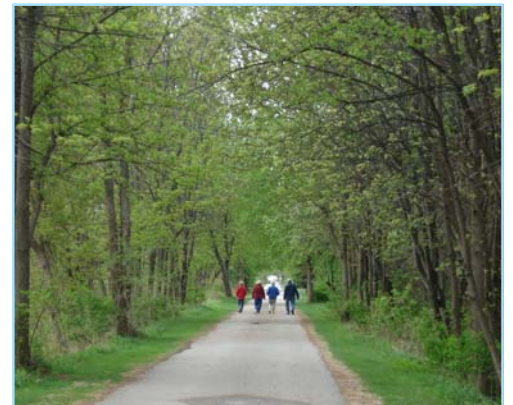


Hampton Township Master Plan 2011 - 2031

As amended in 2018



Hampton Charter Township Master Plan 2011 - 2031

Hampton Township Board

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James Helminiak
Jerry Talaga
Don Klass, Board of Trustees Liaison

The Hampton Charter Township Master Plan 2011 was adopted by resolution on November 10, 2011 by the Hampton Township Planning Commission by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008. A public hearing for this Master Plan was held on October 15, 2011.



Mark Basket, Chair
Hampton Township Planning Commission

Hampton Charter Township

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with assistance from Spicer Group, Inc, planning and zoning consultant

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Chapter 1

The Need for a Master Plan in Hampton Township



INTRODUCTION

This document is the outcome of a year-long effort by the Hampton Township Planning Commission to update the community Master Plan which was last adopted in 1989 and to set a new course for the future. This document reflects the community's concern for the future development of Hampton Township and conveys a strong commitment to retain and strengthen the local quality of life. The preferred future, or vision, for Hampton Township is outlined within this Master Plan. Specifically, the vision is expressed in the way this Master Plan:

- Documents citizen input on community needs and services,
- Articulates goals and related actions to be accomplished by local leaders,
- Provides an overall view of future physical development of Hampton Township, and
- Presents a map that shows locations of how land is proposed to be used in the future.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, as amended, is the legal basis for townships in the State of Michigan to develop a Master Plan. The main purpose of a Master Plan is to guide and enable a community to establish a future direction for its development. The Planning Act specifically gives communities the authority to prepare and

officially adopt a Master Plan, which serves as the primary policy guide for local officials when considering matters related to land development.

As a policy guide, the Master Plan is specific to Hampton Township and considers market trends, community character, environmental conditions, the availability or capacity of public infrastructure and services, and the relationship to existing and planned land uses. As such, the Master Plan aims to:

- Guide the use of limited resources in an efficient manner,
- Promote public health, safety, and general welfare,
- Preserve the quality of the environment in the Township, and
- Guide future zoning decisions.

Because of constant change in our social and economic structure and activities, this Master Plan must be maintained through periodic review so that it reflects contemporary trends while maintaining long-range goals. The MPEA requires the Master Plan be reviewed by the Township at least once every five years.

THE PLANNING PROCESS

Hampton Township began the process to update its Master Plan in May of 2010. It contracted with Spicer Group of Saginaw to assist the Planning Commission in the preparation of this Master Plan.

Because of Hampton Township's significance as a Great Lakes shoreline community, development of this plan was funded, in part, by the Michigan Coastal Management Program of the Michigan Department of Environmental Quality.

The Planning Commission met with the Spicer Group planning consultants 10 times between May 2010 and June 2011 to work on the plan. As required by the MPEA, Hampton Township followed the required procedures for notifying neighboring communities and registered entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan.

The planning process began with a review and analysis of existing conditions and land uses in Hampton Township. Then, a community input survey and blog were developed to share information with residents and to get their opinions. Feedback from this survey along with the pertinent background data was used as the basis for the goals, objectives, and future land use outlined within this Master Plan. A draft of this document was prepared in June of 2011 and delivered to the Planning Commission and Board of Trustees for review. On June 27, 2011, the Township Board approved the distribution of the proposed plan.

The plan was then distributed to neighboring communities, registered entities, and to Bay County for review. The final step in the planning process was a public hearing held on October 13, 2011 a requirement of the MPEA. This provided an additional opportunity for public information and

input. Final Master Plan copies were prepared and the Planning Commission adopted the Master Plan on November 10, 2011.

RELATIONSHIP BETWEEN THE MASTER PLAN & ZONING ORDINANCE

Zoning is regulation of the use of land. A zoning ordinance controls how land is used today. It is the law. A Master Plan is a set of policies, not a law. The Master Plan represents a community's future vision, while the zoning ordinance contains the rules that govern the path to that vision. The long-range goals of the Master Plan are the basis for a zoning ordinance and zoning decisions. State law requires that a zoning ordinance be based on an adopted Master Plan. Zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if ever challenged in the courts

wind energy
placemaking
complete streets
social media
smart growth
mass transit
economic development
mixed use
alternative energy
regional cooperation
solar
creative class
green infrastructure
new economy
quality of life
community gardens
sustainability
geothermal

Trendwatch 2010

Popular planning ideas in discussion throughout Michigan.

Chapter 2

All About Hampton Township



LOCATION

Hampton Township is located in southern Bay County, which is in east central lower Michigan along Lake Huron. The Bay County region is largely rural with the majority of the land being used for agricultural purposes. There are 444 square miles in Bay County and approximately 30 miles of Lake Huron shoreline. This shoreline is wholly contained within the Saginaw Bay watershed, which is the largest drainage basin in Michigan, and also contains the largest contiguous freshwater coastal wetland system in the United States.

Hampton Township lies east of Bay City and the City of Essexville. The Township contains approximately nine miles of Saginaw Bay shoreline and one and one-half miles of Saginaw River frontage. It is 28.1 square miles in size. The eastern portion of the Township is known for its rich agricultural lands. The western portion of the Township is more densely populated, resembling a suburban setting. M-25 is the major roadway in the Township. It runs east to west across the southern portion of the Township and it carries the majority of the traffic in and through the community.

Other adjacent communities include Bangor Township to the west, Portsmouth and Merritt Townships on the south, and Wisner Township to the east in Tuscola County. The overall regional context of Hampton Township is shown on the following page in Figure 1.

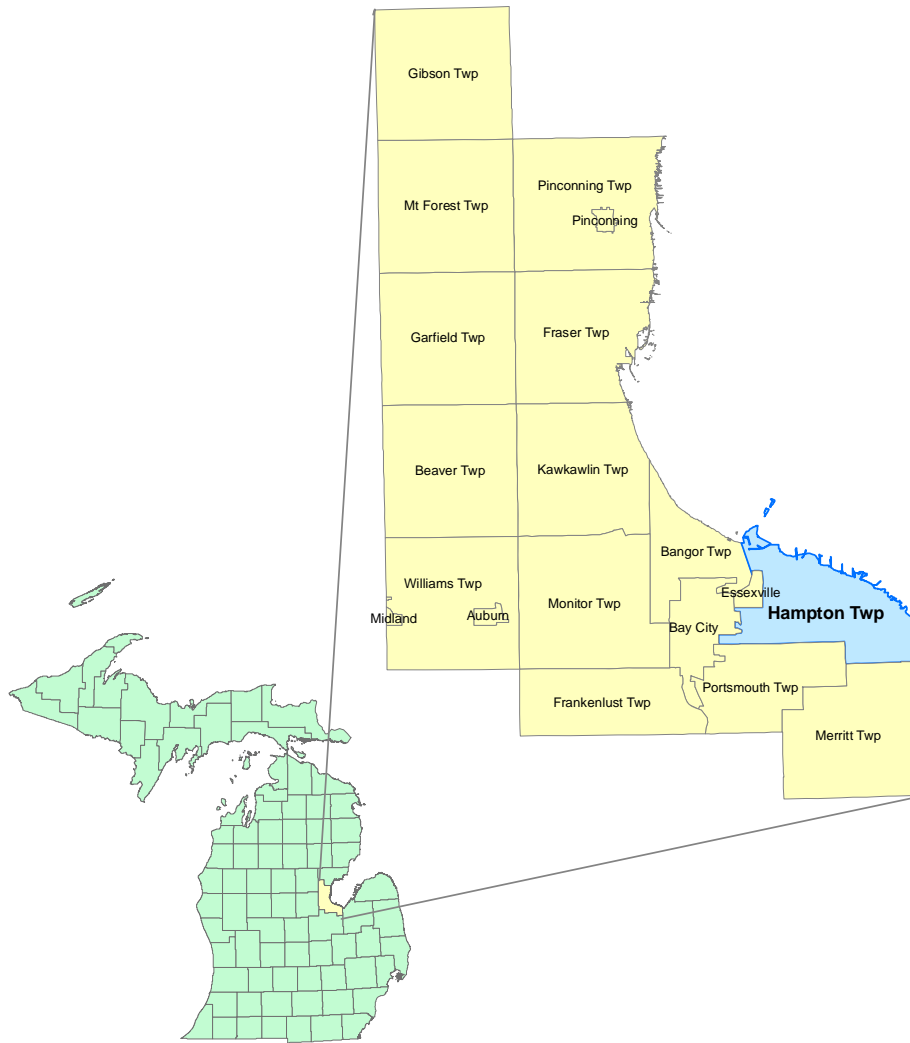


Figure 1

Hampton Township is located in Bay County, in east central lower Michigan.

HISTORY

Much of Hampton Township's history is associated with events that have happened in Bay City and Essexville. The Township's past is also linked to the growth of Bay County during the late 1800s and early 1900s. Back then, the economic fate of the area was dependent on wood, salt, coal, and agriculture.

Beginning in the 19th Century, in 1855, the Dutch arrived and began farming after the trees were cleared and the land was drained. The town of Essexville, located just west of Hampton Township, was built on a site where Nabobish, a Chippewa Indian chief and his people, had

settled. Nebobish Avenue is roughly the southern boundary of this settlement. This area was ceded in an 1837 treaty negotiated with the federal government.

In the 1800s, this area was also a popular place for fur trading, given its strategic location where the Saginaw River empties into Lake Huron. Carriere & Company built a saw mill on the Saginaw River in 1867 and employed 30 people. The Atlantic Salt Company was established shortly thereafter. Together, these operations attracted laborers who purchased land to build their homes. Log homes were commonplace. Many other mill operations soon followed.



Sidney S. Campbell
Hampton Township's
first Supervisor.

Ransom Essex took great interest in this development and served as Hampton Township supervisor during the Civil War. After the Civil War, a growing force of laborers settled the area, and in 1868, eight acres were platted.

Other highlights from the 19th Century include:

- 1843: Hampton Township's first supervisor, Sidney S. Campbell, elected.
- 1859: Portions of Hampton Township were detached when Portsmouth Township was organized.
- 1873: Another portion of Hampton Township was detached and added to Portsmouth Township.
- 1875: Dr. Augustus J. Harris opened the Essexville Drug Store.
- 1883: Essexville was formed in 1883 from a portion of Hampton Township.
- 1898: The first successful beet sugar plant in Michigan built in Essexville by the Michigan Sugar Company.

Moving forward to the middle of the 20th Century, many improvements were made in the Township during the 1960s. Included was the expansion of a water distribution system, construction of a sanitary sewage collection system, creation and staffing of a Department of Public Works, and expansion of the administrative offices at the Township Hall. As development continued, a Planning Commission for Hampton Township was created in 1969.

The 1970s was the period of greatest growth in the Township's history. During that period, over 2,200 new housing units were built and a major shopping center was constructed. Public improvements included numerous sanitary sewer extensions, construction of a major storm drainage system, development of a senior citizens complex, three new Township parks, expansion of the Township's administrative offices, and the paving of most section line roads in the Township by the Department of Public Works.

In the early 1980s, local and national economic recessions greatly slowed the rate of growth in the Township. After the recession, there was some growth in Hampton Township, however, it was much less than the growth during the 1970s. And today, while the economic future of Hampton Township is clearly linked to broader regional events, innovation at the local level will ensure Hampton Township is a quality place to live, learn, and work.

GENERAL DESCRIPTION OF THE POPULATION

Hampton Township's population grew dramatically from 1960 to 1980 and since that time it has remained relatively stable with a slight decline. In the past decade the population decreased by 4% from 9,902 to 9,652. Figure 2 shows the overall change in population in Hampton Township since 1960.

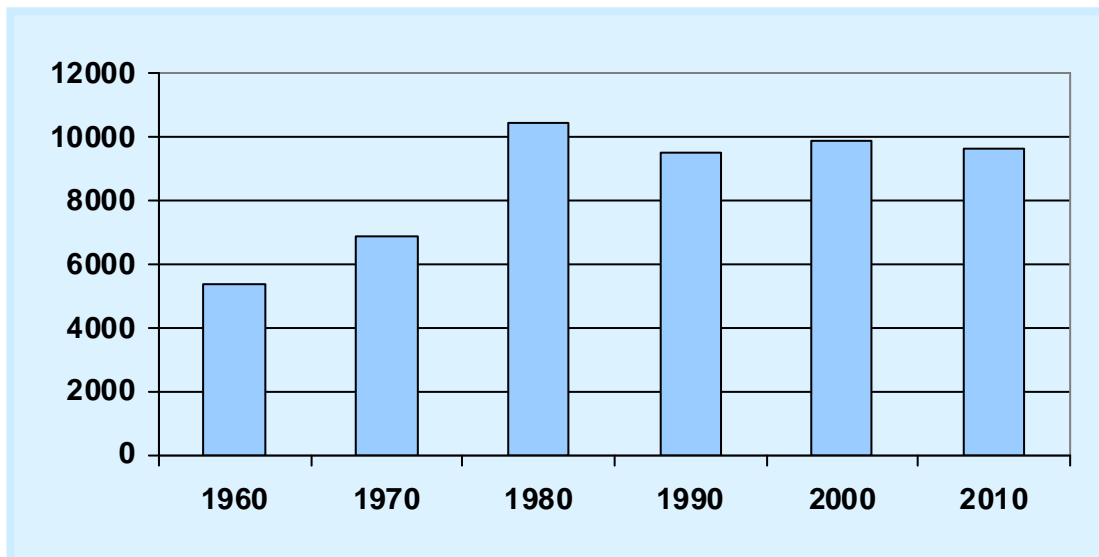


Figure 2

Population trend in Hampton Township. Source: U.S. Census Bureau.

By comparison, Figure 3 shows the population change for adjacent communities, including Bay County and the State of Michigan during the past 20 years. For the ten-year period between 1990 and 2000, Essexville, Bay City, and Bay County lost population. Since 2000, it appears all of these communities, including Hampton Township are also losing population.

Governmental Unit	1990 Population	2000 Population	% Change 1990-2000	2010 Population	10-Year Change 2000-2010	% Change 2000-2010
Hampton Township	9,529	9,902	4.00%	9,652	-250	-1.40%
Essexville	4,088	3,766	-7.90%	3,478	-288	-3.20%
Bay City	38,936	36,817	-5.40%	34,932	-1,885	-5.12%
Bay County	111,723	110,159	-1.00%	107,771	-2,388	-2.17%
State of Michigan	9,196,297	9,938,823	6.90%	9,883,640	-55,183	-0.55%

Figure 3

Comparison of population changes in the region. Source: U.S. Census Bureau

Other notable comparisons are shown in Figure 4. This figure uses data from the 2000 Census, the 2005 – 2009 American Community Survey, and data from the 2010 Census. The American Community Survey (ACS) is a nationwide survey designed to provide communities a look at how they are changing on a continual basis between the decennial census years. It is a critical element in the Census Bureau's decennial census program. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data.

	Hampton Township			Bay County		
	2000	2005-09 ACS Estimate	10-Year Change	2000	2005-09 ACS Estimate	10-Year Change
<i>*2010 Census Data</i>						
Total Households	4,137	4183	1.1%	43,930	44,559	1.4%
Average Household Size	2.31	2.26	-2.2%	2.47	2.39	-3.2%
% of Population 65 & older	15.6%	18.1%	16.0%	14.7%	15.60%	6.1%
% of Population under 18	22.6%	22.6%	0.0%	24.5%	22.56%	-7.9%
Median Household Income	\$34,579	40,422	16.9%	\$38,646	\$44,844	16.0%
Per Capita Income	\$20,857	23,243	11.4%	\$19,698	\$23,262	18.1%
% Bachelor's Degree or Higher	16.2%	16.1%	-0.6%	14.2%	17.70%	24.6%
Median Housing Value	\$112,100	\$137,200	-0.1%	\$84,900	110,000	29.6%
Total Housing Units	4,341	4,514*	6.8%	46,423	48,220*	3.9%
% Rental Housing Units	35.5%	34.5%	-2.8%	19.6%	19.80%	1.1%
Vacant Housing Units	204	309*	51.5%	2493	3617*	45.5%

Figure 4

Other demographic changes in Hampton Township and Bay County. Source: U.S. Census Bureau

Housing

The average household size in Hampton Township and Bay County declined between 2000 and 2009 with Hampton Township's average household size remaining quite small at 2.26 persons. This is likely attributable to a growth in the population aged 65 years and over and the relatively large number of apartment rental units in Hampton Township. These rental units tend to have smaller household sizes than single family homes.

In 2010, vacant housing units had climbed considerably relative to 2000. However, vacant housing units as a percentage of overall housing units in Hampton Township is 6.8%, which is not all that unreasonable considering that at any given time a small percentage of housing units are vacant due to a period of time needed for housing transition to occur.

In terms of the number of available rental housing units in Hampton Township, the proportion is relatively high at 34.5%, compared to Bay County which is only 19.80%. Residents who live in

rental housing tend to have different needs for public services than those who own single family homes. They may need more public open space because they tend to have smaller yards or no yards in their own living quarters. They also may have greater need for public and non-motorized transportation.

Figure 5 shows the age of the housing stock in Hampton Township. More than 50% of it was built prior to 1960. Aging housing stock can become a blight issue for a community so Hampton Township must take care to ensure that proper code enforcement measures are in place to maintain the quality and integrity of housing in the community.

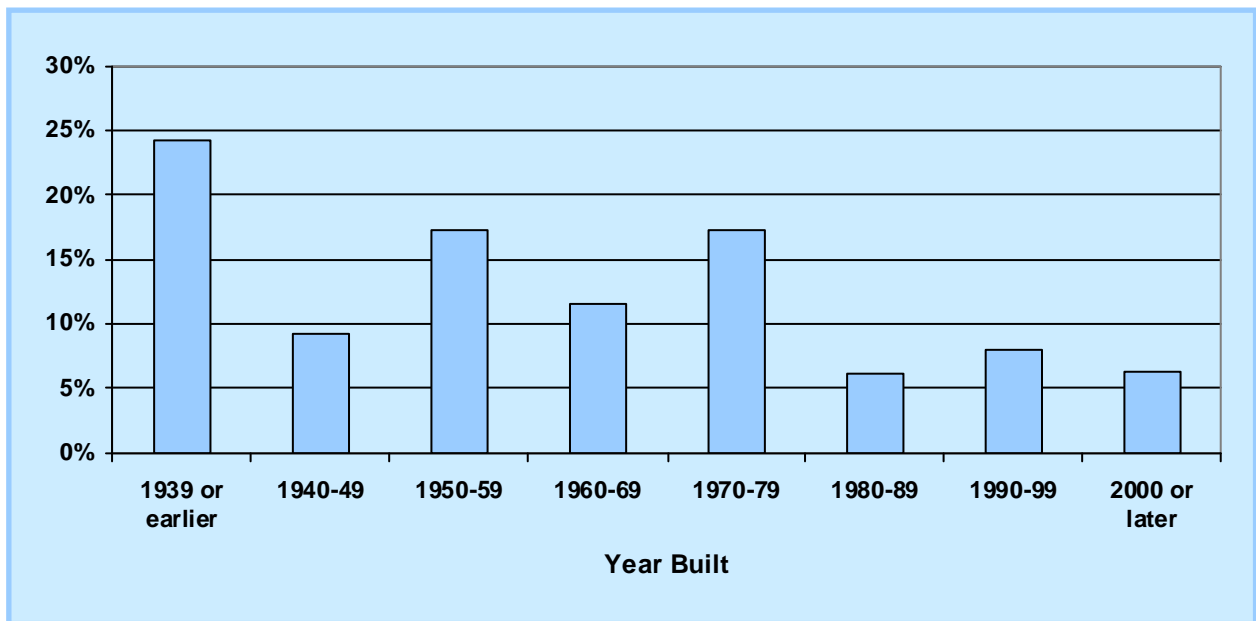


Figure 5

Age of Housing Stock in Hampton Township. Approximately 50% of the housing stock was built prior to 1960. Source: U.S. Census Bureau.

Education

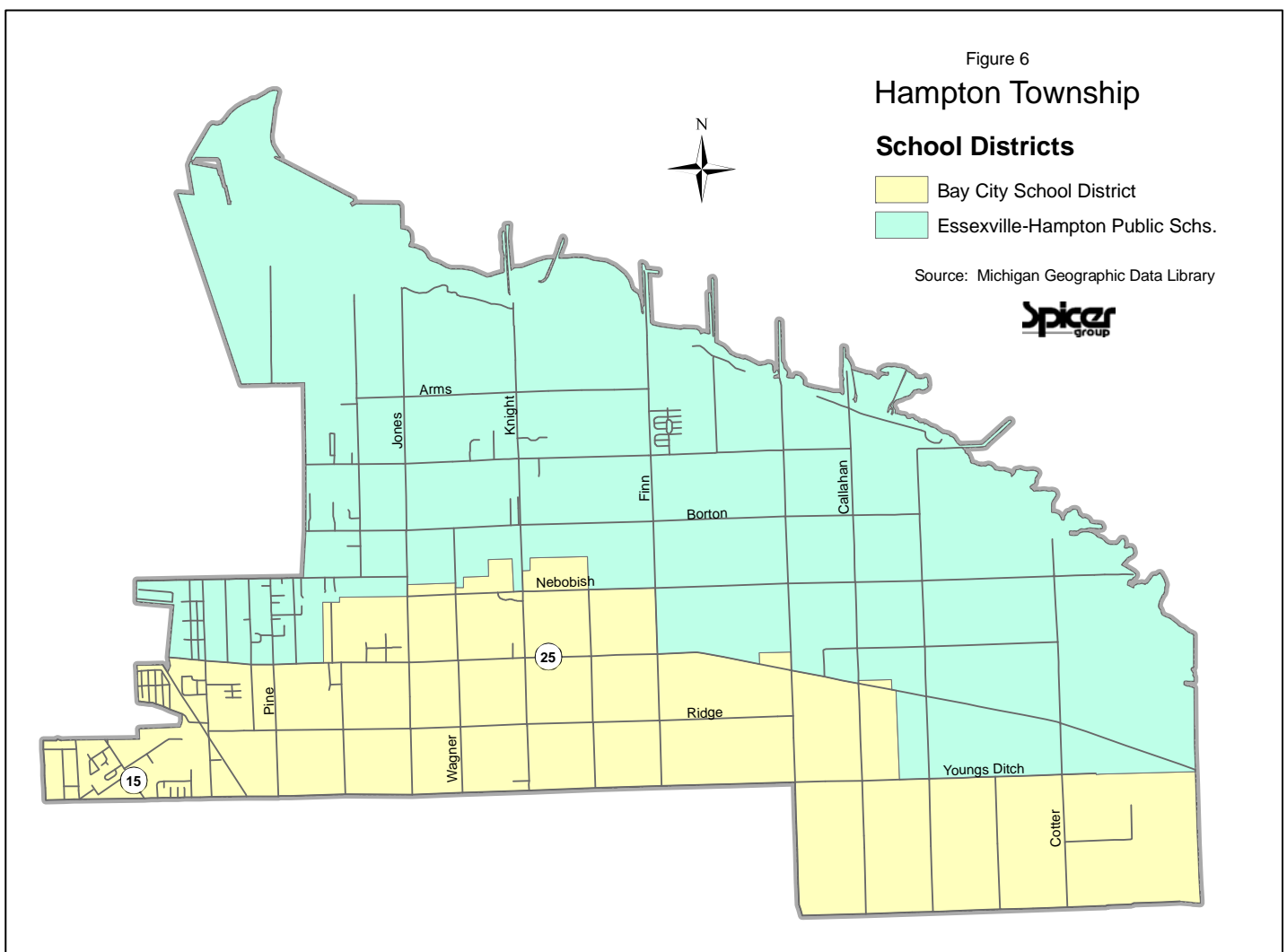
The educational attainment for Hampton Township residents has remained relatively stable in terms of the percentage of the population that holds a bachelor's degree or higher. Bay County's percentage has increased and has passed that of the Township. In Bay County, 17.7% of the population has earned a bachelor's degree or higher while in Hampton Township that percentage is 16.1%.

A more complete summary of the 2005-2009 ACS profile for Hampton Township is included in the Appendix.

COMMUNITY INFRASTRUCTURE AND FACILITIES

School Districts

Two school districts serve Hampton Township, Essexville-Hampton Public Schools and the Bay City School District. The boundaries of these districts in Hampton Township are shown in Figure 6.



Roads

The roads in Hampton Township are depicted in Figure 7. This map shows that there are state roads, major arterial roads, minor arterial roads, and local roads in Hampton Township.

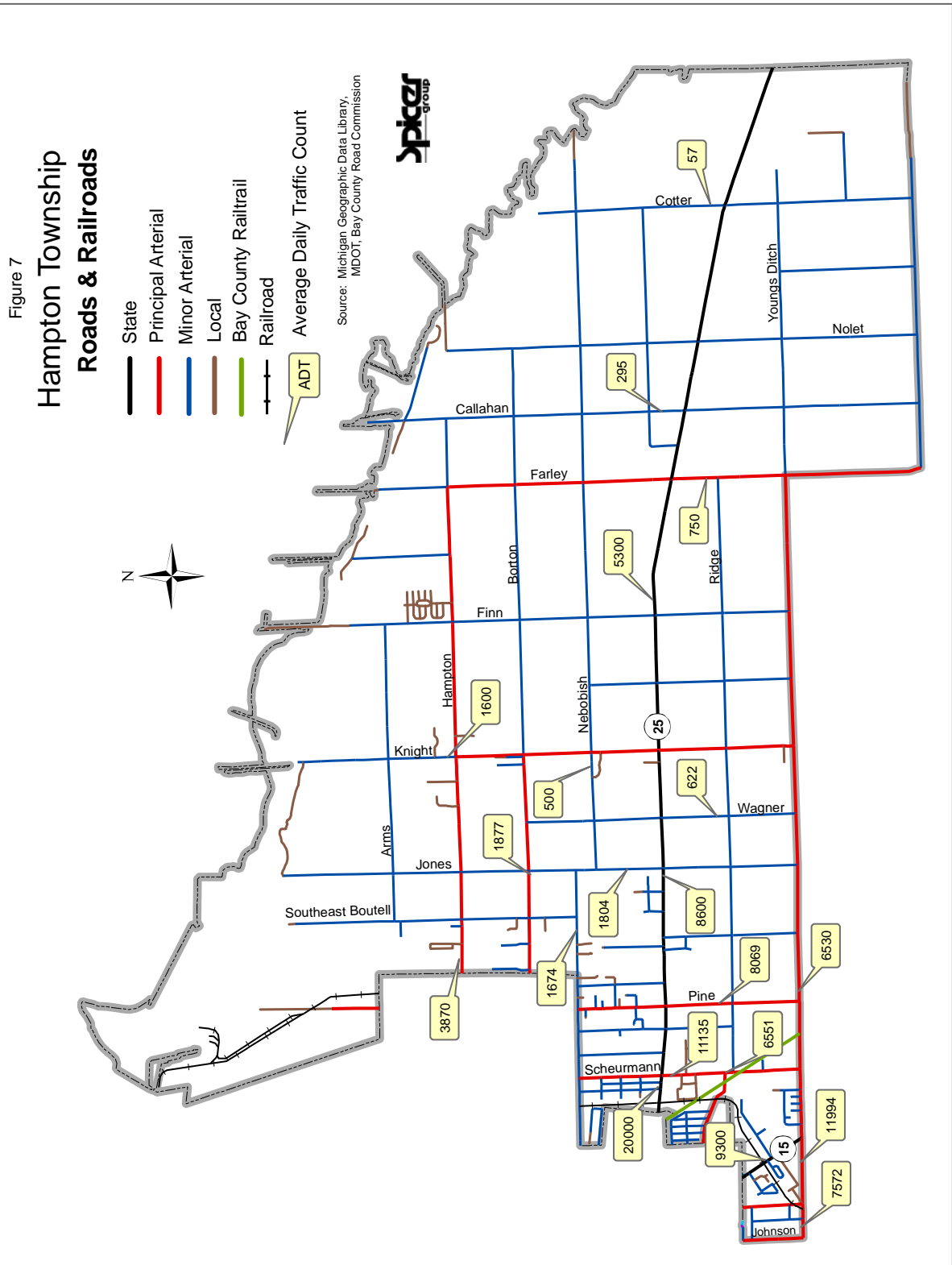
State roads in Hampton Township are M-25 and M-15. M-25 carries traffic from the thumb region into Bay City. Principal arterials generally carry long distance, through-travel movements. They also provide access to important traffic generators, such as airports or shopping centers. Principal arterials in Hampton Township include:

- ▶ Youngs Ditch/22nd Street from Farley to Johnson
- ▶ Borton from Knight to the Bay City city limits
- ▶ Hampton from Farley to the Bay City city limits
- ▶ Scheurman
- ▶ Pine
- ▶ Johnson
- ▶ Trumball
- ▶ Knight from Hampton to Youngs Ditch
- ▶ Farley from Hampton to Cass

Minor arterials are similar in function to principal arterials, except they carry trips of shorter distance and to lesser traffic generators. Local roads are generally those that are not under the jurisdiction of the local road commission. They may include roads in mobile home parks, condominium developments and private subdivisions.

In terms of traffic counts, M-25 near the Bay City city limits carries the largest number of vehicles per day. According to MDOT, M-25 just west of Scheurmann carried an average of 20,000 cars per day in 2009. Other heavily traveled roads are the principal arterials near the Bay City city limits. These include Youngs Ditch, M-15, Scheurmann, and Pine.

Federal law requires a continuous, cooperative, and comprehensive transportation planning process in urbanized areas with a population of more than 50,000. The Bay County Transportation Planning Division acts as the Metropolitan Planning Organization for the Bay City Urbanized area. The Bay City Area Transportation Study (BCATS) was formed to provide the required transportation planning process and Hampton Township is a partner in that regional planning effort. This group plans for roadway improvements based on capacity and maintenance needs. It also examines and plans for improvements in other forms of transportation in the county including public transit, air and rail transportation, water and port transportation and non-motorized transportation. The most recent update to the 2035 BCATS Metropolitan Transportation Plan was completed in 2009.



Non-motorized transportation

Hampton Township is committed to improving non-motorized transportation in the Township. In addition to the trails that are described in the Parks section below, the Township has recently completed a sidewalk improvement project that increase connectivity between residential neighborhoods and major destinations. The first project was to complete the sidewalk on Pine south of Center Road to the Meijer store. The second project was along the east side Scheurmann between Center and Nebobish.

Railroads

Two rail freight lines travel through Hampton Township. Both are part of the Saginaw Bay Southern Railway (SBS) which is owned by Lake State Railway Company. The first line enters the township from the south near Trumbull and Youngs Ditch. It heads north through the Township into Essexville where it meets with the other SBS line which runs near the Saginaw River in Bay City, Essexville, and Hampton Township.

Public Transportation

Bay Metro Transit Authority operates the public transportation system that serves Hampton Township. It provides fixed route service and curb-to-curb service for senior citizens and disabled residents who are unable to use the fixed route system.

Water and Sewer

Hampton Township has public water available throughout the Township. It is supplied from the City of Bay City. Approximately 60% of the Township is served with public sewer. The Township is just completing a large wastewater project that will send its wastewater flows to the Bay County wastewater treatment plant for treatment. Previously, wastewater flows were sent to the Bay City wastewater treatment plant.

Public Safety

Hampton Township has a full service police department that is staffed by a chief, three lieutenants, seven officers and a secretary. The Fire Department is staffed by a chief, assistant chief, and five firemen. The fire department is supported by volunteer firefighters, many of whom are first responders.

Solid Waste and Recycling

Hampton Township residents use a transfer station to dispose of solid waste and recyclables. The transfer station is open five days per week. The township also provides curbside brush chipping April through November each year.

Parks

Hampton Township has six developed park properties:

- ▶ Bay-Hampton Rail Trail – a 1-mile multiuse path that is part of the Bay Hampton Rail Trail system loop that circles around eastern Bay City
- ▶ Ridge Road Park – 6-acre neighborhood park
- ▶ Pondside Park – 30-acre community park

- ▶ Finn Road Campground – a 12-acre park with 50 spaces located on the Saginaw Bay
- ▶ Jones Road Park – a 3-acre park with a boat launch on Saginaw Bay
- ▶ Nature Trail – a 2-mile trail located at the north end of the township. It runs between Finn Road and Knight Road

The Township also owns a 2.5-acre undeveloped parcel at the end of Callahan Road.

Together, these parks offer a variety of amenities such as tennis courts, pavilions, playgrounds, waterfront access, sledding hills, and basketball courts. The Township updated its Recreation Plan in 2009 as part of a multijurisdictional plan that was organized by Bay County. This plan developed goals, objectives and action items for improving the parks and recreational facilities in Hampton Township.

NATURAL FEATURES

Introduction

It is important to understand the natural features of a community when looking at how land may be used or developed in the future. For example, some natural features such as steep slopes or wetlands are natural barriers to development. Special attention must be given to the preservation of natural and environmentally sensitive areas during long-range planning. Environmentally sensitive areas can be defined as land areas whose disturbance or destruction will affect a community by 1) creating hazards such as flooding; 2) destroying important resources such as wetlands or woodlands; or 3) wasting important productive lands and renewable resources.

Climate

Bay County's proximity to the Great Lakes keeps the climate more moderate than other cities at similar latitudes. Summers are generally warm and humid, with an average high temperature in the low 80s. Winters are cold and snowy, with average lows in the teens. The area experiences considerable cloudiness and is breezy most of the year. Rainfall is fairly evenly distributed throughout the year and averages approximately 30 inches. Snowfall averages approximately 45 – 50 inches per year.

Shoreline, Waterways, and Wetlands

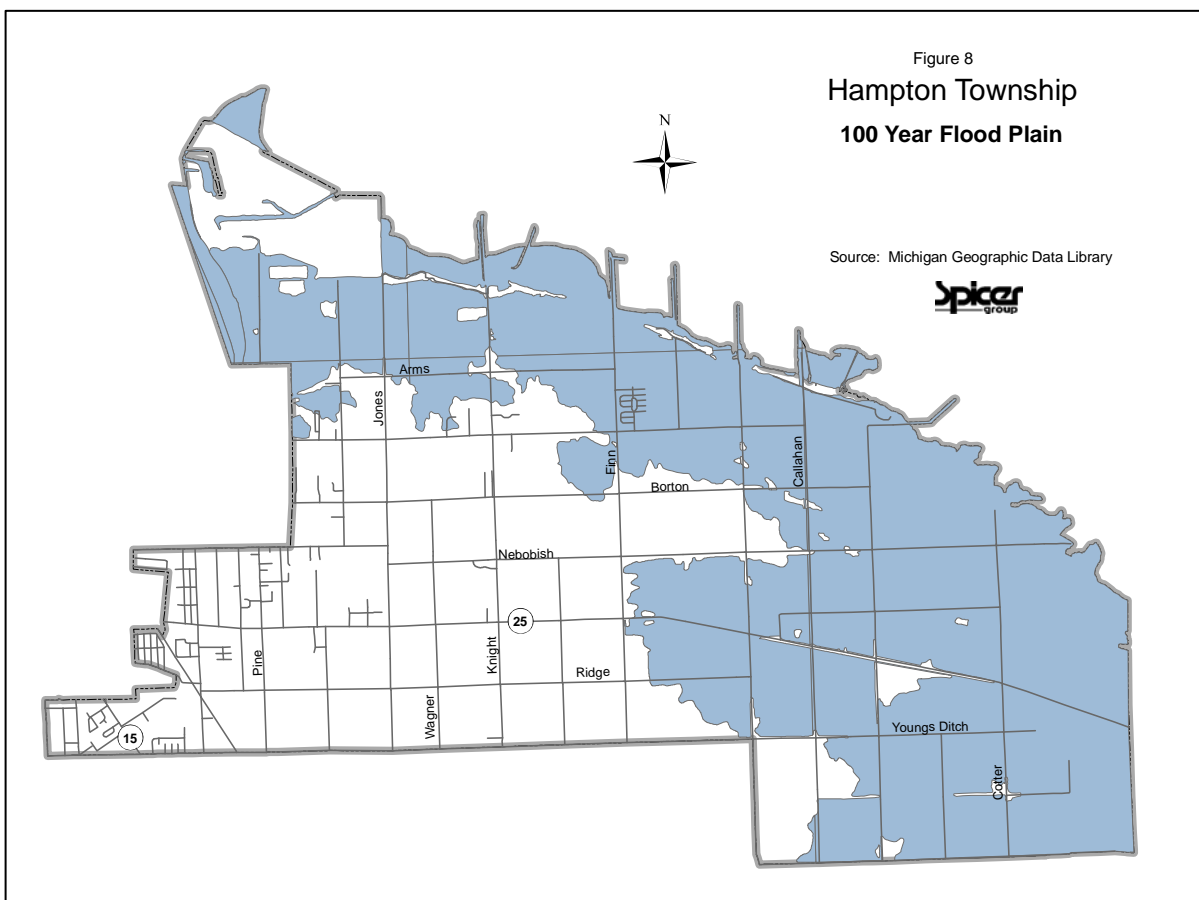
The most significant natural feature in Hampton Township is its shoreline. The Township's entire northern boarder comprises approximately nine miles of Saginaw Bay shoreline and the northern portion of the western boundary is comprised of 1-1/2 miles of Saginaw River shoreline. The coast with its marshlands, wetlands, and beaches provides important coastal habitat for fish and wildlife and it provides recreational access.

The Saginaw Bay and Saginaw River have been challenged with contamination issues in the past 25 years. In the mid 1980's the EPA named the Saginaw River and Bay a Great Lakes Area of Concern (AOC) primarily due to contaminated sediments, fish consumption advisories, degraded fisheries and loss of significant recreational values. These problems are mainly caused by high amounts of soil erosion, excessive nutrients entering the water, and contaminated sediments.

Saginaw Bay priorities include remediation of PCB contaminated sediment, nonpoint pollution control, wetland restoration, and habitat restoration. Since the Bay was designated as an AOC, various federal, state, and local partnerships, projects, and grants have been invested on major initiatives toward cleaning up the bay.

The land in Hampton Township is generally low lying and flat. Consequently, more than half of the area of Hampton Township lies within the 100-year flood plain. A flood plain map is shown in Figure 8.

According to the National Wetlands Inventory, there are very few wetlands in Hampton Township. Nearly all are located at the shoreline of the Saginaw Bay.



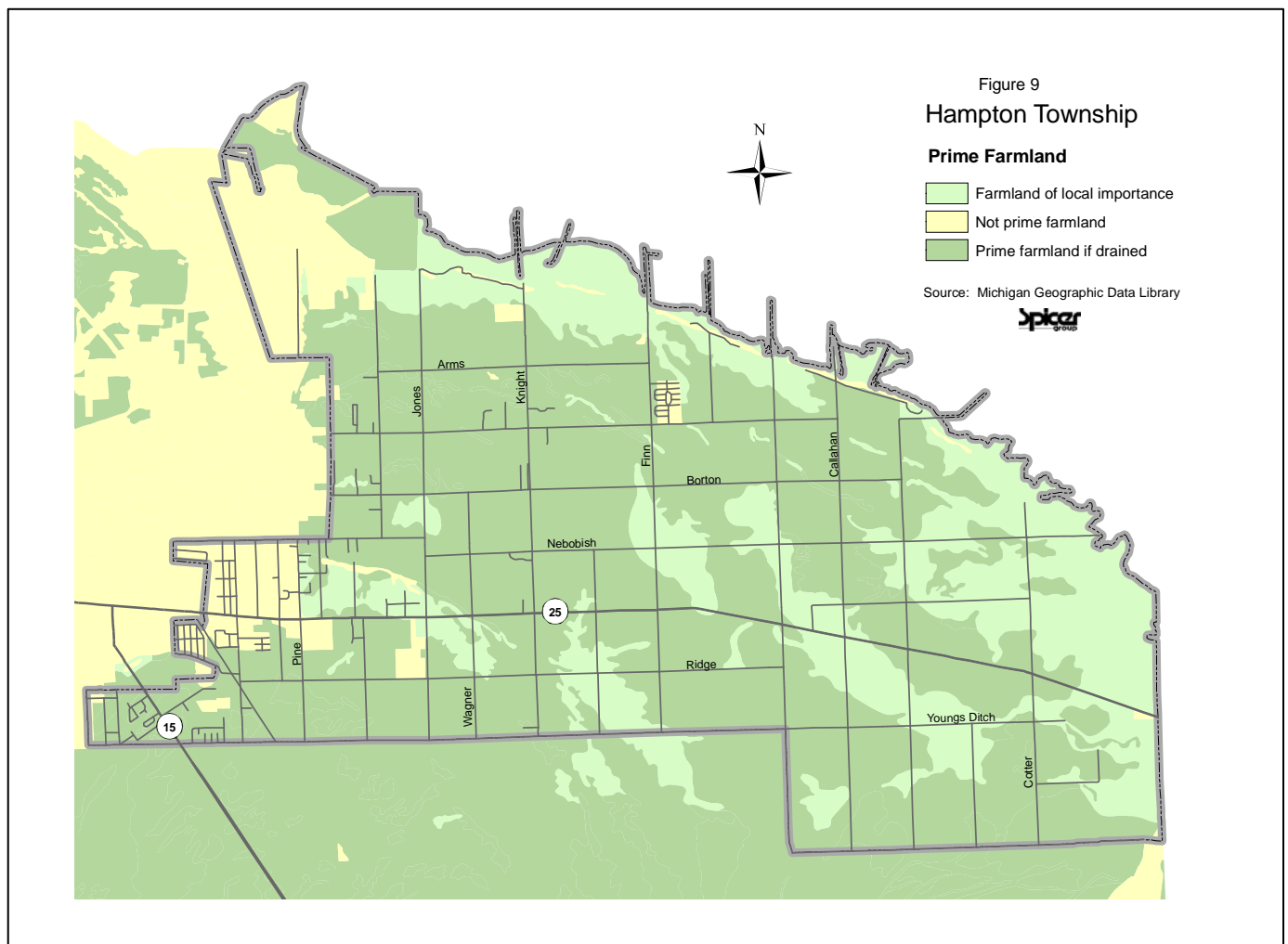
Prime Farmland

Bay County sits in an imperceptible lowland with a rich soil ideal for growing a large variety of plant products. According to the USDA's Natural Resource Conservation Service (NRCS), nearly all of Hampton Township's land is either "prime farmland if drained" or "farmland of local importance."

According to the NRCS, prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding.

Farmland of local importance is land other than prime farmland or unique farmland but that is also highly productive. Criteria for defining and delineating these lands are determined by the appropriate state or local agencies in cooperation with the USDA.

A farmlands map for Hampton Township is shown in Figure 9.



Chapter 3

Existing Land Use



HOW LAND IS USED IN HAMPTON TOWNSHIP

One of the most important aspects of a Master Plan is a firm understanding of the types of land use activities that are currently taking place in the community. The way in which land is currently being used is one of the basic determining factors of its general character and development potential. Simply stated, examining existing land uses provides a snapshot in time of how land in Hampton Township is actually being used. In many cases, existing land use patterns are unlikely to change due to factors such as established roads and the presence of natural features such as the Saginaw River. In other areas where development is minimal, some properties can be evaluated for their development or conservation value.

An existing land use analysis provides a benchmark as to how property is being used, regardless of, or sometimes in contradiction to, zoning. It lets residents, Township officials, and other stakeholders see patterns in growth and development. Hampton Township's existing land use patterns are influenced by the following four main factors:

- The adjacent urban and town centers to the west in Bay City and Essexville,
- Active agriculture throughout Hampton Township in the east and southeast,
- Lake Huron shoreline to the north, and
- Consumers Energy Karn-Weadock power plant, a major industrial area at the mouth of the Saginaw River.

A thorough knowledge of these factors and site conditions throughout the rest of Hampton Township provides planners and community leaders with basic yet useful information in which future land use decisions can be made.

An inventory of existing land uses in Hampton Township began in June of 2010 with an assessment of aerial photography and parcel mapping data of Hampton Township. It included a windshield survey whereby Spicer Group's planning consultants drove each road and took notes for each property in the Township. A draft map was completed and Township officials reviewed it for accuracy.

LAND USE CLASSIFICATION AND ANALYSIS

The land uses in Hampton Township are classified into 12 categories for the purposes of mapping. General definitions of the uses follow. An existing land use map is shown at the end of this section. Hampton occupies an area of 17,420 acres (27.2 square miles). The chart in Figure 10 below the proportionate land uses currently allocated in the Township. At 54%, agricultural is the largest single land use present in Hampton Township, followed by residential at 14%.

Land Use	Acres	Percent
Agricultural	9,423	54.1%
Residential	2,471	14.2%
Industrial	2,015	11.6%
State Land	1,115	6.4%
Utility	1,010	5.8%
Commercial	608	3.5%
Public	303	1.7%
Vacant	132	0.76%
Religious/Semi-Public	124	0.71%
Multi-Family	122	0.70%
Mobile Home Park	49	0.28%
Public School	48	0.27%
Total	17,420	100%

Figure 10
Existing land uses in Hampton Township.

Agriculture Agricultural includes land that is being used for crop production, grazing, and other related activities and accessory buildings such as barns and elevators. It is the largest single existing land use category in Hampton Township, using over 9,400 acres of land (54.1%). Agricultural land is mostly found in the eastern half and southern areas of Hampton Township.



Residential This category includes single-family detached structures used as a permanent dwelling, and accessory structures, such as garages, that are related to these units. This is a large category of land use in Hampton Township accounting for 14.2% of the existing land used. Many of the parcels identified as residential are concentrated in the western half of the Township, and interspersed along main roadways.



Industrial The largest industrial land use in Hampton Township is the Consumers Energy Karn-Weadock power plant, located at the mouth of the Saginaw River. Over 350 people work at the plant, and the primary fuel used to produce electricity is coal, with some natural gas. The Karn-Weadock facility began operation in 1940 and today consists of three separate plants generating up to 2,100 megawatts (MW). The power plant uses 3 million tons of coal per year, delivered to the site by both ship and rail. Overall, industrial land uses comprise 11.6 % of the total land area in Hampton Township.



State Land This category includes lands managed by the Michigan Department of Natural Resources for wildlife and conversation purposes. This includes the Quanicassee State Wildlife Area located along Lake Huron. It accounts for approximately 1,115 acres in the Township or 6.4 % of the total land area.

Utility This category is for land used for public utilities. In Hampton Township, this includes the Consumers Energy right-of-way used for transmission lines. This use encompasses approximately 1,010 acres in the Township.



Commercial The land included in the category is predominately occupied by retail sales or service establishments and includes offices such as financial institutions, professional offices, and clinics. In Hampton Township most of those land uses occur along M-25, near Bay City. Commercial uses account for only 3.5 % of the land use in Hampton Township



Public This category includes land used for parks and any other lands owned by various governmental agencies. In Hampton Township, the public uses include the Township parks, Bay County golf course, the Coast Guard, and the Township Hall. This use accounts for 1.7 % of the total land area in the Township.



Vacant This category includes sites with unoccupied buildings and uses that have been underutilized for a lengthy but indeterminate amount of time based on the extent of visible on-site disrepair. In total, there are only 732 acres in Hampton Township classified as vacant.

Religious/Semi-Public Uses in this category include churches and cemeteries. In Hampton Township, the total overall acreage for religious and semi-public uses is at 124 acres.

Multi-Family This category is defined both by the existence of multi-family apartment structures and other group living quarters, as well as those properties containing two or more units on the same site. In total, there are only 122 acres, or 0.7 %, in Hampton Township classified as multi-family.

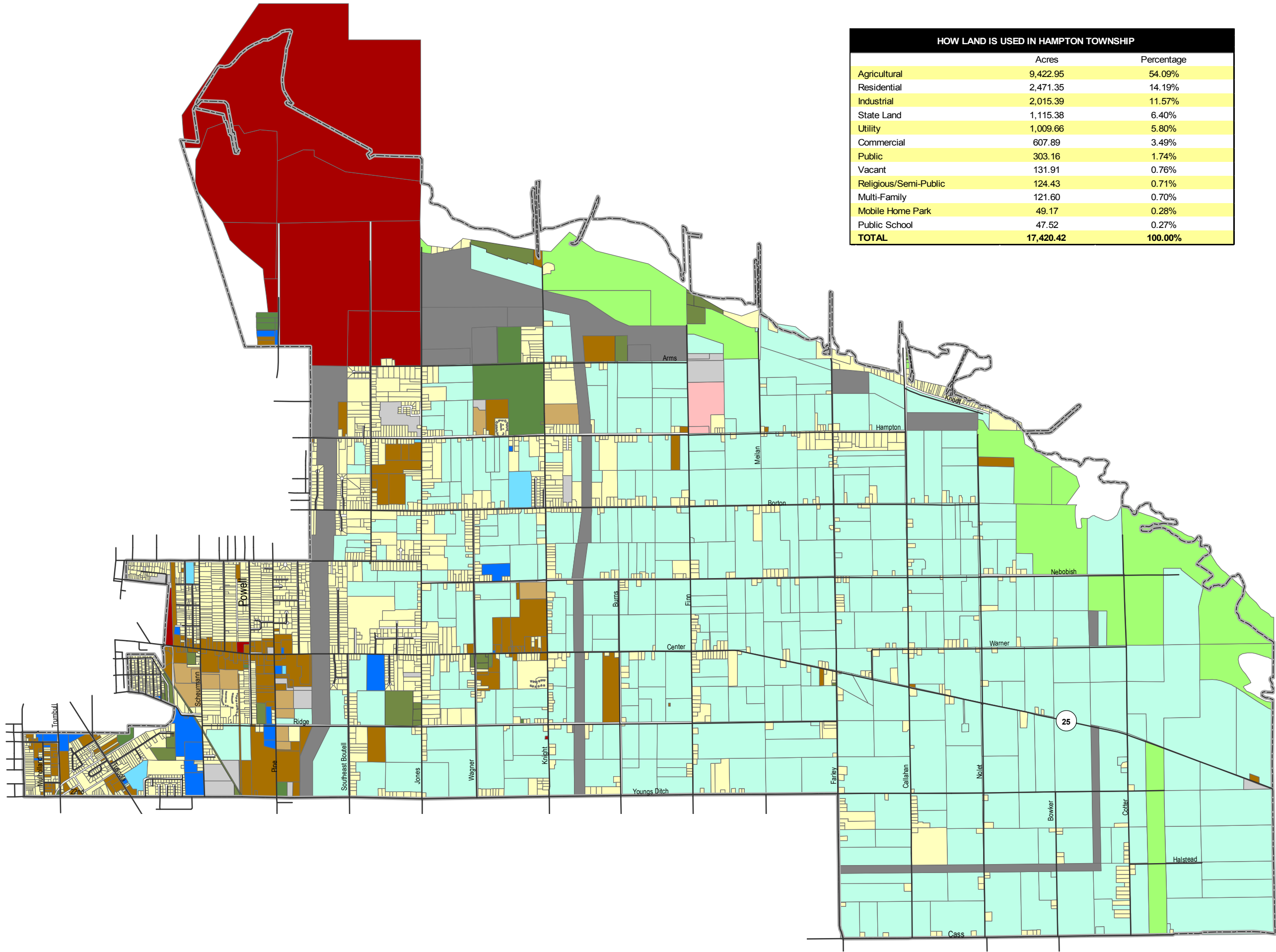


Mobile Home Park These are areas reserved for manufactured home residence parks and manufactured home subdivisions. In Hampton Township, there are two parcels currently used as a mobile home park, comprising approximately 49 acres of land.



Public School This category includes land used for public schools. In Hampton Township, this includes Essexville-Hampton Public Schools and the Bay City School district facilities such as Bush and Verellen Elementary and Hampton Elementary Schools. This use comprises approximately 48 acres of land.





HOW LAND IS USED IN HAMPTON TOWNSHIP		
	Acres	Percentage
Agricultural	9,422.95	54.09%
Residential	2,471.35	14.19%
Industrial	2,015.39	11.57%
State Land	1,115.38	6.40%
Utility	1,009.66	5.80%
Commercial	607.89	3.49%
Public	303.16	1.74%
Vacant	131.91	0.76%
Religious/Semi-Public	124.43	0.71%
Multi-Family	121.60	0.70%
Mobile Home Park	49.17	0.28%
Public School	47.52	0.27%
TOTAL	17,420.42	100.00%

Hampton Township Existing Land Use

August 2010

- Agricultural
- Commercial
- Industrial
- Residential
- Mobile Home Park
- Multi-Family
- Public
- Public School
- Religious/Semi-Public
- State Land
- Utility
- Vacant



Source: Bay County GIS Data
& 2010 Driving Survey

Chapter 4

Community Input



BASIS FOR COMMUNITY INPUT

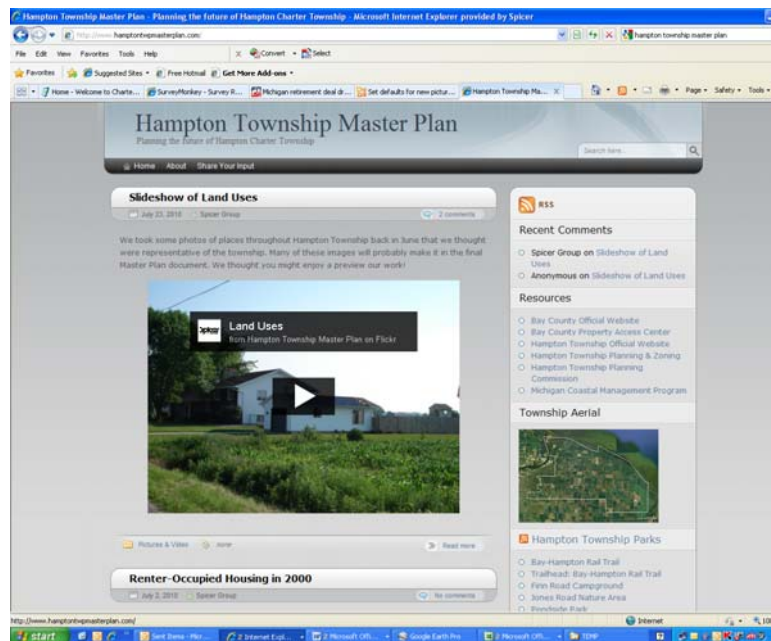
To be effective, a Master Plan should incorporate the input and ideas of the local population. By basing the Master Plan on the goals and objectives of its residents, land use management decisions become politically feasible and represent the intents and vision of the community. In Hampton Township, citizens were given the opportunity to participate through an interactive blog that was located at www.HamptonTwpMasterPlan.com and through a community input survey that was made available online. At the end of the Master Plan process, citizens were allowed an opportunity to review the draft of the Master Plan and then were given the opportunity to speak at a public hearing held prior to the adoption of the Master Plan.

BLOG

A dedicated website blog was created for the Hampton Township Master Plan. It was used to:

- ▶ Educate citizens about the master planning process and inform citizens of its progress
- ▶ Provide Hampton Township background data and maps
- ▶ Provide a link to the online survey
- ▶ Allow for citizens to provide online input and comments
- ▶ Provide a link to the draft plan so interested parties could view it online prior to adoption

During the course of the master planning process, the blog was viewed 937 times.



ONLINE SURVEY

The Hampton Township online survey was made available from July 23, 2010 to November 15, 2010. One hundred sixty-three people began the survey and 155 completed the survey. People who completed the survey may not have answered every question but they made it to the end of the survey and clicked the button that said “done”. Complete results of the survey are contained in Appendix B. Significant results and analyses are discussed below.

About the respondents

- ▶ Nearly 97% of the respondents lived or owned property in Hampton Township. Nearly 93% lived in a home that they owned in the township.

- ▶ More than half the respondents have lived in Hampton Township for 21 or more years and another 22% have lived there for 11 – 20 years.
- ▶ Approximately 29% of the respondents were between the ages of 24 and 44. Another 47% were between 45 and 64. Twenty-three percent were 65 or older.

How is the Township doing and what is important to quality of life?

Question 1 asked respondents to evaluate 11 different aspects of life in Hampton Township compared to five years ago. The responses indicate that most aspects of life in Hampton Township are about the same as five years ago. The most popular response was “No Change” for nine of the categories. For two categories, road conditions and parks & recreation, the most popular response was “Better”. See Figure 11

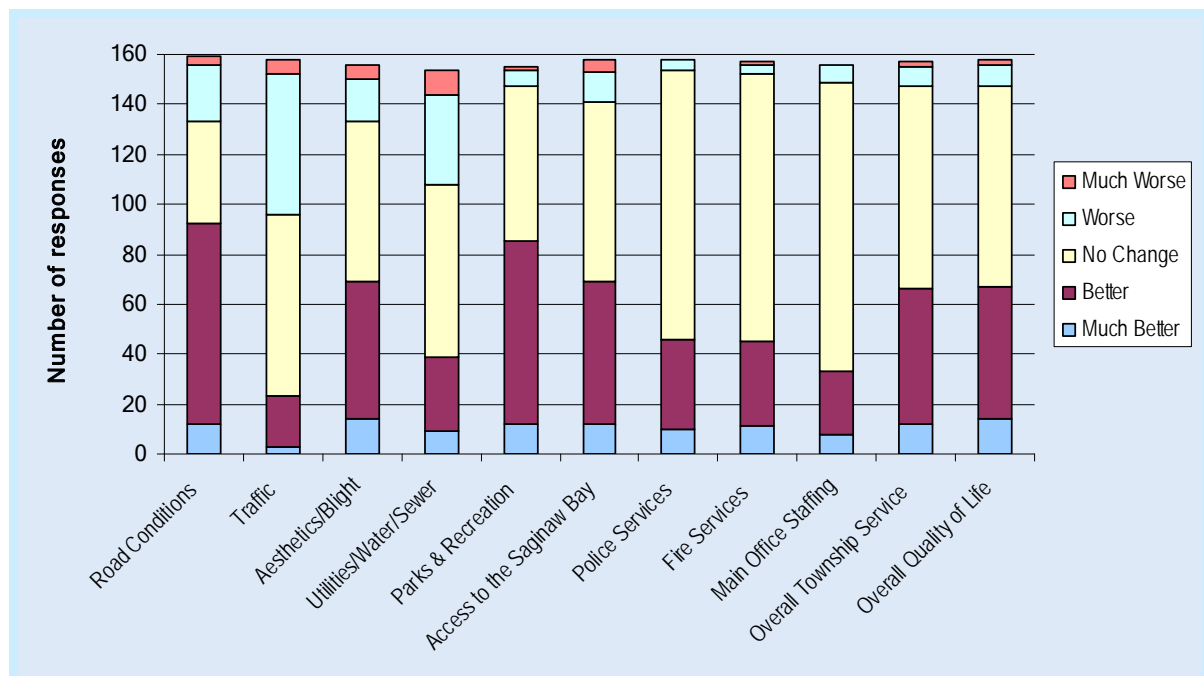


Figure 11

Question 1 - Respondents to the survey felt like most aspects of life in Hampton Township had not changed in the past five years or had gotten better.

Question 2 asked respondents to rank eight different factors as to their importance to the quality of life in Hampton Township. A 1 to 5 ranking scale was used where 1 was considered very important and 5 was not very important.

In general, all of the factors were considered to be relatively important to the quality of life in Hampton Township. At least 50% of the respondents ranked each item as a “1” or a “2” with the exception of “Access to the River and Bay Shoreline” which had 49.3% of respondents ranking it as a “1” or a “2”. See Figure 12 “High quality schools” ranked the highest overall with 62.5% of respondents that ranked it as a “1”. “Availability of water and sewer” was second highest with 51.3% of respondents ranking it as a “1”.

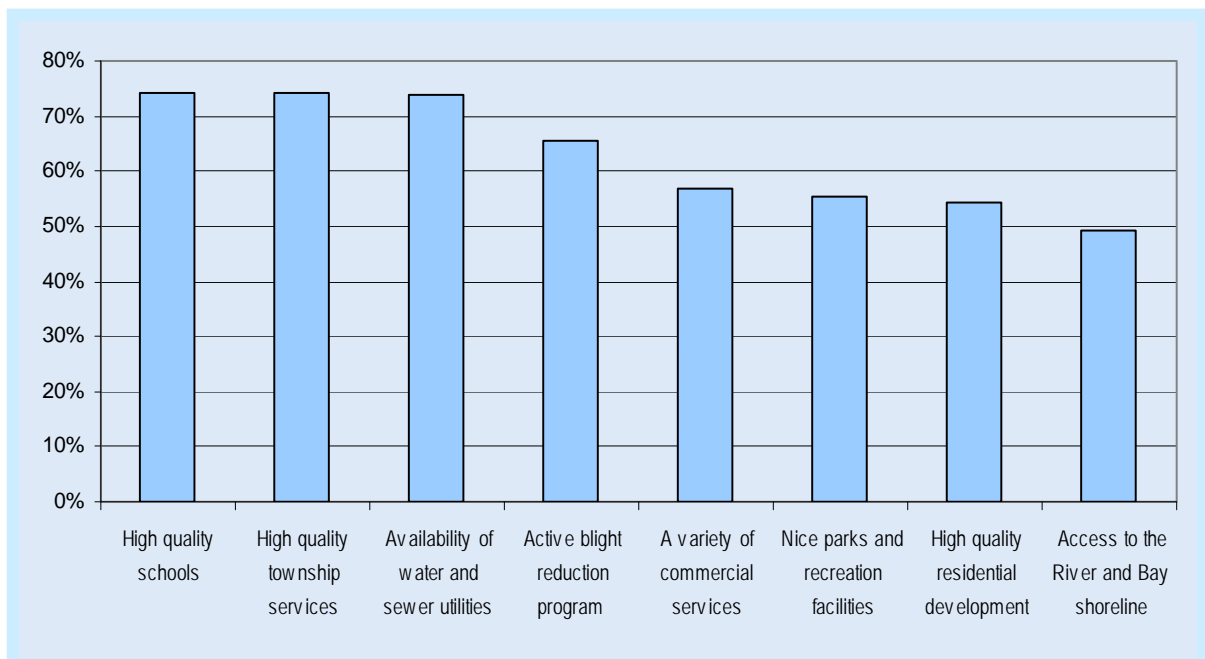


Figure 12

Question 2 – Relative importance to the quality of life in Hampton Township. Percent of respondents who ranked each of the above items as a “1” or “2”. (1 = very important and 5 = not very important)

General Growth and Development

Questions 3 and 4 asked respondents their opinions about development and population growth in Hampton Township. Nearly 75% of respondents felt that the Township should encourage new development. Feelings on population growth were similar but not quite as strong with approximately 60% feeling that the Township should grow in population. Another 30% were neutral.

Residential Growth and Development

Questions 5 – 7 asked respondents about residential development in Hampton Township. Approximately 63% of respondents felt that the rate of residential growth in the township in the past five years was about right. Another 25% felt that it was a little too slow or much too slow. When given four choices of where residential growth should occur, 61% chose “scattered across the entire township” and 58% chose “within existing subdivisions and developments that were not fully occupied”. (Respondents could choose all that applied.)

When asked to select from eight housing types that would be preferred in Hampton Township, nearly 63% of respondents chose “single-family homes on large parcel residential lots”. “Single-family homes clustered together where open space was undeveloped” was a choice selected by 39% of the respondents. Another popular choice was “mixed use developments”, selected by 38% of respondents. See Figure 13.

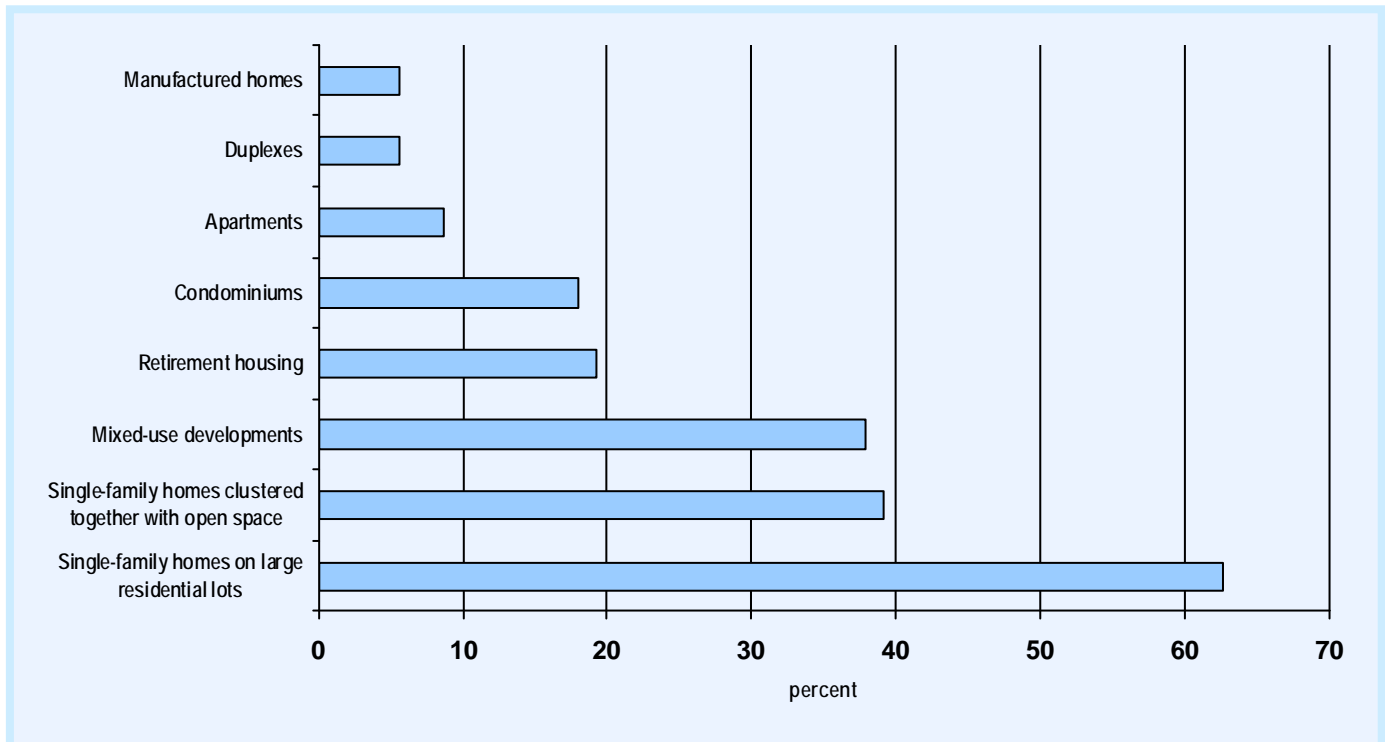


Figure 13

Question 7 – Respondents were most in favor of single family homes when asked what type of new housing development should occur in Hampton Township.

Commercial Growth and Development

Nearly 60% of survey respondents felt there was not enough commercial development in Hampton Township. Another 37% felt that the amount was about right. Nearly 80% of respondents felt that commercial growth should be encouraged in the next 10 years.

Respondents were asked to indicate which areas that future commercial growth should occur when given four potential areas. The most popular response at nearly 70% was along Center Avenue from Pine west to the Bay City city limits. Other popular responses were along Center Avenue between Pine and Knight Roads and Along Tuscola north of Young’s Ditch. See Figure 14.

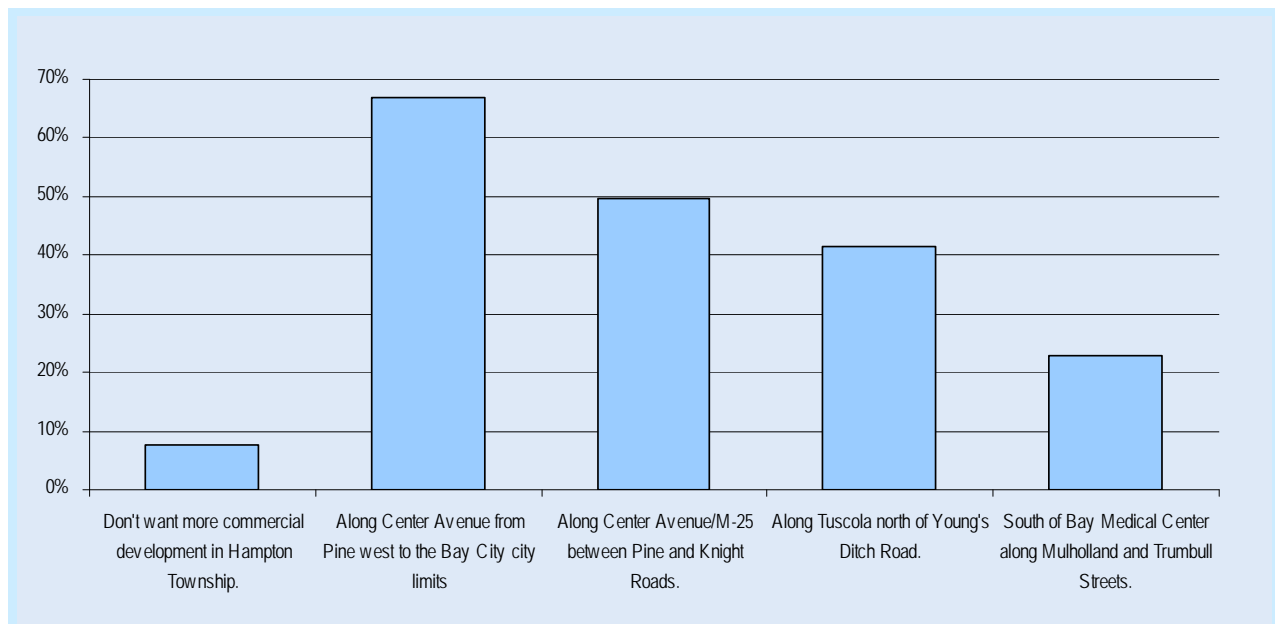


Figure 14

Question 10 – Where would you like to see future commercial growth located to serve the citizens of Hampton Township?

Industrial Growth and Development

Question 11 asked respondents to give their feelings regarding five statements that related to industrial growth and development. The feedback provided showed that:

- ▶ Respondents felt that Hampton Township needed industrial growth.
- ▶ Respondents favor high-tech industrial growth that could convert or reuse existing facilities in the Township.
- ▶ Respondents favored industrial growth that is located near existing industrial land uses.
- ▶ The continued successful operation of the Consumers Energy facility in the Township is important to the local economy.

Agricultural Land Use

Question 12 asked respondents to provide their feelings regarding three statements that related to agricultural land use in Hampton Township. The overwhelming majority of respondents felt that agriculture was important to the township economy and that the Township should preserve agricultural land. Feelings were mixed on whether or not it was appropriate to use agricultural land to accommodate growth. See Figure 15.

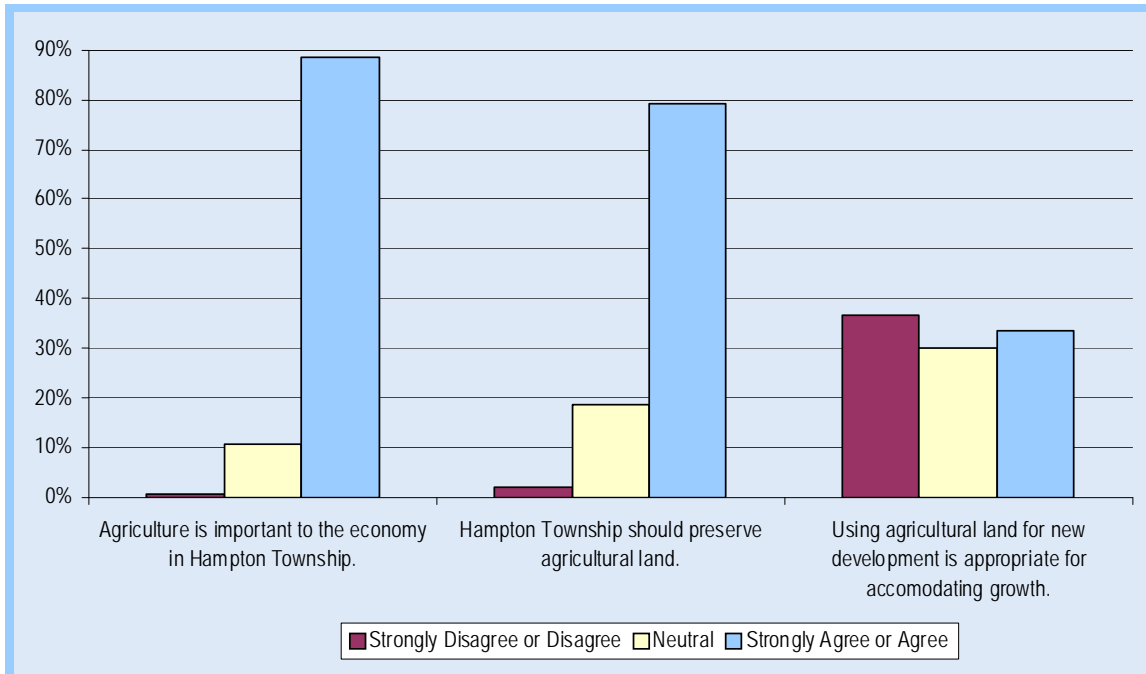


Figure 15

Question 12 – Responses regarding the use of agricultural land in the township.

Saginaw Bay and Saginaw River Shoreline

Question 14 asked respondents their opinions about the role of the Saginaw Bay and Saginaw River shoreline in Hampton Township. Approximately 74% agreed or strongly agreed with the statement that it was important to preserve the natural shoreline in Hampton Township. Approximately 62% felt that public access to the shoreline in Hampton Township needs to be improved.

Likes and Dislikes - Open Ended Responses

Questions 15 – 17 asked respondents to type in their own responses to questions about Hampton Township. They were asked what they liked and disliked about the township and if they had any other comments. There were a relatively large amount of responses to these questions. Approximately 100 people offered comments on what they liked and disliked and 50 people offered other comments.

Sample answers – “What do you like about Hampton Township?”

- ▶ *A strong rural feel, yet close to town*
- ▶ *Quiet, pleasant and safe community*
- ▶ *Streets are kept clean and buildings are maintained. Nature trails and parks are kept in good condition.*
- ▶ *The quick resolution to problems. Consulting the residents instead of always going ahead and making decisions when dealing with zoning variations. Nice housing. Willingness to give individual attention to matters.*

- ▶ *We like the suburban life, yet the available stores and businesses supply what we need.*
- ▶ *I love the school system and sense of community.*
- ▶ *Size, friendliness, great schools, good place to raise a family, good township services.*

When asked what they disliked about Hampton Township, respondents provided a wide variety of answers. Vacant businesses and lack of commercial development was indicated by several respondents. Others wanted to see more bike paths and trails to connect residential areas to destination points. Another concern stated was the amount of mobile home parks, lower income apartment complexes and the accompanying cost of providing services to these areas. Some others mentioned roadside trash and lack of code enforcement.

Many of the responses in the “Other Comments” section focused on very specific issues such as traffic at a particular intersection or hours and procedures for the landfill. Several other respondents remarked about how they liked living in Hampton Township or appreciated specific aspects of township services.

Chapter 5

Goals and Objectives



INTRODUCTION

The establishment of reasonable and realistic goals and objectives is an essential part of the community planning process. In an effort to obtain a high degree of public participation, considerable effort was undertaken to seek community input regarding future development of Hampton Township. The culmination of these efforts is presented in this chapter as a series of long-range goals and objectives, which were formulated to serve as community development policy guides.

Goals and objectives define the boundaries of a community's needs and desires. They establish a basis for the future land use plan formulation. These goals and objectives must reflect the type of community that is desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints. This vision for Hampton Township describes the community's collective values and aspirations and creates an image of the Township based upon what it is today and what residents would like it to be in the future. The following information outlines the goals, which are the ultimate intent of the Hampton Township Master Plan. It also describes the objectives to help the Township achieve its goals.

Desired land use arrangements and proposed implementation strategies are a natural outgrowth of established goals.

Some additional benefits of establishing these goals and objectives (policies) for the Township are:

- ▶ **Consistency** - A comprehensive list of statements concerning a variety of planning issues can help avoid arbitrary decision making in the future.
- ▶ **Efficiency** - Clearly stated policies help to reduce the time spent on individual topics while providing sound planning principles to assist in the process.
- ▶ **Coordination** – Established policies provide a single framework to guide actions by the Township Board, Planning Commission, and the public.
- ▶ **Stability** - Policies tend to be general and long-range in nature. As such, they remain stable under a variety of changing community conditions.
- ▶ **Basis for Decisions** – Established policies are necessary to provide a reasonable basis for adopting local land use controls such as zoning. Furthermore, clearly stated policies are helpful to the courts if called upon to judge the fairness of specific land use regulations.

GENERAL TOWNSHIP GOALS

1. Develop an adequately balanced community-wide land use pattern to ensure diversity and stability, while serving residents' needs.
2. Preserve those characteristics and aspects of Hampton Township that make it a desirable place to live.
3. Preserve and protect the significant natural features in Hampton Township such as the prime agricultural land, and the Lake Huron and Saginaw River shoreline
4. Encourage the maintenance of an efficient and safe thoroughfare system by regularly reviewing the motorized traffic needs of the community with Bay County in conjunction with the Master Plan.
5. Regularly review and update the Township's land development codes and regulations.
6. Encourage non-motorized planning and access across the township.
7. Use Smart Growth Principles where feasible.

Smart Growth Principles:

- ▶ *Strengthen and Direct Development Towards Existing Communities.*
- ▶ *Provide a Variety of Transportation Choices.*
- ▶ *Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas.*
- ▶ *Mix Land Uses.*

- ▶ *Make Development Decisions Predictable, Fair and Cost Effective.*
- ▶ *Foster Distinctive, Attractive Communities with a Strong Sense of Place.*
- ▶ *Encourage Community and Stakeholder Collaboration.*
- ▶ *Create Walkable Neighborhoods.*
- ▶ *Create a Range of Housing Opportunities and Choices.*
- ▶ *Take Advantage of Compact Building Design.*

Growth is "smart" when it gives citizens great communities with more choices and personal freedom, good return on public investment, greater opportunity across the community, a thriving natural environment, and a legacy that residents can be proud to leave their children and grandchildren.

When communities choose smart growth strategies, they can create new neighborhoods and maintain existing ones that are attractive, convenient, safe, and healthy. They can foster design that encourages social, civic, and physical activity. They can protect the environment while stimulating economic growth. They can create more choices for residents, workers, visitors, children, families, single people, and older adults - choices in where to live, how to get around, and how to interact with the people around them. When communities do this kind of planning, they preserve the best of their past while creating a bright future for generations to come. (*adapted from SmartGrowth.org*)

AGRICULTURAL

GOAL - Prime agricultural lands and related agricultural activities and resources should be maintained to preserve Hampton Township's unique rural character.

Objectives:

- a. Retain, wherever possible, prime agricultural lands in the Township by protecting them from urban development through the concentration of urban growth.
- b. Maintain agriculture as an environmental asset, as well as an economic resource of the Township, through endorsement of existing legislative tools and techniques such as the Farmland and Open Space Preservation Act, and farmland conservation easements.
- c. Promote the preservation and protection of farmsteads and Centennial Farms in Hampton Township, including the use of reasonable irrigation methods to insure agriculture viability.



RESIDENTIAL

GOAL - Develop and maintain attractive residential neighborhoods that contain a suitable mix of housing types and provide for the preservation and protection of existing housing.

Objectives

- a. Require new residential developments to be logical extensions of existing residential areas to enable necessary services and facilities, including sewer, water, and streets to be extended in an efficient and economical manner.
- b. Require that the design of new residential developments provide for efficient use of land and proper relationships between lots.
- c. Reduce sprawl by encouraging cluster design and conservation easements to conserve wetlands, woodlands, wildlife habitats, steep slopes, and other environmentally sensitive areas.
- d. Locate new residential developments in a manner which will minimize conflicts with incompatible land uses. In those instances where residential land uses are contiguous to commercial or industrial uses, provide for visual or physical buffers.
- e. Use proper code enforcement to reduce blight.
- f. Work to preserve and encourage the preservation of older residential homes in sound condition.
- g. Prevent the “creep” of commercial land uses in to residentially developed areas by monitoring home occupations, accessory uses, and careful review of nonconforming uses or variance requests.



COMMERCIAL

GOAL - Provide an adequate range of quality commercial facilities that are appropriate to serve the residential population of the Township.

Objectives

- a. Encourage the use of landscaping (particularly utilizing native species), setbacks, and marginal access drives to promote aesthetics and safety.



- b. Encourage the mixing of appropriate uses by allowing a variety of related uses within an office or commercially-based zoning district. For example, a light industrial use may work in conjunction with an office building. Another example might include attached single-family dwellings (townhomes) within a retail development.

GOAL - Encourage redevelopment in existing commercial areas.

Objectives

- a. Work with local and state economic development agencies to attract new development and to assist with specific commercial growth needs.

INDUSTRIAL

GOAL – Provide for industrial development in appropriate locations in order to grow the Township’s economic and employment base.



Objectives

- a. Promote redevelopment of existing industrial areas through the use of Brownfield incentives and other local, state, and federal programs.
- b. Encourage the development of light industries, especially those that are economically associated with the existing regional industrial base and compatible with the environment and existing land use pattern within Hampton Township.
- c. Establish standards for design and screening of industrial development and encourage light industrial development to incorporate architectural and site design features that lessen their impact on neighboring uses.
- d. New industrial facilities should be located only where adequate roads, utilities, and other public services are available.

GOAL – Support the continued operation of the Consumers Energy facility in Hampton Township.

RECREATION, NATURAL FEATURES, AND OPEN SPACE

GOAL – Preserve the natural shoreline and riparian habitats along the Saginaw River and Saginaw Bay.

GOAL – Limit fragmentation of habitat corridors.

GOAL – Work with local, state, and federal agencies to investigate ways to limit and control non-native species.

GOAL – Continue to use, review, and update the Hampton Township Recreation Plan and pursue public and private funding opportunities as needed to complete improvements.

GOAL – Continue to develop non-motorized pathways, trails, and bike routes to meet transportation and recreational needs of the community.



TRANSPORTATION

GOAL – Maintain and improve the motorized and non-motorized transportation system in Hampton Township.

Objectives

- a. Continue to work with the Michigan Department of Transportation (MDOT) and the Bay County Road Commission to plan for motorized and non-motorized transportation improvements in the Township.
- b. Limit points of ingress/egress on major roads.
- c. Increase pedestrian safety by providing opportunities for pedestrian circulation along existing and planned road systems.



COMMUNITY SERVICES AND INFRASTRUCTURE

GOAL – Examine ways to improve infrastructure and community service for Hampton Township residents.

Objectives

- a. Develop an annual capital improvement schedule.
- b. Examine ways to improve the Township's solid waste services.



Chapter 6

Future Land Use



INTRODUCTION

Building on the action program described in the previous section, the future land use map will depict the desired form and character Hampton Township should take over the next 5 to 20 years. The map depicting the future land uses for Hampton Township is shown on page 42 later in this section. The proposed future land uses in Hampton are divided into 13 categories.

The future land use map also transforms the goals and objectives into a graphic guide for land development and management in Hampton Township. The future land use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. While the future land use map attempts to translate future land use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission.

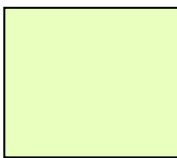
On the future land use map, it should be noted future land use categories are different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this plan. For example, while the existing land use map described and showed religious and semi-public uses, these uses are not described on the future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these lands should be used in the future, and hence should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Hampton Township officials, property owners, and residents make zoning and development decisions that are in the best interest of the Hampton Township community. The future land use map seeks to guide development into appropriate locations while maintaining the overall character and appearance of Hampton Township.



Based on community input, current demographics, and future trends, Hampton Township has not planned for large changes in land use in the next 10 – 20 years. Therefore, its future land use map looks very similar to its current zoning map. In general, the existing zones that are comprised of more intensive land uses, each have room to grow and expand within that zone. This observation, coupled with the desire to preserve existing agricultural property, led to the decision to keep future land uses largely the same as existing zoning.

Descriptions of the new future land use categories begin below. The future land use map is shown at the end of this section.

AGRICULTURAL



Agriculture is a very important part of the landscape and the economy in Hampton Township. The Township does not foresee much change in agricultural land use in the next 10 – 20 years. Agricultural lands are the largest future land use category in Hampton Township and they comprise the majority of the land that falls east of the Consumers Energy transmission line that runs north to south between Knight and Burns Road. This transmission line serves as a natural buffer between the agricultural district and the more intensive commercial, industrial, and residential land uses. This future land use category corresponds directly to the Agricultural zoning district.

It should be noted that in 2009, Hampton Township made provisions in its zoning ordinance to allow for large scale or Utility-Grid wind energy systems in the agricultural zone district via special use permit. Hampton Township is part of the Thumb Wind Energy Resource Zone, indicating there is sufficient wind or large scale wind energy development(s).

GENERAL BUSINESS



The General Business area is designed to provide for a variety of commercial, retail and service establishments in two separate areas. Both of these areas have been established for many years and no new major areas are proposed. The first and larger area is an ell shaped area along M-25 west to Cecelia Drive and south along Pine to Youngs Ditch. The second area is along M-15 in the southwest corner of the Township. The area corresponds to the B-1 zoning district. General business is located and planned to provide safe access, convenient parking, and pedestrian movement - all with a minimal amount of conflict with traffic.

AGRICULTURAL/BUSINESS TRANSITIONAL



The Agricultural/Business Transitional area is an area that is intended for future commercial development while recognizing the general agricultural and residential uses currently in place. It was originally planned as a commercial growth area in the 1970s. It is intended to allow for future growth of commercial activity within the Township as a transitional use while not prohibiting or eliminating the current utilization of the property within the district. This future land use area is located along M-25 (Center Road) between Wagner and Burns. This area corresponds to the B-2 zoning district.

HEAVY COMMERCIAL/INDUSTRIAL TRANSITION



The Heavy Commercial/Industrial Transition area is meant to combine the kinds of land uses allowed in commercial and industrial areas. In Hampton Township this area is a transition area between the Consumers Energy facility and the higher density residential areas of the Township. This area corresponds to the B-3 zoning district.

PLANNED ENTERPRISE



The Planned Enterprise area is an area designated for light industrial uses. It is characterized by low density land coverage, the absence of objectionable external impacts, and top quality attractive industrial architecture. This area corresponds to the I-1 zoning district. Two small areas in the township are designated as planned enterprise. The first is on Center Road between Burns and Finn Roads running one-half mile to the north and one mile to the south. The second is a small triangular piece of land north of Center Avenue at the western township limits.

HEAVY INDUSTRIAL

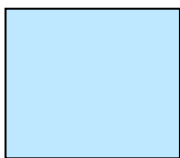
The Heavy Industrial area includes uses that manufacture or treat goods from raw materials. Industrial uses can generate high amounts of truck, shipping, and rail traffic, and as such, need adequate access to high quality transportation infrastructure. This area corresponds to the I-2



zoning district and is located in the northwest portion of the township where the Consumers Energy Facilities are located. This area is firmly entrenched as heavy industrial. The Township values Consumers Energy's contribution to the local economy but it is not planning for heavy industrial expansion in any other areas of the township.

It should be noted that in 2009, Hampton Township made provisions in its zoning ordinance to allow for large scale or Utility-Grid wind energy systems in the heavy industrial district via special use permit. Hampton Township is part of the Thumb Wind Energy Resource Zone, indicating there is sufficient wind for large scale wind energy development(s).

LOW DENSITY RESIDENTIAL



This area designates a large portion of the township for low density single-family and two-family dwellings. Other complementary facilities such as religious, educational and recreational facilities may also be permitted in this area. Minimum home sizes are larger in this area than in other residential districts and it is the least dense of the designated residential future land use categories. This future land use category corresponds to the R-1 and R-2 zoning districts and it is located west of the Consumers Energy transmission line buffer.

MEDIUM HIGH DENSITY RESIDENTIAL



Medium High Density Residential is a residential area that serves as a transition between low density residential and business uses and it provides for more affordable housing options. It is intended for low rise multi-family dwellings, single and two-family dwellings as well as complementary facilities traditionally found in a residential district. Multi-family dwellings are separated from single family dwellings with berms and landscaping. It corresponds to the R-3A zoning category.

HIGH DENSITY RESIDENTIAL



High Density Residential is a residential area that serves as a transition between low density residential and higher intensity business uses. It provides for more affordable housing options for township residents. It is intended for multi-family dwellings, single and two-family dwellings as well as complementary facilities traditionally found in a residential district. It is the densest residential district in the Township and it corresponds to the R-3 zoning category.

HIGH DENSITY/MOBILE HOME PARK RESIDENTIAL



This area is intended for a variety of residential uses including mobile home parks. Lot sizes in this area can be smaller than most other residential districts particularly if they are in a platted subdivision. This area corresponds to the R-4 residential

zoning category. It is one of the smallest future land use categories in the township, covering approximately 80 acres east of Finn Road between Arms and Hampton Roads.

SPECIAL DENSITY RESIDENTIAL



This area is intended for a variety of affordable residential uses including manufactured and mobile homes. These areas are located as buffers between commercial or more intensive uses and residential or agricultural uses. Lot sizes are smaller than in low density residential. This category corresponds to the R-5 residential zoning category.

RESIDENTIAL/BUSINESS TRANSITIONAL



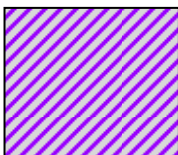
This area provides for single and two family dwellings on smaller lots as well as limited business and office uses that relate to healthcare. It is small area that is located in the southwest corner of Hampton Township and it is intended as a transitional use between low density residential areas and major hospital facilities. It corresponds to the R-6 residential zoning category.

HIGH DENSITY RESIDENTIAL & RECREATIONAL



This residential future land use category is located in the northern portions of the township. Most of it is adjacent to the Saginaw Bay or the Saginaw River. It is intended to allow for a variety of residential uses and recreational commercial uses such as golf courses, marinas, motels, and restaurants. Homes tend to be similar in size to those in low density residential areas. This future land use category corresponds to the R-7 residential zoning category.

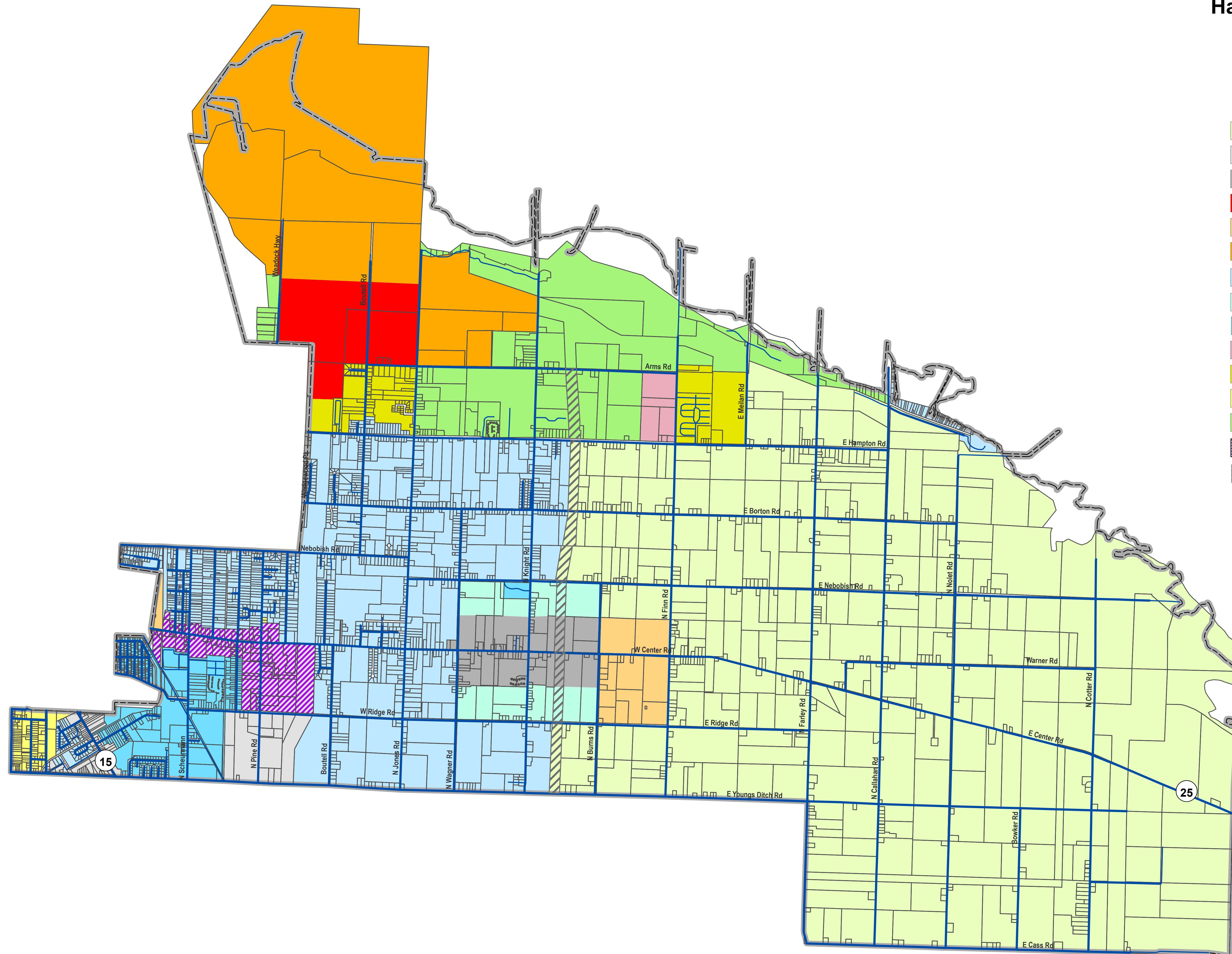
GENERAL BUSINESS/PLANNED ENTERPRISE



The Township has chosen to place special attention on an area located largely along M-25 just east of Bay City and along Pine Road between Ridge and Center Avenue. The area is currently zoned B-1, General Business. In the past, the main focus in these corridors was on retail business. Large anchors were the Hampton Square Mall and the Kroger Plaza. Most of the retailers left the mall during the 1990's.

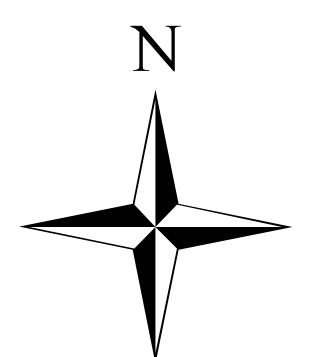
The final retail vacancy came in 2002 with the closing of K-Mart. The Kroger Plaza has had vacancies, as well; most recently, the large hardware store in the plaza. Some of the smaller parcels in this area have seen retail and restaurant closures. While the Township would like to continue to allow those uses in this area, it would also be open to adding some new uses that may help to revitalize this area and avoid further decline. The expanded uses can be characterized as light industrial such as laboratories, research and development, wholesaling, and offices. Two of these types of business already exist in this area, Bay Cast at the western end of the M-25 corridor, and JCS Tool, located at the northwest corner of Powell and Center Avenue. This future land use category corresponds to the B-1 or the I-1 zoning category.

Hampton Charter Township Future Land Use Map 2011 - 2031 2018 Amendment



- Agricultural
- General Business
- Agricultural/Business Transitional
- Heavy Commercial/Industrial Transition
- Planned Enterprise
- Heavy Industrial
- Low Density Residential
- Medium High Density Residential
- High Density Residential
- High Density/Mobile Home Park Residential
- Special Density Residential
- Residential Business Transitional
- High Density Residential & Recreational
- General Business/Planned Enterprise
- Consumers Energy Transmission Line Separation Buffer

Source: Bay County GIS, Hampton Charter Township, Michigan Geographic Data Library



WATERFRONT ACCESS PLAN

The Saginaw Bay and the shoreline are important and unique natural features in Hampton Township. The Township wants to plan for public access and improvements at and along the shoreline while recognizing the need to protect the watershed and be sensitive to the delicate coastal environment.

The Township currently owns or operates three public access points to the bay. They are the Jones Road boat launch, the Finn Road campground, and the Callahan Road mini park. During the past decade, the Saginaw Bay has suffered from low water levels and the spread of non-native invasive species, particularly phragmites. Due to these issues, the Finn Road campground is the only Hampton Township property where one can actually access the bay into deeper water. Phragmites is particularly troublesome because it grows so tall that it takes away all scenic views of the water.

Hampton Township has worked with the Michigan Department of Natural Resources and the Department of Environmental Quality (DEQ) on stewardship and protection issues that relate to the bay. The township is currently part of a demonstration project sponsored by DEQ that is aimed at reducing the phragmites.

The Great Lakes water levels have fluctuated for generations. At some point, the levels in Saginaw Bay will again rise and Hampton Township will enjoy more waterfront recreational activities. The following short and long-term plans will help Hampton Township residents and visitors enjoy the amenities at the shoreline in the short and long term.

It should be noted that in addition to the goals and plans outlined in this document, the Township made plans for all of its parks in the 2009 Bay County Area Recreation Plan. This plan was a joint effort among Bay County and 14 of the political jurisdictions in the county.

Township Wide

Ongoing

- ▶ Continue to focus efforts on eradicating phragmites. Partner with county, state, and federal agencies where possible. Work with legislators to stress the importance of developing statewide plans aimed at eliminating phragmites.
- ▶ Provide more opportunities for nature interpretation and education so visitors can understand the ecological value of the Saginaw Bay and the need for protecting the watershed. This may include signage, interpretive programs and brochures.



The invasive species, phragmites, detracts from aesthetics and scenic views on Saginaw Bay.

- ▶ Take care to maintain the access points by regularly removing trash and debris that detract from the aesthetics of the area.

Long Term

- ▶ Plan for some type of scenic overlook tower for wildlife and bird watching as well as observing the Saginaw Bay.

Jones Road Boat Launch

Jones Road has an existing parking area, a boardwalk with an overlook, and a boat launch. The facility is owned by the Michigan Department of Natural Resources and the Township maintains it. The existing channel is too shallow for boating and it is choked with phragmites. Consumers Energy is supposed to provide assistance with keeping the channel clear. However, due to budget restraints, nothing has been done to improve the channel in many years.

Short Term - Investigate options for regaining water access at the launch. Resume conversations with Consumers Energy to determine what it may be able to do to assist the Township with channel access and dredging. Look for other federal, state and private funding sources.

Long Term - Develop a conceptual plan for improving the site. Include plans for increased amenities such as bathrooms, trails, and interpretive signage. Prioritize and look for funding availability. Apply for grants to complete improvements.

Finn Road Campground

The Finn Road Campground is the Township's largest and most developed waterfront access site. The campground is popular with visitors in the Saginaw Bay region and the boat launch is actively used by fishermen. Other amenities include a boardwalk along the boating channel, a playground, picnic area, and an overlook platform.

In recent years the challenge at Finn Road has been keeping the channel dredged to allow for boat access to the deeper waters of the bay. The channel fills in with silt and removal and dredging takes time and expense.

Short Term - Work with State regulatory agencies to consider more cost effective methods for silt removal in the boating channel.

Long Term - Plan for functional and aesthetic improvements at the park as outlined in the 2009 Recreation Master Plan. These include a dog walk and parking improvements. Other improvements may include improving the boat launch.

Callahan Road Mini Park

Callahan Road is a small road end turnaround that the Township wishes to develop into another access point to the Saginaw Bay. In reality, little may be done with it in the short term until the lake levels once again rise and the water is more easily accessible.

Long Term - Plan for public access and passive recreation opportunities at the park. This includes parking, benches, and interpretive signage.

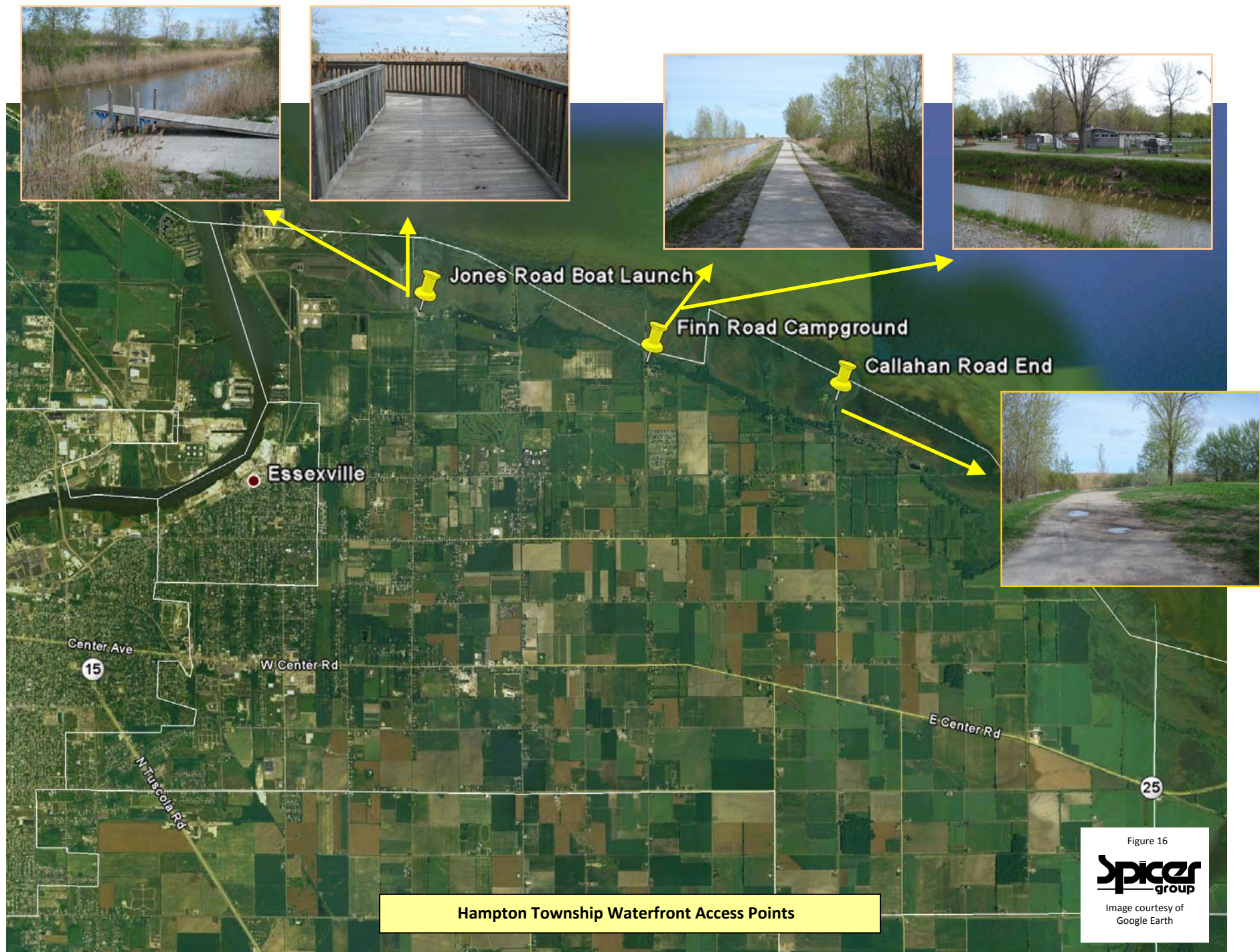


Figure 16

Spicer
group

Image courtesy of
Google Earth

Chapter 7

Implementation and Conclusion



INTRODUCTION

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Hampton Township has a history of preparing, maintaining, and using its planning documents, having last updated its Master Plan in 1989. Because this plan is to be the basis for future zoning and planning decisions, it is imperative that the plan be available to Township staff, elected and appointed officials, as well as developers, business owners, stakeholders from Bay County and the region, and the general public.

The implementation of this Master Plan depends on its continual use by the Planning Commission and the Township Board. In its best form, implementation of this plan will result in the achievement of the goals and objectives. Implementation is often the most difficult portion of the planning process because while the intentions of the Township, its residents and its stakeholders are clear, the legal ways and available planning tools are often not. The following sections provide a review of the tools available to Hampton Township and ways in which they

can be used to ensure that the goals and objectives of this plan are met. These tools will help ensure the continued progress toward the implementation of this plan.

ZONING CHANGES AND ORDINANCE UPDATES

The current Hampton Township zoning ordinance was adopted in its present form in 1978. During the course of preparing the Master Plan, it became apparent that the ordinance needs to be updated. Some of the potential issues are as follows.

- ▶ The Planning Commission may wish to consider consolidating some zoning categories that are *very* similar (such as B-1 and B-2 or R-4 and R-5).
- ▶ The Penalties chapter should be reviewed to ensure that violations and penalties are clearly defined and that procedures are clearly explained. The township is encouraged to develop a civil infraction ordinance to effectively deal with zoning violations.
- ▶ The Planning Commission may wish to include design guidelines in its ordinance.
- ▶ The ordinance can be made easier to use with revised formatting and organization. Sections have been added at the end since the initial adoption. In a new ordinance, they could be renumbered and placed in proper sequence.

ANNUAL AND CAPITAL BUDGETING

This plan should be consulted annually as the Township Board develops its budget. Capital improvement requests should be compared against the future land use map and consideration should be given to how infrastructure improvements or expansions may impact growth.

The plan can also be used to justify proposed projects with potential funding sources. One of these sources is the Michigan Department of Natural Resources, which provides grant dollars for recreation development. Current grant programs providing for improvements to park facilities include the Department of Natural Resources Trust Fund and the Land and Water Conservation Fund. Depending upon the type and intensity of development, other funds may be available, ranging from Michigan Department of Transportation road funding to the Michigan Department of Environmental Quality's revolving loan funds for water and sewer improvements. Additionally, local funding programs initiated by Hampton Township (such as dedicated millages, a special assessment, or issue bonds) can also be used for specific capital improvement projects.

REGIONAL COOPERATION

It is important to remember that development, growth and changes in the communities adjacent to Hampton Township affect the quality of life and development and growth within the Township itself. Communities surrounding Hampton Township have experienced a variety of changes – some experiencing growth and others experiencing a loss of population and declining housing value. Hampton Township is rightly concerned with the effect that these changes can have on

the Township. The Township should be encouraged to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Bay County.

Cooperative relationships between and among Hampton Township and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. An example of this was recent cooperative effort by Bay County when developing its Recreation Plan in conjunction with 14 of the communities within the County.

Hampton Township should actively participate in the review and updating of neighboring communities master plans. Further, the Township should invite comment and suggestions from neighboring communities on large-scale developments within Hampton Township, especially those that border the neighboring communities.

LOCAL PLANNING CAPACITY

Good planning practice and State law, requires the Township to review its Master Plan every five years and update it if necessary. A cursory review of the plan should take place annually by both the Planning Commission and the Township Board. This provides an opportunity to consider the goals and intent of the plan against pending capital improvements, budget requests, and other developments that may impact the community.

It is also important to recognize that Hampton Township currently provides important planning and development services with limited staff. As the community grows, changes, and develops, it will be necessary to review the time and effort expended by the staff to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

ADDITIONAL IMPLEMENTATION TASKS

Many of the steps necessary to ensure the successful implementation of this Master Plan might not be obvious or are not part of an established Township fund. The implementation efforts that have been already described in this section focus on the residents, landowners, and other stakeholders of the Township. To date, Hampton Township has taken steps to keep residents and others involved and informed regarding Township issues.

The successful implementation of this plan depends greatly on Township officials using the plan and residents being aware of the plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the plan when making zoning decisions and even referencing the plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should have a copy of the plan available for review at the Township office at all times.

CONCLUSION

Hampton Township has spent over a year discussing and examining issues regarding its future. They also received valuable input from Township residents from the community input survey. As a result, the Planning Commission has compiled a complete, carefully prepared Master Plan document that represents the data, efforts, and collective thoughts of Hampton Township residents and officials. This Master Plan is only the beginning of an action program for the next ten to twenty years. Because the future welfare of the Township depends upon rational, coordinated action, the Planning Commission stands ready to meet any person or group interested in the future development of the area. The Planning Commission will be available to help and guide those who need advice or wish to be part of the Master Plan implementation process.

The implementation of this Master Plan is a task to be led by Township officials and the Planning Commission, but is also dependent upon every responsible citizen of Hampton Township. By working together, Hampton Township will continue to be a desirable, attractive, and convenient community in which to live, work, and play.

Appendix A

American Community Survey 2005 – 2009 Data for Hampton Township

Hampton Charter Township, Bay County, Michigan

Population and Housing Narrative Profile: 2005-2009

2005-2009 American Community Survey 5-Year Estimates

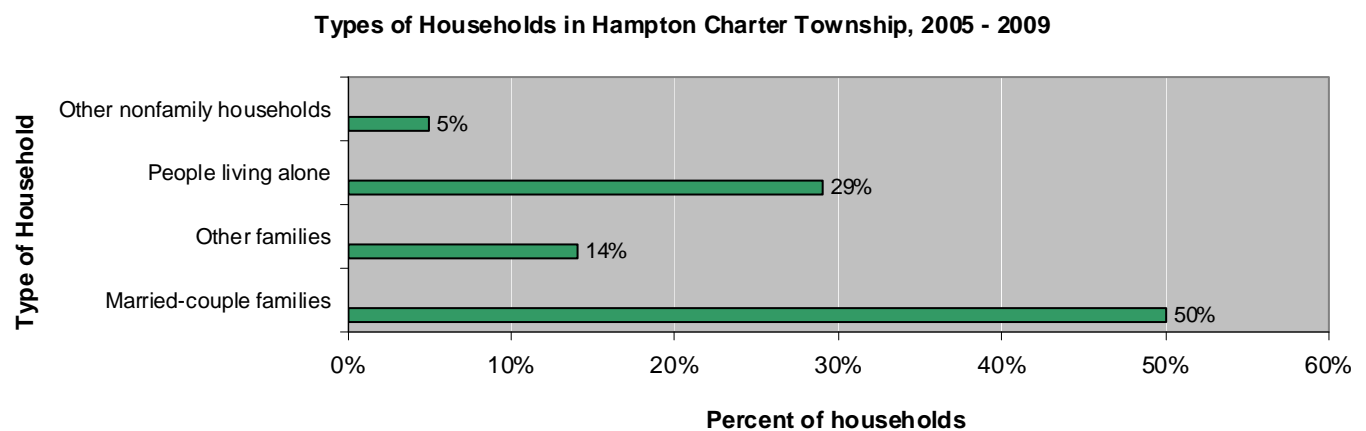
American Community Survey

NOTE. Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

For more information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

HOUSEHOLDS AND FAMILIES: In 2005-2009 there were 4,200 households in Hampton Charter Township. The average household size was 2.3 people.

Families made up 66 percent of the households in Hampton Charter Township. This figure includes both married-couple families (50 percent) and other families (15 percent). Nonfamily households made up 34 percent of all households in Hampton Charter Township. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.



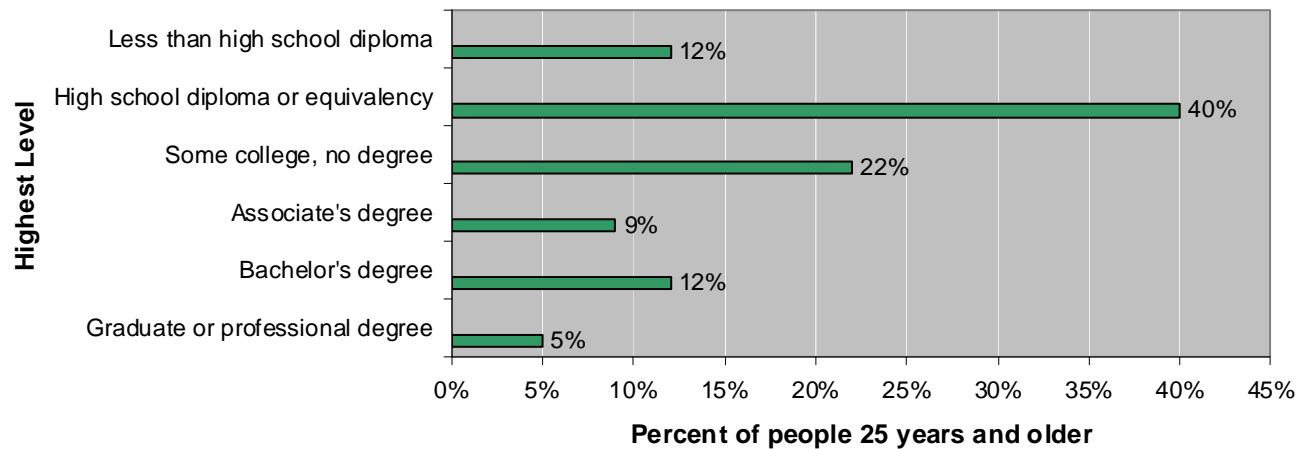
NATIVITY AND LANGUAGE: Two percent of the people living in Hampton Charter Township in 2005-2009 were foreign born. Ninety-eight percent was native, including 87 percent who were born in Michigan.

Among people at least five years old living in Hampton Charter Township in 2005-2009, 2 percent spoke a language other than English at home. Of those speaking a language other than English at home, 36 percent spoke Spanish and 64 percent spoke some other language; 29 percent reported that they did not speak English "very well."

GEOGRAPHIC MOBILITY: In 2005-2009, 86 percent of the people at least one year old living in Hampton Charter Township were living in the same residence one year earlier; 11 percent had moved during the past year from another residence in the same county, 2 percent from another county in the same state, 1 percent from another state, and less than 0.5 percent from abroad.

EDUCATION: In 2005-2009, 88 percent of people 25 years and over had at least graduated from high school and 16 percent had a bachelor's degree or higher. Twelve percent were dropouts; they were not enrolled in school and had not graduated from high school.

Educational Attainment of People in Hampton Township, 2005 - 2009



The total school enrollment in Hampton Charter Township was 2,100 in 2005-2009. Nursery school and kindergarten enrollment was 200 and elementary or high school enrollment was 1,500 children. College or graduate school enrollment was 440.

DISABILITY: In Hampton Charter Township, among people at least five years old in 2005-2009, percent reported a disability. The likelihood of having a disability varied by age - from percent of people 5 to 15 years old, to percent of people 16 to 64 years old, and to percent of those 65 and older.

INDUSTRIES: In 2005-2009, for the employed population 16 years and older, the leading industries in Hampton Charter Township were Educational services, and health care, and social assistance, 27 percent, and Retail trade, 16 percent.

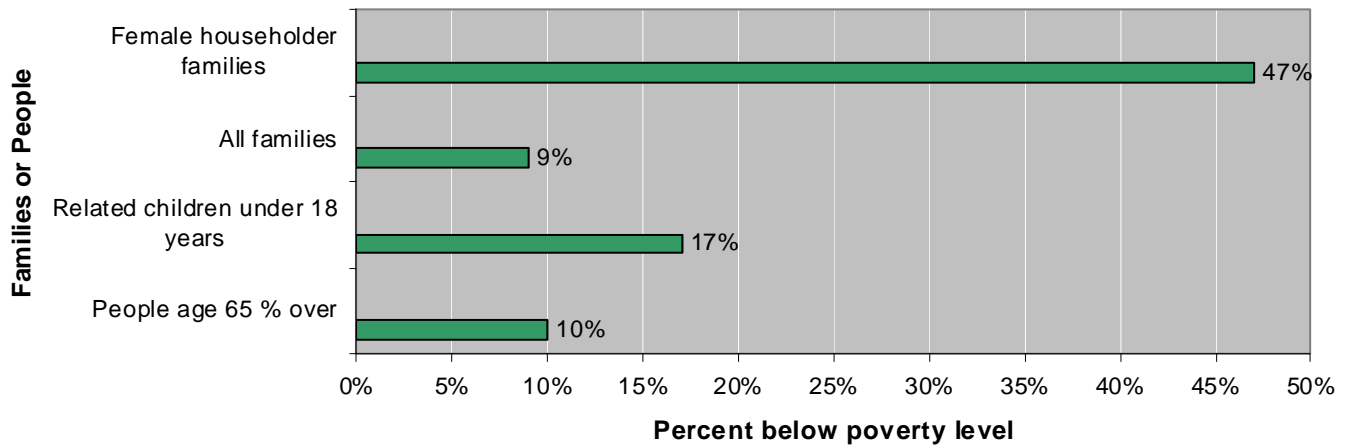
OCCUPATIONS AND TYPE OF EMPLOYER: Among the most common occupations were: Management, professional, and related occupations, 31 percent; Sales and office occupations, 26 percent; Service occupations, 21 percent; Production, transportation, and material moving occupations, 16 percent; and Construction, extraction, maintenance, and repair occupations, 7 percent. Eighty-two percent of the people employed were Private wage and salary workers; 13 percent was Federal, state, or local government workers; and 5 percent was Self-employed in own not incorporated business workers.

TRAVEL TO WORK: Eighty-seven percent of Hampton Charter Township workers drove to work alone in 2005-2009, 6 percent carpooled, 1 percent took public transportation, and 4 percent used other means. The remaining 2 percent worked at home. Among those who commuted to work, it took them on average 21.8 minutes to get to work.

INCOME: The median income of households in Hampton Charter Township was \$40,422. Seventy-four percent of the households received earnings and 25 percent received retirement income other than Social Security. Thirty-four percent of the households received Social Security. The average income from Social Security was \$13,990. These income sources are not mutually exclusive; that is, some households received income from more than one source.

POVERTY AND PARTICIPATION IN GOVERNMENT PROGRAMS: In 2005-2009, 12 percent of people were in poverty. Seventeen percent of related children under 18 were below the poverty level, compared with 10 percent of people 65 years old and over. Nine percent of all families and 47 percent of families with a female householder and no husband present had incomes below the poverty level.

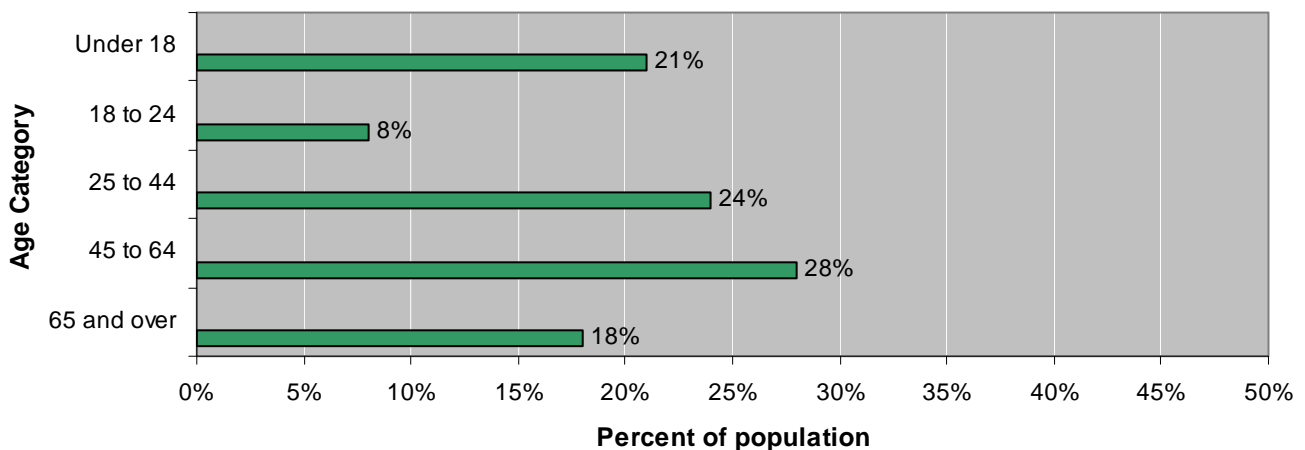
Poverty Rates in Hamton Township in 2005-2009



POPULATION OF Hampton Charter Township: In 2005-2009, Hampton Charter Township had a total population of 9,700 - 5,000 (52 percent) females and 4,700 (48 percent) males. The median age was 42.9 years. Twenty-one percent of the population was under 18 years and 18 percent was 65 years and older.

For people reporting one race alone, 95 percent was White; 1 percent was Black or African American; less than 0.5 percent was American Indian and Alaska Native; 1 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander, and less than 0.5 percent was Some other race. Two percent reported Two or more races. Three percent of the people in Hampton Charter Township was Hispanic. Ninety-four percent of the people in Hampton Charter Township was White non-Hispanic. People of Hispanic origin may be of any race.

Age Distribution of People in Hampton Township, 2005 - 2009



HOUSING CHARACTERISTICS: In 2005-2009, Hampton Charter Township had a total of 4,500 housing units, 8 percent of which were vacant. Of the total housing units, 59 percent was in single-unit structures, 34 percent was in multi-unit structures, and 7 percent was mobile homes. Thirteen percent of the housing units were built since 1990.

OCCUPIED HOUSING UNIT CHARACTERISTICS: In 2005-2009, Hampton Charter Township had 4,200 occupied housing units - 2,700 (66 percent) owner occupied and 1,400 (34 percent) renter occupied. Four percent of the households did not have telephone service and 8 percent of the households did not have access to a car, truck, or van for private use. Multi Vehicle households were not rare. Forty-two percent had two vehicles and another 17 percent had three or more.

HOUSING COSTS: The median monthly housing costs for mortgaged owners was \$1,226, nonmortgaged owners \$393, and renters \$549. Twenty-four percent of owners with mortgages, 7 percent of owners without mortgages, and 37 percent of renters in Hampton Charter Township spent 30 percent or more of household income on housing.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

The U.S. Census Bureau's Population Estimates Program produces the [official population estimates for the nation, states, counties and places, and the official estimates of housing units for states and counties](#). The population and housing characteristics included above are derived from the American Community Survey.

Notes:

- Detail may not add to totals due to rounding.
- Percentages are based on unrounded numbers.

Appendix B
Community Input Summary

Hampton Township Master Plan






1. In the following categories, how do you feel Hampton Township has changed in the past 5 years?

	Much Worse	Worse	No Change	Better	Much Better	Response Count
Road Conditions	1.4% (2)	15.6% (23)	25.9% (38)	49.7% (73)	7.5% (11)	147
Traffic	4.1% (6)	34.2% (50)	47.9% (70)	11.6% (17)	2.1% (3)	146
Aesthetics/Blight	4.2% (6)	11.1% (16)	41.7% (60)	35.4% (51)	7.6% (11)	144
Utilities/Water/Sewer	7.0% (10)	23.9% (34)	43.7% (62)	19.7% (28)	5.6% (8)	142
Parks & Recreation	0.7% (1)	4.9% (7)	39.6% (57)	47.9% (69)	6.9% (10)	144
Access to the Saginaw Bay	2.7% (4)	8.2% (12)	45.6% (67)	36.7% (54)	6.8% (10)	147
Police Services	0.0% (0)	2.7% (4)	68.5% (100)	23.3% (34)	5.5% (8)	146
Fire Services	0.0% (0)	2.8% (4)	69.0% (100)	22.1% (32)	6.2% (9)	145
Main Office Staffing	0.0% (0)	4.9% (7)	75.0% (108)	15.3% (22)	4.9% (7)	144
Overall Township Service	1.4% (2)	5.5% (8)	51.4% (75)	34.9% (51)	6.8% (10)	146
Overall Quality of Life	0.7% (1)	6.2% (9)	51.4% (75)	34.2% (50)	7.5% (11)	146
answered question						150
skipped question						1


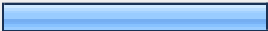



2. Please rank each of the following factors in terms of its importance to the quality of life in Hampton Township where "1" is considered very important and "5" is not very important.

	1	2	3	4	5	Response Count
Nice parks and recreation facilities	22.8% (34)	32.9% (49)	30.9% (46)	8.1% (12)	5.4% (8)	149
High quality schools	62.8% (93)	12.2% (18)	9.5% (14)	6.1% (9)	9.5% (14)	148
High quality township services	39.2% (58)	34.5% (51)	11.5% (17)	8.8% (13)	6.1% (9)	148
Availability of water and sewer utilities	51.4% (76)	21.6% (32)	14.2% (21)	4.7% (7)	8.1% (12)	148
High quality residential development	23.3% (34)	30.8% (45)	29.5% (43)	9.6% (14)	6.8% (10)	146
Active blight reduction program that reduces nuisances, eyesores, and health or safety hazards	34.9% (51)	30.1% (44)	19.2% (28)	11.6% (17)	4.1% (6)	146
Access to the River and Bay shoreline	19.2% (28)	28.8% (42)	28.8% (42)	15.1% (22)	8.2% (12)	146
A variety of commercial services that are readily available within the Township	21.4% (31)	35.2% (51)	34.5% (50)	4.1% (6)	4.8% (7)	145
	answered question					149
	skipped question					2






3. Hampton Township should encourage new development.

		Response Percent	Response Count
Strongly agree		30.9%	46
Agree		45.0%	67
Neutral		16.8%	25
Disagree		4.0%	6
Strongly Disagree		3.4%	5
answered question			149
skipped question			2




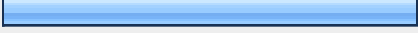
4. Hampton Township should grow in population.

		Response Percent	Response Count
Strongly Agree		19.3%	29
Agree		40.0%	60
Neutral		28.7%	43
Disagree		8.7%	13
Strongly Disagree		3.3%	5
answered question			150
skipped question			1

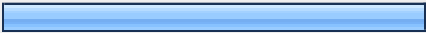

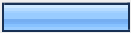


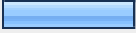


5. How do you feel about the rate of residential growth in Hampton Township during the past five years?

	Response Percent	Response Count
Much too fast 	4.1%	6
A little too fast 	8.1%	12
About right 	61.5%	91
A little too slow 	20.9%	31
Much too slow 	5.4%	8
<i>answered question</i>		148
<i>skipped question</i>		3

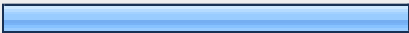
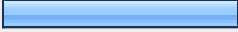

6. Residential growth in Hampton Township should be located (please check all that apply):

	Response Percent	Response Count
Within existing subdivisions/developments that are not yet fully occupied 	57.7%	86
Near the Essexville city limits (north of M-25/Center Road) 	18.1%	27
South of M-25 near the Bay City city limits 	8.7%	13
Scattered across the entire township 	62.4%	93
<i>answered question</i>		149
<i>skipped question</i>		2




7. I prefer that new residential development include the following (please check all that apply):

		Response Percent	Response Count
Single-family homes on large parcel residential lots		63.8%	95
Single-family homes clustered together, leaving open space undeveloped		39.6%	59
Condominiums		18.8%	28
Manufactured homes		5.4%	8
Duplexes		5.4%	8
Retirement housing		19.5%	29
Apartments		8.7%	13
Mixed-use developments (a variety of housing types within a single area that may also be mixed with small businesses that are used by neighborhood patrons)		36.2%	54
answered question			149
skipped question			2




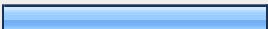
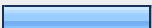
8. Which describes how you view the amount of commercial (retail and service) businesses in Hampton Township?

		Response Percent	Response Count
Not enough		61.4%	89
About right		35.2%	51
Too much		3.4%	5
answered question			145
skipped question			6

9. In the next ten years, commercial growth in Hampton Township should be:

	Response Percent	Response Count
Limited 	9.6%	14
Encouraged 	79.5%	116
Neither limited or encouraged 	11.0%	16
answered question		146
skipped question		5

10. Where would you like to see future commercial growth located to serve the citizens of Hampton Township? (Please check all that apply.)

	Response Percent	Response Count
Don't want more commercial development in Hampton Township. 	8.2%	12
Along Center Avenue from Pine west to the Bay City city limits 	67.8%	99
Along Center Avenue/M-25 between Pine and Knight Roads. 	49.3%	72
Along Tuscola north of Young's Ditch Road. 	39.7%	58
South of Bay Medical Center along Mulholland and Trumbull Streets. 	21.9%	32
answered question		146
skipped question		5

11. What are your feelings on future industrial growth in the Township?

	Agree	Neutral	Disagree	Response Count
Hampton Township should plan for industrial development in new areas of the Township if adequate roads, utilities, and other public services are available.	57.0% (81)	24.6% (35)	18.3% (26)	142
I favor industrial growth that is located near existing industrial land uses.	78.3% (112)	17.5% (25)	4.2% (6)	143
I favor high-tech industrial growth that could convert/reuse existing buildings and facilities in the Township.	93.0% (132)	4.2% (6)	2.8% (4)	142
The continued successful operation of the Consumers Energy facility in Hampton Township is important to our local economy.	85.6% (125)	10.3% (15)	4.1% (6)	146
Hampton Township does not need any industrial growth.	4.3% (6)	23.0% (32)	72.7% (101)	139
	answered question			147
	skipped question			4

12. What are your feelings regarding the agricultural land use statements below?

	Strongly agree	Agree	Neutral	Disagree	Strongly Disagree	Response Count
Agriculture is important to the economy in Hampton Township.	60.5% (89)	27.9% (41)	10.9% (16)	0.0% (0)	0.7% (1)	147
Hampton Township should preserve agricultural land.	47.2% (68)	33.3% (48)	17.4% (25)	2.1% (3)	0.0% (0)	144
Using agricultural land for new development is appropriate for accomodating growth.	7.6% (11)	27.6% (40)	28.3% (41)	20.0% (29)	16.6% (24)	145
	answered question					147
	skipped question					4

13. What is your opinion regarding the extent of various blight issues in Hampton Township?

	A big problem	Somewhat of a problem	Not an issue	Response Count
Trash and debris	9.6% (14)	41.1% (60)	49.3% (72)	146
Overgrown weeds/tall grass	13.2% (19)	41.7% (60)	45.1% (65)	144
Housing quality	4.1% (6)	37.2% (54)	58.6% (85)	145
Junk cars	6.9% (10)	33.8% (49)	59.3% (86)	145
	answered question			147
	skipped question			4

14. What is your opinion regarding the following statements that relate to the Saginaw Bay and Saginaw River shoreline in Hampton Township.

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Response Count
It is important to preserve the natural shoreline in Hampton Township.	42.5% (62)	32.2% (47)	15.8% (23)	5.5% (8)	4.1% (6)	146
Public access to the shoreline in Hampton Township needs to be improved.	32.2% (46)	31.5% (45)	32.9% (47)	2.1% (3)	1.4% (2)	143
	answered question					147
	skipped question					4

15. What do you like about Hampton Township?

	Response Count
	96
	answered question 96
	skipped question 55


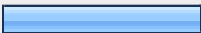

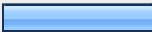
16. What do you dislike about Hampton Township?

	Response Count
	91
	answered question 91
	skipped question 60



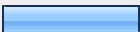
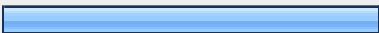
17. Other comments?

	Response Count
	49
<i>answered question</i>	49
<i>skipped question</i>	102





18. What is your age?

	Response Percent	Response Count
under 18	0.0%	0
18 - 24 	0.7%	1
25 - 44 	29.9%	43
45 - 64 	47.2%	68
65 & over 	22.2%	32
<i>answered question</i>		144
<i>skipped question</i>		7

19. How long have you lived in Hampton Township

	Response Percent	Response Count
0 - 5 years 	13.4%	19
6 - 10 years 	9.2%	13
11 - 20 years 	20.4%	29
21 or more years 	57.0%	81
<i>answered question</i>		142
<i>skipped question</i>		9

20. Which statement describes your relationship to Hampton Township?

		Response Percent	Response Count
I live in a home that I own in Hampton Township.		93.1%	134
I live in a rental home or apartment in Hampton Township.		0.7%	1
I own property or a business in Hampton Township but do not reside there.		2.8%	4
None of the above.		3.5%	5
answered question			144
skipped question			7

WHAT DO YOU LIKE ABOUT HAMPTON TOWNSHIP?

1. Hampton Township has a lot of potential to grow, the Center ave. business district has been improved dramatically over the last 5 years. but yet it seems as if we are losing buisness. If there was a way to lower the buisness taxes or have tax free zones it could spure growth and in turn bring more people to the area to buy or building houses and help the existing businesses.
2. That is does have such wide open spaces
3. The family life style
4. I like the rural setting, but the blight has increased with no enforcement in the last few years.
5. Rural setting, with easy access to businesses
6. Good DPW and it's work and workers.
7. recycling area is wonderful IF the bins are emptied more often
8. It is a nice place to live.
9. The quiet-community atmosphere, yet easy access to many businesses. also, quality of schools.
10. lack of traffic and wild life. serene
11. The farm land and parks
12. Everything, safe quiet, less traffic, quality services
13. we have a great supervisor in T. S.
14. It's a community where most residents care about a good quality of life and quality schools for our children
15. i like Hampton Township, its a queit place if we had more retail along center ave it would be perfect place to raise a family
16. The DPW, friendly office people, just enough stores, the dump
17. the bay finn road launch
18. It is rural yet convenient to the city. I like the mix of open spaces and attractive housing.
19. I like that Hampton has some great residents that do care about their Township it remains a safe enviermont to raise a family, which I consider a great chance to get some much new needd resources we can use, as well as other surrounding communities.
20. It is isolated from the rest of the world and is very hard to get to I-75 from the east side of Bay City..
21. taxes are ok. schools are good
22. Not much. If I could sell my house, I would move anywhere else BUT Hampton Township.
23. I LOVE how quiet it is!
24. Openness, shopping, some variety of restaurants close by, safe,
25. A strong rural feel, yet close to town.
26. It's nice and quiet most of the time, kinda laid back, sutes me, but for the nosy neighbors and other snoops and trouble makers.
27. low crime, and just generally a nice place to raise a family
28. Quiet, pleasant and safe community.
29. very good quality of public service for our tax dollars.
30. Water access. Residents should get a 50% discount for the boat launch. The state boat access is only \$24 for a season pass.
31. Close proximity and convenience of businesses. 2) Friendly atmosphere. 3) Fire, Police, DPW and Office Staff are people friendly. 4) Township Board takes residents concerns into perspective when making decisions.
32. Relatively safe, quiet and pleasant community to live in.
33. Quality of life without fast pace of traffic congestion brought on by larger business development, best police, fire, an DPW in county.
34. Crime is almost non-exsistant.
35. Standard of living, lower taxes than Essexville, independent school system.
36. I love the school system and the sense of community.

37. We have been in the Twp. for about 19 years. Public services are way above ave. Sure like the pavement at the dump. In most cases you can have a larger lot, than in thge city.
38. The township maintains a safe atmosphere for children and families. Most residents seem to take pride in maintaining their homes, which has helped limit the loss in property value that has occurred throughout Michigan (and across the country). The schools also remain among the best in the area, as evidenced by the recent state-wide ranking.
39. "Streets are kept clean and buildings are maintained. Nature trail and parks are kept in good condition."
40. It's close to the city.
41. Like the sense of community and the sidewalks should be encouraged
42. Country living, but still have centralized business sections. Township services - own police dept., fire dept. and DPW for snow removal on roads and twp maintenance.
43. The TWP services. Fire, Police and DPW. Great work.
44. Safe community in which to live, good access to businesses, quality school system, excellent police & fire department, roads kept in good condition, homes & businesses take care of their property for most part, access to parks & Saginaw Bay is a big plus ~ however, I feel that we need to encourage more businesses and development in the township and I do not like to see vacant buildings (especially the Hampton Township going downhill & vacant). We do not need to expand the CONsumers Energy facility at this time, as there are other avenues to explore with renewable energy as an alternative energy source in the future. Do not want to see increased traffic & trains coming in and out of the township & Essexville due to expansion at the plant....need to explore alternative ideas that are green and a new coal powered plant is not the route to go in my opinion. Lets keep Hampton Township the quiet, safe, farming community that it is now.
45. I like the small town feel.
46. DPW Services, do a good job at taking care of roads, nice people
47. peaceful and uncongested
48. "Quiet, peaceful neighborhoods and convenient commercial companies. Also like the nice parks and trails."
49. I like mostly that my grand kids can ride there bikes and we don't have to worry as much as they do in the city of Bay City. People are more aware of the kids playing and biking. I grew up here and I'm glad they can too.
50. Low taxes - good services
51. Nice area to live in. Close to the city for groceries and other needs.
52. Pleasant, not too populated with pretty good service. The township leaders are trying to move in the right direction for the benefit of all the populace.
53. to not be real crowded but close to shopping
54. It is a quite area where we are free to walk the roads.
55. Relatively lower property taxes than Bay City.
56. Services. Dump station, brush pickup at road. Fire and police.
57. "I've only lived in Hampton Township for just over 4 years now and I have been happy with my decision to move to this area. My dealings with the DPW and Township office staff has been excellent. I've had to call the building inspector and electrical inspector a few times and they have done a great job advising me and did it in a very friendly way. My only disappointment with the township is the dump. I used to use this facility approximately 2 to 4 times a year. I do not want to spend \$35/ year for 4 trips. So now, if I have a project that produces a large amount of waste, I pile it up in an area and throw it out in my residential waste a little at a time. I understand that there is a cost associated with operating a waste site and charging a fee will help ease budgetary concerns. Some people use the dump site two and three times a week, and it is a great value to them, but with gas prices almost \$3 per gallon, it doesn't make sense for me to travel out there multiple times a week. Overall, I am very please with Hampton Township and the services that they provide."
58. Farming, Wild Life, Competent Police, Fire and Dpw Dept.

59. The services that are provided...fire, police protection and the quality of the community. You have the country atmosphere but are close to the city.
60. the sense of community amongst residents
61. the cleanliness of the area and the overall "nice place to live" feeling here.
62. Its quick resolution to problems. Consulting the residents instead of always going ahead and making decisions when dealing with zoning variations. Nice housing. Willingness to give individual attention to matters.
63. Its quiet and I'm surrounded by farm land; my neighbors are far enough away not to bother me.
64. "Size, friendliness, great schools, good place to raise a family, good township services"
65. I like that this township is a place that we can raise our families, work, play and put locally grown produce on our tables.
66. It is a safe, pleasant community with good township services and a good school (Essexville-Hampton) system.
67. "I like alot about the township,it's forward thinking leaders, water, sewer I encourage the township leadership to work with the county on a new water system. Encourage new business, except for new trailer parks and appartment complexes."
68. Living in a semi-rural setting with the bay nearby.
69. It's a real nice township but I believe we should break all ties with the city of Bay City. Water and sewer.The township hall personal are very easy to work with and you have a good bunch of people in the office and dpw works.
70. The mixture of large lots for housing and subdivisions as well as the business district.
71. Loved it for almost 60 years. It's my comfort zone and wouldn't think of moving anywhere else.
72. The nice access it has to the few stores we have on center avenue & pine rd. It has nice friendly people and an ample amount of churches and schools.
73. I live in the outskirts of the township and like the open spaces of the farm and the country feeling. I also feel that our fire and police department do a great job and am glad they are a part of our community.
74. It's a quiet, SAFE and family oriented community. Everything you could possibly want is minutes away and if you can't find what you need you can find it in either Essexville or Bay City, even in Saginaw which is only a 20 minute drive. Most larger cities would require up to an hour drive to get to some of the services that we have all around us. On top of all that we have a community with a rich history and a lot of space for our kids, dogs and families to walk, jog or ride bikes. I've lived in Hampton township most of my life (barring a few years for college) and I would hate to see this type of community change to a larger "city" style environment.
75. DPW, POLICE, & FIRE DEPT, SR. SERVICE. YOUR INDIVIDUAL CARE FOR US
76. EVERYTHING
77. Country-feel near the city, EHPS
78. we like the way they try & keep weeds down in the ditches and take good care of the snow removal on our road and the peacefullness of our community
79. hampton twp is a nice place to live overall
80. a good place to live and raise a family
81. Small town atmosphere.
82. For most reasons it is a very nice place to live and appears to be moving in a positive direction for housing, recreation and growth. The trail systems are very nice options for the township -- keep up the expansion/connection.
83. We like the suburban life, yet the available stores and businesses that supply what we need.
84. When we moved here I liked the aggressive blight ordinance enforcement, now it is not enforced at all. Why have the blight ordinance if it is not enforced.
85. For the most part, residents take pride in their property, have high moral values, and are involved in their community.

86. It is a safe and secure area to have a home in. We are near -close y- grocery stores etc. and medical is readily available. The schools have a "good quality" reputation.
87. Nice place to live and raise a family. Good schools. Reasonable tax rate. Glad something is being done about the sewer with Bay City.
88. Lack of noise of the city, seeing wildlife outside your door.
89. I don't have to drive forever to go to the businesses I use. Would like to see Center Ave grow a few more businesses. That mall is going to be an eyesore I'm afraid.
90. country style living but ,close to commercial businesses. need more restaurants in area. Quiet & relatively safe & crime free
91. low crime, access to utilities, well run local government, pleasant place to live
92. It has relative balance, i.e., some commercial development, some suburban residential areas, areas of agriculture, along with open outdoor space. I like enjoy the natural settings, recreational opportunities, access to the Saginaw Bay and River, and a sense of rural America. The community has grown too fast, but is stabilizing. I hope it preserves its small town, rural sense of community. Overall, it's a relatively peaceful and quiet community.
93. I like the country atmosphere and quiet community. I'd like to see it stay this way, but understand that it is going to grow. However, I'd prefer it be families moving in and not trailer parks and low income apartments. I also, would like to see it stay a farm community with the vast beautiful farm fields that made us a peachful community to live in.
94. Not too congested, still has a country feel to it, friendly people, most properties are well kept.
95. Police, Fire, and dpw servies are great. Main office hours could be open later, if not, at least one day a week I wish the office would stay open until 6pm.
96. how well the township is run and maintained and how well out board is to the work they do to make this one of the best

WHAT DO YOU DISLIKE ABOUT HAMPTON TOWNSHIP?

1. Making a left-hand turn on Center during lunch!
2. difficult to see change with older people
3. The trash along side of the roads and in the ditches. I would like to be part of a clean up project to help this issue.
4. no curb side trash service
5. Sometimes consistency is a concern unless you "know" someone.
6. Police don't protel much in collage town
7. "Noisey and disrespectful dog owners.Unreasonable sewer rates. Homeowner Property Tax rates. The power of the DEQ or whoever to stop the building of a new improved facility when the monet is available. We need JOBS, not more dogooder disruptions."
8. "w,ould like anice resturant where you could get drink with your meal like Harvey's or Luckey's or Uno's"
9. The overfilled, and often jambed recycle bins
10. The water and sewer situation.
11. Not able to "self-sustain" services (such as garbage collection or sewer...which I know is in the works). Need more curb-and-gutter in several areas
12. no wildlife cause of development driving it away
13. "taxes to high using farm land to build houses"
14. burning in peoples yards to often. taxes
15. Limited access to Bay/River DNR restrictions. Limited activites for teenagers. Limited bike path dangeous for kids.
16. need more buisnesses
17. seems like if u know someone u can get things done faster thats my past experience

18. charding seniors to launch their boat
19. Somewhat stagnate in its business growth.
20. A side walk is needed on M-15 between Ridge Rd. & Youngs Ditch Rd. I see traffic & pedestrians &, bikes in dangerous situations frequently. There is no safe way to use that section of road for people.
21. I dislike that some of the people in charge of moving the Township forward have failed. They have sat on their hands and have not done enough to move the Township forward.
22. traffic at times
23. Consumers is allowed to do whatever they want, regardless of how it affects property owners or the environment. There are too many trailer parks. The Planning Commission consists of control freaks resistant to change.
24. I really wish there were bike trails going into town. We live on Nebobish between Knight & Finn & sometimes it's a struggle getting into Essexville on our bikes, which we do love to do all the time.
25. not promoting restaurant growth - lots of room for Outback, Olive Garden type restuarants; why the 'chip and seal' on main roads (e.g., Hampton) - results in stone chips, dirt, dust; Ridge road between M-15 and Scheurmann
26. Loss of some of the best farmland in the world for housing and other developments.
27. People speeding on N.Wagner road and other roads in the area, especially during the school year when young people and parents alike seem to be in a hurry.
28. Property values have tumbled, but property taxes have increased.
29. Trailer parks and low incoming housing in apartment complex's bring in unwanted residents that waste our public service's
30. Trash transfer station passes are not being checked.
31. Residents in low income housing present more crime incidents.
32. Trailer parks and the majority of the problems they bring to our community. The burden on the police and school system is unnecessary and unfunded.
33. Concerned about residents of rental developments who have no \$\$ invested in township an quality of life they an their visitors bring to Hampton and its invested taxpaying residents. Burden they bring to OUR police an fire departments is questionable as is the blighted conditions of living areas.
34. I really dislike that homeowners are limited to 1 outbuilding on their property even if they have the space available for more.
35. The trailer parks and large low income apartment housing complexes.
36. Now that Boutell Rd. north of Nebobish is heavily populated, I feel the speed limit should be lowered.
37. The township needs more business/commercial development, especially along the Center Rd./M-25 corridor. Buildings (such as the former Hollywood Video, Shell Gas Station, and the Hampton Mall) continue to sit vacant. The township should provide tax incentives to businesses that are willing to buy these parcels and develop them into thriving businesses that will provide jobs and other additional goods/services to the community.
38. Intersection of M-25 and Knight road. too much traffic and several accidents in same intersection. I think this needs a street light because the amount of traffic that waits for several minutes in that place. Vehicles usually do not want to slow down in that area.
39. the empty hampton town center and movie theater
40. Too many run down properties or empty businesses
41. No retail businesses in the mall - empty!
42. The \$30 for the transfer station.
43. just wish taxes could be less
44. The expensive taxes
45. Too many vacant businesses, empty buildings, Hampton Town Centre in disrepair ...why don't business come into this township?? Where is the expansion similar to Wilder Rd....obviously we don't want that much traffic, but some new business would be wonderful.

46. Trash on sides of roadways. Township needs to find way to clean ditches of trash and find ways to help prevent it.
47. Road leading to dump too narrow
48. lack of services, no mall
49. all the roads being torn up right now!!!
50. NA
51. Not allowed to burn
52. Being in a flood zone and having to pay FEMA a bunch of money for nothing.
53. Try to do something about the drinking water quality as it tasted and smelled terrible all summer.
54. Speed limits on Borton and Knight should be lowered to 35mph. There are many more homes on these roads. Also lots more bicycle and pedestrian traffic.
55. Too many apartment complexes. Do apartment complexes pay their fair share to support our schools given the number of kids that live there?
56. Hampton Dump Fee. Understand it, but I don't use it enough to justify the cost. I would love to use it 2 to 4 times a year.
57. Nothing
58. I wish I could comment on something I do not like but I can't. One comment though is the board must continue to work to keep our taxes competitive and not chase out home owners and businesses. I do not like the comment when there is an increase for a service and the comment iswell everyone else is doing it. My comment to that is if they jump off the bridge will you follow?
59. lack of commercial access, closed businesses
60. having to go across bridge to get to nice restaurants/more variety of stores.
61. Water rates. Lack of brush pick up by the township - not all cans with yard waste or sticks are emptied.
62. There are too many street lamps on country roads. Houses in new developments are too close together! Its really windy.
63. NO dislikes
64. Not enough local commercial services.
65. lack of shopping
66. The speed limits are too high. Chip and seal.
67. WATER AND SEWER , ESPECIALLY SEWER MUCH TOO EXPENSIVE, I THOUGHT WE WERE GOING TO GO WITH BANGOR TOWNSHIP FOR BETTER RATES AND BETTER TASTING WATER, WHAT HAPPENED TO THAT IDEA? BAY CITY IS MUCH TOO HIGH
68. No comment
69. I think we need to have a once a year township clean up. There are many cans and bottles and garbage along the roads and in the ditches.
70. Shouldn't have pulled out of Bay City sewer system. Contrary to what elected officials state; our sewer costs will go up to pay for our new sewer connectors and pumping stations!
71. Can't think of a thing that I dislike about Hampton Township.
72. We need a building supply store on this side of town. We have to go over six or seven miles to get a piece of lumber or a box of nails,etc.
73. Would like to see more bike/walk paths on some of the major roads (e.g., Borton, Hampton, Nebobish, etc...) like we have now between Old Orchard almost all the way to Boutell on Nebobish. When kids are walking home from school or riding their bikes it would be safer for them to have a path to walk on as opposed to walking on the streets.
74. LIKE TO SEE THE TOWNSHIP OFFICES OPEN OR COVERED 12-1
75. I'M PRETTY HAPPY. IT'S LOW CRIME, QUIET AND GOOD SCHOOLS
76. Lack of sidewalks near Essexville, deep ditches w/out guard rails, hours at dump - Saturday, please
77. don't like to see the house with the yard next to the animal hospital and the run downs houses on center or any place else
78. people not maintaining their property

79. The crime in the areas of the low income housing spreading out into other areas of the township.
80. Higher number of trailer parks and below average roads.
81. We NEED more larger business or industry that can employ the youth in Hampton.....before they all move away! McDonald's, Burger King, Taco Bell, and KFC.....there's got to be a better way of giving our kids good jobs, other than fast food restaurants, right here in Hampton Township!
82. The Center Avenue beautification project was great, but now with signs littering the right of way and some businesses not mowing their grass and such, it is does not project a good picture of our community. All the major corridors leading into the Township need to be cleaned up.
83. There aren't any up scale rental complexes that bring in young professionals to the area. With them they bring a higher income allowing existing businesses to grow and the need for the creation of new ones .
84. Politics
85. People who don't maintain their property
86. allowing residential development in agricultural areas that wastes land areas, ie. housing is sometimes set too far off roadways
87. "There does appear to be a lot more criminal activity, i.e., theft out of cars in the township and city limits. I don't like to see residential expansion out into the rural/natural areas. Those should be sustained for public use, trails and environmentally preserved/protected. The area used to boast educational excellence, but the school system in now just average. I see abundant opportunities for schools and governmental units to consolidate services, creating some cost efficiencies via economy of scale, which would free up opportunities for other priorities."
88. Relatively high taxes, high sewer costs (in sewer areas).
89. As a kid, it was safe to let your kids roam and enjoy the freedom of adventure. That is not the case anymore. There are to many factors that make it unsafe now. Too many people we don't know. You use to know your neighbors, but with growth that is no longer the case. I believe our local law enforcement do a good job, but even they can not be every where all the time.
90. The vacant Hampton Mall, SOMETHING NEEDS to be done with it. What a wasted space but very much an eye sore. Nicer restaurants in the area would be nice. Something done with the old dunkin donuts building. No more banks and credit unions and gas stations. We have enough of them already.
91. nothing

OTHER COMMENTS?

1. Township should be open at lunch time. Srager the lunch time for employes so the offic is open
2. Really un happy with the sewer bill, but ain't worth moving!
3. squeeze to city life human & animal
4. mr. bli living in trainler at 438 e center rd, essexville mi 48732
5. Have to get to know your representatives, pinic at Towship Hall
6. NA
7. I think recycling should be free or very low cost to encourage it. It could reduce the amount of trash.
8. Reign in Consumers Power.
9. All public roads need to have 4-6 feet marked areas on both sides of the road for runners, bikers, walkers, etc.; Fix Ridge Road, ASAP
10. Development shouold concentrate on re-using available and previously developed areas, such as the old Hampton mall and the surrounding area, rather than paving over valuble farmland. Same for housing.
11. Speeding on these roads in hampton township is a problem.
12. Trash transfer station passes are not being checked. I see truckload and trailer loads of trash coming in and no passes being checked. People are abusing the transfer station and I am paying for it.

13. "Good job with this survey. Outstanding job with the road resurfacings and recent landfill renovations. (landfill needs a tall flagpole for the American flag to fly)"
14. Biggest goal of Master Plan is keeping lofty ideas in check with today's economic conditions which I think will only continue with lower paying jobs, growth of retirees, and fewer jobs. We all want reversal of conditions but this is USA today an unfortunately future. With this in mind remember TAXPAYERS \$\$ must be used wisely without huge DEBT to payoff.
15. Hampton Township is a good place to live and bring up children.
16. The traffic signal at the intersection of Center Rd. and Pine Rd. needs to be adjusted--and possibly altered to include left-turn signals for all directions. Traffic backs up on Pine Rd. because the green light signal for North/South traffic is much shorter than it is for East/West traffic. It also makes pulling out onto Center difficult from side streets (such as Powell or Harding), because there is not enough of a delay from the red lights for the East/West traffic. Consequently, traffic can back up on these side streets as well.
17. Excellent road improvement at Woodside Avenue / Burton Rd. (Hardware location) good traffic flow.
18. I'm afraid of what may move into the old Hampton town center
19. Excellent township supervisor that really cares and active for township's needs. (this survey was not completed by Terry or any relative of Terry's)
20. I enjoy living in township but hopefully we can progress while maintaining small town feel.
21. It's a caring community and has been for a long time, keep up the good work!!!
22. NA
23. Get out of the floodzone scam.
24. How come nobody ever checks my landfill pass? \$30 is a waste if nobody ever asks to see it. Next year I'll save my money!
25. "The chip and seal that was just put on the roads (Knight) is terrible! Tire noise is so loud we can't have the windows open. When a truck with several axles goes by the noise is deafening. When the township hires a paving contractor do they have any requirements in the contract for things like the manholes being at the same level as the new pavement? It's obvious it takes a lot of skill to do this. (Burton)"
26. Keep up the good work.
27. None
28. Concerning trash along roads: I think all trash taken to transfer station should be covered or in enclosed vehicle.
29. To our current staff at Hampton Township...Keep up the Good Work!
30. would love to see a large chain clothing store (ie. Kohls) to take the place of Hampton Mall- a store that is not offered on west side B.C.. Would rather not have to travel to Saginaw for large stores. I really would like an Aldi store over here.
31. There should be a program to encourage the growth of wooded property to reduce land erosion by wind.
32. none
33. I would like to see township officials investigate the best garbage service for the people of the township. Waste Management is always increasing costs and reducing services. Is there a better company available?
34. Political establishment does whatever it feels is in its best interests. The Tax payers are left to pay the added costs of the politicians empire-building. Please work with Bay City when joining Midland-Saginaw Water System.
35. To all those involved, Keep up the good work!
36. APPRECIATE YOUR CONCERNS TO MOVE THE TWP FORWARD
37. we desperately need more good restaurant business on our side of town like Lucky's, Applebees, or Red Lobster
38. keep up the good work, keep the residents informed

39. the ditch on jones rd from center to ridge rd should be tilled, there are all new homes and the ditch is an eye sore.
40. The dump should be open on Saturdays. I remember going there with my dad when I was a child. Can't do that today, pressed to get there before they close when working 10hrs per day.
41. There needs to be a continued development of the park system, especially the Finn Rd trail system. It would be great if we could extend back toward Boutell Rd or even Essexville [maybe Consumer's Energy could become a better neighbor and help finance this plan?].
42. I hope there would not be any more low income apartments or trailer parks allowed.
43. Commercially, I'd prefer to see vacant spaces - once previously used for commercial purposes - resurrected for this purpose, versus any commercial "sprawl" into the rural/natural areas. Suburban sprawl is the single largest threat to our loss of community.
44. As someone who is looking to build in the township in a few years, seems to be lots of confusion/inconsistencies in the dealing with basements in floodplain areas. Have talked to too many people who have been denied basements and then at a later date after it is too late, they found out that they could have put one in.
45. We need to monitor more closely who is living in our community and always be aware of our surroundings. With growth brings more people...more people bring more problems. We are no longer a small farm community and I miss that. Its so sad.
46. The services provided by the township are great. I feel safe knowing we have a full time police and fire dept.
47. a great place to live
48. buy up more shore line if available for better access. the bay belongs to all of us.
49. get more business in our vacant buildings

Appendix C
Adoption Documentation

AFFIDAVIT OF PUBLICATION

State of Michigan, ss. In the Matter of Hampton Township – Public Hearing (Master Plan)
County of Bay

CAROL A. DeVEAU being first duly sworn, says that she is the publisher of THE BAY CITY DEMOCRAT AND THE BAY COUNTY LEGAL NEWS, 309 Ninth Street, P.O. Box 278, Bay City, Michigan 48707-0278. A newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified newspaper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published, on the dates indicated.

Charter Township of Hampton

NOTICE OF PUBLIC HEARING

The Hampton Charter Township Planning Commission will hold a public hearing on Thursday, October 13, 2011, at 7:00 p.m. at the Hampton Township Hall, 801 West Center Rd., Essexville, MI, for the purposes of hearing comments and input regarding the Master Plan, per the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008). After the hearing, the Planning Commission may adopt the Master Plan by resolution. Copies of the proposed Master Plan are available for review at the Hampton Township Office, located at 801 West Center Rd., Essexville, MI which is open Monday through Friday from 7:30 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m., during which time the Master Plan may be reviewed. The Master Plan is also available at www.hamptontwpmasterplan.com. Written comments regarding the above may be directed to Hampton Township, or by calling 989-893-7541.

HAMPTON TOWNSHIP
PLANNING COMMISSION
MARK BASKETT,
Chairperson

27th day of September, 2011

day of _____, 20

day of _____, 20

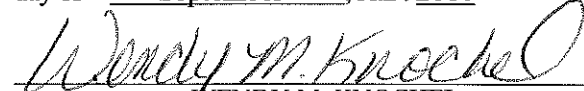
day of _____, 20



CAROL A. DEVEAU, Publisher

Subscribed and sworn to before me this 28th

day of September, A.D. 2011



WENDY M. KNOCHEL

Notary Public, State of Michigan, County of Bay

My commission expires April 29, 2013

Acting in the County of Bay

Resolution of Adoption

Master Plan for Hampton Charter Township

By the Hampton Township Planning Commission

Whereas, the Hampton Township Planning Commission may adopt a Master Plan for the physical development of the Township as empowered by the Michigan Planning Enabling Act No. 33 of 2008, as amended, and

Whereas, the Hampton Township Planning Commission reviewed the current Master Plan, adopted in 1989 and updated it in 2001, and determined revisions were necessary, and

Whereas, the Hampton Township Planning Commission sought public input on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals, for the Township via an online survey with 20 questions pertaining to land use and the future of Hampton Township, and

Whereas, the Hampton Township Planning Commission held a public hearing on the proposed Master Plan on October 13, 2011, and

Now Therefore Be It Resolved that the Hampton Township Planning Commission hereby adopts this Master Plan for Hampton Charter Township.

Motion by: Mike Mulders

Supported by: Cindy Hildinger

Ayes: Mulders, Hildinger, DeWyse, Helminiak, Klass, Basket

Nays: None

Absent: Talaga

Resolution declared adopted on the 13th day of October, 2011.



Mark Basket, Chairman
Planning Commission
Hampton Charter Township