

Imlay Township Master Plan

Adoption Date: August 22, 2025





Master Plan

Public Hearing Date

July 8, 2025

Adoption by the Planning Commission

July 8, 2025

Adoption Township Board

August 22, 2025

Planning Commission

Michon Thompson, Chairperson
Keith Goodreau, Vice Chairperson
Kelly Brousseau, Secretary
Melanie Priehs, Township Board
Marshall LaCross
Leo Super
Jennifer Schoenherr
Luke Childers

Township Board

Rick Farkas, Supervisor
Carla Jepsen, Clerk
Melanie Priehs, Treasurer
Michael Guerin, Trustee
Chad Stoldt, Trustee

Planning Consultant Services provided by:





Table of Content

Chapter 1 Introduction	1-1
What is a Master Plan	1-1
Chapter 2 Community.....	2-1
About the Data	2-1
Population.....	2-2
County Population Forecasting	2-3
Economic	2-6
Summary	2-9
Chapter 3 Housing.....	3-1
Data	3-1
Mortgage And Renter Affordability	3-4
Housing Trends And Preferences	3-4
Local Perspective.....	3-5
Rural Identity	3-5
Housing Analysis	3-6
Observations	3-9
Chapter 4 Existing Land Use	4-1
Changes Over Time	4-4
Observations.....	4-5
Chapter 5 Environmental Features.....	5-1
Soils.....	5-1
Wetlands	5-1
Surface Water.....	5-3
Trees	5-4
Chapter 6 Township Facilities	6-1
Township Hall	6-1
Township Cemetery	6-1
Township Parks.....	6-1
Township Boundary.....	6-2
High Speed Internet.....	6-2



Regional Resources	6-3
Chapter 7 Parks and Recreation	7-1
2025 Plan Overview	7-1
Goals and Objectives.....	7-1
Action Plan.....	7-3
Chapter 8 Regional Partnership	8-1
Rural Preservation.....	8-1
Economy	8-2
Recreation	8-3
Chapter 9 Transportation	9-1
Roads.....	9-1
Non-motorized.....	9-6
Alternative Transportation.....	9-6
Chapter 10 Public Participation	10-1
Community Survey	10-1
Real Estate Interview	10-5
Community Visioning & Brainstorming Workshop	10-6
Open House.....	10-9
Chapter 11 Goals & Actions	11-1
Chapter 12 Future Land Use Plan	12-1
Agriculture.....	12-1
Rural Single Family Residential.....	12-2
Moderate Residential Density	12-2
General Business.....	12-2
Manufacturing/ Industrial.....	12-3
Chapter 13 Implementation	13-1
Zoning Plan	13-1
Implementation Priorities.....	13-2
Annual Report and Master Plan Maintenance.....	13-3
Chapter 14 Appendix.....	A-1





Chapter 1 Introduction

Imlay Township is located on the east side of Lapeer County surrounding Imlay City. The Township is primarily an agricultural community with open country living. Major corridors within the Township include Interstate I-69, Van Dyke Road (M-53), and Old Imlay City Road. There is a strong sense of common identity with Imlay City Schools and Imlay City. The Township has a central focus of protecting the rural character within the community and within reason concentrating existing commercial and industrial development spurring from Imlay City. The Township values being an affordable place to live and to have a business. These businesses can be home occupations, located along Van Dyke Road or Old Imlay City Road, or in the industrial park (with water services) on Graham Road.

What is a Master Plan

The master plan is a 20 year vision of what Imlay Township could be. These embody community values, goals, data, and vision into the future. Components that make up the master plan include community data on residents, agriculture, housing, existing land use, environmental features, township facilities, parks and recreation, regional partnership, transportation, public engagement, goals and action, future land use, and implementation.

The master plan process for the adoption of the 2025 plan included extensive public engagement and review of where the Township would like to be in the future. During the process of determining the future, a community survey, visioning meeting, open house, and public hearing were conducted.

The master plan primarily focuses on land use decisions, but also talks about other desires of the community and how to achieve them. The main values within this community are as follows:



Family and Community



Rural Living



Recreation



Chapter 2 Community

About the Data

When developing a master plan, it is important to perform background studies to identify the nature and character of the community's natural and human characteristics. While an evaluation of the community's current situation provides insight into immediate needs and deficiencies, projections provide a basis for determining future land use requirements, public facility needs, and essential services. By examining socioeconomic characteristics such as population, income, and employment base, a community can identify trends and opportunities that will influence future land use decisions and policy choices. Since certain socioeconomic analyses have an identifiable impact upon the future of a community, appropriate sections have been detailed to relate social trends to future economic considerations. Secondly, the socioeconomic characteristics of a community does not function in a vacuum.

This community profile relies on several key data sources. Figures from the decennial U.S. Census reports, including the most recent 2020 Census, are utilized, where available. The decennial census reports from the Census Bureau are 100% counts of every citizen in the country. Another key data source is Esri, who produces independent demographic and socioeconomic estimates for the United States using a variety of data sources, beginning with the latest decennial census data as a base and adding a mixture of administrative records and private sources to capture change. Esri data is available for 2023, with 5-year estimates for the year 2028.

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

Population

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

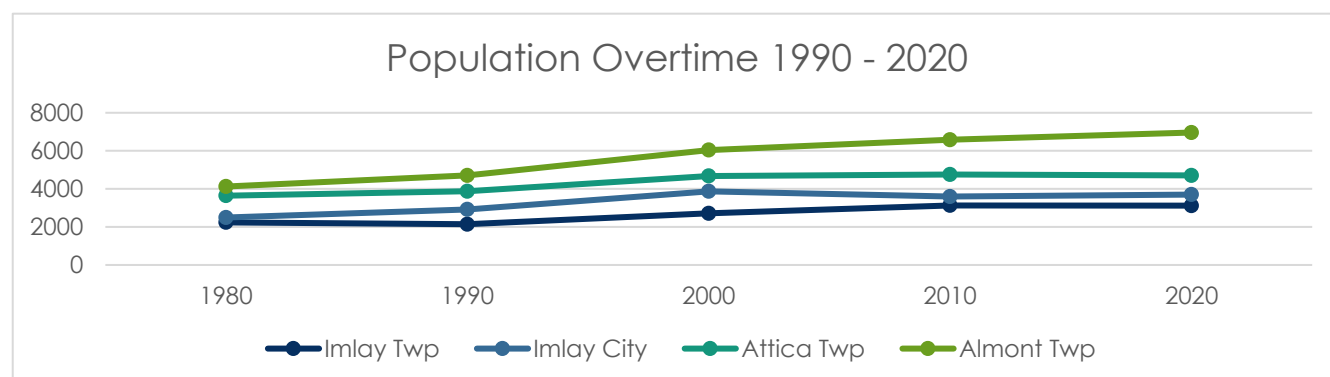
Table 2-1 compares Imlay Township's population trends with Imlay City, Almont Township, Attica Township, Lapeer County, and the State of Michigan in various cases. The units of government compared in the table experienced varying degrees of population change between 1980 and 2020. Imlay Township's population during this time increased by 39.2%, higher than the County and State. In comparison, the population of Michigan increased by only 8.8%, while the county as a whole increased by 26.5%.

Over the past decade (2010 and 2020), Imlay Township's population decreased by 0.4%. This was the second lowest change by percentage of all the units of government compared in the table. Overall, population growth has slowed within the Lapeer area, with several communities experiencing a decline or stagnation in population.

TABLE 2-1: Population Over Time

Place	1980	1990	2000	2010	2020	Change 2010-2020		Change 1980-2020	
						#	%	#	%
Imlay Township	2,238	2,143	2,713	3,128	3,115	-13	-0.4%	877	39.2%
Imlay City	2,495	2,921	3,869	3,597	3,703	106	2.9%	1,208	48.4%
Almont Township	4,124	4,707	6,041	6,583	6,961	378	5.7%	2,837	68.8%
Attica Township	3,642	3,873	4,678	4,755	4,706	-49	-1.0%	1,064	29.2%
Lapeer County	70,038	74,768	87,904	88,319	88,619	300	0.3%	18,581	26.5%
Michigan	9,262,078	9,295,297	9,952,450	9,883,640	10,077,331	193,691	2.0%	815,253	8.8%

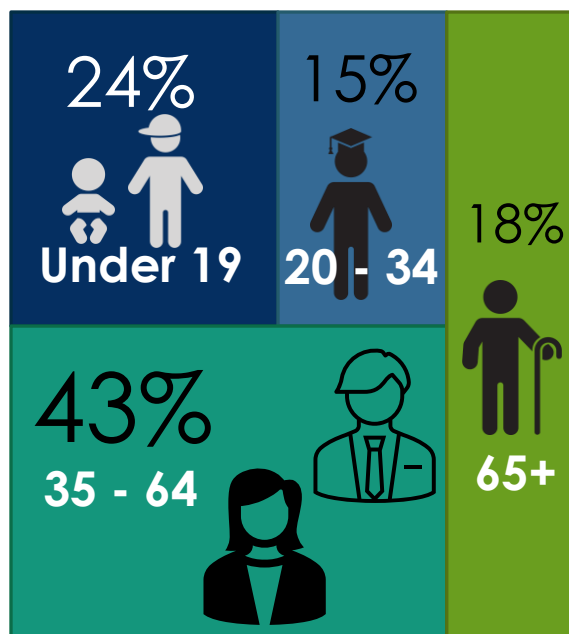
Source: US Census Bureau



Breakdown by Age & Median Age

Using Esri data, **Table 2-2** compares the age distributions for Imlay Township, county, and surrounding communities in 2023. The communities in the table all have similar age distributions with fairly high percentages of individuals between 35 and 64 years old.

Similarly, every unit of government has a median age close to the state average of 41.1 years, barring Imlay City with a median age of 34.6. The oldest community is Attica Township, with a median age of 45.9 years. Imlay Township and Lapeer County have comparable median ages of 42.7 and 41.1 years, respectively. Imlay Township has a similar breakdown of age groups consistent with nearby townships and county.



Age Range	Imlay Township		Imlay City		Almont Township		Attica Township		Lapeer County	
	#	%	#	%	#	%	#	%	#	%
Under 19	762	23.9%	1,127	30.4%	1,576	22.3%	1,009	21.5%	19,662	22.2%
20 to 34	488	15.3%	751	20.2%	1,257	17.8%	754	16.1%	14,704	16.6%
35 to 64	1,379	43.2%	1,296	34.9%	3,006	42.6%	1,996	42.5%	37,139	41.9%
65 and Over	560	17.6%	539	14.5%	1,225	17.3%	933	19.9%	17,095	19.3%
Total	3,189	100.0%	3,713	100.0%	7,064	100.0%	4,692	100.0%	88,600	100.0%
Median Age	42.7		34.6		44.0		45.9		44.4	

County Population Forecasting

State-provided population projections for Imlay Township are not available. However, **Table 2-3** shows population projections for Lapeer County as a whole through 2045, based on a September 2019 report published by the State of Michigan Department of Technology, Management and Budget. The report uses a population projection model that is based on

Table 2-3: Population Projections, Lapeer County

	2025	2030	2035	2040	2045
0 - 4 Years Old	4,771	4,683	4,365	4,094	4,054
5 - 19 Years Old	14,981	15,482	15,913	15,852	15,069
20 - 34 Years Old	14,818	13,361	12,182	11,642	11,918
35 - 54 Years Old	20,788	21,898	23,016	23,438	22,788
55 - 74 Years Old	25,715	24,561	22,365	20,574	19,710
75 Years and Older	7,841	9,358	10,916	11,754	11,576
Total	88,914	89,343	88,757	87,354	85,115

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

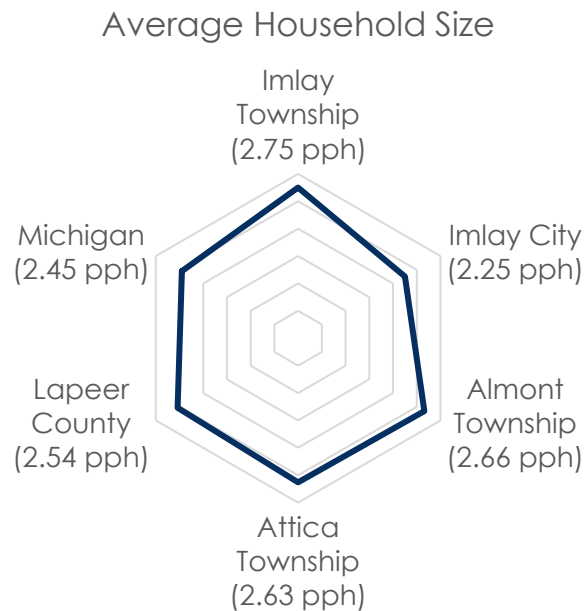
arithmetic measures of population dynamics over time, which are calculated from age specific birth rates, death rates, and net migration.

According to the report, the population for Lapeer County is expected to decrease by the year 2045 to 85,115 citizens (a decrease of 3.9 percent from its 2020 population of 88,619). Assuming that Imlay Township follows the Lapeer County trend, its population may also decrease by 3.9% from 3,115 in 2020 to approximately 2,994 residents by 2045. However, it should be noted that all population projections rely on assumptions and do not anticipate unforeseen circumstances such as a major economic recession, the gain or loss of a major employer, or delayed retirement of baby boomers.

Household Size

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

The average household size trends for Imlay Township, county, state, and surrounding communities in 2022 are shown in the nearby figure. The average household size in Imlay Township is the largest among all analyzed municipalities at 2.75 persons per household. All communities except Imlay City (2.25) have a higher PPH than the State. This means there are more persons in one dwelling unit.



Household & Family Composition

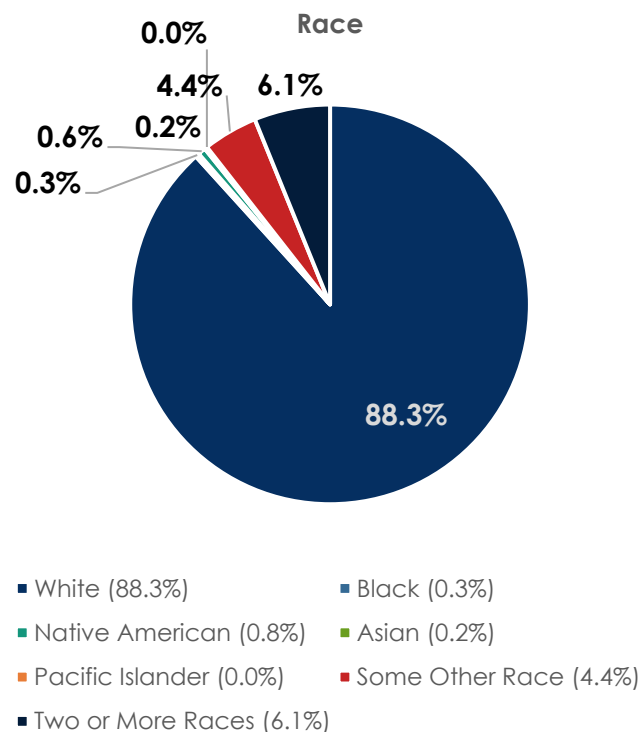
Household characteristics for the Township and other surrounding communities in 2022 are compared in **Table 2-4**. The highest percentage of households in Imlay Township are Married Couple Families at 72.7%. A minority of households in the township live alone at 13.4%. This is over 5% more than other communities we compared. This percentage is the highest of all the adjacent communities and is significantly higher than the county at 58.6%. Another significant percentage in Imlay Township is Non-family Households at 5.9%. Moreover, Imlay Township has the highest percentage of non-family households with one or more children under 18. Non-family households could be a household where the two adults are not married, but living together.

Table 2-4 Household & Family Composition

Household Type	Imlay Township		Imlay City		Almont Township		Attica Township		Lapeer County	
	#	%	#	%	#	%	#	%	#	%
Married Couple Families	822	72.7%	633	38.7%	1,772	67.9%	1,086	60.8%	20,055	58.6%
Single Male Families	25	2.2%	68	4.2%	151	5.8%	85	4.8%	1,722	5.0%
Single Female Families	65	5.7%	206	12.6%	131	5.0%	129	7.2%	3,214	9.4%
Householder Living Alone	152	13.4%	655	40.1%	512	19.6%	383	21.4%	7,849	22.9%
Other Non-Families	67	5.9%	73	4.5%	42	1.6%	103	5.8%	1,399	4.1%
HHs w/ one or more people under 18	385	34.0%	540	33.0%	819	31.4%	466	26.1%	9,929	29.0%
HHs w/ one or more people 65 or older	338	29.9%	428	26.2%	720	27.6%	588	32.9%	11,402	33.3%
Occupied Housing Units	1,131	100.0%	1,635	100.0%	2,608	100.0%	1,786	100.0%	34,239	100.0%

Race

The vast majority of Imlay Township residents are white (88.3%). The second highest is those identifying as two or more races (6.1%) followed by some other race (4.4%). Not shown in the nearby figure is residents of Hispanic origin, which account for 11.4% of all Imlay Township residents across all races. In Imlay Township 16% identify as Hispanic. This is significant in comparison to other Township's in the surrounding area, but less than the number of Hispanics found in Imlay City.

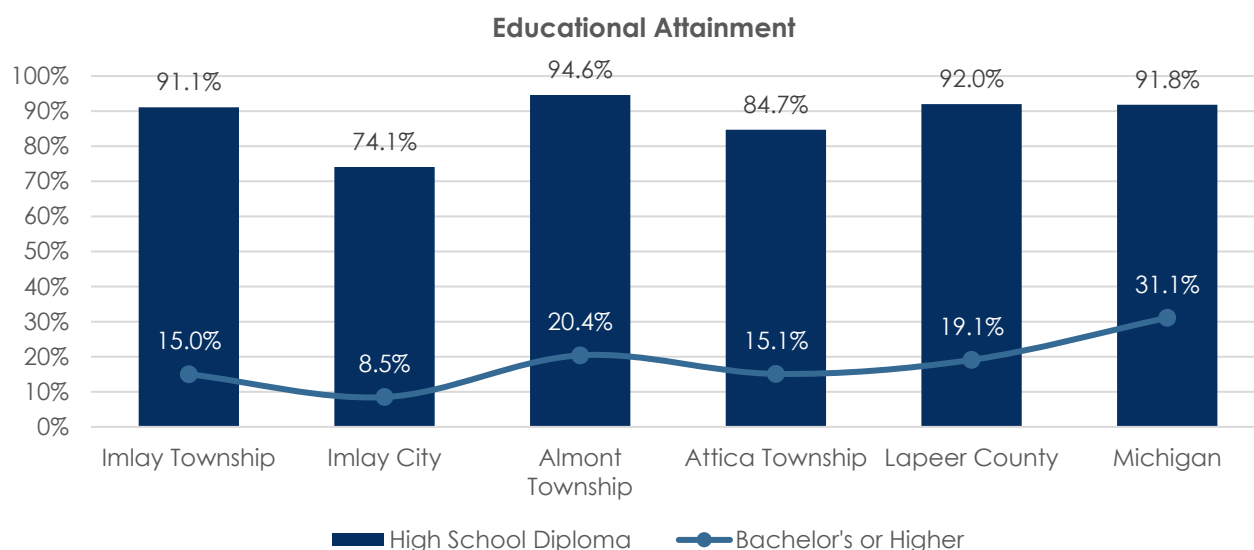


Educational Attainment

Educational attainment is an important factor in analyzing the capabilities of the local work force and the economic vitality of the

community. The educational attainment of the citizens of a community plays a major role in determining what types of employment industries are suitable or necessary.

The American Community Survey (ACS) 5-Year estimates reports on the percentage in a community who graduated from high school as well as those who went on after high school to complete bachelor's degrees. In the figure below, it illustrates the educational attainment levels for Imlay Township as well as the surrounding communities, Lapeer County, and Michigan in 2022. The data attests to high overall educational levels within the area. Imlay Township's high school graduate percentage of 91.1% in 2022 is only slightly lower than the State of Michigan. The Township's bachelor's degree holder percentage of 15.0% is significantly lower than the state, but fairly similar to the region.



Economic

Household Income

Studying income levels provides insight into the relative economic health of a community. Two measures of income (median household and per capita) are illustrated in **Table 2-5** for Imlay Township, Lapeer County, Michigan, and the surrounding communities. Household income is a measure of the total incomes of the persons living in a single household. Per capita income is a measure of the incomes of every citizen of an area, including children. Because per capita income is based on the average of all individuals, they are much lower than median household incomes.

Based on Esri data, **Table 2-5** shows the estimated median household and per capita income levels for the township and surrounding units of government for 2023 as well as forecasted values for 2028. As of 2023, Imlay Township's median household income (\$88,672) is the highest unit of government compared in the table. However, Imlay Township's 2023 per capita income the third lowest (\$36,739) of all units of government compared in the table, but slightly above the County average.

All units of government show a forecasted range between \$5,000 -10,000 increase in the median household income from 2023 to 2028. Imlay Township's median household income is forecasted to increase by \$10,000 in the same timeframe. All units of government, including Imlay Township, are projected to see an increase of about \$5,000 in per capita income from 2023 to 2028.

Table 2-5: Household Income

Place	Median Household Income		Per Capita Income	
	2023	2028	2023	2028
Imlay Township	\$88,672	\$98,680	\$36,739	\$41,510
Imlay City	\$38,859	\$43,575	\$22,442	\$25,714
Almont Township	\$85,784	\$92,803	\$38,532	\$43,512
Attica Township	\$80,140	\$94,063	\$40,756	\$48,020
Lapeer County	\$71,512	\$79,523	\$36,403	\$42,003
Michigan	\$65,287	\$75,808	\$38,288	\$44,180

Source: 2023 and 2028 Esri Forecasts

Income Sources

Table 2-6 shows household income sources for Imlay Township based on 2022 American Community Survey data. Values will not equal the total number of households, as some households may have multiple forms of income. The most common income source is wage earning (82.2%) followed by social security income (35.7%), retirement income (26.1%), then interest, dividends, or net rental income (20.2%).

Table 2-6: Household Income Sources, Imlay Township

Total Households*	1,131
With earnings	930
With interest, dividends, or net rental income	228
With social security income	404
With supplemental security income	26
With public assistance or food stamps/SNAP	45
With retirement income	295
With other types of income	189

*Income types not equal to total

Source: 2022 American Community Survey 5-year Estimates

Agriculture

Agriculture is a central component of not only Imlay Township, but the entire region's identity. As such, monitoring farming statistics for the county in relation to the state help gauge how the area compares to other regions within Michigan. Farming statistics for Imlay Township are not available from this data source, therefore, only Lapeer County and Michigan are shown in **Table 2-7**.

Statistics from the USDA, National Agricultural Statistics Service's 2022 Census of Agriculture show average farm size and average income of farms are both smaller in Lapeer County (155/\$24,568, respectively) than the entire State (208/\$65,422, respectively).

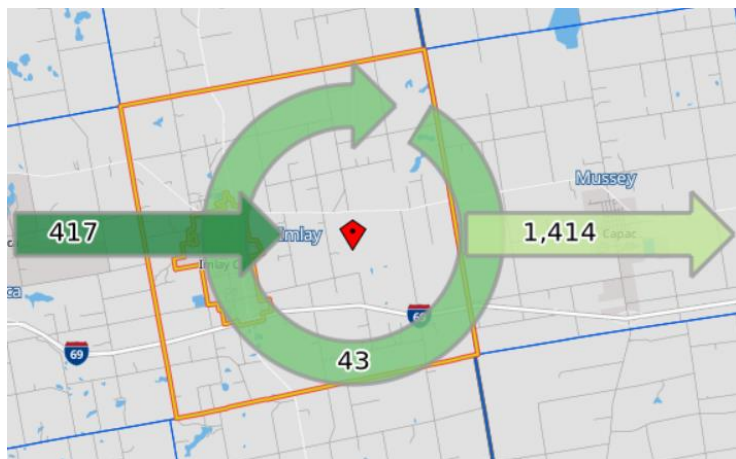
Table 2-7: Farming Statistics

	Lapeer County	Michigan
Farms by size	Count	Count
1 to 9 acres	160	5,802
10 to 49 acres	464	16,878
50 to 179 acres	261	12,783
180 to 499 acres	88	5,455
500 to 999 acres	39	2,511
1,000 or more acres	38	2,152
Avg farm size (Ac)	155	208
Farms by value of sales		
less than \$2,500	435	15,538
\$2,500 to \$4,999	102	4,003
\$5,000 to \$9,999	114	4,704
\$10,000 to \$24,999	124	5,382
\$25,000 to \$49,999	76	3,416
\$50,000 to \$99,999	63	2,978
\$100,000 or more	136	9,560
Total income from farm-related sources		
# of farms	325	17,548
per \$1,000	\$6,198	\$418,571
Net cash farm income of the operations		
Average per farm	\$24,568	\$65,442

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

Worker Inflow & Outflow

According to Census data from 2021, most Imlay Township residents do not work within Imlay Township. **The image nearby** shows the number of residents who live in Imlay Township and work elsewhere (1,414), live and work in Imlay Township (43), or work in Imlay Township and live elsewhere (417). Imlay Township would be considered primarily a bedroom community. This is important to note, as people are choosing to live in Imlay Township rather than in other surrounding townships that may be closer to their employment.



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

Commute Time

Travel time to work is for residents 16 years of age or older. **Table 2-8** shows the average amount of time it takes a resident of a given place to commute one-way to their place of employment. Most Imlay Township residents drive between 30 minutes to an hour to get to their place of employment (46.4%). This value is tied with Almont Township as the highest percentage of residents in this range. Of all communities shown, only Attica Township has a higher mean travel time to work (41.3 minutes) than Imlay Township (37.0 minutes). This mean travel time is higher than the county and state.

Table 2-8: Travel Time to Work

	Imlay Township	Imlay City	Almont Township	Attica Township	Lapeer County	Michigan
Less than 10 minutes	12.0%	21.2%	8.8%	9.9%	11.1%	13.8%
10 - 29 Minutes	21.8%	40.0%	30.8%	33.8%	35.8%	53.2%
30 - 59 Minutes	46.4%	22.8%	46.4%	31.1%	35.2%	26.7%
60 Minutes or More	19.7%	16.0%	14.0%	25.2%	17.9%	6.2%
Mean Travel Time to Work (minutes)	37.0	29.5	34.9	41.3	34.6	24.5

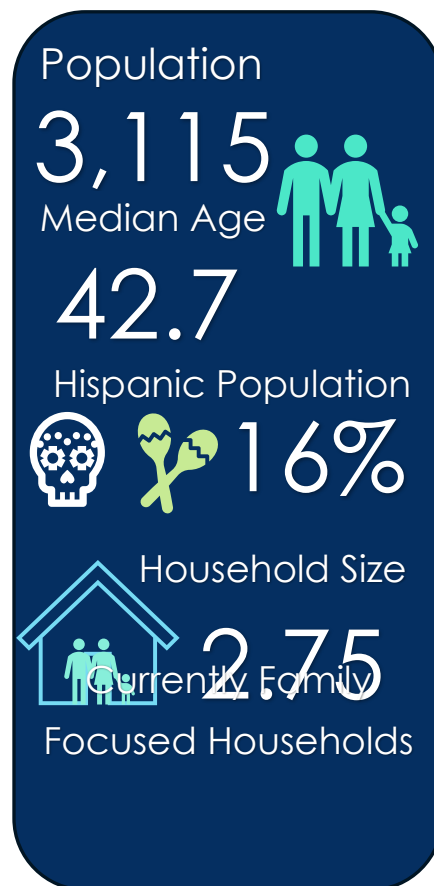
*Totals may not equal 100.0%

Source: 2022 American Community Survey 5-Year Estimates

Summary

Imlay Township's population over time has increased since 1980, but in the last 20 years has decreased. It is anticipated if the Township remains on the current path it will continue to lose population. The Township has a slightly younger demographic than other surrounding communities with almost a ¼ of the population under 19 and a slightly lower demographic that is 65 years or older (18%). About 16% of the population is Hispanic which is unique to the rest of Lapeer County.

Imlay Township has a larger number of persons per household at 2.75. Majority (72.7%) of households are married couples with only 13% who are living alone which is significantly lower than all other surrounding communities. Majority of the households in the township tend to be families. The population is well educated with a wide majority (91%) having a high school diploma and 15% have a Bachelor degree or higher.



The Township median household income is \$88,672 which is higher than surrounding Townships, County, and State of Michigan. It is forecasted the household income will continue to remain high. The sources of this income come primarily (82%) from current employment earnings. Majority of the population would appear to still be working in some capacity. The next highest income sources are social security (35.7%), retirement income (26%), and interest, dividends, or net rental income (20.2%). The sources of income are consistent with the age breakdown.

Imlay Township is primarily a bedroom community with residents living in the Township and working outside of the community on average over 30 minutes away.

Both, for population forecasting and farming statistics, data is only available at the county level. It is anticipated the overall population of Lapeer County will decrease specifically for those who are 20 -34 year olds, but will increase the number of those who are 75+. If this trend holds true, it would more dramatically shift the current demographic in Imlay Township.

The average farm size in Lapeer County is 155 acres, lower than the state average of 208 acres. Majority of the farmed parcels are 10 – 49 acres in size. Majority of farms by value of sales in the county are less than \$2,500 which is consistent with the state average.

Median Household
Income

\$88,672

Average
commute Time

37 Minutes





Chapter 3 Housing

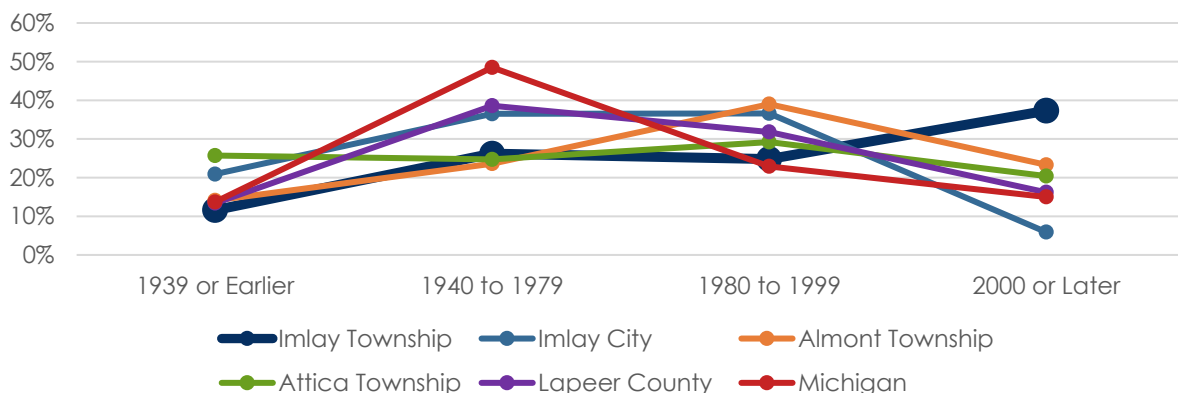
Understanding a community's housing stock provides insight into the health and status of the local market of dwellings provided to current and future residents. The following chapter includes data about housing types, number of dwelling units, age of structures, occupancy characteristics, affordability, and more.

Data

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

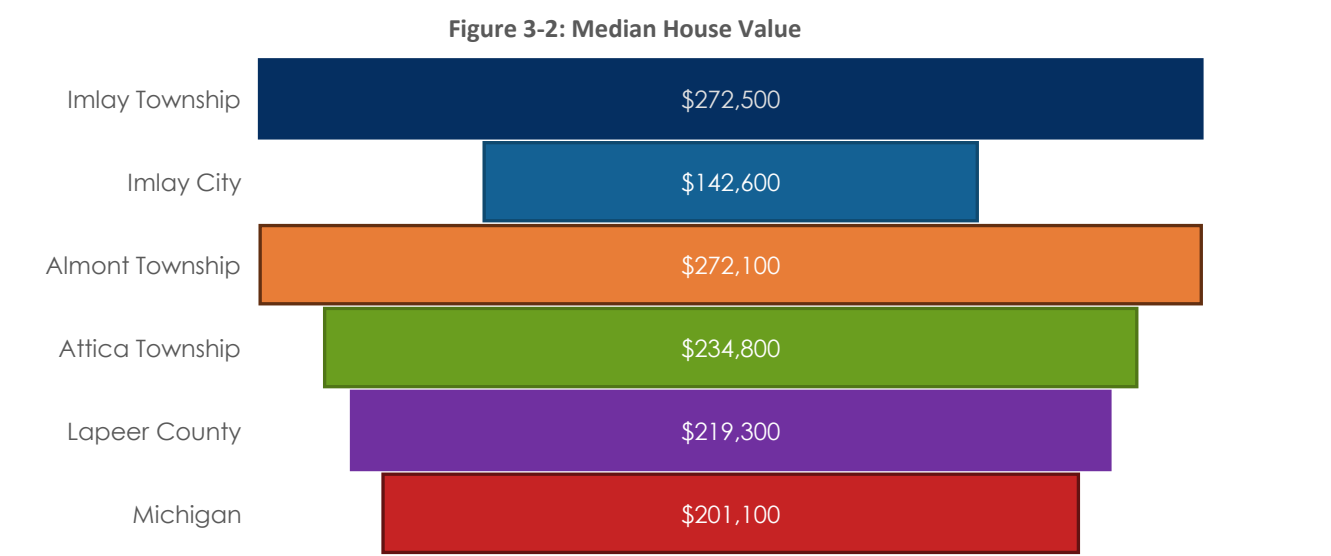
Figure 3-1 shows the percentage of housing units in each category for Imlay Township and the surrounding communities. Imlay Township has the second lowest percentage of houses

Figure 3-1: Year Structure Built



built between 1980 and 1999 (24.8%) and the highest of homes built in 2000 or Later (37.3%). In comparison, Imlay Township has the third lowest percentage of houses built between 1940 to 1979 (26.2%) and the lowest of those built in 1939 or earlier (11.6%).

An analysis of housing values, found in **Figure 3-2**, helps reveal both the overall value (quality) of housing as well as housing affordability. According to ACS 5-year estimates in 2022, the median value of owner-occupied housing units within Imlay Township was \$272,500. This is above the median value found in the adjacent communities (ranging from \$142,600 to \$272,100), Lapeer County (\$219,300), and the State of Michigan (\$201,100).



Housing occupancy is expressed as either occupied housing units or vacant housing units. According to Esri housing estimates, in 2023, Imlay Township featured a total of 1,245 housing units. Of these, 1,168 or 93.8% were occupied, while the remaining 77 or 6.2% were vacant (**Table 3-1**). A high vacancy rate can be an indicator of a poor economy or housing market, while a low vacancy rate may mean a tight housing market that lacks available housing stock for potential future residents.



Table 3-1: Housing Occupancy

Category	Imlay Township		Imlay City		Almont Township		Attica Township		Lapeer County		Michigan	
	#	%	#	%	#	%	#	%	#	%	#	%
Occupied Housing	1,168	93.8%	1,526	94.0%	2,676	94.9%	1,829	86.8%	34,659	93.5%	4,079,897	88.5%
Owner-Occupied	1,095	93.8%	720	47.2%	2,443	91.3%	1,655	90.5%	29,468	85.0%	2,921,711	71.6%
Renter-Occupied	73	6.3%	806	52.8%	243	9.1%	174	9.5%	5,191	15.0%	1,158,186	28.4%
Vacant Units	77	6.2%	98	6.0%	144	5.1%	277	13.2%	2,419	6.5%	528,473	11.5%
Total Housing Units	1,245	100.0%	1,624	100.0%	2,820	100.0%	2,106	100.0%	37,078	100.0%	4,608,370	100.0%

Source: 2023 Esri Forecasts

Overall, Imlay Township's vacancy rate is in line with most of the surrounding communities and the county. According to the 2023 Third Quarter Residential Vacancies and Homeownership Press Release from the U.S. Census, the national vacancy rate was 7.4%.

For occupied housing units, the “tenure” of a housing unit is expressed as either owner-occupied or renter-occupied. Of the 1,168 occupied housing units in Imlay Township in 2023, 1,095 or 93.75% were owner-occupied, while 73 or 6.25% were renter-occupied. Imlay



Township's renter-occupied housing percentage is the lowest among all communities shown. Notably, Imlay Township's renter rate of 6.25% is very low when compared to Imlay City's rate of 52.8% (**Table 3-1**). Rental units are an important component of a community's housing stock, offering housing options for those households who may need a short-term housing solution and a more affordable housing option for lower-income households.

Data on the type of housing units found within a community is available through the ACS 5-year estimates. The U.S. Census Bureau separates housing units into six different categories: 1 unit structures, detached (single-family homes), 1 unit structured, attached (duplexes) units in 2-4 unit structures (e.g. duplex units), units in 5 -9 unit structures (e.g. small apartment buildings), 10 or more unit structures (e.g. large apartment buildings), and mobile home or other units. **Table 3-2** shows the distribution of housing units by type for Imlay Township, the surrounding communities, Lapeer County, and Michigan in 2022.

Table 3-2 Structure Type

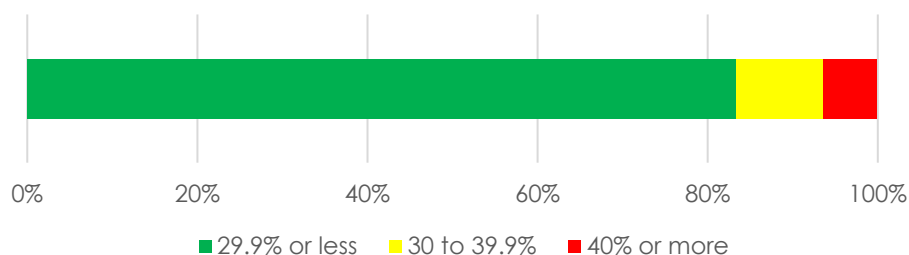
Structure Type	Imlay Township		Imlay City		Almont Township		Attica Township		Lapeer County	
	#	%	#	%	#	%	#	%	#	%
1 unit, detached	1,085	95.9%	600	36.7%	2,325	89.1%	1,664	93.2%	28,754	84.0%
1 unit, attached	2	0.2%	88	5.4%	29	1.1%	4	0.2%	377	1.1%
2-4 units	5	0.4%	245	15.0%	37	1.4%	28	1.6%	930	2.7%
5-9 units	0	0.0%	155	9.5%	19	0.7%	0	0.0%	794	2.3%
10 or more units	0	0.0%	112	6.9%	53	2.0%	0	0.0%	901	2.6%
Mobile home or other	39	3.4%	435	26.6%	145	5.6%	90	5.0%	2,483	7.3%
Totals	1,131	100.0%	1,635	100.0%	2,608	100.0%	1,786	100.0%	34,239	100.0%

Imlay Township has an extremely high percentage of 1 unit structures, detached (single-family homes) at 95.9%, which is common for rural communities. This percentage is the highest among all communities analyzed. The second highest percentage of housing structures in the township are mobile home or other units at 3.4%. Imlay Township has the lowest variety of housing types compared to all other places analyzed.

Mortgage And Renter Affordability

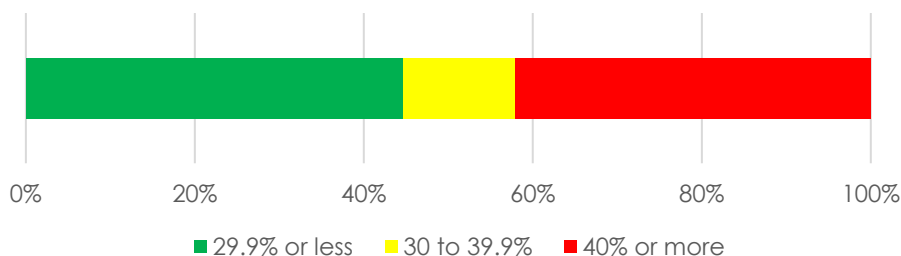
The data provided in **Figure 3-2** shows the percentage of household income used to pay for housing mortgages. Generally, it is recommended that housing mortgages do not exceed one third of a household's income to maintain long term fiscal health. According to ACS 5-year estimates, 83.3% of homeowners are using less than 30% of their income, showing a wide majority have an affordable mortgage rate for their home.

Figure 3-2: Mortgage Affordability



As shown in **Figure 3-3**, 44.7% of renters in Imlay Township spend less than 30% on rental costs, 14.7% spend between 30-39.9%, and 42.1% spend 40% or more. There is a higher cost burden for those who are renting than those with homeownership. The affordability of rental housing is a potential concern. However, it should be noted mortgage affordability does not account for maintenance costs related to home ownership such as repairs or replacements.

Figure 3-3: Rent Affordability



Housing Trends And Preferences

The **“baby boomer” generation**, consisting of persons born between 1946 and 1964, is a major population group within the township, region, and nation. These baby boomers desire larger homes, require health care, and spur construction of retail and manufacturing, offices, and transportation improvements. Boomers impact leisure and recreation markets and those who are able and willing are moving into smaller homes, especially homes they can age in. As they continue to shift into their senior and elderly years, boomers are moving to retirement communities or even to their second home bought many years earlier. An expected outcome of this includes an increased demand for health care services and facilities.

A major player in today's housing market, the **Millennial Generation** (those born between 1981 and 1996), account for 75% to 80% of the owner-occupied housing purchased by people under 65. Unique from their parent's living preferences, many within this generation prefer housing in mixed-use urban environments. They increasingly view renting as an advantageous option and only affordable option available.

Generation Z (those who born between 1997 and 2013) is the next generation who are just entering the housing market. Recent research has shown that Gen Z's have a similar housing preference to Millennials in that they prefer to live in walkable communities with easy access to shopping, schools, recreational areas, and entertainment destinations. However, with the increasing ability to work remotely, they have more flexibility in their housing locations and tend to live in more affordable and less-populated areas such as smaller towns and suburbs. Single-family homes (including rentals), townhouses, and garden-style apartment communities tend to be in-demand housing types for this generation.



Court Yard / Garden Housing Type



Accessory Dwelling Unit/ Small Housing

Local Perspective

We interviewed local real estate agents to get an on the ground perspective of what people are looking for with homes. A summary of those results is in the Real Estate Interview Section.

Rural Identity

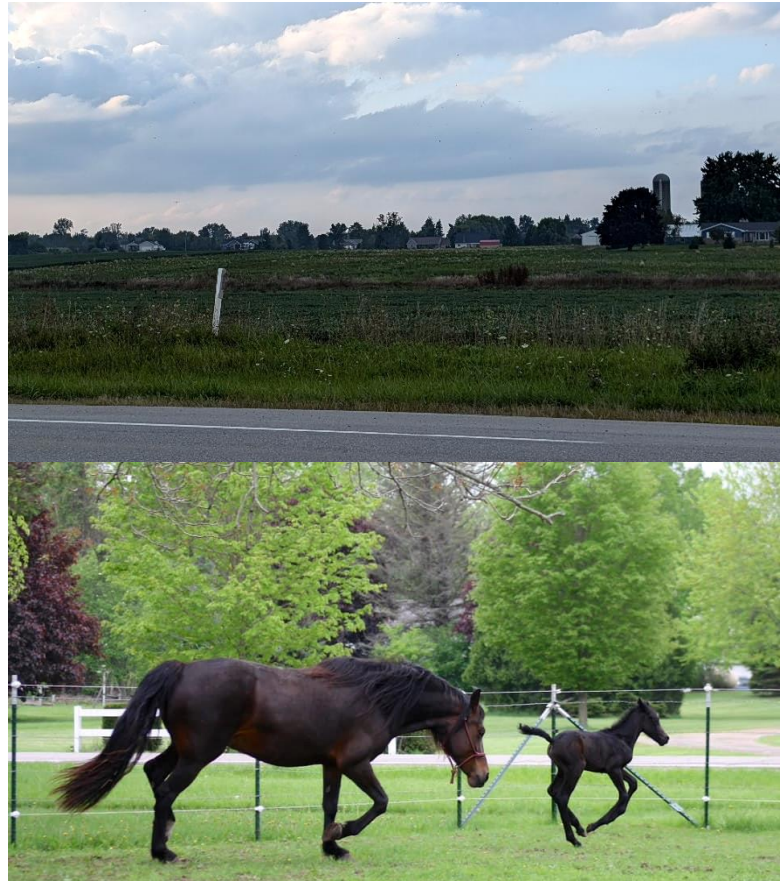
One of many draws to live in the Imlay Township community is the rural character. The Township has a variety of active farmland primarily focused on vegetation rather than livestock. The Township also has a variety of gravel/dirt roadways that add to the rural character of the area. The Township's rural areas are typically large lots for single family homes that are spread out several hundred feet from each other. It is an important value for



current residents to maintain this identity though growth is anticipated in the area.

As part of the Township's identity the Township would prefer strategies to concentrate residential growth, primarily spilling from the City and historic area of denser residential neighborhoods on the northwest side of the Township.

Imlay Township surrounds Imlay City which acts as the economic center for the area, dense residential living and entertainment opportunities. Based on various public interactions, both municipalities care about what happens in each other's communities and generally have multi-generational ties to the area or family. One of the desires of residents is to ensure there is a



place for their children to live and be successful in the area. Also the elderly population would prefer to stay in the Imlay City area rather than need to move to the Lapeer Area or into Oakland County. There are certain aspects of country living that should be limited like the number of municipal services offered and utility connections (excluding natural gas and internet) to ensure the rural community character is maintained.

Housing Analysis

Currently, Imlay Township has four different types of zoning districts that allow residential development: AG, Agricultural District; RE, Rural Estate District; R-1, One-Family Residential District; RM-1, Multiple-Family Residential District. Each district's intended type of housing and permitted residential uses, as defined by the zoning ordinance, is as follows:

Allowed Residential Uses

AG, Agricultural District	
Housing Intent	
"...single-family home sites in areas more rural than agricultural in character."	
Principal Permitted Residential Uses	Special Residential Land Uses
Single family dwellings	Convalescent or Rest home
Mobile homes	Nursing home
State-licensed residential facilities	Home for the aged or handicapped

RE, Rural Estate District	
Housing Intent	
"...to provide appropriate homesites and a suitable environment for individuals, and families with children but in a more rural environment that may be interspersed with agricultural activities, including keeping of animals. In addition to these, the Rural Estate district is also intended to encourage clustering of homesites and creation of common open spaces to be enjoyed by the residents of these developments. This is made possible by providing lot size alternatives and greater opportunity for open space than is typically possible in R-1."	
Principal Permitted Residential Uses	Special Residential Land Uses
Single family dwellings	N/A
R-1, One-Family Residential District	
Housing Intent	
"The uses permitted by right and as special land uses are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and free of unrelated traffic influences."	
Principal Permitted Residential Uses	Special Residential Land Uses
One-family detached dwellings	
Mobile homes	
RM-1, Multiple-Family Residential District	
Housing Intent	
"...provide sites for multiple dwelling structures with height restrictions compatible with single family residential districts to serve the limited-needs for the apartment type of unit in an otherwise single-family residential community, and to provide zones of transition. The RM-1 District is intended generally for the development of a planned complex of buildings on acreage parcels."	
Principal Permitted Residential Uses	Special Residential Land Uses
Multiple-family dwellings	
Two-family dwellings	
State-licensed residential facilities	

As shown in the table above, most forms of housing, specifically denser housing are not allowed or very restricted in the Township. At present, the only district to allow multiple unit dwellings is the RM-1 District. However, there are only about 10 parcels of land zoned RM-1 which accounts for a miniscule percentage of the Township's total land area. This results in a very limited opportunity to increase housing density and provide residents with different housing options as opposed to the conventional detached single family homes.

For the purpose of gaining a more robust understanding of what types of dwellings can be created under the current zoning ordinance, the series of tables below show the current development standards for each residential district.

Agricultural District

Lot Size	
Min Lot Area	
w/ Animals or agriculture	5 acres
w/o Animals or agriculture	1.5 acres
Min Lot Width	
w/ Animals or agriculture	300 ft
w/o Animals or agriculture	165 ft
Principal Building Setbacks	
Min Front Yard	50 ft
Min Rear Yard	30 ft
Min Side Yard	20 ft
Building Height	
Max	25 ft or 2 stories
Floor Area	
Min per One-Family Dwelling	
1 Story	1,060 sq ft
1+ Story w/ basement	850 sqft (first floor) 1,060 sqft (total)
1+ Story w/o basement	950 sqft (first floor) 1,060 sqft (total)

One-Family Residential District

Lot Size	
Min Lot Area	
w/ Animals or agriculture	5 acres
w/o Animals or agriculture	1.5 acres
Min Lot Width	
w/ Animals or agriculture	300 ft
w/o Animals or agriculture	165 ft
Principal Building Setbacks	
Min Front Yard	50 ft
Min Rear Yard	30 ft
Min Side Yard	15 ft
Building Height	
Max	25 ft or 2 stories
Floor Area	
Min per One-Family Dwelling	
1 Story	1,060 sq ft
1+ Story w/ basement	850 sqft (first floor) 1,060 sqft (total)
1+ Story w/o basement	950 sqft (first floor) 1,060 sqft (total)

Rural Estate Residential District

Lot Size	
Min Lot Area	
w/ Animals or agriculture	2.5 Acres
w/o Animals or agriculture	5.0 Acres
Min Lot Width	
w/ Animals or agriculture	165 ft
w/o Animals or agriculture	300 ft
Principal Building Setbacks	
Min Front Yard	50 ft
Min Rear Yard	30 ft
Min Side Yard	15 ft
Building Height	
Max	35 ft or 2.5 stories
Floor Area	
Min per One-Family Dwelling	1,600 sqft

Source: Imlay Township Zoning Ordinance

Multiple-Family Residential District

Lot Size	
Min Lot Area	2 acres
Min Lot Width	165 ft
Min Lot Area per Unit	Varies (refer to Sec 3.4.2.E)
Principal Building Setbacks	
Min Front Yard	25 ft
Min Rear Yard	35 ft
Min Side Yard	20 ft
Min Distance Between Buildings	Varies (refer to Sec 3.4.2.F)
Building Height	
Max	30 ft or 2 stories
Floor Area	
Min per Multiple-Family Dwelling	
Efficiency unit	360 sq ft (maximum)
1 bedroom unit	500 sqft
2 bedroom unit	650 sqft
3+ bedroom unit	650 sqft + 150 sqft per each add. room over a 2 bedroom unit

Imlay Township as part of clustering of housing developments allows Subdivision Open Space Plan allowed in the R-1 and RE zoning districts or Open Space Preservation Option allowed in the AG, RE, and R-1 zoning districts. Below are the size requirements associated with these options:

Subdivision Open Space	
Lot Size	
Min Lot Area	
R-1	21,780 ft or 0.5 Acre
RE	43,560 ft or 1 Acre
Min Lot Width	120 ft
Density Units per Acres	
R-1	0.8
RE	0.4

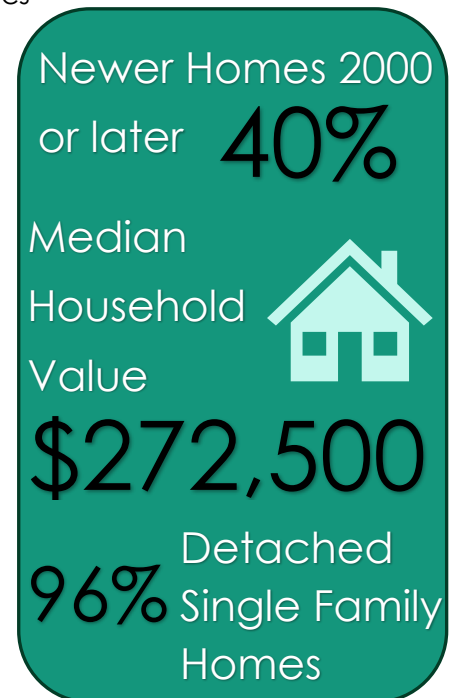
Open Space Preservation	
Lot Size	
Min Lot Area	
AG	2.5 Acres
RE	1 Acre
AG (Single Family Only), R-1	0.5 Acre
Min Lot Width	
AG	165 ft
RE, AG (Single Family Only), R-1	120 ft

Observations

There is a major focus to maintain some of the characteristics of the rural community regarding larger lots of single-family homes. Opposite of all other sampled communities, Imlay Township shows growth on the number of homes built in 2000 and later. The Township has the highest percentage of newer housing in the general area.

The threshold for those to buy a home in Imlay Township (based on median house value) is the highest in the sampled communities. There are very limited housing option types available within the Township which would appear to be desired. The affordability of housing is better for those who are homeowners but is very burdensome for those who are renting. Due to the sense of community, rural character, close family ties, and other various reasons there is high desire to be part of the Imlay community. The Township may want to evaluate where growth and amount of growth is appropriate.

The zoning ordinance for the Township could be more user-friendly including more housing type terms, so it is easier to understand how to process those requests such as attached single family, garden apartments/courtyard housing, tiny homes, etc. The Township will need to evaluate the lot size and lot width for each zoning district.





Chapter 4 Existing Land Use

Planning for the future of a community requires a clear understanding of existing conditions and relationships between land uses. Knowledge of existing land development furnishes the basic information by which decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities.

The overall land use pattern in the Township can be characterized as agricultural, with low density residential properties and sparse commercial and industrial areas. The largest land use classification in the Township is agricultural land, comprising more than half of the township's total land area. As part of this analysis, Wade Trim used aerial interpretation and viewing of the property at ground level. This analysis designates the land use based on the total parcel size and classifies based on the predominant land use. For example, if the majority of the property is agricultural, but has a single family home it is classified as agricultural.

The existing land use analysis describes the current land uses found within the Township. Each land use category in the township is described below.

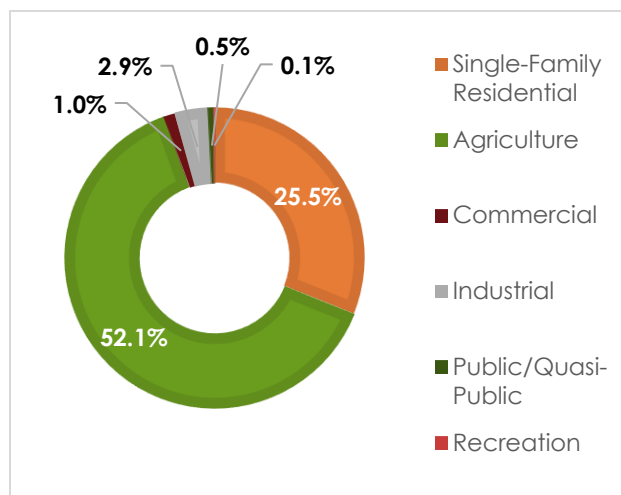


Table 4-1: Existing Land Use

Land Use Category	Acreage	%
Single-Family Residential	5,326	25.5%
Multi-Family Residential	4	0.0%
Agriculture	10,887	52.1%
Commercial	203	1.0%
Industrial	612	2.9%
Public/Quasi-Public	95	0.5%
Recreation	26	0.1%
Vacant	3,739	17.9%
Total	20,892	100.0%

Source: Wade Trim Analysis, 2023

Agricultural

This use category includes lands being actively utilized or cultivated for agricultural purposes, which may include associated farmstead dwellings. Agricultural land uses may include field crop production, grazing lands, and tree farms. There are 10,887 acres, or 52.1% of the Township's land, classified as agricultural. Agricultural land can be found throughout the entire Township.

Single-Family Residential

This category includes single-family detached, single-family attached, and manufactured homes. Almost exclusively, residential lands in Imlay Township consist of single-family detached dwellings, either on stand-alone properties along county roads, or within residential subdivisions. In total, single-family residential land occupies 5,326 acres, or 25.5% of the total township land area. The largest concentration of residential use is found just northwest of Imlay City.



Multiple-Family Residential

For the purpose of this document multiple-family residential developments are characterized as having three or more dwelling units. There are 4 acres, or 0.02% of the Township's land classified as multiple-family residential.

Commercial

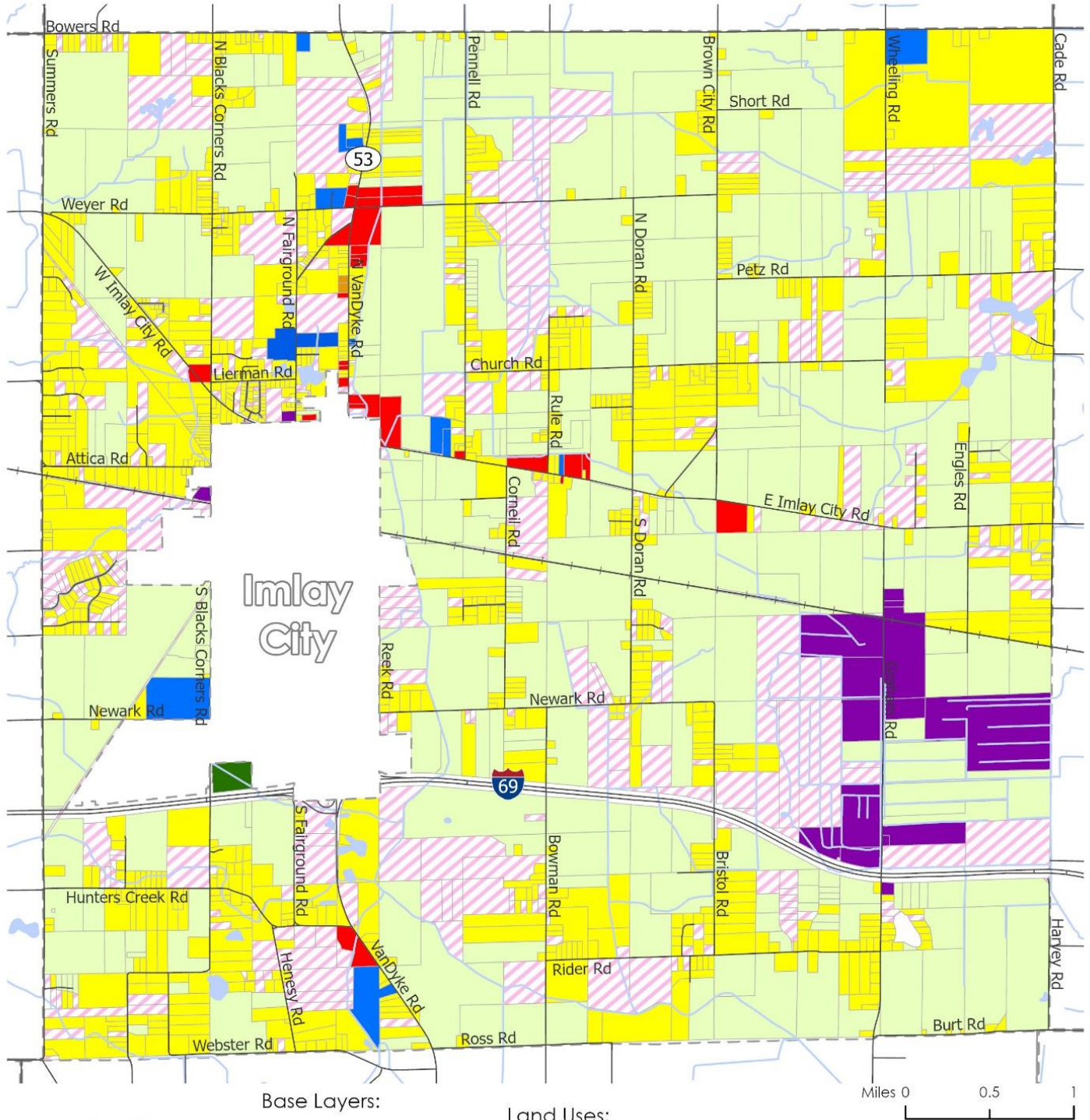
This land use category includes the land area occupied by uses providing office, retail and service facilities that accommodate day-to-day convenience shopping needs, as well as comparison shopping for a more regional audience.

Commercial land uses occupy 203 acres, or 1.0% of all land uses within the Township. All of Imlay Township's commercial uses are located along the M-53 corridor and Imlay City Road. Commercial uses in the Township include professional offices, retail stores, convenience stores, sales/rental yards, landscape yards/garden centers, auto sales and repair shops, and contractor yards.

Industrial

This category includes land areas occupied by both light and heavy industrial facilities. Uses in this category include manufacturing facilities, warehouses, and storage and leasing facilities. A total of 612 acres, or 2.9% of the township's land, is occupied by industrial use. Industrial uses are found almost entirely around Graham Road between the CN railroad and I-69.

Imlay Township Master Plan



Existing Land Use

Base Layers:

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

Land Uses:

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



Source: Michigan Geographic Data Library, 2017;
Aerial Imagery Analysis, 2024
Parcel Source: Lapeer County, 2023
m:\w\6001\011\GIS-data\Output\W\6001\maps

March 2024
WADE TRIM

Public/Quasi-Public

This category was established to embrace all developed or undeveloped lands owned by various governmental agencies or other fully public entities. Additionally, this category includes quasi-public parcels developed for such uses as the township hall, parochial schools, places of worship, and fraternal organizations. Public/quasi-public lands comprise 95 acres, or 0.5% of Imlay Township.

Recreation

This land use category includes all lands which are utilized for recreational purposes. There are 26 acres, or 0.1% of the Township's land, classified as recreation. At present, this category comprised of Yntema Park on Black Corners Road.

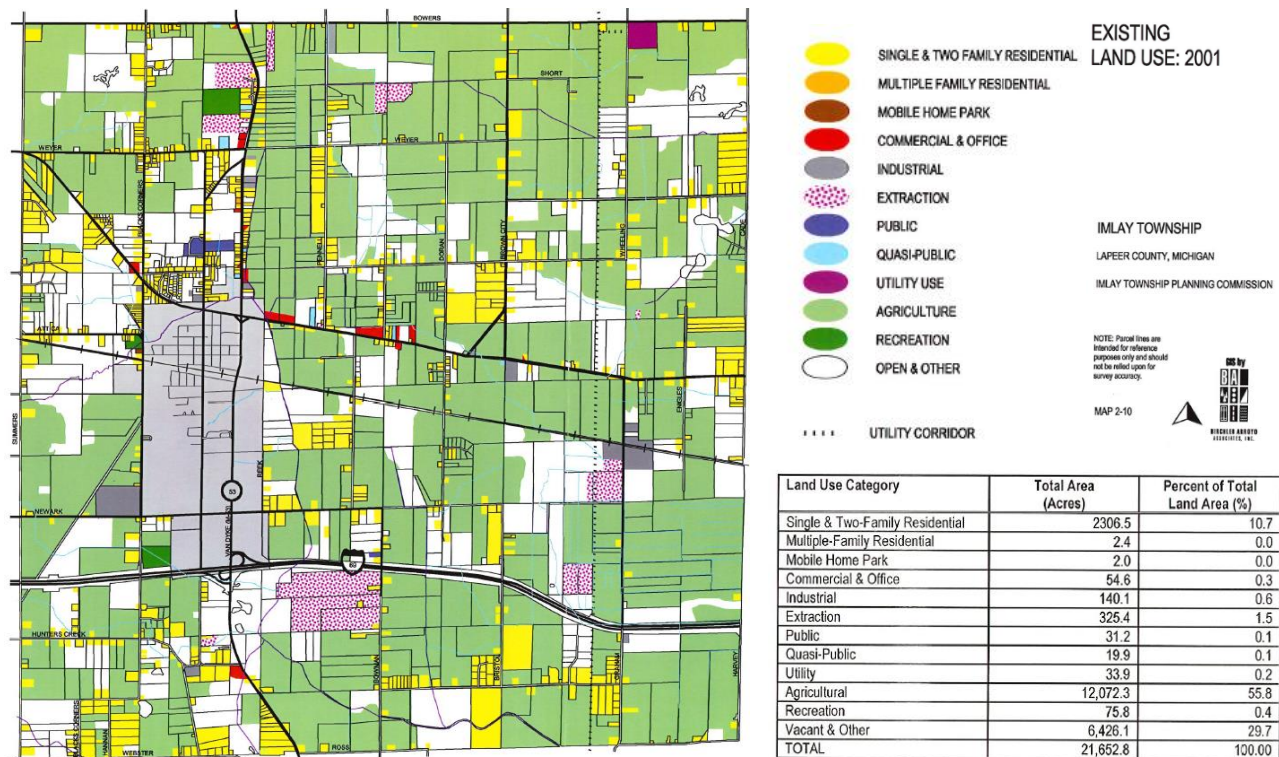


Vacant/Fallow

This land use category includes those lands which are presently undeveloped, including vacant lots, fallow farmland, forested land, and portions of vacant platted lands. For the most part, Imlay Township's undeveloped lands are heavily wooded. In total, undeveloped/open space lands comprise 3,739 acres, or 17.9% of the Township.

Changes Over Time

The 2002 Imlay Township Master Plan provides an accurate snapshot of what the Township's plans and interests were roughly 25 years ago. The amount of agricultural land has decreased by 3%, but the amount of single family exclusive use has increased by 25%. Based on the census information provided in the previous chapter there were an additional 402 people in the Township during this period of time. There has been some additional commercial development along Van Dyke Road. There has also been additional industrial development by 2% along Graham and Harvey Road. As part of this inventory, it was classified more land has a use designation rather than classified as vacant or other. Another major change is 250 acres have been transferred to Imlay City near Newark and Black Corners Road as part of a 425 Agreement.



Some differences in the creation of the new and old maps are, the old map had a category called “extractive,” meant for gravel and mining operations. This category has been removed to consolidate the total number of different categories; and the applicable parcels have been redesignated to industrial, agriculture, or fallow land based on their current use. Mobile Home Park has also been consolidated into the multiple family category. Public and Quasi-Public uses have also been combined into one category. Lastly, the new map shows smaller parcels and more vacancy because the land was assigned its appropriate use based on its location rather than assigning one use per parcel based on ownership.

Observations

While viewing the existing land use map in comparison to the new one, there are several differences worth noting. For a rural Township, it is very common to have the percentages per land use category that the Township has now. The Township may want to consider looking at additional housing surrounding Imlay City due to the availability of water taps through the 425 Agreement with the City. There may be additional need for multiple family and commercial likely most appropriate along major thoroughfares.

As the Township continues to inspire people to live in the community, there may be additional pressure for agricultural land to be converted into single family homes. It will be important for the Township to establish appropriate growth areas verses preservation areas to ensure the maintaining the rural agricultural feel, but also productive farmland.



Chapter 5 Environmental Features

The purpose of this section is to identify land that should be conserved in its natural state and is most suitable for conservation, open space, or recreation purposes. Soils, wetlands, surface water, and trees are important natural features impacting land use in Imlay Township. Descriptions of these features follow.

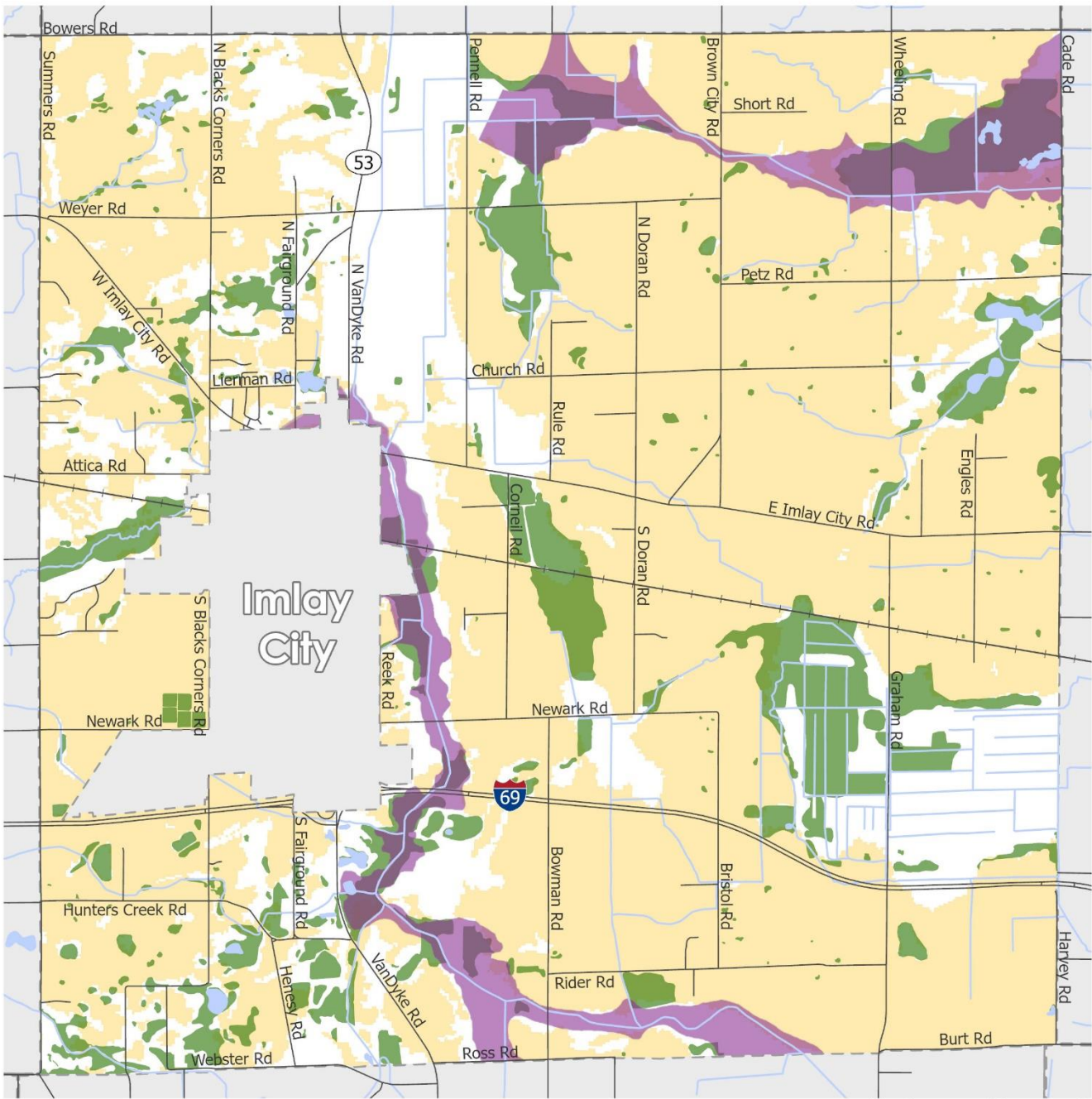
Soils

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

Wetlands

Wetlands are an important, though commonly overlooked, natural resource which provide both aesthetic and functional benefits. In order to protect wetlands, the State of Michigan enacted Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994. The wetland act authorizes the Michigan Department of the Environment, Great Lakes and Energy (EGLE) to preserve certain wetland areas. EGLE may require permits before altering regulated wetlands and may prohibit development in some locations. There are pockets of wetlands throughout the Township.

Imlay Township Master Plan



Natural Features

Base Layers:

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

Natural Features:

- 500-year Floodplain
- 100-year Floodplain
- Wetland
- Prime Farmland

Miles 0 0.5 1



Source: Michigan Geographic Data Library, 2017;
U.S. Fish and Wildlife Service, 2024;
Federal Emergency Management Agency, 2024;
Natural Resources Conservation Service, 2024.
P:\w\16001\01\FGIS-data\Output\W\16001\01\

March 2024
WADE TRIM

EGLE defines wetlands as “land characterized by the presence of water at a frequency and duration sufficient to support wetland vegetation or aquatic life and which is any of the following:

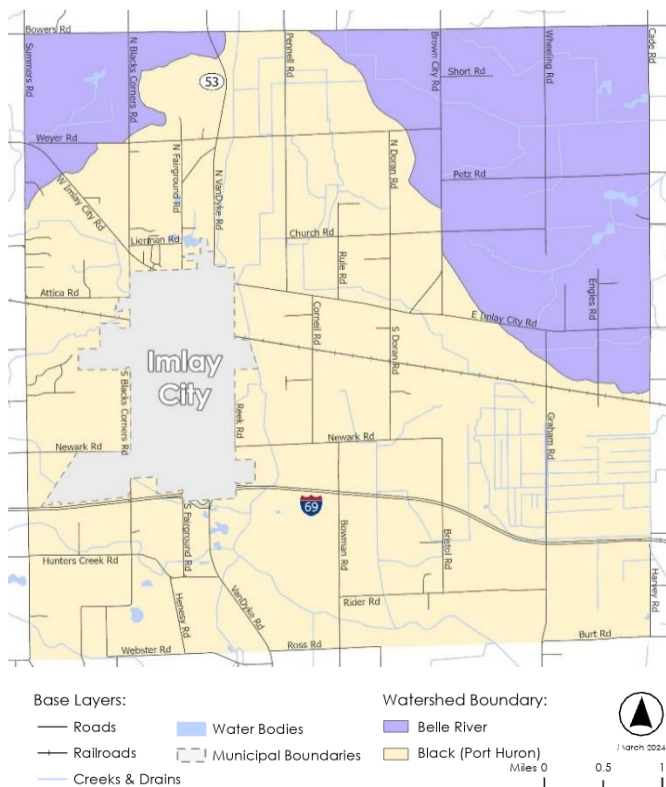
- Contiguous to the Great Lakes, an inland lake or pond, or a river or stream.
- More than five acres in size.
- Determined by EGLE to be essential to the preservation of the natural resources of the state from pollution, impairment, or destruction.”

Any wetlands in the Township not meeting the criteria for wetlands as defined by EGLE can be protected by local control techniques. As shown on the **Natural Features Map**, based on information from the National Wetlands Inventory and U.S. Fish and Wildlife Service, Imlay Township has many notable concentrations of wetlands. These wetland areas are typically found around the North Branch Belle River, running north-south through the middle of the township, or around the South Branch Mill Creek in the northeastern quadrant.

Surface Water

The vast majority of surface water bodies in Imlay Township are made up of relatively small creeks and drains leading to other bodies of water, referred to as watersheds. According to the U.S. Environmental Protection Agency, “a watershed – the land area that drains to a stream, lake or river – affects the water quality in the water body that it surrounds. Healthy watersheds not only help protect water quality, but also provide greater benefits than degraded watersheds to the people and wildlife that live there.”

Imlay Township is primarily located within the Belle River Watershed. The northern pockets of the Township that are located in the Black (Port Huron) watershed.



Lapeer County Drains

The Lapeer County Drain Commission controls certain water bodies within the Township. According to the Commission, at least 30 drains run through Imlay Township. The county drain system helps with the direction and channeling of water especially during rain events. These systems are under the control of and maintained by the Lapeer County Drain Commission.

Trees

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

- Soil stability and erosion control
- Improve water quality
- Filter pollution from the air
- Decrease noise pollution (species dependent)
- Provide a habitat for wildlife
- Minimize heat island effect (increased surface temperature due to roads or buildings, etc.)
- Provide shade and relief from the sun
- Streetscape beautification
- Provide privacy screening between properties
- Help provide low rates of "psychological distress" (mental health)
- Street trees can be utilized for traffic calming

The Township maintains a modicum of tree cover through regulation of the zoning ordinance that require landscaping design and buffer, tree inventory and replacement criteria of significant trees.



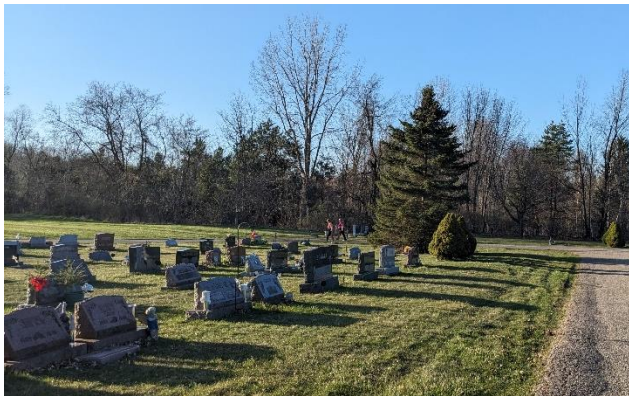


Chapter 6 Township Facilities

There are a number of community facilities located within and around Imlay Township.

Township Hall

The Imlay Township Offices are located at 682 North Fairgrounds Rd. Imlay City, MI 48444. It houses the Supervisor's Office, Clerk's Office, Treasurer's Office, Building Department, and the Assessor's Office. Township business hours are Monday, Wednesday, & Friday from 9am to 1pm. Assessor Business hours are Wednesday from 9am to 1pm.



Township Cemetery

The Imlay Cemetery is located northwest of the Fairgrounds Road and Fairgrounds Lane intersection, across from the Township offices. It is over 15 acres and roughly 2,000 feet north of the Imlay City limits. There is a network of pathways within the cemetery and mausoleum. There is availability in the mausoleum and cemetery. On the Township's website is information on how to

search for cemetery data base. The land abuts several residential properties in addition to a significant woodland to the northwest.

Township Parks

There are two township parks within the municipal boundary. Information about the parks is further discussed in Chapter 7 Parks and Recreation.

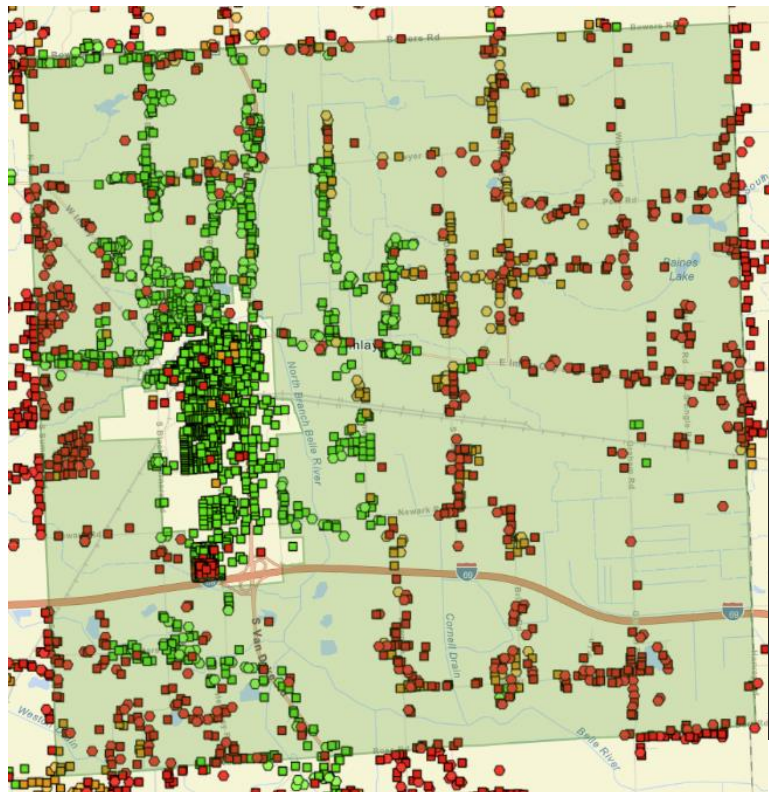
Township Boundary

Imlay City and Imlay Township engaged in a 425 Agreement for 250 acres near the intersection of Newark and Black Corners Road in 2023. For this mutual beneficial agreement, it will provide access for residential water hook ups without requiring the transfer of property into the City.

The Township would like to continue to work with Imlay City as partners improving the general area. It is the Township's stance that expansion of the City's limits should not be done unless there is no additional usable land in the City and/or mutual agreement for the betterment of the community.

High Speed Internet

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



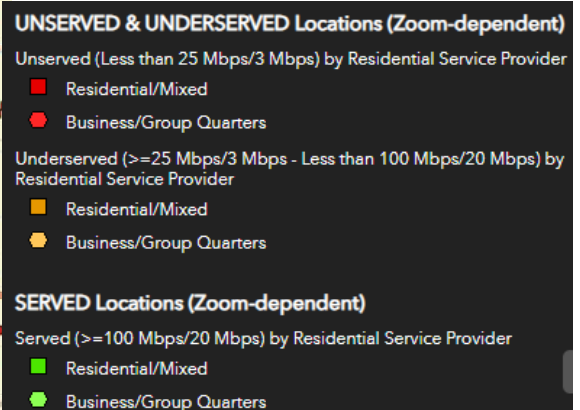
Annexation – Transfer of property from one municipality to another.

Must be: Contiguous with municipal border, land touching boundary must be proportional to the territory annexed, and no islands of property can be created.

425 Agreement – An agreement between two municipalities for the transfer of property.

Must be: Based on actual economic development project.

The accompanying graphic is provided by Connected Nation Michigan. By partnering with the Michigan Economic Development Corporation (MEDC), Public Service Commission, High-Speed Internet



Source: Michigan Broadway Interactive Map

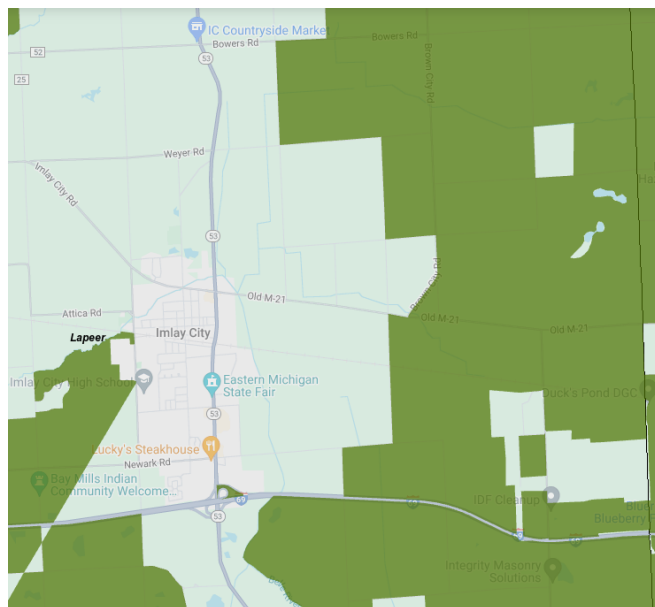
Office, and Department of Technology, Management, and Budget, they are able to provide the most up-to-date data on internet service throughout the state. The graphic shows Served (Green), Underserved (Orange), and Un-served (Red). Locations by point within Imlay Township. As shown, internet service availability and quality decline as you get further from Imlay City or M-53.

Almost all locations in the east half of Imlay Township, southwest corner, and along the western boundary are underserved or unserved. High speed internet providers in Imlay Township include Xfinity, Charter Communications, and EarthLink Fiber.

Funding Opportunities

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

In 2023, Lapeer County was a recipient of the ROBIN Batch 2 Grant program offered through the Department of Labor and Economic Opportunity (LEO). The county in conjunction with Spectrum received approximately \$5 million in funding. The project is focused on properties located west of the City of Lapeer.



Source: MLEO ROBIN Grant Program Interactive Map

Regional Resources

Lapeer County Senior Services

Lapeer County Senior Programs provide supportive services and comprehensive programming designed to help seniors remain in their homes and maintain an independent lifestyle. Eligibility for services is based on the level of care needed. Participants must be 60 years of age or older and a resident of Lapeer County. Services Provided through the Lapeer County Senior Programs include:

- Home Delivered Meals and Congregate Site Meals
- Senior Centers
- Care Management
- In-Home Personal Care and Homemaking Services
- Respite
- Home Chore Services
- Transportation



LAPEER

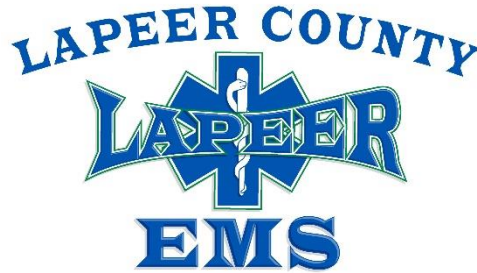


Imlay Public Library

The Ruth Hughes Memorial District Library serves the residents of Imlay City, Imlay Township, and Attica Township. The closest branch is located in Imlay City on Almont Avenue in Downtown Imlay City. Features and amenities of the library include meeting rooms, quiet rooms, computers, wi-fi access, and copy services. Additionally, programs are available such as story-times, crafting and seasonal events, presentations and speakers, computer classes, a summer reading club, and more. In addition to books, DVDs, and audiobooks on CD, the library also provides access to thousands of electronic books, comics, movies, music albums, and television shows available for download through its Overdrive and Hoopla digital collections.

Lapeer County EMS

Lapeer County EMS is a community owned and community focused organization since 1997 dedicated to providing emergency medical treatment, transportation, and education to residents in Lapeer County, like Imlay Township. Specific services include assisted (wheelchair transportation), ambulance transportation, emergency and non-emergency transfers, long distance transfers, and dialysis transfers.



The closest station to Imlay Township is located in Imlay City on Borland Road, in Dryden Township on Dryden Road, Attica Township on Peppermill Road and in Goodland Township on Van Dyke Road.



Imlay City Fire Department

Imlay Township and Imlay City have a contract for Imlay City's Fire Department to assist in fire related emergencies. The Fire Station is located near Borland and Reek Roads. This contract is reviewed on a regular basis and adjusted as both entities see fit.

Lapeer County Sheriffs

Imlay Township and Lapeer County have a contract to assist in providing additional police coverage. This contract is reviewed on a regular basis and adjusted as both entities see fit.



Imlay City Community Schools

Imlay Township is located within the Imlay City Community School District. The school district has an early learning center, two elementary schools, one middle school, one high school, a venture high school, and connection to the Lapeer County Ed Tech. The schools are all located within the City of Imlay City.



Chapter 7 Parks and Recreation

2025 Plan Overview

Imlay Township has a current parks and recreation plan that was adopted in 2025. This plan identifies the administrative structure, grant history, recreation inventory of Township and nearby parks, goals and actions, and implementation. Imlay Township currently has four main park features: Imlay Township Park, segment of the Polly Ann Trail, Township Cemetery, and Yntema Park. Imlay Township Park provides for passive and active recreational options include splash pad, walking trail, playground, pickleball and more. The Polly Ann Trail is located on the west side of the Township. The Township Cemetery is located across from the Township Park and has various walking paths. Yntema Park is an active park with various size soccer fields and large balance of vacant land.

Goals and Objectives

An overall guide for the recreation goals for Imlay Township will be to leverage development, programming and maintenance of park facilities by pursuing partnerships, grant funding, and volunteer efforts when appropriate. Goals are policy statements of what the community would like to be, while Actions are specific steps towards accomplishing the goals.



Goal: Continue to maintain the existing recreation facilities and explore new park amenities that help to serve various age groups and community needs.

Actions

- Explore ways to increase awareness of Township Park amenities and use of recreational amenities in nearby communities (Polly Ann Trail, Eastern Michigan Fairgrounds, etc.) through-signage, website presence, etc.

- Implement improvements, expansion, and/or development of new facilities at existing parks to support the diverse needs and interests of all Imlay Township residents such as additional water features, ADA playground equipment, additional picnic spaces, additional or improvements to trailways, diversity of safe bicycling locations, sledding hill, additional pickleball courts etc.
- Explore expanding the diversity of recreational facilities for all seasons of the year like sledding hills in summer, trail ways use in winter months, pavilion and kitchen rental, etc.
- Explore enhancements of near existing facilities like shaded areas near splash pad, fence enclosing playground area, additional paved sidewalks, additional seating, etc.
- Focus on providing new facilities rather than redundant facilities already available at adjacent communities' facilities.
- Continue to provide regular maintenance of existing park features to ensure useability and prolonged life of equipment/ facilities. As needed, ensure outdated or broken park features are replaced or upgraded.
- Continue to evaluate unmet recreation needs for the region that could be met by the Township (camping, etc.).

Goal: Support land acquisition and/or conservation easements for future active and passive recreation opportunities.

Actions

- Continue to identify and evaluate potential properties which would be most suitable for future recreational uses.
- Acquire easements/property, as needed, to develop/expand recreation facilities to support the diverse needs and interests of all Imlay Township residents.
- Support connections to the Polly Ann Trail and non-motorized improvements along the M-53 corridor
- Explore the development of new trails to provide safe connections between neighborhoods, schools, parks facilities, and other key destinations.

Goal: Continue to pursue grants and develop/foster partnerships to provide needed recreational services.

Actions

- Explore grant and alternative funding opportunities for improvement projects through MDNR, etc.
- Continue to seek partnerships with other recreation agencies and neighboring communities to share ideas and provide non-competing programs and facilities (civic groups, community groups, schools, etc.).



- Coordination with Imlay City to identify partnerships and determine available funding.
- Continue to foster a relationship and contract with American Youth Soccer Organization (AYSO) on the development, use, and maintenance of the soccer fields at Yntema Park.
- Pursue local organizations to coordinate park programs (Rotary, Lions Club, Friends of the Polly Ann Trail, Eagle Scouts, etc.).

Goal: Continue to implement the recommendations of this plan as cost-effectively and efficiently as possible.

Actions

- At project outset, identify revenue sources for year-round maintenance and long-term operations of existing and future recreation facilities and programs.
- Update the Township's Recreation Plan every five years in order to maintain eligibility for acquisition and development grants through the State and other funding sources.
- Explore methods to encourage or require consideration of parks and recreation needs during the development review process.
- Explore options for coordination with the Imlay City School District and Imlay City in order to leverage funding sources and develop sites that would serve both communities and the school district.

Action Plan

The Imlay Township parks and recreation plan provides an evaluation of the physical, social, administrative, and community desires. As part of development of the goals and actions, extensive public engagement opportunities were provided including a community survey, open house, and public hearing. This five year action plan is intended to help prioritize specific projects for the Township to fulfill the desired parks and recreation system. The action items below are put into categories to help with regular review and implementation.

On-going Strategies

There are various strategies listed below that will be a constant effort by Township staff, volunteers, appointed, and elected officials. Below is a list of on-going actions the Township can consider so as to continue to provide a high level of service for the Imlay Township residents and surrounding area.

- Continue to update and maintain the website to advertise the Township parks and amenities
- Continue to prioritize funding for park maintenance and enhancements
- Continue to pursue various grants, donation, or other funding opportunities for improvements
- Continue to engage the public to ensure enhancements are desired by the community
- Continue to build partnerships with surrounding jurisdictions, nonprofits, or other organizations to improve parks and recreation amenities, programs, etc. for the broader community

Township Park

Township Park is the most developed Township Park, and it includes the Township Hall. It is a desire of the community to maintain this as the most active park with a variety of activities for all age groups. Some of the specific action items for the park include:

Active Amenities

- Update splash pad features
- Expand the splash pad
- Add a second pavilion
- Add additional parking spaces
- Add year-round sledding hill/slide
- Add teen/adult fitness center
- Expand the number of pickleball courts
- Add ADA playground equipment
- Add enhanced sandbox with play equipment
- Add zipline
- Enhance scenic lookout on walking path with an arch or pergola
- Upgrade/replace playground equipment
- Expand toddler playground area
- Add music-based playground equipment

Passive Amenities

- Add additional shaded areas (trees or structures) throughout the park (especially near pickleball courts and splash pad)
- Add additional seating and exterior lighting throughout park
- Consider installing fencing around playground areas
- Incorporate a township park theme of equipment and features

Trails

- Expand and improve the park walking trail.
- Improve connectivity and signage of walking trail into the Township Cemetery
- Improve pedestrian safety crossing across N. Fairgrounds Road for walking path
- Explore opportunities to connect Township Park to the Polly Ann Trail



Existing Facilities:

- A** Playground
- B** Pavilion
- C** Splash pad
- D** Paved and striped parking lot
- E** Paved sidewalk
- F** Township hall
- G** Septic field
- H** Pickleball courts
- I** Gravel parking lot
- J** Walking trail

Proposed Facilities:

- A** Path extension
- B** Sledding hill
- C** Pavilion/shade feature
- D** Expanded lawn
- E** Additional pickleball courts
- F** Parking lot expansion
- G** Wildflower area

Proposed Facilities Not Shown on Map:

- Adult/teen fitness center
- Additional playground equipment

Facility Examples:



ADA Playground Equipment



Fitness Center



Sledding Hill



Imlay Township Park

0 50 100 200 Feet





Chapter 8 Regional Partnership

Rural Preservation

As discussed, multiple times within the master plan it is crucial the Township maintains a rural character. The Township will focus on providing direction on the appropriate amount of residential, commercial, and industrial growth.

Rural living is focused on low density of residential and resulting in a balance of open space and distance between neighbors. If there is growth pressure, it is more appropriate for these areas to be based on the northwest side of the Township and surrounding Imlay City.

Partnerships

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



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

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

Purchase of Development Right:

Commonly defined as an exchange program that allows higher density in one area in exchange for open space preservation in another.

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

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

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

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

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



Economy

There are three economic driver categories. Imlay Township could consider planning what level is appropriate. These categories include agricultural tourism, commercial development, and industrial development.

Agricultural Tourism

More rural communities are engaging in rural tourism allowing for outdoor, homemade, or local use of goods and products. Imlay Township being located along I-69 and Van Dyke M-53 make it easy to navigate to here and further into the thumb. The location could make the township ideal for micro-tourism opportunities. Another agricultural draw to the area is located in Imlay City. Imlay City is home of the Eastern Michigan State Fairgrounds which additionally pulls in people various times during the summer.

Micro-tourism is where people want to journey 1-2 hours from their home.

Examples of Agricultural Tourism:

- Farm to Table Restaurants
- Family Activities/ Seasonal Attractions

It is an increasing trend; farmers are looking to diversify their income to include other entertainment-based uses. These can serve the immediate area and pull people from the surrounding area. Many agricultural tourism events are focused on being family friendly and providing entertainment for multiple age groups. The Township could evaluate their zoning ordinance to better clarify how these various uses are regulated and what are the requirements. The Township could also review internal processes to better administer regulation or educate people, so it is easier to understand how to get started.



Commercial

Imlay Township would consider limited economic growth along Van Dyke Road and specific areas along Imlay City Road where there is existing commercial development. The Township acknowledges Imlay City is the primary economic hub for commercial needs within the Imlay City Area. The Township would focus on controlled growth of commercial and agriculturally based operations to ensure the needs of local residents and region.

The Township specifically has and fosters many home occupation type operations. Based on the policies within the Township, this makes the barrier to start and operate a small business as less expensive and/or effort in comparison to other communities. The Township can continue to evaluate their internal processes and education material on how to start a small business out of your home. The Township has measures in place for when an operation becomes too successful and it is appropriate to find a properly zoned commercial property.

Industrial

The Township has undeveloped land in our industrial area located along Graham Road. This industrial area has paved road and visibility from I-69. The Township also has some property within this area that would be appropriate for redevelopment for various larger vacant sites. The Township in the industrial park area on Graham Road has a small municipal water system. The Township acknowledges that certain intense industrial uses are more appropriate within Imlay City due to access to public water and sewer capacity.

Recreation

As previously mentioned in Chapter 7 and discussed in Chapter 9, the Township has portions of the **Polly Ann Trail** located within its jurisdiction. The trail network northern limit is Kings Mill Road down thru Lum, Imlay City, and Village of Dryden in Lapeer County. This trail continues into Oakland County thru Village of Leonard, Village of Oxford, and into Orion Township. This regional trail system can then connect to numerous other trails. One of the difficulties with the current Polly Ann Trail in its current state it is mainly grassed area. A portion of the trail in Imlay City is paved, but it can deter various riders who may start south of Imlay City to make

the trip up. The Township could consider additional coordination with the Friends of the Polly Ann Trail, DNR, and Imlay City to improve this recreational option.

Examples Small Town Gravel Races:

- Barry Roubaix (Hastings MI)
- Waterloo G & G (Grass Lake MI)
- Cow Pie Classic (Ionia MI)
- De Ronde Van Grampian (Oxford MI)

Biking Tourism

Another unique potential for the Imlay area and micro-tourism is biking tourism due to the proximity to the Polly Ann Trail and beautiful surrounding rural atmosphere. Micro-tourism attracts people from the local region and around the state.

To encourage this type of tourism it would be ideal to have a group host an annual bike race event.

Connection with a local bike shop and/or riding group is key to help direct preference for race routing and lengths to attract people to attend. It is widely popular for multiple mile option gravel racing that start in Imlay City where there is capacity and then pathways lead into the rural township area. These races are typically located on gravel/dirt roads with various topography changes to provide various levels of excitement for riders.

In addition, improvements to segments of the Polly Ann Trail located within the Township could be improved in coordination with the DNR and Friends of the Polly Ann Trail group to make it more desirable by regular users.

Organization Partnerships

Imlay Township has frontage along I-69. I-69 is an international trade corridor with linkage to Canada. The organization **I-69**

International Trade Corridor includes Shiawassee, Genesee, Lapeer, and St. Clair Counties and helps to provide state and local incentives such as real and personal property tax abatements, job creation credits, and tax-free renaissance zones. This specific corridor segment has four expressways, links to the CSX and Canadian National railway lines, direct access to the Bishop International Airport. Major crops in the area include soy beans, corn, sugar beets, hay & wheat, poultry, and dairy production.



Lapeer County specifically also has the **Lapeer Development Corporation (LDC)**. Its main office is located in the City of Lapeer, but they provide assistance throughout Lapeer County. They assist various size companies with topics like financing, licensing, taxation, human resource issues, selling, accounting, business planning, developing a market strategy, small business cohort, consultant education and training services and more.



The **Friends of the Polly Ann Trail of Lapeer County** is a grass roots organization of citizens that supports the development and operation of the Polly Ann Trail in Lapeer County. This group assists with maintenance, promoting activities on the trail, fundraising, and coordination for improvements of the trail.





Chapter 9 Transportation

This chapter will discuss the current condition of the roadways, current non-motorized pathways and potential future connections, and other alternative forms of transportation provided by Lapeer County.

Roads

According to the Michigan Department of Transportation (MDOT), one of the state's primary federal data reporting requirements to the Federal Highway Administration (FHWA) is to determine what roads are eligible to receive federal funds. This is determined by assigning a highway functional classification to every public road in Michigan. MDOT calls the federal highway functional classification system the National Functional Classification (NFC).

The NFC breaks roads down into classifications. The **Transportation Network** map shows the current transportation network of Imlay Township. All roads in the Township fall into six NFC categories: Interstate, Other Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local. The below transportation network classes are ordered from the highest mobility function (which emphasize mobility) down to the lowest (which emphasize property access). Roads that do not fall under one of these six designations are considered uncoded or private. The map also shows the location of roads just outside of the township. Descriptions from the FHWA are as follows.

Interstates - Interstates are the highest classification within the National Functional Class. They are designed and constructed with mobility and long-distance travel in mind. Interstate I-69, traveling east-west through the southern half of the Township, is the only roadway in Imlay Township in this class.

Other Principal Arterials - These roadways serve major centers of metropolitan areas, provide a high degree of mobility, and can also provide mobility through rural areas. M-53/Van Dyke Road is the only route under this designation. It runs north-south through Imlay City within Imlay Township.

Minor Arterials - Minor Arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. Imlay City Road running east-west through the middle of the Township accounts for this designation.



Major Collectors - Generally, Major Collector routes are longer in length; have lower connecting driveway densities; have higher speed limits; are spaced at greater intervals; have higher annual average traffic volumes; and may have more travel lanes than their Minor Collector counterparts. Most of Brown City, Cade, Graham, Newark, Weyer, and Bowers Road are considered major collectors.

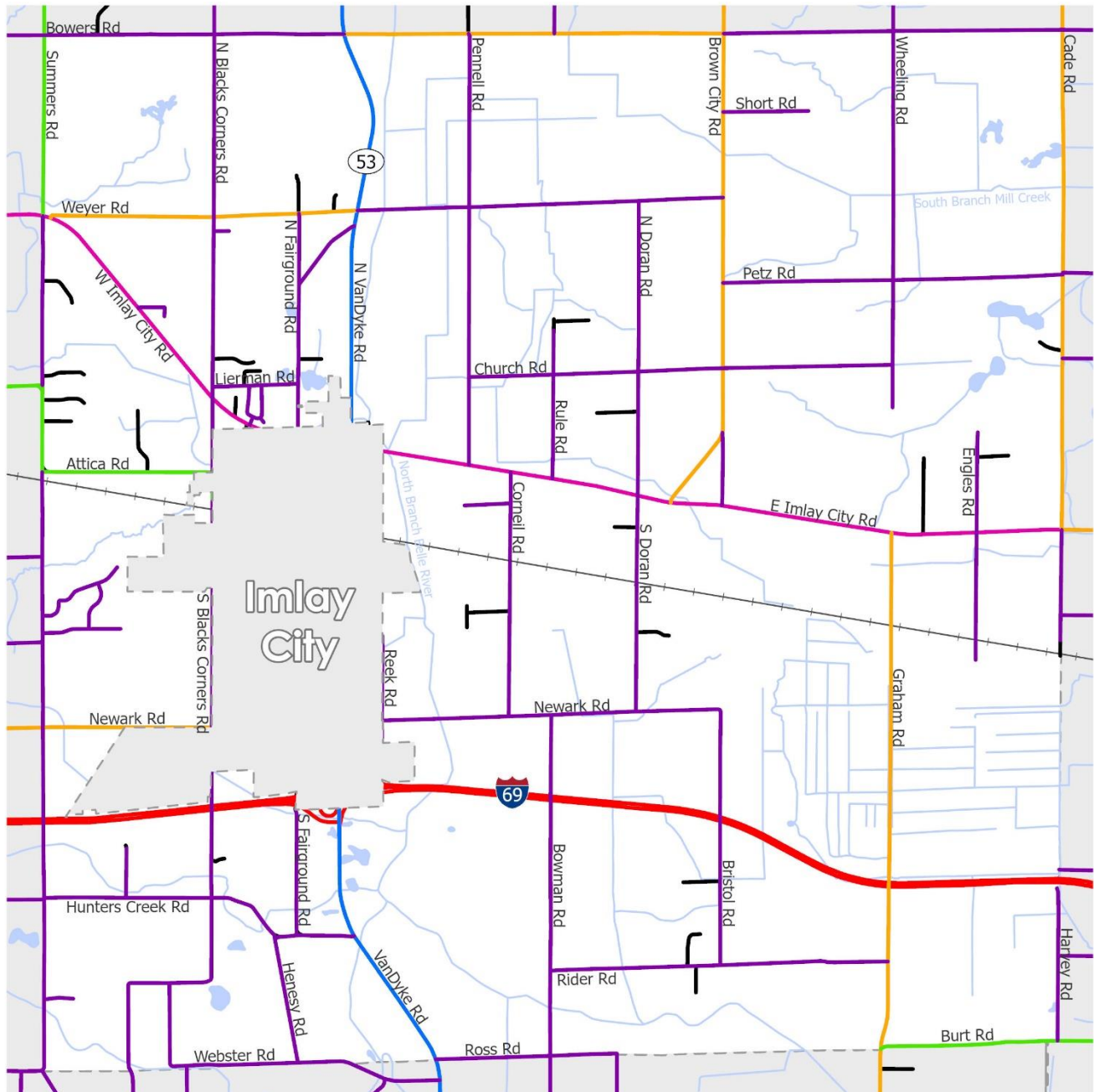
Minor Collectors - A central purpose of Minor Collector routes is to provide service to smaller communities not served by a higher class facility and link locally important traffic generators with their rural hinterlands. Portions of Summers Road and Attica Road are the only minor collectors.

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

The majority of the roadways in the Township are unpaved as shown in the PASER Map. The roadway segments that are paved include:

- Van Dyke Road
- Imlay City Road
- Weyer Road west of Van Dyke Rd
- Fairgrounds Road
- Seabury Road
- Brown City Road
- Dorrow Road
- Attica Road
- Summers Road between Attica Roadways
- Newark Road west of Bowman Road
- Graham Road

Imlay Township Master Plan



Transportation Network

Base Layers:

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

National Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Private

Miles 0 0.5 1



Source: Michigan Geographic Data Library, 2017;
P:\VL6001\VL6001-GIS-data\Output\VL6001\Maps

March 2024
WADE TRIM

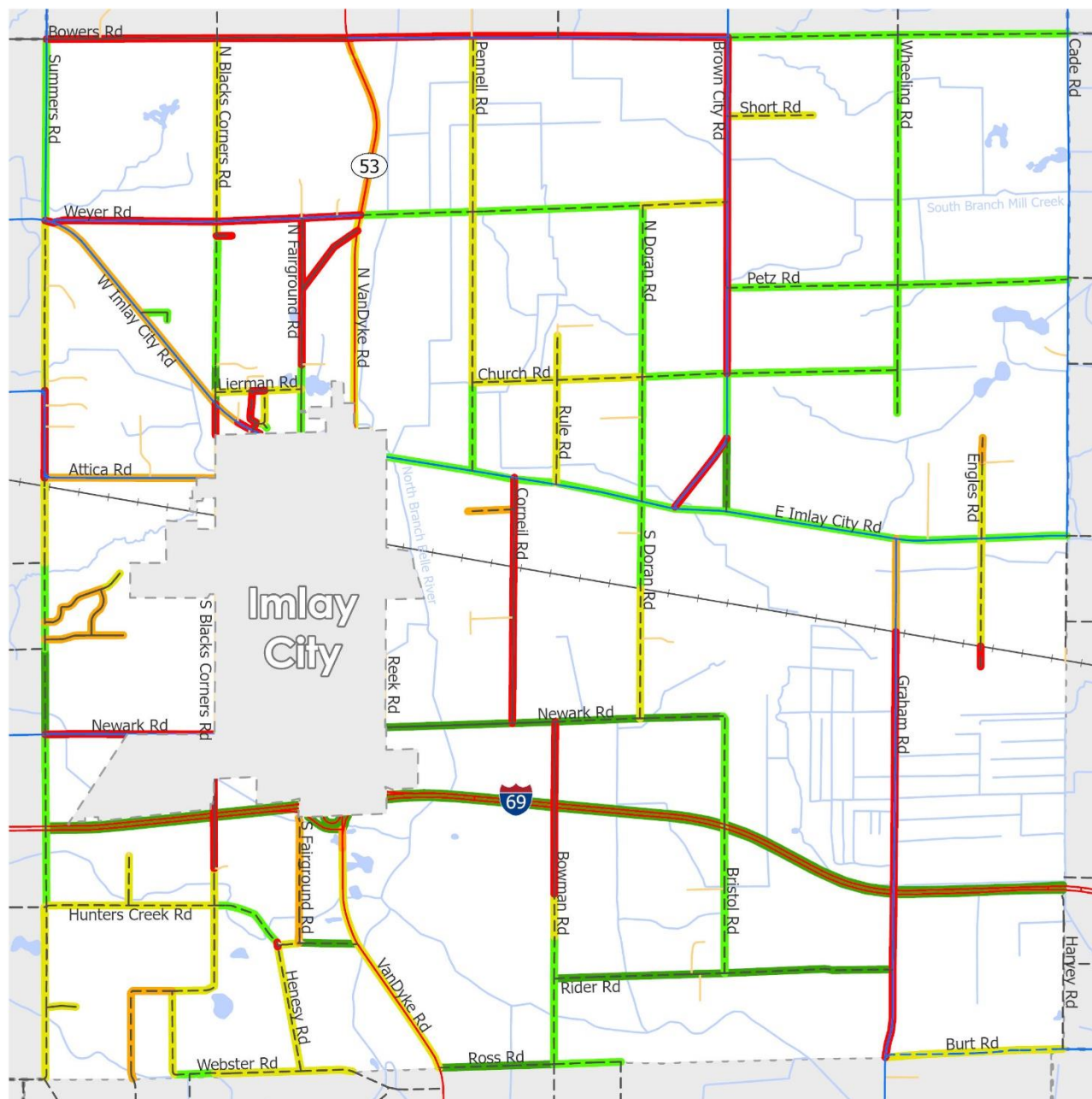
PASER Ratings

According to MDOT, “Since 2003 the Transportation Asset Management Council (TAMC) has required road agencies to collect and submit roadway condition information based on PASER. That information has been used to generate annual reports, populated interactive maps, and generate a wide range of performance measures presented in dashboards. In addition to use by the TAMC many agencies use PASER data to help manage their road systems and convey information to the public.” In Lapeer County, the Lapeer County Road Commission (LCRC) keeps up-to-date pavement conditions for the county.

Based on the latest report, in 2023, LCRC covered 65.5 total lane miles in Imlay Township. In terms of road condition, 44% was rated between 7 and 10 (good), 34% was rated between 4 and 6 (fair), and the remaining 22% was rated 3 or lower (poor). The PASER/Road Classification map shows these ratings in conjunction with their legal road classifications as designated by the state. Notably, large portions of Bowers, Brown City, Weyer, Corneil, Bowman, and Graham Roads received poor designations.



Imlay Township Master Plan



PASER/Road Classification

Base Layers:

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

Legal Road Class:

- State Trunkline
- County Primary (Paved)
- County Primary (Unpaved)
- County Local (Paved)
- County Local (Unpaved)

PASER Rating:

- (1-2) Failure
- (3-4) Poor
- (5-6) Fair
- (7-8) Good
- (9-10) Excellent

Miles 0 0.5 1



Source: Michigan Geographic Data Library, 2017;
Lapeer County Road Commission, 2023;
Waide Trm Analysis, 2024.
P:\Mile001\011\GIS-data\Output\Map00111.mxd

April 2024
WAIDE TRIM

Non-motorized

The intent of this section is to provide information about the current state of nonmotorized networks and to identify needs and recommendations. Visual representations of the following descriptions can be found on the corresponding **Nonmotorized Facilities** map.



As of April 2024, three bike lanes are found within the Township, connecting with Imlay City's bike lanes. One is located along Imlay City Road, starting near Blacks Corners Road and crossing through Imlay City before ending near Pennel Road. Another along both sides of Fairground Road, running north-south from Imlay City up to the Imlay Township Hall. Lastly, Attica Road between Blacks Corners Road and Summers Road.

Aside from three bike lanes and the Polly Ann Trail, the only nonmotorized facility currently within the township is a pedestrian walking trail behind Imlay Township Hall, located across from the Imlay Cemetery, at 682 N Fairgrounds Rd, Imlay City, MI 48444. It is important to consider appropriate connections of pedestrian pathways to Imlay City's system to have a more complete network for residents to use.

Polly Ann Trail

The Polly Ann Trail is a 20-mile former rail corridor passing through communities including Dryden, Imlay City, and Lum. This trail connects to the Polly Ann Trail in Oakland County, which will eventually connect to the Paint Creek, Clinton River, and Macomb-Orchard Trails. The Friends of the Polly Ann Trail of Lapeer County is a grass roots organization of citizens that supports the development and operation of the Polly Ann Trail in Lapeer County formed in October of 1997.

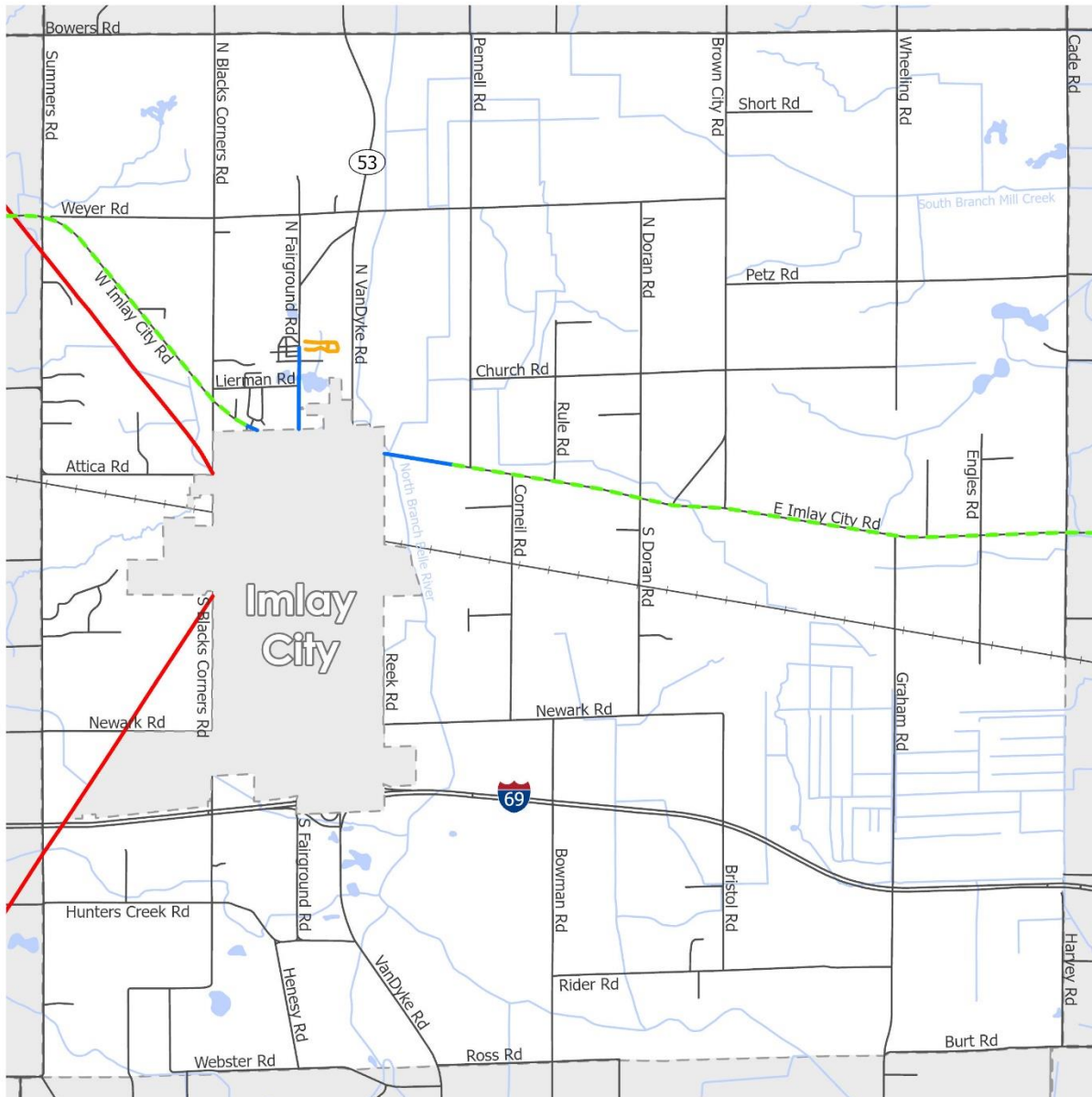


The portions of the Polly Ann Trail located within the Township are grassed areas without a clear maintenance plan. There is no clear connection between the Polly Ann Trail and the Township Park.

Alternative Transportation

Lapeer County provides a ride service for people 60 years and older. Transportation request service is operated out of the Imlay City Senior Center Monday through Friday. There is a minimal cost to seniors to use this service. The intent of this service is to help seniors maintain their independence by providing reliable transportation within Lapeer County.

Imlay Township Master Plan



Nonmotorized Facilities

Base Layers:

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

Nonmotorized Facilities:

- Polly Ann Trail
- Bike Lane
- Pedestrian Trail
- Proposed Bike Lane

Miles 0 0.5 1



Source: Michigan Geographic Data Library, 2017;
Waide Trim Analysis, 2024
M:\JUL6001\GIS\GIS-data\Output\JUL6001\maps

April 2024
WAIDE TRIM



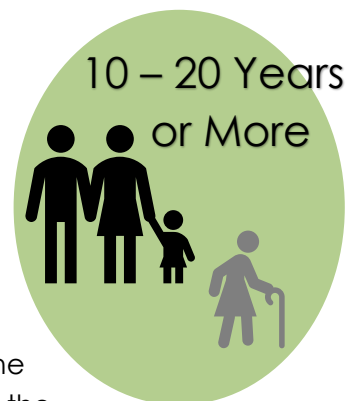
Chapter 10 Public Participation

Community Survey

The community survey was conducted between June 24 and August 9, 2024. It was made available in online and hard copy forms. A total of 46 responses were recorded. 74% of respondents were current Township residents and 13% were Imlay City residents.

Respondents

Most of the Imlay Township respondents lived in Imlay for more than 10 years, with almost half of the total respondents living in the Township for 20 years or more. The age of the respondents saw notable variation, with those age 35 to 54 representing the highest group (51%), followed by respondents aged 55 to 74 (31%).



Township Character

There was a notable level of agreement in all respondents regarding the most favorable and least favorable aspects of Imlay Township. Among the top eight favorable attributes prioritized:

Rural or Small Town Character 80%

Safe Neighborhoods & Community 54%

Friendly People or Atmosphere 46%

Quality School District 41%

Proximity to Family & Friends 39%

Rural Road Beauty 39%

I Grew Up Here 37%

No or Limited Congestion 32%

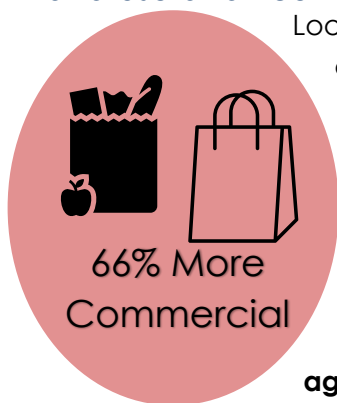
The least favorable aspects of the community include availability of high speed internet/cable (68%), lack of trail access (bike paths, sidewalks, etc.)(37%), lack of recreation options (37%), residential blight (27%), and lack of youth activities (24%). Imlay Township respondents chose affordability as a higher priority over lack of youth activities. Among write-in responses, the Township residents expressed **dissatisfaction for the Township's road condition.**

Over the next 5 to 10 years, only 9% of Township residents expressed interest in moving out of the Township. Respondents were then asked what would cause them to move out of the community. The most common answer triggering moving was to a home that better fits their needs, high taxes, and too much development. When asked what the next type of home they would look for, respondents most commonly said a single-family home on 5 or more acres, a single-family home (1,250 to 1,499 sq ft), or a single-family home (more than 1,500 sq ft).

Answers were mixed among Imlay Township residents who felt their children had opportunities to stay in the area. There was a nearly even distribution among those who felt their kids did have opportunities to stay in the area, as opposed to those who felt their kids did not or were unsure if they would have those opportunities. A similar answer split was found for those who felt their kids have a place to live on their own in the area. When **discussing solutions to these topics, common answers included affordable housing and more local job opportunities.**

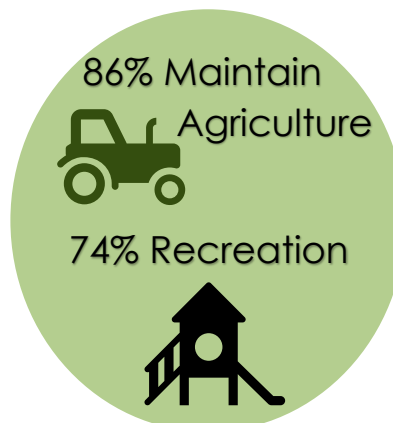


Land Use and Economic Development



Looking at consumer habits, the four primary places to satisfy dining and entertainment are Imlay City, the City of Lapeer, the Greater Lapeer Area, and Macomb County. Similarly, the top four places for health care needs are Imlay City, Macomb County, Oakland County, and the City of Lapeer. **Approximately 2/3 of respondents feel there is not enough commercial development in the local area.**

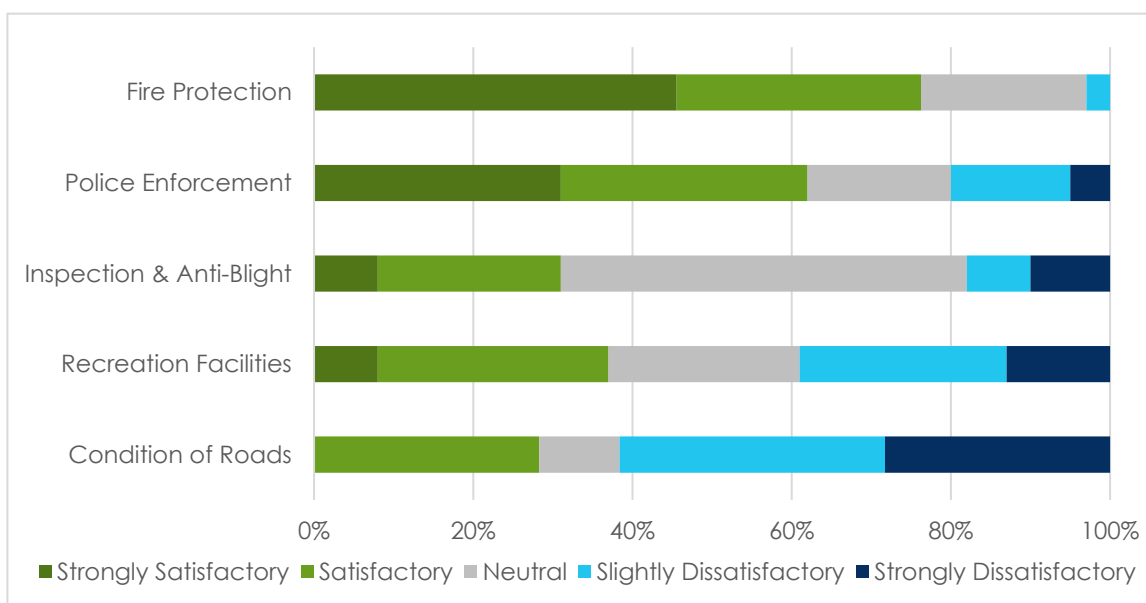
Respondents overwhelmingly endorsed the idea of **maintaining agricultural land use, with 86%** considering it of high importance or important. Moreover, there was strong support for improving and expanding the **recreational facilities and programs, with 74%** of the respondents rating it as highly important or important. Expanding transportation for seniors was 66% importance. Other potential land use development propositions collected mostly positive but had a high level of neutral



responses (30%) for promotion/encouragement of agricultural tourism, additional housing development, encouraging industrial development along Graham and Old Imlay City Rd, and promotion/encouragement of home-based businesses. Encouraging **additional commercial development along Van Dyke received the most negative responses**, with 23% of respondents considering it not very important or not important at all.

The general feeling of renewable energy was negative. Out of the types of renewable energy listed, on-site personal use of solar energy received the most positive responses. Conversely, over half of all survey participants were opposed or very opposed to commercial solar or commercial wind energy.

As it works to improve jobs and economic growth, the biggest challenges facing Imlay Township are availability of jobs, keeping young skilled workers, inadequate infrastructure (internet), and quality of life amenities (parks & recreation). In regard to quality of life, the survey assessed how respondents felt about community services; they showed high satisfaction for fire and police services. Condition of roads received the lowest rating, followed by recreation facilities.



When asked to rank a list of eight different characteristics of Imlay Township, pride within the Township was the top answer; 73% of respondents considered it good or excellent. This was followed by quality of life (71%), unity within the Township (68%), and the relationship between Imlay City and the Township (55%). Housing affordability was ranked the lowest. About 75% of participants ranked it as fair or poor, this was only slightly worse than quality of the commercial area and quality of Imlay City's downtown.

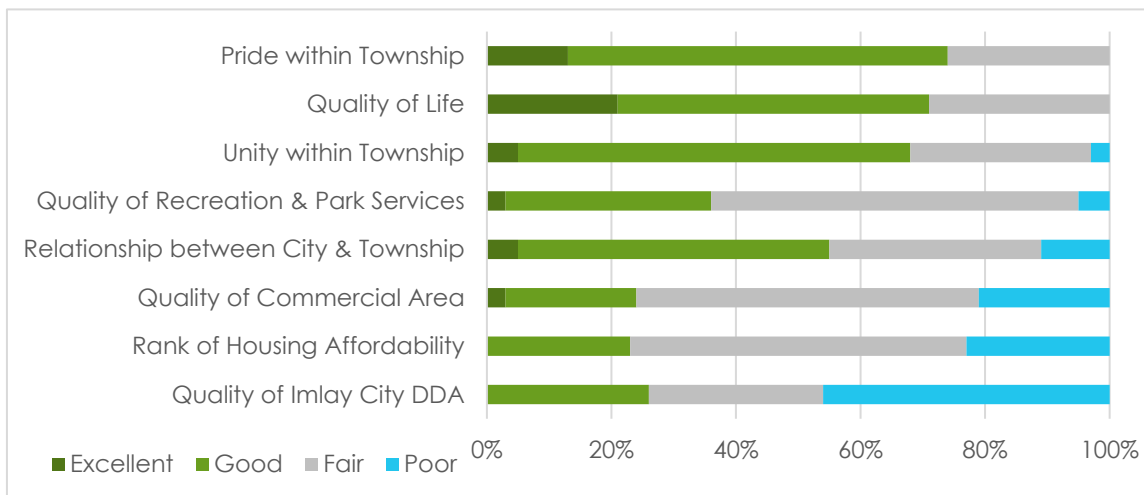
Parks & Recreation Questions

Most survey respondents said somewhat **more parks & recreation activities and facilities are needed (50%)** or **many more are needed (29%)**. Participants were then asked to write up to three responses about programs, activities, or facilities they thought should be provided that are not currently offered. The most common subjects were **more recreation equipment, more non-motorized pathways, and new recreation facility (e.g. multi-sport facility, rec center, youth center)**.

Respondents overwhelmingly endorsed the idea of the Township actively developing bike/walking paths to connect various sites and destinations together, with 39% strongly agreeing and 36% agreeing.

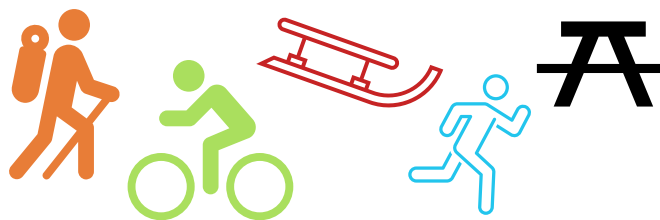
50% More Parks & Recreation

29% Many More Parks & Recreation



Participants were given a list of 29 sport-related recreational facilities/activities and asked to give their opinion on the availability of each. For each choice, they were asked to indicate whether “many more are needed,” “more are needed,” “enough are available,” or “undecided.” The following were the top 5 answer choices ranked based on combined answers of “many more are needed” and “more are needed:”

1. Hiking/walking (25% said many more are needed; 63% said more are needed)
2. Bicycling (15%; 55%)
3. Sledding hill (21%; 48%)
4. Jogging/running (9%; 55%)
5. Picnicking (6%; 56%)



Respondents could write up to three recreational facilities that were not listed that were of interest. Common answers included an **indoor recreation facility, more non-motorized trails, and additional equipment at the Township Hall Park.**

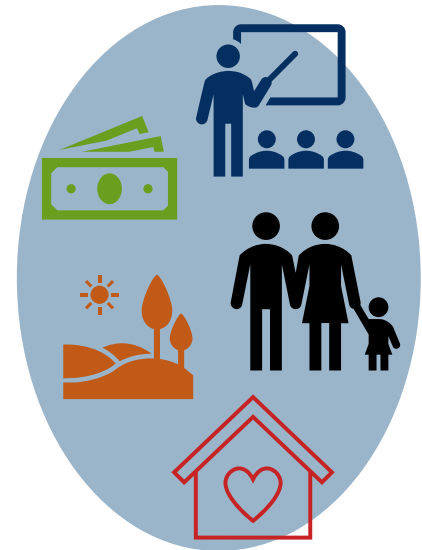
Lastly, respondents were asked to write up to three non-sport recreational facilities that they would be interested in. Common answers included a **community rec center, painting classes, movie night in the park, and horseback riding trails.**

Real Estate Interview

In an effort to obtain more in-depth feedback on desired housing types and features of the local area, phone interviews were conducted with various local real estate agencies.

Imlay Township and general have several draws that interest people to moving into the community. Statements include:

- Good Schools
- Low Tax Rate (township)
- More Open Space (Moving north from sprawling communities)
- Small Town Family Feel
- Strong Sense of Community



Most Common Buyer

People with elementary aged kids
Young families moving north
1st time home buyers or building 1st home
Retiree looking to downsize

Most Common Seller

Retiree looking to downsize
Divorcees
Mid-Age families looking to upgrade
or build (2nd home purchase)

Attributes of a home people are looking for when they talk with real estate agents include the following:

Property Size

- 1 acre lots
- 2 – 5 acre lots
- 5 acre lots (Animals)
- 5 to 10 acre (Land is expensive)

House Type

- Attached condos (2 bedroom, 2 bath)
- Ranch homes (2 bedroom, 2 bath)
- Single family homes (Starter homes)

Features in Community

- Another grocery store
- Recreation center/parks

Size of Homes

- 3 bedroom 2 full bathroom
- 1,500 sqft to 2,200 sqft
- 2 bedroom 2 full bathroom
- 1,300 sqft ish

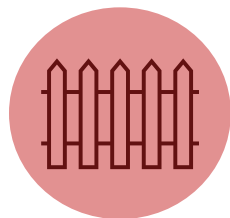
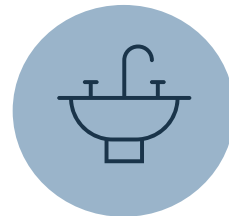
Pricing

- \$200,000 (3 bedroom, 2 bath)
- \$400,000 -500,000 (upgraded home)

Features of Home

- Existing pole barn
- Garage and basements
- Near walking trails or sidewalks

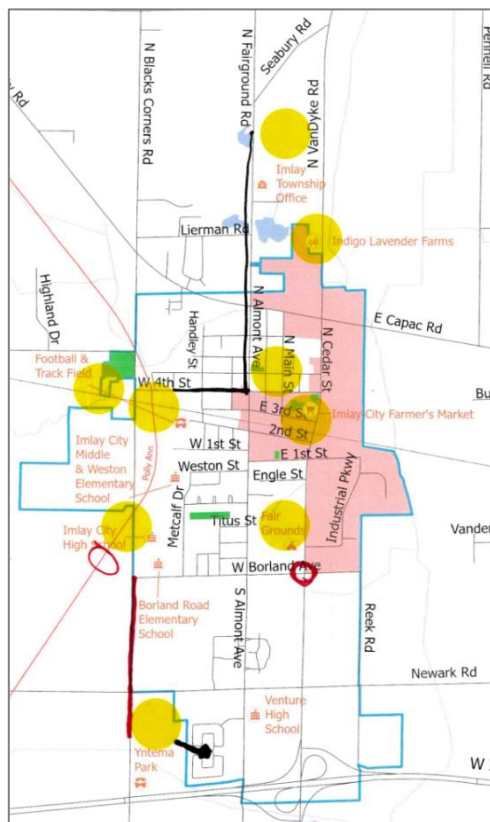
The majority of real estate agents indicated if there was access to City water that would increase interest in buying property in the Township due to reliability, no need to maintenance of well, no need for additional filtration (osmosis filtering system). There are certain buyers however, who move into the Township wanting to maintain a well because they have previous experience or due to cost savings.



Some of the main barriers associated with people living in their preferred home include the current high interest rates (impacting monthly payments), the cost of what you get for the price, and low inventory of housing to choose from.

The people struggling the most with purchasing of a new home are the 2nd home buyers and families looking to upgrade homes. This is potentially leading to a domino effect because people with starter homes are unable to move up, people are unable to get into homeownership.

Additional comments about housing in the area include increasing access to natural gas rather than requiring propane tanks on the property, increased internet quality, proactively protect rural feel by maintaining trees in new subdivision development, focus on aging in place options (ranch homes), and more clarity on how to process barnominiums. Real estate agents were not aware of any zoning complaints in the Township.



Community Visioning & Brainstorming Workshop

On July 11, 2024, Imlay Township and Imlay City had a joint public visioning meeting in the Imlay City Fire Hall. The session was advertised with public postings, social media, and the local newspaper. There was a strong attendance, with a total of 36 attendees. Almost half of the attendees were residents of Imlay Township with some business owners.

In the visioning meeting the attendees participated in three activities which included: identifying destinations and natural areas, describe Imlay City downtown strategies, and discuss creative solutions to local challenges.

Destinations, Natural Areas, and Desires

Participants indicated on maps some of the most frequented destinations, significant natural areas, and potential locations for new destinations or natural areas they would like to see in the community. They

also identified the locations where new pedestrian connections could improve the walkable infrastructure to the destinations they identified.

The top destinations were:

- Indigo Lavendar Farm
- Downtown Imlay City
- Kroger Shopping Center

The top natural areas were:

- Lion's Park
- Township Park
- Yntema Park

The participants discussed the pedestrian and cyclist challenges of connecting the Township and Imlay City amenities, due to a lack of sidewalks and bike lanes. Specifically, they wanted to see a path from the Township Office down N. Almont Ave to 4th Street leading toward the Polly Ann Trail Trailhead. Additionally, the participants described a potential path connecting Imlay City High School and Yntema Park.



The community members wanted to see more businesses in the Imlay City downtown area, particularly retail and grocers. Additionally, there was a strong desire to have a central location for teenagers and young people. Specifically, they described a youth activity center that could include study rooms, an indoor gym, and a skatepark near the Imlay City vacant grain elevator property. The community also desired to see more outdoor activities including a local orchard or cidery, a sledding hill, disc golf, dog park, pickleball courts, and a playscape at the Township Park.

Imlay City Downtown Strategies

Though the Imlay City Downtown Development Authority (DDA) is not located within the Township jurisdiction it impacts the quality of life and provides enrichment and basic needs of Township residents. This exercise asked participants to rank all strategies and identify the top three. There were three categories: overall DDA area, traditional downtown, and Van Dyke Corridor. The top three in each category include:

Overall DDA Area:

- Youth Engagement
- Business Retention
- Business Recruitment

Traditional Downtown:

- Diversity of Stores
- Downtown Night Life
- Additional Housing Downtown

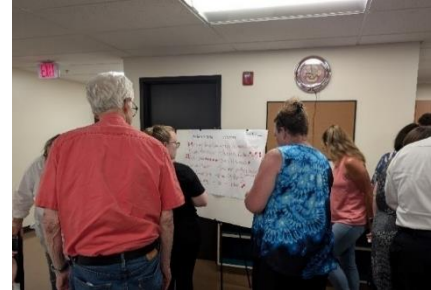
Van Dyke Corridor:

- Crossing Van Dyke
- Infrastructure Improvements
- Beautification of Van Dyke

Overall, there was strong consensus that **a safe crossing on Van Dyke Road** was of great importance to them (91%), and 58% of the participants found it to be a top priority compared to all the other possible development strategies. The second overall top priority was to **diversify stores in the traditional downtown** (32%), and 88% of the participants found it to be of great importance to them. The third most voted on strategy was **to engage the youth as an overall DDA strategy**. 85% of the participants found believed that youth engagement was of great importance to them, and 26% found it to be a top priority compared to all other development strategies.

Creative Solutions

The final exercise asked for groups to list together top problems and list solutions for each. Each group then presented these ideas to one another and at the end each participant received two stickers to vote on the top solutions. The summary of the findings is listed below, the number in parenthesis is the number of votes it received:



- **Downtown Development**
 - With an anchor store such as bars or restaurants. (11x)
 - With a brewery. (9x)
- **Economic Development and Business Recruitment**
 - Business and economic development through tax breaks, incentives, and limiting property taxes. (11x)
 - Business recruitment through tax breaks or grants. (5x)
- **Vacant/Underused Properties**
 - Address idle property ownership through tax assessments and implementing fees after a period sitting vacant. (2x)
 - Address vacant buildings by searching for investors, grant funding, and establishing a focus group to connect business plans to investors. (1x)
 - Address vacant buildings by developing a pavilion or community center. (1x)
- **Walkability**
 - Expand safe pedestrian only areas by developing a public square or open public space. (7x)
 - Pedestrian walkway over or under Van Dyke Road, a stoplight at Kroger/Borland Road, sidewalk along on M-21. (6x)
- **Housing**
 - Develop and diversify housing within the City limits. Specifically calling out mixed use, diversify housing sizes, reducing zoning requirements, and extending City services. (3x)
 - Develop new housing with subdivision infrastructure. (1x)
 - Develop a stronger sense of community cohesion through events celebrating the Hispanic culture and local population. (5x)
 - Develop a cohesive architectural design or theme enforced by adopting ordinances. (3x)

Open House

Imlay Township hosted an open house in conjunction with Imlay City for the development of each jurisdiction's master plan, approximately 40 people attended the event. It took place on September 23, 2024. The open house featured four informational boards specifically related to Imlay Township, covering the topics of housing, commercial development, roads, and parks & recreation. These were accompanied by a survey for attendees to fill out as they viewed each board.

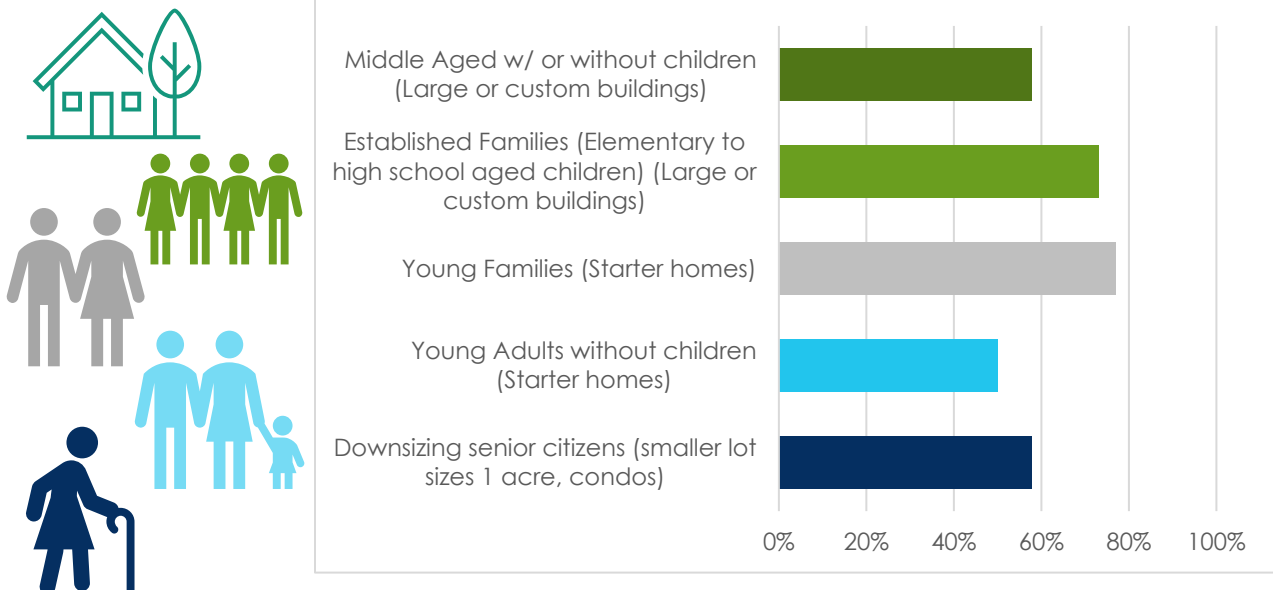


Community Status & Housing

The first board showed demographic and housing data collected as part of Chapters 2 and 3 in this Plan. In the corresponding section of the survey, participants were asked what type of population trend they'd like to see in the Township moving forward. Almost half of all participants said they'd like to see a slight increase in the current population. There was support for keeping the west portion of the Township and areas surrounding Imlay City as denser residential lots (averaging 0.5 to 1 acre). Among 29 total responses, 10 opposed, 7 were neutral, 7 were in support, 3 strongly supported, and 2 were strongly opposed. When given the option, approximately 2/3 of participants supported the idea of keeping those same areas on lots averaging 1 to 2 acres in size.



Participants were given a list of 5 different homeowner types they'd like to ensure have appropriate housing in the Township. Those demographics are listed below, according to popularity.



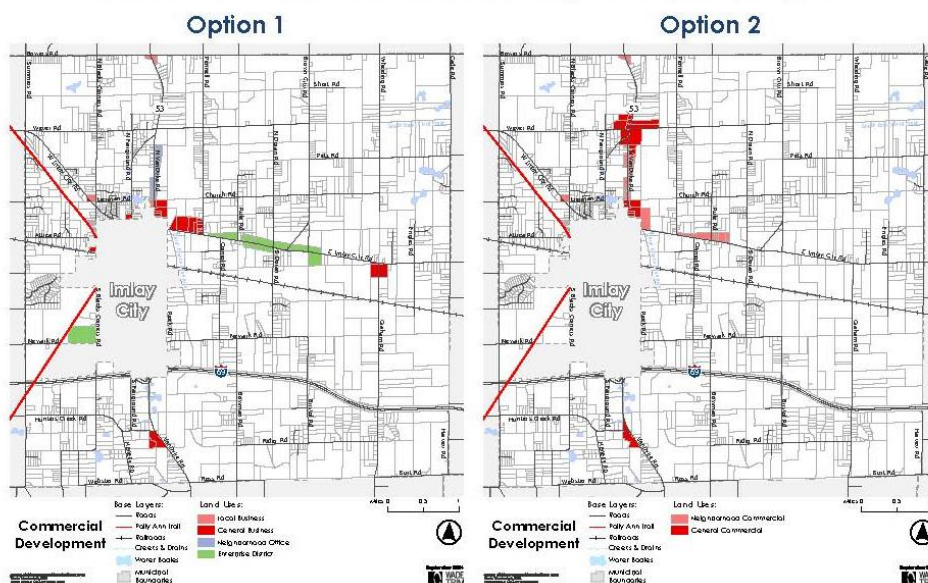
Commercial Development

Attendees were provided with information about the Township's current commercial zoning districts, zoning map, a description of what a future land use plan is, and community survey results related to this topic. Additionally, participants were shown two maps with different commercial development options. One option showed more commercial categories and more areas. Option 2 focused on consolidation to fewer districts and less areas especially along Imlay City Road. Survey results showed 61% of participants preferred the lower intensity option 2. Moreover, allowing existing commercial operations on Imlay City Road to continue and expand to adjacent properties (east of Imlay City) was the most supported option for lower intensity development.

Commercial Development



Please select which commercial development option you prefer



Roads

Roads was a major point of dissatisfaction in the community survey. During the open house, information showing a map of the Township with each road indicated according to its legal class (state trunkline, county primary, county local) and whether it's paved or unpaved was provided.

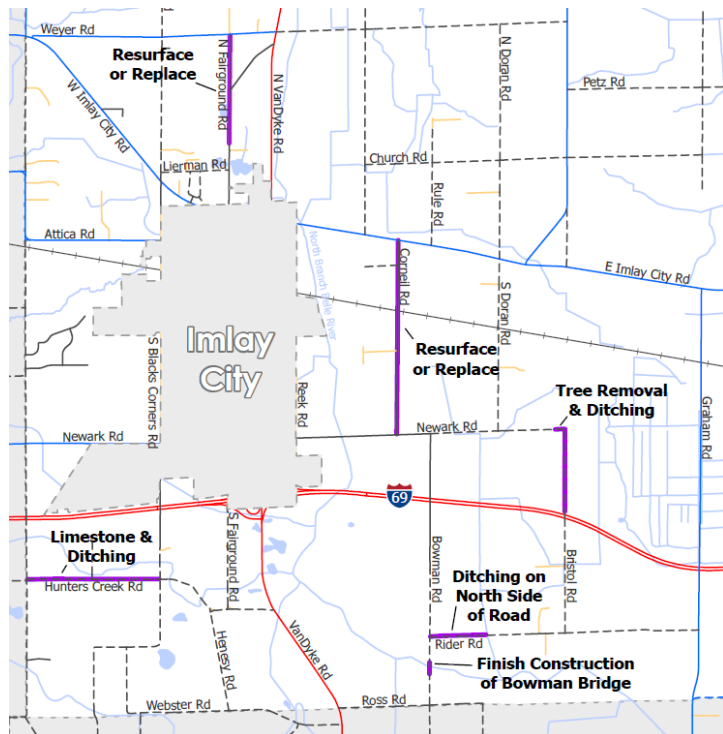
Information about pros and cons of different road material, a list of future road projects in reference to the map, and related results from the community survey were also provided.



Photo Credit: The County Press, paving of a limestone road.

Most people were neutral to the idea of leaving roads unpaved. The following list shows all future road projects in the Township that were presented to attendees. The list is ranked on a scale of 1 to 6, where 1 is the project with the most support and 6 is the project with the least.

1. Bowman Bridge
2. N. Fairground Road
3. Rider Road
4. Newark/Bristol Road
5. Hunters Creek Road
6. Corniel Road



Parks & Recreation

The final Township board focused on parks & recreation needs. Provided at the open house were the results from the public survey, listing the three Township recreational facilities (Township Park, Yntema Park, and Township Cemetery) with descriptions and a location map, and proposed features for the Township Park with another location map. Within the Township Park location map, two separate locations were proposed for additional parking and a new pavilion. It was an almost even split preferring location A for additional parking (near existing parking south of the township hall) and 71% of participants preferred location 1 for the pavilion (near the splash pad). Looking at the list of proposed features for the Township Park, improving walking trail material and connectivity was, by-far, the most popular option. More shaded areas, updated water features in the splash pad, additional pavilion, and additional parking were other popular answers.



Lastly, if extra recreation funding is available, most attendees said they'd like a year-round sledding hill, additional bench seating throughout Park, teen/adult fitness equipment, more pickleball courts, and ADA Playground equipment. Additional comments for improvements were specific to the Polly Ann Trail surface material, fenced in playground area, mosquito control, dog run, more walking trails on undeveloped land, disc golf, and basketball courts.





Chapter 11 Goals & Actions

Long-range land use planning requires a policy basis from which decisions can be made. Through the information gathered in the Visioning process, the Township identified changes that it hopes to promote for the betterment of Imlay's future. These sought after changes take the form of goals and actions statements. These statements become the foundation of the planning process.

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

The following illustration provides a graphic depiction of the relationship between the vision statement, goals, objectives, and strategies. The goals, and actions that follow were developed from a synthesis of the public comments received during the Visioning Session and the deliberations of the Planning Commission

Community Character

Goal: Maintain and promote Imlay's rural and agricultural character and promote active farming operations.

Actions

- Encourage future development that is compatible with Imlay's unique character.
- Develop and enforce landscaping requirements to separate and buffer incompatible land uses and to improve views from the roadway.
- Continue to evaluate the zoning ordinance to ensure accessory or agricultural tourism and agricultural-businesses uses are allowed.

- Continue to ensure agricultural areas maintain a rural atmosphere by evaluating minimum lot sizes, residential condominium development, clustering options, etc. in the zoning ordinance.
- Continue to work with the Lapeer County Road Commission to maintain certain roads as gravel to ensure rural preservation.
- Develop a set of design guidelines and zoning ordinance standards to ensure future development is compatible in scale and character with the surrounding area.

Community Administration

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

Actions

- Provide administrative, public safety, and recreational facilities and services to meet the needs of existing residents and accommodate planned, future population growth.
- Continue to promote a transparent and fiscally responsible community through updating information of the Township website, regularly reviewing fee schedule, etc.
- Continue to maintain important Township documents such as code of ordinances thru regulator codification updates, zoning ordinance, master plan (five-year reviews), etc.
- Continue to evaluate zoning review practices to ensure efficiency and ease of applicants.
- Update the zoning ordinance to incorporate recommended changes by this master plan.
- Review and update when necessary, the procedural manual regarding zoning review processes.
- Continue to evaluate and enforce blight, zoning, and other ordinances within the Township.
- Continue to support and encourage appointed, elected, and staff to maintain regular education to keep up on best practices, changes in legislation, etc.
- Explore alternatives for additional police and fire protection as needed to keep pace with increases in Imlay's population.
- Strengthen the Township's relationship with the County Sheriff Department with the intent to improve and possibly expand police protection within the Township when needed.
- Explore methods to increase community awareness of Township services, programs, and facilities, such as through continuously updating the Township website, development of a newsletter, eblast notification system.
- Continue to work with Lapeer County, surrounding Townships, and Imlay City where appropriate to improve the Imlay Township community.

Natural Features

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

Actions

- Review requirements in the zoning ordinance for new developments so that wetlands, woodlands, water bodies and other natural features will be protected.
- Evaluate woodlands protection standards such as tree preservation credits, replacement tree credits, etc. within the zoning ordinance.
- Nature trails should be developed to enable the community to enjoy and experience its open spaces.

Recreational Facilities

Goal: Provide a variety of recreational opportunities to accommodate all Township residents.

Actions

- Work with surrounding communities to develop recreational programs to meet the needs of residents.
- Continue to support the implementation of the Township's Recreation Plan.
- Periodically update the Township's Recreation Plan in order to maintain eligibility for acquisition and development grants through the State and other funding sources.
- Long-term recreation planning should explore options for coordination with the Imlay City School District and Imlay City, in order to combine funding sources and develop sites that would serve both communities and their school district.
- Explore opportunities for non-motorized pathways in appropriate locations throughout the Township, with possible connections to neighboring communities.
- Work with the Friends of the Polly Ann Trail to evaluate improvements or additional connections.
- Explore more activities for youth within the greater area thru collaboration on more programming, indoor youth center, etc.



Residential Development

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

Actions

- Design residential development standards in the zoning ordinance to be directly related to the natural capacity of the land.
- Develop zoning ordinance standards which encourage innovative development patterns that result in preservation of natural features and maintenance of open spaces.
- Review zoning ordinance standards to ensure that development criteria encourage residential uses of different densities to occur within appropriately planned areas where they will not negatively impact community character or the natural environment.

Goal: Encourage restricted multiple family developments, consistent with the community's needs and its limited utility systems, while maintaining open space and decreasing negative impacts on the visual and natural environment.

Actions

- Diversify housing options in order to accommodate residents of all income levels.
- Review the zoning ordinance to ensure there are a variety of allowed housing types such as missing middle housing within the Township.
- Provide for development of limited higher density housing, such as apartments, townhouses, and senior housing, restricted to areas with adequate utility and transportation systems in place.
- Evaluate and enforce landscaping requirements in the zoning ordinance to buffer residential uses of differing densities and improve views from the roadway.

Commercial Development

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

Actions

- Continue to evaluate the list of commercial uses allowed in the zoning ordinance to ensure keeping it up to date.
- The Township should provide local retail services at convenient locations when needed by neighborhood areas within the community.
- Continue to foster cottage, home grown businesses or home occupations within the Township.
- Review zoning ordinance standards to result in quality new commercial building spaces.

- Review zoning ordinance sign standards to ensure appropriate scale, lighting, landscaping, and design of commercial signage that is compatible with the residential character of Imlay Township.
- Review zoning ordinance standards to ensure commercial uses will not negatively impact community character and the natural environment.

Industrial Development

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

Actions

- Develop zoning ordinance standards for landscaping and screening to buffer industrial and research uses from adjacent land uses and to improve views from the roadway.
- Review zoning ordinance standards for industrial and research uses to ensure that development criteria encourage such uses to occur within planned industrial parks rather than scattered throughout the Township.
- Review and enhance zoning ordinance standards regarding permitted placement and required screening of outdoor storage areas.
- Review zoning ordinance sign standards to ensure appropriate scale, lighting, landscaping, and design of industrial signage that is compatible with the residential character of Imlay Township.
- Review the performance standards of the zoning ordinance to ensure that the health and safety of Township residents is maintained while encouraging new light industrial and research development.
- Continue to evaluate the list of industrial uses allowed in the zoning ordinance to ensure keeping it up to date.



Infrastructure

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

Actions

- Coordinate with Imlay City to establish policies regarding the extension of utilities in order to control and direct growth to appropriate areas.
- Continue to maintain the existing utilities available in the industrial park area and maintain proper fiscal responsibility for those assets.

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

- Promote and maintain functional roadways and pathways for various users within Imlay Township. Actions Improvements to Imlay Township's road system should keep pace with development and should be planned to control and direct future growth.
- Continue to partner with the Lapeer County Road Commission and Michigan Department of Transportation (MDOT) to ensure quality and safe roadways within the Township for multiple users.
- The Township should develop a five year road maintenance plan to prioritize the improvement of roads within the community.
- Evaluate a Township wide Trash and or recycling collection services to limit the truck activity within the neighborhoods and reduce damage to Township roads.
- Explore opportunities for non-motorized pathways in appropriate locations throughout the Township.



Chapter 12 Future Land Use Plan

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

Agriculture

The agriculture future land use classification is intended to maintain a rural atmosphere and character, while encouraging the continuation of active farming operations within the Township. The agricultural areas of the Township should maintain larger properties over 2 acres on average where property owners can easily enjoy their property, livestock, farming activities, home occupations, and agricultural tourism.



Location Criteria:

The below list of attributes focuses on other components that are in the future land use classification.

- Location of prime agricultural soils
- Shall be the predominate land use classification in the Township

Rural Single Family Residential

There is an appropriate location for future and present rural single family residential within the Township more focused on smaller lot sizes that provide for open space and rural character. The purpose would be for lower maintenance single family residential homes allowing the balance of other larger parcels to remain active farming operations. The desired residential density would be one household per 1.5 acres. These areas should be primarily located adjacent to the City of Imlay City, near the Polly Ann Trail, and western side of the Township.

Location Criteria:

The below list of attributes focuses on other components that are in the future land use classification.

- Located near the City of Imlay City
- Located near the Polly Ann Trail

Moderate Residential Density

The future land use classification for Moderate Residential Density is to provide alternative housing options (attached condos, apartments, senior housing) in addition to detached single family homes where it is more conducive based on proximity to Van Dyke Road and the City of Imlay City. These more intense residential developments would have a desired density not to exceed 3 households per acre. This district is also necessary for existing residential areas on the northwest side of the Township with this density. This classification may be appropriate to help transition areas from neighborhood business or general business future land use classifications.

Location Criteria:

The below list of attributes focuses on other components that are in the future land use classification.

- Located along Van Dyke Road
- Located near the City of Imlay City

General Business

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

Location Criteria:

The below list of attributes focuses on other components that are in the future land use classification.

- Located adjacent to existing commercial operations along Van Dyke Road
- Located adjacent to existing commercial operations along Imlay City Road
- Located adjacent to the City of Imlay City

Manufacturing/ Industrial

The future land use classification for industrial shall include all forms of industrial uses such as manufacturing, processing, shipping, and warehousing.

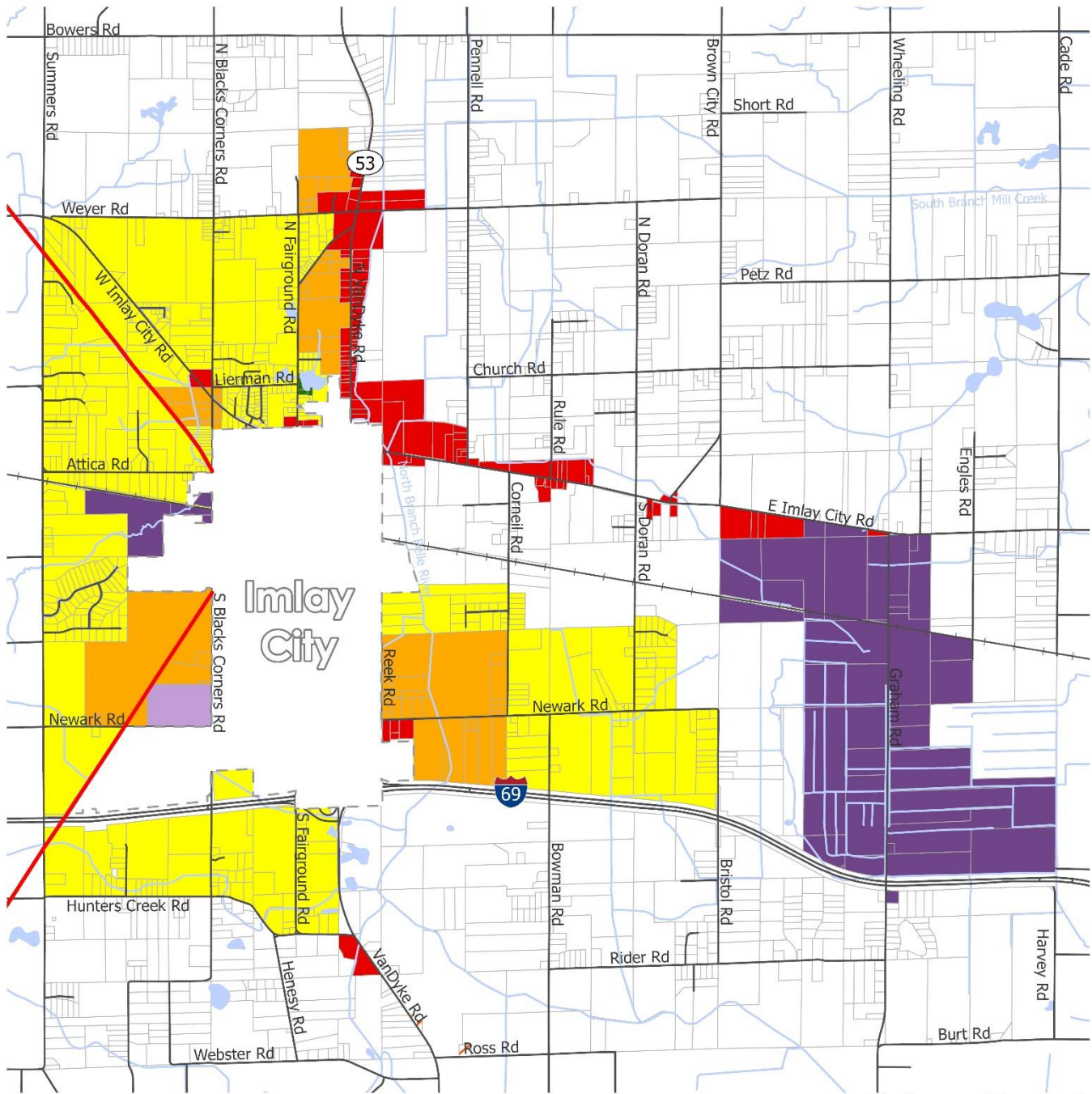
The industrial operations when appropriate can have access to the Township water system and a more appropriate place for certain operations than in the City of Imlay City. Off-site impacts shall be monitored to ensure nearby agricultural operations and single-family homes have minimal to no impacts to the quality of life and rural atmosphere of the Township. Due to the anticipated heavy vehicle traffic, expansion of the industrial area shall be reviewed as more property is developed.

**Location Criteria:**

The below list of attributes focuses on other components that are in the future land use classification.

- Located along Graham Road south of Imlay City Road and north of I-69
- Located adjacent to existing industrial operations
- Located along the CN Railroad

Imlay Township Master Plan



Base Layers:

- Roads
- Polly Ann Trail
- Railroads
- Creeks & Drains
- Water Bodies
- Municipal Boundaries

Land Uses:

- Agricultural
- Rural Residential
- Moderate Residential

- Business
- Industrial
- Open Space
- Utility

Miles 0 0.5 1



Future Land Use

Source: Michigan Geographic Data Library, 2017;
Wade Trim Analysis, 2024
Parcel Source: Lapeer County, 2023
P:\JML6001\GIS\data\Output\JML6001\Maps

April 2025
WADE TRIM



Chapter 13 Implementation

This chapter is dedicated to helping outline, assign responsibility, and overall steps to consider implementing the 20-year vision of the master plan. This section focuses on specific methods or means of incrementally implementing the master plan and evaluation of the master plan in five years.

Zoning Plan

The Michigan Planning Enabling Act requires all master plans to provide a zoning plan. The zoning plan is intended to help guide future land use classification decisions showing the correlation between the master plan and zoning ordinance. On the left you will see the future land use classifications that were described in the previous chapter. On the right are the current zoning districts based on the 2025 zoning ordinance. The table below shows which future land use classifications match the zoning district classifications. The changes proposed simplify and consolidate the future zoning ordinance.

Future Land Use Classifications	Zoning Ordinance
Agricultural	AG Agricultural
Rural Residential	R-1 One Family Residential
	RE Rural Estates Residential
Moderate Residential Growth	RM-1 Multiple Family Residential
	MH Mobile Home Park
General Business	*NB-O Neighborhood Office*
	B-1 Local Business
	B-2 General Business
	EB Enterprise Business
Manufacturing/Industrial	I-1 Light Industrial
	I-2 Heavy Industrial
Key: Remove Zoning District, * Consolidate *	

Zoning Ordinance

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

Zoning Districts

- Review all zoning districts to review lot dimensional requirements
- Review all zoning district uses to ensure it allows intended uses and flexibility
- Review subdivision/cluster residential housing development requirements and where they are allowed

Use Standards

- Review outdoor storage area screening requirements
- Evaluate all requirements for specific uses to see if they are necessary

Site Standards

- Review landscaping requirements along right-of-way
- Review landscaping requirements in buffer zones between different zoning districts
- Review setback requirements from natural features
- Explore use of woodland preservation strategies for new development
- Review non-residential building appearance requirements
- Review sign requirements

Other Ordinances

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

Implementation Priorities

In the Goals & Actions Chapter, there are several action items. These actions can be considered ongoing efforts or require the Township to take action at some point to start implementing these strategies. During the Planning Commission's annual report, the Planning Commission can review the action times and set which items make sense to start this year. Below is a table of five specific plans/ actions to consider completing in the next five years to incrementally implement the master plan. The Township will ultimately decide when it is appropriate to implement a policy.

Strategy	Responsible Party	Year
Update Zoning Ordinance	Planning Commission	2025-26
Create a Guide to Development and Review Forms	Township Staff	2026
Complete a codification of police power ordinances	Township Staff	2028
Update Parks and Recreation Plan	Parks & Recreation	2030
Conduct 5 Year Review of Master Plan	Planning Commission	2030

Annual Report and Master Plan Maintenance

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

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



Demographic Changes
in the Community



Loss of Agricultural land
and/or Rural Environment



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



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



Rezoning Approvals that are
Inconsistent with Master Plan



Request or Expansion of
Water and/or Sewer Utilities



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



Chapter 14 Appendix

Adoption Resolutions

Community Survey Questionnaire

Resolution 2025-004
Planning Commission Adoption & Recommendation
Imlay Township Master Plan

Planning Commission, Imlay Township, Lapeer County, Michigan

WHEREAS, The Imlay Township has established a Planning Commission under the Planning Enabling Act, Public Act 33 of 2008, as amended; and,

WHEREAS, The Imlay Township Planning Commission is required by Section 31 of said Act to prepare and adopt a master plan as a guide for the physical development of the village; and,

WHEREAS, The Imlay Township Planning Commission, oversaw a planning process that included significant public input through a variety of engagement methods, including surveys and public meetings; and,

WHEREAS, A proposed master plan was prepared and was approved for distribution by the Imlay Township Board on April 16, 2025 and was subsequently submitted for review in accordance with Section 41 of said Act; and,

WHEREAS, The proposed master plan was presented to the public at a hearing held on July 8, 2025, before the Planning Commission, with notice of the hearing being provided in accordance with Section 43 of said Act; and,

WHEREAS, The Imlay Township Planning Commission has determined that the plan is appropriate for the future development of the Imlay Township; and,

WHEREAS, The Imlay Township Planning Commission, on July 8, 2025, adopts and recommends adoption of the Imlay Township Master Plan and submitted the plan to the Township for final adoption;

WHEREAS, The Legislative Body has reserved for itself final adoption of the plan as authorized by Section 43 of said Act;

NOW THEREFORE BE IT RESOLVED THAT, The Imlay Township Planning Commission adopts and recommends adoption of the Imlay Township Master Plan, with plan revisions as noted in the minutes, including all maps and documents included and submits the plan to the Township Board for final adoption.

Moved by: Commissioner LaCross

Supported by: Commissioner Schoenherr

Ayes: Thompson, Goodreau, Schoenherr, LaCross, Brousseau, Super, Childers, Priehs and LaCroix.

Nays: None



Township Clerk

7/11/25
Date

Resolution 2025-003
Adoption of Imlay Township Master Plan

Township Board, Imlay Township, Lapeer County, Michigan

WHEREAS, The Imlay Township has established a Planning Commission under the Planning Enabling Act, Public Act 33 of 2008, as amended; and,

WHEREAS, The Imlay Township Planning Commission is required by Section 31 of said Act to prepare and adopt a master plan as a guide for the physical development of the Imlay Township; and,

WHEREAS, The Imlay Township Planning Commission, oversaw a planning process that included significant public input through a variety of engagement methods, including surveys and public meetings; and,

WHEREAS, A proposed master plan was prepared and was approved for distribution by the Imlay Township Board on April 16, 2025 and was subsequently submitted for review in accordance with Section 41 of said Act; and,

WHEREAS, The proposed master plan was presented to the public at a hearing held on July 8, 2025, before the Planning Commission, with notice of the hearing being provided in accordance with Section 43 of said Act; and,

WHEREAS, The Imlay Township Planning Commission determined that the plan is appropriate for the future development of the Imlay Township; and,

WHEREAS, The Imlay Township Planning Commission, on July 8, 2025, adopts and recommends adoption of the Imlay Township Master Plan and submitted the plan to the Imlay Township Board for final adoption;

NOW THEREFORE BE IT RESOLVED THAT, The Imlay Township Township Board concurs with the recommendation of the Planning Commission and does hereby adopt the Imlay Township Master Plan.

Moved by: Treasurer Priehs

Supported by: Supervisor Farkas

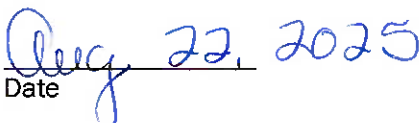
Yeas: Jepsen, Priehs, Farkas, Stoldt

Nays: 0

Absent: 1



Township Clerk



Date

Imlay Township Master Plan/Parks & Rec Plan Citizen Survey

Imlay Township is embarking on a planning process to prepare a new Master Plan and Parks & Recreation Plan. The Master Plan will establish a renewed vision for land use and development, which is consistent with the overall character of the Township. The Parks & Recreation Plan is focused on vision and improvements for the Township Park and potential expansions. The Plans have a long-range focus, exploring needs and goals over the next 5 to 20 years. Your answers to this short survey will greatly assist the Township in the formation of this Master Plan and Parks & Recreation Plan. **This survey will be active through August 9.** Other public engagement opportunities will be a community visioning workshop on Thursday July 11 at 7:00pm at the Imlay City Fire Hall and open house in the fall.

Demographic Data

1. How would you describe your relationship to Imlay Township? (Select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Current resident of Imlay Township | <input type="checkbox"/> Past resident of Imlay Township |
| <input type="checkbox"/> I am a business owner in Imlay Township | <input type="checkbox"/> I work in Imlay Township |
| <input type="checkbox"/> Resident of Imlay City | <input type="checkbox"/> I attend Imlay City Public Schools |
| <input type="checkbox"/> Frequent visitor | |

2. How long have you lived in Imlay Township?

- | | | | |
|--|---|------------------------------------|--------------------------------------|
| <input type="radio"/> Less than 1 year | <input type="radio"/> 1 to 4 years | <input type="radio"/> 5 to 9 years | <input type="radio"/> 10 to 19 years |
| <input type="radio"/> 20 or more years | <input type="radio"/> I am not a resident | | |

3. In what age range do you fall?

- | | | | |
|---|--------------------------------------|--------------------------------------|--------------------------------------|
| <input type="radio"/> Younger than 18 Years | <input type="radio"/> 18 to 34 years | <input type="radio"/> 35 to 54 years | <input type="radio"/> 55 to 74 years |
| <input type="radio"/> 75 years + | | | |

Township Character

4. What are Imlay Township's most POSITIVE aspects? (Select not more than 5)

- | | | |
|---|--|--|
| <input type="checkbox"/> Rural or small-town character | <input type="checkbox"/> Proximity to family or friends | <input type="checkbox"/> Friendly people or atmosphere |
| <input type="checkbox"/> Community spirit or civic mindedness | <input type="checkbox"/> I grew up here | <input type="checkbox"/> Housing options |
| <input type="checkbox"/> Quality of public services | <input type="checkbox"/> Quality of the school district | |
| <input type="checkbox"/> Safe neighborhoods and community | <input type="checkbox"/> No or limited congestion | |
| <input type="checkbox"/> Walkable environment | <input type="checkbox"/> Availability or proximity to jobs/employment | |
| <input type="checkbox"/> Availability of youth activities | <input type="checkbox"/> Availability of senior services or activities | |
| <input type="checkbox"/> Recreation options | <input type="checkbox"/> Rural road beauty | |
| <input type="checkbox"/> Other (please specify): _____ | | |

5. What are Imlay Township's LEAST favorable or appealing aspects? (Select not more than 5)

- | | | |
|---|---|--|
| <input type="checkbox"/> Loss of rural or small-town character | <input type="checkbox"/> Affordability | <input type="checkbox"/> Choice of housing types |
| <input type="checkbox"/> Quality of housing and neighborhoods | <input type="checkbox"/> Quality of public services | |
| <input type="checkbox"/> Quality of the school district | <input type="checkbox"/> Safe neighborhoods and community | |
| <input type="checkbox"/> Availability of high speed internet/cable | <input type="checkbox"/> Congestion | |
| <input type="checkbox"/> Lack of trail access (bike paths, sidewalks, etc.) | <input type="checkbox"/> Availability of youth activities | |
| <input type="checkbox"/> Availability of senior services or activities | <input type="checkbox"/> Recreation options | <input type="checkbox"/> Residential blight |
| <input type="checkbox"/> Other (please specify): _____ | | |

6. Do you plan on moving out of Imlay Township in the next 5 to 10 years?

- ☐ Yes ☐ No ☐ Not applicable

7. What would cause you to move out of Imlay Township?

- ☐ High Taxes ☐ Too much development ☐ Other job opportunities
☐ Be closer to family living elsewhere ☐ Moving to a home that better fits my needs
☐ Lack of shopping amenities ☐ Lack of recreational amenities
☐ Other (please specify): _____

8. What is the next type of home you would look for? (Select not more than 5)

- | | |
|---|---|
| <input type="checkbox"/> Tiny homes (400 sq ft or less) | <input type="checkbox"/> Single-family home 1,000 to 1,200 sq ft |
| <input type="checkbox"/> Single-family home 1,250 to 1,499 sq ft | <input type="checkbox"/> Single-family home more than 1,500 sq ft |
| <input type="checkbox"/> Single-family home on 1 acre | <input type="checkbox"/> Single-family home on 3 acres |
| <input type="checkbox"/> Single-family home on 5 or more acres | <input type="checkbox"/> Attached condo |
| <input type="checkbox"/> Detached condo | <input type="checkbox"/> Apartment complex |
| <input type="checkbox"/> Manufactured home community | <input type="checkbox"/> Mixed use (Downtown atmosphere) |
| <input type="checkbox"/> Senior housing (Assisted living or nursing home) | |

9. Do you feel that your child(ren) have opportunities to stay in the Imlay City/ Township area?

- ☐ Yes ☐ No ☐ Unsure

10. Do you feel that your child(ren) have a place to live in the Imlay City/ Township area?

- ☐ Yes ☐ No ☐ Unsure

11. What would make it easier for them? (Open response)

Land Use and Economic Development

12. Where do you most commonly go for your shopping and service needs?

- ☐ Imlay City ☐ Village of Almont ☐ City of Lapeer ☐ Port Huron
☐ Greater Lapeer Area ☐ Oakland County ☐ Macomb County ☐ Online
☐ None of the above

13. Where do you most commonly go for your dining and entertainment needs?

- ☐ Imlay City ☐ Village of Almont ☐ City of Lapeer ☐ Port Huron
☐ Greater Lapeer Area ☐ Oakland County ☐ Macomb County ☐ None of the above

14. Where do you most commonly go for your health care related needs?

- ☐ Imlay City ☐ City of Lapeer ☐ Greater Lapeer Area ☐ Oakland County
☐ Macomb County ☐ None of the above

15. Do you feel there is enough commercial development in the Imlay City region to meet your needs?

- ☐ Yes ☐ No ☐ Unsure

16. The following is a list of potential land use development strategies that Imlay Township could employ over the next 5 to 20 years. In your opinion, what is the level of importance of each of these potential strategies?

	High importance	Important	Neutral	Not very important	Not important at all
Maintaining agricultural land use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage additional housing development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage additional commercial development along Van Dyke	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage additional industrial development along Graham and Old Imlay City Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve/expand non-motorized transportation network (bike path, sidewalks)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand transportation options for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve/expand recreational facilities and programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promotion and encouragement of home-based businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promotion and encouragement of agricultural tourism businesses (Wedding barns, you-picks, haunted attractions, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. Please rank the level of support you have for the following:

	Strongly Support	Support	Neutral	Opposed	Strongly opposed
Commercial solar energy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Onsite Personal use of solar energy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial wind energy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

18. What are the challenges facing Imlay Township as it works to improve jobs and economic growth? (Select all that apply)

- ☐ Availability of jobs
 ☐ Keeping young skilled workers
 ☐ Availability of diversity of housing
☐ Inadequate infrastructure (internet)
 ☐ Local government policy
 ☐ School system
☐ Quality of life amenities (parks & recreation)
 ☐ Access to capital and small business resources
☐ High cost (living or business operation)
☐ Other (please specify): _____

19. Please indicate your satisfaction with the following community services:

	Strongly satisfactory	Slightly satisfactory	Neutral	Slightly dissatisfactory	Strongly dissatisfactory
Inspection and anti-blight services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police enforcement (County)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire protection (City)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

20. How would you rank the following?

	Excellent	Good	Fair	Poor
Unity within Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Relationship between Imlay City and the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pride within Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of commercial area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of Imlay City downtown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of recreation & park services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rank of housing affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. Do you have any final comments related to land use and development within Imlay Township that you would like to share?

Parks & Recreation Questions

22. Thinking about the number of recreational activities and facilities provided in Imlay Township, do you believe that overall...

- ☐ Many more activities and facilities are needed
- ☐ Somewhat more activities and facilities are needed
- ☐ Enough activities and facilities are available now
- ☐ Too many activities and facilities are available now
- ☐ Make improvements to existing facilities
- ☐ Add new activities and facilities that are not located in a nearby community park
- ☐ Undecided/Don't Know

23. What programs, activities, or facilities do you think should be provided that are not currently offered? (Write up to three responses)

24. Should the Township be actively developing bike/walking paths to connect various sites and destinations together?

- ☐ Strongly agree ☐ Agree ☐ Neither agree nor disagree ☐ Disagree ☐ Strongly disagree

25. Are there any other recreational facilities that were not listed that you or other members of your family would be interested in now or in the future? (Write up to three facilities)

1.

2.

3.

26. Are there any recreational facilities for either physical or non-sport recreation that you or other members of your family would be interested in now or in the future? (Write up to three facilities)

1.

2.

3.

27. What is the best way to contact you about parks and recreation? (Select multiple options)

- ☐ Township website
- ☐ Facebook
- ☐ Develop a newsletter or email list
- ☐ Word of mouth
- ☐ Flyers in community
- ☐ Newspaper
- ☐ Other (please specify):

28. The following list includes several specific types of sport-related recreational facilities.

For each facility listed, please mark the answer that best represents your opinion related to the amount of each facility available.

	Many more are needed	More are needed	Enough are available	Undecided/I don't know
Archery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baseball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boating/kayaking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cross country skiing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disc golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Field hockey	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zipline	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Football	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hiking/walking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horseshoes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ice skating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sledding hill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In-line skating/rollerblading	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Jogging/running	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional pickleball courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnicking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Softball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Soccer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Campground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Music based recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground equipment (toddler)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground equipment (early elementary)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground equipment (late elementary)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Thank you very much for taking the time to complete the Imlay Township Master Plan/Parks & Rec Plan Citizen Survey!

For more information about this project, please contact the Township office at (810) 724-8835 or check out the Township website at: imlaytownship.org