ADDITIONS TO CHAPTER 2 HISTORY OF FABIUS TOWNSHIP

2.18 CODIFICATION OF ORDINANCES

Since the Fabius Township Master Land Use Plan was adopted in 2004 the township has uploaded all ordinances to the Municode system. This system organizes all the townships ordinances into one system and makes it available online for all township residents to use.

2.19 INFRASTRUCTURE UPDATE.

US 131. The Michigan Department of Transportation has, for many years, considered the Fabius Township/City of Three Rivers access points along US 131; and has provided information on resurfacing and potential traffic control measures; however, none of these have gotten funding or come to fruition. Within St. Joseph County, the prime area for industrial and commercial development is along US 131 south from Kalamazoo County into Park and Flowerfield Townships; and then toward Fabius and Lockport Townships.

Water and Sewer. The push for development makes sewer and water infrastructure an important necessity. Lockport Township currently operates a public water supply system. Fabius and other Townships have agreed to work with South County Sewer and Water in Kalamazoo County for purposes of exploring the provision of public water and sewer to portions of the Township, although any actual implementation of sewer may be years away.

County millages. Taxpayers in Fabius Township are assessed county-wide millage levies for:

- Roads (.994 mill or 9.94 cents per $1,000 in taxable value) in 2021
- Transportation (.3291 or about 33 cents per $1,000 in taxable value in 2021)
- Parks (.2493 mill or about 25 cents per $1,000 in taxable value in 2021)
- County 911 (.994 or 99.4 cents per $1,000 in taxable value in 2021).

2.20 PLANNING AND ZONING.

Marihuana. Significant changes to planning and zoning matters have occurred within the last several years including the introduction of Initiated Law 1 of 2008, the "Michigan Medical Marihuana Act" allowing the use of marihuana for certain medical conditions and the acquisition thereof by a qualified patient with a prescription by a designated caregiver. The "Medical Marihuana Facilities Licensing Act" enacted in 2016 allowed for the licensing and regulation medical marihuana "facilities" such as growers, processors, provisioning centers, and testing; and created a statewide-monitoring and licensing board under LARA. This statute required a municipal entity to "opt-in" if it wished to allow such commercial-style marijuana facilities. Fabius Township has not "opted-in" to allow medical marihuana facilities in the Township. Caregivers and patients in the Township are constrained by the limitations of the Michigan Medical Marihuana Act, generally meaning that a patient requires a prescription and a designated primary caregiver. A primary caregiver cannot assist more than 5 patients and may have up to 12 live plants for each patient in an enclosed, locked facility.

Michigan voters approved initiated Law 1 of 2018, effective December 6, 2019 entitled the "Michigan Regulation and Taxation of Marihuana Act", which made marihuana legal under state and local law for adults 21 years of age or older; made industrial hemp legal under state and local law and controls the commercial production and distribution of marihuana under a system that licenses, regulates, and taxes the businesses involved. A municipal entity that did not wish to allow any of the "commercial-style" establishments permitted under the MRTMA needed to provide an opt-out ordinance to the State Licensing Agency. Fabius Township has opted-out of commercial marihuana establishments. The growing of a small amount of marihuana for personal use, and the possession of certain amounts of marihuana for personal use by persons
21 years of age or older is allowed, but the Township has chosen to "opt-out" of the marihuana business, to extent possible under current law.

The Michigan Agency which has been charged with the promulgation of rules, the granting of licenses and other matters related to marihuana has changed its name to the "Cannabis Regulatory Agency". Many expect that this agency will take steps to eliminate the medical/adult use distinction to address the waning medical market.

Renewable Energy. Michigan Public Act 295 of 2008, as amended by Public Act 342 of 2016, (known as the "Clean and Renewable Energy and Energy Waste Reduction Act") was intended to promote the development and use of clean and renewable energy resources and the reduction of energy waste through programs that will cost-effectively diversify the resources used to reliably meet the energy needs of consumers in the state, to provide greater energy security through the use of indigenous energy resources; to encourage private investment in renewable energy and energy waste reduction; to coordinate with federal regulations to provide improved air quality and to remove unnecessary burdens on the appropriate use of solid waste as a clean energy source. As a goal, this act requires that not less than 35% of the state's electric needs should be met through a combination of energy waste reduction and renewable energy by 2025, if the investment s in energy waste reduction and renewable energy are the most reasonable means of meeting an electric utility's energy and capacity needs relative to other resource options. A system of energy credits, achieved through the reduction of certain solid-waste energy sources, and the implementation of clean energy uses, such as wind and solar earning "renewable energy credits". The Michigan Public Service Commission's 2021 report on renewable energy stated that electric providers used enough renewable energy credits to achieve the 12.5% renewable energy standard set by PA 342 of 2016; however, the most recent 2019 renewable energy percentage being used was still only 11.2% of retail sales. This push for renewable energy has produced innumerable zoning challenges for municipalities all across Michigan. Renewable energy, presently mostly focused on wind energy and solar, is affected by and affects the communities in which they are located. Municipalities with "standard" zoning ordinances were, by and large ill-prepared for these new land uses. Through various zoning tools, including ordinance amendments, setbacks, special land uses, and site plan review and approval, municipal entities in Michigan are starting to get a handle on how to deal with these systems. Like most of the southwestern lower portion of Michigan, wind energy is not sufficient to allow for such facilities as "wind farms" or commercial-style wind energy facilities. Thus Fabius Township focuses on solar energy as the primary renewable energy source in the Township. On October 5, 2021 Michigan State University Extension released its "Planning

& Zoning for Solar Energy Systems: A Guide for Michigan Local Governments" to help Michigan communities meet the challenge of becoming solar-ready by addressing solar energy systems (SES) within their planning policies and zoning regulations.

The Fabius Township Planning Commission undertook a citizen's survey as part of this updates. Further, solar energy has become a primary focus of the community with as many "in favor" as those "against". The Township Planning Commission has taken numerous comments into account and considered its survey. Fabius Township is blessed with numerous inland lakes, and has M-60, a state highway, near its southern border; and US 131, a federal highway, located along its eastern border. The pattern of retail, commercial and industrial development in the Township has been largely along US 131. A new electric substation has been placed on M-60 in Fabius Township near the 131 interchange. Solar energy can easily be fed from solar facilities along the M-60 highway and into the substation. The northwestern side of M-60 contains two heavy industrial uses and a landfill. Big retailers Meijer's and Walmart are on 131 near this intersection. The Fabius-Park Fire station just off 131, which allows for reasonably fast access for brush fires, or other problem that may be caused by industrial solar panels.

Commercial and retail businesses, including such big box stores as WalMart and Meijers are concentrated along the US 131 business area. Much of this corridor is subject to 425-agreements with the City of Three Rivers with zoning having been designated to the City. Outside of the two highways, the Township is very much a rural and residential enclave where lakes, wetlands and single-family residences and family farms constitute the vast majority of uses. Respecting the citizenry's desire to maintain the Township's rural character and in consideration of the existing development along US 131 under the City of Three Rivers' zoning authority, the Planning Commission has determined that the only appropriate location in the Township for industrial solar facilities is along the less-developed M-60 corridor.

The implementation of large-scale solar along M-60 would not adversely affect the quality of the existing uses due to the amount of available open space and the relatively few structures of any sort located thereon. As such, the Planning Commission has proposed a solar overlay district in which industrial solar facilities would be permitted as a special land use along the M-60 corridor to a depth of 880 yards on either side of M-60. The Planning Commission has prepared a solar overlay district map, which has been included as part of this master plan update.

The Planning Commission has determined that utility-grade solar facilities are not compatible outside of this overlay district. Despite the highly-charged atmosphere the potential for industrial-solar uses has engendered, the Planning Commission has thoughtfully considered the compatibility of industrial-style solar facilities in the Township with an eye to how such would best benefit the Township as a whole. The Planning Commission has not entered the fray or chosen "winners" or "losers" but instead

has determined that the solar overly district, as provided, encompasses the only area in the Township that is suitable for industrial-solar facilities.

In consideration of the desire expressed by the citizens in the survey, the Planning Commission has determined that those areas outside of the 880-yard solar energy overlay district are specifically not suitable for utility-grade solar energy. Such 880-yard overlay along M-60 was not arbitrarily undertaken. While the overlay district contains the entirety of many parcels, most of these are largely undeveloped and/or contain open space suitable for industrial solar. Numerous existing parcels are located entirely within the overlay district; however, in some places the overlay district does not encompass the entire parcel. This situation will be addressed in the text amendments and the special use process. The planning commission is not inclined to follow property lines, due to the possibility that they may change over time. Instead, the overlay district has a defined and measurable location based on the permanent location of M-60.

5.03 Fabius Township Master Plan Survey for 2022 Plan Update.

The Fabius Township Planning Commission partnered with Williams and Works for the creation and interpretation of a survey of township residents and property owners in 2021-2022. This section contains the survey questions and results.

FABIUS TOWNSHIP

Public Input Summary Report

Master Plan Update

March 2022

INTRODUCTION

In December through February 2021-22, Fabius Township issued opinion surveys for the purpose of gathering public opinions regarding land use and planning in the Township. This community input is useful for guiding policy decisions in the updated Township Master Plan. The survey gathered quantifiable data from property owners in the Township, which will help set policy relative to growth and development in the community over the next twenty or more years.

This report presents the findings of the survey. It includes summary of the methods used to solicit feedback, its findings in terms of the input and quantified data received, and an analysis of the significance of the conclusions.

COMMUNITY SURVEY

Methodology and General Information

The survey questions were developed by the Planning Commission with assistance from Williams & works. The survey was organized into two sections: background questions and land use questions. A total of three survey pages were created in order to organize questions by each category. The survey was conducted through a mailing to all property owners in the Township and publicized locally, including the Township website and a reminder letter mailed a couple of weeks before the end of the survey collection period. Respondents aged 18 and older were asked to respond to this survey. A total of 654 surveys were completed by the February 19, 2022 deadline. This results in a rate of return of approximately 24.6% of the 18 and older population, and a confidence interval of plus-or-minus five percent based on the Township's 2020 total adult population of 2,654.

It should be noted that due to sample size, sample population, and other limitations present in surveys generally, results should not be interpreted with a purely scientific mindset; however, results of the survey provide valuable perspectives of the community's opinions regarding relevant land use and planning issues in the Township. The survey was successful in that it resulted in objective, quantifiable information from a large number of people compared to typical participation in other forms of public input (community open houses, visioning meetings, etc.) the survey is one of several tools that will help with the Fabius Township Planning Commission set land use planning policy, prioritize projects, and make decisions over the next five or more years.

The survey format enabled respondents to provide confidential replies using a "check-the-box" format to expedite the completion of the online form and to maximize the rate of response. This format also facilitated consistent scoring on which the analysis can be performed. Some respondent completed the survey, but left various items blank; however, all surveys had at least some responses that could be scored. Some questions provided space for respondents to

fill in the blank and leave comments. When spelling and grammar mistakes were obvious, corrections were made.

Data Entry and Measurement

The mailed survey presented respondents with a standardized set of questions from which they could choose responses. Some questions only permitted one answer, some permitted multiple answers, and others allowed space for individual comments. This method restricted acceptable entries to those required by the survey form, providing a standardized method by which analysis could be conducted and trends observed.

Three scoring scales were used to report the data received: Nominal, ordinal, and ratio scales. A nominal scale merely counts responses by particular classification (e.g., resident or non-resident). This scale is useful to separate responses into working groups or to evaluate the overall sample to determine whether it represents the larger population. Items 1-7, 9-11, and 15- 16 were designed with a nominal scale.

An ordinal scale is more useful in gaining insight into respondent beliefs because it includes the characteristic of rank order. That is, one item is greater or lesser than another item, or it has more or less of a particular quality, based on a commonly understood standard. An ordinal scale enables some greater judgment about the relative strength or weakness of particular responses (e.g., "greater than," "more important than," etc.). It does not, however, include a quantifiable or consistent interval between the various points in the scale. Items 12-14 and 17-26 were designed with an ordinal scale.

Ratio and open-ended measurements comprised one question each. A ratio scale can be used for question 8 since in this question, respondents were asked to indicate their age. Lastly, question 27 featured an open-ended write-in response for participants to provide any additional thoughts about planning and zoning not covered in the survey.

For the purposes of reporting the results of the survey, the ordinal scales used were converted to interval scales. This merely means that a numeric value was assigned to each response with an interval of "1" between each point on the scale. For example, in Question 14, "Very Concerned" responses were assigned the number 4, "Somewhat Concerned" responses were assigned the number 3, and so forth. This was done to enable the measurement of the central tendency of all responses, which is accomplished by determining the arithmetic mean (or average) response for the item. However, it must be recognized that the assignment of value to the intervals of the scale does not automatically result in a true interval scale because each respondent will have his/her own interpretation of the interval. Nevertheless, in aggregate, this procedure does enable a comparison of the items from one to the next.

Analysis

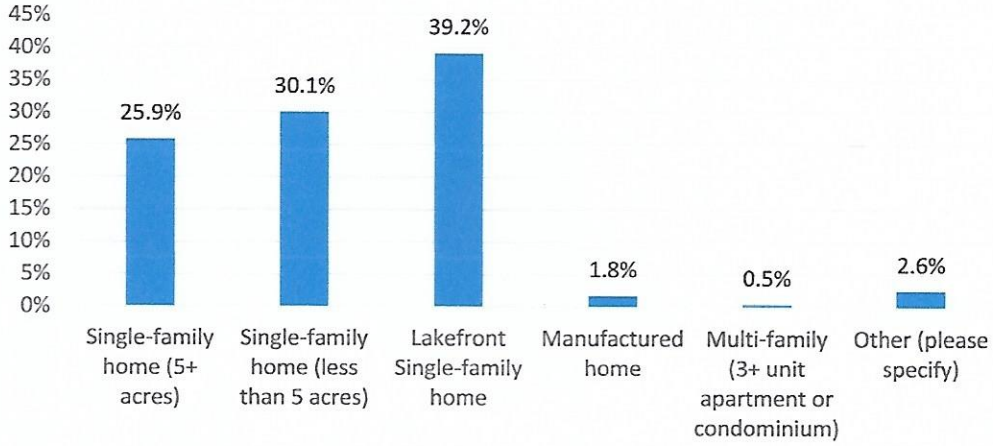
Results were compiled to determine trends in opinions of survey respondents. Cross-tabulation analyses were performed in order to try and understand if various sub-groups of survey

respondents responded differently to questions that may not be readily apparent when analyzing total survey responses. Cross-tabulations were performed for the following: area of residence in the Township (Q1), duration of residency in the Township (Q5), and age (Q8).

Background Questions

1. Respondents were asked to identify which quadrant of the Township they resided in based on the map provided in the survey (See appendix for Map 1). Most of the respondents that entered the survey lived in quadrant A (43.8%) that is in the northwest of the Township, followed by C (24.9%), B (20.2%), and D (10.7%) quadrants. This question also allowed respondents to specify their location of residence if they did not live in Fabius Township. Only 0.3% (2 respondents), answered that they do not live in the Township.
2. The second question asked respondents to identify their status of residency in the Township. About, 77% of the respondents indicated themselves as full-time residents while 23% are seasonal residents.
3. Respondents were asked to identify their type of residence. The largest percentage of respondents live in Lakefront Single-family home (39.2%) followed by those who live in single-family home (less than 5 acres). About 25.9% of the respondents live in single family homes (more than 5 acres). No respondents listed living in a duplex and only 0.5% indicated living in a multi-family home. Single family homes are the primary type of residence in the Township (95.2%).

Fgiure 1: Type of Residency



4. Question 4 asked whether a respondent own or rent their home. The large majority of respondents indicated that they own their home (99.2%, n=631) while only 0.8% (n=5) reported renting their home. Additionally, the U.S. Census reports that 87.6% of the occupied housing units are owner-occupied and about 12.4% of the units are renter occupied. This is also consistent with answers to Question 3 above, as those who live in a single-family home will typically have ownership, while those who live in a multi-family home will typically be renting.

5. The plurality of respondents indicated living in the Township for more than 25 years (46.1%, n=269) followed by 10 to 35 years (32.4%, n=189). The combined percentage of those living in the Township for over 10 years (78.4%) indicates a very high retention rate among residents. In general, longer duration of residency in the Township was associated with a high large percentage of single-family homes (more than 5 acres) and lakefront single family homes. The proportion of respondents living in a single-family home (more than 5 acres) steadily increased between categories of resident duration, with the greatest proportion reported from respondents who had lived in the Township more than 25 years.

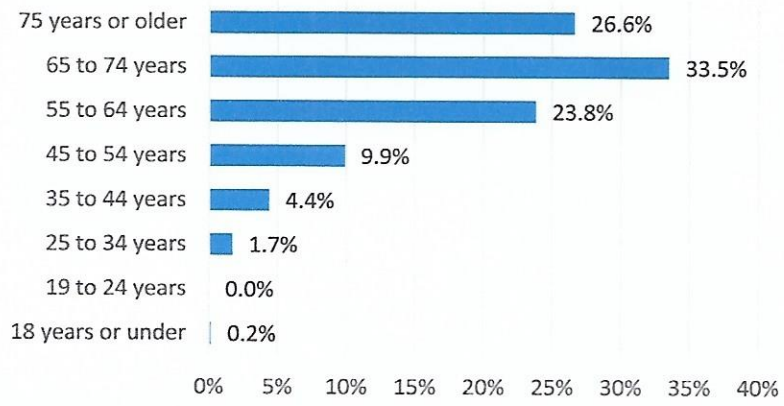
Answer Choices	Percentage	Number
Fewer than 3 years	6.2%	36
3 to 9 years	15.4%	90
10 to 25 years	32.4%	189
More than 25 years	46.1%	269
	Total Answered	***584***
	Skipped	*70*

Those who have lived in the Township for more than 25 years also had the greatest proportions of individuals who have retired. Of these respondents, about 39% reported having interest in seeing retirement community/senior living and assisted living type of housing in the Township. These respondents also listed preserving rural character/open space/farmland and protecting private property rights/groundwater as important priorities for the Township.

6. Consistent with the long duration of residence indicated in Question 5, the majority of respondents do not expect to move out of the Township within the next five years (95.9%, n=591) while only 4.1% (n=25) respondents show an interest in leaving Fabius Township.
7. The greatest percentage of respondents were from the 65 to 74 years old age group (33.5%, n=214) following by those 75 years or older (26.6%, n=170), and those 55 to 64 years (23.8%, n=152). There is a relatively older age of respondents and is slightly older than the 2019 American Community Survey estimate of the Township's median age at

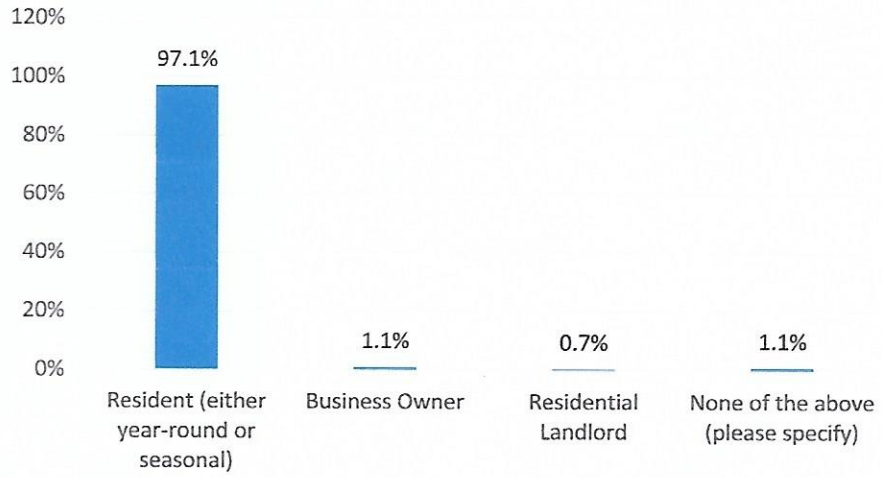
47.1 years. No respondents were age 19 to 24 years and only 1 respondent age 18 or younger.

Figure 2: Age



8. Question 8 asked respondents to identify their primary connection(s) to the Township, encouraging them to select all option that applied. In conjunction with a high percentage of residents living in the Township as indicated in Question 1, the primary connection of respondents to the Township was residency (97.1%, n=598). Only 1.1% (n=7) responded with owning a business in the Township.

Figure 3: Connections to the Township



9. Respondents were asked which geographic area is their primary workplace. A majority (57.7%) answered that they are retired. While, 12.2% (n=76) of the respondents indicated that they work in Three River followed by Home (10.6%, n=66) and Others (10.4%, n=65). The respondents were asked to specify if their place of work was not listed. Those who specified "Other" workplaces included Indiana, Chicago, Illinois, Grand Rapids, Ohio, Out of State, and Somewhere else in Michigan.

Table: Primary Workplace of Respondents

Answer Choices	Responses	Number
Home	10.6%	66
Three Rivers	12.2%	76
Centreville	1.1%	7
Elsewhere in St. Joseph County	0.8%	5
Battle Creek metro area	0.3%	2
I am retired	57.7%	360
Unemployed	0.5%	3
Fabius Township (not including home)	1.6%	10
Constantine	1.0%	6
Sturgis	0.5%	3
Kalamazoo/Portage metro area	3.2%	20
I'm a student	0.2%	1
I'm a stay-at-home parent	0.0%	0
Other (please specify)	10.42%	65
	Total Answered	***624***
	Skipped	*30*

10. Respondents were asked where are likely to go for shopping (groceries, clothes, home goods, etc.), entertainment (movies, theater, concerts, sports, etc.), and recreation (camping, hiking, boating, fishing/hunting, off-road vehicles, etc.). Respondents indicated an inverse pattern between shopping and recreation. In general, areas where they are likely to go shopping are not areas they travel for recreation, and vice versa. Shopping was most popular in the City of Three Rivers (98.7%), City of Sturgis (43.5%), and Kalamazoo /Portage metro area (34.7%). Recreation was most popular in elsewhere in Berrien County (92.0%), elsewhere in Van Buren County (69.2%), and elsewhere in St. Joseph County (79.4%). Kalamazoo/Portage metro area (86.5%) was the most popular place for entertainment.

Figure 4: Popular Locations for Goods and Services

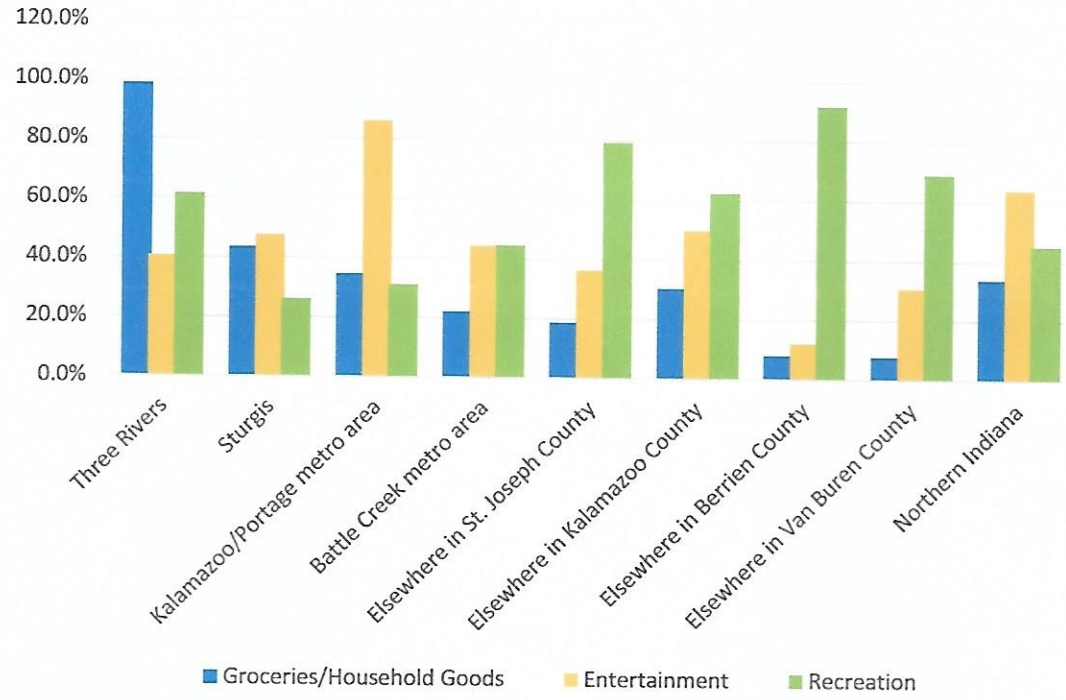
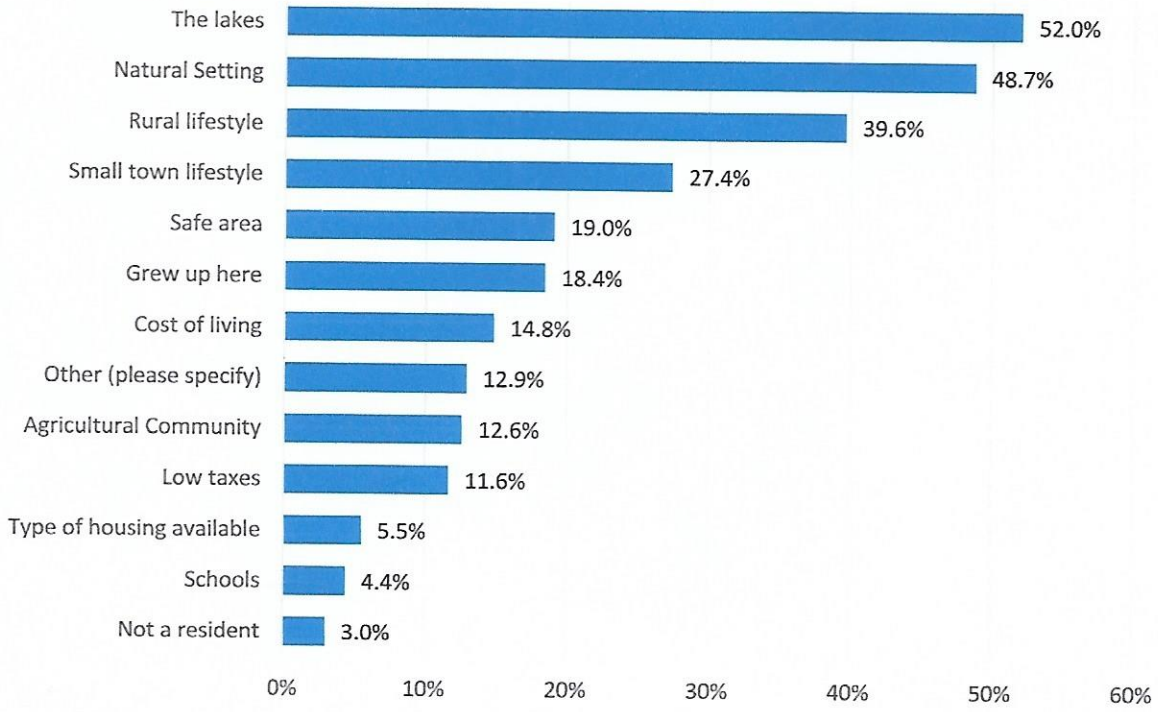


Figure 5: Important Reasons for Living in Fabius Township



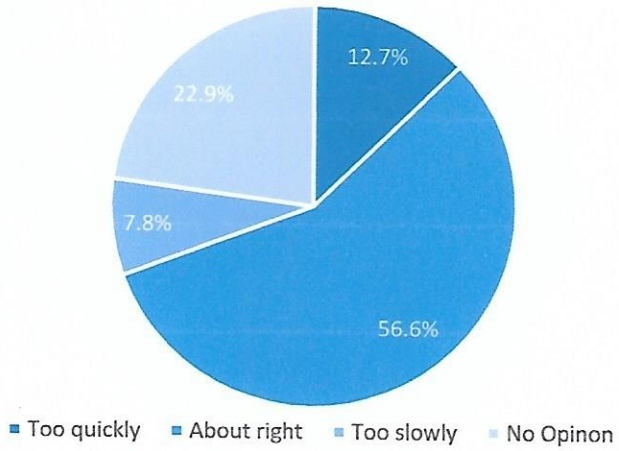
11. Question 11 asked respondents the most important reason(s) they have chosen to live in Fabius Township, selecting all characteristics that were applicable. The clear top choices were "The Lakes" (52%), "Natural Setting" (48.7%), and "Rural Lifestyle" (39.6%). Respondents were also asked to list other reason(s) that were not mentioned in the survey. Respondents who selected "Other" indicated access to lakes, family, farming, and the presence of a strong Latvian community.

Land Use & Development Questions, Part 1

This section of land use and development questions focused on the priorities and preferences of residents regarding growth, development, and land use in Fabius Township. Questions within this section were intended to better understand the public's priorities and attitudes toward development in the Township.

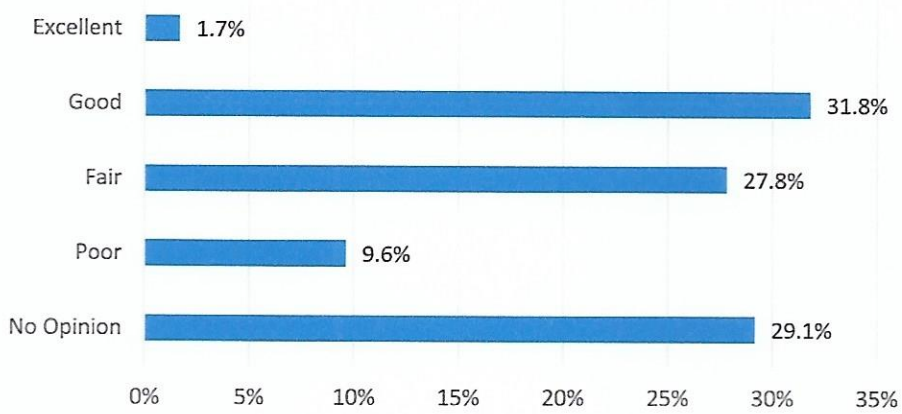
12. Respondents were asked to provide their opinion regarding the growth rate of the Township. A majority of the respondents believe that the Township is growing about right (56.6%) while 12.7% of the respondents believe that the Township is growing too quickly. Only 7.8% respondents thought that the Township was growing too slowly and 22.9% of the respondents indicated having no opinion on Township's growth.

Figure 6: Opinions Regarding the Township's Growth



13. Respondents were asked to rate the Township's effort to guide and direct growth and development. 31.8% of the respondents reported Township's effort to be "Good" and 27.8% reported "Fair". While 29.1% of the respondents reported having "No opinion" on the Township's Effort, 9.6% rated Township's effort to guide and direct growth as "Poor".
14. Question 14 asked respondents to indicate their level of concern with various aspects of the Township. Answer Choices available for this question were "Very Concerned", "Somewhat Concerned", "Not Concerned", and "No Opinion". For purpose of providing

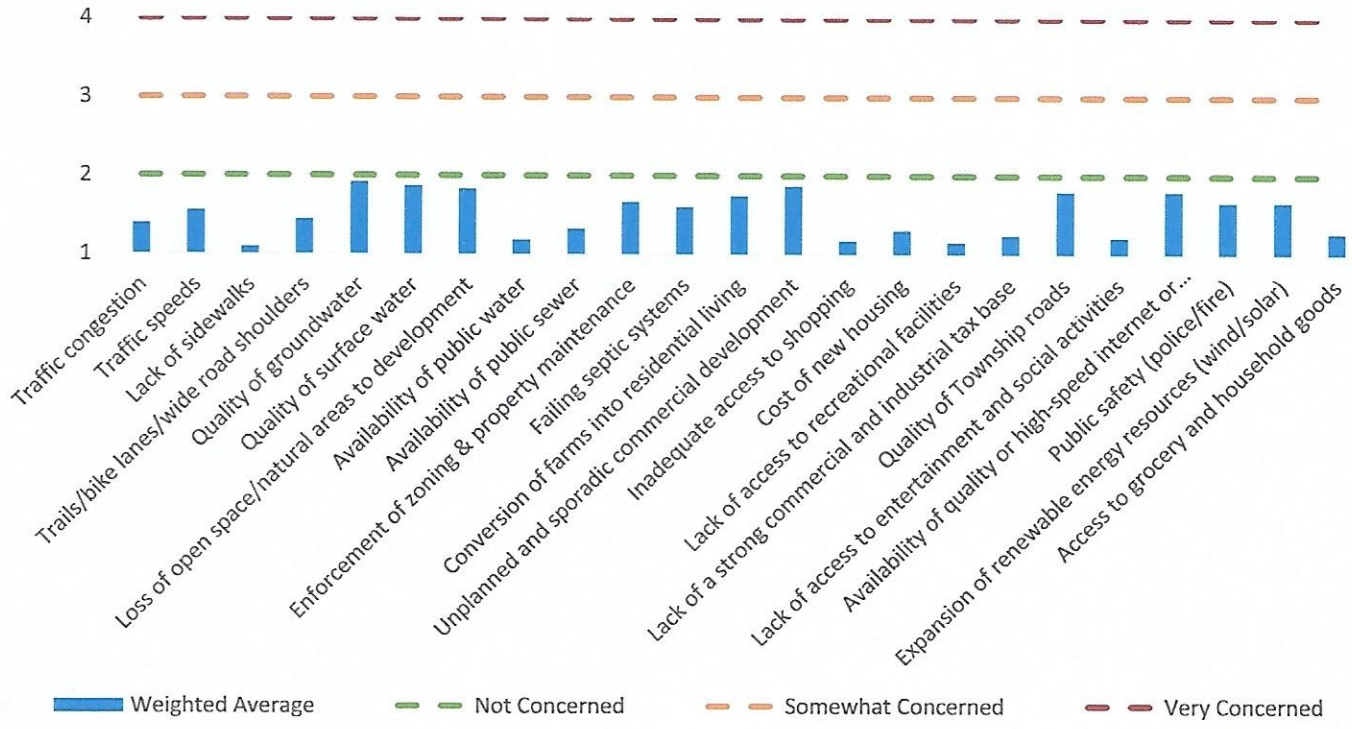
Figure 7: Rating of the Township's Effort to Guide and Direct Growth and Development



a quantifiable value to compare and rank respondents' satisfaction with the listed topics, a weighted average was applied. A score of 4 was given to "Very Concerned", a score of 3 was given to "Somewhat Concerned", a score of 2 was given to "Not Concerned", a score of 1 was given to "No Opinion".

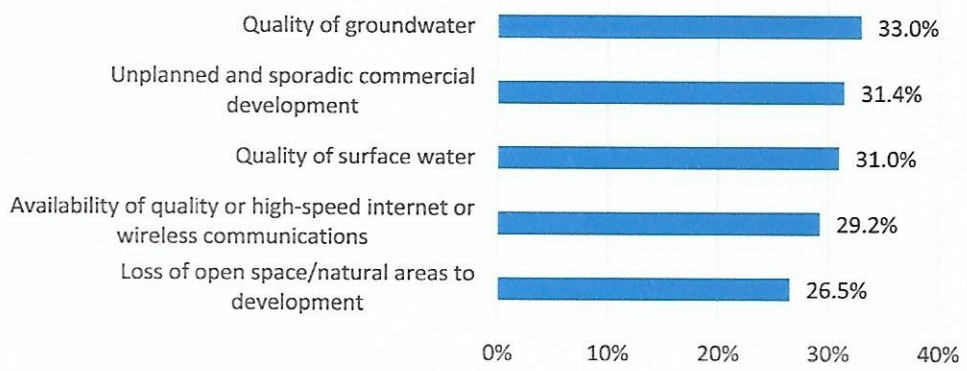
Respondents reported that they are most concerned with the quality of groundwater, quality of surface water, availability of quality high speed internet or wireless connection, and the unplanned and sporadic commercial development. Respondents

Figure 8: Level of Concern Regarding Various Aspects of the Township



were somewhat concerned by loss of open space/natural areas to development, conversion of farms into residential living and the quality of Township roads. Respondents were generally less concerned about other items. Items of least concern were inadequate access to shopping, lack of access to entertainment and social

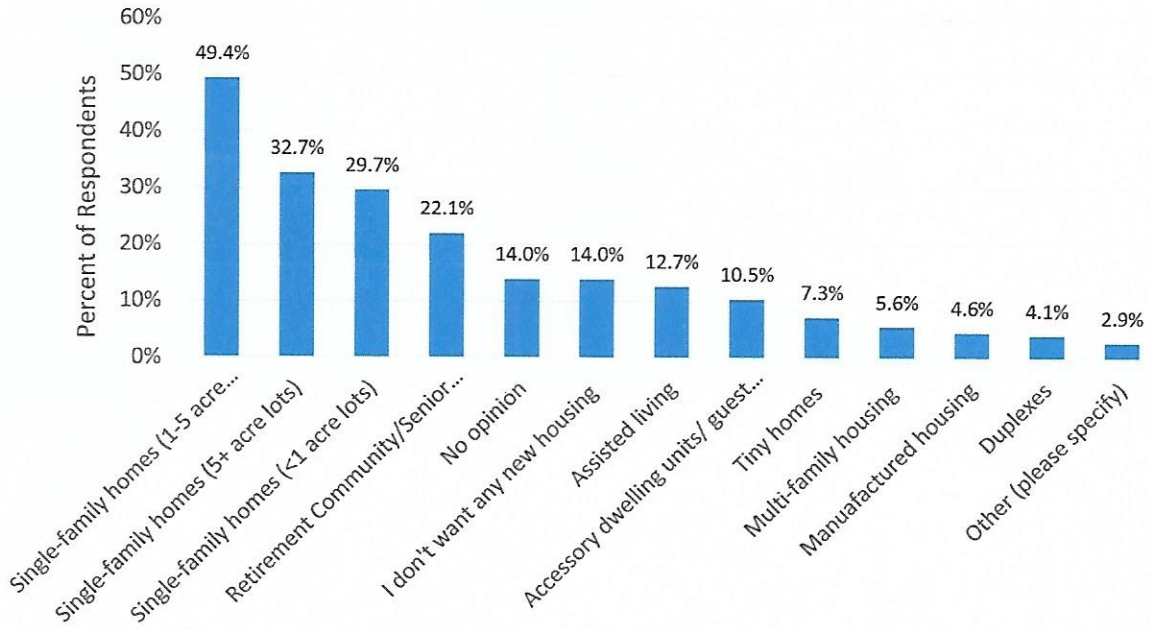
Figure 9: Township Aspects of High Concern



activities, and access to grocery and household goods.

15. Question 15 asked which types of housing respondents would like to see in the Township. 49.4% of the respondents expressed a need for single-family homes (1-5 acre lots) following by Single-family homes (5+ acre lots), and Single-family homes (less than 1 acre lots). Additionally, 34.8% of the respondents also noted interest in retirement community/senior living and assisted living. 14% of the respondents also indicated having no interest in new housing in Fabius Township. Respondents also specified other

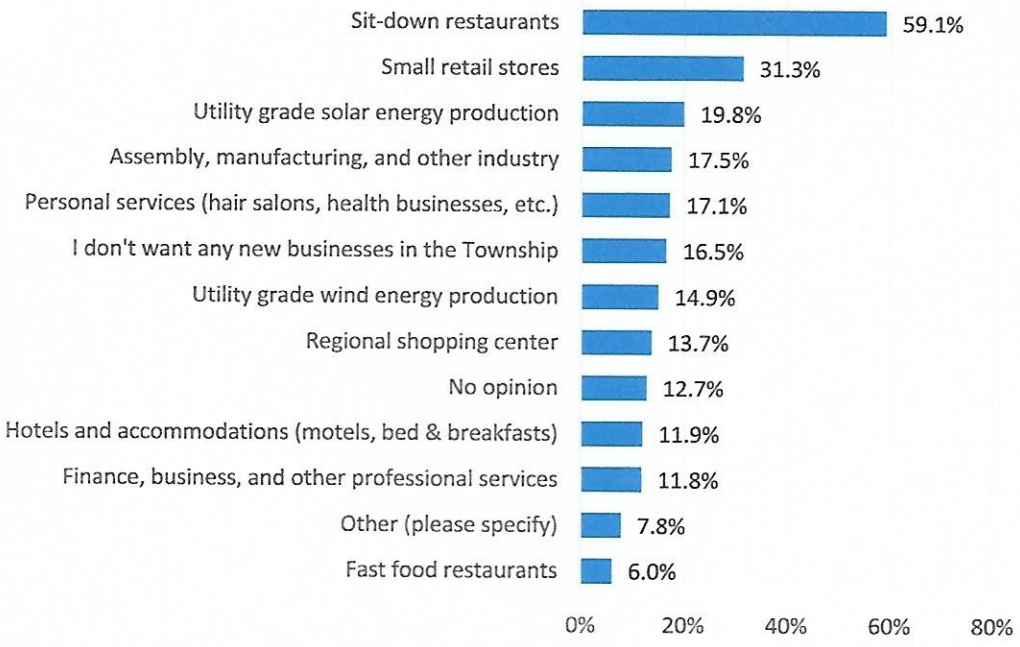
Figure 10: Desired Housing Types in the Township



types of housing such as, trailer parks, affordable senior housing, accessory buildings that allow for RV storage, etc.

16. Respondents were asked to Identify which types of businesses they would like to see in the Township and encouraged to select all which applied. Sit-down restaurants were the most desired type of business by respondents (59.1%). This was followed by small retail stores (31.1%) and utility grade solar energy production (19.8%). The least desired types of business were fast food restaurants, finance, business, and other professional services, and hotels and accommodations (motels, bed & breakfasts). There were a few respondents with no opinion (12.7%) or who did not want any new businesses in the Township (16.5%). Comments related to other types of businesses included cell tower, grocery store, dock and boat repair businesses, variety retail, home occupation/office supply/hardware stores, etc. Two respondents also desired cannabis stores, while two respondents opposed it along with wind energy farms and solar farms. Respondents also mentioned that location of the businesses is important and that they should be placed along major roads and not rural areas.

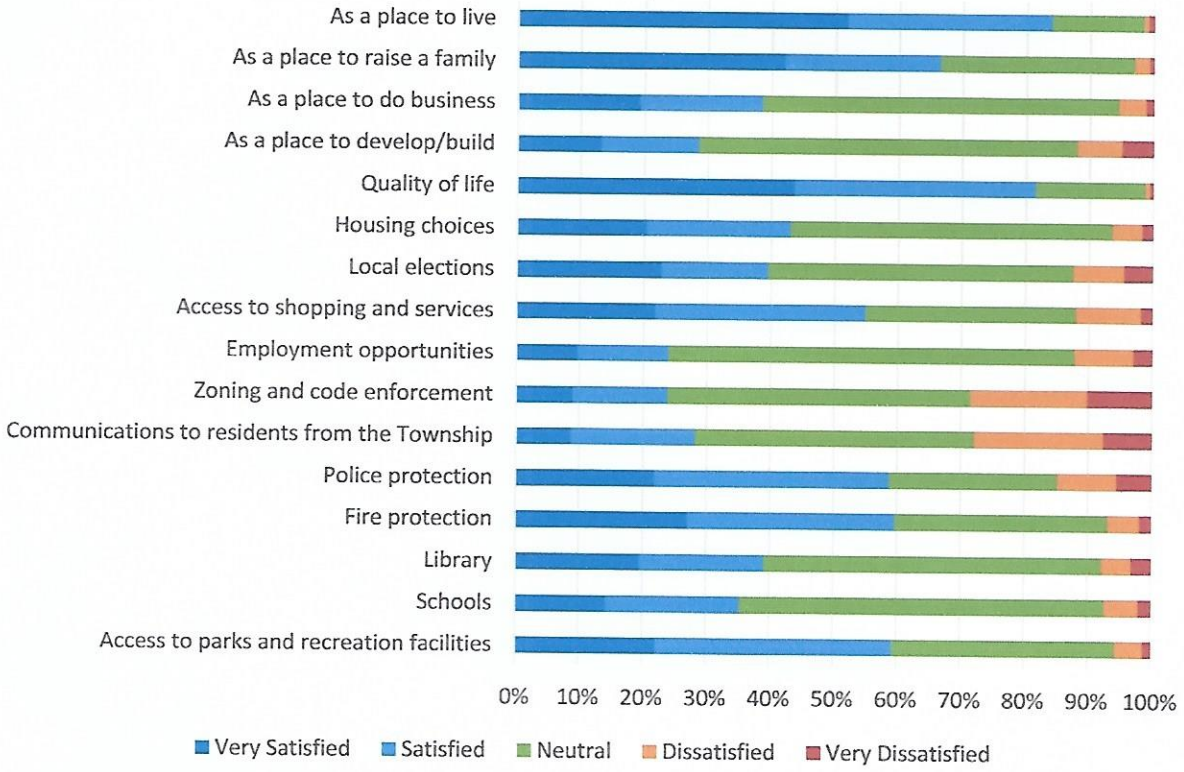
Figure 11: Desired Business Types in the Township



17. Question 17 asked respondents to indicate their level of satisfaction with various aspects of the Township. Respondents were most satisfied with the Township as a place to live (51.8%), as a place to raise a family (42.0%) and the quality of life (43.6%). Police protection and access to parks and recreation facilities were also listed as satisfactory by a little more than 35% of the respondents. Aspects receiving the lowest satisfaction score were zoning and code enforcement (10.2%) and communications to residents

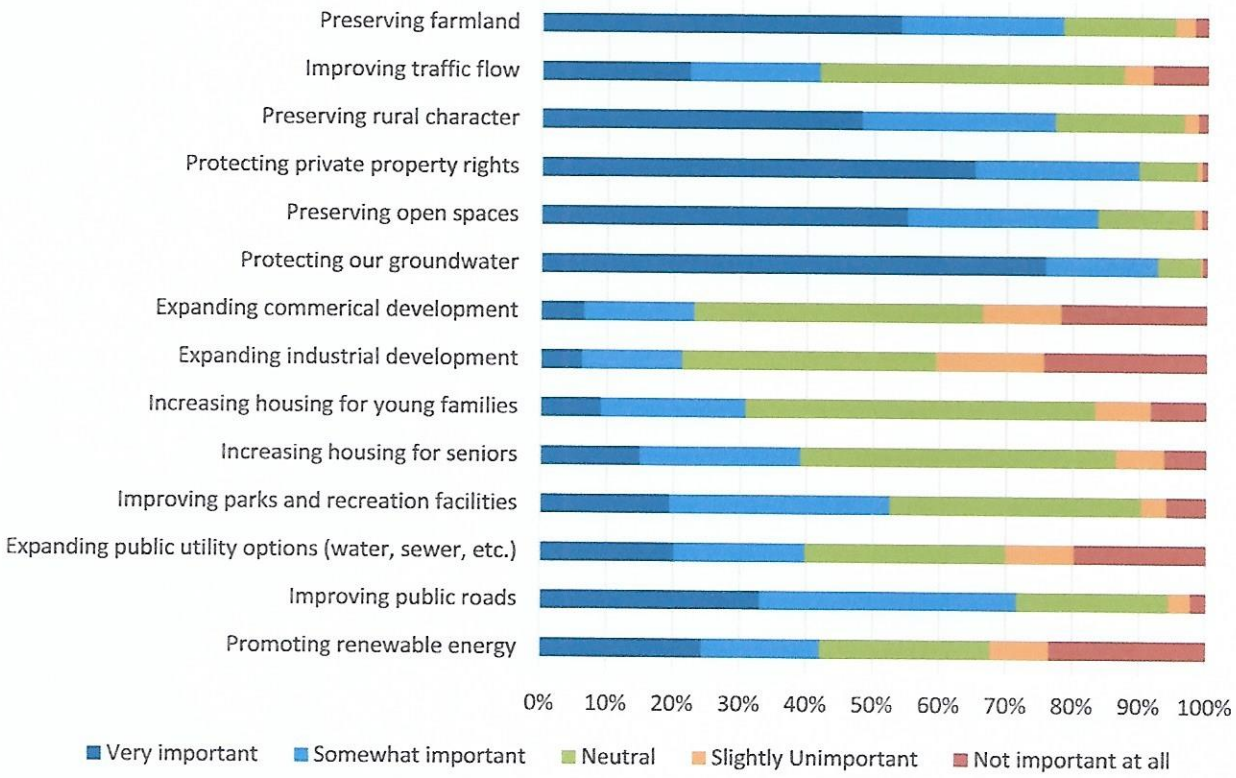
from the Township (7.6%). Overall, respondents were more satisfied with aspects of the Township than dissatisfied.

Figure 12: Level of Satisfaction with Various Aspects of the Township



18. Respondents were asked to rate the importance of priorities in the Township. Answer choices available for this question were "Very Important", "Important", "Neutral", "Not Important", and "Not at all Important". Respondents listed protecting private property rights, preserving open spaces, and protecting groundwater as the top priorities for Fabius Township. Improving public roads and parks and recreational facilities were also listed as important by the respondents. The least important priorities were expanding industrial/commercial developments and others. Comments related to other types of priorities included improving sidewalks/bike paths, managing traffic, cell phone reception, zoning updates, etc.

Figure 13: Importance of Priorities in Fabius Township



Land Use & Development Questions, Part 2

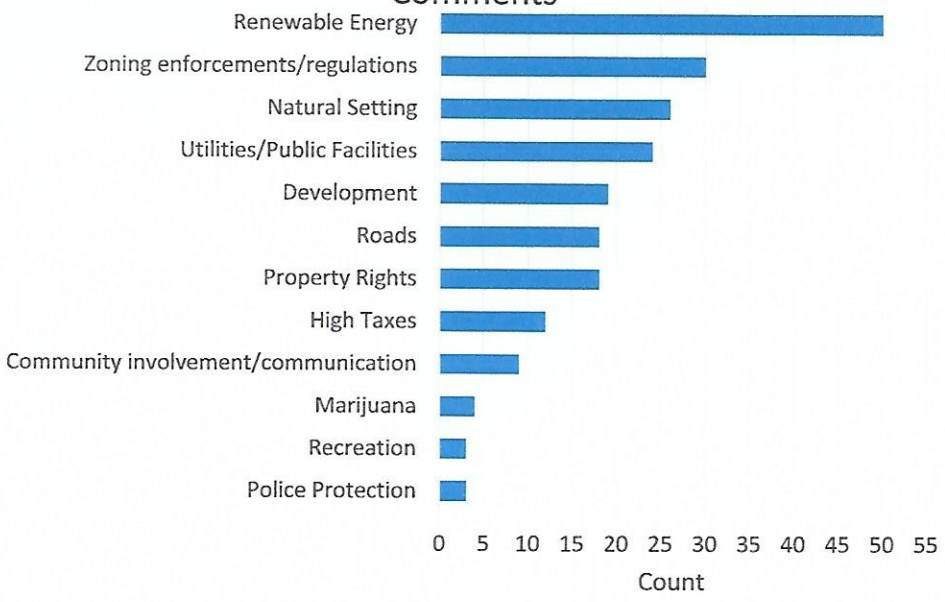
This section of land use and development questions aimed to gather opinions related to specific, vital issues that are facing the Township. This allows respondents to rate their level of agreement with several statements in order to gather feedback. Answer choices for this question were "Strongly Agree", "Agree", "Neutral", "Disagree", and "Strongly Disagree".

19. This question asked whether the Township agrees or disagrees with the statements presented below.
    a. The Township should acquire more land for parks, natural areas, and non-motorized trails. About 49.8% of the respondents agreed or strongly agreed with this statement while 33.9% of the respondents disagreed or strongly disagreed.
    b. I would support increased controls on development to protect water quality in lakes, rivers, and streams. A large majority (81.5%) of the people agreed or strongly agreed with this statement and about 12.9% disagreed or strongly disagreed.
    c. Fabius Township needs to attract more commercial businesses. 47.4% of the respondents disagree with this statement while 31.0% agree with the statement. This statement also has a high number of respondents (18%) who do not know if they agree or not agree with this statement.

d. Farmland in the Township should be preserved and protected. A large percentage (84.2%) of respondents agree with the statement and only a small group (9.9%) of respondents think otherwise.
e. Housing development with smaller lots should be clustered together to preserve open space and farmland. Similar to the question above, majority (53.6%) of the respondents agree with the statement while 24.2% of the respondents do not agree with the statement above.
f. I support a road millage to improve roads in this Township. About 46.4% of the respondents do not agree with this statement and 36.3% of the respondents do agree with this statement. 17.3% of the respondents noted that they don't know whether they agree or disagree with this statement.
g. I would support a parks and recreation millage to acquire or improve parks, preserve natural areas, and non-motorized trail facilities. About half of the respondents (51%) either disagree or strongly disagree with supporting this statement while 33.4% agree. 15.5% of the respondents neither agree or disagree with the statement.
h. The Township should be open to expanding utility-grade renewable energy resources. About 47.9% of the respondents agree or strongly agree with the statement and about 33.2% disagree or strongly disagree with this statement. This statement also has a high percentage (18.9%) of respondents who neither agree or disagree with the statement.

20. The final question allowed respondents to leave additional thoughts about planning and zoning in Fabius Township. A total of 218 respondents used this section to provide

Figure 14: Major Planning and Zoning Themes in Comments



additional thoughts. These thoughts were categorized by major themes for comparison in Figure below.

The largest number of comments were related to renewable energy in the Township, especially solar energy. The comments equally reflected feelings both for and against solar and wind energy. Respondents that believed solar/wind to be a disadvantage to the Township and associated it as an unsightly development that will damage the rural/natural character of the Township. Respondents who supported the renewable energies also noted that they should not be located on farmland because of their negative impact on the aesthetics of the Township.

Zoning enforcements and regulations was the second most mentioned item in the respondents' comments and was typically associated with strict zoning restrictions that does not allow property owners to build accessory buildings on their property. Several comments also mentioned lack of enforcement on the number of junk cars and trailers situated on lots simulating a visual nuisance. Respondents also noted that the commercial and industrial areas should remain near the highways and residential areas should remain near the lakes. Some comments also complained about the number of boats and the amount of light/noise pollution by the lake residential areas.
There were also a number of comments that indicated the need for water/sewer services near the lake areas. Respondents mentioned that faulty septic systems are a threat to the lakes and sewer services would potentially prevent the lakes from septic leaks. Several respondents also expressed their desire for trails, side paths/bike paths and other recreational areas (near the river). Respondents also mentioned the lack of open communication between the citizens and the Township.

CONCLUSION

Based on the above results, the Township Planning Commission should consider the following as it updates the goals and objectives contained in the Master Plan.

- **Housing.** Respondents indicated a desire for housing development that is primarily single-family homes especially on 1 to 5 acres lots. There was also a general agreement that housing should be on smaller lots and affordable. A need for assisted living was also presented in the survey. The Planning Commission may consider areas of planned growth where housing development would not degrade the rural and natural feel of the Township. This may be encouraged through cluster developments, which allow smaller lots in order to permanently preserve open space and natural areas around and/or within the development. Respondents indicated general agreement that cluster developments can be a way to protect the Township's rural character.
- **Environment.** The natural setting and the environmental features are very important to the Township residents and respondents of this survey. Rural lifestyle was an essential

reason for living in the Township, followed by the lakes. Preservation of open space, rural character, and farmland were all considered important priorities for the Township, and the majority of respondents were in agreement that farmland should be preserved. Therefore, the Planning commission may consider implementing policy in the Master Plan that addresses preservation of these features that are valued by residents.
Water resources were especially important to respondents. Protecting the groundwater was the most important priority for respondents, with 75.8% ranking it as "Very Important". Quality of groundwater and surface water were also considered top concerns by respondents and the majority were in agreement to support increased controls on development to protect the quality of these resources.

- **Businesses.** Respondents identified sit-down restaurants were the most desired types of business followed by small retail stores. In general businesses were desired that would be appropriate in size and scale of a rural setting. The Planning Commission may consider strategies to address development so that it is complementary in scare and design to the Township's rural setting.
- **Roads.** Quality of roads was the most important concern help by respondents. Respondents also frequently mention the US 131 Michigan lefts. The Planning Commission may consider strategies that encourage road safety and quality in the Master Plan.
- **Zoning.** Respondents frequently expressed their concern regarding the zoning restrictions that prevents the property owners make desired improvements on their property especially regarding accessory buildings. Comments also mentioned that zoning should be less restrictive for allowing small businesses. Several respondents also mentioned that the zoning ordinance is lax regarding the junk cars and trailers that are situated on private properties for a long time. The Planning Commission should take the comments in this survey into account when updating the master plan and the zoning ordinance.

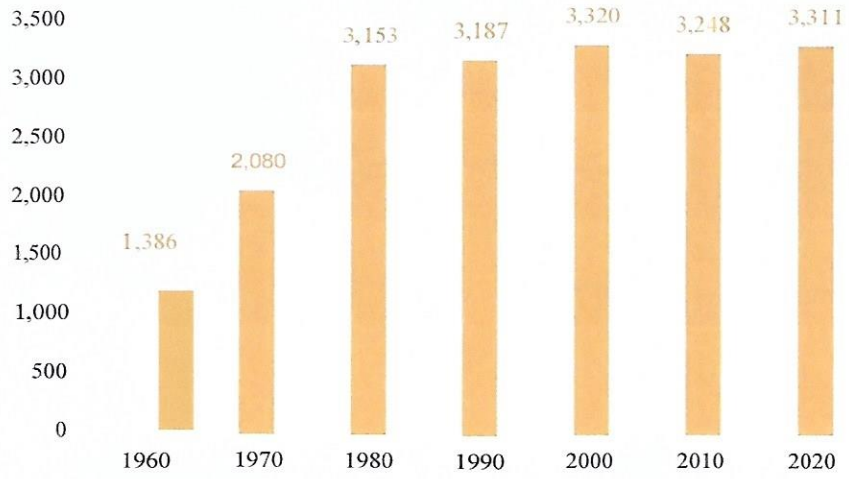
CHAPTER 6
COMMUNITY PROFILE

POPULATION

When developing a master plan, the population is among the most important measures to demonstrate growth and its potential impact of land use in a community. Achieving an understanding of the Township's population and growth trends is important when preparing a meaningful and realistic Master Plan.

A snapshot of the historical population growth of Fabius Township illustrates a significant increase in population from 1960 to 1980. Since then the township population has been relatively stable over the past few decades. The Township's population increased slightly by 5.0% since 1980. There were 3,311 residents in Fabius Township according to the 2020 U.S. Census. A majority of the Township population is white followed by population of two or more races, as shown in Table 1.

FIGURE 1 | POPULATION, 1960-2020



Source: 1960-2020 U.S. Census

TABLE 1 | POPULATION BY RACE, 2020

Race	#of People
White alone	3,042
Black or African American alone	36
American Indian and Alaska Native alone	8
Asian alone	27
Some other race alone	30
Population of two or more races	168

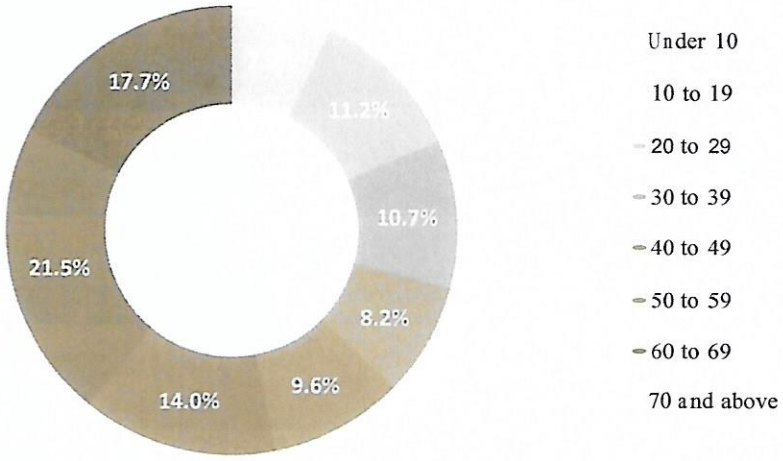
Source: 2020 U.S. Census

DEMOGRAPHICS

AGE

The most recent estimates for population age are provided by the 2020 ACS 5-year estimates. Figure 2 shows the age composition of Fabius Township. In 2020, 21.5% of the population was estimated to be between the age of 60 and 69 years. Approximately 17.7% of the Township population residents reported being of age 70 or older. Children under the age of 10- made up about 7.3% of the population.

FIGURE 2 | AGE DISTRIBUTION, 2020



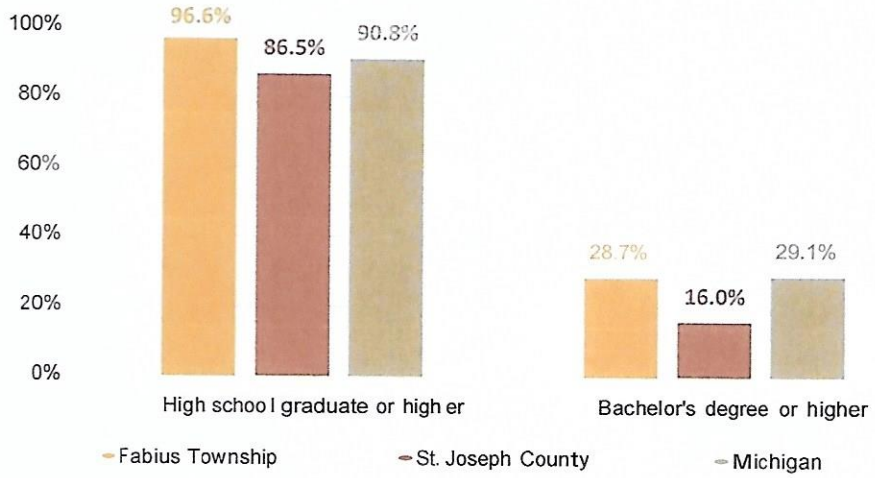
Source: 2020 American Cornrnunity Survey 5-Year Estimates.

EDUCATIONAL ATTAINMENT

Another important characteristic of the residents of the Township is their educational attainment. According to the 2020 ACS 5-Year Estimates, it was estimated that 96.6% of the Township population over 25 years of age obtained a high school diploma or a higher degree of education. A similar trend can be seen at the county and state levels. In addition, 28.7% of the people received a bachelor's degree or a higher degree of education which was higher than the county average, shown in Figure 3.

FIGURE 3 | EDUCATIONAL ATTAINMENT, 2020

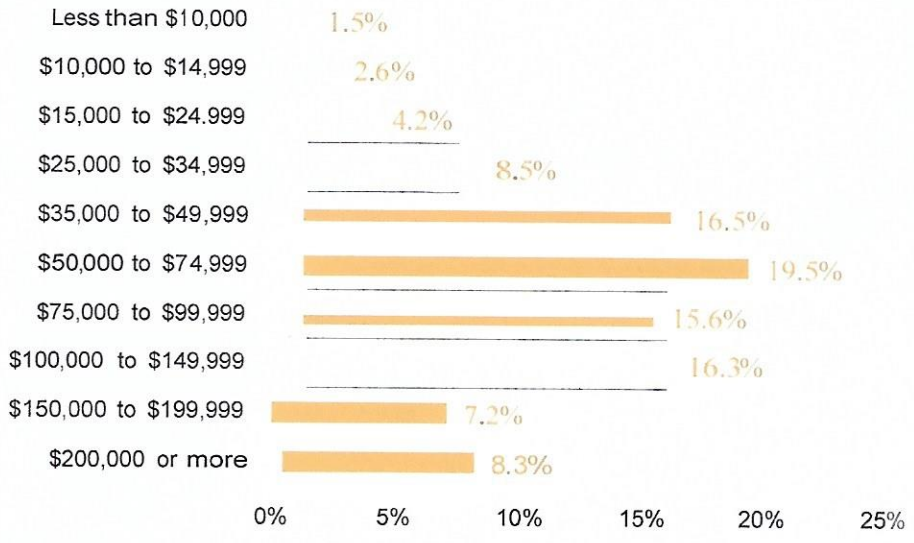
Source: 2020 American Community Survey 5-Year Estimates.



INCOME

The median income for Fabius Township was reported to be $66,513 according to the 2020 ACS 5-year estimates. A largest percentage of households in the Township {19.5%) were reported to be in the $50,000 to $74,999 income category. A total of 33.3% of the households earned less than $50,000 and about 31.8% of the households earned more than $100,000 in Fabius Township. In addition, approximately 3.8% of the Township population was reported to be below the poverty level which is significantly lower than both the county (14.4%) and state averages (13.7%).

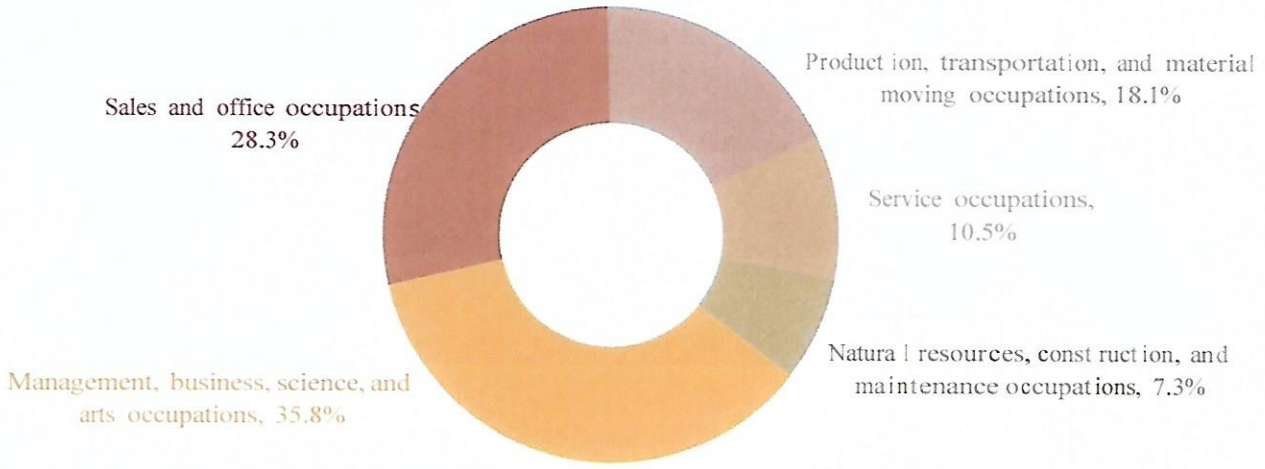
FIGURE 4 | INCOME, 2020



Source: 2020 American Community Survey 5-Year Estimates.

EMPLOYMENT

FIGURE 5 | EMPLOYMENT BY OCCUPATION, 2020



Source: 2020 American Community Survey 5-Year Estimates.

According to the data gathered from the 2020 ACS 5-year estimates, there were a total of 1,538 residents that are 16 years or older and employed in Fabius Township. The Township saw a 3% decrease in the working population since 2010. A majority of the Township residents (84.5%) reported driving to work and about 12.7% reported working from home in 2020. About 66.9% of the residents worked in St. Joseph County and about 19.8% worked outside the County. About 13.3% of the people reported working outside the State of Michigan. The mean travel time to work was estimated to be 28.9 minutes.

As classified by the U.S. Census Bureau, Management, business, science, and arts occupations decreased 6.5% since 2010 but still employed the largest percentage of people {35.8%) in the Township in 2020. Service occupations experienced a decline of 17.9% and sales & office occupations experienced an increase of 3.1% since 2010. The top two employment industries in Fabius Township were 1) manufacturing and 2) educational services, and health care and social assistance in 2020. See Table 2 for more industries in Fabius Township.

TABLE 2 | EMPLOYMENT BY INDUSTRY, 2020

	eop	
Manufacturing	418	27.2%
Educational services, and health care and social assistance	271	17.6%
Retail trade	187	12.2%
Finance and insurance, and real estate and rental and leasing	124	8.1%
Arts, entertainment, and recreation, and accommodation and food services	112	7.3%
Professional, scientific, and management, and administrative and waste management services	98	6.4%
Transportation and warehousing, and utilities	96	6.2%
Construction	58	3.8%
Other services, except public administration	47	3.1%
Public administration	45	2.9%
Agriculture, forestry, fishing and hunting, and mining	40	2.6%
Wholesale trade	27	1.8%
Information	15	1.0%

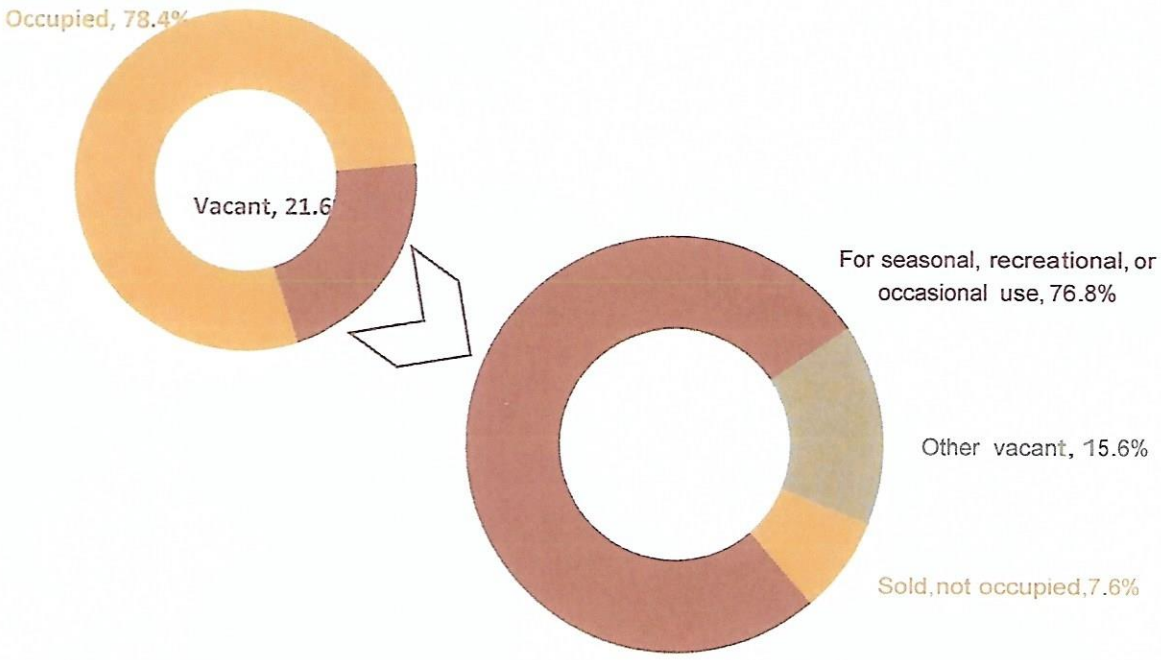
Source: 2020 American Community Survey 5-Year Estimates.

* Industries as classified in the North American Industry Classification System.

HOUSING

According to the 2020 ACS 5-Year estimates there are a total of 1,836 housing units in Fabius Township. A majority {78.4%) of the units were reported to be occupied and 21.6% of the units were listed as vacant. Of the vacant units, 76.8% were classified as vacant for seasonal, recreational, or occasional use. The Township saw an increase of 10.1% in seasonal units since 2010. The U.S. Census does not report the seasonal population however, information on seasonal home vacancies was provided. See Figure 6 for more information regarding vacant housing in the Township. Seasonal vacant housing units include those that are used for summer or winter sport/recreation, such as cottages, and hunting cabins, and intended for occupancy in certain seasons of the year. Table 71ists the types of structures the housing units are comprised of in Fabius Township. A large majority {91.1%) of the units are single-unit detached followed by mobile homes {5.9%) and structures with 10 or more units {1.2%),

FIGURE 6 | HOUSING BREAKDOWN, 2020



Source: 2020 American Community Survey 5-Year Estimates.

TABLE 3 | UNITS BY STRUCTURE, 2020

Type of Structure	Number of Units	Percent of Total Units
1-unit, detached	1,311	91.1%
1-unit, attached	12	0.8%
2 units	17	1.2%
3 or 4 units	0	0%
5 to 9 units	0	0%
10 or more units	14	1.0%
Mobile homes	85	5.9%

Source: 2020 American Community Survey 5-Year Estimates.

2020 CENSUS DATA

FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

Total Population	3,311
White/Caucasian alone	3,042
Black or African American alone	36
American Indian and Alaskan Native alone	8
Asian alone	27
Some other race alone	30
Population of two or more races	168

2020 ACS 5-year Estimates

Total Population	3,239
Male	1,610
Female	1,629
Sex ratio (males per 100 females)	98.8

Decennial changes

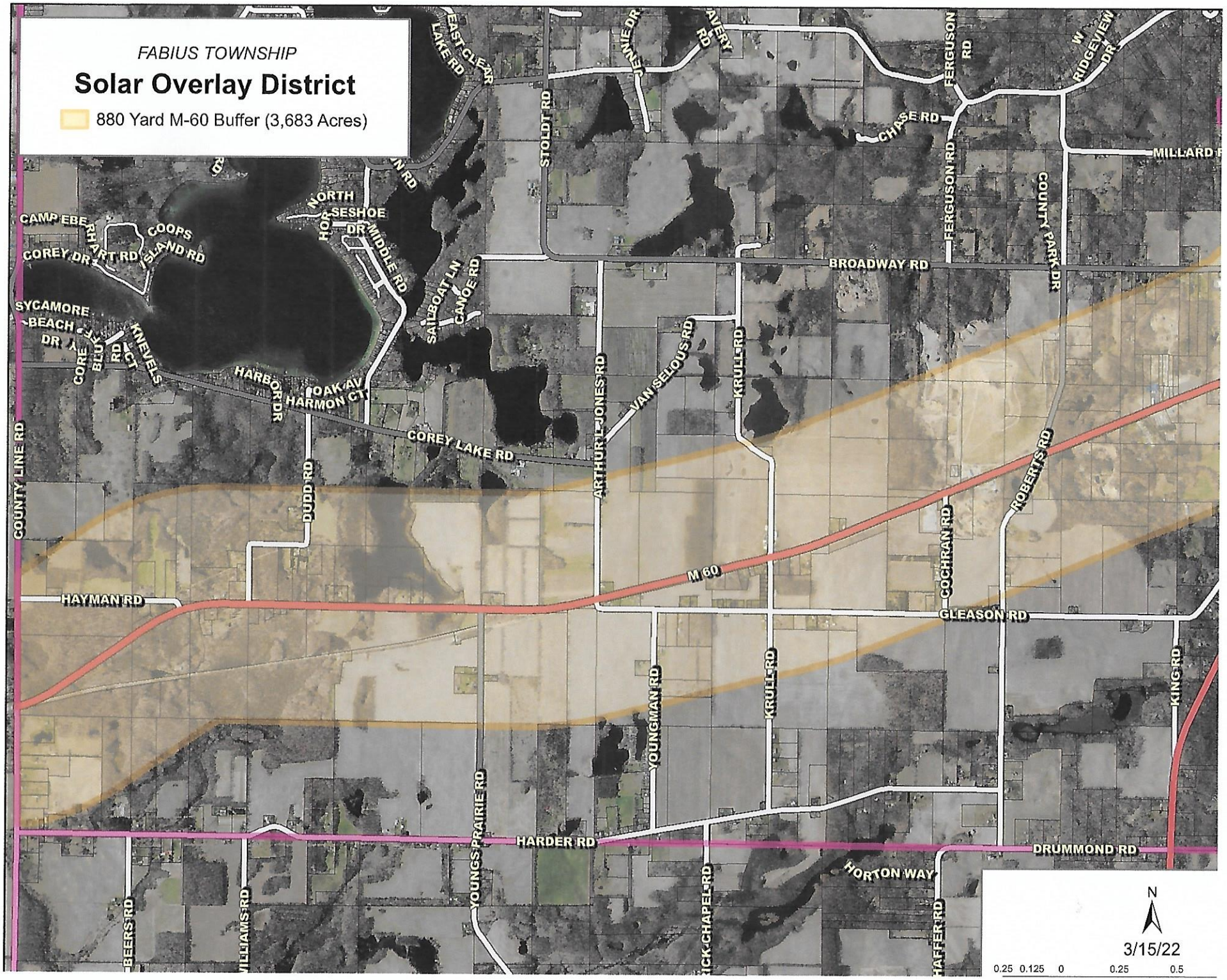
		Change	Change Percentage	Total
1960	1,386			
1970	2,080	694	50.1%	
1980	3,153	1,073	51.6%	
1990	3,187	34	1.1%	
2000	3,320	133	4.2%	
2010	3,248	(72)	(-2.2%)	
2020	3,311	63	1.9%	5%

SECTION THIRTEEN
MAPS

1. Current Zoning Map of the Township.

2. Future Land Use Map; showing the pattern of projected future land uses and growth in the Township.

3. Solar Overlay District Map.


FABIUS TOWNSHIP
Solar Overlay District
880 Yard M-60 Buffer (3,683 Acres)
EAST CLEAR LAKE RD
JENNIE DR
AVERY RD
FERGUSON RD
W RIDGEVIEW DR
STOLDT RD
CHASE RD
MILLARD
FERGUSON RD
COUNTY PARK DR
NORTH HORSESHOE DR
MIDDLE RD
CAMP EBERHART RD
COOPS ISLAND RD
COREY DR
BROADWAY RD
SAILBOAT LN
CANOE RD
SYCAMORE BEACH DR
CORE BLUFF RD
KNEVELS CT
HARBOR DR
OAK AV
HARMON CT
COREY LAKE RD
ARTHUR L JONES RD
VAN SELOUS RD
KRULL RD
COUNTY LINE RD
DUDD RD
ROBERTS RD
M 60
COCHRAN RD
HAYMAN RD
GLEASON RD
YOUNGMAN RD
KRULL RD
KING RD
YOUNGS PRAIRIE RD
HARDER RD
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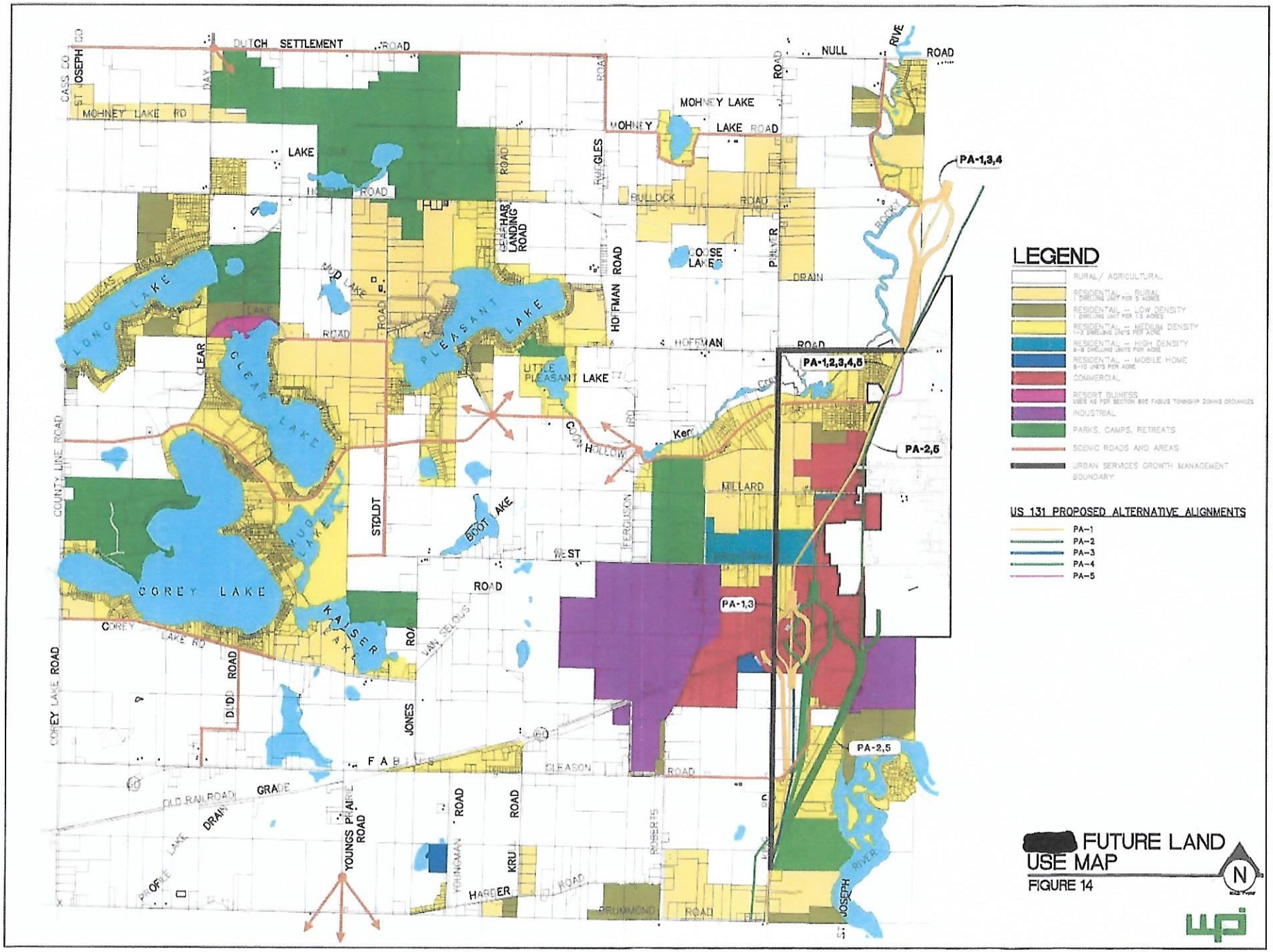

202-05\7\ FIGURES\FIGURE 14 VER 4 (10-6-04).dwg, 10/17/2005 4:04:5

RECOMMENDATIONS FOR IMPLEMENTATION OF THE PLAN

INTRODUCTION

Section Fourteen of the Master Land Use Plan is updated in its entirety. This section outlines a few recommendations to implement this master Land Use Plan. Since implementation is not the sole responsibility of the planning commission, some actions by the Township board and others may be required to accomplish the recommendations.

The Planning Commission submits the following recommendations for the implementation of the Master Land Use Plan.

UNDERTAKE TEXT AMENDMENT TO IMPLEMENT SOLAR ENERGY OVERLAY DISTRICT

The Township's priority after implementation of this plan update is to draft a text amendment establishing the 880-yard Solar Energy Overlay District; making industrial-scale solar energy a special use in the overlay district; and establishing special use and site plan requirements and parameters for establishing large-scale solar energy facilities in the overlay district.

HOUSING

Respondents indicated a desire for housing development that is primarily single-family homes especially on 1 to 5 acres lots. There was also a general agreement that housing should be on smaller lots and affordable. A need for assisted living was also presented in the survey. The Planning Commission may consider areas of planned growth where housing development would not degrade the rural and natural feel of the Township. This may be encouraged through cluster developments, which allow smaller lots in order to permanently preserve open space and natural areas around and/or within the development. Respondents indicated general agreement that cluster developments can be a way to protect the Township's rural character.

ENVIRONMENT

The natural setting and the environmental features are very important to the Township residents and respondents of this survey. Rural lifestyle was an essential 17 reason for living in the Township, followed by the lakes. Preservation of open space, rural character, and farmland were all considered important priorities for the Township, and the majority of respondents were in agreement that farmland should be preserved. Therefore, the Planning commission may consider implementing policy in the Master Plan that addresses preservation of these features that are valued by residents. Water resources were especially important to respondents. Protecting the groundwater was the most important priority for respondents, with 75.8% ranking it as "Very Important". Quality of groundwater and surface water were also considered top concerns by respondents and the majority were in agreement to support increased controls on development to protect the quality of these resources.

BUSINESSES

Respondents identified sit-down restaurants were the most desired types of business followed by small retail stores. In general businesses were desired that would be appropriate in size and scale of a rural setting. The Planning Commission may consider strategies to address development so that it is complementary in scare and design to the Township's rural setting.

ZONING

Respondents frequently expressed their concern regarding the zoning restrictions that prevents the property owners make desired improvements on their property especially regarding accessory buildings. Comments also mentioned that zoning should be less restrictive for allowing small businesses. Several respondents also mentioned that the zoning ordinance is lax regarding the junk cars and trailers that are situated on private properties for a long time.