

A7

VISION SESSION INFORMATION

AGENDA

“ISSUES AND SOLUTIONS” / FUTURE VISION MEETING

Call to Order at 7:00 PM

1. Introductions and Welcome – Planning Commission Chair Tim Moore
2. Participant Introduction
3. Description of Master Plan Process – Planning Consultant Katherine Wyrosdick
4. Summary of Evening’s Activities and Description of Resource Materials – Planning Consultant Katherine Wyrosdick
5. Completion of Brief Issues Questionnaire – Participants
6. Identification and Discussion of Issues – Participants
7. Discussion of Planning Issues Affecting Future of Hadley Township and Search for Solutions – Planning Consultant Katherine Wyrosdick and Participants
8. Identification of Key Issues and Preferred Solutions – Participants

Adjournment at 9:00 PM

Hadley Township Master Plan Issues and Solutions Workshop Survey

1. Please check all items noted below that you feel are positive features of the Township. Write in another item if it is not listed.

Community Character		Employment Opportunities		Road Network	
Woodlands Preservation		Well and Septic Systems		School System	
Traffic Flow		Wetlands/Floodplains/ Waterways Preservation		Sense of Community	
Business Establishments		Farmland Preservation		Housing	

2. Please identify your top 3 issues in #1 above.

3. Please check all items below that you feel could be improved. Write in another item if it is not listed.

Community Character		Employment Opportunities		Road Network	
Woodlands Preservation		Well and Septic Systems		School System	
Traffic Flow		Wetlands/Floodplains/ Waterways		Sense of Community	
Business Establishments		Farmland Preservation		Housing	

4. Please identify your top 3 choices for working on solutions in #3 above.

5. Name three things that define Hadley Township for you (or that attracted you to the Township).

#1 _____

#2 _____

#3 _____

6. What types of uses are desirable within the Township (check all that apply)?

Large Single Family Homes (over 3,000 sq. ft.)		Townhomes		Multiple Family Homes		Township Parks	
Modest Sized Single Family Homes (1,800 to 3,000 sq. ft.)		Smaller Starter Homes (under 1,800 sq. ft.)		Retail Shopping			
Office		Farm Operations		Open Space or Passive Recreation			

Hadley Township Master Plan Issues & Solutions Workshop Survey Results

1. Please check all items noted below that you feel are positive features of the Township. Write in another item if it is not listed.

Sense of Community	34
Farmland Preservation	32
Community Character	30
Woodland Preservation	29
School System	22
Wetlands/Floodplains/Waterways Preservation	19
Housing	14
Traffic Flow	12
Business Establishments	12
Road Network	11
Well and Septic Systems	10
Employment Opportunities	1
Other (Well-trained Fire Department)	1

2. Please identify your top 3 issues in #1 above

Community Character	14
Woodland Preservation	10
Farmland Preservation	9
Sense of Community	6
School System	4
Business Establishments	3
Wetlands/Floodplains/Waterways Preservation	3
Traffic Flow	2
Housing	2
Employment Opportunities	1
Well and Septic Systems	1
Road Network	1

Additional comments on question #2.

- ❖ Keep traffic flow to minimum.
- ❖ Preservation of all natural features and farmland.
- ❖ Small town business.
- ❖ We don't want another nightmare that happened to Northern Oakland County & Macomb Counties (Urbanization). We don't want the huge houses on small lots with half-vacant strip malls on every corner.
- ❖ Sense of Community/Churches.
- ❖ Community Character/Historical.
- ❖ I love the few business, Parlors, Ace of Diamonds, Antique Shop.
- ❖ The few nice businesses we have are very nice. It would be nice if we could somehow attract other small businesses.

- ❖ School system - Part of Goodrich School District
- ❖ Enjoy the rural character of the community.
- ❖ Enjoy the recreation areas present in the community.
- ❖ Small town atmosphere.
- ❖ Maintaining quality open space.
- ❖ Recreation / quality of life opportunities.
- ❖ Historic Character.
- ❖ Woodland preservation to be maintained or increased.
- ❖ Farmland preservation to be maintained or increased.
- ❖ Control housing growth to maintain a rural community.
- ❖ Preservation of open land; including 300' frontage and "farm" land.
- ❖ Property divisions - 5 acre min not good.
- ❖ Community Unity.

3. Please check all items below that you feel could be improved. Write in another item if it is not listed.

Business Establishments	26
Farmland Preservation	17
Woodland Preservation	12
Employment Opportunities	11
Traffic Flow	10
Road Network	10
Wetlands/Floodplains/Waterways Preservation	9
School System	9
Sense of Community	7
Well and Septic Systems	6
Housing	5
Community Character	5

4. Please identify your top 3 choices for working on solutions in #3 above.

Business Establishments	9
Community Character	6
Woodland Preservation	5
Farmland Preservation	5
Traffic Flow	4
Well and Septic Systems	4
Road Network	4
Wetlands/Floodplains/Waterways Preservation	3
Sense of Community	3
Employment Opportunities	2
School System	2
Housing	1

Additional comments on #4 above.

- ❖ Pave dirt roads.
- ❖ Enforce speed limits (Hadley Road).
- ❖ Parking - Sewers - Traffic Flow.
- ❖ Occupy empty buildings.
- ❖ Help farmers. They need help with their land to grow crops.
- ❖ Always put what ever you can to your school.
- ❖ How is land going to be split.
- ❖ Building better connections (between state recreation areas, downtown, housing areas).
- ❖ Need to establish some commercial or industrial zoning.
- ❖ Need to plan for future road widenings for ROW.
- ❖ Need to prepare ordinances to regulate wetlands/trees/open space locally.
- ❖ Business establishments - there are lots of empty and appearance needs to be improved.
- ❖ Community Character - it could look so much better.
- ❖ Limit development.
- ❖ Keep taxes low for agricultural properties (encourage farming).
- ❖ Closed businesses.
- ❖ Maintain 5 acre splits.
- ❖ Require new build homes to be situated on at least 10 acre parcels.
- ❖ Septic system for downtown area (businesses).

5. Name three things that define Hadley Township for you (or that attracted you to the Township).

- ❖ Born here & stayed - beautiful family & friends, Reasonably quiet, Country Atmosphere.
- ❖ Open spaces.
- ❖ Peace & Quiet.
- ❖ Rural Setting, Small Town Atmosphere.
- ❖ Small community, Not far from the city.
- ❖ All Sports Lake, Beautiful State lands, Need business/commercial/industrial? So...sewers too downtown.
- ❖ Wife like shouse, need to related quickly, near to G.L. Tech Center.
- ❖ Rural Environment, Quiet, Safe.
- ❖ Rural.
- ❖ 5 Acre Lots, Country Living.
- ❖ It's not overpopulated yet. It's still "country", Animals are not restricted. It's still "country" taxes are fairly reasonable because we are still "country".
- ❖ Large acreage for minimum, Wooded land.
- ❖ Small town, Farm Community Character, Rural Agricultural Landscape.
- ❖ Farmland preservation, community character, school system.
- ❖ Rural Character, Country atmosphere.
- ❖ Community Character, Farmland preservation, woodlands.
- ❖ Bedroom community, Rural settings, recreation availability.
- ❖ Wilderness Access, Rural Areas, Community.
- ❖ Open Land, Small community atmosphere, few ordinances (animals, fences, outbuildings).
- ❖ Rural Setting, history.
- ❖ Country Living, Community Commitment, Wildlife Refuge.

- ❖ Rural Atmosphere, 5 acre zoning, state land (allows to keep more natural features).
- ❖ Sense of community, rural character, churches.
- ❖ Church, outside of large cities.
- ❖ Small town - rural atmosphere, Ability to farm - have animals, Uncrowded - large parcels of land.
- ❖ Rural community with open space, great people (neighbors), Woodland & farmland.
- ❖ Rural ideas & ideals, farmland, open land. I have lived here since 1948, so I have different ideas or ideals.
- ❖ Fourth generation raised in Twp. - hometown.
- ❖ Small town, rural/farm area.
- ❖ Character, Open space, Lifetime resident.
- ❖ Rural atmosphere, community character, housing.
- ❖ Beautiful property, away from the city, country atmosphere.
- ❖ Good schools, small township, good people.
- ❖ Agriculture land/character, downtown settings.
- ❖ Proximity to Lapeer (City) because of employment, Small town appearance and recreation areas, Larger residential lot size requirements.
- ❖ Community, Church/worship.
- ❖ Rural atmosphere, small, friendly businesses, family farms.
- ❖ Rural character.
- ❖ I looked for a community of this kind and would like to keep it the same, farmland community, land use farm animals on five acres, five acre min. land split.
- ❖ Open space, not overdeveloped, wildlife
- ❖ Rural areas.

6. What types of uses are desirable within the Township (check all that apply)?

Modest Sized Single Family Homes (1,800 to 3,000 sq. ft.)	37
Farm Operations	34
Open Space or Passive Recreation	32
Township Parks	27
Large Single Family Homes (over 3,000 sq. ft.)	19
Smaller Starter Homes (under 1,800 sq. ft.)	11
Retail Shopping	10
Office	6
Townhomes	1
Multiple Family Homes	1

Additional Vision Session comments:

- ❖ It's a Guide!, Historic District? Traffic flow development is coming through no matter what - it's what we do with/about it that counts, Consolidated Housing to keep some large open spaces, 5 acres is a waste dense areas to have sewers, more development in downtown areas, Commercial higher density include sewers, Business and tax base will come with it.
- ❖ We all need to stick together as a township if you want a nice downtown we all need to help finance it. A few small businesses would not be able to finance the sewer system by themselves. They will not be able to afford it.

- ❖ \$15,000.00 is too much of our money for this too.
- ❖ It is absolutely inexcusable that the 1990 Master Plan was not available for the public to review at this meeting. Further, to imply that each individual should pay for a copy of it, while purporting to be proponents of an "inclusionary process" is hypocritical. Was this meeting posted legally?

Topic	Issues	Solutions
<i>Community Character / Sense of Community</i>	<ul style="list-style-type: none"> ▪ Development pressure ▪ Development pressure moving ever northward from Detroit 	<ul style="list-style-type: none"> ▪ Keep Hadley as it is (43) ▪ Already have a strong sense of community – guard it (2)
<i>Agriculture</i>	<ul style="list-style-type: none"> ▪ Changing AG/RES land to RES 	<ul style="list-style-type: none"> ▪ Maintain rural character outside downtown / agrarian nature (6) ▪ Invest community resources to purchase farmland / purchase or transfer of development rights (1) ▪ Preserve ability to farm
<i>Recreation / Open Space</i>	<ul style="list-style-type: none"> ▪ Open space character 	<ul style="list-style-type: none"> ▪ Square off community park (5) ▪ Link / connect recreation elements (to each other and to residents) (4) ▪ Open space should be throughout community (1) ▪ Already have sufficient open space / rec land ▪ Have developers dedicate easements for links / connections
<i>Woodlands / Wetlands</i>		<ul style="list-style-type: none"> ▪ Protect those woodlands that are significant (1) ▪ Protect wetlands of higher quality ▪ Create wetlands / woodlands ordinances to protect significant natural features / combat development
<i>Residential</i>	<ul style="list-style-type: none"> ▪ Balance AG / open space / residential development 	<ul style="list-style-type: none"> ▪ Limit high density residential housing to maintain rural character (13) ▪ 5-acre minimum lot size (7) ▪ Density / cluster development (keep open space with higher density housing) (2) ▪ 2-acre minimum lot size ▪ Plan for densities that are appropriate to the character of the community and carrying capacity of the land ▪ Combination of densities (plan for different densities in different areas)
<i>Commercial</i>	<ul style="list-style-type: none"> ▪ Need more commercial areas: banks, gas station, restaurant (4) 	<ul style="list-style-type: none"> ▪ Encourage additional businesses / growth of businesses (2) ▪ Increase walkability, especially in commercial areas
<i>Village / Downtown</i>	<ul style="list-style-type: none"> ▪ Downtown parking / public parking signage ▪ Downtown snow removal ▪ Sidewalk cleaning ▪ Establish how much emphasis should be put on the downtown 	<ul style="list-style-type: none"> ▪ Sewer system downtown (9) ▪ Only have a sewer system downtown (don't have a sewer outside of downtown); determine what areas need sewer (7) ▪ Use vacant land downtown for parking (4) ▪ Higher density zoning downtown (2) <p style="text-align: right;">--CONTINUED--</p>

<i>Village / Downtown (continued)</i>		<ul style="list-style-type: none"> ▪ Make downtown a TOWN again (1) ▪ Historic district downtown / historic protections (1) ▪ Higher density zoning in Hadley Village / area immediately surrounding Village (but maintain same character in the rest of the Township, especially farms) ▪ Create a DDA (or similar organization) ▪ Make downtown a HUB for the whole community / direct more funds there ▪ Use commercial funds to pay for downtown sewer
<i>Industrial</i>		<ul style="list-style-type: none"> ▪ Plan / zone for industrial areas
<i>Transportation</i>	<ul style="list-style-type: none"> ▪ Pratt Road traffic flow (3) ▪ Traffic at downtown intersection (Pratt and Hadley) 	<ul style="list-style-type: none"> ▪ Re-route traffic / alternative routes, especially for commercial traffic (1) ▪ Developers should make improvements to roads
<i>Public Services & Facilities</i>	<ul style="list-style-type: none"> ▪ Increase tax base 	<ul style="list-style-type: none"> ▪ Provide a nice post office (9) ▪ Increase Fire Hall's property (buy the land and do it) (2) ▪ Sewer system throughout Township ▪ Keep septic / well
<i>Master Plan</i>	<ul style="list-style-type: none"> ▪ Access to Master Plan ▪ Deviation from previous Master Plan 	<ul style="list-style-type: none"> ▪ Adherence to Master Plan / community vision (8) ▪ Make Master Plan available to the community
<i>Sustainability / Miscellaneous</i>	<ul style="list-style-type: none"> ▪ How to accommodate the next generation / children (1) 	

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