August 22, 2016 DRAFT

THOMAS TOWNSHIP MASTER PLAN

2016 UPDATE

THOMAS TOWNSHIP
MASTER PLAN
2016 UPDATE

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The Thomas Township Master Plan 2016 was adopted by resolution of the Thomas Township Planning Commission on _____, 2016, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan on _____, 2016.

Rod Iamurri, Chair
Planning Commission
Thomas Township

THOMAS TOWNSHIP
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SAGINAW, MI 48609

With Assistance from
Spicer Group, Inc.
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INTRODUCTION

Thomas Township is a suburban community located in the Great Lakes Bay Region of Michigan near the cities of Saginaw, Midland and Bay City. The Township is characterized by a unique blend of residential, commercial, and industrial lands that are largely centered around the M-46 corridor in the community known as Shields. Agricultural land fills in the landscape in the western and northern portions of the Township. Cultural and recreational opportunities enrich the local quality of life. These opportunities include sports and recreational programs, parks, hiking trails, fishing opportunities (including the Tittabawassee River), summer fairs, festivals and concerts.

As a member of the East Central Michigan Planning and Development Regional Commission (Region VII), Thomas Township is directly affected by regional conditions and trends. The cities of Saginaw, Bay City and Midland function as a single metropolitan community. The Saginaw-Bay City-Midland Metropolitan statistical area is Michigan's fifth largest in terms of population.

PURPOSE OF A PLAN

Preparing a Master Plan is one of the major functions of a Township. The Michigan Planning Enabling Act (PA 33 of 2008) states "the planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction". The Act requires that the plan be reviewed by the planning commission at least once every five years.

A Master Plan is a comprehensive document that is intended to guide a community through future growth and development decisions for the next 10 – 20 years. It is documentation of the goals and objectives that a community desires in terms of land use planning, natural resources preservation and various community development aspects. For a Master Plan to be successful it must accurately reflect the wants and needs of the community and coordinate with the values and ideals the local demographic holds.

A Master Plan serves to:

- Determine citizens wants and needs in accordance with services
- Provide a general statement of goals and objects
- Provide an overall perspective of the future of the Township
- Develop a future land use plan to guide future zoning decisions

- Guide the use of natural resources while preserving the environment of the Township
- Promote public health, safety, and general welfare
- Encourage cooperation and economic improvement through the goals and objectives

MASTER PLANS AND ZONING ORDINANCES

A zoning ordinance contains a group of laws that mandate the regulation of land use. It differs from a Master Plan in that a Master Plan is a set of policies used to shape future development and determine how a community will grow and change. The Master plan outlines the community's vision of the future while the zoning ordinance contains the rules that govern the path to that vision. A Master Plan influences a zoning ordinance but is not law, however, State law requires that a zoning ordinance be based on an adopted plan. Also, zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if challenged in the courts.

ABOUT THIS DOCUMENT

This document is an update of the April, 2009 Thomas Township Community Master Plan. Thomas Township contracted with Spicer Group of Saginaw to assist with the writing and development of the plan. The Township chose to update selected sections of the 2009 plan. Some sections were deleted because they were no longer relevant or not a required element of a Master Plan. The deleted sections include Structural Conditions Analysis and Planning and Design Standards.

For the 2016 Master Plan, the Township placed significant effort upon gathering new public input from the community. The last time community input was gathered for the Master Plan was in May of 1993. This plan gathered public input with an online survey.

The sections that were updated and/or significantly changed in the 2016 plan include:

- Community Profile
- Existing Land Use
- Goals and Objectives
- Plan Implementation

A comparison community section was added to the plan along with an analysis of the community input described above. A zoning plan, which is a requirement of PA 33 of 2008, is incorporated into the Future Land Use section of the plan.

COMMUNITY PROFILE

In order to successfully plan for the future, a community needs to understand its demographic makeup. Census data, historic trends and other resources were analyzed. This section of the Master Plan examines important factors such as population trends, housing characteristics and the local economy.

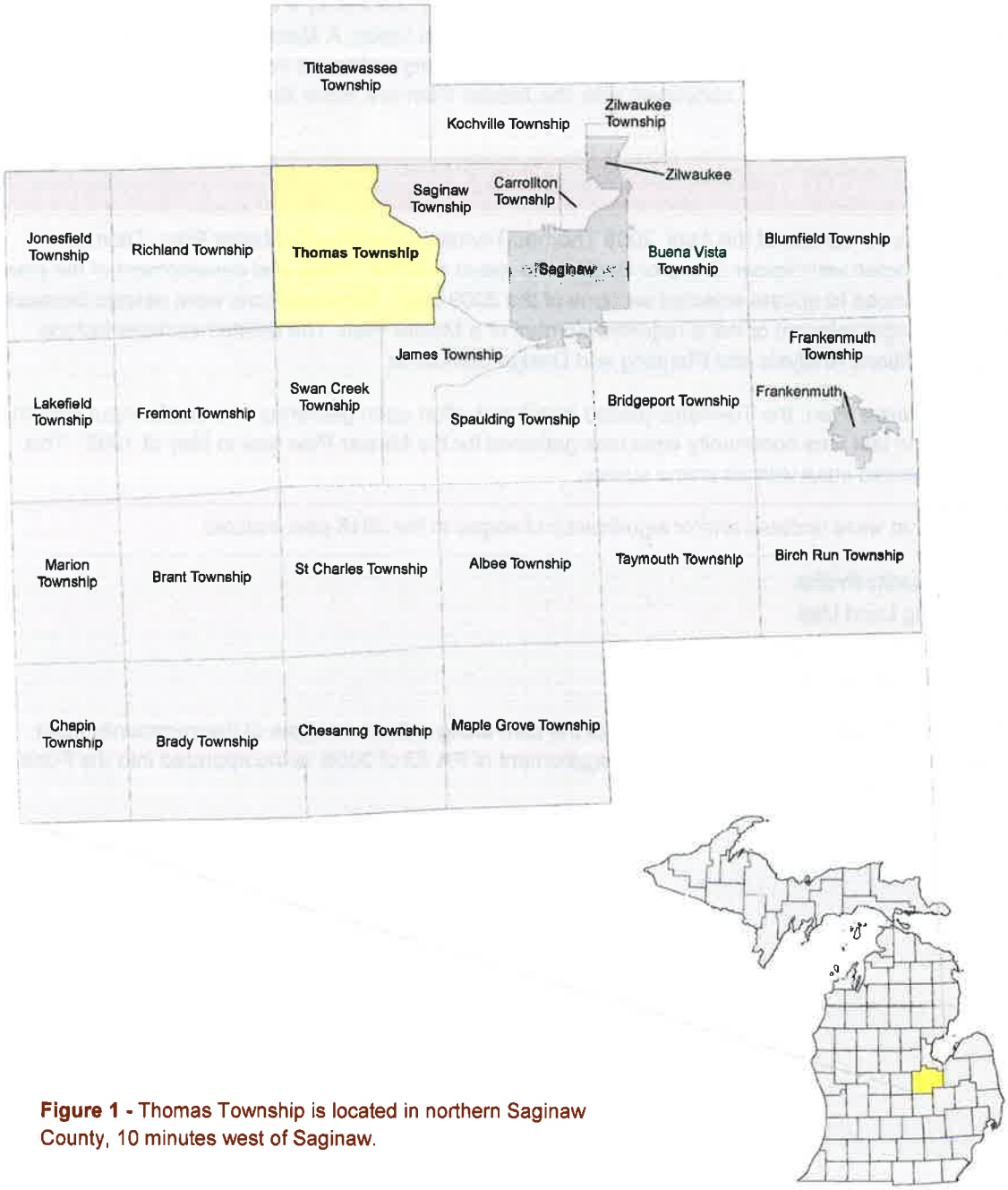


Figure 1 - Thomas Township is located in northern Saginaw County, 10 minutes west of Saginaw.

LOCAL CONTEXT

Thomas Township is located in the northwestern portion of Saginaw County in the Great Lakes Bay Region of the State of Michigan as shown in Figure 1. It is within a 30 minute drive to the major employment and commercial centers of Saginaw, Midland and Bay City. Thomas Township is bordered by the Tittabawassee River to the east. Tittabawassee Township is located just to the north, Saginaw Charter Township to the east, Swan Creek and James Townships to the south and Richland Township to the west.

POPULATION

The U.S. Census provides ample data on population characteristics. This report presents information from the two 2000 and 2010 Census, the 2014 American Community Survey and other Historic Census data.

POPULATION TRENDS

In general, the population in Thomas Township has been relatively stable since 1980.

Figure 2 shows how the population in Thomas Township has changed since 1960. The largest growth was seen between 1960 and 1980. The 1980 population was 11,184. The 2010 population is 11,985.

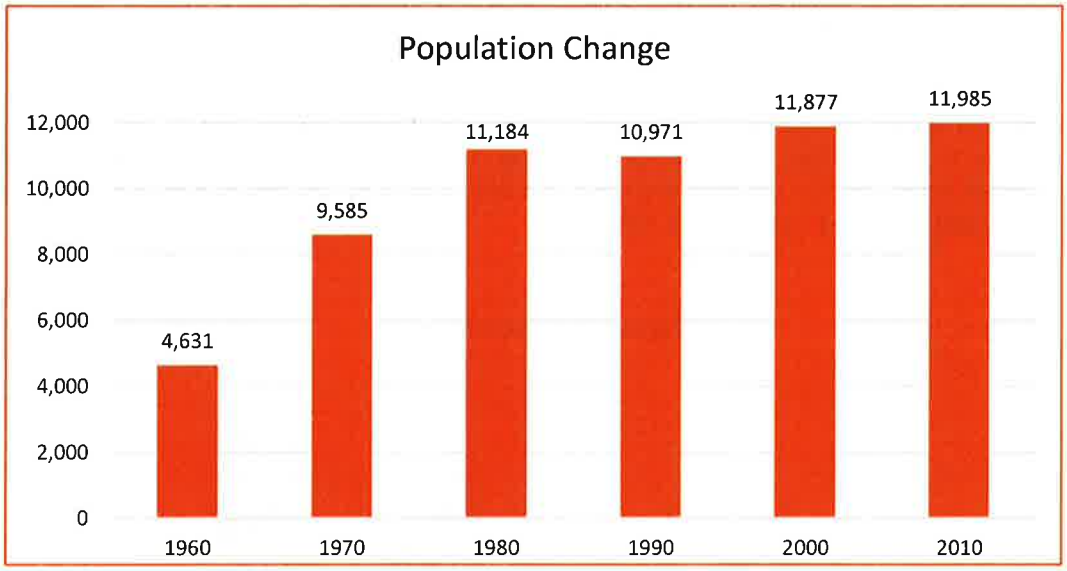


Figure 2 - The population in Thomas Township has been relatively stable since 1980 *Source: U.S. Census*

Figure 3 shows the population trends for Thomas Township, Saginaw County and Michigan. Thomas Township has had larger relative increases in populations than both the county and state.

Between 2000 and 2010, both the county and state saw decreased populations which is not surprising due to the recession that took place during this time period. However, Thomas Township saw an increase. This shows the resilience in the local economy and is probably a reflection of the growth of Hemlock Semiconductor during that period.

Thomas Township saw population growth of nearly 160% between 1960 and 2010. Michigan experienced an increase of 26% and the county's population increase 5% in the same time period.

Regional Population Change

	1960	1970	1980	1990	2000	2010	Change 1960 - 2010
Thomas Township	4,631	8,585	11,184	10,971	11,877	11,985	+159%
Saginaw County	190,752	219,743	229,059	211,946	210,039	200,269	+5%
Michigan	7,823,194	8,881,826	9,262,044	9,295,297	9,938,444	9,883,640	+26%

Figure 3 - Thomas Township has seen large relative population growth since 1960 as compared to Saginaw County and the State of Michigan. *Source: U.S. Census*

AGE DISTRIBUTION

Determining the age of the community allows for analysis of the public services and special needs a community requires. For example, if a community is full of young people, there may be a need for an increase of rental housing. This analysis may also be useful for policy decisions about filling gaps in services and future projects in housing, education, recreation and medical care. Following large generations such as the baby boomers and millennials helps a community be prepared as their needs change.

For this analysis, age groups were separated by life stages. The first is the preschool age group (0-5 years old), followed by school aged children (5-19 years old). People between the ages of 20-24 are just entering the workforce, furthering their education, or beginning a family. The age group 25-44 are the family formation years where children are born and living at home. The 45-64 age group is considered the empty nesters stage and 65+ is the age group of retirees.

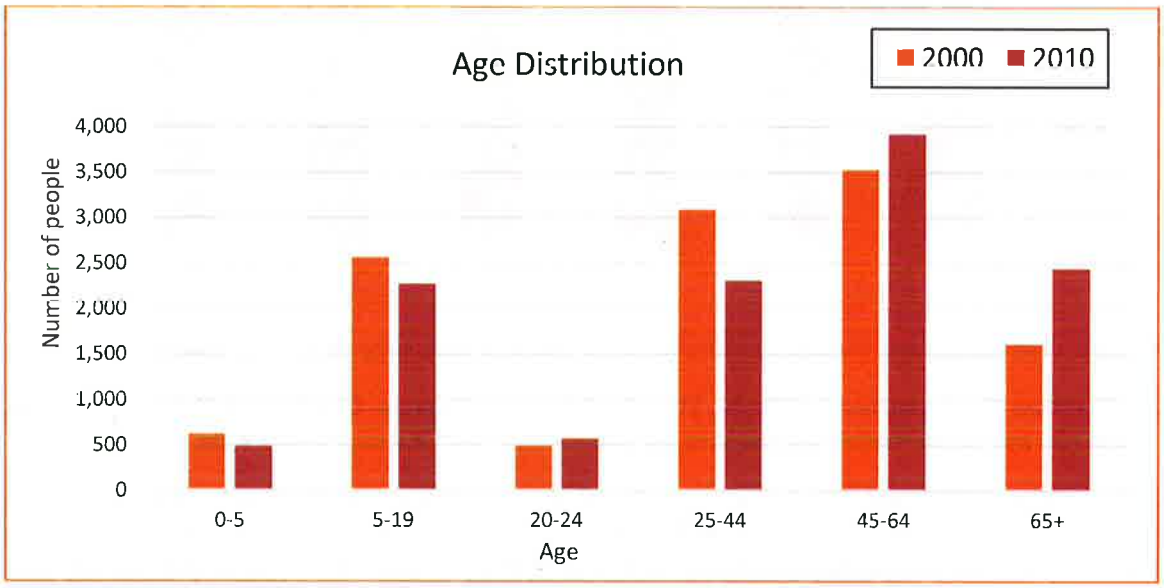


Figure 4 - Age Distribution of the Thomas Township Population in 2000 and 2010 *Source: U.S. Census*

As seen in Figure 4, the age distribution changes from 2000 to 2010 reflect that of an aging population. The number of young children decreased and the number of citizens in the empty nester and retirees age groups increased. An aging population has differing needs that can affect land use planning. Those include housing, transportation, and recreation.

The population of Thomas Township is older than that of Saginaw County and of the State of Michigan. The median age in Thomas Township is 47.1 years. This is significantly older than Saginaw County at 39.5 years and Michigan at 38.9 years.

DIVERSITY

Another important characteristic of a community is the racial make-up. Thomas Township is primarily White. Approximately 3.5% of the total population is African American or Hispanic. This is much less diverse than Saginaw County, which contains a 26.3% African American and Hispanic population. The population in the State is between these two at 18.4%.

The foreign born population in Thomas Township is small at 1.7%. Saginaw County contains a small foreign born population as well at 2.4%. The State has a larger percentage of foreign born population, at 6.1%.

HOUSEHOLD SIZE

The number of persons per household constitutes the household size. Since the 1970's household size has decreased across the county. There are many factors that have contributed to this phenomena including increased lifespan, lower birth rate, higher divorce rates and the growing number of non-traditional households.

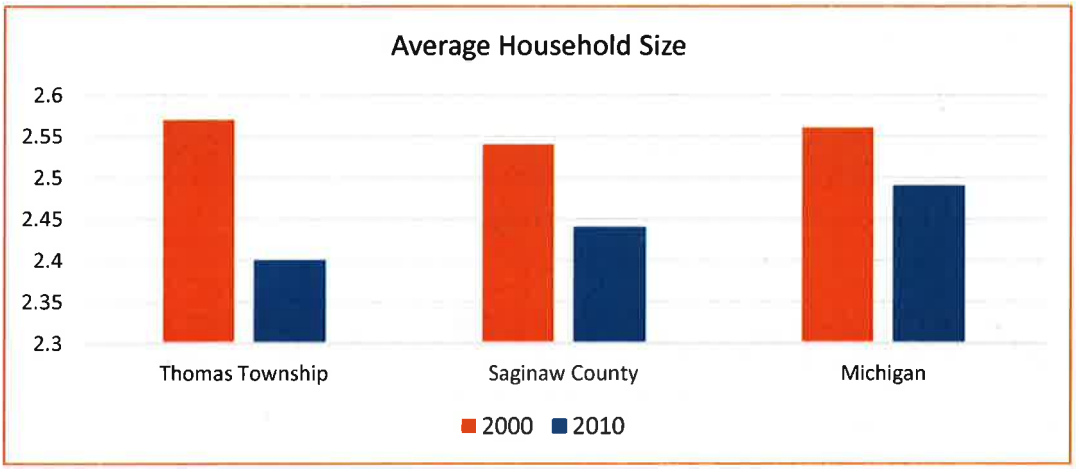


Figure 5 - Average household size has been decreasing across Michigan *Source: U.S. Census*

The average household size is an important aspect of any community. It is useful when deciding on future development of housing types. For example, if the size of households is decreasing, it may mean that new housing types may be needed to accommodate smaller families. As seen in Figure 5, the decreasing household size in the Township, County, and State. As of 2010, Thomas Township has the smallest average household size of the three, unlike in 2000, when it had a slightly larger average household size than the county and state. The number dropped significantly between 2000 and 2010. This is largely attributed to the increasing population of empty nesters and retirees.

HOUSEHOLD CHARACTERISTICS

Along with the average household size, a community must know the type of families that are present. The household characteristics of a community helps demonstrate the need for specific types of housing. Families consist of people living in a single household who are related by blood, marriage, or adoption. Families vary in types according to the parental presence (single or couple). Non-families consist of a single person living alone or multiple people who are not related living together.

Figure 6 compares the household characteristics of the Thomas Township community to the county and state. In all three, the largest category is married couple families. Of the households in Thomas Township, 56.3% are married couple families. This is the largest percentage of the three groups. Both the county and state have just under 50% of total households filled with married couple families.

Single parent families account for just less than 20% of the total households in the county and state but only 13% of the total households in Thomas Township.

Household Type

	Thomas Township	Saginaw County	Michigan
Married Couple Families	56.3%	45.8%	48.5%
Single Male Families	3.9%	3.9%	4.4%
Single Female Families	8.8%	14.6%	12.8%
Single Persons Living Alone	27.7%	30.7%	28.7%
Other Non-Families	3.3%	4.9%	5.6%
Total Households	100%	100%	100%

Figure 6 - Types of Households in Thomas Township, Saginaw County and Michigan *Source: U.S. Census*

HOUSING

Housing is probably the most visible characteristic of any community. This section analyzes the housing stock by unit type, age, value and tenant type. This data helps a community determine the quality of existing housing and the potential need for new housing.

HOUSING CHARACTERISTICS

There are multiple types of housing that make up the housing stock in a community. The U.S. Census separates housing into five different categories: 1 Unit Detached (single-family homes), 1 Unit Attached (granny flats, single apartment unit connected to a single family home), 2-4 Units (duplex units), 5 or more Units (apartment complex), and Mobile Homes or Trailer Units.

As previously mentioned, a large amount of households in Thomas Township are made up of married couple families which generally demand single-family homes. This correlates with the large percentage of

single-family homes found in the Township (75.5%), as seen in Table 7. These percentages are similar in Saginaw County and Michigan.

Housing Distribution

Unit Type	Thomas Township	Saginaw County	Michigan
1 Unit Detached Structure	75.5%	76.3%	72.0%
1 Unit Attached Structure	4.1%	3.4%	4.6%
2-4 Unit Structures	3.3%	6.3%	5.1%
5 or More Unit Structure	8.3%	10.3%	12.8%
Mobile Home or Trailer Units	8.7%	3.7%	5.4%

Figure 7 - Types of housing in Thomas Township, Saginaw County and Michigan *Source: U.S. Census*

Thomas Township has nearly equal percentages of 5 or more unit structures and mobile homes structures. The Township has a larger amount of mobile homes than the county and state but less structures with 5 or more units. Of the total housing in Saginaw County, 10.3% are structures of 5 or more attached units and 12.8% of the housing in Michigan is the same type.

AGE OF HOUSING

Generally speaking, the useful age of residential structures is approximately 50 years. Beyond that point, repairs can become costly and it may be difficult to provide the type of amenities that are considered

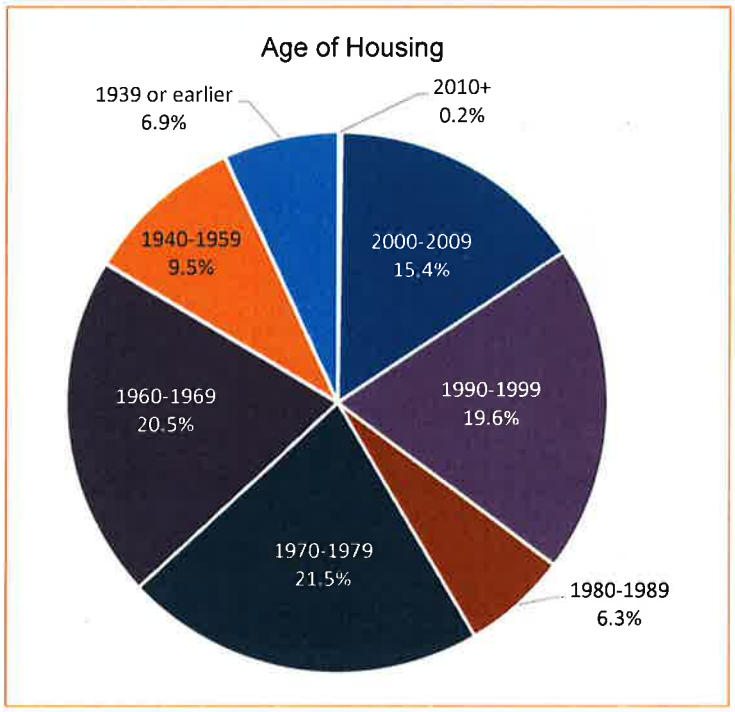


Figure 8 - more than 35% of the housing stock in Thomas Township is more than 50 years old.
Source: U.S. Census

standard for today's lifestyle. Therefore, determining the age of the housing located within a community is an effective way of measuring the quality.

As seen in Figure 8, 16.4% of the housing stock in Thomas Township was built in 1959 or earlier. Slightly over 20% was built in the 1960's. So, approximately 35% of the housing stock in Thomas is more than 50 years old. Code enforcement may be important to maintain its quality.

Between 1990 and 2010, Thomas Township saw a large amount of housing built (35.2%). This points to a strong real estate market which points to a strong local economy. If Thomas Township continues to grow, the community must be ready to accommodate the increased housing needs in residential areas of the Township.

HOUSING VALUE

Analyzing housing values is a way to determine both quality and affordability of housing. Most communities wish to maintain both quality housing as well as affordable housing to support a diverse community which will continue to attract new residents for future growth.

Thomas Township has a wide distribution in home values. The largest proportion of homes is valued between $100,000 and $149,999 as seen in Figure 9. The median home value in Thomas Township, according to the 2014 American Community Survey is $126,500. This is higher than Saginaw County at $94,800 and Michigan at $120,200.

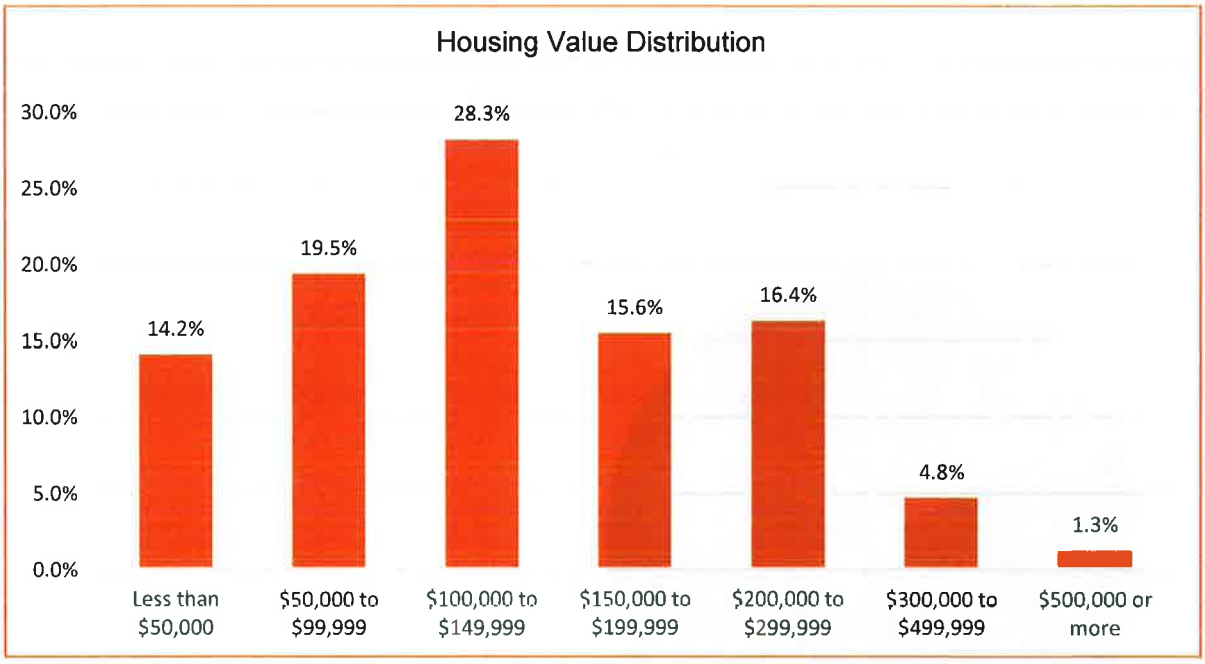


Figure 9 - Housing Value Distribution in Thomas Township *Source: 2014 American Community Survey*

INCOME, EDUCATION, AND EMPLOYMENT

A large part of the U.S. Census consists of economic characteristics. Economic characteristics help a community determine the vitality and ability to support future commercial, residential, and industrial development. This data must be analyzed because it exposes the strengths and weaknesses of a community while alluding to trends that may aid or hurt the economic future. This economic analysis utilizes 2000 and 2010 U.S. Census data and 2014 American Community Survey.

INCOME AND POVERTY

Income and poverty trends help to measure the economic health of a community. Increases in income can show economic success while decreases show a time of economic misfortune. Two of the income levels measured by the U.S. Census measures income are median household income and per capita income. These measures are shown in Figure 10.

Household income is the measure of the total incomes of the persons living in a single household. Per capita income is the measure of the total income divided evenly for each person, regardless of age or employment, to receive an equal amount. It is this number that generally represents the overall wealth of a community. Thomas Township is wealthier in both measures than Saginaw County and Michigan.

Thomas Township has a relatively low percentage of individuals below the poverty line when comparing the community to the county and the state, as seen in Figure 10. Approximately 5% of the total population in Thomas Township is considered below the poverty line. In the county, 18.1% of the population falls in this category and in the state 16.9% of people are below the poverty line. Having such a large population above the poverty line is a major strength in Thomas Township. It points to a vital economy and strong workforce.

Median Income and Poverty
Thomas Township and Region

	Median Household Income	Per Capita Income	% Below Poverty
Thomas Township	$55,827	$30,815	5.3%
Saginaw County	$43,566	$22,891	18.1%
Michigan	$49,087	$26,143	16.9%

Figure 10 - Income and Poverty Measures in Thomas Township, Saginaw County and Michigan

Source: 2014 American Community Survey

EDUCATION

Educational attainment measures the educational level of a community. It illustrates the skills and capabilities of the labor force. For example, if there is a high educational attainment level, it may attract a larger diversity of industries that require a degree for employment.

Figure 11 illustrates the percentages of persons who are high school graduates and individuals who have obtained a bachelor's degree or higher in Thomas Township, Saginaw County, and Michigan. All are relatively similar. Thomas Township has the greatest percentage of high school graduates. Michigan has the largest percentage bachelor's degrees or higher at 26.4%. Thomas Township has slightly less at 23.6% with bachelor's degrees or higher. Saginaw County is the lowest of the three at 20.1%.

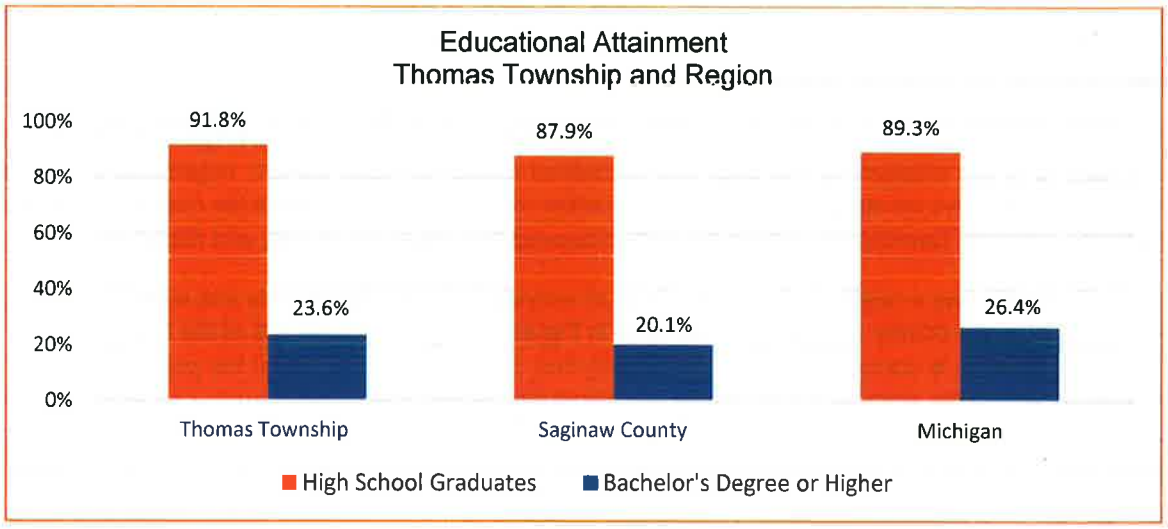


Figure 11 – Education Levels in Thomas Township, Saginaw County and Michigan

Source: 2014 American Community Survey

EMPLOYMENT BY INDUSTRY

The distribution of employment throughout various industries shows the diversity of an economy. If there is a large majority of a population employed in one industry, the economy will be majorly affected if that industry falls. The distribution of employment by industry is shown in Figure 12.

The two largest employing industries in Thomas Township are educational, health and social services (28.3%) and manufacturing (15.6%). Saginaw County and the State have the same top two employing industries. Percentages are similar to that of Thomas Township.

Overall it appears that Thomas Township has a resilient economy when it comes to employment. There is a good amount of diversity in jobs in terms of industry type. This has likely been a large factor contributing to the success the Township has seen over the years in terms of population growth and relative economic stability.

Employment by Industry

Industry	Thomas Township	Saginaw County	Michigan
Agriculture, forestry, fishing and hunting, and mining	1.1%	1.2%	1.3%
Construction	7.9%	4.4%	4.8%
Manufacturing	**15.6%**	**15.5%**	**17.4%**
Wholesale trade	2.7%	2.5%	2.5%
Retail trade	**9.4%**	**13.6%**	**11.4%**
Transportation and warehousing, and utilities	4.0%	3.9%	4.1%
Information	1.7%	1.6%	1.6%
Finance, insurance, real estate, and rental and leasing	4.8%	5.1%	5.5%
Professional, scientific, management, administrative, and waste management services	9.4%	7.9%	9.3%
Educational, health and social services	**28.3%**	**25.7%**	**24.1%**
Arts, entertainment, recreation, accommodation and food services	7.0%	9.9%	9.5%
Other services (except public administration)	4.9%	5.1%	4.8%
Public administration	3.3%	3.7%	3.7%

Figure 12 - Education, health, and social services employs the highest percentage of workers in Thomas Township.

Source: 2014 American Community Survey

TAXABLE VALUE

The taxable value refers to the taxable value of all real and personal property within a community. As seen in Figure 13, the taxable value of Thomas Township decreased from 2014 to 2015 by a small percentage. The only other municipality that decreased in this group of neighboring communities was the City of Saginaw, which decreased by a more substantial 4.8%.

Taxable Value
Thomas Township and Region

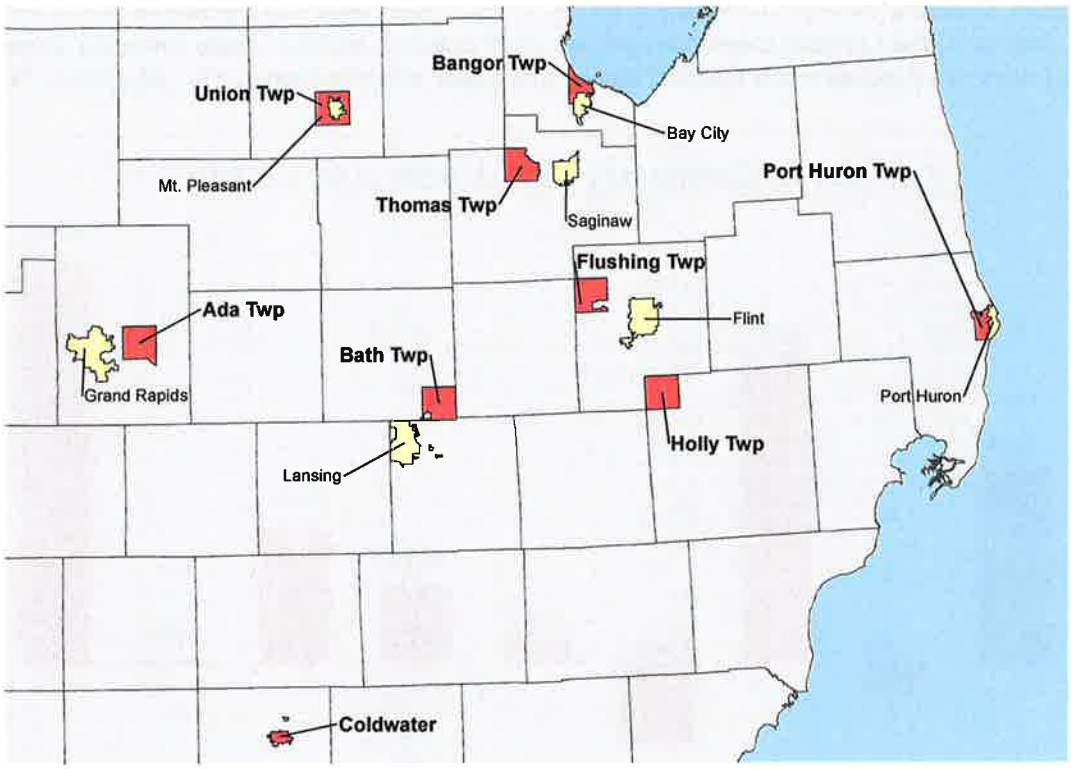
Municipality	2014 SEV	2015 SEV	Percent Change
Chesaning Township	$115,783,692	$117,096,835	1.1%
Kochville Township	$187,396,724	$195,277,045	4.2%
Saginaw Township	$1,214,636,077	$1,218,394,440	0.3%
Thomas Township	$480,118,994	$478,138,905	-0.4%
Tittabawassee Township	$278,252,576	$286,907,577	3.1%
Saginaw City	$496,251,076	$472,509,842	-4.8%
Frankenmuth City	$267,169,388	$281,949,559	5.5%

Figure 13 - Taxable Value of Thomas Township as compared to other communities in Saginaw County.

Source: Saginaw County Equalization

COMPARISON COMMUNITIES

To fully understand the characteristics of the Thomas Township community, it is worthwhile to benchmark it to similar communities across Michigan. Eight communities were chosen because they are similar in size to Thomas Township, and most serve as bedroom communities to larger cities.



COMMUNITY	COUNTY	POPULATION	BEDROOM COMMUNITY FOR
Bangor Township	Bay County	14,651	Bay City
Ada Township	Kent County	13,145	Grand Rapids
Union Charter Township	Isabella County	12,927	Mt. Pleasant
THOMAS TOWNSHIP	Saginaw County	11,985	Saginaw
Bath Township	Clinton County	11,598	Lansing
Holly Township	Oakland County	11,362	Flint/Pontiac
Coldwater City	Branch County	10,945	NA
Port Huron Charter Township	St. Clair County	10,654	Port Huron
Flushing Charter Township	Genesee County	10,640	Flint

This analysis includes a comparative assessment of the economic, social, and demographic conditions. Data was collected from the 2000 and 2010 U.S. Census and the 2014 American Community Survey. A summary chart is located in Appendix A.

POPULATION

The population of each comparison community is between 10,000 and 14,000 residents. The change in population of each community varied widely from 2000 to 2010. Union Charter Township grew by the largest amount at nearly 70%. Most of this growth is due to several new apartment complexes that were built, catering to Central Michigan University students. Much of Bath Township's growth of 54% is similar, with the addition of the Chandler Crossings complex which caters to Michigan State University students. Thomas Township's population was the most stable, with growth of approximately 1%. See Figure 14.

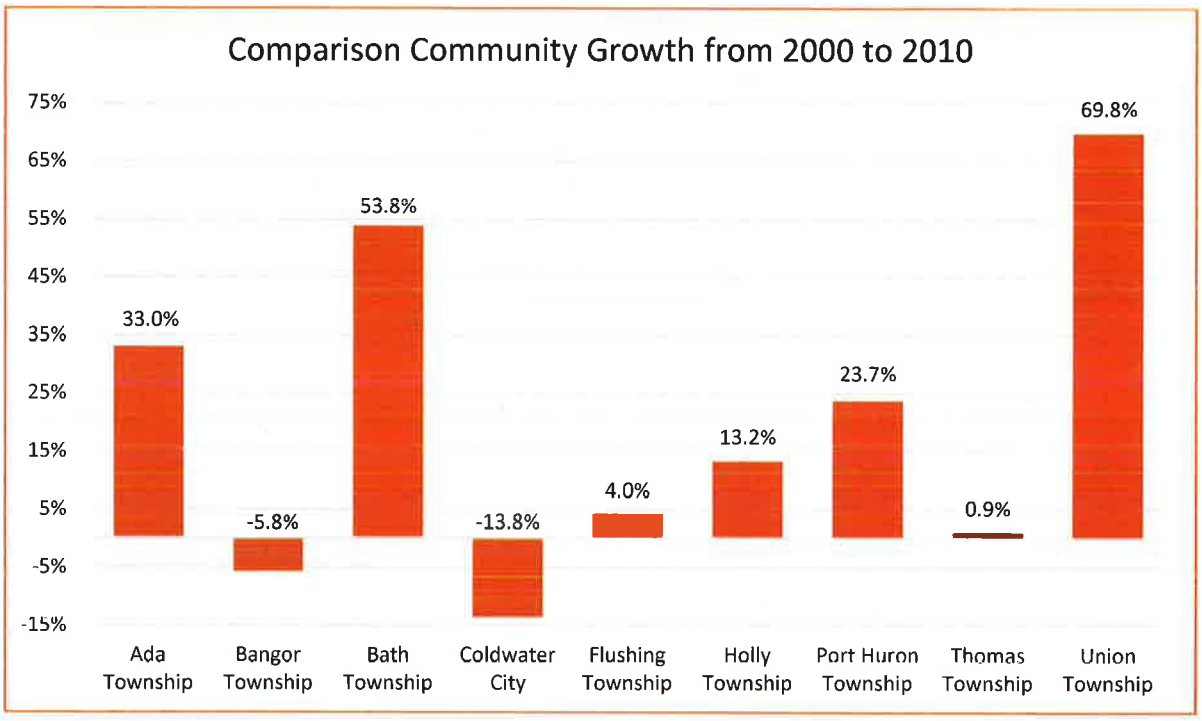


Figure 14 - Population change between 2000 and 2010. *Source: 2000 and 2010 U.S. Census*

AGE

Thomas Township's median age of 47.1 is higher than any of the other comparison communities. See Figure 15. As stated in the demographic analysis above, an aging population has unique needs in terms of housing, health care, recreation, and other public services. Union Township's very young median age of 22.8 is influenced by the Central Michigan University student population.

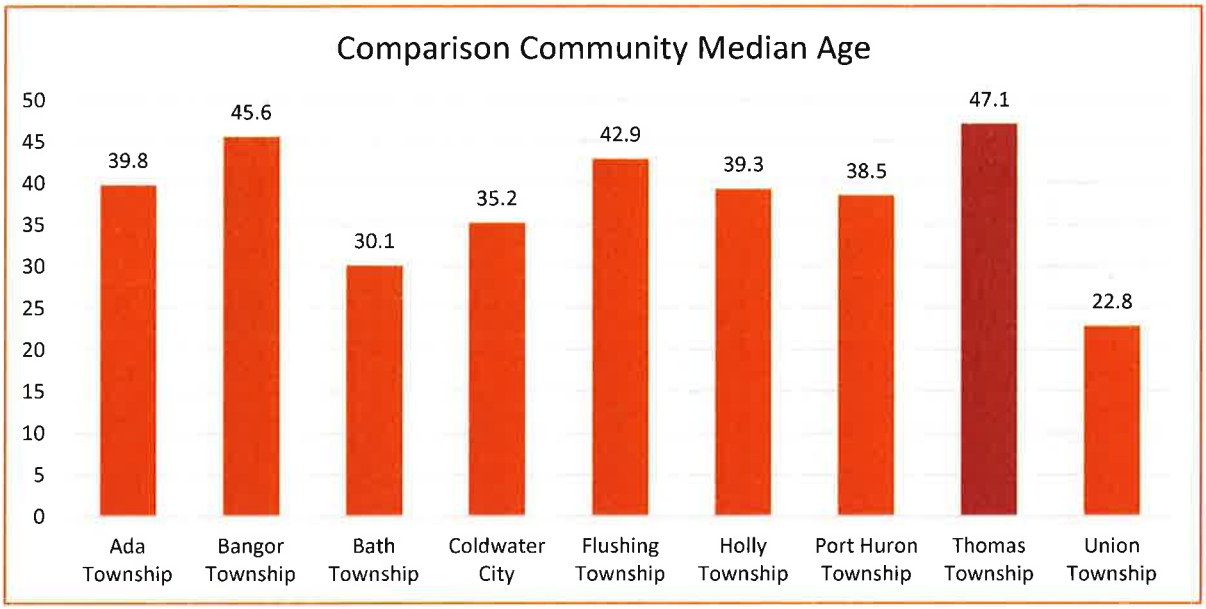


Figure 15 - Thomas Township's population is the oldest of all the comparison communities.

Source: 2014 American Community Survey

DIVERSITY

The communities that are being analyzed are primarily White. All contain a small percentage of ethnic and racial diversity.

All compared jurisdictions have African American and Hispanic populations of less than 10% of their total populations. Bath and Port Huron Charter Townships have the largest populations of African American and Hispanic persons at 8.6% and 8.3%, respectively. Thomas Township has one of the smallest percentages at 4.6%.

Ada Township has the largest percentage of foreign born residents at 5.6%. Again, Thomas Township contains one of the smallest populations at 1.7%. Most of the compared communities contain approximately 2% foreign born residents.

HOUSING

Most of the communities have a large majority of housing occupied by owners and small percentages of renter-occupied housing. See Figure 16. Port Huron Charter and Bath Townships, and Coldwater City have lower rates of owner-occupied housing between 60% and 70%. Union Charter Township has a much smaller owner-occupancy rate at 34.7%. Again, this is indicative of the large Central Michigan University student population. A large percentage of owner-occupied homes generally indicates a more stable community.

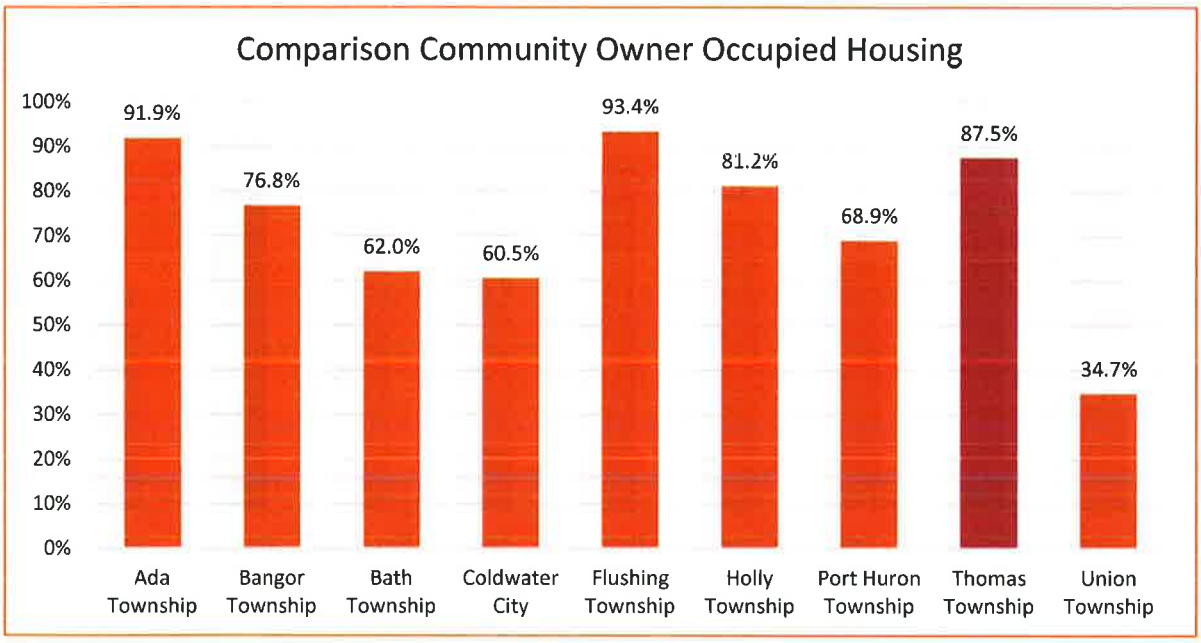


Figure 16 - Ada, Flushing, and Thomas Townships have a relatively high proportion of owner occupied housing.
Source: 2014 American Community Survey

In terms of value, the majority of the comparison communities have a median housing value between $100,000 and $130,000 with a few outliers above and below these values. The community most different is Ada Township with a very high median housing value of $260,000. The City of Coldwater has the lowest median housing value at $80,300. Thomas Township falls near the middle of the comparison group with a median housing value of $127,400. See Figure 17.

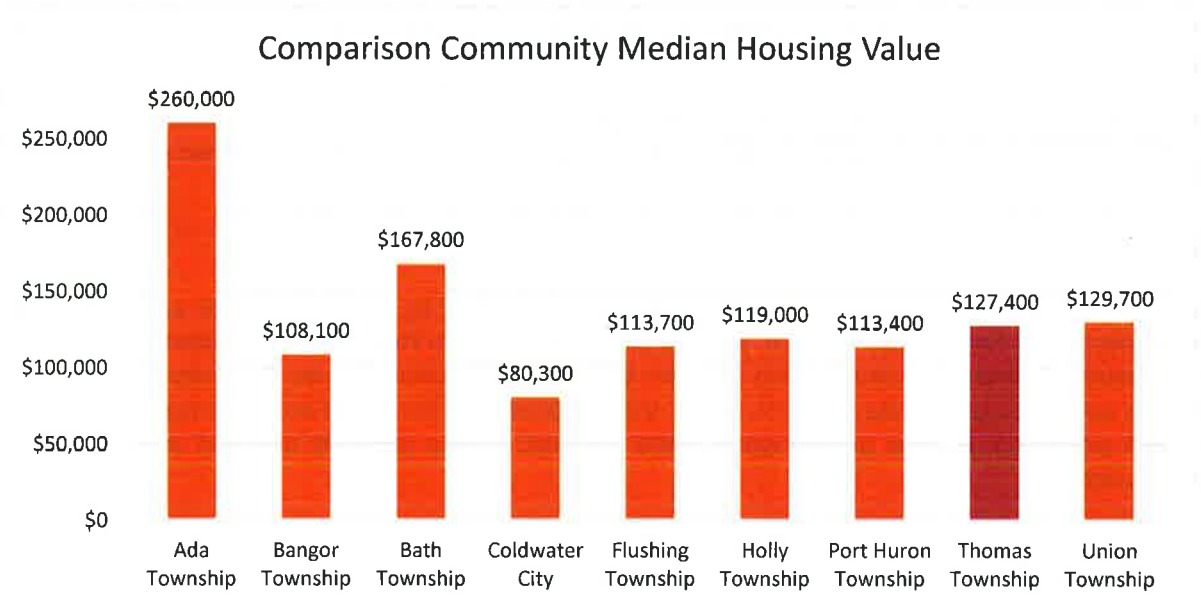


Figure 17 - Most of the comparison communities have median housing values between $100,000 and $130,000.
Source: 2014 American Community Survey

AGE OF HOUSING

Bath Township has the smallest percentage of homes built prior to 1980, at only 26.5%, followed closely by Union Charter Township which has 29%, as seen in Figure 18. The rest of the communities have an older housing stock with over 50% built prior to 1980. Coldwater has the highest percentage of housing (70.7%) in the same category. See Figure 18.

Out of the entire housing stock in Bath Township, 42.8% has been built since 2000. Union Charter Township has 35% of its total housing stock built since 2000. This is compared to the 15.6% that was built in that time period in Thomas Township.

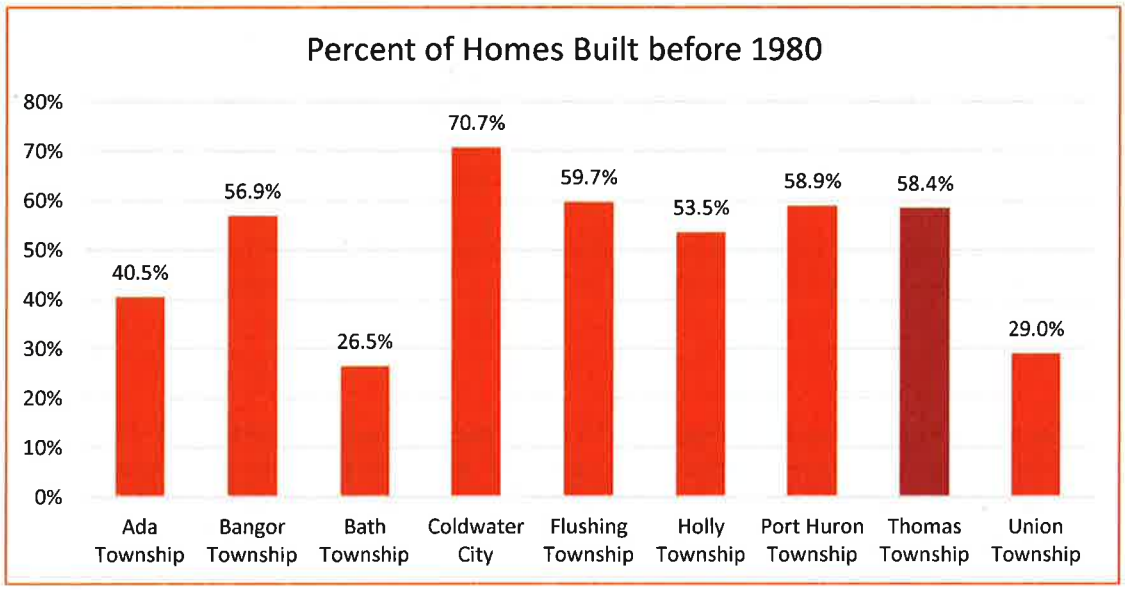


Figure 18 - The City of Coldwater has the oldest housing stock. Bath Township has the smallest percentage of homes built prior to 1980. *Source: 2014 American Community Survey*

EDUCATION

The comparison communities show a good deal of variation in educational attainment. Ada Township has the largest percentage of residents that have earned a bachelor's degree or higher (56.7%). This is followed by 45% in Bath Township. The lowest percentage of residents with a bachelor's degree is 12.6% of the population in Port Huron Charter Township. Thomas Township is in the middle of the range at 21.8%. See Figure 19.

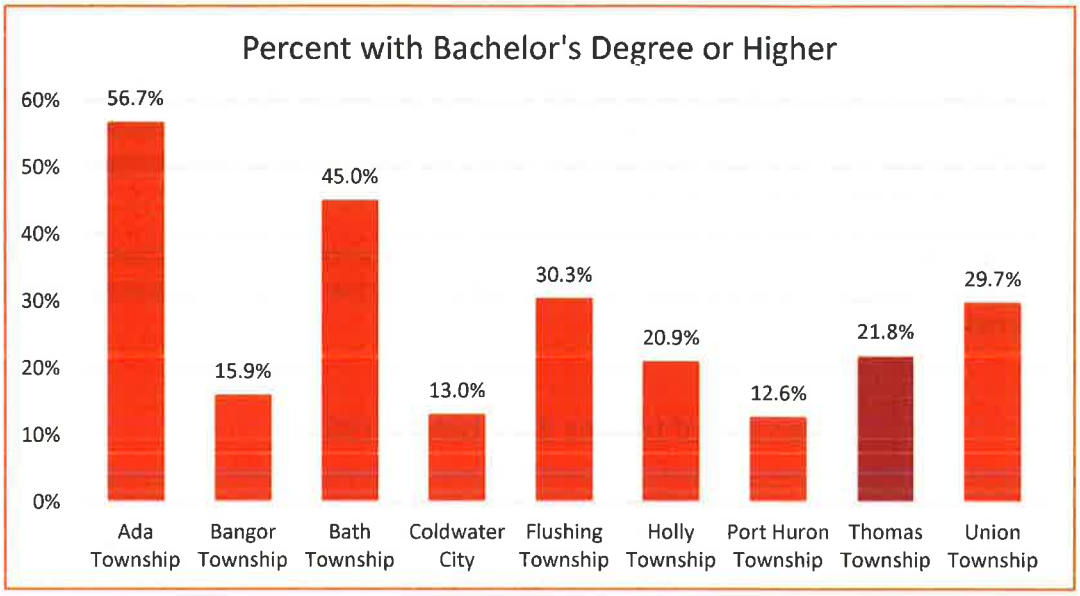


Figure 19 - Ada and Bath Townships have the highest percentage of residents with bachelor's degrees or higher. Thomas Township fall in the middle of the range. *Source: 2014 American Community Survey*

INCOME

Median household income is shown in Figure 20. Thomas Township has a median income of $55,203 which is about the average of the communities being compared. Ada Township once again shows its relative affluence with the highest median income at $105,132. The smallest is in Union Charter Township at $25,590. This is reflective of the high proportion of college students who live there that do not have a full-time income. A majority of the median incomes fall between $30,000 and $65,000.

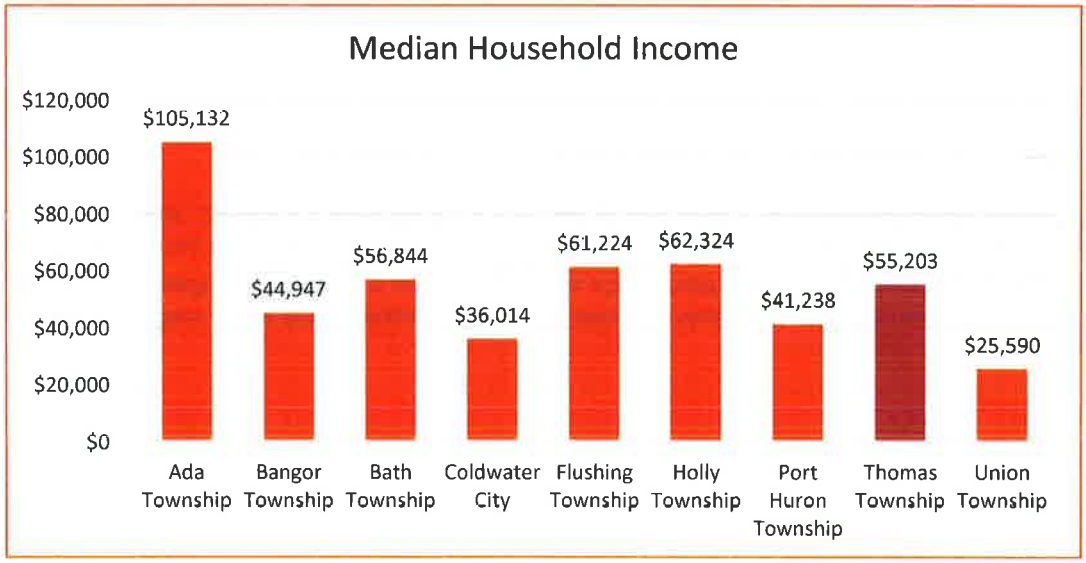


Figure 20 - Ada and Bath Townships have the highest percentage of residents with bachelor's degrees or higher. Thomas Township falls in the middle of the range. *Source: 2014 American Community Survey*

Most of the comparison communities' median household income increased between 2000 and 2010. Union Charter and Port Huron Charter Townships are the only communities that saw a decrease.

EMPLOYMENT

The industries that employ the largest percentage of people vary slightly between the communities. One of the top two in each jurisdiction is the educational, health, and social services industry. The other of the top two industries is either 1) manufacturing or 2) arts, entertainment, recreation, accommodation and food services. Ada, Bangor, Bath, and Thomas Townships show very similar employment statistics as can be seen in Figure 21 below.

EMPLOYMENT BY INDUSTRY

Community	Top Industry, by Percentage of Employment	Second Highest Industry, by Percentage of Employment
Ada Township	Educational, health, and social services (26.4%)	Manufacturing (15%)
Bangor Charter Township	Educational, health, and social services (24.1%)	Manufacturing (13.7%)
Bath Township	Educational, health, and social services (26.9%)	Arts, entertainment, accommodation and food services (14.4%)
Coldwater City	Manufacturing (23.9%)	Educational, health, and social services (21.9%)
Flushing Charter Township	Educational, health, and social services (28.4%)	Manufacturing (12.7%)
Holly Township	Educational, health, and social services (21.3%)	Manufacturing (20.4%)
Port Huron Charter Township	Manufacturing (24%)	Educational, health, and social services (20.3%)
Thomas Township	**Educational, health, and social services (27.1%)**	**Manufacturing (15.1%)**
Union Charter Township	Arts, entertainment, accommodation and food services (32.3%)	Educational, health, and social services (24.2%)

Figure 21 - The education, health, and social services industry is the largest employer in most of the comparison

STATE EQUALIZED VALUE

The State Equalized Value (SEV) is the total amount of real and personal property contained within a community. After the recession of 2008, communities across Michigan saw a drop in SEV. When looking at the comparison communities, this decrease was most drastic in Holly Township which had a drop of 37% in SEV from 2008 to 2012. All of the communities except Bangor Charter Township saw increases in SEV from 2012 to 2015. Thomas Township had the steadiest SEV from 2008 to 2015 and it was the only comparison community that had a growth in SEV from 2008 to 2012. See Figure 22.

STATE EQUALIZED VALUE

Community	2008	2012	2015
Ada Township	$991,336,100	$922,384,900	$1,050,142,500
Bangor Charter Township	$558,485,550	$452,548,550	$445,647,900
Bath Township	$500,177,250	$402,450,491	$451,258,900
Coldwater City	$383,641,408	$318,085,014	$347,892,219
Flushing Charter Township	$360,794,290	$264,820,000	$286,249,000
Holly Township	$427,697,710	$270,151,740	$312,855,650
Port Huron Charter Township	$326,301,100	$240,981,766	$249,068,500
Thomas Township	**$497,530,400**	**$506,183,700**	**$499,796,800**
Union Charter Township	$422,062,700	$375,654,723	$431,356,200

Figure 22 - After the Recession of 2008, the State Equalized Value fell in communities across the state. Thomas Township is only one of three comparison communities that had SEV growth from 2008 to 2012.

Source: Michigan Department of Treasury

NATURAL RESOURCES

The natural resources in a community are an important asset that must be analyzed in order to create a successful Future Land Use Plan which involves determining areas for future development and areas for preservation. The natural environment can have a significant effect on development. Conversely, development can have a detrimental effect on the environment and natural features of any community. If development and preservation are not coordinated, a community can see significant loss of vital natural systems and processes. For example, disrupting a watershed can result in flooding of the development and rerouting that storm water to another natural draining system can cause overflow problems. A Future Land Use Plan can help a community avoid disasters of this nature.

Thomas Township contains several environmentally significant natural resources that provide for an enhanced quality of life for all area residents. The Tittabawassee River, Swan Creek, agricultural soils, open space, clean air, woodlands and wetlands are natural features that will be affected as future growth and development continues to occur in the Township. The natural environment can have a significant effect on the costs and ability to develop. Likewise, excavation, fill, cleaning, grading, construction and other activities associated with the development of land significantly impacts the natural environment. Special attention must be given to environmentally sensitive areas to provide for the preservation of the Township's natural resources for present and future generations.

Identifying natural features help to determine land most suitable for development, which would require the least development costs and provide the maximum amenities without having adverse effects on existing natural systems. Secondly, identification of natural features will help identify lands most suitable for recreational-conservation. The applicable natural features of Thomas Township are described below and the maps that are referenced are included at the end of this section.

SIGNIFICANT FEATURES

Thomas Township contains various significant features which can be defined as characteristics that serve to "shape the community". In some instances, these characteristics may hinder development in order to preserve the character. These significant features do, however, attract specific land use activities.

TOPOGRAPHY

The natural topography of Thomas Township which can be classified as nearly flat with a few steep or rugged areas. The Topography map shows land elevations that range from a height of about 698 feet above sea level near the intersection of Orr and Frost Roads, to a low of 582 feet above sea level north of Ederer Road in the southeast corner of the Township.

Steeper grade changes can be found along the Tittabawassee River, North River Road, and the Swan Creek. Such areas should be developed with caution in regards to potential erosion and drainage problems that might affect adjacent properties. Most of these steep grade changes also fall within the 100-year flood plain in Thomas Township, as well, which makes them unsuitable for development.

WOODLANDS

Woodlands are an important feature of many Michigan communities. Thomas Township has numerous woodland areas throughout according to the United States Geological Survey (U.S.G.S.) data. These likely second and third growth woodlands are valuable as wildlife habitats and for aesthetic and recreational enjoyment. Woodlands also moderate certain climate conditions, such as flooding and high winds, by protecting watersheds from siltation and soil erosion caused by storm water runoff or wind. Woodlands can also improve air quality by absorbing certain air pollutants, as well as buffer excessive noise generators. To the extent feasible, these woodlands should be protected from future land development.

The largest tracts of woodlands in Thomas Township are located in the western third of the Township and they are shown on the Woodlands map.

MAJOR BODIES OF WATER AND HYDROLOGY

There are a few manmade lakes in Thomas Township that appear to be made as a result of excavation activities that have occurred on site. Natural and artificial lakes provide several aesthetic and recreational benefits. Lakes also serve as natural retention areas for storm water runoff, act as a ground water recharge resource and tend to moderate the microclimate in proximity to its shores. Protection of these natural assets should be given high priority in future land use planning decisions.

The Tittabawassee River and the Swan Creek are the major watercourses in Thomas Township. The Tittabawassee River is the larger of the two. It flows southeasterly and forms the eastern border of the Township. It is a popular fishing and water recreation spot it the Township. Other minor drainage ways and creeks include Williams Creek, Hatch Run, McClellan Run, Abbey Drain, Badger Drain, Bebee Drain and Dice Drain. Their locations are shown on the Drains & Water Features Map.

These water courses are prone to flooding during major wet weather events. Development within flood prone areas must be carefully managed. Floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard. The Federal Insurance Administration of U.S. Department of Housing and Urban Development has developed Flood Insurance Rate Maps for Thomas Township Flood Zone Map. They depict both the 100-year and 500-year flood boundary. This is considered the flood hazard area. The 100-year flood zone should be considered for recreation-conservation areas inasmuch as development within this zone is limited.

WETLANDS

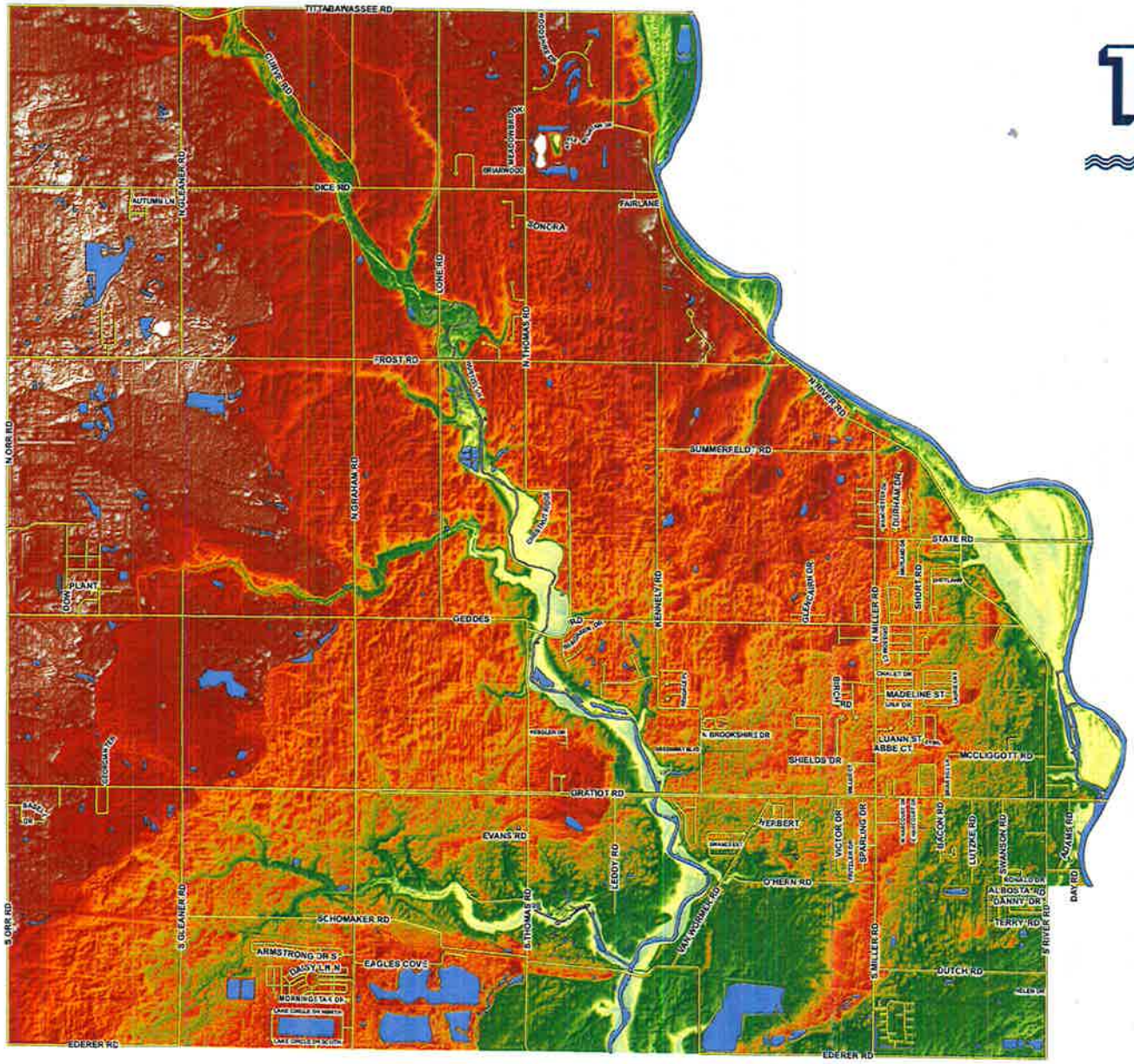
In 1979, the Goemaere-Anderson Wetland Protection Act was enacted by the State of Michigan. This legislation was passed to protect wetlands by restricting their use to certain activities including fishing, boating, and farming while permitting other activities only after permit approval by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner and upon a finding that the activity is in the public interest. Most of the large tracts of wetlands in Thomas Township are located in the western third of the Township.

Under the Act, the following wetlands are protected:

1. Wetlands contiguous to an inland lake, pond, river, stream or similar natural water course.
2. Wetlands five acres in size or larger in counties which contain a population of at least 100,000 people.

PUBLIC ACT 116/FARMLAND, OPEN SPACE AND PRESERVATION ACT

Information provided by the Township Assessor's office indicates approximately 25 tracts of agricultural land in Thomas Township that are registered under the provisions of the Farmland and Open Space Preservation Act. Under the requirements of the Act, the land generally may not be developed or built upon for a certain amount of time in exchange for certain tax credits as described in the Act. Land enrolled in P.A. 116 in Thomas Township is subject to the development restrictions for a period of time ranging between 1 to 37 years.



Topography

Map 1

Legend

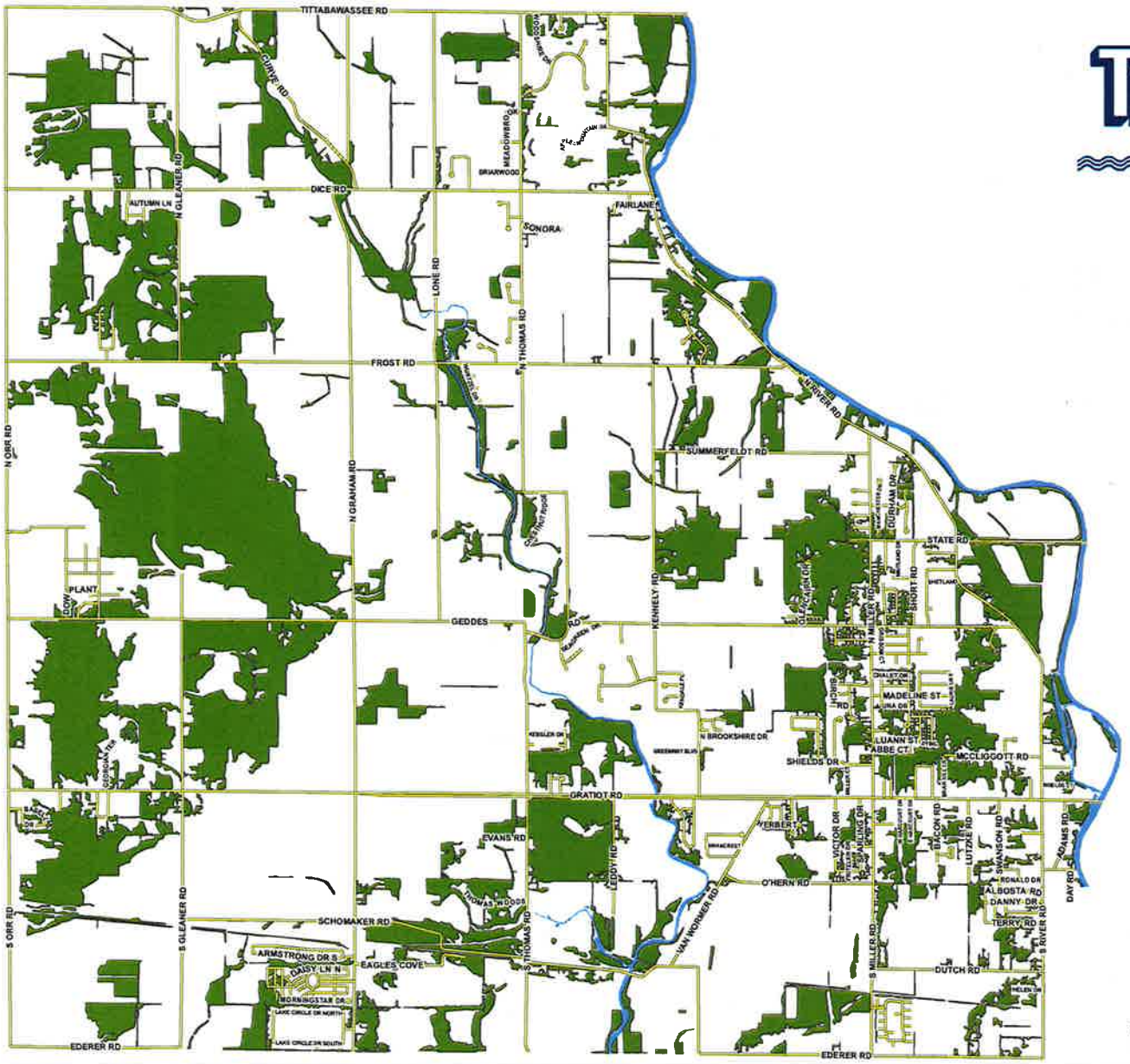
High : 698.719

Low : 577.89

N
W E
S

0 0.2 0.4 0.8 Miles

Created 10/22/2015



Woodlands

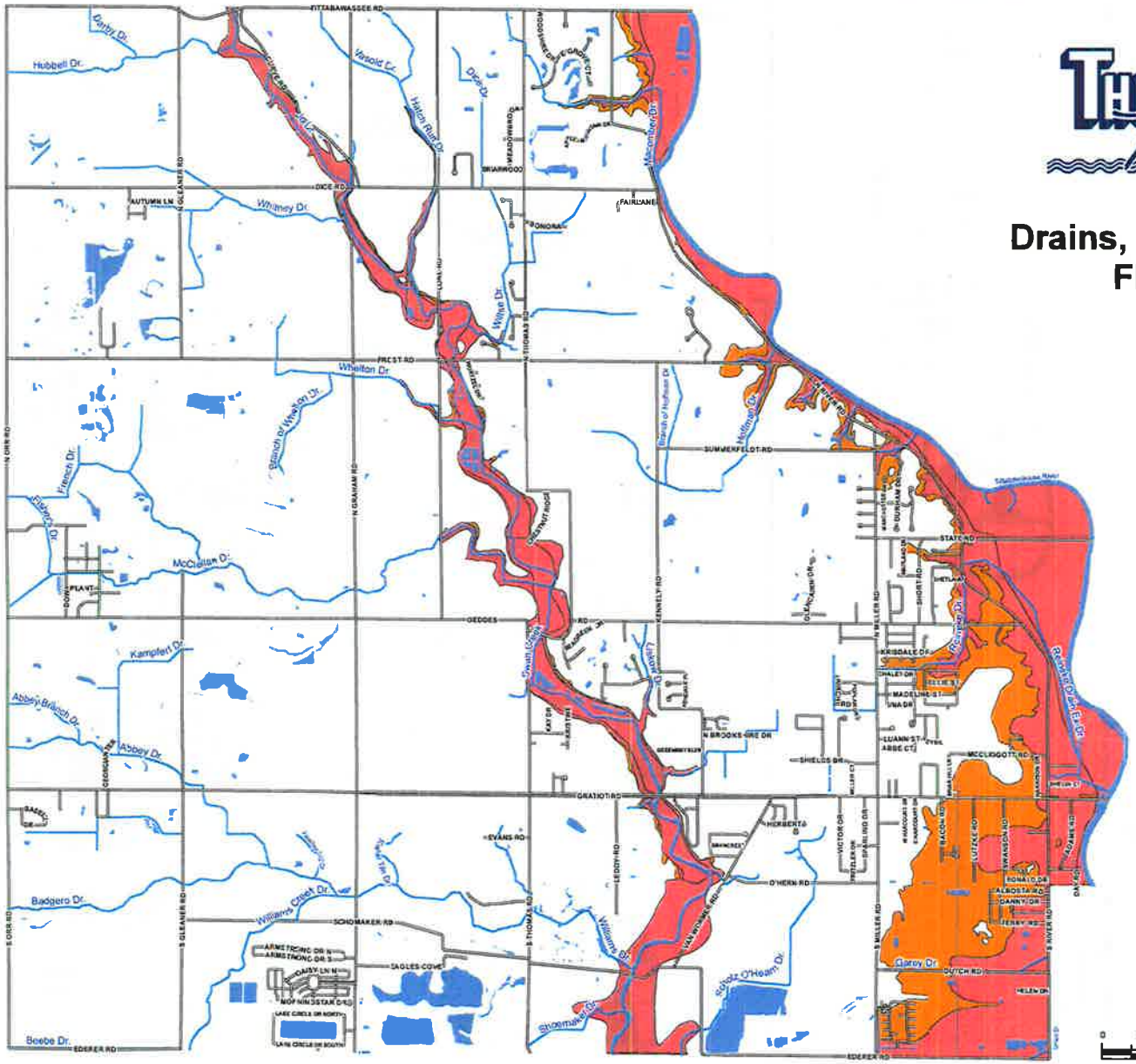
Map 2

Legend

Woodlands

0 0.2 0.4 0.8 Miles

Created 6/25/2015



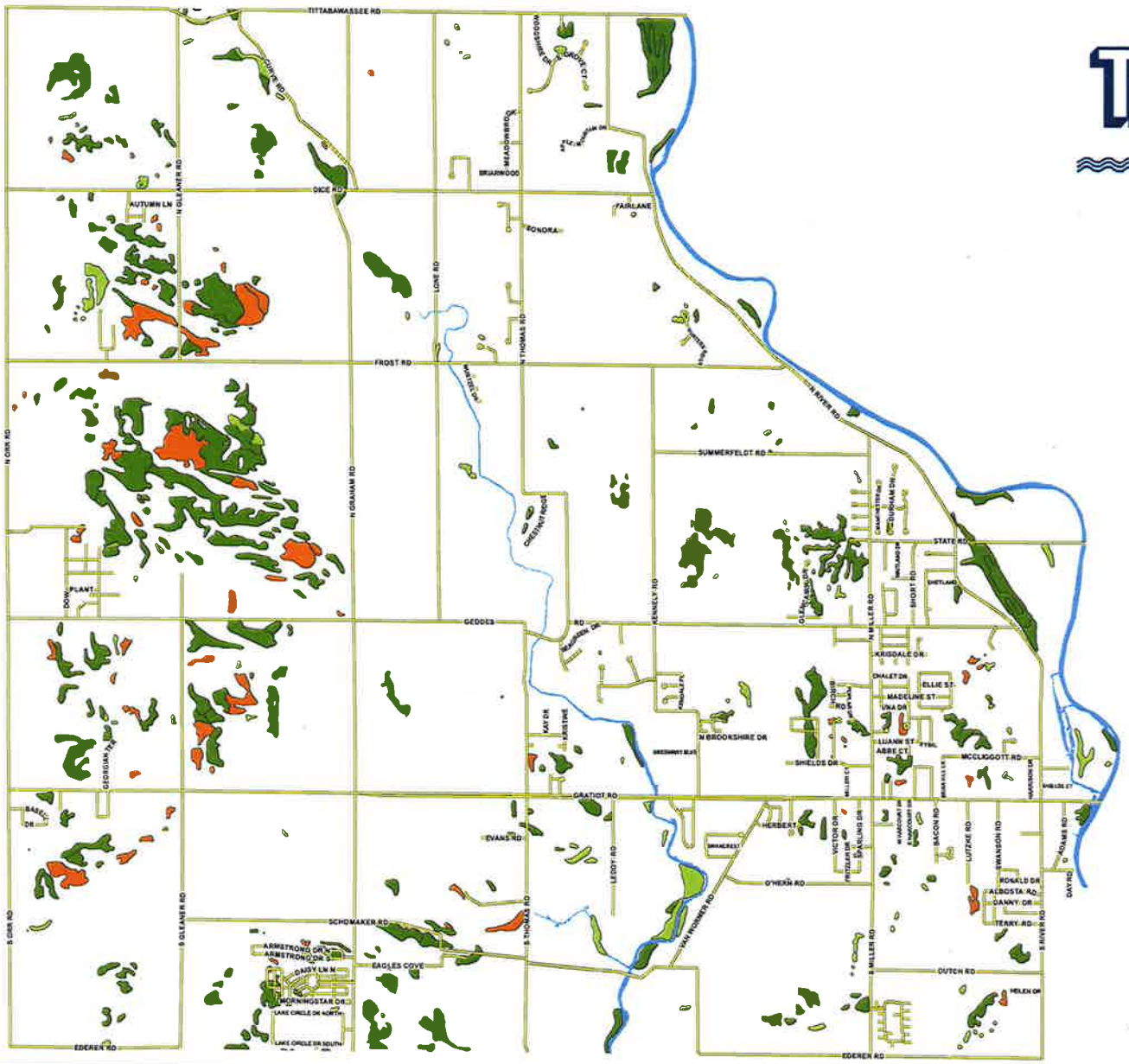
Drains, Water Features & Flood Zones

Map 3

Legend

- 100 Year Flood Plain
- 500 Year Flood Plain

Created 6/20/2016



Wetlands

Map 4

Legend

- Emergent
- Forested
- Scrub-Shrub

N
W E
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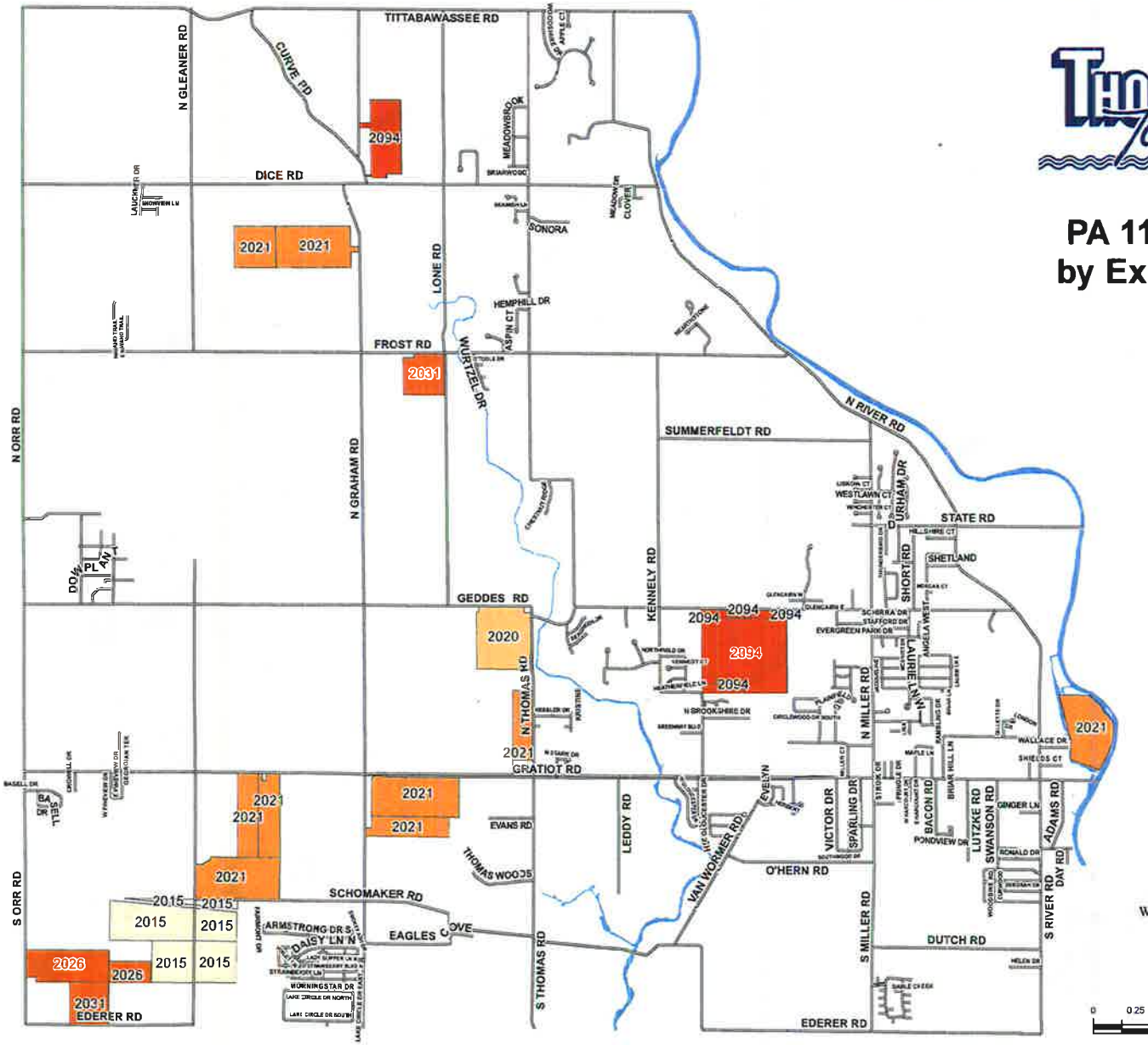
0 0.2 0.4 0.8 Miles

Created 6/25/2015



PA 116 Contracts by Expiration Year

Map 5

Legend

- 2015
- 2016 - 2020
- 2021
- 2022 - 2031
- 2032 - 2094

* Data Current as of 2013

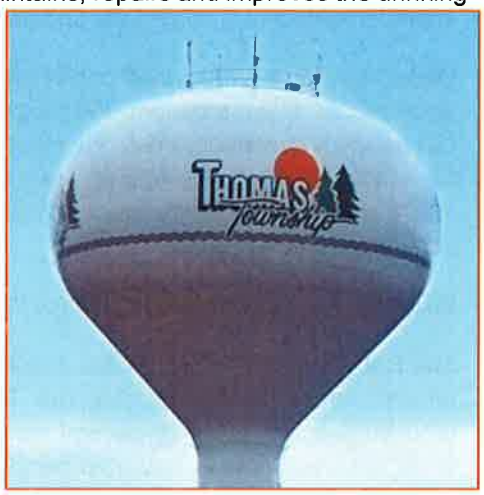
Created 4/12/2016

INFRASTRUCTURE, SERVICES, AND FACILITIES

PUBLIC INFRASTRUCTURE

WATER SYSTEM

The Thomas Township Department of Public Works operates, maintains, repairs and improves the drinking water system. As of 2015, the community water system included over 130 miles of water distribution and transmission mains ranging in size from 4 inch to 20 inch in diameter and delivering **over 1.2 billion gallons** of water per year. Most of the water infrastructure has been constructed since 1970 establishing Thomas Township's system as one of the youngest water distribution systems within the Saginaw Metropolitan area. The system provides safe drinking water to over 12,000 residents.



The water system has continually seen significant capital improvements to meet the community's water needs for today and tomorrow. Multiple water reservoirs provide redundant water supplies to the area including a million and a half gallon ground storage tank and a million and a half gallon elevated water tower. New water transmission mains and improvements to the water treatment plant have been recently constructed. Significant pumping improvements have been completed in our area to continually meet our growing needs and Public Works has devised a comprehensive seven-year Capital Improvement plan that continues to enhance the water distribution system.

Highly trained and certified teams work around the clock in the water treatment plant, laboratories and throughout the distribution system to support and provide potable water supply to our community. All Federal and State water quality parameters are continually met, leaving the Township's water quality as one of the best in the region. Our dedicated water professionals provide safe, reliable drinking water to our customers, protects public health, provides fire protection, and enhances the quality of life "on tap" for the Township. A water system map is included in the Appendix.

SEWER SYSTEM

Thomas Township's sanitary sewer system collects and conveys roughly 1,200,000 gallons of sewage per day. This expansive system consists of 15 different sewer districts, sewage lift or pumping stations and over 65 miles of sewer mains, providing service for nearly 8,300 residents. The sewer system was constructed in the mid-1970's, with continual system wide expansions being completed to this day, establishing the system as one of the most modern in the metropolitan area. A sewer system map is included in the Appendix.

Significant system wide improvements have been incorporated since 2006, including the replacement or upgrading of the pumping capabilities of the individual sewage districts, major pipeline replacements, and adding additional treatment capacity at the waste water treatment facility. Other improvements recently completed have included the installation of a universal remote monitoring system, pumping system controls, and a systematic, comprehensive inspection and cleaning program of all of the Township's sewer mains. A seven-year Capital Improvement plan has been devised outlining a logical, well thought out process of system improvements and is continually updated year to year.

Dedicated Public Works staff continually monitors, repairs, replaces or improves the sewage system. Working with Saginaw Charter Township, all sewage is continually treated to meet all Federal and State Discharge Standards. This highly trained team of professionals works 24/7 to insure the reliability of the entire sewer system and the protection the community's public health.

BUILDINGS, GROUNDS, CEMETERY, SIDEWALKS AND FACILITIES

The Department of Public Works assists in the maintenance and repair of 15 Township owned buildings, grounds and facilities including the Township's Owen Cemetery. These duties include landscaping, grounds-keeping, painting, general repairs, preventive maintenance and cleaning. Seasonal holiday and street decoration of the Township campus and Downtown area is also completed by Public Works staff.

Approximately 10½ miles of sidewalks are installed along Township roadways and within subdivisions. Public Works staff routinely inspects and performs minor repairs on sidewalks throughout the community. The Township has a sidewalk/trail committee that has developed guidelines and a Master Plan for Sidewalk and Trail Development.

Thomas Township leaders have recognized for many years that its residents benefit from having a safe place to walk separated from motorized traffic. Many of the residents who responded to the Community Opinion Survey stated that sidewalks and trails were very important to them and add to living in Thomas Township. In addition to creating a safe walking area along roads, sidewalks and trails provide many other benefits including mobility within the community for those unable to drive, a healthier environment, and a safe place for young and old to access the many benefits that the Township provides such as parks, library, shopping, playgrounds, ball fields, community swimming pool and schools to only mention a few. Each year the Sidewalk/Trail Committee meets to review past projects, and to evaluate the proposed future sidewalk and trail locations. An emphasis is placed on expanding the sidewalk and trail network in Thomas Township, so much so that a new project is planned every other year.

In addition, all newly created subdivisions in Thomas Township must install sidewalks along all lot frontages prior to completion of any construction on a lot. Outside of subdivisions, sidewalk agreements are obtained for those areas that may see sidewalk projects in the future. This long term planning is necessary to insure that residents continue to enjoy the benefits associated with having a safe place to walk separated from motorized traffic for years to come in the future.

The Master Sidewalk Plan map is included at the end of this section. The guidelines are included in the Appendix.

The Township's Owen Cemetery is a full service and poignant grounds located on North River Road. The cemetery was officially established in 1875, however the area was designated as a burial ground prior to 1850. Many of the existing gravesites are occupied with the community's prominent forbearers and namesakes. Grounds-keeping, monument foundation construction and burials are completed by Public Works staff.

COMMUNITY SERVICES

POLICE

In the early years of the Township, there were up to four elected constables which had specific statutory duties by state law. Constables were the only form of township law enforcement until May 4, 1970 when the Township Board adopted a resolution to create the Thomas Township Police Department. The first Police Chief, David Eimers and Patrol Officers, Edwin Matzke, William DeVinney and Robert Frost were all part-time employees of the department.

As the Township grew and the need for more police protection became apparent Chief Larry Sicard was appointed the first full-time employee of the department in April of 1975. He was assisted by a staff of three part-time officers.

Today the department consists of eight full-time sworn personnel and two part-time clerical staff. Supported by a 2 mil Public Safety Millage (Police & Fire), the department provides 24 hour-a-day, 7 day-a-week coverage to the citizens of the Township.

Working in close conjunction with our community partners such as the Swan Valley School District, Hemlock Semi-Conductor and the ever growing number of commercial and retail businesses, the department strives to provide a safe and pleasant environment for those that work, play or travel through the community. The Department also partners with other law enforcement agencies, the Michigan Department of Transportation and the Saginaw County Road Commission to make local roadways safer and more pleasurable to travel whenever the opportunity presents itself.

FIRE

On September 1, 1963 the Thomas Township Fire Department was born after several community members spent two years creating its foundation. With this new addition to Thomas Township, two pumper trucks were purchased and housed in two fire stations. The stations were located at 249 N. Miller Road and 9970 Dice Road.

In 1967 an additional pick up was purchased for fighting grass and brush fires. In 1976 our leadership knew we were quickly growing out of the current station so a new station was built along with the purchase of a Mack Tele-Squirt ladder truck. This remains our station #1 to this day along with a few remodel projects. Station #2 also remains the same building and location with a few remodels.

We have remained fiscally responsible in updating fire equipment to meet the modern day fire problems and ensuring the safety of our firefighters. We are fortunate to have residents who have supported us by way of two millages which fund the fire department operations and another to fund the expensive fire trucks and equipment. This has allowed us to not get behind in maintaining up to date equipment which is required of us. This also provides dividends to our residents by lower insurance premiums on household insurance rates as we have a class 4-8b rating.

We are staffed with two full-time employees (fire chief and inspector) three part-time (fire prevention, maintenance and administration) and 32 paid on call / volunteer firefighters. These firefighters provided 24/7 coverage for both fire and specific medical emergencies within our community. We are actively involved in mutual aid with our neighboring fire departments where we support each other. Mutual aid is critical for us and our neighbors. We are always looking for more volunteers.

Today, we have 10 pieces of equipment responding out of two stations which helps to ensure a rapid and adequate response to a variety of emergencies including but not limited to fires, medical emergencies, hazardous material, special rescue situations, water rescue and public assist calls. In addition to this, our members train at least twice a month to keep up to date on their skills. Our latest purchase was a Pumper truck for Station #1 which replaced an aging fire truck. Each of our trucks is specifically designed by our firefighters who are also tax payers within the community. In a given year we respond to just shy of 700 calls.

We also are very involved in our community by conducting fire inspections and public safety educational programs. Our firefighters have also created a firefighters association which helps support many community programs. One example is they donate an hour of pay per pay period, towards three high school scholarships which are given out each year.

As we look into our future, we examine trends and needs which is what we base our annual goals and budgeting from. Thomas Township continues to be a growing community which will require us to continue to grow in providing a quality service to our customers... the residents.

THOMAS TOWNSHIP DDA

On June 19, 2007, Thomas Township adopted Ordinance No. 07-G-01 creating and establishing the Downtown Development Authority of Thomas Township. The DDA was granted all powers permitted a Downtown Development Authority under the Act. In creating and establishing the DDA, the Township found that the DDA was necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in the Township's business district, to eliminate the causes of said deterioration and to promote economic growth.

In October of 2008, Thomas Township approved the collection of a 2 mill levy on all non-residential and non-agricultural parcels in the DDA District. Funds from this levy will be used to finance the activities of the DDA.

In June of 2010, the Township adopted the DDA Development Plan and TIF Plan. Funds collected from tax increment financing will be used for improvement projects that the DDA wishes to undertake through 2038. That project list is included in the Appendix. The DDA Map is at the end of this section.

RECREATIONAL FACILITIES AND OPPORTUNITIES

It is important for a community to have plenty of recreational facilities for its residents. Thomas Township has four beautiful parks in various locations throughout the Township. There are also an ample amount of recreation opportunities and events for residents to participate in.

DAY PARK

This park is located on South River Road, across from Shields Elementary School. It offers a great space for people of all ages. There is ample open space for various activities, two picnic table pavilions and a sledding hill for wintertime fun.

COMMUNITY PARK

This park is located at the Thomas Township Offices. It is equipped with two full size basketball courts and a roller hockey court. In the winter there are two ice rinks located at this park as well.

ROETHKE PARK

Roethke Park is located on Leddy Road in the southern portion of the Township. It features a pool, day camp, train, fishing pond, play area, concerts and miles of walking trails. There are also pavilions for picnicking and restrooms.

ROBERTS PARK

This park is located on South Miller Road. It has been expanded recently to provide the community with many recreational opportunities. It is equipped with four baseball diamonds, three soccer fields, playgrounds, walking paths and a pavilion with restrooms.

THOMAS TOWNSHIP TRAIL

This 2.3 mile paved trail begins on Shields Drive near the Thomas Township Public Safety Building and continues south crossing Gratiot, O'Hern and Ederer Roads where it ties into the Saginaw Valley Rail Trail. A trail map is included at the end of this section.

In 2015, Thomas Township constructed a trailhead building near Shields Drive to address the need for shelter and bathrooms for trail users. The building was funded with contributions from the Thomas McDonald Memorial Fund, Lions Club, Thomas Township Business Association, along with donated labor from Thomas Township staff and friends of Thomas Township.

Plans are being made to expand the trail to the north at Shields Drive starting at the trailhead building and running to Geddes Road and to North Miller Road. The planned expansion will increase the trail system over 1.3 miles when completed and increase the access to the existing trail system to many residents.

RECREATIONAL PROGRAMS

The Thomas Township Parks and Recreation department provides the community with various events, programs and activities throughout the year. These include:

- The archery program
- Multiple Picnic in the Park concerts
- Soccer program
- Boys and girls basketball programs
- Floor hockey
- Day camps
- Senior citizen programs
- Mens and girl' softball
- Thomas Township Trailblazer 5k

A map depicting Township owned property is included at the end of this section.

TRANSPORTATION NETWORK

ROADS

Thomas Township is served by a transportation system that contains two state highways and county roads.

The major roads located within Thomas Township include M-46 and M-52. M-46 runs east to west across the entire State of Michigan. M-52 begins at its intersection with M-46 and carries traffic southward to Ohio. M-47 runs north just east of the Township across the Tittabawasee River. I-75 is located approximately 10 miles away from the Township and allows access to the southern and northern portions of the State.

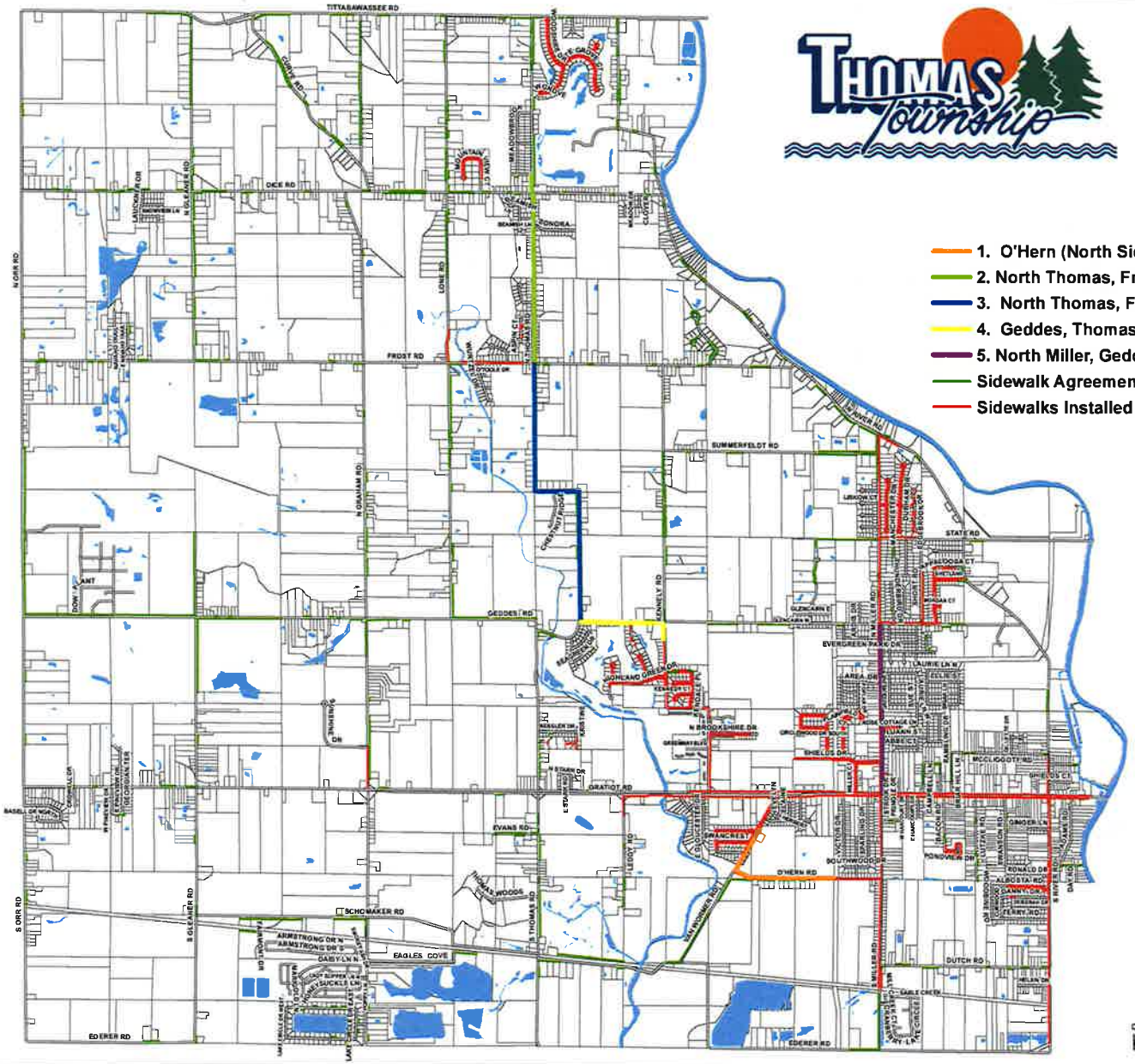
Other major roads within the Township that carry large amounts of traffic through the community are Geddes Road and Frost Road which run east to west, Thomas Road which runs north and south, and River Road which runs north west along the Tittabawassee River.

AIRPORTS

Thomas Township is located near two large airports. Saginaw County H.W. Browne Airport is the smaller of the two. It is county-owned and located in Buena Vista Township, approximately 15 miles east of Thomas Township. MBS International Airport is the largest airport located near the Township. It is located in Freeland, Michigan, approximately 10 miles north of Thomas Township and it is serviced by several major passenger airline carriers.

Sidewalk Master Plan: Installed Sidewalks, Sidewalk Agreements & Proposed Sidewalks

Map 6



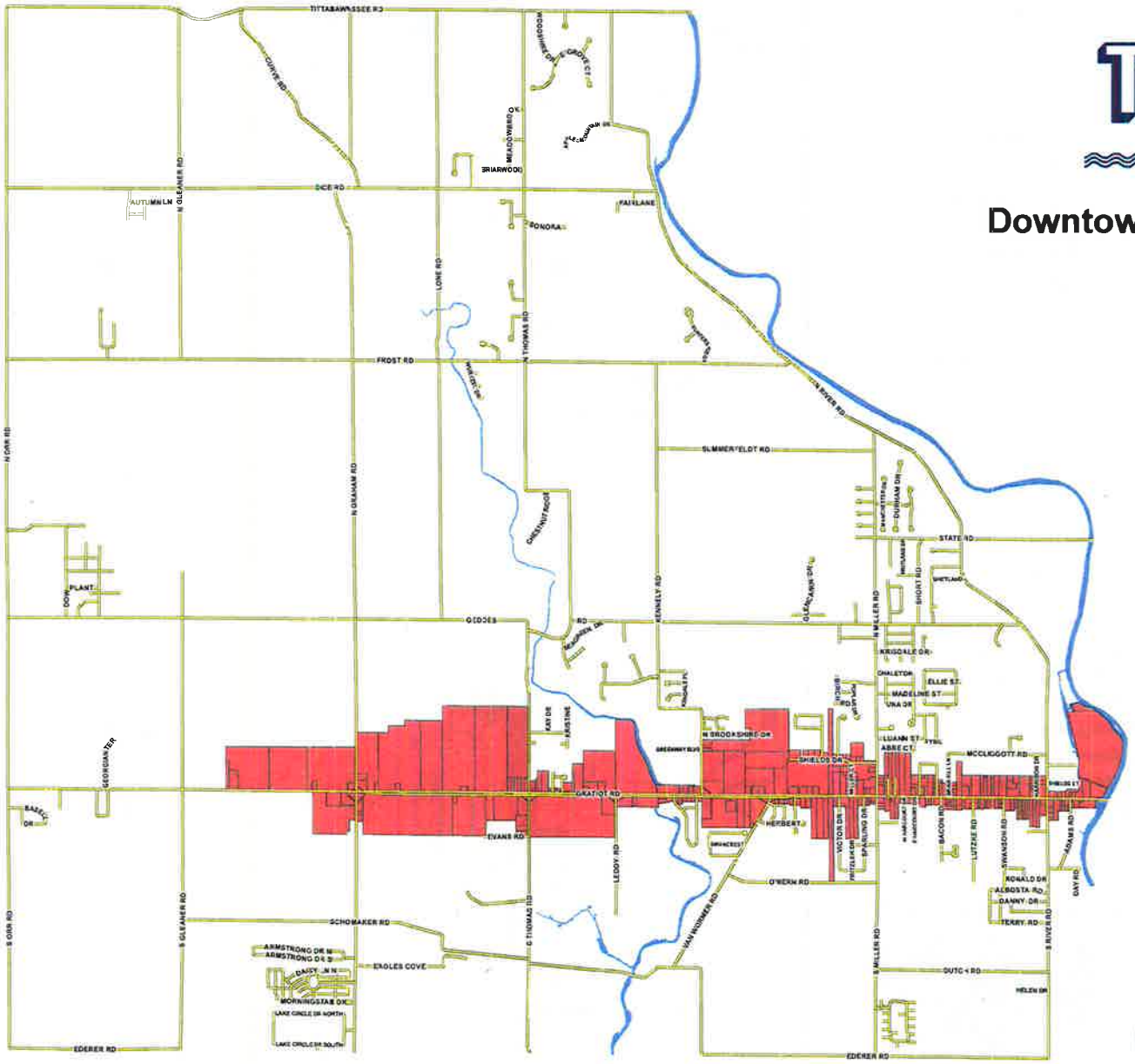
Legend

- 1. O'Hern (North Side) to East Side of VanWormer up to Crooked Creek. 2018/2019
- 2. North Thomas, Frost To Dice. Dice to Briarwood (Side ?) 2020/21
- 3. North Thomas, Frost to Geddes (East Side) 2022/23
- 4. Geddes, Thomas to Kennely (South Side) 2024/25
- 5. North Miller, Geddes to Gratiot, (East Side) 2026/27
- Sidewalk Agreements
- Sidewalks Installed

N W E S

0 0.25 0.5 1 Miles

Created 8/3/2016



Downtown Development District

Map 7

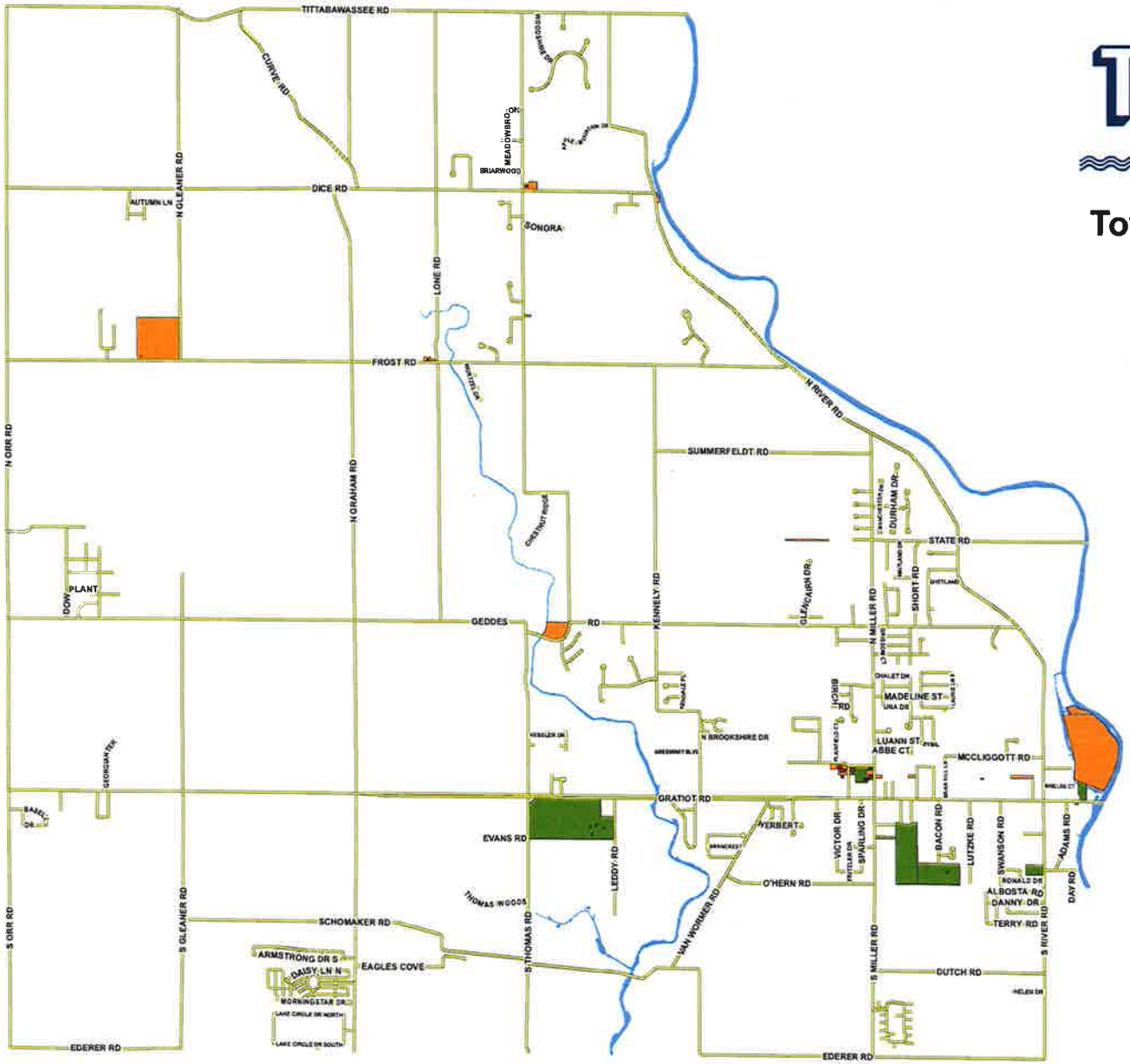
Legend

DDA Parcels

Created 6/25/2015

Township Facilities

Map 8



Legend

- Thomas Township Parks
- Thomas Township Other Property
- Thomas Township Buildings

N
W E
S

0 0.2 0.4 0.8 Miles

Created 10/22/2015

EXISTING LAND USE

One of the most important outcomes of a Community's Master Plan is creating a Future Land Use Plan. Before the Future Land Use Plan can be created, the existing conditions and relations between land uses must be examined and understood. This knowledge aids in the decision making process concerning future residential, commercial, industrial, and public land use activities.

An existing land use map for Thomas Township was created in a two-step process. Initially, all parcels were classified according to five different tax identification codes. Those are agricultural, commercial, industrial, residential, and institutional. Then, the Township planning director reviewed the map and added two additional land use categories: open space and mobile home park. Parcels were placed into these two categories based upon his knowledge of the Township and by viewing aerial images. Some other parcels were reclassified on this basis, as well. For example, the Township technology park located northwest of Gratiot and Graham is classified as institutional by tax code because it is owned by the Economic Development Corporation. For existing land use purposes it is classified as commercial because it is a technology park. Figure 23 shows the acreage of each of the existing land uses in Thomas Township.

A building footprints map is also provided at the end of this section. It is a visual representation of the development density across the Township.

Figure 23
THOMAS TOWNSHIP EXISTING LAND USE

USAGE	ACRES
Agricultural	8,148
Commercial	848
Industrial	590
Residential	8,108
Open Space	1,367
Mobile Home Park	240
Institutional	583
TOTAL	**19,884**

AGRICULTURE

Agricultural land includes land being utilized for agricultural purposes. This includes crop production, land lying fallow, pasture and grazing land, sod farming and orchards. It also includes farmsteads and related agricultural buildings.

RESIDENTIAL

This land use category includes all types of residential uses except mobile homes in a designated mobile home park. This comprises single family, two-family, and multiple-family dwellings. It includes the accessory buildings associated with these dwelling units such as garages and sheds.

MOBILE HOME PARK

Areas designated as mobile home parks are those lands which have been planned and Improved for the placement of mobile homes for residential use.

COMMERCIAL

The commercial classification of the Existing Land Use Map includes offices and all types of commercial and wholesale businesses.

INDUSTRIAL

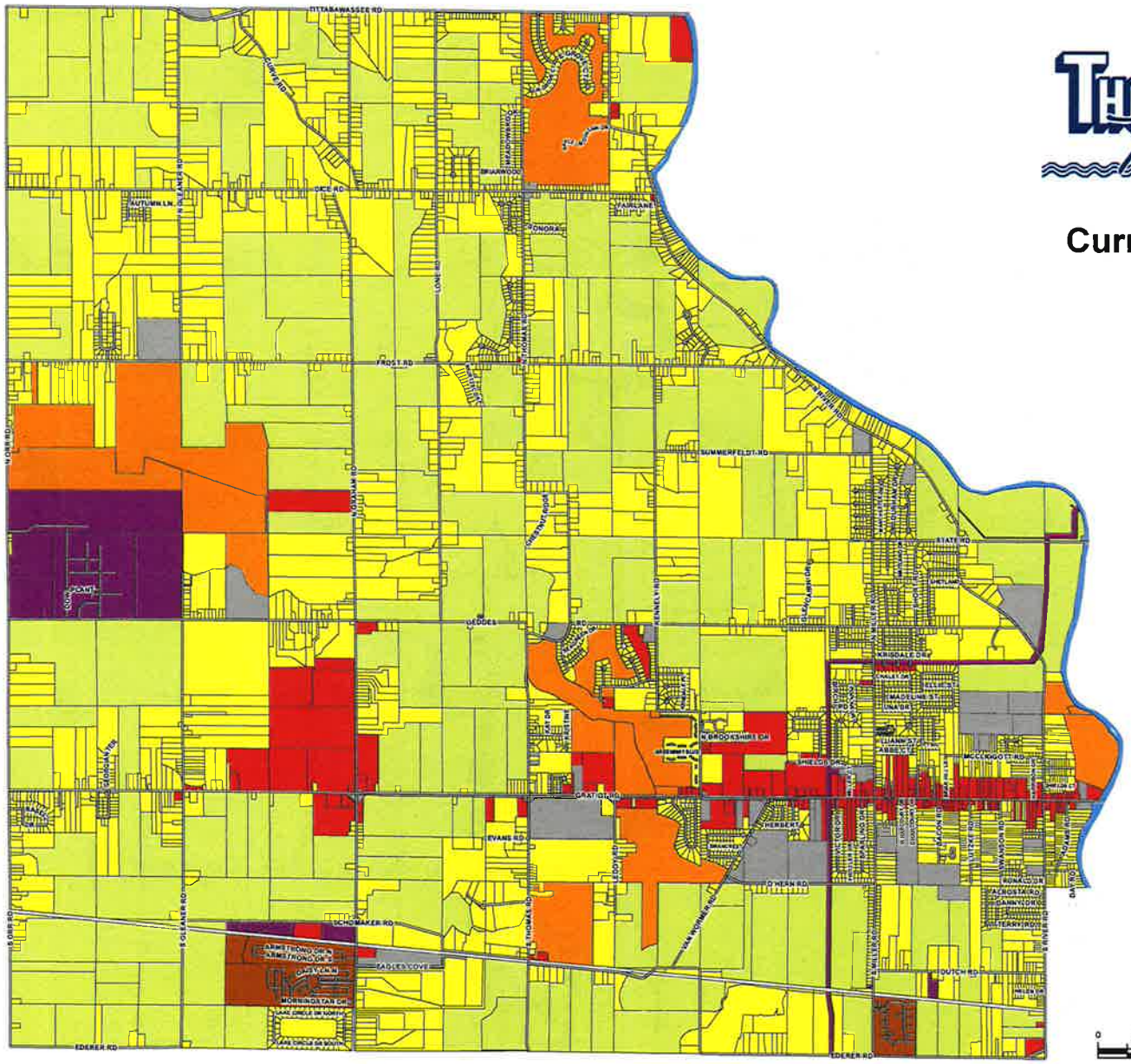
Included in this category are warehouses, processing facilities and manufacturing and non-manufacturing uses which are primarily industrial in nature. It may include land areas with or without buildings where raw or semi-finished materials are fabricated or those using or storing raw materials for primary production. Typical uses include warehouses and fabrication establishments.

INSTITUTIONAL

Institutional uses are those classified as non-taxable for assessment purposes. Institutional land uses include parks, public assembly and recreational land, religious and educational uses, and governmental administration and service buildings.

OPEN SPACE

In Thomas Township, most of the land classified as open space consists of golf courses. Other open space is the large woodlands surrounding Hemlock Semiconductor on the west side of the Township. Another large parcel of open space is a former golf course adjacent to the Tittabawassee River on the east side of the Township.



Current Land Use

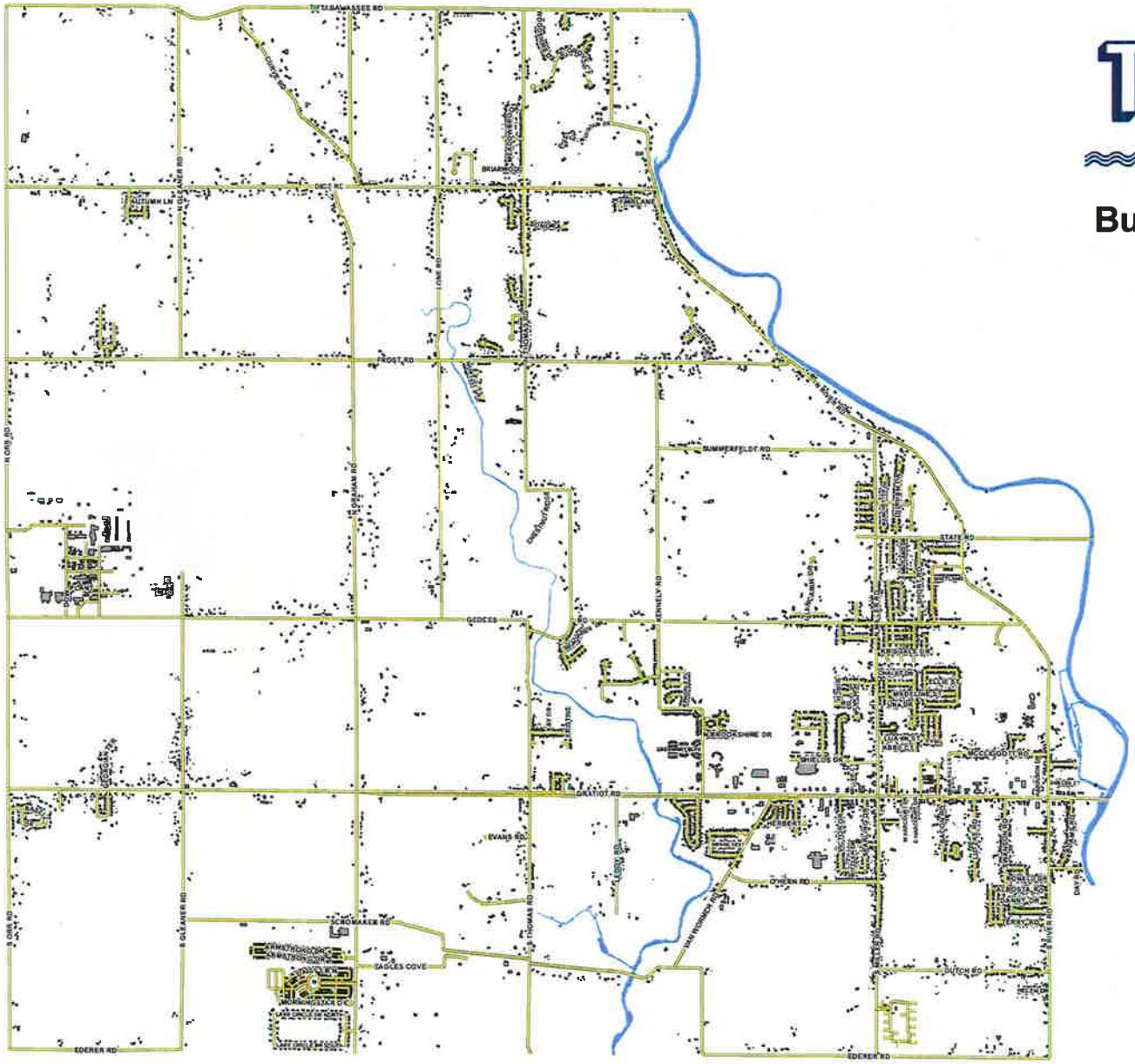
Legend

- Agricultural
- Commercial
- Industrial
- Residential
- Open Space
- Mobile Home Park
- Institutional

N
W E
S

0 0.25 0.5 1 Miles

Created 12/8/2015



Building Footprints

Legend

Building Footprints

0 0.2 0.4 0.8 Miles

Created 10/22/2015

COMMUNITY INPUT

One of the most important aspects of a community's Master Plan is the inclusion of the resident's thoughts, feelings, and opinions about how they see the future of their community. In order for a Master Plan to be successful, it must be the epitome of the ideals and beliefs of the community it was created for. Thomas Township and its planning consultant created a community survey to gather the vision of the community. The results helped to form the basis for goals and objectives to guide future residential, commercial, and industrial development. This section will summarize the survey results. A complete tabulation of the results is contained in the Appendix.

A second means of input was provided during the required public review period which was held from _____ to _____ and the public hearing which was held on _____.

SURVEY

The Thomas Township Survey was an online instrument that was available from October 23, 2015 through November 30, 2015 under the web address ThomasTownshipSurvey.com. It was publicized with a variety of methods:

- Township Facebook page
- Direct e-mail blasts to Township residents
- Reminder in Township newsletter
- Postcard reminders for distribution
- News story in the Township View
- Notice on Township website

Quick Facts about the Survey

- Available online from 10-23-15 through 11-30-15
- 264 people entered the survey, 242 completed
- 223 respondents were Thomas Township residents
- 47% were between age 25 and 44
- 32% were between age 45 and 64

About the Respondents

Two hundred sixty-four respondents entered the survey and 242 respondents completed it. Two hundred twenty-three respondents were residents of Thomas Township. Forty-seven percent of the respondents were between the ages of 25 and 44. Thirty-two percent of the respondents were between the ages of 45 and 64. Another 20% were age 65 and older.

Reasons for living in Thomas Township

Question 1 offered 10 reasons for living in Thomas Township and it asked respondents to check those that apply to them. It also allowed respondents to write in their own reasons. The two most popular answers were Like the Community, which was indicated by 67% of the respondents, and Quality of Schools, which was checked by 65% of the respondents. Twenty-three respondents wrote in other reasons, low crime/safety were mentioned by several of those. See Figure 24.

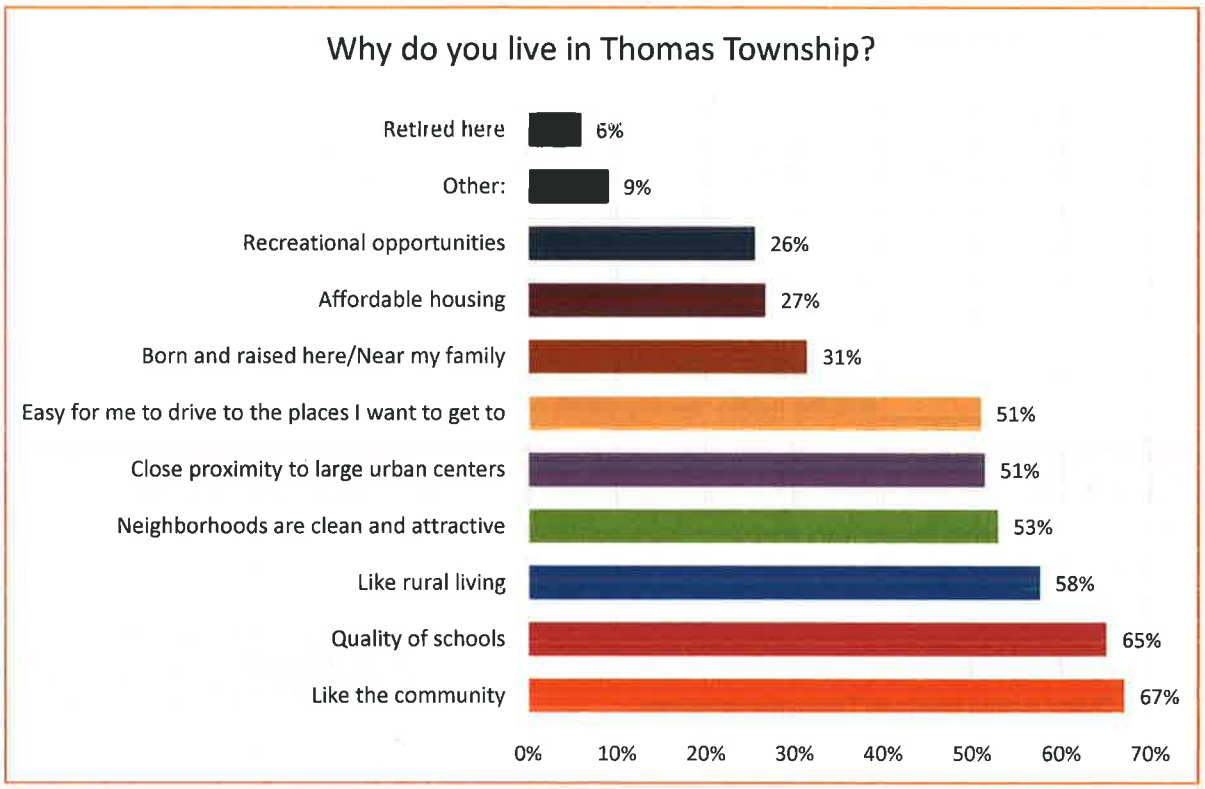


Figure 24 *- Reasons people live in Thomas Township*

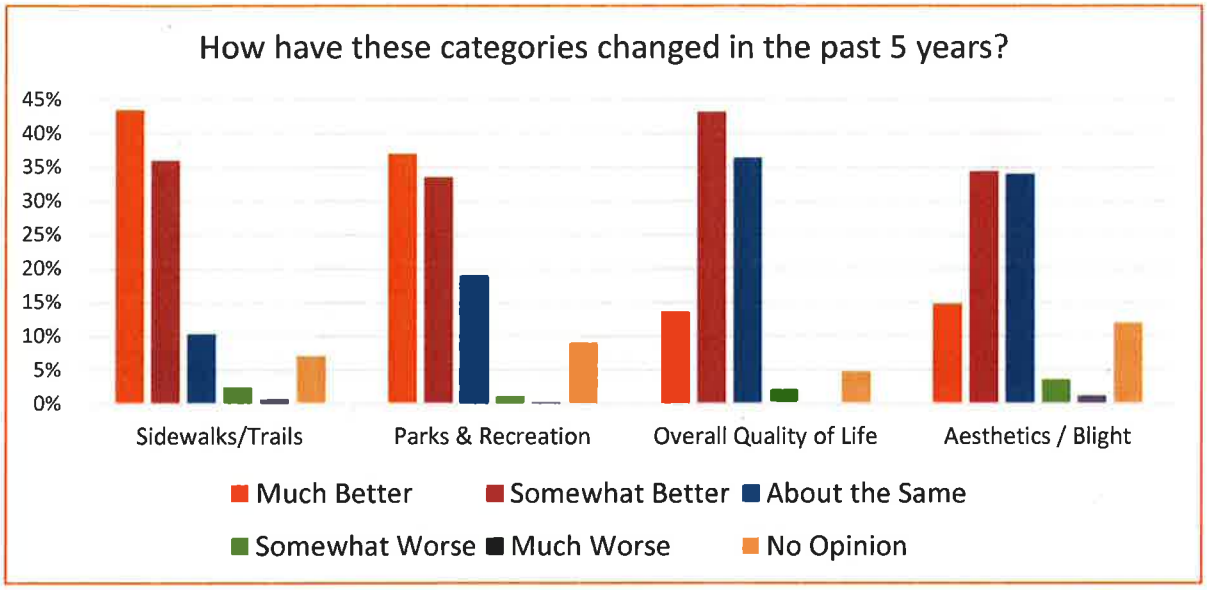
How is Thomas Township Changing?

Question 2 offered seven different aspects of life in the Township and asked respondents to rate them compared to five years prior. The aspects that were rated were:

- Road Conditions
- Parks and Recreation
- Aesthetics/Blight
- Gratiot Corridor
- Emergency Response
- Sidewalks/Trails
- Township Services
- Overall Quality of Life

Sidewalks/Trails and Parks and Recreation received the highest percentages of much better and somewhat better responses. Nearly 80% of the respondents responded that sidewalks/trails were much better or somewhat better than five years prior. More than 70% felt that parks and recreation were much better or somewhat better than five years prior.

The two aspects that received the largest percentages of worse and much worse were Road Conditions and the Gratiot Corridor. Approximately 28% of the respondents felt that road conditions were somewhat worse or much worse and 18% felt that the Gratiot Road corridor was somewhat worse or much worse.



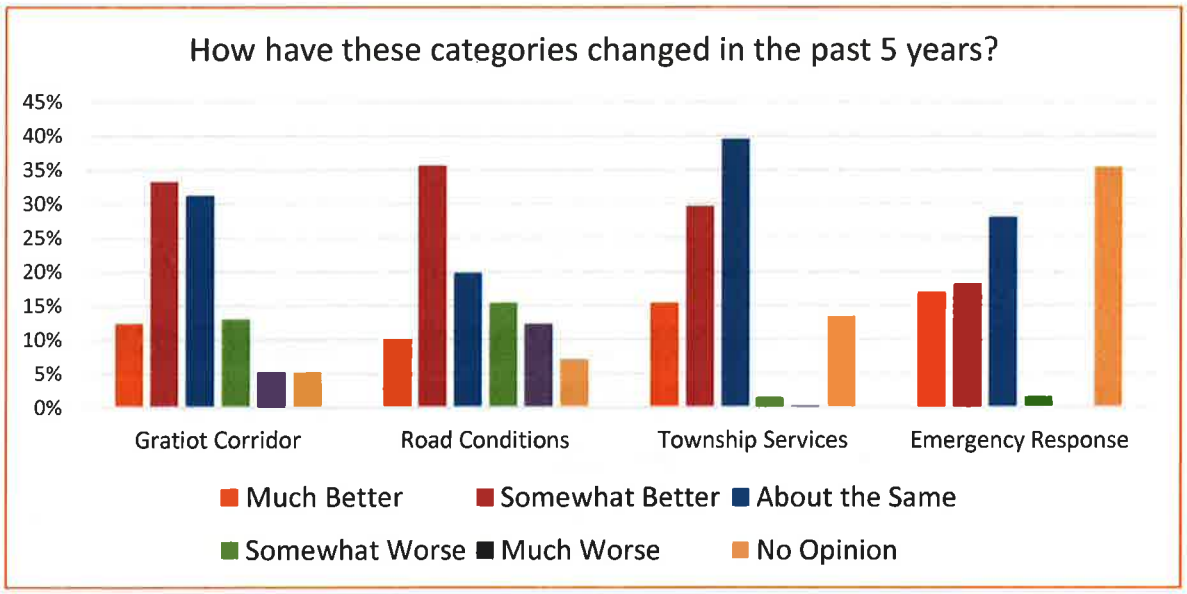


Figure 25 *- The two charts above show the survey respondents generally think that these 8 categories are about the same or better than they were five years prior.*

General Growth and Development

Questions 4, 5, and 6 asked about growth and development in Thomas Township in the coming years. The answers to these questions show that the survey respondents were generally quite positive about future growth in Thomas Township. More than 80% of the respondents agreed or strongly agreed that the Township would grow in population. Approximately 74% agreed or strongly agreed that the Township would have more commercial and residential development. Lastly 76% strongly agreed or agreed that they would still be living in Thomas Township in five years. See Figure 26.

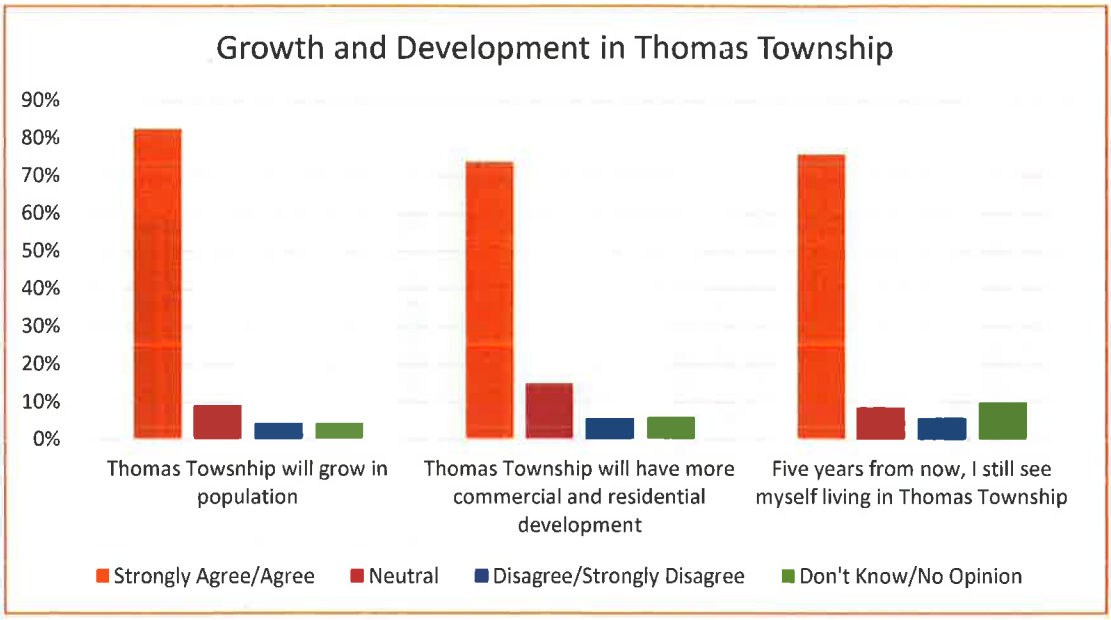


***Figure 26** - Survey respondents were optimistic regarding future growth and development in Thomas Township.*

Housing Choices

Question 8 asked about the type of housing choices the Township should plan for. Single family homes on large rural lots and single family homes in planned subdivisions were the most frequent responses.

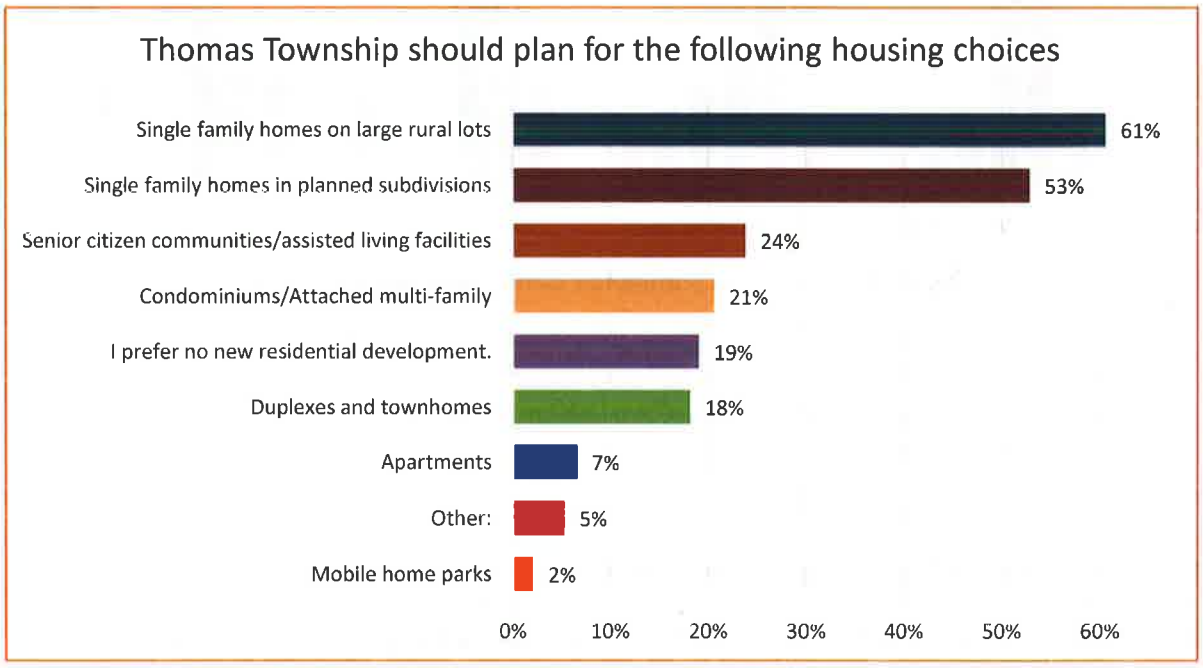


***Figure 27** - Survey respondents chose single family homes most often as the housing option that the Township should plan for.*

The third most popular response was senior citizen communities/assisted living facilities. This reflects the general aging population and people looking ahead for housing choices. See Figure 27.

Commercial Land Use

Question 11 asked respondents how they felt about the amount of commercial business in Thomas Township. Approximately half the respondents felt there was the right amount of business in Thomas Township. More than one-third felt there was not enough. See Figure 28

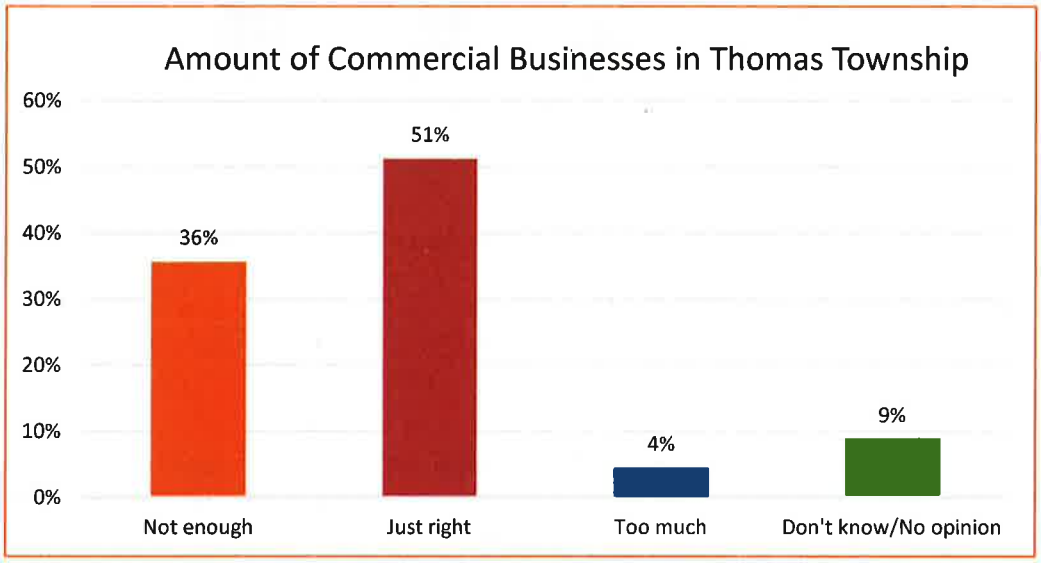


Figure 28 *- More than half the survey respondents felt that the amount of commercial businesses in Thomas Township was just right.*

Question 12 asked specifically about restaurants. More than 65% of the respondents agreed or strongly with the statement that the Township needed more restaurants. Question 13 asked respondents to select from six differing responses regarding their impression of the Gratiot Road corridor. More than three-fourths felt that the corridor looks better than it used to. More than one-third felt that it had more appealing and less obtrusive signs. Only 17% felt it was safer to bike and only 20% felt it was safer to drive. See Figure 29.

More than 65% of the respondents agreed or strongly agreed that Thomas Township needs more restaurants.

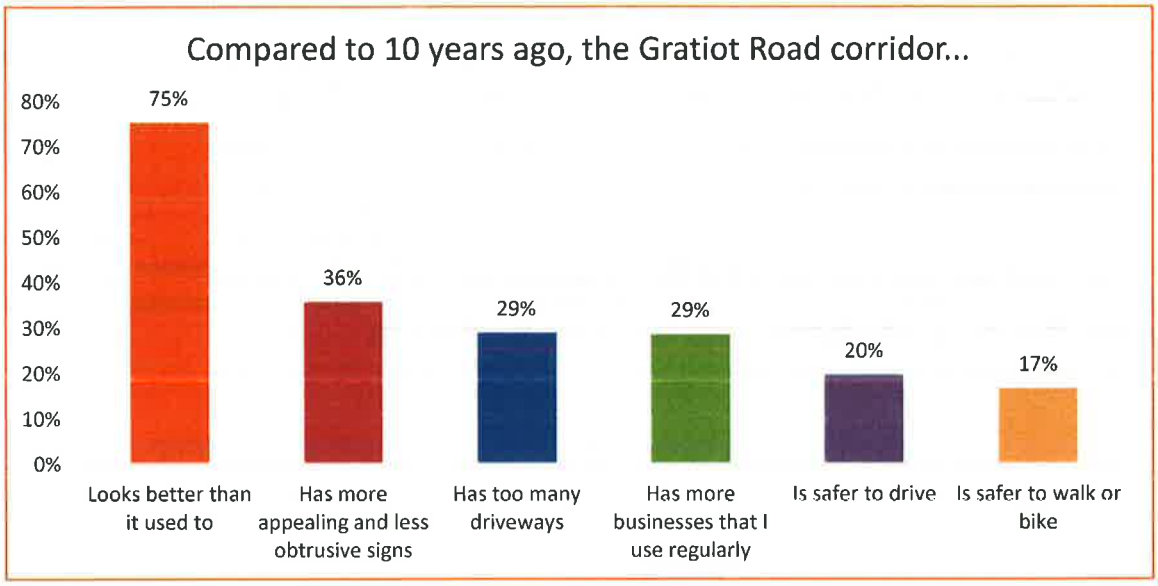


Figure 29 *- More than three-fourths of the respondents felt the Gratiot Road corridor looks better than it used to but few felt that it was safer.*

Industrial Land Use

Questions 14 and 15 asked about land use for industrial and technology based companies. Survey respondents generally had positive responses regarding these land uses. Question 14 asked about Hemlock Semiconductor. Nearly 86% of the respondents felt that the growth that Hemlock Semiconductor brought to the Township has been good for the Township.

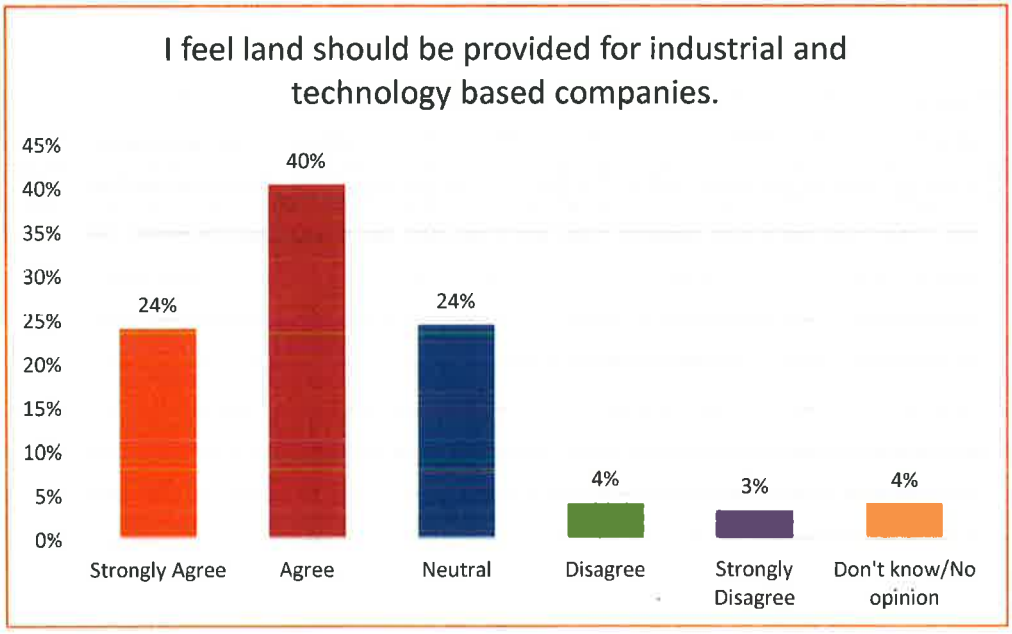


Figure 30 *- Survey respondents felt that land should be provided for industrial and technology based companies.*

In Question 15, approximately 65% of the respondents strongly agreed or agreed that land should be provided in Thomas Township for industrial and technology based companies. See Figure 30.

Agricultural Land Use

Question 16 asked respondents to provide their opinion regarding three statements about agricultural land use. In general, respondents felt that agriculture is important to the Thomas Township economy and that Thomas Township should preserve agricultural land. Opinions were mixed on whether it is appropriate to use agricultural land for new development. Approximately one third of the respondents strongly agreed or agreed that it was appropriate to use agricultural land to accommodate growth. The same proportion had a neutral opinion regarding that statement and another third disagreed or strongly disagreed with that statement. See Figure 31.

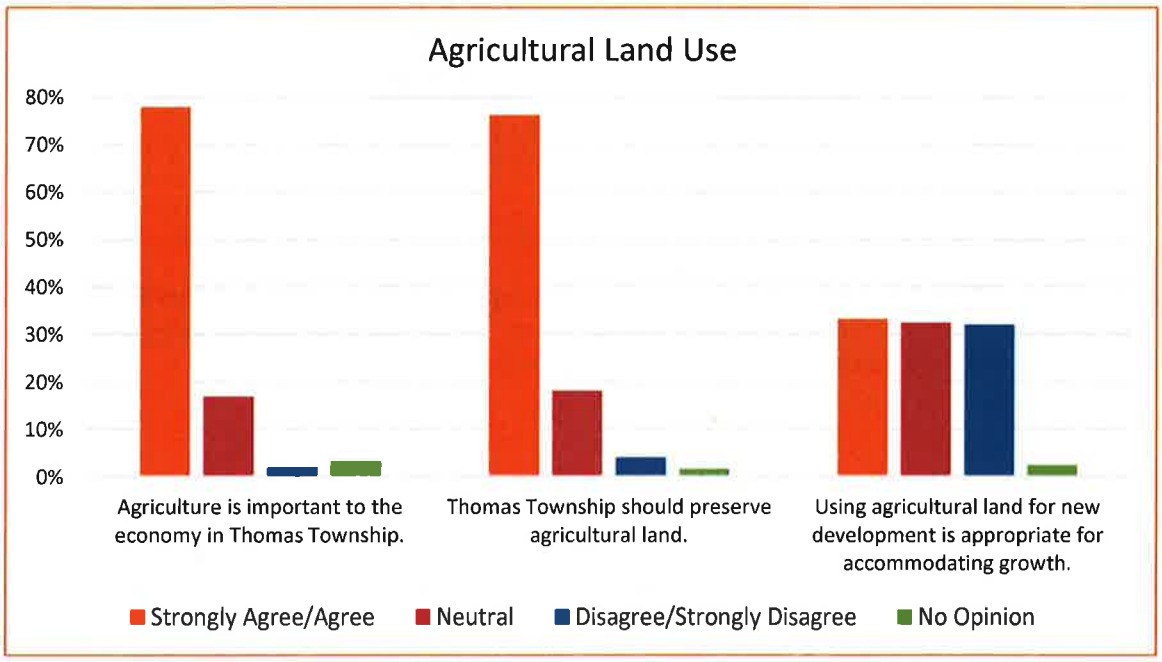


Figure 31 *- Opinions regarding the use of agricultural land in Thomas Township.*

Trails and Sidewalks

Questions 17 through 20 asked about trails and sidewalks in the Township. More than 60% of respondents had used the Thomas Township Trail that extends from the Saginaw Valley Rail Trail north to the Township Governmental Complex on Shields Drive. More than three-fourths of the respondents felt that the trail should be extended to the north where it would ultimately connect to Midland over the next 20-30 years. See Figure 32.

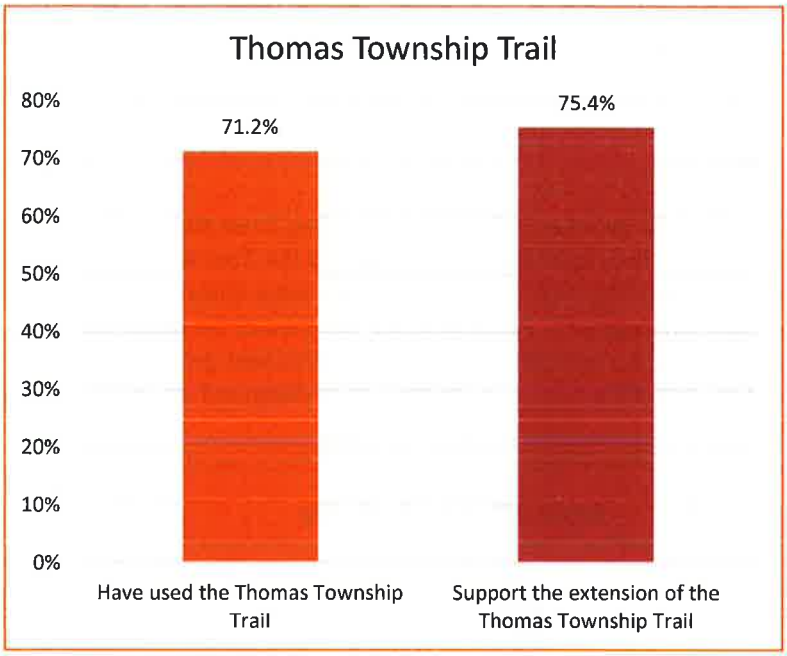


***Figure 32** - Many respondents used the Thomas Township Trail and even more felt that it should be extended.*

Slightly more than 70% of the respondents agreed or strongly agreed that it was important that the Township continue to construct more trails in the future. Lastly, almost 70% of the respondents strongly agreed or agreed that sidewalks should be installed along all streets in the community.

Tittabawassee River

The responses to Question 21 show that survey respondents care about the Tittabawassee River. More than 95% of the respondents agreed or strongly agreed with the statement that it was important to improve and protect the quality of the Tittabawassee River.

More than 95% of the respondents agreed or strongly agreed that it is important to protect the quality of the Tittabawassee River.

Open Ended Questions

Questions 22 and 23 asked respondents to fill in answers about what they liked best in Thomas Township and what they would do to improve Thomas Township. One hundred fifty-one respondents provided an answer about what they liked best. Common answers included:

- Safety/low crime
- Bike trails
- Small town feel
- School system
- Family oriented
- Sense of community
- Location
- Rural setting
- Neighborhoods
- Quiet
- Good police and fire
- Close to large city amenities

What one thing would you do to improve the Township?

Sample answers...

- Drop the speed limit on Gratiot to 40 MPH.
- Stricter code enforcement on neighborhood blight brought on by run down homes, weeds and Recreational Vehicles parked in residential areas.
- More sidewalks on BOTH sides of the roads.
- Work at getting a more broad base business type, especially restaurants.
- Install a walk bridge over Gratiot Road for the rail trail.

One hundred fifty-seven respondents provided an answer to what one thing they would do to improve the Township. Four common issues were mentioned:

1. Gratiot Road – Fifty-seven of the comments mentioned Gratiot Road. Many comments referenced the speed and the aesthetics of the corridor.
2. Roads – Forty-nine respondents mentioned roads. Most of the comments referred to the road conditions or the speed limits.
3. Restaurants – Eighteen respondents mentioned the need for different or more restaurants in Thomas Township.
4. Sidewalks – Fourteen respondents mentioned sidewalks in their responses.

COMMUNITY GOALS AND OBJECTIVES

Planning for the future of any community is very important. In order for Thomas Township to be successful, it has set goals and objectives it wishes to achieve within the next 10 to 20 years. The Township Planning Commission reviewed and studied the goals from the 2009 Master Plan. They modified the goals and objectives as needed based upon current conditions, community input, and demographic trends. Goal statements generally describe a desired condition or end state that a community seeks to achieve, while an objective statement can be described as a milestone or sub-element of a goal. The objective is more specific than the goal and should have some measurable aspect so that progress toward achieving them may be observed. This section of the Master Plan will outline the goals and objectives for Thomas Township.

OVERALL TOWNSHIP GOALS

1. Create an optimum human environment for the present and future residents of the Township that will offer variety, choice, opportunity for change and individual growth.

2. Develop an adequately balanced community-wide land use pattern to ensure diversity, stability and serve residents' needs.

3. Develop adequate guidelines to assure a reasonable balance between anticipated growth and development and the ability to provide necessary services.

4. Further improve economic conditions by encouraging locally compatible and desirable commercial, recreational and cultural activities which will attract business and industry in order to further reduce unemployment, increase the local standard of living and improve the local economy.

5. Encourage intergovernmental cooperation with surrounding governmental units in the growth of the Thomas Township area, particularly in the coordination of long-range planning efforts.

6. Encourage the maintenance of an efficient thoroughfare system by regularly reviewing the traffic needs of the community in conjunction with the land use recommendations provided in the Master Plan.

RESIDENTIAL DEVELOPMENT

Goal

Promote the development of planned residential areas designed to offer a variety of identifiable living environments.

Objectives

1. Maintain the "rural character" of Thomas Township through innovative mechanisms designed to conserve open space, protect the natural environment and preserve agricultural lands.

2. Encourage a cluster development pattern which builds upon existing urban development in a contiguous fashion, provides adequate space for future developments and encourages and supports rural lifestyles and agricultural pursuits.

3. Prevent the encroachment of commercial or industrial activity in established residential areas.

4. Encourage the removal of conflicting or undesirable land uses from residential areas.

5. Continue to provide suitable housing for the elderly population.

6. Promote preservation and code enforcement to maintain substantial residential neighborhoods.

7. Encourage creativity and innovation in the development of residential property through the Township's Zoning Ordinance, Subdivision Regulations, Condominium Regulations and other applicable ordinances.

8. Encourage "infill" development to occur prior to an unwarranted expansion of urban utilities.

9. Consider the establishment of land trusts and conservancies for the protection of open space

COMMERCIAL DEVELOPMENT

Goal

Provide for a full range of locally needed and compatibly located commercial facilities which are adequate to serve the residential population.

Objectives

1. Continue to implement a subarea development plan for Gratiot Road to enhance the appearance and function of the commercial corridor.

2. Continue to work with the DDA to improve the business corridor.

3. Encourage the development of clustered commercial and office facilities in close proximity to major street intersections, thus providing the opportunity to offer a variety of goods and services most conveniently.

4. Plan for additional commercial development along the M-46 corridor, specifically between Swan Creek and the intersection of M-52 and M-46, including parallel road development.

5. Plan for infill and redevelopment of older nonconforming structures and nonconforming sites within the existing business district, specifically between the Tittabawassee River and Swan Creek.

6. Plan for and encourage the development of the area called Thomas Business District North, located north of M-46 and east of Kennely Road.

7. Maintain different classes of commercial zoning to minimize conflicts with residential and light industrial uses and to provide suitable locations for a wide variety of commercial business types.

8. Encourage the use of landscaping, setback and marginal access drives to promote aesthetics and safety. Maintain sign regulations that will allow for less obtrusive signage along Gratiot Road and in all other areas of the Township.

INDUSTRIAL DEVELOPMENT

Goal

Encourage a variety of industrial development with attractive sites, such as the Great Lakes Tech Park, which will strengthen the tax base and provide a place of employment for area residents.

Objectives

1. Encourage the development of new types of industries, especially those that are economically associated with the existing industrial base and compatible with the environment and existing land use pattern.

2. Provide industry at locations which can be readily serviced by public utilities and which are easily accessible to the existing land use pattern.

3. Locate industrial areas where they have reasonable boundaries and are not subject to encroachment by incompatible uses.

4. Incorporate and utilize the concept of development of industrial land in industrial parks or planned industrial districts with well-designed points of entrance and exit, controlled site and building design and adequate parking areas.

COMMUNITY FACILITIES

Goal

Provide adequate utilities and infrastructure so that Thomas Township may ensure managed and responsible growth and provide for the infrastructure needs of all Township property owners.

Objectives

1. Provide for public and semi-public use areas offering a variety of opportunities for human fulfillment in locations that are appropriate for their development and utilization.
2. Extend and stage future sewer and water facilities using a strategic long term approach.
3. Encourage large lots and on-site disposal systems where sewer service is not foreseeable within the planning period.
4. Continue to plan for community facilities including fire stations, libraries, general utilities, community parks and Township offices.
5. Develop an annual Capital Improvements Program to schedule and prioritize future infrastructure needs.
6. Continue to pursue the development of a fee schedule that requires new development to share in the costs of new growth.

TRANSPORTATION

Goal

Plan for a network of roads by type and function that will provide a complete road system including major, secondary, collector and local roads. Include non-motorized transportation in transportation planning.

Objectives

1. Cooperate with the Michigan Department of Transportation and Saginaw County Road Commission to ensure that a proper relationship exists between planned road improvements and the Township's desired future land use pattern.
2. Limit points of ingress/egress on major roads.
3. Provide a transportation system that recognizes the need for both auto and truck traffic and eliminates as many points of conflict between the two as possible.
4. Increase pedestrian safety by providing opportunities for pedestrian sidewalks along existing and planned road systems.
5. Continue to improve the local road system to better serve residences and businesses.

6. Utilize the federal/state street and highway functional classification system for purposes of classifying existing and future roads within Thomas Township.

7. Continue to develop non-motorized pathways as alternative transportation routes.

8. Continue to work toward development of an M-46 parallel road north of M-46.

RECREATION AND OPEN SPACE

Goal

Protect the natural resources of Thomas Township and provide for the recreational needs of all Township residents to preserve the quality of life for Township residents.

Objectives

1. Cooperate with the State of Michigan and adjoining communities in the development of recreation and community facilities.

2. Promote the development of existing recreational facilities and preserve sufficient open space to satisfy the needs of the Township residents.

3. Coordinate the review of plats and site plans with the Michigan Department of Natural Resources and applicable County offices.

4. Preserve and enhance the water quality of and recreation opportunities on the Tittabawassee River.

5. Continue to develop recreational paths in the Township.

6. Continue to work with Dow, the Michigan Department of Environmental Quality and the EPA on Tittabawassee River environmental issues.

Details regarding the parks and specific needs for the Thomas Township Park system are included in the most recent Thomas Township Parks and Recreation Master Plan, which is available on the Township website.

FUTURE LAND USE PLAN

Building on the goals and action items described in the previous section, a Future Land Use map depicts the desired form and character Thomas Township should take over the next ten to twenty years. The map depicting the future land uses for Thomas Township is shown on the following page at the end of this section. The descriptions of the future land use categories begin below. Thomas Township officials reviewed the Future Land Use map used in the 2009 plan and determined that no changes were needed at this time.

The Future Land Use map transforms the goals and action items into a graphic guide for land development and management in Thomas Township. The Future Land Use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. While the Future Land Use map can provide a framework for site-specific land use or zoning decisions, it does not translate directly to specific zoning districts. For example, the Future Land Use map may indicate a business area, and yet it may not be zoned commercial until a property owner requests that zoning change and the Township approves the change.

On the Future Land Use map, it should be noted future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this plan. For example, while the Existing Land Use map described institutional existing land uses, these uses are not described on the Future Land Use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these institutional land uses will be zoned.

Ultimately, the recommendations shown on the Future Land Use map are intended to help Thomas Township officials, property owners, and residents make zoning and development decisions that are in the best interest of the Thomas Township community. The Future Land Use map seeks to guide agricultural, residential, and commercial development into appropriate locations while maintaining the overall small-town character and appearance of the Thomas Township community.

Figure 33
THOMAS TOWNSHIP FUTURE LAND USE
Calculated June 2016

CATEGORY	ACRES	CORRESPONDING ZONING CATEGORY
Agricultural	10,558	A-1 and A-2
Commercial	1,554	B-1, B-3, B-4, B-5
Industrial	698	M-1
Low Density Residential	4,448	R-1
Medium Density Residential	383	R-2
High Density Residential	233	R-3
Open Space	1,789	E-1
Public	249	Varies
TOTAL	**19,922**	

AGRICULTURAL

Farming and other agricultural activities are the principal uses of the Agricultural District. Central sanitary sewer facilities are unavailable within the designated areas which also contain the majority of the protected farmland currently enrolled under PA 116.

The Agricultural District is designed to conserve, stabilize, enhance and develop farming and related resource utilization activities; to minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these activities; and to prohibit uses of parcels, lots, buildings and structures which require streets, drainage and other public facilities and services of a different type and quantity than those normally required by these activities. The district, in preserving areas for agricultural uses, is also designed to present proliferation of residential subdivision and urban sprawl. The largest areas of Agricultural land use are located in the western areas of the Township west of Swan Creek.

Agricultural properties may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs. Buildings or structures may be located on such land and used for the day-to-day operation of such activities as the quartering, storage or preservation of crops, livestock, poultry, bees, animals, products and foodstuffs until consumed on the premises or until moved to a place of collection, distribution or processing; and for the incidental sale of crops, products and foodstuffs raised or grown on an agricultural lot. Any lot that is kept as idle cropland should be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of noxious weeds and shrubs. Any lot kept as non-cropland should also be treated so as to present so as to prevent soil erosion by wind or water. Appropriate treatments for the prevention of soil erosion include the planting of grass and other ground vegetation, the planting or construction of wind breaks and the placement of straw bales at the perimeter of the property.

LOW DENSITY RESIDENTIAL

This residential classification is intended to provide for suburban residential use of property.

MEDIUM DENSITY RESIDENTIAL

This land use is intended for single-family residential development of relatively small lots of a more urban nature with the following objectives:

1. To protect the residential character of areas so designated by excluding activities and land uses which are not compatible such as, but not limited to, principal commercial and industrial uses;
2. To encourage a suitable environment for family life by permitting appropriate neighborhood facilities such as churches, schools, playgrounds and open space;
3. To permit certain institutions and utility facilities considered necessary in or compatible with residential neighborhoods;
4. To preserve openness of the living space and to avoid overcrowding by requiring certain minimum yards and open spaces and by restricting maximum coverage and the bulk of structures;
5. To provide for access of light and air to windows, and for privacy, as far as reasonable, by controls over the spacing and height of buildings and other structures;
6. To protect residential areas from unnecessary traffic and to restrict volume of traffic to the greatest degree possible; and
7. To encourage development within residential areas that is attractive, consistent with family needs, and conducive to constantly improved environmental quality.

A minimum lot area of 14,000 square feet is recommended for single-family residential development.

Although a significant amount of the Township is planned for single-family residential land use, there is no reason why single-family development needs to be unimaginative in terms of the layout and design. For example, designing single-family units in small groups or clusters reduces lot sizes and increases common open space. The land area gained through the decrease in lot size can be used collectively for a park area available to residents of that subdivision.

Another concept which adds flavor to single-family neighborhoods is planned unit development. This incorporates a mixture of land uses such as single-family housing, multiple-family housing and common open spaces.

Cluster subdivisions and planned unit developments are alternative concepts which should be considered in future single-family development.

HIGH DENSITY RESIDENTIAL

Permitted uses within this district would include single-family homes, two family dwellings and multiple family dwellings including apartments, condominiums, townhouses and other multi-family structures. A multiple-family residential density of 15-20 dwelling units per acre is recommended.

OPEN SPACE/CONSERVATION

The area adjacent to both Swan Creek and the Tittabawassee River has been planned for future open space/conservation use. The areas are of significant importance from an environmental standpoint and should be preserved in their natural state, passive recreational facilities including river walks and pathways are uses that could be considered.

COMMERCIAL

Commercial development is an important aspect of the growth of any community, in terms of offering adequate commercial services to residents as well as providing a reasonable tax base and increased employment opportunities. The size of the potential market will ultimately determine the extent of the Township's commercial base. Some commercial uses are designed to serve a relatively small, local market and depend almost exclusively upon the population residing within the community. Other retail sales and office developments, however, demand a much larger market extending well beyond the Township boundary.

Existing commercial development has developed in a strip or linear fashion along Gratiot Road, east of Swan Creek. Township residents have expressed a desire to improve the appearance and function of the

Gratiot Road corridor through the community opinion survey conducted I conjunction with this planning effort. A corridor plan is recommended to accomplish the objectives. Future commercial development is recommended along Gratiot Road. This recommendation is made to acknowledge existing nonresidential development as well as consideration of the limited development potential for alternative users at these locations. A larger area designated for commercial use is proposed at the intersection area of North Graham and Gratiot Roads. The location of business uses is an important consideration in the Plan because of its economic importance and effect on traffic and neighboring land uses.

These proposals have been made on a basis which reflects future local population densities and acknowledges general regional trends and traffic patterns. Future commercial rezoning requests which are not in conformance with the Future Land Use Plan must be carefully analyzed in terms of their potential effect on the existing, vacant, commercially zoned properties. The indiscriminate rezoning of properties for commercial use will hinder the development of existing commercially zoned properties. The result will be a pattern of commercial development which does not adequately serve the local and regional populations.

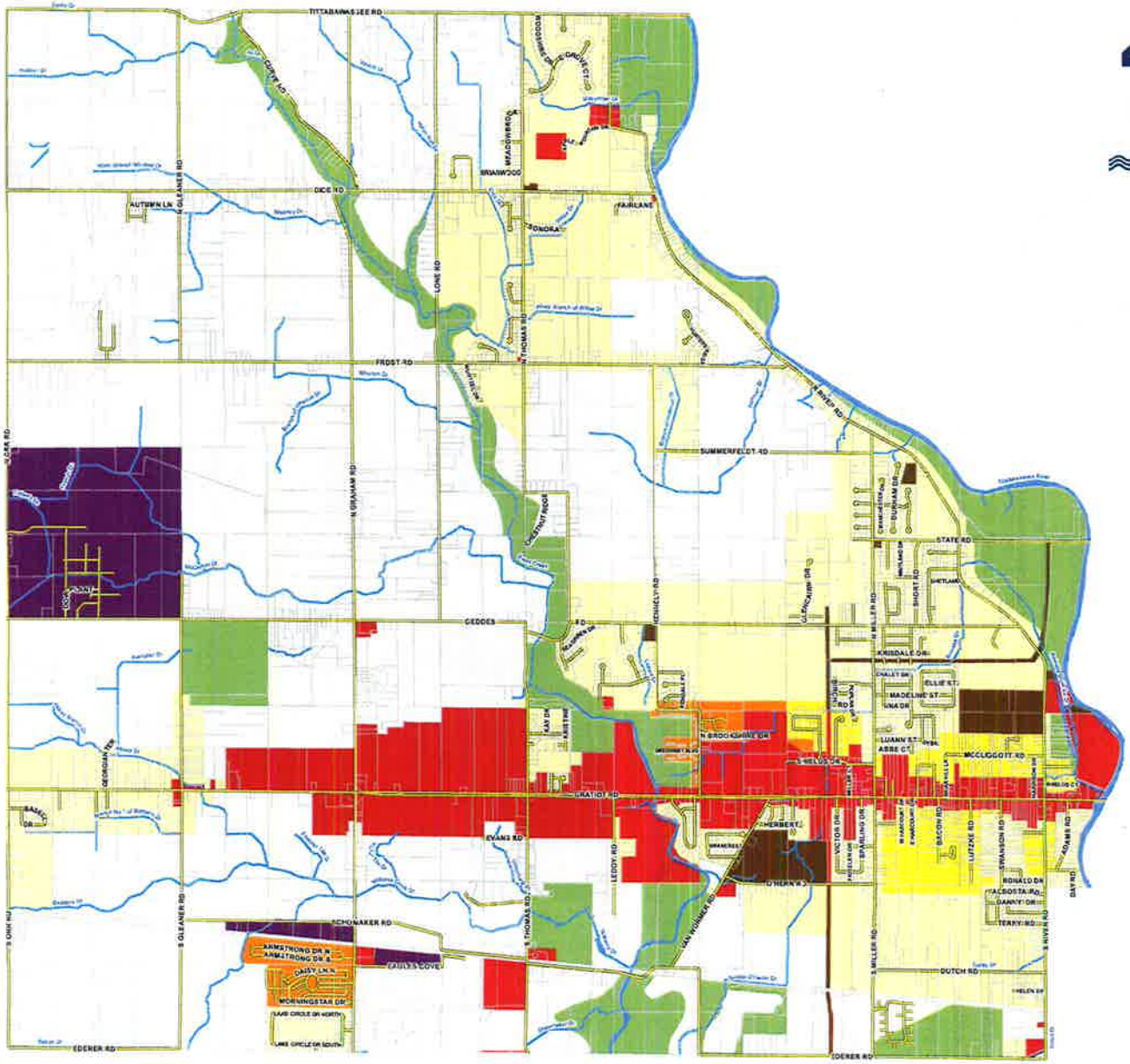
INDUSTRIAL

The Future Land Use Plan allows adequate space within the Township for industrial development. Areas designated for industrial use are reflective of existing uses to the north of Geddes Road; and adjacent to Schomaker Road, west of Swan Creek. The proposed districts are adjacent to rural estate residential districts. Due to this relationship, this district should allow for those uses which are generally compatible with or, which under the imposition of certain reasonable standards, may be safety and aesthetically located in close proximity to residential uses. Light industrial uses are recommended.

Light industrial uses include operations which are, in the main, confined within enclosed structures. Compliance with reasonable performance standards is required in an effort to reduce adverse effects on neighboring properties. Typical light industrial uses may include the manufacturing of products for component parts, parts assembly, food packaging, warehousing and tool and die shops.

PUBLIC/SEMI-PUBLIC LAND USE

Areas designated for public and semi-public uses are reflective of the existing schools, parks, churches and municipal buildings in the Township.



Thomas Township

Future Land Use

Legend

Future Land Use

- Agriculture
- Commercial
- Industrial
- Open Space / Conservation
- Public / Semi-Public
- Low Density Residential
- Medium Density / Multi Family Residential
- High Density Residential

N
W E
S

0 0.25 0.5 1 Miles

SAGT

Created 5/26/2016

IMPLEMENTATION PLAN

Building on the community input, goals, and objectives described in this plan, the following action items have been developed for Thomas Township to focus upon in the next five years. The following action program is intended to assist in the implementation of the goals and strategies described in this Master Plan document. The action items encompass the specific projects and initiatives the Township wants to pursue in the foreseeable future. The Township must review this Master Plan every five years, per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

In general, the action program should be used as a guide to ensure the Township is traveling down the right path in terms of implementing the goals and strategies described is this document. Each year, and then especially every five years, Township staff, the Planning Commission, and the Township Board must make a concerted effort to review the events of the past, the progress made and whether or not implementation efforts have been effective, and then revise and refocus as necessary. Throughout this action program, a number of different groups, committees and organizations will be working concurrently. It's important that this work is coordinated with and through the Planning Commission, along with the Township Board, for the implementation of this Master Plan.

THOMAS TOWNSHIP MASTER PLAN IMPLEMENTATION STEPS		
Action Item	Leadership	Assistance from
Continue working on extending the Thomas Township Trail.	Parks & Recreation Commission	
Develop plans for increased public access to the Tittabawassee River.	Parks & Recreation Commission	
Review and update the Township Zoning Ordinance in regards to cell towers, large scale wind development, and large scale solar power.	Planning Commission	
Work with DDA to ensure proper zoning tools are in place to accommodate planned development.	Planning Commission	DDA
Review zoning provisions for the Great Lakes Tech Park overlay zone. Update if needed.	Planning Commission	
Review and update Township Sign Regulations to reflect recent Supreme Court Case rulings (Reed v. Town of Gilbert)	Planning Commission	
Make Planning Commission information readily and easily available on the Township website.	Community Development Director	

Share and publicize progress on M-46 corridor improvements.	DDA	Township Staff
Continue to plan for future M-46 corridor improvements.	DDA	Planning Commission
Work with Saginaw County Road Commission on road improvement and traffic issues.	Township Manager	

APPENDIX A

SUMMARY CHART

COMPARISON COMMUNITIES

Thomas Township Comparison Communities

	Ada Township	Bangor Charter Township	Bath Township	Coldwater City	Flushing Charter Township	Holly Township*	Port Huron Charter Township	Thomas Township	Union Charter Township
Population 2010	13,145	14,641	11,598	10,945	10,640	11,362	10,654	11,985	12,927
Population 2000	9,882	15,547	7,541	12,697	10,230	10,037	8,615	11,877	7,615
Population Change: 2000 to 2010	33.0%	-5.8%	53.8%	-13.8%	4.0%	13.2%	23.7%	0.9%	69.8%
Size (square miles)	37.0	21.9	36.7	8.3	31.0	36.6	13.1	31.9	28.6
Community % of County Population	2.2%	13.6%	15.4%	15.6%	2.50%	0.9%	6.5%	6.0%	18.4%
Population <5 Years	6.5%	5.0%	4.9%	8.0%	5.2%	6.3%	6.0%	4.0%	4.8%
Median Age	39.8	45.6	30.1	35.2	42.9	39.3	38.5	47.1	22.8
Black & Hispanic Population	2.7%	5.4%	8.6%	7.2%	4.5%	5.3%	8.3%	4.6%	7.0%
Foreign Born Population	5.6%	2.0%	5.6%	5.0%	2.10%	2.2%	1.9%	1.7%	2.5%
% Bachelor's Degree or Higher	56.7%	15.9%	45.0%	13.0%	30.3%	20.9%	12.6%	21.8%	29.7%
Median Household Income	$105,132	$44,947	$56,844	$36,014	$61,224	$62,324	$41,238	$55,203	$25,590
Individuals Below Poverty Level	2.7%	13.5%	23.2%	20.1%	9.1%	9.3%	25.1%	4.4%	13.3%
Owner-occupied Housing	91.9%	76.8%	62.0%	60.5%	93.4%	81.2%	68.9%	87.5%	34.7%
Median Housing Value	$260,000	$108,100	$107,800	$80,300	$113,700	$119,000	$113,400	$127,400	$129,700
Vacant Housing	4.7%	6.9%	8.0%	11.9%	5.7%	9.0%	7.1%	4.8%	4.9%
Housing Units Built Prior to 1980	40.5%	56.9%	26.5%	70.7%	59.7%	53.5%	58.9%	58.4%	29.0%
Mean Commute Time (Minutes)	20.4	19.8	20.9	20.3	29.3	30.3	21.1	20.9	13.7
2015 SEV	$1,050,142,500	$445,647,900	$451,258,900	$347,892,219	$286,249,000	$312,855,650	$249,069,500	$499,796,800	$431,356,200
Top Industry, by Percentage of Employment	education, health, accommodation and food services (26.4%)	education, health, accommodation and food services (24.1%)	education, health, accommodation and food services (26.9%)	manufacturing (23.9%)	education, health, accommodation and food services (28.4%)	education, health, accommodation and food services (21.3%)	manufacturing (24%)	education, health, accommodation and food services (27.1%)	arts, entertainment, accommodation and food services (32.3%)
2nd Top Industry, by Percentage of Employment	manufacturing (15%)	manufacturing (13.7%)	arts, entertainment, accommodation and food services (14.4%)	education, health, accommodation and food services (21.9%)	manufacturing (12.7%)	manufacturing (20.4%)	education, health, accommodation and food services (20.3%)	manufacturing (15.1%)	education, health, accommodation and food services (24.2%)

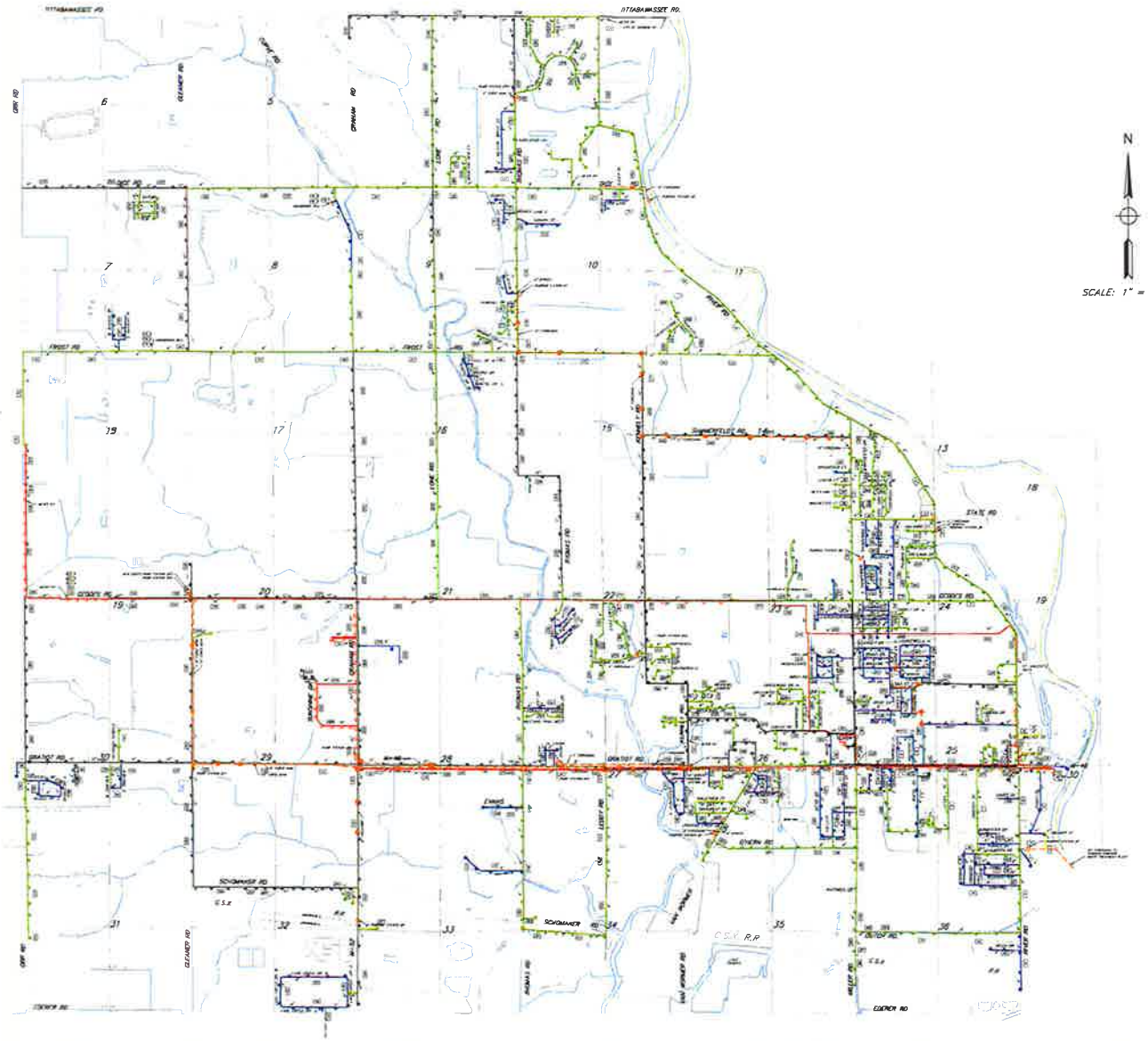
* Includes Village of Holly

Sources: US Census Data, Michigan Department of Treasury

APPENDIX B

WATER SYSTEM MAP

SEWER SYSTEM MAP



LEGEND

- METER PIT
- 4" WATER MAIN AND HYDRANT
- 6" WATER MAIN AND HYDRANT
- 8" WATER MAIN AND HYDRANT
- 10" WATER MAIN AND HYDRANT
- 12" WATER MAIN AND HYDRANT
- 14" OR GREATER WATER MAIN AND HYDRANT
- (28) SHEET NUMBERS
- FORCE MAIN
- PUMPING STATION
- AIR RELIEF VALVE

MAIN	REVISIONS	DATE
BKP	UPDATED FOR FULLERTON TOOL WM	7/19/25
BKP	UPDATED FOR CMS-COLDBROOK WM	11/5/24
ALB	REMOVED WATER TOWER, ADDED HYDRANT	12/14/23
ALB	UPDATED PER 2021 IMPROVEMENTS	11/22/23
ALB	UPDATED PER 2021 CR 34 INSTALLATION	04/10/22
CRW	REVISED PER E. GRR EXTENSION	JULY '11
CAR	REVISED ADDED FORCEMAIN	APRIL '10
ALB	REVISED FIELD & STREAM WATER'S PEACE	NOV '09
ALB	REVISED PER BRISCO LEGEND SHEET	JUL '09
ALB	REVISED PER SHEETS DRUE EXTENSION	NOV. '08
ALS	REVISED PER 2008 SYSTEM CHANGES	MARCH '08
ALB	REVISED PER 2008 SYSTEM CHANGES	JUNE '07
BJW	REVISED PER 2006-07 SYSTEM CHANGES	JULY '06
NDC	REVISED PER 2005 SYSTEM CHANGES	AUG. '04
BJW	REVISED PER 2003 SYSTEM CHANGES	MARCH '03
DJV	REVISED PER 2000 SYSTEM CHANGES	MARCH '01
BJB	REVISED PER 1999 SYSTEM CHANGES	MARCH '00
BJW	REVISED PER 1998 SYSTEM CHANGES	02-12-99

THE MAPS PRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THE SPECIFIC APPLICATION AND REFLECT LOCATIONS ESTIMATED FROM AS RECORDED WITH THE OPERATIONS PERSONNEL AT THE TIME THE REVISION WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATIONS REVISION OR PURPOSE

THOMAS TOWNSHIP

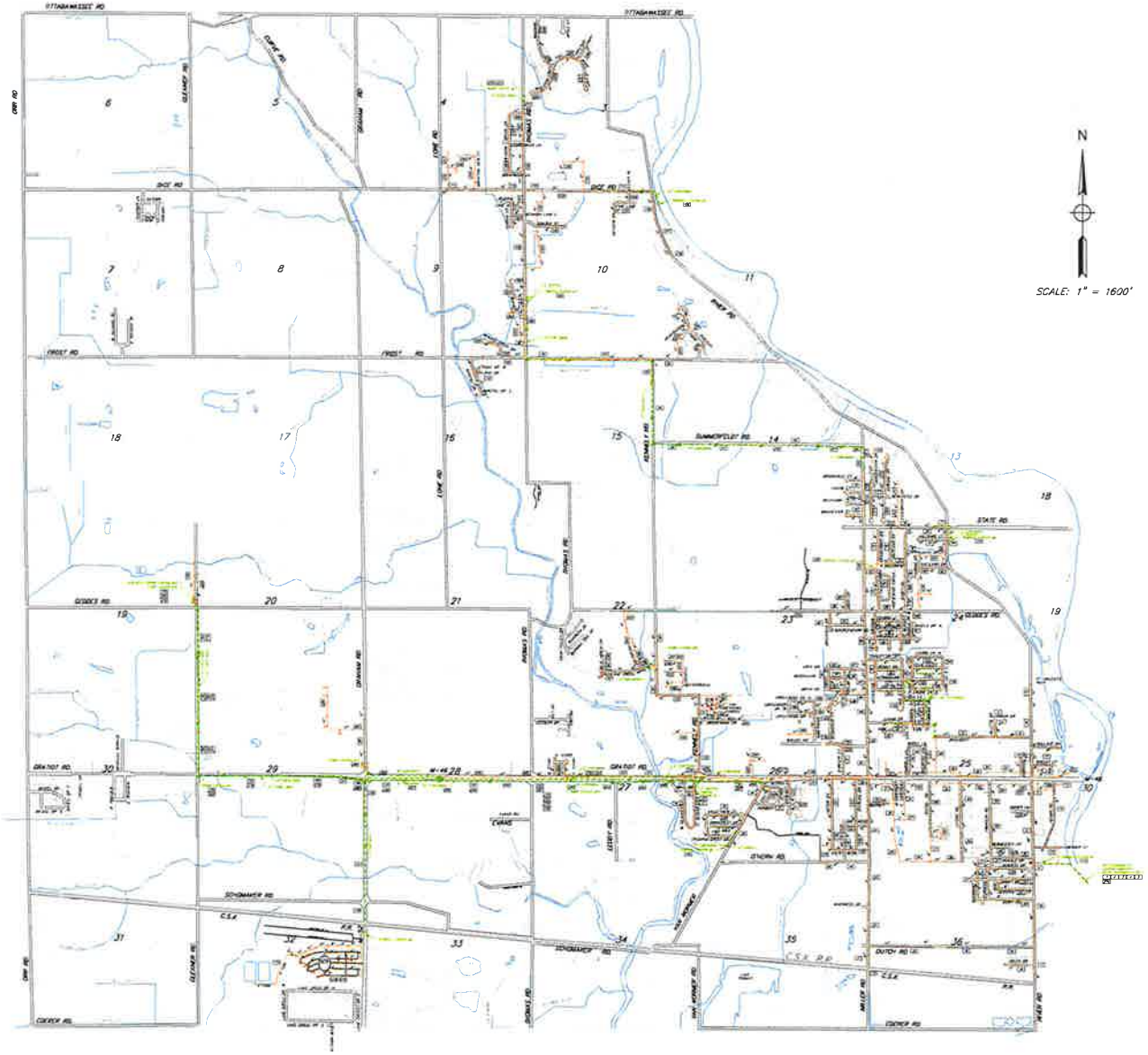
WATER MAIN BASE MAP

Spicer Group
230 S. Washington Ave
P.O. Box 1690
Saginaw, MI 48605-1690
Tel. 517-754-4717
Fax. 517-754-4460

Spicer group

Spicer Group
150 S. Ottawa
St. Johns, MI 48879
Tel. 517-224-2353
Fax. 517-224-2351

DATE FEB. 1990
SCALE 1" = 1600'
SHEET 1 OF 1
FILE NO. DW-2733



PUMP STATION LOCATIONS

1. RIVER ROAD AT SPRUNT DRIVE
2. THE VILLAGE ROAD AT CREEK ROAD
3. GRATIOT ROAD AT GLEASON TER STREET
4. BUS STREET AT MARLENE STREET
5. FRANKLY ROAD AT MORNING GREEN DRIVE
6. LIVE ROAD AT RUSH ROAD
7. FRIDAY ROAD, N. OF FIRST ROAD
8. DIX ROAD, S. OF FIRST ROAD
9. GRAHAM ROAD, S. OF SUNNYFIELD ROAD
10. TOMAS ROAD, N. OF DIX ROAD
11. GRATIOT ROAD AT GLEANER ROAD
12. GEDDES ROAD AT GLEANER ROAD
13. TOMAS ROAD, S. OF OTTAWAWASSEE
14. GRATIOT AT EXIT STAHN

LEGEND

- FORCEMAIN
- SANITARY SEWER
- MANHOLE
- PUMPING STATION
- AIR RELIEF VALVE

MARK	REVISIONS	DATE
ALB	UPDATED PER P.S. #13 & JOINT CHANGES	OCT. 11
BJD	REVISED PER GLEANER AND GRATIOT TWP	DEC. 08
KCS	REVISED PER 2000 SYSTEM CHANGES	MARCH 00
RCK	REVISED PER 2001 SYSTEM CHANGES	AUG. 04
BTW	REVISED PER 2001 SYSTEM CHANGES	MARCH 02
JKJ	REVISED PER 2000 SYSTEM CHANGES	APRIL 01
RJB	REVISED PER 1998 SYSTEM CHANGES	APRIL 00
BTW	REVISED PER 1998 SYSTEM CHANGES	2-12-99

THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THE PURPOSES OF PLACING AND SPECIFYING THE WORK TO BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT PROVISIONS OF THE TIME THE DESIGN WAS MADE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION DETAIL OR PURPOSE.

THOMAS TOWNSHIP

SANITARY SEWER BASE MAP

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230 S. Washington Ave.
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Saginaw, MI 48605-1526
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Fax. 517-754-9440

Spicer Group
100 S. Grand
St. Johns, MI 48879
Tel. 517-224-3305
Fax. 517-224-2357

DATE FEB. 1999
SCALE 1" = 1600'
SHEET 1 OF 1
FILE NO. DS-3369
STDS.

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

WORK ORDER NO. 99017
ACAD FILE
PLOTTING SCALE 1"=1600'

REVISIONS FOR COMPLETED

APPENDIX C

SIDEWALK GUIDELINES

Thomas Township Sidewalk Committee

New Sidewalk Guidelines

The Thomas Township Sidewalk Committee will use the following list of guidelines to help create consistency when deciding where new sidewalks should be installed. In the interest of public safety, sidewalks may be proposed and approved in areas that do not necessarily meet any of these guidelines.

1. The proposed sidewalk will connect to other existing sidewalks or trails in the Township. If not, will it connect within a reasonable timeframe?

2. The proposed sidewalk will connect to key locations around the Township such as but not limited to: parks, schools, shopping and restaurants, or residential areas and/or public facilities.

3. The proposed sidewalk will serve residential areas with high concentrations of homes.

4. The proposed sidewalk will move pedestrians to a safer distance from vehicular traffic.

5. In determining where sidewalks should be installed, pedestrian walking and bike riding patterns should be noted.

6. An effort should be made to construct sidewalks where property owners/businesses/developers have signed sidewalk agreements in order to maximize the Township's at large investment.

7. If the Township receives requests for sidewalks in a location, they should be reviewed by the Committee against the above listed guidelines.

8. Proposed sidewalks do not have to connect to the existing sidewalk system as long as they are a part of a long term incremental plan to connect them in the future.

8/18/15

APPENDIX D

DOWNTOWN DEVELOPMENT AUTHORITY

DEVELOPMENT PLAN PROJECT LIST

EXHIBIT B

THOMAS TOWNSHIP DDA DEVELOPMENT PLAN 2008-2038

ITEM NO	DESCRIPTION	ESTIMATED AMOUNT	PHASE
1	Speed Limit Signs/Traffic Calming devices *Funding Options: Township General Fund*	$15,000	PHASE I
2	Shields Drive Watermain Extension *Funding Options: Thomas Township Water Funds and Private Funds*	$200,000	PHASE I
3	Benches/Trash Receptacles *Funding Options: DDA Operating Funds*	$10,000	PHASE I
4	Shields Drive Road Extension *Funding Options: Revolving Road Fund/Grants*	$500,000	PHASE I
5	Pocket Park *Funding Options: DDA Operating Funds*	$150,000	PHASE I
6	Banners *(continuous five year replacement plan, first year of a two year purchase plan)* *Funding Options: DDA Operating Funds*	$8,400	PHASE I
7	Benches/Trash Receptacles *Funding Options: DDA Operating Funds*	$10,000	PHASE I
8	Streetscaping/Landscaping *Funding Options: MDOT Grant and DDA Operating Funds*	$200,000	PHASE I
9	Banners *(continuous five year replacement plan, second of a two year purchase plan)* *Funding Options: DDA Operating Funds*	$8,400	PHASE I
10	Repaving of Gratiot/M-46 *(The river to Meijer)* *Funding Options: MDOT Road Funds*	$500,000	PHASE I
11	Bridge Repair *Funding Options: MDOT Bridge Funds*	$100,000	PHASE I

EXHIBIT B

THOMAS TOWNSHIP DDA DEVELOPMENT PLAN 2008-2038

12 Crosswalk Improvements *Funding Options: DDA Operating Funds*	$40,000	PHASE I
13 Construct a pedestrian walk over Bridge *Funding Options: DDA Operating Funds*	$200,000	PHASE I
14 Median Improvements *(Meijer to Kennely)* *Funding Options: MDOT Road Grants*	$200,000	PHASE I
15 Decorative Street Lighting *(all purchased in one year)* *Funding Options: MDOT grant with DDA matching funds of $93,800)*	$650,000	PHASE II
16 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$8,600	PHASE II
17 West Entrance Sign with Fencing/Pillars *Funding Options: DDA Operating Funds*	$100,000	PHASE II
18 Gratiot/Kennely Intersection Traffic Signals Light *Funding Options: MDOT Safety Grants*	$250,000	PHASE II
19 Sidewalks & Sidewalk repairs *Funding Options: DDA Operating Funds*	$20,000	PHASE II
20 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$8,800	PHASE II/III
21 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$8,800	PHASE II/III
22 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$9,000	PHASE II/III

EXHIBIT B

THOMAS TOWNSHIP DDA DEVELOPMENT PLAN 2008-2038

23 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$9,000	PHASE II/III
24 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$9,200	PHASE II/III
25 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$9,200	PHASE II/III
26 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$9,400	PHASE II/III
27 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$9,400	PHASE II/III
28 East Entrance Sign with Fencing/Pillars *Funding Options: DDA Operating Funds*	$100,000	PHASE III
29 Utility Line Removal River to Miller *Funding Options: Bonds*	$1,200,000	PHASE III
30 Banners *(five year replacement plan)* *Funding Options: DDA Operating Funds*	$8,600	PHASE III
31 Shields Drive; Miller Road to Meijer, Lighting and Trees *Funding Options: DDA Operating Funds*	$140,000	PHASE III

APPENDIX E

COMMUNITY INPUT SURVEY RESULTS

Please note that all responses are printed exactly as received.

2016 Thomas Township Master Plan Survey Results

1. Check all of the following that are reasons why you live in Thomas Township. (can respond to more than one)

Response	Chart	Percentage	Count
Like rural living		57.6%	147
Born and raised here/Near my family		31.4%	80
Close proximity to large urban centers (Midland, Bay City, Saginaw)		51.4%	131
Easy for me to drive to the places I want to get to		51.0%	130
Affordable housing		26.7%	68
Like the community		67.1%	171
Recreational opportunities		25.5%	65
Quality of schools		65.1%	166
Neighborhoods are clean and attractive		52.9%	135
Retired here		5.9%	15
Other:		9.0%	23

(Other:)

1. This is a safe area to raise a family
2. Built a new home and do not have to worry about losing value.
3. Do not live in Township, but have travelled thorugh it my entire life between Hemlock and Saginaw
4. i just work in Thomas twp
5. Not many apartment complexes
6. I loved all the trees on Miller Rd but now they are gone! That is what drew me to this area - originally from Kinde, MI
7. close knit community, family atmosphere
8. the name is great
9. Work here
10. fire protection
11. non-resident
12. safety
13. Low crime
14. I live in Tittabawassee Twp., but grew up, worked and lived in Shields most of my life.
15. Employment
16. Very few water buffalos here!
17. seems to have less crime...
18. Low crime & space to be left alone.
19. Found a beautiful home for a great price!
20. My wife raised here and we bought her family home when her parents retired and moved.
21. Public Safety
22. Low Crime Rate
23. We live in James Township

2. How do you feel the following categories have changed in Thomas Township in the past 5 years?

	Much Better	Somewhat Better	About the Same	Somewhat Worse	Much Worse	No Opinion	Total Responses
Road Conditions	25 (9.9%)	90 (35.6%)	50 (19.8%)	39 (15.4%)	31 (12.3%)	18 (7.1%)	253
Parks & Recreation	94 (37.0%)	85 (33.5%)	48 (18.9%)	3 (1.2%)	1 (0.4%)	23 (9.1%)	254
Aesthetics / Blight	37 (14.8%)	86 (34.4%)	85 (34.0%)	9 (3.6%)	3 (1.2%)	30 (12.0%)	250
Gratiot Corridor	31 (12.3%)	84 (33.2%)	79 (31.2%)	33 (13.0%)	13 (5.1%)	13 (5.1%)	253
Emergency Response	43 (16.9%)	46 (18.1%)	71 (28.0%)	4 (1.6%)	0 (0.0%)	90 (35.4%)	254
Sidewalks/Trails	110 (43.5%)	91 (36.0%)	26 (10.3%)	6 (2.4%)	2 (0.8%)	18 (7.1%)	253
Township Services	39 (15.4%)	75 (29.6%)	100 (39.5%)	4 (1.6%)	1 (0.4%)	34 (13.4%)	253
Overall Quality of Life	34 (13.6%)	108 (43.2%)	91 (36.4%)	5 (2.0%)	0 (0.0%)	12 (4.8%)	250

3. How important to you are each of these community attributes?

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Very Unimportant	Total Responses
Road Conditions	147 (58.1%)	96 (37.9%)	10 (4.0%)	0 (0.0%)	0 (0.0%)	253
Parks & Recreation	101 (39.9%)	117 (46.2%)	30 (11.9%)	3 (1.2%)	2 (0.8%)	253
Aesthetics / Blight	124 (49.6%)	102 (40.8%)	23 (9.2%)	1 (0.4%)	0 (0.0%)	250
Gratiot Corridor	111 (44.2%)	101 (40.2%)	36 (14.3%)	3 (1.2%)	0 (0.0%)	251
Emergency Response	191 (75.5%)	53 (20.9%)	8 (3.2%)	1 (0.4%)	0 (0.0%)	253
Sidewalks/Trails	98 (38.7%)	117 (46.2%)	28 (11.1%)	8 (3.2%)	2 (0.8%)	253
Township Services	111 (43.7%)	115 (45.3%)	26 (10.2%)	2 (0.8%)	0 (0.0%)	254
Overall Quality of Life	195 (77.1%)	50 (19.8%)	8 (3.2%)	0 (0.0%)	0 (0.0%)	253

4. Thomas Township will grow in population in the coming years.

Response	Chart	Percentage	Count
Strongly Agree		18.8%	48
Agree		63.7%	163
Neutral		9.0%	23
Disagree		3.9%	10
Strongly Disagree		0.4%	1
Don't know/No Opinion		4.3%	11
	Total Responses		256

5. Thomas Township will have more commercial and residential development in the coming years.

Response	Chart	Percentage	Count
Strongly Agree		16.5%	42
Agree		57.3%	146
Neutral		14.9%	38
Disagree		5.1%	13
Strongly Disagree		0.4%	1
Don't know/No opinion		5.9%	15
	Total Responses		255

6. Five years from now, I still see myself living in Thomas Township.

Response	Chart	Percentage	Count
Strongly Agree		42.6%	109
Agree		33.2%	85
Neutral		8.6%	22
Disagree		4.7%	12
Strongly Disagree		1.2%	3
Don't know/No opinion		9.8%	25
	Total Responses		256

7. I use the following resources to get the information I need about Thomas Township. (please check all that apply)

Response	Chart	Percentage	Count
Thomas Township website		67.7%	172
Thomas Township Facebook page		32.7%	83
Television		21.3%	54
Radio		12.2%	31
The Township Times		41.3%	105
Saginaw News/Mlive		33.1%	84
The Township View		49.6%	126
Township Newsletter		54.7%	139
Over-the-road banner		24.0%	61
Other, please specify...		7.9%	20
	Total Responses		254

(Other, please specify...)

1. Schools send information along with Thomas Township Today newsletter
2. Senior monthly lunches.
3. School announcements
4. Marquis on Miller
5. SIGN AT THE PARK AND SCHOOL ANNOUNCEMENTS
6. carrier pigeons
7. When WNEM has one it's trucks parked in town you know somethings afoot.
8. Flyer you mail out
9. word of mouth
10. word of mouth
11. Thomas Twp Offices
12. Friends and neighbors
13. Have no interest in this info!
14. Flyers at school about parks and rec programs
15. Call Township Office
16. I can see with my eyes and hear with my ears. What's said in offices and on paper are not reality.
17. Emails and swan valley school flyers sent home
18. Call
19. The schools are very good at giving out information.
20. Word of mouth

8. The Township should plan for the following housing choices: (check all the apply)

Response	Chart	Percentage	Count
I prefer no new residential development.		19.0%	47
Single family homes on large rural lots		60.5%	150
Single family homes in planned subdivisions		52.8%	131
Duplexes and townhomes		18.1%	45
Mobile home parks		2.0%	5
Senior citizen communities/assisted living facilities		23.8%	59
Condominiums/Attached multi-family		20.6%	51
Apartments		6.5%	16
Other:		5.2%	13
	Total Responses		248

(Other:)

1. senior housing communities (one-story, no basement)
2. I would say it depends on projected population numbers
3. No apartment complexes, brings instability to housing values.
4. No low income housing, keep that out or I'm moving to Hemlock
5. Affordable housing for singles
6. riverboats
7. All of the above in controlled development
8. Single family homes on "normal" lots
9. no more apartments
10. Single family subdivisions and condominiums if not high density.
11. Township should stay out of planning anything,
12. Other types to be planned as needed.

9. The property maintenance code regulates things such as broken windows, roof condition, and general property aesthetics. I feel the Township should enforce this code more rigorously.

Response	Chart	Percentage	Count
Strongly Agree		23.9%	60
Agree		41.0%	103
Neutral		24.7%	62
Disagree		4.8%	12
Strongly Disagree		2.0%	5
Don't know/No opinion		3.6%	9
	Total Responses		251

10. To sustain Thomas Township as a premier community, strong code enforcement is required to eliminate junk, weeds, unlicensed vehicles, and other problems that may reduce property values.

Response	Chart	Percentage	Count
Strongly Agree		40.2%	101
Agree		41.0%	103
Neutral		14.3%	36
Disagree		2.0%	5
Strongly Disagree		2.4%	6
Don't know/No opinion		0.0%	0
	Total Responses		251

11. Which describes how you view the amount of commercial businesses (retail and services) in Thomas Township?

Response	Chart	Percentage	Count
Not enough		35.6%	89
Just right		51.2%	128
Too much		4.4%	11
Don't know/No opinion		8.8%	22
	Total Responses		250

12. Thomas Township needs more restaurants.

Response	Chart	Percentage	Count
Strongly Agree		27.2%	68
Agree		39.2%	98
Neutral		22.8%	57
Disagree		7.6%	19
Strongly Disagree		1.6%	4
Don't know/No opinion		1.6%	4
	Total Responses		250

13. Over the past 10 years, Thomas Township and the Downtown Development Authority have focused on improvements to the Gratiot (M-46) Corridor in an effort to sustain business and encourage customers to shop in our community. Please provide us with your current impression of the corridor overall. (Check all that apply.)

Response	Chart	Percentage	Count
Looks better than it used to		75.3%	177
Is safer to drive		19.6%	46
Is safer to walk or bike		16.6%	39
Has more businesses that I use regularly		28.5%	67
Has too many driveways		28.9%	68
Has more appealing and less obtrusive signs		35.7%	84
	Total Responses		235

14. The growth at Hemlock Semiconductor has enabled our Township to update and significantly improve certain roads, as well as water and sewer infrastructure, that residents would have had to pay for otherwise. I feel this growth has been good for the Township.

Response	Chart	Percentage	Count
Strongly Agree		41.9%	104
Agree		44.0%	109
Neutral		8.1%	20
Disagree		2.4%	6
Strongly Disagree		0.8%	2
Don't know/No opinion		2.8%	7
	Total Responses		248

15. Industrial and technology based companies typically provide well-paid jobs and add significantly to a community's tax base. I feel land should be provided in Thomas Township for these uses in the future.

Response	Chart	Percentage	Count
Strongly Agree		24.0%	60
Agree		40.4%	101
Neutral		24.4%	61
Disagree		4.0%	10
Strongly Disagree		3.2%	8
Don't know/No opinion		4.0%	10
	Total Responses		250

16. Knowing that the Township has limited capability to regulate agricultural land, please provide your opinion regarding the following statements related to agricultural land use.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion	Total Responses
Agriculture is important to the economy in Thomas Township.	79 (31.9%)	114 (46.0%)	42 (16.9%)	5 (2.0%)	0 (0.0%)	8 (3.2%)	248
Thomas Township should preserve agricultural land.	74 (29.8%)	115 (46.4%)	45 (18.1%)	9 (3.6%)	1 (0.4%)	4 (1.6%)	248
Using agricultural land for new development is appropriate for accommodating growth.	13 (5.3%)	69 (27.9%)	80 (32.4%)	59 (23.9%)	20 (8.1%)	6 (2.4%)	247

17. My family and I have used the Thomas Township Trail that extends from the Saginaw Valley Rail Trail north to the Township Governmental Complex on Shields Drive.

Response	Chart	Percentage	Count
Yes		62.3%	154
No		36.8%	91
Don't know		0.8%	2
	Total Responses		247

18. I feel it is important that the Township continues to construct more trails such as this in the future.

Response	Chart	Percentage	Count
Strongly Agree		27.9%	69
Agree		43.3%	107
Neutral		19.4%	48
Disagree		7.3%	18
Strongly Disagree		0.8%	2
Don't know/No opinion		1.2%	3
	Total Responses		247

19. The Township has developed conceptual plans to extend the Thomas Township Trail north to Geddes Road and west along Geddes where it would ultimately travel through Richland and Ingersoll Townships to connect to Midland. Do you support this extension of the Thomas Township Trail over the next 20 - 30 years?

Response	Chart	Percentage	Count
Yes		66.5%	165
No		8.9%	22
Not Sure		16.9%	42
Don't know/No opinion		7.7%	19
	Total Responses		248

20. Thomas Township installs new sidewalks according to the master plan map. I feel sidewalks are an important community asset that should be installed along all streets in our community.

Response	Chart	Percentage	Count
Strongly Agree		39.3%	97
Agree		30.4%	75
Neutral		14.2%	35
Disagree		11.7%	29
Strongly Disagree		4.0%	10
Don't know/No opinion		0.4%	1
	Total Responses		247

21. It is important to improve and protect the quality of the Tittabawassee River.

Response	Chart	Percentage	Count
Strongly Agree		48.4%	118
Agree		47.1%	115
Neutral		4.1%	10
Disagree		0.0%	0
Strongly Disagree		0.0%	0
Don't know/No opinion		0.4%	1
	Total Responses		244

22. What do you like best about Thomas Township?

The 151 responses to this question can be found in the appendix.

23. What is one thing you would do to improve Thomas Township?

The 157 responses to this question can be found in the appendix.

24. What is your age?

Response	Chart	Percentage	Count
Under 18		0.0%	0
18 to 24		0.8%	2
25 to 44		46.9%	114
45 to 64		32.1%	78
65 and over		20.2%	49
	Total Responses		243

25. What is your relationship to Thomas Township?

Response	Chart	Percentage	Count
I live in Thomas Township.		91.4%	223
I own property in Thomas Township but do not live there.		0.8%	2
I own or manage a business in Thomas Township but do not live there.		1.6%	4
None of the above.		6.1%	15
	Total Responses		244

Appendix

22. What do you like best about Thomas Township? |

#	Response
1.	The fact that the Township is on the river and that it has such great businesses and starting to get nicer parks. We need a millage for Parks, not for the library.
2.	I like the size compared to the hustle and bustle of large cities. It is very convenient.
3.	Location
4.	The Community feel
5.	The rural setting and well-kept properties in my neighborhood
6.	We like the close knit community feel that Thomas Township has. The recreational options are wonderful. I feel that the police and fire department personnel do a terrific job.
7.	It is well run, quiet community. We like the rural aspect, yet shopping is close by. It is dark at night and you can see the stars.
8.	Has about everything one needs for day-to-day living. Has good, efficient, responsible government. Is a generally good-looking community with few problems.
9.	Easy access to businesses.
10.	The safe community.
11.	The Tittabawassee River as well as Swan Creek are great assets that the Township should use. The sidewalks that are along all of the roads are a great addition to the community. I like to walk and without sidewalks, I would be driving to Center Courts or the Sports Zone 3 or 4 times

	a week.
12.	I feel safe living here. It's a ver friendly community, too.
13.	The small town feel, the cleanliness of the streets and neighborhoods, safety of home and my children.
14.	It's a friendly safe place to raise a family with shopping access to Meijer and great schools and public safety
15.	Quiet, low crime
16.	The People
17.	Again, as someone who has never technically lived in Thomas Township, my opinion may be moot. I grew up in Richland Township, and eventually moved to the city of Saginaw. Thomas Township is still where I prefer to do my shopping, where I come to meet friends, and a community that I often find myself traveling through. The one thing I appreciate the most about Thomas Township has to be all of the recreational areas available for use. The park at the end of Bacon Rd, the various trails, the courts and recreational area by the Government center. I think having a multitude of recreational areas available is a big help to the community.
18.	the people
19.	Swan Valkey School
20.	Not overcrowded, No apartments which cause all kinds of problems, rural, good people, not a lot of industry, our church, enjoy sports program at the schools, concerts in the park, park programs.
21.	Nice quiet and family friendly neighborhoods with close proximity to shops with a great school district
22.	School system
23.	Quiet. Friendly
24.	I love that it's a small, safe, friendly community
25.	Schools, small community feel, parks and rec, people take pride in the community
26.	Ease of shopping, proximity to surrounding communities, rural country feel, excellent schools
27.	cleanliness and safety
28.	The small hometown feel.
29.	My family is there. It's home, comfort and familiar.
30.	It's a great community. It looks good and the people are nice.
31.	Close to where we live, MEIJER is a great asset. Lots of fast food.
32.	Small town feeling.
33.	Schools!
34.	Swan valley schools
35.	The people.
36.	The great sense of community/family
37.	The people and school system.
38.	Community
39.	BASED NEEDS ARE AVAILABLE.
40.	Love rural living, safe for children
41.	Family quality in all that it does.
42.	Recreation opportunities

43.	Perceived low crime
44.	Schools, Police and Fire departments
45.	The rural feeling with the amenities of city life
46.	Safe community with caring residents.
47.	Michigan's safest small community.
48.	small community feel, good schools
49.	Friendly small community. Safe schools
50.	The people and family oriented community.
51.	The community
52.	I've been here for over 50 years . Overall, its just a great place to live.
53.	Quiet - close to businesses - schools - friends - cost of living
54.	safe, friendly, growing,
55.	Right size community
56.	I love that our roads are being fixed and appreciate that our community takes pride in providing safety to its residents.
57.	Tha small community feeling yet the advantages of being near/having large businesses.
58.	Friendly community to live in.
59.	The seasonal activities.
60.	Still a small town where you know a lot of people.
61.	I like the small town feel but yet it has most everything I need. It's also easy to get to places I want to go except to get to the expressway.
62.	Areas that provide the quite atmosphere. Small feel but quick access to nice amenities i.e shopping etc, Like the hometown feel over big city. Good people live here and generally.... are nice.... Good school systems. We are not just a community of do what ever you want, we keep it up and looking nice. The community looks great, with only a few exceptions.
63.	The sidewalks, the DPS department.
64.	The friendliness of the residents and the beauty of the area.
65.	School system
66.	well run township
67.	All of it
68.	Friendly community and it has every thing we need close at hand. Good schools and it feels like country but is close to the things we need.
69.	I grew up here & my family lives here.
70.	Rural neighborhood with accessibility to urban activities
71.	Grew up here. Friendly community.
72.	I love the community feel. The parks are welcoming and have many events to bring people to our area. Our library is welcoming and has programs for a variety of ages, and I absolutely love the annual used book sale. I believe our township tries very hard to be proactive and forward thinking. I feel safe in our community. Our community has a lot to offer!
73.	Close to Saginaw without the crime of Saginaw.
74.	I like having a variety of things to do and places to go, it feels like a very safe community.
75.	The fact that the Township is on a river and it has access to great fishing
76.	I like the manicured lawns and friendly people in our subdivision.
77.	Good schools no crime nice community

78.	A feeling of safe living. Convenient to everything I need.
79.	Everything
80.	It has it all. Its clean and safe, except for the fools that travel M-46 (dangerous)
81.	Location
82.	Low crime, fairly clean & feels safe. I like the rural feeling & the "small town" feel. A real sense of community.
83.	The sense of community and belonging - peaceful surroundings - lovely parks
84.	It's location in comparison to Saginaw, Bay City and Midland
85.	That I am able to live in the country away from all the noise of city living.
86.	Far enough out to feel rural but close enough to have city amenities. Friendly people.
87.	Small community and it's safe
88.	The quality of life. People are friendly and courteous and this includes the police officers. I feel safe here and not crowded by too much development. It still feels more "suburban" than "urban" and for the most part, homes are well kept and maintained which help the residential values to be stable if not increasing. After the housing bubble, as an appraiser, I see Thomas Township has become more desired and the housing values increase surpassing Saginaw Township.
89.	Sense of community.
90.	Close to everything. Further away from less disable neighborhoods
91.	FAIRLY QUIET COMMUNITY BUT NEED TO ENFORCE ORDINANCES AND NOT REQUIRE PROPERTY OWNER TO TAKE LEGAL ACTION .III
92.	Bike Trails
93.	Friendly people, great school district, pro-community business group (TTBA), community spirit.
94.	The rural setting, the lovely parks, the leadership board that is conservative in managing the tax payer money, and the workers in the Township Government. However, I believe that the township should consider putting a cap on how much more money should be spent on Parks. We have done a tremendous jobs on Parks but we might consider tapering down.
95.	To me Thomas Twp is still mostly rural. With growth in the future it is possible that it can keep this aesthetic and not grow to become a "cookie cutter" suburb, especially since the dynamics of the US economy has changed so dramatically.
96.	Home town feel with Swan Valley School District being a major anchor to the success of our township.
97.	I like the small-town feel.
98.	The rail trails are a great asset for families and children to have a safe place for walking, running, roller blading or riding their bikes. We really love the rail trails and would love to see them extended.
99.	Progessive, positive environment with great services and schools!
100.	Rural living. Essential shopping is close. Waste management is great.
101.	NOTHING !
102.	The friendliness of most of the people. It is comfortable!
103.	Low crime rate. Close to shopping. Clean neighborhoods
104.	Great Schools, Police and Fire Departments. Perfect mix of business, agriculture with residential homes and condominiums, etc. Great Parks Department with lots of emphasis on opportunities for people to be active in a safe environment. The improvements on N. Miller Rd were well planned out and are 100% safer and user friendly. I love it here.

105.	Somewhat rural and down home atitude and atmosphere.
106.	It is a quiet, pleasant and serene place to live. Nice country living but close enough to shopping and businesses.
107.	The township has a rural feel which is being destroyed by industrial development.
108.	Moving from St. Charles 16 years ago, I wish they would uphold their ordinances like Thomas Twp. does. Its so nice to drive the township here and not see yards and driveways stacked with trailers, campers and cars that don't run! Driving down Gratiot, its nice to see the brick and iron fences that give the businesses a welcoming entrance! Its nice to live in a township that really cares!
109.	The sense of community and the small town feel.
110.	Very centrally located. Close knit community.
111.	I like the size and proximity of Thomas Township and the area in general. I love the new bike path to the rail trail. It was treacherous to ride bikes from our home down Miller Road to pick up the bike trail. Thank you!
112.	The rural small town feel and close knit community without over development.
113.	small community, but still enough access to conduct daily business, groceries, credit unions, etc.
114.	My neighborhood.
115.	Quiet & like being left alone & private.
116.	Location
117.	I am very happy with the Rail Trail development as well as the school system. I think that definite improvements have been made to our parks, and efforts to improve the Gratiot corridor are visible.
118.	The trails; parks and recreation; the schools
119.	The different park and rec activities for the kids.
120.	The schools and the rural community
121.	Location, community, summer concerts, parks
122.	Safe neighborhoods, conveniently located to many important places (Meijers, Home Depot, fast food, etc.)
123.	The small town feel, but also offers options for restaurants and shopping.
124.	Small town feel
125.	The quiet, easy feel of the neighborhoods.
126.	Small town living
127.	The friendly families and the schools
128.	That this is a safe close knit community. The questions asked in this survey needed a spot for commentary, so to explain why I made the choice I did.
129.	Schools and everything is close
130.	I used to love my nice quiet dead end street. I love the programs for kids through the Township recreation.
131.	True feeling of community. We really enjoy our parks.
132.	Schools and community
133.	Low crime rates, quality of residents who live in the community
134.	I like that their is an ample amount of things for a family to do without traveling great distances to enjoy them.

135.	I feel safe and don't worry to much about crime vs. when I lived in Saginaw.
136.	Small town feel with somewhat of larger town look. Fire and Police Departments are well equipped and supported by community.
137.	It seems to be a very friendly, family oriented atmosphere.
138.	Close community, nice neighborhoods, Mejiers, excellent schools, good governance
139.	The quick response, dedication and professionaliasm of the Thomas Township Fire Department.
140.	Safe community. Good schools. Dedicated fire and police departments. Still has some aspects of a "small town" feeling.
141.	Its a safe place to raise a family
142.	Location
143.	Having moved here from the city of Saginaw, it is simply a much better community then Saginaw.
144.	I love the "small town feel." I feel safe to let my child be "free range."
145.	Schools, close to everything
146.	Safe place to live
147.	Schools, nice people
148.	Family oriented
149.	Safe community with good schools. Relatively clean.
150.	Everything is close to where I live.
151.	I enjoy how clean and quiet it is. People care for their property and respect the community and the memebers that inhabit it. There is a strong sense of pride and the community memebers and township management have not allowed for it to be trashed and over run Saginaw City and Saginaw Township

23. What is one thing you would do to improve Thomas Township? |

#	Response
1.	I would like to see the parks get something like freelands sports zone for the Thomas Township kids and familys to enjoy year round.
2.	Try to improve traffic control on our main roads.
3.	Enforce codes to eliminate boats, trailers and cars being parked in front yards
4.	Keep Gratiot as the main thruway. Discourage thru traffic on other streets with low speed limits which are enforced.
5.	The township needs to take ownership and maintain existing sidewalks rather than adding additional sidewalks. It is too difficult for senior citizens and those with health conditions to maintain sidewalks that they didn't ask to be installed. Saginaw township shows great ownership of their sidewalk system.
6.	Although this is probably a state issue: Slow traffic on Gratiot between Meijer's and Thomas Road to 45 mph and have "Michigan left turns" on Gratiot that don't take me a quarter mile or more out of my way when making a left turn from Kennelly onto Gratiot.
7.	The roads are in rough shape as soon as you leave the core of the township, but maybe that is ok! That hopefully slows down the traffic! The pools oust at Roethke park could use an upgrade, specifically the bathrooms, showers, & changing areas.
8.	Roads need improving, though funding is always an issue. Would like to see some park's north

	Gratiot. While the ones we have are great, there is virtually nothing, not even a swing, in the northern section. There is not much township property to develop however. Perhaps something small at the township property at Lone and Frost
9.	Change the government leadership
10.	Build a recreation center building with basketball courts.
11.	Replace Lone and N Graham, among other failing roads.
12.	Lighten up the land, zoning, and building regulations. I believe they are too focused on ideals and should be scaled back a bit to just deal with truly hazardous and extremely undesirable situations.
13.	Get rid of the supposed "safety enforcement zone" along the Gratiot corridor. It is my opinion that the several vehicle accidents leading up to this decision were NOT a result of speeding. I see this safety enforcement zone as a blatant revenue generation opportunity, and feel that LEOs should have more pressing matters at hand then dedicating even more staff to sitting along the side of the road, waiting to write traffic violations.
14.	Continue to volunteer as I am able.
15.	I think Gratiot could have a lot more foot traffic if speed limit were lower
16.	More community events maybe a winter festival
17.	Slow the traffic down. Put a turn arrow on Gratiot at River
18.	The residents should have access via a boat ramp to the Tittabawassee River. A summer festival along the River would be a great addition to the things that residents can do.
19.	Remove the power lines and poles from Gratiot Road
20.	Fix some of the side roads & in some subdivisions.
21.	bury the overhead wires
22.	Slow down speed limit between the bridge and Kennely Road to 4o miles per hour.
23.	Enforce rules! Gratiot road has a mix of looks. It still needs to be cleaned up! Benches?
24.	Put a walk way bridge over Gratiot and Miller Rd to allow safer bike and walk paths across Gratiot.
25.	the speed limit on Geddes Rd .
26.	Keep working on gratiot to make it look more appealing.
27.	I like the idea of extending the trail to Geddes. Right now it is not convenient to access since I have to travel down Miller to get to it. That's difficult with small children on bikes.
28.	Roads
29.	Stop the turn around road construction that is going on. It feels like they are trying to make it like a Detroit suburb.
30.	River and Gratiot need green arrows in the left turn lane between 7:30&9:30 a.m. and again at 5:00-7:00 pm. You can barely get one car through per light and your holding your breath when you go on the yellow light.
31.	Make it known we don't welcome trouble makers.
32.	More family type restaurants
33.	Improve Gratiot by burying overhead wires, and attracting more business and sit down restaurants.
34.	Recreational facilities including gym and indoor pool
35.	Build a movie theater.
36.	Gratiot Road power lines

37.	More local business. More restaurants, not fast food
38.	Road improvements. Pothole repairs.
39.	Fix up roethke pool
40.	More sidewalks with curb and gutter, less rail trail projects.
41.	Stop school of choice! Test scores are starting to drop, more problems in the schools with teachers not able to handle the types of students and needs these students have.
42.	More side walks on BOTH side of the roads.
43.	Strict code enforcements ESP when you have renters in your sub and the landlord/tenants don't maintain the property
44.	MORE FAMILY STYLE RESTAURANTS - NO CHAINS UNLESS YOU HAVE TO BUT A BETTER SELECTION - STEAK HOUSE. I HATE DRIVING TO BAY ROAD EVERY TIME I WANT SOMETHING DIFFERENT
45.	Additional sit down dining - A quality chain
46.	More recreation
47.	If Thomas Township insists on foisting sidewalks upon the homeowners then TT needs to take ownership of the maintenance of the side walk (i.e. plow the snow / fix the cracks). Saginaw Township plows their sidewalks. Gratiot Road corridor, despite efforts, is much less safe. (I think the news / statistics back this up). The new lights are only effective if immediately under them, and end up being another vision obstruction when pulling out on 46 from a side business. I was under the impression that the power lines were going to be buried when the water main work was done. Too many poles obstructing views. How many entrances to Meijer's need? Depending how you count they have what? 3 on the front, 2 on the back?
48.	Welcome signs would be nice.
49.	Drop the speed limit on Gratiot to 40 MPH Request the party store 7 Star change the hideous bright yellow and blue paint it looks awful. Maybe the yellow should be white.
50.	Gratiot corridor must continue to be a focus.
51.	work at getting a more broad base business type, especially restaurants.
52.	enforce current ordinances such as falling apart houses, chickens in residential areas
53.	Bring in more restaurants and shopping
54.	All the road improvements are making a "shortcut route" for traffic. Residents and children have been most effected. For instance: Families on Geddes west of Miller are unable to allow their children and grandchildren to any longer play or ride bikes in front of their homes. The traffic noise has made it impossible to keep windows open or hold an audible conversation. Slowing to stop and turn into your driveway is risky as cars are passing you even though you have your signal light on. It has turned into a speedway with no safe speed limit by the residential areas. Perhaps lower the speed limits and enforce them. I also feel there should be an increase in the police department for the growing township. The police and fire departments are the most important assets in our township.
55.	A variety of activities for young people other than the usual "team" sports, ie dog park, disk golf, canoeing/kayaking, roller blade/skate boarding course.
56.	Continue working on roads.....making business sites appealing.....
57.	Keep leadership as good as current people.
58.	Add more restaurants .

59.	Create a bridge to crossover gratiot on the rail trail. It is too dangerous the way it is set up now. Or at the very least provide a way to stop traffic so pedestrians can cross.
60.	I would have residents remove RV's, trailers, and boats from behind and on the side of houses and duplexes. Its tacky and looks awful.
61.	Remove telephone/electric poles along the Gratiot corridor to improve visual aesthetics.
62.	Install a walk bridge over Gratiot Road for the rail trail. Improve the over the road sign and the light pole signs down Gratiot.
63.	Build a sports center like the SportZone.
64.	Sometimes appears like we are trying to keep up with the Jones'. We are a good community, should be proud of it and where we are at. Image of the police department. Change the color of the store on the corner of Gratiot & Briarhill :)
65.	Gratiot Rd. Can be a nightmare. I know they are working on improvements and I hope they work and ease the traffic situation and the car crashes. We've lived here 2 yrs. and there has been way too many deaths along Gratiot.
66.	Would be nice to have some sidewalks on the slum (south) side of Gratiot. I usually crossed at Kennelly and Miller so I could walk on sidewalks instead of in the road. Now Kennelly crossover gone so I'm stuck on this side where I walk on the road. Rail Trail is nice but I'm not crazy about walking it clear to Swan Creek (which I have done) by myself with only my pepper spray for company.
67.	extend the road behind the Meijer store to the west
68.	Underground wiring on gratiot
69.	Traffic light at M46 and Kennely and permanent 45mph speed limit west to Thomas Rd.
70.	A few different restaurants.
71.	Cheaper taxes.
72.	Slow down traffic on Gratiot Road beyond Meijer! 50 mph is plenty fast enough considering the amount of traffic.
73.	Lower the speed limit on Gratiot.
74.	There are quite a few empty businesses and residences in our area. It would be nice to see those being used productively before we try to expand too much.
75.	Build a pedestrian tunnel or bridge for the township path, crossing M-46 is too dangerous.
76.	I think it would be great to have a bridge walkway overpass that goes across Gratiot somewhere near Meijer or Taco Bell. I think it would be great for any kids that are walking to or from school. More kids would be able to walk on half days to Taco Bell or other places with less worry on us parents. I currently won't allow my kids to cross Gratiot it makes me too nervous. Kind of like the one down by the Saginaw Country Club.... :)
77.	I would add a boat launch along the river for the residents to use
78.	I would have "no turn on red light" on Gratiot and River, and on Gratiot and Miller. The light would then have to have a right turn light, also, along with the red, yellow, and green. I'd also change the speed limit on Gratiot to 40 mph. Those two things could help prevent some of those accidents that have been occurring.
79.	Make Gratiot sAfer
80.	Clean up the looks of Gratiot..less driveways and bury all the electric/telephone wires
81.	Street Scape more on Gratiot Rd.
82.	Sidewalk on State Rd (South side) from Miller to River. Dangerous for walkers and bikers that travel in the road

83.	Enforce clean up of many unsightly yards in our community... It's an embarrassment
84.	Gratiot Road is still a mess to travel. DESPERATELY need a turn signal at Gratiot & River!!!!!!!
85.	Can't think of anything
86.	More road repair example: Kennelly, Summerfelt Rd.
87.	Lower the speed limits on our country roads to protect our children and wildlife. I would also install a red and yellow blinking light at frost and Graham roads.
88.	Improve the safety of Gratiot Corridore
89.	A nice plays cape for children / families
90.	More restaurants!
91.	Work on the roads and keep houses in code. We don't want to cater to only the "rich" subdivisions. Keep the older subdivisions nice also
92.	Too many signs and bill boards; it looks trashy. Get things done in a timely manner. For example, why are there still so many cones around the Gloucester Rd area by Swan Haven? Why has it taken so long to complete the updates on N. Miller? Attract more restaurants that are not fast food. Do activities that make Shields a destination. For example look how much Bay City or Frankenmuth does with events and festivals. Plant more green spaces, like boulevards and flowers or greenery in front of businesses. Strategically place art in the community. For example, look at all the sculptures in Saginaw Twp. Also, promote art in public places, like in the township offices. Advertise what a great place Shields is to live. Enforce clean-up of trashy homes and businesses. Install curbs on more streets. Lower the speed limit on Gratiot from Center to Graham. Create a task force of local movers and shakers to collaborate on a vision and working plan to improve the area.
93.	School System. My daughter tried to attend Shields Elementary and disliked it. She now attends Hemlock
94.	Roads
95.	I WOULD HAVE INSTALLED A STOP LIGHT AT KENNELY AND GRATIOT TO SAVE ALOT OF MONEY WHICH WOULD HAVE ALLOWED US TO ENTER OUR SUBDIVISION WITH OUT DRIVING MILES OUT OF OUR WAY. THEN YOU COULD HAVE TAKEN CARE OF THE BANK THAT IS CAVING IN ON RIVER ROAD AND REMOVE THE STOP LIGHT . SURE MAKES SENSE TO ME.
96.	Add bike lanes for safer bicycle navigation
97.	More emphasis on streets rather than municipal buildings.
98.	Continue to work on the Gratiot Road Corridor. See what we can do to make it a community of business vs a corridor of helter- skelter businesses.
99.	I can't think of anything currently.
100.	Get the EPA to continue with the Region 5 clean up efforts of the Tittabawassee River and then get an access point for residents of Shields/Thomas/James Twps to the river for fishing (old Hidden Hollow Golf Course access).
101.	I wish the sidewalks extended further down more rural roads, although I know this is not practical.
102.	Have people fix up theirs houses that seemed to have let them go. Repair or replace roads by homes.
103.	We have lived here nearly 5 years. Many businesses do not clear their sidewalks. Walking is difficult in winter, especially on Gratiot.
104.	more upscale eateries/entertainment
105.	Get rid of stupid politicians who waste money on really dumb surveys!

106.	Underground electrical and cable. Get rid of the telephone poles.
107.	Closer watch for drugs in our schools. More non-fastfood restaurants like olive garden, applebees, fridays etc.
108.	Updating parks, more children's library activities, and parks and rec opportunities for toddlers and families.
109.	Stricter code enforcement on neighborhood blight brought on by run down homes, weeds and Recreational Vehicles parked in residential areas.
110.	Can't think of anything. Oh wait, if you could get that Party Store on Gratiot to change its colors from Blue and Yellow to something that doesn't look so cheap and gaudy, I'd love it!
111.	Improve traffic flow. Gratiot is far to busy and congested for speeds. Not an easy solution!!!!
112.	I would like better roads but I think that is a county problem not township.
113.	We need another bridge from Thomas Township's River Road area to accommodate all the vehicle traffic that needs to cross both ways. The State Street bridge, The Tittabawassee bridge, and the bridge on Gratiot Rd. are not enough bridges for all the increased housing and vehicles that need to use a bridge to cross. Why increase housing and businesses if there are not enough bridges for these vehicles to cross. There was supposed to have been a bridge crossing Frost. Rd. off River Rd., but you put a park there instead to make money. Now all the people living out that way have miles to travel to get to a bridge to cross. That's why I don't want to see more housing and or subdivisions added until you do something about adding a new bridge in Thomas Township. We need our farm land I don't want to see any more farm land used for housing or subdivisions.
114.	The Gratiot corridor is still ugly even with the addition of brick pillars and wrought iron fences and new signs. Stand and look down Gratiot and what do you see .. It's still ugly.
115.	I would restrict people from parking recreational vehicles (I.e. Campers, fifth wheels, trailers, etc.) on lots in residential subdivisions.
116.	It would be nice to be on the sewer system.
117.	Roads, roads, and roads. I am a walker/runner and have traveled many of the side streets in our township and they are all terrible. I realize there is a huge cost to fixing roads. However, our family has lived in the township for 13 years now and the roads continue to get worse. How many times can you apply patches? It seems there should be a line item every year in the Township's budget for road maintenance. If you do sections of roads every year, maybe in 15 years, they will be much better. If improvements have been made, and I'm talking to side roads, not major roads like Miller, I'm just not seeing it. The more they are neglected, the more money it will cost to fix them. Also, when are we going to update the Gratiot and remove all of those telephone poles??? I am disappointed with the fancy light poles along Gratiot as well. It seems some of them are always "burned out" or not working properly. Oh and one more thing...if we can't find Christmas decorations that can will work for the entire season, then save our tax money and don't buy/rent them. It looks worse to have decorations with some working and others not than to not have any at all.
118.	Install turn signals at Gratiot and River Roads. Would like to see an annual Arts and Antiques Festival held in one of the parks in the early fall.
119.	slow down the speed on Gratiot from River to Kennelly. Also, if you want us to make use of your parks, and you plow the lots for winter use; we NEED at least portable bathrooms. (porta

	johns).... It is very inconvenient to visit these parks with no bathrooms...
120.	Quit doing complicated work on Gratiot. You now can't get anywhere from Gratiot without heading in the wrong direction & having to make a U-turn. Also, the 55 mph speed limit should be moved further out, perhaps to Thomas road. 45 mph is fast enough!
121.	More rec programs for adults
122.	There could be an "over the road" cross walk on Gratiot for pedestrians. The rail trail did improve the crossing for pedestrians but Gratiot Rd is still dangerous for pedestrians to cross. There are a lot of kids that cross Gratiot Rd and I never want to hear that one of them was hit by a vehicle. Maybe that speed should be reduced further between River Rd and Kennelly Rd.
123.	Lower the speed limit to 40 mph from 45, and see someone do something with the old shooters building or knock it down for new business growth.
124.	The side streets like mine need a lot of work
125.	A variety of restaurants, would like a small higher end restaurant.
126.	I am very impressed with Thomas Township. I have lived in Saginaw Township for 42 years before moving to Thomas Township, and have no concerns at all.
127.	Slowing down the speed limit on Gratiot.
128.	Panda Express ;)
129.	Build more restaurants--Rally's, Charley's,
130.	Nothing
131.	More restaurants
132.	While I am happy with the sign ordinances on Gratiot, I still feel that we have no walkable/business-friendly corridor. There are far too many driveways, not enough locally-owned restaurants, and no walkable shops. With this being a friendly "small town," I would love to have a corridor that on a Friday night my family could walk to (or park our car), have a nice meal (not fast food), and walk around and shop a little (not at dollar or auto parts stores). In addition, while the new street lamps lining the corridor are very attractive, the power lines and telephone poles really take away from the attractiveness that I believe the township wants to achieve.
133.	Sidewalks on south miller rd. I always see young kids walking to school
134.	Ordinance enforcement.
135.	More shopping/restaurants
136.	Repair side roads. Shields dr and Wallace drive are BAD.
137.	South miller road needs sidewalks
138.	Not sure.
139.	Add a sidewalk extension at the end of Thunderbird to connect with the sidewalk on the North side of State Street.
140.	Equal enforcement of codes. Not just when a person complains, but to everyone. We shouldn't have tattle on our neighbor to get the township to enforce campers, trailers, boats sitting in yards etc. as an example.
141.	The Township board needs new blood and not just friends of existing members. Not very much depth from the membership. A new Manager that is more personable and that takes feedback not so personal would be beneficial to the community. Have heard of many times where the manager gets defensive when suggestions or concerns are brought forth.
142.	I am not satisfied with the "Michigan Turns" being added to Gratiot. I feel they are inconvenient and ad much more time and effort to get where you want to go. I know it was done for safety,

	but I think traffic lights could have been utilized better.
143.	Bury electrical wires along gratiot. Too many poles and too many signs.
144.	Would like a sidewalk from OHern Rd. South to DutchRd. Turn arrow on S. River Rd and Gratiot.
145.	More police presence on gratiot rd.
146.	Crack down on underage alcohol (and drug) use. Lower the speed limit on Gratiot Road (through the township) to 35 miles per hour.
147.	Improve the rural roads
148.	All roads leading to the high school/middle school need to be improved. Would be safer for all who travel them. Less bumps and potholes especially on O'hern and Vanwormer by Kluck's nursery.
149.	Full time fire and rescue services.
150.	More park/play areas for kids to go and play. A drive-in theater would be pretty neat.
151.	Sidewalk on River Road north of Gratiot. More Restaurants
152.	South Miller road needs a sidewalk, I can't believe there is not one past Ohern with the schools being so close and the speed limit is quite high!!!
153.	Souh Miller 93rd needs sidewalks past O'hern, kids walk to and from school and it is a busy rd
154.	The Gratiot corridor has had minor improvements, but continues to be unattractive. Bury utilities and improve entrances and visual appeal of this area.
155.	township manager
156.	The lights on Miller and on River, you might want to have a turn light place at those locations.
157.	Allow residents to have the type of fencing they want regardless of "frontage" of their property. If residents want to have privacy on their lot they should be able to. And it shouldn't have to be a certain amount of feet from the road or only a "see through" style of fencing. That's total garbage. Yet you can have a wall of trees as close to the road as you want. I understand distance from a stop sign, but the regulations and exceptions should be reviewed per property.