



Tittabawassee Township
Five-Year Master Plan

2023-
2027



The Tittabawassee Township Master Plan 2023 was adopted by the Tittabawassee Township Planning Commission after a public hearing held on October 17th 2022.

James Heffel
Planning Commission Chair
Tittabawassee Township

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> INTRODUCTION

A Master Plan is a tool designed to accomplish three primary tasks: 1) analyze the current state of a municipality or community, 2) identify areas of improvement, and 3) define actions and plans for the future. The purpose of this document is a guide to support Tittabawassee Township in accomplishing these three tasks. In addition, the Master Plan is the primary source of direction for zoning decisions.

The Michigan Planning Enabling Act (Act 33 of 2008) is the framework for planning by municipalities in the State of Michigan. P.A. 33 of 2008 requires municipalities like Tittabawassee Township to prepare and adopt comprehensive plans addressing land use and infrastructure for up to twenty years in the future. Comprehensive plans should be prepared and/or updated every five years.

The last comprehensive master plan produced by the Township was in 2018. The 2023 update includes a comprehensive look at the document and revises the Future Land Use map.

Communities are fluid and ever changing; plans must stay relevant to the challenges presented in real-time, as well as being relevant in the future. Master Plans provide general guides for future development and allow for consistent views to address individual cases of development.

>The Master Plan provides a vision for the future and a general guide for future decisions. It is not a fixed blueprint and does not have the force of law.



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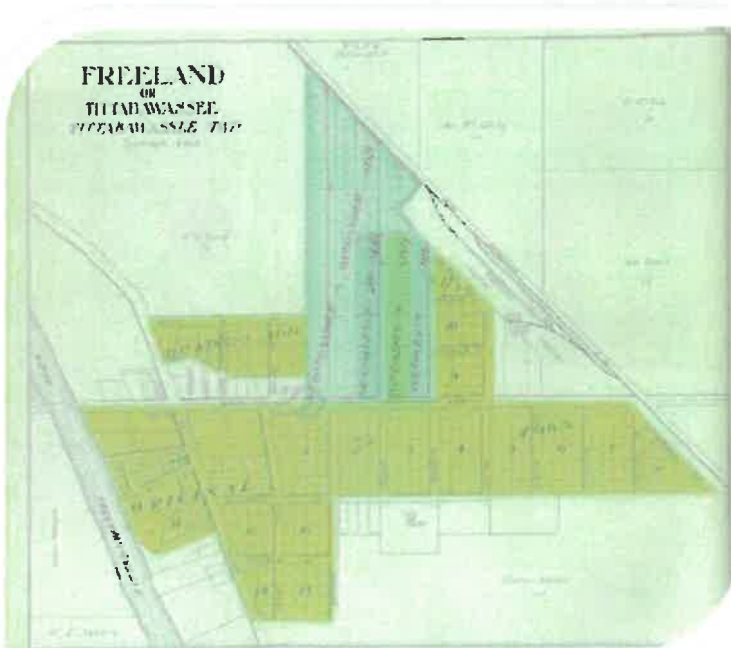
> HISTORY OF THE TOWNSHIP

The Tittabawassee Township area was inhabited by the Native American tribes of Chippewa, Ottawa, and Pottawatomi. In 1819, these tribes ceded land to the United States government with the Treaty of Saginaw. This new U.S. land attracted new settlers with the immense natural resources that this area offered. After settlement occurred, the resources of this area began to be extracted quickly to provide the growing nation with raw materials.

The logging industry was vital to the beginning of the state of Michigan, and the Tittabawassee River was the principle river for this industry. The productive soils, which grew the dense forests, also attracted those who wanted to farm the land. In fact, many of the early settlers farmed during the summer months and worked in logging camps in the winter.

On April 5, 1841 local residents established the Township of Tittabawassee. At this time, there were two small settlements located in the Township. The first was on the east side of the river, a short distance

southeast from the geographical center of the Township; it became known as Loretta, and in 1859, was given a post office. The second settlement existed at a point a little north of the other, also on the east side of the river, platted in 1867 as the Village of Tittabawassee. It was between 1859 and 1867 that the post office moved from Loretta to Tittabawassee.



A woman, popularly known as “Mammy Freeland”, operated a hotel near the settlement of Tittabawassee. The hotel became one of the prominent features of this place, as it was frequented by both lumberjacks

and river men. The name of Freeland gradually came to be applied to the settlement area. Eventually, the post office was changed to Freeland to match the common name of the place.

The Flint-Pere Marquette Railroad was built in 1867 and passed through Freeland and not Loretta. This access to the new transportation system increased the influence of Freeland. It was in 1870 that the first Freeland Road Bridge was built.

In 1914, two major fires destroyed most of the businesses on Main Street. Most were uninsured or under-insured and consequently, were not rebuilt.

The first school in the Township was built in 1854 at the northwest corner of Washington and Second Street. Since then, the community has continued to foster its schools. In 1960, a new high school was built on Powley Drive. Today, this building serves the community as the Elementary School. In 1980, the new and current high school on Webster Road graduated its first graduating class.



Tittabawassee Township continues today with many patterns from the past. The Township is still home to a thriving agriculture industry, with many of the same fields being cultivated today as in the mid-1800s. However, the majority of the Township's residents are employed in different vocations as the economy has shifted within the Township, the county, the state, and the nation. Today, the common resident is employed in one the nearby urban areas of Saginaw, Midland, and Bay City.



This has led the Township to become primarily developed into residential housing for those who want to live in a suburban town and work in an urban area. Businesses within the Township are predominantly focused on M-47 near the village center of Freeland. These businesses are a great addition to the community as many services are provided to residents and people passing through alike.

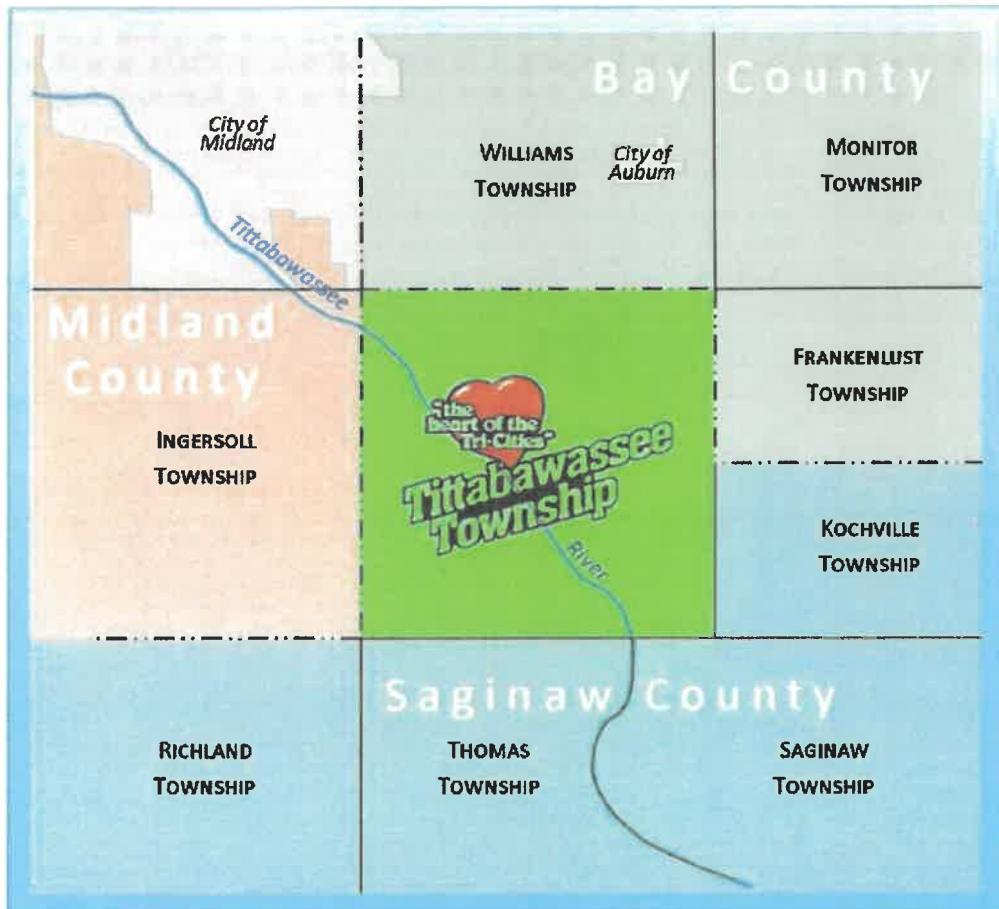
> COMMUNITY PROFILE

Tittabawassee Township is a traditional, thirty-six square mile township, located in the northern portion of Saginaw County. The Township is transected by State Highway 47. It is bordered to the north by Williams Charter Township of Bay County, to the east by Frankenlust Township of Bay County and Kochville Township of Saginaw County, to the south by Saginaw Charter Township and Thomas Township both of Saginaw County, and to the west by Ingersoll Township of Midland County. The Township extends from Hotchkiss Road to Tittabawassee Road from north to south and Hospital Road to Orr Road from east to west.

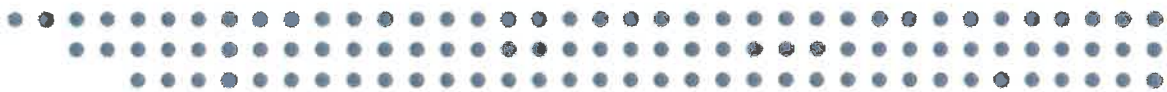


The Tittabawassee River bisects the Township. It acts as a natural divider between the east and the west. Six and two-thirds miles of the length of the Tittabawassee River is located within the boundaries of Tittabawassee Township.

The Township is located centrally between the regional cities of Bay City, Midland, and Saginaw. This geographic location is what gives the Township its logo as “The heart of the Tri-Cities”.



Highlights of Tittabawasse Township



Highlights of Tittabawassee Township >” We’ve Been Planning All Along”

The Freeland Road and Webster Road intersection was surveyed in 2017 for practicality measures in order to reduce the amount of wait time at the light. If a “smart light” were to be used, sensors would be put into the roads and would allow the light to be a constant green when there is no traffic at Webster or switch to a typical light sequence when traffic is sensed.

Freeland and Webster Traffic Signal

Sidewalk Improvements

In the past 5 years the Township has added 5 miles of sidewalks. In addition to those 5 miles, a 2.5 mile long 10 foot wide non-motorized path was formed in order to create a connection between almost every subdivision and the Freeland SportsZone. Together, sidewalk improvements have created a greater ability for residents to walk, run, or bike from location to location.

The 2016 Tittabawassee Township Road Condition study was meant to determine what it would take to bring all 70.7 miles of local roads up to fair condition. This Road Condition Study determined it would take over \$22 million to update all local roads and broke down millage options if that plan would be taken.

ROAD CONDITION STUDY

Recreation Plan

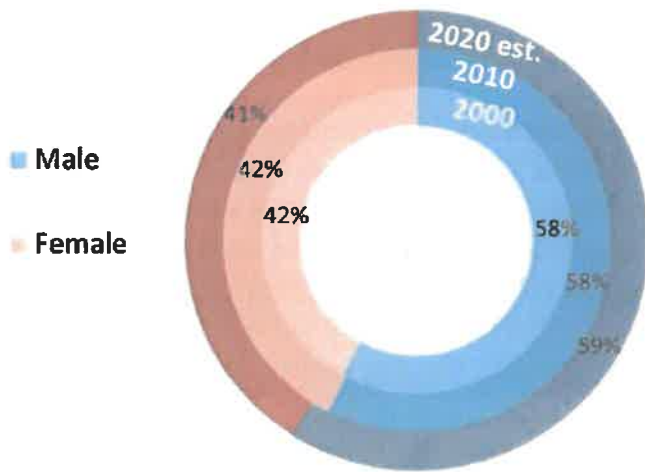
The Recreation Plan is a 5-year plan required by the State of Michigan. It was updated in 2018 and updated again in 2022. This Recreation Plan allows us to obtain grants from the state to supplement the growth of our parks and recreation areas. Ultimately, the 2023 Recreation Plan provides a set of implementation strategies to guide the improvements which have been identified as a priority by both Township residents and the Tittabawassee Township Park Committee.

Highlights of Tittabawassee Township

> Demographic

Total Population: 10,606¹
Median Age: 35
Average Household Size: 2.65

Gender Distribution

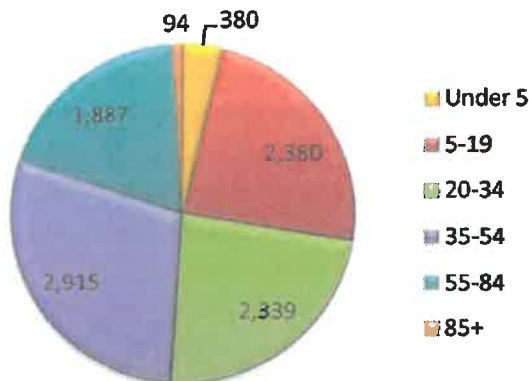


The **gender gap** was **unchanged** from 2015 to 2020 staying at 16 points¹.

59% of the population was **male**, whereas **41%** of the population was **female** in 2020¹.

The Township's gender distribution is considerably skewed from that of Saginaw County and the State of Michigan due to the presence of the 1,400 bed Saginaw Correctional Facility.

Age Distribution¹



The majority of the Township population is in the 35-54 age group, which also had the **largest increase** share from 2,694 in 2015 to 2,915 in 2020.

Under 5 saw the **largest decrease** in numbers from 2015 to 2020 est. from 644 to 380.

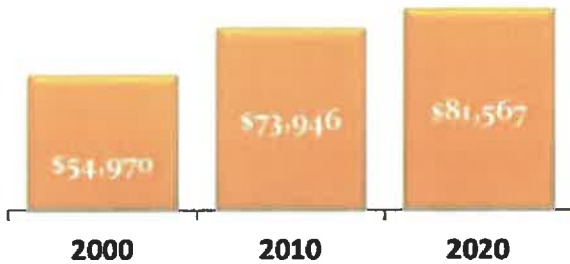
¹ Source: U.S. Census Bureau. Profile of General Population and Housing Characteristics: 2015, Age Groups and Sex: 2020. American Community Survey, Demographic and Housing Estimates: 2020 est. *Includes incarcerated population

Highlights of Tittabawassee Township

> Economic

Median Household Income¹

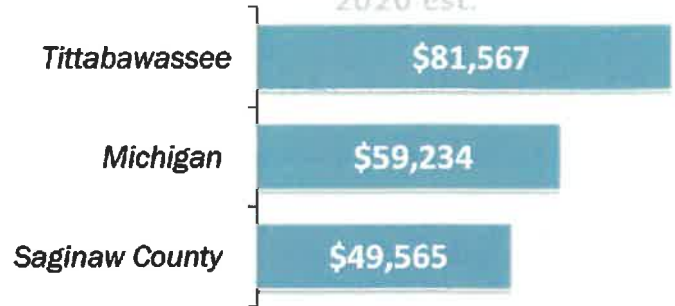
2020 est.



Median Household Income has increased by 48.3% from 2000 to 2020.

Median Household Income Compared

2020 est.



2020 est. Median Household Income (\$81,567) is greater than that of Saginaw County (\$49,565) and the State of Michigan's (\$59,234).

Employed Population: 4,395

Employment Rate: 56.3%

Tittabawassee Township

Top Employing Industries¹

1. Health and Education **27.4%**
2. Manufacturing **15.7%**
3. Entertainment, Food Services, Recreation **11.4%**

State of Michigan

Top Employing Industries¹

1. Health and Education **23.4%**
2. Manufacturing **18.6%**
3. Retail **10.7%**

The percent of the **population below the poverty line** has **decreased** from 5.1% in 2015 to 4.8% in 2020 est.¹

It is below Saginaw County's level of 15.9% in 2020 est.¹

Source: U.S Census Bureau. Profile of employment characteristics: 2020 American Community Survey, Economic and population characteristics 2020

A Look at the Current



> Transportation

Roadways

The automobile is the primary mode of transportation through the township, making roadways the most important mode of transportation.

State Highway 47 (M-47) is the principal artery and the main connection between the cities of Midland and Saginaw. This road is what gives the Township life, as it allows easy commuting and rapid access to urban areas in the region.

Tittabawassee Road on the south boundary of the Township is also a main connecting route into Saginaw. This road is also one of two river crossings over the Tittabawassee River in the Township.

Freeland Road is the central east-west corridor. It is one of two crossings over the Tittabawassee River. Freeland Road and M-47 (Main St.), make up the main intersection in the Village of Freeland.

Traffic Counts

M-47 has an average daily traffic count of 16,529, and Tittabawassee Road has an average daily count of 9,586. The Tittabawassee Road River crossing has an average daily traffic volume with 9,059, in 2022; Freeland Road River crossing has a measure of 10,039 average daily traffic, in 2022. (Source: MDOT, Saginaw County Road Commission)

A map of traffic counts can be found in Appendix B.

Lake State Railroad

The Lake State freight railroad (previously CSX) bisects Tittabawassee Township from the southeast to the northwest. The only automated-signalized grade crossing with this railway is at Washington Street. Non-automated crossings exist at ten other locations throughout the Township. The railroad passes under the freeway portion of M-47.



MBS International Airport

The MBS International Airport is situated east of the Village of Freeland. It serves primarily Midland, Bay City, and Saginaw but is also used by people from areas north of Midland and Bay Counties. The airport is economically important to Tittabawassee Township, as local businesses benefit greatly from the traffic and people it brings to the area. Daily non-stop flights from the airport connect to the major airports of Detroit, Chicago, and Minneapolis.

Construction on a new terminal began in 2008 and was finished in the fall of 2012. The terminal was to be funded without the use of local taxes and is designed to be sustainable and convenient to passengers.



> Public Safety

Fire Department

The Tittabawassee Township Fire Department has been serving the community for over 75 years. Started in 1936, the Fire Department has played an important role in the community. The office is located at the Public Safety Building, 355 Church St. between Second and Third Streets. The fire department consists of a full-time Fire Chief, a part-time administrative assistant which is a shared position with the Police Department, and twenty-four dedicated volunteer fire fighters.



Year	Number of Responded Incidents
2021	742
2020	673
2019	741

Source: Tittabawassee Township Fire Department



Year	Number of Times Dispatched
2021	3522
2020	3020
2019	3538

Source: Tittabawassee Township Police Department

Police Department

The Police Department of Tittabawassee Township is dedicated to serving the community 24 hours a day, 7 days a week. The department has a staff consisting of a full-time Chief, full-time administrative assistant, five full-time Police Officers, one full-time Sergeant, a part-time Detective, and three part-time Police Officers. The department has 6 patrol vehicles, which includes 5 Chevrolet Tahoe's and one unmarked Detective Ford Crown Victorian.

> Green Space

Tittabawassee River Corridor

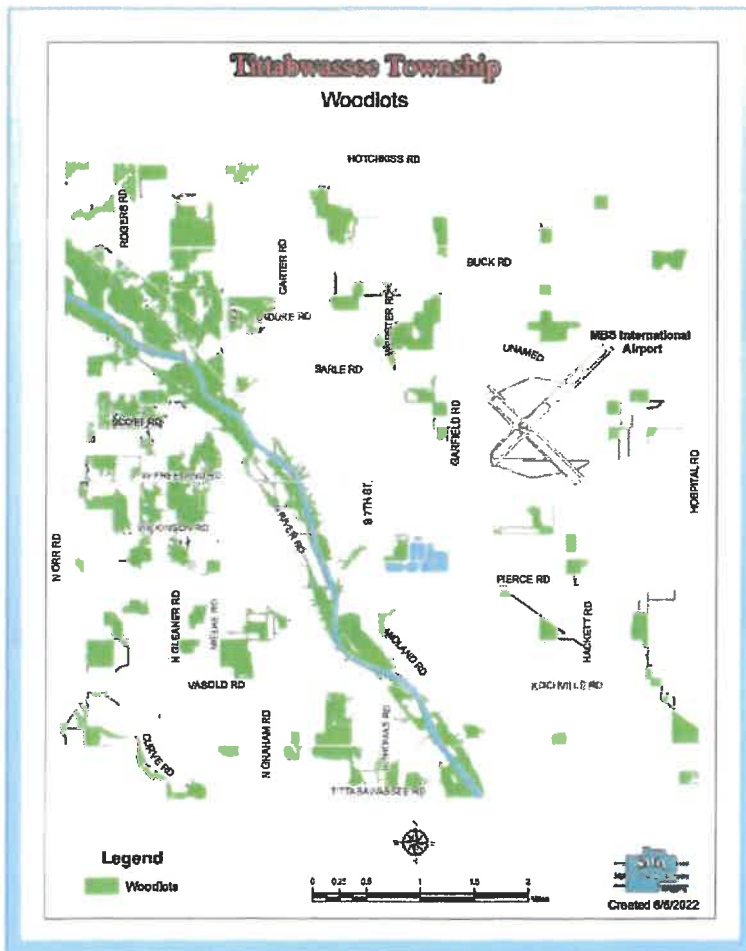
The Tittabawassee River meanders its way through the Township from the northwest corner to the mid-point of the southern boundary. An extensive floodplain, nearing one half-mile in width in some areas, is located alongside the river. Within the floodplain many low-lying, forested areas exist. This river corridor is by far the most natural and contiguous green space in the Township.

14.1%

of Tittabawassee Township is forested.
(Source: NLCD 2022)

Township Parks

The Tittabawassee Township Parks are exemplary models of green space within the Township. Of the six parks, four are vast green areas with numerous trees; the remaining two include an urban plaza with planters for flowers and trees and a non-motorized pathway. The Township Parks are the best means for residents to interact with the green environment.

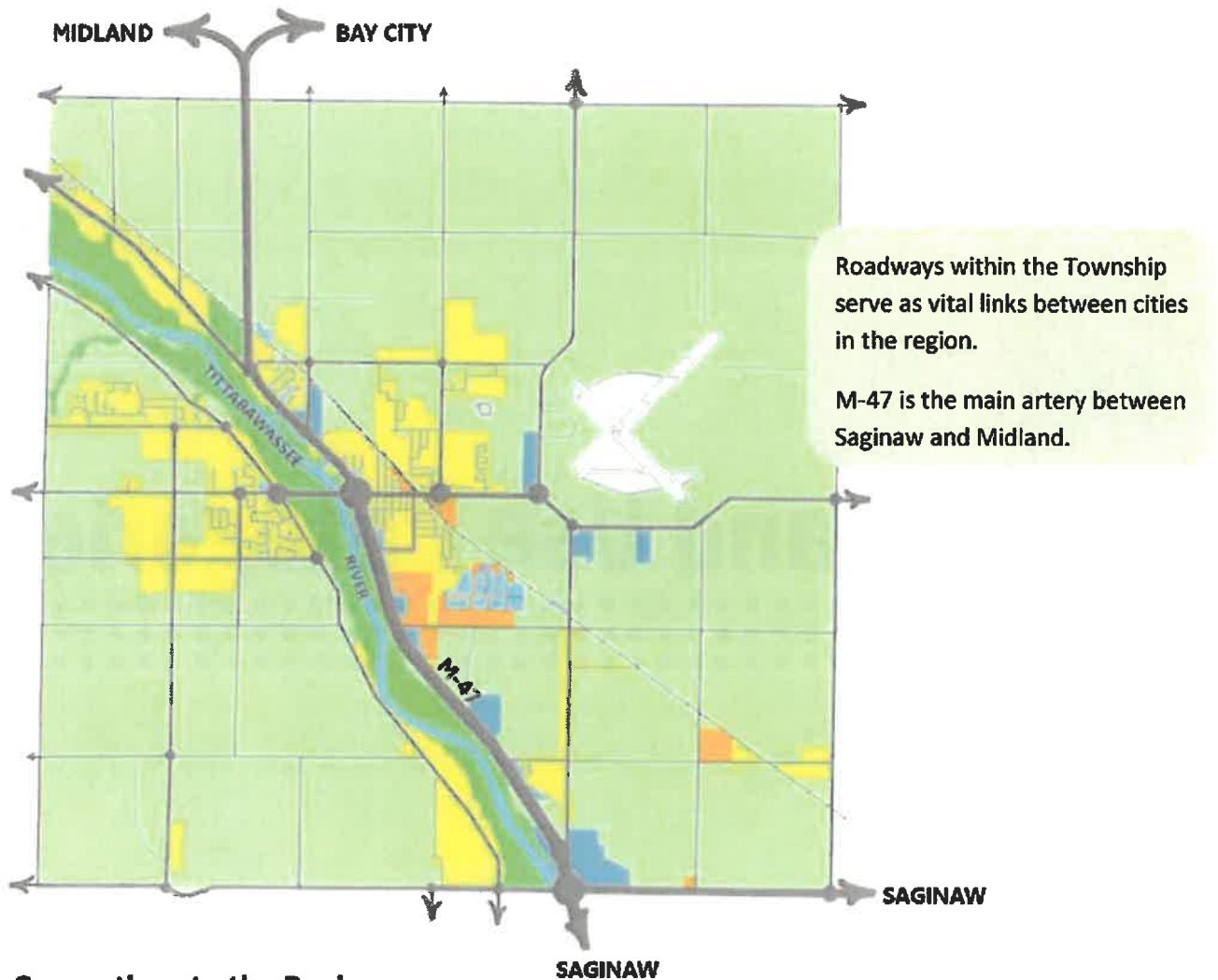


Land Use Categories



Land Use

> Transportation



Connections to the Region

Tittabawassee Township is located in the center of the cities of Saginaw, Midland, and Bay City. The central location is a main attraction for residents to live here. Many Township residents commute daily to jobs located in one of the surrounding cities. The existing roadways have been developed to not only allow quick and easy access for commuters originating in the Township, but also for rapid and efficient transportation between cities in the region.

M-47 serves as the main artery between Saginaw and Midland. This road runs directly through the middle of the Township, with average daily traffic counts reaching nearly 17,000 per day. In the interest of keeping the travel time between Saginaw and Midland at a minimum, the road has minimal access points and high speed limits.

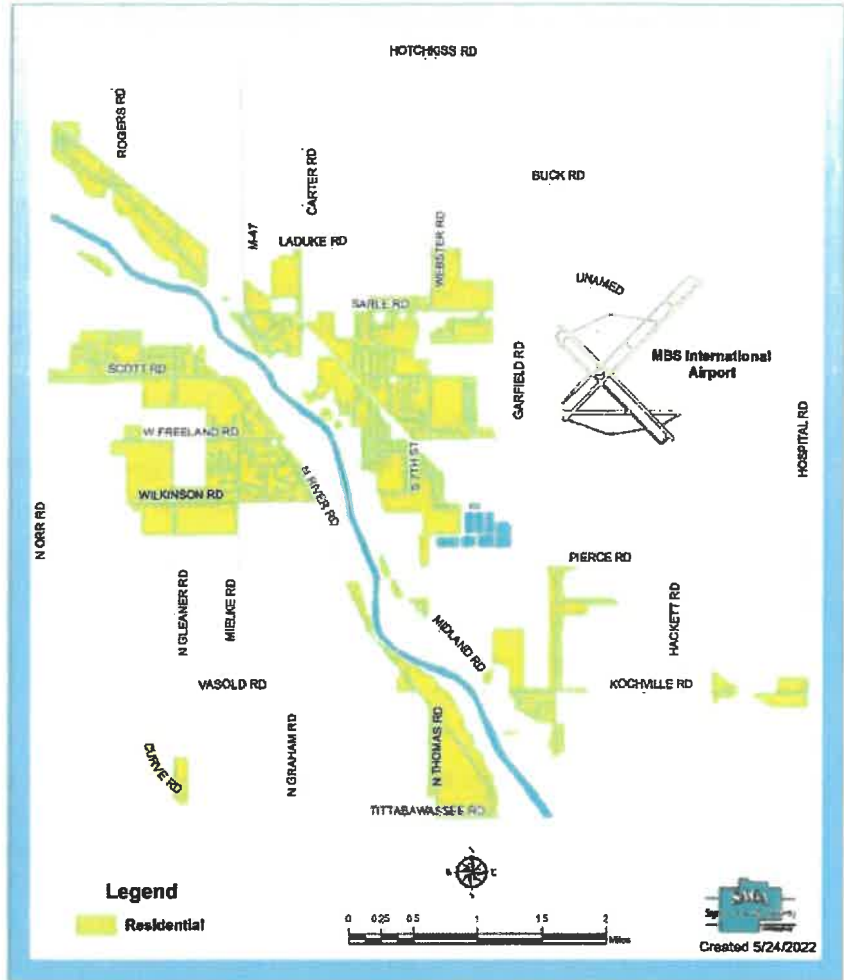
Land Use

> Residential

Housing Types by Count:

- 1) Single-Family Homes 3,314
- 2) Mobile Home 313
- 3) Multi-Unit Structures (2+) 172

Source: American Community Survey, 2020est.



Residential

Residential zones are spread out in clusters throughout the Township. The traditional Village of Freeland is the oldest residential area and still retains much of the grid style as designed by the original inhabitants. Since then, new development has consisted of four types: rural housing, subdivisions, multiple family dwellings, and manufactured home parks. Single-family homes are the largest housing type with a total of 3,314 units in 2020.

Multi-Unit and Increased Density Housing

Characteristics: Multiple Family developments are multiple dwelling units in one structure. These areas can range from duplexes to apartment buildings with 10+ units.

Location: Increased density housing is scattered throughout the Township. Some increased density developments are defined by many districts, whereas, other multiple family units are mixed in with lower densities.

Zoning: Village Residential (R-1V), Medium Density Residential (R-2) and High Density Residential (R-3)

Subdivisions

Characteristics: Subdivisions are characterized by single-family homes, winding streets, and aesthetically pleasing designs with landscaping and manicured lawns. These developments are relatively new to the Township. Subdivisions typically have one or two entrance points and minimal thru streets.

Location: These uses are located throughout the Township with the most located in close proximity to the Village of Freeland. They are located in areas where public utilities, such as sanitary sewer and water, are located.

Zoning: Low Density Residential (R-1), Medium Density Residential (R-2) and Rural Residential (R-1A)



Manufactured Home Parks

Characteristics: Manufactured home parks are designed in confined developments with limited entrances. The units are manufactured elsewhere and brought in by either road or rail.

Location: Two manufactured home parks exist in the Township. The Freeland Mobile Home Park is located off Midland Road in the northwest corner of the Township. Falconview Estates is located off Freeland Road between Webster Road and Garfield Road.

Zoning: Manufactured Home Park (R-4)

Rural Housing

Characteristics: This type of housing is characterized by homes on parcels surrounded by farmland or other undeveloped land. The houses are typically in groups, lined up alongside the road. Low density is the primary development for this type of housing; however, some rural housing exists on densely developed homesteads with agriculture-orientated buildings.

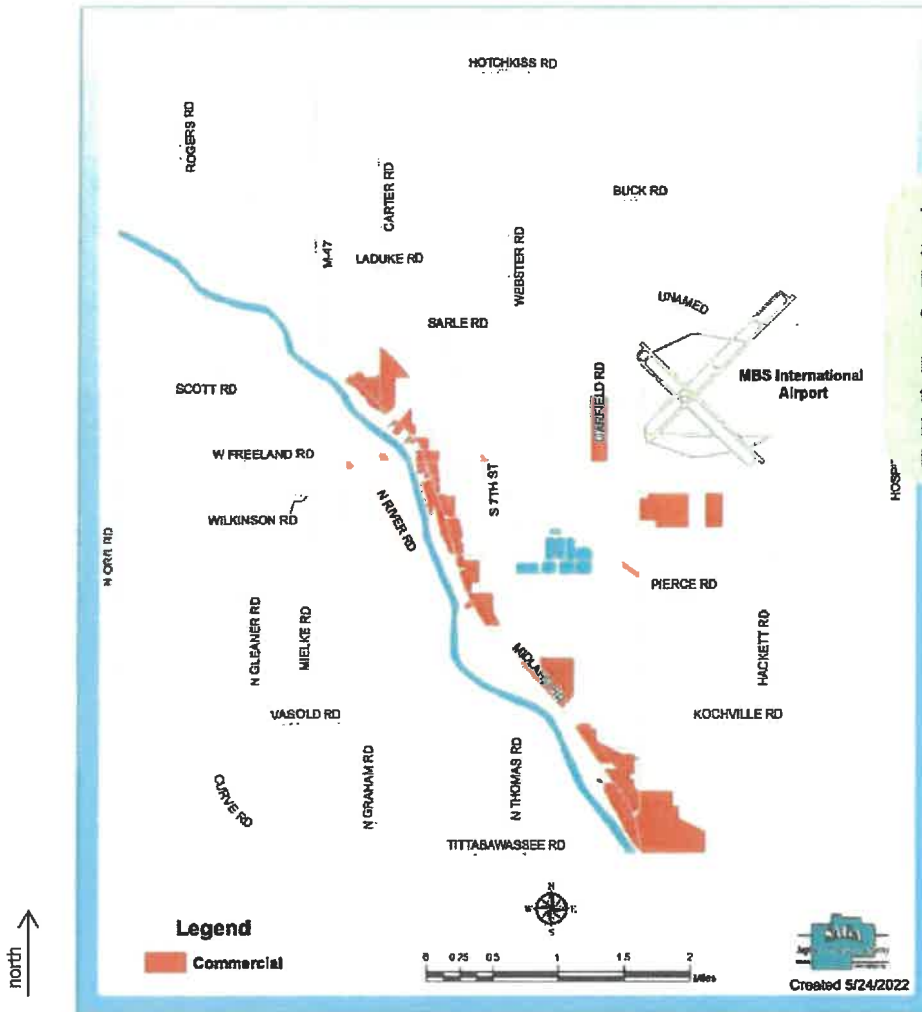
Location: Rural housing is located in areas with limited infrastructure on large sized lots. Lot sizes must be adequate enough to accommodate septic fields and water wells, as many are not serviced by public systems.

Zoning: Rural Residential (R-1A) or Agriculture (A-1)



Land Use

> Commercial



Township businesses have access to two main markets: local residents and regional commuters/travelers.

MBS Int'l Airport and M-47 are the two main means of bringing in regional customers to local businesses.

Commercial and Business Extent

The Township is home to a wide variety of businesses. From auto sales to banking and restaurants, the commercial life has been prosperous and continues to increase. Businesses benefit from two main markets: Township residents and regional commuters/travelers. The agriculture industry in the Township also provides a commercial base and supports many local businesses.

Location: Businesses in the Township are primarily concentrated on three roads: Midland Road (M-47), Freeland Road and Carter Road. The highest density of commercial use is located in the Village center of Freeland. Strip development is located primarily alongside M-47. Large lot, single-purpose businesses are distributed throughout the Township alongside the three primary roads.

Zoning: Village Center (C-1), General Business (C-2) or Regional Business (C-3)

Land Use

> Agricultural



Agricultural Extent

Land devoted to agriculture is the most predominant type of land use in Tittabawassee Township. This has been the historical state as well as the current state. The productive soils coupled with the climate allows for the cultivation of a wide variety of crops. Many agricultural properties within the township are under Farmland Preservation Program contract which acts to keep the land preserved for agriculture for years to come.

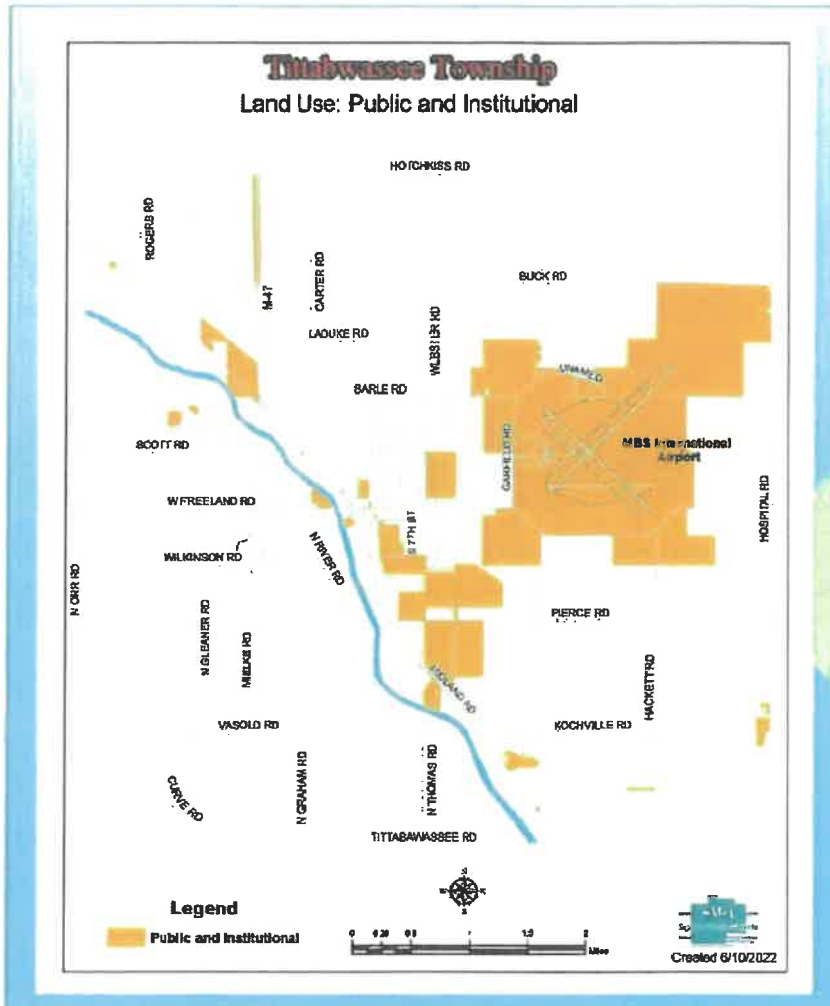
A map detailing Farmland Preservation Program parcels within the township can be found in Appendix C.

Location: Agricultural land can be found throughout the majority of the Township. The basic trend of location is agriculture land surrounding the commercial and residential areas of the Township.

Zoning: Agriculture (A-1)

Land Use

> Public and Institutional Land



Largest Owners of Public Land:

- 1) MBS Int'l Airport
- 2) Freeland Community School District
- 3) Saginaw Correctional Facility

Public and Institutional Land

Public and institutional land accommodates uses by state and local government, governmental agencies, schools, and places of worship. MBS International Airport is the largest owner of this type of land within the Township followed by the Freeland Community School District. The Saginaw Correctional Facility, operated by the State of Michigan, owns the third most public/institutional land.

Location: Public land is primarily located near the traditional village of Freeland. Central location and adequate accessibility is a priority for public uses as use by residents is a crucial goal for institutions.

Zoning: A zone specific to public/institutional land does not exist. The category is within the other land use zones defined by the Township.

Build-out Analysis



BUILD-OUT ANALYSIS

Full Build-out

A build-out analysis is an estimate of new development that could occur within the Township in land designated for future development. For this build-out analysis, full build-out estimates and predictions consist only within the Township’s Urban Growth Boundary (UGB).

Three residential overlay maps are needed for this analysis: 1) land which cannot be developed, 2) land that could be developed in the future, and 3) land that has been developed. Using GIS, each map was over-laid and resulted in a fourth map which depicted areas that have been designated as residential for future land use but have not been developed.

Using lot sizes and reserving a percentage of land for infrastructure, ten percent, calculations were performed to determine how many new housing units could be built in these areas.



Using Lot Sizes and Average Persons per Household

Residential development in all four types, low, medium, modular, and high, is required by zoning ordinance to occur on lots not below minimum requirements. These requirements are dependent upon utilities servicing the lot.

>For this analysis, all new development will assume to have both sewer and water utilities.

Low density residential (R-1) requires a minimum lot size of 0.2 acres. For this analysis, a lot size of 0.35 acres is used in the full build-out as it represents the average lot size of current R-1 lots.

Medium density residential (R-2) requires a minimum lot size of 0.35 acres. For this analysis, a lot size of 0.53 acres is used as it represents the current average size of R-2 lots.

High density residential (R-3) requires a minimum lot size of 0.35 acres for one unit; for each additional unit, a minimum of 0.06 acres is required. For this analysis, a lot size of 0.71 acres is used in R-3 representing developments with 7 units.

No future land use has been designated for modular housing.

10 percent of buildable land is reserved for infrastructure such as streets and utility easements to service the housing units.

Once the number of new lots available for development is calculated, the number is multiplied by the average persons per household, 2.65, to yield a prediction of new population.

Build-out Lot Sizes:

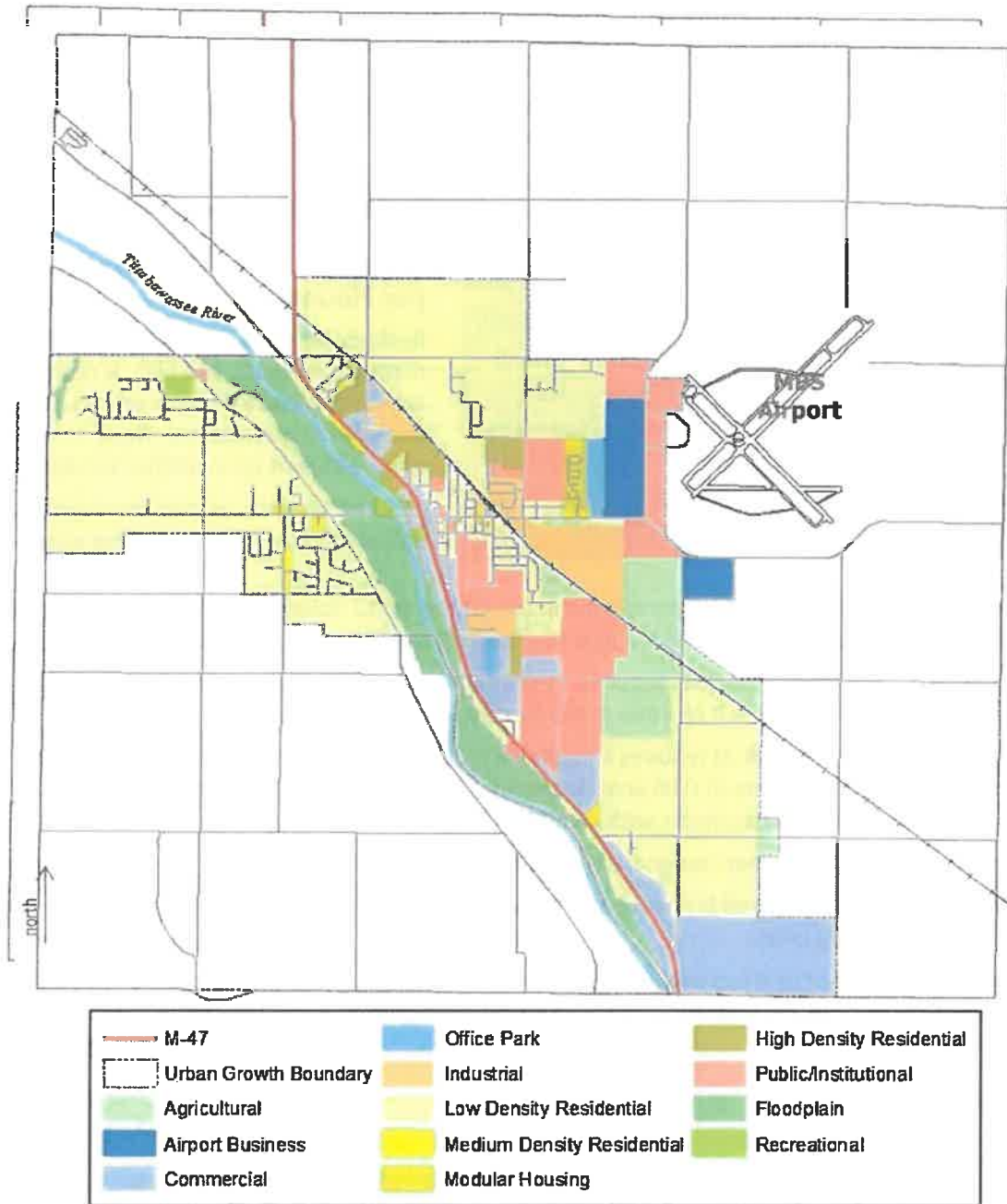
- R-1: 0.35 acres
- R-2: 0.53 acres
- R-3: 0.71 acres

>2.65 average persons per household (U.S. Census, 2020)

>10% of land is reserved for infrastructure

Build-Out Analysis Results Map

Land use with full build-out given the existing zoning within the Urban Growth Boundary



Analysis Results

Low Density Residential:

- 1,654.4 buildable acres
- 4,726 new lots
- 12,524 additional residents

Medium Density Residential:

- 2.59 buildable acres
- 4 new lots
- 21 additional residents

High Density Residential:

- 13.82 buildable acres
- 19 new lots
- 352 additional residents

Population Increase: 12,897

Additional Households: 4,870

New Township Population: 23,504

Increase in school-age children: approx. 2,700

Additional Sewer and Water Hookups: 4,500

Discussion of Results

Results of this study show what Tittabawassee Township would look like if full development of residential areas was to occur, as planned by the Future Land Use Map of this Master Plan. This study does not assume that this could happen in a quick amount of time; in actuality, this will take many years and will be driven by economic market forces. However, in a free market system, changes could occur quickly, and development could rapidly increase like it has since the mid-1990s.

In the event of rapid development, strain on existing community resources will occur. Infrastructure and the school district will without a doubt feel the impact. Knowing this, Tittabawassee Township must plan for future development to happen in a coordinated and phased way with sound governmental policy that shapes the community in a positive way. Policy decisions must have current residents, property owners, and business owners in mind as well as future residents, property owners and business owners. Growth must also be allowed in a manner that is sustainable long-term in order for the Township to have a sound future. This means consideration of how new infrastructure will be maintained into the future must be at the forefront of decisions as new growth happens.

Community Input



> Introduction

Tittabawassee Township’s Board of Trustees and Planning Commission served as the two primary committees that drafted the goals and actions presented in this plan. The Community Input Survey was the primary means of community input that supplemented the shaping of the final visions expressed in this section.

Community Input Survey

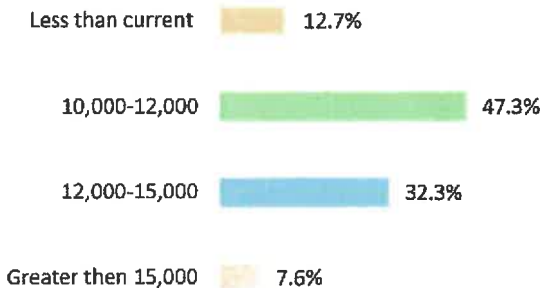
The Community Input Survey for the 2023 Master Plan’ served as the primary means for community input in this plan. This survey was open to the community for a total of 31 days from March 23rd, 2022, to April 22nd, 2022. During this time, 442 residents voluntarily participated.

Tittabawassee Township administered this survey through the web-based service. Participants were allowed to fill out only one survey. Announcement of the survey primarily consisted of advertisements on our website, *tittabawassee.org* and our Tittabawassee Township Facebook.

The graphic features the Tittabawassee Township logo on the left, which includes a heart and the text 'Give Heart to the Tri Cities Tittabawassee Township'. To the right of the logo are two bullet points: '> tittabawassee.org' and '> Tittabawassee Township’s Facebook Page'. On the far right, there is a summary of the survey: '31 Days Survey Run-time' and '442 Survey Responses'. At the bottom right of the graphic, it says 'Added Community Input'.

Survey Results

Growth - Question 1 - The Township’s population in 2000 was 7,706; in 2010, it was 9,726; and in 2020, it was 10,606. By 2030, what do you think is the right population range for the township?



Question 1 Discussion

The majority of those surveyed believe that the most ideal population range for the Township, in the year 2030, is between 10,000 and 12,000.

Growth - Question 2 - How much population growth is desirable for you in the future? For reference, Census data has shown that over a 9% population growth (880 persons) in Tittabawassee Township between 2010 and 2020.

Question 2 Discussion

The majority respondents believe that the Township should continue to grow at the same pace it has in recent years.

Very few respondents believe the Township should grow at a faster rate.



Growth - Question 3 - Please rate the residential housing types that you would like to see developed in the Township in the next ten years? (1=Would not care to see to 5=Would greatly care to see)



Question 3 Discussion

Calculating the average rating for each housing type shows that the majority of respondents would prefer to see Single-Family-Homes.

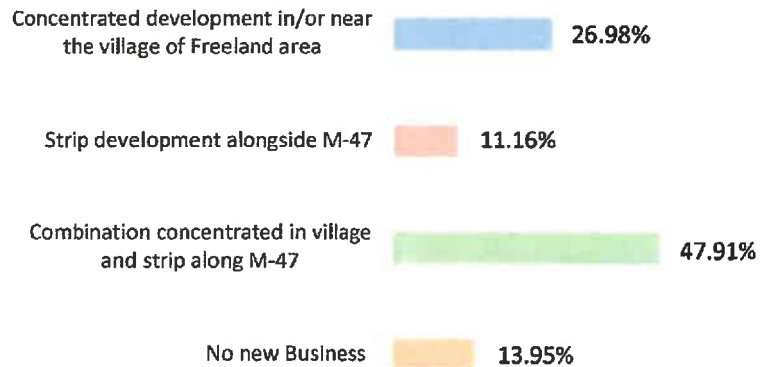
Very few respondents believe that Apartment or Manufactured Housing Complexes should be developed in Tittabawassee Township.

Growth - Question 4 - What type of additional commercial or business development would you like to see developed in the township?

Question 4 Discussion

47.91% of respondents would like to see more concentrated development near and/or within the village center.

Very few of those surveyed would prefer to see strip development alongside M-47.



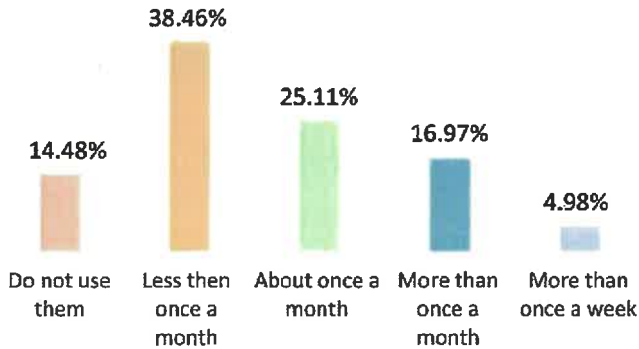
Growth - Question 5 • To what degree do you think agricultural land should be preserved in the township? (1= Don't care to preserve any agricultural land to 5= Preserve all the agricultural land that currently exists)

Poor		Fair		Excellent
1	2	3	4	5
3.89%	3.66%	17.16%	19.91%	55.38%

Question 5 Discussion

The majority of respondents believe that agricultural land within Tittabawassee Township should be preserved.

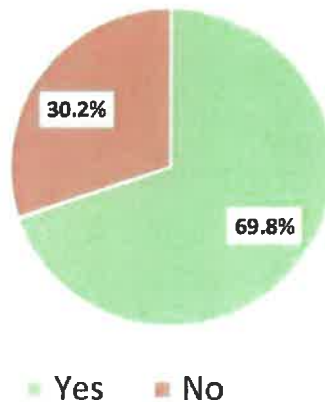
Quality of Life - Question 1 • How often do you use the parks and recreation facilities in the Township? (Excluding the Freeland SportsZone).



Question 1 Discussion

The majority of respondents use the Township parks multiple times per month.

Quality of Life - Question 2 - Do you think a pathway or trail way system would be a good investment for expanding the Township's future?



Question 2 Discussion

The majority of respondents think that a pathway or trail system would be a good investment for the Township.

Infrastructure - Question 1 - How would you rate the pedestrian and bicycle accessibility to places in the Township? (1= Poor to 5= Excellent)

Poor	Fair			Excellent
1	2	3	4	5
12.2%	28.6%	40.1%	14.3%	4.5%

Question 1 Discussion

The majority of respondents believe that the pedestrian and bicycle accessibility in the Township is fair.

Infrastructure - Question 2 - How would you rate the condition and extent of sidewalks in the Township? (1= Poor to 5= Excellent)

Question 2 Discussion

The majority of respondents (92.2%) believe the condition and extent of sidewalks in the Township is mediocre to poor.

Poor	Fair			Excellent
1	2	3	4	5
29.3%	34.1%	28.8%	6.1%	1.7%

Infrastructure - Question 3 - Please rate the following traffic conditions in the Township. (1-5 for each option, 1= Poor to 5= Excellent)

Scale	Poor		Fair		Excellent
	1	2	3	4	5
Traffic Congestion	8.8%	17.5%	39.5%	25.6%	8.55%
Speed of traffic thru Freeland on M-47	22.3%	17.5%	31.1%	16.6%	12.5%
Amount of Truck traffic	8.4%	16.7%	48.4%	16.4%	10.09%
Speed of traffic thru Freeland on Washington St	14.6%	20.2%	33.7%	18.4%	13.02%

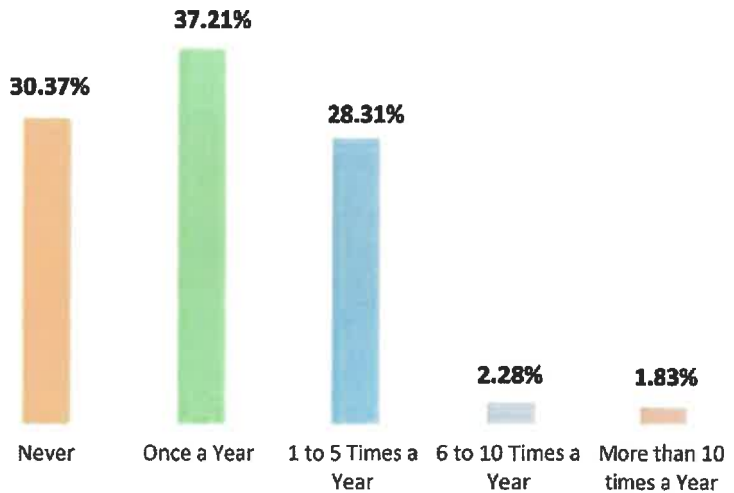
Question 3 Discussion

The majority of respondents believe that traffic congestion, speed of traffic through Freeland and the amount of truck traffic is fair within the Township.

Infrastructure - Question 4 • How often do you use the MBS International Airport?

Question 4 Discussion

The majority of respondents use the MBS International Airport less than 5 times per year.



Infrastructure - Question 5 • How would you rate the Importance of MBS Airport to the community? (1=Not Important to 5= Very Important)

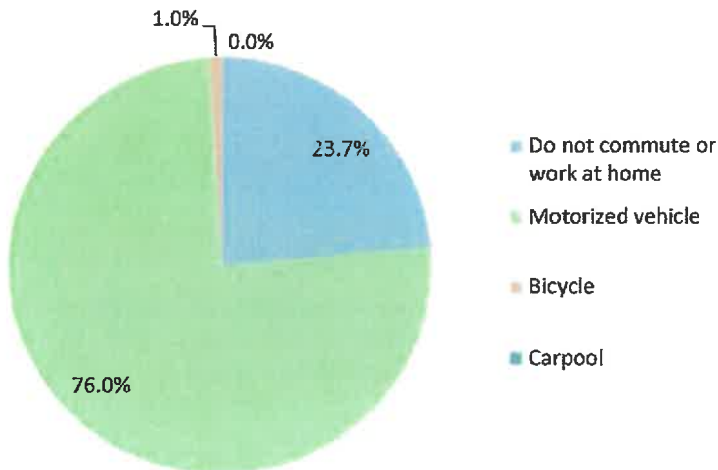
Question 5 Discussion

The majority of respondents believe that the MBS International Airport is very important to the community.

Not Important			Very Important	
1	2	3	4	5
6.41%	10.98%	21.28%	21.74%	39.59%

Average Rating: 3.77

Infrastructure - Question 6 • What mode of transportation do you use for commuting to work?

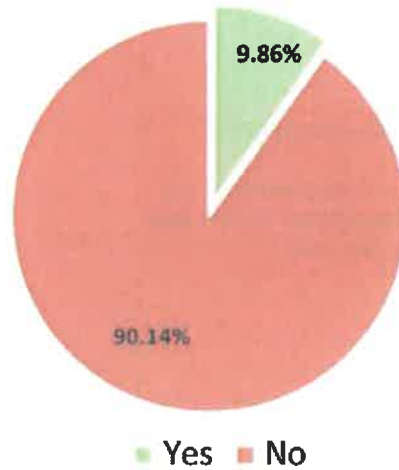


Question 6 Discussion

The majority of respondents use motorized vehicles to commute to work.

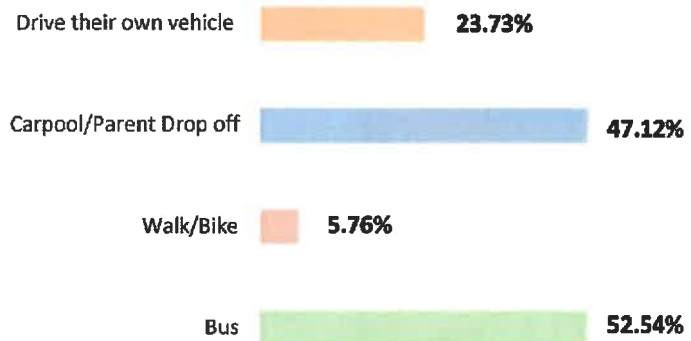
Infrastructure - Question 7 - Would you be interested in attaining public transportation in Tittabawassee Township?

Question 7 Discussion
Over 90% of respondents would not be interested in public transportation.

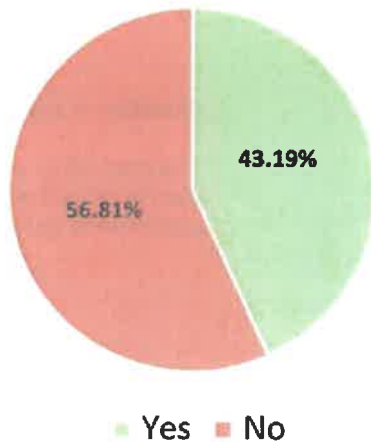


Infrastructure - Question 8 - What mode of transportation do your children use to get to school?

Question 9 Discussion
The majority of parents claim that carpool and/or parent-drop-off is the main mode of transportation for their kids.



Infrastructure - Question 9 - Do you think the Township is in need of better public access to the Tittabawassee river?



Question 10 Discussion
The majority of respondents (56.81%) believe that the public access to the Tittabawassee River is good.

Infrastructure - Question 10 • How would you rate the condition of the road you live on? (1= Poor to 5= Excellent)

Poor		Fair		Excellent
1	2	3	4	5
24.5%	15.8%	29.4%	18.8%	11.5%

Question 11 Discussion

The majority of respondents (29.36%) believe that the condition of the road they live on is fair.

However, 24.5% think that the condition of their road is poor.

Infrastructure - Question 11 • How would you rate the overall condition of roads in the Township? (1= Poor to 5= Excellent)

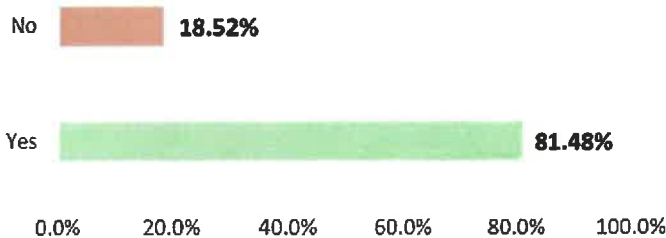
Question 12 Discussion

The majority of respondents rate the overall condition of Township roads a 3, or fair.

However, 53.5% of people ranked them less than fair.

Poor		Fair		Excellent
1	2	3	4	5
19.2%	34.3%	35.2%	7.5%	3.9%

Infrastructure - Question 12 • Do you think the Township should do more to improve the conditions of the Township roads?



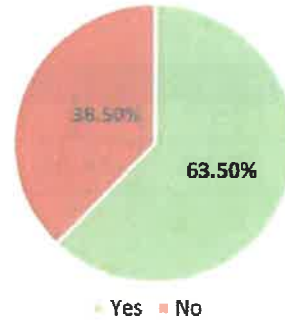
Question 13 Discussion

The majority of respondents believe the Township should do more to improve the conditions of the roads.

Infrastructure - Question 13 - Would you pay an additional property tax dedicated for just our Township roads?

Question 14 Discussion

The majority of respondents would be willing to pay additional property tax for Township Roads.



Infrastructure - Question 14 - If your answer to the previous question was "Yes", how much more per year would you be willing to pay?



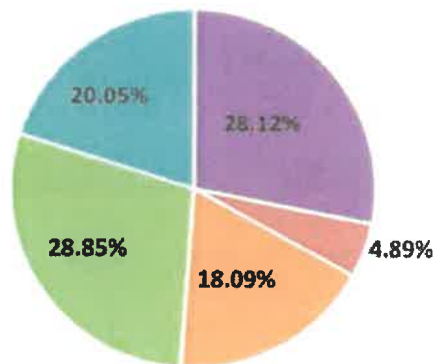
Question 15 Discussion

Of the people willing to pay additional property taxes for Township roads, 49.4% would be willing to pay \$25-\$50.

Community Drivers - Question 1 - Where is your place of employment located?

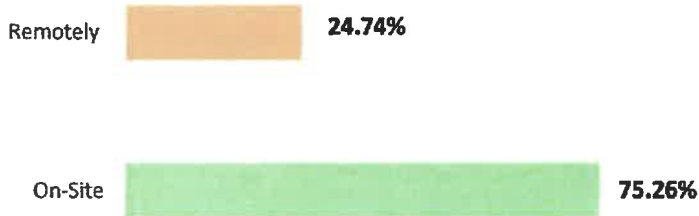
Question 1 Discussion

The majority respondents are employed outside of Freeland



■ Saginaw ■ Bay City ■ Midland ■ Freeland ■ Other

Community Drivers – Question 2 • Do you work primarily on-site at your place of employment or remotely?



Question 2 Discussion

The majority of respondents work on-site at their place of employment.

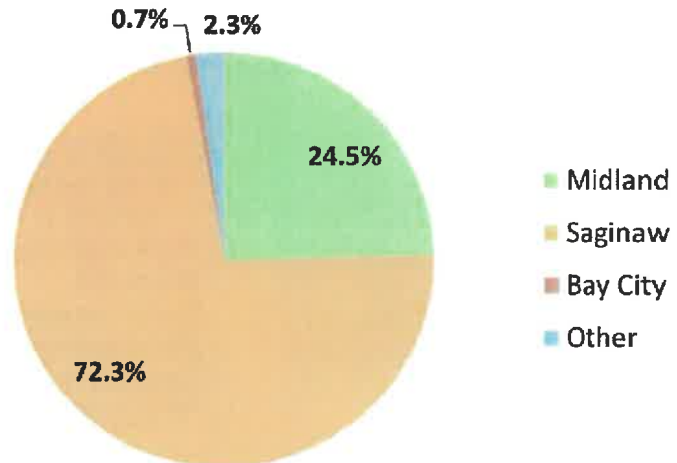
Community Drivers – Question 3 • How would you rate the transportation access to the local urban areas of Saginaw, Midland, and Bay City from the Township? (1= Poor to 5= Excellent)

Poor		Fair		Excellent
1	2	3	4	5
4.7%	6.3%	31.5%	29.7%	27.8%

Question 3 Discussion

The majority of respondents believe that the transportation access to neighboring urban areas is fair to excellent.

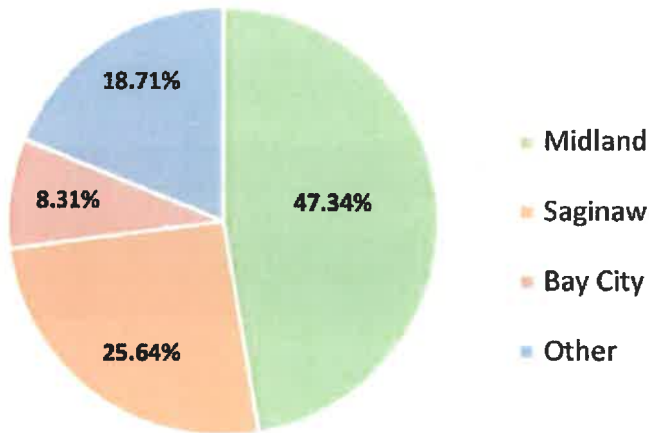
Community Drivers – Question 4 • In which urban area do you primarily shop?



Question 4 Discussion

The majority of respondents Primarily shop in Saginaw.

Community Drivers – Question 5 • In which urban area do you primarily go for recreation?



Question 5 Discussion

The majority of respondents go to Midland for recreation.

Community Drivers – Question 6 • Please rank the new developments that are important to you (1= Least important to 5= Most important)

Answer Options	Rating Average
Improvement of Township Roads	3.92
Traffic calming measures to reduce traffic speeds	2.96
Pathway/Trail system	2.95
Sidewalks	2.92
Library	2.73
Boat launch on Tittabawassee River	2.38
Extension of water utilities to new areas	2.38
Extension of sewer utilities to new areas	2.25
Swimming pool	2.12
'Bark Park' or dog park	1.89

Question 6 Discussion

The results show that each development was ranked slightly below average in importance with the exception of Improvement of Township Roads

Community Drivers – Question 7 • Please rank, according to importance, the areas you believe are in need of improvement (1= Least important to 5= Most important)

Question 7 Discussion

The results show that the improvement of each area is of medium or below average importance.

Answer Options	Rating Average
Prevent the loss of agricultural land	3.95
Conditions of the Township roads	3.81
More business in town	3.11
Sidewalks	2.92
Parks/recreation facilities	2.68
Water systems	2.59
Sewer systems	2.49
River access	2.34

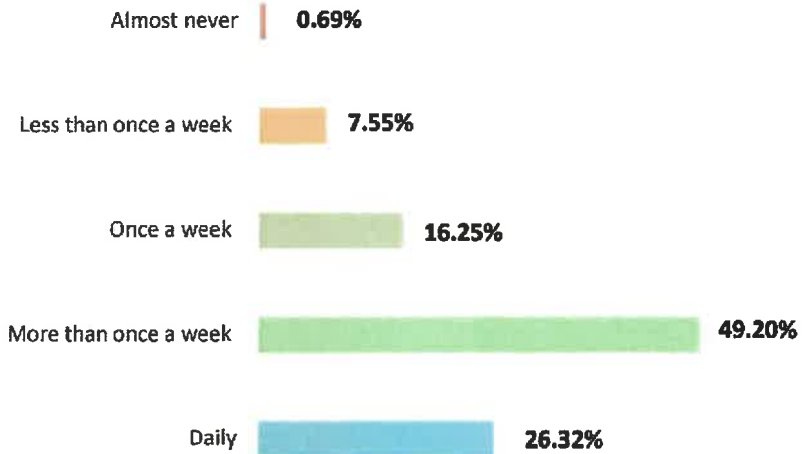
Community Drivers – Question 8 - How would you rate the importance of agricultural land in the Township? (1= Not Important to 5= Very Important)

Not Important		Very Important		
1	2	3	4	5
5.6%	5.6%	18.8%	16.1%	55.38%

Question 8 Discussion

The majority of respondents believe agriculture land is very important in the Township.

Community Drivers – Question 9 - How often do you visit businesses located in Tittabawassee Township?



Question 9 Discussion

The majority of respondents visit business in the Township more than once a week.

General Information – Question 1 - Why have you chosen to live in Tittabawassee Township?

Answer Options	Response Percent
Central location to Midland, Saginaw, and Bay City	64.45%
Safe community % Low crime rates	60.78%
Small town environment	59.40%
Quality of the Freeland Community School system	53.21%
Pleasant neighborhoods	30.05%
Close to workplace	24.31%
Housing choices fits your needs	21.56%
Close to airport	6.65%
Good Park system	5.96%
Does not reside in the Township	2.52%

Question 1 Discussion

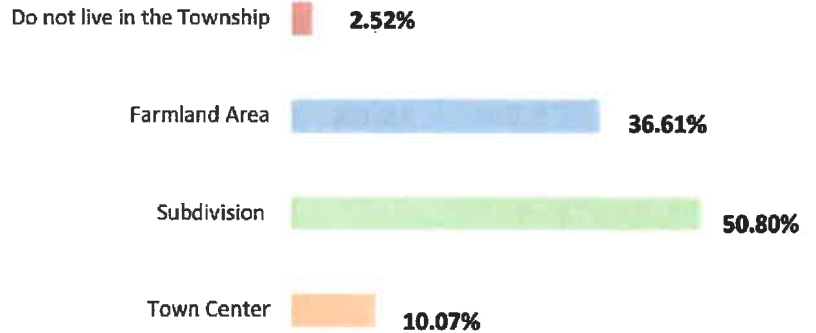
The majority of respondents have chosen to live in Tittabawassee Township because of its central location to the surrounding cities, and a safe community.

Also, the quality of the Freeland Community School System and the Small-Town Environment were popular with respondents.

General Information – **Question 2** • In what type of area do you live in the Township?

Question 2 Discussion

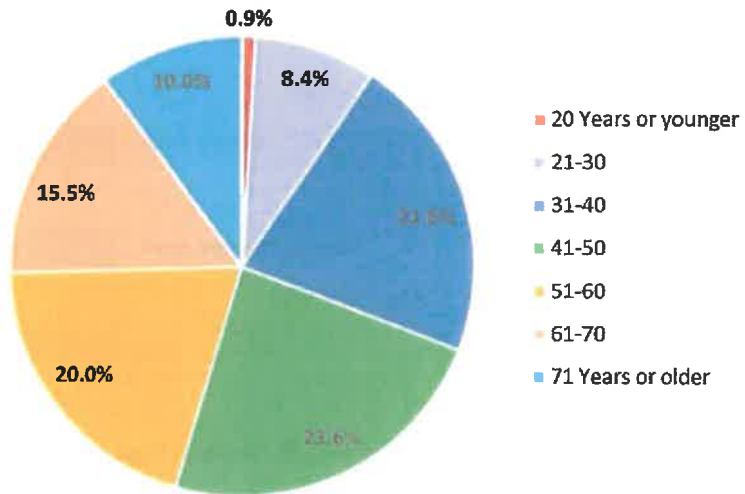
The majority of respondents live in subdivisions within the Township.



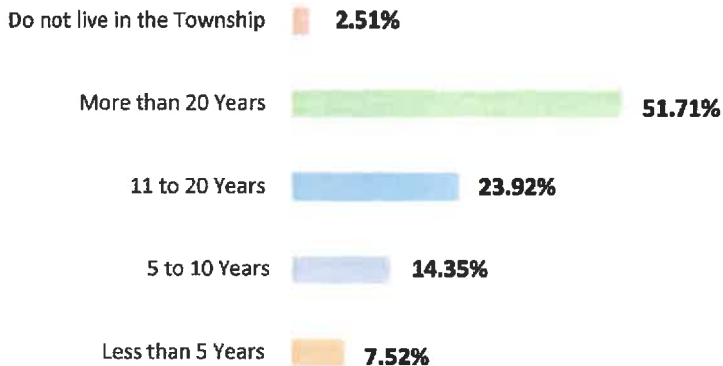
General Information – **Question 3** • What age category do you fit into?

Question 3 Discussion

The majority of respondents fit into the 41-50 and 31-40 age categories.



General Information – **Question 4** • How long have you lived in Tittabawassee Township?

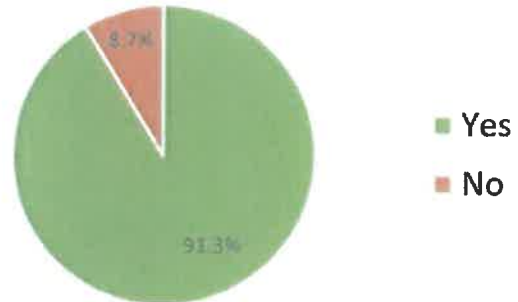


Question 4 Discussion

The majority of respondents claimed they have lived in Tittabawassee Township for 20 years or more.

General Information – Question 5 • Do you consider yourself likely to live in Tittabawassee Township for the next 10 years?

Question 5 Discussion
The majority of respondents plan to live in Tittabawassee Township for the next 10 years



Results Overall

The results of the Community Input Survey were used to inform policy discussion during the creation of this plan. The Township understands that the results do not represent the views of the entire population. However, a general understanding can be gained from a sample of this size.

Goals & Actions



Goals and Actions

> Introduction

As outlined in the Introduction, the Master Plan looks to accomplish the three goals of analyzing the current state of the community, identifying areas in need of improvement and defining goals and actions for the future. The Goals and Actions section is the primary portion which accomplishes the third and final goal.

Goals and actions outlined in this plan have been grouped into four categories. The categories are Agriculture and Natural Features, Focus Development Areas, Public Utilities and Transportation. Each category has its own introduction which highlights the goals and ways the actions will enact improvement. Additionally, each subset of goals and actions is detailed to fully communicate the reasoning of the Township.

The goals and actions outlined in this section are the product of community input and elected official brainstorming. The opinions of the residents and the general public are represented in the Community Input Survey. The actions were then primarily defined during the meetings of the Planning Commission.

The following goals and actions illustrate the policy that Tittabawassee Township will have on a variety of issues and concepts.

Agriculture & Natural Features

Introduction

Historically, the success of Tittabawassee Township is rooted in its abundance of natural features and fertile soil. Today, agriculture is the largest land use by area in the Township; the second largest is natural features such as forested areas and water features. The 2023 Tittabawassee Township Master Plan seeks to continue the emphasized importance of the protection of these natural resources originally established in the 2018 Master Plan.

Farmland Preservation

Goals

- Encourage the approval of land to be a part of the Farmland Preservation Program (formerly P.A. 116)
- Keep farmland at current levels outside the Urban Growth Boundary (UGB)

Actions

- Monitor preservation through containing new development within the Urban Growth Boundary
- Continue to approve land to be part of the Farmland Preservation Program
- Revise zoning ordinance to prohibit subdivision development outside the Urban Growth Boundary
- Maintain the current location of the Urban Growth Boundary

Key Concepts

Preserving agricultural and natural-focused land within the Township, especially land located outside the current Urban Growth Boundary (UGB), is a foundational goal of the 2023 Master Plan. The Township plans to accomplish this through specific actions which encourage concentrated development and discourage leap-frog development. Actions will largely include the use of key state agricultural preservation programs to curb the loss of vital agriculture and natural land by development.

Enrollment of land in the State of Michigan’s Department of Agriculture and Rural Development’s Farmland Preservation Program (formerly P.A. 116) is one of the best ways to preserve agricultural land. Where land is located outside the UGB or for land within the UGB that is not immediately adjacent to existing development, new approval, or renewal of participation in the Farmland Preservation Program will be certain. Within the UGB, for parcels which abut existing development, new approval and renewal will be prohibited to allow for future development to be concentrated.

Lastly, it should be noted that the 2023 Master Plan maintains the existing location of the Urban Growth Boundary. To fully preserve agricultural and natural land, the Township acknowledges this boundary

****See appendix C for map****

should not be expanded in the future without amendment of the Master Plan.

Tittabawassee River Corridor

Goals

-Maintain the Tittabawassee River greenbelt corridor

Actions

-Development of pathway system alongside the east side of the river corridor to connect town center to Hayes Park.

-Preserve extent and expand as necessary the Greenbelt/Conservation zoning district within the 100-year floodplain

-Follow 2023 Tittabawassee Township Recreation Plan for river corridor use

Key Concepts

The Tittabawassee River and its adjacent floodplain is the longest continuous green space in the Township. Many species of wildlife can be found within this greenbelt corridor throughout anytime of the year. This aesthetically pleasing feature is not only a vital habitat to wildlife but also the main means of water drainage for the Township. The 2023 Master Plan sets a goal for the Township to work to make this feature a greater focal point of the community while maintaining the beauty, naturalness, wildlife habitat, and drainage value provided by this corridor.

The river corridor should continue to be preserved as a greenbelt. Low-impact, non-structural development should only be permitted within this corridor. When developing any new access amenities, the goals of the 2023 Tittabawassee Township Recreation Plan, determined through public input, will be followed.



Focus Development Areas

Introduction

Tittabawassee Township is home to the community of Freeland. Downtown Freeland is located near the geographical center of the Township. This downtown area, also known as the Village Center, is the main commercial hub for the Township. This hub is mainly serviced by the major vehicle transportation routes of M-47 and Freeland Road. The 2023 Master Plan sets forth goals to maintain and improve downtown Freeland for businesses, present and future, and residents.

Downtown Freeland Streetscape Appearance

Goals

- Continue to improve the aesthetic appearance within this area
- Develop a more uniformed aesthetic within this area

Actions

- Use available tools and funds of the Downtown Development Authority to encourage properties for redevelopment
- Work to convert high traffic stop signed intersections to roundabouts

Key Concepts

Downtown Freeland is home to a variety of business types, from strip malls, with uniform store fronts, to stand alone businesses. This mixture creates a complex visual aesthetic that, without a sort of unity, creates a disordered appearance. There also exists a collection of vacant or underutilized properties within this area. In order to improve this commercial district, steps must be taken to add a more uniform appearance to this area. The Township will use the available tools of the Downtown Development Authority to improve this area.

Downtown Freeland Traffic Calming Measures

Goals

- Decrease traffic speeds on Main Street (M-47) within the Village Center
- Make Village Center safer and more user-friendly and accommodating for business patrons

Key Concepts

Businesses within downtown Freeland are overwhelmingly most accessed by patrons using a personal vehicle. Notable, added methods of transportation, including biking and walking, can increase access to businesses and increase patrons. Currently, sidewalks exist throughout the Village Center area but are underutilized due to the over-built nature and high speed traffic of

Actions

- Work to obtain an enhancement grant from MDOT as a means of funding traffic calming measures
- Work to install traffic signal at Powley Drive and M-47
- Request MDOT to study traffic speed to support a decreased speed on M-47

M-47 and the resulting poor pedestrian experience that it creates.

The Township will move forward to explore, carefully vet, and take measures to slow the traffic speed. Slower traffic speeds will not only benefit those who are using non-motorized transportation but will encourage easier and safer access to all businesses.



Freeland Road and M-47 (Main Street)

Public Utilities

Introduction

Tittabawassee Township provides residents with access to public water and sanitary sewer utilities. Since not all residents are located near these utilities, the Township must plan on how to best extend these facilities to new areas to serve existing or new development. Where these utilities are extended will largely determine where new greenfield growth will occur.

Extension of Water Utilities

Goals

- Continue to increase access of this commodity within the urban growth boundaries
- Limit public cost of extensions

Actions

- Extend water only where reasonable and cost-effective and financially sustainable, except for necessary system transmission and looping
- Within Urban Growth Boundary, only extend to areas adjacent to existing development

Key Concepts

Providing residents with a valuable commodity is the primary goal of extending water utility lines. However, extension must be done in a way which is cost-effective and sustainable. When extending water lines to service new or existing development, the Township will consider the long term sustainability and the short term costs. The Township will also look at the potential of placing the initial extension expenses on the developer through development agreements to reduce the public subsidy of the extension.

Within the Urban Growth Boundary, water utility extensions will only be made to areas adjacent to existing development in order to greatly discourage leapfrog development. Exceptions will only be made in cases where an urgent health need exists.

Extension of Sanitary Sewer Utilities

Goals

- Continue to increase access of this commodity within the urban growth boundaries
- Limit public cost of extensions

Key Concepts

Extending sanitary sewer utility mains within Tittabawassee Township will be a main tool in concentrating development and prohibiting leapfrog development. Extensions to the system will only be made when cost-effective.

Actions

- Extend sewer only where reasonable and cost-effective and financially sustainable, except for necessary system transmission and looping
- Within Urban Growth Boundary, only extend to areas adjacent to existing development

Within the Urban Growth Boundary, extensions will only be made to areas adjacent to existing development.

Storm Water Management

Goals

- Manage storm water more effectively
- Reduce issues caused by storm water

Key Concepts

Effective storm water management ensures that property damage does not occur during minor or major precipitation events. With effective measures, issues can be reduced.

Actions

- Create a storm water management plan to illustrate management practices and goals
- Create County Drainage Districts to ensure Township properties are properly drained

In order to manage storm water effectively, Tittabawassee Township will move towards adopting a storm water management ordinance as well as developing a storm water management plan which illustrates the specific management goals of the Township. Furthermore, the Township will plan to begin to adopt drainage districts to better allocate storm water of areas into certain drains.

Transportation

Introduction

Transportation within Tittabawassee Township is dominated by roads and motorized traffic, particularly the personal automobile. In order to increase the use of other modes of transportation, such as non-motorized transportation (bikes), the Township will begin to initiate policy to increase the greater use of other transportation facilities that already exist.

Roadways

Future Road Quality Improvements

Goals

- Review road quality improvement needs regularly
- Improve the quality of roadways within the Township

Actions

- Participate in the Midland Metropolitan Planning Organization
- Maintain an constructive dialog with MDOT and the Saginaw County Road Commission to analyze road conditions and prioritize improvement needs
- Seek improved and dedicated ways for funding of roadway improvements including the feasibility of a township road millage or special assessments

Key Concepts

All of the roads located in Tittabawassee Township are owned and maintained by the Saginaw County Road Commission (SCRC), the exception is M-47 which is owned and maintained by MDOT. The Township does not have the authority, or the funds, to enact improvements to roadways without the approval of the SCRC or MDOT.

Tittabawassee Township must attain financial means to address the deteriorating conditions of the County and State roads. The Township should study new revenue streams dedicated to improving roads such as a road millage of special assessments.

Pedestrian and Bicycle Accessibility Non-Motorized Network

Goals

- Increase the non-motorized accessibility within the Township, including sidewalks and pathways
- Begin integration into regional trail system

Actions

- Create a non-motorized transportation plan to coordinate the development of new additions to the current network
- Apply for DNR grant funding to complete planned pathway projects
- Carry out goals within the *2023 Tittabawassee Township Recreation Plan*

Key Concepts

The non-motorized transportation network in Tittabawassee Township should continue to expand to give greater access to residents.

The Township must continue to develop a non-motorized transportation plan to effectively coordinate the development of new additions and the efficient use of funds. To accomplish this development, the Township should continue to apply for grants from the DNR to match contributions.

>The Relationship between the Master Plan and the Zoning Ordinance

Introduction

It is important to understand that the 2023 Master Plan is a document of illustration and planning, not law. The zoning ordinance, however, is law. This is the most important distinction between the two documents. Nonetheless, the two documents are inter-related and are designed to support one another.

When enacting changes to the zoning ordinance, the Master Plan is the key document to aid the decision making process. It is meant to be referenced and utilized for all types of planning activities including zoning, rezoning, site plan development, and so on.

Future Land Use Map (FLU)

Within this plan, a future land use map has been created to spatially illustrate the goals of the plan. The Master Plan along with this map will be used to help guide zoning decisions for each land use. As an example of how this will be used, land planned for single-family residential within the Urban Growth Boundary is only suitable for rezoning if it is adjacent to existing development and adequate utilities for extension exist.

Future Land Use Categories	Zoning District
Agriculture	A-1 Agriculture
Commercial (Airport Business)	C-3 Regional Business
Commercial (Retail / Service)	C-2 General Business, C-1 Village Business or NB Neighborhood Business
Commercial (Office Park)	C-2 General Business or C-1 Village Business
Manufactured Housing	R-4 Manufactured Home Park
High Density Residential	R-3 High Density Residential
Medium Density Residential	R1-V Village Residential or R-2 Medium Density Residential
Low Density Residential	A-1 Agricultural, R-1A Rural Residential, or R-1V Village Residential
Industrial	I-1 Light Industrial or I-2 Heavy Industrial
Public / Institutional	Any District
Recreational	GC Greenbelt/Conservation or Any Other District
Floodplain	GC Greenbelt/Conservation

****See appendix G****

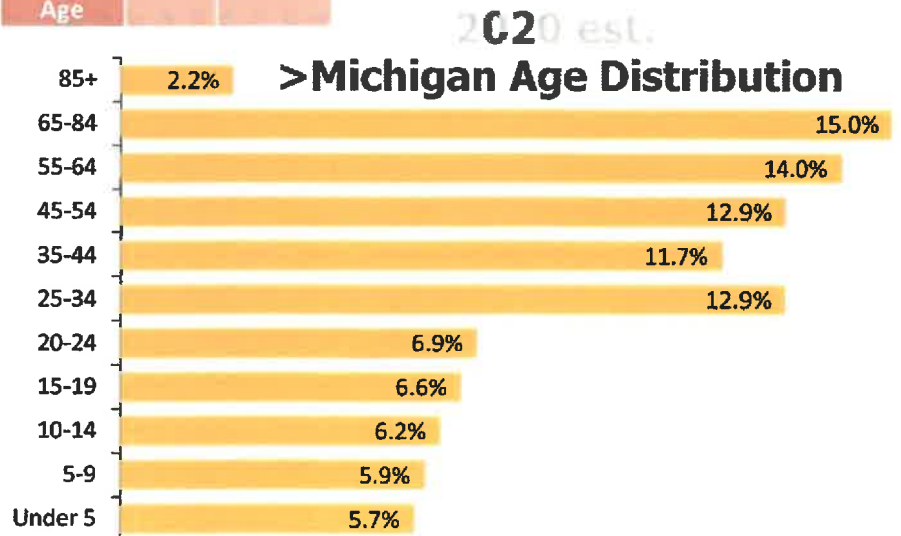
Additional Demographic Data



DATA DETAILS

> Population

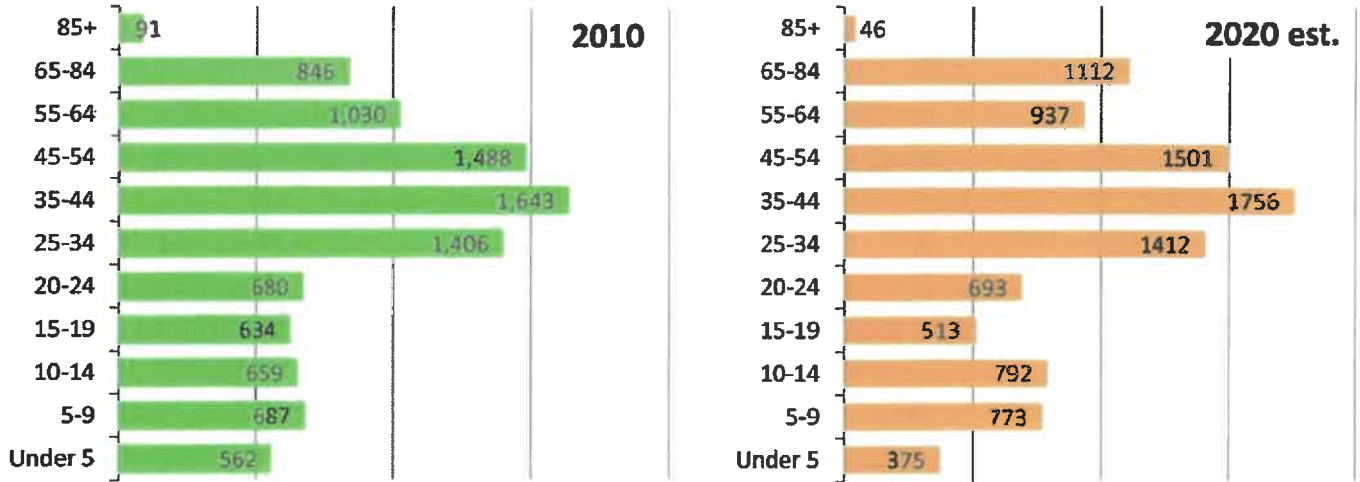
Age distribution	2000		2010		2020 est.		
	#	%	#	%	#	%	
Under 5	486	6.3	562	5.8	Under 5	375	3.8
5-17	566	7.3	687	7.1	5-19 Years	2,078	21
18-24	434	5.6	634	6.5	20-24	693	7
25-34	1,411	18.3	1,406	14.5	25-34	1,412	14.2
35-44	1,608	20.9	1,643	16.9	35-44	1,756	17.7
45-54	1,117	14.5	1,488	15.3	45-54	1,501	15.1
55-64	582	7.6	1,030	10.6	55-64	937	9.5
65-84	525	6.8	846	8.7	65-84	1,112	11.2
85+	42	0.5	91	0.9	85+	46	0.5
Total	7,706	100.0	9,726	100.0	Total	9,910	100.0
Median Age	35.1	--	36.6	--	Median Age	37.4	--



All population data from the US Census Bureau and American Community Survey includes the incarcerated population.

Source: U.S. Census Bureau. Profile of General Population and Housing Characteristics: 2020, Age Groups and Sex: 2020. ACS Demographic and Housing Estimates: 2020 estimates.

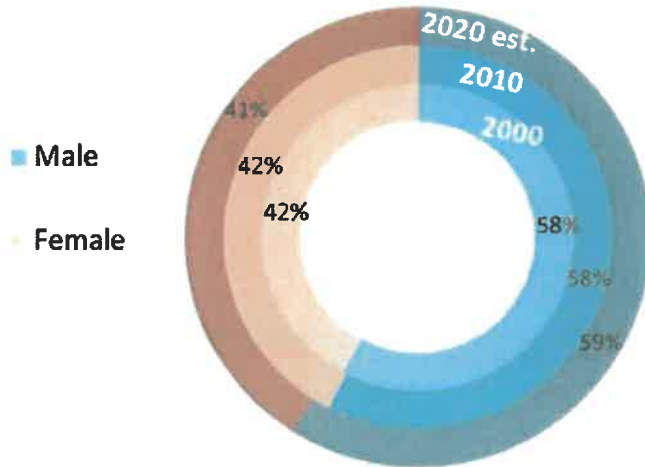
>Tittabawassee Township Age Distribution



>Gender Distribution

Male/Female Distribution	Tittabawassee Township								Saginaw County		Michigan
	2000		2010		2020 est.		% Change 2000-2020	2020 est.		2020 est.	
	#	%	#	%	#	%		#	%	%	
Male	4,466	58.0	5,600	57.6	5,808	58.6	+30.7	92,795	48.5	49.2	
Female	3,240	42.0	4,126	42.4	4,102	41.4	+26.1	98,371	51.5	50.8	
Total	7,706	100.0	9,726	100.0	9,910	100.0	+28.6	191,166	100.0	100.0	

>Tittabawassee Township Gender Distribution



***The Township's gender distribution is considerably skewed from that of Saginaw County and the State of Michigan due to the presence of the Saginaw Correctional Facility.

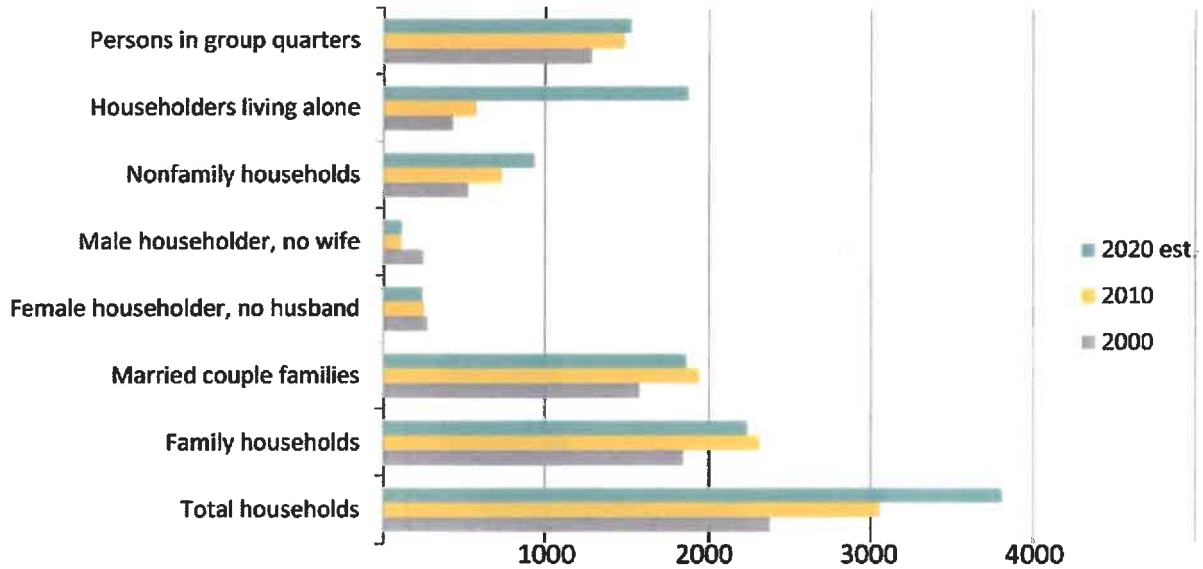
Source: U.S. Census Bureau. Profile of General Population and Housing Characteristics: 2020, Age Groups and Sex: 2020. ACS Demographic and Housing Estimates: 2020 estimates.

>Household Types

Table 1.3 Households	Tittabawassee Township						Saginaw County		Michigan
	2000		2010		2020 est.		2020 est.		2020 est.
	#	%	#	%	#	%	#	%	#
Total households	2,383	100.0	3,059	100.0	3,187	100.0	78,980	100.0	3,980,408
Family households	1,849	77.6	2,318	75.8	2,245	77.6	49,274	63.8	2,526,437
Married couple families	1,578	66.2	1,945	63.6	1,869	61.8	34,371	44.6	1,865,163
Female householder, no husband	279	11.7	256	8.4	251	9.5	11,169	14.8	470,761
Male householder, no wife	255	10.7	117	3.8	125	6.3	3,734	4.4	190,513
Nonfamily households	534	22.4	741	24.2	942	22.4	29,706	36.2	1,453,971
Householders living alone	436	18.3	583	19.1	625	19.0	27,002	31.2	1,154,318
Persons per household	2.69	--	2.69	--	2.65	--	2.34	--	2.45
Persons in group quarters	1,288	--	1,486	--	1,529	--	6,052	--	2.2

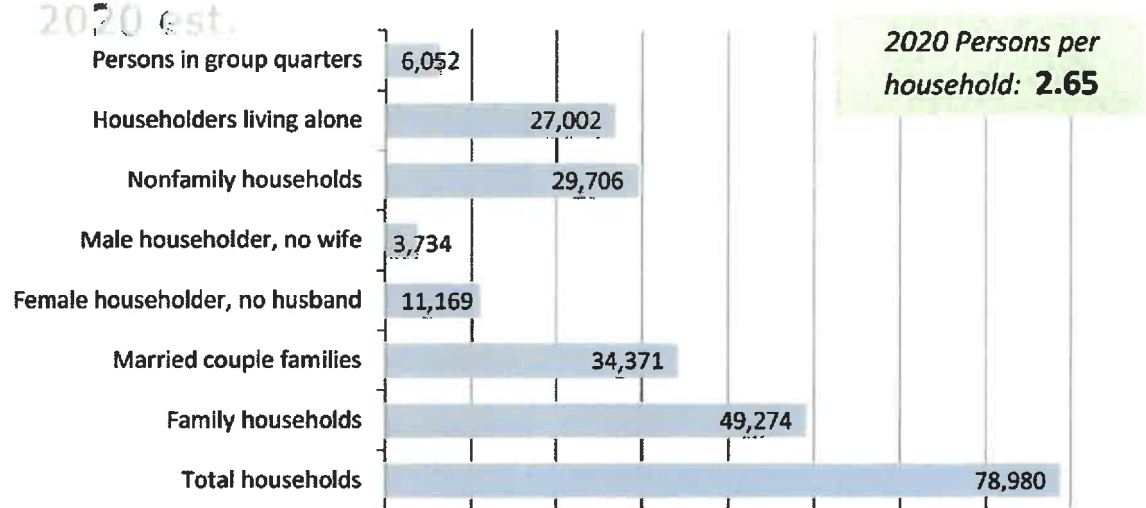
Group Quarters includes the Saginaw Correctional Facility Residents

>Tittabawassee Township Households

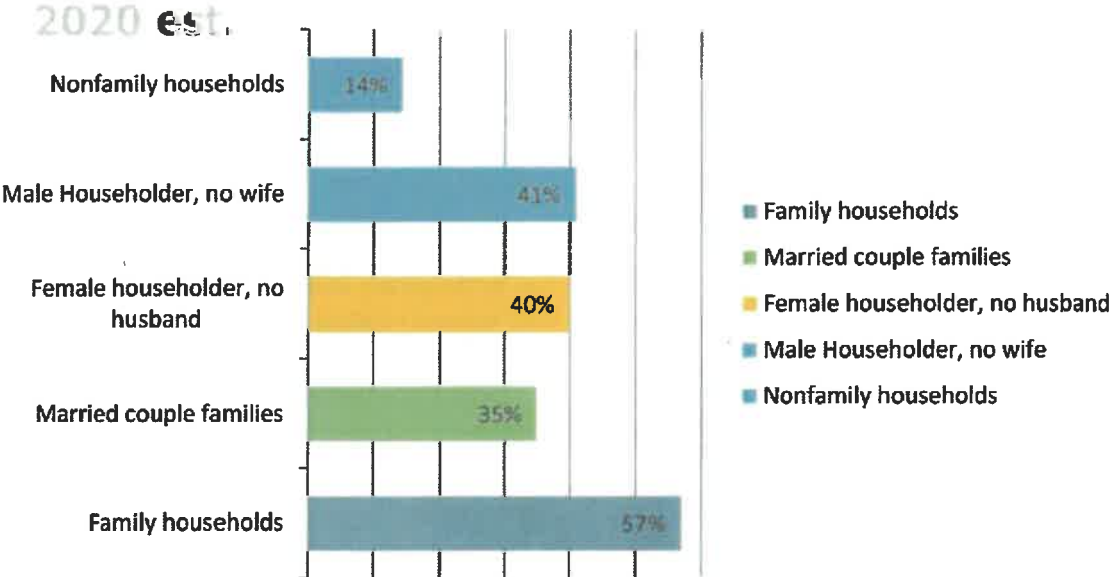


Source: U.S. Census Bureau. Households and Families: 2020, Households and Families: 2020. ACS Occupancy Characteristics: 2020.

>Saginaw County Households



>Michigan Household Distribution



Tittabawassee Township has a lower percentage than the State and the County in the category representing single-parent households, "female householder, no husband".

Source: U.S. Census Bureau. Households and Families: 2010, Households and Families: 2000. ACS Occupancy Characteristics: 2020 estimates.

DATA DETAILS
>Economic

Table 2.1 Labor force by industry	Tittabawassee Township		
	2000	2010	2020 est.
	#	#	#
Employed persons 16 and over	3,295	7,427	4,395
Agriculture, forestry, fisheries & mining	51	45	49
Construction	296	201	209
Manufacturing	798	828	689
Transportation	79		112
Wholesale trade	111	155	209
Retail trade	438	98	399
Finance, insurance and real estate	100	473	404
Educational services, Health services, and social assistance	646	178	1,204
Other professional and related services	176	152	146
Public administration	105	173	190

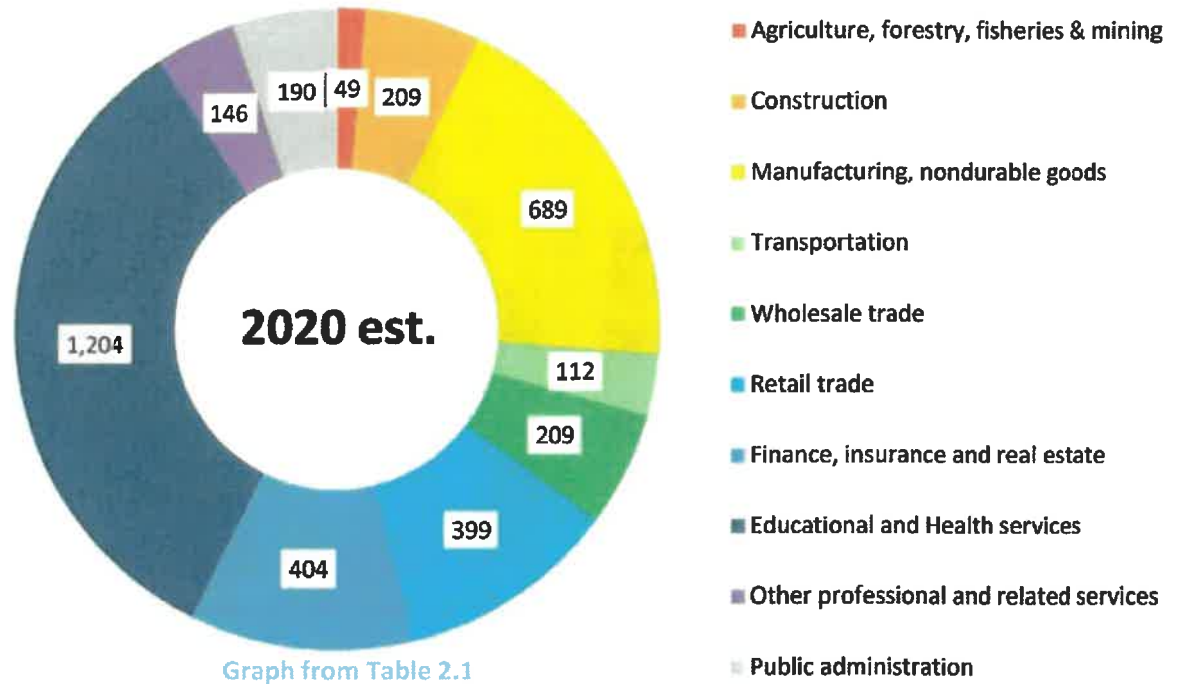
Table 2.2 Labor Force by Industry	Saginaw County		Michigan
	2020 est.		2020 est.
	#	%	%
Employed persons 16 and over	82,355	100.0	100.0
Agriculture, forestry, fisheries & mining	826	1.0	1.1
Construction	1,163	5.1	5.5
Manufacturing	13,796	16.8	18.6
Transportation	2,944	3.6	4.4
Wholesale trade	1,503	1.8	2.4
Retail trade	10,194	12.4	10.7
Finance, insurance and real estate	4,617	5.6	5.6
Educational services, Health Services, and Social Assistance	21,238	25.8	23.4
Other professional and related services	3,543	4.3	4.6
Public administration	2,954	3.6	3.5

Top three employing categories are: Educational and health services; manufacturing; and Arts, Entertainment, and Food Services.

Tittabawassee Township's trend is consistent with that of Saginaw County and Michigan

Source: American Community Survey. SELECTED ECONOMIC CHARACTERISTICS, Profile of Selected Economic Characteristics: 2020 and 2010 estimates.

>Tittabawassee Township Labor Force by Industry



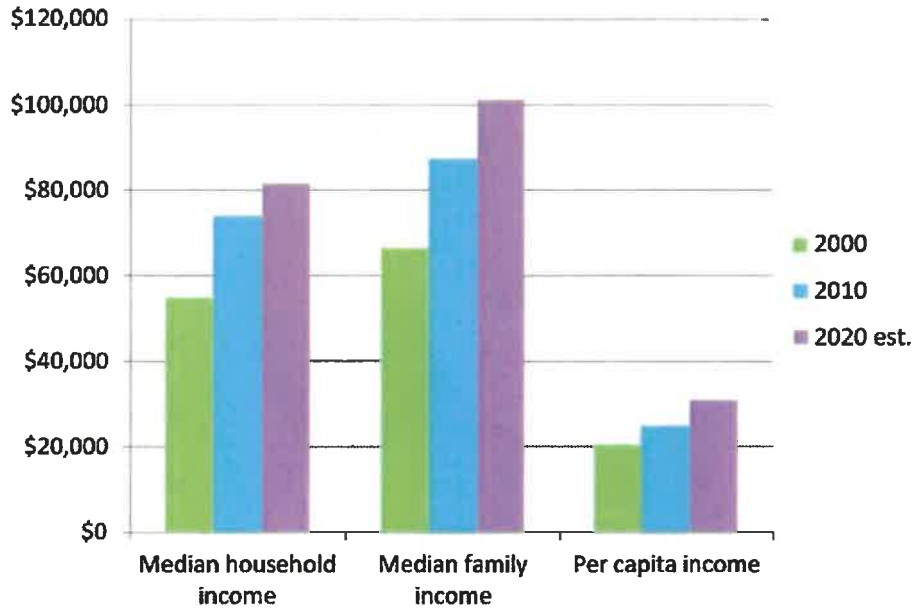
> INCOME AND POVERTY FOR FAMILIES AND HOUSEHOLDS

Income and poverty status	Tittabawassee Township				Saginaw County	Michigan
	2000	2010	2020 est.	% Change 2000-2020	2020 est.	2020 est.
Median household income	\$54,970	\$73,946	\$81,567	+31.7	\$49,565	\$59,234
Median family income	\$66,455	\$87,326	\$101,075	+18.0	\$64,094	\$75,470
Per capita income	\$20,554	\$24,906	\$31,024	+29.9	\$28,628	\$32,854
Percent of population below poverty level*	9.0	3.5	4.8	--	15.9	12.6

Source: American Community Survey. SELECTED ECONOMIC CHARACTERISTICS, Profile of Selected Economic Characteristics: 2000 and 2020 estimates. *Poverty level varies based on individual family sizes and income of family members

>Tittabawassee Township Income Status

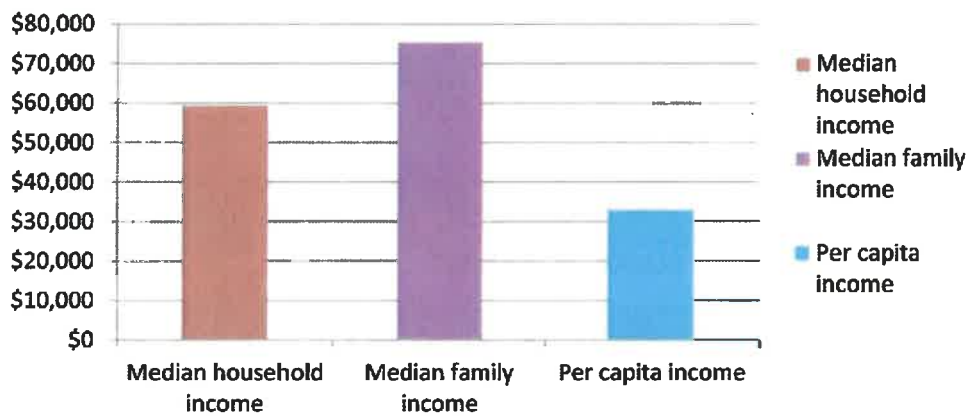
2020 est.



Graph from Table 2.3

> Michigan Income Status

2020 est.



Graph from Table 2.3

The median household income in 2020 for Tittabawassee Township (\$81,567) was greater than both Saginaw County (\$49,565) and the State of Michigan's (\$59,234).

Source: American Community Survey. SELECTED ECONOMIC CHARACTERISTICS, Profile of Selected Economic Characteristics: 2000 and 2020 estimates. *Poverty level varies based on individual family sizes and income of family members

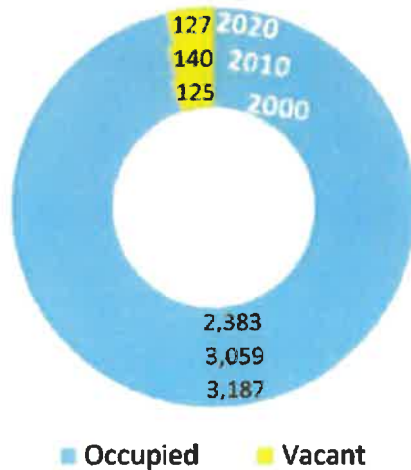
DATA DETAILS

> Housing

>Occupancy of Housing in Tittabawassee Township

Table 3.1 Types of housing	Tittabawassee Township							Saginaw County		Michigan
	2000		2010		2020 est.		% Change	2020 est.		2020 est.
	#	%	#	%	#	%	2000-2020	#	%	%
Total housing units	2,508	100.0	3,199	100.0	3,314	100.0	+29.1	87,789	100.0	100.0
Occupied	2,383	95.0	3,059	95.6	3,314	96.2	+31.9	78,980	90	86.3
Vacant	125	5.0	140	4.4	127	3.8	-24.0	8,809	10	13.7
Units in structure										
1 (attached and detached)	2,111	84.2	2,479	77.5	2,829	75.4	+36.2	69,690	79.4	76.7
2-9	166	6.7	127	4.0	157	4.7	-44.6	8,773	10	9
10+	54	2.2	35	1.1	0	0	-100.0	6,267	7.1	8.8
Mobile home, trailer	177	7.1	179	5.6	313	9.4	+52.5	3,039	3.5	5.4
Other	0	0	0	0.0	0	0.0	0	20	0.0	0.0

Source: American Community Survey. UNITS IN STRUCTURE, UNITS IN STRUCTURE [11].



Vacancy Rate:
Tittabawassee Township
 2000: 5.0%
 2010: 4.4%
 2020est: 3.8%
Saginaw County
 2020est: 10%
State of Michigan
 2020est: 13.7%

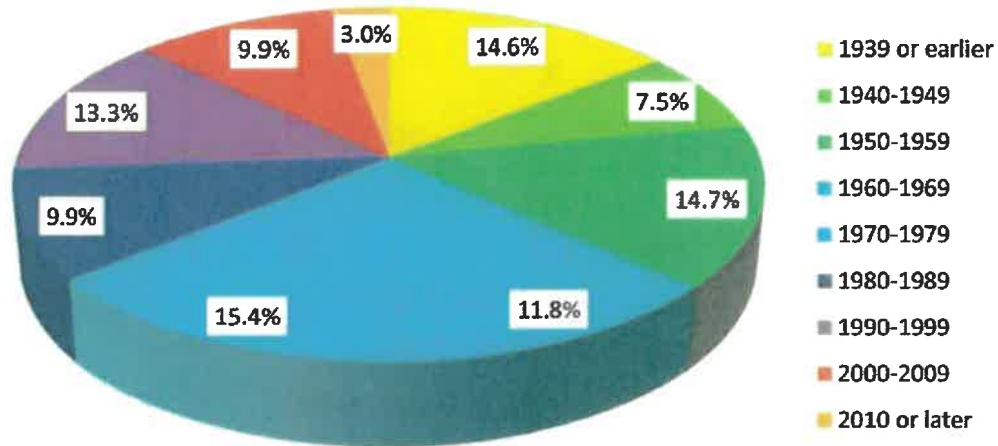
Graph from Table 3.1

>Age of housing

Table 3.2 Age of housing	Tittabawassee Township		Saginaw County		Michigan
	2020 est.		2020 est.		2020 est.
	#	%	#	%	%
1939 or earlier	236	7.1	15,738	17.9	14.6
1940-1949	192	5.8	5,956	6.8	7.5
1950-1959	205	6.2	14,496	16.5	14.7
1960-1969	316	9.5	13,668	15.6	11.8
1970-1979	557	16.8	16,978	19.3	15.4
1980-1989	249	7.5	6,311	7.2	9.9
1990-1999	733	22.1	7,674	8.7	13.3
2000-2009	650	19.6	5,370	6.1	9.9
2010 or later	176	5.3	1,598	1.8	3
Total housing units	3,314	100.0	87,789	100.0	100.0

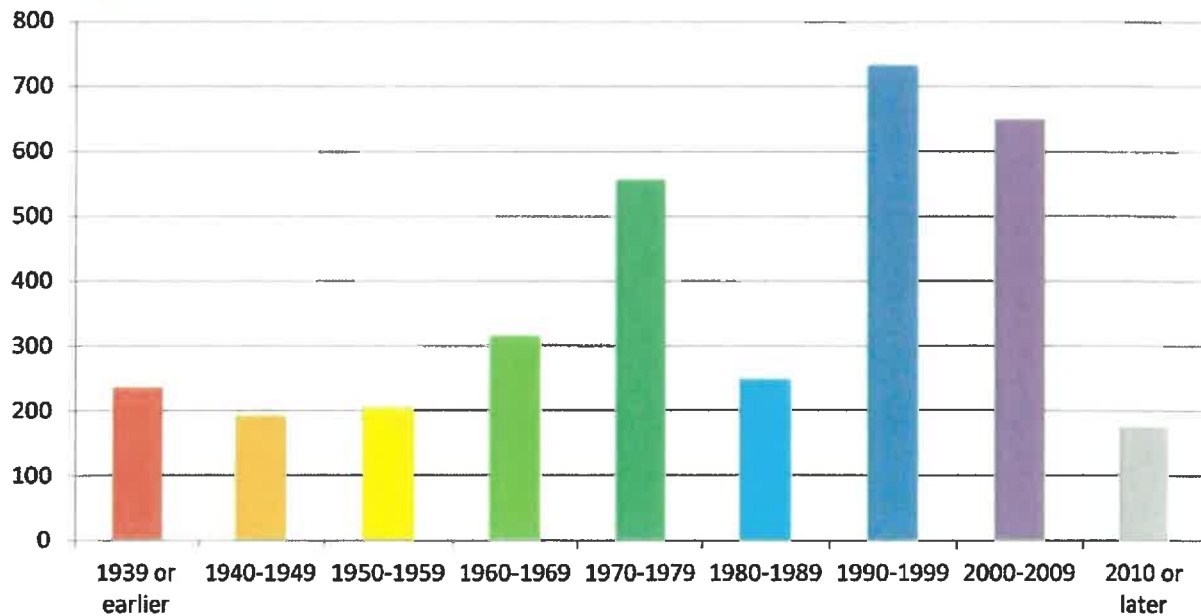
Source: American Community Survey. YEAR STRUCTURE BUILT, YEAR STRUCTURE BUILT [20].

>Michigan Housing Age 2020 est.



Graph from Table 3.2

>Tittabawassee Township Housing Age 2020 est.

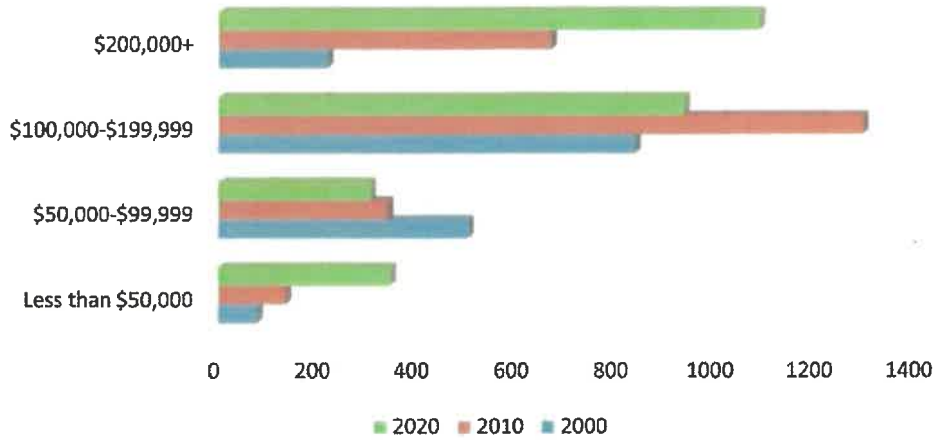


>Housing Value

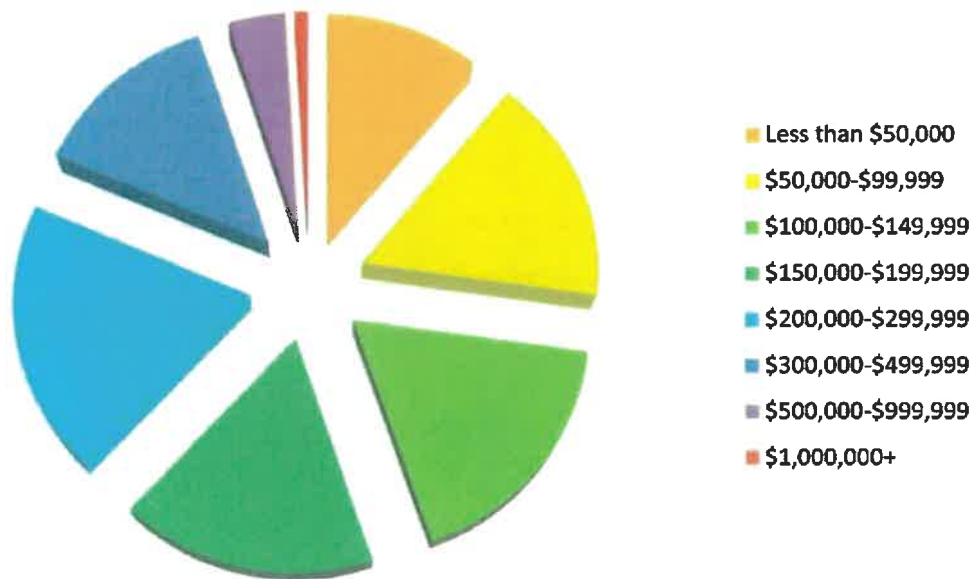
Table 3.3 Value of owner- occupied housing	Tittabawassee Township						Saginaw County		Michigan	
	2000		2010		2020 est.		2020 est.		2020 est.	
	#	%	#	%	#	%	#	%	%	
Less than \$50,000	75	4.6	133	5.5	346	12.9	11,692	20.7	10.9	
\$50,000-\$99,999	502	30.6	340	13.8	306	11.4	15,040	26.6	16.4	
\$100,000-\$199,999	838	51.3	1,298	53.2	\$100,000-\$149,999	417	15.6	11,569	20.5	17.5
					\$150,000-\$199,999	521	19.4	7,674	13.6	17.1
					\$200,000-\$299,999	686	25.6	7,043	12.5	19.6
\$200,000+	217	13.3	668	27.4	\$300,000-\$499,999	357	13.3	2,686	4.8	13.5
					\$500,000-\$999,999	23	0.9	637	1.1	4.1
					\$1,000,000 or more	24	0.9	168	0.3	0.9
Total	1,632	100.0	2,439	100.0	2,680	100.0	56,270	100.0	100.0	
Median value	\$126,600	--	\$161,300	--	\$173,000	--	\$106,200	--	\$162,200	

Source: American Community Survey. VALUE, VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS [25]. SELECTED HOUSING CHARACTERISTICS, VALUE: 2020 estimates.

>Tittabawassee Township Housing Value 2020 est.

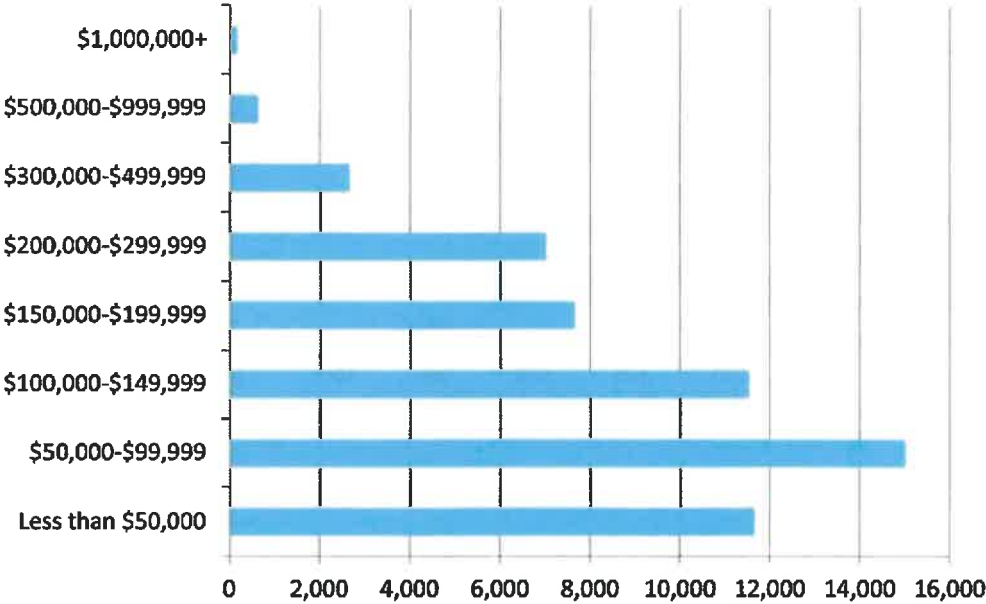


>Saginaw County Housing value 2020 e est.



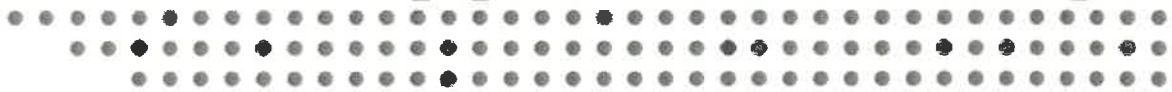
>Michigan Housing Value

2020 est.



Source: American Community Survey. VALUE, VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS [25]. SELECTED HOUSING CHARACTERISTICS, VALUE: 2020 estimates.

Appendix of Maps



A Population Density

B Average Daily Traffic

C P.A. 116 Protected Land

D Water Utilities

E Residential House by Year Built

F Median Home Sale Price

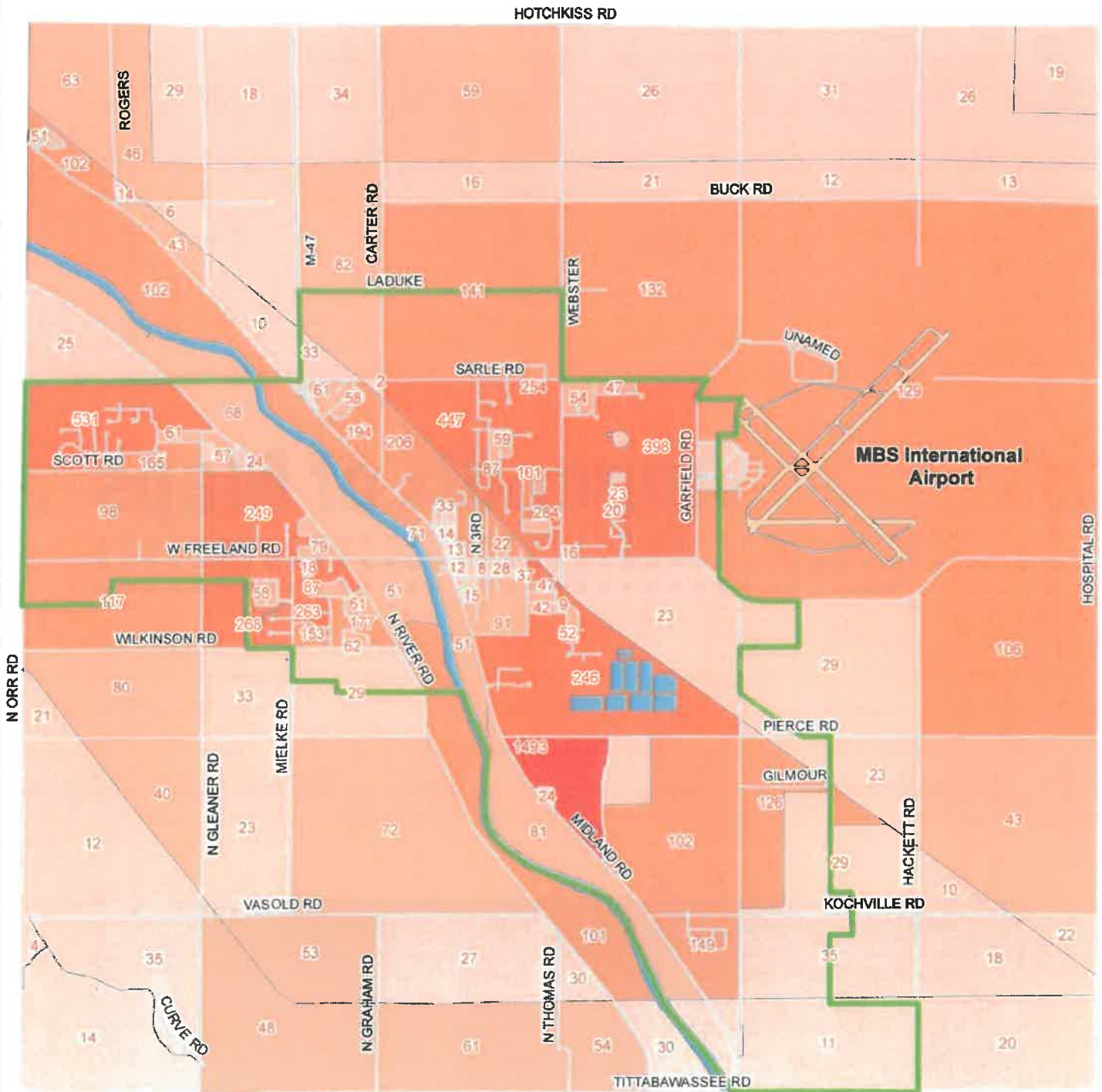
G Future Land Use Map

H Zoning

Tittabwassee Township

Appendix A

Population by 2020 Census Block



Legend

- 0 - 37
- 38 - 91
- 92 - 206
- 207 - 531
- 532 - 1493
- Urban Growth Boundary

Total Population: 10,606 Source: Census 2020

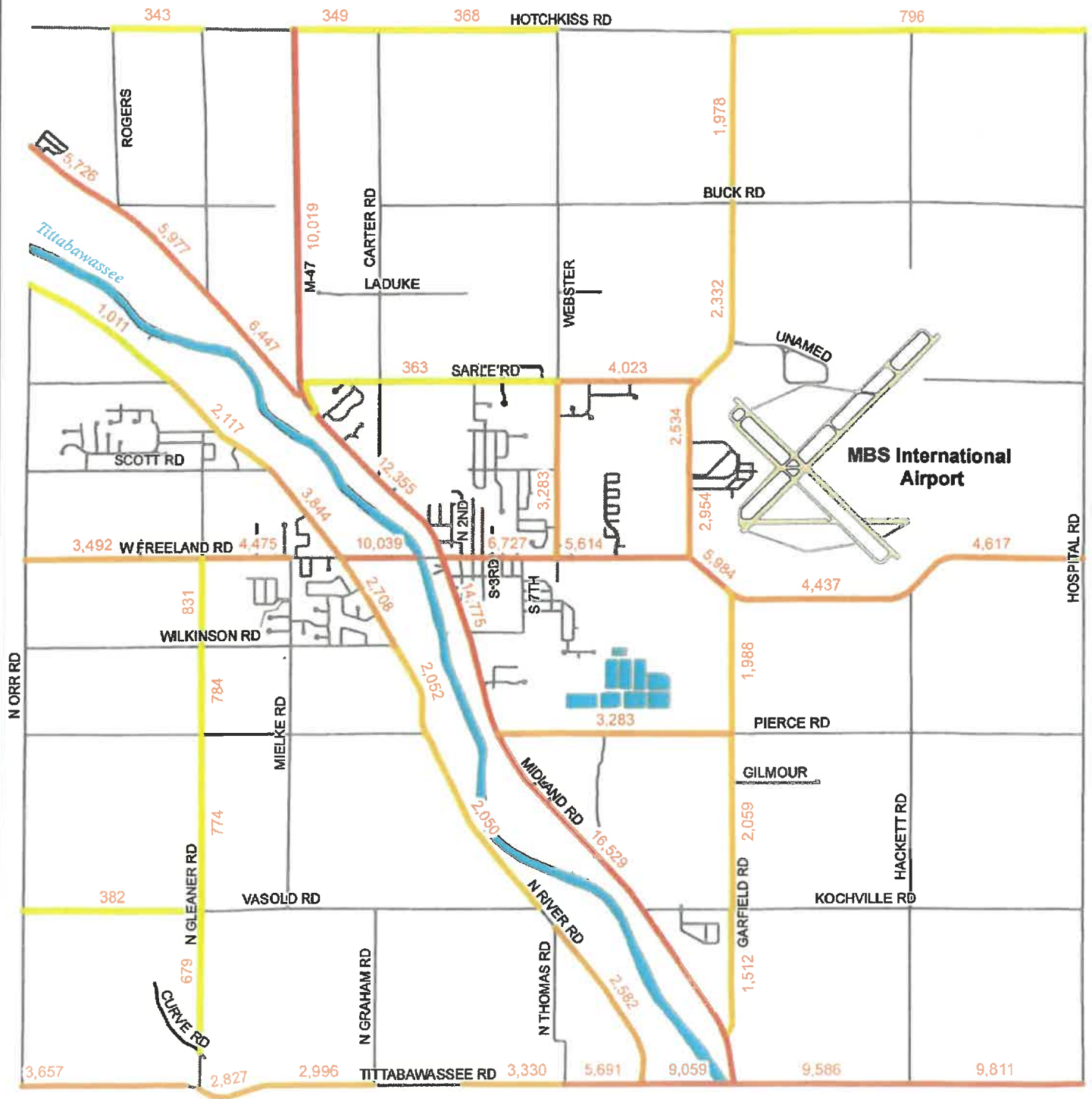


Created 3/11/2022

Tittabwassee Township

Appendix B

Average Daily Traffic Volumes



Legend

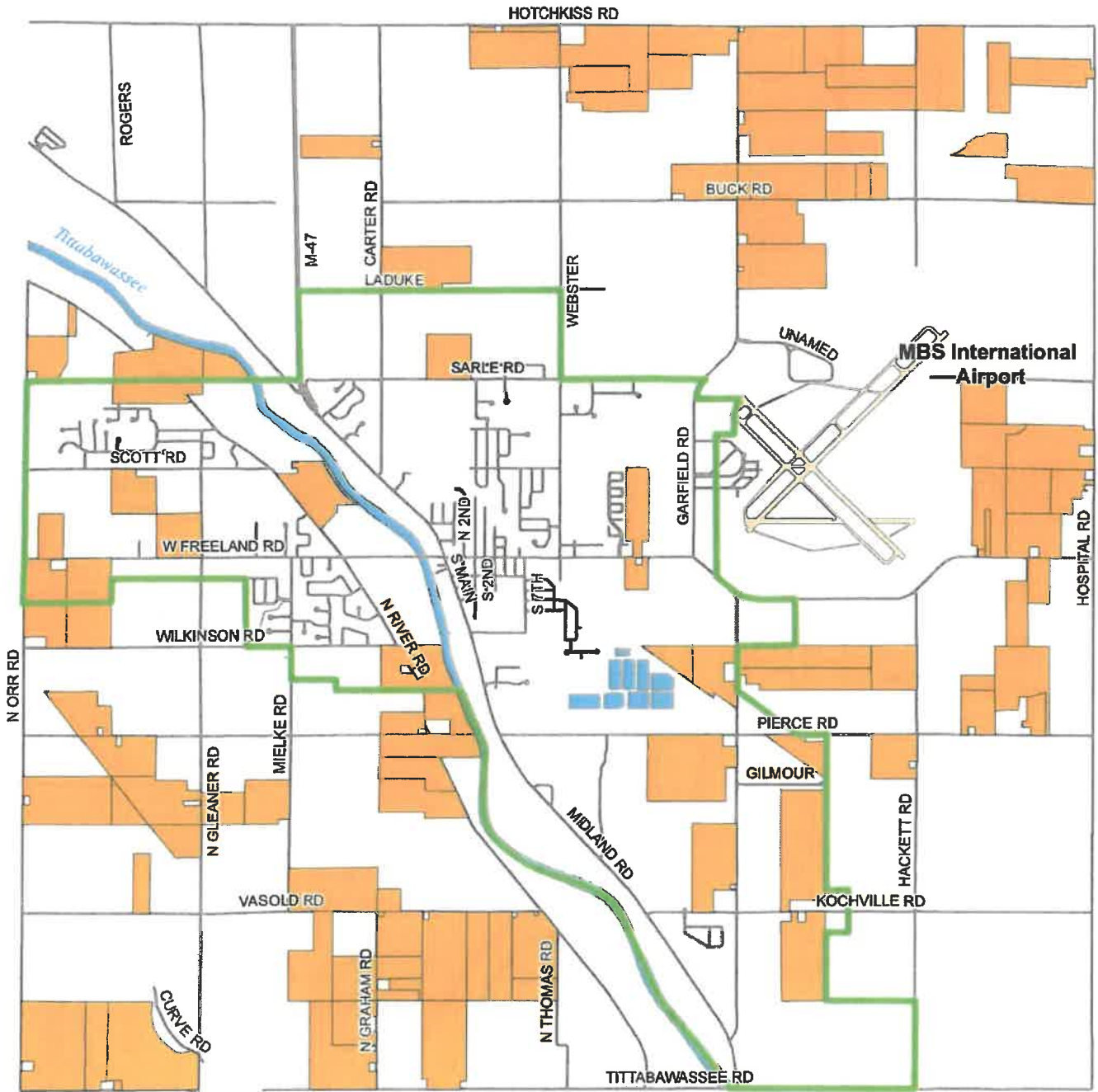
- 343 - 1,011
- 1,012 - 2,332
- 2,333 - 3,492
- 3,493 - 4,617
- 4,618 - 6,727
- 6,728 - 16,529



Tittabwassee Township

Appendix C

PA 116 Parcels 2021



Legend

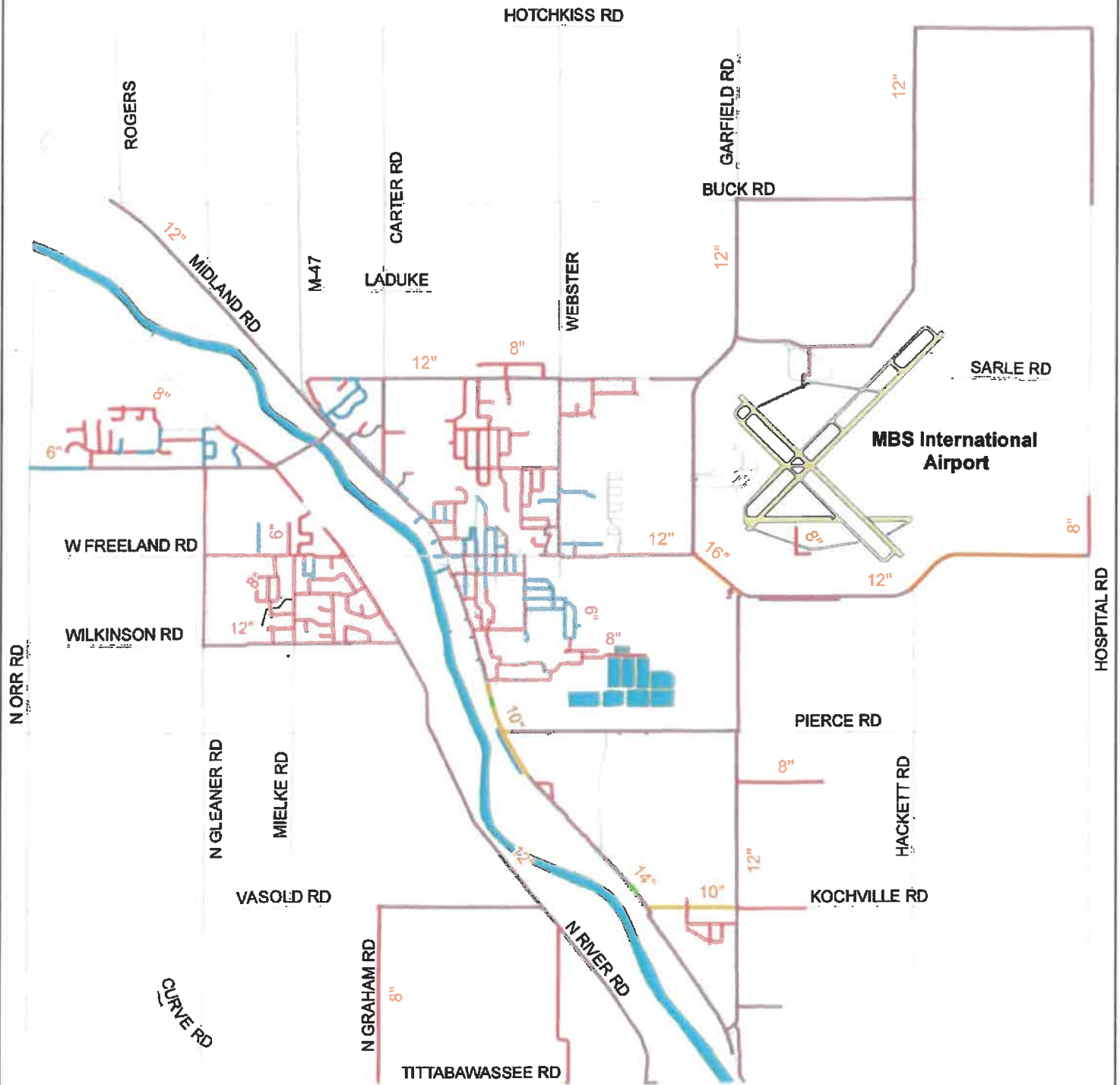
-  PA 116 Parcels
-  Urban Growth Boundary



Tittabwassee Township

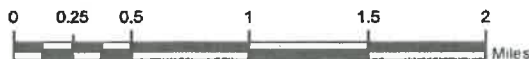
Water Utilities

Appendix D



Legend

WaterMains	Water Main Size in Inches
	10"
	12"
	4"
	14"
	6"
	8"
	16"



Created 3/11/2022











Tittabawassee Township

Residential Houses by Year Built

Appendix E



Legend

	1 - 1910		1942 - 1957		1982 - 1992
	1911 - 1941		1958 - 1968		1993 - 2000
			1969 - 1981		2001 - 2009
					2010 - 2020

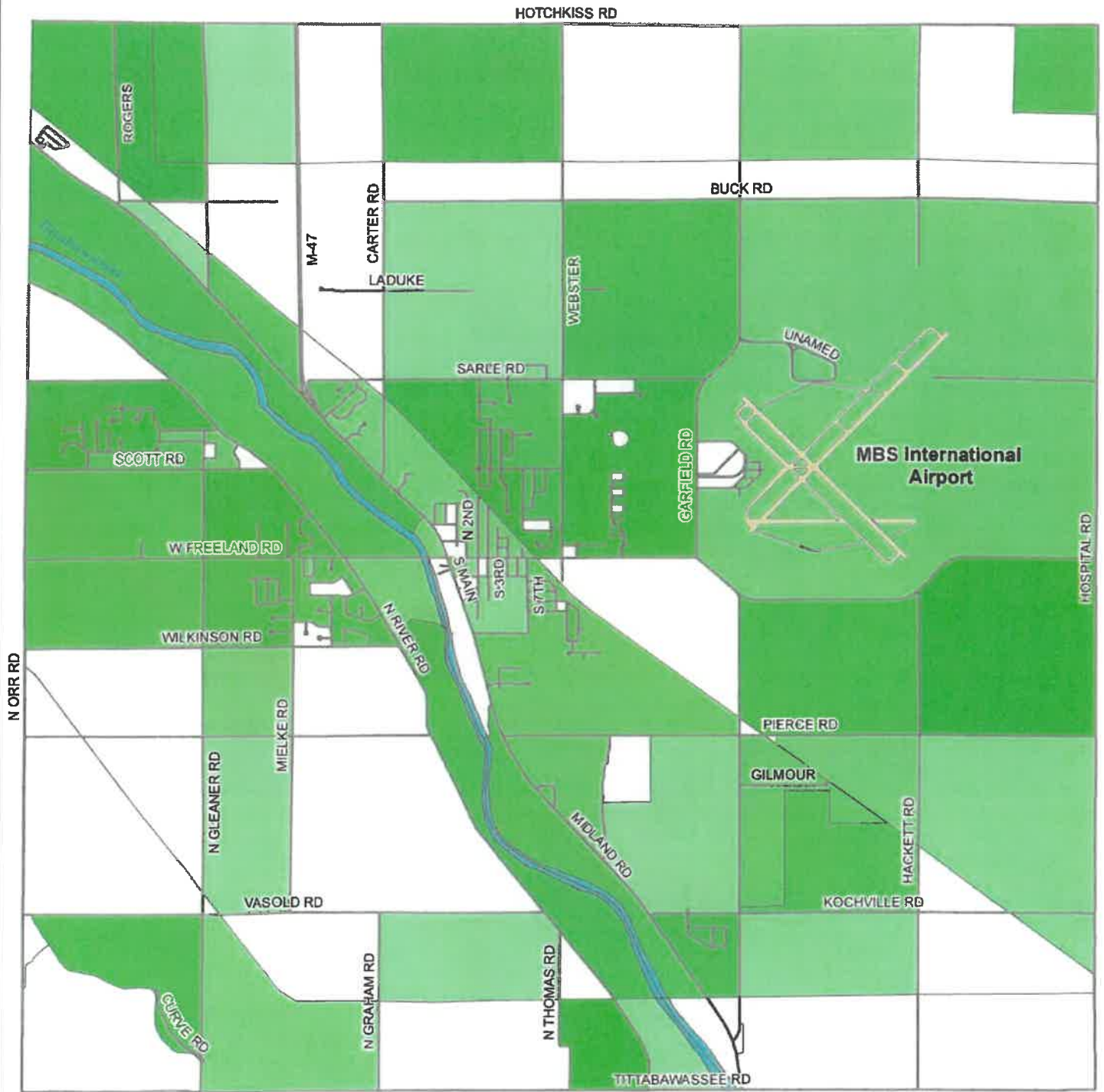


Created 3/14/2022

Tittabwassee Township

Appendix F

2021 Median Home Sale Price by Census Block



Legend

	N/A		\$153,001 - \$189,900		\$319,001 - \$390,000
	\$1 - \$113,000		\$189,901 - \$250,000		\$390,001 - \$735,000
	\$113,001 - \$153,000		\$250,001 - \$319,000		



2021 Overall Median Home Sale Price - \$228,950

Created 3/16/2022

Tittabawassee Township

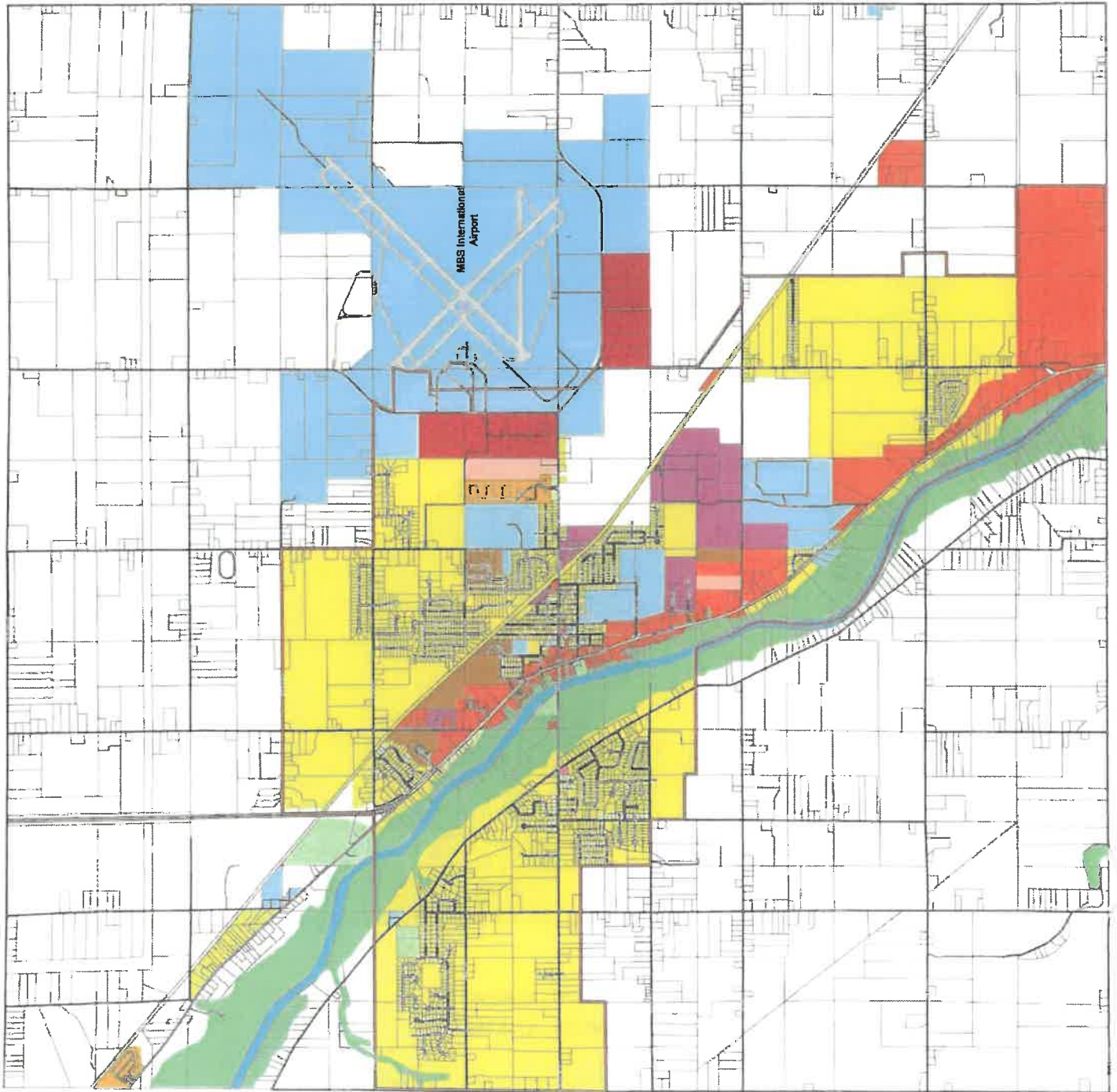
Future Land Use

Appendix G



Legend

- Master Plan Revisions**
- Agricultural
 - Commercial (Airport Business)
 - Commercial (Retail / Service)
 - Neighborhood Business
 - Commercial (Office Park)
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Modular Housing
 - Industrial
 - Public/Institutional
 - Recreational
 - Floodplain
 - Urban Growth Boundary



Tittabawassee Township

Zoning

Appendix H



Created 6/10/2022



Legend

- A-1 - Agriculture
- C-1 - Village Center
- C-2 - General Business
- C-3 - Regional Business
- NB - Neighborhood Business
- GC - Greenbelt/Conservation
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- R-1 - Low Density Residential
- R-1A - Rural Residential
- R-1V - Village Residential
- R-2 - Medium Density Residential
- R-3 - High Density Residential
- R-4 - Manufactured Home Park
- Urban Growth Boundary

Freeland Area

