

CHARTER TOWNSHIP OF BRANDON OAKLAND COUNTY, MICHIGAN



2022 MASTER PLAN UPDATE



Source: Brandon Township Parks & Recreation Facebook Page

DRAFT FOR REVIEW
AUGUST 4, 2022
REVISED PER OAKLAND COUNTY COORDINATING ZONING COMMITTEE



Source: Wikipedia, Brandon Township, Michigan

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Source: Brandon Township Library, Events, Hiking in Michigan

Table of Contents

Acknowledgements	I
Table of Contents	III
Table of Maps	III
Introduction	1
Community Goals & Policies	3
Future Land Use Plan	9
Background Studies	
Demographic/Socio-Economic Profile	17
Community Facilities & Services	25
Existing Land Use	29
Natural Resources	34
Transportation	39
Implementation	44
APPENDICES	A-45

Table of Maps

- Map 1: Regional Setting
- Map 2: Future Land Use
- Map 3: Parks and Community Facilities
- Map 4: Existing Land Use
- Map 5: Parcels by Acreage
- Map 6: Natural Resources
- Map 7: Michigan Natural Features Inventory
- Map 8: Transportation



Introduction

Planning in the Township

Planning is a process that involves the conscious selection of policy choices relating to land use, development, delivery of services, enhancement of community character, and maintenance of a quality of life which meets the expectations of Township residents. The purpose of the Master Plan is to identify the goals, policies, programs, and strategies which the Township and its residents wish to pursue. The Master Plan has involved a thorough investigation of past trends, current conditions, and alternative futures for the Township. The overall process has been structured to allow for broad participation, expression of new ideas, and creation of new concepts that will carry the Charter Township of Brandon well into the 21st century.

It is the responsibility of the Township Board and Planning Commission to prepare and adopt a Master Plan on behalf of the Township. The Charter Township of Brandon derives its authority to prepare a Master Plan from the Michigan Planning Enabling Act, P.A. 33 of 2008. The Act requires that at least every five years, the Planning Commission should review the Plan and determine whether amendments may be necessary.

An important prerequisite to community planning is to develop a common understanding of the current state of the Township as well as anticipated trends. Information gathered through this process is critical to the accurate projection of future needs and development patterns and the formulation of goals, policies, and strategies.

The Township has maintained an up-to-date Master Plan for over 30 years. The last comprehensive Master Plan update occurred in November of 2009. In 2014, the Planning Commission reviewed and extended the plan for another five years. Work on the current

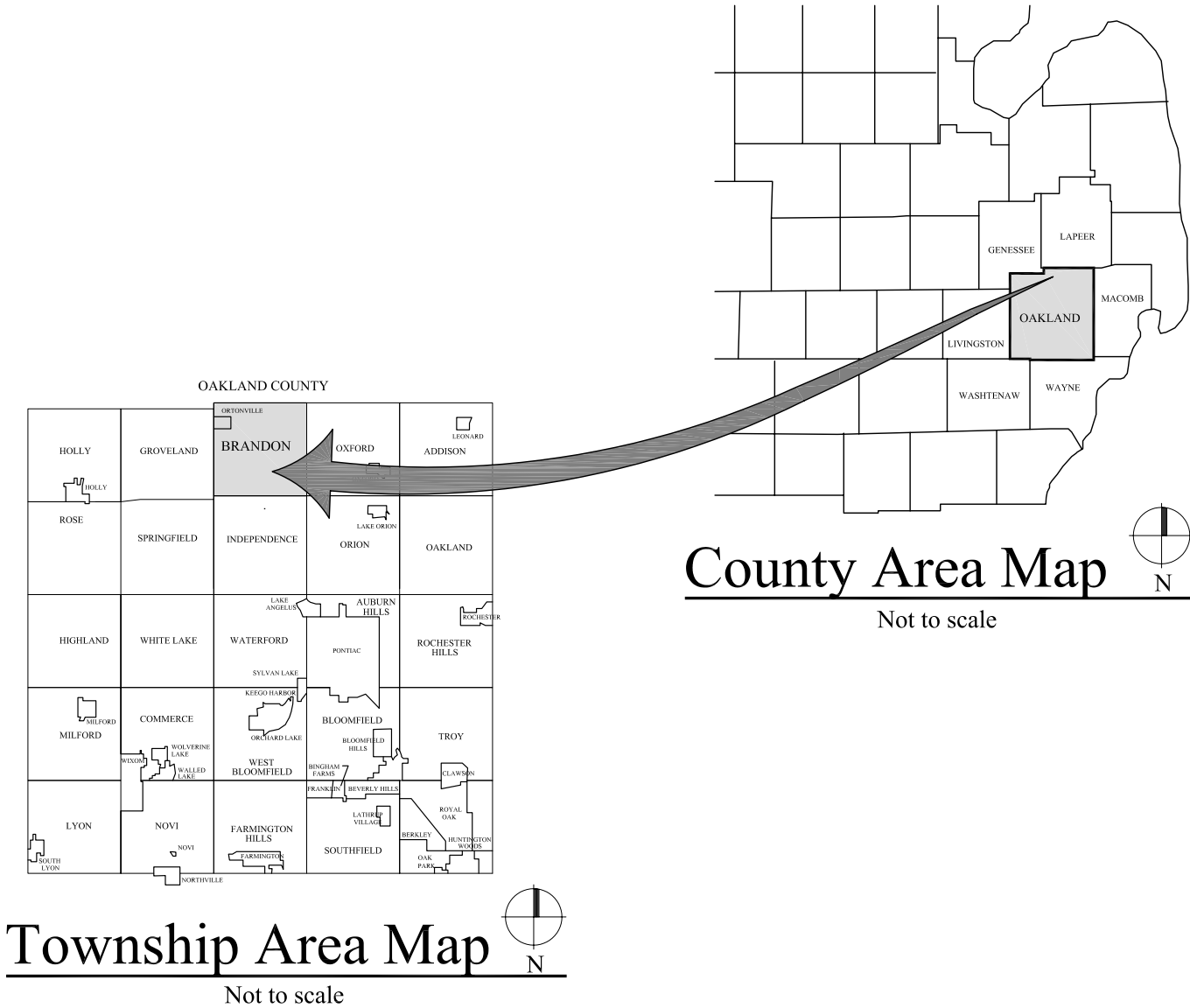
Master Plan began in late 2019.

A number of studies have been conducted to evaluate existing and future conditions in the Charter Township of Brandon and update previous planning efforts. The format of this plan first discusses existing conditions and projected trends, thus establishing the point from which planning must begin.

Regional Setting

The Charter Township of Brandon is located in north central Oakland County, Michigan and is approximately 34.9 square miles in area. The Village of Ortonville is within the Township, although some development near the Village lies within adjacent Groveland Township. The Township is bordered by Independence Township to the south, Hadley Township (Lapeer County) to the North, Oxford Township to the east and Groveland Township to the west.

Map 1: Regional Setting



Community Goals & Policies

Public Involvement

The Charter Township of Brandon Planning Commission recognizes that the establishment of adequate, realistic development goals and policies is essential to the creation of a workable Master Plan. Prior to the development of goals and policies, the residents and business owners in the Township were given the opportunity to provide their input on the future direction of the Township. The public input program is described below:

Master Plan Public Input

Public input for the Master Plan was obtained through on-line survey as well as public-input kiosks. The survey was publicized through the Township's Newsletter that was sent out in February of 2020. Kiosks were placed at the Township offices, Library, and Senior Center allowing residents "self-serve" questions and comments, as well as access to paper surveys. In addition, a Master Plan website was developed to provide highlights of the process and documents for those interested to view.

Goals

The following statements reflect the primary goals of the Charter Township of Brandon. (Note that these goals are not in any particular order of priority.)

Open Space, Natural Features Preservation and Parks

- Encourage the preservation, protection and enhancement of natural areas (including woodlands, wetlands, lakes, streams, and watersheds) that are essential to help maintain the rural character and aesthetic qualities of Brandon Township.

Agricultural

- Maintain the rural character and preserve the local characteristics of Brandon Township through reasonable planning and zoning provisions.

Residential Development

- Guide the development of the Township in a manner which will create, preserve and enhance the living environment of the existing and future residential areas of the community.

Commercial and Industrial Land Use/ Economic Development

- Promote quality, job producing economic development within the Township through a broad range of commercial, research, and high-tech sectors. In addition to the production of jobs, commercial development that serves the needs of Township residents should be encouraged.

Community Facilities

- Encourage a variety of experiences and opportunities in terms of community facilities, activities, learning, recreation, and social interaction.
- Ensure that adequate facilities, services, staffing, and equipment are available for Township Police and Fire services.
- Maintain and improve emergency service response times.

Transportation and Traffic

- Preserve and improve the efficiency and safety of the existing transportation system, in a manner that protects the natural environment of the Township.

Open Space, Natural Features Preservation and Parks Goal

Encourage the preservation, protection and enhancement of natural areas (including woodlands, wetlands, lakes, streams, and watersheds) that are essential to help maintain the rural character and aesthetic qualities of Brandon Township.

Policies

- 1) The Township shall consider adopting ordinance language to help ensure the protection of important natural features including woodlands, wetlands, and groundwater recharge areas.
- 2) Areas not suitable for development like lakes, streams, wetlands, and flood plains will be classified as preservation and/or conservation areas.
- 3) Development shall preserve to the greatest extent possible natural areas of a site that contain wetlands, woodlands and steep slopes that have ecological and aesthetic value to both the occupants of the development and the community as a whole.
- 4) Developers will be encouraged to utilize the open areas of the site as much as possible for building sites and active recreational opportunities. Through the use of variable lot sizes, the developer can increase the number of lots in the open areas of the parcel in order to save trees and not impact wetlands.
- 5) The developer will be encouraged to participate in a community-wide Green Infrastructure Plan to connect important municipal, cultural, educational, and recreational centers in Brandon Township and, where possible, in adjacent townships.
- 6) Consider establishing special use districts to define and regulate MNFI sites in the Township appropriate to the ranking given by The Nature Conservancy.
- 7) Consider establishing an overlay district for riparian wetland systems that maintains or requires the creation of indigenous natural buffers from the edge of creeks, streams and drains.
- 8) Protect wetlands from water quality degradation by requiring Storm Water Best Management Practices for storm water control.
- 9) Implement low-impact road crossing techniques to protect riparian corridors and existing hydrology of lakes, streams and creeks.
- 10) Preserve open space through fee-simple purchase and/or conservation easements in possible collaboration with a land conservancy on total parcels or on the open space of developed parcels.
- 11) Develop bicycle/pedestrian paths and trails within developments and provide connection to existing paths and trails outside of developments when appropriate.

Agricultural Goal

Maintain Brandon Township's rural/agricultural character and preserve the local characteristics of the Township through reasonable planning and zoning provisions.

Policies

- 1) The Township shall identify prime agricultural lands and prime agricultural soils for the concentration of farmland

preservation efforts. The identification of such soils shall be considered as a part of any development proposals.

- 2) The Township shall discourage non-agricultural development of important farm lands through the Master Land Use Plan and Zoning Map.
- 3) The Township shall explore the enrollment of Public Act 116, Farmland Agreements, Purchase of Development Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.
- 4) The Township will strive to identify and preserve historic centennial farmsteads.

water, and steep slopes. Man-made resource considerations include roads and access to municipal services.

- 4) Propose low density (1.0 - 2.5 acres) residential and medium density (less than 1.0 acre) residential uses in areas where the natural resources or infrastructure are capable of supporting such development, i.e. adequate soils to support septic systems, as well as adequate roads and other factors that may affect density such as natural features, etc.
- 5) Higher density residential development should only be planned within areas of similar land uses that have adequate roadways and the potential for future sewer system(s).
- 6) Restrict multi-family residential districts and mobile home parks to locations within the Township where similar land uses exist, and which are served by adequate roadways and the potential for future sewer and water facilities.
- 7) To maximize accessibility and minimize road maintenance costs, all except the lowest density residential development should be located near paved roads or thoroughfares. Requests for lot splits and the construction of new public or private roads or the extension of existing public or private roads should be approved if the new roadway will minimize traffic hazards, relieve congestion and help create a quality road system within the Township.
- 8) Encourage innovative techniques such as sustainable building design and clustering within developments to promote open space protection and protection of the environment.
- 9) Encourage rigorous enforcement of the zoning ordinance and building code

Residential Development Goal

Guide the development of the Township in a manner which will create, preserve and enhance the living environment of the existing and future residential areas of the community.

Policies

- 1) Promote quality single-family housing at a low density which will maintain the rural character of the community.
- 2) Promote the development of a variety of housing types and residential living environments to accommodate and reflect the various income levels and age groups within the Township.
- 3) Propose only low density/agricultural (5.0 acres or greater) land uses in areas where natural resource conditions are least capable of supporting development. Natural resource considerations should include soils, woodlands, wetlands, rivers, bodies of

to promote the construction of quality dwelling units within the Township.

Commercial and Industrial Land Use/Economic Development Goal

Promote quality, job producing economic development within the Township. In addition to the production of jobs, commercial development that serves the needs of Township residents should be encouraged.

Policies

- 1) Provide adequate zoning and infrastructure for the expansion of agriculturally-based industry.
- 2) Provide job opportunities for local residents through appropriate economic expansion including limited expansion of commercial and industrial property.
- 3) New commercial activities on M-15 shall be encouraged to locate in existing planned commercial areas, to develop more intensely and to create marginal access and/or clustered commercial development patterns for practical, economic and highway safety reasons.
- 4) Maintain rural character of the Township by limiting and regulating big-box retail development.
- 5) Discourage the introduction of new commercial and industrial development beyond the scope outlined in the Township Master Plan. New commercial development should be developed primarily for the local needs of Township residents.
- 6) Encourage commercial/industrial development that is aesthetically pleasing.

- 7) Commercial and industrial land uses should be concentrated along the M-15 (Ortonville Road) corridor. It is also

recognized that the Village of Ortonville provides significant commercial and other non-residential uses that serve the needs of Township residents. Due to the existing and planned commercial areas along M-15, as well as those existing non-residential land uses found within the Village of Ortonville, the expansion of commercial land use outside of the M-15 corridor is not planned.

It is also recognized that Independence Township is found directly to the south of Brandon Township and accommodates a vast array of commercial and industrial land use within close proximity to Township residents.

- 8) Where brownfield sites are identified, the Township and the property owner are encouraged to consult and coordinate with the Oakland County Brownfield Redevelopment Authority (OCBRA) in the development and redevelopment of identified sites.

Community Facilities Goal

Encourage a variety of experiences and opportunities in terms of community facilities, activities, learning, recreation and social interaction.

Policies

- 1) Continue to provide local and regional public recreation opportunities such as parks, trails and swimming pools.

- 2) Continue to maintain, expand and develop important public/semi-public community facilities such as the senior center, library, nature center, and kid/teen center.
- 3) Consider improvements to the senior center to meet the needs of the older adult population within the Township.
- 4) Encourage the development of a variety of community facilities that enhance the area's access to natural features, including linkage to the Polly Ann Trail and development of a nature center.
- 5) Consider moving the Township office to a central location within the Township.
- 6) Consider consolidating trash and recycling services within the Township.
- 7) Along the M-15 corridor, consider sewer service alternatives to help accommodate a wider range of land uses that are not fully dependent on an on-site septic system.
- 8) Improve the overall code enforcement function of the Township.
- 9) Recognize the goals and policies found within the 2017 Oakland County Hazard Mitigation Plan.

Transportation & Traffic Goal

Preserve and improve the efficiency and safety of the existing transportation system, in a manner that protects the natural environment of the Township.

Policies

- 1) Coordinate road improvements with the Michigan Department of Transportation (MDOT) and the Road Commission of Oakland County (RCOC). Encourage the applicable agency to initiate road improvement projects in key areas as noted below.
 - Study M-15 for the future needs of the Township
 - Consider development of a car pool lot within the Township.
- 2) Establish a more balanced transportation system which enhances modal choices for residents.
- 3) Limit residential density to help reduce traffic on local roads and the related need for road maintenance.
- 4) Identify locations suitable for traffic calming.

Future Land Use Plan

The Future Land Use Plan defines the framework for the future growth of Brandon Township. It begins with a general description of the desired pattern of development for the community and follows with a description of the future land use categories as illustrated on the future land use map at the end of this chapter.

The future land use map is not a zoning map, but rather a generalized guide to the desired future land use patterns within the Township. It is not necessarily intended to follow existing lot lines. Generally, the future land use categories follow established boundaries such as roads, rivers, etc.

In the course of preparing the plan, several factors were considered: Existing development patterns, demographic trends, regional influences, natural resource conditions, and road patterns. In addition to these factors, the plan considered the comments and opinions gathered during the community-wide survey and public input as well as numerous meetings with the Township Planning Commission. To this extent, it reflects general policy toward development and redevelopment within the Township.

Land Use Plan Categories

Recreation / Conservation

Intent: Land designated as Recreation / Conservation is intended to provide areas for parks and open spaces that allow for both active and passive recreational opportunities for Township residents. This designation also provides for open space and/or green infrastructure systems that preserve and enhance stream and river corridors, floodplains, wetlands, woodlands, and other environmental features.

Description: Areas represented by this category provide for both private and public recreation opportunities, conserve natural resources, provide wildlife habitat, and create opportunities for passive recreational activities such as nature study and walking trails.

Appropriate Uses: Desirable land uses and elements of the Recreation / Conservation category are:

- Public or private recreational facilities and conservation areas;
- Single-family residential (5 acre min.);
- Passive recreational areas and facilities;
- Preservation of sensitive natural features, and integration of these features into the design for recreational areas.

Appropriate Zoning Districts: Based on the criteria mentioned above, the zoning districts most appropriate for the Recreation / Conservation designation are the Residential Districts, the REC – Recreation District, and PUDs. The Township may consider the development of a new zoning category that would be consistent with this designation.

Agricultural and Rural Residential

Intent: The intent of this category is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve significant natural features. Residential developments are intended to promote open space and natural feature preservation and be compatible with maintaining existing agricultural operations.

Description: The Agricultural and Rural Residential land use designation is intended to allow low density residential development

at a density of one (1) dwelling unit per two and one-half (2.5) acres or greater. This designation is planned for areas where public utilities are not present, soil suitability may be poor for septic systems, and local roads are not suitable for more intensive development, thus limiting potential development. It is also planned in areas where existing residential patterns include 2.5 acre lots and greater with open spaces and natural features. Wetlands, river corridors, woodlands, and other environmentally sensitive areas are intended to be preserved through dedication of open spaces.

Appropriate Uses: Desirable land uses and elements of the Agricultural and Rural Residential designation include:

- Farming operations;
- Low density clustered single-family residential development;
- Single-family dwellings on parcels 2.5 acres in size or greater;
- Landscape features and landmarks such as old orchards, outbuildings such as silos and barns, fencerows, and sound farm structures;
- Natural feature conservation areas.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Agricultural and Rural Residential category is the RE – Rural Estate District.

Low Density Single Family Residential

Intent: It is the intent of this designation to accommodate relatively low density single-family non-farm residential housing, as well as existing agricultural land uses, and to aid in the preservation of natural resource features.

Description: This designation provides for one (1) dwelling unit per one (1) to two and one-half (2.5) acres. Low Density Single Family Residential is planned for areas with existing low density residential development and areas where soils, other natural resources, and road conditions are moderately capable of supporting additional development. Some areas designated for Low Density Single Family Residential also may contain natural features worthy of preservation.

Appropriate Uses: Desirable land uses and elements of the Low Density Residential designation are:

- Single-family residences in either clustered or conventional subdivision/site condominium developments;
- Parks, open spaces, and natural feature conservation areas.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Low Density Single Family Residential category is the R-1A – Single-Family Residential District.

Medium Density Single Family Residential

Intent: It is the intent of this designation to accommodate medium density residential land use in areas of the Township that are located near existing medium density development or compatible with adjacent residential land uses, and that are most likely to experience pressure for growth within the Township.

Description: This designation provides for one (1) dwelling unit on less than one (1) acre. This land use is planned for areas with adequate roads and where the soils and natural feature conditions are most capable of supporting development.

Appropriate Uses: Desirable land uses and elements of the Medium Density Single Family Residential designation are:

- Single-family residences in either clustered or conventional subdivision/site condominium developments;
- Parks, open spaces, and natural feature conservation areas;
- Community support facilities such as churches, schools and public buildings.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Medium Density Single Family Residential category is the R-1B – Single-Family Residential District.

Multiple Family Residential

Intent: It is the intent of this designation to create areas for higher density residential development in those areas of the Township that can accommodate the sanitary treatment and water requirements of higher densities. Limited multiple-family development is proposed within Brandon Township in part due to the proximity of the Village of Ortonville within the Township. High density residential land uses are planned for and accommodated within the Village.

Description: This designation provides areas for single-family, two-family or multiple-family dwelling units at a density ranging from three (3) to eight (8) units per acre depending on site conditions and unit size. Multiple Family Residential is planned for areas with existing multiple family residential development or compatible existing or planned adjacent uses, soils and natural features that will support this level of development, and direct access to adequate paved roads.

Appropriate Uses: Desirable land uses and elements of the Multiple Family Residential designation are:

- Single-family residences, attached and detached;
- Apartments;
- Parks, open spaces, and natural feature conservation areas;
- Community support facilities such as churches, schools, and public buildings.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the High Density Single Residential category is the RM – Multiple-Family Residential District.

Mobile Home Park Residential

Intent: Land designated Mobile Home Park Residential is intended to provide for mobile home parks within existing locations in the Township.

Description: This designation provides areas for existing mobile home parks, which have densities of up to six (6) units per acre. Due to the high demand for sanitary and water facilities of these parks and the unavailability of these facilities in the Township, this designation reflects existing parks in the Township.

Appropriate Uses: Desirable land uses and elements of the Mobile Home Park Residential designation are:

- Mobile home residences;
- Parks, open spaces, and natural feature conservation areas.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Mobile Home Park

Residential category is the Mobile Home Park District.

Local Commercial

Intent: This designation is intended to accommodate local and general retail and service land uses devoted to serving the retail shopping and service needs of both local neighborhoods and Brandon’s residents.

Description: Local Commercial uses are generally planned along major roadways and at major road intersections in the community.

Appropriate Uses: Desirable land uses and elements of the Local Commercial designation are:

- Neighborhood retail commercial and convenience services;
- General commercial uses.

Appropriate Zoning Districts: Based on the above criteria, the zoning districts most appropriate for the Local Commercial category are the C-1 – Local Business District and the C-2 – General Business District.

Composite Commercial

Intent: The intent of the Composite Commercial designation is to provide limited areas of the Township where more land-intensive commercial operations may be permitted. This designation provides suitable locations for retail commercial, service, entertainment, and office establishments that serve a market area larger than the Local Commercial areas. These areas are located to minimize the negative impacts of external effects such as lighting and outside storage on neighboring properties.

Description: This designation is proposed for select areas generally within proximity to M-15 (Ortonville Road) in the far western portion of the Township where impacts to adjacent residential areas are minimized.

Appropriate Uses: Desirable land uses and elements of the Composite Commercial designation are:

- Uses typically characterized by outdoor display and sales areas, and require expansive land area;
- New and used automobile sales;
- Building material, sales and home improvement centers;
- Garden centers;
- Indoor or outdoor commercial recreation facilities such as bowling alleys, miniature golf, and driving ranges;
- Indoor theaters.

Appropriate Zoning Districts: Based on the above criteria, the zoning districts most appropriate for the Composite Commercial category are the C-3 – Planned Shopping Center District, and C-4 – Mixed Business District.

Public/Semi-Public

Intent: This designation is intended to provide areas for schools, government offices, post offices, utility substations and transmission corridors, churches, and cemeteries.

Description: This category provides for establishments which are purely governmental as well as joint public and private facilities.

Appropriate Uses: Desirable land uses and elements of the Public/Semi-Public category are:

- Government offices / uses;
- Schools;
- Utility lines, easements and facilities;
- Public / private health care facilities.

Appropriate Zoning Districts: Based on the above criteria, the zoning districts most appropriate for the Public/Semi-Public category are the following: Residential districts for schools, churches, cemeteries and public utilities, and Business districts for Township buildings and uses, and public utilities.

Office Industrial

Intent: The intent of the Office Industrial designation is to provide locations within the Township for employment opportunities in varied office, research, and light industrial fields that specialize in technology and electronics. Uses envisioned in the Office Industrial areas will have little or no impact on nearby residential uses.

Description: The Office Industrial designation is found primarily along the M-15 (Ortonville Road) corridor, and will provide a transition between General Industrial and other land uses.

Appropriate Uses: Desirable land uses and elements of the Office Industrial category are:

- Technology research facilities;
- Small electronics and business equipment service, assembly, testing, and packaging;
- Distribution and warehousing of such products.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Office Industrial category is the TIO Industrial Office Research District.

General Industrial

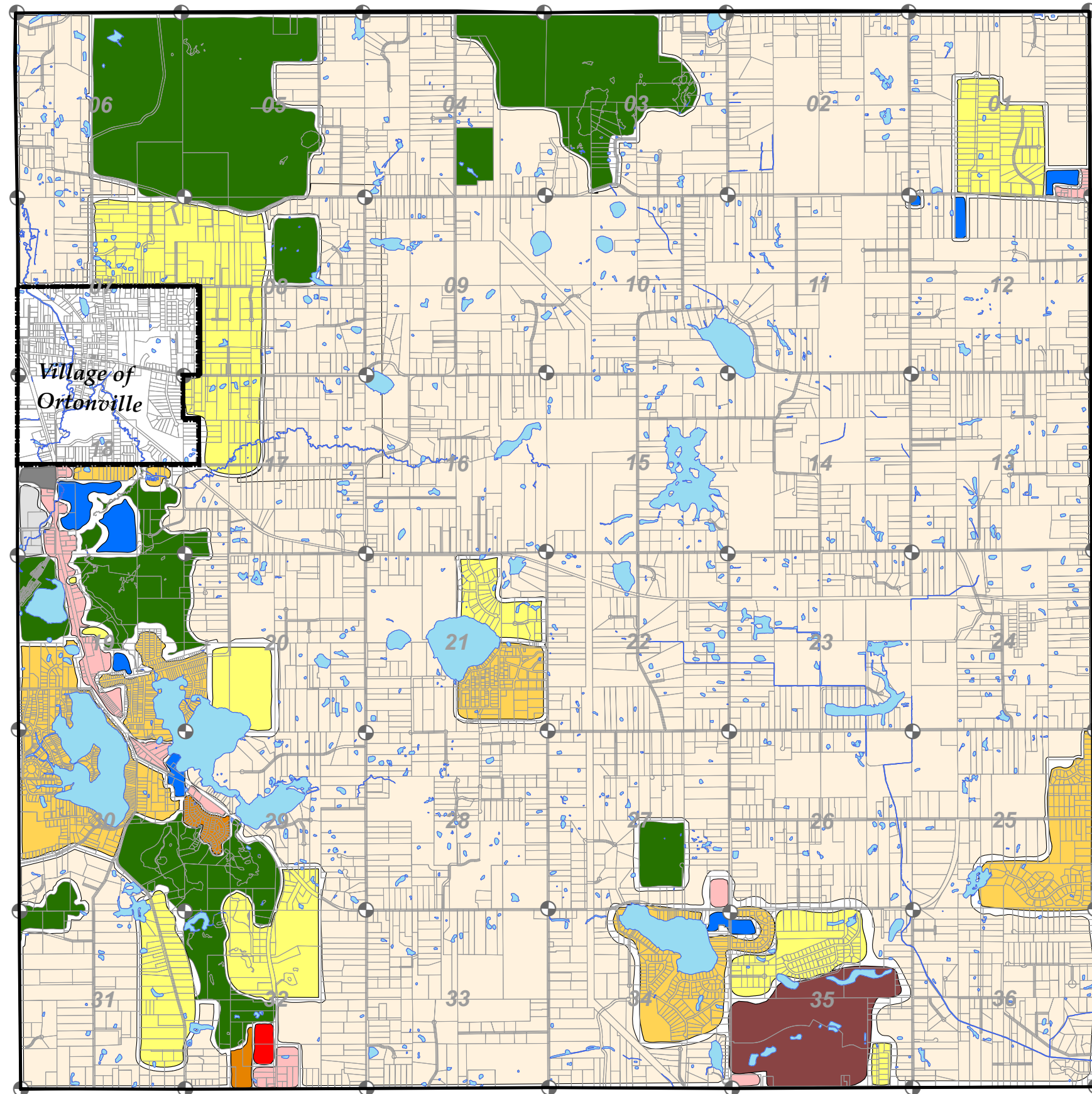
Intent: The intent of the General Industrial designation is to provide locations for light industrial operations that may have moderate effects on adjacent properties because of noise, odor, traffic, and storage of materials. Uses are categorized as needing larger tracts of land and outdoor storage of materials and equipment.

Description: Due to potentially negative external impacts, the General Industrial designation is limited in scope. Any areas planned for this designation shall not be contiguous with residential uses. General Industrial designations are not compatible with and shall not be planned for areas of known groundwater recharge.

Appropriate Uses: Desirable land uses and elements of the General Industrial category are:

- Light manufacturing, processing, packaging, or assembly uses;
- Contractor offices and storage areas;
- Trucking and cartage facilities.

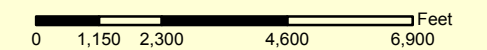
Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the General Industrial category is the GI Industrial District.



FUTURE LAND USE BRANDON TOWNSHIP

Legend

- Recreation / Conservation
- Agriculture and Rural Residential
- Low Density Single Family Residential
- Medium Density Single Family Residential
- Multiple Family Residential
- Mobile Home Park
- Local Commercial
- Composite Commercial
- Office Industrial
- General Industrial
- Public / Semi-public
- Section Corners



Plot Date: March 2022

Source: Carlisle Wortman Associates
and Oakland County

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
Ann Arbor, Michigan



Demographic/Socio-Economic Profile

Existing and Projected Population

The population of the Charter Township of Brandon has continually increased since the 1930s, as illustrated in Figure 1 below. As of the 2020 Census, the population of Brandon Township is approximately 14,008 residents. This represents an increase by 778 residents (or 5.16%) since the 2000 Census. As shown in Figure 1, SEMCOG projects the population of Brandon Township to continually increase through 2045 (data 2020 and prior reflects the U.S. Census). By 2045, the population of Brandon Township is expected to be 14,881 residents, approximately a 11.19% increase since 2000.

comparison to adjacent communities are depicted in Figure 2.

County communities surrounding Brandon Township are expected to experience population increases with the exception of Groveland Township. Trends show growth in the number of households in both the Township and Village between 2010 and 2020. This growth is anticipated to continue within the Township through 2045, however, the Village is expected to see a decrease in total number of households during the same time period.

Population trends for Brandon Township in

Figure 1: Brandon Township Population Forecast

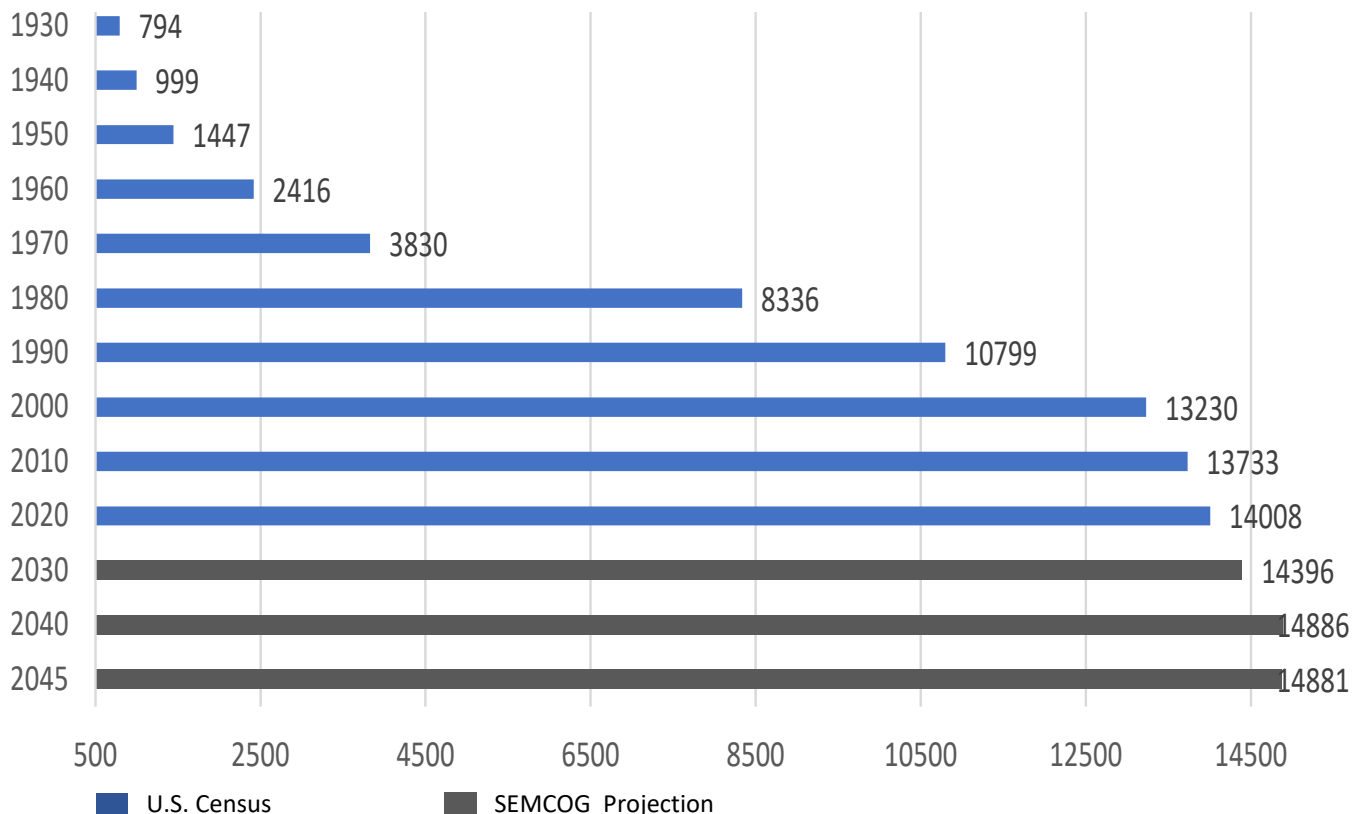
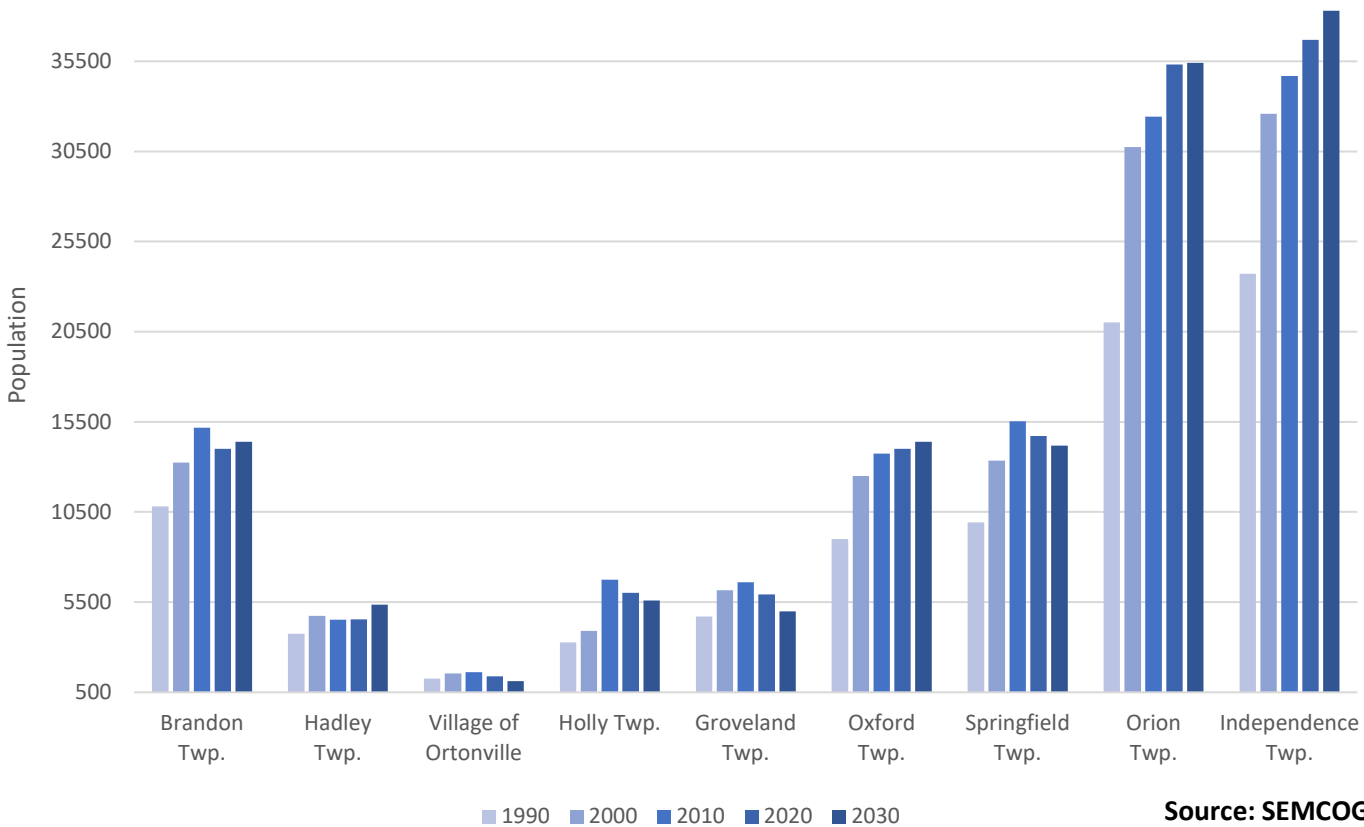


Figure 2: Population Trends, Brandon Township & Neighboring Communities



Population characteristics

Population trends in adjacent communities indicate that most Oakland County communities surrounding Brandon Township are expected to experience a decrease in population with exception to Orion Township, Oxford Township, and Independence Township. The data indicates a stalling decline in the number of households in both the Township and the Village between 2010 and 2020. This trend is anticipated to continue within the Township through 2030. Population characteristics play an important role in determining the future land use needs and direction of a community. The following pages provide a brief summary of some of the key characteristics of residents in the Charter Township of Brandon.

Households

Households Number & Size

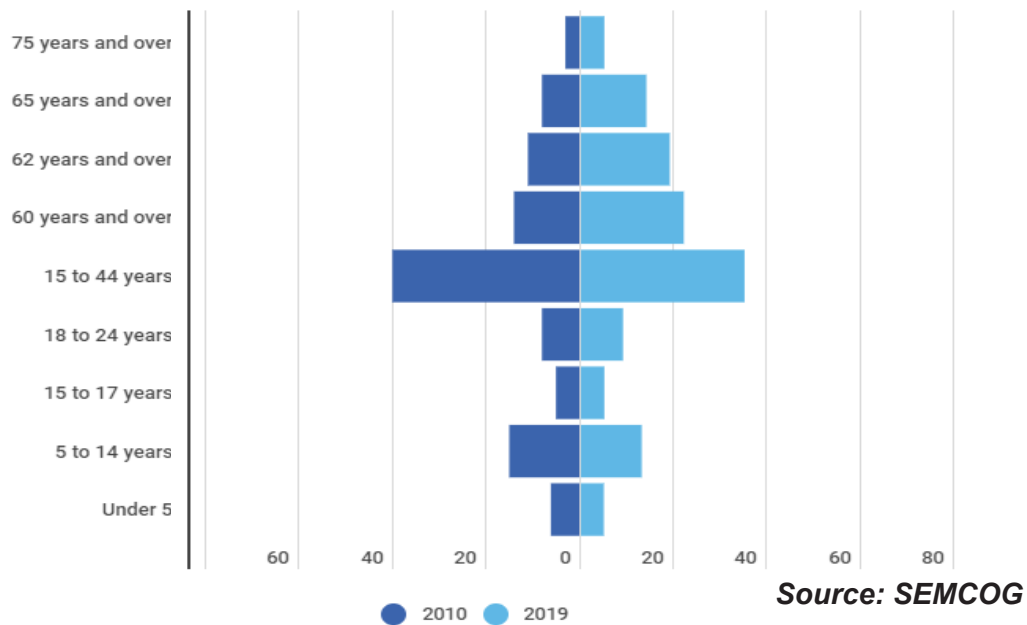
Brandon Township had a total of 5,415 households in 2020, a total increase of 346 households from 2010. The Census estimated the Township had 5,243 households in 2019, and will have 5,822 by 2045. Trends indicate a slight decrease in the number of households with children between 2010 and 2020 and an increase for those without. This information is further depicted in Figure 4 on the following page.

Age and Race

Age Composition

Overall, the 2020 American Community Survey showed that those aged between 15 and 44 made up the largest age cohort at nearly

Figure 3: Age Composition

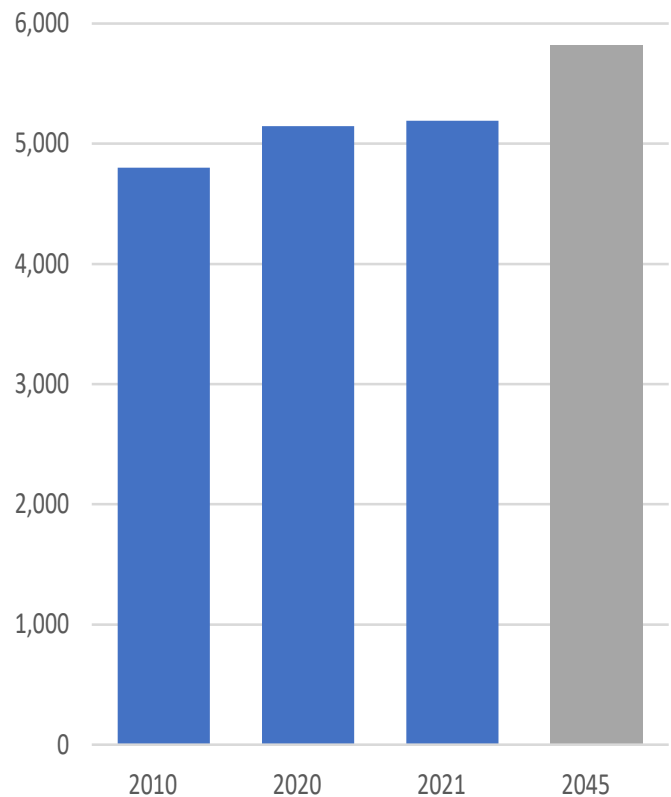


35%, a 5% decrease since 2010. SEMCOG shows that the age groups of “Under 5”, “5-9”, “10-14”, “15-19”, “40-44”, and “45-49” have experienced a slight decline since the 2010 Census, whereas the age groups aged 60 and above have experienced significant growth during the same time frame. According to the 2020 American Community Survey, the median age for the Township is 43. This is a 2.6-year increase from 2010 of 40.4.

Race

According to the 2020 American Community Survey the racial makeup of the Township was predominantly white. The minority population accounts for less than 3.5% of the population and includes residents identifying as Black, Asian, Multi-Racial or Other. 3.1% of the population identified as being of Hispanic origin.

Figure 4: Number of Households

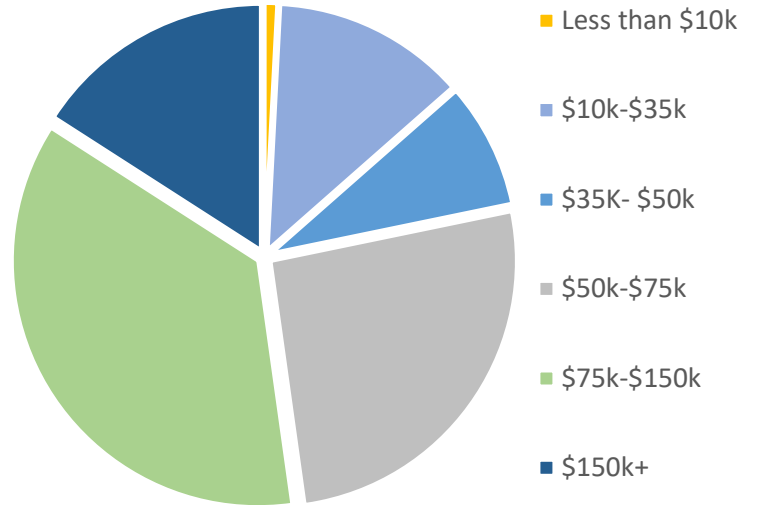


Income, Education & Employment

Income

According to the 2015 – 2019 American Community Survey 5-Year Estimates, the most prevalent income category is between \$100,000 - \$149,999. The 2019 median household income in Brandon Township was \$91,484, a 9.6% increase from the 2010 median income of \$83,489. The 2019 per capita income was \$37,048, a 12.3% increase since 2010, which was \$32,986. In 2019, about 9.3% of families and 9.5% of the population were below the poverty line. Brandon Township’s income distribution is depicted in Figure 5.

Figure 5: 2019 Household Income



Source: ACS

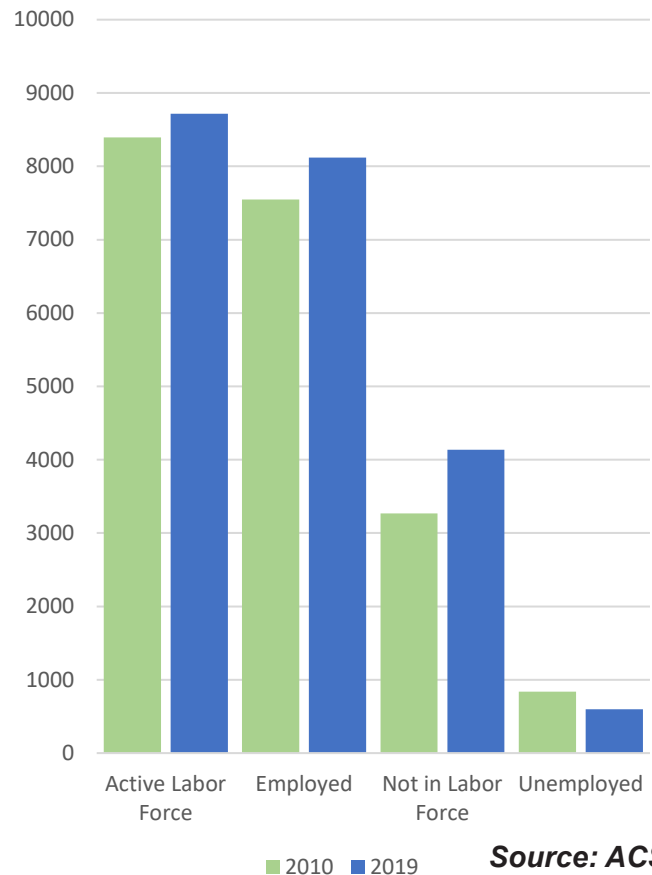
Education

The educational attainment of Brandon Township has improved since the 2010 Census, as illustrated in Figure 7. In 2019, 4.9% of people did not graduate from high school, down from 8.4% in 2010. 28.8% of people have a High School Diploma in 2019, a 0.8% increase from 2010. Persons who graduated high school yet did not receive a college degree have dropped from 27.1% to 25.5%. Associate Degree holders make up 11.8%. Those who possess a Bachelor’s Degree make up 18.7%, a 2.2% increase from 2010. Graduate and Professional Degrees make up 10.2% of the population, a 1 percent increase from 2010.

Employment

The 2019 Census indicates that the employed population of Brandon Township is 8,119 or 63.2%, shown in Figure 6. According to SEMCOG’s 2045 Forecast for Southeast Michigan, the number of jobs in Brandon Township is expected to slightly increase by 2.8% from 3,191 jobs in 2020 to 3,283 jobs in 2045.

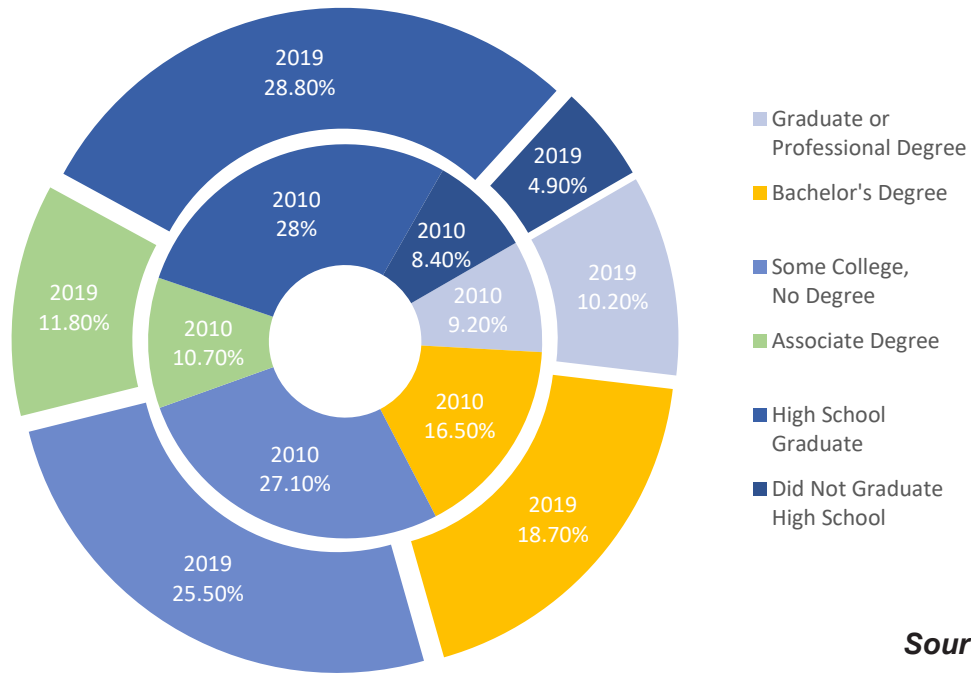
Figure 6: Employment Status (Aged 16 and Over)



Source: ACS

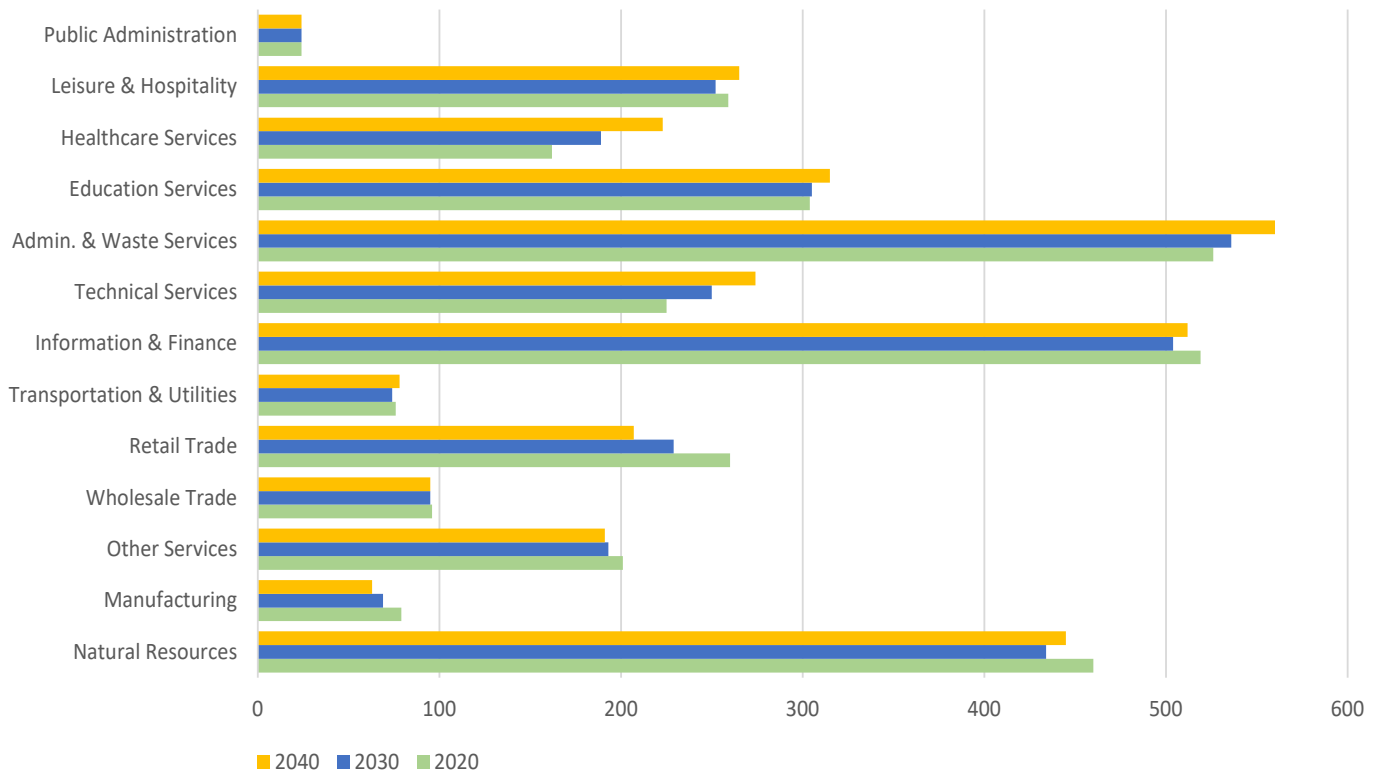
In 2025, the Township’s largest employment

Figure 7: Educational Attainment (Population Over 25 Years Old)



Source: ACS

Figure 8: Employment Growth by Industry



Source: SEMCOG

classification will be Administrative, Support, & Waste Services, as depicted in Figure 8. According to SEMCOG, The number of jobs in this particular classification is expected to increase from 526 in 2020 to 567 in 2045.

Housing Units and Type

The housing unit trends depicted in Figure 10, indicate that the number of owner occupied housing is increasing. In 2010 there were 4,865 owner occupied and 410 renter occupied homes. In 2019, there were 5,341 owner occupied homes and 465 renter occupied homes. This equates to an increase in home ownership of 9.8% and 5.9% of renters.

Of the housing units within Brandon Township, the American Community Survey estimates 93% were owner occupied in 2019, approximately 5% were renter occupied and 2% were vacant. (Figure 10)

The median age of homes in Brandon Township is 37 years old and year of construction being 1984. (Figure 9)

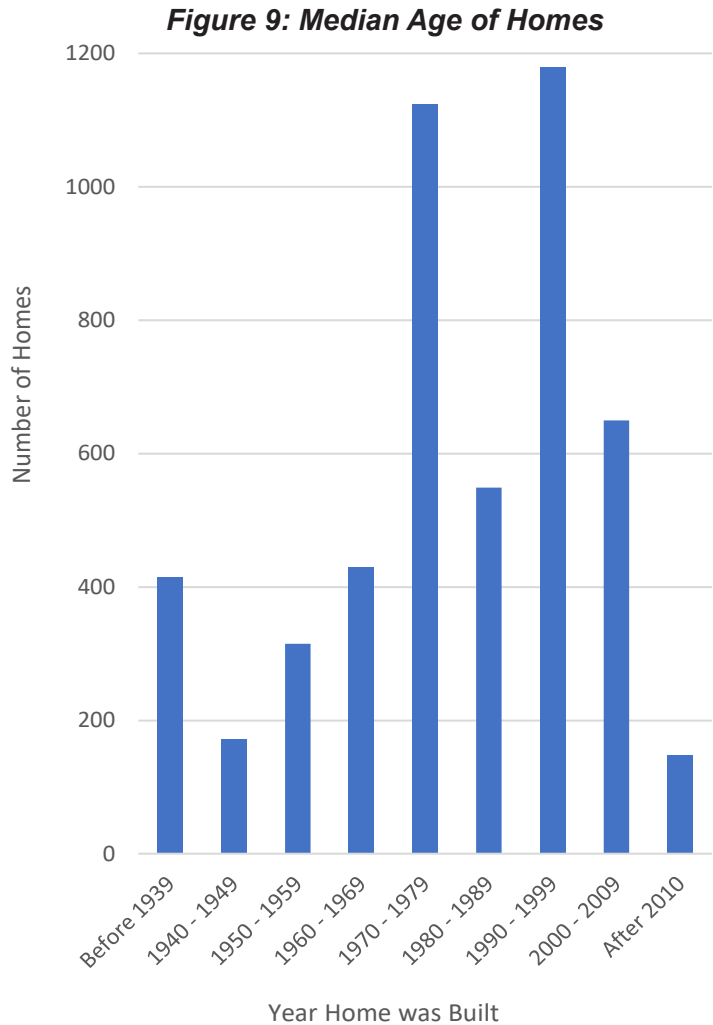
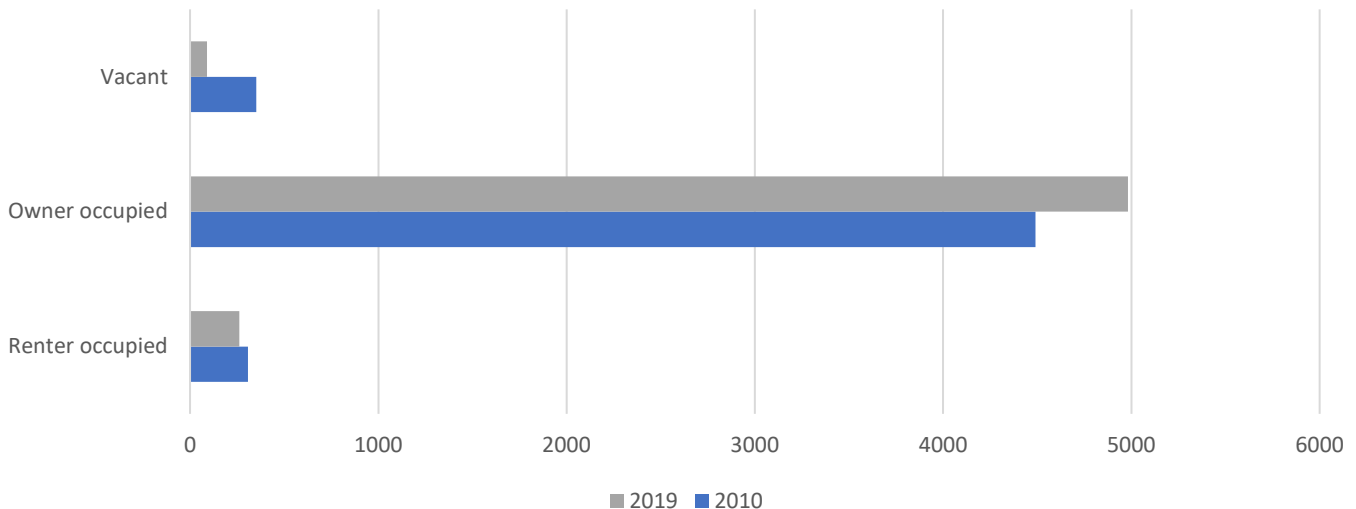


Figure 10: Occupancy by Tenure

Source: SEMCOG

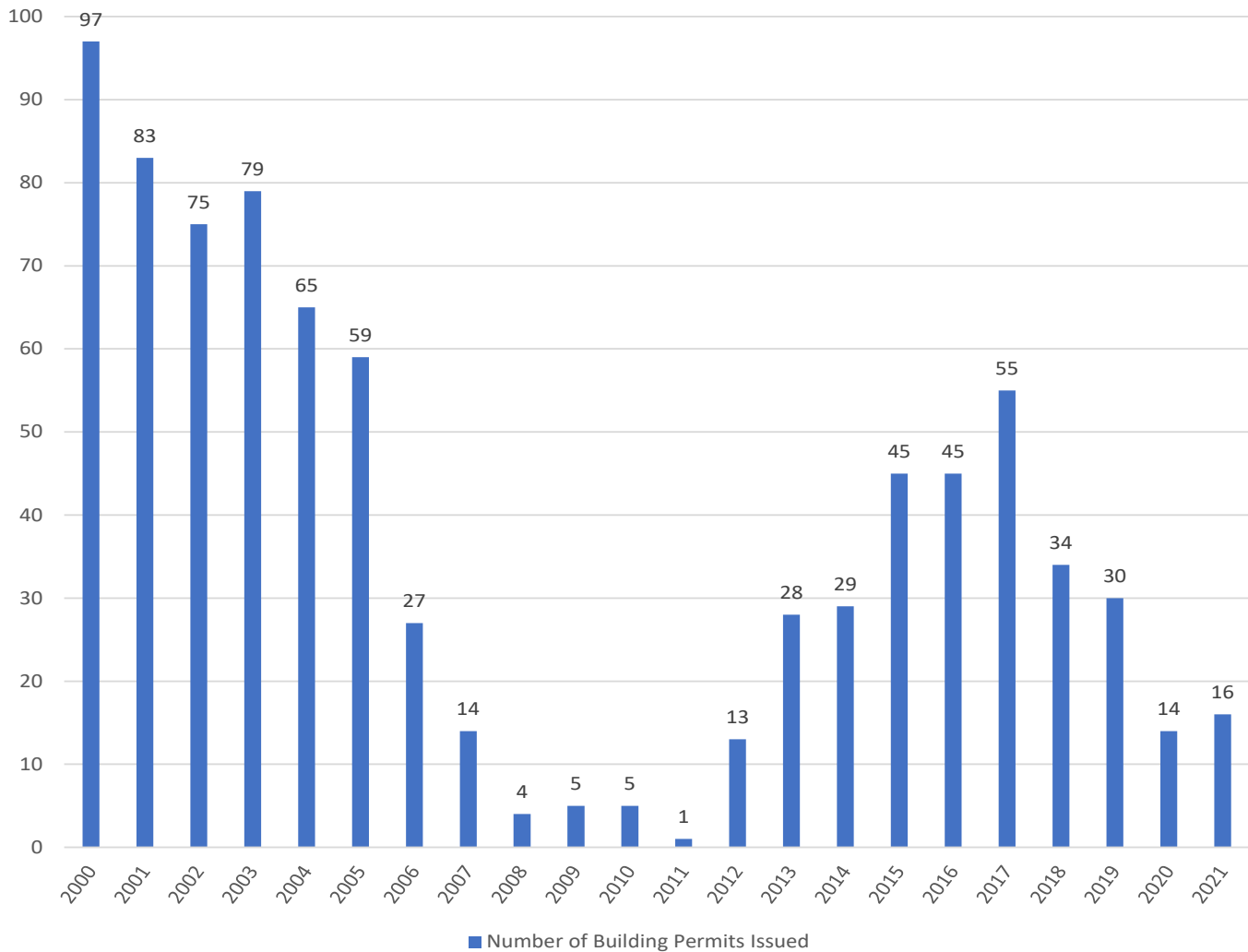


Residential Characteristics

Residential Construction

Residential building permits for single family homes decreased in Brandon Township between 2000 and 2008 however, an increase is shown thereafter. Figure 11 reflects new, single-family housing construction within Brandon Township between 2010 and 2021. During the same time period as reflected below, there were 21 demolitions, producing a net total of 293 new dwellings in the last decade.

Figure 11: Residential Construction, Single Family Homes

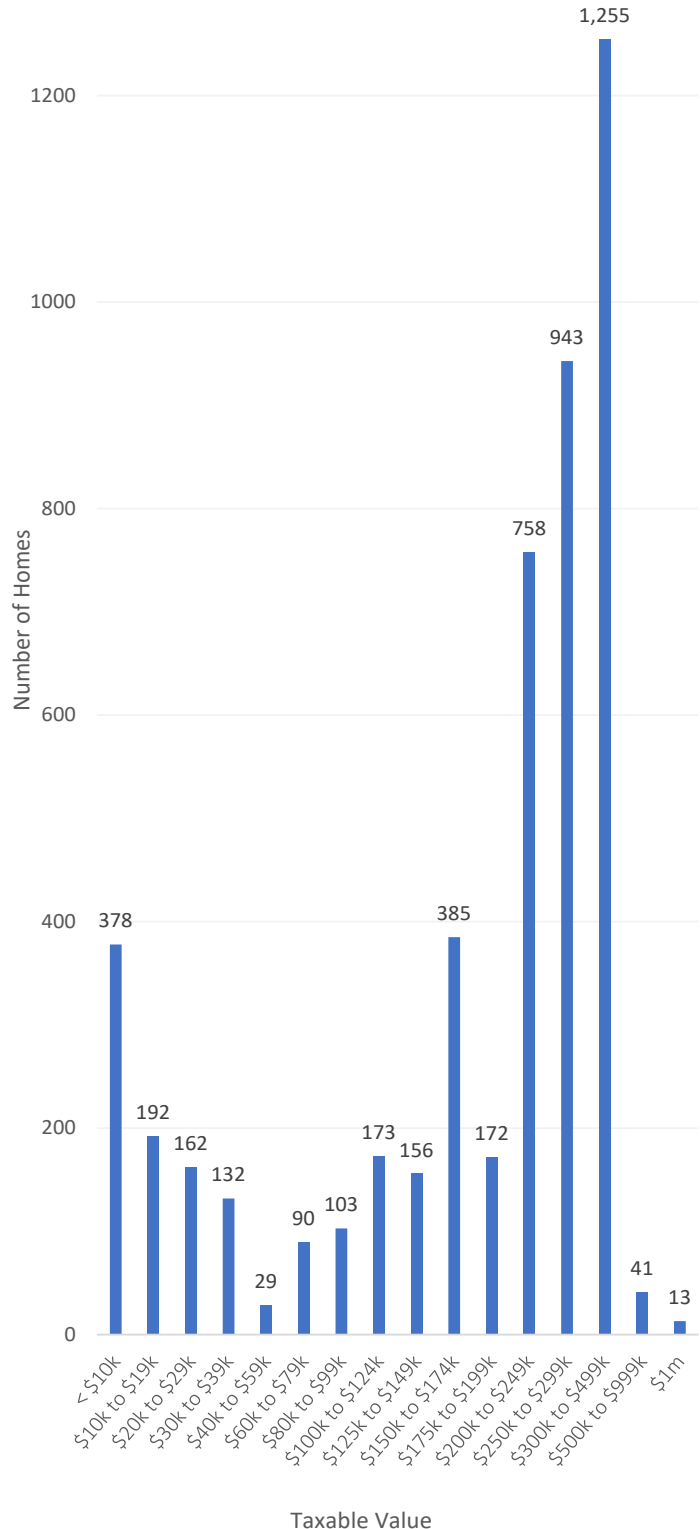


Source: SEMCOG

Average Housing Cost

SEMCOG Community Profile Data shows that average housing costs in Brandon Township have increased between 2010 and 2019. In 2010, the average housing cost was \$200,700 and the median gross rent was \$895. As of 2019, The median home value in Brandon Township is \$227,900 and the average rent is \$985 per unit. (Figure 12) This equates to an increase of 13.6% in home values and an increase of 11.2% in median gross rent.

Figure 12: Median Home Value in Township



State Equalized Value (SEV)

Table 3 depicts 2021 state equalized value of real property for Brandon Township.

Table 3: 2021 State Equalized Value of Real Property

Property Class	State Equalized Value
Agricultural	\$ 6,790,500.00
Commercial	\$ 40,453,600.00
Industrial	\$ 2,149,450.00
Residential	\$ 694,194,880.00
Commercial Personal	\$ 2,373,020.00
Utility Personal	\$ 53,079,840.00
Total Assessed Value	\$ 743,588,430.00

Source: Oakland Co. 2021 Equalization Report

Source: SEMCOG

Community Facilities & Services

Township Facilities

The following facilities are located within the Township and are shown on Map 2:

Brandon Township Office Building (395 Mill Street, Ortonville, MI 48462)

This building houses the Township Supervisor, the Township Clerk, and the Township Treasurer. Also found here are the Building Department and the Recreation Department. This building also houses the main meeting room for all Township boards and commissions.

Brandon Senior Center (345 Ball Street, Ortonville, MI 48462)

This building houses all senior activities and contains a social/ television area, a crafts area, offices, and a large dining area where the seniors are served hot lunch each week.

Brandon Sub-Station (15 South Street, Ortonville, MI 48462)

This building is owned by Brandon Township and serves as the local sub-station for the Oakland County Sheriff's Deputies who patrol the Township. It contains offices and equipment areas.

Library (304 South Street, Ortonville, MI 48462)

The Brandon Township Library offers a full range of modern library services for Township residents.

Old Township Hall (486 Mill Street, Ortonville, MI 48462)

Now owned by the Village of Ortonville, the historic town hall has hosted community meetings and events for well over 100 years.

Fire Stations

Three fire stations service Brandon Township. Fire Station #1 is located on South Street in the Village of Ortonville. Fire Station #2 is located on S. Sashabaw Road and serves the southern portion of the Township, and Fire Station #3 is located on Oakwood Road and serves the northern portion of the Township.

Schools

The Brandon School District includes the following schools:

- Brandon High School (grades 9-12)
- Brandon Middle School (grades 6-8)
- Harvey Swanson Elementary (preschool-grade 5)
- Oakwood Elementary (grades K-5)

Hospital Facilities

A number of the hospitals servicing Brandon Township include:

- Lapeer Regional Hospital (Lapeer, MI)
- Havenwyck Hospital (Auburn Hills, MI)
- Huron Valley-Sinai Hospital (Commerce, MI)
- Ascension Genesys Health Systems (Grand Blanc, MI)
- McLaren Oakland Hospital (Pontiac, MI)
- St. Joseph Hospital (Pontiac, MI)
- Ascension Providence Hospital (Rochester, MI)
- McLaren Flint (Flint, MI)

Cemeteries

Brandon Township has five cemeteries and one memorial site named Hummer Rock, which is dedicated to the Hummer Family, one of the township’s founding families.

Established on April 7, 1875 with 5 acres of land, Seymour Lake Cemetery is still an active cemetery.

Parks and Recreation

As Brandon Township has grown, the demand for quality recreational programs has grown as well.

Brandon Township Community Park

In 2007, Brandon Township Parks & Recreation processed registrations for over 5,000 participants & teams. This sparked the pursuit of the development of Township’s first public recreational park.

With the support of the Brandon Township Board of Trustees, Brandon Township Parks & Recreation staffers worked to purchase and develop the Township’s first public recreational park, called Brandon Township Community Park. The 47-acre parcel, located at the northeast corner of Oakwood and Hadley Roads, was purchased by the Township in 2005. The former farmland contains four multi-purpose athletic fields, two baseball fields, three sand volleyball courts, a basketball court, a sledding hill with lift station, two skating ponds, a boundless playground, several pavilions and picnic areas, and a hands-on miniature rock quarry for children. A series of landscaped trails and boardwalks allow visitors to walk through the preserved fen and wetland areas as well as the Living Tree Library - one of only a few such educational resources available in Michigan.

Brandon Township Community Park has been designed to be entirely ADA-compliant and universally accessible by people of all abilities. Accessibility has been incorporated into every

aspect of park infrastructure. The eight-foot-wide paved trails, universally accessible seating and rest areas, ADA-compliant picnic tables and playgrounds, interpretive signage, and handicapped parking near every destination within the park collectively enhance the recreational experience for everyone of all abilities. Other innovative design features ensure universal access to all pavilions, trails and structures.

On February 29, 2008, the Brandon Township Parks & Recreation Department submitted an application to the Michigan Department of Natural Resources for the 2008 Land & Water Conservation Fund grants. On July 28, 2008, Brandon Township Parks & Recreation was notified that their grant application had scored the highest out of all fund applicants statewide and had been chosen to receive funding in the requested amount of \$75,000. These funds went towards the purchase and construction of the universally accessible “boundless” Playground system and motorized sledding hill lift station. These improvements were completed in 2009.

Future Park Development Projects

Brandon Township has several future park development projects that are in the conceptual design phase. These include two additional Brandon Township Ball Fields and the Brandon Park Expansion.

Village of Ortonville Parks

In addition to Brandon Township’s parks, the Village of Ortonville owns and maintains several parks. Crossman Park is a 0.75-acre park owned and maintained by the Village of Ortonville.

To supplement this first Township park, Ortonville State Recreation Area is located within the northern portion of Brandon Township.

Brandon Township and Village of Ortonville Joint Recreation Master Plan (2020)

Brandon Township and the Village of Ortonville collaborated to prepare a joint Parks and Recreation Master Plan and identify the parks and recreation needs of the community. This update considered ideas set forth in previous plans, and discussed recommendations for meeting the community's future recreation needs. Additionally the document presents an implementation strategy for parks and recreation improvement and is designed to act as the official document to be used by the Village and the Township.

The document was created with a public input session that was held on December 11, 2019. Those that participated provided valuable comments and suggestions, and resident comments were also received via email. At this workshop, a presentation was held which provided background information about the Township and residents were asked to participate in a questionnaire. This questionnaire discussed items including Residential Development, Parks, Open Space & Natural Features, Community Facilities, Transportation & Traffic, new program ideas, what's missing, 20-year vision and Economic Development.

Goals delineated in this document include:

1. The Village of Ortonville and Brandon Township should provide outdoor recreational opportunities for persons of all ages and abilities that are clean and safe.
2. The Village of Ortonville and Brandon Township should consider the future needs of the community and take actions to dedicate accessible parkland to meet future recreational needs and preserve and enhance the character of the community.

Utilities

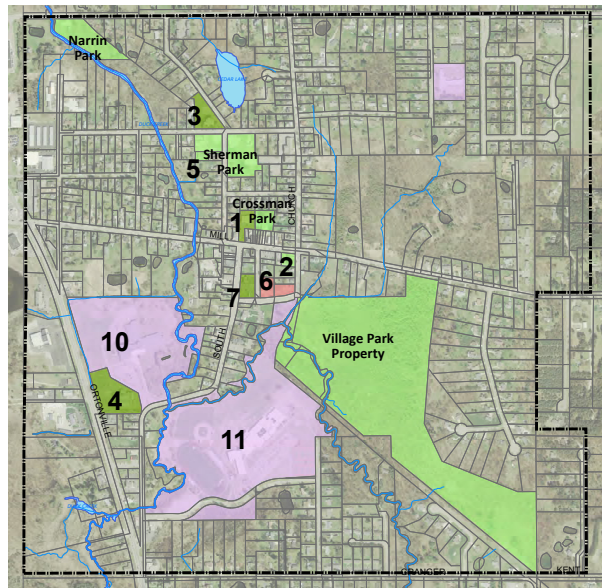
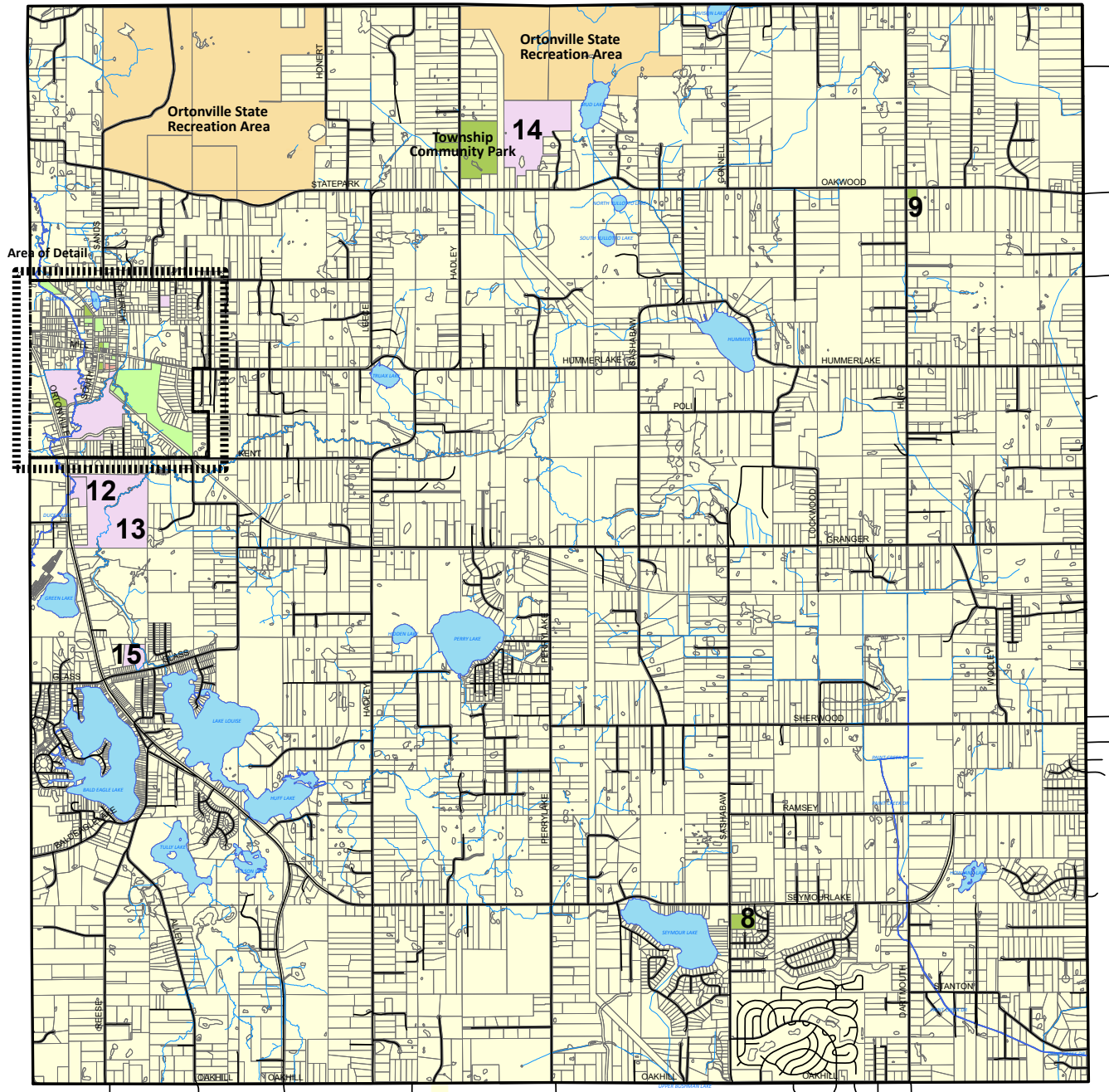
Well and Septic

All properties are serviced by private well(s) and septic tank(s). There are no sanitary mains, water mains, or storm sewer systems within Brandon Township.

Other Utilities

DTE Energy provides electric power service. Consumers Energy provides natural gas service.

Map 3. Parks and Community Facilities



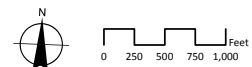
VILLAGE OF ORTONVILLE

- State Land
- Township Properties
- Village Properties
- School Properties

- 1 - Township Offices
- 2 - Village Offices
- 3 - Senior Center
- 4 - Township Library
- 5 - Village DPW
- 6 - Post Office
- 7 - Fire Station #1
- 8 - Fire Station #2
- 9 - Fire Station #3
- 10 - Brandon Fletcher Intermediate School
- 11 - Harvey Swanson/HT Burt Elementary School
- 12 - Brandon Middle School
- 13 - Brandon High School
- 14 - Oakwood Elementary School
- 15 - Belle Ann School

PARKS & COMMUNITY FACILITIES

Brandon Township & Village of Ortonville



Existing Land Use

An understanding of existing land use patterns is essential to formulate a well reasoned plan for the future. Township land uses were derived from information provided by Oakland County and updated based on aerial photography and field verification. The Existing Land Use Map, included at the end of this section, depicts the land development patterns of the Township.

Land Use Definitions

The following classifications, based on the Oakland County annual land use data, have been applied to Township land uses:

Agricultural: Parcels used as cultivated farm land, orchards, or for livestock activity, with or without related farm structures.

Single Family: Improved parcels having one unit per building in predominately residential use. Single Family residential land uses can be broken down into several classifications to better describe the distribution of various parcel sizes - and therefore density - of residential land use in the Township. These classifications are shown below:

- Less than 8,000 sq. ft.
- 8,000 to 13,999 sq. ft.
- 14,000 to 43,559 sq. ft.
- 1 to 2.4 acres
- 2.5 to 4.9 acres
- 5 to 10 acres
- Greater than 10 acres

Multiple Family: Improved parcels having four or more units per building in predominately residential use, including apartments, condominiums, row houses, senior living facilities without skilled nursing care, and terraces plus any streets, service drives, and

community areas such as yards, clubhouses, and pools. Hotels, motels, campgrounds, and mobile home parks are not included in this category.

Mobile Home Park: Improved parcels having multiple mobile home structures that are in the nature of a community or “mobile home park” plus any streets, service drives, and community areas such as yards, clubhouses, and pools.

Commercial/Office: Improved parcels used for wholesale, retail, office, entertainment, or services, including those uses predominately at street level on multi-functional structures, plus related contiguous accessory uses such as parking areas and service drives.

Public/Institutional: Improved parcels and facilities that are held in the public interest and are usually exempt from real property taxation plus any service drives or roads inside the actual parcel. Examples of this category are churches, schools, governmental offices, hospitals, assisted living and skilled nursing care facilities, municipal parking facilities, day care centers, and cemeteries.

Industrial: Improved parcels used for manufacturing or processing of materials, including storage and warehousing.

Transportation, Utility & Communication: Improved parcels containing above or below-ground utility or communication facilities, including electric and gas generating plants, transmission lines, booster and transformer stations, related storage yards, county drains, detention/retention basins etc. In addition, buildings related to utility companies, such as Detroit Edison, Consumer’s Energy, and telecommunications companies, plus Waste Water Treatment Plants and Water Works, are also included in this category.

Recreation/Conservation: Parcels for which the primary purpose is for outdoor recreation or natural area conservation. This may include public or private-owned parks, outdoor sporting clubs, golf courses, marinas, campgrounds, or areas for which the primary purpose is preservation and conservation of undeveloped natural areas.

Vacant: All parcels not included in one of the above definitions. These are unimproved areas that are not in a committed use and not in a use that is accessory to an adjacent parcel with a use described above.

Water: Areas that are ordinarily covered by water as depicted in the Oakland County Waterbody feature class.

Road Right-Of-Way: Areas that are predominately used for vehicular transportation. These areas may also contain pedestrian walkway, utility easements, railroad crossings, and/or on-street parking areas.

Table 4: Land Use Acreage

Land Use	Parcel Count	Acreage	% of Total
Agricultural/Vacant	895 (53/842)	4,963 (1,533/3,340)	23.8%
Single Family	4,787	13,238.62	63.52%
Multiple Family	16	15.76	0.08%
Mobile Home Park	4	271.85	1%
Commercial/Office	118	142.61	0.7%
Public/Institutional	48	339.35	2%
Industrial	7	10.07	0.05%
Transportation/Utility/Communications	15	204.18	1%
Recreation/Conservation	210	386.49	2%
Road ROW	3,717	1,268.62	6%
Total	9,817	20,840.55	100%

Source: CWA/Oakland Co. GIS

Land Use Acreages

Existing land use acreage by category for 2022 is illustrated in Table 4. As shown, the predominant land use in the Township is single-family residential. A significant portion of the Township is also classified as agricultural/vacant land. Table 5 shows a breakdown of the parcel sizes within the Township, and this information is illustrated on Map 5. The “less than 8,000 s.f.” classification and the “1 - 2.5 acre” classification are the dominant parcel types within the Township, while the “greater than 10 acres” category covers the most land area.

Table 5: Parcels by Acreage

Parcel Size	Parcel Count	Acreage	% of Total
Less than 8,000 sq.ft.	3,081	339.55	1.48%
8,000 - 13,999 sq.ft.	2,014	489.05	2.13%
14,000 - 43,559 sq.ft.	2,257	1,267.41	5.51%
1 - 2.5 acres	2,081	3,989.17	17.53%
2.51 - 5 acres	1,159	4,172.18	18.34%
5.01 - 10 acres	574	4,407.84	19.37%
Greater than 10 acres	306	8,100.95	35.60%
Total	12,180	22,754.15	100%

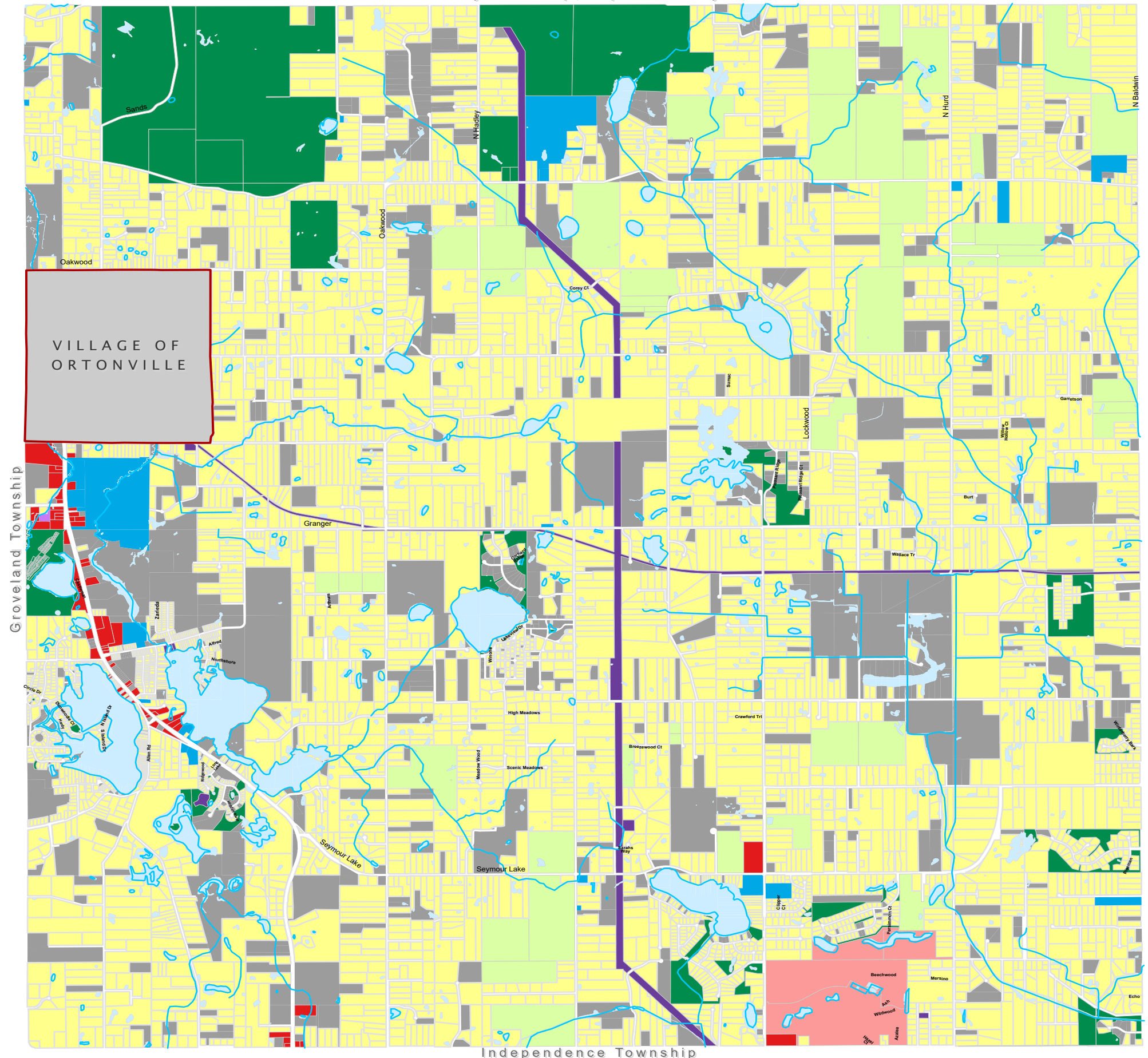
*Total counts include water features classified as parcels.

Source: CWA/Oakland Co..

GIS

Map 4. Existing Land Use

Hadley Township, Lapeer County



**Brandon Charter Township
& Village of Ortonville
Oakland County
Michigan**

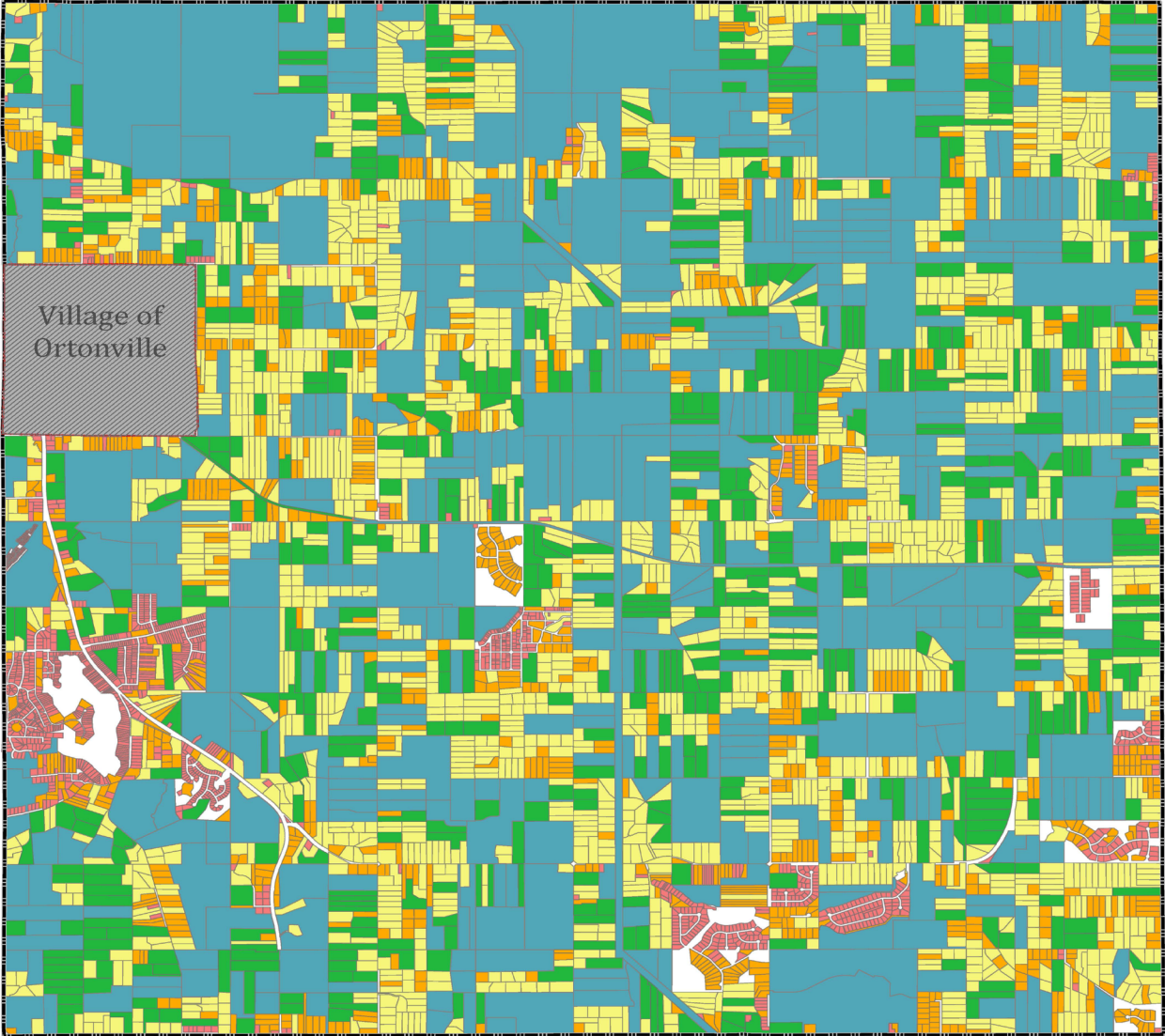
EXISTING LAND USE

- Legend**
- Village of Ortonville
 - Vacant
 - Agricultural
 - Single Family Residential
 - Multiple Family Residential
 - Mobile Home Park
 - Commercial/Office
 - Industrial
 - Public/Institutional
 - Recreation/Conservation
 - Transportation/Utility/Communication
 - Lakes, Rivers and Streams

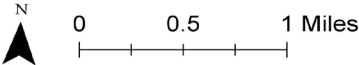
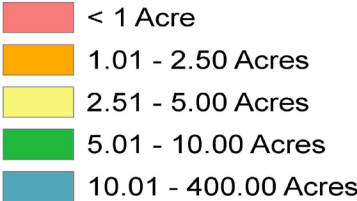


0 0.28 0.55 1.1 Miles

Disclaimer: The parcel lines are representational of the actual parcel lines and not intended to be substituted for an official survey or used to resolve boundary or area discrepancies.



Acreage of Parcels



Source: Oakland County GIS
Carlisle/Wortman Associates
August 2022



Natural Resources

The natural features of Brandon Township have played a major role in attracting and influencing growth and development of the area. Many residents settle in the Township because of its rural atmosphere, characterized in part by rolling hills, woodlands, wetlands, and lakes.

Typically, community master plans include a description of the various natural features existing within its boundaries. However, Brandon Township has been involved in several environmental planning initiatives that go beyond describing the area occupied by wetlands and woodlands. This chapter of the Master Plan explains these studies, their results, and how this information can be used to accommodate development while preserving the natural resources the community values.

Baseline Data

To provide a record that can be used to assess future change within the Township, the following table lists baseline data for the various types of ecological systems in Brandon Township.

Table 6: Existing Natural Features

Natural Feature	Acreage
Emergent Wetland	485
Forested Wetland	1,472
Scrub-Shrub Wetland	1,121
Treerows/Woodlands	2,315
Water	569

Source: Oakland County

The Natural Features map on the next page locates these features across the Township.

Watershed Planning

In 2002, the Michigan Department of Environmental Quality began administering the Stormwater Permit Program (Phase II) of

the Clean Water Act. This program required Brandon Township to apply for and maintain a stormwater permit, which allowed the Township to discharge stormwater into waters of the state.

To address the program’s requirements, the Township joined three subwatershed planning groups (Upper Clinton, Stony/Paint Creek, and Middle Flint), and participated in developing subwatershed management plans to identify actions that will better protect surface water quality within its boundaries. While the Township is no longer required to maintain a stormwater permit, it continues to be committed to reducing the impact stormwater runoff has on its water resources. The community is also much more aware of how stormwater impacts the natural environment, and how new techniques in stormwater management, on both a parcel and community level, can help protect water quality.

Upper Clinton Subwatershed

The Upper Clinton Subwatershed is part of the larger Clinton River Watershed. It is called the “Upper Clinton” because it encompasses most of the headwaters, or sources, of the Clinton River system.

Brandon Township is located in the northern most reaches of the subwatershed. Only 5%, or 1,127 acres of the Township’s land area is located within the subwatershed. Nearly all of the land area is occupied by single-family residential developments, with a few pockets of commercial, agricultural and public/institutional land uses. Two large areas have been identified by the MNFI as Priority Two and Priority Three preservation areas in this subwatershed, and contain two large palustrine wetlands and Seymour Lake.

Overall, analysis of available water quality data for the Upper Clinton subwatershed indicates

that the River, its tributaries and associated lakes make up a generally high quality waterway that has begun to show some signs of impairment. These impairments (in priority order) include bacteria, changes in hydrology, nutrients, and sediments. The impairments are thought to be caused by waterfowl, failing or poorly maintained septic systems, increased impervious surfaces, removal of riparian vegetation, residential fertilizer, road-stream crossings, roadside ditches, flashy flows and streambank erosion, and construction runoff.

Stony/Paint Creek Subwatershed

The Stony/Paint Creek Subwatershed is also a part of the larger Clinton River system. Brandon Township contains the headwaters of Paint Creek and several of its tributaries, which are located on the eastern side of the Township. This subwatershed encompasses 7,028 acres (or 30%) of the Township. The land uses in this subwatershed are mostly medium and low-density residential, but also contain vacant parcels, land used for agriculture, and a small area of high-density residential (mobile home park). Seven Priority Two, and 10 Priority Three MNFI sites are located in this subwatershed.

Through analysis done for the Subwatershed Management Plan, the current water quality of Paint Creek is high. In fact, it is managed as a cold-water trout stream from Lake Orion to its confluence with the Clinton River. Primary impairments include sediments, nutrients, bacteria, and threats to the cold water fishery from elevated temperatures. Impairments are thought to be caused by runoff from construction sites, gravel roads, roadside ditches and road-stream crossings, removal of riparian vegetation, residential fertilizers, pet, waterfowl and livestock waste, failing and poorly maintained septic systems, and increased impervious surfaces.

Kearsley Creek (Middle Flint) Subwatershed

The Kearsley Creek Subwatershed is a part of the larger Flint River system. Kearsley Creek is a cold water, MDNR-managed trout stream. The headwaters of Kearsley Creek are located in Brandon Township, and occupy 14,825 acres (64%) in the western half of the Township. Land uses in this subwatershed represent all categories within the Township, with the largest acreage being low density residential uses. However, M-15 (Ortonville Road) traverses the subwatershed, where many more intense land uses, such as commercial and industrial uses, are located. Despite this fact, all four of the Township's Priority One MNFI sites are located in this subwatershed, as well as 18 Priority Two, and 14 Priority Three MNFI areas.

The Subwatershed Plan credits the low-intensity development patterns in the headwaters area for Kearsley Creek's high water quality in Brandon Township. However, it also states that future development could negatively impact water quality in the creek, as well as the creek's physical stability. The primary impairment to Kearsley Creek is sediment. This impairment is thought to come from streambank erosion (flashy flows), wind erosion, removal of riparian vegetation, construction sites, gravel roads, roadside ditches, road-stream crossings, farming practices near the stream, and improperly stabilized stormwater structures in both roadways and agricultural fields. As Kearsley Creek is a cold water stream, the change in temperature and flow regimes due to development also have a negative effect on the quality of the waterway.

Natural Features Report and the Michigan Natural Features Inventory

In 2001, Oakland County contracted with the Michigan Natural Features Inventory (MNFI), a program of the Michigan State University Extension (MSUE) that works in close cooperation with the Michigan Department of Natural Resources (MDNR) and The Nature

Conservancy to conduct a County-wide natural resources inventory. In 2004, Brandon Township used this information to add a *Natural Features Report* to their Master Plan. This report identified important environmental areas within the Township worthy of protection.

The MNFI staff of environmental professionals, including biologists, botanists, and zoologists, identified and ranked potential natural areas across Oakland County. Potential natural areas were defined as, "Places on the landscape dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features." These places were identified by MNFI staff using digital aerial photographs taken in 2000 using the following criteria:

1. Intactness (level of landscape fragmentation due to human activity, such as farming and development)
2. Water resources (Wetlands and river/stream corridors)
3. Forested tracts

Once the potential natural areas were identified, each was ranked using the criteria below. The ranking system allocated a score for each criteria, based on how the site met certain parameters. For example, sites 20 - 40 acres in size received a score of "0" for that criterion, sites 40 - 80 acres received a "1," sites 80 to 240 acres received a "2," and sites greater than 240 acres received a "4." Individual criterion scores were then added up, and a total score calculated for each site. The criteria used to rank each site includes:

1. Size (Larger sites improve the viability of species and ecosystems)
2. Core Area (Total area minus 300' buffer. Limits negative impacts on "edge-sensitive" animal species)
3. Stream Corridor (Provides wildlife

connections between patches of habitat)

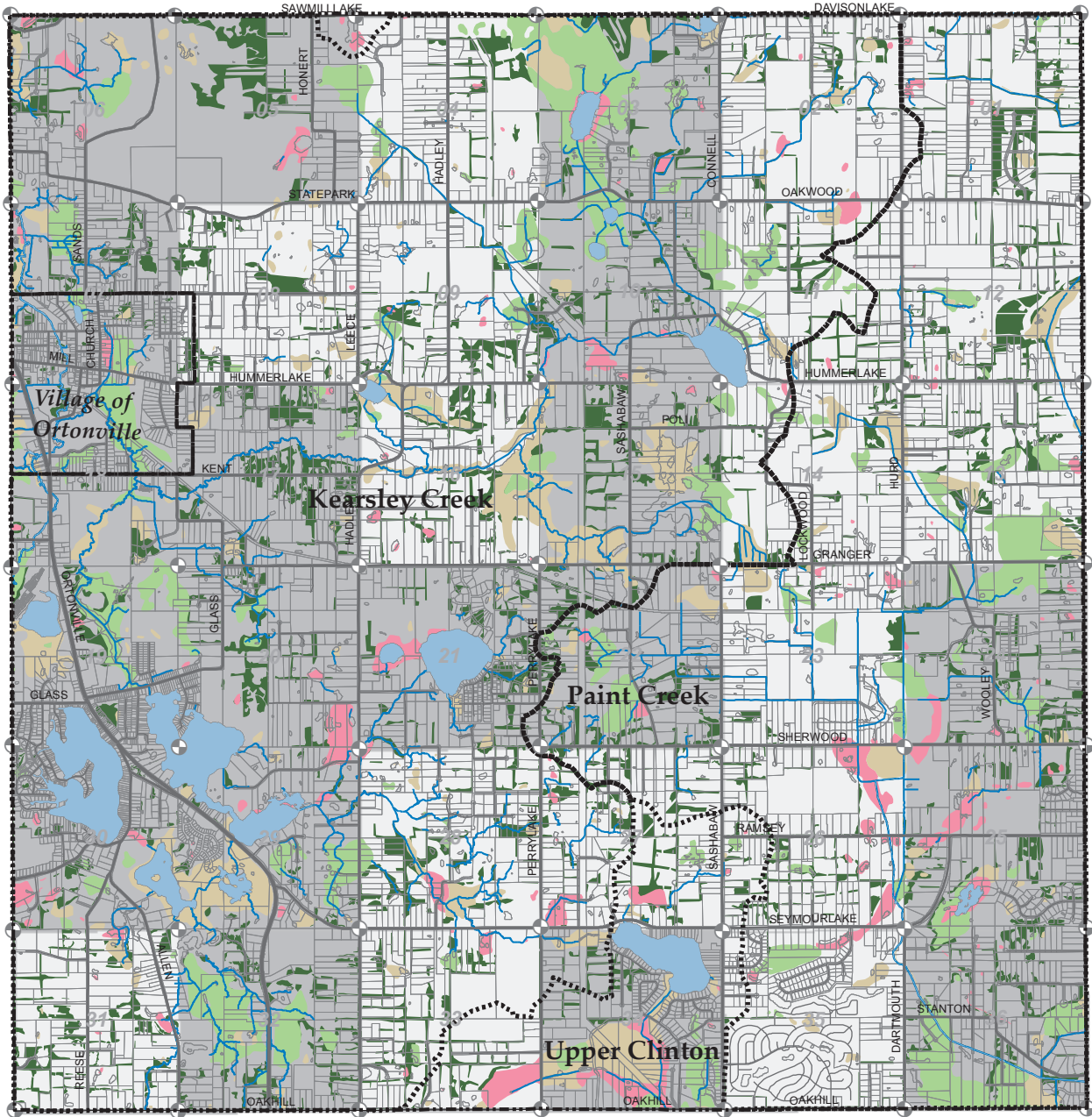
4. Landscape Connectivity (Connections between habitat patches are critical for wildlife health)
5. Restorability (Offers potential to increase size of existing natural areas, provides connections between patches, and creates natural buffers from developed areas)

Based on the total scores, each site was ranked for preservation as "High" (Priority One), "Medium" (Priority Two) or "Low" (Priority Three). Highly rated sites are large, with a variety of interacting natural features, such as woodlands, wetlands and riparian areas.

A variety of natural feature types over a large area makes a site more ecologically valuable than small sites that are fragmented by development or farming activities.

The MNFI analysis in Brandon Township resulted in five (5) Priority One sites (1,400 acres), 26 Priority Two sites (2,479 acres), and 25 Priority Three sites (1,149 acres). These sites are shown on the MNFI Map on the following page.

Map 6. Natural Resources



Legend

- Emergent Wetlands
- Forested Wetlands
- Scrub-Shrub Wetlands
- Treerows / Wetlands
- Water
- Watershed Boundary

Ground Water Recharge


- 5 - 8 inches/year
- 9 - 11 inches/year



- Section Corners

Plot Date: 6-10-09

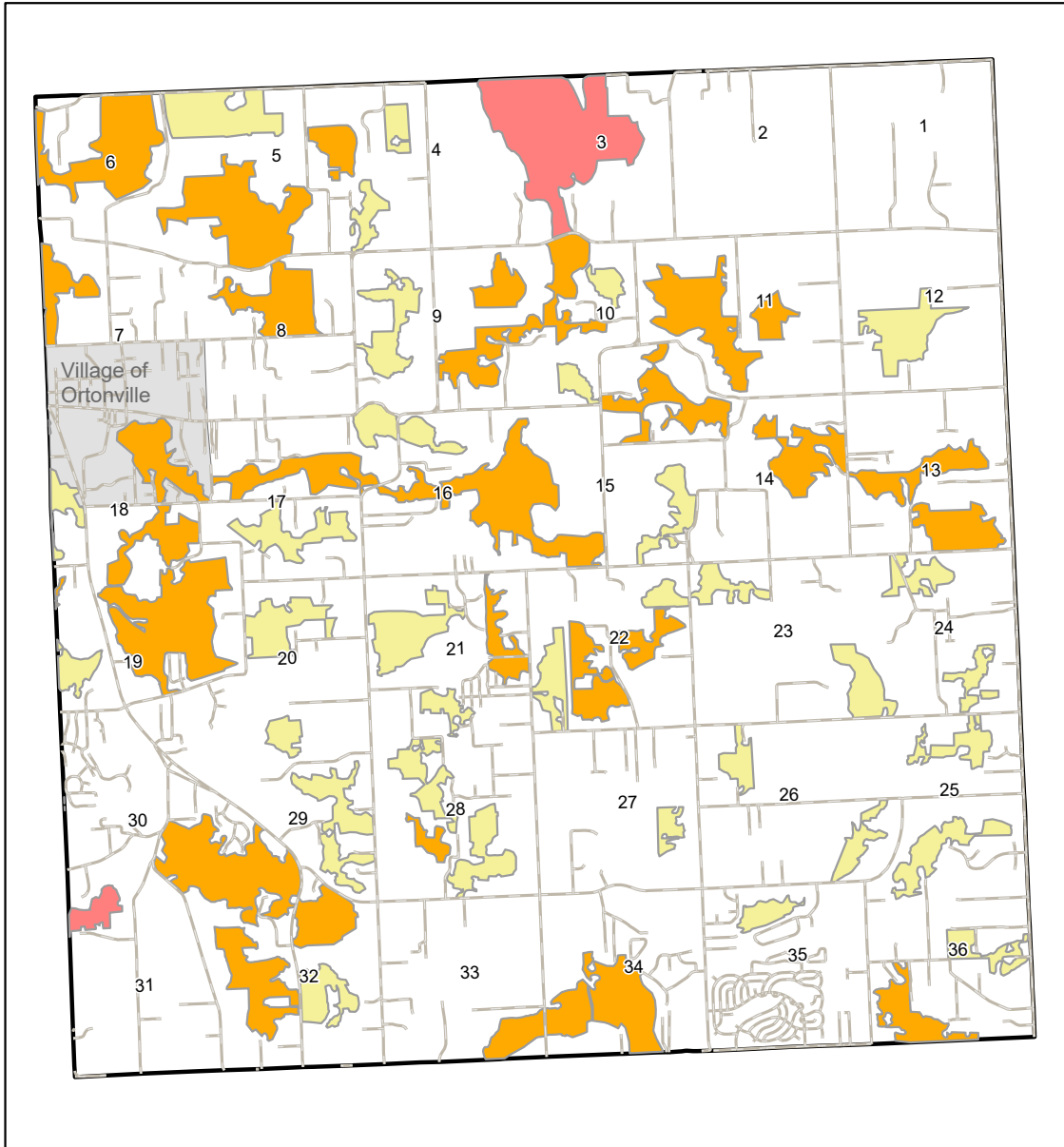
Source: Carlisle Wortman Associates and Oakland County

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
Ann Arbor, Michigan



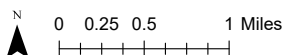



Map 7. MNFI Map



Brandon Charter Township Michigan Natural Features Inventory

-  Priority One
-  Priority Two
-  Priority Three
-  Brandon Township
-  Roads



August 2022
Carlisle|Wortman, Associates
Source: Oakland County GIS



Transportation

The provision of a safe and efficient transportation system is not only essential to commerce and daily activities, but should be a major consideration in a community's development. As a rural community, the Charter Township of Brandon is relatively isolated in the northern part of Oakland County and the closest interstate is I-75 to the south. The state highway M-15 passes through a small portion of the Township.

The transportation needs of the Township are met by M-15 and local roads maintained by the County. There are 134 miles of road within the Township.

As a largely rural community, there is significant opportunity for further development of the street system. However, future transportation improvements must focus on identifying the best areas for growth, while preserving the abundance of natural features within the Township. In terms of existing roadways, focus should be on the best use of existing rights-of-way. Opportunities include managing parking wisely, traffic calming, access management techniques and focusing additional regulatory and redevelopment assistance efforts on primary travel corridors.

Although the private vehicle will continue to be an important part of the transportation system, the Township must also strive for a balanced transportation system that gives people viable alternatives to driving, including transit, bicycling and walking. Furthermore, environmental considerations should be incorporated into every decision to enhance the quality of life.

The transportation element of this master plan has many purposes.

- Serves as a reference guide regarding the transportation system within the Township.
- Sets a vision for future motorized and non-

motorized transportation needs within the Township.

- Promotes a better understanding of the strong relationship between transportation and land development patterns and how planning can be better integrated.
- Identifies opportunities for change, including: better management of parking, access management techniques, traffic calming, and creating corridor improvement authorities.

Roadway Classification and Responsibility

Roadway classifications are often confusing because planning agencies use the classifications for different purposes. Administrative jurisdictions identify roads in terms of governmental responsibility for construction and maintenance. Roadway classifications are also used to determine eligibility for state funding and federal aid. Functional classifications are used to group streets and highways into classes, or systems, according to the character of traffic service they are intended to provide.

Administrative Jurisdiction

Act 51 of the Public Acts of 1951, as amended, creates a fund into which specific transportation taxes are deposited, sets priorities for the use of transportation revenues, and charges county road commissions with the responsibility of classifying county primary and local roads. The classifications developed by the county road commissions are subject to Michigan Department of Transportation (MDOT) approval. Roads designated as primary roads must be of "the greatest importance". This determination is based on traffic volumes,

primary generators of traffic served and other factors.

MDOT and the Road Commission of Oakland County (RCOC) share responsibility for the operation and maintenance of the roadway network within the Township. MDOT is responsible for maintenance and improvement of M-15, while the RCOC has jurisdiction over all other roads.

By designating a road as part of the County Primary System, State and Federal weight and gas tax revenues can be obtained for maintenance.

Road Right-of-Way Plan

The road right-of-way plan consists of a map that indicates the existing right-of-way widths for roads in Brandon Township. Right-of-way widths are established based on research that indicates required road specifications to provide various levels of service. The Master Right-of-Way Plan published by Oakland County, and adopted by the Brandon Township Board and Planning Commission is an important planning document because setbacks and other development standards should be established in relationship to existing or future right-of-way widths. Map 9 provides the existing road right-of-way designations for the road system within the Township.

Functional Classification

The Transportation Plan Map presented in Map 10 proposes the hierarchy of transportation routes based upon the National Functional Classification (NFC) System. NFC is a planning tool which has been used by federal, state and local transportation agencies since the late 1960's. Functional classifications are used to group streets and highways into classes, or systems, according to the character of traffic service they are intended to provide. The NFC designation also determines whether

a road is eligible for federal funds, either as part of the National Highway System (usually limited to principal arterials) or through the Surface Transportation Program. Federal-aid roads are, collectively: all principal arterials, all minor arterials, all urban collectors and all rural major collectors.

Principal Arterials

These roadways are at the top of the classification hierarchy. The primary function of such roadways is to carry relatively long distance, through-travel movements. Examples include interstates and other freeways as well as state routes between larger cities. M-15 is the only Principal Arterial within Brandon Township.

Minor Arterials

Minor Arterials tend to accommodate slightly shorter trips than principal arterials. There is some emphasis on land access and they may carry local bus routes and provide intracommunity continuity, but do not penetrate neighborhoods. Minor arterials include Oakwood and Seymour Lake Roads.

Major Collectors

Major collectors provide access and mobility within residential, commercial, or industrial districts and connect local roads to arterials. Major collectors generally carry more traffic than minor collectors. Major collectors include Sashabaw and Hadley Roads.

Minor Collectors

Minor collectors also provide access amongst varying land uses, but generally have less traffic than Major Collectors. There are no minor collectors designated in the Township.

Local Roads

Local Roads provide access to individual properties and typically have moderate to low speeds. The remaining roads within the Township are classified as local roads.

Table 7: High Crash Intersections

Local Rank	County Rank	Region Rank	Intersection	2016 - 2020	Annual Avg 2016 - 2020	2020
1	561	1,755	Ortonville Rd @ Seymour Lake Rd	45	9	6
2	884	2,830	Baldwin Rd S @ Seymour Lake Rd	32	6.4	8
3	926	2,951	Ortonville Rd @ Glass Rd E	31	6.2	7
4	1,152	3,822	Ortonville Rd @ Granger Rd	25	5	5
5	1,152	3,822	Ortonville Rd @ Wolfe Rd	25	5	7
6	1,215	4,028	Baldwin Rd N @ Oakwood Rd W	24	4.8	5
7	1,274	4,243	Sashabaw Rd S @ Seymour Lake Rd	21	4.6	6
8	1,274	4,243	Ortonville Rd @ Oak Hill Rd	22	4.6	5
9	1,326	4,458	Ortonville Rd @ Castleman Rd	22	4.4	3
10	1,326	4,458	Sashabaw Rd @ Oak Hill Rd	22	4.4	3

Note: Intersections are ranked by the number of reported crashes and does not take into account traffic volume. This ranking method tends to rank a high-volume intersection as a high-crash intersection.

Source: SEMCOG

Traffic Counts and Crash Locations

The Transportation map indicates traffic volumes for some of the major roadways within the Township. When looking at historic counts as indicated on this map, several roadway links have experienced increases in traffic volumes, and several have experienced decreases.

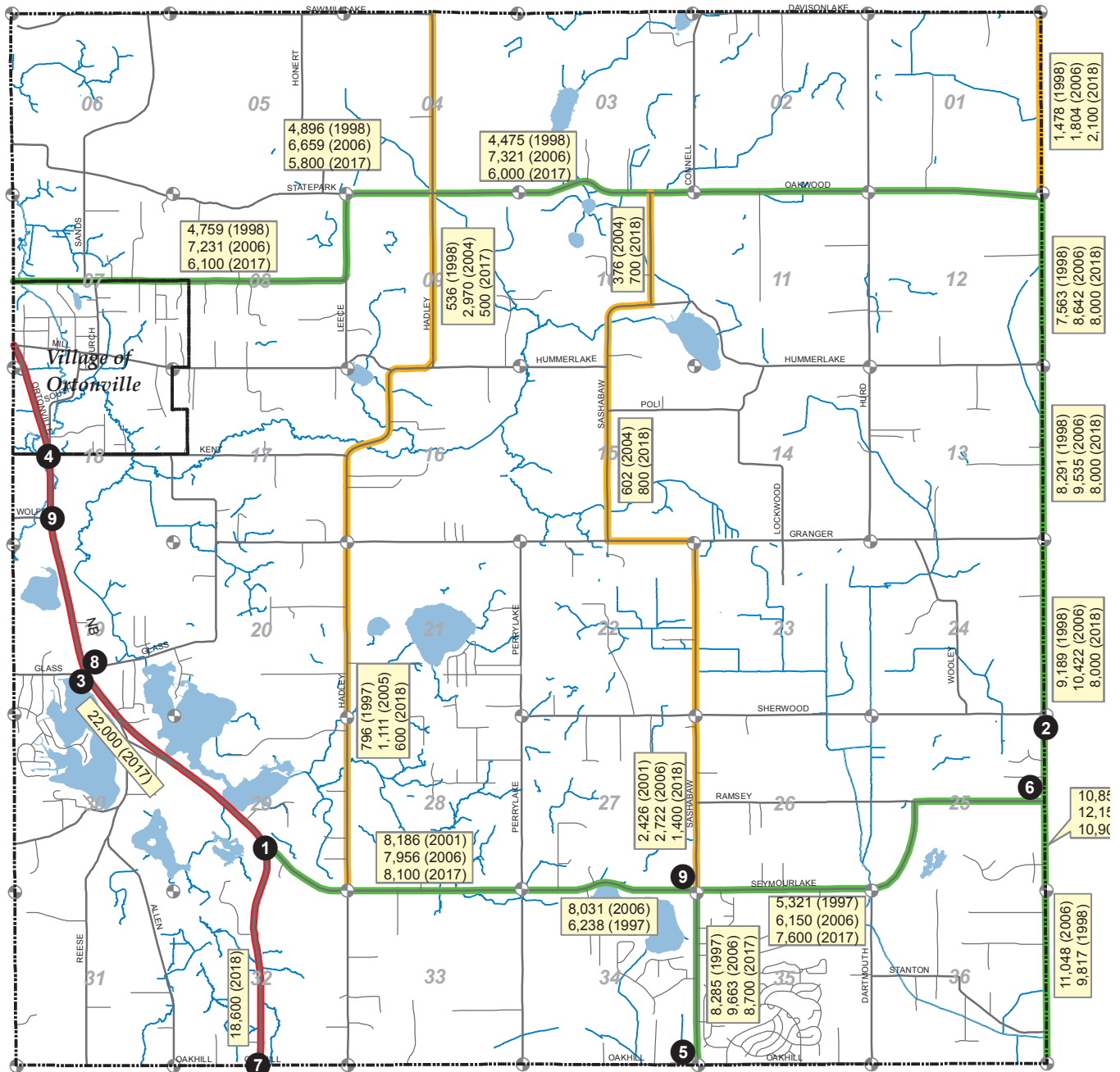
SEMCOG annually publishes information on traffic accident data by community. Table 7 indicates the top ten traffic crash locations within the Township. Between 2016 and 2020, the number of total crashes within the Township has decreased. 2020 had the least

reported crashes at 190. The highest amount of crashes was noted as being 240 in 2017. Approximately 82.5% of crashes from 2016 to 2020 resulted in property damage only, 17.5% involved injury, and 0.6% were fatal.

Road Improvements

According to SEMCOG, there are no roadway projects for Brandon Township currently listed in the Short Range Transportation Program (TIP) or Long Range Transportation Plan (RTP).

Map 7. Transportation Map



Legend

- Principal Arterial
- Minor Arterial
- Major Collector
- High Crash Intersections
- Traffic Counts
- Section Corners

0 2,500 5,000 Feet

Date: 1-26-2021

Source: Carlisle Wortman Associates and Oakland County

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
Ann Arbor, Michigan

According to SEMCOG, the 2020-2023 Transportation Improvements Program (TIP) Project List shows Ortonville Road as a segment intended for sidewalk improvements in 2021. The lead agency is noted as being the Village of Ortonville. The TIP plan describes how \$3.2 billion will be invested to support the regional transportation system.

Fire Routes

A network of dedicated fire routes is established in the Township. These streets receive priority for snow plowing and street clearance.

Airports

Airports certified for carrier operations nearest to Brandon Township include:

- Oakland County International (Pontiac, MI)
- Bishop International (Flint, MI)
- Willow Run (Detroit, MI)

Rail

The closest rail stations servicing Brandon Township are approximately 15-20 miles away, including AMTRAK stations in Lapeer, Pontiac and Flint.

Implementation

The Master Plan is essentially a statement of goals and policies designed to accommodate future growth and redevelopment. As stated in the introduction of this document, the Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It helps develop a balance of orderly change in a deliberate manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect on future development unless adequate implementation programs are established. This section identifies actions and programs that will be useful if the Plan is to be followed.

A variety of tools and techniques are available to allow the Plan to succeed. These include planning studies, zoning requirements and adjustments, Plan education and updates, and coordination with adjacent communities. Specific tools for various planning topics are also included.

Zoning Requirements

Zoning is the development control that has been most closely associated with community planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes that include the following:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan.
- Promote attractiveness in the Township's physical (built) environment by providing

variation in lot sizes, architectural features and appropriate land uses.

- Accommodate special, complex or unique uses through mechanisms such as planned unit developments, overlay districts, or special land use permits.
- Guide development away from conflicting land uses (i.e. industrial uses adjacent to residential areas).
- Preserve and protect existing land uses and natural features in accordance with the Master Plan. (See the specific zoning tools available for natural feature protection later in this chapter.)

The Zoning Ordinance and Future Land Use map in and of themselves should not be considered the major long-range planning policy of the Township. Rather, the Master Plan should be regarded as a statement of planning policy, and zoning should be used to assist in implementing that policy.

Zoning Adjustments

Zoning Adjustments for Master Plan Implementation include:

- Review existing ordinances to determine whether districts, permitted uses, and regulatory standards implement the policies of the Master Plan.
- Review and revise Township environmental ordinances to address the goals and policies of the Master Plan. (Note that specific zoning tools are listed later in this chapter.)
- Review the Agricultural and Rural Residential Zoning District to ensure it supports the agricultural use of land.
- Consider developing a multi-modal non-motorized pathway (safety path) plan and possible ordinance to address the goals of this Plan.

Plan Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planing and zoning process and the day-to-day decision making which affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the Township moves toward realization of the goals and objectives contained within the Master Plan.

Plan Updates

The Master Plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions on a periodic basis. In accordance with Public Act 33, the Township is required to review the Plan every five (5) years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals or review various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with other Township Planning efforts.

Coordination with Adjacent Communities

As part of the Master Plan adoption process, the Township must notify neighboring jurisdictions, the County, the regional planning agency, and any registered public utility company, railroad, or other governmental entity of the intent to amend, revise, or create a totally new plan. Subsequent to the notification and eventual completion of the draft, the noticed entities are asked to review and make comments on the proposed Plan. The comments are compiled by the Township and

Oakland County. Upon receipt of the requisite comments from the adjacent communities and others, a public hearing is held and the Plan eventually approved by the Planning Commission, or Township Board if they have reserved the right to do so. Each of these requirements are outlined in Public Act 33, and from henceforth, shall be adhered to by Brandon Township

Tools for Natural Feature Protection

The Township has identified a multi-layered system of natural features that not only provide the community with rural character, but function as a unit to provide important ecological services. Many tools are available to create more sensitive designs for a new development, as well as better manage land that has already been developed. The tools described here were selected subwatershed plans, the 2017 Natural features Report, and in response to the Green infrastructure planning study. The tools described will also help meet the Natural Feature Preservation goals outlined in this document.

Development

To guide development and preserve natural features and their functions, tools that could be considered include:

1. The following ordinances:
 - Resource Protection Overlay District with special studies for MNFI sites.
 - Stormwater Management / Impervious Surface Reduction / Infiltration Enhancement ordinance
 - Low Impact Development ordinance
 - Riparian Buffer ordinance
 - Revisions to Weed Ordinance; Native Vegetation Guidelines

- Fertilizer ordinance
2. Development of the following plans and/or studies:
- Groundwater Plan to identify and map specific groundwater recharge areas
 - Stream and Creek Water Quality Monitoring Program and/or Study through the Clinton River Watershed Council's student monitoring program

Invasive Species

Invasive species are an organism that is not native to Michigan, and whose introduction causes harm to our ecosystem. The Oakland County Cooperative Species Management Area (CISMA) offers many resources for identifying and disposing of invasive species. Certain invasive species have adapted to be able to be easily spread via seeds or plant fragments, which can attach to clothing and equipment. Since new plants can grow from viable seeds and small plant fragments, it is crucial to ensure these species are spreading to new areas. Best practices for prevention include: clean clothes and shoes of seeds and plant debris, clean equipment of any seeds and plant fragments, never release non-native plants or animals into the environment, and put invasive species plant fragments into the trash - not in compost. In addition, native plants can ensure resiliency against future introduction of invasive species and support our local ecosystem, including insects, butterflies, and other pollinators.

Find more information about native and invasive species at <http://oaklandinvasivespecies.org>.

Land Management

While the following activities may not translate into zoning requirements, the Township could provide leadership in these areas, such as:

- Time-of-Sale Septic System Inspection Program
- Maintenance Program for Stormwater Management Facilities
- Detention Basin Retrofit and Enhancement Program, including Residential Stormwater Management Practices (Rain gardens, disconnection of sumps/downspouts, etc.)
- Waterfowl and Pet Waste Management Program
- Streambank Stabilization, Wetland Restoration, Instream Habitat Enhancement, Fisheries Restoration Projects, in cooperation with watershed councils and other agencies/organizations

Tools for Transportation Systems

The following section highlights a number of ways the Township can influence the function and character of its roadways.

Access Management:

Access management is the process or development of a program intended to ensure that the major arterials, intersections and freeway systems serving a community or region will operate safely and efficiently while adequately meeting the access needs of the abutting land uses along the roadway (FHWA, ITE, 2004). Implementing access management techniques can help increase roadway capacity, manage congestion and reduce crashes. Examples of less obvious benefits, in the case of businesses, include: reduction in maintenance and other costs by utilizing shared driveways or eliminating entrance/exit points, increased road frontage, and improved aesthetics as a result of eliminating driveways.

There are a number of physical design and policy-related tools and techniques that can be used to achieve access management. Basic design principles that are used to achieve access management include:

- *Provide a specialized road system* — It is important to design and manage roadways according to the function they are intended to provide.
- *Limit direct access to major roadways* — Access control is needed to preserve the traffic function of higher volume roads serving regional through traffic. Local and collector roadways require more frequent and direct property access.
- *Promote intersection hierarchy* — A roadway network should transition from one classification of roadway to another. Intersection types should also reflect roadway hierarchy.
- *Locate signals to favor through movements* — Proper placement of signals allows for better coordination of signals, continuous movement of traffic at the desired speed, and reduces delays.
- *Preserve the functional areas of intersections and interchanges* — The “functional area” refers to the area where motorists respond to the intersection or interchange, decelerate, accelerate, or complete turns. This area is required for safety and efficiency. Access points too close to intersections or interchange ramps should be avoided since they can result in increased congestion and safety issues.
- *Limit the number of conflict points* — More collisions and mistakes occur when the driving environment is complex. Simplifying the driving environment by limiting the number of conflict points among vehicles, pedestrians, bicyclists and transit helps improve roadway safety.
- *Separate conflict areas* — Traffic collisions can also be reduced by separating conflict areas. Effective ways include establishing minimum distances between intersections and driveways, corner clearance standards that separate driveways from critical approach areas of intersections, and encouraging shared driveways. These types of techniques permit less cluttered sight distance for the motorist, thus allowing longer reaction time and improving safety.
- *Remove turning vehicles from through traffic lanes* — Vehicles typically slow prior to turning. When turning vehicles are removed from through traffic lanes, better traffic flow is maintained, roadway capacity is better preserved, and safety is improved.
- *Use non-traversable medians to manage left-turn movements* — Research shows the majority of access-related crashes involve left turns. The use of medians to channel turning movements to controlled locations is effective in improving safety.
- *Provide a supporting street system and circulation system* — Well-planned communities with a supporting network of local and collector streets, unified property access, and circulation systems are better able to accommodate development. Furthermore, interconnected street and circulation systems better support alternative forms of transportation. For example, a commercial strip development with separate driveways for each business forces short trips onto arterial roadways, thereby reducing safety and mobility. However, unified property access with a well-developed circulation system for the same commercial strip development would help prevent unnecessary trips and improve access. (TRB Access Management Manual, 2003)

In order for access management to be successful, cooperation between property owners, local land use authorities, and local, county, and state transportation agencies is

essential. In 2001, The Michigan Department of Transportation developed an access management guidebook and since that time has pursued a number of statewide corridor access management plans.

Traffic Calming

Traffic calming techniques use physical and visual cues to encourage drivers to travel at slower speeds. Traffic calming is intended to be self-enforcing, with the design of the roadway providing the desired effect. When implemented correctly, traffic calming has been shown to reduce traffic speeds, reduce the number and severity of crashes, and reduce noise levels. Other benefits of traffic calming are less measurable and can include aspects such as improving community livability. There are numerous devices and techniques that communities have successfully used for “traffic calming”. In some cases a single device may be implemented, while in others, a combination of techniques achieves the desired outcome. Some typical traffic calming measures are as follows:

- *Gateways/Entryways* - A special entrance feature or gateway has the effect of narrowing a street at the entryway into a neighborhood. It helps create identity to a neighborhood and increases driver awareness of common neighborhood elements, like pedestrians and children crossing the street.
- *Speed Bumps / Speed Tables* - Speed bumps are mounds of paving material placed across a roadway for the purpose of causing drivers to reduce their speed. Speed tables are similar to bumps, but are constructed with a flat table in the center portion. Both speed bumps and tables reduce speed and may reduce traffic volume by discouraging cut-through traffic.
- *Cul-de-sacs* - Perhaps the most common form of traffic calming devices are cul-de-

sacs which represents a complete closure of a street either at a location that might otherwise be an intersection, or at mid-block location. This technique has proven to be very effective at reducing traffic speed and volume, increasing the safety for all users of the right-of-way.

- *Alternative Pavement Surfaces* - Alternative pavement surfaces, such as pavers or cobblestone, have the effect of increasing driver perception of a change in driving environment. Alternative surfaces can be used for the entire street or just for sections of the street.
- *Curvilinear Roads* - Straight roads increase speed. Curves break up the driver’s line of sight and require the driver to drive more alertly. This technique increases the potential for reduced traffic speed and volume, thereby increasing safety on the road.
- *Roundabouts / Traffic Circles* - A roundabout is a circular barrier placed in the middle of an intersection to restrict the movement of traffic through that intersection. This tool tends to reduce driver speed by interrupting the direct flow of traffic and requiring turning movements. Traffic circles can also discourage cut-through traffic. Circles can be landscaped to reduce road impervious surface.

2021 MASTER PLAN UPDATE



APPENDICES

APPENDIX I. POSTER PLAN

APPENDIX II. 2020 PUBLIC INPUT SUMMARY

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

APPENDIX I.

COMMUNITY GOALS

Open Space, Natural Features Preservation and Parks

- The Township shall consider adopting ordinance language to help ensure the protection of important natural features including woodlands, wetlands, and groundwater recharge areas.
- Areas not suitable for development like lakes, streams, wetlands, and flood plains will be classified as preservation and/or conservation areas.
- Development shall preserve to the greatest extent possible natural areas of a site that contain wetlands, woodlands and steep slopes that have ecological and aesthetic value to both the occupants of the development and the community as a whole.
- Developers will be encouraged to utilize the open areas of the site as much as possible for building sites and active recreational opportunities. Through the use of variable lot sizes, the developer can increase the number of lots in the open areas of the parcel in order to save trees and not impact wetlands.
- The developer will be encouraged to participate in a community-wide Green Infrastructure Plan to connect important municipal, cultural, educational, and recreational centers in Brandon Township and, where possible, in adjacent townships.
- Establish special use districts to define and regulate MNFI sites in the Township appropriate to the ranking given by The Nature Conservancy.
- Establish an overlay district for riparian wetland systems that maintains or requires the creation of indigenous natural buffers from the edge of creeks, streams and drains.
- Encourage high quality site and building designs that include the latest "green" technology, contribute to strong neighborhoods, vital shopping districts, and desirable employment centers.
- Protect wetlands from water quality degradation by requiring Storm Water Best Management Practices for storm water control.
- Implement low-impact road crossing techniques to protect riparian corridors and existing hydrology of lakes, streams, and creeks.

Land Preservation

- Preserve open space through the simple purchase and/or conservation easements in possible collaboration with a land conservancy on total parcels or on the open space of developed parcels.
- Develop additional bicycle/pedestrian paths and trails.

Transportation & Traffic

- Coordinate road improvements with the Oakland County Road Commission.
- Encourage the County to initiate road improvement projects in key areas as noted below.
 - Study M-15 for the future
 - Consider development of a Carpool lot within the Township.
- Establish a more balanced transportation system which enhances modal choices for residents.
- Limit residential density to help reduce traffic on local roads and the related need for road maintenance.
- Identify locations suitable for traffic calming.

Agricultural

- The Township shall identify prime agricultural lands and prime agricultural soils for the concentration of farmland preservation efforts. The identification of such soils shall be considered as a part of any development proposals.
- The Township shall discourage nonagricultural development of important farmlands through the Master Land Use Plan and Zoning Map.
- The Township shall explore the enrollment of Public Act 116, Farmland Agreements, Purchase of Development Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.
- In meeting the above policy, the Township will consider adopting a Purchase of Development Rights (PDR) Ordinance in an effort to enroll properties into this program.
- The Township will strive to identify and preserve historic centennial farmsteads.

Residential

- Promote quality single-family housing at a low density which will maintain the rural character of the community.
- Promote the development of a variety of housing types and residential living environments to accommodate and reflect the various income levels and age groups within the Township.
- Propose only low density/agricultural (5.0 acres or greater) land uses in areas where natural resource conditions are least capable of supporting development. Natural resource considerations should include soils, woodlands, wetlands, rivers, bodies of water, and steep slopes. Man-made resource considerations include roads and access to municipal services.
- Propose low density (1.0 - 2.5 acres) residential and medium density (less than 1.0 acre) residential uses in areas where the natural resources or infrastructure are capable of supporting such development, i.e. adequate soils to support septic systems, as well as adequate roads and other factors that may affect density such as natural features, etc.
- Higher density residential development should only be planned within areas of similar land uses that have adequate roadways and the potential for future sewer system(s).
- Restrict multi-family residential districts and mobile home parks to locations within the Township where similar land uses exist, and which are served by adequate roadways and the potential for future sewer and water facilities.
- To maximize accessibility and minimize road maintenance costs, all except the lowest density residential development should be located near paved roads or thoroughfares. Requests for lot splits and the construction of new public or private roads or the extension of existing public or private roads should be approved if the new roadway will minimize traffic hazards, relieve congestion and help create a quality road system within the Township.
- Encourage innovative techniques such as sustainable building design and clustering within developments to promote open space protection and protection of the environment.
- Encourage rigorous enforcement of the zoning ordinance and building code to promote the construction of quality dwelling units within the Township.

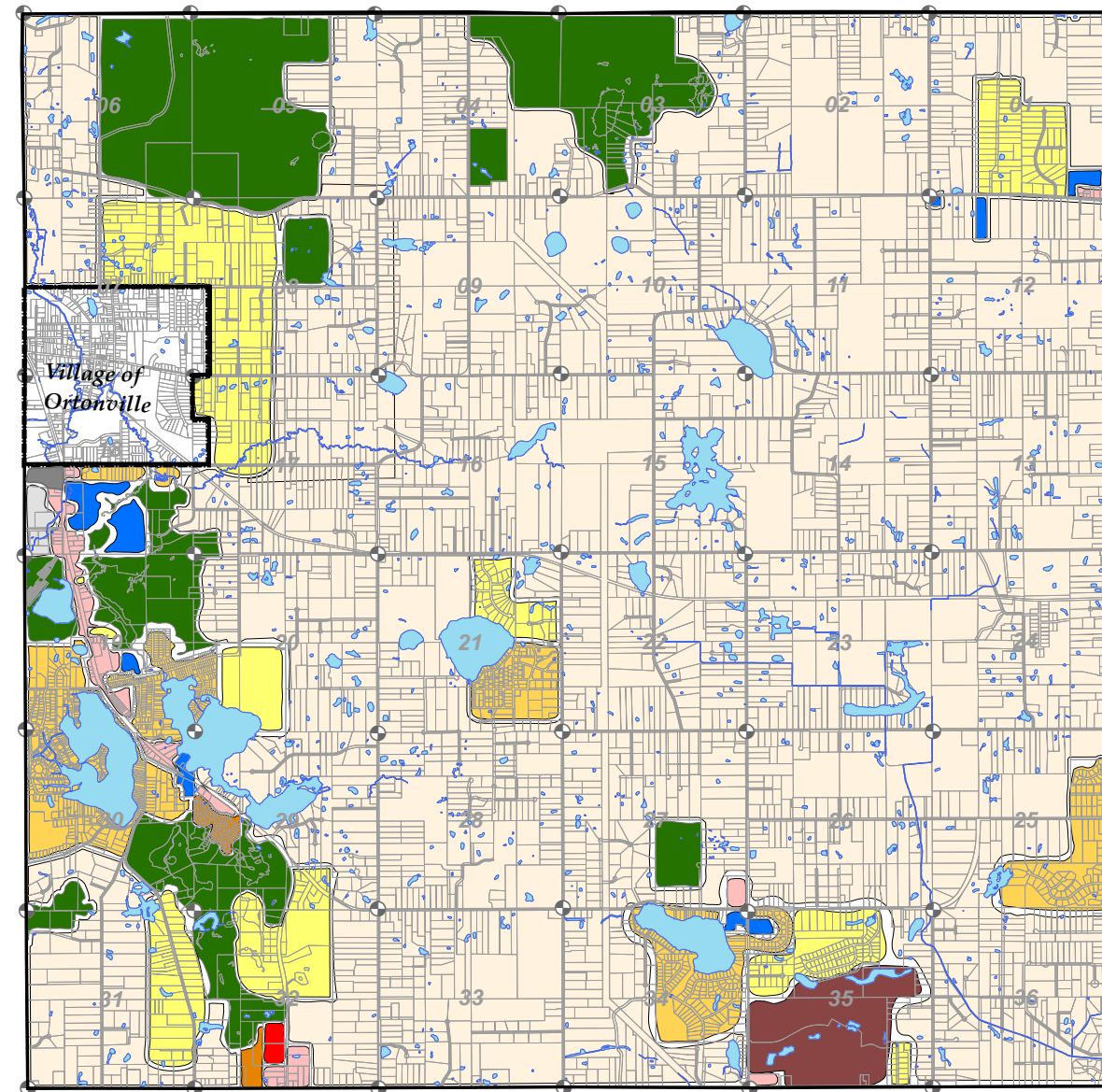
Commercial and Industrial Use/Economic Development

- Provide adequate zoning and infrastructure for the expansion of agriculturally based industry.
- Provide job opportunities for local residents through appropriate economic expansion including limited expansion of commercial and industrial property.
- New commercial activities on M-15 shall be encouraged to locate in existing planned commercial areas, to develop more intensely and to create marginal access and/or clustered commercial development patterns for practical, economic and highway safety reasons.
- Maintain rural character of the Township by limiting and regulating big-box retail development.
- Discourage the introduction of new commercial and industrial development beyond the scope outlined in the Township Master Plan. New commercial development should be developed primarily for the local needs of Township residents.
- Encourage commercial/industrial development that is aesthetically pleasing.

Community Facilities

- Continue to provide local and regional public recreation opportunities such as parks, trails and swimming pools.
- Continue to maintain, expand and develop important public/semi-public community facilities such as the senior center, library, nature center, and kid/teen center.
- Consider improvements to the senior center to meet the needs of the older adult population within the Township.
- Encourage the development of a variety of community facilities that enhance the area's access to natural features, including linkage to the Polly Ann Trail and development of a nature center.
- Consider moving the Township office to a central location within the Township.
- Consider consolidating trash and recycling services within the Township.
- Consider development of a sewer district along M-15.
- Improve the overall code enforcement function of the Township.

Brandon Township Poster Plan 2022 Master Plan



Recreation / Conservation:

Appropriate Zoning Districts: Based on these criteria the most appropriate zoning district for this category are the Residential Districts, the Recreation District (REC), and PUDs.

Agricultural and Rural Residential:

Appropriate Zoning Districts: Based on these criteria the most appropriate zoning district for these categories is the RE, Rural Estates District.

Low Density Single Family Residential:

Appropriate Zoning Districts: Based on these criteria, the zoning districts most appropriate for this category is the R-1A, Single Family Residential District.

Medium Density Single Family Residential

Appropriate Zoning Districts: The most appropriate zoning district is the R-1B, Single Family Residential District.

Multiple Family Residential Land Use:

Appropriate Zoning Districts: The most appropriate zoning district is the RM, Multiple Family Residential District.

Mobile Home Park Residential:

Appropriate Zoning Districts: The most appropriate zoning district is the Mobile Home Park District.

Local Commercial:

Appropriate Zoning Districts: Based on these criteria the most appropriate zoning districts for this land use category are the C-1, Local Business District and the C-2, General Business District.

Composite Commercial:

Appropriate Zoning Districts: Based on these criteria, the most appropriate zoning districts are the C-3, Planned Shopping Center District, and C-4, Mixed Business District.

Public / Semi-Public:

Appropriate Zoning Districts: Based on these criteria, residential districts for schools, churches, cemeteries and public utilities, Business Districts for Township buildings and use, as well as public utilities are the most appropriate.

Office Industrial:

Appropriate Zoning Districts: The zoning district most appropriate for the OI land use category is the TIO, Industrial Office Research District.

General Industrial:

Appropriate Zoning Districts: The appropriate zoning district for this designation is the GI, General Industrial District.

SEMCOG Community Profile Observations

- Population is expected to experience a minimal increase.
- Households with children are projected to decrease.
- The largest increase for age groups is to be experienced by residents ages 60 and above.
- Those between ages 15-44 make up the largest age cohort at nearly 35%.
- As of 2019, 95.1% of the population reported receiving a High School Diploma or higher.
- In 2019, 74.7% of the population had an annual household income over \$50,000.
- Professional and Technical Services & Corporate HQ jobs are projected to increase by 44.1% by 2045.
- Healthcare service jobs are expected to increase by 58% by 2045.
- 9.5% of households are in poverty.
- 93.4% of housing is owner-occupied.
- 88% of residents drive alone to work.
- The overall amount of jobs forecasted by 2045 is expected to remain constant.

APPENDIX II.

2020 Public Input Summary

As a part of the 2020 Master Plan update, the Township requested public input from the residents of Brandon Township. Public input for the Master Plan was obtained through an on-line survey as well as public-input kiosks. The survey was publicized through the Township newsletter that was sent out to all homes in February of 2020. Kiosks were placed at the Township offices, Library, and the Senior Center allowing residents “self-serve” questions, comments, as well as access to paper surveys. In addition, a Master Plan website was developed to provide highlights of the process and documents for those interested to view.

Master Plan input included 78 responses from both the community survey and written forms that were part of the public display booths that were stationed at the Township Offices and the Township Senior Center. Attached is a copy of the full survey results for your information.

The following is a summary of those results:

- Those that responded to the survey have lived here quite some time with 63% living here for 10 years or more, and most (97%) were owners of property in the Township.
- The largest response came from those living on single-family parcels of 1 to 5 acres.
- Of those surveyed a significant majority thought that rural character ranked as the top strength in the community with 77% surveyed feeling that way. Access to open space was the second to strength with 62% of responses.
- The lack of non-motorized transportation options topped the greatest weakness in the Township with 44% of respondents. Inadequate road maintenance followed with 44% of the respondents.
- There was no real consensus on encouraging commercial development in the Township and no desire for new industrial development. We found that 38% of those surveyed indicated that commercial development should be contained along the M-15 corridor.
- The Township was somewhat split on installing pedestrian and bicycle pathways with a majority of those surveyed, 53% feeling this was important to very important and an additional 45% indicating that it was not important to only somewhat important.
- A big issue raised was that of improving traffic flow on primary roads and intersections with 71% saying this was important to very important.
- Alternative forms of transportation including public transportation was not noted as a priority of those surveyed. Providing transportation for the elderly fared better with 44% of those surveyed believing it to be very important to important.
- The preservation of natural features had the highest consensus of those surveyed with 94% indicating that this was either important or very important. This includes preservation of water quality (93%) and the reservation of open space at 83%.
- Similar to the inclusion of pedestrian pathways the survey was split on providing additional public parks and recreation.

- There was not clear priority on the provision of senior housing, young family housing, or housing for all income levels.
- Support was shown for local emergency services to improve response times and provide better equipment for police and fire.
- Regarding the type of residential development that Brandon could use most of, large lot single-family residential was the highest reported at 44% with senior housing coming in second at 37% of the respondents.
- The most desired non-residential use of land was that of an independent restaurant (as opposed to a chain restaurant).

When reviewing the above results a few big issues emerged:

1. The concept “rural character” evoked the top responses as one of the most enduring features of Brandon Township as well as that feature that should be preserved.
2. Concern with Township roads and the improvement of traffic flow on primary roads and intersections had significant consensus.
3. The installation of non-motorized pathways and provision of new parks and recreation facilities provided a split result with those surveyed. While no consensus, the lack of non-motorized transportation was also noted as the greatest weakness of those surveyed.
4. If commercial development is to occur it should be centered on the M-15 corridor.
5. While single-family residential was noted as the housing type that the Township could use more of, it was recognized there was a need for senior housing.
6. There is support for emergency service providers (police and fire).



Brandon Township

Established 1837

Welcome to the Brandon Township Master Plan Update Survey - we want to hear from you!

We are looking for your input as we begin the process of planning for the future of Brandon Township and the Township's Master Plan update. Your responses will help guide us as we plan for land use and transportation needs, open space preservation, commercial and industrial development, and quality housing and residential areas in our Township.

Your vision and your opinions matter! Please take the time to complete the following short, 18 question survey. The survey is available online and can be accessed from the Township's website. Although your individual responses are confidential, please feel free to skip any question you prefer not to answer.

Thank you in advance for completing the survey!

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

1. Do you live in Brandon Township? (Select one option)

- Yes
- No

2. If yes to the previous question, please indicate how long you have been a resident of Brandon Township. If no, skip to the next question. (Select one option)

- Less than 1 year
- 1 - 5 years
- 6 - 10 years
- 11 - 20 years
- 21 - 30 years
- More than 30 years

3. Do you own property in Brandon Township? (Select one option)

- Yes
- No

4. Do you own a business in Brandon Township? (Select one option)

- Yes
- No

5. If you don't live in Brandon Township, where do you live?

6. Please select the term that best describes your residence. (Select one option)

- Single Family (less than 1 acre lot)
- Single Family (1 to 5 acre lot)
- Single Family (5+ acre lot)
- Farm
- Apartment
- Manufactured Home
- Attached condominium or duplex
- Other (Please specify) _____

Community Character

7. Likes: What are the strengths of Brandon Township? (check all that apply)

- Friends/Family live nearby
- Friendliness of residents
- Access to open space
- Lack of commercial development
- Rural Character
- Strong sense of community
- Access to parks and recreation
- Privacy
- Cost/value of home
- Close to expressways
- Other (Please specify) _____

8. Dislikes: What are the weaknesses of Brandon Township? (check all that apply)

- Lack of commercial development
- Lack of non-motorized transportation options (i.e. sidewalks and bikepaths)
- Lack of jobs
- Limited housing options
- Traffic congestion
- Lack of public transportation
- Inadequate road maintenance
- Public safety
- Lack of downtown identity/feel
- Rural Character
- Lack of parks/recreation options
- Other (Please specify) _____

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

Land Use & Development

9. Commercial Development/Economic Development
How important are each of the following statements?

	Not Important	Somewhat Important	Important	Very Important	No Opinion
(a) Encourage new commercial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(b) Encourage new industrial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(c) Provide incentives for light industrial and research office development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(d) Commercial development should be restricted to the M-15 Corridor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Transportation
How important are each of the following statements?

	Not Important	Somewhat Important	Important	Very Important	No Opinion
(a) Install pedestrian and bicycle pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(b) Improve traffic flow on primary roadways and intersections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(c) Offer public transportation to surrounding communities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(d) Provide alternative forms of transportation important for the elderly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. Natural Features and Parks
How important are each of the following statements?

	Not Important	Somewhat Important	Important	Very Important	No Opinion
(a) Preserve natural features (floodplains, woodlands, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(b) Protect the Township water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(c) Provide additional public parks and recreational areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(d) Preserve open spaces of land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(e) The maintenance of the existing rural character of the Township is important	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

12. Residential Development
How important are each of the following statements?

	Not Important	Somewhat Important	Important	Very Important	No Opinion
(a) Provide housing for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(b) Provide more housing for young families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(c) Provide housing for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

13. Public Services

How important are each of the following statements?

	Not Important	Somewhat Important	Important	Very Important	No Opinion
(a) Improve response time for emergency services (Police/Fire)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(b) Provide better facilities, equipment, or staffing for Police and Fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Land Use

14. What type of residential development could Brandon Township use more of? (check all that apply)

- Apartments
- Attached townhouse/condominiums
- Senior citizen housing
- Manufactured housing
- Detached single family homes on smaller lots
- Detached single family homes on large lots
- None

15. What types of non-residential development could Brandon Township use more of? (check all that apply)

- Local commercial opportunities (grocery, dry cleaners, hardware, etc.)
- Specialty shops/Boutiques
- Restaurants (Independent)
- Restaurants (chains/national brand)
- Entertainment venues (movie theaters, night clubs, etc.)
- Office
- Industrial
- Mixed Use (combination of residential and commercial)
- None, I like the community the way it is
- Other (Please specify) _____

16. Which roads and/or intersections are of concern and why.

17. Please provide any additional comments or concerns that you may have regarding the Township.

18. What is the biggest problem you see related to residential development?

19. What community facilities are needed that are not currently available in Brandon Township?

Demographic Information

20. What is your age? (Select one option)

- Under 25
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 and over

21. What is your gender? (Select one option)

- Female
- Male

22. Including yourself, how many people in your household are:

	1	2	3	4	5
(a) Under age 2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(b) Ages 3 - 5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(c) Ages 6 - 17	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(d) Ages 18 - 25	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(e) Ages 26 - 35	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(f) Ages 36 - 44	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(g) Ages 45 - 54	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(h) Ages 55 - 64	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(i) Ages 65+	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

You have now completed the survey! Click submit for your answers to be counted (or return your survey to Brandon Township if you completed a hard copy).
Thank you for your participation!

23. If you would like to be included in emails regarding further Master Plan activities, please provide an email address where you would like to receive updates.

Name and Address (optional)

24. Name:





25. Address:









26. Where do you typically get your information about Township and community affairs and programs? (check all that apply)





- Township website
- Newspaper/Public Hearing Notice
- TV/Radio
- Word of Mouth
- Other (Please specify) _____




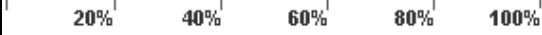
CHARTER TOWNSHIP OF BRANDON MASTER PLAN

Survey Title: Brandon Township Master Plan Community Survey
Report Type: Bar Graph
Start Date :19-Feb-20
End Date :20-Oct-20
Sent :0
Delivered :0
Bounced : 0
Completed :78
Unique Access Rate :0.00%
Incomplete :0
Incomplete Incl. in Report :0

Q1. Do you live in Brandon Township?			
Responses	Responses	%	Percentage of total respondents
Yes	77	98.72%	
No	0	0%	
(Did not answer)	1	1.28%	
Total Responses	78		

Q2. If yes to the previous question, please indicate how long you have been a resident of Brandon Township. If no, skip to the next question.			
Responses	Responses	%	Percentage of total respondents
Less than 1 year	5	6.41%	
1 - 5 years	17	21.79%	
6 - 10 years	7	8.97%	
11 - 20 years	12	15.38%	
21 - 30 years	14	17.95%	
More than 30 years	23	29.49%	
(Did not answer)	0	0%	
Total Responses	78		

Q3. Do you own property in Brandon Township?			
Responses	Responses	%	Percentage of total respondents
Yes	76	97.44%	
No	2	2.56%	
(Did not answer)	0	0%	
Total Responses	78		

Q4. Do you own a business in Brandon Township?			
Responses	Responses	%	Percentage of total respondents
Yes	4	5.13%	
No	73	93.59%	
(Did not answer)	1	1.28%	
Total Responses	78		

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

Q6. Please select the term that best describes your residence.			
Responses	Responses	%	Percentage of total respondents
Single Family (less than 1 acre lot)	18	23.08%	
Single Family (1 to 5 acre lot)	40	51.28%	
Single Family (5+ acre lot)	16	20.51%	
Farm	1	1.28%	
Apartment	0	0%	
Manufactured Home	1	1.28%	
Attached condominium or duplex	2	2.56%	
Other (Please specify)	0	0%	
(Did not answer)	0	0%	
Total Responses	78		

Q7. Likes: What are the strengths of Brandon Township? (check all that apply)			
Responses	Responses	%	Percentage of total respondents
Friends/Family live nearby	41	52.56%	
Friendliness of residents	43	55.13%	
Access to open space	48	61.54%	
Lack of commercial development	28	35.90%	
Rural Character	60	76.92%	
Strong sense of community	35	44.87%	
Access to parks and recreation	43	55.13%	
Privacy	43	55.13%	
Cost/value of home	20	25.64%	
Close to expressways	24	30.77%	
Other (Please specify)	5	6.41%	
(Did not answer)	0	0%	
Total Responses	390		

Because multiple answers per participant are possible, the total percentage may exceed 100%.

Q8. Dislikes: What are the weaknesses of Brandon Township? (check all that apply)			
Responses	Responses	%	Percentage of total respondents
Lack of commercial development	21	26.92%	
Lack of non-motorized transportation options (i.e. sidewalks and bikepaths)	34	43.59%	
Lack of jobs	12	15.38%	
Limited housing options	11	14.10%	
Traffic congestion	19	24.36%	
Lack of public transportation	9	11.54%	
Inadequate road maintenance	34	43.59%	
Public safety	3	3.85%	
Lack of downtown identity/feel	20	25.64%	
Rural Character	4	5.13%	
Lack of parks/recreation options	10	12.82%	
Other (Please specify)	13	16.67%	

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

(Did not answer)	8	10.26%	
Total Responses	198		

Because multiple answers per participant are possible, the total percentage may exceed 100%.

Q9. Commercial Development/Economic Development: How important are each of the following statements?

9 (a) : Commercial Development/Economic Development: How important are each of the following statements?: Encourage new commercial development

Answer	Responses	%	Percentage of total respondents
Not Important	21	26.92%	
Somewhat Important	16	20.51%	
Important	16	20.51%	
Very Important	20	25.64%	
No Opinion	2	2.56%	
(Did not answer)	3	3.85%	
Total Responses	78		

Q9. Commercial Development/Economic Development: How important are each of the following statements?








9 (b) : Commercial Development/Economic Development: How important are each of the following statements?: Encourage new industrial development








Answer	Responses	%	Percentage of total respondents
Not Important	39	50.00%	
Somewhat Important	25	32.05%	
Important	7	8.97%	
Very Important	4	5.13%	
No Opinion	1	1.28%	
(Did not answer)	2	2.56%	
Total Responses	78		








Q9. Commercial Development/Economic Development: How important are each of the following statements?

9 (c) : Commercial Development/Economic Development: How important are each of the following statements?: Provide incentives for light industrial and research office development

Answer	Responses	%	Percentage of total respondents
Not Important	28	35.90%	
Somewhat Important	23	29.49%	
Important	16	20.51%	
Very Important	7	8.97%	
No Opinion	2	2.56%	
(Did not answer)	2	2.56%	
Total Responses	78		

Q9. Commercial Development/Economic Development: How important are each of the following statements?			
9 (d) : Commercial Development/Economic Development: How important are each of the following statements?: Commercial development should be restricted to the M-15 Corridor			
Answer	Responses	%	Percentage of total respondents
Not Important	17	21.79%	
Somewhat Important	11	14.10%	
Important	15	19.23%	
Very Important	30	38.46%	
No Opinion	3	3.85%	
(Did not answer)	2	2.56%	
Total Responses	78		

Q10. Transportation: How important are each of the following statements?			
10 (a) : Transportation: How important are each of the following statements?: Install pedestrian and bicycle pathways			
Answer	Responses	%	Percentage of total respondents
Not Important	22	28.21%	
Somewhat Important	13	16.67%	
Important	13	16.67%	
Very Important	28	35.90%	
No Opinion	1	1.28%	
(Did not answer)	1	1.28%	
Total Responses	78		

Q10. Transportation: How important are each of the following statements?			
10 (b) : Transportation: How important are each of the following statements?: Improve traffic flow on primary roadways and intersections			
Answer	Responses	%	Percentage of total respondents
Not Important	8	10.26%	
Somewhat Important	12	15.38%	
Important	26	33.33%	
Very Important	29	37.18%	
No Opinion	1	1.28%	
(Did not answer)	2	2.56%	
Total Responses	78		

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

Q10. Transportation: How important are each of the following statements?			
10 (c) : Transportation: How important are each of the following statements?: Offer public transportation to surrounding communities			
Answer	Responses	%	Percentage of total respondents
Not Important	41	52.56%	
Somewhat Important	16	20.51%	
Important	10	12.82%	
Very Important	5	6.41%	
No Opinion	3	3.85%	
(Did not answer)	3	3.85%	
Total Responses	78		

Q10. Transportation: How important are each of the following statements?			
10 (d) : Transportation: How important are each of the following statements?: Provide alternative forms of transportation important for the elderly			
Answer	Responses	%	Percentage of total respondents
Not Important	15	19.23%	
Somewhat Important	26	33.33%	
Important	20	25.64%	
Very Important	14	17.95%	
No Opinion	1	1.28%	
(Did not answer)	2	2.56%	
Total Responses	78		

Q11. Natural Features and Parks: How important are each of the following statements?			
11 (a) : Natural Features and Parks: How important are each of the following statements?: Preserve natural features (floodplains, woodlands, etc.)			
Answer	Responses	%	Percentage of total respondents
Not Important	4	5.13%	
Somewhat Important	0	0%	
Important	18	23.08%	
Very Important	55	70.51%	
No Opinion	0	0%	
(Did not answer)	1	1.28%	
Total Responses	78		

Q11. Natural Features and Parks: How important are each of the following statements?			
11 (b) : Natural Features and Parks: How important are each of the following statements?: Protect the Township water quality			
Answer	Responses	%	Percentage of total respondents
Not Important	0	0%	

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

Somewhat Important	2	2.56%	
Important	10	12.82%	
Very Important	63	80.77%	
No Opinion	0	0%	
(Did not answer)	3	3.85%	
Total Responses	78		

Q11. Natural Features and Parks: How important are each of the following statements?

11 (c) : Natural Features and Parks: How important are each of the following statements?: Provide additional public parks and recreational areas

Answer	Responses	%	Percentage of total respondents
Not Important	18	23.08%	
Somewhat Important	19	24.36%	
Important	17	21.79%	
Very Important	19	24.36%	
No Opinion	2	2.56%	
(Did not answer)	3	3.85%	
Total Responses	78		

Q11. Natural Features and Parks: How important are each of the following statements?

11 (d) : Natural Features and Parks: How important are each of the following statements?: Preserve open spaces of land








Answer	Responses	%	Percentage of total respondents
Not Important	6	7.69%	
Somewhat Important	5	6.41%	
Important	24	30.77%	
Very Important	41	52.56%	
No Opinion	0	0%	
(Did not answer)	2	2.56%	
Total Responses	78		


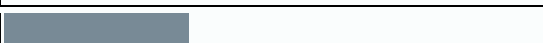





Q11. Natural Features and Parks: How important are each of the following statements?


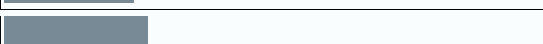



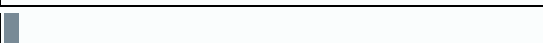

11 (e) : Natural Features and Parks: How important are each of the following statements?: The maintenance of the existing rural character of the Township is important


Answer	Responses	%	Percentage of total respondents
Not Important	9	11.54%	
Somewhat Important	7	8.97%	
Important	13	16.67%	
Very Important	48	61.54%	
No Opinion	0	0%	
(Did not answer)	1	1.28%	
Total Responses	78		

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

Q12. Residential Development: How important are each of the following statements?			
12 (a) : Residential Development: How important are each of the following statements?: Provide housing for seniors			
Answer	Responses	%	Percentage of total respondents
Not Important	14	17.95%	
Somewhat Important	27	34.62%	
Important	17	21.79%	
Very Important	14	17.95%	
No Opinion	3	3.85%	
(Did not answer)	3	3.85%	
Total Responses	78		

Q12. Residential Development: How important are each of the following statements?			
12 (b) : Residential Development: How important are each of the following statements?: Provide more housing for young families			
Answer	Responses	%	Percentage of total respondents
Not Important	17	21.79%	
Somewhat Important	27	34.62%	
Important	14	17.95%	
Very Important	14	17.95%	
No Opinion	4	5.13%	
(Did not answer)	2	2.56%	
Total Responses	78		

Q12. Residential Development: How important are each of the following statements?			
12 (c) : Residential Development: How important are each of the following statements?: Provide housing for all income levels			
Answer	Responses	%	Percentage of total respondents
Not Important	19	24.36%	
Somewhat Important	21	26.92%	
Important	21	26.92%	
Very Important	14	17.95%	
No Opinion	1	1.28%	
(Did not answer)	2	2.56%	
Total Responses	78		

Q13. Public Services: How important are each of the following statements?			
13 (a) : Public Services: How important are each of the following statements?: Improve response time for emergency services (Police/Fire)			
Answer	Responses	%	Percentage of total respondents
Not Important	9	11.54%	

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

Somewhat Important	8	10.26%	
Important	25	32.05%	
Very Important	25	32.05%	
No Opinion	8	10.26%	
(Did not answer)	3	3.85%	
Total Responses	78		

Q13. Public Services: How important are each of the following statements?

13 (b) : Public Services: How important are each of the following statements?: Provide better facilities, equipment, or staffing for Police and Fire

Answer	Responses	%	Percentage of total respondents
Not Important	7	8.97%	
Somewhat Important	14	17.95%	
Important	29	37.18%	
Very Important	19	24.36%	
No Opinion	6	7.69%	
(Did not answer)	3	3.85%	
Total Responses	78		

Q14. What type of residential development could Brandon Township use more of? (check all that apply)

Responses	Responses	%	Percentage of total respondents
Apartments	4	5.13%	
Attached townhouse/condominiums	15	19.23%	
Senior citizen housing	29	37.18%	
Manufactured housing	2	2.56%	
Detached single family homes on smaller lots	22	28.21%	
Detached single family homes on large lots	34	43.59%	
None	20	25.64%	
(Did not answer)	2	2.56%	
Total Responses	128		

Because multiple answers per participant are possible, the total percentage may exceed 100%.

Q15. What types of non-residential development could Brandon Township use more of? (check all that apply)

Responses	Responses	%	Percentage of total respondents
Local commercial opportunities (grocery, dry cleaners, hardware, etc.)	30	38.46%	
Specialty shops/Boutiques	27	34.62%	
Restaurants (Independent)	44	56.41%	
Restaurants (chains/national brand)	20	25.64%	
Entertainment venues (movie	18	23.08%	

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

theaters, night clubs, etc.)			
Office	16	20.51%	
Industrial	12	15.38%	
Mixed Use (combination of residential and commercial)	25	32.05%	
None, I like the community the way it is	27	34.62%	
Other (Please specify)	5	6.41%	
(Did not answer)	2	2.56%	
Total Responses	226		

Because multiple answers per participant are possible, the total percentage may exceed 100%.

Q20. What is your age?			
Responses	Responses	%	Percentage of total respondents
Under 25	1	1.28%	
25 - 34	4	5.13%	
35 - 44	12	15.38%	
45 - 54	19	24.36%	
55 - 64	22	28.21%	
65 and over	19	24.36%	
(Did not answer)	1	1.28%	
Total Responses	78		

Q21. What is your gender?			
Responses	Responses	%	Percentage of total respondents
Female	40	51.28%	
Male	36	46.15%	
(Did not answer)	2	2.56%	
Total Responses	78		

Q22. Including yourself, how many people in your household are:			
22 (a) : Including yourself, how many people in your household are:: Under age 2			
Answer	Responses	%	Percentage of total respondents
1	2	2.56%	
2	2	2.56%	
3	2	2.56%	
4	1	1.28%	
5	1	1.28%	
(Did not answer)	70	89.74%	
Total Responses	78		

Q22. Including yourself, how many people in your household are:			
22 (b) : Including yourself, how many people in your household are:: Ages 3 - 5			
Answer	Responses	%	Percentage of total respondents
1	4	5.13%	

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

2	2	2.56%	
3	0	0%	
4	1	1.28%	
5	0	0%	
(Did not answer)	71	91.03%	
Total Responses	78		

Q22. Including yourself, how many people in your household are:

22 (c) : Including yourself, how many people in your household are:: Ages 6 - 17

Answer	Responses	%	Percentage of total respondents
1	8	10.26%	
2	5	6.41%	
3	2	2.56%	
4	1	1.28%	
5	1	1.28%	
(Did not answer)	61	78.21%	
Total Responses	78		

Q22. Including yourself, how many people in your household are:

22 (d) : Including yourself, how many people in your household are:: Ages 18 - 25

Answer	Responses	%	Percentage of total respondents
1	4	5.13%	
2	7	8.97%	
3	2	2.56%	
4	0	0%	
5	0	0%	
(Did not answer)	65	83.33%	
Total Responses	78		

Q22. Including yourself, how many people in your household are:

22 (e) : Including yourself, how many people in your household are:: Ages 26 - 35

Answer	Responses	%	Percentage of total respondents
1	8	10.26%	
2	2	2.56%	
3	0	0%	
4	0	0%	
5	0	0%	
(Did not answer)	68	87.18%	
Total Responses	78		

Q22. Including yourself, how many people in your household are:

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

22 (f) : Including yourself, how many people in your household are:: Ages 36 - 44			
Answer	Responses	%	Percentage of total respondents
1	1	1.28%	
2	10	12.82%	
3	0	0%	
4	0	0%	
5	0	0%	
(Did not answer)	67	85.90%	
Total Responses	78		

Q22. Including yourself, how many people in your household are:

22 (g) : Including yourself, how many people in your household are:: Ages 45 - 54			
Answer	Responses	%	Percentage of total respondents
1	9	11.54%	
2	10	12.82%	
3	0	0%	
4	0	0%	
5	0	0%	
(Did not answer)	59	75.64%	
Total Responses	78		



Q22. Including yourself, how many people in your household are:

22 (h) : Including yourself, how many people in your household are:: Ages 55 - 64			
Answer	Responses	%	Percentage of total respondents
1	8	10.26%	
2	14	17.95%	
3	0	0%	
4	0	0%	
5	0	0%	
(Did not answer)	56	71.79%	
Total Responses	78		






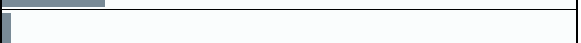

Q22. Including yourself, how many people in your household are:

22 (i) : Including yourself, how many people in your household are:: Ages 65+			
Answer	Responses	%	Percentage of total respondents
1	10	12.82%	
2	9	11.54%	
3	0	0%	
4	0	0%	
5	0	0%	

CHARTER TOWNSHIP OF BRANDON MASTER PLAN

(Did not answer)	59	75.64%	
Total Responses	78		

Q23. Where do you typically get your information about Township and community affairs and programs? (check all that apply)

Responses	Responses	%	Percentage of total respondents
Township website	26	33.33%	
Newspaper/Public Hearing Notice	65	83.33%	
TV/Radio	4	5.13%	
Word of Mouth	47	60.26%	
Other (Please specify)	14	17.95%	
(Did not answer)	1	1.28%	
Total Responses	157		

Because multiple answers per participant are possible, the total percentage may exceed 100%.