



Village of Chesaning

Master Plan Update

ADOPTED

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CHAPTER 1
INTRODUCTION

INTRODUCTION

In 1983, the Village of Chesaning adopted a master plan to guide the continued development of the village and to serve as the basis for a rewrite of the 1959 zoning ordinance. In 1997, the Village Planning Commission decided to work on updating the 1983 plan.

The plan update included technical assistance from Rowe Incorporated in updating information on the village's existing land use and sewer system, as well as assisting the Planning Commission in the planning "process".

In 1999, Chesaning Township decided to update their land use plan and indicated that they wanted to work in coordination with the village. Over the next year and a half the village and township Planning Commission's met and reviewed issues of joint concern and agreed on a series of mutual goals. The two municipalities plans were reviewed at a joint public hearing.

As was noted in the 1983 plan, "A sound master plan is not just desirable, but mandatory for proper local government operation and recognition at higher legislative levels". The Chesaning Village Planning Commission is proud to present this Village Master Plan Update 2000-2020 as a vision of the future of our community.

ENABLING LEGISLATION

The Michigan Planning Enabling Act, 33, became effective in 2008 by State Legislation. Section 11 states:

“A local unit of government may adopt an ordinance creating a planning commission with powers and duties provided in this act. The planning commission of a local unit of government shall be officially called "the planning commission", even if a charter, ordinance, or resolution uses a different name such as "plan board" or "planning board".

Section 7 states:

"A local unit of government may adopt, amend, and implement a master plan as provided in this act."

CHESANING HISTORY

The original residents of the area were the Chippewa Anishinaabe who named this location Chesaning (Ches-a-ning) which in Chippewa language means "Lone Rock" or "Big Stone." It was interpreted in English to mean "Place of the Big Rock" and referred to a huge boulder lying in a field just east of the village limits, and/or to a large limestone rock, formerly located in the river just below the site of the present dam. The latter was blasted by early settlers for the value of the limestone.

Abundant natural resources played a vital role in attracting the Chippewa to what was the largest village for miles around. Chesaning was located on the high banks of the Shiawassee River, an excellent transportation waterway in an area where land travel was made next to impossible by marshland, swamps, and dense forests. A clearing of land with a nice summer breeze, a deterrent to mosquitoes and muggy atmosphere was also available. There were nearby lowlands to shield the Chippewas from cold winter winds and high banks to protect them from raiding parties. This location also gave the Chippewas a fertile, drained soil with the proper climate allowing them to grow fruits, vegetables, and tobacco. Moreover, the area had an abundance of wild animals, water fowl and fish. Chesaning was the center of a fur trading business as white traders, mostly of French origin, navigated the Shiawassee buying pelts, skins, etc., from the Chippewas in exchange for other goods.

The first white pioneers arrived in 1826. Land was available for purchase at \$5.00 per acre from the U.S. Government through a treaty with the Chippewa. As the early white settlers began moving into the area, the Chippewas gradually left the immediate locality of Chesaning to settle at what is now called "Indian Town" in northern Saginaw County. A cholera outbreak greatly reduced the Chippewa population in 1834; and smallpox almost completely exterminated it in 1837.

The Chesaning (Big Rock) Indian Reservation, comprising less than half of the present

Chesaning Township land, was acquired by the United States from the Chippewa Indians under the Treaty of Detroit on January 14, 1837. Land was opened for sale in the summer of 1841. Two families of "squatters" - the Caleb Gardners and Thomas Wrights - were living here when the first landowners came.

George W. and Wellington Chapman, railroad men and brothers from Springfield, Massachusetts, came to Chesaning in the summer of 1841. On October 18, of that year, both bought parcels of land from the U.S. government. Rufus P. Mason became the third land buyer on November 26, 1841 and others soon followed.

In 1847, a large tract of land, including the settlement of Big Rock, was set off as a township and named Northampton after the pioneers' old home in New England. In 1853, the name Northampton was changed to Chesaning, a close approximation of its original Chippewa name. Chesaning was incorporated into a village in 1869. The first election was held on April 12 of that year.

Lumber became a major industry which grew at a rapid pace until around 1900. In 1842, the first sawmill was established on the west side of the Shiawassee River at the present dam site by Benjamin North, John Ferguson and John Watson. A big boon to the industry was the coming of the railroad in 1867. By 1870 there were six sawmills in this vicinity, both water and steam-powered. There were also planing mills, a shingle mill, stave mills, flour or grist mills. The first grist mill came in 1846 on the west side of the river adjacent to the dam.

Early settlers in the area were involved with farming, construction of roads and bridges, businesses and other industries. Agriculture has played an especially vital role in the history of this area. Chesaning today is a thriving farming community and provides a quaint, residential community for those who work in industries located in Saginaw, Flint, and Owosso, and has a prosperous private business development area.

CHAPTER 2
CONCERNS AND ISSUES

In January, 2000, the Chesaning Township Planning Commission, as part of their land use plan update, conducted a survey of both village and township residents to identify their concerns and the issues important to them. The survey forms were handed out by members of the Township Planning Commission at the area “home show”. Over 55% of the respondents were residents of the village. The responses to this survey were used in identifying key issues to be addressed in the plan.

A copy of all of the survey results are included in the appendix.

KEY FINDINGS OF SURVEY

On a scale of 1 to 5 (1 being strongly disagree and 5 being strongly agree) the respondents average score on the following statements were:

- The township and village should manage future growth so that the quality of life is retained and/or improved - 4.1
- The village should extend water services to township residents in the perimeter of the village - 3.1
- The landowners/developers who benefit should pay all the cost of expansion of the sewer system - 3.6
- The community’s responsiveness in providing infrastructure required by the pace of new development is a problem - 2.7

The following issues were ranked “not a problem”, “slight problem”, “moderate problem”, “serious problem”, “no opinion”.

- Lack of industrial base - moderate problem = 25.7%, serious problem = 53.6%
 - Lack of commercial base - moderate problem = 29.6%, serious problem = 43.4%
-

- Limited recreational opportunities in the community - 33.0% = moderate problem, 24.1% = serious problem
- Access to medical services on weekends - moderate problem = 25.3%, serious problem = 25.3%
- Availability of housing for seniors - moderate problem = 24.2%, serious problem = 17.1%
- Non-alcohol drug abuse - moderate problem = 30.8%, serious problem = 11.8%
- Quality of village/township relations - moderate problem = 26.3%, serious problem = 13.8%
- Community decisions made by the few - moderate problem = 20.3%, serious problem = 38.5%
- Pollution of Shiawassee River - moderate problem = 28.6%, serious problem = 21.8%

The following characteristics were scored based on how important each was in determining the respondents desire to live in the Chesaning area (1 = not important, 4 = very important).

- Clean appearance of community - 3.7
 - Pride taken by residents in their community - 3.6
 - Quality of healthcare - 3.5
 - School system - 3.4
 - Small-town atmosphere - 3.4
 - Job opportunities - 3.3
 - Recreational opportunities for youth - 3.3
 - Shopping facilities - 3.1
-

CHAPTER 3
PHYSICAL FEATURES

EXISTING LAND USE ANALYSIS

It is important to examine the patterns of existing land use when making land use decisions. Current uses tend to be long term, especially in built up areas, and are unlikely to change over the course of the planning period. Therefore, it is important to take them into consideration, so as to avoid any incompatible land uses in the future.

A land use inventory was conducted by OHM employees in the Spring of 2024. The results of this inventory are shown in Map 1 and Table 1. The land uses were broken down into categories that combined would match the previous plan, but provide a greater breakdown for further planning efforts. The categories were:

Table 1 Land Use Inventory in 2024	
Area	2024 Existing Land Use (in acres)
Agricultural	463.5
Central Business	67.7
Corridor Business	65.8
Essential Public	71.0
Manufactured Housing	35.9
Manufacturing	358.6
Multi Family	136.4
Parks and Recreation	68.5
Single Family	508.8
Two Family	90.9

Single Family Residential — This classification consisted of all single family detached dwelling units, permanently attached to a foundation. These residences were located primarily east of the railroad. It appears as though residential development followed a very classic development pattern. Development first occurred backing the commercial strip that connected the river to the railroad. These residences were on small lots that fronted the streets. As the roads grew in importance and M-57 and Corunna Road/Main Street turned into major thoroughfares, residential development began to spread out. These newer residential areas contain larger lots with the houses experiencing a greater setback.

Two Family Residential — This designation includes all two-unit residential structures joined by a common wall. As housing costs for care and maintenance rose, and the average family size decreased, many of the large older homes were divided into two or more units. This allowed the owners to either rent out a portion, or all of their home, to offset the expenses. Most of the duplexes, scattered throughout the Village, are a result of this phenomenon, with the exception of those built on JilMar.

Multi Family Residential — This category is characterized by all residential dwelling structures containing three or more units. These structures occurred as a result of this same phenomenon that quested for affordable housing, with the current trend attempting to reduce the number of units per structure, and return these historic homes to the splendor they once experienced as single-family residences.

There are three exceptions to this general scattered nature of multiple family residences. In the southern portion of the Village, along Bentley Street, there are two multiple family structures, with one specifically oriented to elderly persons. Along Fourth Street, toward the northern edge of the Village, there is a low-income multiple family residential structure. Lastly at the northern boundary, at the end of Line Street, there is also a multiple family complex.

Corridor Business — This designation includes business, financial, medical, professional, and related service establishments. Office uses were found scattered throughout the Village. Often these uses are found nestled in the residential

neighborhoods, or adjacent to commercial uses, either in the downtown area, or along the thoroughfares as part of strip development. This is unlike many historical towns, where offices are generally found fronting the main commercial street (Broad Street).

Central Business — This category encompasses all commercial retail establishments. Most retail establishments are found along the route of M-57, through Village. The commercial establishments from the Shiawassee River, west to Chapman, are characterized by classic two-story store fronts. From Chapman west to the Railroad, commercial development consists of residential appearing structures converted to a commercial use. From the railroad west, commercial development has begun in strip formation, with no unifying characteristics.

Manufacturing — This classification includes manufacturing, assembling, and fabricating facilities; warehouses, heavy auto repair, and non-manufacturing uses which are industrial in their nature. All industrial uses for the Village are found adjacent to the railroad. This is typical of Villages that depended on the rail as their primary means of transporting industrial goods.

Parks/Recreational — This designation contains those uses which are designated parks. The Village of Chesaning contains four parks, Cole Park, north of Broad Street, Chesaning Township Park, located on N 3rd St, a birding sanctuary on N Line St, and Showboat Park, located on S Front St. Cole Park serves as a neighborhood-oriented park, with play equipment, picnic facilities, and features an annual sturgeon release by the State of Michigan. Showboat Park serves as a multi-use space with campgrounds (seasonal), playgrounds, baseball/softball diamonds, an 18 hole disc golf course and ample space for walking, running, biking, and is the future home of a bark park. Two of the parks are located on the Shiawassee River; it aids in the efforts of Chesaning Township to keep the Shiawassee River a greenbelt.

The river is full of many species of fish. Those fish species include:

- Suckers
 - Carp
 - Sturgeon
-

- Multiple types of Bass.

Public — This category contains schools, libraries, churches, publicly held land, and governmental uses. While the public uses appear scattered throughout the Village, the only really scattered public use is the churches. Traditionally, churches developed to service the congregation that had formed in a specific neighborhood. Later, churches were felt to have little impact on a residential area, and became a permitted use in most residential areas. These two factors have led to the scattered nature of churches in a community. The churches in the village include

- Zion Lutheran Church - 133 Commercial St.
- St. Peter's Catholic Church - 404 S Wood St.
- New Wine Full Gospel Church - 734 Brady St.
- Chesaning Seventh-Day Adventist Church - 331 S Clark St.
- Chesaning Bible Baptist Church - 811 S Main St.
- Trinity United Methodist Church - 1629 Brady St.

The schools of Chesaning include

- Zion Lutheran - 796 Hampton St.
- Big Rock Elementary - 920 E Broad St.
- Chesaning Middle School - 431 N 4th St.
- Chesaning Union High School - 850 N 4th St.



The largest public land use is the airport. The airport is located on the southwestern end of fourth Street, and turns west creating an irregularity in the Village boundary line. The airport is considered a public land use, because ownership of the land is publicly held.

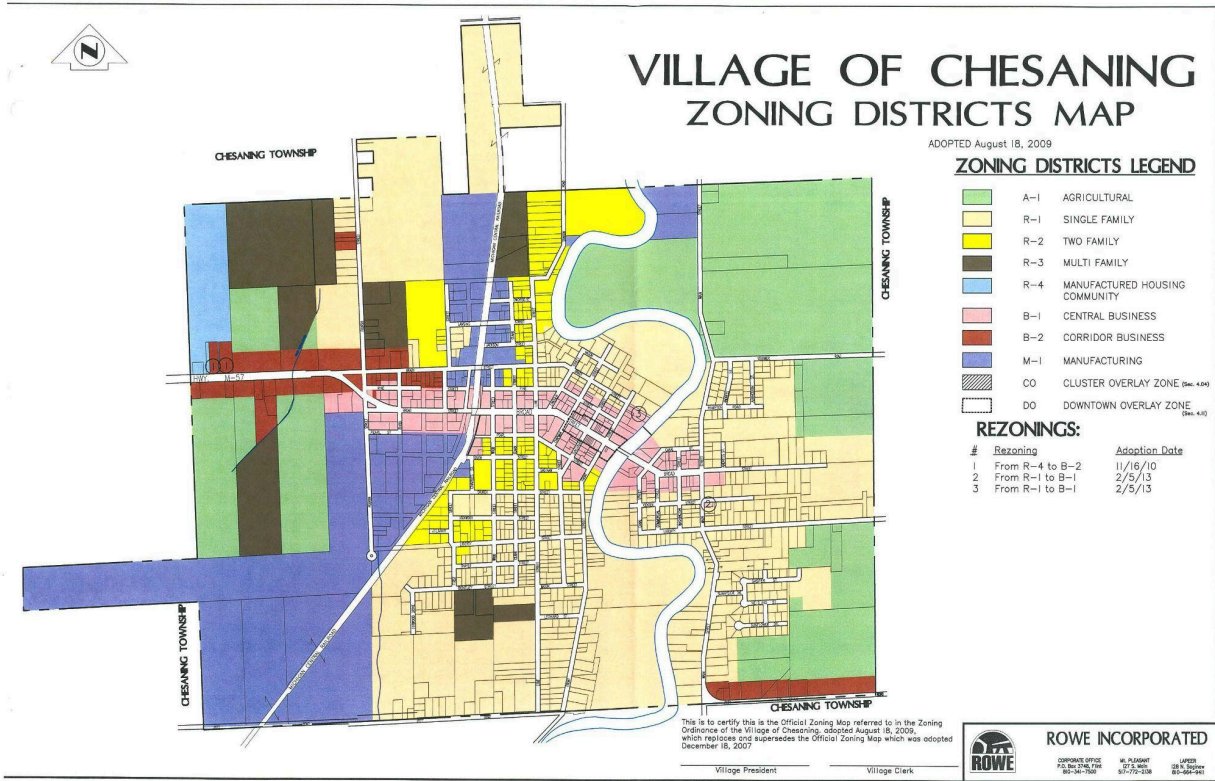
Government Buildings —

- River Rapids Library - 227 E Broad St.
- The US Post Office - 230 E Broad St.
- The Village of Chesaning Municipal Building - 218 N Front St.
- Chesaning Township Office - 1025 Brady St.
- Chesaning-Brady Fire Department - 1632 Brady St.



Undeveloped — This classification includes open space, agricultural land, and vacant lots. This land use category is found on the periphery of the Village. It serves as a buffer between the built-up areas, and the agricultural land of the Township. The agricultural land can primarily be found along the eastern and western edges of the Village. The vacant lots are quite often road or utility rights-of-way, and may not be developed at this time.

Map 1 Existing Land Use



CHESANING SURROUNDING LAND USE

The Village of Chesaning is bordered, on all sides, by Chesaning Township. Chesaning Township is a zoned community, with a newly updated zoning ordinance, which was formally adopted July 6th 2017. Chesaning Townships Master Plan was adopted August 2nd 2018 and is available for viewing at the Township office. These two documents will be used in the analysis of surrounding zoning and planning.

Zoning — Along the southern edge of the Village, the Township is zoned R-1A, from the western edge of the Village, east to Main Street. The uses in the Village, along this border are single family residential, with an industrial development at the railroad intersection. This category is for uses in transition from agriculturally based to residential. It permits agricultural uses, but allows for a two-family dwelling structure.

The exception to this zoning classification occurs at the Shiawassee River. The land surrounding the river has been designated as a conservation greenbelt. This permits open space preservation and park-like activities.

Moving east from Main Street, to the eastern Village border, the zoning is R-1A interspersed with B-2 and R-2. The B-2 district is commercial intensive. This classification permits various commercial uses with no limit on the size of the building. The R-2 district permits residential buildings with up to four units, as well as mobile home parks, recreational vehicle parks, and row houses. Bordering these categories, the Village uses are office, commercial, public, and undeveloped.

The edge of the Township, bordering the eastern edge of the Village is zoned R-1A from Peet Road, north to Liberty Street. The adjacent Village use is farm field, or undeveloped.

From Liberty Street north to the northern Village boundary, the Township is zoned R-1 and A-2. The category of R-1 carries the same uses as R-1A, except it does not permit two family dwelling units. The designation of A-2 permits farming and single family residential uses, as well as uses associated with open space and preservation, it

permits by special use, a recreational vehicle park, and a few more public uses, distinguishing it from the A-1 classification.

From the northeastern corner of the Village to Corunna Road, is primarily zoned A-2, with a strip of R-1A along Corunna Road. The corresponding uses are open fields, with a few residences along Corunna Road.

From the Corunna Road to Sharon Road, is designated as CG-1, conservation greenbelt. This area borders the Shiawassee River. This category encourages open space preservation activities, such as farming, or designated park-like activities.

Moving west from Sharon Road to the Railroad, the land is identified as zoned for Manufacturing M-1. This zone is for light industrial, the industries not requiring large storage facilities, and does not allow for residential uses. Adjacent to this zone, in the Village, is a large multiple family complex. It is screened from the area in the Township, by a dense wood lot.

From the Railroad, west to Fourth Street, is an area of R-1A. Adjacent to this district, is the High School, a public use.

West of Fourth Street, to the northwestern corner, and down along the western edge to just before Brady Road (M-57), and then just after Brady Road, to the southwestern corner of the Village, is zoned A-2. The corresponding Village land uses are undeveloped, or farm fields, with the exception of the airport, in section 17.

Along Brady Road, near the Village, is zoned R-1A. In the Village, near the border, the uses along Brady Street include residential parcels fronting the street, with additional commercial uses and a church.

The zoning adjacent to the Village does not appear to create many conflicts. The only controversial differences are the Village's industrial area abutting the agricultural district, along Peet Road in the southwestern corner, and the Township's industrial zoning that is adjacent to a multiple family development, along the northern border, between Sharon

Road, and the railroad.

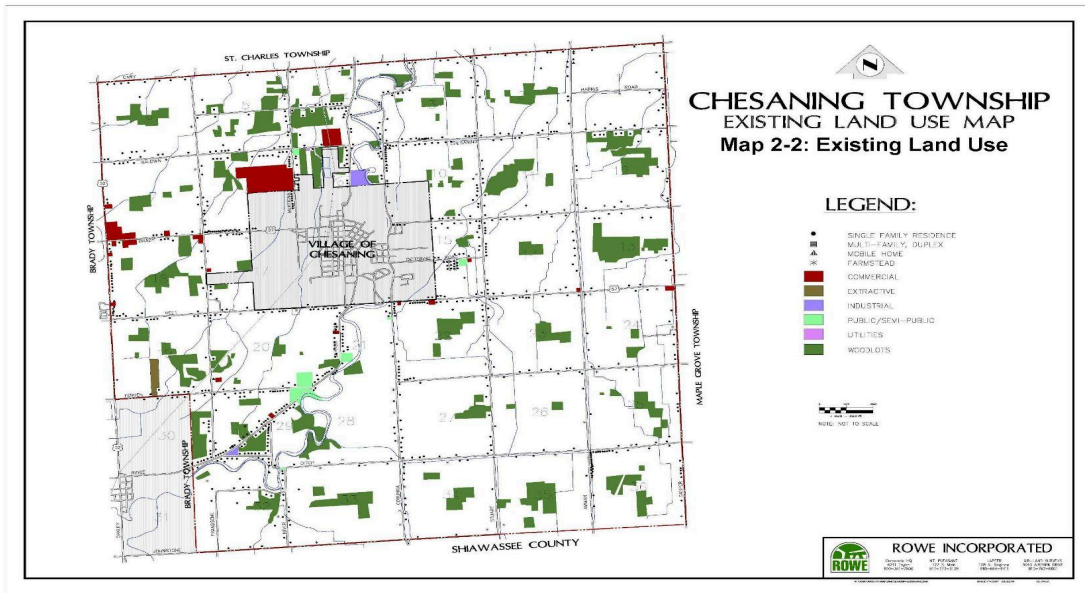
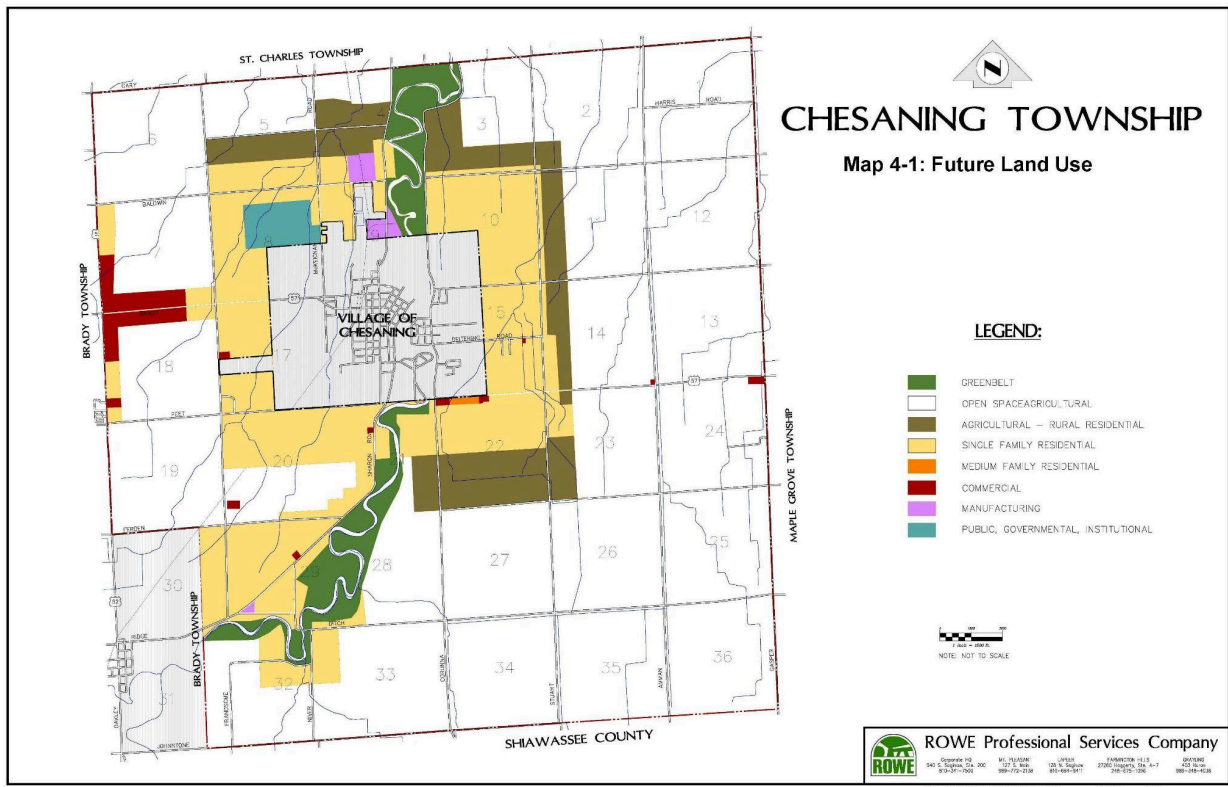
Development Plans— The area adjacent to the southern edge of the Village, is primarily designated as residential, only creating a conflict with the existing industrial use in the Village, as the development plans match the current zoning. The land surrounding the Shiawassee River is planned to remain a greenbelt, and the existing commercial structures east of Main Street will remain commercial.

The east side of the Village is bordered by plans for agricultural/rural residential, with heavier density residential along Liberty Street. These plans pose no conflict with the existing Village land use, as they match the current zoning.

The adjacent plans for the northern boundary of the Village can be characterized by agricultural/rural residential as the primary designation, with greenbelt along the river, industrial along the tracks, and public/governmental/institutional west of Fourth Street. These development plans provide a better match to the Village land uses, than the current Township zoning.

The west side of the Village is planned to be bordered by agricultural/rural residential, with the exception of residential development along M-57. These plans may experience a conflict given the close proximity of the airport, and any related developments impact on a residential area.

Map 2 Surrounding Land Use



2020 CENSUS DATA

Total Population	2,430
Total Housing Units	1,120
Total Households	1,047
Median Household Income	\$50,785
Employment Rate	48.7%
Bachelor Degree or Higher	17.9%

*Data from the 2020 US Census Bureau

LOCAL ECONOMY

In addition to being a service community for the surrounding agricultural areas, Chesaning can also be considered a tourist and manufacturing community. In addition, fine restaurants and specialty shops bring many people to the community on a year-round basis.

The manufacturing side of the local economy has been characterized by several small to mid-size industrial operations. The industrial base has been strengthened by the addition of the marihuana grow and processing industry along with Lippert Manufacturing.

DOWNTOWN CHESANING

The downtown area of Chesaning offers a wide variety of shopping alternatives for area residents and visitors. Ample parking is available, but could be improved. A broad span of products and services are offered so that most shopping can be done in the Village. Architecture of the downtown area is typically midwest and is being advocated by recent storefront remodeling. There are several lovely historic homes along the picturesque boulevard.

INDUSTRIAL SITES

Chesaning is continually growing in the small business and manufacturing sector. It lies within the triangle of Flint, Owosso and Saginaw. At one time its main resource, lumber, gave Chesaning its growth. After the forests were harvested, other industries came. These included the meat packers, grain mills, trailers and mobile homes, and the milk industry. Our current industries include Lippert Manufacturing and multiple cannabis facilities for growing and processing.

Chesaning offers its future industries the advantages of:

1. Gas and electric power
2. Airport for quick delivery
3. Excellent labor market
4. Class A highways for transportation
5. Land available for building
6. Easy access to sell parts to larger firms or factories in cities
7. Banks and lending associations
8. Good schools and churches
9. Ample sewage and water supply

RAILROADS

At one time, railways were a bussiling part of transportation for the village of Chesaning. But now, due to economic trends, the rate they are used has diminished. Most of the tracks have been removed with remaining tracks being used as railcar storage.

LOCAL MANUFACTURING

There are multiple local manufactures within the village limits.

- Lippert Components - 1103 Pearl St: Produces windows and glass that are used in motor homes, RVs, and other applications.
- Backwoods Cabinetry - 1497 W Brady Rd: Builds custom cabinetry, kitchens, bathrooms, fireplace mantels, offices and more. They are also known for wood finishing, laminate countertops, and laser engraving.
- Jet Tool - 305 S 4th St: Specializes in precision machining, certified welding, and aerospace tooling.
- Several marihuana facilities have opened within the village. These facilities grow, process, and transport both medical and adult use marijuana. These facilities are located on Eden Way which is North of Volkmer Rd off Main St, On Brady St West of N Line St, On Peet Rd East of S Main St, and at 15403 Sharon Rd located the former site of Peet Packing Company.

HIGHWAY TRANSPORTATION

The ECMPDR in 2006 prepared a 14-county transportation plan in conjunction with the State Department of Transportation. Included in that plan were alternative future projections of transportation and energy needs. These projections are appropriate to Chesaning and are included as follows:

1. Abundant projected energy will reflect the most typical of recent past conditions; i.e. the single family vehicle (automobile) will remain the dominant mode of transportation if fuel remains abundant and economical.
2. As the population continues to grow in all of Chesaning Township, highway improvements have been made to most on the stretch of M-57 between M-52 east to the Village limits.

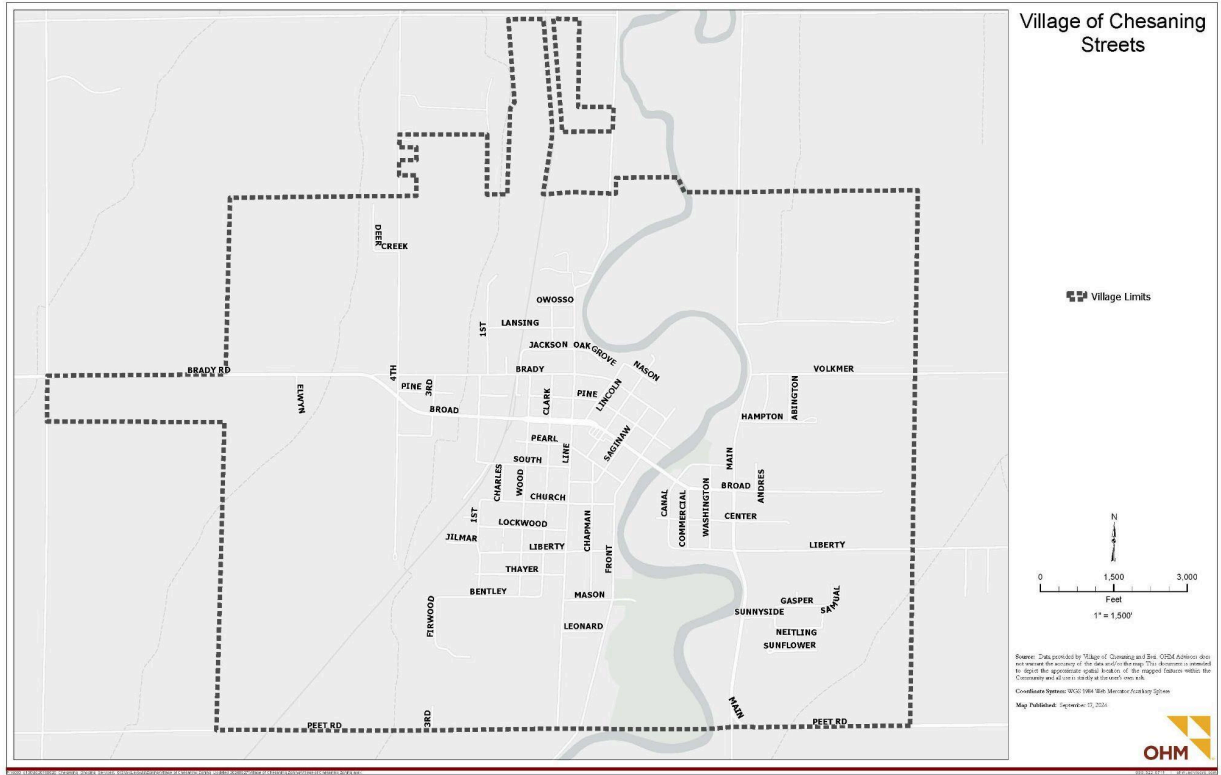
LOCAL AND MAJOR STREETS

Village Streets consist of:

- 6.68 miles major certified streets;
- 11.05 miles local certified streets;
- Approximately 2 miles M-57;
- Uncertified streets and alleys;

In recent years, the Village of Chesaning has made improvements to several major and local streets. These streets include S Front, S Clark St, S Line St, Pine St, N Saginaw St and others. Parking has been added to N Chapman and N Saginaw St.

Map 4 Major and Local Streets



CHAPTER 4
ENVIRONMENTAL FEATURES

TOPOGRAPHY

Chesaning Village is largely agricultural land, consistently flat with some scattered rolling sections and a slight elevation along the river. The Shiawassee River runs through the Village of Chesaning, northeasterly to St. Charles Township and joins with three other rivers to form the Saginaw River. The terrain is marked by the effects of the glacial period, when the retreating glacier left behind rocky fields, and some large boulders (notably the "Big Rock" from which Chesaning derives its name). Other common surface features include scattered wood sites and low flood plains along the river.

CLIMATE

The climate found in the Saginaw Valley favors development of widely diversified agriculture. The following map and chart on pages 30 and 31 will provide detailed information regarding the climate in the Chesaning area.

GEOLOGY AND GROUND WATER AVAILABILITY

Chesaning rests above the youngest system of geological bedrock formation called the Pennsylvanian age. Depth of this bedrock formation ranges up to 535 feet. Pennsylvanian age rock strata contain the only workable coal beds found within the state. Groundwater yield from the bedrock will yield 100 to 500 gallons per minute with well diameter greater than 8 inches. The water usually has a dissolved solids content greater than 1000 parts per million.

Glacial sediments deposited during the Ice Age are of the sand and clay Lake Bed deposits. Well yield in these deposits are less than 10 gallons per minute. Locally higher yields may be obtained. The Chesaning area has minor zones of recharge areas to replenish the water supply; the major source of recharge is direct precipitation and percolation into the soil. The general direction of the underground water source moves in a North-East direction.

Map 7 Climate Conditions

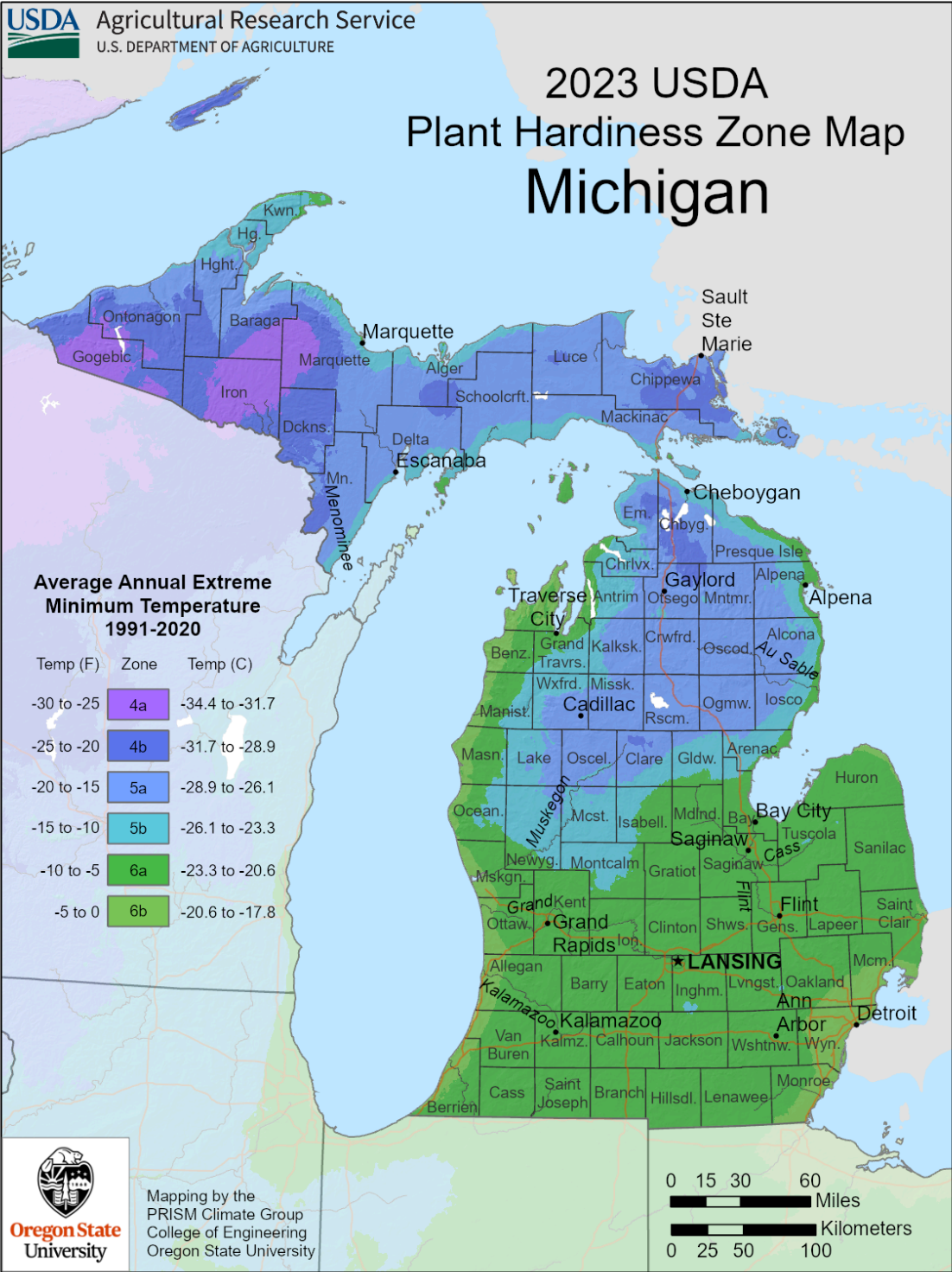


Figure 1 Saginaw County DAF

*SAGINAW COUNTY
Its Climate*

What is the climate of Saginaw County? A curious, yet often asked question to which there is often no adequate reply to those who seek such information. It is hoped that this persistent problem will be answered by this Climate Data Sheet.

Climate may be defined as the long-term averages and extremes of weather conditions, including the processes and causes thereof.

The salient features of the climate in Saginaw County are winters with an average snowfall of approximately 40 inches, mild pleasant summers, moderate precipitation, and little wind.

*Saginaw County's climate may be defined as a *Def transitional climate. This climate type is generalized as a zone or area which is a "continental forest with. warm summers."*

SOILS

In general, the earth in and around the Village of Chesaning is made up of mostly sandy to loamy soils. They are generally given a low productivity rating, until adequate drainage tile is installed. The low or medium organic matter content requires soil management to increase productivity. The soil composition was sorted and deposited in the waves of the now extinct glacial lakes that covered the county. Predominant soil types in Saginaw county include:

Arenac Fine Sand and Arenac Loamy Fine Sand are poorly drained soils, the loamy fine sand being more productive. The Arenac fine sand is well suited for berries, melon and cucumbers. Of the Arenac loam fine sand, 25 to 40% is cultivated. The soil has good productivity, given liberal applications of manure and fertilizers.

Newton Loamy Fine Sand is poorly drained sandy soil requiring ditch and tile drainage to cultivate. Characteristics include leaching of organic matter and poor retention of moisture after being drained. Covered mostly by cleared woodland and a fair amount of grass. Other areas include moderate to heavy hard wood cover.

Conover Loam is the best suited for agricultural use, of the better drained heavy soils. Conover loam is subject to some leaching and often used for small grain production, especially wheat.

Stoney Soil The area southwest of Chesaning is marked by moderately stoney soil with some large boulders. The soil has sufficient retention of moisture and will not suffer from drought or wind erosion in a normal season, as will finer sands.

CHAPTER 5
PUBLIC FACILITIES

CHESANING SCHOOLS

Prior to 1957, the Chesaning Union School District consisted of 8 to 10 square miles. During 1957 and 1958, the district grew as a result of the annexation of several primary districts and now encompasses an area of approximately 200 square miles. In terms of area, it is the largest school district in Saginaw County. All or portions of 10 townships are contained in the district and it extends into Shiawassee County.

An elementary school, a middle school, and a high school serve the educational needs of the residents of the district. All schools are located within the Village of Chesaning. The elementary school houses grades preschool through third; the middle school grades four through eight; and the high school nine through twelve. All buildings used for instructional purposes are modern and well equipped. They were constructed during the period from 1949 to 1974.

In 1971, the Board of Education adopted the community education concept. Since that time, thousands of adults have taken advantage of the high school completion and enrichment classes.

The educational support of the residents of the district is evidenced by the outstanding facilities and faculty which provides for the educational program. In spite of the present economic downturn, the electorate of the district passed a millage in 2015 to create a new sports complex & update school buildings.

Like most of the districts in Michigan, Chesaning is experiencing declining enrollment. The following statistics reflect the decrease in school enrollment since the 1977-78 school year and the projected enrollments thru 1986-87:

Table 2 School Enrollments				
<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>
1,429	1,423	1,443	1,413	1,385

*Projected Enrollment

Due to the declines in enrollment, present school facilities should be adequate to meet the needs of the Chesaning district in the future.

School Population Calculations

Projections for the overall population indicate that as a proportion of total population, school enrollment will not increase significantly. Existing school facilities should be adequate to meet needs in the Chesaning-Union School district.

RECREATION

Showboat Park History

The history of Showboat Park can be traced back to July 14, 1842 when New England pioneer Oliver S. Chapman, bought land in the area soon called "Northampton" (1847) and later "Chesaning" (1853). He purchased a small part of the 15,000 acre Big Rock Indian reservation along the winding Shiawassee River. Chapman had become fond of a section granted to the Chippewa by Governor Cass in the 1819 treaty, where Showboat Park now exists. During the late 1880's, the slaughterhouse for George M. Peet's meat market was located at this location. In 1901, the State of Michigan passed a law to forbid slaughtering within village limits. This caused Mr. Peet to move this part of his operation to a site north of town which eventually determined the location of the Peet Packing Company.

In 1902, Chesaning merchant Albert Cantwell, bought the present park land to develop "Cantwell's Driving Park". He built one of the best half-mile harness racing tracks in Michigan, complete with grandstand. Mr. Cantwell also displayed deer and even a bear for entertainment, stocked fishing ponds and provided shooting for sportsmen and constructed an attractive house at the park entrance called "Gate Lodge". In the early 1920's miniature golf and baseball became popular at the park when a good diamond and grandstand were added. In 1933, a short 9-hole golf course was developed to provide some fun for local golfers during depression times.

In 1936 Chesaning people were hearing about and seeing the wonderful showboat festival at Lowell, Michigan and wondered whether such a project would be feasible in their town. With the beautiful Shiawassee River winding through their own home town, residents wanted to provide some activity to celebrate its charm. The Chamber of Commerce invited four men from Lowell to explain how they had set up their showboat program and investigate the idea for application in Chesaning. In 1937, the new President of the Chamber boldly appointed a committee to work on the venture. They undertook shaping the natural park bowl at the foot of the hill, built a boat, scouted for talent, and performed other necessary details. Patterned after the old Mississippi models, Chesaning's showboat had a 24' x 70' frame resting on a platform floated by 70 drums. With extensive decorations, this skeleton was transformed into a glamorous river queen boat. To seat patrons on the hill, Chesaning rented the Lowell bleachers.

Sparked by a first year success and the good will it generated, the project continued with succeeding Showboats showing improvements and added attractions. The first beauty queen was crowned in 1940. Profits from the 1941 Showboat made it possible to purchase permanent steel bleachers. Showboat was discontinued for five years during WWII, and in 1946, the Chesaning Centennial Pageant took its place. In 1947 Showboat resumed with renewed enthusiasm, a new stage, and improved grounds.

A dedicated worker summarized the spirit of Showboat by saying, "It's doing something for the community in which many people play a part, large or small, that makes a difference". Showboat gives pleasure to all, and generates money for many worthwhile

Village programs and improvements. Since WWII, well over \$200,000 of Showboat funds were used towards constructing a hillside amphitheater with a new dock stage, a nice health center, and various downtown decorations.

In 2008, the Chesaning dam was removed causing the river to drop by around 5 feet. The river was so low that the Showboat could no longer make the trip down the river. The Showboat Festival would continue with many performances throughout the years. In 2013, a year after the final musical act, the Showboat Festival ended after 75 years of performances. The Showboat itself was sold in 2015 to a local resident and dismantled. Pieces of the historic boat were sold as souvenirs. Today, the Showboat festival has been replaced by various festivals and events.

Showboat Park

Originally, the only park to serve the area's recreational needs was Showboat Park which now covers over 67 acres. This includes the addition of 40 acres acquired in 1968 and called the "Oxbow" area located in the south-central section of the Village and only accessible from a single entrance on Front Street. The original section with upper and lower terrain with facilities comprises 27 acres. The newer section of the park, formerly the Shiawassee River channel, has ball fields, volleyball courts, camping area and a marshy area.

The park has two key natural elements: (1) the Shiawassee River with its 6,250 feet of shoreline and (2) the Oxbow area with its vegetation and ecological interest. Basically, the river shoreline is high and well-defined, providing interesting views from the main east-west highway (M-57) when driving through Chesaning and also from the higher points within the park. About 80% of the land area is within the river flood plain, creating some use restrictions. Land elevation varies 27 feet from the highest point to the normal river level.

Because of the foresight of Chesaning's residents and the timely provision of Federal funds, a master plan for the park was formulated in 1971 to serve as a guide for logical and orderly development under a Parks and Recreation Commission. This Commission is made up of village, township and school representatives with their contributions of

funds, resources and management. A new recreation plan was put together in 1976 and updated in 1983.

The higher ground has a picnic pavilion with tables, a basketball court, disc golf course, walking trail, restrooms, playground equipment, two city wells and pump houses, three permanent concession stands, ticket office, drinking fountain, storage buildings, picnic tables, a war memorial, bulletin board and utility services.

The lower ground provides a baseball diamond and boat launching site. A portion of the 1968 acquisition (Oxbow area) adds two more softball diamonds, two little league diamonds, a picnic pavilion, drinking fountain, camping facilities and plans for continuing development for other facilities, and a partially developed nature trail.

Today, the Parks Committee works hard to continuously add events and activities within Showboat Park.

Cole Park

The land for Cole Park was donated by Mr. Roy Cole, a longstanding citizen of Chesaning. The park, named for the Cole family, is located in downtown Chesaning near the library, the post office and the Chamber of Commerce. Toilet facilities, a fine pavilion and playground equipment make it usable for the whole community. We have also added the Chesaning Riverboat Playground Structure and a beautiful walking bridge that stretches across the river. The Shiawassee River and river rapids border the park.

Birding and Wildlife Sanctuary

The Birding and Wildlife is located on North Line Street across from the former Peet Packing Company Plant Site. The property itself was the site of the former Peet Packing Plant ponds. In June 2010, Village Council approved the site plans for the property becoming a bird sanctuary and for it to be overseen by the Chesaning Parks and Recreation Committee. The trail would see little use until 2014 when Boy Scout

Skylar Nathan as part of his Eagle Scout project went in and cleaned up the site clearing thick brush along the trail and around the ponds and marking the trail. They also fixed the fence and put in the sign purchased by the Parks and Recreation Committee. In all, it took over 200-man hours to complete. Today the hard work is enjoyed by many as you can safely walk the trail and see the many bird houses and species that are out there.

Airport

The Chesaning Airport was established in 1946 with land donated to the village by local individuals for exclusive use as an airport. In 1987 it was renamed in memory of long time manager Howard Nixon. Located on the western edge of the Village of Chesaning, there are numerous shops and restaurants nearby and it is in close proximity to the schools and golf course. Active groups at the airport include the Chesaning Sport Plane Association, Chesaning Aero Club and Michigan Ultralight Association. A Dawn Patrol Fly-In and Pancake Breakfast is held every year in July.

Golf Course

Twin brooks Golf Club is a shareholder club, open to the public, located at the northwest Village limits of Chesaning. Eighteen challenging holes provide interesting play for village residents and area visitors. The recent addition of water ponds to the Fairways makes midsummer play challenging. An attractive clubhouse, parking lot and pleasant outbuildings complete a well-designed facility.

UTILITIES

Chesaning Village has a sufficient tax base to help support the very fine public services it has. The volunteer fire department provides excellent fire protection, the Village Police, County Sheriff and State Police provide very adequate protection and law enforcement, and the ambulance service does an excellent job. Solid waste refuse collection is contracted out to a private firm which services the entire village in an efficient manner. Electrical and natural gas availability and service is adequate as well as the phone service which has improved over the recent years. The water and sewage systems are adequate and are further explained in this document. Cable TV and internet service is a nice asset for those wishing to subscribe.

Sanitary Sewer Master Plan

In 1998 a sanitary sewer master plan was completed. This plan focused on two large undeveloped parcels and the potential for developing these areas. Six areas were identified as potential development sites. A copy of this report is in the appendix.

Water System

In 1992, an analysis of the water system in Chesaning Township was completed. The report concluded that the water system was generally able to meet the demands of existing customers. However, the system is limited in its ability to provide the higher flow rates needed to fight fires. Deficiencies included undersized lines and presence of numerous dead end lines. As future development occurs in the area, it was

recommended that more effort be put toward interconnecting or “looping” of water mains. The most pressing need was to develop a well on the west end of the Village. However, a test well was installed in 1998 which produced high salt content and low production making the west side of the Village inappropriate for siting of a municipal well. Since the first study was conducted the MDEQ has requested that a new water reliability study be conducted. Typically water studies are conducted every five years. Results of this test also give more reason for a new water system study.

Recent improvements made in 1998 included more distribution in the downtown area and a new well was installed near the eastern limits of the Village.

Local Government Buildings

Chesaning Village Public Buildings are in two locations; 218 N Front Street which contains the Police Department, Administrative office, and Council Chambers. At the north city limits, are housed the Dept. of Public Works and Waste Water Treatment Facility. Both facilities are a credit to the village and should adequately serve for many years. If economically feasible, a merged facility would be desirable for communications and other obvious advantages.

PUBLIC BUILDINGS

River Rapids District Library

Library services in Chesaning actually started in 1855 when the Chesaning Township FCommission allotted money for books. A Ladies Library Association was active during these years until the late 1920's. In 1926, the Women's Study Club formed the library service as a special project. The records of the Study Club (which are no longer in existence) tell more than once of "Library Books Arriving.." One can only conclude that the Study Club sent for books from the State Library, as was the custom in communities at that time. In October 1938, the library was moved to a room in the Peet Community Center. Records show that the 150 books grew to 845 volumes when the library was moved to the Community Center.

Before long it was evident that the library was outgrowing the rooms it occupied in the Peet Community Center and that different facilities would have to be found. On July 5, 1955 Mr. and Mrs. Douglas Peet announced their plans to put up a library building for Chesaning. Construction was completed and this building fulfilled the needs of the community for many years. Recent studies, however, indicated the need for further expansion. The now very new expanded facility is able to increase its book and materials collection and its programming capabilities to better serve the needs of the patrons from the Chesaning area.

Tourism

People are accustomed to enjoying their visits to the tranquil Village of Chesaning. The Chesaning Chamber of Commerce and Parks Committee are continuously working on adding events and activities to help draw people to Chesaning.

The natural attributes of the village, like the Shiawassee River (part of the national water trail), attractive boulevard winding through town, and well-kept homes and businesses indicate a pleasant place in which to raise a family or just visit. Downtown Chesaning is filled with attractive shops that beckon to browsers encouraging brief stops. Even though Chesaning is not located near traditional tourist type environments like the lake shore or scenic hill views, every other attribute is there to attract visitors. Indications are that tourism could be improved and expedited in certain areas; this movement has started in the Village.

Since 2002, Chesaning has been the host of the Saginaw County Fair drawing thousands of visitors each year.

Multiple quilting retreats, with overnight accommodations, have been opened within the village limits. Bringing in 100's of guests to town every week. Other overnight accommodations include multiple Airbnbs and two seasonal campgrounds.

Business/Shops

Currently, Chesaning has adequate shopping for meats, groceries, ladies and men's clothes, hardware, pharmacy needs, insurance needs, etc. Chesaning boasts a fine newspaper to advertise the available merchandise to the greater surrounding communities. Specialty stores could be added or present ones enlarged relative to arts, handicrafts and antiques to draw more people to the village.

CHAPTER 6
GOALS AND POLICIES
LAND USE CLASSIFICATION AND LOCATIONAL CRITERIA
IMPLEMENTATION PLAN

GOALS AND POLICIES

Goals and Policies are important to a land use plan for many reasons. After all of the data like population, housing, natural features, etc., has been collected and analyzed, a picture of the current condition of the community and future trends in its development is created. The community then formulates its goals and policies. Goals and policies are defined as the following:

Goals are ideas of where the community would like to be in 20 years. They are objectives that the community wishes to obtain over the next planning period. A goal is only a general statement which does not provide the path that is needed to obtain a certain end result. To reach a goal of the community, policies are established.

Policy statements provide the path to obtain a goal of the community. These policy statements should be used in the decision making process which will ultimately enable the achievement of the goals of the community.

Several goals and policies were identified by the Village and Township addressing joint concerns. Those are identified by a "*", as are existing Village goals or policies modified to incorporate the joint concerns.

The following lists the content of this section:

- A. General Goals
 - B. Residential and Housing Development Policies
 - C. Commercial Development Policies
 - D. Light Industrial Policies
 - E. Transportation Policies
 - F. Community Facilities and Quality of Life Policies
 - G. Historic Preservation Policies
 - H. Youth Development-Jobs, Education and Training Policies
 - I. Natural Resources Policies
 - J. Recreation Facilities Policies
-

General Goals

The land use pattern that this plan promotes considers community needs for the present and anticipates those needs for the next twenty-year planning period. The following are the general goals:

- To preserve and expand the “Beautiful Village” concept through the preservation and improvement of individual neighborhood areas and our “face”, the downtown area along our main streets. A “Beautiful Village” not only is visually appealing but has a community wide feeling of a wonderful environment to live and be part of.
 - To Master Plan our village to maintain village character and encourage growth in beauty, depth, dignity and individuality as a village.
 - To capitalize on available programs for financing and aid from all sources towards improving our community in appearance and functionality/utility.
 - To improve the quality of life for the present and future Chesaning Village residents
 - To promote economical, efficient, planned management of land.
 - To promote energy conservation principles in action, and attitudes.
 - To promote and encourage healthy economical growth of the community so that our youth and their descendants will have a gainful opportunity to reside in our community and be successfully employed.
 - To assure the village residents that growth of our community will be controlled and directed by competent decision making.
 - Promote joint meetings of Township Commission/Village Council and Township Planning Commission/Village Planning Commission.*
-

- Pull Village, Township, schools, Chamber of Commerce and citizens together as a community.*
- Preserve and build on community assets to maintain and enhance community character.*
- Update zoning regulations to implement plans.*

Residential and Housing Policies

It is assumed that the Village would like to preserve the “good neighbor” feeling and the “quiet living” qualities that make this a good place to live. Therefore, it is important that principals set forth by the local planning officials be carried out prior to any significant land development. Factors such as lot size, building structure, availability of public utilities, etc. are set for the protection of all peoples’ property value. The State Land Division Act and the Village Zoning Ordinances will be the enforcement tool for meeting these requirements. The following lists the Residential Policies:

- Residential neighborhoods should have a system of internal collector streets which interconnect neighborhoods and accommodate internal through traffic channeling onto major thoroughfares.
- To provide good living facilities essential for neighborhood and community pride.
- To provide conditions for adequate future (and rehabilitate some existing) dwelling to house families at all income and age levels. Keeping in touch with various federal and state funding programs will help to facilitate this objective.
- Provide a range of housing choices

Commercial Policies

Towns that support commercial growth tend to have healthier economies. Also it is important to support current commercial uses so that the new commercial uses do not just fill a gap left by a use that no longer exists. Chesaning has a rich environment in its downtown business district. This area has a very pleasant and appealing look to the typical turn of the century Midwestern downtown area. Downtown Chesaning supplies most all shopping needs with its variety of stores and suitable parking. The Commercial/Business District/Downtown Growth and Financing Resources policies include:

- Expand commercial uses to support the future of the job market in Chesaning
- Preserve what we have
- Encourage turn of the century atmosphere
- Providing adequate downtown parking
- Downtown development enhances and preserves the village's charm as a typical mid-western community
- To maintain financial resources to support community growth and improvement programs
- A capital improvements fund should be established to address future major public utilities such as water and sewer to permit all types of development* and improvements; rather than waiting for a crisis situation to occur.
- Continue encouraging volunteers who are committed to community fund raising projects.
- Promote a strong business district*

Light Industrial Policies

It is important to the Village to attract industry which will add jobs to the existing job market. Also it is important to wisely place these land uses in areas that will not detract from the “quiet living” atmosphere of the Village. The following lists the light industrial policies:

- Provide incentives for industrial development
- Get involvement of community including Chamber of Commerce
- Look at commercial needs - evaluate in detail (Greater merchandising appeal for expansion of present commercial - Look at Recreational and tourist attractions)
- Streamline regulatory review process (i.e. zoning, building inspection) for development

Transportation Policies

A good transportation policy is important to maintain a safe environment for the residents of the community. At the same time transportation policy can be structured to encourage people who live outside the community to shop, eat and enjoy other amenities found in the Village. The following lists the transportation policies:

- The various modes of transportation, including the alternative transportation system, must continue to function to meet the social and economic interest of the people of Chesaning.*
 - It is imperative that a good thoroughfare system be maintained on major arterial roads such as highway M-57 and needed transportation infrastructure is provided.*
 - The intersection of Main Street and Broad Street must be maintained in order to facilitate the movement of motor vehicles.
-

- Adequate off street parking and loading areas should be provided for all types of development.
- Evaluate airports and support present and future air carriers which are vital to related industrial and economic enterprises.*

Community Facility and Quality of Life Policies

Citizens of the Village of Chesaning have always been concerned about the beauty, charm, cooperative spirit and quality of life in their village. The following lists the community facility and quality of life policies:

- To maintain the quality of education
- To maintain a moral atmosphere with various religious denominations.
- Maintain neat homes and surroundings
- To pass on a community with as much heritage in both material and non-material ways.
- To support the surrounding farming communities.
- To serve as a family friendly village with a focus on education and community events for those who work in industries located in Saginaw, Flint and Owosso, as well as local industries.
- Promote adequate public safety services *
- Maintain community health center and mobile dental bus *

Historic Preservation Policies

Several areas of the Village are believed to have structures which are of architectural and historical character, these warrant preservation. The central business district, Broad Street, and neighborhoods south of Broad Street show the greater concentrations of historic resources.

Youth Development—Jobs, Education and Training Policies

The future and growth of a community depends largely on its youth. If we are to protect that future we need to help our youth grow and develop as we would want our community to grow. We have to offer youth a future here in Chesaning. The school offers career training and development through the Saginaw Career Complex. Many businesses also offer internships to students. The following lists the policies for youth development—jobs, education and training policies:

- Maintaining and upgrading our school system, job training programs and educate the community on the cost and benefits of quality schools, including non-college prep education *
- Increasing the local job market thru commercial and industrial expansion
- Making known the opportunities that can be found at community colleges and local universities all within commuting distance to expand one's knowledge and skills.
- Get youth involved in the community by Promoting Positive experience for young people through entertainment and activities.*

Natural Resources Policies

Natural resources are an important aspect of any community to protect. Natural resources include open space, ground water, wetlands, surface water, flood plains and steeply sloped areas. The following are policies that are designed to protect our natural resources:

- Consider impact on natural resources in considering development proposals
-

- To maintain an adequate supply of groundwater *
- Ensure that future development respects the rivers fragile ecosystem
- Adhere to state guidelines with respect to floodplains, wetlands, etc.
- Protect natural resources including maintaining the Shiawassee Rivers aesthetic usability.*

Recreation Facilities Policies

Recreation and related facilities provide entertainment for the people of the village. It is therefore important to maintain current facilities and plan for future facilities. The following are the policies for recreation facilities:

- Promote the use of our parks, trails and recreational sites
-
- Maintain involvement in the Five year park and recreation plan process and provide more access to the Shiawassee River.*
- To maintain well kept parks.

LAND USE CLASSIFICATION AND LOCATIONAL CRITERIA

The Future Land Use Plan identifies six land use classifications. Illustrating the six land use classifications is the Future Land Use Map (Map 8).

These mapped areas are not meant to be permanent and unchangeable but rather will serve as a guide for future land use decisions. When reviewing proposed land use changes this map should be reviewed to determine if the change is appropriate.

Industrial

The purpose of the industrial classification is to provide for land uses such as wholesale activities, manufacturing activities, warehouses and light industrial developments. This approach is designed to expand the Villages' economic base while creating employment opportunities for the Village residents.

The locational criteria for industrial areas include:

- Areas that are located near and have access to sewer, water and direct access to all weather roads.
 - Areas that have adequate buffering between incompatible land uses such as residential areas.
 - Areas that reuse vacant land or underused industrial sites will be a priority.
 - Sites for industrial developments will be adjacent to other industrial land uses.
 - Areas to be developed must be located near fire hydrants
-

Downtown Commercial

The purpose of the commercial land use classification is to strengthen the Villages existing downtown areas while providing for new areas so long as these new areas do not detract from the current commercial land use areas. With the surrounding larger communities, it will be a challenge to continue the prosperity of the commercial land uses so it is important that sound planning principles are applied to the Village. It is expected that local type commercial uses will be the dominant type of commercial activity in the Village, rather than regional, comparison shopping types of businesses.

The locational criteria for the commercial areas include:

- Areas that will reuse existing vacant commercial buildings will be encouraged.
- Areas of related and compatible businesses should be grouped together in suitable commercial areas. Spot zoning will be discouraged.
- Areas for new development will be along major roads.

Highway Commercial

The purpose of this commercial land use classification is to permit land uses that require large lots or direct highway access such as gas stations and drive-thru establishments.

The locational criteria for the commercial areas include:

- Areas of related and compatible businesses should be grouped together in suitable commercial areas. Spot zoning will be discouraged.
 - Areas for new development will be encouraged along major roads.
-

Single Family Residential

The purpose of the residential classification is designed to continue maintaining the high quality of housing stock in the Village and allow for new construction that meets this demand. The central part of the Village is primarily built-up with single family residential land use, however there are areas located near the perimeter of the Village that may in the future attract new residential construction.

The locational criteria for the residential areas include:

- New areas of development must have access to public water and sewer. If direct access to these services is not on-site then the developer will be encouraged to provide for these services.
- New areas should be adequately buffered from incompatible land uses such as industrial, commercial and multi-family uses by landscaping and/or less intensive land uses.

Medium Density Residential

The purpose of the medium density residential classification is to provide for a residential district that permits higher intensity uses and will serve as a transition between low density single family uses and higher intensity uses such as industrial and commercial.

The locational criteria for the residential areas include:

- Locations that allow this use to serve as a transition between low density single family uses and higher intensity uses such as industrial and commercial.
-

Multi-Family Residential

The purpose of the multi-family residential classification is to provide for alternative residential development at a higher density than single family residential neighborhoods.

- New areas of development must have access to public water and sewer. If direct access to these services is not on-site then the developer will be encouraged to provide for these services.
- Areas adjacent to single family homes should be buffered.
- Fire hydrants must be located near development

Manufactured Housing Community

The purpose of this classification is to identify parcels of land that are appropriate for the development of a manufactured housing community as regulated by the Mobile Home Commission.

The locational criteria for this classification include:

- Access to municipal water and sewer service
- Access to a major road
- Can be adequately buffered from existing single-family development

School

The purpose of this land use area is to preserve the high quality environment in and around Chesaning Schools. This classification is intended for the schools that are already established.

Park

The purpose of this classification is to identify parcels of land that are designated for public use. Many of the parks are already developed and can be located on map 8.



IMPLEMENTATION PLAN

Zoning

Implementation plans are utilized to ensure that the goals, policies and plans of the Village Land Use Plan are implemented and that the plan is kept current and maintained. It does this by the use of tools available to the Township such as zoning. The implementation plan will outline the tools that will be appropriate in implementing this plan.

One of the most useful tools used by communities to reach the goals of their land use plan is zoning. Zoning is a regulatory power given by the State to local municipalities through zoning enabling acts. The Village of Chesaning adopted its current zoning ordinance in 2009. The plan assumes the following relationship between the land use designations in this plan and the zoning classifications in the Village Zoning ordinance.

Relationship Between Future Land Use and Zoning Classifications	
Future Land Use Classifications	Zoning Ordinance Classification
Single Family Residential	A-1 Agricultural R-1 Residential - Single Family
Medium Density Residential	R-2 Residential - Two Family
Multi-Family Residential	R-3 Residential - Multiple Family
Manufactured Housing Community	R-4 Manufactured Housing Community
Commercial	B-1 Business - Central District
Commercial	B-2 Business - Highway Corridor
Industrial	M-1 Manufacturing
School	Schools permitted in R-1 and R-2 by SUP
Park	Parks permitted on A-1, R-1, R-2 and R-3 by right.

The zoning ordinance was adopted in 2009 and has not seen substantial revisions since then. The ordinance should be reviewed and updated to address:

- Changes in relevant state and federal legislation, regulations and case law.
- Deficiencies in current practices including administration or design standards
- Recommendations of this plan
- Current zoning practice

Other Tools

Besides the zoning ordinance, State law has provided local communities with authority to adopt other special ordinances that can be used to enforce the goals and policies of a land use plan.

Subdivision Control/Land Division Ordinances — Although the State's Land Division Act requires the developer of a subdivision to submit a proposed plat before a Village for review and approval, it also authorizes a Village if it wishes, to prepare a subdivision control ordinance. This Village has adopted such an ordinance, and uses it for review of proposed subdivision plats.

Capital Improvements Plan — A capital improvements plan is a plan for the development or acquisition of land, buildings, municipal infrastructure or capital pieces of equipment, and for their maintenance.

In conjunction with the capital improvement plan, the Village should establish procedures to permit developers to pay for the cost of extending utilities to areas not currently served and determine to what extent the Village wishes to participate in assisting a developer in providing utilities as a way of promoting development in the community.

Plan Maintenance And Update

A plan is not a static document. It must be continuously maintained and updated if it is to remain a valid document. Below are steps that the Village will adopt to insure that the plan is adequately maintained.

Updating the Data Base — This plan is based on certain assumptions concerning the growth of the Village. These assumptions are contained primarily in the plan's database. It is important for the Village to regularly monitor these assumptions to determine if they are still valid. If they become invalid, the Village must determine what the changes in circumstances mean for the plan goals and policies.

1. *Population Growth* — The plan is based on the projected growth contained in the population section of the database. As noted in the narrative following the projection it is based to a large extent on assumptions regarding the future that can't be known for sure, and the projection should be continuously monitored.
 2. *Housing Growth and Mix* — The plan makes assumptions on the growth of housing in the Village over the planning period. The Village should monitor housing growth and mix on a regular basis to determine if it is following the projection. Differences in the mix of housing types between what was projected and what is built may mean certain assumptions on market demand for various housing types was incorrect or could be the result of the provision of currently unanticipated public services. This could impact the population projection and also the land use need estimates contained in the plan.
 3. *Adjacent Planning and Zoning* — Changes or proposed changes in the land use plans or zoning of Chesaning Township should be reviewed to consider their impact on the Village's plan. If the Village has an opportunity to be involved in the planning review process before the Township makes a decision regarding the planning or zoning matter, it provides the Village with the opportunity to influence the adjacent community's decision.
 4. *Transportation* — The Village should monitor changes in the condition of roads within the Village. The street element of the Capital Improvement Plan and State Highway Departments long term plans for M-57 should also be reviewed annually for their impact on the plan.
 5. *Utilities* — The ability to provide utilities to a parcel affects its development
-

potential. Expansion or extension of water, sewer or storm utilities should be monitored for their impact on the development potential of areas in the Village.

Reviewing the Plan Goals and Policies — After reviewing any changes in the community description information outlined above, the Village should review the goals and policies. Specifically, the Village is looking for goals or policies that are no longer relevant due to changes in conditions or policies that have proven ineffective in addressing goals. The Village should also attempt to gauge the attitude of the public and try to reflect those changes in attitude to the extent to which is appropriate. Those items that are identified should be deleted or modified in light of the new information. The plan should be officially amended to incorporate the changes in the goals or policies and the basis for the changes should be reflected in a public hearing record.

Incorporating Plan Review Into Rezoning Request Review — Although an annual review is necessary for a comprehensive examination of the plan, many problems with a land use plan will become obvious during consideration of a rezoning or special land use permit request. It is important to incorporate review and amendment of the land use plan as part of the Township's consideration of such requests. This is covered in more detail in the subsection on using the land use plan for zoning reviews.

Using The Land Use Plan For Zoning Review

As noted earlier, the primary method of enforcing a land use plan is the zoning ordinance. In order for that to be done effectively, the community's rezoning and special land use permit request and site plan review procedure should be structured so land use goals and policies are considered.

Rezoning Requests — In considering a rezoning request, the primary question to ask is: "Does this request conform to our land use plan?" Three subsidiary questions follow that; "Was there an error in the plan?", "Have there been relevant changes in conditions since the plan was approved?", and "Have there been changes in the goals and policies of the Plan?." Answering these questions should answer the question of whether or not the rezoning requested is appropriate and that should frame the evaluation of the rezoning request within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be approved. Further, it assumes that the three circumstances that would invalidate a plan are a mistake in the plan, a change in condition that invalidates the assumptions upon which the plan was built on, or a change in the goals and priorities that the community set for itself.

Mistake — A mistake in a plan can be an assumption made based on incorrect data, an area on the land use map that is incorrectly labeled, or other factors that would have been corrected prior to adoption of the plan if the mistake had been identified.

Changes in Conditions — A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change, the goals, policies, and land use decisions that made sense when the plan was adopted may no longer be valid, and a rezoning that was not appropriate before the conditions changed may now be appropriate.

Change in Policy — In the end, a plan is based on the future vision of the community held by the Planning Commission/Village Council. When that vision changes, the plan should change. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan, as long as that changed vision is explicitly incorporated into the plan.

Two points of caution should be made. First, the three factors used for consideration in rezonings (mistake, change in conditions, change in goals or policy) can work in reverse. They can make a proposal that otherwise seems appropriate, inappropriate. For example, a community may have set aside an area in their land use plan for commercial development based on the assumption that utilities were being planned for extension into that area. If at some later date it turns out that utilities were not going to be extended into that area, the rezoning to commercial would not be appropriate.

Secondly, these factors should not be used to create excuses for justifying a decision to

violate the land use plan, or to change it so often that it loses its meaning. There are changes in conditions or mistakes that may occur that may not have a significant effect on whether or not a rezoning is suitable or not. These should not be latched on to as a “reason” to approve or disapprove a request. In addition, the Planning Commission should not modify policy without significant evidence that the policy is no longer appropriate or does not represent the best interest of the Village.

Action Items to Address Issues of Joint Concern

Below are the issues of joint concern identified by the Township and Village Planning Commissions along with proposed action items identified by both municipalities as priorities to implement them.

- A. Preserve and build on community assets to maintain and enhance community character (Small-town, rural setting, farmland, Shiawassee River.....)
 - Identify the characteristics that make up the communities character
 - Provide more access to the Shiawassee River
 - Identify opportunities for acquiring property to provide these areas for public use
 - Encourage clustering of development in areas along river to increase access of the river through zoning regulations
 - Invest in improvements to existing parks such as fishing piers and walkways that promote access and enjoyment of the river.

 - B. Maintain aesthetic usability of the Shiawassee River
 - Encourage clustering of development in areas along river to increase access of the river through zoning regulations
 - Maintain woods and wetland areas adjacent to the river through zoning requirements and coordination of building inspection and enforcement of state floodplain and wetland ordinances.

 - C. Protect groundwater
 - Establish a wellhead protection program for the Village wells.
 - Incorporate groundwater protection standards in the local zoning
-

ordinance site plan review process.

- D. Promote joint meetings of the Township Commission and Village Council as well as both communities Planning Commissions
- Begin holding quarterly joint meetings of the Township Commission and Village Council and the two communities Planning Commissions to discuss issues of joint concern.
 - Provide notice to adjacent communities when considering rezonings or Special Use Permits within ½ mile of Village boundary line.
- E. Evaluate Airport
- Form a committee of airport users, local business and local government officials to evaluate the current and potential use of the airport.
- F. Promote and educate community leaders
- Establish standards for training of local officials including Township Board, Village Council, Planning Commission and Zoning Board of Appeals.
 - Create a mentoring program to identify and recruit potential community leaders.
 - Establish a program to promote community service in the high school.
- G. Promote positive experiences for young people through entertainment and activities
- Coordinate activities of service groups, churches and other organizations in providing local activities such as local music events and recreational opportunities in cooperation with public facilities.
 - Investigate the establishment of a recreation programs coordinator with emphasis on youth recreation.
- H. Process for recruiting industry
- Identify person or group responsible for recruiting.
 - Evaluate strengths and weaknesses of Chesaning as a location for industry.
-

- Identify resources available to assist in recruitment including grants and technical assistance.
 - Create an industry plan.
- I. Provide water and sewer to permit all types of development
- Evaluate cost for extension of utilities and procedures for addressing those costs. Evaluate cost for extension of utilities and procedures for addressing those costs.
- J. Provide needed transportation infrastructure
- Maintain the Village's preventive street maintenance repair program.
 - Evaluate future rezoning and Special Use Permits in order to prevent the overloading of local streets with truck traffic.
- K. Pull the Village, Township, schools, Chamber of Commerce and citizens in the community together as a team
- Hold joint community events such as a community picnic which would provide an opportunity for the entire community to participate.
 - Disseminate information to the public on current activities and future plans.
 - Identify a community wide project that can bring everyone together such as community fix-up day or river clean-up day
- L. Promote adequate public safety services
- Evaluate the adequacy of existing public safety services within the communities.
 - Identify weaknesses in current services (manpower, equipment, funding, or facilities).
 - Establish a plan for improvement to current services (volunteer recruitment, funding, equipment replacement).
- M. Promote a strong business district
- Evaluate strengths and weaknesses of Chesaning as a business location.
-

- Identify resources available to assist in recruitment including grants and technical assistance.
 - Create a commercial recruitment plan.
 - Ensure that adequate areas are reserved for future commercial expansion while ensuring that an oversupply does not weaken the business district.
 - Establish zoning standards that ensure a high quality of design and construction for future commercial development
- N. Update zoning regulations to implement plans
- After completion of land use plans, updating of the current zoning ordinance should be immediately pursued.
 - Ensure that zoning updates incorporate recommendations from this plan.
- O. Preserve industry and industrial sites within the Village limits
- Identify needed criteria for industrial development sites including criteria in this plan.
 - Reach consensus between township and village on proposed site.
 - Identify costs for site improvements and a method for funding improvements.
 - Coordinate site development with industry recruitment activity.
- P. Promote a range of housing choices for all residents
- Provide for an adequate range of housing options under zoning ordinance.
 - Identify impediments to the development of various types of housing due to the existing regulations.
 - Provide easy to read outline of steps necessary for residential construction “road map of what is the next step”
-

APPENDICES A

Chesaning Township Survey

The Chesaning Township Planning Commission is conducting a resident survey for use in updating its Community Master Plan. Please take a few minutes to complete this survey. You may return this survey with your tax payment; or simply drop it off at the Township Hall office or in the drop box located on the front door. Thank you for your help and comments. This information will be used to best serve all township residents. This information is confidential and will not be released.

Please submit your completed survey by July 31, 2017

General Background Information

1. Age of respondent?

27,29,33,33,34,36,41,41,45,45,49,49,49,49,50,50's,51,51,51,52,52,53,54,57,57,57,57,
58,58,58,58,59,
59,59,59,60,60,>60,62,63,63,63,63,64,64,64,65,65,65,66,66,66,67,68,68,69,69,69,70+,
70,70,70,70,70,
71,71,72,72,72,73,74,74,75,75,76,77,77,78,78,78,78,79,80,80,80,80,82,84,84,84,85,85
,88,92,None of your business
No response - 6

2. In which survey district do you live? **101**

3. Do you own your own home?

Yes - 96

No –

No response - 5

4. Are you (please circle one)

employed - 35

retired - 60

unemployed – 1

No response - 5

Land Use and Growth

5. Is the loss of farmland in the township a concern?

Yes – 45

No - 51

No Response - 5

Comment:

- Loss of woodlands is.

6. Is there a need for more residential subdivisions in the township?

Yes – 20

No - 73

No response - 8

Comments:

1

- Commercial, yes - Residential, no
- ?
- To reduce large acre parcels.
- Unsure.
- Not presently.

7. Do we need to increase commercial and residential development along township road frontages? Yes – 37

No - 55

No response - 8

Comment:

- Yes, commercial development should be encouraged along M-52 & M-57 –
No, residential. • We don't need more used car lots.
- Rather than along roads, development should be clustered (ex. Subdivision,
industrial park). • Possibly.

- Keep country setting.
- Bad question – separate it. Yes & No.

8. Should the township encourage more industrial job opportunities?

Yes – 77

No - 18

No response - 6

Comment:

- No preference.

9. The township should encourage more (please circle all that apply)

service related business - 39

tourism related business - 32

light industry - 66

heavy industry - 36

agricultural business - 45

no opinion – 14

No response - 6

Comments:

- We are fine.
- None.
- Yes, of course.

Recreation

10. Should the township encourage more recreational activities in and for township residents of all ages? Yes – 71

No - 17

No response - 13

Comments:

2

- Make more use of the park.
- Utilize Showboat Amphitheater.
- Need a dam even if small (deeper water).
- Need canoe & kayak launches at Parshallburg above and below dam.
- Parks/ATV riding.
- Bike trails.
- No comment.
- Yes or No (both answers circled).
- Need to promote activities to bring in visitors.
- Thanks to all the people who volunteer.
- The Showboat Park is not used to its full potential.
- More for the young.
- Walking and bike paths away from traffic.
- Have enough.
- We have beautiful parks – lots of opportunities. We use the park for walking regularly. Glad for a nice place to walk. Thank you!
- Teens need something to do.
- Only one park – Parshallburg – very small and limited usage.
- Yes, yes, yes.
- e.g., school community education programs.
- Extend rail trail to St. Charles and Owosso.

11. Should we encourage more activities along the Shiawassee River in the Township? Yes - 75

No - 13

No response - 13

Comments:

- No, definite.
- Yes, Yes, Yes.

12. Are recreational facilities adequate in the township?

Yes - 34

No - 51

No response - 16

Comments:

- Circled word adequate - wrote ???.
- No preference.
- Need a dam back can't even canoe anymore.
- New backboards, rings, nets at basketball court.

3

Health

13. Are medical services adequate for the township? Yes - 72

No - 13

No response - 16

Comments:

- Don't know.
- Don't know.
- Not close enough.
- ?

- Yes, as far as we can tell.

a) On weekends?

Yes - 30

No - 55

No response - 16

Comments:

- Don't know.
- No need.
- Don't know.
- Would be nice to have aftercare clinic.
- ?

b) During the week?

Yes - 75

No - 10

No response - 16

Comments:

- Don't know.
- Don't know.

14. Do you feel our Fire

Department is adequate? Yes

- 97

No –

No response - 4

Comments:

- Thank you firefighters!

15. Do you feel our ambulance

services are adequate? Yes - 84

No – 9

No response - 8

4

Comments:

- Don't know.
- ?
- If 1 rig is out you wait 30+ minutes for one.

16. Do you feel commercial marijuana growing/selling facilities should be allowed in the Township? Yes - 28

No - 70

No response - 3

Comments:

- Do not know.
- No comment.
- We are missing out on a huge revenue increase for our community. I don't use it, but am knowledgeable about it's' benefits through researching.
- Drugs are a huge problem it's all about money.
- No!!
- No it's just a step to bigger issues.
- No, No, No.
- No, Also Vape shops!
- Yes, when legal.
- No!!!!
- There are plenty of places they can go to get it this is not the type of people or

business we should encourage!

- No, no, no.
- Keep country setting and low crime!
- I don't really know.

Housing

17. Is the availability and cost of

a) Single-family housing adequate?

Yes - 72

No – 14

No response - 15

Comments:

- ?
- Assuming growth of business otherwise, yes.
- Seems to be – lots of property homes seem available.
- Change codes to allow family.

b) Apartments and duplexes adequate?

Yes - 59

No - 18

No response - 24

Comments:

- No preference.
- ?
- Unknown.
- ?

5

c) Housing for senior citizens and assisted living adequate?

Yes - 65

No – 12

No response - 24

Comments:

- With the two under construction.
- With latest assisted care in progress.
- With 2 new ones coming.
- Don't know.
- Yes or No both marked, commented getting there.

d) Comment:

- In progress (arrow to senior citizens and assisted living).
- Don't know, we are new to the township April 17.
- We don't need 2 assisted living – need apartments for retirees.
- Have no opinion.
- Haven't been in need so have not paid attention to needs of others unfortunately.
- Do not keep up on this.
- When the two assisted living facilities are completed then a yes vote.
- Don't know for sure.
- Progress is being made.
- When there are important meetings and votes that affect our community there is not enough notice to residents. Paper, flyers, facebook, twitter, etc. should all have notices to the community!!!

- The new assisted living facilities will be helpful-if affordable. The area needs to provide jobs so people will come to live here-there is increasing need for housing and education. • No, but for seniors its coming look west of town.
- I don't know about these things.
- Not enough info to answer.
- Will be when those 2 new facilities coming in. If helped by S.S., Medicare & Medicaid for the elderly. (Reasonable rates.)
- What we need are more people.
- ?

6

- Don't know.
- If not now, soon will be.
- Senior assisted living growing strong. Apartments appear to be at a ratio level for population?? No need for assisted income housing – we have plenty.
- The housing for senior citizens will be adequate upon completion of the new development. • Allow for family development. Get rid of Rob K.
- Better educational opportunities are imperative.

Services

18. How well do you feel the Township's rural roads are maintained and repaired (please circle one) good - 48

bad - 35

No response - 18

Comment:

- Somewhat.
- For village: Chapman Street by Malt Shop needs to be repaired.
- Need improvement.
- Don't know.
- Peet Road is terrible to the west.
- Needs improvement.
- For the most part.
- Peet Road between M52 and Front.
- Becoming better!
- Don't feel that gravel is adequate.
- But can also be better.
- The rural roads are adequate, but on-going upkeep is necessary.
- Question on priority.
- Been a mess for years.
- Ok – not great but ok.
- Not totally bad but I wish they would get Gasper Road bridge replaced or repaired.
- Most roads have little shoulders and are rather bumpy.
- The majority of the roads are fine, just a few need work.
- Poorly.

- Most are in fair to good condition.
- Ferden Road west of M-52 bad.
- Peet Road past (West) 52 bad.
- Based on budget limitations we know it's slow but needed.
- Minimal usage roads need some attention before too poor to repair.

7

- Peet Road needs fixing especially with all the traffic on it from fair to every weekend thing going on at the fairground. Peet Road is very BAD!
- Ok – town still needs roads repaired (Malt Shop).
- Too much money spent on gravel roads – pave please.

19. Do you feel library service is adequate?

Yes - 88

No - 3

No response - 10

Comment:

- Not used to this point.
- Don't use.
- Great library/activities.
- Don't use.
- Don't use it.
- It was until the dangerous holes in front of it were put there!
- The loss of parking at the library (due to the rain gardens) is unfortunate. This has also hurt the post office.

- Hours and days.
- No comment – do not use.
- Could be open more hours.
- We have computers.
- Poorly equipped.
- Parking was spoiled bad.
- Excellent library!

20. Should we have a larger Post Office with more parking?

Yes - 43

No - 48

No response - 10

Comment:

- No, but better parking where the post office it's located.
- Get rid of the rain garden in front of post office.
- More parking.
- More parking.
- Parking.
- Not had the opportunity to use.
- Certainly more parking.
- Post office size is fine – needs better and closer parking though.
- Longer hours so you can get there after work.
- We had enough parking until some idiots decided we need a f----- bike lane.

- Those dangerous holes again!
- The P.O. situation has worsened-and the congestion is not helped by their commercialism (ads, displays of things to sell in the office area). Parking has been made inconvenient. • ?
- Really need this.
- No really necessary.
- Parking in front of post office would be nice.
- Should not have taken parking in front of post office. Looks ridiculous now!! • There's always enough parking when I visit.
- More parking – size is correct.
- Post office size good, parking ok, but not defined around building.
- PO big enough, parking–yes/pave lot towards town.
- Not if we're paying for it.
- That's up to the post office, their expense.
- Post office is already "in the red".
- Post office is adequate but they took away parking for stupid planters.
- The one we have needs to be kept up better on the outside – parking in lot is plenty. • The new barriers are dangerous.
- Re-locate to Fire Station area.

21. Do you feel crime is a problem with limited Sheriff Patrols?

Yes - 31

No - 59

No response - 11

Comment:

- But could be if the township was to grow.
- Haven't noticed a lot of crime...so I don't know.
- This is always a problem. The public needs to be more observing.
- Don't know.
- Never in paper anymore – a weekly report.
- My sisters' house was robbed several years ago.
- Not out of hand but patrols are hit and miss.
- Could always use more protection.
- Don't know.
- Crooks know the schedule.
- Peet Road needs more patrolling done for speeders and for Fair!

22. Do you feel our trash pick-up and recycling is adequate?

Yes - 97

No - None

No response - 4

Comment:

- Trash, yes, recycling, no.
- Good system.
- Especially the township; Village bins are too large.

9

- We stopped setting out recycling because every time they pick up newspapers are blowing out. • Very happy.
- Very good.
- It works for me.
- I love the job they do for us and that we recycle weekly.
- Marginal.
- I thought it was.

23. Do you feel our township cemeteries are adequate and well maintained?

Yes - 82

No - 4

No response - 15

Comment:

- Rules are getting crazy, you should be able to put plastic flowers on graves, especially Memorial weekend, dead trees need trimming, trees leaning over need to be cut down.
- Have not visited yet.
- Yes, other than the river is damaging Wildwood.
- No comment.
- No comment.
- People have become discouraged by the restrictions on maintaining graves. Notice the lack of flowers/plants this year. Compare Wildwood to the Catholic Cemetery. People can no longer express their sentiments.
- Excellent job.

- They look really nice.
- Not sure.
- I am not satisfied with cemetery rules!

Possible Problems

24. Do you feel blight is a problem in the Township?

Yes - 35

No - 46

No response - 20

Comment:

- Heritage House!
- Some yards are a disgrace.
- Some.
- YES
- Don't know.
- Not where we live.
- The flea market that greets visitors to Chesaning is a disgrace.
- Yes and No.
- Some.
- No preference.
- For the most part people seem to take pride in their properties!
- But not real bad.

10

- Any unregulated blight is a problem. Accumulation of junk-old cars, dilapidated flea markets, etc. must not be allowed.
- At times.
- Very little.
- I live on Ditch Road and within several miles there are at least 3 houses that look like dumps. • It is spotty. Some areas are very nice and there is occasional blight.
- Yes – more enforcement of existing rules.
- What is happening to right of ownership.
- Some yards are a disgrace.
- Is anyone checking on the amount of old cars in peoples' yards?
- Brady Road across from the fire department.
- We try to maintain our property-but there are places that are eyesores.
- Junk fences, cars.
- Junk around homes.
- The Heritage House needs to be dealt with. There are a lot of houses that need to clean up their yards.
- In some areas weeds and heavy – large items of debris.
- Yes and No both marked, commented some areas.

25. Is pollution of the Shiawassee River a concern?

Yes - 60

No - 31

No response - 10

Comment:

- There isn't a major problem is there? Don't know.
- It is a lot better than it used to be. We need Shiawassee County to clean there end up. • Increased use of the river is good but anti-littering laws must be enforced.
- Don't know.
- Yes, always.
- With more river traffic pollution increases – farm runoff is also a concern.

11

- A concern – yes. I don't think there is a current problem. Need to stay on top of potential issues.
- I think its fine now, just don't want anything to hinder that.
- Always.
- ?
- The river does not start in our community so hard to place blame.

26. Do you feel excessive traffic is a concern at times?

Yes - 33

No - 60

No response - 8

Comment:

- Niver Road traffic is horrible and so is the road.
- At times.
- No – we should welcome "ALL" traffic.

- Only because of the new bike lane!
- It is with those bike lanes in the way.
- Semi traffic and large oversize truck traffic.
- Especially now that we have bike lanes that aren't used!!
- M-57 is a major highway which is needed but it also is a concern and inconvenience for those residents who live along the corridor.
- Villages' people draws and new highway pattern.
- ?
- Yes because of one lane in town now.
- Except the bike lane is never used and took up one lane.
- Not in general. There are some main thorough fares that get a lot of traffic.
- The bike path is so unneeded - large towns do not even have this – Crazy .
- Not really.
- Only heavy when we have events – this brings people to spend \$ in our area.
- Peet Road speeders are reckless driving, burn outs, etc.
- Town is now terrible – bike path is a joke and waste.

27. If you answered yes to excessive traffic, do you feel it has contributed to the conditions of our roads and bridges?

Yes - 21

No - 9

No response - 3

Comment:

- It was always bad.

- Stupid bike lane and lane marking in town.

12

- Traffic contributes to conditions but we need the traffic. Roads wear – that’s Michigan weather!
- Not sure.
- We are not Mackinaw Island. The bike lanes take away business to the merchants because of backup!
- The heavy truck traffic causes excessive wear as do the many other vehicles. The State needs to provide adequate funds for upkeep of the State highway.
- It’s the one lane.
- The bicycle space took away from car traffic and it’s bad for only one way!
- Downtown looks nice – appreciate the project being done.
- Yes, especially Peet Road Fair was only suppose to be once yearly now something there every weekend, big trucks/trailers.

Living Conditions

28. Do you feel Chesaning Township is a good place to live and raise a family?

Yes - 90

No - 7

No response - 4

Comment:

- Have spent 60 years here.
- It is safe – but not enough happening to keep my kids here.
- The local government leadership has done well.

- Nothing for kids No pool-No movie theatre Nothing for kids.
- The community is changing for the worse in this regard.
- Rural – far enough away from Flint or Saginaw negative influences.
- It’s a nice, quiet town – love it!
- Stores are adequate, only one grocery!
- Yes, yes, yes.
- If you keep it country not commercial.

29. Do you feel changes that have taken place in Chesaning Township in the past 10-15 years are (please circle one)

better - 47

worse - 24

No response - 30

Comment:

- Same, since there was no choice for this.
- Maybe.
- Need more businesses and factories.
- Not either.
- New to the township.
- Sure would be nice to see more young families.
- We need to encourage businesses - but it’s improving.
- Same.
- Move in 11 years ago and all fell apart.

13

- They have lost our main attraction, Showboat revenue.
- About the same.
- Don't see any change – except bad properties.
- Except access to be better businesses.
- General direction has been good.
- Most unnecessary.
- People don't have the same pride in ownership.
- The Parshallburg parking area looks better, but could be larger.
- Not lived here long enough to comment.
- Town looks great! Just miss the Showboat.
- N/A.
- No opinion.
- Roads are worse.
- Many good projects going on.
- Sorry our Heritage House is becoming a sad spot. I know this is not in the township but I wish the downtown was more bustling with business and wish we had things to draw people to our downtown.
- What changes?
- Lost – Showboat, antique shows, industries.
- Good and bad - we need growth of jobs – badly.
- We'll have to wait and see.

- Not many positive changes, decreased home value.

- School improvements are huge (+).

30. As you think about the future of Chesaning Township are there any changes you would like to see made?

No response - 54

Please list:

- Industry in outlying areas.
- Enforce yard maintenance.
- Same
- ?
- Need more businesses and factories.
- More businesses.
- Jobs.
- Increase job opportunities.
- None.
- To new to make suggestions.
- Maybe light industry to increase jobs and families.
- MORE restaurant diversity/filled store fronts.
- Not as of right now.
- N/A
- No ATV on the road or golf carts.

14

- None I can think of.
- Bring events back to the town!
- Ecological activities – public involvement.
- Speed limit from Baldwin Road to Village limit lowered. 35 or 40 would be adequate. • Better streets in town.
- Make homeowners clean their yards up.
- Take away bike lane!
- More effort needed to attract jobs.
- Yes affordable housing – condos.
- More business.
- Welcome all businesses with open arms and promote more jobs.
- Things for people and kids to do.
- More activities that attract youth.
- Need to support the Village as much as possible.
- Utilize the amphitheatre more – have events there.
- Fast food and health restaurants need to come in.
- Less taxes.
- More roads rebuilt.
- More welcoming businesses.
- None – everything ok.

- The parking in town is awful! Township Supervisor makes up his own rules. • Get some decent leadership in the Village.
- Need to bring in jobs!! Promote river activities.
- Glad Laura Greenfelder has invested in our town – reflects on us all. I know this is not in the township but I wish the downtown was more bustling with business and wish we had things to draw people to our downtown.
- Ordinances updated.
- Encourage CenturyLink to improve DSL service or ask Charter to expand cable service. • I would love to see it prosper again.
- If we don't create jobs (not tax funded) we are always going to struggle. • More business – tax base.

15

- Peet Road fixed and more patrols, especially Fair week.
- Fire, Police, Township, Village, Post Office located together.
- More economic development.

31. Should the Village be considering extending water & sewer service to Township residents? Yes - 16

No - 67

No response - 18

Comment:

- For new businesses.
- I would move if I had to use Village water.
- Maybe.

- Would cost a lot – water treatment plant update.
- Can't speak for everyone but we're not interested.
- Not necessary.
- Do not live in town.
- Yes and No.
- I do not like town water. I prefer my own well.
- I moved out of town away from their bad water.
- Presently we need to take care of existing services.
- Too expensive would water and sewer cost.
- Not necessary.
- As much extension as the infrastructure can allow – don't overtax the systems. • Not sure?
- Too costly.
- Do they want it?
- Yes, as long as they have a choice.
- Depends on the situation.
- It is great the way it is.
- Maybe on some roads, M-57 West.
- Not sure what the cost would be.

32. Could the Village and Township improve upon managing future growth so quality of life is retained and improved?

Yes - 61

No – 13

No response - 27

Comment:

- Bedroom community not needed.
- No.
- Not sure.

- I don't know. Can they?
- Quality of life is the main benefit.
- More activities.
- Any future growth must be managed. It's an ongoing process.
- Limit on building height.
- Yes, cautiously.
- Allowing marijuana grow/sale facilities is the wrong direction.
- I think they're doing a great job.
- Fix Village roads & sewer system/drains.
- Need more growth for the young people.
- Community is good, ok.
- They should work together.

16

33. Do you feel the character of Chesaning Township, outside of the developed land surrounding the Village (please circle one)

is best kept as an attractive rural landscape - 45

is in need of increased commercial development - 22

No response - 30

Comment:

- Both, dependent on locations of development.
- If I wanted to live in town I would live in town.
- Keep money in movement.
- Increase development on 57 and 52.
- We need to encourage any job opportunities to keep citizens here.
- Yes to both.
- NO.
- Unless you farm, what is here?
- Clean up properties filled with junk.
- No.
- Yes, for increased revenue to maintain.
- No.
- A blend of attractive landscape with well kept commercial areas is best. Good Examples: St. Mary's Medical, Trinity Methodist Bad Examples: Used car lots, flea market sheds, Pumford barns, new credit union area.
- Don't need Villages expanding.
- Create jobs where needed like Trump says.
- Both – We need to have more light industry and commercial development for jobs – but also need to keep an attractive landscape.
- Commercial development should be kept closer to the Village.

- Both – I love farmland , but if one area started developing that’s good for the town!

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- Keep as is.
- Light commercial for the young people.
- No life is good.
- ?
- We need jobs to maintain our community for one to attract people and grow – stay sufficient and maintain community needs.
- No commercial development keep country atmosphere. People can go to Flint, Saginaw, Midland, Bay City, Lansing, or Owosso for what they need!
- Both, we need business and jobs. Both can be done.
- Not really – it is what it is, not attractive.

Note: Additional comments that could be useful in this survey are appreciated and encouraged. • More activities like Frankenmuth does year round.

- Bad drainage along M57 in spring time tile and ditches need cleaning out!
- Maybe a nice canoe or kayak loading area at the dam.
- I like that we have a small rural town. I do not want it to become more developed. Maybe updated in areas that are already developed.
- Fresh and new ideas are needed especially to the Showboat Park!
- The loss of the Showboat week hurt the Village tremendously, the people responsible should be looked down on. We have a nice little stadium at the park. I would be having events there every week. Why don’ we take advantage of

what we have?

- Clean up some of the places West of town on Brady Street – cars and junk, etc. • Individual research should be done before allowing a manufacturer in our community! • Selling medical marijuana will attract a drug community.
 - People who have run this town have brought it down.
 - The current Board is doing a good job keeping on top of issues. Parshallburg is much improved and used a lot! Good. Needs to be bigger. Showboat Park looks great! Allow medical marijuana in the township.
 - Most of these questions are far beyond my scope of knowledge for me to give an opinion. Only answered the ones I have experience with.
 - Again, planning needs to plan the developments and eliminate spotty zoning. Cluster developments. Keep commercial development in planned areas and not along roads that stretch it out. It's easy just building along existing roads but takes planning to develop a better solution.
 - Do Not Need to have Pot growing in our town! We will consider moving from Chesaning if we continue to support pot growing in our town.
 - Respect the right of private ownership, taxes too high.
 - Do we need such an expensive school and so many new improvements?
 - Relating to #10 recreation is not a priority, they are more interested in their technology.
- 18
- Our new improved look through towns and by the high school is a plus. Our schools look nice, the Township Supervisor is a good caretaker of our community. Thank you for asking our thoughts.

- We cannot prosper on service jobs alone in this community – we must bring in light industrial options to offer jobs and stability for our community.
- Great place to live – they listen to the residents.
- Other than home school and church our children need classes to learn right from wrong – obey the law – don't smoke or drink don't eat.
- There is no way I could consider moving to a more developed area due to the poor housing market. More economic development would encourage higher incomes and increase population. *Low education/low income area.

**The Chesaning Township Planning Commission wishes to thank you
for your help in developing our Township Master Plan.**

APPENDICES B

VILLAGE OF CHESANING
SANITARY SEWER MASTER PLAN
SEPTEMBER 1998

The Village of Chesaning needs an orderly plan for the development of the sanitary sewer infrastructure to accommodate future development. The central portion of the Village of Chesaning is serviced by an existing collection system and a wastewater treatment plant on Main Street near the northern Village limits. The perimeter area is the area where future land development can take place. For this study the perimeter development area will be divided into six sub areas for review and analysis. This report will incorporate design standards as follows:

- Septic tanks are a reasonable method of providing service for isolated remote lots. Any lot proposed for a septic tank must meet the requirements of the Saginaw County Health Department. It is recommended that septic tanks be considered for residential lots only in excess of two acres. If and when a public sanitary sewer system becomes available a resident must connect to the public system. A sanitary sewer is considered available to a residence when the public sanitary sewer is contiguous to the parcel and the structure on the parcel is within 300 feet of the public sanitary sewer.
- For areas where the sanitary sewer is shallow (5–7 feet) a lot can be developed without providing sanitary sewer service to a basement. The use of pump–up facilities to service washers and/or floor drains will be considered on an individual basis.
- For areas where the invert of the public sanitary sewer is 3–5 feet underground the Village should follow these guidelines:
 1. All construction shall be slab only.
 2. The area of home construction on a lot may be built up to provide slope for the house service lead to the public sanitary sewer.
 3. The first floor elevation of the structure should be constructed at a minimum elevation of two feet above the road grade.

The six sub-areas are further defined and analyzed as follows:

- AREA #1 SE portion of Village; South of Center
- AREA #2 East Central portion of Village; Hampton–Center
- AREA #3 NE portion of Village; Main–Volkmer to N limits
- AREA #4 NW portion of Village; West of School and N of M–57
- AREA #5 West Central portion of Village West of airport and S of M–57
- AREA #6 SW portion of Village; S of Liberty and E of railroad

The existing public sanitary sewers and the six sub areas for study are shown on the map entitled “Village of Chesaning Public Sanitary Sewer.”

The existing ground elevations are taken from USGS topographical maps that have a five foot contour interval. USGS also provides spot elevations at various intersections.

AREA #1. SE Village Perimeter

This area encompasses that undeveloped land that is South of Big Rock Elementary School extending South to M–57 and East to the Village limit. Based on existing zoning, this property could support building as follows:

1. Proposed Burlingame addition	40 lots
2. Area South of Liberty to commercial frontage on M–57	70 lots
3. Commercial frontage on M–57 East of Main	15 lots
	135 lots

This area currently also has an eight lot subdivision known as Sunrise Estates that has a road and utilities extended for development. The lots do not have housing construction started as of the date of this report.

The most feasible method of servicing this sub area #1 is as follows:

1. Extend the 8" sanitary sewer east along M-57 from Main Street near the large curve to service existing commercial structures without basements. It is estimated the existing 8" could extend east 400' from the existing manhole. This extension would be built on the north side of M-57.
2. The future sub south and east of Gasper, Neitling, and Sunflower could best be serviced with sanitary sewers by the construction of a pumping station near the intersection of the East Village line and the existing storm drain. The force main would outlet to the north to a new sanitary sewer at Liberty.
3. The Northerly portion of this sub-area would be serviced by a 10" sanitary sewer extended from Main at Center. The existing 8" sanitary sewer would be replaced with a new 10" at a minimum slope of 0.30%. There is a proposed subdivision on the North side of Center Road, East of Andress that is being offered for sale by Pumford Realty. It is recommended that the Village pay the cost for the new 10" sanitary sewer from Main to Andress and the developer be required to extend the public system from Andress to Burlingame. The developer of the proposed 40 lot Burlingame subdivision would be required to extend the public system from Burlingame to the SE corner of the development.
4. An extension of the existing sanitary sewer east along Liberty Street should be reviewed. This would service that portion of the frontage along the proposed Burling Game Plat frontage and that area south of Liberty. The developers would have to supply assurances that the system would meet the standards defined by this report.

AREA 2 — East Central (Volkmer–Broad)

This area encompasses that undeveloped land East of Zion Evangelical Lutheran Church School and north of Big Rock Chesaning Union Elementary School. It is proposed to develop the South 8 ½ acres as a senior citizens complex and the northern acreage. Using existing zoning would support 152 potential lots.

1. To service the 8 ½ acre parcel north of Big Rock Elementary School, the existing 8" sanitary sewer on Broad Street would be extended. The seniors complex would be built without a basement and appears to be able to meet the standards for sanitary sewer depth.
2. The remainder of the sub-district of Area 2 would be serviced by an 8" sanitary sewer extended from Main Street easterly along a new entry road that is South of Hampton. A careful analysis would be required at plan development time to be sure the sanitary sewer is under the storm drain that exits this parcel to the northeast.

AREA #3 — NE Village (North of Volkmer East of Main)

This area in the NE segment of the Village of Chesaning could sustain 12 - 15 lots based on the existing agriculture zoning. If it were to be rezoned to a single family residential zone, 120 lots could be developed.

1. The sanitary sewer service to this area would be accomplished by extending the sanitary sewer east along Volkmer from Main. The extension east probably would only service about 700 feet of frontage and about 300 north along Main to service that frontage. A maximum of 10 lots could be serviced by the existing sanitary sewer. These proposed residences would not have sanitary sewer service to their basements.
2. The remainder of this parcel would be serviced by placing a public pumping station somewhere near the center of the parcel and pumping the sewage to the existing treatment plant on North Main.
3. There is an area of land west of Main Street and south of the treatment plant that could yield a potential of 20 lots. The sanitary sewage from this parcel would flow to a sanitary sewage pumping station and be outletted thru a force main to the existing wastewater treatment plant.

AREA #4 — N.W. Village

This area in the N.W. corner of the Village of Chesaning is west of the Middle School and North of the existing frontage on M-57. This land area is currently zoned A-1 and could yield 80 residential lots. As this area is close to a golf course on the North and the Middle School on the east the property is desirable for sub-dividing. The area should have two road exits south to M-57 for access. The existing sanitary sewer along M-57 is deep enough to service this parcel by gravity. This acreage if developed would have the gravity sewers extend by the developer.

AREA #5 — West Central

This area is south of M-57 and north of the airport runway. The parcel is zoned A-1 and would require zoning changes for development. The Deer Creek Drain traverses this parcel with drainage flow being to the north. The sanitary sewage pumping station at Deer Creek and M-57 has an invert elevation of 618.4 and the ground elevation of the parcel is about 640 ±. When this parcel develops care must be exercised that a large enough trunk sewer is built south along Deer Creek to service the entire parcel. This area could yield 86 lots based on the A-1 zoning.

AREA #6 - SW Portion of Chesaning; South of Liberty and East of Railroad

This area is west of Line Street Elementary School and east of the railroad and south to the Village limits. This area can be serviced by line extensions from Liberty, Thayer, Firwood Line and Peet. To service the SW corner of this parcel will require a small pumping station. Ground elevations taken during development will indicate the length of extensions for each sub-area. This area could support 254 additional lots, based on R-1 zoning.

OVERALL ANALYSIS

The Village of Chesaning currently has approximately 950 sanitary sewer customers. The potential for development is great. The existing sanitary sewage collection system could support a large increase in the numbers of residences in Chesaning. The sanitary sewer infrastructure does not appear to be the only factor inhibiting growth within the Village due to the fact that portions of Area 6, Area 1, and all of Area 4 have the opportunity to develop without the need

for a pump station and growth has not happened.

This report defines areas of potential development and could yield the following numbers of new residences for Chesaning.

AREA #1	120
AREA #2	152
AREA #3	140
AREA #4	80
AREA #5	86
	832

As this number is approaching the current numbers of sanitary sewer customers in Chesaning it is not anticipated this total development will soon occur.

WASTE WATER TREATMENT PLANT (WWTP)

Rowe Incorporated reviewed the operating records from the Village’s wastewater treatment plant from 1995 and 1996 to evaluate the plant’s ability to handle additional customers.

In general, operating records indicate that effluent from the Village’s treatment plant routinely is well within the limits established by the NPDES permit with the exception of the percentages of BOD and suspended solids removal. The permit limit for both of these is established at providing at least 85% removal of the total BOD and suspended solids load of the influent raw wastewater to the plant. The thirty day average for BOD removal has been met; however, sometimes without much margin. There have been a couple of months when the thirty day average for suspended solids removal has not been met.

Failure to provide the required percentage of total removal is largely a result of hydraulic overloading. During wet weather periods, the flow at the plant often exceeds more than 1 mgd. The normal dry weather flow is around 0.3 mgd. The wet weather flows are largely the result of infiltration and inflow (I/I) in the Village’s sewer system. The final clarifiers at the Village’s

treatment plant are not adequate for the high flows that occur during wet weather. Efficient settling in a clarifier requires quiescent conditions. The high flows during wet weather result in increased velocities through the clarifiers, reducing the settling efficiency of the units.

Other than the problems associated with providing treatment during wet weather periods, it seems that the Village's plant should be able to provide treatment for a substantial increase in customers. However, in order to limit the Village's liability for a Michigan Department of Environmental Quality (MDEQ) fine, the MDEQ District Engineer was contacted to get his input. The MDEQ would not look favorably on the Village adding significant flow to its WWTP without simultaneously working to reduce the I/I Problem. Before any additional customers are connected to the Village's sewer system, improvements should be made, or a plan developed, to ensure compliance with the MDEQ's Permit Requirements. A detailed review has not been completed at this point, but we feel that the following components may need to be addressed. The exact nature of work required will likely be dependent upon the proposed number of new connections and the extent to which infiltration and inflow in the sewer system can be reduced.

- Final Clarifiers: It seems that these are undersized for current flows encountered during wet weather. Additional clarification should improve total suspended solids removal percentage and provide permit compliance. It may be possible to enhance settling in the existing clarifiers by feeding a coagulant such as polymer during high flow periods.

- Estimated Cost Range: \$250,000.00 to \$350,000.00

- Grit Removal: The system does not have the capacity for the peak flows which occur resulting in large quantities of grit being passed into the treatment plant. This problem is compounded because in large quantities of grit typically increase as the wet weather flows increase. Although not directly related to the concern of meeting the permitted level of total suspended solids removal, it seems that better removal of grit facilities is a wet weather flow issue, which is the basis of the other concerns regarding treatment capacity.

- Estimated Cost Range: \$40,000.00 to \$60,000.00

- Chapman Street Pumpstation: If the addition of increased customers and/or infiltration-inflow

conditions are such that the Chapman Street pump station's firm pumping capacity is exceeded, the pump station will need to be upgraded accordingly.

- Estimated Cost Range: \$60,000.00 to \$100,000.00
- Treatment Plant: The peak hydraulic capacity of the treatment plant is about 2.6 mgd. This capacity is not based upon the ability to meet effluent permit levels, but merely the ability to pass this quantity of flow throughout the treatment plant. Peak flows must be maintained below this rate or substantial modifications will be needed at the plant.
- Operational Practices: It may be possible to experiment with the recirculation ratio to the oxidation towers. High flows to the towers can result in sloughing of the biomass from the media. This can result in a heavy solids load to the final clarifiers, which as discussed earlier, are less efficient at high flows.
- If wet weather flows cannot be reduced adequately, an alternative to making major modifications at the treatment plant might be to provide retention of excess flows. The excess would be stored temporarily until it can be passed through the plant and treated. Retention will require large areas of land, located in the area where it will not affect the public or neighboring property owners.

VILLAGE POLICY FOR SANITARY SEWER INFRASTRUCTURE

The Village has relied upon a policy that the Village will pay the costs of upgrading existing infrastructure. These costs of upgrading are passed on to users in the form of monthly sanitary sewage bills. The cost of line extensions or pumping stations to service new serviceable areas will be paid for by the potential developer as a project cost. While the Village of Chesaning is desirous of promoting development within its corporate limit, the ability to finance sanitary sewers to areas currently not serviced will remain a developer cost.

As the wastewater treatment plant is experiencing treatment capability problems, the possibility for extension of the system into the Township will largely depend on the ability of the Township to pay a fair share of the costs for plant upgrades.

APPENDICES C

Annual Drinking Water Quality Report

VILLAGE OF CHESANING Chesaning, Michigan

March 18, 2024

The Village of Chesaning Council and staff are pleased to present this year's Annual Quality Water Report to you. This report is designed to inform you about the quality of water and services we delivered to you in 2023. Our constant goal is to provide you with a safe and dependable supply of drinking water every day. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water.

The Village adds two chemicals to treat the source water and to protect the distribution system. Aquadine is added to control the iron in the source water and give some corrosion protection to the water system. Chlorine is added to reduce the risk of bacterial contamination. The Village has a "Back-flow Protection Program" as an added protection to the system.

The Village has four wells to serve it and of those four only three are mainly being used at any one time. We use only the best wells based on quality and quantity.

The Village's wells are from 140 feet to 400 feet deep drawing from the Saginaw Formation Aquifer and/or glacial drift. The *Michigan Department of Environmental Quality* (MDEQ) performed an assessment of our source water in 2007 to determine the susceptibility or the relative potential of contamination. The Village had a re-evaluation of the assessment in 2017 due to some changes and testing at the wells. The susceptibility rating is on a seven-tiered scale from "very-low" to "very-high" based primarily on geologic sensitivity, water chemistry and contaminant sources. The susceptibilities of the Village's well sources are "moderate", "moderate", "very low" and "low" for wells 5a, 6 and 7 respectively. The Village did a Tritium analysis in 2006,2015,2018 and 2021 to determine the vulnerability of the source of ground water. The results of the analysis showed that the Village's water supply is "not vulnerable", however, future activities could compromise the integrity of the confining unit. Although the water supply is "not vulnerable", potential contamination does exist.

If you have any questions about this report, the "Source Water Assessment" report or concerning your water quality, please contact Rodney Cantu (Water Treatment Superintendent) at 845-3410. We would like our customers to be informed about their water utility. You may learn more by attending any of our regularly scheduled council meetings. They are held on the 1st and 3rd Tuesday of every month at 7:30pm at the Village council room 218 N Front street.

The sources of drinking water (both tap and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the land or through the ground, it dissolves

naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. In order to ensure that tap water is safe to drink, the *Environmental Protection Agency* (EPA) prescribes regulations that limit the number of certain contaminants in water provided by public water systems. *Food and Drug Administration* (FDA) regulations establish limits for

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contaminants in bottled water, which must provide the same protection for public health. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. It's important to remember that the presence of these contaminants does not necessarily pose a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

Contaminants that may be present in source water:

Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, which can be naturally-occurring or results from urban storm-water runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm-water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban storm-water runoff, and septic systems.

Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

The Village of Chesaning routinely monitors for contaminants in your drinking water according to Federal and State laws. Though we monitor for more than seventy contaminants, only the ones detected are in the table (below). Some of the contaminants are not monitored annually; the year of monitoring is indicated in the table. This table shows the results of our monitoring for the period of **January 1st to December 31st, 2023**. In this table you will find many terms and abbreviations you might not be familiar with. To help you better understand these terms, we've provided the following definitions.

Action Level (AL) - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one

minute in two years or a single penny in \$10,000.

Parts per billion (ppb) or Micrograms per liter - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

Picocuries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water.

Maximum Contaminant Level - The “Maximum Allowed” (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal - The “Goal”(MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level – The “Maximum Allowed” (MRDL) is the highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

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Maximum Residual Disinfectant Level Goal – The “Goal” (MRDLG) is the level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants

TEST RESULTS							
Contaminant	Violation Y/N	Level Detected	Detected Range	Unit Measuremen t	MCL G	MCL	Likely Source of Contamination
Microbiological Contaminants							
1. Total Coliform Bacteria	N	0	0 to 1		0	More than one	Naturally present in the environment
Radioactive Contaminants							
5. Alpha emitters 2023	N	3	3 to 3	pCi/1	0	15	Erosion of natural deposits
6. Combined radium 2023	N	3	3 to 3	pCi/1	0	5	Erosion of natural deposits
Inorganic Contaminants							
8. Arsenic 2022 Freq. –	N	0 . 0	ND To .006	ppb	0	10	Erosion of natural

every 3 years		06					deposits; runoff from orchards; runoff from glass and electronics production wastes
10. Barium 2022 Freq. – every 3 years	N	.06	.05 to .06	ppm	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
13. Chromium 2022 Freq. – every 3 years	N	ND	ND to ND	ppb	100	100	Discharge from steel and pulp mills; erosion of natural deposits

14. Copper 2023 Freq. - every 3 years 1 of the 20 samples taken exceeded the action level	N	400	90 th percentile	0 to 500	ppb	1300	AL=1300	Corrosion of household plumbing systems
16. Fluoride	N	.4	.4 to .4	0	ppm	4	4	Erosion of natural deposits; water additive which promotes strong teeth
17. Lead 2023 Freq. - every 3 years None of the 20 samples taken exceeded the action level	N	2	90 th percentile	0 to 45	ppb	0	AL=15	Corrosion of household plumbing systems; erosion of natural deposits

20. Nitrite	N	ND	ND	ppm	1	1	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
21. Selenium Freq.- every 3 years	N	.002	ND To .002	ppb	50	50	Runoff from fertilizer use; leaching from septic tanks; erosion of natural deposits
73. TTHM [Total Trihalomethanes]	N	.002	ND to .002	Ppm	0	100	By-product of drinking water chlorination
Chlorine	N	.11 avg.	0.03 - .16	ppm	4 MRD LG	4 MRDL	Water additive used to control microbes

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Per-and polyfluoroalkyl substances (PFAS)

Contaminant	Violation Y/N	Level Detected	Detected Range	Unit Range	MCLG	MCL	Likely Source of Contamination
Hexafluoropropylene oxide dimer acid (HFPO-DA)	N	ND	ND To ND	Ng/l		370	Discharge and waste from industrial
Perfluoro butane sulfonic acid (PFBS)	N	ND	ND To ND	Ng/l		420	Discharge and waste from industrial
Perfluoro hexane sulfonic acid (PFHxS)	N	ND	ND To ND	Ng/l		51	Discharge and waste from industrial: Firefighting Foam

Perfluoro hexanoic acid (PFHxA)	N	ND	ND To ND	Ng/l		400,000	Discharge and waste from industrial: Firefighting Foam
Perfluoro nonanoic acid (PFNA)	N	ND	ND To ND	Ng/l		6	Discharge and waste from industrial
Perfluoro octane sulfonic acid (PFOS)	N	ND	ND To ND	Ng/l		16	Discharge and waste from industrial: Firefighting Foam
Perfluorooctanoic acid (PFOA)	N	ND	ND To ND	Ng/l		8	Discharge and waste from industrial: Firefighting Foam

Microbiological Contaminants

1. Total Coliform. Coliforms are bacteria that are naturally present in the environment and are used as an indicator that other, potentially-harmful, bacteria may be present.

Radioactive Contaminants

6. Combined Radium 226/228: Some people who drink water containing radium 226 or 228 in excess of the MCL over many years may have an increased risk of getting cancer.

Inorganic Contaminants

17. Lead: If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Village of Chesaning is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have

your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at <http://www.epa.gov/safewater/lead>.

Volatile Organic Contaminants:

73. TTHMs [Total Trihalomethanes]. Some people who drink water containing trihalomethanes in excess

of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.

We are sometimes asked for information on some other constituents that are in the Village's water supply. The table below list some of the non-regulated contaminants detected. All of the wells are monitored and the table shows the highest level detected. Chloride was 526 ppm, Hardness was 183 ppm, Iron was 3.0, and Sodium was 490 ppm.

TEST RESULTS							
Contaminant	Violation Y/N	Level Detected	Detected Range	Unit Measure ment	RL	MCL/ AL	Likely Source of Contamination
Non-Regulated Contaminants							
Chloride	N	191	167 to 224	ppm	4		Erosion of natural deposits
Hardness (As CaCO₃)	N	169	167 to 173	ppm	20		Erosion of natural deposits
Iron	N	0.61	.32 to 1.0	ppm	0.1		Erosion of natural deposits
Sodium	N	213	200 to 240	ppm	5		Erosion of natural deposits

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Village of Chesaning is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at 1-800-426-4791 or at <http://water.epa.gov/drink/info/lead>.

Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson's Disease should consult their personal doctor.

All sources of drinking water are subject to potential contamination by substances that are naturally occurring or man made. These substances can be microbes, inorganic or organic chemicals and radioactive substances. All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

MCL's are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink 2 liters (more than ½ gal.) of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

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Total Coliform: The Total Coliform Rule requires water systems to meet a stricter limit for coliform bacteria. Coliform bacteria are usually harmless, but their presence in water can be an indication of disease causing bacteria. When coliform is found, special follow-up tests are done to determine if harmful bacteria are present in the water supply. If this limit is exceeded, the water supplier must notify the public by newspaper, television or radio.

Lead: Lead in drinking water is rarely the sole cause of lead poisoning, but it can add to a person's total lead exposure. All potential sources of lead in the household should be identified and removed, replaced or reduced.

In our continuing efforts to maintain a safe and dependable water supply, it may be necessary to make improvements in your water system. The costs of these improvements may be reflected in the rate structure. Rate adjustments may be necessary in order to address these improvements.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Village of Chesaning is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you have a lead service line it is recommended that you run your water for at least 5 minutes to flush water from both your home plumbing and lead service line. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at 1-800-426-4791 or at <http://www.epa.gov/safewater/lead>.

Infants and children who drink water containing lead could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.

We at the Village of Chesaning work around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.

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Estimated Number of service Connections by Service Line Material

A service line includes any section of pipe from the water main to the building plumbing at the first shut off valve inside the building, or 18" inside the building, whichever is shorter.

Any Portion Contains Lead	Contains Galvanized Previously Connected to Lead	Likely Contains Lead	Likely Does <u>Not</u> Contain Lead	Material(s) Unknown	Contains neither Lead Nor Galvanized Previously Connected to Lead	Total
14	2	80	58	717	239	1110

Please call the Village office if you have questions concerning your water utility.

Water Department
 Village of Chesaning
 218 N Front St
 Chesaning, MI. 48616

989-845-3800

Please call the Village’s Water Superintendent if you have any questions concerning your water quality or this report.

Rodney Cantu, Superintendent
 Water Department
 Village of Chesaning
 218 N Front St
 Chesaning, MI. 48616

989-845-3410