

2021 and  
Beyond

# Greenleaf Township Master Plan



Prepared by: Greenleaf  
Township Planning  
Commission

2021 and Beyond

Township of Greenleaf

Greenleaf Township Planning Commission

Resolution of Approval of Greenleaf Township Master Plan

At a regular meeting of the Greenleaf Township Planning Commission held on October 21, 2021 at the Greenleaf Township Hall, Bay City Forestville Road, Cass City, Michigan the following Resolution of Approval for Adoption by the Greenleaf Township Board of Trustees was offered by Ken Brown and supported by Ken Osentoski.

WHEEAS, the Greenleaf Township Planning Commission developed a proposed Master Plan Update for the Township, and

WHEREAS, the members of the Planning Commission developed the Master Plan Update based on a review of existing land uses, population data, existing and potential community services, and projected future land use needs, and

WHEREAS, copies of the proposed Master Plan Update were distributed to surrounding municipalities and the Sanilac County Planning Commission, and

WHEREAS, a public hearing on the proposed Master Plan was held on the October 21, 2021 at the Greenleaf Township Hall after publishing a Notice of Public Hearing, and

WHEREAS, as statutory requirements of the Michigan Planning Enabling Act of 2008, as amended have been completed, and

NOW, THEREFORE, BE IT RESOLVED, that the Greenleaf Township Planning Commission hereby approves the 2021 and Beyond Greenleaf Township Master Plan Update and that the said Master Plan Update be referred to the Greenleaf Township Board of Trustees for ratification.

ROLL CALL VOTE:

AYES: 5

NAYES: None

ABSTAIN: None

ABSENT: None

Resolution declared: Approved

The undersigned Secretary of the Greenleaf Township Planning Commission hereby certifies that this resolution was duly adopted by the Greenleaf Township Planning Commission at a regular meeting held on the 21<sup>st</sup> day of October, 2021.

Angela Summers, Secretary

Greenleaf Township Planning Commission

RESOLUTION OF ADOPTION

BY THE TOWNSHIP OF GREENLEAF BOARD OF TRUSTEES

GREENLEAF TOWNSHIP MASTER PLAN UPDATE

WHEREAS: Greenleaf Township, Sanilac County, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Greenleaf Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township, and;

WHEREAS: The Greenleaf Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Sanilac County Planning Commission of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Sanilac County Planning Commission for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on October 21, 2021, before the Planning Commission, with notice of the hearing being published in the Cass City Chronicle, on October 13 and 20, 2021 in accordance with Section 43(1) of the Act, and;

WHEREAS: The Greenleaf Township Planning Commission has reviewed the proposed plan, considered public comment, and approved the proposed plan by resolution on October 21, 2021, and;

WHEREAS: The Greenleaf Township Board of Trustees has by resolution asserted the right to approve or reject the plan, and;

NOW THEREFORE BE IT RESOLVED: The content of this document, together with all maps attached to and contained herein are hereby adopted by the Greenleaf Township Board of Trustees as the Greenleaf Township Master Plan on this 20th day of January, 2022.

Motion: by Treasurer Deb McClorey to approve Master Plan 2021 & Beyond

Second: by Trustee Randy Schuette

Ayes: 5

Nays: None

Absent: None

Certification

I hereby certify the above is a true and correct copy of the resolution adopted at the January 2022, meeting of the Greenleaf Township Board of Trustees.

Judy Keller, Clerk

Township of Greenleaf

## Acknowledgements

### Greenleaf Township Board of Trustees

Robert DeLong – Supervisor

Judy Keller – Clerk

Deb McClorey - Treasurer

Ken Brown

Randy Schuette

### Greenleaf Township Planning Commission

Gerald Cleland – Chair

Angela Summers – Secretary

Charles Van Erp – Zoning Administrator

Ken Osentoski

Greg Guza

Ken Brown – Township Trustee

A special thank you to Vicky Sherry, previous Planning Commission Secretary, and all of her contributions.



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# Introduction

## Master Plan Purpose and Overview

The purpose of the Greenleaf Township Master Plan is to provide guidelines for future development within the community, while protecting the natural resources and rural Township character. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended in 2010) authorizes Townships to develop master plans. As stated in the enabling legislation; the general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

- A. Is coordinated, adjusted, harmonious, efficient, and economical.
- B. Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- C. Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
- D. Provide the foundation for zoning and other Greenleaf Township development ordinances.
- E. Provide a means for Greenleaf Township residents to participate in the planning process.
- F. Provide the Township decision-makers with a broad framework that will assist them in making routine decisions and that will identify both the limitations and opportunities facing the Township.
- G. Develop an understanding of citizen desires and community conditions to be reflected in the Township's long term development goals.
- H. Identify potentially innovative and sound ways for improving the environment of Greenleaf Township in a manner consistent with community goals.
- I. Prepare a Plan that, in the future, could serve as a legal basis for revisions to the Township Zoning Ordinance.

All sections of this master plan will be used as tools to provide a quality community while it protects the natural features that create a sense of identity for Greenleaf Township.

The Greenleaf Township Master Plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes, and trends in Greenleaf Township. A public survey was conducted and a public meeting was held to gather input from residents and landowners. Based on information gathered, the Greenleaf Township Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within Greenleaf Township.

This master plan was developed by the Greenleaf Township Planning Commission. The Master Plan looks at a twenty-year planning horizon, with suggested revisits every five years or sooner if needed.

## Decision-Making and Priorities

To safeguard our historic rural character, we will make decisions that reinforce our sense of place and the character of our community. Our community will continually strengthen our neighborhoods and confidently enhance our corridors. In every way we will remain a rural Township. Our time, our money, and our energy will be the tools to accomplish this. Our actions serve as the expression of who we are.

The Township will be physically special end to end. Underneath is our commitment to ourselves and our heritage as an independent community of farmers, entrepreneurs, skilled workers, and strong families. Our priorities will reflect these values and ambitions.

This is our vision.

Greenleaf Township Planning Commission

2021

## Future of Greenleaf Township

Greenleaf Township has developed as a rural agricultural community. Greenleaf Township's development has been gradual. The Township is fortunate to have an outstanding agricultural heritage, which continues to enhance our community, and will continue to do so with proper protective measures and planning.

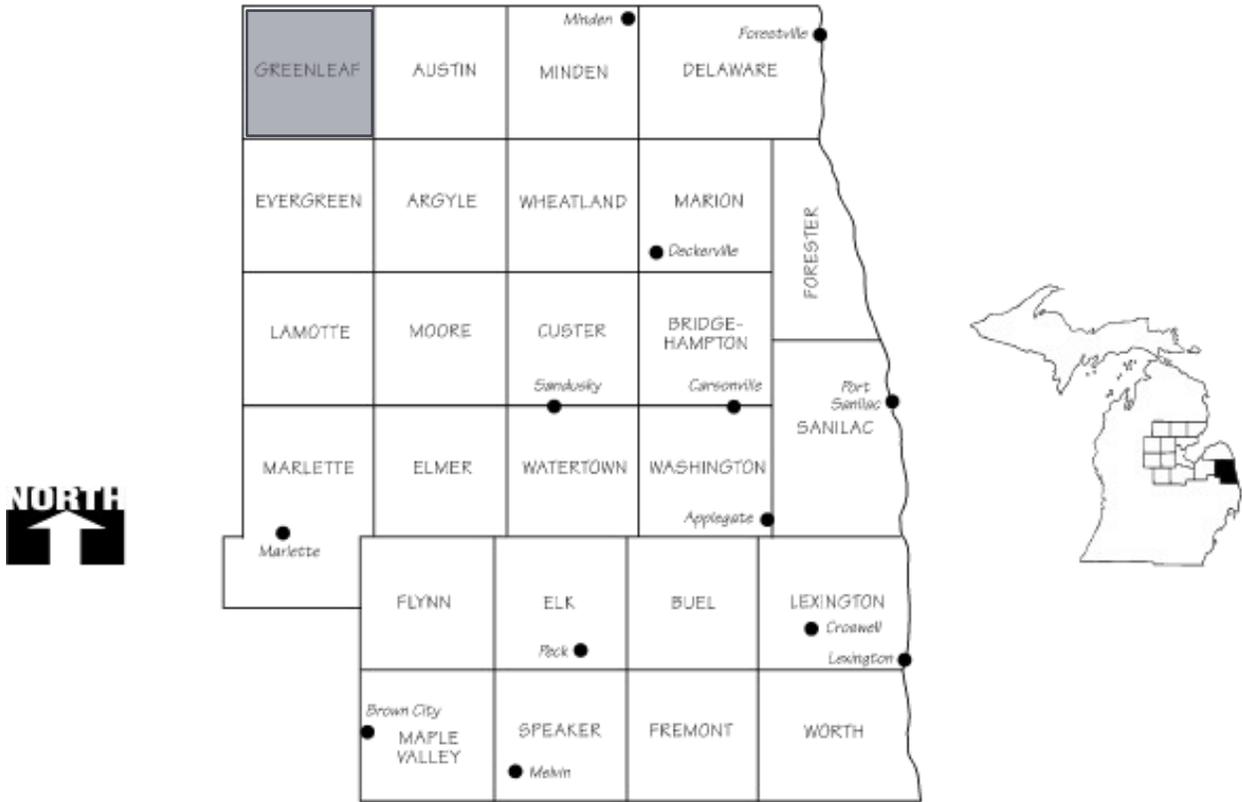
With careful attention to the goals and objectives of this Master Plan, and through the implementation of Master Plan policies and strategies, Greenleaf Township has the opportunity to work proactively to protect the unique rural character of the community while also building a future that incorporates the best characteristics of the 21st century, respects our heritage, and protects our natural environment.

## Regional Location

Greenleaf Township is located in the Northwest corner of Sanilac County in Michigan's Thumb region. It is bounded on the North by Huron County, on the South by Evergreen Township, on the East by Austin Township, and on the West by Tuscola County. There are no incorporated cities or villages within the Township.

Map 2: Greenleaf Township Location Map

# SANILAC COUNTY MICHIGAN



## Demographic Profile

As part of the master plan process, Greenleaf Township’s population and housing characteristics were analyzed and compared with those of neighboring communities and Sanilac County totals to gain insight and perspective concerning Greenleaf Township’s past, present, and future.

Population estimates, household size, age, and occupational characteristics were analyzed, and total housing units and persons per household were reviewed to find the Township’s unique housing characteristics and trends.

Understanding historic changes provides an important base for understanding how the Township will evolve over the next ten to twenty years. Demographic analysis is essential to determine what physical, social and economic changes may occur in the future. Population projections provide the basis for creating and evaluating the goals, objectives, and land use recommendations of this Master Plan.

### Population Demographics

Table 1: 2010 Federal Census Population		
Subject	Population	Percentage of Population
Total Population	781	100%
Under 5 years	60	7.7%
5 to 9 years	65	8.3%
10 to 14 years	66	8.5%
15 to 19 years	38	4.9%
20 to 24 years	37	4.7%
25 to 29 years	40	5.1%
30 to 34 years	39	5.0%
35 to 39 years	37	4.7%
40 to 44 years	45	5.8%
45 to 49 years	76	9.7%
50 to 54 years	64	8.2%
55 to 59 years	42	5.4%
60 to 64 years	41	5.2%
65 to 69 years	36	4.6%
70 to 74 years	35	4.5%
75 to 79 years	33	4.2%
80 to 84 years	16	2.0%
85 years and over	11	1.4%
Median age	41	

Source: American Fact Finder

As Table 1 above shows, Greenleaf Township had a total 2010 Federal Census population of 781. The largest population bracket was residents who were 45 to 49 years of age. The second highest population bracket was residents who were 10 to 14 years of age. The third highest population bracket was residents who were 5 to 9 years of age. The median age in 2010 was 41.

Tables 2 and 3 below, provide the 2010 population broken down between female and male residents. The highest number of female residents was in the 10 to 14-year age bracket and the largest number of male residents was in the 45 to 49-year age bracket. The median age of female residents was 41.4 and the median age of male residents was 40.6.

Table 2: 2010 Federal Census Female Population		
Subject	Population	Percentage of Population
Total Population	367	100%
Under 5 years	28	3.6%
5 to 9 years	31	4.0%
10 to 14 years	33	4.2%
15 to 19 years	17	2.2%
20 to 24 years	15	1.9%
25 to 29 years	18	2.3%
30 to 34 years	21	2.7%
35 to 39 years	16	2.0%
40 to 44 years	26	3.3%
45 to 49 years	30	3.8%
50 to 54 years	28	3.6%
55 to 59 years	19	2.4%
60 to 64 years	23	2.9%
65 to 69 years	18	2.3%
70 to 74 years	14	1.8%
75 to 79 years	20	2.6%
80 to 84 years	6	0.8%
85 years and over	4	0.5%
Median age	41.4	

Source: American Fact Finder

Table 3: 2010 Federal Census Male Population		
Subject	Population	Percentage of Population
Total Population	414	100%
Under 5 years	32	4.1%
5 to 9 years	34	4.4%
10 to 14 years	33	4.2%
15 to 19 years	21	2.7%
20 to 24 years	22	2.8%
25 to 29 years	22	2.8%
30 to 34 years	18	2.3%
35 to 39 years	21	2.7%
40 to 44 years	19	2.4%
45 to 49 years	46	5.9%
50 to 54 years	36	4.6%
55 to 59 years	23	2.9%
60 to 64 years	18	2.3%
65 to 69 years	18	2.3%
70 to 74 years	21	2.7%
75 to 79 years	13	1.7%
80 to 84 years	10	1.3%
85 years and over	7	0.9%
Median age	40.6	

Source: American Fact Finder

**Table 4: Historic Population of Greenleaf Township and Neighboring Communities**

Place	1960	1970	1980	1990	2000	2010	Average Population
Greenleaf Township	601	667	746	667	804	781	711
Argyle Township	799	750	912	820	770	759	802
Austin Township	741	730	802	639	673	665	708
Evergreen Township	797	775	1,042	907	995	924	907
Elkland Township	1,154	1,191	1,197	974	1016	1100	1,105
Novesta Township	1,010	1,098	1,482	1,464	1606	1491	1,359
Bingham Township	1,482	1,617	1,679	1,617	878	851	1,354
Grant Township	700	703	819	778	833	913	791
Sheridan Township	683	658	812	694	736	712	716

Source: American Fact Finder & U.S. Census Bureau

Table 4 above, shows the historic census population for Greenleaf Township and its neighboring communities. The highest population for the Township was in 2000. The lowest population was in 1960. Analysis of the historic population shows that Greenleaf Township has a steady population growth and has never exceeded the Townships housing capabilities nor grossly under achieved housing with a large number of vacant homes. Therefore, it is projected that the average population of Greenleaf Township will remain in the range of 700 to 810 residents.

### Housing

Housing in the Township consists primarily of one or two story, single family homes. The high percentage of older homes reflects the well-established, rural nature of the community with many older farm homesteads.

According to the Michigan Planning Association, to thrive, communities need an adequate supply of housing. The housing stock must include affordable and accessible for-sale and rental units, not only to meet social equity goals, but in order to ensure community economic, cultural and demographic diversity. Communities must develop that housing stock without sacrificing sound regulations to protect the environment and public health.

<b>Table 8: Housing Occupancy</b>		
Subject	#	%
<b>Total housing units</b>	352	100.0%
<b>Occupied housing units</b>	281	79.8%
<b>Vacant housing units</b>	71	20.2%
For rent	29	10.3%
Rented, not occupied	0	0%
For sale only	6	8.5%
Sold, not occupied	4	5.6%
Seasonal	32	45.1%
All other vacants	20	28.2%

Source: U.S. Federal Census 2010

<b>Table 9: Households by Type</b>		
	Number	%
<b>Total households</b>	<b>281</b>	<b>100.0%</b>
Family households	209	74.4%
With own children under 18 years	78	27.8%
Husband-wife family	185	65.8%
With own children under 18 years	69	24.6%
Male householder no wife present	12	4.3%
With own children under 18 years	6	2.1%
Female householder, no husband present	12	4.3%
With own children under 18 years	3	1.1%
Nonfamily households	72	25.6%
Householder living alone	60	21.4%
Male	36	12.8%
65 years and older	13	4.6%
Female	24	8.5%
65 years and older	9	3.2%
Households with individuals under 18 years	83	29.5%
Households with individuals 65 years and over	91	32.4%
Average household size	2.78	
Average family size	3.27	

Source: U.S. Federal Census 2010

As shown on Table 9 above, there were 281 households in the 2010 Federal Census. There were 209 or 74.4% of Family households. Of these households 27.8% were households with children under 18 years of age. 65.8% of these households were husband and wife families. 24.6% of these families were comprised of their own children who were under 18 years of age. 4.3% of family households were comprised of a male householder with no wife and 2.1% of these households had children under 18 years of age. 4.3% of family households were comprised of a female householder with no husband present and 1.1% had children under 18 years of age.

25.6% of family households were nonfamily households. 21.4% of households were single households. Of these households 12.8% were male with 4.6% of them being 65 years and older. 8.5% of the single households were female with 3.2% of them being 65 years and older.

In 2010, 29.5% of households had children under the age of 18 years and 32.4% of households were comprised of residents who were 65 years of age and over.

According to the Bureau of Labor Statistics, Employment in farming, fishing, and forestry occupations is projected to show little or no change from 2016 to 2026. Projected increases in some agricultural worker occupations and for fishing and hunting workers will be offset by declines in logging occupations. Farming, fishing, and forestry occupations was one of the lowest paid occupational groups, with a median annual wage of \$24,390 in May 2017 compared to the median annual wage for all occupations of \$37,690.

Subject	Households		Families		Married-Couple Families		Non-Family Households	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total households	304	100.0%	228	75.0%	181	59.5%	76	25.0%
Less than \$10,000	15	4.9%	4	1.8%	4	2.2%	11	14.5%
\$10,000 to \$14,999	9	3.0%	5	2.2%	3	1.7%	4	5.3%
\$15,000 to \$24,999	70	23.0%	42	18.4%	19	10.5%	30	39.5%
\$25,000 to \$34,999	46	15.1%	35	15.4%	28	15.5%	11	14.5%
\$35,000 to \$49,999	22	7.2%	13	5.7%	10	5.5%	7	9.2%
\$50,000 to \$74,999	70	23.0%	64	28.1%	61	33.7%	6	7.9%
\$75,000 to \$99,999	30	9.9%	32	14.0%	25	13.8%	0	0.0%
\$100,000 to \$149,999	29	9.5%	27	11.8%	25	13.8%	0	0.0%
\$150,000 to \$199,999	11	3.6%	4	1.8%	4	2.2%	7	9.2%
\$200,000 or more	2	0.7%	2	0.9%	2	1.1%	0	0.0%
Median income (dollars)	\$44,167		\$61,250		\$66,016		\$22,813	
Mean income (dollars)	\$58,039		\$63,430		N/A		\$39,871	

Source: American Fact Finder

Table 8 above, depicts the estimated income levels of Township residents from the 2017 5-year estimates conducted by the Federal Census Bureau. The information provided is depicted as total households, families, married couple families, and non-family households.

The largest percentage of household income brackets were households which had an annual estimated income of \$15,000 to \$24,999 per year and \$50,000 to \$74,999. Each of these income brackets are estimated to have 23% of resident population. The largest estimated income bracket for families was 28.1% of families who had an estimated annual income of \$50,000 to \$74,999 per year. The largest estimated married couple families were 33.7% who had an estimated annual income of \$50,000 to \$74,999. The largest non-family estimated income bracket was 39.5% which had an estimated annual income of \$15,000 to \$24,999 per year.

## Natural Features

**General Soil Characteristics** – The surface features of Greenleaf Township are characterized by a flat to gently rolling topography. Soils in the Township are predominantly clay, clay loam, gravelly and loams. There are also some relatively small areas that are characterized by organic muck and peats.

**Surface Water Resources** - Greenleaf Township is almost entirely within the Cass River Basin and Watershed, and a segment of the Cass River flows through the Township. Numerous agricultural drains are also present in the area. As is true for all of Sanilac county, there are no inland lakes in the Township.

**Groundwater Resources** – There are no public water supply systems within the Township. All residents obtain their water for drinking and other purposes from private wells. Because of the vital importance of groundwater, protection of this resource from contamination is of utmost importance. Local planning and zoning efforts should play a major role in protecting groundwater supplies.

## Transportation

The safety, effectiveness and efficiency of local transportation systems are key factors in the development, economic vitality, and public safety of communities throughout Michigan. However, public roadways and other transportation infrastructure are extremely expensive facilities to build and properly maintain. As a result, transportation planners prefer to plan these investments carefully and well in advance of the need. On the other hand, unexpected commercial and residential development can place unplanned and uneven demands on road networks. Therefore, community planners consider the existing condition and capacity of local transportation systems and potential future needs when developing a community's comprehensive plan.

State and Federal funded roads are allocated through two different classification systems. State funding is provided through Michigan Public Act 51 of 1951 (Act 51). Under Act 51, roads are classified into the categories listed and described below:

### **State Trunk lines**

Roads, streets and highways assigned to the Michigan Department of Transportation (MDOT). MDOT is responsible for the maintenance, construction and improvements to these corridors. Their primary purpose is to facilitate through-traffic movements in conjunction with the State-wide highway system.

### **County Primary**

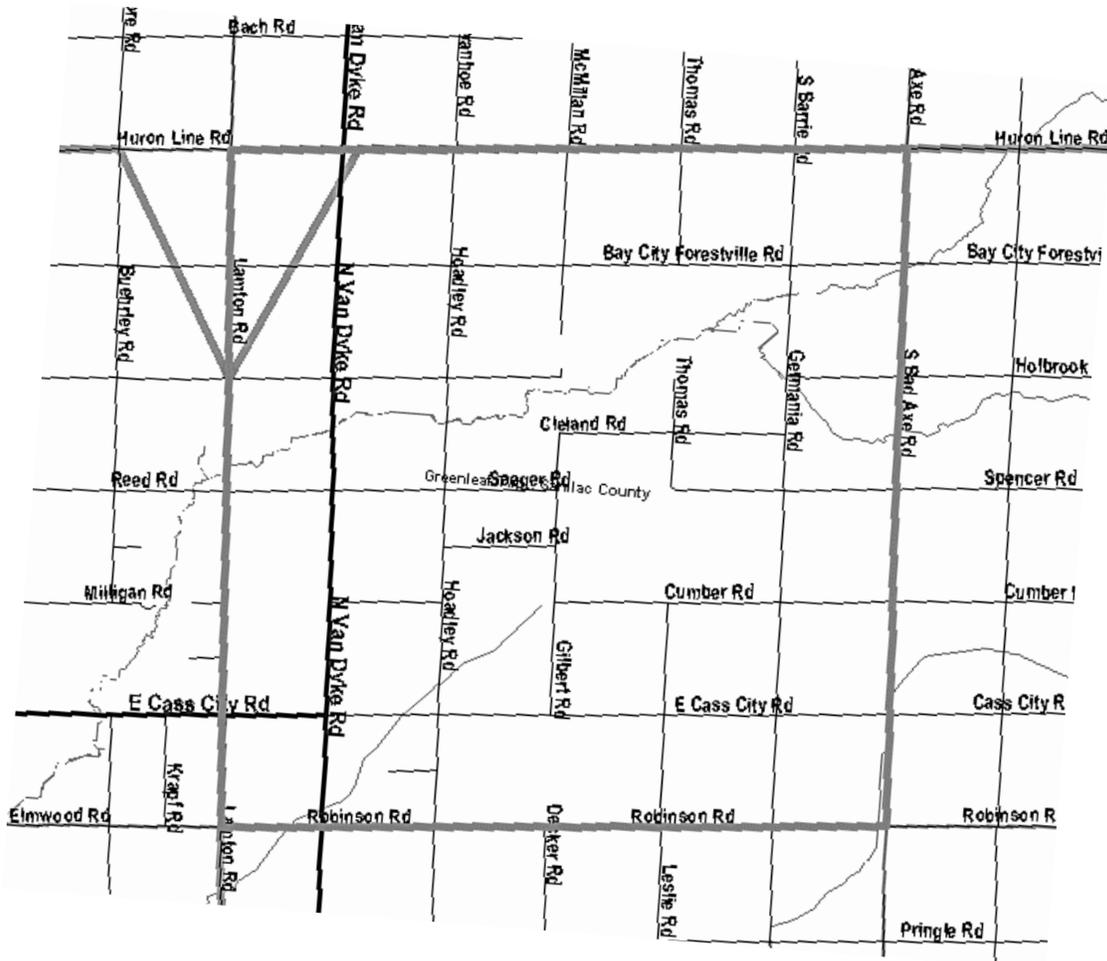
These routes serve longer distance trips between major destination points within the County. Primary roads are planned to facilitate through-traffic movement, while allowing access to homes and businesses.

### **County Local**

Roads that provide access to homes and businesses and are designed for short to medium length trips. These roads connect to the Primary and State Trunk line roads.

The major North/South access routes serving Greenleaf Township are state road M 53 and Germania Road. The major East/West access routes are Bay City-Forestville Road in the northern part of the Township and state road M 81/Cass City Road in the south. Major access routes within the Township consist primarily of county primary roads. There are no airports, ports or railroads located within the Township. A very limited public bus service is available through Sanilac Transportation Corporation in Sandusky, Michigan.

MAP 3: GREENLEAF TOWNSHIP ROAD MAP



## Land Use and Development

Greenleaf Township covers a land area of 35.9 square miles. The main land uses found in the Township are agricultural, state land, forest, open land and wetlands. There are currently 10,597 acres under cultivation. Commercial land use is located along state roads M 53 and M 81.

Map 4: Greenleaf Township Land Use Map



● Commercial    ● Industrial    ● Mobile Home Park    ○ Agriculture/Residential

## Existing Land Uses

Greenleaf Township has a total of 642 parcels of land. There are 271 agricultural parcels, 25 commercial parcels, 3 light industrial parcels, and 343 residential parcels. The largest form of land use in Greenleaf Township is agriculture - residential.

The Land Use Map on page 15, shows the recommended land use categories for different areas of the Township. These land use categories are described below. Certain areas of these land use categories are intended to be the basis for the establishment of zoning districts in the Township Zoning Ordinance.

### *RESIDENTIAL*

#### **A-R Agriculture – Residential**

As depicted on the Land Use Map Agriculture – Residential is the largest form of land use in Greenleaf Township. Residential land use in this district consists of single-family homes on large lots which consist of at least 1 acres of land. Many of the residents in this district are farmers and the land they own is used for agriculture purposes.

#### **MHP Manufactured Housing Park**

The manufactured housing park district is zoned for manufactured housing. This type of housing includes house trailers, double wides, and modular homes. Housing in this district is situated on small lots and is subject to minimum square footage requirements.

### *COMMERCIAL*

The two commercial districts within the Township are located along the M-53 and M-81 corridors. The district includes retail establishments, a restaurant, and two salvage yards.

### *INDUSTRIAL*

The industrial district is zoned for light industrial use only.

#### **Educational Facilities**

Public K-12 schools for residents are located outside the Township boundaries in the towns of Cass City, Michigan and Ubyly, Michigan. College and university programs are not available in the local area and residents must travel out of the Township to attend.

#### **Medical Facilities**

Residents utilize several community hospitals that are found within the Michigan Thumb. These include: Hills and Dales Hospital (Cass City), McLaren Thumb Region (Bad Axe), Marlette Regional Hospital (Marlette). The nearest large regional medical care facilities are located in Saginaw and Bay City, Michigan. Ambulance services provided by MMR/other providers as assigned by emergency dispatcher (911).

#### **Municipal Services**

No public water or sewers are available in the Township. Private, individually owned systems adequately serve the needs of residents/businesses. The Township Hall is located at 6435 Bay City Forestville Road. Public libraries are available outside the Township in Cass City, Ubyly, and Bad Axe, Michigan. Greenleaf Township does not maintain a fire department, and services are contracted through the volunteer fire

departments of the adjacent townships of Elkland Township and Bingham Township. Emergency 911 dispatch services contact the closest fire department to handle an emergency. State recreational facilities are located within the Township at the Sanilac Petroglyphs Historic Site and sections of the Cass City State Game Area.

## Strategic Planning

### The Overall Vision

As we look to the future, the traditional patterns of land use in Greenleaf Township are expected to continue. Large areas will continue to be maintained as open space interspersed with low density residential use and small farms.

Higher density development will be clustered in selected locations that will minimize the amount of land that is consumed. Substantial areas of open space will be preserved within most new development. Central water and sewage services will be provided by developers in certain areas to maximize the amount of open space in developments. Development sprawl across the landscape will have been avoided.

The best features of longstanding development patterns will be extended into newer development. New business development will occur, but in ways that fit into the character of the community, including small home-based businesses. This will include preservation and reuse of historic buildings and new development in order to keep the feeling of our rural character. Street trees and other types of extensive landscaping will add to the attractiveness of new development.

### Public Involvement

It is through citizen involvement that important Greenleaf Township issues are identified. Once identified goals and objectives are established by the Greenleaf Township Planning Commission. The strategic planning process with the Planning Commission involved three tasks: issue identification, visioning, and tactical planning.

Early on in the planning process the Greenleaf Township Planning Commission hosted a public opinion survey. Of the surveys that were distributed 74 were returned. A complete copy of the survey is located in the appendix. The results of the survey can be viewed on the township's website.

## Goals and Objectives

Before a community can actively plan for its future growth and development, it must first develop a set of goals and objectives that define the boundaries of its needs and aspirations. The goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

The following is a recommended set of community goals (the ultimate purposes or intent of the Plan) and objectives (means of attaining goals) as established by the Township of Greenleaf Planning Commission. These goals and objectives are based upon the background studies and analysis and upon a survey of the citizens and Planning Commission Members conducted in 2020 to assess the likes and dislikes and future improvement needs of the Township

## Goal 1 – General Land Use

Promote the efficient use of land in the Township in a manner which protects both natural resources and individual property rights.

**Objective 1** – Protect residential areas from encroachment of commercial and industrial development.

**Objective 2** – Update and revise the current Zoning Ordinance as needed to take advantage of contemporary and innovative land use control techniques.

**Objective 3** – Provide fair and consistent enforcement of all local codes and ordinances which address the maintenance and upkeep of structures and land.

**Objective 4** – Monitor the use of signs in the Township and modify the current sign regulations as necessary.

**Objective 5** – Provide special land use restrictions for areas such as wetlands and floodplains which should not be developed.

**Objective 6** – Designate areas for future industrial use that have direct access to state road M 53 but that are isolated from residential areas.

**Objective 7** – Provide for the controlled development of additional single-family dwellings in appropriate areas. New residential development will generally not exceed an overall density of 1 unit per acre to minimize the need for public water and sewer facilities.

**Objective 8** – Designate appropriate areas for more intensive residential development such as clustered housing, multifamily housing, and mobile home parks in response to sound design principles and community housing needs.

**Objective 9** – Before approval a site plan review is required for land development projects to ensure that adequate utilities, roads, and safety services are available to serve the proposed users.

## Goal 2 – Agricultural Preservation

Recognize that the character of the Township is primarily agricultural with residential homes in a rural setting, that agriculture is of fundamental importance to the economy of the Township, and seek to preserve and maintain the Township's farmlands.

**Objective 1** – Protect agricultural areas through policies that reflect agricultural preservation techniques to maintain the most productive farmland in agricultural use.

**Objective 2** – Update and revise the current Zoning Ordinance as needed to minimize conflict between agricultural and residential uses, such as buffer zones, clustering, open space subdivision and other techniques that help to achieve this objective.

**Objective 3** – Residential lots should be clustered so that large areas of land remain open and available for agricultural production or the protection of natural features.

**Objective 4** – Any high-density residential use will generally be encouraged only along paved primary roads.

### Goal 3 – Transportation

Pursue land development policies that foster a safe and efficient transportation network for an agricultural/residential community.

**Objective 1** – Work in conjunction with county and state authorities to implement a review system for maintaining and improving roads in the Township to assure a safe and adequate roadway system.

**Objective 2** – Maintain a balance between the desire of residents for rural character (unpaved and private drives) with the need to provide a safe, efficient, high quality roadway system.

### Goal 4 – Housing

Assure safe and affordable housing for all residents.

**Objective 1** – Help to maintain housing quality through County housing code enforcement.

**Objective 2** – Updating the Zoning Ordinance to allow for changing trends in multi-generational housing.

### Goal 5 – Township Government

Use community resources in the most efficient and effective manner possible for the delivery of high-quality services to all Township residents.

**Objective 1** – Take advantage of any appropriate state and federal grant opportunities for Township improvement.

**Objective 2** – Assure efficiency in Township administrative functions.

**Objective 3** – Foster communication and cooperation with surrounding units of government in all possible areas.

**Objective 4** – Strengthen enforcement of Township codes and ordinances especially regarding abandoned vehicles, outside storage, and residential property upkeep.

**Objective 5** – Make Township Master Plan and Ordinances readily accessible to the public.

**Objective 6** – Participate in statewide organizations such as the Michigan Township Association.

## Future Land Use

The Greenleaf Township Master Plan is a general guide for future development. It is intended to direct future growth into a pattern that is logical, economical and environmentally sound. A basic concept that has guided the Plan's development is a desire to retain the rural atmosphere and natural resources which make Greenleaf Township an attractive place to live while, at the same time, adequately providing for future development. This Plan is designed to accommodate a reasonable amount of new residential, business, and industrial development in a flexible manner. However, any new development must also be in accordance with sound land use principles, and it must be consistent with the community character and values.

The Master Plan stresses the great importance of agriculture to the economy and character of the Township, and it states that the conversion of the best farmlands to non-farm uses should be discouraged. Local zoning provides several options that can be employed to help preserve farmland. Successful techniques involve creating exclusive agricultural districts, regulating non-farm use in agricultural areas more closely, and limiting the number of building lots that can be split off from original farm parcels. The major concepts used in formulating this Plan are listed below.

Significant changes are not anticipated in the population or the character of Greenleaf Township. It is expected to remain a rural, agricultural community, and farming is expected to dominate the character of the area for the foreseeable future.

The Plan advocates the preservation of the Township's farmlands for food and fiber production, and discourages conversion of these lands to non-farm uses.

Major public investment for infrastructure improvement is not anticipated in this Plan. There are no public water or sewer facilities in the Township, and there is no foreseeable need for these in the future.

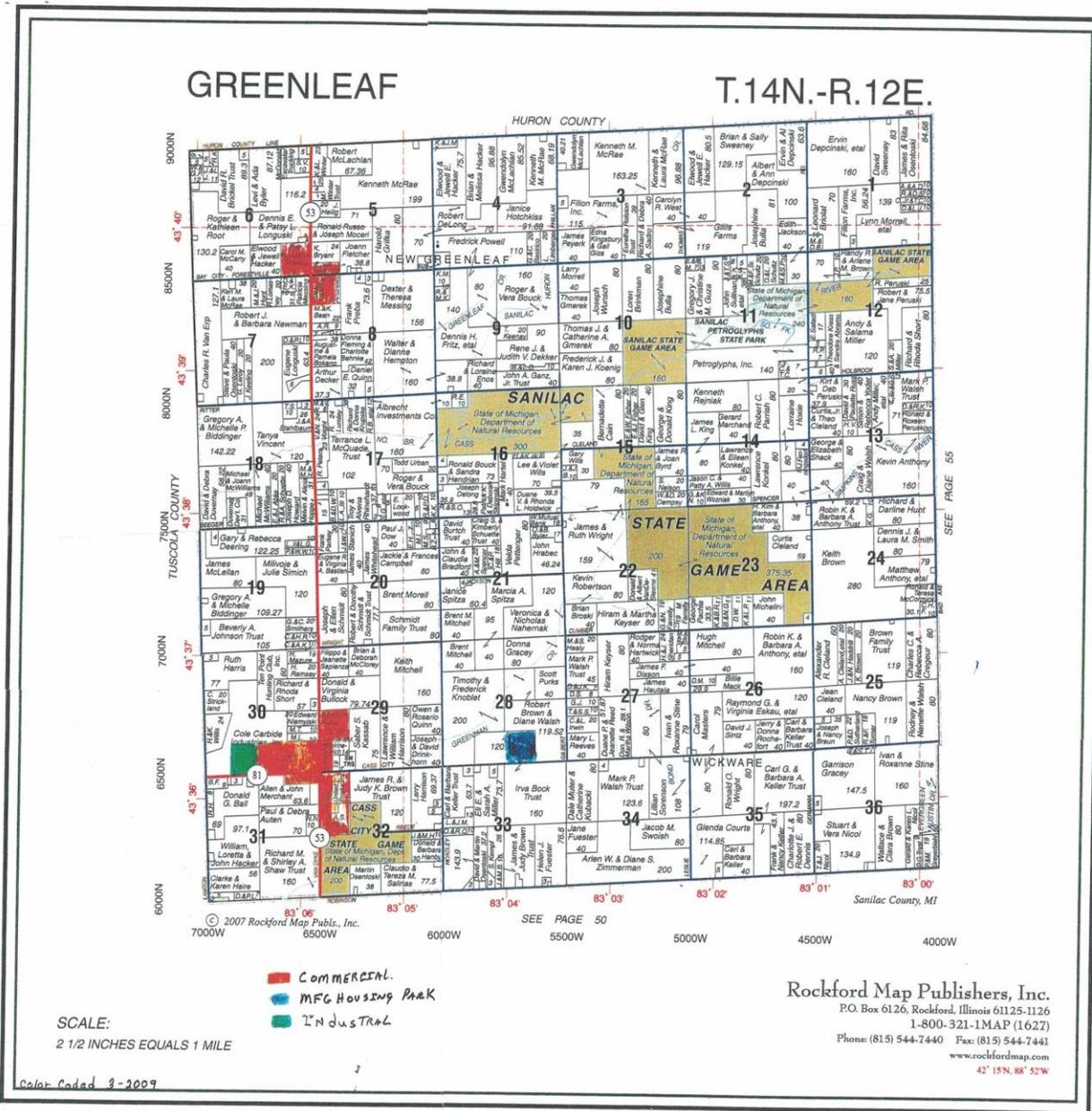
More intensive residential development can be accommodated in the designated areas as identified in the Zoning Ordinance.

Commercial and industrial development can occur in locations along Class A roads, and where conflicts with other land uses can be avoided. It is expected that appropriate locations will be those which have access to paved roads, which are isolated from residences, and which will be compatible with other adjacent land uses.

Greenleaf Township includes public land areas which are managed or preserved for public recreation, mainly comprised of the Sanilac County State Game Area and the Sanilac Petroglyphs. Development in these areas should be prohibited or severely restricted due to their sensitive nature, special development constraints, or their unique natural or cultural features.

Future land use is anticipated to be consistent with current land use and the current zoning map provides a basis for zoning and other land use decisions as development in the area occurs. This map is intended as a general guide for determining the Township's long-range land use and development pattern.

Map 5: Greenleaf Township Zoning Map



## Zoning Plan

**Zoning Ordinance Revision** – Zoning is the primary legal tool for Plan implementation. While the Master Plan provides the guiding concepts and policies, the Zoning Ordinance specifically regulates the use of land and buildings. In short, zoning translates the Plan into legally enforceable regulations. Detailed recommendations regarding the Zoning Ordinance are beyond the scope of this Master Plan and have not been attempted in this Plan. However, as general guidelines, the Township should consider the following points as it undertakes any intensive zoning review and revision process:

- A. The Ordinance should be updated to take advantage of contemporary zoning techniques.
- B. The Ordinance should be kept as simple and direct as possible. The Township should carefully consider its enforcement capabilities in adopting new provisions, and make sure that the necessary resources will be available to administer what is written in the Ordinance.
- C. The Township should also carefully consider its experience in administering the present Ordinance. Awkward provisions that are difficult to understand should be improved or eliminated entirely.
- D. In keeping with the objective of simplicity, the Ordinance should be written so that it is easy to read and use. While a certain amount of planning and legal jargon is probably unavoidable, lengthy text sections should be condensed whenever possible. A useful technique is to condense and summarize detailed requirements by displaying the information in a table or chart.

## Implementation

**Annual Implementation Program** – The Greenleaf Township Master Plan has been prepared to serve as a guide on short-term and long-range issues which the Township will face as it develops in the future. The Township's goals and objectives are intended to serve as the basis for the actions which the Township will undertake to translate the Master Plan into action.

To accomplish this, the Township Planning Commission should conduct an annual review of the goals and objectives in this Plan, and evaluate the progress the Township has made. Following this review, the Planning Commission should draft an addendum to the Plan to bring it up to date and to make any modifications which are necessary due to changing conditions. The draft addendum should then be submitted to the Township Board for review.

# Appendix

## Letters of Intent

As stipulated by Public Act 33 known as the Michigan Planning Enabling Act, 2008 as amended in 2010 letters of intent to plan have been sent to the following:

Argyle Township, Sanilac County – 4695 Sheldon Road,  
Snover, MI 48472

Austin Township, Sanilac County – 1991 East Cass City  
Road, Ubly, MI 48475

Bingham Township, Huron County – 2241 Pierce Street,  
Ubly, MI 48475

Detroit Edison – PO Box 33017, Detroit, MI 48232

Eastern Michigan Council of Governments (EMCOG) – 3144 Davenport Ave., Saginaw, MI  
48602

Elkland Township, Tuscola County – 6793 Third  
Street, Cass City, MI 48726

Evergreen Township, Sanilac County – 5615 Severance  
Road, Decker, MI 48426

Grant Township, Huron County – 5355 Hartsell Road,  
Cass City, MI 48726

Novesta Township, Tuscola County – 6559 Delong  
Road, Cass City, MI 48726

Sanilac County Planning Commission – 60 West  
Sanilac, Sandusky, MI 48471

Sheridan Township, Huron County – 80 West Atwater  
Road, Ubly, MI 48475

Thumb Electric Cooperative – 2231 Main Street, Ubly,  
MI 48475

Village of Cass City – 6534 Main Street, P.O. Box  
121, Cass City, MI 48726

Village of Ubly – 2241 Pierce Street, Ubly, MI 48475

## *Greenleaf Township Survey*

### 1 SURVEY PER ADDRESS PLEASE

Viewable at Greenleaf Township Hall, 6435 Bay City Forestville Road, Cass City, MI 48726  
Phone: (989) 670-1401

The Township of Greenleaf is updating its Master Plan, which will lay out a vision and direction for future development in the Township. The Master Plan will include goals and action items related to land use, housing, economic development, transportation, natural resources, historic preservation, recreation, and community services and facilities.

Through this survey, the Township is requesting your help in answering questions about issues or concerns that may be important to you. Your opinion is critical to ensure the new Master Plan reflects community needs, visions, and goals. Thank you for your participation!

1. How long have you lived in Greenleaf Township?
  - a. Less than a year
  - b. 1 to 5 years
  - c. 6 to 10 years
  - d. 11 to 20 years
  - e. Over 20 years
  - f. I live outside of Greenleaf Township limits, but own property in Greenleaf Township
  
2. What is your gender?
  - a. Male
  - b. Female
  
3. What is your age bracket?
  - a. 18 to 30 years old
  - b. 31 to 45 years old
  - c. 46 to 60 years old
  - d. 61 to 75 years old
  - e. Over 75 years old
  
3. What is your household composition?
  - a. Single, no children
  - b. Single with children at home
  - c. Single, children no longer at home (empty-nester)
  - d. Couple, no children
  - e. Couple with children at home
  - f. Couple, children no longer at home (empty-nester)
  - g. Other: \_\_\_\_\_
  
4. How many people live in your household?

- a. 1
- b. 2
- c. 3 to 5
- d. 6 or more

5. Homeownership status?

- a. Own
- b. Rent

6. What is your work situation? (Circle all that apply)

- a. Work in Greenleaf Township
- b. Work within 25 miles of Greenleaf Township
- c. Work more than 25 miles of Greenleaf Township
- d. Self-employed/business owner
- e. Unemployed
- f. Retired
- g. Not a resident of Greenleaf Township
- h. Other: \_\_\_\_\_

7. What is your connection to Greenleaf Township? (Circle all that apply)

- a. I live in Greenleaf Township
- b. I work in Greenleaf Township
- c. I have a business in Greenleaf Township
- d. I frequently visit businesses, friends, and family within Greenleaf Township, but do not live here
- e. I live outside the Township but own property within Greenleaf Township
- f. None of the above

8. Please rate your perception of the following characteristics of Greenleaf Township from 1 (negative) to 5 (positive).

a. Small town character	1	2	3	4	5
b. Sense of community	1	2	3	4	5
c. Employment opportunities	1	2	3	4	5
d. Proximity to employment	1	2	3	4	5
e. Walkability	1	2	3	4	5
f. Condition of roads	1	2	3	4	5
g. Traffic	1	2	3	4	5
h. Parks and recreation	1	2	3	4	5
i. Housing quality	1	2	3	4	5
j. Neighborhood quality	1	2	3	4	5
k. Emergency services	1	2	3	4	5
l. Retail, shopping, & dining establishments	1	2	3	4	5

9. What describes how you view the amount of commercial business in Greenleaf Township

- a. Not enough
- b. Just right
- c. Too much
- d. Other, please explain \_\_\_\_\_

10. Please rate the following by importance to you:

- a. Encourage assisted living and other health care establishments  

Very Important	Somewhat Important	Not Important
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- b. Improve the appearance of residential areas  

Very Important	Somewhat Important	Not Important
----------------	--------------------	---------------
- c. Improve zoning and code enforcement efforts  

Very Important	Somewhat Important	Not Important
----------------	--------------------	---------------
- d. Provide housing to meet the needs of seniors and young adults/families  

Very Important	Somewhat Important	Not Important
----------------	--------------------	---------------
- e. Preserve natural features (woodlands, trees, wetlands, etc.)  

Very Important	Somewhat Important	Not Important
----------------	--------------------	---------------
- f. Encourage telecommunication towers for internet and cell phone service  

Very Important	Somewhat Important	Not Important
----------------	--------------------	---------------
- g. Other Ideas/Concerns: \_\_\_\_\_

11. What type of new retail/service establishments would you like to see in Greenleaf Township?

- a. Gas stations/convenience stores
- b. Food service/produce/general store
- c. Professional office/healthcare
- d. Appliance stores
- e. Restaurants
- f. Technology services
- g. Other:  
 \_\_\_\_\_
- h. None

12. The previous Greenleaf Township master plan had the following goals. Please rate each accordingly:

- a. Recognize that the character of the Township is primarily agricultural with residential homes in a rural setting, that agriculture is of fundamental importance to the economy of the Township, and seek to preserve and maintain the Township's farmlands.

Less relevant today      the same relevance today      more relevant today

- b. Promote the efficient use of land in the Township in a manner which protects both natural resources and individual property rights.

Less relevant today      the same relevance today      more relevant today

- c. Pursue land development policies that foster a safe and efficient transportation network for an agricultural/residential community.

Less relevant today      the same relevance today      more relevant today

- d. Use community resources in the most efficient and effective manner possible for the delivery of high-quality services to all Township residents.

Less relevant today      the same relevance today      more relevant today

- e. Assure safe and affordable housing for all residents.

Less relevant today      the same relevance today      more relevant today

13. What are the most important reasons you continue to reside in Greenleaf Township? (Circle all that apply)

- a. Sense of Community
- b. I don't want to leave my home
- c. Rural character
- d. My neighbors
- e. Family members nearby
- f. Recreation Opportunities
- g. Retirement
- h. Close to work
- i. Community services (police, fire, etc.)
- j. Abundant open spaces
- k. Other: \_\_\_\_\_

14. Based upon your experience residing in the Township, how would you rate the following?

Road Conditions	Good	Okay	Poor	Unsure
Ambulance Service	Good	Okay	Poor	Unsure
Police Protection	Good	Okay	Poor	Unsure
Fire Protection	Good	Okay	Poor	Unsure
Recreation Opportunities	Good	Okay	Poor	Unsure
Zoning Enforcement	Good	Okay	Poor	Unsure

15. What one thing do you value most about Greenleaf Township?

16. What one thing would you do to improve Greenleaf Township?

The Greenleaf Township Planning Commission thanks you for your time.

Mailing Address:

Township of Greenleaf  
P.O. Box 135  
Cass City, MI 48726

Contact Info: [greenleaftownship@gmail.com](mailto:greenleaftownship@gmail.com)