

## Appendix 1

### Soil Tables

The following table is to be used with section 11 “Soils”. Section 11.1 provides information on how to use the table and the descriptive summaries for each of the column headings.

MUSYM	Hydric Soils	Capability Classes	Prime Farmland	Suitable Forestland	W/O Basement	W/ Basement	Commercial	Roads/ Streets	Septic Tank
25	Yes	5 to 6	No	Yes	very limited	very limited	very limited	very limited	very limited
60	Yes	5	No	Yes	very limited	very limited	very limited	very limited	very limited
73	Yes	5	No	Yes	very limited	very limited	very limited	very limited	very limited
81	Yes	6	No	Yes	very limited	very limited	very limited	very limited	very limited
83	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
122	Yes	5	No	Yes	very limited	very limited	very limited	very limited	very limited
250	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
252	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
272	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
273	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
274	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
280	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
281	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
282	Yes	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
380	Denied Access	Denied Access	Denied Access	Denied Access	Denied Access	Denied Access	Denied Access	Denied Access	Denied Access
108A	No	4	No	Yes	very limited	very limited	very limited	very limited	very limited
109B	No	4	No	Yes	not limited	not limited	not limited	not limited	very limited
125B	No	2 to 3	No	Yes	not limited	not limited	not limited	not limited	very limited
125C	No	3	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
125D	No	4	No	Yes	very limited	very limited	very limited	very limited	very limited
125F	No	7	No	Yes	very limited	very limited	very limited	very limited	very limited

MUSYM	Hydric Soils	Capability Classes	Prime Farmland	Suitable Forestland	W/O Basement	W/ Basement	Commercial	Roads/ Streets	Septic Tank
127B	No	4	No	Yes	not limited	somewhat limited	not limited	not limited	very limited
130A	Yes	3 to 6	No	Yes	very limited	very limited	very limited	very limited	very limited
210B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
210C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
210D	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
211B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
212B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
215B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
220B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
220C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
220D	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
220E	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
220F	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
221B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
221C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
221D	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
221E	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
221F	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
222B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
222C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
223B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
224B	No	Null	No	Yes	not limited	very limited	not limited	not limited	very limited
225B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
225C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
225D	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited

MUSYM	Hydric Soils	Capability Classes	Prime Farmland	Suitable Forestland	W/O Basement	W/ Basement	Commercial	Roads/ Streets	Septic Tank
230B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
230C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
230D	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
230E	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
230F	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
231C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
232B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
234B	No	Null	No	Yes	not limited	very limited	not limited	not limited	very limited
235B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
235C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
235D	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
235E	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
235F	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
237C	No	Null	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	somewhat limited
237D	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
240B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
240F	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
244B	No	Null	No	Yes	not limited	very limited	not limited	not limited	very limited
255B	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
262A	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
263B	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
264A	No	Null	No	Yes	very limited	very limited	very limited	very limited	very limited
29B	No	3 to 4	No	Yes	not limited	not limited	not limited	not limited	very limited
29C	No	6	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
29D	No	6 to 7	No	Yes	very limited	very limited	very limited	very limited	very limited

MUSYM	Hydric Soils	Capability Classes	Prime Farmland	Suitable Forestland	W/O Basement	W/ Basement	Commercial	Roads/ Streets	Septic Tank
29F	No	7	No	Yes	very limited	very limited	very limited	very limited	very limited
36B	No	2 to 3	No	Yes	somewhat limited	very limited	somewhat limited	somewhat limited	very limited
36C	No	3	No	Yes	somewhat limited	very limited	very limited	somewhat limited	very limited
38D	No	4	No	Yes	very limited	very limited	very limited	very limited	very limited
47B	No	3 to 4	No	Yes	not limited	not limited	not limited	not limited	very limited
57B	No	4	No	Yes	not limited	not limited	not limited	not limited	very limited
57C	No	6	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
57D	No	6	No	Yes	very limited	very limited	very limited	very limited	very limited
57E	No	7	No	Yes	very limited	very limited	very limited	very limited	very limited
58B	No	4	No	Yes	somewhat limited	very limited	somewhat limited	somewhat limited	very limited
59B	No	4	No	Yes	very limited	very limited	very limited	very limited	very limited
63C	No	6	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
63D	No	6	No	Yes	very limited	very limited	very limited	very limited	very limited
63E	No	7	No	Yes	very limited	very limited	very limited	very limited	very limited
63F	No	7	No	Yes	very limited	very limited	very limited	very limited	very limited
64B	No	4	No	Yes	not limited	not limited	not limited	not limited	very limited
67B	No	4	No	Yes	not limited	not limited	not limited	not limited	very limited
67C	No	6	No	Yes	somewhat limited	somewhat limited	very limited	somewhat limited	very limited
67E	No	7	No	Yes	very limited	very limited	very limited	very limited	very limited
67F	No	7	No	Yes	very limited	very limited	very limited	very limited	very limited
88B	No	Null	No	Yes	not limited	not limited	not limited	not limited	very limited
W	Null	Null	Null	Null	Null	Null	Null	Null	Null

## Appendix 2

### Soil Maps

The maps on the following pages are to be used with section 11 “Soils” and Appendix 1 “Soil Data”. Section 11.1 refers to descriptions for the soil data contained within the tables found in Appendix 1. The soil maps contained here in Appendix 2 are to be utilized for identifying the location of specific soils within the Township.

To properly utilize the soils information in this document follow the steps below.

- Step 1: Read and understand the information presented in section 11 of the main document.
- Step 2: Identify a specific area of the Township for which one is interested in the soil structure.
- Step 3: Use the Soil Reference Map contained within this appendix to identify the specific soil map for that area, refer to Soil Maps A -J
- Step 4: After locating the specific soil map find the soil or soils that area within the area that one is interested in, and note the MUSYM soils code (these are the numeric and alpha-numeric codes on the soil maps).
- Step 5: After identifying the MUSYM soil code, refer to the tables in Appendix 2 to identify characteristics of that particular soil.

*\*Important Note: Don't be discouraged when utilizing the table and noting the less than desirable soil characteristics for land use purposes. This information is provided for preliminary purposes only. Actual soil structure and characteristics will need to be verified through a soil test at a site to truly provide the on-site conditions. There are alternatives that can be pursued in areas where characteristics of the soil limit land uses such as building foundations and septic fields. Discussing these options with the zoning administrator and certified contractors will provide the most opportunity for use of a site.*

The maps contained within this appendix consist of a Soil Reference Map and accompanying Soil Maps lettered A - J. The Soil Reference Map displays the boundaries of each of the Soil Maps with the accompanying letter. Located the soil map letter on the reference map and then refer specifically to that soil map in this Appendix for the type of soils present.

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# Stronach Township Soil Reference Map

**Legend**

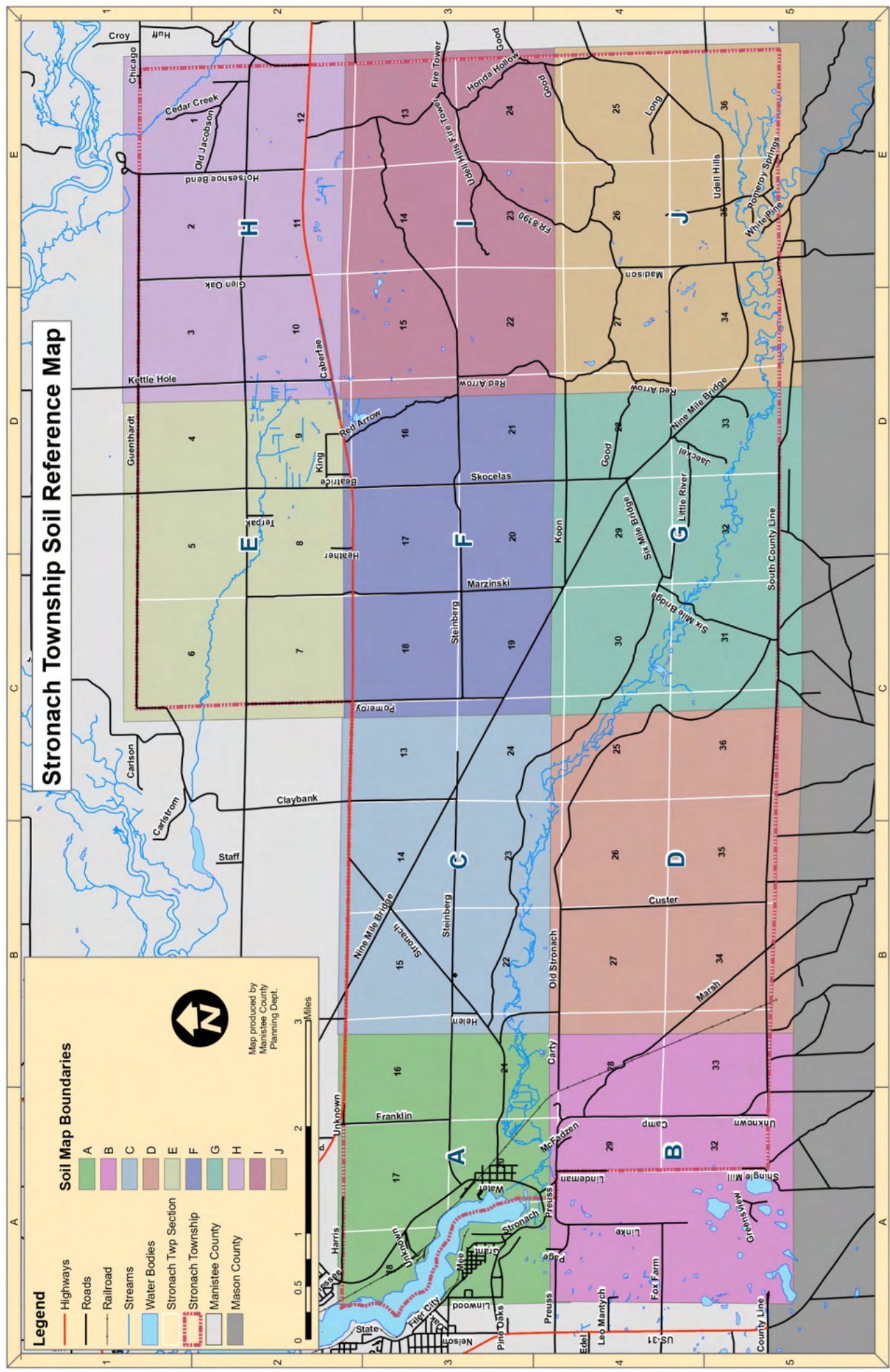
- Highways
- Roads
- Railroad
- Streams
- Water Bodies
- Stronach Twp Section
- Stronach Township
- Manistee County
- Mason County

**Soil Map Boundaries**

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J

Map produced by  
Manistee County  
Planning Deptl.

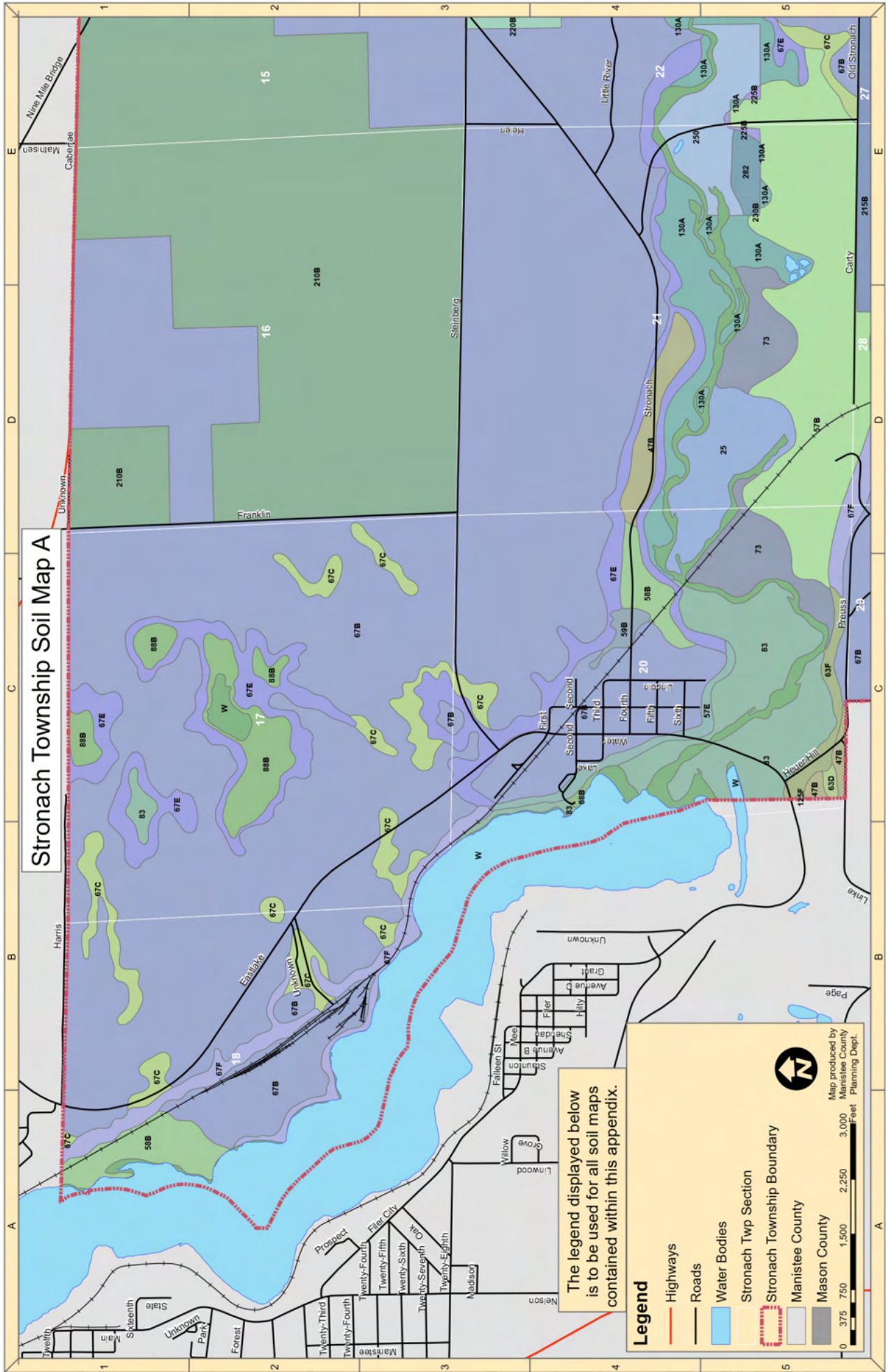
0 0.5 1 2 3 Miles



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# Stronach Township Soil Map A



The legend displayed below is to be used for all soil maps contained within this appendix.

**Legend**

- Highways
- Roads
- Water Bodies
- Stronach Twp Section
- Stronach Township Boundary
- Manistee County
- Mason County

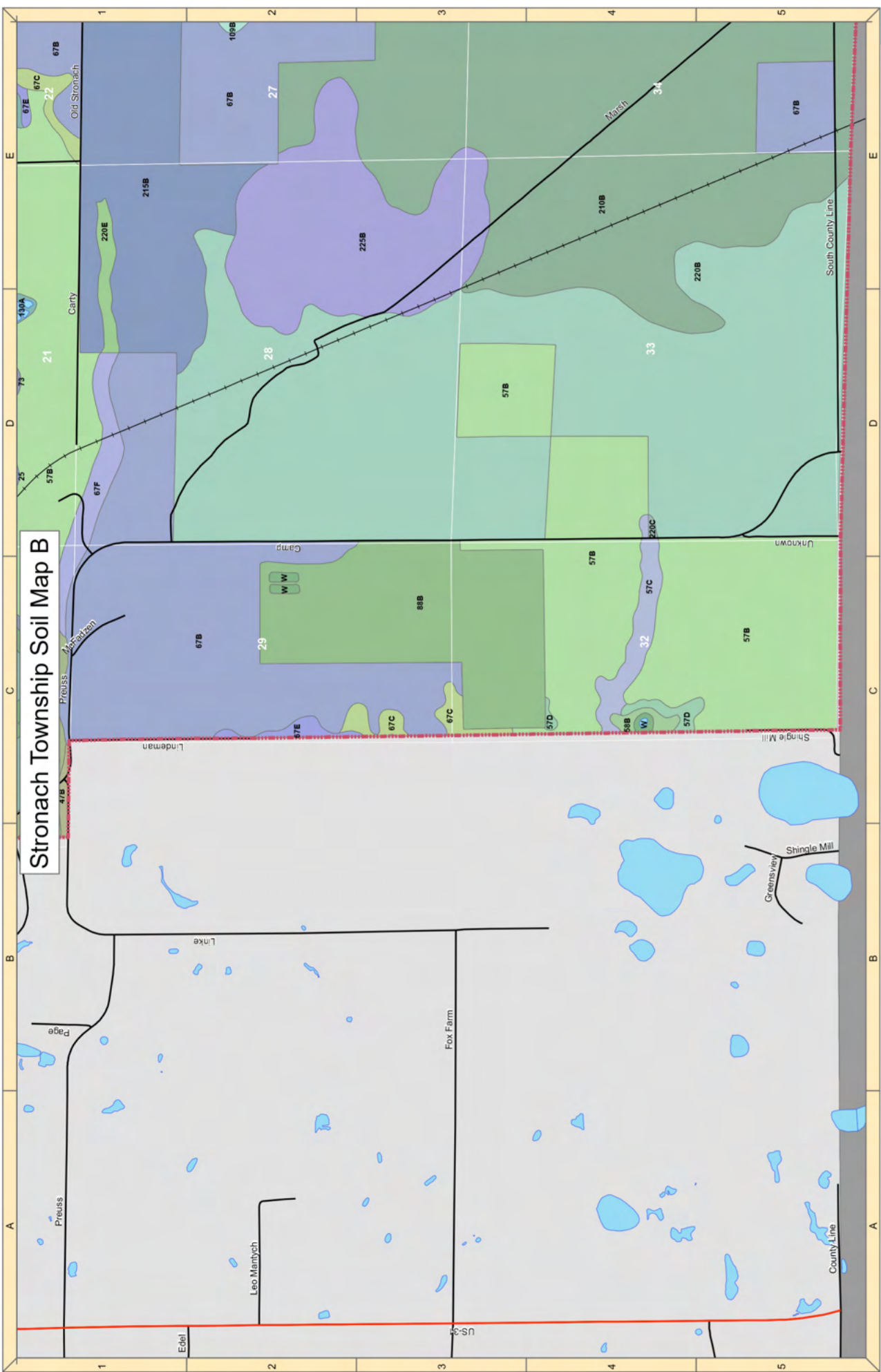
Map produced by  
 Manistee County  
 Planning Dept.

Scale: 0, 375, 750, 1,500, 2,250, 3,000 Feet

North Arrow

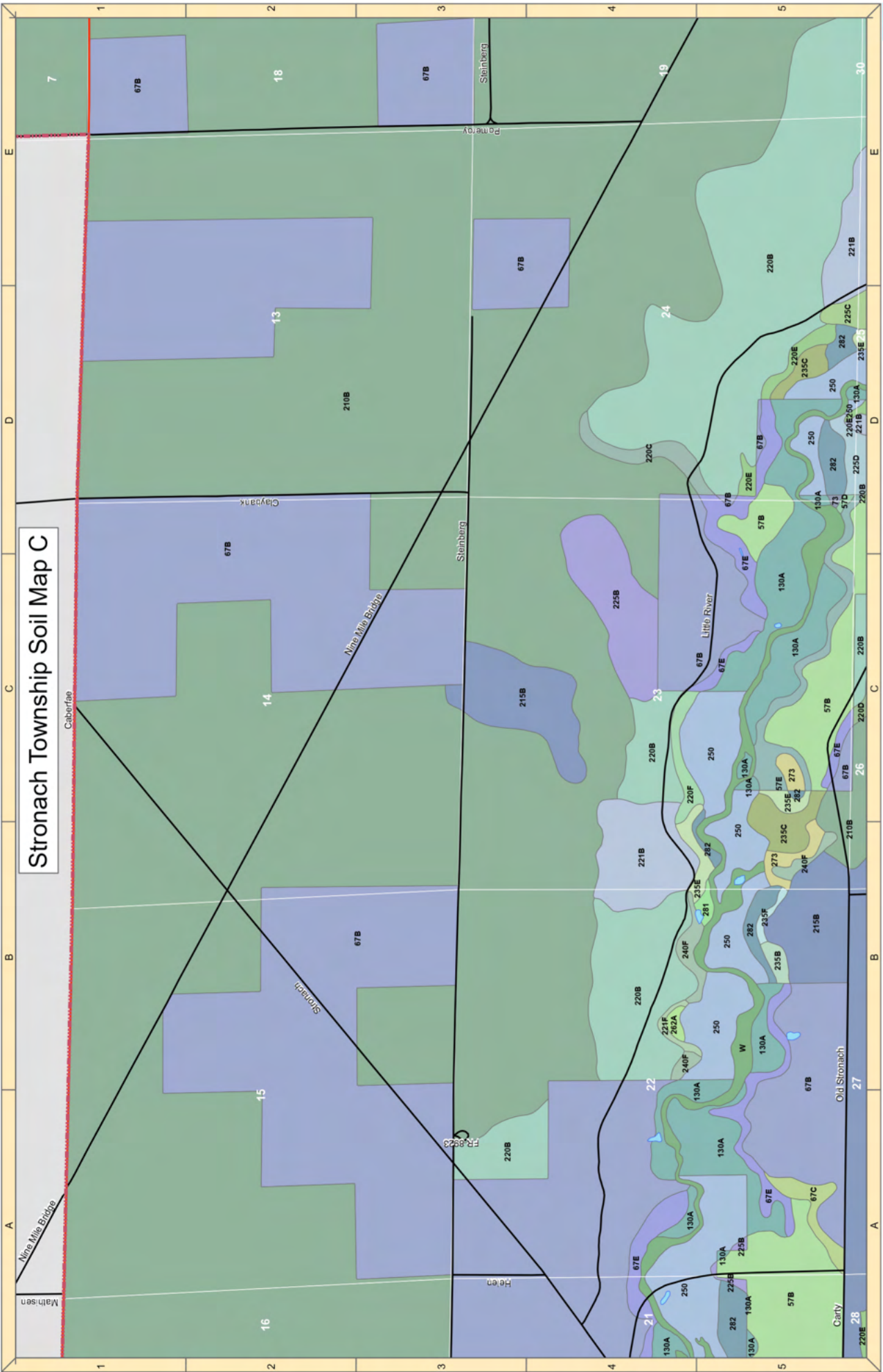
*Page left intentionally blank*

# Stronach Township Soil Map B



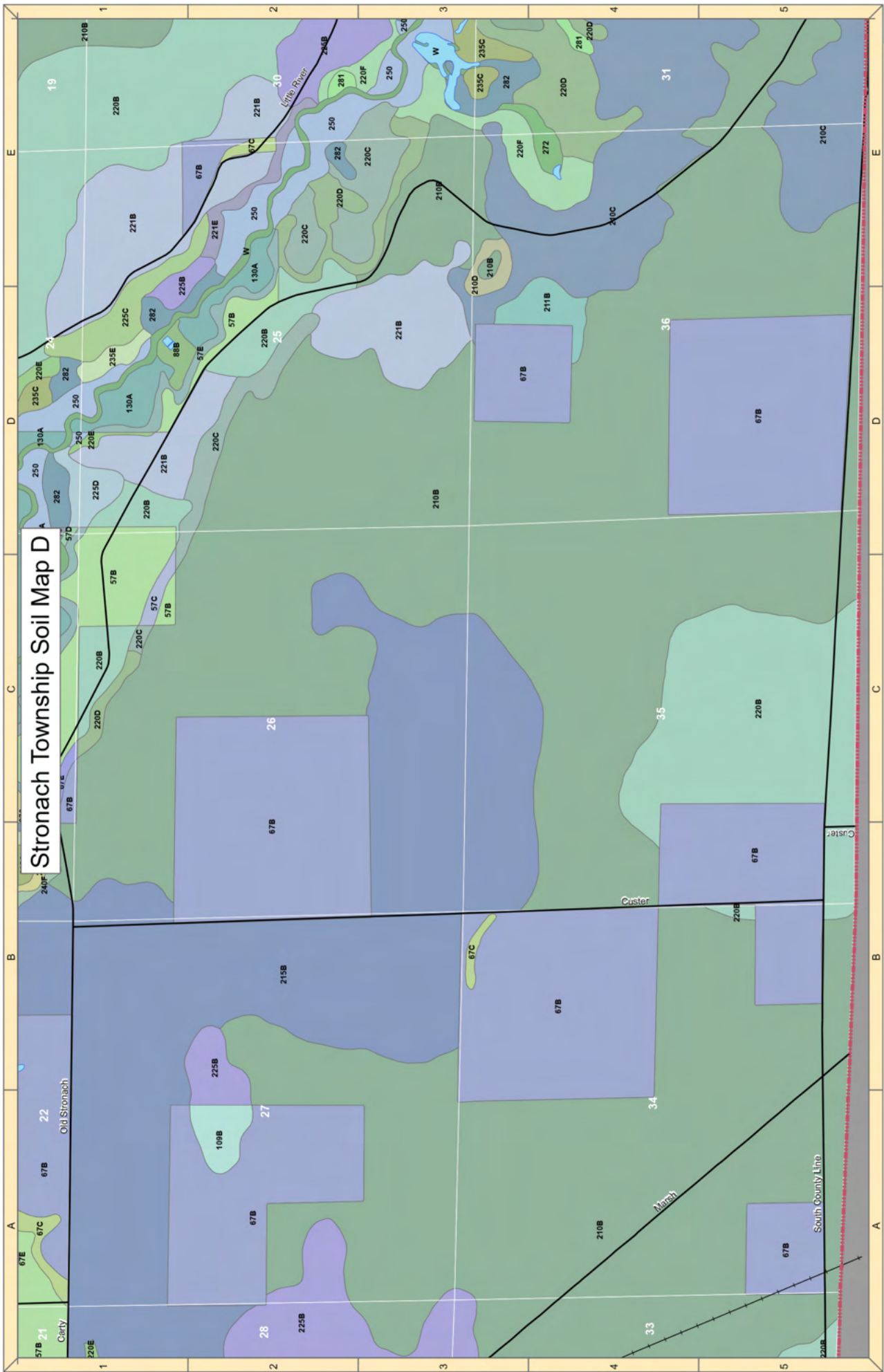
*Page left intentionally blank*

# Stronach Township Soil Map C



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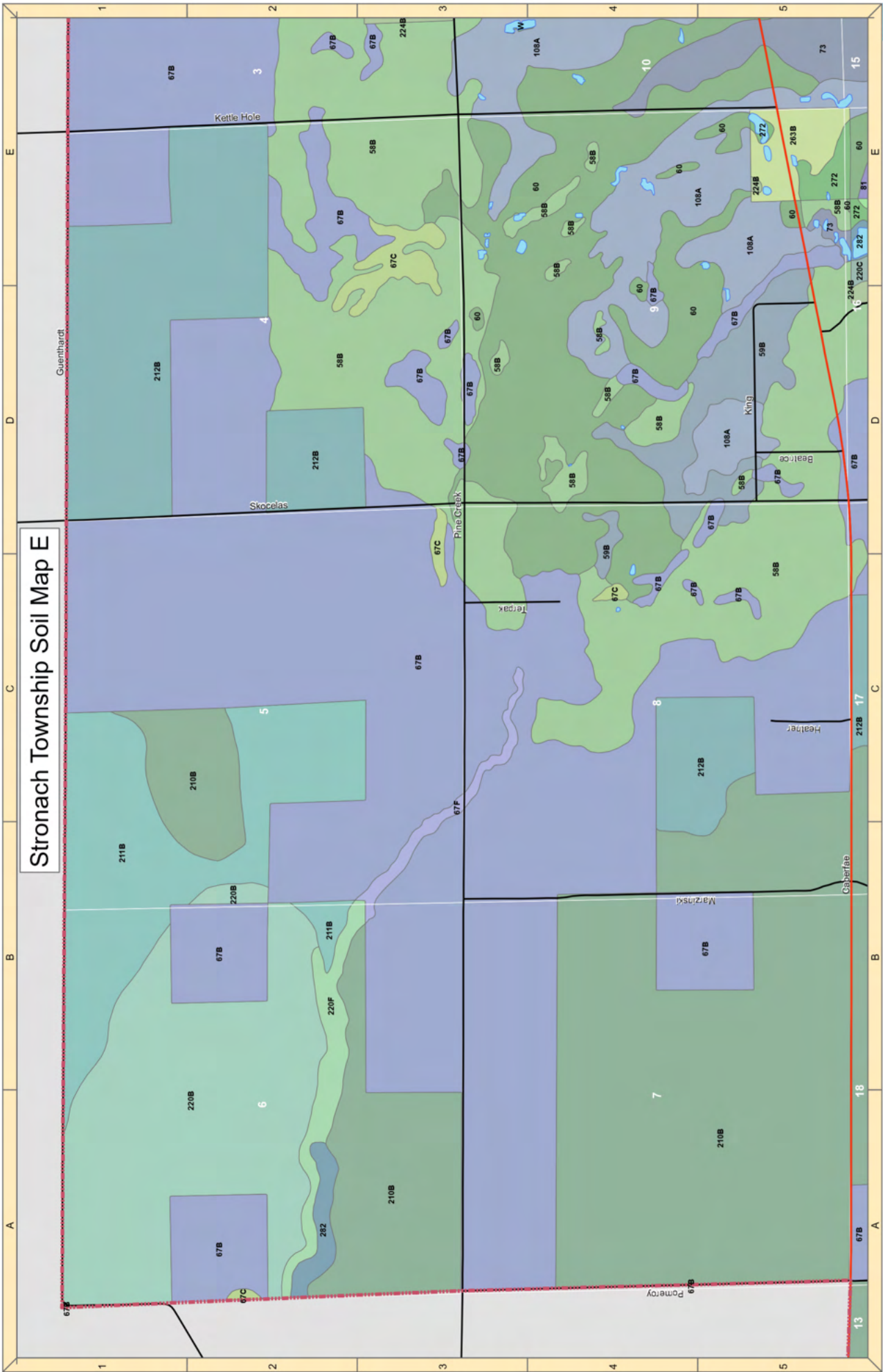
# Stronach Township Soil Map D



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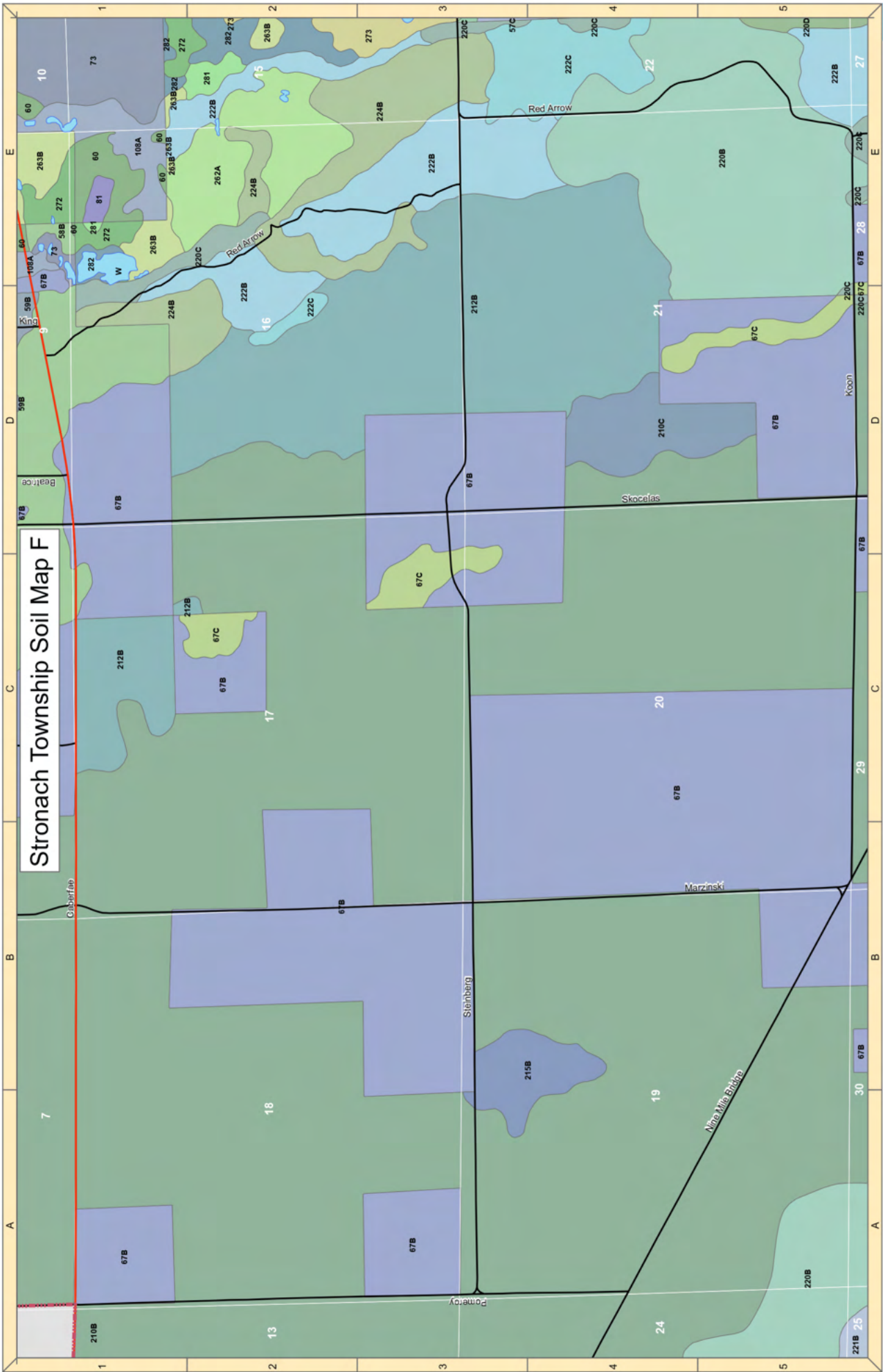


# Stronach Township Soil Map E



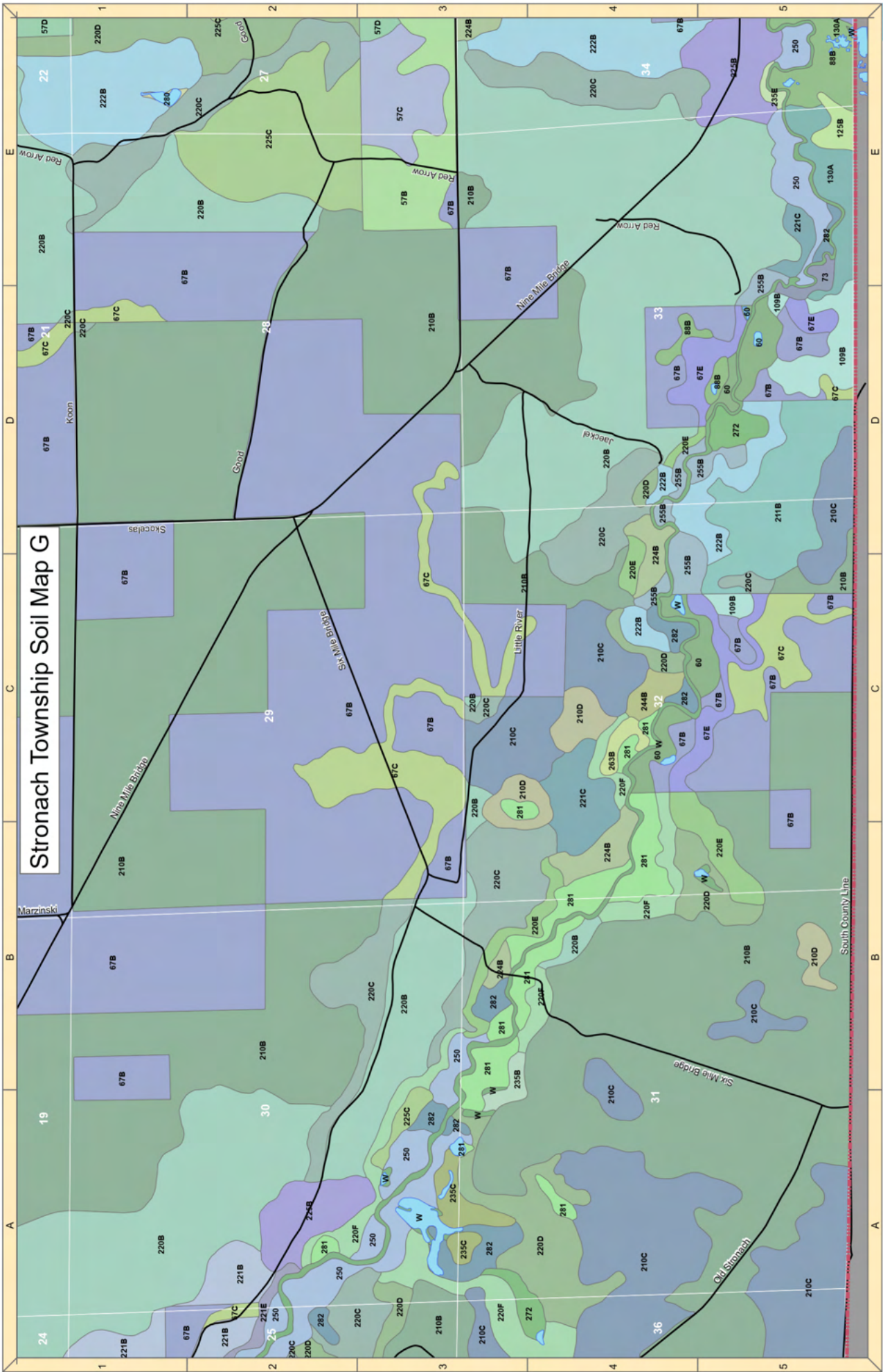
*Page left intentionally blank*

# Stronach Township Soil Map F



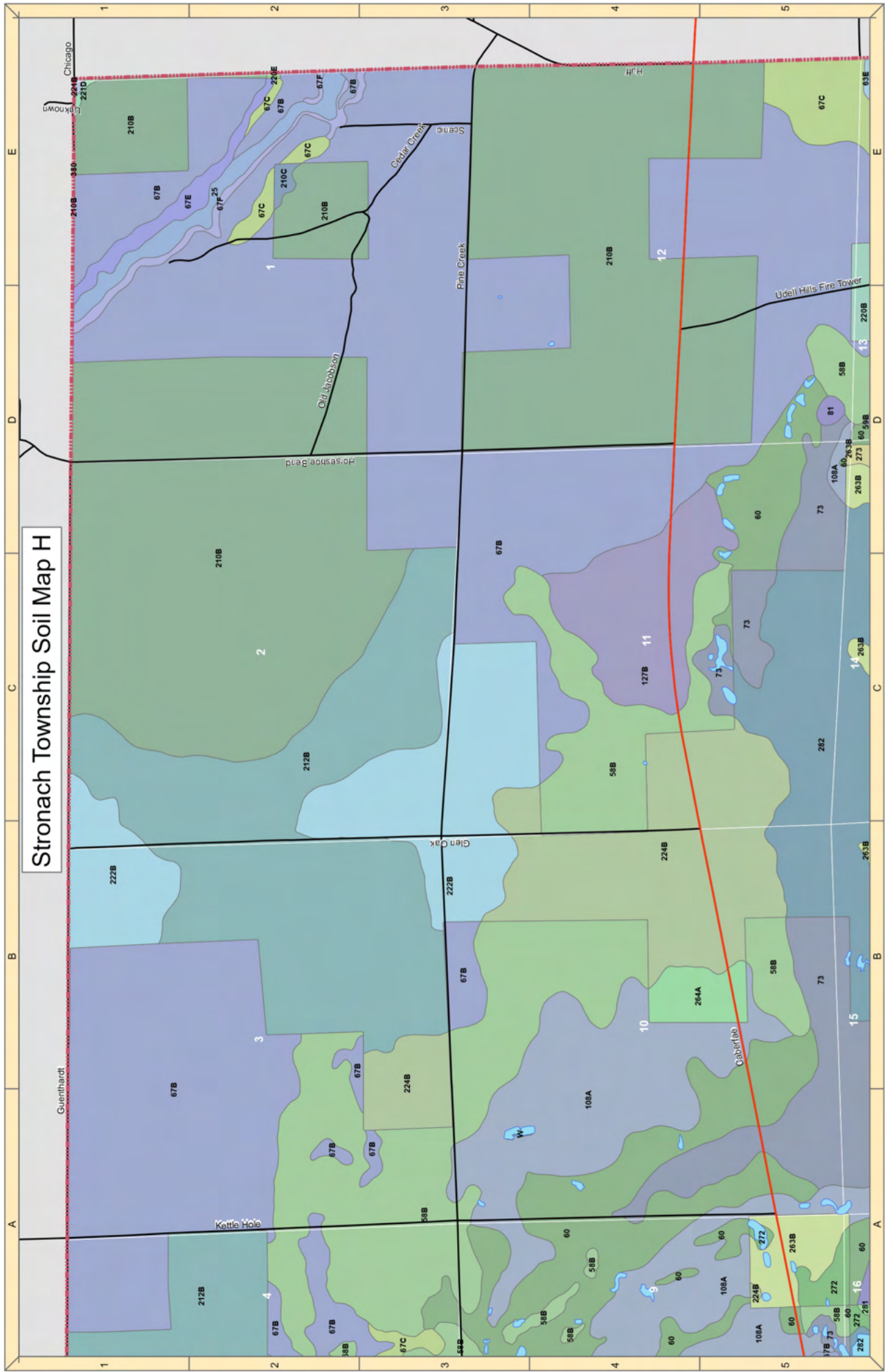
*Page left intentionally blank*

# Stronach Township Soil Map G



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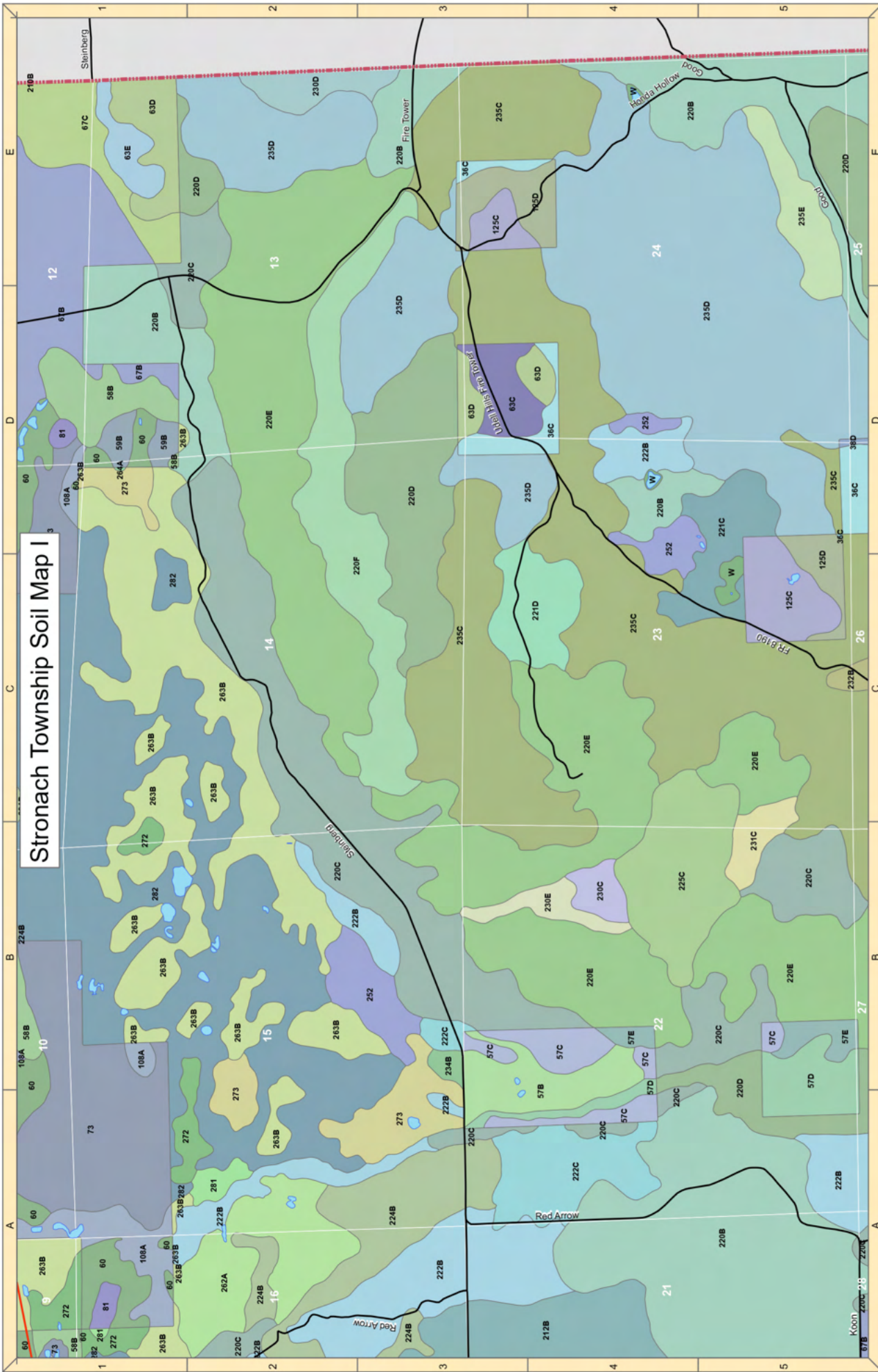
# Stronach Township Soil Map H



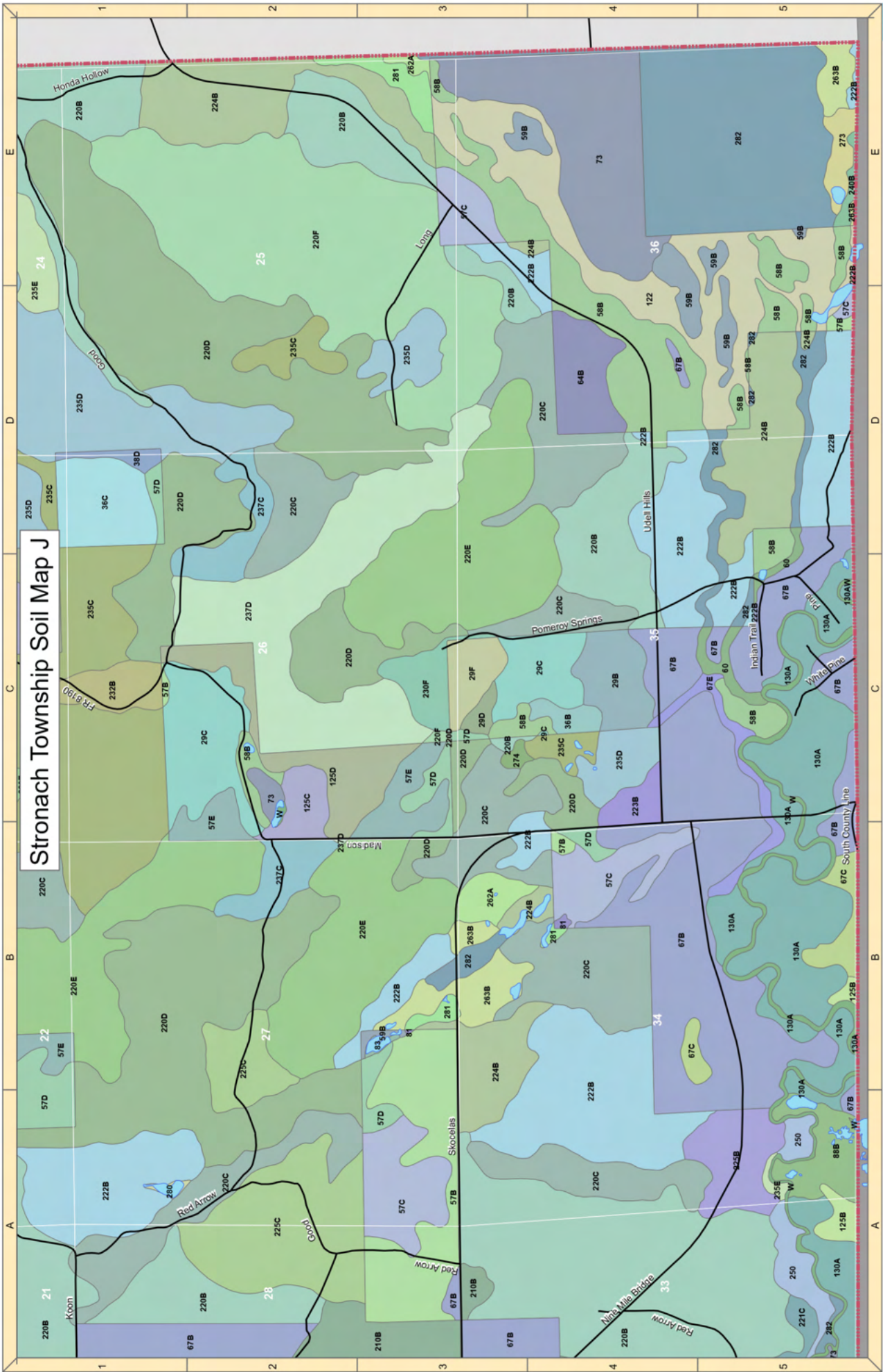
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# Stronach Township Soil Map I



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## Appendix 3

### Master Plan Survey

The following Survey is an exact replica of the one sent to property owners within the Township as one method to receive input from the public.

#### Stronach Township 2011 Master Plan Survey:

Stronach Township is in the process of preparing a Master Plan which will be a guide for making wise land use decisions in the future. This survey that you are being provided is an important piece to this planning process, as it is up to the residents of the community to direct the content of the Master Plan to ensure that it accurately captures the true vision of the community.

Please take some time to shape your community by completing this survey and returning it in the envelope provided, or by dropping it off at the Stronach Township Hall. **Please return surveys by January 15<sup>th</sup>, 2012.** If you would like additional copies of the survey, please contact the Manistee County Planner, Rob Carson, at (231) 398-3525 or [rcarson@manisteecountymi.gov](mailto:rcarson@manisteecountymi.gov).

#### Part 1. Current Township Services, Facilities and Qualities

The following questions will help the Township determine levels of satisfaction with current services and identify areas that should be considered current priorities. Please select the answers that most closely reflect your opinion.

1. How <b>satisfied</b> are you with the following current Township services or facilities?	Very Dissatisfied	Somewhat Dissatisfied	Not sure, Not Applicable	Somewhat Satisfied	Very Satisfied
Recreation maintenance	1	2	3	4	5
Ordinance enforcement	1	2	3	4	5
Township Hall	1	2	3	4	5
Garbage collection	1	2	3	4	5
Fire protection	1	2	3	4	5

2. How <b>important</b> are the following Township services or facilities to you?	Very Unimportant	Somewhat Unimportant	Not sure, Not Applicable	Somewhat Important	Very Important
Recreation site maintenance	1	2	3	4	5
Ordinance enforcement	1	2	3	4	5
Zoning Ordinance changes	1	2	3	4	5
Township Hall	1	2	3	4	5
Garbage collection	1	2	3	4	5
Fire protection	1	2	3	4	5
Master Plan updating	1	2	3	4	5

<b>3. Please rate the current quality of the following aspects of the Township.</b>	Poor	Needs Improvement	Neutral	Good	Excellent
Overall quality of life	1	2	3	4	5
Parks and recreation opportunities	1	2	3	4	5
Mix of land uses/development opportunities	1	2	3	4	5
Natural environment	1	2	3	4	5
Social environment (i.e., community activities, social events, neighborhood identity)	1	2	3	4	5
Economy	1	2	3	4	5
Overall Township appearance	1	2	3	4	5

### Part 2. Planning for the Future

The following questions will help the Township determine priorities for land use planning and Township services in the future. Please select the response that most closely reflects your opinion.

<b>4. Would you support the following initiatives?</b>	No	Not Sure	Yes
Enforcement of junk, blight, or nuisance ordinances	1	2	3
Historic preservation efforts	1	2	3
Partnership with other communities for provision of some services.	1	2	3
Improvements to Township Hall	1	2	3
Improvements to Township Fire facilities	1	2	3
Improvements to Township Parks	1	2	3

<b>5. How would you like the Township to grow or change over the next 20 years? Please indicate whether you agree or disagree with the following statements</b>	Strongly Disagree	Somewhat Disagree	No Opinion	Somewhat Agree	Strongly Agree
I would like to see the Township remain a rural residential community with commercial and industrial uses centered towards Manistee Lake.	1	2	3	4	5
I would like to see more commercial growth in the Township.	1	2	3	4	5
I would like to see more commercial areas spread throughout the Township.	1	2	3	4	5
I would like to see more industrial growth in the Township	1	2	3	4	5
I would like to see the residential population of the Township increase.	1	2	3	4	5
I would like to see the residential population of the Township decrease	1	2	3	4	5
I would like to see the residential population of the Township stay the same.	1	2	3	4	5

6. What types of additional or new development would you support in Stronach Township?	No	No Opinion	Yes
Neighborhood commercial (small retail, services, offices)	1	2	3
Highway commercial (gas stations, retail, dining, etc.)	1	2	3
Light Industry (such as high tech electronics, computer related manufacturing, software)	1	2	3
Heavy Industry (energy production, manufacturing)	1	2	3
Hotels, motels, inns, bed and breakfast facilities	1	2	3
Single-family residential development	1	2	3
Multi-family residential development (apartments, condos, townhouses)	1	2	3
Township Marina for Township taxpayers	1	2	3
Senior Center/Facilities	1	2	3
Other – please specify:	1	2	3

7. In your opinion, how important is it for the Township to address the following aspects of the community?	Very Unimportant	Somewhat Unimportant	Not sure, Not Applicable	Somewhat Important	Very Important
Overall quality of life	1	2	3	4	5
Park and recreation opportunities	1	2	3	4	5
Mix of land uses/development opportunities	1	2	3	4	5
Natural environment	1	2	3	4	5
Social environment (i.e., community activities, social events, neighborhood identity)	1	2	3	4	5
Economy/job opportunities	1	2	3	4	5
Overall Township appearance	1	2	3	4	5
Township services and facilities	1	2	3	4	5

### Part 3. Parks and Recreation

The following questions will help the Township determine current and future priorities for Township, State and Federal parks and recreation areas. Please select the response that most closely reflects your opinion.

8. How often do you use the following parks or recreation areas?	Never	Rarely	Sometimes	Frequently
Claybank Park	1	2	3	4
Udell Rollways Park	1	2	3	4
Stronach Township Park	1	2	3	4
DNR Public Access Park	1	2	3	4
Huer Hill Road Little River Access	1	2	3	4
Old Stronach Road Little River Access	1	2	3	4
6 Mile Bridge Little River Access	1	2	3	4
9 Mile Bridge Little River Access	1	2	3	4
DNR Weir Little River Access	1	2	3	4

<b>9. How satisfied are you with the following parks?</b>	Very Dissatisfied	Somewhat Dissatisfied	Not sure, Not Applicable	Somewhat Satisfied	Very Satisfied
Claybank Park	1	2	3	4	5
Udell Rollways Park	1	2	3	4	5
Stronach Township Park	1	2	3	4	5
DNR Public Access Park	1	2	3	4	5
Huer Hill Road Little River Access	1	2	3	4	5
Old Stronach Road Little River Access	1	2	3	4	5
6 Mile Bridge Little River Access	1	2	3	4	5
9 Mile Bridge Little River Access	1	2	3	4	5
DNR Weir Little River Access	1	2	3	4	5

<b>10. In your opinion, how important is the development or enhancement of the following types of recreation in Stronach Township?</b>	Very Unimportant	Somewhat Unimportant	Not sure, Not Applicable	Somewhat Important	Very Important
Universal accessibility features (i.e. ramps, paved sidewalks, etc.)	1	2	3	4	5
Athletic fields/tennis courts	1	2	3	4	5
Fishing access	1	2	3	4	5
Boating access	1	2	3	4	5
Hiking/skiing trails	1	2	3	4	5
Swimming	1	2	3	4	5
Snowmobile trails	1	2	3	4	5
ORV trails	1	2	3	4	5
Snowmobile use of County Roads	1	2	3	4	5
ORV use of County Roads	1	2	3	4	5
Playground equipment	1	2	3	4	5
Lands for hunting	1	2	3	4	5

<b>11. Would you support the following improvements to Park and Recreation areas within the Township?</b>	No	No Opinion	Yes
Painting or staining fencing	1	2	3
Parking (increased spacing, reconditioned surfaces, remarking)	1	2	3
Bathroom facilities	1	2	3
Landscaping (trees, shrubs, grassed areas)	1	2	3
Cooking grills	1	2	3
Fire pits/rings	1	2	3
Camp sites	1	2	3
Picnic tables or seating	1	2	3
Playground equipment	1	2	3
Ball fields	1	2	3
Trail construction	1	2	3
Informative signage; historical/cultural significance	1	2	3
Informative signage; park rules/layout/etc.	1	2	3



<b>12. Would you support using the following type of funding for improvements to Township parks and recreation?</b>	No	No Opinion	Yes
Grants	1	2	3
Township general fund	1	2	3
Millage	1	2	3
Private foundation grants or donations	1	2	3
Other – please specify:	1	2	3

#### **Part 4. Demographic Information**

The following information will help us to analyze the results of this survey to make it more meaningful. For each of the following questions, please mark the one response that most closely describes your status.

#### **13. What is your residential status in Stronach Township?**

- A. Primary resident
- B. Seasonal or weekend resident
- C. I don't live in the township

#### **14. What is your age?**

- A. Younger than 25
- B. 25 – 44
- C. 45 – 54
- D. 55 – 64
- E. 65 years or older

#### **15. Are you a property owner in Stronach Township?**

- A. Yes
- B. No

#### **16. Do you have computer/internet access?**

- A. Yes
- B. No

#### **17. If so, would you access Township ordinances or other information online?**

- A. Yes
- B. No

## Part 5. General Comments

Please feel free to express any additional comments on the next page.

**Optional:** If you would like, you can provide your contact information below.

Name:

Address:

Phone Number:

E-mail:

If you have any questions, comments or concerns, please contact Rob Carson, Manistee County Planning Director at (231) 398-3525 or at [rcarson@manisteecountymi.gov](mailto:rcarson@manisteecountymi.gov). Feel free to attend any of the Planning Commission meetings displayed on the Stronach Township Master Planning Process, Public Forum and Planning Commission Meeting Notice sheet contained within this mailing to express your thoughts and concerns. We hope to see you at the **Master Plan Public Forum on Tuesday, December 13<sup>th</sup>, at 6:30 pm at the Stronach Township Hall.**

**Thank you for participating in this survey, we greatly value your input!**

## Part 5. General Comments

## Appendix 4

### Survey Results

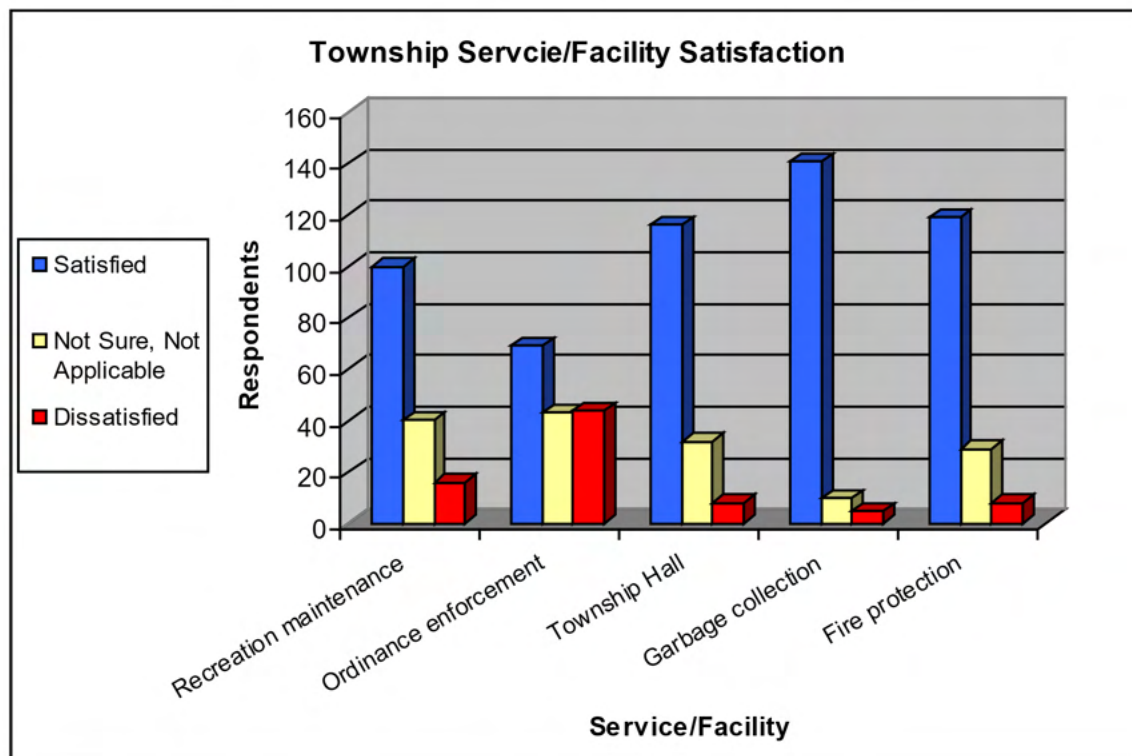
#### 2011-2012 Stronach Township Master Plan Survey Results

As a method for citizen input during the Master Planning Process, the Stronach Township Planning Commission undertook a community survey to gain a better understanding of the wants, needs and impressions of the community's residents and property owners when it comes to land use issues in the Township.

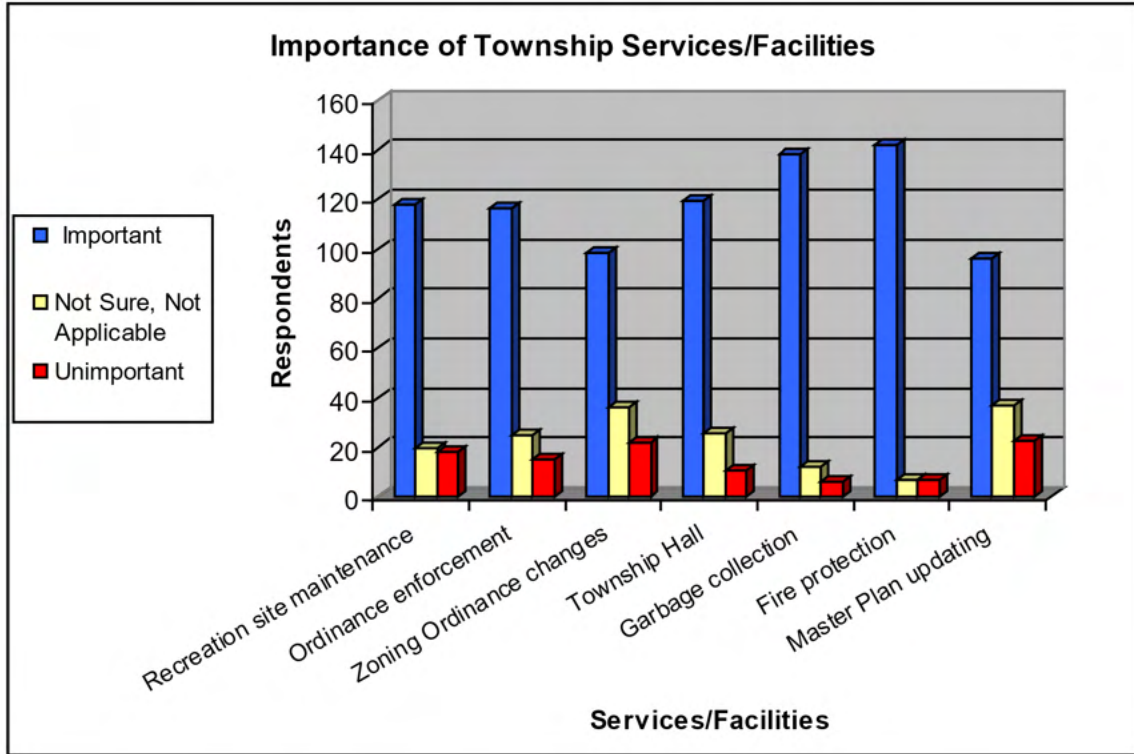
Surveys were mailed out to each property owner within the Township and included self addressed stamped return envelopes. The surveys were to be returned by February 1st 2012 to be tallied and placed in a spreadsheet for determination of the survey results. A total of approximately 740 surveys were mailed. The return rate of surveys was 156. Stronach Township has a population as of 2010 of 821 individuals. This provides a return rate of approximately 19% of the population. Statistically speaking the survey has an accuracy rate of 95%, + or - 8%.

The survey asked fundamental questions pertaining to current and future development and growth, township services, land use locations, recreation and environmental issues. Survey responses were placed in a spreadsheet format so that graphs could be developed that portray the total responses for those returned surveys. Graphs detailing responses for each of the questions asked in the survey are found below:

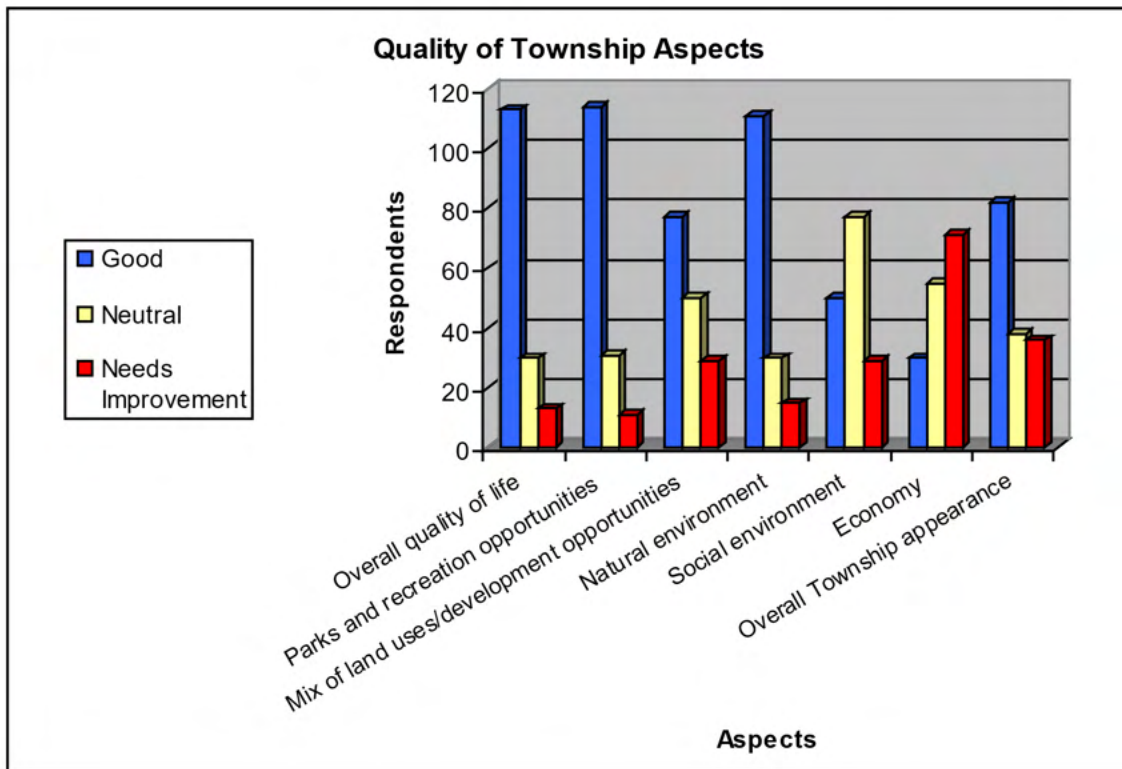
1. How satisfied are you with the following current Township Services or Facilities?



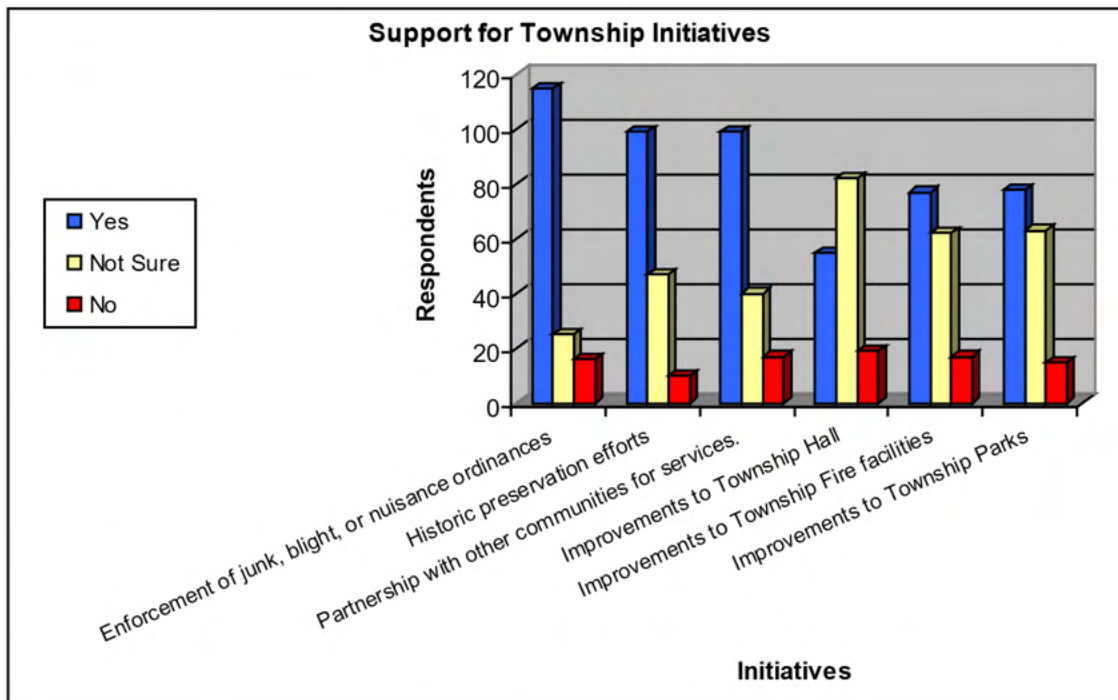
2. How important are the following Township services or facilities to you?



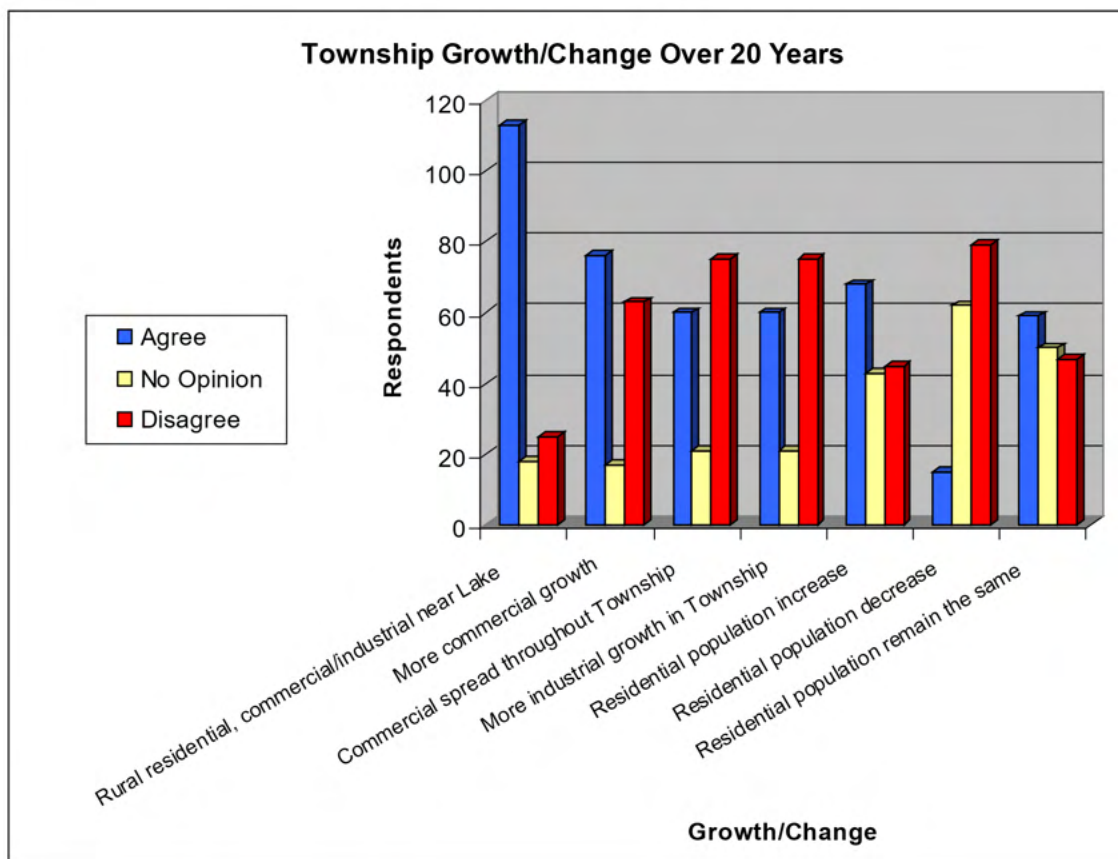
3. Please rate the current quality of the following aspects of the Township.



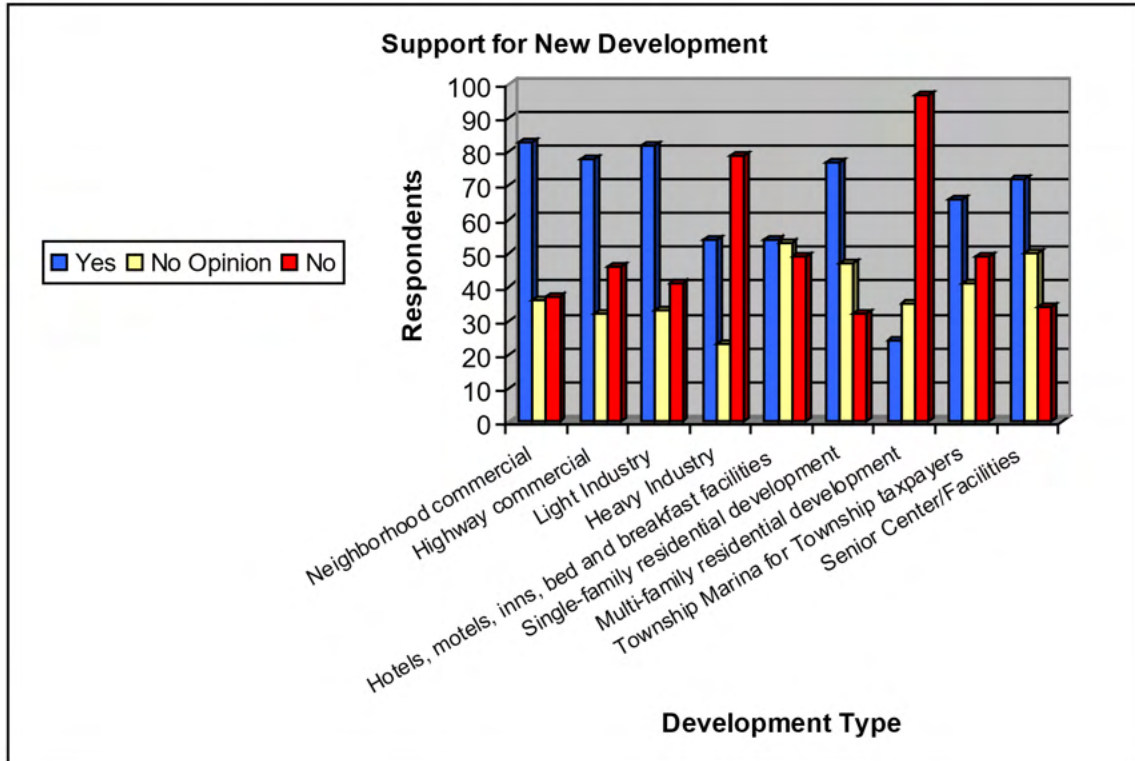
4. Would you support the following initiatives?



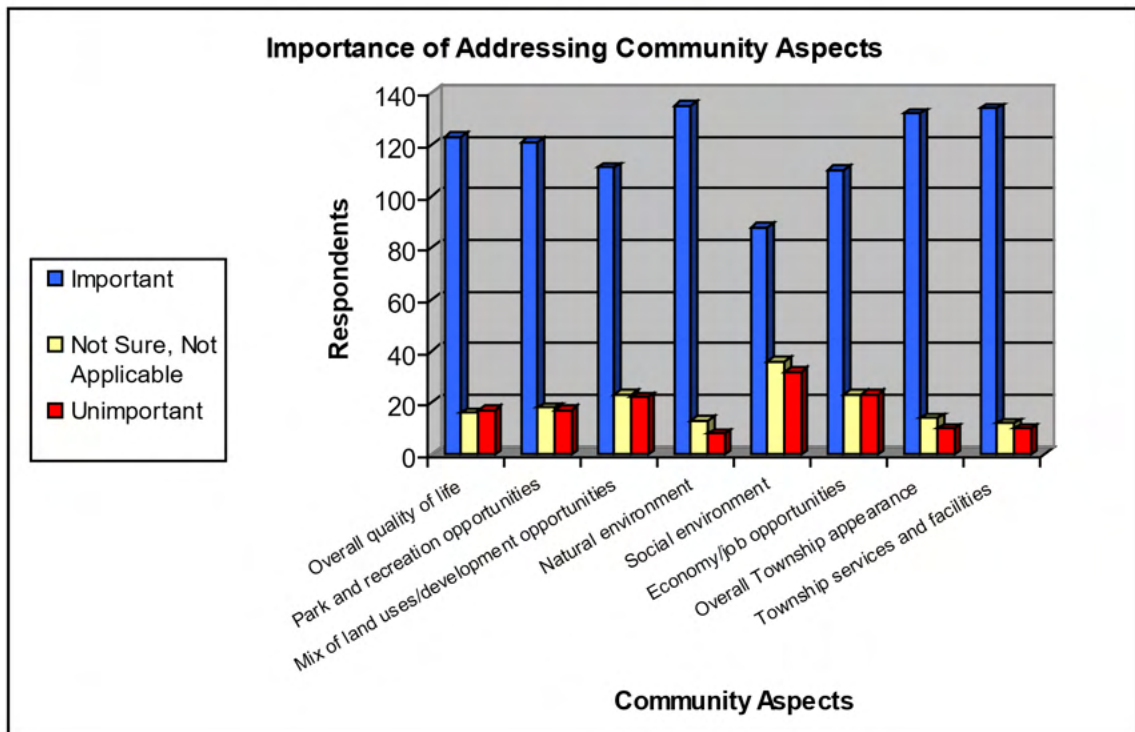
5. How would you like the Township to grow or change over the next 20 years?



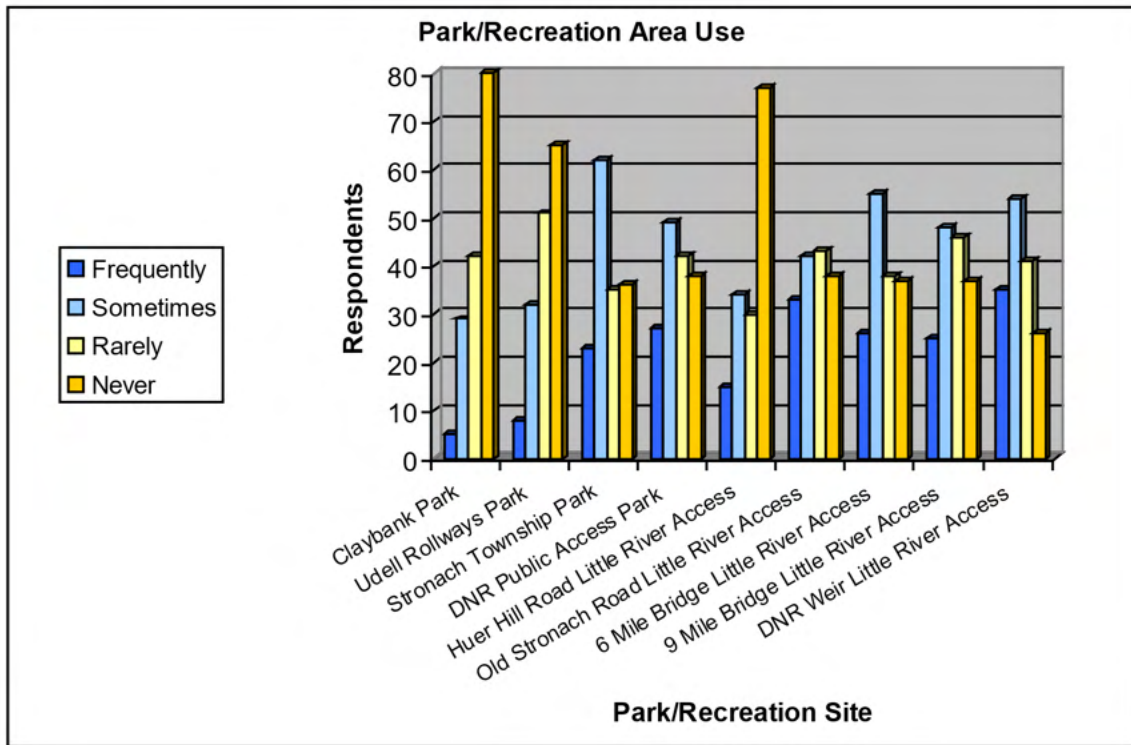
6. What types of additional or new development would you support in Stronach Township?



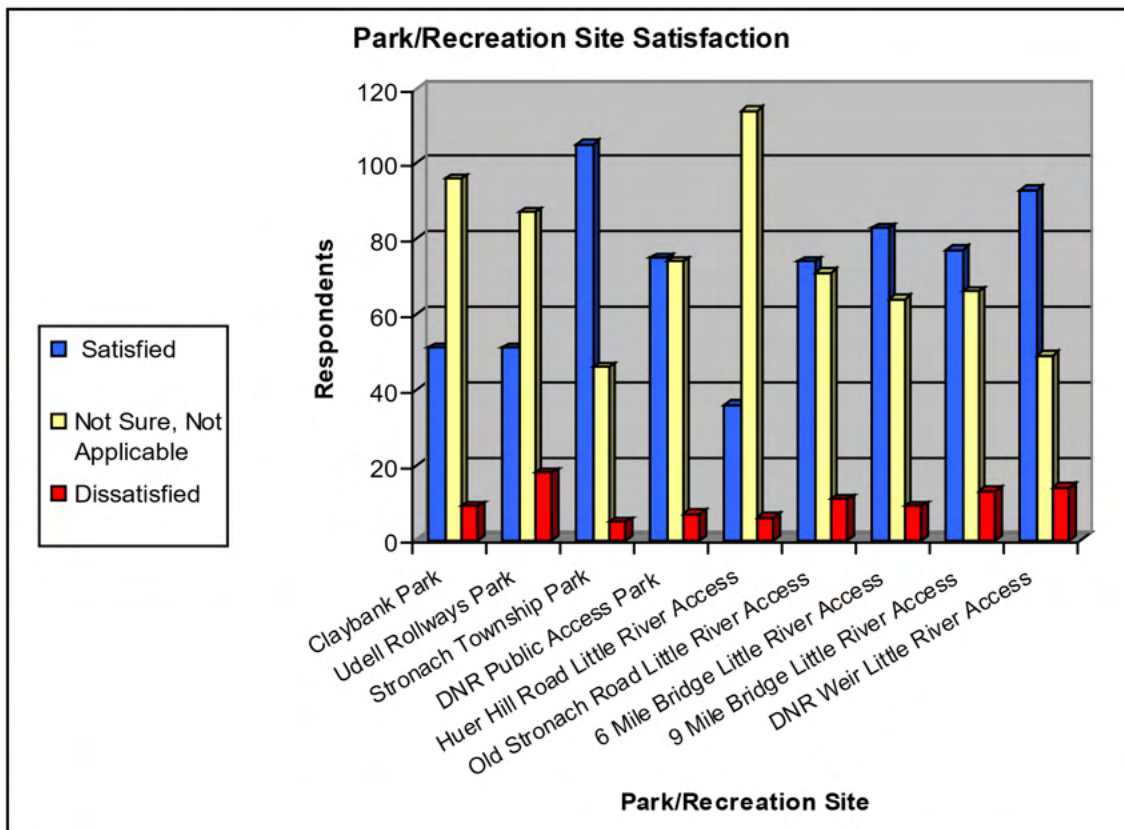
7. In your opinion, how important is it for the Township to address the following aspects of the community?



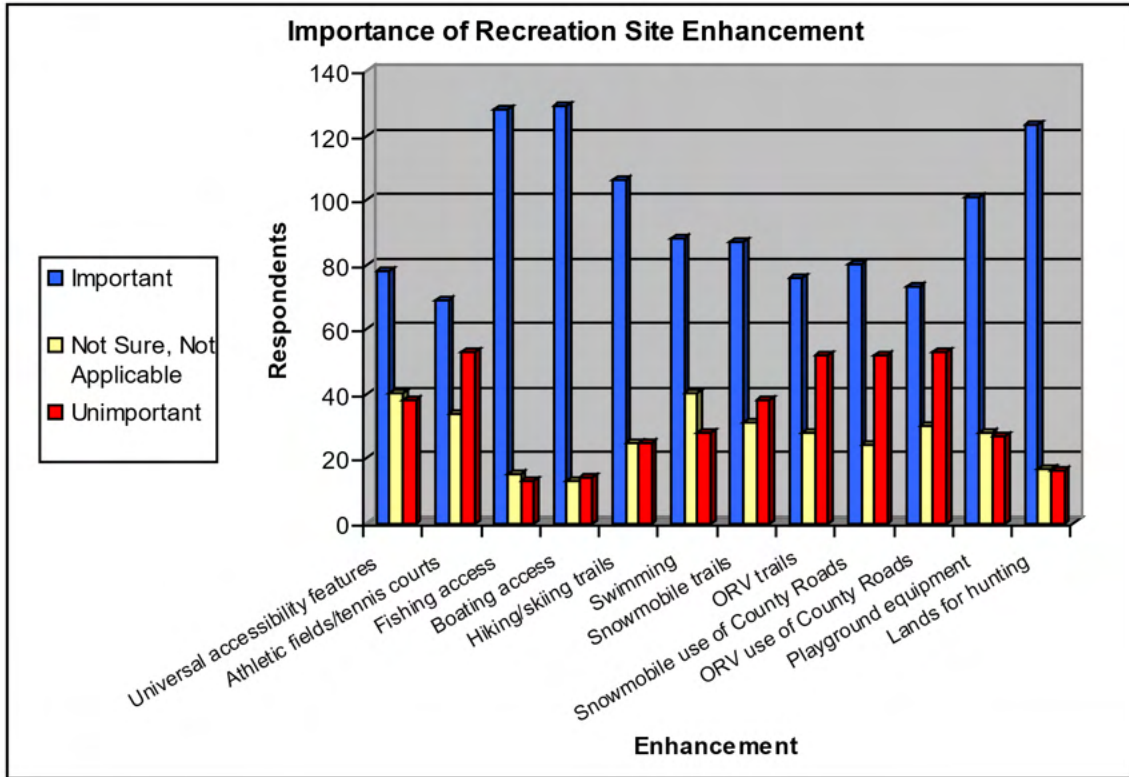
8. How often do you use the following parks or recreation areas?



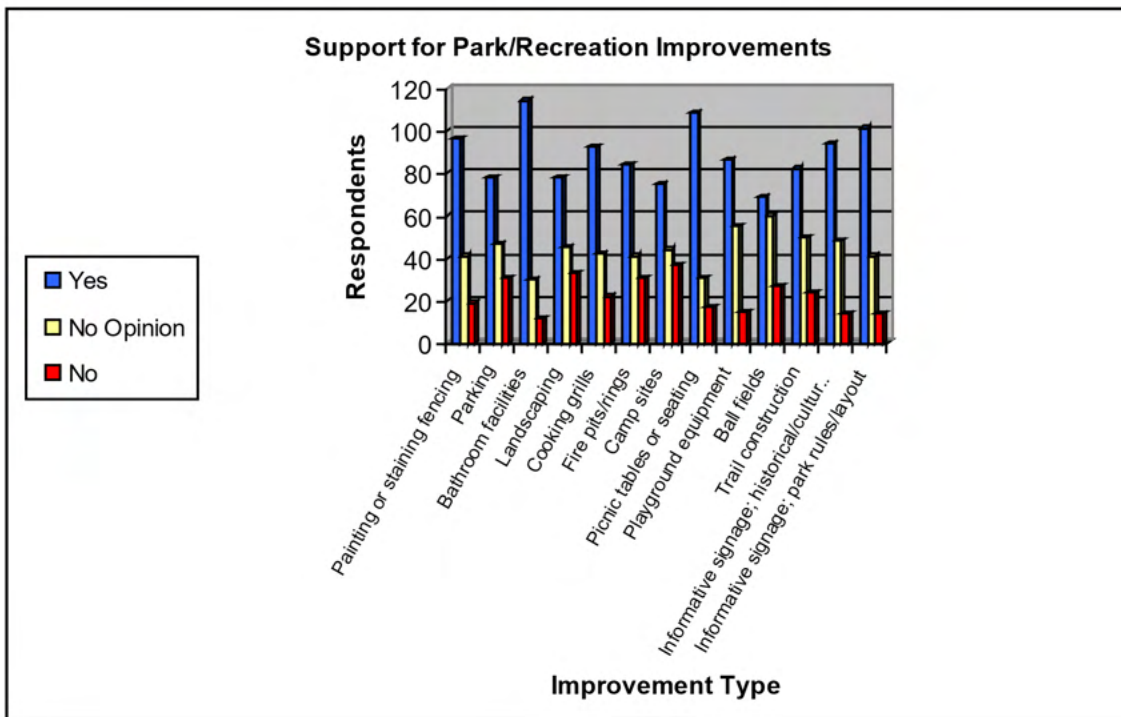
9. How satisfied are you with the following parks?



10. In your opinion, how important is the development or enhancement of the following types of recreation in Stronach Township?

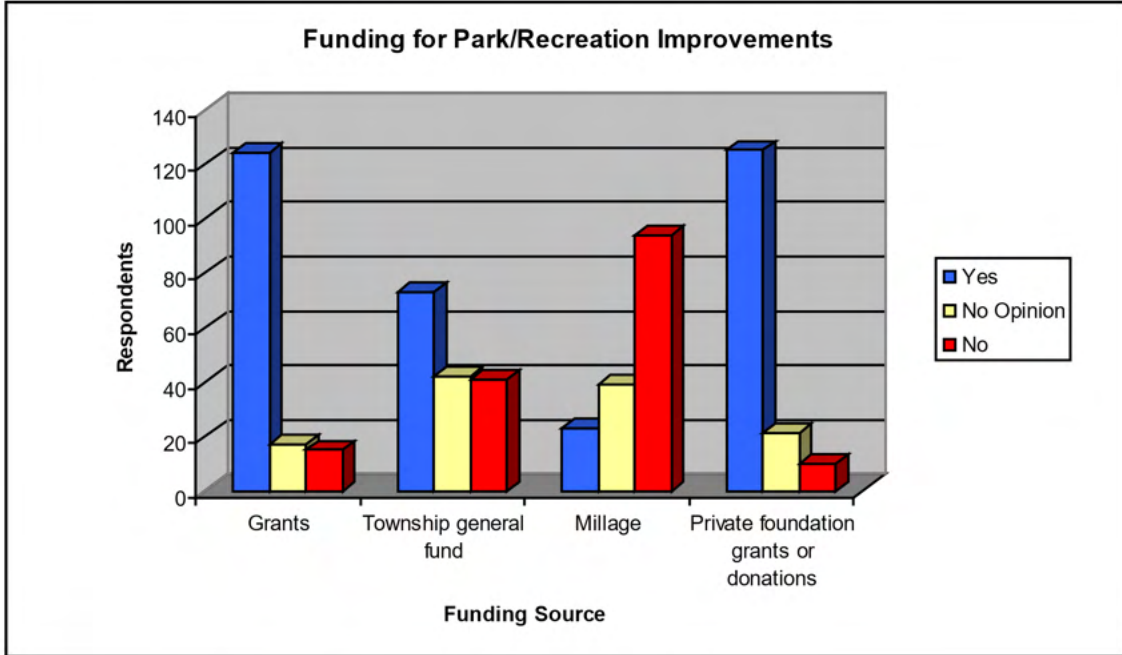


11. Would you support the following improvements to Park and Recreation areas within the Township?

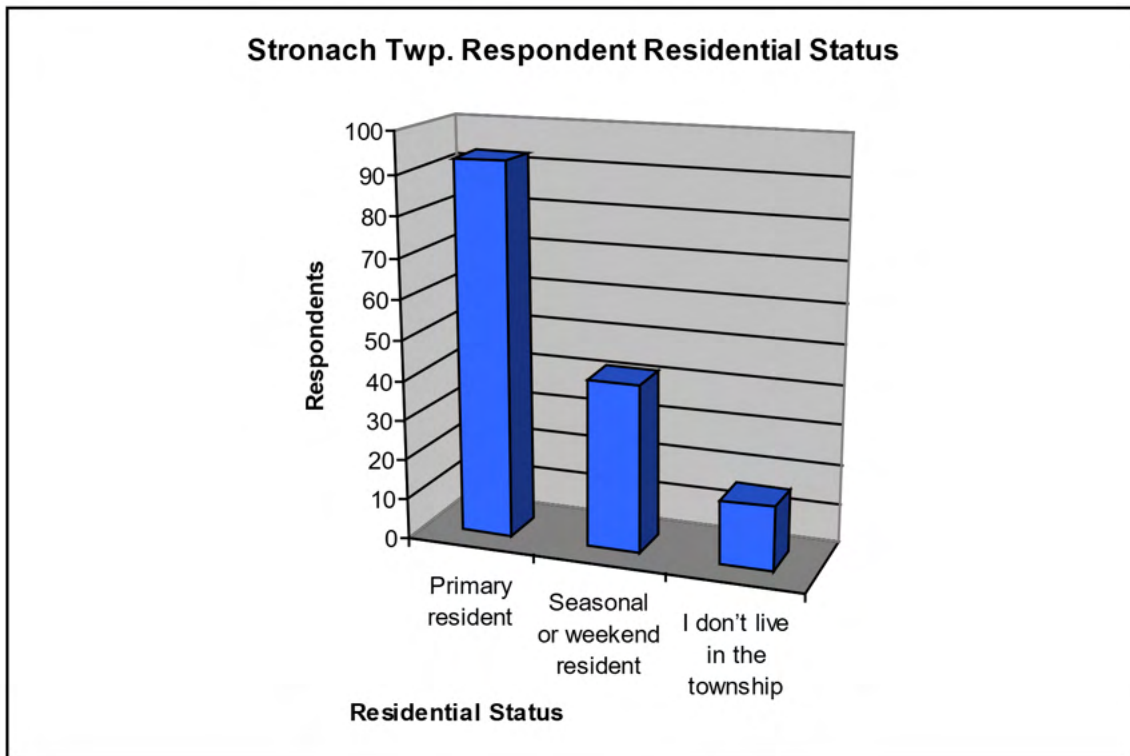




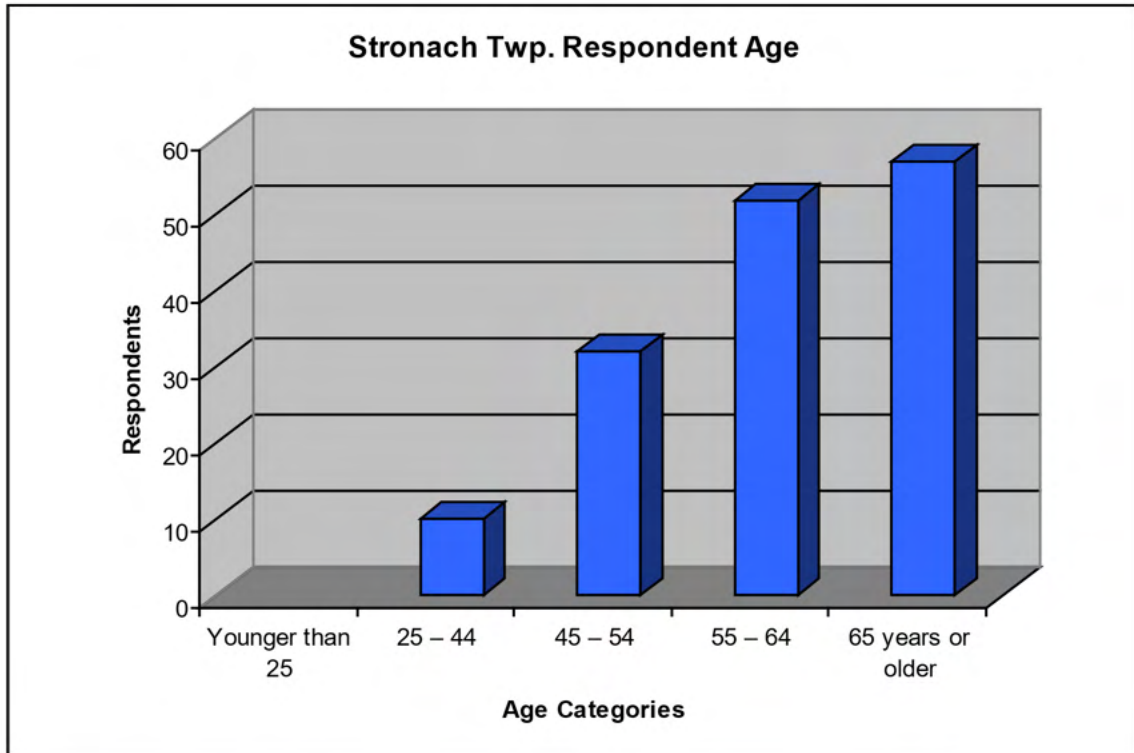
12. Would you support using the following type of funding for improvements to Township parks and recreation?



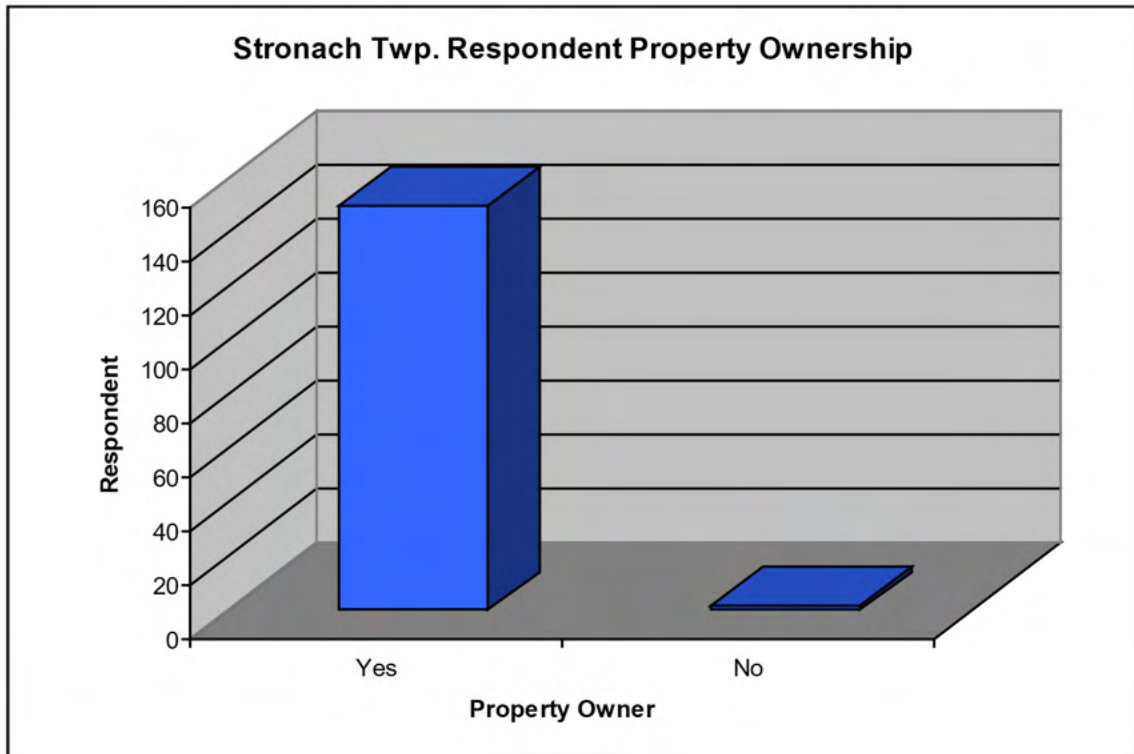
13. What is your residential status in Stronach Township?



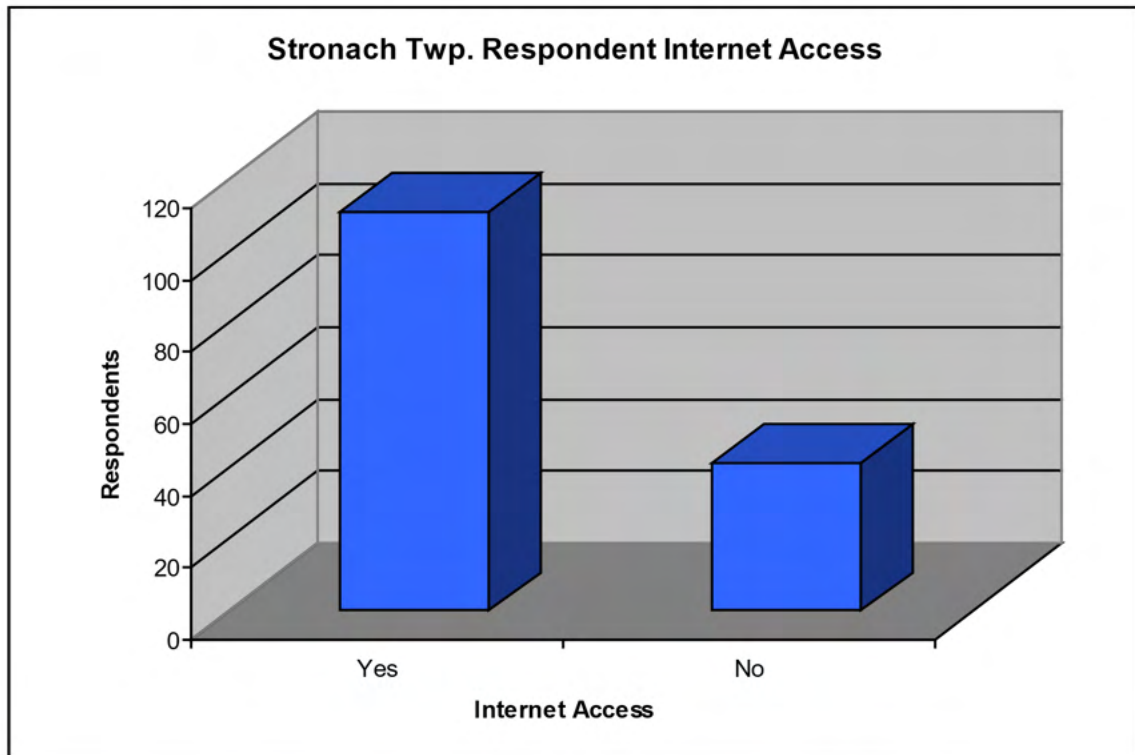
14. What is your age?



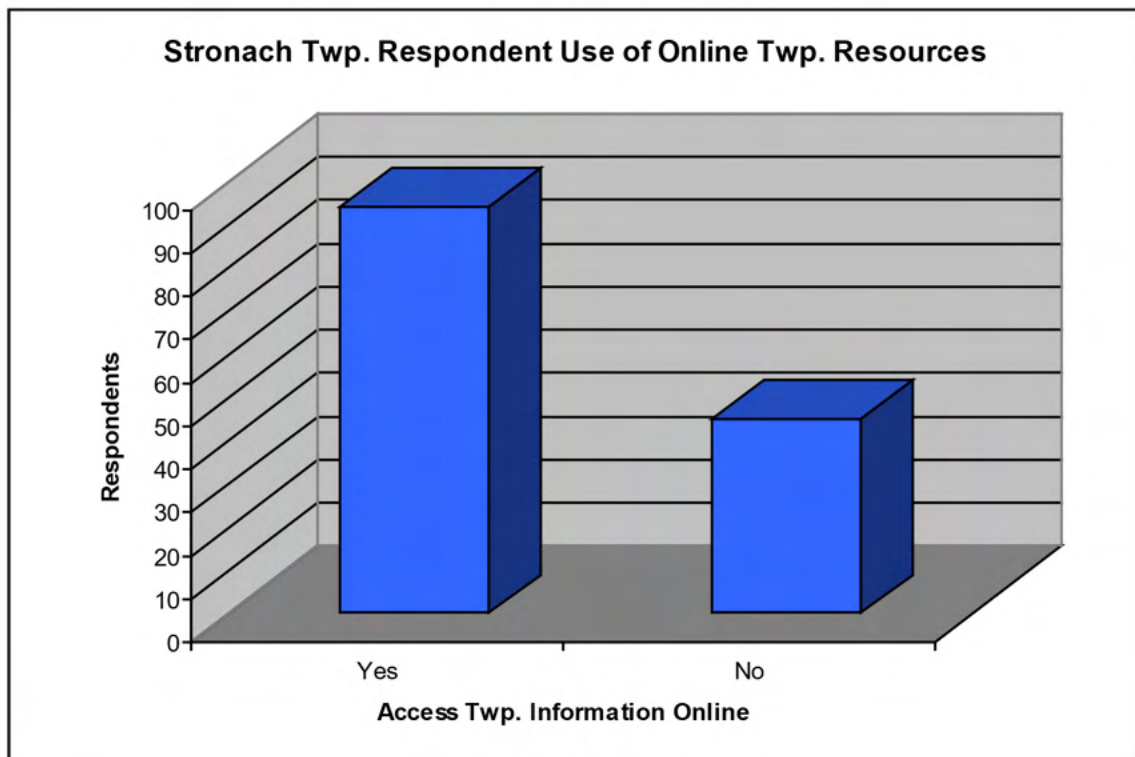
15. Are you a property owner in Stronach Township?



16. Do you have computer/internet access?



17. Would you access Township ordinances or other information online?



## Appendix 5

### Public Forum Results

The complete results of the public forum are contained within this appendix. The identified weaknesses can be found below, while the strengths can be found on the following page.

#### Public Forum Results: 12/13/2012

##### Weaknesses

- Need more agricultural areas (4)
- Not enough small business structures (5)
- Need more outdoor activities
- Too restrictive land acreage requirement in Forest Preservation District (2)
- Too much traffic in hamlet of Stronach
- Need shorter time limit for demolition permit
- Need Civic/Senior Center at Claybank Park (2)
- Improve maintenance at Claybank Park
- There is a lack of trails at Claybank Park
- Need a caution light at M-55 and Skocelas Rd.
- Lack of a dog park at Claybank Park (2)
- Too much blight, there is a lack of enforcement
- Need new fence height standards
- There is no township website
- No hardship assistance for appeals process, fees
- Lack of employment opportunities (2)
- There is no high speed internet (2)
- There is a lack of turn lanes on busy roads, left turn and decal lanes
- There is no longer a beautification committee
- Need more docks at existing DNR boat launch on Manistee Lake
- Zoning is too restrictive
- Variations for parcel dependent on road type in Forest Preservation
- Permit fees too high/too many needed
- No allowances for accessory structures w/o a residence
- Need improvements to Claybank Park
- Keep residential and commercial separate
- There is no commercial on M-55
- Parcel size in some areas
- Can't build on floodplain
- Need to capitalize on recreation areas
- Need to monitor dump operations
- There isn't home based or cottage industries allowances in zoning, residential
- Parcel building size too restrictive
- No scenic lake front
- Contamination plain
- There is no swimming area
- Need transportation and activities for senior population
- Residential speed limits

## Strengths

- People like it the way it is
- We don't have apartments and condos
- Diversity (various zoning districts)
- Country living (2)
- Outdoors (2)
- Rivers/Streams (4)
- Udell Hills (2)
- M-55
- Stronach Hall (2)
- Claybank Fire Barn
- Garbage pickup (3)
- Martin Marietta (3)
- Landfill (2)
- Small town living
- Horse Trails (Marzinski Rd. Trailhead)
- Wildlife
- No ORV use on roads
- Quality of life
- Parks
- Fire Dept./First Response (3)
- Roads (2)
- Tourism
- Law enforcement
- Forest Preservation
- Cross country ski trail (Big M.)
- No wind turbines (utility scale)
- Boat access (2)
- Swimming Pool (City of Manistee)
- Open space/natural resources
- Forest Preservation is good
- Forest Preservation (stay at least minimum of 10-20 acres)
- Wetlands along M-55
- Fishing and hunting
- Township Cemetery
- Deep water port
- Timber harvesting
- Udell Hills trails
- National Forest