.



**Table 4: Average Household Size**

Place	Persons Per Household
Thetford Township	2.50
Forest Township	2.43
Millington Township	2.44
Richfield Township	2.58
Genesee County	2.38
Michigan	2.42

Source: 2023 Esri Demographic and Income Profiles

## Household & Family Composition

Household characteristics for the Township and other surrounding communities in 2022 are compared in **Table 5**. The highest percentage of households in Thetford Township are married couple families at 52.9%. This percentage is the lowest compared to the other three townships and marginally higher than Michigan (46.5%). Other significant percentages in Thetford Township include householders living alone (27.9%) and non-family households (6.2%) (non-married couples). All of Thetford Township's statistics are in line with the other townships shown in the table.

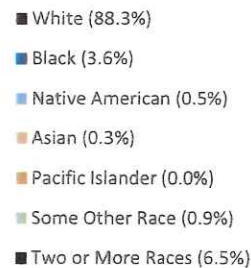
**Table: 5 Household Type**

Household Type	Thetford Township		Forest Township		Millington Township		Richfield Township		Genesee County	
	#	%	#	%	#	%	#	%	#	%
Married Couple Families	1,439	52.9%	1,105	62.1%	923	54.4%	1,841	54.5%	69,160	41.6%
Single Male Families	177	6.5%	73	4.1%	31	1.8%	148	4.4%	9,639	5.8%
Single Female Families	176	6.5%	154	8.7%	121	7.1%	465	13.8%	25,327	15.3%
Householder Living Alone	759	27.9%	377	21.2%	536	31.6%	772	22.8%	51,413	31.0%
Other Non-Families	168	6.2%	70	3.9%	85	5.0%	155	4.6%	10,521	6.3%
HHs w/ one or more people under 18	669	24.6%	420	23.6%	434	25.6%	1,102	32.6%	46,995	28.3%
HHs w/ one or more people 65 or older	933	34.3%	685	38.5%	622	36.7%	1,406	41.6%	53,637	32.3%
Occupied Housing Units	2,719	100.0%	1,779	100.0%	1,696	100.0%	3,381	100.0%	166,060	100.0%

## Race

The vast majority of Thetford Township residents are white (88.3%). The second highest is those identifying as two or more races (6.5%) followed by black or African American (3.6%). Not shown in **Figure 2** is residents of Hispanic origin, which account for 3.6% of all Thetford Township residents across all races.

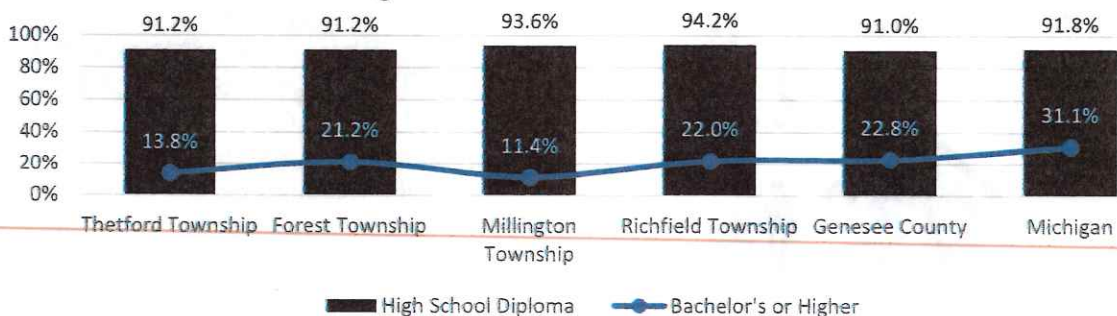
**FIGURE 2: RACE**



## Educational Attainment

Educational attainment is an important factor in analyzing the capabilities of the local work force and the economic vitality of the community. The educational attainment of the citizens of a community plays a major role in determining what types of employment industries are suitable or necessary.

**Figure 3: Educational Attainment**





The American Community Survey 5-Year estimates report on the percentage of citizens 25 years and over in a community who graduated from high school as well as those who went on after high school to complete a bachelor's degree or higher. **Figure 3** illustrates the educational attainment levels for Thetford Township as well as the surrounding communities, Genesee County, and Michigan in 2022. The data attests to high school diploma attainment within the area, whereas those with a bachelor's or higher are generally lower than the state average. Thetford Township's high school graduate percentage of 91.2% in 2022 is only slightly lower than the State of Michigan. Whereas, Thetford Township has the second lowest bachelor's degree attainment by percentage (13.8%).

## Housing

Analyzing the age of housing units is a way to measure the physical quality of the total housing stock of a community. Data from the ACS divides housing units into four categories according to the year the structure was built: 1939 or earlier, 1940 to 1979, 1980 to 1999, and 2000 or later. These groupings are helpful in determining the economic viability of housing structures. Any housing unit classified into the oldest two housing age categories need rehabilitation or repairs. However, some of the older housing of a community might be very well built, as well as desirable because of historical or architectural value, while newer housing might not be of good quality.

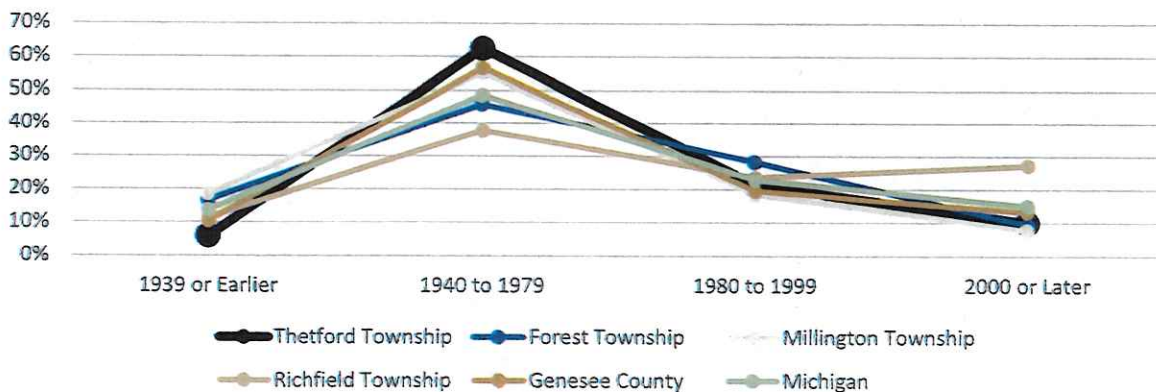
**Figure 4** shows the percentage of housing units in each category for Thetford Township and the surrounding communities. Thetford Township has the third lowest percentage of houses built between 1980 and 1999 (21.4%) and the third lowest of homes built in 2000 or Later (10.0%). In comparison,



Largest Amount of  
Housing Stock Age  
**1940 - 1979**



Figure 4: Year Structure Built

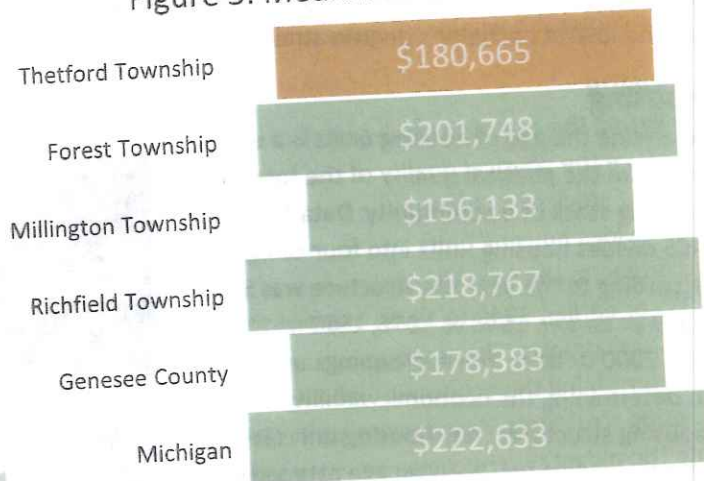


Thetford Township has the highest percentage of houses built between 1940 to 1979 (62.4%) and the lowest percentage of those built in 1939 or earlier (6.0%). This means Thetford Township has not experienced significant pressure for additional housing in the last 50 years, relative to the region. As such, many homes in the township may be reaching their end of life cycle or require significant maintenance or upgrades in the near future.

### Median Housing Value

An analysis of housing values, found in **Figure 5**, helps reveal both the overall value (quality) of housing as well as housing affordability. According to Esri housing profiles, in 2023, the median value of owner-occupied housing units within Thetford Township was \$180,665. This is slightly above the median value of Genesee County (\$178,383) and generally average when compared to the other townships (ranging from \$156,133 to \$218,767).

Figure 5: Median House Value



Although the region looks to have a lower median value when compared to the rest of the state (\$222,633). This may allude to the cost of living in Genesee County being lower than the state average.

### Housing Occupancy

For occupied housing units, the "tenure" of a housing unit is expressed as either owner-occupied or renter-occupied. Of the 2,610 occupied housing units in Thetford Township in 2023, 2,274 or 87.1% were owner-occupied, while 336 or 12.9% were renter-occupied. Thetford Township's renter-occupied housing percentage is in-line with other townships shown, but much lower than the county (**Table 6**). Rental units are an important component of a community's housing stock, offering housing options for those households who may need a short-term housing solution or a more affordable option.

Table 6: Housing Occupancy

Category	Thetford Township		Forest Township		Millington Township		Richfield Township		Genesee County	
	#	%	#	%	#	%	#	%	#	%
Occupied Housing	2,610	89.2%	1,824	93.9%	1,726	94.2%	3,534	95.2%	166,467	91.1%
Owner-Occupied	2,274	87.1%	1,647	90.3%	1,410	81.7%	3,130	88.6%	116,492	70.0%
Renter-Occupied	336	12.9%	177	9.7%	316	18.3%	404	11.4%	49,975	30.0%
Vacant Units	316	10.8%	119	6.1%	106	5.8%	179	4.8%	16,237	8.9%
Total Housing Units	2,926	100.0%	1,943	100.0%	1,832	100.0%	3,713	100.0%	182,704	100.0%

Housing occupancy is expressed as either occupied housing units or vacant housing units. According to Esri housing estimates, in 2023, Thetford Township featured a total of 2,926 housing units. Of these, 2,610 or 89.2% were occupied, while the remaining 316 or 10.8% were vacant (**Table 6**). A high vacancy rate can be an indicator of a poor economy or housing market, while a low vacancy rate may mean a



tight housing market that lacks available housing stock for potential future residents. Overall, Thetford Township's vacancy rate is higher than the other communities and the county. According to the 2023 Third Quarter Residential Vacancies and Homeownership Press Release from the U.S. Census, the national vacancy rate was 7.4%.

### Housing Type by Structure

Data on the type of housing units found within a community is available through the ACS 5-year estimates. The U.S. Census Bureau separates housing units into six different categories. **Table 7** shows the distribution of housing units by type for Thetford Township, the surrounding communities, Genesee County, and Michigan in 2022.

Thetford Township has an extremely high percentage of 1 unit detached (single-family homes) at 90.8%. This percentage is the highest among all the communities analyzed. The second highest percentage of housing structures in the township are 10 or more units at 5.0%. Thetford Township has a similar variety of housing to other townships, but less variety than the county.

**Table 7: Housing Type by Structure**

Structure Type	Thetford Township		Forest Township		Millington Township		Richfield Township		Genesee County	
	#	%	#	%	#	%	#	%	#	%
1 unit, detached	2,469	90.8%	1,556	87.5%	1,515	89.3%	2,687	79.5%	123,107	74.1%
1 unit, attached	0	0.0%	23	1.3%	0	0.0%	278	8.2%	9,141	5.5%
2-4 units	43	1.6%	49	2.8%	37	2.2%	12	0.4%	4,714	2.8%
5-9 units	42	1.5%	14	0.8%	90	5.3%	0	0.0%	5,737	3.5%
10 or more units	135	5.0%	6	0.3%	0	0.0%	0	0.0%	14,651	8.8%
Mobile home or other	30	1.1%	131	7.4%	54	3.2%	404	11.9%	8,710	5.2%
<b>Totals</b>	<b>2,719</b>	<b>100.0%</b>	<b>1,779</b>	<b>100.0%</b>	<b>1,696</b>	<b>100.0%</b>	<b>3,381</b>	<b>100.0%</b>	<b>166,060</b>	<b>100.0%</b>

## Economics

This section includes information about affordability and income for residents within the township.

### Mortgage And Renter Affordability

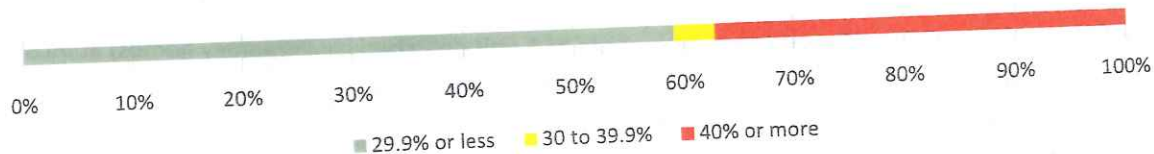
The data provided in **Figure 6** shows the percentage of household income used to pay for housing mortgages. Generally, it is recommended that housing mortgages do not exceed 1/3 of a household's income. According to ACS 5-year estimates, 79.7% of homeowners are using less than 30% of their income, 4.1% are using 30 to 39.9%, and 16.2% are using 40% or more. This shows a wide majority of residents have an affordable mortgage rate for their home. However, it should be noted mortgage affordability does not account for maintenance costs related to home ownership such as general maintenance, repairs, or replacements.

**Figure 6: Mortgage Affordability**



As shown in **Figure 7**, 59.1% of renters in Thetford Township spend less than 30% on rental costs, 3.7% spend between 30 to 39.9%, and 37.2% spend 40% or more. There is a higher cost burden associated with those residents who are renting property over owning property. There are a few ways to consider tackling this issue either by increasing the amount of rental units available and/or ensuring there are different types of rental situations to provide housing options for a variety of income levels.

**Figure 7: Rent Affordability**



### Household Income

Studying income levels provides insight into the relative economic health of a community. Two measures of income (median household and per capita) are illustrated in **Table 8** for Thetford Township, Genesee County, Michigan, and the surrounding communities. Household income is a measure of the total income of the people living in a single household. Per capita income is a measure of the incomes of every citizen of an area, including children. Because per capita income is based on the average of all individuals, they are much lower than median household incomes.

Based on Esri data, **Table 8** shows the estimated median household and per capita income levels for the township and surrounding units of government for 2023 as well as forecasted values for 2028. As of 2023, Thetford Township's median household income (\$62,789) is the second lowest unit of

**Table 8: Household Income**

Place	Median Household Income		Per Capita Income	
	2023	2028	2023	2028
Thetford Township	\$62,789	\$76,583	\$30,876	\$36,827
Forest Township	\$64,656	\$75,243	\$34,068	\$40,147
Millington Township	\$63,342	\$73,636	\$31,509	\$36,782
Richfield Township	\$64,543	\$74,421	\$32,177	\$37,367
Genesee County	\$54,437	\$60,860	\$32,170	\$37,493
Michigan	\$65,287	\$75,808	\$38,288	\$44,180

Source: 2023 and 2028 Esri Forecasts

government only to Genesee County, in the table. Additionally, Thetford Township's 2023 per capita income is the lowest (\$30,876) of all units of government compared in the table. When considering tax increases or additional services it is important to note the typical income may make changes financially infeasible.

All units of government show a forecasted median household income increase of at least \$10,000 from 2023 to 2028, excluding Genesee County, which shows a \$6,000 increase. Thetford Township's median household income is forecasted to increase by \$14,000 in the same timeframe. All units of government, including Thetford Township, are projected to see an increase of about \$5,000 in per capita income from 2023 to 2028.

Median Household  
Income

**\$62,789**





## Income Sources

**Table 9** shows household income sources for Thetford Township based on 2022 American Community Survey data. Values will not equal the total number of households, as some households may have multiple forms of income. The most common source of income is wage earning (66.6%) followed by social security income (42.5%), retirement income (39.0%), then interest, dividends, or net rental income (13.5%). This is anticipated that more income comes from social security and retirement incomes due to the older population in the township and lower household incomes.

**Table 9: Household Income Sources (Thetford Twp)**

<b>Total Households*</b>	<b>2,719</b>
With earnings	1,810
With interest, dividends, or net rental income	368
With social security income	1,156
With supplemental security income	150
With public assistance or food stamps/SNAP	330
With retirement income	1,060
With other types of income	268

\*Income types not equal to total

Source: 2022 American Community Survey 5-year Estimates

## Agriculture

Agriculture is a central component of the lifestyle of Thetford Township. As such, monitoring farming statistics for the county in relation to the state help gauge how the area compares to other regions within Michigan. Farming statistics for Thetford Township are not available from this data source, therefore, only Genesee County and Michigan are shown in **Table 10**. Statistics from the USDA, National Agricultural Statistics Service's 2022 Census of Agriculture show average farm size and average income of farms are both smaller in Genesee County (152/\$11,561, respectively) than the entire State (208/\$65,422, respectively).

**Table 10: Farming Statistics**

Farms by size	Genesee County	Michigan
Avg farm size (Ac)	152	208
1 to 9 acres	129	5,802
10 to 49 acres	387	16,878
50 to 179 acres	178	12,783
180 to 499 acres	42	5,455
500 to 999 acres	28	2,511
1,000 or more acres	29	2,152
Farms by value of sales		
less than \$2,500	261	15,538
\$2,500 to \$4,999	101	4,003
\$5,000 to \$9,999	101	4,704
\$10,000 to \$24,999	120	5,382
\$25,000 to \$49,999	65	3,416
\$50,000 to \$99,999	45	2,978
\$100,000 or more	100	9,560
Total income from farm-related sources		
# of farms	240	17,548
per \$1,000	\$3,304	\$418,571
Net cash farm income of the operations		
Average per farm	\$11,561	\$65,442

Source: USDA, National Agricultural Statistics Service's 2022 Census of Agriculture



Photo Credit: Kathryn Patterson



Photo Credit: Troy Jones



Photo Credit: Kevin Lawrence

## Worker Commute

According to Census data from 2021, most Thetford Township residents do not work within Thetford Township. **The image below** shows the number of residents who live in Thetford Township and work elsewhere (2,896), live and work in Thetford Township (59), or work in Thetford Township and live elsewhere (239). As such, Thetford Township is primarily a bedroom community. Residents choose to live in Thetford Township over other communities that may be closer to where they work.



<https://onthemap.ces.census.gov/>

Travel time to work is for residents 16 years of age or older. **Table 11** shows the average amount of time it takes a resident of a given place to commute one-way to their place of employment. Approximately half of Thetford Township residents drive between 10 to 29 minutes to get to their place of employment (49.7%). This value is only beat by the county and state as the highest percentage of residents in this range. Of all townships shown, Thetford has a relatively average mean travel time (31.6 minutes), but it is much higher than the county (26.8 min) and state (24.5 min).

Median Travel  
**31 Minutes**



**Table 11: Travel Time to Work**

	Thetford Township	Forest Township	Millington Township	Richfield Township	Genesee County	Michigan
Less than 10 minutes	6.8%	7.4%	21.1%	10.9%	12.9%	13.8%
10 - 29 Minutes	49.7%	38.7%	28.3%	41.8%	53.0%	53.2%
30 - 59 Minutes	29.8%	43.5%	36.2%	25.8%	23.4%	26.7%
60 Minutes or More	13.8%	10.3%	14.4%	21.5%	10.7%	6.2%
Mean Travel Time to Work (minutes)	31.6	32.1	30.6	34.5	26.8	24.5

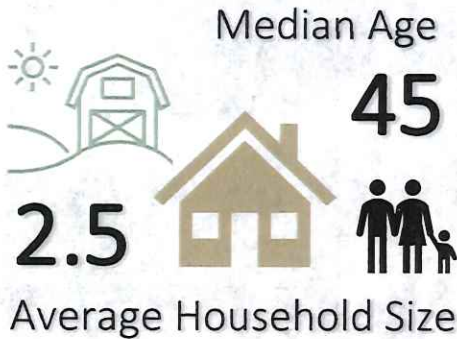
\*Totals may not equal 100.0%

Source: 2022 American Community Survey 5-Year Estimates



## Summary

Thetford Township as a rural township is pretty typical strictly looking at demographic and social economic factors. Some of the key components about the township are summarized here:



Housing Stock 1 Unit Detached  
**91%**  
Largest Amount of Housing  
Stock Age **1940 - 1979**

Median Household Income  
**\$62,789**



High School Diploma  
**91%**  
Bachelor's or Higher  
**14%**



Median Household  
Value

**\$180,665**



Bedroom Community  
Median Travel

**31 Min.**





Photo Credit: Google Maps

## Chapter 3 Economic Focus

Thetford Township is a proud rural community but wants to maintain some commercial and industrial development focused on the southwest corner of the Township near the Dort Highway area. Minor commercial nodes at certain intersections are appropriate to provide local needs to Township residents. This chapter will review some of the existing opportunities within the community.

### Local Observation

Many people within the Township are willing to drive to meet every day needs. The City of Clio, Village of Otisville, Charter Township of Vienna, and City of Mt. Morris are nearby jurisdictions that provide grocery stores, restaurants, and entertainment. Clio and Vienna will likely continue to see development along Dort Highway, Saginaw Road, and Vienna Road which also go through Thetford Township. There can overtime be more development pressure from the south and west sides of the Township. As part of the future land use plan, it will be important to see what level of commercial and industrial growth is appropriate to see in the future.

The data in this section is based on the United States Census American Community Survey (ACS) based on the five-year estimates for 2023 of people that live in Thetford Township.

Unemployment

6%



Thetford Township is very similar to the overall employment breakdown as Genesee County as a whole. Of the population over the age of 16, 56% are part of the labor force (Genesee County 58%). The unemployment within Thetford Township is 6% the highest in the small sample size.

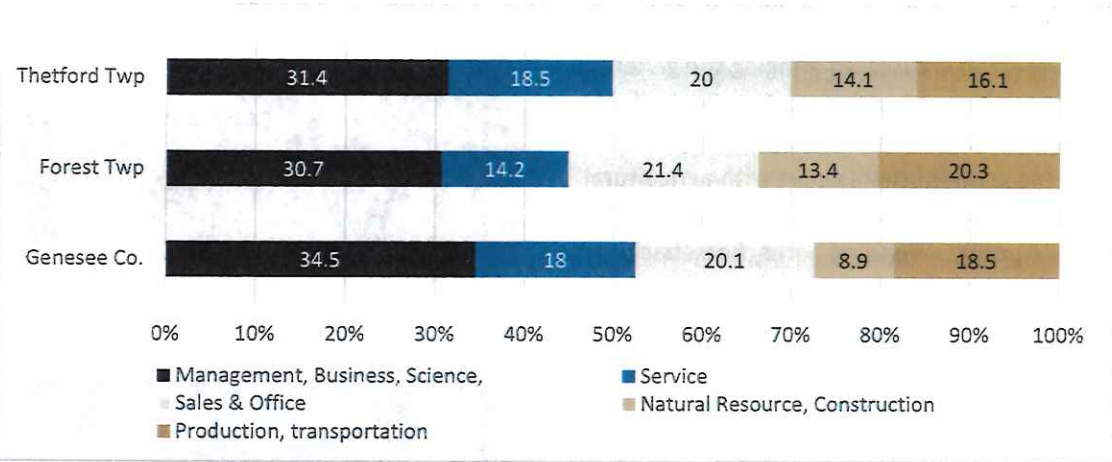
Table 12: Employment Status

Employment Status	Thetford Township		Forest Township		Genesee County	
	#	%	#	%	#	%
Population 16 Year or Over	3,172	56.6%	1,904	52.2%	188,955	58.3%
Unemployment		6%		1.3%		4.8%



Occupation is the role the person plays for work, while industry is the type of goods or services produced by a business for category purposes. As discussed in the last chapter, the average commute for a Thetford resident to get to work is 31 minutes. This occupation and industry information helps us to focus on what the local workforce make up is. This information can help various businesses see if the employee skill sets can be found locally. The occupation of Thetford Township residents is primarily management, business, science, and art occupations, and service make up about 50% of the work force.

**Figure 8: Occupation**



Thetford Township largest industry breakdown is education services, health care, and social assistance (28%), manufacturing (14.4%), and retail trade (14.3%). This is a similar make up to Genesee County and other Townships.



Education, Health Care

786 ppl



Manufacturing

402 ppl



Retail Trade

400 ppl

**Table 13: Industry (Thetford Twp)**

Total Employed 16 Years or Older	2,797	
	#	%
Agriculture, forestry, fishing and hunting, and mining	27	1%
Construction	283	10%
Manufacturing	402	14.4%
Wholesale trade	95	3.4%
Retail trade	400	14.3%
Transportation and warehousing, and utilities	81	2.9%
Information	22	0.8%
Finance and insurance, and real estate and rental and leasing	61	2.2%
Professional, scientific, and management, and administrative and waste management services	281	10%
Educational services, and health care and social assistance	786	28.1%
Arts, entertainment, and recreation, and accommodation and food services	148	5.3%
Other services, except public administration	129	4.6%
Public administration	82	2.9%

Source: 2023 American Community Survey 5-Year Estimates



## Major Industry Highlights

### Agricultural businesses/ tourism

There are many agriculturally based businesses located in Thetford Township. Agricultural businesses and tourism have continued to increase in popularity in Michigan. This use helps to diversify the farmers' income streams, contributes to the local economy, and provides local entertainment and goods to Township residents. Existing local farm goods in the Township like livestock, Christmas trees, pumpkins, landscaping plants, and more. The Township can continue to evaluate the requirements in the zoning ordinance to ensure these farming operations are allowed with the proper oversight.

Agricultural tourism focuses on bringing the general public to properties not just for products typically onsite, but also entertainment or enrichment. It is common these establishments start with agricultural goods and then provide related activities or special events for the public. Wedding barns, horseback riding, Christmas trees with additional activities, Halloween attractions, are just a few examples. An example of business diversifying agricultural tourism is starting out as just a roadside stand, then into a farm market (including products sourced from other farmers), picnic area, playscape, or farm animal feedings, tractor rides and more. Businesses interested in developing these enterprises should work with the Township to ensure public safety is maintained based on the scale/size of public draw anticipated. As increased activities or events are done on properties property owners should verify the Township they are still keeping in line with their original approval.



The Township could also explore the possibility of supporting or facilitating a local farmers market and/or community garden. This would help promote local products to be purchased by local residents. The otherwise closest farmers markets to Thetford Township are Birch Run Township, Frankenmuth, or Flint.

Thetford Township is located within 20 minutes of Interstate I-75, making it easy for people to get to many destinations within the Township. The Township is interested in allowing these uses to allow farmers the ability to diversify their income streams and continue to contribute to the rural atmosphere of the Township. These rural uses are typically compatible with other farm operations or single family homes commonly found in this environment. It will be important proper buffering, hours of operations are understood, and coordination with the Genesee County Road Commission.

Located within 20 minutes of **I-75**



## Marijuana

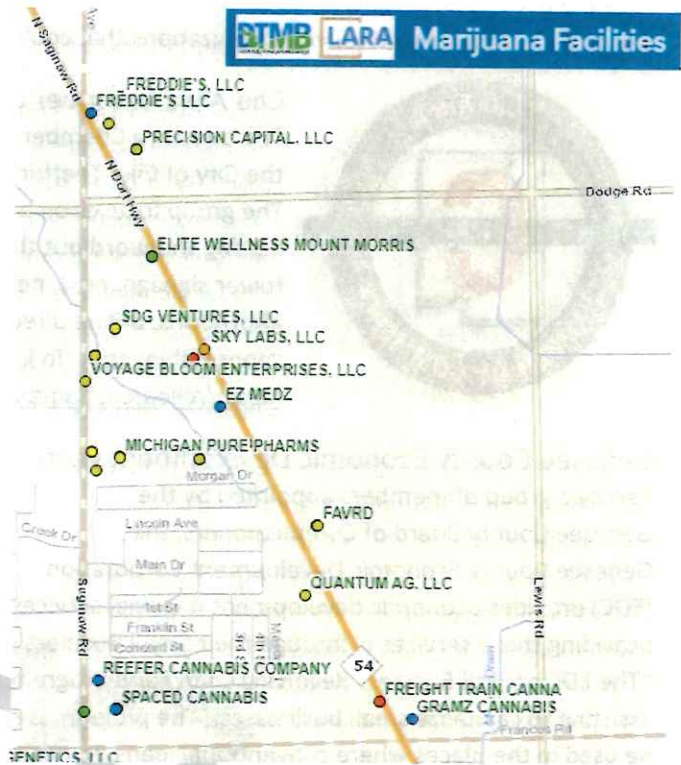
The Cannabis industry started in 2008 within Michigan for medical purposes. In 2018, recreational use was allowed and continues to flourish. The Cannabis Regulatory Agency is the state entity involved in the regulation of these businesses. Within the industry there are very specific types of facilities commonly known as grow, processing, testing, transportation, and retail establishments. Each municipality may choose to allow all types or some types of these facilities. Each marijuana facility in addition to meeting state regulation is required to meet the local ordinances to operate.

Thetford Township has opted to allow marijuana facilities. These facilities are primarily focused on the Dort Highway and Saginaw Corridor.

This young now public industry has had a major impact. Michigan is the 2<sup>nd</sup> largest cannabis industry behind California in 2024. Unlike other uses, marijuana facilities have some sales tax revert back to the community which can be used for enrichment or social services. Prior to the industry being in Michigan, it had been difficult to re-purpose industrial facilities that are in many jurisdictions. These businesses have come into communities occupying spaces that would otherwise be unused and disinvested.

The market has been competitive within Michigan where not all marijuana establishments have stayed open, but it is clear there is continued desire for these products. Marijuana products continue to be innovative and diverse the range of applications and products. Marijuana facilities commonly need partnerships with other companies to get raw products to on a retail shelf (growing, processing, safety compliance, transport). This network results in many cases regional coordination and consistent evaluation of the number of facilities necessary to service an area.

For the Township to continue to foster a relationship with this industry it is important to review the marijuana licensing ordinance and zoning ordinance on a regular basis. The number of each type of facility that is appropriate may shift overtime.



Source: Michigan Marijuana Facilities Map

January 2025



## Business Partnerships

Below are various local business organizations that could provide additional assistance:



### Clio Area Chamber of Commerce

The Clio Area Chamber of Commerce focuses on businesses located in the City of Clio, Thetford Township, and Charter Township of Vienna.

The group focuses on enhancing the local business community thru: **getting the word out there** (social media page, ribbon cutting, clock tower signage, etc.), **networking opportunities** (networking at noon or afternoons, online directory, etc.), and **giving to the community** (events, sponsorship, etc.). To learn more, go to:

<https://clioareachamberofcommerce.org/>

### Genesee County Economic Development Corp

Ran by a group of members appointed by the Genesee County Board of Commissioners, the Genesee County Economic Development Corporation

(EDC) provides economic development financial services to local businesses. The central method for providing these services is through their Small Business Revolving Loan Fund. According to their website, "The EDC's Small Business Revolving Loan Fund program seeks to create jobs in the community by assisting to capitalize small businesses. The program is not a replacement for conventional loans but can be used in the places where conventional loans do not work. EDC funds can be used for most business purposes, including but not limited to: building improvements, equipment, inventory, and working capital. The maximum loan amount is \$100,000 and may not finance/pay off existing debt. For more information about this opportunity go to the Economic Development Corporation of Genesee County website:

[https://www.geneseecountymi.gov/business/economic\\_development\\_corporation\\_of\\_genesee\\_county.php](https://www.geneseecountymi.gov/business/economic_development_corporation_of_genesee_county.php)



### Lacure Community Center

The Lacure Community Center is owned by a private individual who has established a small business incubator. It is a former elementary school (Lacure Elementary) building located on Lewis Road within the Township. The building provides small rooms for businesses to lease. It is estimated there are at least 11 tenant spaces that could be used for small businesses and provide space for community service

agencies such as dances and community events.

## Partnerships

The Michigan Department of Agricultural and Rural Development provides a variety of methods to assist in preserving farmland and open space. Below is a list of programs available.



**Farmland Development Rights Agreements:** A temporary voluntary restriction on the land between the State and a landowner. By a landowner preserving their land for agriculture, in exchange they would receive certain tax benefits and exemptions for various special assessments. (commonly known as P.A. 116). These are approved by Genesee County.

**Conservation Easement Donations:** A permanent voluntarily restriction on the land between the State and a landowner. A landowner preserves their land for either open space or agriculture. There are other non-profit organizations that also accept donations of land for their long-term preservation.

**Purchase of Development Rights:** A permanent restriction on the land between the State and a landowner. By a landowner preserving their land for agriculture, in exchange they would receive a cash payment for those rights. Currently there is no state funding for this program.

**Purchase of Development Right:**  
Commonly defined as an exchange program that allows higher density in one area in exchange for open space preservation in another.

**Agricultural Preservation Fund:** A fund established to assist local units of government in implementing a local purchase of development rights program.

**Local Open Space Easement:** A temporary voluntary restriction on the land **between the local government and a landowner**. By a landowner preserving their land as open space, in exchange they would receive certain tax benefits and exemptions for various special assessments. A sample registration form is available on their website.

**Designated Open Space Easement:** A temporary voluntarily restriction on specially designated land **between the State and a landowner**. By a landowner, preserving their land as open space, they would get in exchange certain tax benefits and exemptions for various special assessments. A registration form is available on their website.

Another organization that provides resources for agricultural preservation is the **Michigan Farm Bureau**. They provide farming resources, education, political action, and fund the Michigan Foundation for Agriculture. The Foundation was established by the Michigan Farm Bureau Board in 2009 to positively contribute to the future of Michigan agriculture through leadership and educational programming.







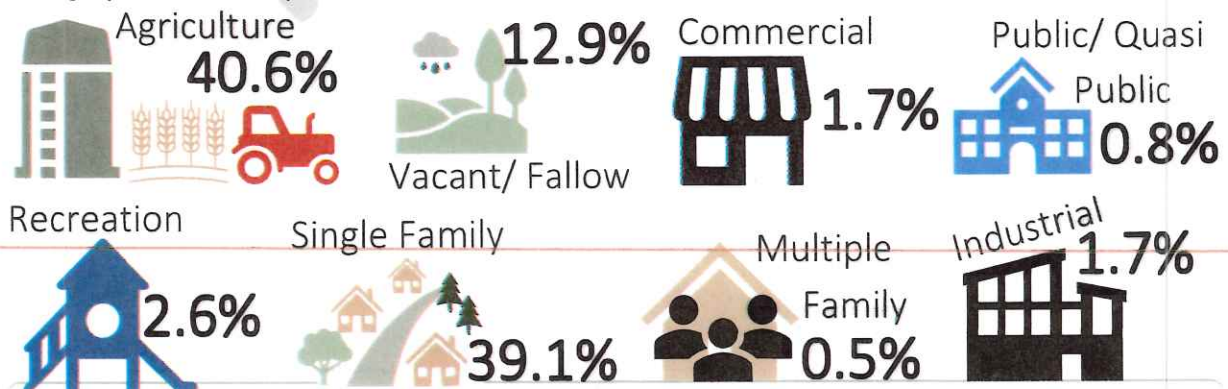
Photo Credit: Peg Lawrence

## Chapter 4 Existing Land Use

Planning for the future of a community requires a clear understanding of existing conditions and relationships between land uses. Knowledge of existing land development furnishes the basic information by which decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities. The existing land use map and table, included in this chapter of the report, will serve as a reference for the township in its consideration for land use management and public improvement proposals.

The information collected for use determination includes aerial interpretation, street viewer, and local knowledge of the area. This analysis shows more than one land use assigned to one parcel. Parcels of 20 acres or more were split to assign each area their appropriate land use in the new existing land use map.

The existing land use analysis describes the current land uses found within the township. The overall land use pattern in the township can be characterized as agricultural, with low density residential properties and sparse commercial and industrial areas. The largest land use classification in the township is agricultural land, comprising more than 40.6% of the township's total land area. Each land use category in the township is described below.





### Agricultural

This use category includes land being actively utilized or cultivated for agricultural purposes, which may include associated farmstead dwellings. Agricultural land uses may include field crop production, grazing lands, and tree farms. There are 7,857 acres, or 40.6% of the township's land, classified as agricultural. Agricultural land can be found throughout the entire township.



### Single Family Residential

This category includes single-family detached, single-family attached, and manufactured homes. Residential lands in Thetford Township consist of single-family detached dwellings, either on stand-alone properties along county roads, or within residential subdivisions. In total, single-family residential land occupies 7,570 acres, or 39.1% of the total township land area.

### Multiple Family Residential

For the purposes of this documents, multiple-family residential developments are characterized as having three or more dwelling units. There are 96 acres, or 0.5% of the township's land classified as multiple-family residential. The only ones to fall under this use are the Sugartree Apartments and the North Morris Estates, both located in the township's southwest corner.

### Commercial

This land use category includes the land area occupied by uses providing retail and service facilities that accommodate office use, day-to-day convenience shopping needs, as well as comparison shopping for a more regional audience. Commercial land uses occupy 325 acres, or 1.7% of all land uses within the township. Most of Thetford Township's commercial uses are located along the M-54 corridor and Vienna Road. This does include classification of a wedding barn and major greenhouse operation in the Township.

### Industrial

This category includes land areas occupied by both light and heavy industrial facilities. Uses in this category include Consumer's Energy development, a warehouse, and two solar energy facilities. A total of 330 acres, or 1.7% of the township's land, is occupied by industrial use.

### Public/Semi-Public

This category was established to embrace all developed or undeveloped lands owned by various governmental agencies or other fully public entities. Additionally, this category includes quasi-public parcels developed for such uses as cemeteries, municipal offices, places of worship, and schools. Public/quasi-public lands comprise 162 acres, or 0.8% of Thetford Township.

### Recreation

This land use category includes all lands which are utilized for recreational purposes. There are 497 acres, or 2.6% of the township's land, classified as recreation. Buell Lake County Park accounts entirely for this land use.



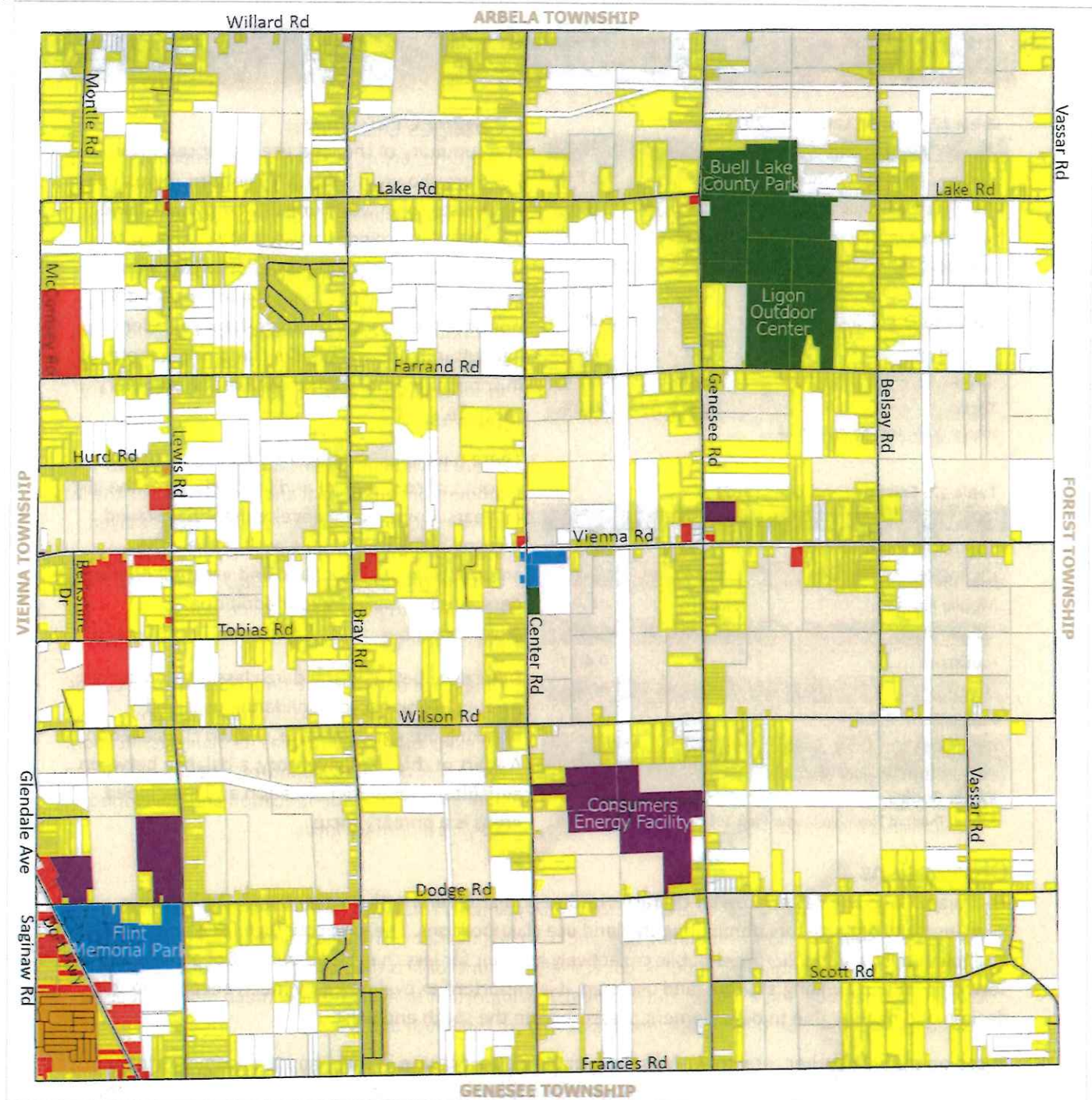
### Vacant/Fallow

This land use category includes those lands which are presently undeveloped, including vacant lots, fallow land, forested land, utility power lines and portions of vacant plated lands. For the most part, Thetford Township's undeveloped lands are heavily wooded located on the northern half of the township. In total, undeveloped/open space lands comprise 2,503 acres, or 12.9% of the township.



*Photo Credit: April Greanya*





#### Land Uses:

- |                           |                     |
|---------------------------|---------------------|
| Agricultural              | Industrial          |
| Single-Family Residential | Public/Quasi-Public |
| Multi-Family Residential  | Recreational        |
| Commercial                | Vacant/Fallow       |

#### Base Layers:

- |                      |
|----------------------|
| Roads                |
| Municipal Boundaries |

Miles 0 0.5 1



Source: Michigan Geographic Data Library, 2017;  
Kende Ryan Analysis, 2024  
Aerial Source: Genesee County, 2024

April 2024

# THETFORD TOWNSHIP MASTER PLAN

## EXISTING LAND USE



**Table 12: Existing Land Use (2024)**

Land Use Category	Acreage	%
Single-Family Residential	7,597	35.4%
Multi-Family Residential	95	0.4%
Agriculture	8,032	37.4%
Commercial	235	1.1%
Industrial	228	1.1%
Public/Semi-Public	163	0.8%
Recreation	491	2.3%
Vacant	4,608	21.5%
<b>Total</b>	<b>21,449</b>	<b>100.0%</b>

Source: Wade Trim Analysis, 2024

**Table 12: Existing Land Use (1987)**

Land Use Category	Acreage	%
Single-Family Residential	N/A	N/A
Multi-Family Residential	9.4	0.04%
Mobile Home	80	N/A
Commercial	53	0.24%
Industrial	9	0.4%
Utility	951	N/A
Public/Semi-Public	289	N/A
Right-of-Ways, Open Space, Agricultural Land, Other	17,900	82%
Water Bodies	45.4	0.21%

Source: Thetford Township Master Plan, 1987

## Changes Over Time

The summary of the land use classifications in 2024 are shown in **Table 12**. Thetford Township's last master plan was from 1987 shown in **Table 13**. This plan provides an accurate snapshot of what the Township's plans and interests were roughly 40 years ago. The last master plan does not note the acreage of single-family residential, agricultural, or vacant/fallow land or percentages in some cases indicated by N/A in the summary **Table 13**.

There have been significant increases in the amount of commercial and industrial over the last 40 years. Commercial development has stayed focused along Dort Highway. It is likely the amount of agricultural land and vacant land have decreased to make way for additional development.

Difference between the data classification can be narrowed down to consolidating uses and breaking out agricultural as its own classification. As part of the 2024 inventory, a balance between agricultural asset identification and developed areas is a primary focus.

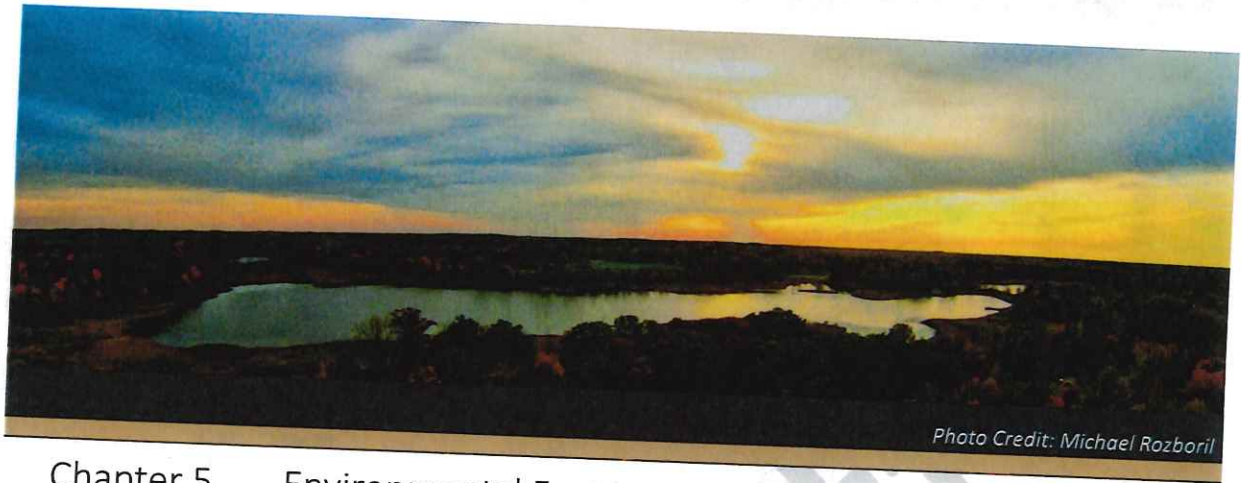
## Observations

The overall land use pattern can be characterized as primarily rural with farmland and single family dwelling units on large lots dominating the land use classifications. The land coverage for commercial, multiple family, and public/quasi-public collectively account for less than three percent of all land in the Township. When building a future land use map, it is important to evaluate how much development is desired and needed due to development pressure from the south and west.

Based on trends of other rural townships there could be an increase in the amount of commercial, industrial, and multiple family. In consideration of the future land use map, it is important to evaluate how much growth is appropriate, appropriate location to surrounding residential areas, natural features, focused/ controlled growth, and utility/road capacity. For example, there are a few potential infill commercial areas located along Dort Highway. Given that Dort Highway is the highest trafficked thoroughfare in Thetford, this area is most likely to see future commercial growth.

For residential development appropriate density for onsite utility capacity, natural features, road access, and desire for growth. There are numerous residential properties with deep lots wherein most of the property is left as natural spaces. If the opportunity arises, it will be important to review access to road frontage and compatibility with surrounding areas.





## Chapter 5 Environmental Features

The purpose of this chapter is to identify land that should be conserved in its natural state and is most suitable for conservation, open space, or recreation purposes. Topography, soils, wetlands, surface water, and trees are important natural features impacting land use in Thetford Township.

### Topography

The overall topography of Thetford Township can be characterized as flat or gently rolling. Land elevations range from a low of 730 feet above sea level to a high of about 826 feet above sea level, for a total elevation change of approximately 96 feet. Lower elevations are found near the intersection of Bray and Willard Roads, while the higher elevations are found at the intersection of Farrand and Bray Road.

### Soil (Prime Ag)

A core reason for documenting soil data is to determine the best use of soil in an area. Given Thetford Township's rural identity, identifying prime areas of farmland may be helpful, for instance, identifying existing farms with a high percentage of prime farmland for farmland preservation. According to the U.S. Department of Agriculture, "prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. The water supply is dependable and of adequate quality. Slope ranges mainly from 0 to 6 percent."

The **Prime Farm Soils Map** shows soils to be considered prime farmland in Thetford Township. These are most commonly found in the southern half of the Township, south of Vienna Road. Although a notable amount of prime farmland is also found surrounding the Arbela Drain in the northeast corner. An additional analysis conducted is the soil qualities that allow for onsite septic tank absorption fields. The township is predominately classified as very limited (92%) with pockets of somewhat limited. Very limited septic tank absorption has one or more of these features: "limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected". It is likely many septic systems in Thetford Township have poor performance and high maintenance.

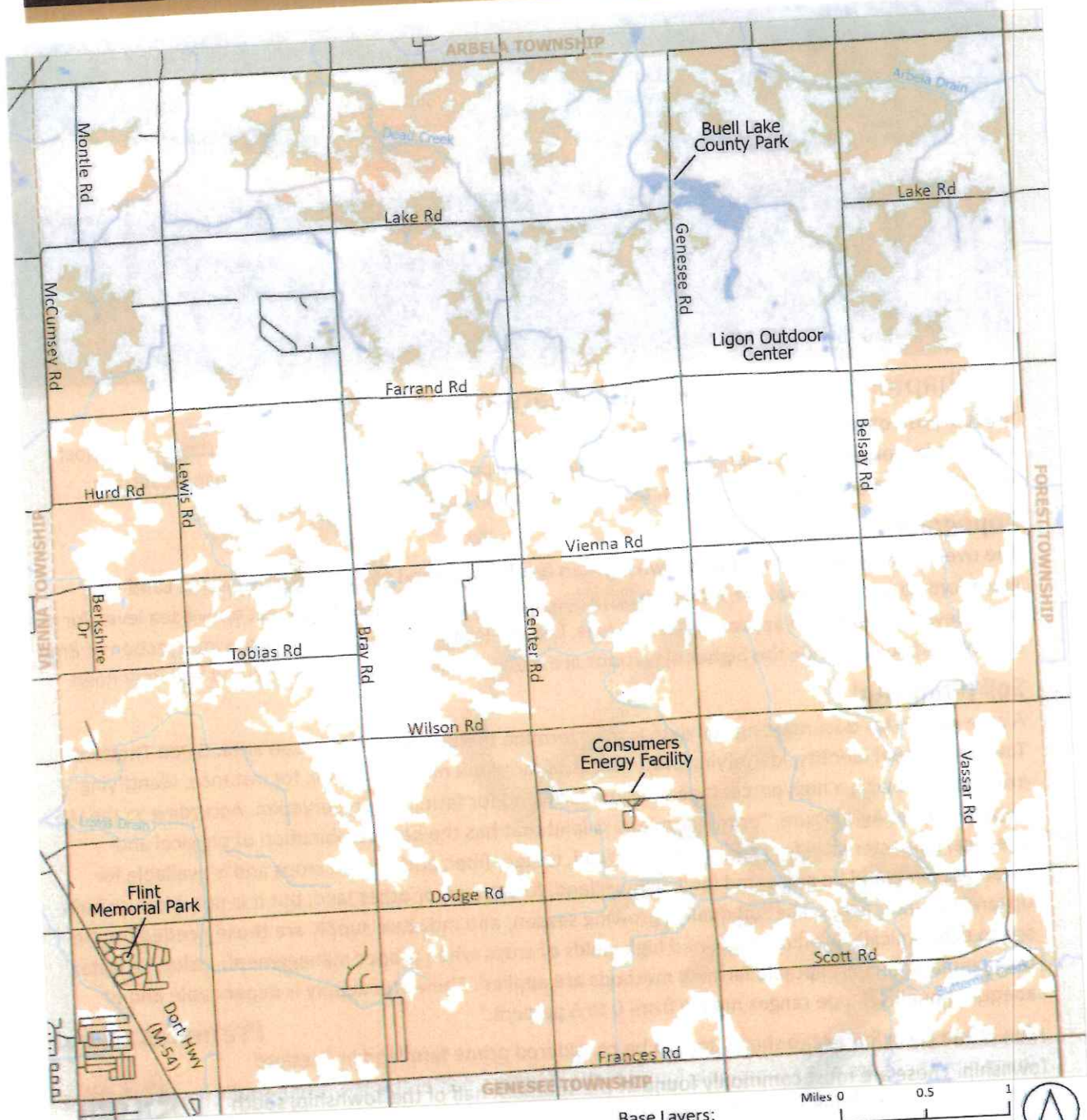
### Prime Farmland



### Very Limited Septic

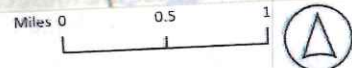






Soils:  
 Prime Farmland

Base Layers:  
 Roads  
 Creeks & Drains  
 Water Bodies  
 Municipal Boundaries



Source: Esri/Aerial Imagery, 2012  
 National Hydrographic Survey, 2002  
 Regional Survey, Genesee County, 2000

April 2024 WADE TRIM

# THETFORD TOWNSHIP MASTER PLAN

## PRIME FARMLAND SOILS MAP



## Wetlands

Wetlands are an important natural resource which provide both aesthetic and functional benefits. Through the years, over 70% of Michigan's wetlands have been destroyed by development and agricultural activities. In order to protect wetlands, the State of Michigan enacted Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994.

The wetland act authorizes the Michigan Department of the Environment, Great Lakes and Energy (EGLE) to preserve certain wetland areas. EGLE may require permits before altering regulated wetlands and may prohibit development in some locations. EGLE defines wetlands as "land characterized by the presence of water at a frequency and duration sufficient to support wetland vegetation or aquatic life and which is any of the following:

- Contiguous to the Great Lakes, an inland lake or pond, or a river or stream.
- More than five acres in size.
- Determined by EGLE to be essential to the preservation of the natural resources of the state from pollution, impairment, or destruction."

Based on information from the Federal Emergency Management Agency (FEMA) and U.S. Fish and Wildlife Service, the **Natural Features Map** shows Thetford Township has a series notable smattering of wetlands, particularly north of Vienna Road. The largest concentrations are around Buell Lake and northeast of the Vienna/Belsay Road intersection.

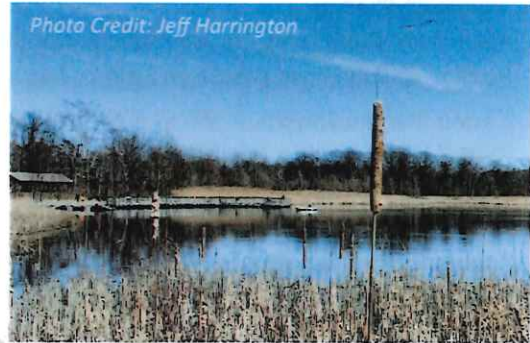
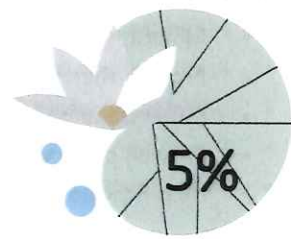
## Wooded Areas

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

The Township would like to acknowledge the value of not just woodland areas, but the use of tree cover. The woodland areas or tree covered areas are useful for environmental and aesthetic reasons and should be protected and planned where deemed necessary. Some of the benefits include:

- Soil stability and erosion control
- Improve water quality
- Filter pollution from the air
- Decrease noise pollution (species dependent)

## Wetland



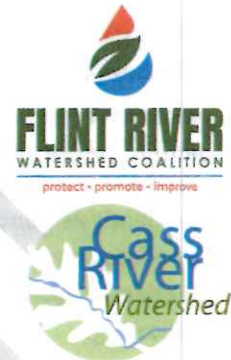
## Woodland



- Provide a habitat for wildlife
- Minimize heat island effect (increased surface temperature due to roads or buildings, etc.)
- Provide shade and relief from sun
- Streetscape beautification and traffic calming
- Provide privacy screening between properties
- Help provide low rates of “psychological distress” (mental health)

## Surface Water

Aside from Buell Lake, most surface water bodies in Thetford Township are made up of relatively small creeks and drains leading to other bodies of water, collectively known as a watershed. Some of the reasons these surface water bodies are so important is because it helps to maintain clean drinking water, productive fisheries, outdoor recreation, and mitigate the movement of pollutants. To help protect these sources of water some communities have setbacks to help prevent pollutants from easily entering the copy of water. Thetford Township is mainly part of two watersheds the Flint River Watershed (majority) and a pocket of the north portion of the township located in the Cass River Watershed.

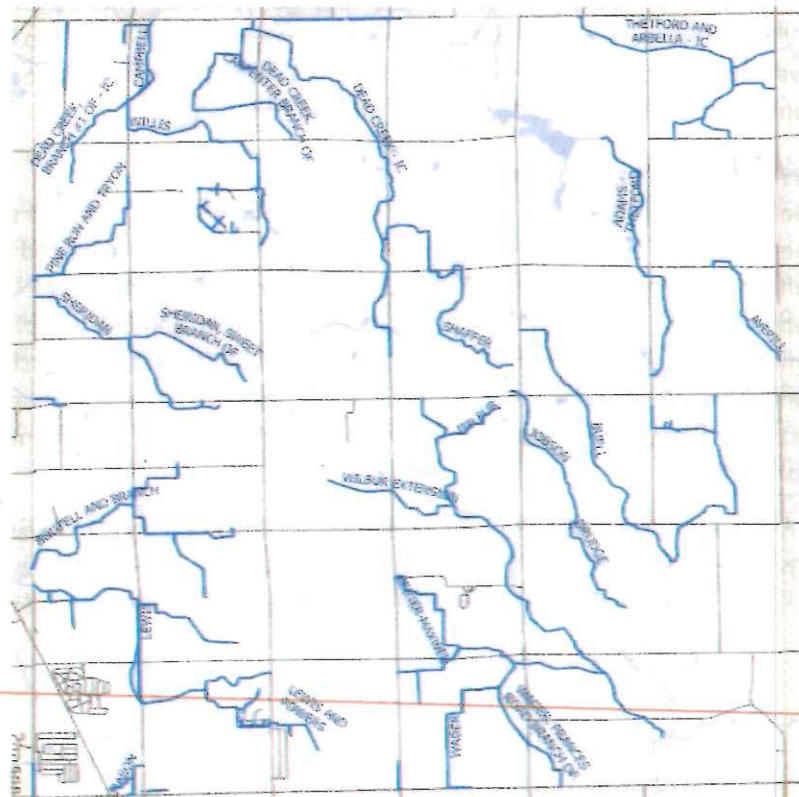


## Floodplain Areas

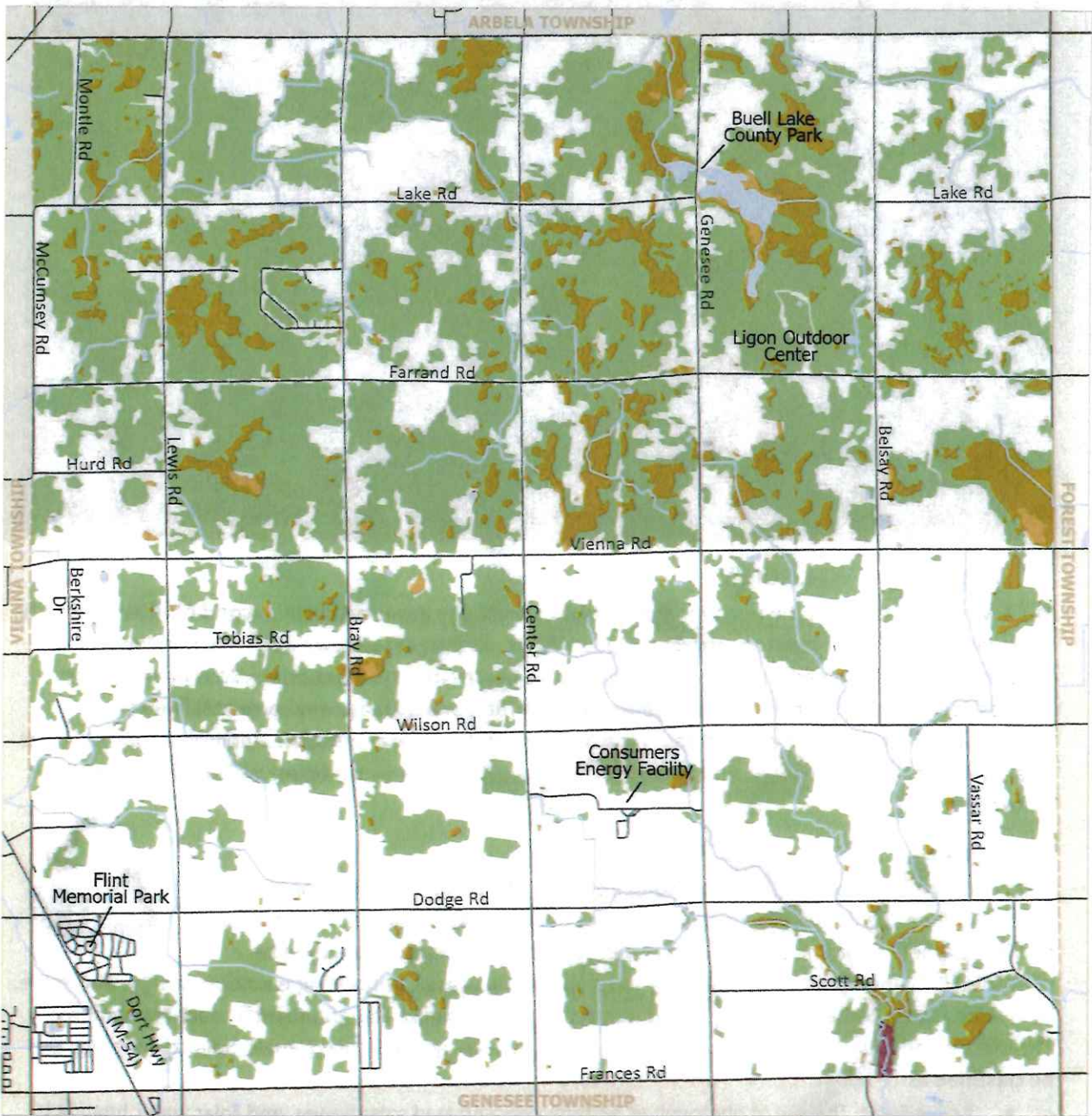
There is one minor floodplain area along the Butternut Creek located on the southeast corner of the Township as shown in the **Natural Features Map**. All other water bodies are not significant enough to cause a 100 or 500 year flood concern.

## County Drains

The Genesee County Drain Commissioner controls certain water bodies within the township as shown on the **Drainage Map**. The county drain system helps with the direction and channeling of water especially during rain events. More information can be found at: [gcdcwws.com](http://gcdcwws.com)





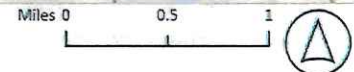


**Natural Features:**

- 500-year Floodplain
- 100-year Floodplain
- Wetlands
- Woodlands

**Base Layers:**

- Roads
- Creeks & Drains
- Water Bodies
- Municipal Boundaries



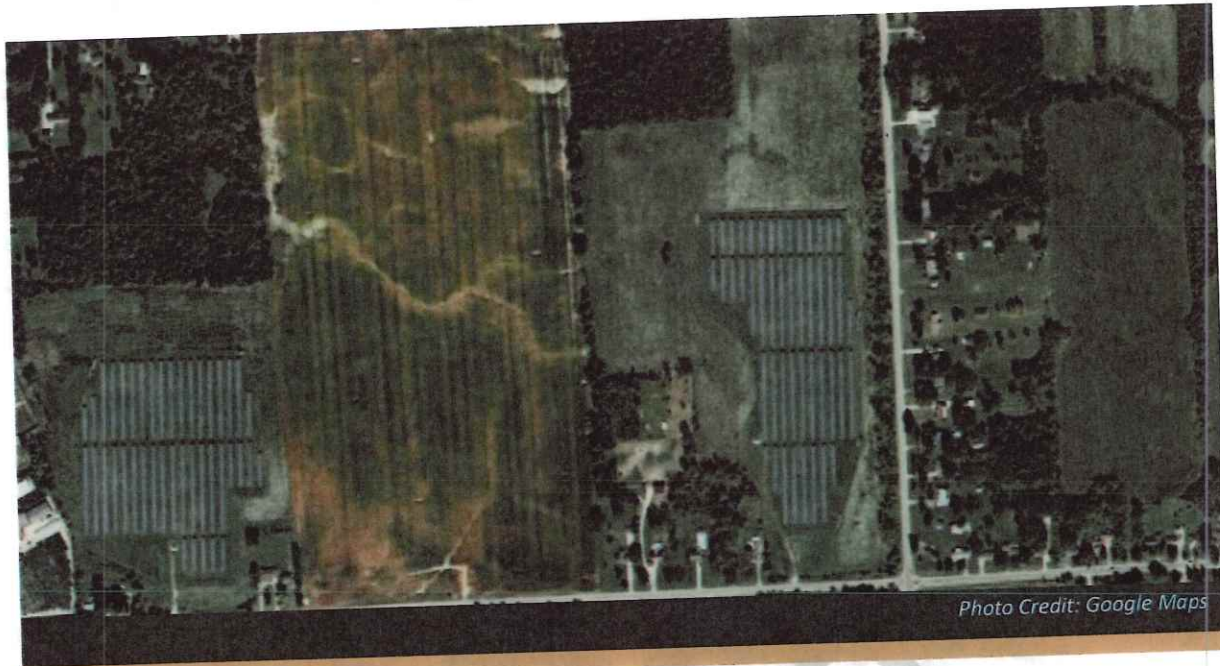
Source: Michigan Geographic Data Library, 2021;  
U.S. Forest Service, 2021;  
Federal Emergency Management Agency, 2021;  
Note: Source: Genesee County, 2024

April 2024 **WADE TRIM**

# THETFORD TOWNSHIP MASTER PLAN

## NATURAL FEATURES





## Chapter 6 Energy

The township is aware of the need for energy in the constantly advancing digital world of today. Energy is necessary to operate computers, charge cellphones, etc. As part of the township's master plan, this chapter indicates the need for when some alternative energy may be appropriate. Alternative energy sources decrease the township's dependency on fossil fuels and increase environmental health. Diversifying energy sources also increases the resiliency of the energy network. Applicable topics such as solar, wind, geothermal energy, and additional homeowner efficiency strategies will be discussed in the following chapter.

### Solar Energy

Solar energy is a clean and renewable source of energy that works by utilizing radiant energy emitted by the sun. Devices such as solar panels capture photons found in sun rays and harness their energy. Harnessed energy from these photons can then be converted into energy capable of heating water and living spaces, generating electrical energy, and more. Technology advancements have provided numerous ways to utilize this abundantly available resource. The most common type of solar energy is active solar, which includes solar panels. Solar technology can be classified as:

- **Active Solar:** The use of photovoltaic systems concentrated solar power, and solar water heating to harness the energy. It is directly consumed in activities such as drying clothes and warming air.
- **Passive Solar:** Techniques include orienting a building to the sun, selecting materials with favorable thermal mass or light-dispersing properties, and designing spaces that naturally circulate air.

Currently, Thetford Township has regulations for solar power in the township. For a variety of reasons private residential or non-residential owners may use on-site solar energy. Onsite solar energy can provide more energy independence, financial pay off, and improving the local grid resiliency. The township wishes to make the review and approval process reasonable for on-site use while maintaining public safety.



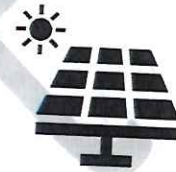


## Commercial Solar Energy

There are currently two sites with commercial solar energy within the township located between Saginaw and Lewis Road along Dodge Road. Solar energy providers have expressed interest in providing additional commercial solar facilities within the township and surrounding area.

Solar energy conversion systems are located in predominately rural areas. Due to the rural land area in the southern half of the township due to the amount of cleared land, Thetford is a viable candidate for solar energy. For the exchange for solar energy, it is likely the conversion of agricultural land which requires significant effort to convert back to productive agricultural land again. Factors to consider regarding the appropriateness should include:

- Future capacity for desired additional industrial land
- Future capacity for desired additional commercial land
- Future capacity for desired residential growth
- Maintaining the agricultural character of the township
- Preservation of active agricultural activities



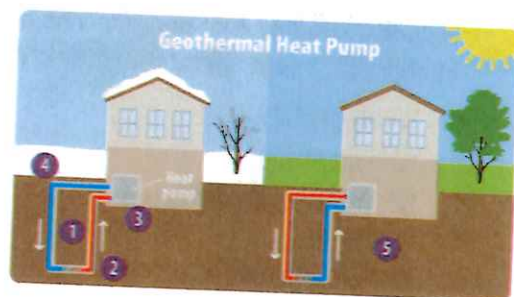
## Wind Energy

Wind energy is a form of alternative energy. Wind energy/power is the process by which wind is used to generate electricity by utilizing wind turbines that convert the kinetic energy found in wind to mechanical power; a generator can then convert mechanical power into electricity. Wind energy can make use of local resources in terms of labor, capital, and materials. On a local level wind energy facility for onsite use like wells could be viable and very efficient.

Currently, Thetford Township has regulations on wind power in the township. Wind energy conversion systems are located in predominately rural areas and the coastal regions in Michigan. Based on information provided by the U.S. Department of Energy National Renewable Energy Laboratory, this area of Genesee County is considered poor or marginal wind power classification. Technology can change over time where it could be more viable but is not likely to occur in the township.

## Geothermal Energy

Geothermal energy uses the heat from the Earth as a clean and sustainable source of energy. One of the biggest advantages of geothermal energy is that it's constantly available; the constant flow of heat from the Earth provides a limitless supply. A viable geothermal system requires heat, permeability, and water. Today, geothermal energy can be harnessed through the power of plants or heat pumps. Heat pumps are one of the most common forms of utilizing geothermal energy. It is used by drilling wells into the Earth and piping steam or hot water to the surface. Heat pumps use the Earth's temperature for heating and cooling. They transfer heat from the ground (or water) into buildings during the winter and reverse the process in the summer. Currently, the township does not have any regulation on geothermal energy. If interest arises, the township may further explore this option.



Source: EPA A Student's Guide to Global Climate Change "Geothermal Energy"

## Home Efficiency Strategies

Upgrades to your home may include energy efficient windows and doors, water heaters, furnaces, air conditioners, and electric-powered tools and appliances, as opposed to gas. By increasing efficiency of use of electric or gas energy there is an immediate cost savings to individual residents. Though there are many factors that contribute to the cost of energy, there are some components homeowners can do to impact their cost of utilities. Some simple home solutions include:



### Lighting/Appliances:

- Changing lightbulbs to CFL or LED lighting
- Use Energy Star lighting and include motion sensors or automatic daylight shut offs
- Use of Energy Star Appliances

### Heating and Cooling:

- Raise thermostat temperature in warmer months to decrease demand of air conditioner
- Open windows to allow natural air cooling within home as weather permits
- Lower thermostat temperature in cooler months to decrease demand of heating units
- Ensure there is proper sealing of windows, attics, and doors
- Proper attic insulation and air circulation to increase efficiency of temperature control
- In winter, run ceiling fans in opposite direction going clockwise at the lowest speed to slowly circulate heated air

### Funding Assistance

One method to making energy efficient upgrades to your home more attainable is through Energy Efficient Home Improvement credits. This program, ran by the IRS, can help homeowners cover a portion of costs related to qualifying improvements made from 2023 to 2032. The program provides federal tax credits for an existing main home and cannot be used for newly built homes. Categories of these improvements include upgrading heat pump technology, energy efficiency home improvements, and residential clean energy equipment upgrades. These credits are applicable to products and services including:



- |                         |  |
|-------------------------|--|
| • Water Heaters         | • Central Air Conditioners                   |
| • Heat Pumps            | • Natural Gas, Oil, Propane Water Heaters    |
| • Biomass Stove/Boilers | • Natural Gas, Oil, Propane Furnaces/Boilers |
| • Insulation            | • Electric Panel Upgrade                     |
| • Windows/Skylights     | • Home Energy Audits                         |
| • Exterior Doors        |  |

For more information on this tax credit program, go to: [energystar.gov/about/federal-tax-credits](https://energystar.gov/about/federal-tax-credits)



Michigan will develop their own Home Energy Rebates Program run through the EGLE Energy Services Unit starting in Fall of 2024. This rebate program is intended for single family and multiple family households for energy efficiency upgrades. Qualified products include:



- Heat pump water heater
- Heat pump for space heating or cooling
- Electric stove, cooktop, range, oven, or heat pump clothes dryer
- Building materials electric load service center
- Insulation, air sealing, and ventilation
- Electric wiring

Genesee County has an Urgent Repair Program for those in low to moderate income homeowners who live in Genesee County outside of City of Flint, City of Clio, Village of Lennon, and Village of Otter Lake. Homes that qualify are homeowners, excluding mobile home or manufactured home communities. Equipment that would qualify for this Deferred Payment Loan (DPL) program include:



**GENESEE COUNTY**  
METROPOLITAN PLANNING  
COMMISSION

- Roof replacement
- Water replacement or municipal water hookup
- HVAC replacement
- Septic replacement of failed systems

For more information on this loan program, go to: <https://gcmplc.org/need-housing-repairs/>

These are just some of the programs to be aware of to assist with increasing energy efficiency, affordability, and independence. For more information on tips and tricks consider going to Consumers Energy. Consumers Energy provides gas and electric services to Thetford Township.



*Photo Credit: Thetford Township*

## Chapter 7 Township Facilities & Infrastructure

Infrastructure and facilities are important parts of a municipality's overall development and the quality of life of its residents and members of the larger community. The infrastructure and facilities considered in this chapter include schools, protective services, libraries, and services provided by other agencies. In addition, this section will discuss the limited infrastructure available within the Township and high-speed internet availability.

### Township Services

#### Senior Center

The Thetford Senior Center is located at 11495 N. Center Road, across the street from the Township Hall. The Senior Center has gone through updates of heating and cooling, kitchen, and restroom. Classes and clubs provided at the center include senior activities including painting, card making, sewing club, bible study, basket weaving, and beading. Services provided by the senior center include balanced lunches on weekdays, legal service, Medicare/Medicaid Assistances Program, AARP Tax Aid Program, tech talk, and support groups.



Several improvements to the senior center have been proposed. These improvements include expanding and renovating existing facilities, adding outdoor facilities such as pickleball, and purchasing the adjacent land to the south of the current facility.



### Township Hall

The Thetford Township Municipal Center is located at 4014 E. Vienna Rd, at the intersection of Vienna and Center Roads. The facility includes the Clerk's office, Treasurer's office, and the Recreation Hall. The large hall seats 250 persons, is equipped with a kitchen, and available for the public to rent for weddings, funeral dinners, graduation celebrations, conferences, along with other functions.



Potential improvements to the municipal center include repurposing the police facility to a different department, adding solar & backup power to help lower future electricity costs, adding more infrastructure such as walking trails or parks, and updating the recreation hall.

### Township Cemetery

The Township maintains a cemetery located at 11449 Center Road next to the Township Hall. The cemetery is open from dawn to dusk. Lots are still available for purchase for residents and non-residents.

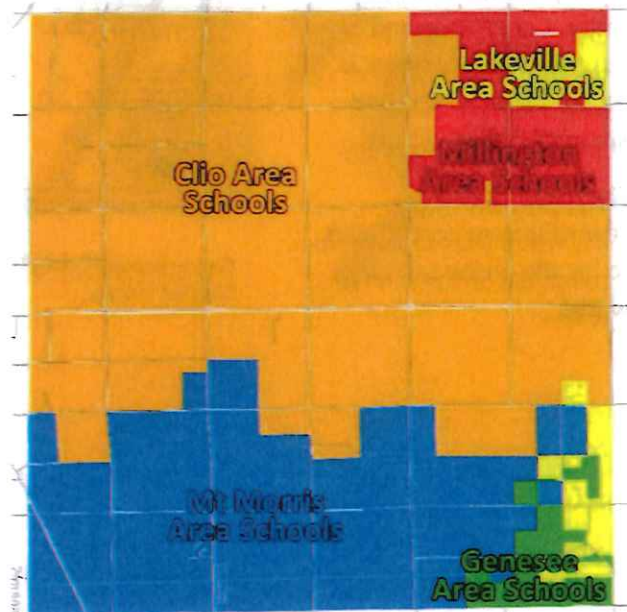


### Clio Area Fire Dept

Thetford Township is served by the Clio Area Fire Authority, with Fire Station #2 located immediately south of the Township Hall. The Fire Authority is staffed by part-time and paid on-call firefighters. They provide services to City of Clio, Vienna Township, and Thetford Township. Services available include rental of the Clio Area Fire Authority Pavilion located at 1170 W. Wilson Road in Clio and various education materials. The Department also supports a Jr. Cadet Program (6<sup>th</sup> Grade to 20 years old) and resources for other kid friendly material.

### Schools

While the communities have no control over school operations or functions, school needs, particularly the location of schools, impact on the community's overall land use plan. Residents may be enrolled in one of five different school districts, depending on where they live within the Township. Most of Thetford Township is within the Clio Area Schools (orange). Most of the area south of Wilson Road is zoned to Mt Morris Area Schools (blue). A large part of Thetford's northeast corner is zoned to Millington Area Schools (red) and part of the southeast corner is zoned to Genesee Area Schools (green).



Lastly, relatively small parts of Thetford's northeast and southeast corners are zoned to Lakeville Area Schools (yellow).

### Infrastructure

Thetford Township has limited public water system access near Frances and Lewis Road in addition to near Vienna Road. The Township uses primarily onsite wells for all water needs.

There is limited access to sanitary sewer facilities located near Dort Highway, Vienna Road, Berkshire Dr, Dodge Road, Saginaw Road, and Bray Road. These facilities services commercial development along Vienna, Saginaw, Dodge Road and Dort Highway.

These sanitary sewer systems are under the jurisdiction of the Genesee County Drain Commission Office. Connection and usage of sanitary sewer is based on the review and approval by this agency.

The majority of the Township uses septic fields to handle onsite sanitary waste.

Sanitary Sewer Facilities Map



Source: Genesee County Drain Commissioner's Office  
Map Not to Scale





## High Speed Internet

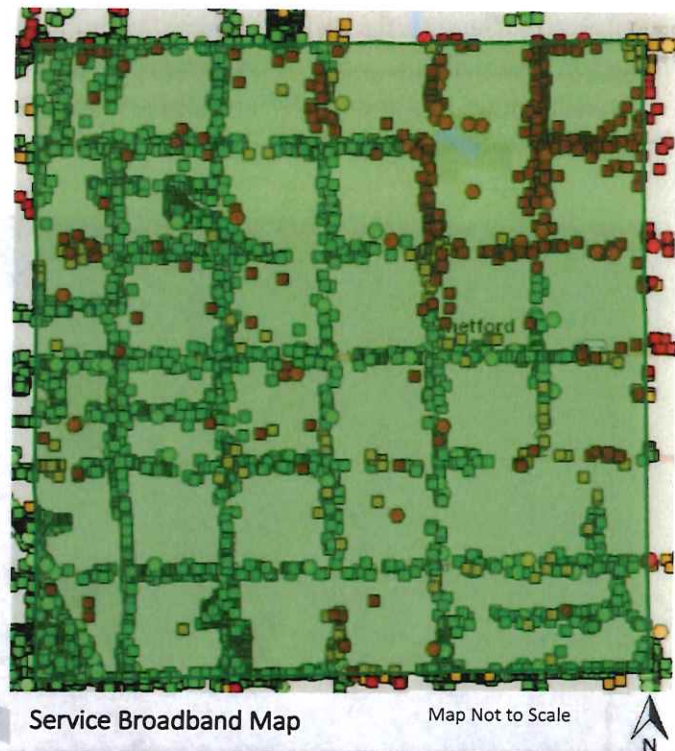
High speed connection today is essential for residential or use as a business. Health care and businesses become more reliant on it every year, and those communities that do not have it, have little chance for growth and increased likelihood for population loss.

Connected Nation Michigan provides the accompanying graphic. By partnering with the Michigan Economic Development Corporation (MEDC), Public Service Commission, High-Speed Internet Office, and Department of Technology, Management, and Budget, they can provide the most up-to-date data on internet service throughout the state.

Consequences of being unconnected or under connected based on information on the Michigan High-Speed Internet Office include:

- Students with high-speed internet have an overall grade point average of 3.18 higher than those with no home access or only cell phone access.
- Older adults (50 Years and older) tend to feel more isolated due to the lack of technology.
- Small businesses have higher annual revenues and are more likely to hire employees.
- Farmers with access experience an average of 6% increase in farm revenue.
- Having home broadband connection gives households an estimated economic impact of \$1,850 per year.

The graphic shows Served (Green), Underserved (Orange), and Un-served (Red). Locations by point within Thetford Township. There are very small pockets throughout the Township, but otherwise, lower services is in the northeast corner of the Township. Generally speaking, the Township has good coverage of high speed internet.



Service Broadband Map

Map Not to Scale

### UNSERVED & UNDERSERVED Locations (Zoom-dependent)

Un-served (Less than 25 Mbps/3 Mbps) by Residential Service Provider

- Residential/Mixed
- Business/Group Quarters

Underserved ( $\geq 25$  Mbps/3 Mbps - Less than 100 Mbps/20 Mbps) by Residential Service Provider

- Residential/Mixed
- Business/Group Quarters

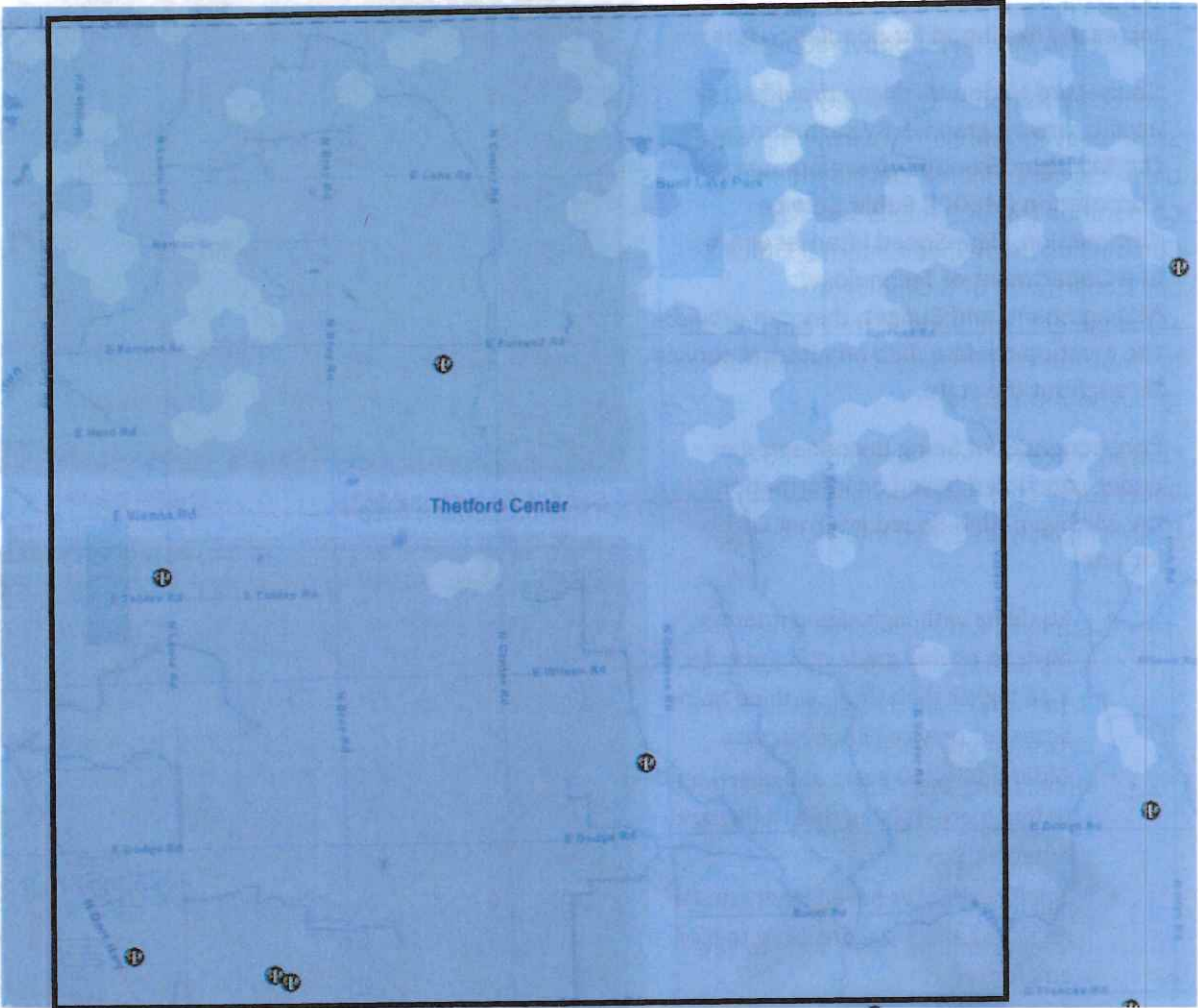
### SERVED Locations (Zoom-dependent)

Served ( $\geq 100$  Mbps/20 Mbps) by Residential Service Provider

- Residential/Mixed
- Business/Group Quarters

Source: Michigan Broadway Interactive Map

Similarly, the Township has six FCC Antenna Structures and one very close to the municipal boundary based on information provided by the same interactive portal. The underserved areas with lower quality to no signal are in lighter blue colors located on the northern side of the township. The northeast corner has the lowest level of service.



Cell Phone Map



Source: Michigan Broadband Interactive Map





## Genesee County Broadband Initiative

Genesee County to be responsive to needs of the community have established a Genesee County Broadband Initiative in 2023 to work to provide high-speed, reliable internet to the entire county. This is essential for education, business, healthcare, and social engagement. In 2024, the County requests residents to participate in the development of the high-speed mapping project.

### Funding Opportunities

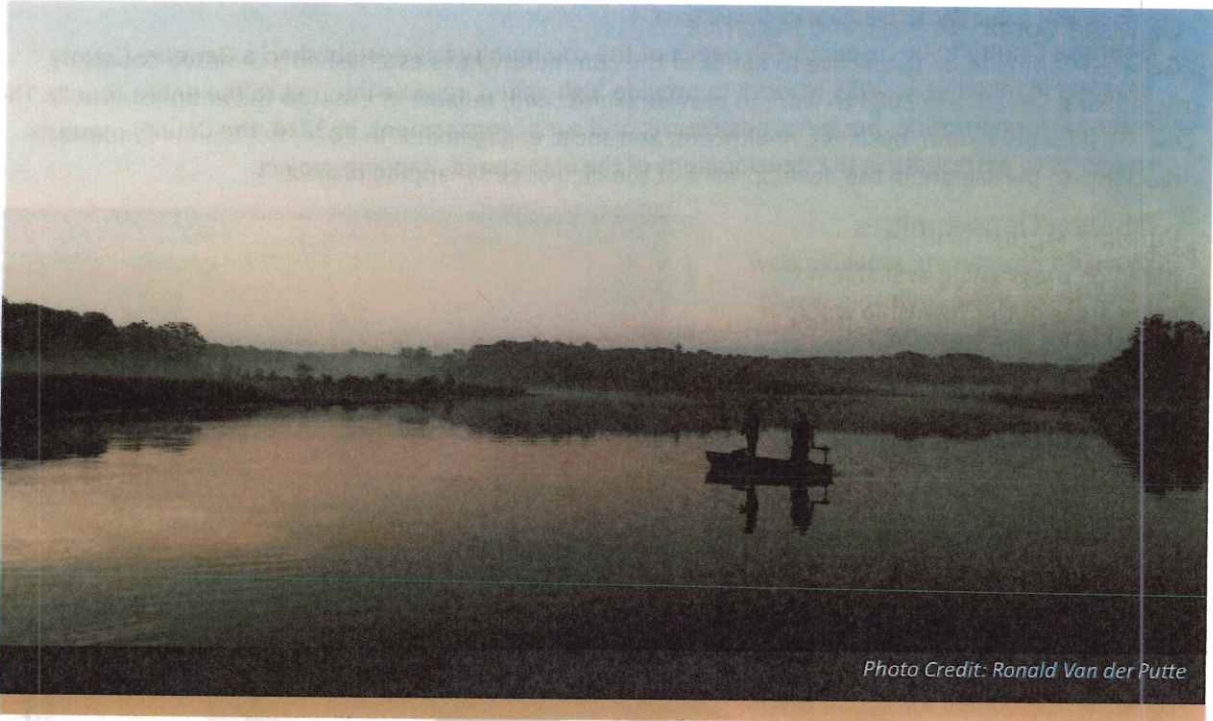
Based on programing available now, some areas of the Township would qualify for the **Rural Digital Opportunity Fund (RDOF)** which is a grant program provided by the Federal Communications Commission (FCC). Several small pockets of the Township are available for funding. Shown in dark green are the areas that would qualify for this program.

The **light blue** area in the northeast corner would qualify **for FCC ACAM funding**. This program full title is the "Wireline Competition Bureau Announces Enhanced Alternative Connect America Cost Model Support Amounts Offered to Rate-Of-Return Carriers to Expand Rural Broadband" intended to provide funding support for deployment of voice and broadband-capable networks.



Internet Funding Map

Source: Michigan Broadway Interactive Map



## Chapter 8 Public Engagement

It is important that the master plan reflect the needs and desires of the people of Thetford Township. The master plan development process provided the basis for the creation of this plan's guiding principles, including goals and objectives. Public engagement obtained through in-person work sessions, a community survey, and discussions with the Planning Commission, greatly informed the recommendations outlined in this plan.

### Community Survey

The community survey was conducted between June 24 and August 30, 2024, and was made available in online and hard copy forms. The survey was advertised on the Township's website, newspaper, and social media outlets. A total of 271 responses were recorded. 89% of respondents were current Township residents. The detailed online survey results are included in the Appendix. A summary of the survey results is provided below.

#### Respondent Profile

The age of the respondents skewed older, with those age 65 or older representing the highest group (37%), followed by respondents aged 50 to 64 (31%). Those between the ages of 30 to 49 represented 28% of survey participants. Of those respondents who are Thetford Township citizens, most (58%) have lived in Thetford for 20 years or more.

#### Township Attributes

Participants were asked if they had any plans to move out of the Township within the next 5 to 10 years. Only 7% of Township respondents expressed interest in moving out of the Township. Those 7% of respondents were then asked what would cause them to move out of the community. Commonly cited answers to this follow-up question included solar farms, local politics, tax increases, and downsizing.



Participants were given a listing of attributes and were asked to identify Thetford Township's most positive attributes (each participant could select up to 5 attributes). There was a notable level of consensus regarding the most favorable aspects of Thetford Township.

Participants were then asked to identify Thetford Township's least favorable aspects from a similar listing of attributes (each participant could select up to 5 attributes). In comparison to positive aspects, there was generally less consensus on the negative aspects of the Township.

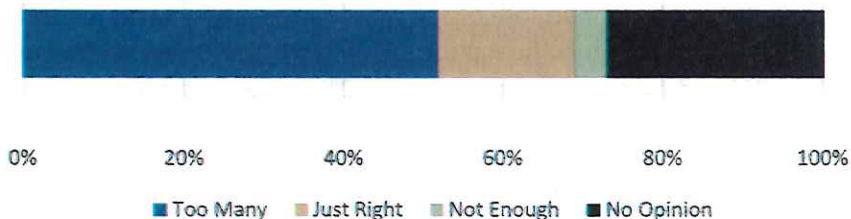
Among the write-in responses to the question about the Township's negative aspects, participants commonly expressed concerns over loss of open land/farmland, solar farms, and crime.

Participants were asked where they most commonly go for their shopping and service needs as well as their dining and entertainment needs. The locations most commonly cited by respondents included Vienna Township, Birch Run, Clio, and the greater Flint area.

Participants were asked what nearby rural community they'd like Thetford Township to reflect and were given a choice between several adjacent townships or "other." There was little consensus, with Millington Township being selected by 22% of respondents, closely followed by Birch Run Township (21%), others (19%) and Vienna Township (19%).

#### Land Use and Economic Development

Survey participants were specifically asked about the quantity of marijuana facilities (growers and processing facilities) within Thetford Township. Roughly half (52%) of survey participants felt there were too many marijuana growing and processing facilities within Thetford. Just over 25% of respondents had no opinion, while 17% felt that the quantity was just right. Only 4% felt there were not enough.



#### Thetford's Most Positive Attributes

1. Small town atmosphere (chosen by 69% of respondents)
2. No or limited congestion (55%)
3. Safe neighborhoods and community (48%)
4. Proximity to family or friends (34%)
5. Friendly people or atmosphere (33%)

#### Thetford's Least Favorable Aspects

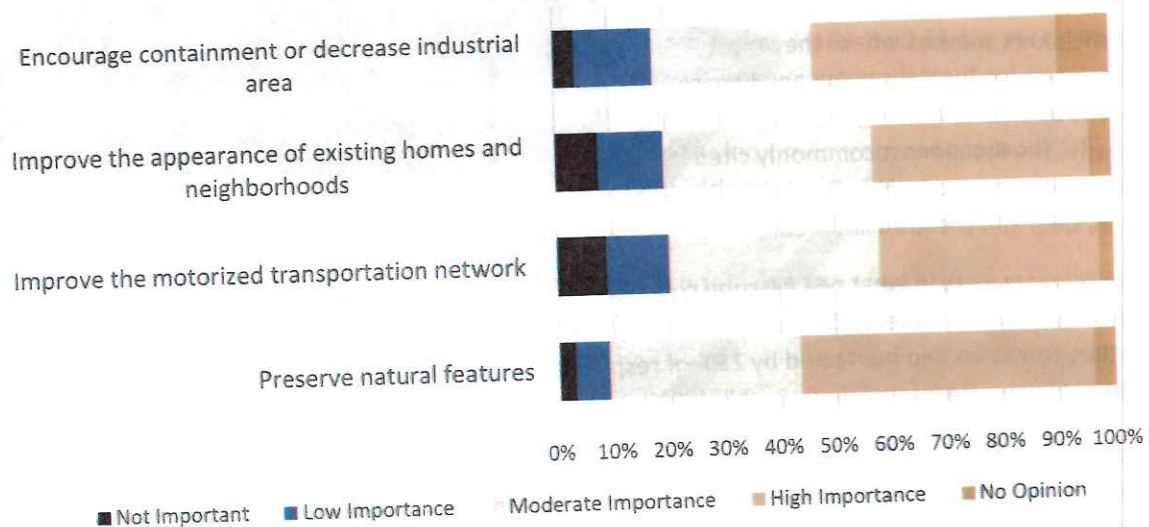
1. Lack of access to high speed internet (chosen by 36% of respondents)
2. Blighted or deteriorating homes or neighborhoods (27%)
3. Lack of dining options (25%)
4. Lack of community spirit or civic mindedness (24%)
5. Limited or poor quality emergency services (24%)

The survey assessed how respondents felt about community services. Respondents showed high satisfaction with the Clio Area Fire Authority, Genesee County Sheriff's Office, and the Thetford Senior Center, all of which garnered at least 64% strong support. When prompted about the establishment of a Thetford Township police department, 58% of respondents expressed strong support, 13% expressed slight support, and 21% did not support.



Respondents were asked what type of housing should be developed in Thetford Township over the next 20 years. The two most common answers were, by far, small single family detached homes (approx. 1,500 square feet or less) (62%), and large single family detached homes (approx. 1,500 square feet or more) (59%). There was a large gap between the next most common answers which included accessory dwellings (24%), senior housing independent living (23%), tiny homes (19%), senior housing assisted living or nursing care (14%), and single family attached homes (11%).

Participants were given a list of potential land use development strategies and asked to give their opinion on the importance of each. The following were the top 4 answer choices ranked based on combined answers of "high importance" and "moderate importance:"



Participants were given a list of potential economic development strategies and asked to rank them by order of importance. According to respondents, the top strategies for Thetford Township ranked by aggregate score were improved awareness (reputation), attracting new residents, creating more jobs, and expanding the growth of existing businesses.

Participants were asked about the importance of agricultural preservation within Thetford Township. There was widespread support for agricultural preservation, with 44% of respondents indicating extremely important, 31% indicating very important and 22% indicating somewhat important.

When asked how non-agricultural development should occur in rural areas, the largest percentage of participants (34%) said that such development should be concentrated in a few specified areas, while a notable percentage (27%) said that there should be little or no non-agricultural growth.



Given a listing of possible choices, participants were asked to indicate their preferred vision of “rural character.” The top three responses by percentage were: a mix of uses including farms, subdivisions, home businesses, and nurseries (37%); plenty of small and medium-sized farms (21%); and farms of all sizes and types, including larger operations (17%).

Respondents were asked if they would support renewable energy by allowing on-site and/or large-scale solar energy generation. Respondents generally expressed support for on-site solar (less than 100 kW), with 64% of respondents expressing strong or slight support in comparison to 29% who do not support. However, for large-scale utility solar (over 1MW), 66% of respondents do not support in comparison to 29% of respondents who had strong or slight support.

Respondents were asked about their support for utility-scale wind turbines (up to 450 feet in height) on private properties. The majority of respondents (67%) were not in support of utility-scale wind turbines. Only 17% supported while 16% were neutral or had no opinion.

### Parks & Recreation Questions

When asked about the quantity of recreational activities and facilities in Thetford Township, over half felt that either many more (15%) or somewhat more (40%) are needed. 29% felt that enough activities and facilities are available now while 2% felt that too many are available now. Participants were then asked



When asked, respondents generally endorsed the idea of the Township actively developing bike/walking paths to connect various sites and destinations together, with 23% strongly agreeing and 37% agreeing. However, 29% of respondents said they felt neutral on the subject.

Participants were given a list of 33 sport-related recreational facilities/activities and asked to give their opinion on the availability of each. For each choice, they were asked to indicate whether “many more are needed,” “more are needed,” “enough are available,” or “undecided.” The following were the top 5 answer choices ranked based on combined answers of “many more are needed” and “more are needed:”

1. Bicycling (59% many more or more)
2. Hiking/walking (58%)
3. Playground equipment (toddler) (48%)
4. Sledding hill (45%)
5. Playground equipment (early elementary) (45%)



When asked about the amount of park space within the Township, 54% of respondents said there is not enough park space, and 56% said they would support the Township purchasing additional land for park

space. Participants were then asked to write up to three recreational facilities that were not listed that would be of interest. Common answers included an indoor recreation facility, equestrian and snowmobile trails, a shooting range, and a swimming pool.

Lastly, respondents were asked to write up to three non-sport recreational facilities that they would be interested in. Common answers included a community rec center, equestrian facilities, and a splash pad.

## Community Visioning Workshop Summary

Thetford Township hosted a Community Visioning Workshop on September 11, 2024. The workshop began with introductions, a presentation on the purpose of a master plan, and results of the public engagement received up to that point. Following the presentations, attendees participated in two different exercises.

### Assets to Protect/Problems to Solve Questionnaire

The first exercise asked participants to list up to three different assets to protect and three problems to be solved as they relate to the Township. In total, 19 questionnaires were collected. The following lists each subject, followed by the most common topics participants mentioned regarding that subject. Topics are listed as one being the most common.

#### Thetford's Assets to Protect

1. Agricultural preservation
2. Community character
3. Recreation facilities
4. Feeling of safety
5. Community services

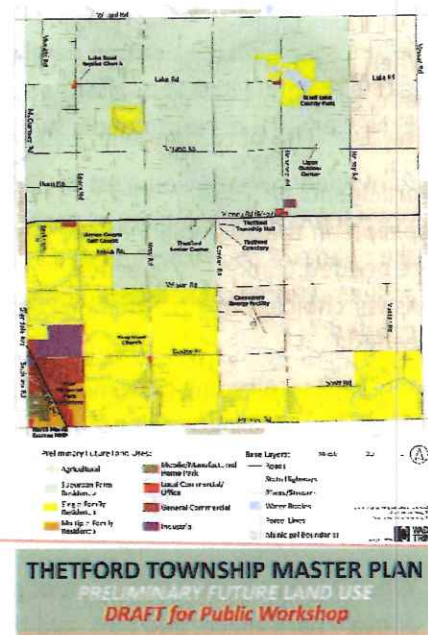
#### Thetford's Problems to Solve

1. Expansion of solar farms
2. Housing quality/blight
3. Expansion of marijuana businesses
4. Improved internet service
5. High property taxes

### Future Land Use Planning Exercise

For this exercise, participants were broken down into small groups. From there, they were asked to work together to create a "Future Land Use Map" for Thetford Township. A Future Land Use Map is a depiction of the most preferred or idealized land uses within the Township at a date 5 to 20 years into the future.

Each small group was provided with a large preliminary future land use map of Thetford Township and asked to mark-up the map to depict the group's preferred future land uses. In the legend, there were numerous "pre-identified" future land use categories to choose from. These future land use categories were taken from the Township's last master plan prepared in 1987. However, they could choose not to use the pre-identified future land use categories or create new categories. After each group was finished, they were asked to identify a group spokesperson who shared the group's future land use map to the other workshop attendees.





For this exercise, four small groups were formed. Each group consisted of four to six individuals, many of whom were not familiar with each other. The results garnered from the exercise were mixed. Some groups focused on zoning, another focused on transportation, and one group prioritized growth around preexisting utilities. Common land use themes included expanding recreational uses, minimizing industrial zoning, and stopping the growth/expansion of marijuana facilities. One group focused exclusively on transportation, suggesting roundabouts at each major intersection along Vienna Road within the Township.

The small group discussions all focused on different topics. One group discussed the know expansion plans for public sewer along M-57 from Vienna Township to Lewis Road. Another group focused on the amount of marijuana operations and felt there was more need for commercial uses rather than industrial uses in the Township. Another group discussed identifying public/recreational features separately on the Future Land Use Map. The final group discussed a scenario of using roundabouts at M-57 and other improvements to traffic. While each group provided valuable information, it is important to note these are the priorities of a small group of residents, and we cannot assume their concerns are entirely reflected by the community as a whole.

### **Public Hearing**

The public hearing took place on     , 2025 at the Township Hall. At the meeting the following public comments were made:

- Placeholder.

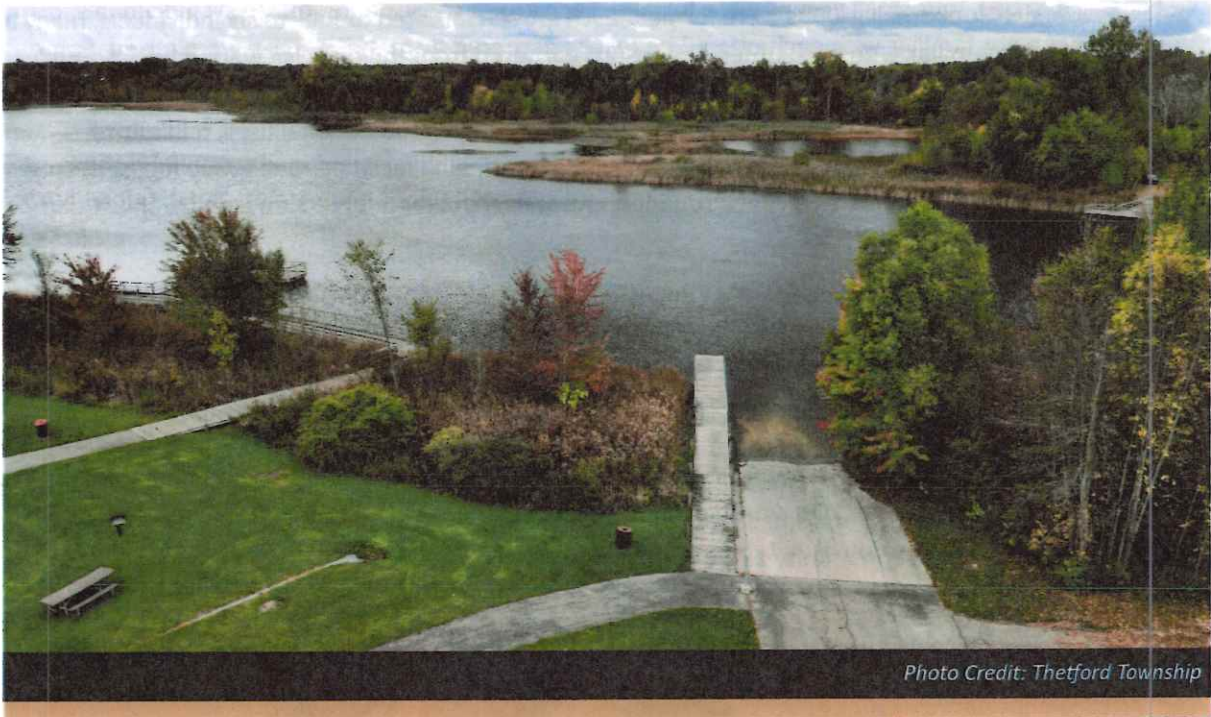


Photo Credit: Thetford Township

## Chapter 9 Parks & Recreation

This chapter focuses on the variety of parks and recreational opportunities in and near the Township. The Township is part of the Clio Area Joint Parks and Recreation Plan. This plan includes cooperation with the City of Clio, Clio Area School District, Charter Township of Vienna, and Thetford Township. The plan was recently adopted in 2024.

### Inventory

There are some limited recreational opportunities developed directly by the Township. The **Township Hall** property at the intersection of Vienna and Center Road, has several acres of un-used land or grassed area that could be used for various recreational opportunities. Continuing on the east side of Center Road is the **Township Cemetery** which provides safe paved walking trails for residents.

Across Center Road, is the **Thetford Township Senior Center** provide classes and clubs provided at the center include senior activities including painting, card making, sewing club, bible study, basket weaving, and beading. Services provided by the senior center include balanced lunches on weekdays, senior trips, legal service, Medicare/Medicaid Assistances Program, AARP Tax Aid Program, tech talk, and support groups. Onsite there is a pavilion, benches, and porta potty available.



**Ligon Nature Center** is located in the northeast corner of Genesee County, Michigan, offers 268 acres of pristine nature, over six miles of hiking trails, and a multitude of educational opportunities for students and teachers. Donated to the Genesee Intermediate School District by James and Mary Ligon of Almont, Michigan in 1975, Ligon Outdoor Education Center boasts an ideal spot for conferences, meetings, retreats, educational field trips, and getting in touch with nature. Ligon is the perfect "out of classroom" learning environment.





**Buell Lake County Park** is located on the north side of the Township along Genesee Road. The park is 213 acres. This is under the jurisdiction of the Genesee County Parks Commission. The park space includes baseball fields, boating, fishing, hiking and biking, disc golf, picnic areas (with pavilions), playgrounds, and a dedicated radio-controlled model airplane field. The Township will continue to coordinate with Genesee County on improvements.



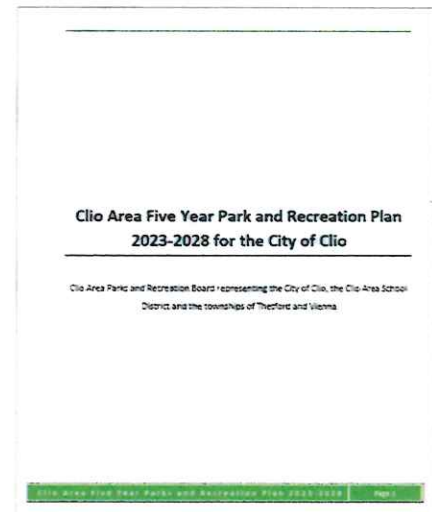
Just outside the Township's jurisdiction between Frances Road, Mt. Morris Road and Vassar Road, is **"The Mounds ORV Park"** run by Genesee County. The Mounds is open 365 days a year; however, from March 15 through May 15, all trail areas of the Mounds are closed except for the 8-acre scramble area and only ATVs, UTVs and dirt bikes are allowed during this time.

### Public Priority

As part of the community survey with the master plan, specific questions were asked about the parks and recreation system within the Township. Below is a shorter summary of the results related to parks and recreation. For the full results of the community survey go to Chapter 8.

### Focus on Future: Goals and Actions

Recreational opportunities and activities are vital to agricultural areas like Thetford Township. They provide the open space desired by residents and offer unique experiences residents would not have available on their property. In additional recreational space helps provide a gathering space for all ages to meet and interact with one another. **Goals** are policy statements of what the community would like to be. **Actions** are ways to implement the goal. Provided are some goals and actions to consider related to the master plan regarding parks and recreation. The are additional goals and actions located in the Clio Area Joint Plan.



**Thetford Township and the surrounding area provide a variety of recreational opportunities and activities for all ages.**

- Continue to support and expand services at the Thetford Township Senior Center.
- Explore adding outdoor facilities such as pickleball, bird watching, exercise/stretching equipment, etc. at the Senior Center.
- Explore purchasing the adjacent land to the south of the Senior Center.
- Explore advocating recreational improvements such as disc golf course to the Buell Lake County Park.

**Thetford Township will continue to support having a network of trails within the Township.**

- Expand bike trails and join with other trails.
- Identify potential trails and existing trails new road improvements.

**Thetford Township will continue to maintain partnerships and explore funding opportunities to fund and support recreational opportunities and activities.**

- Development of the Thetford Township Parks and Recreation Plan that meet DNR guidelines.
- Continue to partner with Genesee County Parks.
- Continue to partner with the Genesee County Road Commission to address desired improvements for walkable routes.
- Consider the establishment of a committee to explore mutual projects and funding opportunities.
- The Township will continue to explore avenues of funding for park improvements and expansions.
- When possible, continue to partner with the Clio Area Senior Center to provide additional opportunities within the Township and general area.





## Chapter 10 Thoroughfare Plan

### Motorized Transportation

This chapter will discuss the current condition of the roadways based on information provided by Genesee County and the State of Michigan. This chapter will also discuss non-motorized transportation and regional connections.

### Types of Roadways

According to the Michigan Department of Transportation (MDOT), one of the state's primary federal data reporting requirements to the Federal Highway Administration (FHWA) is to determine what roads are eligible to receive federal funds. This is determined by assigning a highway functional classification to every public road in Michigan. MDOT calls the federal highway functional classification system the National Functional Classification (NFC). The NFC breaks roads down into the seven following classifications, in order from the highest mobility function (which emphasize mobility) down to the lowest (which emphasize property access):

1. Interstates
2. Other Freeways
3. Other Principal Arterials
4. Minor Arterials
5. Major Collectors
6. Minor Collectors
7. Local

Roads that do not fall under one of these seven designations are considered uncoded or private. The **Transportation Network** map shows the current transportation network of Thetford Township. All roads in the township fall into five NFC categories: Other Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local. Descriptions from the FHWA are as follows:

**Other Principal Arterials** - These roadways serve major centers of metropolitan areas, provide a high degree of mobility, and can also provide mobility through rural areas. Saginaw Road and Dort Highway, both located in the southwest corner of the Township, fall under this designation.



National Functional Class:

- |  |  |
|--|--|
| <span style="color: blue;">—</span> Principal Arterial | <span style="color: green;">—</span> Minor Collector |
| <span style="color: pink;">—</span> Minor Arterial     | <span style="color: black;">—</span> Local           |
| <span style="color: yellow;">—</span> Major Collector  | <span style="color: black;">—</span> Private         |

Base Layers:

- Creeks & Drains
- Water Bodies
- Municipal Boundaries

Miles 0 0.5 1



Source: Michigan Geographic Data Library, 2017

April 2024



# THETFORD TOWNSHIP MASTER PLAN

## TRANSPORTATION NETWORK



**Minor Arterials** - Minor Arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. Vienna Road and parts of Bray and Dodge Roads in the southwest corner account for this designation.

**Major Collectors** - Generally, Major Collector routes are longer in length; have lower connecting driveway densities; have higher speed limits; are spaced at greater intervals; have higher annual average traffic volumes; and may have more travel lanes than their Minor Collector counterparts. Most of Dodge, Bray, Genesee, and Lewis Roads are considered major collectors.

**Minor Collectors** - A central purpose of Minor Collector route is to provide service to smaller communities not served by a higher class facility and link locally important traffic generators with their rural hinterlands. Belsay Road, north of Vienna Road is the only minor collector in the Township.

**Local** - Locally classified roads account for the largest percentage of all roadways in terms of mileage. They are not intended for use in long distance travel, except at the origin or destination end of the trip, due to their provision of direct access to abutting land. Local Roads are often classified by default. All remaining public roads in Thetford Township fall under this category.

#### PASER ratings

According to MDOT, "Since 2003 the Transportation Asset Management Council (TAMC) has required road agencies to collect and submit roadway condition information based on PASER. That information has been used to generate annual reports, populated interactive maps, and generate a wide range of performance measures presented in dashboards. In addition to use by the TAMC many agencies use PASER data to help manage their road systems and convey information to the public." In Genesee County, the Genesee County Metropolitan Planning Commission (GCMPC) is responsible for submitting pavement conditions. Based on the latest report, in 2023, GCMPC covered 88.35 total lane miles in Thetford Township. In terms of road condition, 11% was rated good, 24% was rated fair, and the remaining 65% was rated poor.



### Thetford Township

#### PASER Road Ranking Map

- Rating 8-10 Good
- Rating 5-7 Fair
- Rating 1-4 Poor
-   Interstate System
- Local Road



Source:

GLS Region V Planning & Development Commission

Map Not To Scale

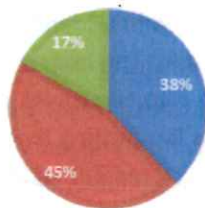
## Crash and Safety Data

Within Thetford Township various transportation information regarding crashes and safety are recorded analysis are developed by the GCMPC. The top five intersections within the Township were based on data between 2020 and 2022 are as followed:

- Dodge Road & Dort Highway
- Bray Road & Vienna Road
- Frances Road & Dort Highway
- Vienna Road & Lewis Road
- Wilson Road and Lewis Road

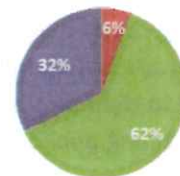
### RATE OF AGE RELATED CRASHES THETFORD TOWNSHIP 2020-2022

■ YoungDriver ■ AgingDriver ■ Other



### SEVERITY OF CRASHES THETFORD TOWNSHIP 2020-2022

■ Serious Injury  
■ Property Damage Only  
■ Non-Serious Injury



The range of age groups are primarily aging drivers (65 years and older) at 45%, while young drivers (16 to 19 years) account for 38% of the crash incidents. The severity of the crashes primarily (62%) results in property damage only with 32% non-serious injury and 6% serious injury. For the data collected there are no fatalities within the Township due to car accidents.

## Public Transportation

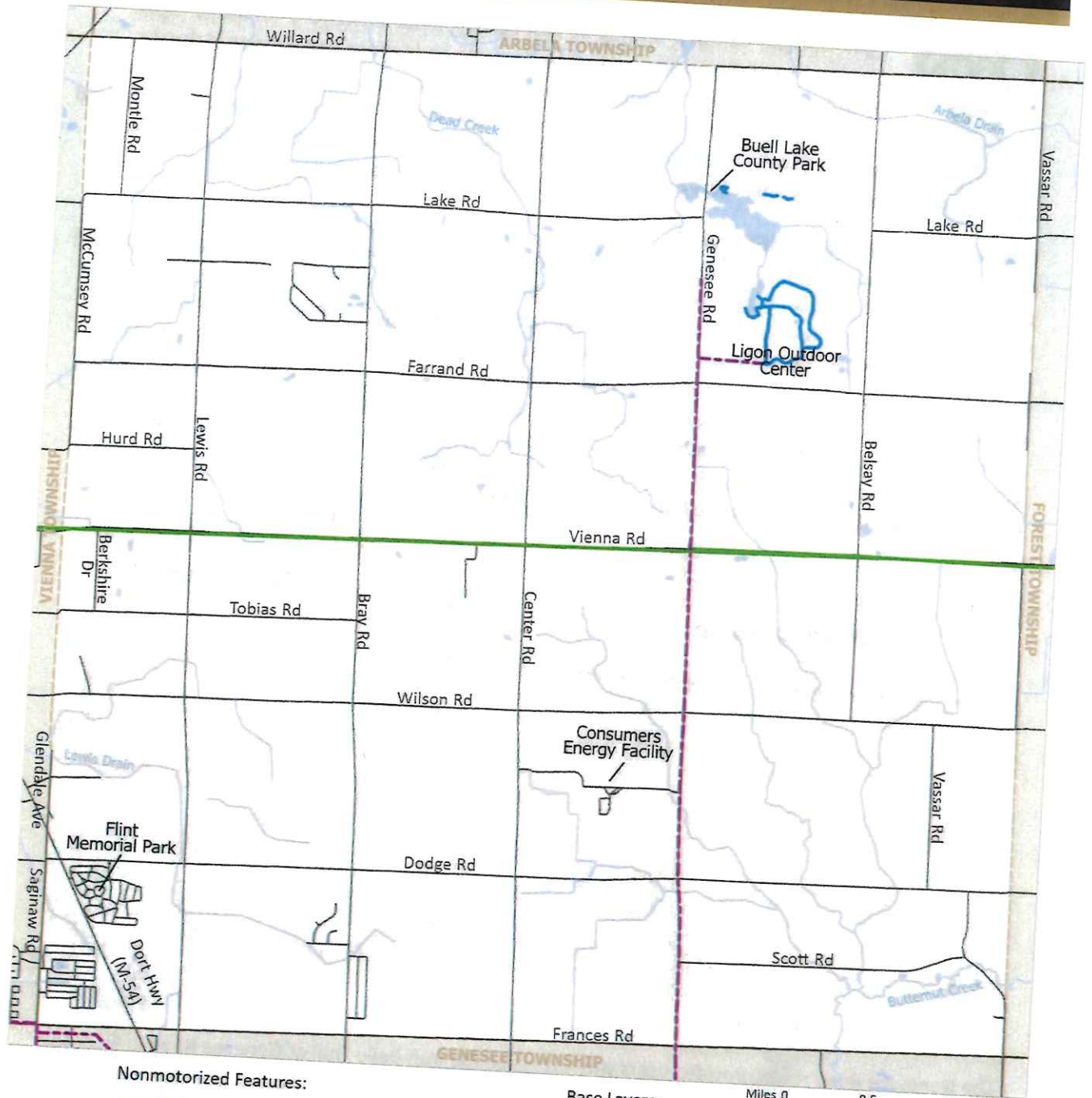
Thetford Township currently has no means of mass/public transportation. The closest active bus route to the Township is the Mass Transportation Authority (MTA). Route 1 goes along Saginaw Road to Frances Road. There are various programs available to Township residents by MTA which include Rides to Wellness and Ride to Groceries. The Thetford Senior Center provides many services to seniors that can also assist with mobility around the community.

## Non-Motorized Transportation

Increased focus on nonmotorized transportation has grown significantly across the United States. Development of nonmotorized networks benefits residents who are able to use these systems for pleasure and recreational activities. Provided is the **Nonmotorized Facilities Map**.

Presently, Thetford Township features few nonmotorized transportation facilities, with no nonmotorized trails (shared use pathways), bike lanes, or sidewalks found in the Township. Vienna Road features a paved shoulder and part of Genesee Road's shoulder is widened. The closest regional trail to Thetford Township is the Iron Belle Trail in neighboring Genesee Township, which extends more than 2,000 miles from the far western tip of the Upper Peninsula to Belle Isle in Detroit. This is a popular trail that is utilized by residents of Thetford Township.



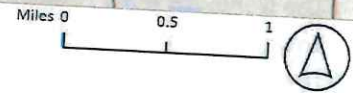


**Nonmotorized Features:**

- Walking Path - Existing
- Paved Shoulder - Existing;  
Bike Lane - Proposed
- - - Bike/Walking Path - Proposed

**Base Layers:**

- Roads
- ~ Creeks & Drains
- Water Bodies
- Municipal Boundaries



Source: Michigan Geographic Data Library, 2017;  
Ottawa County GIS, 2023

April 2024 **WADE TRIM**

# THETFORD TOWNSHIP MASTER PLAN

## NONMOTORIZED FACILITIES



Ligon Outdoor Center is located on East Farrand Road in Thetford Township. Ligon provides teachers and students in the Genesee and Lapeer Intermediate School Districts with a natural setting for learning and teaching. Ligon may also be used by any recognized organization in Genesee County for retreats, conferences, field trips and special events. Ligon includes 6.5 miles of hiking trails, including an ADA (Americans with Disabilities Act) accessible trailway, an Esker Trail and a Boardwalk.

### Regional Connection/Networks

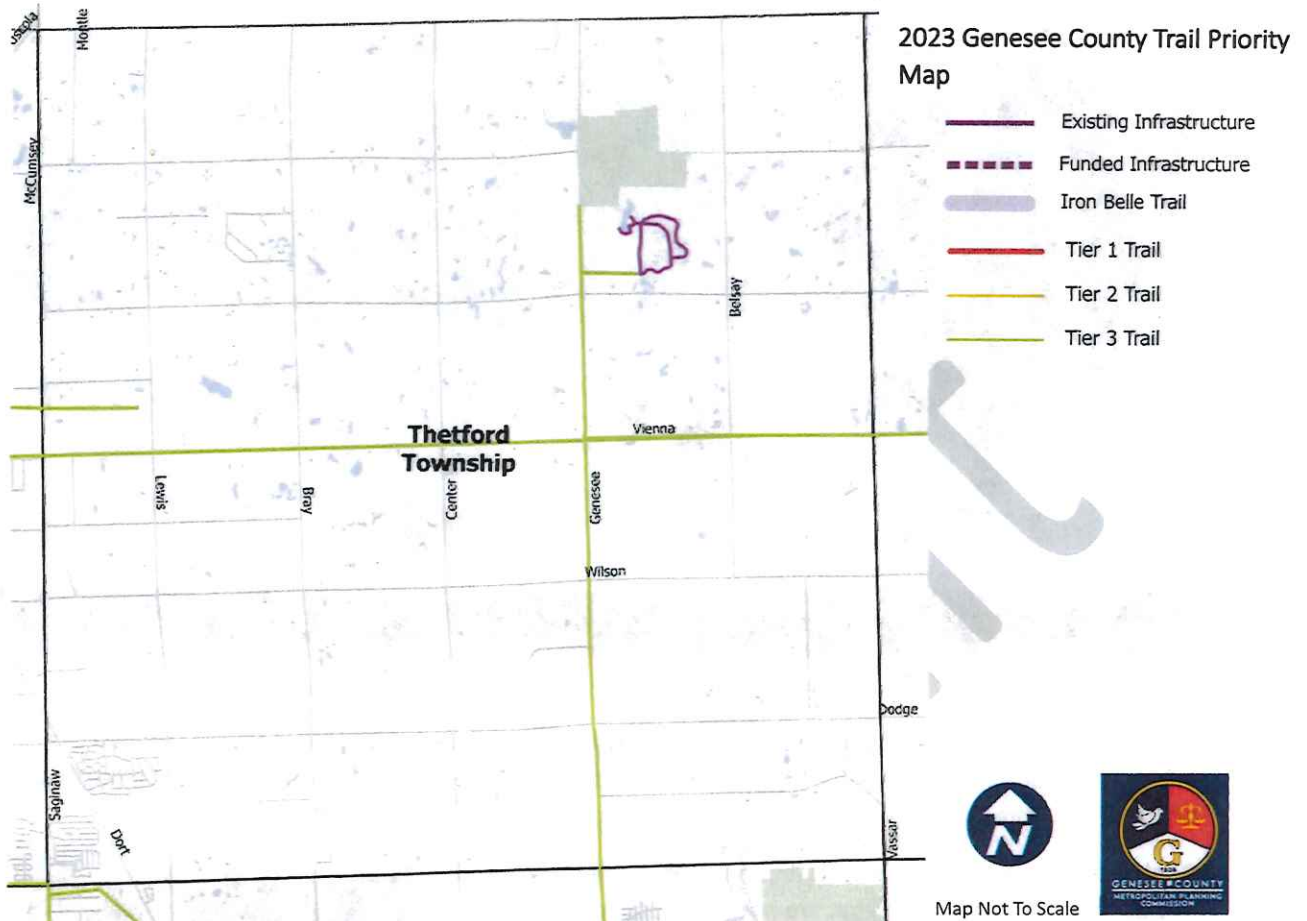
Connectivity is crucial when assessing the effectiveness of a nonmotorized route. Connecting routes and pathways together provides more options and accessibility for potential users. Therefore, it is crucial to understand what existing or potential nonmotorized facilities offer in terms of furthering regional connectivity. Thetford Township was part of the Genesee County Metropolitan Planning Commission's (GCMPC) Nonmotorized Transportation Plan released in 2014. Regarding the Township, this plan was predominately focused on widening the shoulders of Genesee and Vienna Roads to allow for safer bike travel. As of 2024, both of these roads have received this upgrade and extend well past the Township borders to the east, west, and south. One of the central objectives for creating these shoulders was to provide nonmotorized access to the Ligon Outdoor Center.



The Genesee Road route provides users with access to the Iron Belle Trail at Genesee Road in Genesee Township. The Iron Belle Trail is a statewide trail that uses existing trails, networks, and new connections to extend from the far western tip of the Upper Peninsula to Belle Isle in Detroit. According to the State website, the trail is 71 percent completed.

A Trail Priorities map published by GCMPC in 2023 shows existing and funded nonmotorized infrastructure throughout Genesee County. The existing trails on Genesee and Vienna Roads are shown as completed projects. However, there are no future funded nonmotorized infrastructure projects shown in or around Thetford Township.





### Recommendations

As shown in the **Nonmotorized Facilities** map, Vienna and Genesee Roads have great potential for future nonmotorized development. Vienna Road, which already features paved shoulders from M-15 to Clio and beyond, would be an ideal candidate for a dedicated bike path. Moreover, creating a bike/walking path on Genesee Road would intrinsically connect users to attractions within and surrounding the Township. This would give future users more accessible nonmotorized access to the Ligon Outdoor Center, Buell Lake County Park, the Iron Belle Trail (in Genesee Township), and the City of Clio.



## Chapter 11 Goals & Actions

Long-range land use planning requires a policy basis from which decisions can be made. Through the information gathered prior to this chapter, the Township identified things to protect and changes that it hopes to promote for the betterment of Thetford's future.

Goals are typically very general statements about the quality and character of the community that are not very easily quantified or measured. Goals must be translated into measurable actions that can be prioritized and pursued. The goals and actions proposed are intended to result in a specific quality and character for the community.

The goals and actions that follow were developed from a synthesis of the public comments received during the Visioning Session and the deliberations of the Planning Commission.



Photo Credit: Char Mozader

### Community Administration

**Goal:** *Provide adequate public services and community facilities to meet the needs of the existing and future population of the Township.*

#### Actions

- Continue to promote a transparent and fiscally responsible community through updating information of the Township website, regularly reviewing fee schedule, online meeting participation, a township newsletter, maintain social media presence, etc.
- Provide public facilities and encourage private community facility size, character, function, and location suitable to their user population.
- Continue to maintain important Township documents such as code of ordinances through regulator codification updates, zoning ordinance, master plan (five-year reviews), etc.



- Continue to support and encourage appointed, elected, and staff to maintain regular education to keep up on best practices, changes in legislation, etc.
- Continue to work with Genesee County and surrounding communities, where appropriate, to improve the Thetford Township community.
- Consider establishing an annual planning meeting comprised of the Township Board, Planning Commission, and other committees to discuss mutual areas of concern and consider potential solutions.

## Agriculture

***Goal: Maintain and promote Thetford's rural and agricultural character while promoting active farming operations.***

### ***Actions***

- Continue to ensure agricultural areas maintain a rural atmosphere by evaluating minimum lot sizes, residential condominium development, clustering options, etc. in the Zoning Ordinance.
- Develop a set of design guidelines and Zoning Ordinance standards to ensure future development is compatible in scale and character with the surrounding area.
- Continue to evaluate the Zoning Ordinance to ensure accessory or agricultural business uses are allowed.
- Continue to encourage and educate farmers on state programs available to help ensure preservation of active farmland.
- Continue to maintain policies to limit the expansion of urban utilities into the Township.

## Natural Features

***Goal: Protect and enhance the natural features of Thetford Township as the community continues to grow and develop.***

### ***Actions***

- Evaluate future development and redevelopment in terms of protecting and enhancing the natural environment by evaluating requirements in the Zoning Ordinance.
- Develop an architectural design depicting recreational opportunities for developing the 30+ acres of township lands. Seek public input during this process and consider establishment of a committee to investigate.
- Review requirements in the Zoning Ordinance for new developments so that wetlands, woodlands, water bodies and other natural features will be protected.
- Evaluate woodlands protection standards such as tree preservation credits, replacement tree credits, etc. within the Zoning Ordinance.



*Photo Credit: Bruce Barnett*

## Recreational Facilities

### *Goal*

Provide a variety of recreational opportunities to accommodate all residents of all ages and abilities.

### *Actions*

- Continue to collaborate with partnerships with local entities including the Genesee County Parks & Recreation to explore projects and funding opportunities.
- Continue to participate in the joint Clio Area Parks and Recreation Plan in order to maintain eligibility for acquisition and development grants through the State and other funding sources.
- Work with surrounding communities to develop recreation programs and facilities to meet the needs of residents.
- Explore opportunities for non-motorized pathways in appropriate locations throughout the Township, with possible connections to neighboring communities.
- Continue to evaluate options to purchase additional property around the Thetford Township Offices and Senior Center for future expansions.



*Photo Credit: Karen Weaver*

## Residential Development

*Goal: Provide a variety of housing opportunities to meet the needs of Township residents, while maintaining Thetford's rural character and open space.*

### *Actions*

- Develop Zoning Ordinance standards which encourage innovative development patterns that result in preservation of natural features and maintenance of open spaces.
- Diversify housing options at different price ranges in order to accommodate residents of all income levels.
- Review the Zoning Ordinance to ensure there are a variety of allowed housing types such as missing middle housing within the Township.
- Provide for development of limited higher density housing, such as apartments, townhouses, and senior housing, restricted to areas with adequate utility and transportation systems in place.
- Evaluate and enforce landscaping requirements in the Zoning Ordinance to buffer residential uses of differing densities and improve views from the roadway.
- Continue to fight blight and minimum standards for housing developments through code enforcement.

## Commercial Development

*Goal: Maintain and attract commercial operations which meet the needs of Township residents without detracting from the rural character of the Township.*

### *Actions*

- Recognize the City of Clio and Chater Township of Vienna as the primary commercial center serving the community shopping needs of the local consumer population.



- Encourage the development of clustered commercial and/or office facilities in close proximity to major street intersections; do not foster strip commercial development.
- Review Zoning Ordinance standards to ensure quality new commercial spaces are available in appropriate locations within the Township.
- Review Zoning Ordinance sign standards to ensure appropriate scale, lighting, landscaping, and design of commercial signage that is compatible with the residential character of Thetford Township.
- Continue to evaluate the list of uses allowed in the Zoning Ordinance and update as new uses are requested.

## Industrial Development

***Goal: Maintain and attract industrial development that will not detract from the community's rural character, in order to balance the local tax base and provide job opportunities to local residents.***

### ***Actions***

- Provide industrial locations which can be readily serviced by public utilities and are easily accessible to the existing transportation network.
- Locate industrial areas where they have reasonable boundaries and are not subject to encroachment by incompatible uses.
- Review Zoning Ordinance sign standards to ensure appropriate scale, lighting, landscaping, screening, and design of industrial signage that is compatible with the character of Thetford Township.
- Review the performance standards of the zoning ordinance to ensure that the health and safety of Township residents is maintained while encouraging new development.
- Continue to evaluate the list of industrial uses allowed in the Zoning Ordinance to ensure it is up to date.

## Infrastructure

***Goal: Promote and maintain appropriate utility infrastructure to support the Township in a manner that is sensitive to the environment.***

### ***Actions***

- Establish policies regarding the extension of utilities in order to control and direct growth to appropriate areas.
- Ensure that future developments within the service areas provide water and/or sewer service without unnecessary added expense to the Township.
- Facilitate workshops and provide information sheets on incentives for homeowner green energy; work to share opportunities with the Thetford Senior Center, local Facebook administrators, and Thetford Township home page.
- Explore developing a solar array for powering the Township Offices and Hall. Include the cost of a couple of public EV charging stations in this study.
- Coordinate with regional and Genesee County Initiatives to improve cable and internet services. Explore options for grant funding or advocacy to improve these services throughout the Township.

***Goal: Promote and maintain functional roadways and pathways for various users within Thetford Township.***

***Actions***

- Improvements to Thetford Township's road system should keep pace with development and direct future growth.
- Continue to work with the Genesee County Road Commission to improve transportation within the Township by developing a five year road maintenance plan to prioritize the improvement of roads within the community.
- Explore opportunities for non-motorized pathways in appropriate locations throughout the Township.

PH Draft





## Chapter 12 Future Land Use

The purpose of the future land use plan is to assist in providing general policy direction on growth, land use management, and agricultural preservation within the Township. These future land use classifications correspond to the Zoning Plan later discussed in this master plan. Each classification will describe the intent of the district, appropriate uses customary to that classification, and location criteria to additional help identify appropriate land use decisions.

### **Agricultural**

Designated agricultural lands should be primarily used for activities for active farming operations. The uses appropriate for this classification include single family homes, farming operations, agri-business, agricultural tourism, raising of animals, etc. It is important these lands maintain proper soil erosion protections and open spaces to ensure long term use of these lands for active farming. The preserving of open space is important to the rural character, ensuring there is space between each building along a roadway. The desired residential density is one dwelling unit per 2 acres.

#### **Location Criteria**

- Located in areas with capacity for onsite well and septic systems.
- Located on the eastern side of the Township (east of Center Road).

### **Single Family Residential**

The typical neighborhood with smaller lot sizes may connect to public sanitary facilities available in limited areas of the Township. The desired residential density is without public utilities is one dwelling unit per acre. When public utilities for water and sewer are available a density of four per area may be

appropriate. The appropriate uses include primarily single family homes, attached housing developments, churches, or schools.

#### ***Location Criteria***

- Located on the south portion of Thetford Township where there is growth pressure from Genesee Township.

### **Multiple Family Residential**

The multiple family future land use classification is the densest residential type developments appropriate within the Township. The desired density can range from 5 to 15 dwelling units per acre. This classification is most used for apartments, townhouses, multiplexes, garden apartments, and assisted housing facilities for the elderly. These facilities would be appropriate to use public sanitary sewer. This district can help transition from non-residential classifications to residential or agricultural classifications.

#### ***Location Criteria***

- Located on the paved principal arterial roadways.
- Located on the southwest portion of Thetford Township.

### **Mobile Home Park**

The Township has existing mobile home parks which provide a different type of residential housing needed to accommodate residents. Residential housing is the principal purpose of this future land use classification. These facilities would be appropriate to use public sanitary sewer.

#### ***Location Criteria***

- Located near Dort Highway.
- Adjacent to other mobile home park developments.

### **Local Commercial/ Office**

There is some need for local commercial and office classification within the Township to provide daily shopping and service needs that are compatible in a residential/ rural setting. These include small retail establishments, salons, professional offices, etc. These planned centers should be focused in specific areas of the Township. This district can help transition from non-residential classifications to residential or agricultural classifications.

#### ***Location Criteria***

- Located near the intersection of Lewis Road and Lake Road
- Located near the intersection of Bray Road and Dodge Road.
- Adjacent to other local commercial/office businesses.
- Adjacent to general commercial classifications.

### **General Commercial**

General Business future land use classification is intended to provide commercial amenities to the greater area including the surrounding agricultural and single-family homes. Uses that are appropriate include retail, automotive services, office, services, food services, or other business operations. Due to the anticipated larger vehicle traffic volume, expansion of the general business area shall be reviewed as



more property is developed. These uses would be appropriate to connect to public sanitary sewer facilities.

***Location Criteria***

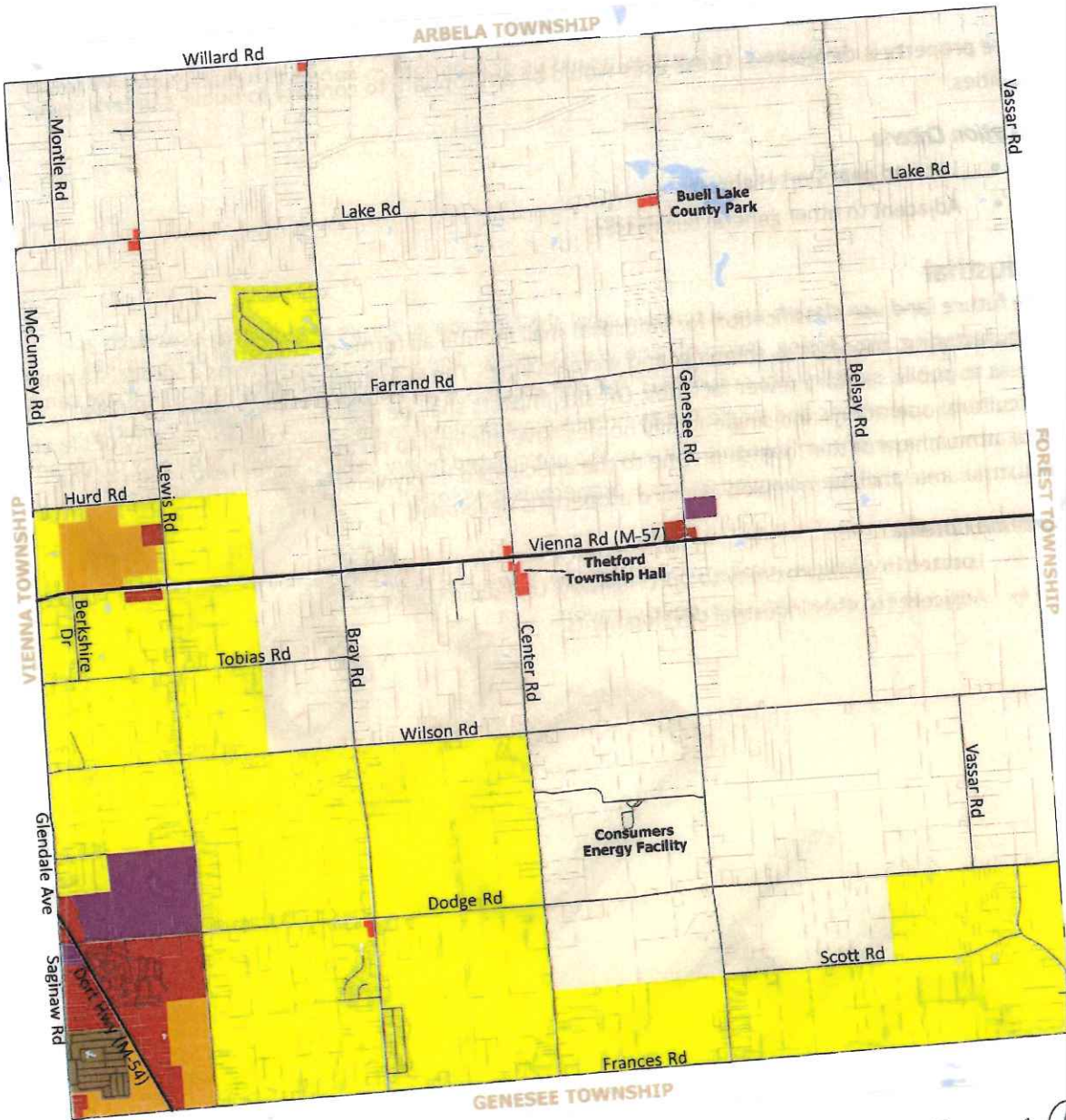
- Located near Dort Highway.
- Adjacent to other general businesses.

**Industrial**

The future land use classification for industrial shall include all forms of industrial uses such as manufacturing, processing, shipping, and warehousing. The industrial operations appropriate can have access to public sanitary sewer facilities. Off-site impacts shall be monitored to ensure nearby agricultural operations and single-family homes have minimal to no impacts to the quality of life and rural atmosphere of the Township. Due to the anticipated heavy vehicle traffic, expansion of the industrial area shall be reviewed as more property is developed.

***Location Criteria***

- Located in close proximity to Dort Highway, Lewis and Dodge Roads.
- Adjacent to other industrial developments.



**Preliminary Future Land Uses:**

- Agricultural
- Single-Family Residential
- Multiple-Family Residential
- Mobile/Manufactured Home Park

- Local Commercial/Office
- General Commercial
- Industrial

**Base Layers:**

- Roads
- State Highways
- Water Bodies
- Parcel Lines
- Municipal Boundaries

Miles 0 0.5 1



Source: Michigan Geographic Data Library, 2017;  
Wade Trim Analysis, 2024  
Parcel Source: Genesee County, 2024

May 2025

# THETFORD TOWNSHIP MASTER PLAN

## FUTURE LAND USE





## Chapter 13 Implementation

This chapter is dedicated to helping outline, assign responsibility, and overall steps to consider implementing the 20-year vision of the master plan. There are four main components of the chapter. The first three sections focus on specific methods or means of incrementally implementing the master plan, while the last section lists all strategies, indicates a responsible party, and assigns priority.

### Zoning Plan

The Michigan Planning Enabling Act requires all master plans to provide a zoning plan. The zoning plan is intended to help guide future land use classification decisions showing the correlation between the master plan and zoning ordinance. On the left you will see the future land use classifications that were described in the previous chapter. On the right are the current zoning districts based on the 2024 Zoning Ordinance. The table below shows which future land use classifications match the zoning district classifications. The changes proposed simplify and consolidate the zoning ordinance.

Future Land Use Classifications	Zoning Ordinance
<b>Agriculture</b>	RA Residential Agricultural
	RSF Residential Suburban Farms
	<del>RE Residential Rural Estates</del>
<b>Single Family</b>	RU-1 Residential Urban
<b>Multiple Family</b>	RU-2 Residential Urban (Multiple Family)
<b>Mobile Home Park</b>	MHP Residential Mobile Home Park
<b>Neighborhood Business</b>	<del>CO Community Office</del>
	LC Local Commercial
<b>General Business</b>	GC General Commercial
<b>Industrial</b>	LM Limited Manufacturing
<b>Key: <del>Remove District</del></b>	

## Zoning Ordinance

Below is a list of specific strategies related to potential improvements to the zoning ordinance. During the zoning ordinance update, the Planning Commission should review the following content based on input from the master planning process:

### Zoning Districts

- Review all zoning district uses to ensure it allows intended uses and flexibility
- Review lot dimension requirements in all zoning districts
- Review residential housing development requirements to allow for a variety of housing types such as missing middle housing

### Use Standards

- Evaluate the requirements to ensure agri-business farming operations are allowed with proper oversight
- Foster a relationship with the marijuana industry through proper review of the marijuana licensing ordinance and zoning ordinance on a regular basis
- Make the review and approval process reasonable for on-site solar energy use
- Evaluate all requirements for specific uses to see if they are necessary

### Site Standards

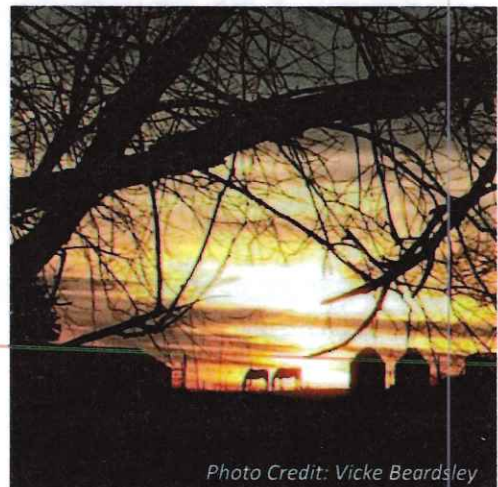
- Develop design guidelines to establish a more uniform character for buildings
- Employ the use of woodland preservation strategies for new development
- Review setback requirements from natural features
- Review landscaping requirements in buffer zones between different zoning districts
- Review landscaping requirements along the right-of-way

## Other Ordinances

Where appropriate, the Township may consider establishing separate police power ordinances to help protect the public safety, health, and welfare of the community. Existing police power ordinances the Township should reevaluate include Building Code, Blight Ordinance, Marijuana Regulatory Ordinance, Noise, Private Road, and Subdivision Control, based on feedback during the master plan update process.

## Implementation Priorities

In the Chapter 11 Goals & Actions, there are several action items being called to be implemented ongoingly or picking a time to start. During the Planning Commission's annual report, the Planning Commission can review the action times and set which items make sense to start this year. Below is a table of five specific plans/ actions to consider completing in the next five years to incrementally implement the master plan. The Township will ultimately decide when it is appropriate to implement a policy.



*Photo Credit: Vickie Beardsley*



## Strategy

## Top 5 Priorities

Strategy	Responsible Party	Year
Update Zoning Ordinance	Planning Commission	2025
Continue to evaluate ways to improve internet access	Subcommittee	2025
Update applications and procedures for planning applications	Planning Commission	2026
Update Clio Area Parks and Recreation Plan	Joint Committee	2028
Five Year Review of Master Plan	Planning Commission	2030

## Annual Report and Master Plan Maintenance

Per the Michigan Zoning Enabling Act, an annual report by the Planning Commission is required on an annual basis. This report is required to summarize activities for that year and is encouraged to think about what the Planning Commission should do the upcoming year. This report, when approved by the Planning Commission, is then forwarded to the Township Board. As part of the identifying goals for the upcoming year, review the implementation table in the next section to see what is appropriate to implement the master plan.

The master plan per the Michigan Planning Enabling Act is required to be evaluated every five years. Criteria to consider if an amendment to the master plan is necessary is listed below:



Demographic Changes  
in the Community



Loss of Agricultural land  
and/or Rural Environment



Policy Shift or Community Values Have Changed Since  
Previous Plan (Level of Desired Growth)



Major Development Change (A new business(es) or  
loss of a business(es))



Rezoning Approvals that are  
Inconsistent with Master Plan



Request or Expansion of  
Water and/or Sewer Utilities



Outdated Plan  
(Typically, a Master Plan Timeframe is 20 Years)

## Appendix A

### **Public Notices**

Placeholder

### **Community Survey**

Placeholder

PHD Draft



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