



**LYNDON  
TOWNSHIP  
MASTER  
PLAN**

ADOPTED MARCH 7, 2018





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## ACKNOWLEDGMENTS

This document is an update of the 2010 master plan and is a direct result of the ideas, opinions, and research shared by the many Township residents and other public and private sector stakeholders who volunteered their time and efforts. Their input was invaluable in forming this guide, which will help shape the future of Lyndon Township.

### LYNDON TOWNSHIP PLANNING COMMISSION

- Kevin McLaughlin, Chair
- Robert Mester, Township Board Representative, Secretary
- John Reilly
- Sally Rutzky
- Jonathan Berent

### LYNDON TOWNSHIP BOARD

- Marc Keezer, Supervisor
- Linda Reilly, Clerk
- Mary Jane Maze, Treasurer
- John Francis, Trustee
- Robert Mester, Trustee

With Assistance Provided By:



**Carlisle | Wortman**  
ASSOCIATES, INC.



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# Chapter One

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## Introduction





# INTRODUCTION

**T**his Master Plan is not a regulatory document, but a “policy plan” which serves as the foundation upon which the Township will adopt regulations to implement the policies embodied in the Plan. While it is not a zoning ordinance, the Master Plan will serve as the basis for any changes in the Lyndon Township Zoning Ordinance. The Michigan Zoning Enabling Act, which provides Michigan Townships with the authority to adopt zoning regulations, requires that zoning regulations be based upon a “plan”, and this Master Plan is intended to provide the foundation for updated zoning regulations for the Township.

The 2017 Lyndon Township Master Plan update was developed in a transparent process with direct input from community members and stakeholders. This document is an update to the 2010 Master Plan, with revised demographic information and new input from the community. This plan recommends actions to address future and current needs of the community, focusing on areas such as improving quality of life for Lyndon residents, preserving open space and natural resources, and assuring adequate services to protect the public health, safety and welfare of Township residents and visitors.

The vision outlined in the Plan takes into account the needs of the Township residents, based on data collected from a survey conducted in March 2016. We are confident the details proposed in the Plan will satisfy the ongoing needs of Lyndon Township officials and residents. The Master Plan is a reference tool to guide future decision making in the Township planning process. As a dynamic, flexible document, the Master Plan will assist Township officials in making informed decisions regarding transportation, economic development, capital expenditures, and land use. All technical planning strategies, policies, and support needed to implement this vision are included as addendums to the Master Plan.

The Master Plan is an official advisory policy statement to be shared with existing and prospective landowners. In addition, it establishes a practical basis for Township officials to revise, update and prepare regulatory programs to assure policies of the plan are implemented, including zoning, private road and land division regulations. Chapter 3 outlines important Township goals and objectives to be reviewed to establish a record of which proposals and/or requests can be evaluated. Chapter 4 outlines policies regarded planned future land use in the Township, and provides important reference to which proposals/requests should be evaluated for such development. In addition, the Master Plan provides the basis for Lyndon Township to communicate effectively with its neighbors regarding the impact of peripheral planning and zoning issues, and opportunities for mutual gains through coordinated efforts.

This plan is to be reviewed by the end of 2021 to comply with state mandates. Any changes must be completed with public participation and a public hearing.



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# Chapter Two

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## Community Story



The story of Lyndon Township ...

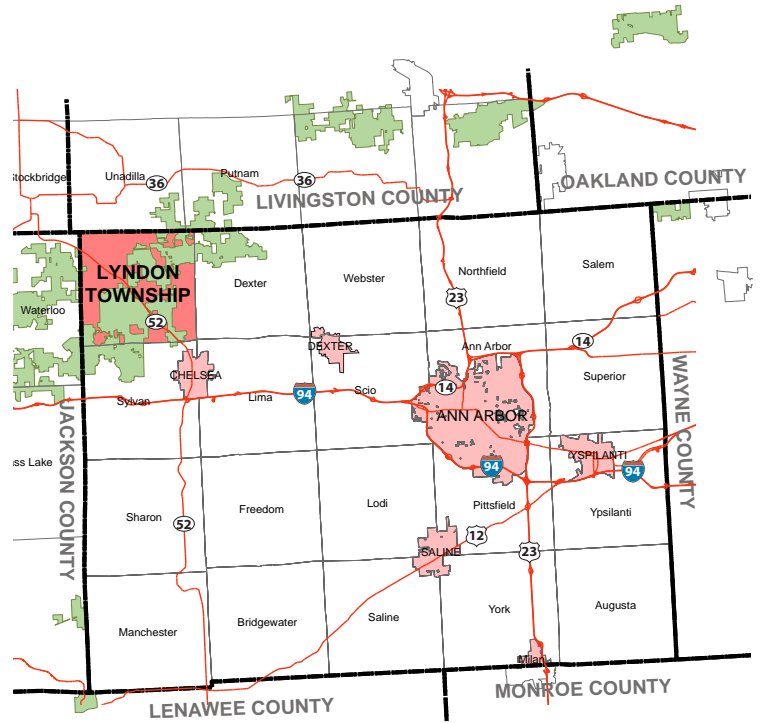
Lyndon Township is a small rural community located in the northwestern corner of Washtenaw County in Southeast Michigan. It is bordered to the north by Unadilla Township of Livingston County, Waterloo of Jackson County to the west, and east by Dexter Township, Chelsea and Sylvan Township of Washtenaw County. The Township is located approximately twenty (20) miles from Ann Arbor and Jackson, and thirty-five (35) miles southeast of Lansing. With a large percentage of the population commuting to work, Lyndon Township is an established commuter's community. Residents are able to travel to Jackson and Ann Arbor in a half an hour via I-94, and less than an hour to Lansing and Detroit.

Nestled in state-owned land, Lyndon Township is known for recreation and wildlife management. Sparsely populated with minimal levels of land development, the township is abundant in wetlands, woodlands, lakes, and farms.

Approximately 52% of the Township's land area is within the Pinckney and Waterloo State Recreation Areas. These parks are utilized for outdoor recreation such as hiking, fishing, camping, hunting, boating, and swimming. It is characterized predominantly as deciduous forest, agriculture, woody wetlands and open water, making it an excellent destination for hiking, fishing, camping, hunting, boating, and swimming. The lands not contained within the public recreation area are primarily characterized by undeveloped natural areas, farmland, and low density single family housing, with only .3% of space dedicated to commercial uses.

## HISTORY

Before Lyndon Township was inhabited by European settlers, indigenous tribes lived on the grounds of Washtenaw County, as well as much of the state of Michigan. Tribes such as the Chippewa, Ottawa, Potawatomi, Miami and Wyandots used Washtenaw County as hunting grounds, with village sites in Lyndon Township. Boundaries were indefinite, with populations growing and declining over hundreds of years. White settlers began to move into the Midwest, eventually establishing the Treaty of Detroit in 1807, which declared property rights over the native inhabited lands of Washtenaw County. Following the treaty, pioneers established cities and townships throughout the county, pushing indigenous communities from their homes. By 1826, Washtenaw County established state boundary lines by a Legislative Council, trading the Toledo strip with Ohio in exchange for the



Map 1: Washtenaw County



Map 2: SEMCOG Region

Upper Peninsula of Michigan. The first recorded European settlement of Lyndon Township was in 1833, by pioneer brothers Selah B. Josiah and Harrison W. Collins. They cleared 40 acres of forested land, into what is now known today as the Collins' Plains. The brothers planted the township's first apple orchard in 1834. With more settlers to follow, the very first township meeting was held in 1837, with 42 individuals in assemblage. Here the first officials of the township were elected; Jesse Rose for office of township clerk, Benjamin C. Boyce as supervisor, Henry J. Drake as treasurer, and Wellington Bowdish as Justice of the Peace.



Photo taken by Nathaniel Siddall

By 1880, the township was a purely agricultural community, with farming as the center of the local economy. It is estimated at the time farmers were producing 3,000 acres of wheat, 1,212 acres of corn, 1,946 acres of grass, as well as oats and potatoes. As seen today, very few commercial operations were established during this period. Although the majority of the community was of Christian affiliation, places of worship were never established, due to the proximity to Chelsea, Dexter Unadilla and Waterloo churches.

### The vernacular origin of Washtenaw County

*There are several theories about the origin of the name of Washtenaw County. One theory includes the story of French settlers who proclaimed the area as the "Grand River", after it was previously named by the Chippewa as Washtenong (Wash-ten-ong), which translates to "far away waters". It is also believed to have been the name of a Native American who lived along the Huron River. Washtenaw is also understood to be the Potawatomi word meaning "large stream or river".*

Over the last few centuries, neighboring cities and townships have provided Lyndon Township farmers with opportunities for commerce. The Chelsea Depot, built in 1848, was the center of Washtenaw's first railroad shipment. Eggs, wool, apples, meat, and grains were shipped to locations throughout the state. In 1880, the Michigan Central established Chelsea as a passenger service point, providing residents of Washtenaw County means of transportation. Eventually taken over by Amtrak until 1981, the station has since been restored by the Chelsea Depot Association as a historical site.

## POPULATION CHARACTERISTICS

According to SEMCOG data, the population of Lyndon Township has grown by 2,140 people since the year 1940. Experiencing the greatest growth during the 1970's, and a small decline in the 2000's, today's population is the largest it has ever been, at 2,862 people. It is expected that the population of the township will continue to grow by 9% to approximately 3,120 by the year 2040. Compared to its neighbors, Lyndon Township has remained fairly conservative in growth. Dexter and Lima show significant population concentrations, whereas others have remained stagnant or slightly declined. Overall, Washtenaw County faced a decline in residents between 2000 and 2010, however like Lyndon, the county is slowly recovering in 2016.

Demographics have changed to some degree since 2000, becoming ethnically homogeneous. The white population has increased by 3.6% over the decade, while Black, Asian, and Hispanic populations have declined by an average of 1.4%. While Lyndon Township remains a majority white community, the decline in diversity is not reflected county-wide. Rather, the trends are reversed, but do not show significant change.

# \$74,583

Median Household Income

**Table 1: Lyndon Township Annual Growth 1990-2016**

1990	2000	2010	2016	% CHANGE 2000 - 2016
2,228	2,728	2,720	2,862	5%

Source: U.S. Census 2010

**Table 2: Regional Annual Growth 2000-2016**

	2000	2010	% CHANGE 2000-2010	2016	% CHANGE 2010 - 2016
Lyndon Township	2,728	2,720	-0.3%	2,862	5.22%
Chelsea	4,398	4,944	12.4%	4,956	0.24%
Dexter (City)	2,338	4,067	74.0%	4,905	20.60%
Dexter (Township)	5,248	6,042	15.1%	6,875	13.79%
Lima	2,517	3,307	31.4%	3,734	12.91%
Sylvan	2,734	2,833	3.6%	2,849	0.56%
Waterloo	3,069	2,856	-6.9%	2,839	-0.60%
Unadilla	3,190	3,366	5.5%	3,369	0.09%
Putnam	5,359	5,821	8.6%	5,897	1.31%
Stockbridge	2,175	2,678	23.1%	2,697	0.71%
Washtenaw County	322,770	280,895	-0.4%	284,582	5%
Region	4,833,368	9,883,640	6.3%	9,909,877	-1%

Source: U.S. Census 2010



The predominant age group in Lyndon Township consists of individuals between the ages of 45 and 64 at thirty-eight percent (38%) of the total population. The second largest age group is individuals between 20 and 44 years of age at 26%, close behind is the population under 20 years of age at 24%. The smallest portion of the population is the senior population, making up 12% of Lyndon Township. These trends in age seem to be consistent with trends throughout Washtenaw County and the State of Michigan.

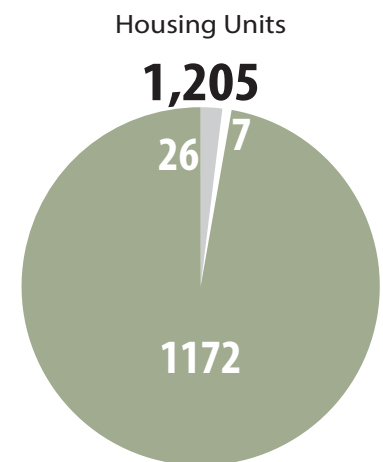
Forty six (46) percent of Lyndon Township is college educated, therefore receiving an Associate, Baccalaureate or Graduate degree. Approximately 1.5% of the population is unemployed. The majority of workers commute outside of Lyndon Township to Chelsea City, Ann Arbor, Pittsfield Township, and other urbanized areas of Washtenaw County.

Predominantly a commuter's community, the township values the single family home character. Since the 2000's, housing development has slowed notably to only four building permits in 2016. A large portion (79%) of the Lyndon Township homes are owner-occupied, with 6% renter occupied and 16% vacant. Further growth in housing is limited due to terrain and half of the land area being state owned.

**Table 3: Age Characteristics, 2010**

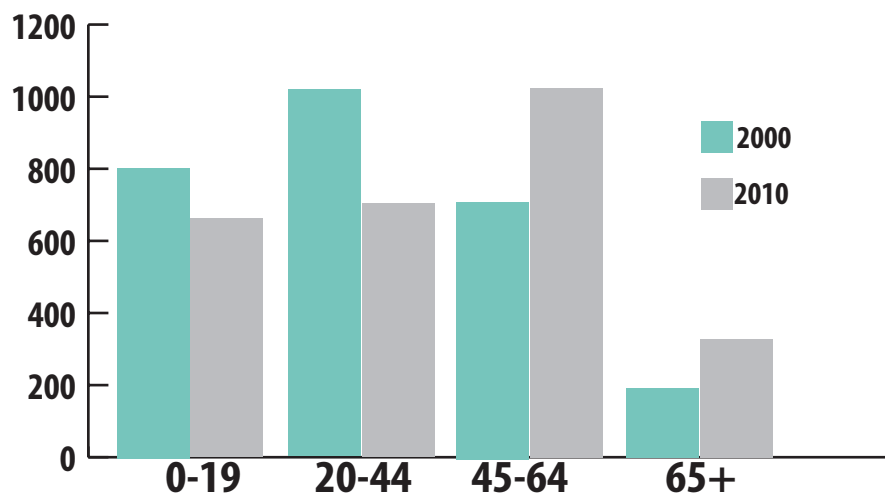
AGE	LYNDON TOWNSHIP		WASHTENAW COUNTY		STATE OF MICHIGAN	
< 20 years	662	24%	89,792	26%	2,648,885	26%
20 - 44 years	704	26%	133,595	39%	3,111,195	31%
45 - 64 years	1025	38%	86,453	25%	2,762,030	28%
65 or greater	329	12%	34,951	10%	1,361,530	14%
Median age	44.9		33.3		38.1	

Source: United States Census 2010



- Detached Single Family
- Attached Condo
- Multi-Unit Apartment

**Figure 1: Lyndon Township Age Distribution**



Source: United States Census 2010

Source: U.S. Census 2000 & 2016

## COMMUNITY SERVICES

Currently a five member Township Board and a five person Planning Commission serves Lyndon Township. The Board and Planning Commission operate at the Township Hall of 17751 N. Territorial Road, Chelsea, MI 48118.

Public services and facilities are very limited within Lyndon Township boundaries. However, through inter-governmental cooperation with neighboring municipalities, Lyndon is able to offer services through:

The Chelsea Area Construction Agency.

The Chelsea Area Fire Authority.

The Multi-Lakes Sewer Authority

The Sylvan Township Water and Sewer Authority.

The Western Washtenaw Recycling Authority.

The Chelsea District Library.

Lyndon Township does not operate its own police or fire department. The township maintains service agreements for fire protection with the Chelsea Area Fire Authority, which consists of several municipalities: City of Chelsea, Lima Township, Sylvan Township, and Lyndon Township. The State Police provides the primary policing services for the township.

## STATE AND FEDERAL FACILITIES

Approximately 51% of Lyndon Township land area is under state jurisdiction. This land consists of two state parks known as the Pinckney Recreation Area and the Waterloo Recreation Area, including the Sugarloaf Lake Campground, the Bruin Lake Campground, and the Green Lake Campground. There are also two county parks, Park Lyndon North and South. These facilities offer a variety of amenities such as well-kept and unmarked trails, wildlife game area, picnic areas, and more.

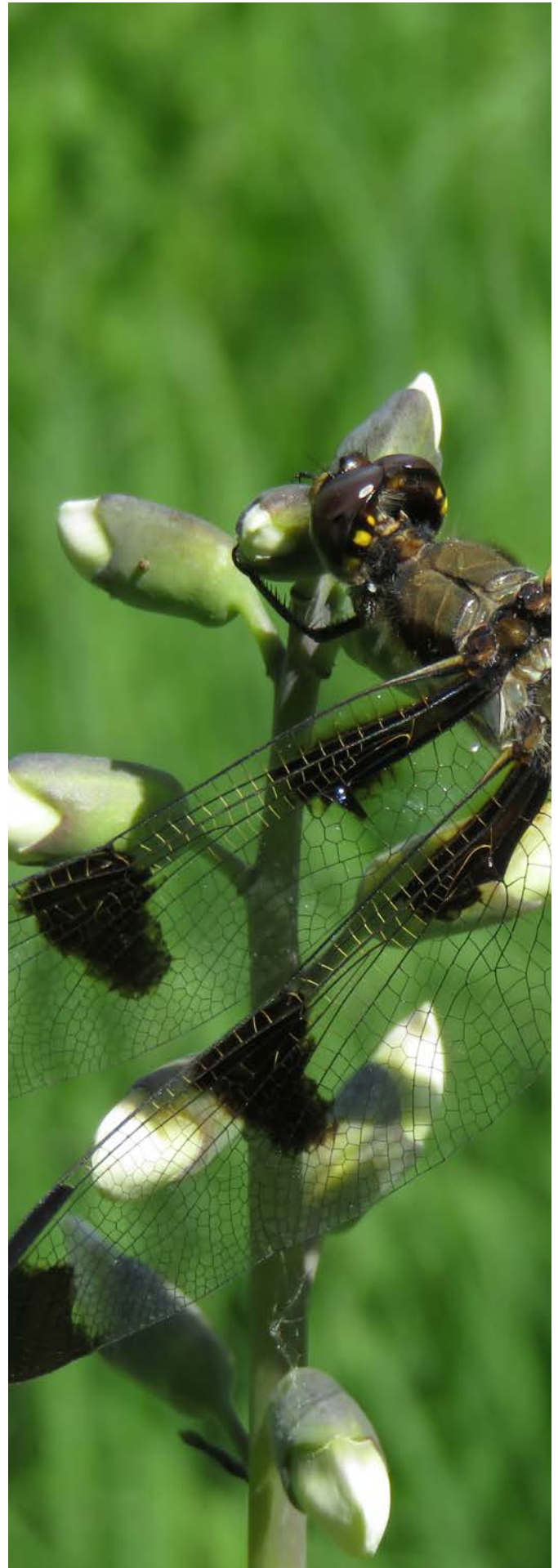




Photo taken by Nathaniel Siddall

## SEWAGE DISPOSAL & POTABLE WATER

**S**ewer service has been provided to several lake area communities to address long-standing water supply safety and sewage disposal issues through the Multi-Lake Sewer Authority and the Sylvan Township Water and Sewer Authority. The township currently has limited capacity to extend sewage service to other areas, and should only consider the expansion to protect lake quality or provide service to existing homes. The township is committed to assisting owners of lake front properties in obtaining sewer service at their own expense, provided that the sewer extension is not used as a mechanism to increase housing density.

## INTERNET & PHONE

Lyndon Township offers limited cable and Internet services. Therefore, many residents must utilize satellite dish services. The following available services are:

Sprint cell and high speed Internet tower at M-52 and N. Territorial.

Verizon cell and Internet available at M-52 and Boyce Road.

AT&T Internet capability at N. Territorial near Stoffer/Hadley Rd.

DSL available along parts of Werkner, Waterloo, and Mester Roads

Based on the 2016 Lyndon Township Comprehensive Survey, lack of adequate Internet service is the most undesirable component of living in Lyndon Township. Therefore, there is strong community support for secure public and private Internet service, with 94% of community members currently not receiving adequate Internet. The majority of survey respondents (77%) support the use of millage to pay for broadband Internet infrastructure. However, it is important that improvements in provided services do not compromise rural beauty of the township.

## EDUCATION

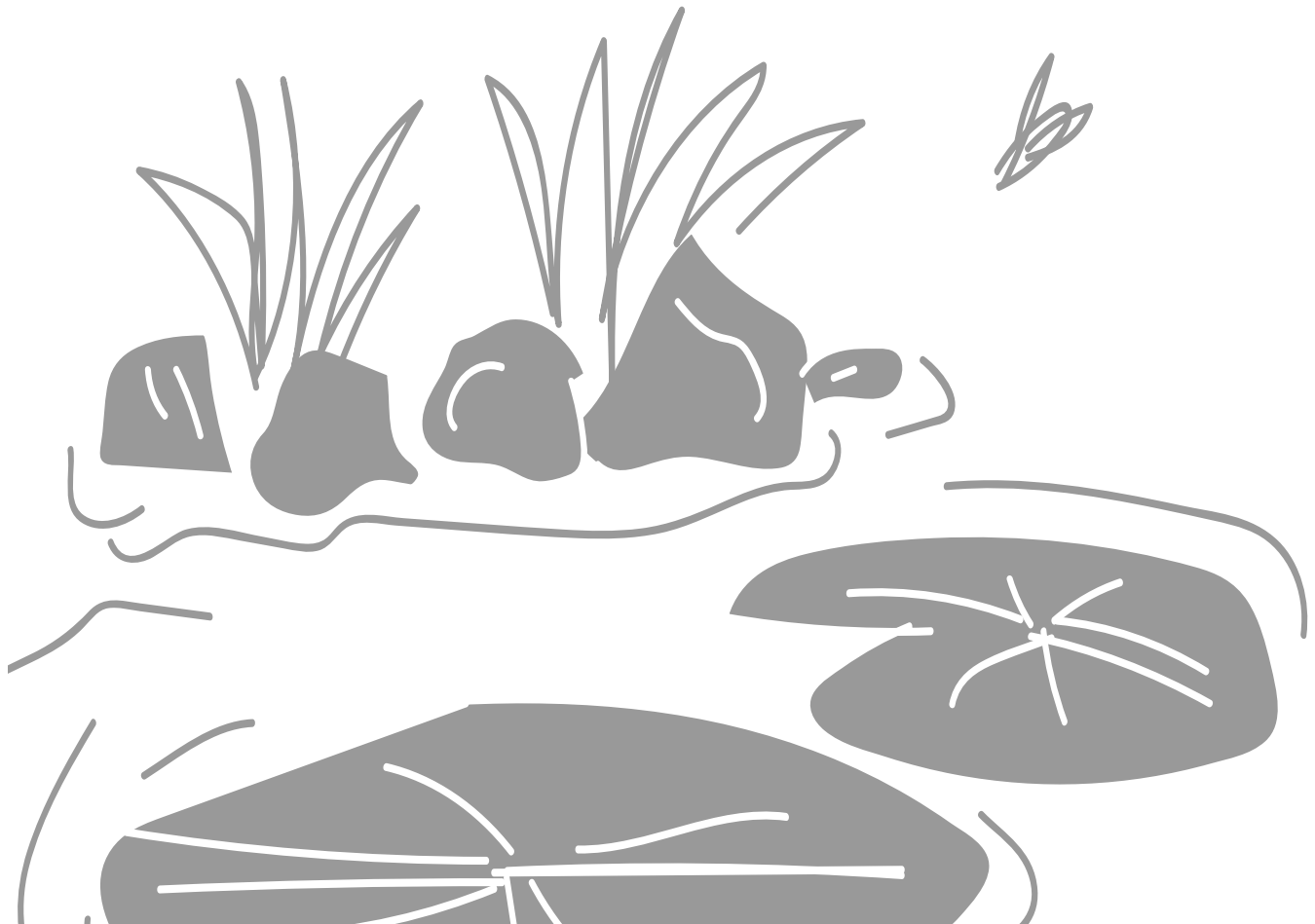
Area students are served by two schools districts, the Chelsea school district and Stockbridge school district. There are no school facilities located within the township borders.

## NATURAL HISTORY

**G**eologic features of Lyndon Township were formed over thousands of years through periods of glaciation and flooding. Also known as “drift”, the accumulations were mineral deposits of sand, gravel, clay loams, and salt springs. Formations that characterize the modern day township include swamps with deposits of peat and marl, freshwater lakes, and the “short hills”, also known as the highest elevations in Lyndon Township. Stofer Hill, a glacial ‘kame’ (a steep-sided mound of sand and gravel deposited by a melting ice sheet) is the highest point in Washtenaw County, at 1,150’ above sea level.

Pre-settlement flora of Lyndon Township consisted of dry and dry-mesic oak forests, wetlands and prairie fens. Native American tribes altered the landscape by clearing large areas with fire, creating a nutrient rich ash for the soil. European settlers also cleared forested lands with fire for farming. Today, old growth forests established prior to settlement only remain on steep hill sides and locations where farming or development has not occurred. Much of the modern day landscape can be characterized as oak-hickory forest, wooded moraines, kettle lakes, wet-mesic prairies and wetlands. Wetlands include marshes, swamps, fens and prairie fens. Most of the township's lakes are spring fed, left by prehistoric glaciers. The largest lakes of the township are South Lake, Green Lake, Island Lake and Bruin Lake.

Lyndon Township contains 61% intact natural areas, and more than half of that is publicly owned. It is home to two Washtenaw County parks, Park Lyndon North and South, and two state parks, the Pinckney Recreation Area and Waterloo Recreation Area. The state parks were established in the 1940s, leased by the National Park Service, and have since grown by 8,000 acres. Since establishment, funding for these parks have been sourced from the Michigan Natural Resource Trust Fund, the Federal Aid in Wildlife Restoration Act, the State Game Fund, the Game and Fish Fund and special legislation. Today, the state parks are primarily funded by user fees and recreational passports.



## NATURAL FEATURES

*Lyndon Township is located in the Upper Grand and the Huron River Watershed.*

Woodlands and wetlands are present throughout Lyndon Township in small pockets, connected as an expansive, continuous network. Surface drainage is accommodated by an extensive system of lakes, streams, and wetlands. There are more than 35 named lakes in the township, most exceeding ten acres in size. These lakes are joined by a network of streams and wetland areas and, together, collect and carry storm water runoff. Nearly the entire township drains into the Huron River, which flows into Lake Erie, or the Upper Grand River, which drains into Lake Michigan.

The extensive biodiverse landscape of Lyndon Township is home to eleven ecosystems of special concern, and 66 species of threatened, endangered or special concern plants and animals. These species include white lady slipper, eastern massasauga rattlesnake and the cerulean warbler.

### WETLANDS & PRAIRIES

Wetlands occur throughout Lyndon Township as isolated pockets of saturated soil, year-round ponds, or swales filled with water during wet months. These complex systems of swales and ponds are connected by streams, draining into larger water courses, such as the Huron River. Wetlands are often referred to as fens, bogs, or swamps. These wet areas serve as valuable wildlife habitat for fish, amphibians and migratory birds, provide flood control and groundwater recharge, irrigate the landscape and drain rainwater from the soil. Based on their integral role they play in the landscape, wetlands are very sensitive to polluted run-off, sedimentation from erosion and destruction by development. Wetlands present severe limitations toward development due to their marshy and wet conditions, and are typically regulated by the state and township zoning regulations. The size, quality, and connectivity of wetland systems are all important factors to be considered in township planning.

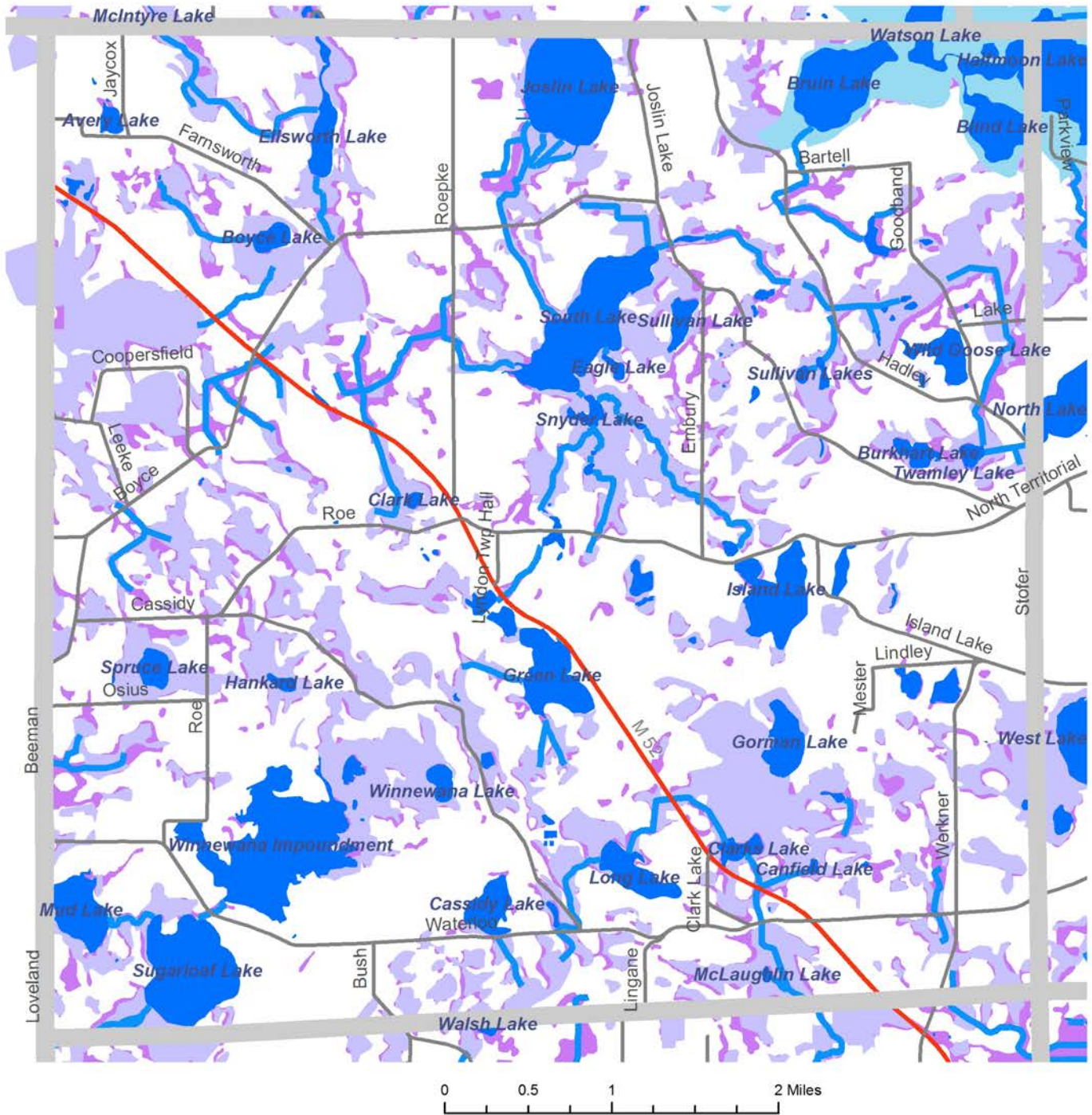
In addition to wetlands, wet-mesic prairies are found primarily by South Lake and within Park Lyndon North. Wet-mesic prairies are lowland grasslands occurring within stream or river floodplains, isolated depressions, and along lake margins.

### ENVIRONMENTALLY IMPACTED SITES

There are two environmentally damaged sites in Lyndon Township, as recognized by the Michigan Department of Environmental Quality (DEQ). Both sites in the township are located along Werkner Road, across from one another. These include the former Chelsea Village landfill and a site of past dumping immediately to the west. Groundwater flow in the area moves east, implying land to the east of these facilities are most at risk. Wetlands to the east of the former landfill may serve as a discharge point for area groundwater. Well sampling in this area by the Washtenaw County Health Department has not shown any contamination from these sites. However naturally occurring arsenic was found as the result of testing.

*Photo of sandhill cranes  
Taken by Nathaniel Siddall*





## Lyndon Township Wetlands

Prepared by:



Data Sources: SEMCOG,  
 NRCS Soil Survey,  
 HRWC, Washtenaw  
 County  
 Map created 2015

— Rivers and streams  
 — Lakes

— Wetlands  
 — Hydric soils  
 — Floodplains/Riparian area

## WOODLANDS

Occurring across both parks and residential areas, woodlands are the dominant feature of Lyndon Township. These native mixed hardwood forests provide wildlife habitat, habitat corridors, scenic amenities, soil stabilization, storm water infiltration, runoff purification, and groundwater recharge. Typical woodland trees include cherry, oak, hickory, tamarack, poplar, beech, maple, tulip trees and former pine plantations.



*Photo of butterfly weed (Asclepias tuberosa)  
Taken by Nathaniel Siddall*

## TOPOGRAPHY

Highest elevations of the township are 1,150 feet above sea level, whereas the lowest elevations approach 880 feet above sea level. While the vast majority of the northwest quarter of the Township is of a nearly level character, the balance of the Township is characterized by a far more rolling topography. These rolling hills are interspersed among the nearly level and abundant wetland areas of the southern and northeastern areas. Some of the steeper grades exceed 25% slopes, as hills rise 50 to 100 feet in elevation. These sharp rises have evolved as landmarks throughout the township's natural history including Stofer Hill, Shanahan Hill, and Prospect Hill.

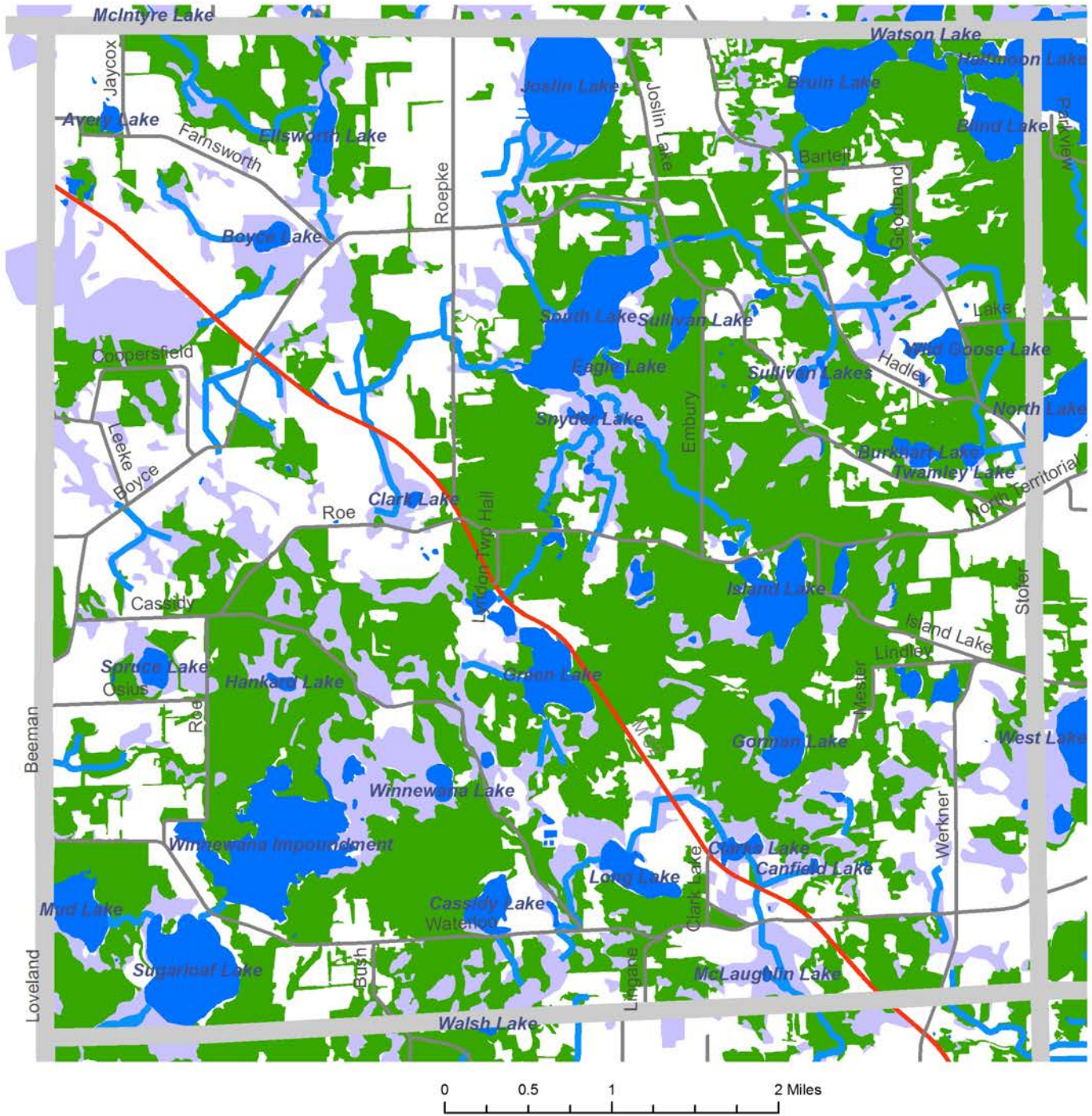
Topographic conditions should be a consideration in determining appropriate land use. Lyndon Township's hillsides help to shape its unique character. Not only can development upon these hillsides and steep slopes increase erosion, sedimentation of streams, and loss of important vegetative cover, but it can similarly impact the township's aesthetic value. Slopes exceeding 12% create limitations for development.

## SOILS

U.S. Department of Agriculture and Natural Resources Conservation Service, has divided Washtenaw County into twelve general soil types. Nearly the entire township falls within the Boyer-Spinks-Houghton Association, which is described as consisting of nearly level to steep well-drained coarse soils as well as nearly level poorly drained organic soils.

The Natural Resources Conservation Service has identified more specific individual soil units throughout the county based on the characteristics of the surficial soils (five feet below surface) and this provides a more reliable basis for township planning purposes. However, on-site investigation and tests of soil conditions are always necessary prior to any construction. Soil characteristics that present severe limitations to septic systems or dwelling construction include: wetland environments, hydric and clay soils, high sand or gravel soils with high percolation rates, and areas approaching grades of 12% or more. Soils that do not exhibit one or more of these characteristics present little to no limitations for septic systems and dwelling construction.

Relatively few soil areas in the township are classified by the Natural Resources Conservation District as "prime farmland". Such areas are considered to have the "best combination of physical and chemical characteristics for producing food, forage, fiber, and oilseed crops". Those areas of the township which do fall under this classification are comparatively small in area, typically not exceeding 40 to 80 consolidated acres, and are not concentrated in any particular area of Lyndon Township.



## Lyndon Township Woodlands

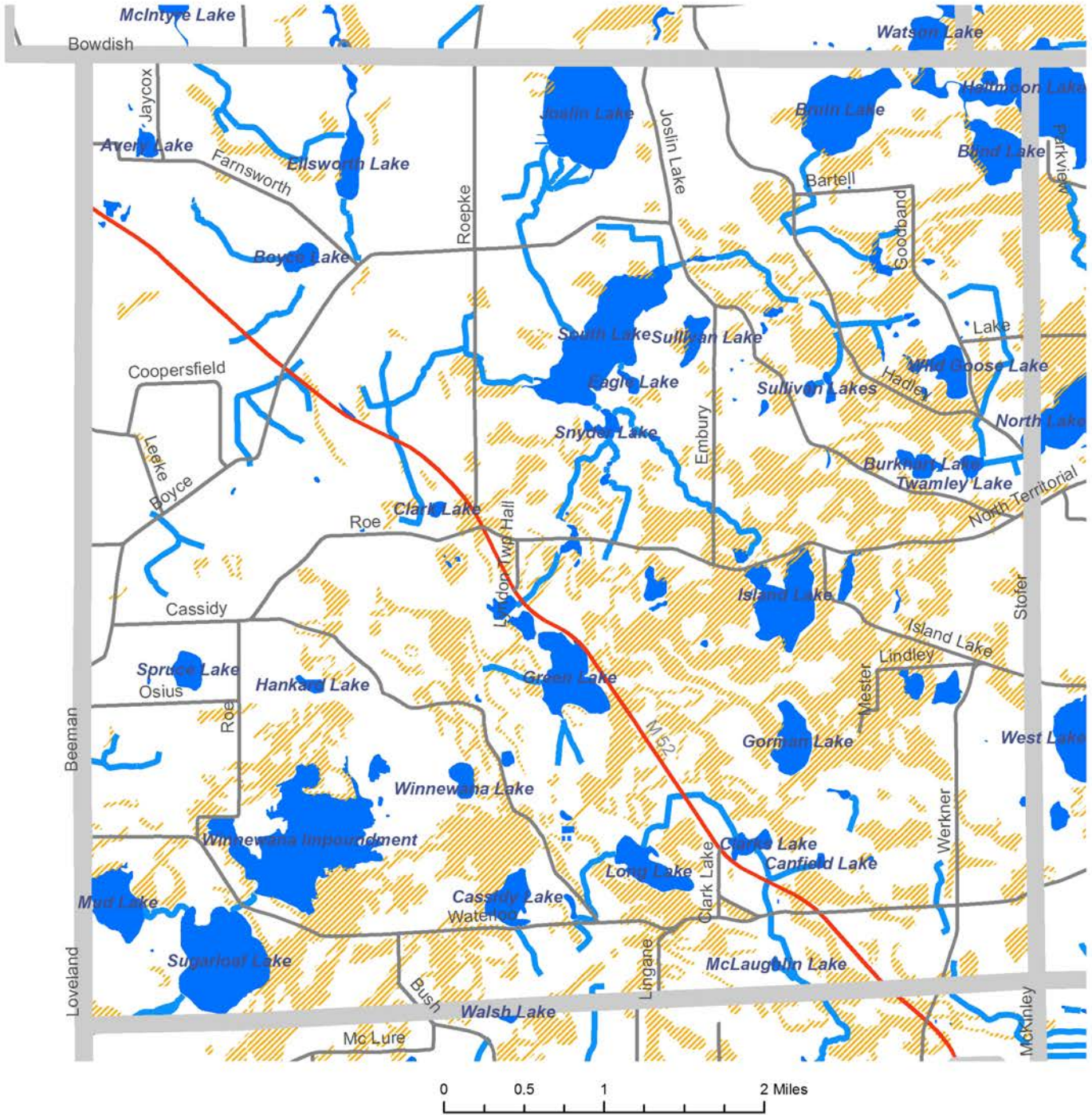
Prepared by:



Data Sources: SEMCOG,  
 NRCS Soil Survey,  
 HRWC, Washtenaw  
 County  
 Map created 2015

- Rivers and streams
- Woodlands
- Lakes





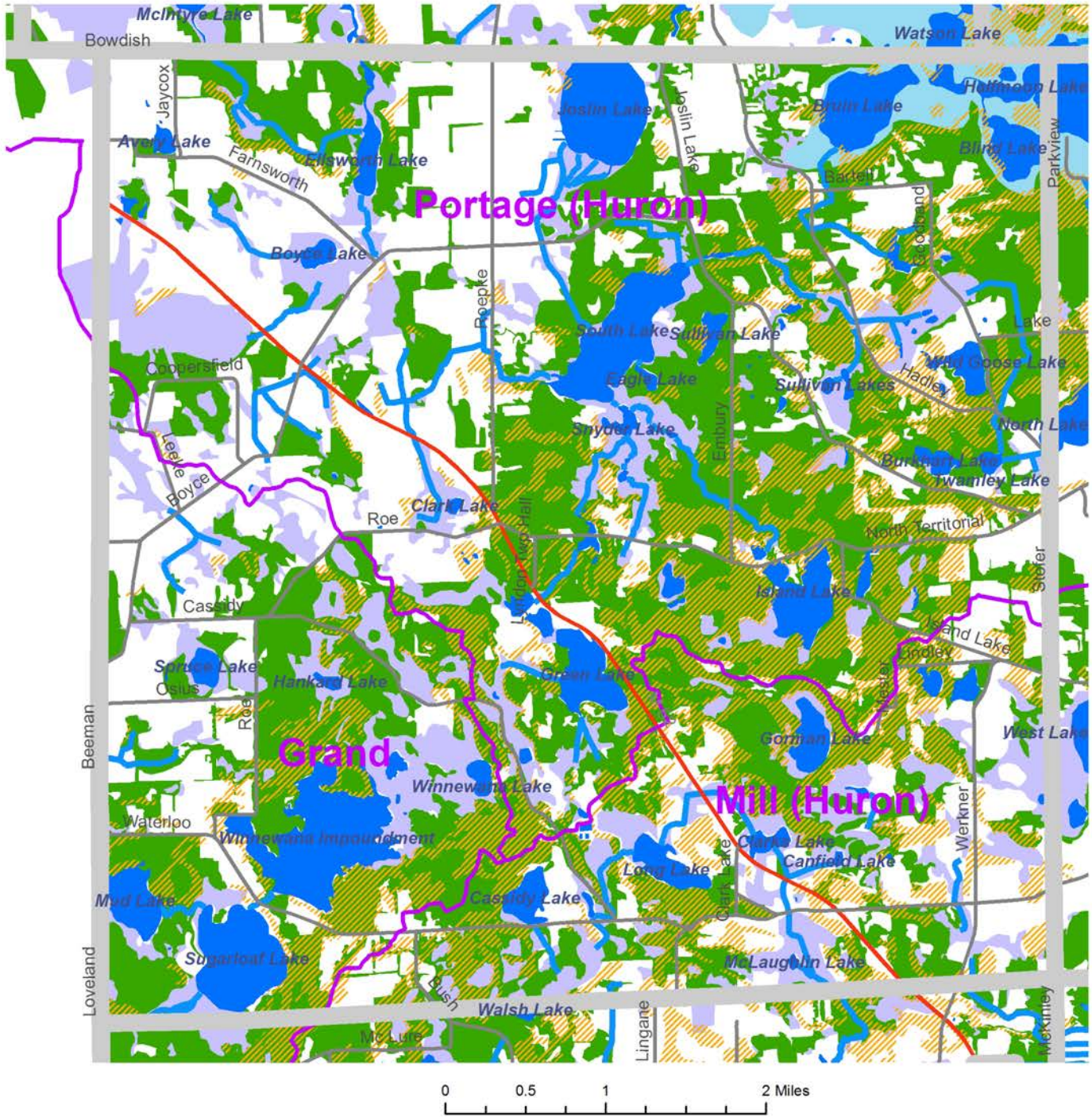
## Lyndon Township Step Slopes

Prepared by:



Data Sources: SEMCOG,  
NRCS Soil Survey,  
HRWC, Washtenaw  
County  
Map created 2015

- Rivers and streams
- Lakes
- Slopes over 12%



### Lyndon Township Natural Features

Prepared by:



Data Sources: SEMCOG, NRCS Soil Survey, HRWC, Washtenaw County  
Map created 2015

- Rivers and streams
- Lakes
- Floodplains/Riparian area
- Watersheds
- Woodlands
- Wetlands
- Hydric soils
- Slopes over 12%

# GREEN INFRASTRUCTURE PLAN

Green infrastructure is the interconnected network of large natural areas, wildlife habitats, riparian corridors and areas that reflect key elements of our biological diversity. The Huron River Watershed Council consulted with the township to produce the Lyndon Township Green Infrastructure Planning Vision, adopted in June 5, 2012. Participants included members of the Planning Commission, the Township Supervisor, township residents and representatives from the Michigan Department of Natural Resources and the Legacy Land Conservancy. Together, participants identified a network of hubs, sites, and links providing wildlife with access to food, nesting and rearing sites (as shown in Map 3). Preserving the links between the hubs and sites will minimize the habitat fragmentation present in developed landscapes and preserve the variety of habitats available to local wildlife in order to fulfill their life cycle. The future of Lyndon Township will rest primarily upon its natural preservation, public recreation and residential land uses.

**Map 3: Green Infrastructure Plan**



## WATER

All residents in Lyndon Township rely on on-site wells for drinking water. This reliance on individual wells makes maintaining a high quality supply of groundwater vital to the long-term health of the community.

Much of the township has a sufficient amount of groundwater for low density residential and agricultural use; however, areas along the north M-52 corridor have a limited potable groundwater available. Some low capacity and dry hole wells have been drilled. This area has been identified as “well first” by Washtenaw County Environmental Health, which requires that wells be drilled prior to starting new construction projects.

Higher density development or operations that utilize large amounts of water such as golf courses, or commercial and industrial uses could impact groundwater and must be considered when reviewing projects. Projects that withdraw large amounts of groundwater that could potentially impact neighboring well water supplies should only be approved after it has demonstrated that there will be no negative off-site impacts.

## QUALITY

Although there are limited sources of man-made contamination, planning efforts should address the following major sources of groundwater contamination:

1. *Solid waste facilities.*
2. *Intensive agricultural utilizing high volumes of fertilizers and pesticides, or confined feeding operations of large numbers of animals.*
3. *Large on-site sewage disposal systems. Including privately owned wastewater systems.*
4. *Land application of septic.*
5. *Under and above ground storage tanks and containers of hazardous materials.*
6. *Any commercial facilities using, storing, or creating hazardous materials, including automobile repairs and junkyards.*

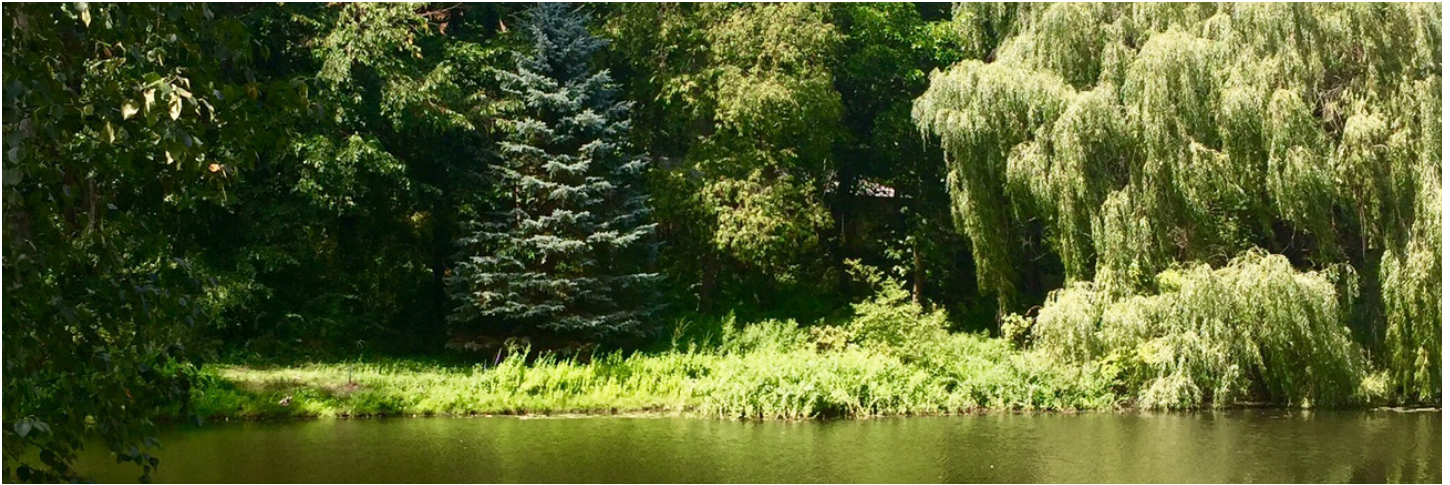
## IMPERVIOUS SURFACE CAPACITY

No more than 10% of a watershed's land area should be impervious surface. Today, only 5% of Lyndon Township is impervious surface.

Naturally occurring groundwater quality issues:

1. **Arsenic** – Much of the township has naturally occurring arsenic. Deep wells drilled into or just above bedrock typically have the highest levels. Treatment devices to remove arsenic are necessary in these areas.
2. **Hardness and Iron** – The majority of Washtenaw County groundwater has a high dissolved mineral content. High hardness and iron levels are frequently managed through residential water softener devices.
3. **Methane Gas** – Some groundwater supplies north and west of M-52 have been found to contain naturally occurring methane gas. This gas is tasteless and odorless and can be dangerous if not removed with a professionally installed gas removal device, which is a vent to release the methane. In addition, high levels of sodium chloride (salt) are frequently found in this area.





*Photos taken by Cheyann Rain Havens*

## GROUNDWATER

**I**t is essential to carefully examine any proposed developments that could potentially impact groundwater. Site plan applications involving large quantities of hazardous materials should include a description of any hazardous substances expected to be used, stored, or disposed of on site. Provided information must describe the type of materials, location within the site and method of containment. Documentation of compliance with federal, state and county requirements should also be provided. For certain operations, a Pollution Incident Prevention Plan may be appropriate, which describes measures to prevent groundwater contamination caused by accidental spills or leakage, and emergency response plans to contain such pollution. The township should mandate that the facility be in compliance with the Washtenaw County Pollution Prevention Regulations as a condition of any special land use involving the storage of hazardous materials.

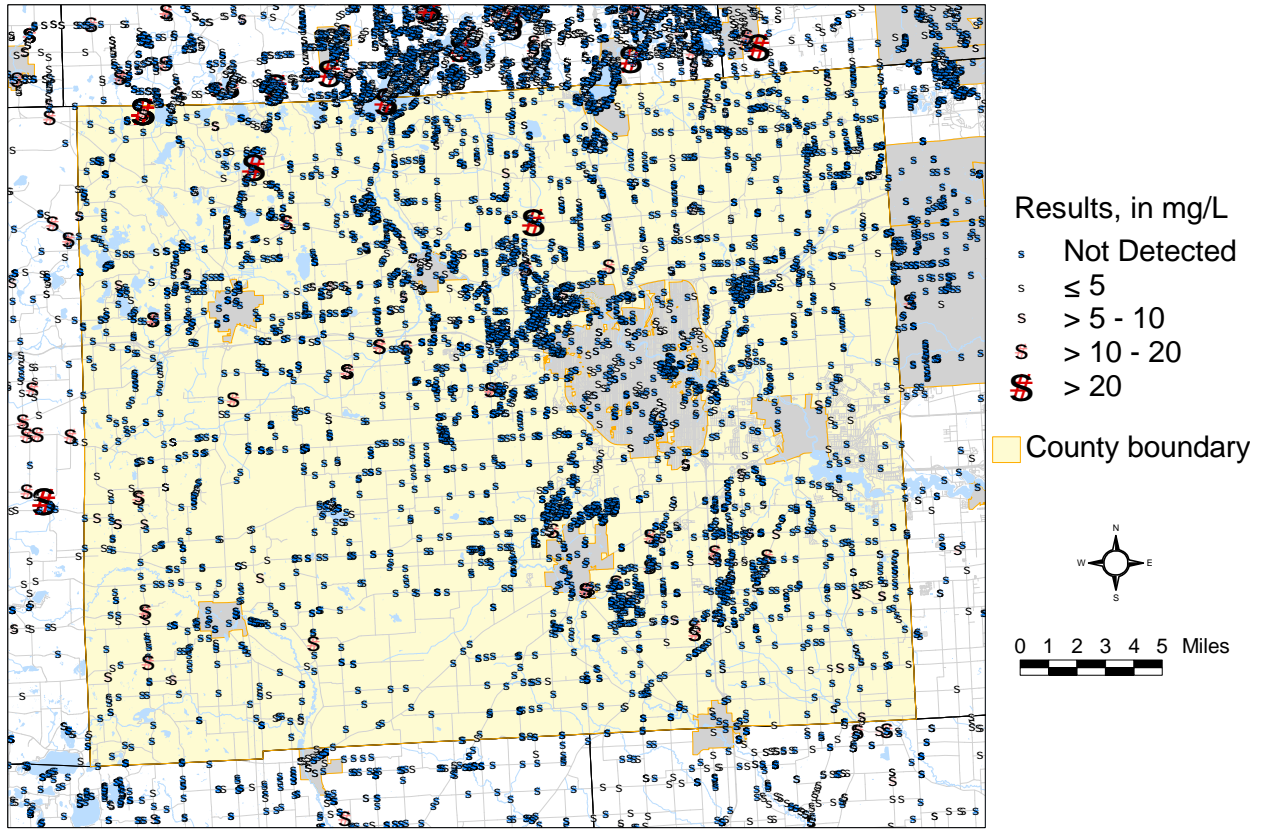
Utilization of large amounts of water proposed to the township should require a hydrological impact assessment. This assessment should describe the existing ground and surface water resources including, but not limited to, a description of the water table, direction of groundwater flow, recharge and discharge areas, lake levels, surface drainage, floodplains, water quality, and the projected impact on such resources. In particular, impacts associated with water supply or groundwater yield, changes to the water table, wastewater disposal, and stormwater management must be assessed.

Groundwater will continue to be the primary source of drinking water for Lyndon Township residents, and is an integral part of the township's natural ecosystem. Special consideration needs to be given to any activity or development that will impact soil infiltration, surface waters, and wetlands because they will ultimately impact groundwater. Arsenic, salinity, methane gas and septic field contamination are all potential problems. The threat level of groundwater contamination will vary based on:

- A) Susceptibility of groundwater to contamination due to geological features.
- B) Contamination loading rates based upon land use and hazardous materials management.
- C) The amount and type of hazardous materials utilized.

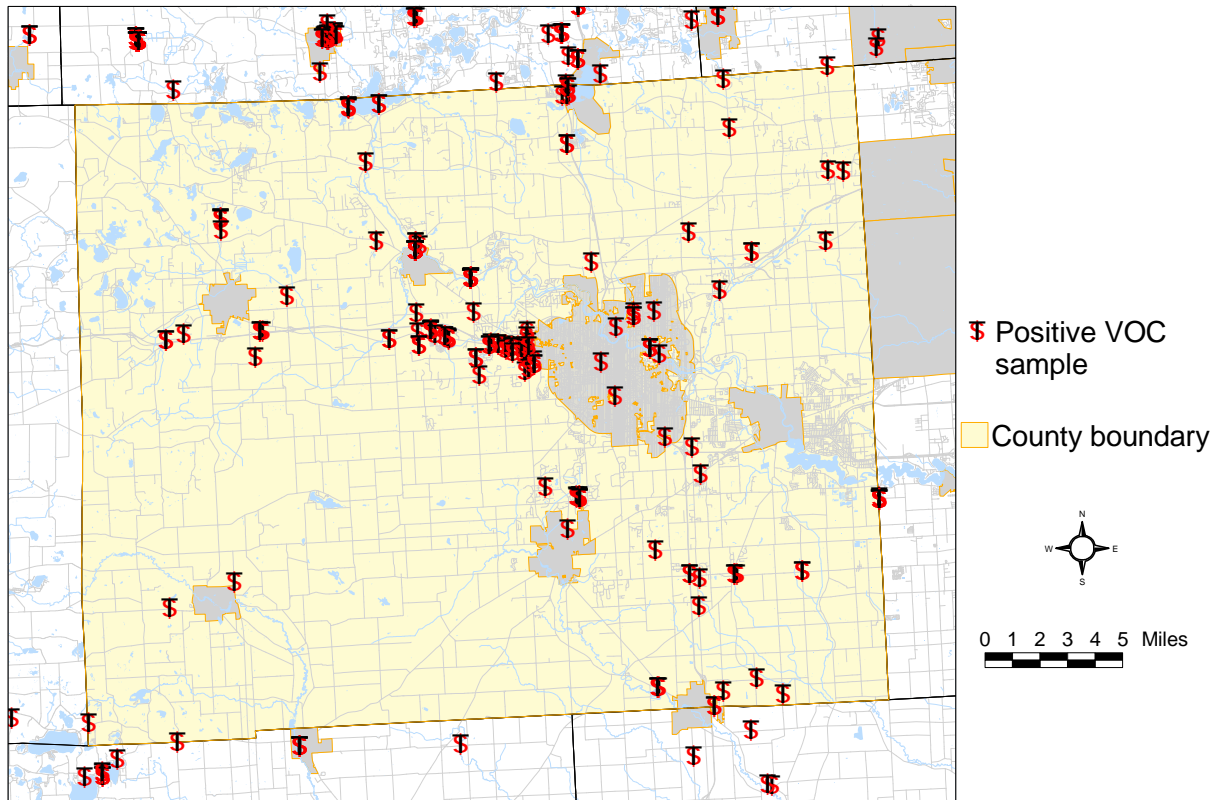
The Environmental Protection Agency has set the maximum contaminant level for nitrate in drinking water at 10 mg/L. Large amounts of nitrate in water can cause serious illness in infants under six months of age. Map 5 shows results of groundwater samples from 1983-2003. According to the results, there are approximately five sites where the groundwater nitrate levels are greater than or equivalent to 10 mg/L. Map 5 shows the volatile organic compounds present in samples taken from 1983 and 2003. VOCs do not occur naturally in drinking water, and generally occur due to spills or leaching of industrial solvents, landfill leachate, illegal waste disposal, etc. Map 6 shows there are approximately two sites along Werkner Road with positive VOC samples. These samples were taken in proximity to the township landfill. This landfill has since been closed, and today is a transfer station for waste.

Map 5: Washtenaw County Nitrate Samples

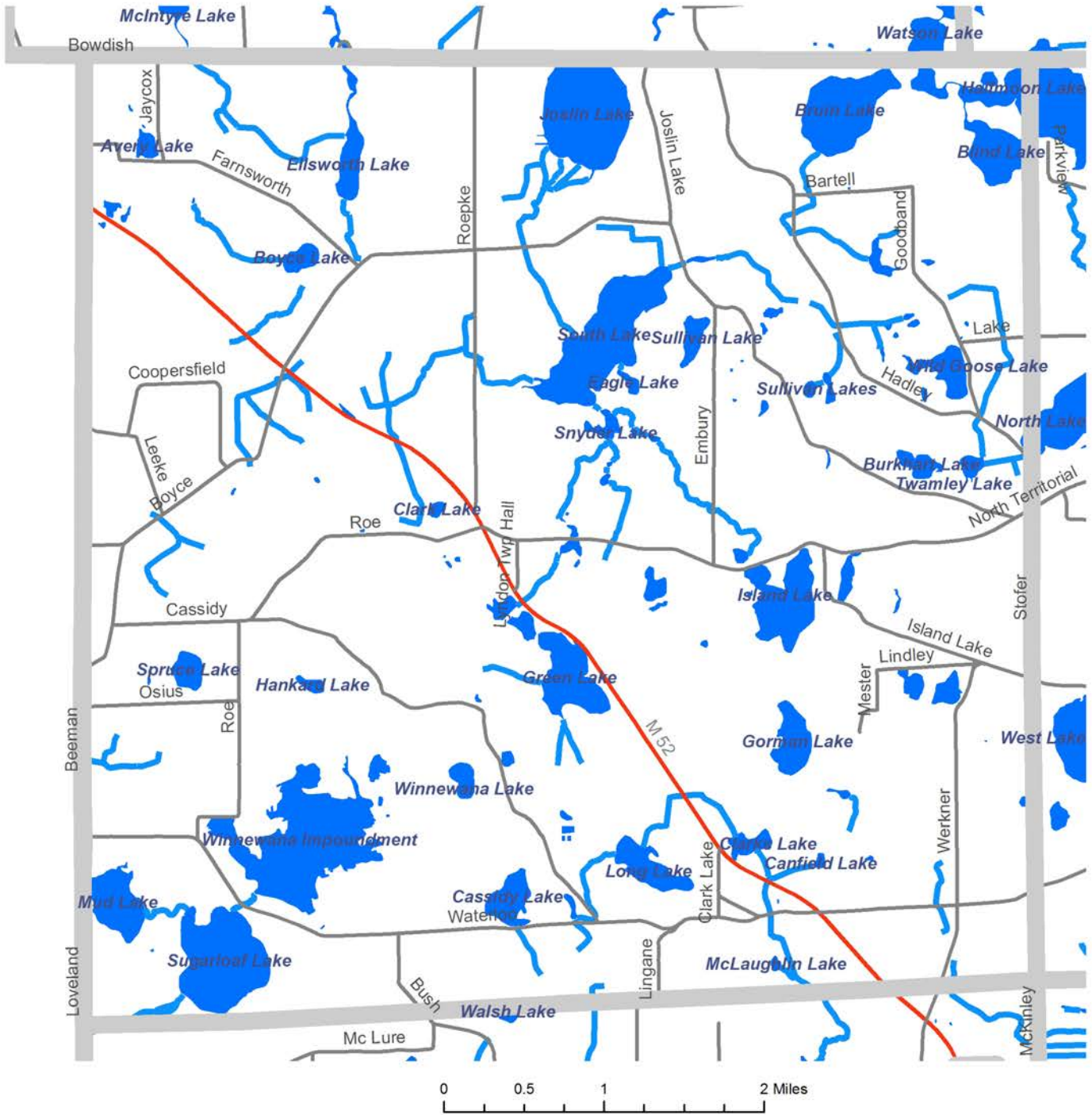


Source: DEQ Water Chem Database, 1983-2003 samples

Map 6: Washtenaw County VOC Incidences



Source: DEQ Water Chem Database, 1983-2003 samples



## Lyndon Township Lakes and Streams

Prepared by:



- Rivers and streams
- Lakes

Data Sources: SEMCOG,  
 NRCS Soil Survey,  
 HRWC, Washtenaw  
 County  
 Map created 2015





## PATHWAYS

Aside from M-52, the township's roadway network is comparatively limited. Wetlands and topography, state recreation lands, and the surrounding regional road network have prevented the construction of continuous and convenient cross-township circulation. Many of the road miles in Lyndon Township are gravel or dirt surfaces.

Based on the 2016 Lyndon Township Comprehensive Survey, 63% of the community describes the township roadways to be in "good" to "excellent" condition. The most commonly suggested enhancements in roadways included safer bike lanes, pavement on Roepke Road, and improved maintenance of gravel roads. A total of 52% of survey respondents support the use of

special assessments, bondings or other means to improve local roads and bridges.

### PUBLIC & PRIVATE

It is important that the township continue to work with surrounding communities and establish regional approaches to road infrastructure improvements. Lyndon Township zoning should work cooperatively with the Washtenaw County Road Commission. Due to the topography of the township, driveway permits are an important tool to ensure road safety.

Improvements of the roadway network should consider the maintenance and expansion of the existing non-motorized transportation system. Lyndon Township hopes to continue to

provide outstanding opportunities for world-class pedestrian and bike trails that are harmonious with the roadway network.

### TRAFFIC

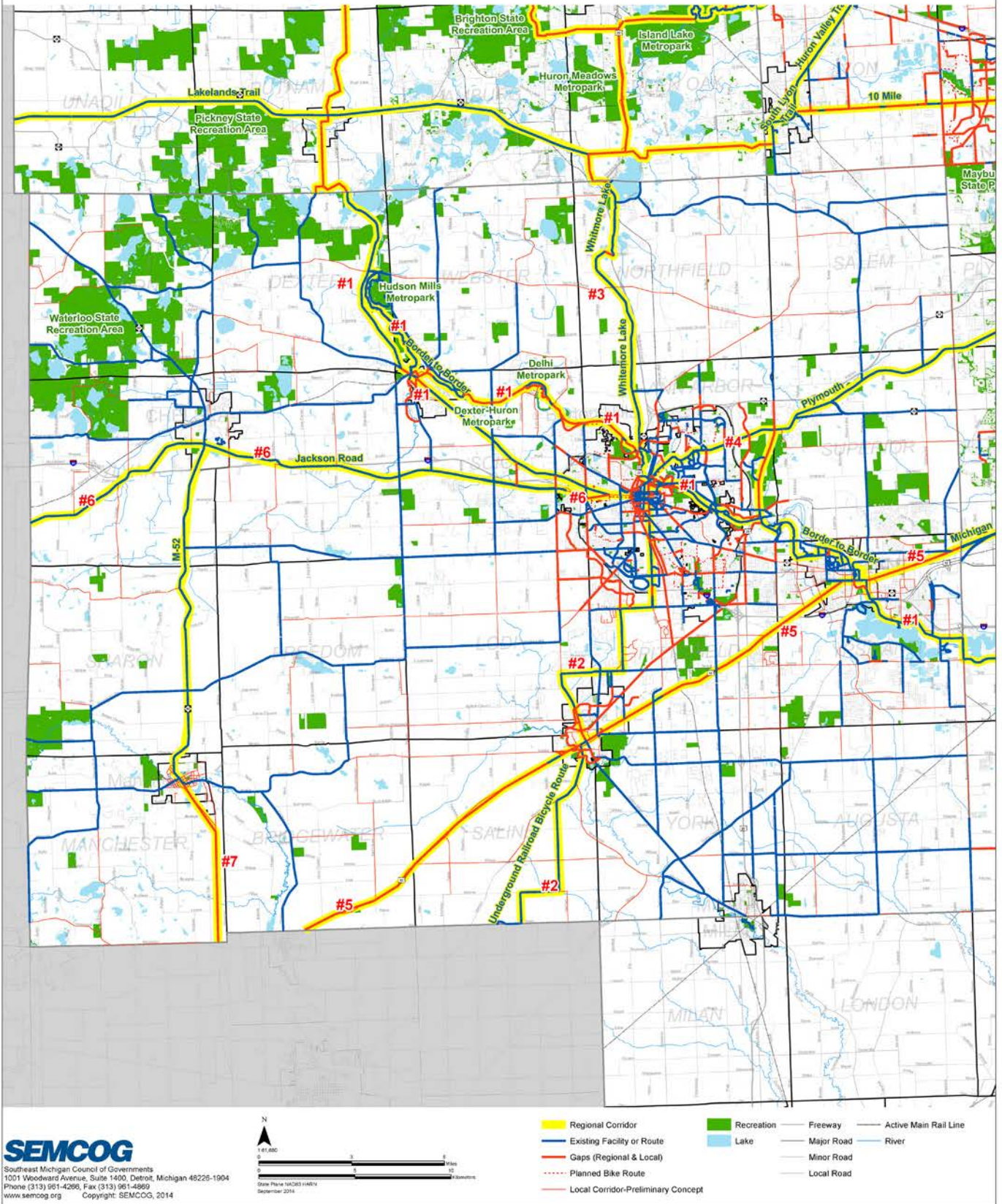
According to the survey, over 50% of community members use M-52 to travel to and from work. The next most frequented roads include North Territorial, Waterloo Road to M-52, M-52 to North Territorial, Hadley-Stoffer, Werkner Road, and Roepke. Approximately 72% of the community feels there are no problems with local traffic congestion. The other 27% feels there is often traffic congestion on M-52 and Werkner during rush hour.



Photo source: MichiganDNR

Map 7: SEMCOG Non-motorized Trail Facilities

# Regional Nonmotorized Corridors & Gaps Washtenaw County



Source: Adapted from SEMCOG Bicycle and Pedestrian Travel Plan for Southeast Michigan, 2014

## NON-MOTORIZED TRANSPORTATION

Lyndon Township Recreation Plan Steering Committee has formulated a 2017 Parks and Recreation Plan, which includes a 2017 Non-motorized Pathways Plan (*see Map 10 for details*). The plan encompasses the community needs expressed by the public, township officials, and staff, in addition to potential changes in development, demographics, and recreation trends. The main goal of the Non-motorized Pathway Plan is to develop an interconnected network of pedestrian and bicycle facilities to make it safer and easier for people to travel throughout Lyndon Township.

The 2004 Washtenaw County Comprehensive Plan, the 2006 Regional Greenways Vision, Washtenaw County Parks and Recreation Commission efforts, the 2006 Washtenaw County Non-motorized Transportation Plan, and the recent Township Comprehensive Land Use Plan are planning initiatives that have been the predecessor to the current pathways plan. As a hub for recreation and outdoor activity, Lyndon Township is a destination for many due to its own trails and connections to regional trails such as the Iron Belle Trail (2012), the Great Lake-to-Lake Trail Initiative, the Bicycle and Pedestrian Travel Plan for Southeast Michigan (2014), the B2B and "The Loop" trail, and the Washtenaw County Non-motorized Transportation Trail (2016).

### Iron Belle Trail

Established in 2012, the Iron Belle Trail (IBT) is the longest designated state trail in the United States. Approximately 69% complete, the trail will provide 1,273 miles of biking and 791 miles of hiking from Belle Isle, Detroit to Ironwood of the Upper Peninsula. The trail was designed to link existing multi-use trail systems by making use of existing trails and filling the gaps.

The IBT is connected to the North County Trail, a 4,600 mile trail system spanning from New York to North Dakota. The Michigan Department of Transportation (MDOT) is responsible for maintaining the bike trail of the Upper Peninsula, while the Michigan Department of Natural Resources (MDNR) and local municipalities maintain the Lower Peninsula.

Facing easement challenges along the way, the IBT will travel through Lyndon Township, eventually connecting to the Lakelands Trail, forming part of "The Loop" trail network; providing connections to Pinckney and Waterloo State Recreation Areas.

### Washtenaw County Parks & Recreation Commission

The Washtenaw County Parks and Recreation Commission (WCPRC) has made significant progress towards developing non-motorized transportation facilities in Washtenaw County. Their efforts include the Border to Border (B2B) Trail and the proposed "Loop Trail", which will connect Stockbridge, Dexter, Chelsea, and Pinckney. Due to easement issues, changes in the trail configuration are up for debate. The newest proposal follows M-52 west to Stockbridge, which fills gaps within the IBT and is easily implementable. (*See Map 8 and 9 for details*).

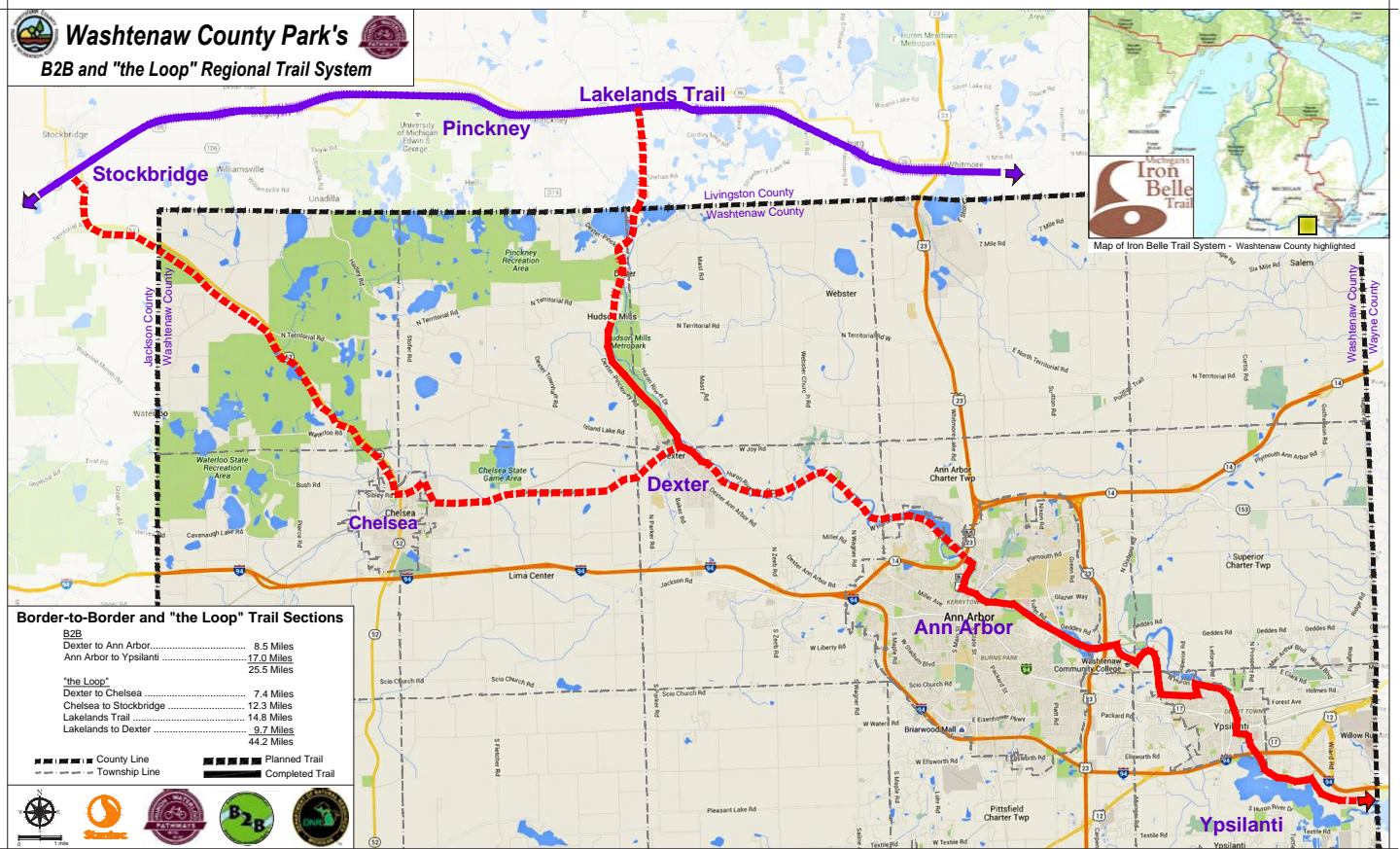
### Great Lake-to-Lake Trail Initiative

Similar in scale to the IBT, the Great Lake-to-Lake Trail system will create a path from South Haven to Port Huron by utilizing existing trail systems across the state.

### Bicycle and Pedestrian Travel Plan for Southeast Michigan

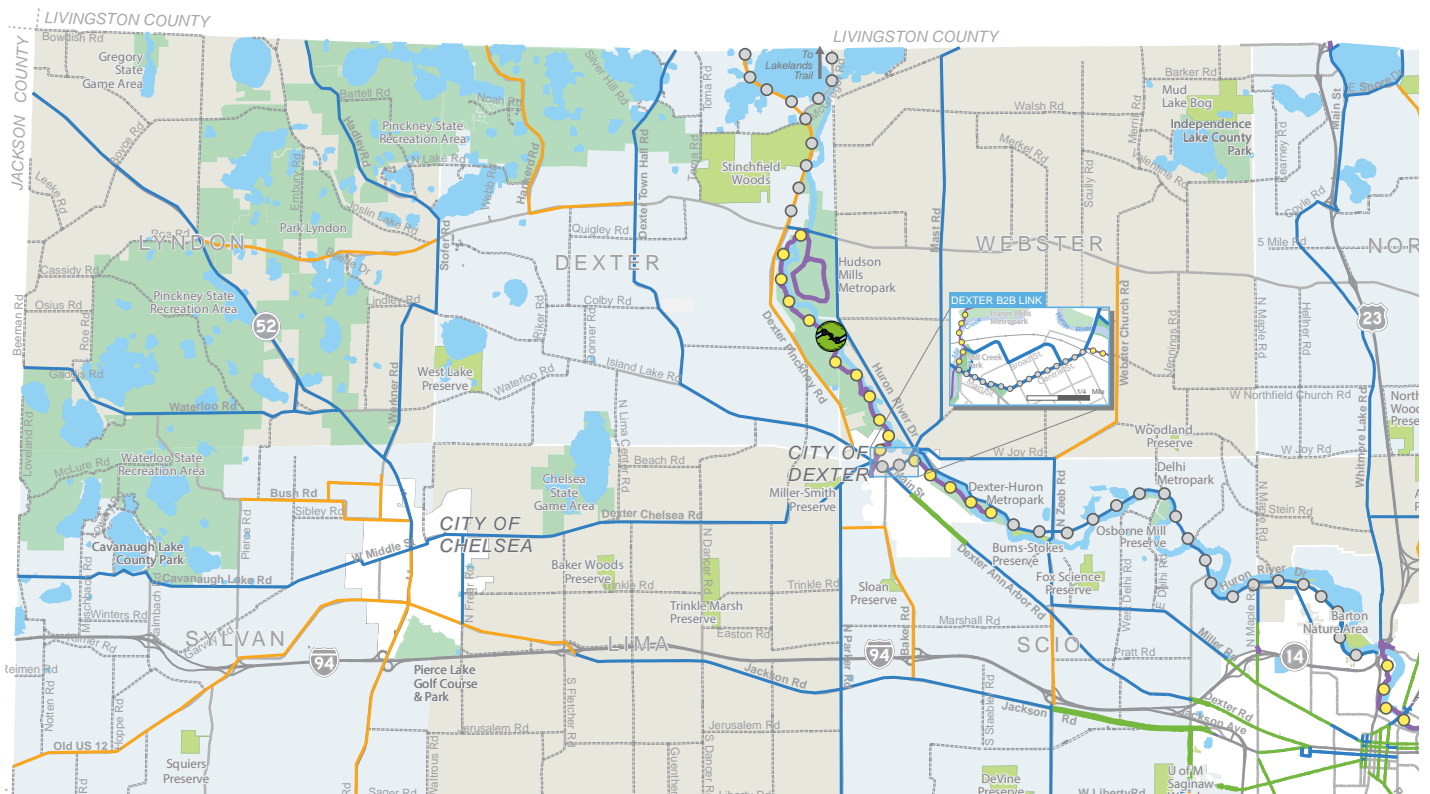
In 2014, the Southeast Michigan Council of Governments (SEMCOG) released a comprehensive plan, outlining the non-motorized transportation opportunities of the region. As a refinement to the 2006 Southeast Michigan Greenways Vision, the plan incorporates several different initiatives, including the Washtenaw County Regional Trails and Greenways Vision, connecting adjacent communities and closing gaps. (*See Map 7 for details*).

Map 8: B2B and "The Loop" Trail System Detail



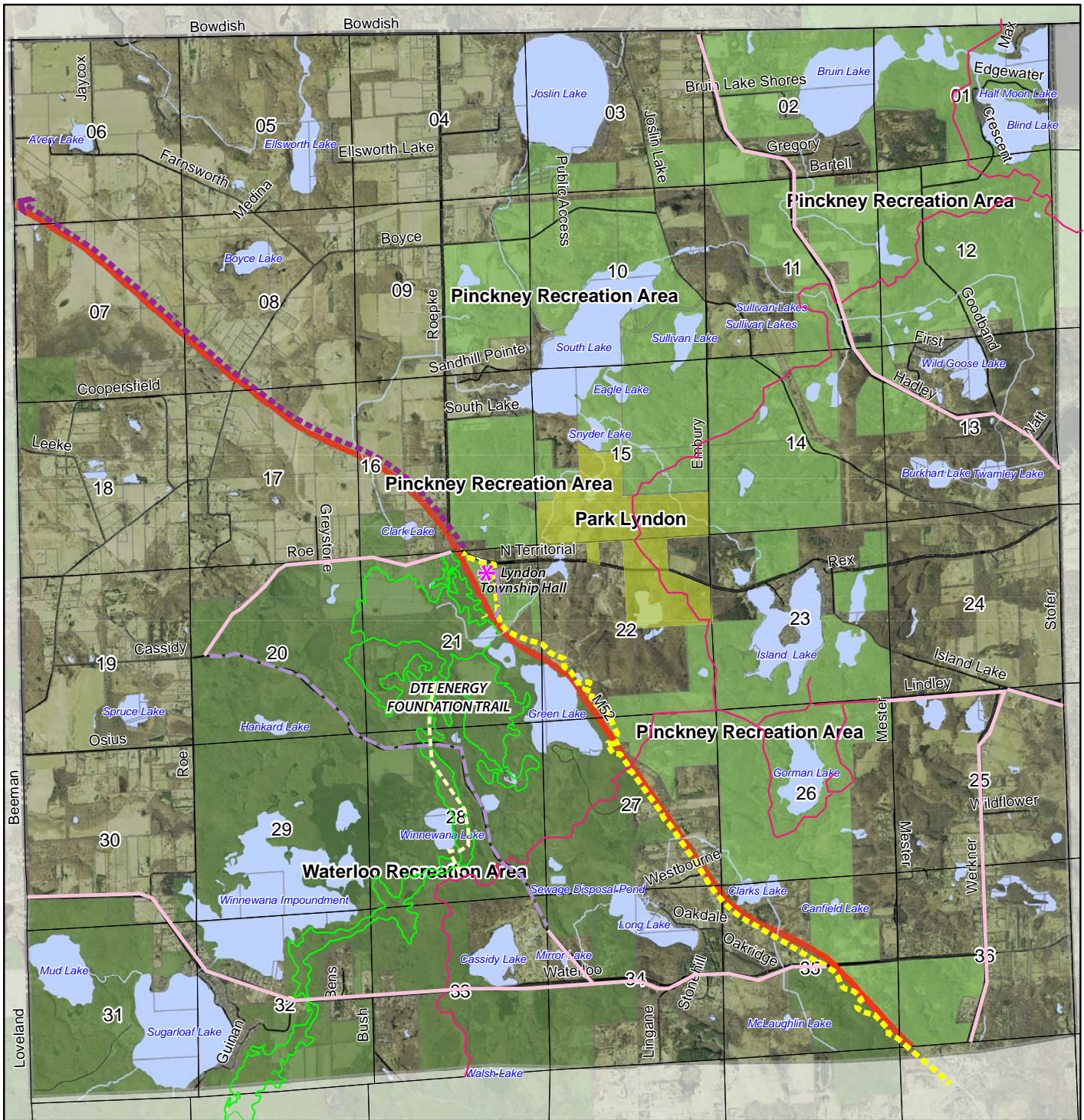
Source: Washtenaw County Parks and Recreation

Map 9: Washtenaw County Non-motorized Trail Facilities



Source: Adapted from Washtenaw County Bike Map, Washtenaw County & City of Ann Arbor, 2015

Map 10: Lyndon Township Non-Motorized Pathways Plan



- Pinckney Recreation Area
- Waterloo Recreation Area
- Washtenaw County Parks - Park Lyndon
- Huron Waterloo Loop Phase I
- Huron Waterloo Loop - Future Phases
- Existing Trail
- DTE Energy Foundation Trail
- Proposed Paved Shoulder / Shared-use Path along Roadway
- Proposed Shared-use Pathway along Vacated Roadway

## NON-MOTORIZED PATHWAYS PLAN

Lyndon Township, Washtenaw County



Source: Lyndon Township, Washtenaw County, SEMCOG  
 Carlisle/Wortman Associates  
 October 10, 2016



## AGRICULTURE

About 3,000 acres (12.7%) of Lyndon Township is devoted to agriculture. The largest farmland acreage is located in the northwest corner, home to crop farming and livestock operations. Some of this farmland has been enrolled in the Open Space and Farmland Protection Act (PA. 116 of 1974).

Lyndon Township primarily has an agricultural economy. As the local economy turns away from urban sprawl and embraces the rural character of the community, land decisions should be made with the intent to support local agricultural operations.

## RESIDENTIAL

Lyndon Township consists primarily of low density single family housing on parcels of 2 to 10 acres. 32.3% of Lyndon Township land area is single family housing. Residential lake front properties are in high demand, and tend to exhibit dense development patterns with lot sizes less than a quarter of an acre. The township would like to reduce lake front density to preserve the rural character.

The township has the opportunity to protect the natural resources and open space of the community through innovative zoning. The planning committee must work closely with the public to encourage projects that respect the community character that is highly valued by existing and future residents. It is important the local zoning allows for small home occupations while providing a framework to prevent land use conflicts among neighbors.

## COMMERCIAL & INDUSTRIAL

As 0.3% of the township land use, commercial and industrial land uses are limited due to proximity to commercially zoned neighbors, lack of municipal sewer and water services for new development, valuable natural resources, and the strong community emphasis on preventing significant industrial and commercial development. It is imperative that the township continues to maintain mutually beneficial relationships with neighboring townships, in exchange for access to major roads, utilities, services, jobs and commerce.

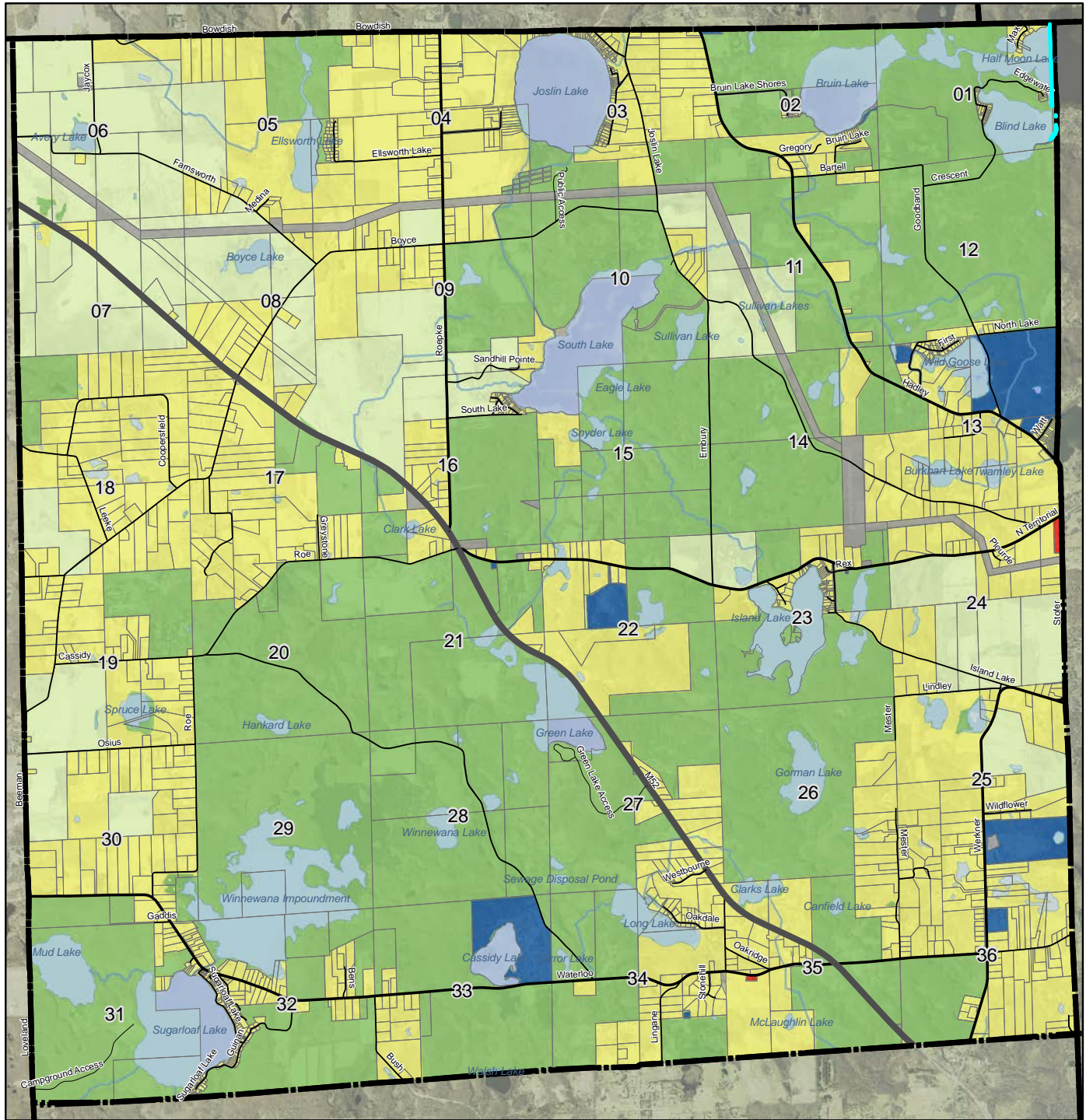


*Photo of bird foot violets taken by Nathaniel Siddall in Pinckney Recreation Area*

## LAND USE & DEVELOPMENT PATTERNS

**L**Lyndon Township is a rural community, home to vast public land holdings and low density residential development. Protection of the "rural character" of Lyndon is highly important to its residents. The 2017 Master Plan does not attempt to define rural character, other than to attribute it to a landscape dominated by open space, abundant natural resources with limited urbanization. Keeping with this character, the township is categorized by undeveloped natural areas, farmland, low density residential development, and scattered small commercial land uses. *(See Map 11 for Existing Land Use details).*

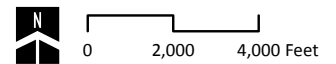
Map 11: Lyndon Township Existing Land Use



- Agricultural
- Commercial
- Governmental / Institutional
- Parks, Recreation, and Open Space
- Single-family residential
- TCU
- Lakes
- Streams

## EXISTING LAND USE

Lyndon Township, Washtenaw County



Source: Lyndon Township, Washtenaw County, SEMCOG  
 Carlisle/Wortman Associates  
 November 29, 2016





## PARKS & RECREATION

Approximately 42% of Lyndon Township land area is devoted to parks and recreation. The township does not own or manage any park facilities, with over half of the community owned by the State of Michigan and Washtenaw County. These public parkland include portions of Gregory State Game Area, Pinkney Recreation Area, Waterloo Recreation Area, and the 335-acre Washtenaw County Park Lyndon. In addition, private camps and recreation facilities make up 400 acres of the land.

Figure 2: Detail - Lyndon Township Park Amenities

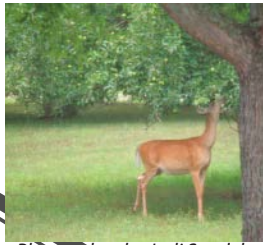


Photo taken by Jodi Smolek

**Huron Waterloo Loop-Future Phase**



Photo taken by Jodi Smolek

**DTE Energy Foundation Trail**



Photo taken by Sean Kiebler

**Park Lyndon**



Photo taken by Nathaniel Siddall

**Waterloo Recreation Area**

A total of 20,000 acres of land, with 3,758 acres in the township, Waterloo Recreation Area contains the DTE Energy Foundation Trail, a 20-mile mountain biking system, camping, swimming, hiking trails, boat launches, seasonal hunting, and the Gerald E. Eddy Discovery Center.

**Huron Waterloo Loop-Phase 1**



Photo taken by Jodi Smolek



*Photo taken by Kevin McLaughlin*

Private recreation lands, such as the Chelsea Rod and Gun Club, the Boy Scout's Camp Munhackee, and the Detroit Board of Education's Camp Burt are all recreation amenities found in Lyndon Township. For campers, the State of Michigan maintains three campgrounds at Bruin, Green and Sugarloaf Lakes. In addition, boat launches can be found at Joslin, South, Bruin, Winnewanna, and Green Lake.

The 2017 Lyndon Township Parks & Recreation Plan highlights recreation amenities and proposed projects for the township. Both the Washtenaw County Master Plan and the Chelsea Regional Plan incorporate aspects of resource protection and recreation that are especially important to the community. The Washtenaw County Master Plan promotes regional and county wide open space systems, greenways, trails and protection of essential resources. In order to build upon the township's noteworthy trail systems and it is necessary for Lyndon Township to maintain beneficial relationships with neighboring communities, as well as throughout the region.

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A photograph of a person jumping from a wooden dock into a lake. The person is in mid-air, with their legs extended and feet just above the water. The water is dark blue with ripples. In the background, there are green trees and a clear sky. The text 'Chapter Three' is overlaid on the image in a large, black, serif font.

# Chapter Three

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Goals & Objectives

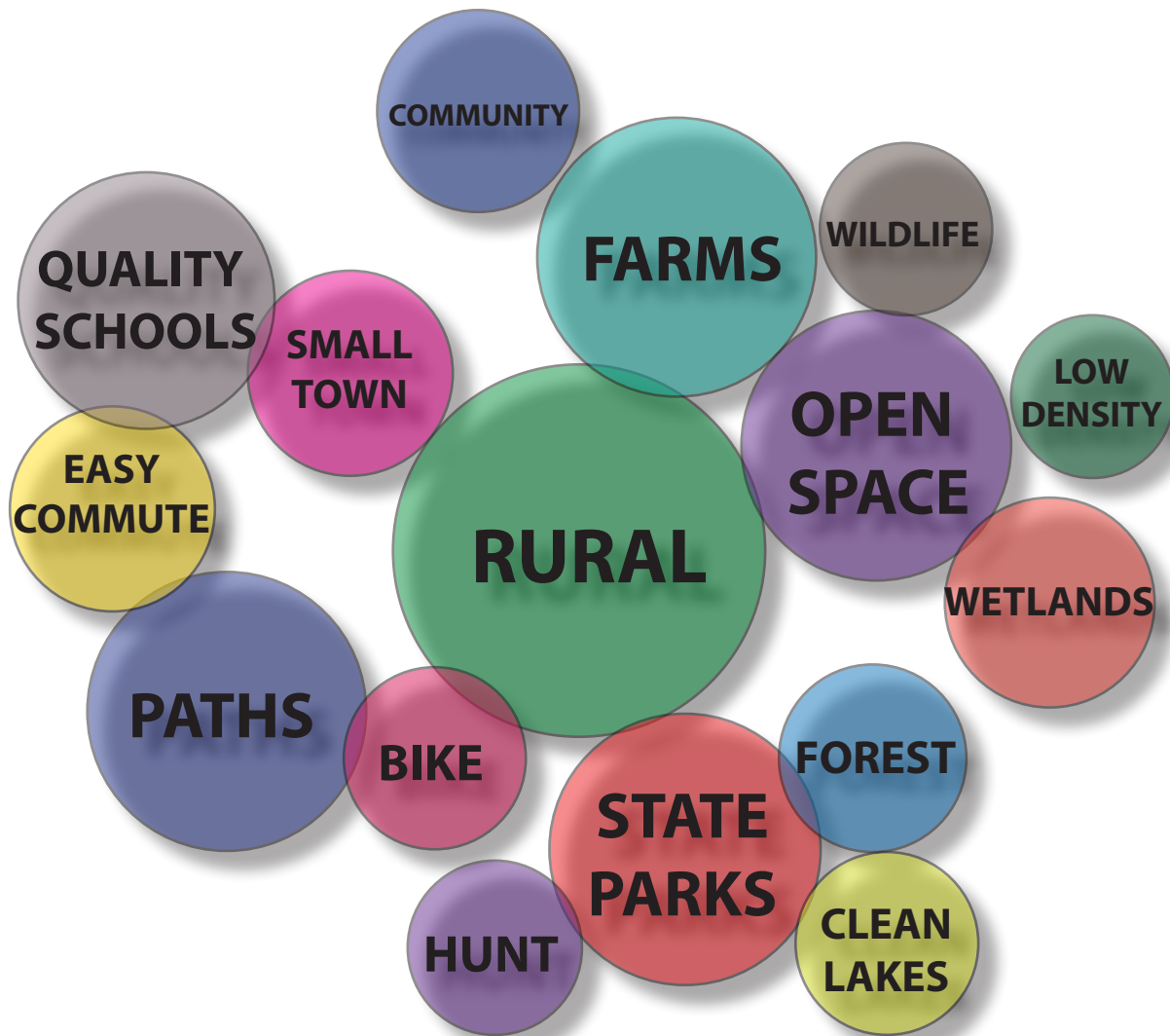
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## THE NEEDS OF THE COMMUNITY

In the Spring of 2016, the Lyndon Township Planning Committee created a 25 question Comprehensive Community Survey, available on the township website or for pick up at the Township Hall, to gain input on road improvements, commercial development, natural resources, environmental quality, residential development, and land use. A total of 144 surveys were returned, providing input from 5% of the community's population, 87% of which were homeowner residents.

**Figure 3: Most common answers to the question: What do you value most about Lyndon Township?**



The most highly valued characteristics of Lyndon Township are the rural atmosphere (96% support), low density of housing (70%), close proximity to recreation (65%), and quality schools (46%). Figure 3 (above) depicts the most commonly valued aspects of the township, with size of bubble representing frequency of the response. Figure 4 represents the community response summary to the survey question; "What do you dislike about living in Lyndon Township?". In addition about three-quarters of respondents are comfortable with the current growth rate of the community, with some feeling it is growing too fast. There is majority support for maintenance of the 1.2 acre minimum lot size in residential districts, and 2 acres in rural districts. The most popular recreational activities amongst respondents are hiking, biking, boating and fishing. Additional activities included hunting, birding, sledding, canoing, and snowmobiling.

*Photo of Shanahan Farm taken by Nathaniel Siddall*

**Figure 4: Community response summary for survey question #23***WHAT DO YOU DISLIKE ABOUT LIVING IN LYNDON TOWNSHIP?*

- 1** Lack of broadband Internet (86%)
- 2** High taxes (28%)
- 3** Poor road conditions (27%)
- 4** Over-development & lack of open space (22%)

## INTERNET

Approximately 94% of surveyors believe Lyndon Township does not provide adequate access to broadband Internet services and 67% do not have proper cell phone coverage. Over three quarters on these individuals would support a millage to pay for broadband Internet infrastructure.

## ROAD CONDITIONS

The most commonly used roadways include M-52, North Territorial, Waterloo Road, Hadley-Stoffer, Werkner Road, and Roepke Road, with little to no concerns over traffic congestion. If any, several individuals consider M-52 and Werkner Road to have traffic congestion. About 40% respondents describe road conditions to be in "good" condition. The most commonly suggested road improvements included installation of bike lanes, and paving dirt roads or improved maintenance practices of gravel roads. Although majority of residents are commuters, there is not strong support for a commuter lot, with 23% in support and about half with no opinion on matter. There was 50/50 support on the use of special assessments, bonding, and other means to improve roadways and bridges in the township.

## ENVIRONMENT

The top five supported issues surveyed believe the Lyndon Township Government should improve upon includes preservation of open space, protection of water quality, broadband Internet infrastructure, preservation of natural features, and encouragement of locally grown food culture. Most residents (71%) recycle through the Western Washtenaw Recycling Authority (WWRA), while others rely on a garbage pickup service.

Overall, the survey results show the most concerning issue facing local residents is access to broadband Internet. Many residents have high utility bills with poor coverage. In addition, the largest environmental concern is protection of water quality. Some factors impacting environmental quality include junk yards, and further developmental sprawl.



# PLANNING GOALS & OBJECTIVES



## Community Goals & Objectives

**B**ased on the Comprehensive Community Survey, it is clear Lyndon Township residents value living in a quiet, rural community and would like to maintain the current character, with some small improvements. However, growth and preservation are not mutually exclusive, raising challenges in developing policies that will allow for controlled, managed growth, while preserving the rural character and natural features that residents cherish. Clear, yet flexible guidelines for development allow Lyndon Township to grow and develop in a sustainable manner. Development patterns can have large impacts on introduction of new populations to the community. Cluster development, or higher density residential zones have the effect of allowing the township's population to expand while simultaneously preserving sensitive land. Clear commercial and industrial zoning, along with an efficient transportation network will help define population centers.

**GOAL:** Manage future growth and development in a sustainable, controlled manner to ensure growth levels are consistent with the natural limitations of the land, the availability of existing and planned public facilities and services, the protection of the township's natural resources and rural character, and the protection of the public health, safety, and welfare.

**1** Prepare a future land use strategy which identifies the most appropriate resource allocation based upon the geographic characteristics of the township's regions.

**2** Update Lyndon Township's zoning regulations to implement the recommendations of the Master Plan.

**3** Improve services for township residents through extended office hours and increased Online presence.

**4** As part of the Master Plan process, identify critical agricultural and natural features and develop regulations to protect the most important properties.

**5** Provide regular opportunities for substantive public input on growth and development issues facing the township.

**6** Establish effective land development review procedures to assure new land uses are designed to minimize negative impacts upon existing uses, protect natural resources, and assure public health, safety, and welfare.



Photo of blue vervain taken by Nathaniel Siddall in Pinckney Recreation Area

# Agricultural Goals & Objectives



**GOAL:** Preserve existing agricultural operations and encourage continued farming activities through long-term protection of agricultural resources.

**1** Support and promote the family farm operations through agricultural zoning provisions, enrollment in the P.A. 116 Farmland and Open Space Protection Act, and other initiatives as may be feasible.

**2** Limit the amount of non-agricultural development in prime farmland areas. Where such development does occur, encourage construction on less productive land, and discourage large acre lots.

**3** Encourage limitations on development densities, and the avoidance of excess consumption of farmland.

**4** Encourage agricultural based tourism and a locally produced farm and food culture.

**5** Encourage riparian buffer zones between farmland and waterways to minimize nutrient runoff.

## AGRICULTURAL GOALS

Incomes for small-scale farmers have been decreasing since the expansion of mono-culture farming. Additional pressure from residential development, population growth, and changes in economic disincentives for farmers have also contributed to the loss of agricultural space throughout the state of Michigan, and the United States. Since the 1800s, Lyndon Township has primarily been an agricultural economy. Today, it is facing a decline in agricultural acreage, with much of agricultural land sold to residential development along commuter arteries. Therefore, preserving and continuing development of prime farmland is vital to the livelihood and character of the township.

To maintain the farming culture of Lyndon Township, it must adapt social and economic expectations for local agriculture. Some examples include allowing families to explore supplementary revenue opportunities in conjunction with primary farming activities in order to enhance income. Current zoning regulations allow for "home-based businesses" within rural residential districts provided that operations do not alter the character of the district. It is also important to maintain the unique pockets of farmland by preventing the division of land for residential development. Prime farmland and open space should be protected as much as possible. This can be done by continuing to endorse the two-acre minimum lot size and cluster development.

As the economic environment turns away from urban sprawl and begins to favor agriculture, land use decisions should be made with the intent of supporting agriculture operations and harboring the rural culture of the township by not placing unreasonable limitations on future or existing farm parcels. The township can also promote an agriculture-based economy with local farmers markets.

# Residential Goals & Objectives



**GOAL:** Manage future growth and development in a sustainable, controlled system to ensure growth levels are consistent with the natural limitations of the land, the availability of existing and planned public facilities and services, the protection of the township's natural resources and rural character, and the promotion of public health, safety, and welfare.

## RESIDENTIAL GOALS

1 Prepare a future land use strategy that identifies the most appropriate use of land resources according to geographic regions of the township.

2 Update the township's zoning regulations to implement the recommendations of the Master Plan in order to maintain the predominant character of the community through standards regarding building heights, lot sizes, setbacks, and other site plan considerations.

3 Identify areas which can support higher density residential developments with priority placed on proximity to thoroughfares and public services, and protection of environmentally sensitive areas.

Lyndon Township has the opportunity to encourage future residential development in a style that recognizes the importance of the community's open spaces and natural resources. This preservation is dependent on innovative zoning techniques, and cooperation with the public to encourage projects to reflect the rural character of the township. Home occupations are becoming a significant part of the township workforce. Currently, residents are able to obtain a "home-based business permit". It is important local zoning allows for these small home occupations, while establishing a framework to prevent land use conflicts among neighbors.

The very charm of Lyndon Township that is cherished by visitors and residents is most threatened by poorly managed community growth. One key strategy that would allow population increase while maintaining the region's rural character would involve the zoning of R-R or R-1 districts where municipal sewer and water are provided. This development should be noninvasive and nor negatively impact the neighborhood.



Photo of tulips taken by Jodi Smolek





## Commercial/Industrial Goals & Objectives

**GOAL:** Limit new commercial and light industrial development to preserve sensitive natural resources and water supplies.

**1** Participate in the Chelsea Area Planning Team, and the Dexter Area Regional Team (CAPT/DART) to promote economic development in the region.

**2** Use zoning restrictions to ensure commercial and industrial facilities are of the appropriate scale.

**3** Encourage commercial endeavors that serve daily, local requirements, rather than having a regional focus.

**4** Identify appropriate locations in the Township for commercial and industrial land uses taking into account opportunities and limitations presented by the Township's natural features and the availability of public facilities and services.

**5** Continue to provide home office opportunities for residential districts and allow for similar enterprises in agricultural districts.

### COMMERCIAL & INDUSTRIAL GOALS

Potential for commercial and industrial development is limited in Lyndon Township due to the community's proximity to surrounding commercialized zones, lack of municipal sewer and water services, sensitive natural resources, and a population base that strongly disapproves of commercialization. Since Lyndon Township lacks a commercial center it continues to face challenges in identifying locations for development. Any future commercial development must not generate excessive traffic levels and should focus on serving the local rather than regional population.

It is important the township continues to participate in regional planning efforts to form mutually beneficial arrangements with neighboring townships, in order to maintain access to major commercial and industrial areas that provide jobs and commerce for its residents.



# Transportation Goals & Objectives

**GOAL:** Maintain a transportation network which allows for safe and efficient movement of vehicles, both motorized and non-motorized, throughout the community, utilizing the existing transportation structure and improving upon the base structure as needed to accommodate for higher traffic flows.

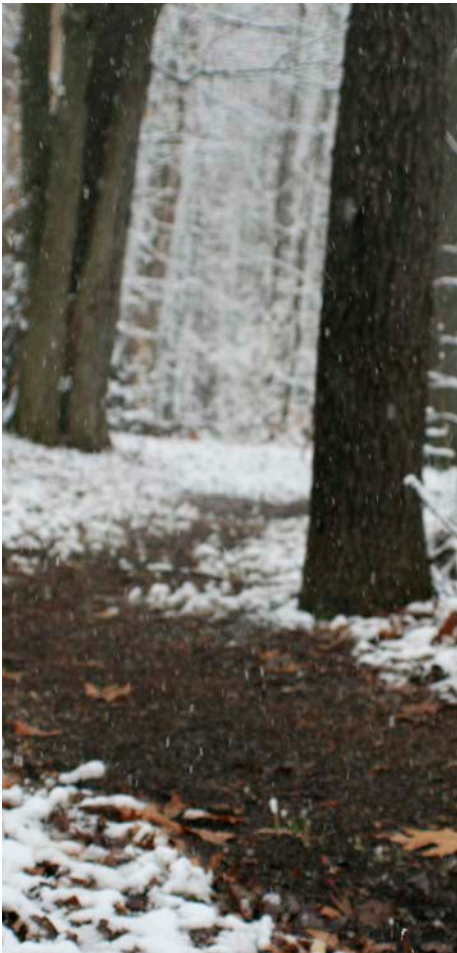


Photo taken by Kali Roskowski in Joslin Lake

**1** Coordinate with Washtenaw County to adopt regional non-motorized pathways into the Township through the WATS Non-Motorized Transportation Plan.

**2** Discourage high traffic generating land uses and development along secondary roads until such roads have been improved to accommodate development.

**3** Adopt land use and/or other regulations which minimize traffic congestion and safety hazards along adjacent roadways, including limitations on the number, size, and shape of new land divisions along county roads and the discouragement of "strip" development.

**4** Identify priority road segments for maintenance and improvement based upon planned land use and existing and projected traffic patterns.

## TRANSPORTATION GOALS

Township growth patterns can be managed by strategic road development. Roadway standards must be established to ensure new private roads are built and maintained in a manner that upholds the existing character of the community. Approval of roads should not increase the density within any planned zoning district. Any property owners that utilize the new private roads must understand the responsibility for their development and maintenance will not bring financial burden to the township. In addition, any newly constructed private roads must be done in a manner that does not disrupt the unique ecosystems or increase traffic in the area.

Lyndon Township must focus on the expansion and maintenance of a non-motorized transportation network. It is important to increase connectivity of existing and planned trail networks in order to make it safer and easier for pedestrians and bikers to travel. The 2017 Non-Motorized Pathways Plan involves extensive trail systems and parks, which will allow Lyndon Township to continue to be a hub of recreation and outdoor activity. In addition to local trails, Lyndon Township should continue to enhance regional connectivity, through plans such as the WATS Non-Motorized Transportation Plan.



## Community Facilities & Infrastructure Goals & Objectives

**GOAL:** Provide necessary utilities and public services to township residents to promote the health and welfare of the citizens, based upon priority needs, cost-effectiveness, technical feasibility and land use policies and future land use pattern of this Plan.

- 1 Identify areas which can support higher density developments with priority placed on areas with proximity to existing thoroughfares and public services.
- 2 Discourage the introduction of sewage and water infrastructure in areas not designated for such growth except where the intensity of existing development requires such services, or where the public health, safety, or welfare is at risk.
- 3 Permit alternative sources of energy that benefit township residents and do not negatively impact the township's unique character and natural resources.
- 4 Continue to provide fire and emergency services for township residents and continue relationship with State Police for necessary police services.
- 5 Encourage competition among private companies to increase residents' access to Internet services. In addition, introduce broadband Internet infrastructure into areas suitable for such development without disrupting natural resources.
- 6 Encourage local volunteer efforts that address recycling, habitat improvement, recreational improvements, and environmental protection in the township.

### COMMUNITY FACILITIES & INFRASTRUCTURE GOALS

Currently, there are three methods for residential sewage disposal:

1. Privately owned on-site septic system
2. Publicly owned community waste water system
3. Privately owned community waste water system

The township will continue to rely on such privately owned septic systems and private water supply by maintaining adequate lot sizes, and ensuring new construction is approved by the Washtenaw County Health Department. Lake communities in Lyndon Township have publicly owned waste water facilities; this includes the Multi-Lake Sewer Authority and the Sylvan Sewer Authority. Currently sewer service is not provided in following lake communities: Wild Goose Lake, South Lake, and Long Lake. Municipal services may be provided if surface water quality and sensitive ecosystems are protected. The township must implement measures to regulate sewage systems.

Lyndon Township residents enthusiastically support public Internet and tel-communications services. Based on the results from the community survey, there is high demand for broadband Internet access. The township must continue to support both private and public efforts to secure adequate Internet and tel-communications services. Any new cell phone facilities should be located on existing infrastructure whenever possible. New facilities should be built on township owned property if feasible.

## Environment & Natural Resources Goals & Objectives



**GOAL:** Protect the heart of Lyndon Township through preservation of existing natural resources.

**1** Maintain and protect the surface and groundwater throughout the township through strategic measures that prevent wastewater discharge, and active participation in the Huron River Watershed Council.

**2** Establish zoning regulations to ensure privately owned wastewater systems are strategically located to prevent environmental degradation and preserve the unique natural land features of the township.

**3** Promote landscape buffers between land uses to minimize the visual impact of residential development and reduce land use conflicts.

**4** Preserve the township's natural features through a coordinated future land use strategy and the Green Infrastructure Plan to permit reasonable use of land while discouraging unnecessary destruction or loss of natural resources.

**5** Work with developers to ensure that a portion of all new development space is set aside as parkland or open space.

**6** Reduce non-point source sediment and nutrient runoff through maintenance of riparian buffer zones along township waterways.

## ENVIRONMENT & NATURAL RESOURCES GOALS

Conservation of rural character is extremely important to the residents of Lyndon Township. This plan does not attempt to define rural character other than to attribute it to a setting dominated by open spaces, most often consisting of abundant natural resources such as wetlands and woodlands, and limited visible signs of urbanization or suburbanization. Not only are the open spaces important in shaping the character of the community, but they also provide vital environmental roles including wildlife habitats, flood control, water purification, and groundwater recharge. An active role in organizations such as the Huron River Watershed Council will promote water quality locally and regionally. The township must also consider the importance of the state-owned recreation lands as an asset for long term protection of resources.

The preservation of the community's natural resources is especially dependent upon controlling development where resources are most fragile, maintaining buffer areas between land uses, and improving habitat corridors to facilitate species migration. The Green Infrastructure Plan identifies these areas of concern to facilitate planning decisions. For open space preservation, the township should investigate funding opportunities available from County, State, and Federal resources. The township may also encourage the use of purchase of development rights (PDR) programs. PDRs enable farmers to sell the farm's development rights to a governmental or other non-profit entity in return for a conservation easement placed on the farm.

# Parks & Recreation Goals & Objectives



**GOAL:** Provide sense of place for recreational and gathering opportunities for township residents and encourage recreation based tourism.

**1** Prepare future land use strategy that identifies the most appropriate use of land resources according to geographic regions of the township.

**2** Update the township's zoning regulations to implement the recommendations of the Master Plan.

**3** Preserve the community's natural resources through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction or loss of natural resources.

**4** Work with developers to ensure that a portion of all new development space is set aside as parkland or open space.

**5** Develop an interconnected network of pedestrian and bicycle routes to make it safer and easier for more people to bicycle and walk through Lyndon Township.

**6** Coordinate recreation programming with adjacent communities and other agencies.

**7** Potential land acquisition for the future should focus on preserving and protecting high quality natural areas, local rural and scenic open spaces, and land that may provide linkages and opportunities for non-motorized pathway development.

**8** Formalize a Lyndon Township Recreation Committee to oversee the implementation of the Recreation Plan, and to coordinate efforts with adjacent communities, county and state-wide agencies.

**9** Provide opportunities for recreation based tourism.



Photo taken by Nathaniel Siddall

## PARKS & RECREATION GOALS

**P**arks serve a variety of purposes, involving active and passive uses, offering a gathering place for community and access to the outdoor environment. Parks also help provide identity to a community by establishing a sense of place, and are critical to the overall sustainability of a municipality. Much of Lyndon Township consists of state owned parkland, therefore acquisition of new parks are not necessary. However, future acquisition and development should begin by identifying properties for preservation and/or acquisition, before property values rise due to increasing development. Lyndon Township should begin to identify key parcels especially in relationship to proposed higher density zones, protecting high quality natural areas, and preserving scenic open spaces. Access to parks is critical for their success; therefore regional non-motorized trails and local path systems help increase use and ensure a park's longevity.

The 2017 Non-Motorized Pathway system was established by the Lyndon Township Recreation Plan Steering Committee. The purpose of the plan is to develop an interconnected network of pedestrian and bicycle facilities, and increase safety and mobility through Lyndon Township. The plan recommends:

- Provide safe travel to key destinations including residential areas, recreation areas, and other township destinations.
- Select road corridors that would be feasible for the development of non-motorized pathways.
- Provide a well-defined separation of pedestrians, bicycles, and cars on arterial roads with the use of designated non-motorized transportation facilities including off-the-road shared use pathways, road bike lanes, or other types of pedestrian or bicycle facilities.
- Ensure a balance of facilities to accommodate all users.
- Coordinate the provision of non-motorized transportation facilities with the WATS and the Washtenaw County Road Commission during road improvement work.
- Work with County agencies, utility companies, and neighboring communities on joint funding opportunities for non-motorized pathway development.
- Incorporate the Recreation Plan recommendations into the Lyndon Township Comprehensive Land Use Plan.
- Promote the installation of bicycle racks at community facilities and other destinations.
- Develop a uniform signage and way finding system for the non-motorized transportation network to identify the township's pedestrian and bicycle facilities as well as destinations.
- Identify and designate pedestrian and bicycle routes or loops with letters or names and create a map for distribution.

In order to ensure the implementation of recreational goals, Lyndon Township will formulate the Lyndon Township Recreation Committee to oversee implementation. The committee will coordinate efforts with adjacent communities, county agencies, and other organizations to improve parks and recreation.

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# Chapter Four

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## Future Land Use



## FUTURE LAND USE OF LYNDON TOWNSHIP...

*The Future Land Use Strategy promotes and safeguards public health, morality, prosperity, and general welfare of the people.*

The purpose of Future Land Use Strategy is to identify general patterns of land use and development throughout the township. In addition, it presents important guidelines for future public services. Implementation of planned future land use patterns relies on regulatory tools of the township, most importantly the Lyndon Township Zoning Ordinance. The Zoning Ordinance regulates the type, location, bulk, and intensity of land development throughout the community and will be updated to support planned future land use patterns. Other supporting regulatory tools have been adopted to implement the future land use plan, such as the land division, private road regulations and the Lyndon Township Recreation Committee. Land division regulations are intended to assure efficient land division patterns, avoid establishment of non-developmental lots, and ensure access.

Lyndon Township is a zoned community and all proposed land uses shall be developed within the appropriate district provided in the zoning regulations that have been adopted to implement this strategy. New land uses should not be established, or land rezoned until community concerns, existing infrastructure and roadway networks, existing soil characteristics, and the Green Infrastructure Plan have been considered.

The Future Land Use Strategy calls for a land use pattern in the township characterized predominantly by low-density residential development, agriculture, and natural open spaces including wetlands and the state recreation lands. New high-density residential development and commercial and industrial land uses are strongly discouraged due to a number of factors:

1. The township lacks any community node or urban center where such uses are typically planned.
2. The township lacks a road network that supports high traffic demands. M-52 and the state highway system's purpose is to move traffic over long travel distances in an efficient and safe manner, any further development along this corridor will undermine its efficiency.
3. Wetland areas, especially those hydraulically connected to larger wetland complexes, provide innumerable benefits to the community and ecosystem, and must be protected from development if at all possible.
4. Primary growth in the township is planned to be in the form of single family homes, scattered throughout the countryside.
5. The township lacks public services and infrastructure needed to support urban and high-density land uses.
6. Groundwater of the area is highly susceptible to contamination, due to sandy soil conditions and lack of protected aquifers.
7. The existing land use patterns and natural resources of the community do not readily support intensive land uses. Areas which are not rural residential in character are either part of the state recreation lands, have substantial wetlands or topographic limitations, or are used for agriculture.



## LAND USE AREAS

### RURAL RESIDENTIAL AREA

**R**ural Residential Area is to provide opportunities for rural residential lifestyles in low-density suburban style housing while also providing land for farming activities. While it is not the intent to convert existing farmlands to residential use, this plan recognizes that not all agricultural lands within the Rural Residential Area lend themselves to long term economically viable agricultural operations. R-R district developments promote the preservation of Lyndon Township through low-density cluster development of housing, and careful consideration to existing land uses.

Low-density development is supported by a number of considerations including, but not limited to:

- 1) Constraints on building construction, including the prevalence of wetlands and severe topographic conditions
- 2) The inability of major segments of the local road network to accommodate high levels of development
- 3) The high resident interest in protecting the quality and integrity of natural resource systems
- 4) The lack of available public sewer and water and the particularly heightened potential for groundwater contamination
- 5) The township's interest in protecting the existing rural character of the community

### MEDIUM DENSITY AREA

**M**edium Density Residential land use category is intended to provide higher density development for existing and future single-family dwellings, two-family dwellings, and multi-family dwellings while preserving the rural character of Lyndon Township. Construction within these areas should take into account road conditions, storm water management, adjacent land uses, and natural features. Development in these areas is limited by the ability to provide potable water in sufficient quantities and the safe disposal of sanitary sewage.

Higher density development in the range of one dwelling per two acres should be carefully regulated and encouraged. One frequently used technique to preserve land area is "clustered development", which combines clustered home placement around an interior road. Clustering limits parcels to one or several portions of the project parcel, with the remaining balance dedicated as open space. The open space is preserved via use of conservation easements or similar restrictions. The open space can be saved for farmland, natural areas, or some combination of the two.



## LAKE RESIDENTIAL AREA

Lake Residential Area includes existing metes and bounds under private ownership which are associated with lake environments and not otherwise characterized by wetlands. This plan recognizes the extremely fragile environments of the community's lakes, the role these water resources play in contributing to the desired character of the township, and the challenges these resources present in regard to adjacent land use management. While the township's surface water resources are, and have been, magnets for residential development, this development places tremendous pressure upon the aesthetic, environmental, and recreational values of the lakes. These resources are at risk due to potential degradation through shoreline erosion, septic field leaching (where public sewer is not utilized), sediment discharge, alteration of the natural landscape, and excess use of surface waters by watercraft.

This plan encourages the continuation of the residential land uses along lakes in a manner that recognizes the sensitive environmental qualities and the need to protect the aesthetic and recreational aspects of the lake areas. The Lakes Residential Area recommends lake front redevelopment that addresses existing environmental, aesthetic and circulation problems. It also recommends development along the remaining undeveloped yet feasible portions of the township's lakes.

The use of a waterfront lot as common open space for waterfront access of dwelling units located away from the waterfront is not allowed in the area. This type of land use results in excessive use of surface water. This excessive use increases the potential for shore erosion from speedboats and water-skiers, loss in property values, oil and gas spillage from powerboats, increased noise, conflicts between lake users (sailboats, fisherman, swimmers, etc.), and increased lake maintenance costs. Such threats become that much greater with the digging of canals to increase lake frontage access to back lot residences. This form of development should be prohibited in the interest of preserving the water quality of the area's lakes, protecting public health, safety, and welfare, and preserving the lake and shoreline character.



## TRADITIONAL LAKE RESIDENTIAL AREA

*Water resources of the township are magnets for development. We must minimize the risk on these resources by minimizing shoreline developments and degradation.*

**T**raditional Lake Residential Area includes those lands under private ownership which are associated with existing lake communities. This area consists only of existing subdivision lots. The majority of this land has already witnessed considerable residential development and has the highest residential densities in the community. These residential areas were originally established as summer vacation homes. Many of these homes have been converted to year-round residences. This plan recognizes the extremely fragile environments of the township's lakes, the role these water resources play in contributing to the desired community character, and the challenges these resources present in regards to adjacent land use management. While the township's surface water resources are, and have been, magnets for residential development, this development places tremendous pressure upon the aesthetic, environmental, and recreational values of the lakes. These resources are at risk due to potential degradation through shoreline erosion, septic field leaching (where public sewer is not utilized), sediment discharge, alteration of the natural landscape, and excess use of surface waters by watercraft.

In this area, it is important that any infill development, home addition, or home reconstruction projects be completed in a manner that effectively recognize the sensitive environmental conditions that exist, and protect the aesthetic and recreational qualities of these communities.

*Photo of Joslin Lake taken by Kali Rowskowski*



## LAKE CONSERVATION AREA

**L**ake Conservation Area includes those lands under private ownership which are associated with proposed lake front parcels. This area is characterized by larger lake front tracts where homes have yet to be established.

Lake front lands that have remained undeveloped generally have serious limitations to future development because of the presence of wetlands, high water tables, steep slopes, and poor access to public roads. This plan recognizes the extremely fragile environments of the undeveloped lake front lands and establishes the Lake Conservation Area to help protect from development that could harm these sensitive areas.

Development in this area should only occur when key natural resources are protected; proper access to a public road is obtained; and public sewer is utilized when made available. Density of development should reflect the environmental sensitivity of this area and result in less density than is present in the Lake Residential Area, except in cases where public sewers are utilized. In addition, the use of a waterfront lot as common open space for waterfront access for dwelling units located away from the waterfront shall not be allowed in this area.

*Photo of Joslin Lake taken by Kali Rowskowski*



## WILDERNESS & RECREATION AREA

**W**ilderness and recreation areas are abundant in Lyndon Township, with plenty of natural features that enhance the rural and scenic quality of the community and its desirability as a place to live. Many of these natural features are contained in the Waterloo State Recreation Area and Pinckney State Recreation Area, which collectively cover approximately 52% of the township. The Future Land Use Strategy establishes a Wilderness & Recreation Area which consists of these public resources and their rich natural features. These public areas are managed to provide outdoor resource-based recreation opportunities and protect wildlife resources and habitats. Their features range from mature forests and steep slopes to lakes and wetlands. In addition to presenting severe limitations to development, the wetlands provide important environmental benefits including habitats for wildlife, flood control, groundwater recharge and discharge, and surface water purification. The Wilderness Recreation Area provides the protection of these resources and their long term viability by discouraging the introduction of new land uses which are not of similar character.

## NEIGHBORHOOD COMMERCIAL

**A**lthough there is currently no centralized commercial zone for Lyndon Township, the Neighborhood Commercial classification is used to designate specific locations for small, convenient, retail commercial businesses.

The intent of Local Commercial district is to provide an area with retail and service establishments whose primary market includes residents from the immediate surrounding residential area. Typical uses would include small general merchandising/retail establishments, as well as at-home businesses.

The township should strongly encourage economic development in the Chelsea, Dexter and Stockbridge area, in order to preserve the rural character of the township while increasing access to nearby commercial resources. Through an economic partnership, Lyndon Township can gain access to goods and services in neighboring municipalities, in exchange for access to recreational amenities. This will prevent suburban or commercial creep from entering Lyndon Township, therefore maintaining the low-density development.



*Photo of bluebird taken by Jodi Smolek*

## MUNICIPAL USE

**M**unicipal Use area includes lands that are under public ownership for the purpose of establishing municipal buildings, parks, and parking lots. This area is intended for public, non-recreational land uses such as municipal office buildings, emergency service operations, police service operations, or public parking areas. The Township Hall facility is located in this area, on North Territorial Road. In addition, development of public parking areas to increase carpooling for residents is a potential use in this area.



## LIGHT INDUSTRIAL

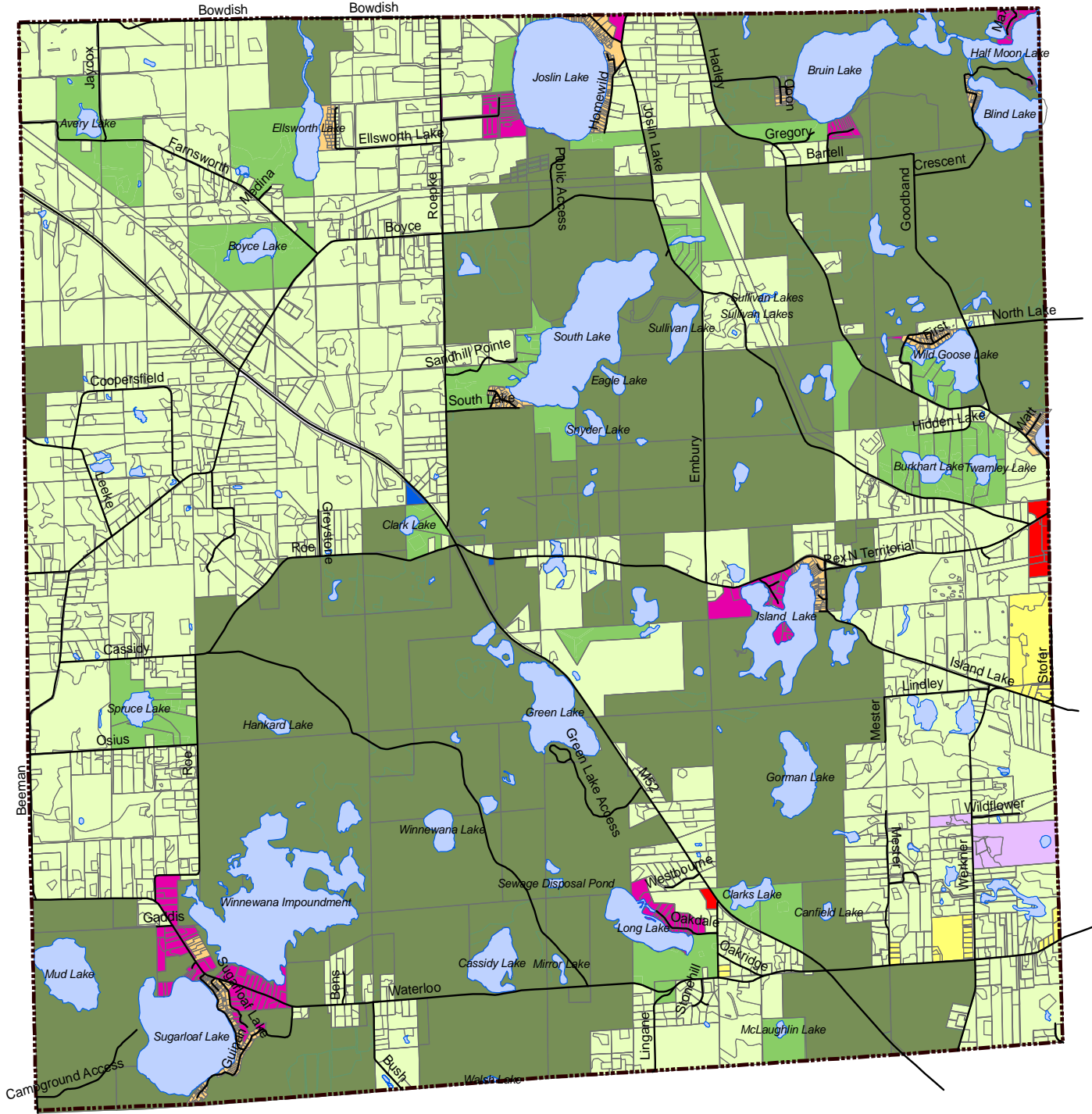
**L**ight Industrial area is designated for light industrial uses which do not require large-scale waste disposal or water use, such as auto repair businesses and small machine and fabricating shops.

The general intent of the Light Industrial land use classification is to develop uses that manufacture, process, package, assemble and/or treat finished or semi-finished products from previously prepared material. Much like commercial development, industrial development should be small-scale and of a character that does not conflict with the existing rural character of the surrounding neighborhoods.

Land uses involving mining of sand, gravel, and or rock are of special concern within the township. This type of land use should only be established when the following conditions have been met:

1. A professional geological consulting firm has determined there will be no negative impacts to groundwater resources beyond the property lines of the subject property. This should be demonstrated through the submittal of sufficient data.
2. The applicant has provided the township with a plan and assurances for reclaiming and reusing the property after mining is discontinued.
3. The applicant has provided the township with assurances that both primary and secondary roads will not be negatively impacted by trucking of materials.
4. The applicant has demonstrated the need for additional mining in the area, and that existing mines are not meeting this demand.
5. The applicant has developed a plan for minimizing impacts to sensitive natural features.

Map 12: Future Land Use Map

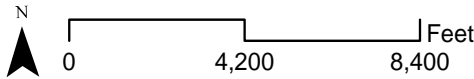


**Legend**

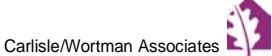
- R-R Rural Residential
- R-1 Medium Density Residential
- TLR Traditional Lake Residential
- LR Lake Residential
- LC Lake Conservation
- NC Neighborhood Commercial
- MU Municipal Use
- LI Light Industrial
- W-R Wilderness and Recreation
- Lakes & Rivers
- Streams & Drains

**FUTURE LAND USE**

Lyndon Township  
Washtenaw County



Source: Washtenaw County Data  
2-8-2017









# Chapter Five

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Implementation Strategies



## PUBLIC SUPPORT & COMMUNICATION

*The Planning Commission must work in collaboration with the people of Lyndon Township in order to effectively meet the needs of the community.*

**S**uccess of the township's plan will depend heavily on citizens' understanding of the planning process and the plan's specific goals, objectives, and policies. An engaged population will be more likely to support bond proposals, special assessments, zoning decisions, and development proposals. Lyndon Township must effectively communicate the importance of long-term planning and encourage citizen participation in ongoing planning efforts.

Specific actions which will help to develop understanding and support for the township's planning process include:

- Ensure that copies of the updated Master Plan are readily available for viewing at Township Hall.
- Ensure that copies of the most recently adopted Zoning Ordinance are readily available for viewing at Township Hall.
- Post the Future Land Use Map of the Master Plan in the Township Hall.
- Post a copy of the Master Plan on the township's web site.
- Post a copy of the most recent adopted Zoning Ordinance on the township web site, or make the ordinances available via web services such as MuniCode.
- Post a regularly updated list of current events pertaining to planning and zoning matters in the township.
- Notify residents of meetings that will address development and public service improvement proposals. Notifications should be provided through multiple sources including the township's newsletter, Township Hall postings, the township website, and other available means of communication.
- Hold periodic community meetings to discuss planning efforts and provide opportunities for public input.
- Promote opportunities for civic involvement such as participation in community advisory boards, neighborhood watch programs, and similar institutions.



*Photo taken by Kali Rowskowski*

## CAPITAL IMPROVEMENT PROGRAM

**M**ichigan Planning Enabling Act (PA 33 of 2008, as amended) authorizes master plans and the creation of a Planning Commission. Once a Planning Commission has drafted and adopted a CIP, in whole or in part, the Act requires that all public works occurring within the municipality be submitted to the Planning Commission for approval of the project. This would include items such as sanitary sewers, water lines, road improvements, bridge improvements, etc. These public works and capital improvement projects must be coordinated and reviewed for consistency with the Master Plan.

Capital improvements programs consider the funding and timing of all municipally related capital needs including roadways, utilities, parks and recreation, Township Hall expansions/development, etc. Yearly ongoing review provides the opportunity to keep the plan up to date and add new projects. The Master Plan should be used as a key reference document in the preparation of a Capital Improvements Plan to ensure public dollars are spent where the most benefit will be received.

## ZONING ORDINANCE

**P**reviously adopted in 2005, the Lyndon Township Zoning Ordinance has since been amended. The last update was in August 2015. The Zoning Ordinance is the primary tool for implementing a Master Plan. As a regulatory guide for development of future land uses, it divides the community into districts. Each district is prescribed a set of uses and a minimum set of development requirements that must be met, including setbacks, minimum lot area, or land cover. The Lyndon Township Planning Commission, Township Board, and supporting staff are tasked to enforce ordinance requirements by conducting plan and site inspections, community/developer liaisons, and periodic ordinance reviews.

The Zoning Ordinance and Zoning Districts Map are not to be considered major long-term documents, but rather a way to assist the implementation of the planning policy. By promoting development in an orderly manner consistent with the land use policies highlighted in the Master Plan and Zoning Ordinance, township officials can prevent future land use conflicts.

### ZONING PLAN

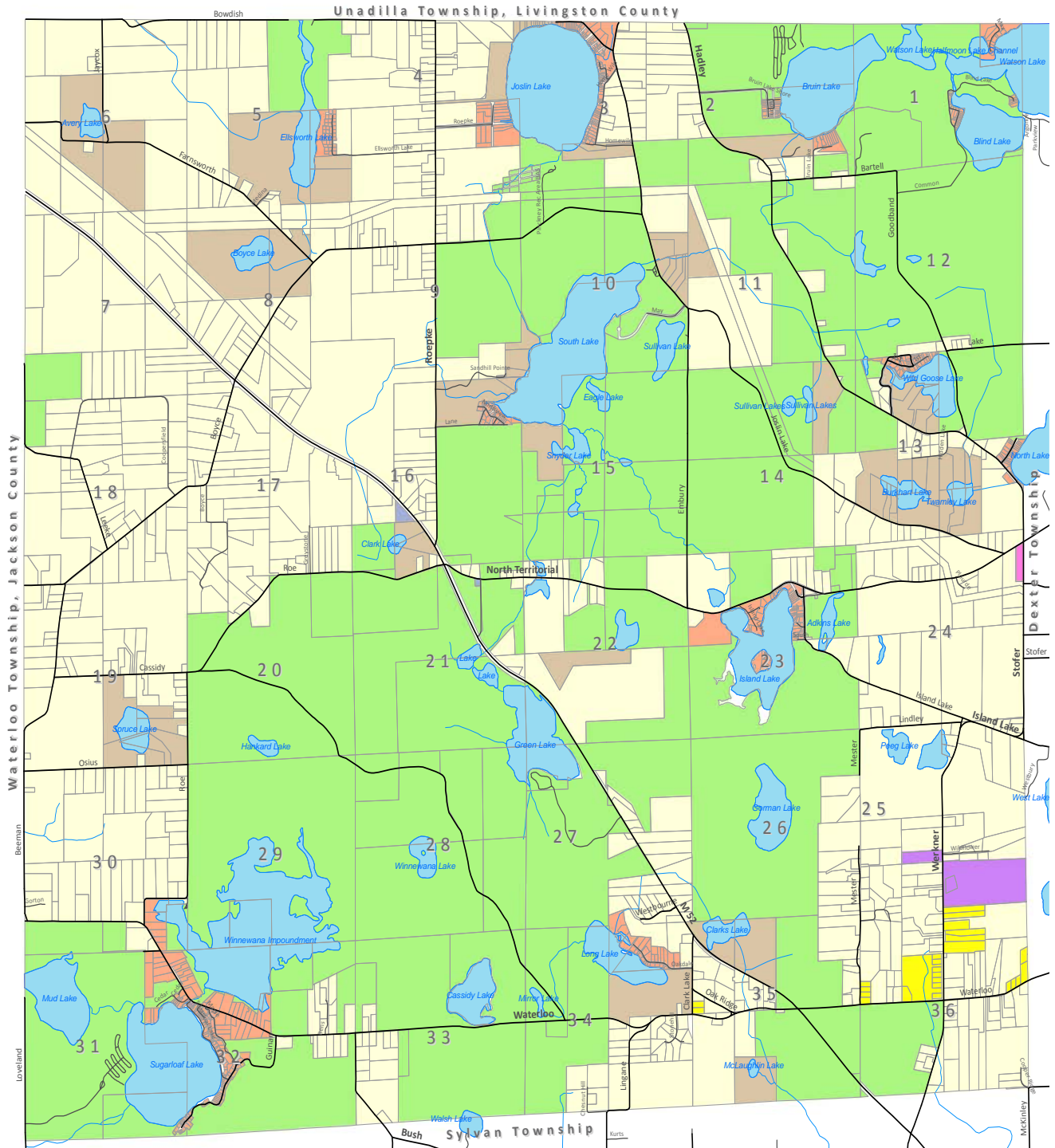
A Lyndon Township Zone Plan must include the following four components:

- Critical components of the Lyndon Township's Zoning Ordinance Including clear instructions for addressing procedural matters, district provisions and special land uses, site development standards, nonconformities, and compliance with the current law.
- An overview of Zoning Districts and their relation to the Future Land Use Map (see Table 4)
- Zoning district site development standards (see Table 5)
- Farmland and natural resources preservation tools

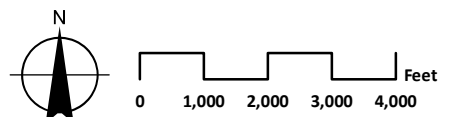


*The Zoning Ordinance protects our natural resources and ecosystems... the heart of Lyndon Township.*

Map 13: Lyndon Township Zoning Districts Map



- RR - Rural Residential
- R-1 - Medium Density Residential
- LC - Lake Conservation
- LR - Lake Residential
- NC - Neighborhood Commercial
- MU - Municipal Use
- LI - Light Industrial
- WR - Wilderness Recreation



Base Map Data from Washtenaw County GIS

2-22-2017  
 Carlisle/Wortman Associates, Inc.  
 Ann Arbor, Michigan



## OVERVIEW OF ZONING DISTRICTS

**Table 4: Overview of Zoning Districts and Relation to Future Land Use Strategy/Map**

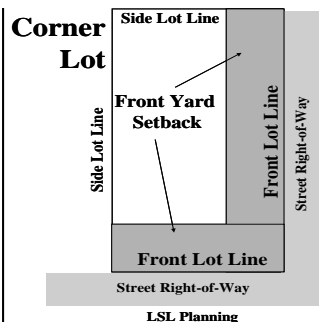
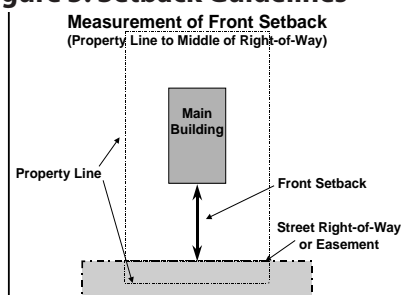
Zoning District	Primary Relationship to Master Plan's Future Land Use Map	Primary Intended District Uses	Examples of Intended Secondary District Uses
<b>RURAL RESIDENTIAL</b> <span style="background-color: #2e8b57; color: white; border-radius: 50%; padding: 2px 5px;">R-R</span>	Implements the Rural Residential Area	Generally limited to agriculture, single family residencies, and conservation-based uses such as nature preserves	Generally limited to uses that support or enhance farm uses or residential areas such as schools, religious institutions, recreation facilities, medical services, funeral homes, and uses that are compatible with the rural character of the district such as kennels, stables, bed & breakfasts, hunting clubs, and other home-based businesses.
<b>MEDIUM DENSITY RESIDENTIAL</b> <span style="background-color: #2e8b57; color: white; border-radius: 50%; padding: 2px 5px;">R-1</span>	Implements the Medium Density Residential Area	Generally limited to single and two-family residencies and conservation-based uses such as nature preserves	Generally limited to uses that support and enhance residential areas such as schools, religious institutions, recreation facilities, medical services, and nursing homes, or uses that are uniquely compatible with the rural character of the area such as bed and breakfasts and other home-based businesses.
<b>LAKE RESIDENTIAL</b> <span style="background-color: #2e8b57; color: white; border-radius: 50%; padding: 2px 5px;">L-R</span>	Implements the Lake Residential Area and Traditional Lake Residential Area	Generally limited to single family dwellings along waterfront and shoreline areas	Generally limited to family care facilities, cemeteries, and home-based businesses.
<b>LAKE CONSERVATION</b> <span style="background-color: #2e8b57; color: white; border-radius: 50%; padding: 2px 5px;">L-C</span>	Implements the Lake Conservation Area	Generally limited to the township's new lake front lots located within watershed system	Generally limited to outdoor recreation, bed and breakfast establishments, schools, religious institutions, and storage facilities.
<b>NEIGHBORHOOD COMMERCIAL</b> <span style="background-color: #2e8b57; color: white; border-radius: 50%; padding: 2px 5px;">N-C</span>	Implements the commercial components	Small and convenient retail, office, personal services that cater to the needs of township residents, visitors and nearby populations	Generally limited to commercial uses geared toward local needs such as general stores, restaurants, banks, gas stations, personal service establishments, mini-storage facilities, funeral homes, indoor recreation, and medical services.
<b>LIGHT INDUSTRIAL</b> <span style="background-color: #2e8b57; color: white; border-radius: 50%; padding: 2px 5px;">L-I</span>	Implements the Light Industrial Area	Industrial uses of a "light" character	Generally limited to marginal light industrial uses including commercial removal and processing of soil, sand, gravel, and other mineral resources.
<b>WILDERNESS &amp; RECREATION</b> <span style="background-color: #2e8b57; color: white; border-radius: 50%; padding: 2px 5px;">W-R</span>	Implements the wilderness and recreation component of the public services strategy	Generally limited to parks, memorials, nature preserves, and similar facilities	Generally no secondary uses anticipated.
<b>MUNICIPAL USE</b> <span style="background-color: #2e8b57; color: white; border-radius: 50%; padding: 2px 5px;">M-U</span>	Implements in part, the public services strategy	Limited to public and quasi- public entities including schools, governmental buildings, emergency services, and similar facilities	Generally no secondary uses anticipated.

## DEVELOPMENT STANDARDS

**Table 5: Zoning District Site Development Standards**

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH & FRONTAGE	MAXIMUM BUILDING HEIGHTS	MAXIMUM LOT COVERAGE	MINIMUM YARD SETBACK		
					FRONT	SIDE	REAR
Rural Residential <b>R-R</b>	2 acres	200'	35'	10%	70'	30'	50'
Medium Density Residential <b>R-1</b>	SFD: 1.2 acres TFD or non-residential : 2 acres	SFD: 150' TFD or non-residential : 200'	35'	20%	50'	SFD: 25' TFD or non-residential: 50'	35'
Lake Residential <b>L-R</b>	Without sewer: 1.2 acres With sewer: 4,000 sq ft	Without sewer: 125' With sewer: 40'	35'	Without sewer: 30% With sewer: 25%	Waterfront: 50' to ordinary high water mark Street side: 25'	Without sewer: 20' With sewer: 10'	20'
Lake Conservation <b>L-C</b>	Without sewer: 2+ acres With sewer: 1.2 acres	Without sewer: 200' With sewer: 125'	35'	30%	Waterfront: 100' Street side: 35'	Without sewer: 30' With sewer: 25'	Non-Waterfront: 20'
Neighborhood Commercial <b>N-C</b>	2 acres	220'	35'	25%	70'	30'	30'
Light Industrial <b>L-I</b>	5 acres	330'	35'	50%	100'	75'	75'
Wilderness & Recreation <b>W-R</b>	80 acres	1,320'	35'	5%	100'	50'	50'
Municipal Use <b>M-U</b>	Every lot established hereafter will be between 2 to 10 acres	none	none	none	25'	5'	10'

**Figure 5: Setback Guidelines**



SFD: Single Family Dwelling  
TFD: Two Family Dwelling  
Sq ft= Square Feet

## FARMLAND & NATURAL RESOURCES PRESERVATION TOOLS

**F**armland and natural resources preservation has been discussed at length throughout this Master Plan. Township residents have clearly expressed their strong desire to maintain the current agricultural/rural feel of the community. A number of tools are available to help implement this component of the plan:

- **Purchase of Development Rights (PDR):** PDRs pays landowners to protect their farmland from development. A government agency or private non-profit organization buys development rights from landowners in exchange for limiting development in the future, typically in the form of a conservation easement. The program is voluntary and non-regulatory. The landowner receives the difference between the land's existing value and its developed value. Typically the developed value is substantial, as large, open, flat parcels are highly prized by developers. PDRs offer the community the opportunity to target specific areas to be preserved for agricultural or open space use, while offering the farmer the opportunity to realize the development value without actually having to develop it. Currently, funding for the program is not available.
- **Transfer of Development Rights (TDR):** TDR programs allow increased in specified areas in exchange for preservation of another specified area. While TDRs are typically used for agricultural or open space protection, the preservation right can be used for protection of any important resource. When development rights are transferred from a property to another, the first property is restricted to agricultural or conservation use by a conservation easement. The second property can be developed at a greater density than is typically allowed by the existing ordinance. TDRs are generally established through local zoning ordinances, and the local government must approve transactions and monitor easements. The main advantage of TDRs over PDRs is that the community need not be involved in financing the development rights as the agreement is between two willing landowners. The community may be reluctant to support permitting increased development densities in the receiving area, however, so the municipality should carefully assess any such agreement.
- **Farmland Agreements:** The Farmland and Open Space Preservation Act (PA 116 of 1974, as amended) allows a farmer to enter into a development rights agreement with the state. The agreement ensures that the land will remain in agricultural use for a minimum of 10 years and the landowner may receive tax credits from the state. The land is also not subject to various special assessments such as for sanitary sewer and water. Farmland agreements may be extended by the landowner.
- **Clustering / Planned Residential Development / Open Space Preservation Development:** This development approach encourages clustered grouping of new housing in one area of a development, preserving the remaining area as open space. The resulting lots are smaller than normally required for residential zoning. Clustering reduces infrastructure costs by reducing lengths of roads and utilities, improves safety by eliminating multiple exit points along county roads, and can preserve 50% or more of the sites available acreage for open space. The preserved areas, in turn, can be utilized for recreation space, continued agricultural uses, or simply preserved as natural area. Clustering patterns typically allow the same overall amount of development that is already permitted, although density incentives may be provided. Clustering should only be utilized in situations where warranted by growth pressures and, whenever feasible, be situated on public roads. If private roads are necessary to facilitate cluster development, clustered developments should be permitted only if a strict road ordinance requiring private roads to meet the standards set for public roads is enacted.

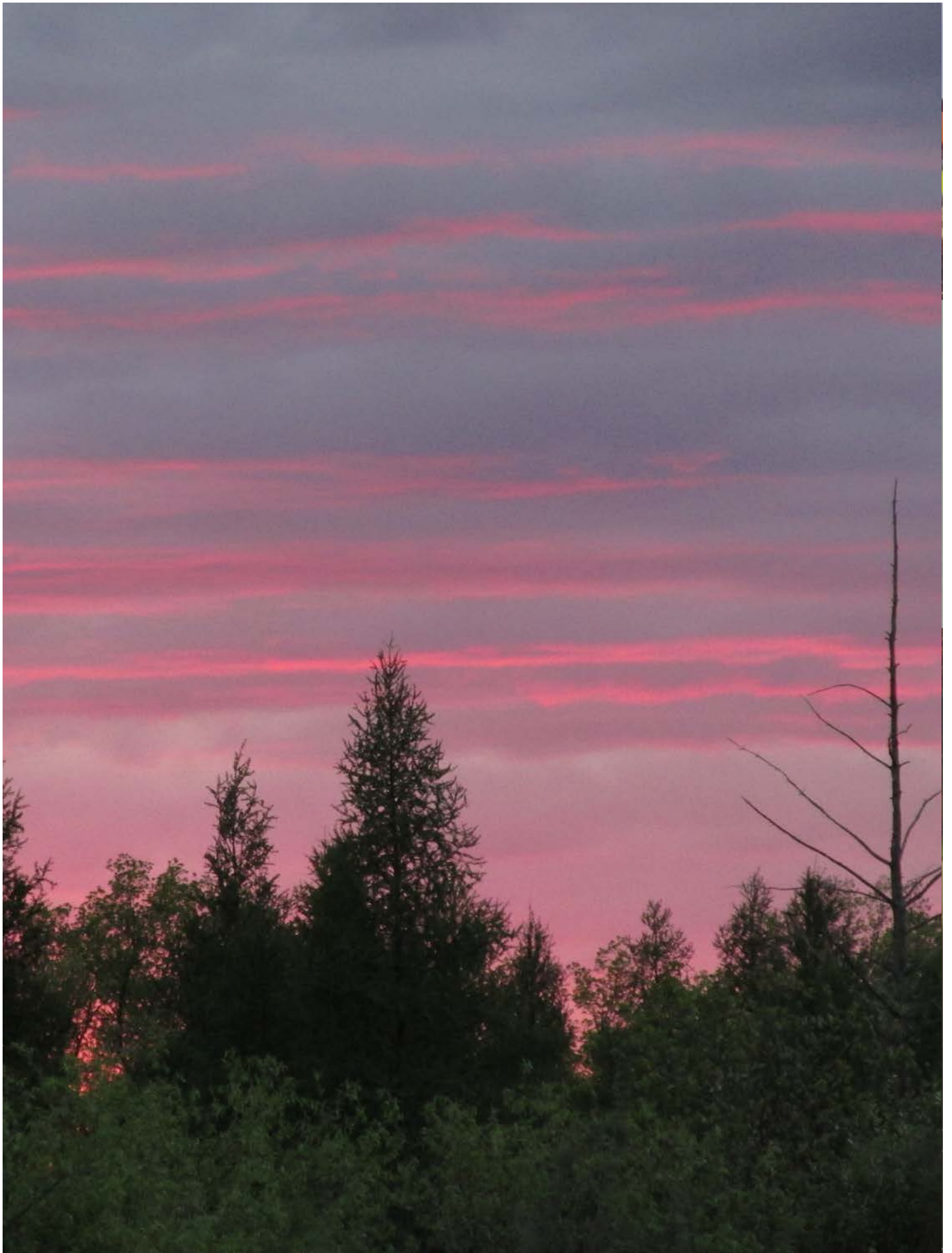


## ACTION PLAN

**Table 6: Time line of Projects to be implemented by Lyndon Township Planning Committee**

Project	Implementation Objective	Time	Funding
<b>Land &amp; Resource Preservation</b>	Work with the Township Board and Planning Commission to review development proposals and encourage developers to set aside land for open space preservation, parkland, and non-motorized pathways.	Ongoing	--
	Seek partnerships with the State of Michigan, Washtenaw County Parks and Recreation Commission, Washtenaw County Road Commission, and other agencies for open space, parkland, or non-motorized pathway acquisition and management.	Ongoing	--
	Maintain and protect the surface and groundwater throughout the township.	Ongoing	--
	Preserve the township's natural features through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction or loss of natural resources.	Ongoing	Township Funds, Grants, & Donations
	Preserve existing agricultural operations and encourage continued farming activities through long-term protection of agricultural resources.	Ongoing	Transfer of Development Rights, Township Funds, Grants, & Donations
<b>Transportation</b>	Work with the Township Board and Planning Commission to refine the Township-wide non-motorized pathway network.	Ongoing	Township Funds, Grants, & Donations
	Improve shared use pathways along Werkner Rd., Cassidy Rd., M-52, North Territorial, Island Lake Rd., Stofer Rd., Lindley Rd., Bush Rd., and Hadley Rd.	2-5 years	Township Funds, Grants, & Donations
	Improve and maintain priority road segments based upon planned land use and existing and projected traffic patterns.	1-2 years	Township Funds, Grants, & Donations
<b>Utilities/Services</b>	Incorporate broadband Internet infrastructure into areas suitable for such development without disrupting natural resources.	1-2 years	Township Funds, Grants, Donations, & Millage
<b>Parks &amp; Recreation</b>	Provide opportunities for recreation based tourism.	Ongoing	--
	Formalize a Lyndon Township Recreation Committee to oversee the implementation of the Recreation Plan, and to coordinate efforts with adjacent communities, county agencies, and others.	1-2 years	--





# APPENDIX

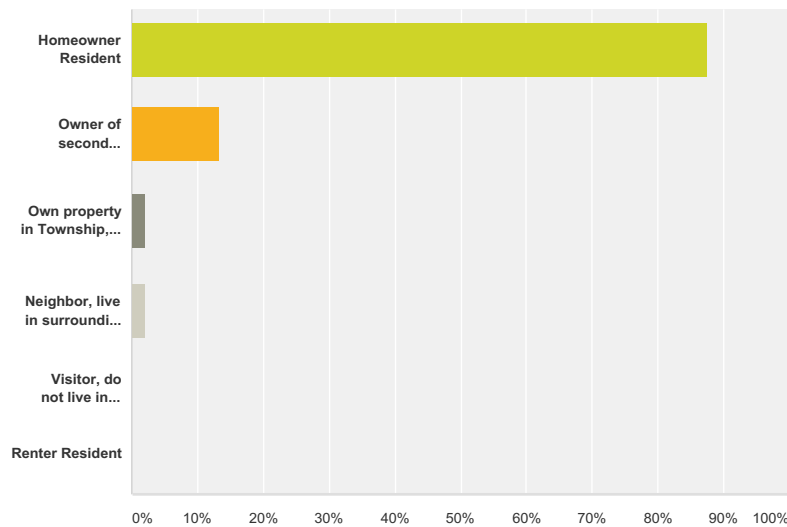
## MASTER PLAN PHOTOGRAPHERS

- **Cover Page:** Jodi Smolek (Cavanaugh Lake), Photo Contest Winner
- **Acknowledgments:** Jodi Smolek (Emerson Lake)
- **Chapter One:** Nathaniel Siddall (Pinckney Recreation Area), Photo Contest Winner
- **Chapter Two:** Nathaniel Siddall (Clear Creek Farm)
- **Chapter Three:** Sean Kiebler (Island Lake), Photo Contest Winner
- **Chapter Four:** Nathaniel Siddall (Pinckney Recreation Area)
- **Appendix:** Nathaniel Siddall (Waterloo-Pinckney Trail)

## 2016 COMPREHENSIVE COMMUNITY SURVEY RESULTS

### Q1 What is your connection to Lyndon Township? (Check all that apply)

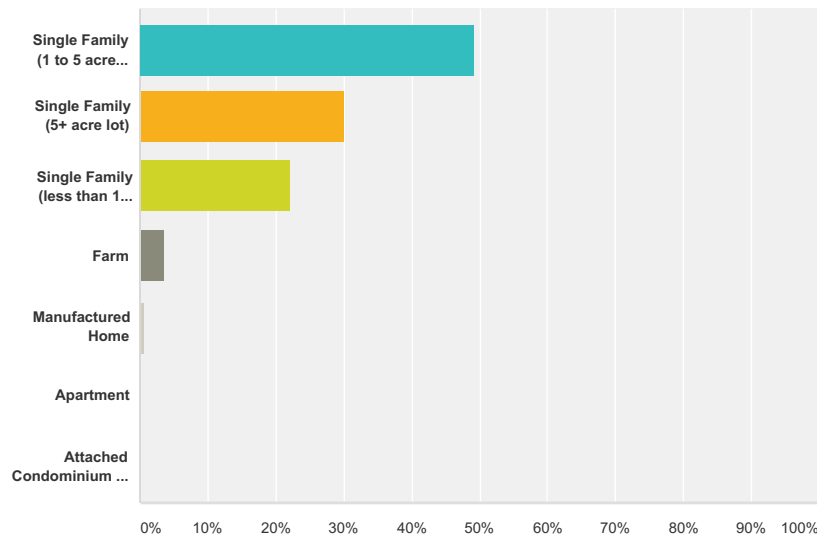
Answered: 143 Skipped: 1



Answer Choices	Responses	Count
Homeowner Resident	87.41%	125
Owner of second home/cottage	13.29%	19
Own property in Township, but do not live in Township	2.10%	3
Neighbor, live in surrounding area	2.10%	3
Visitor, do not live in Township	0.00%	0
Renter Resident	0.00%	0
<b>Total Respondents: 143</b>		

**Q2 Please select the term that best describes your residence. (Check all that apply)**

Answered: 140 Skipped: 4

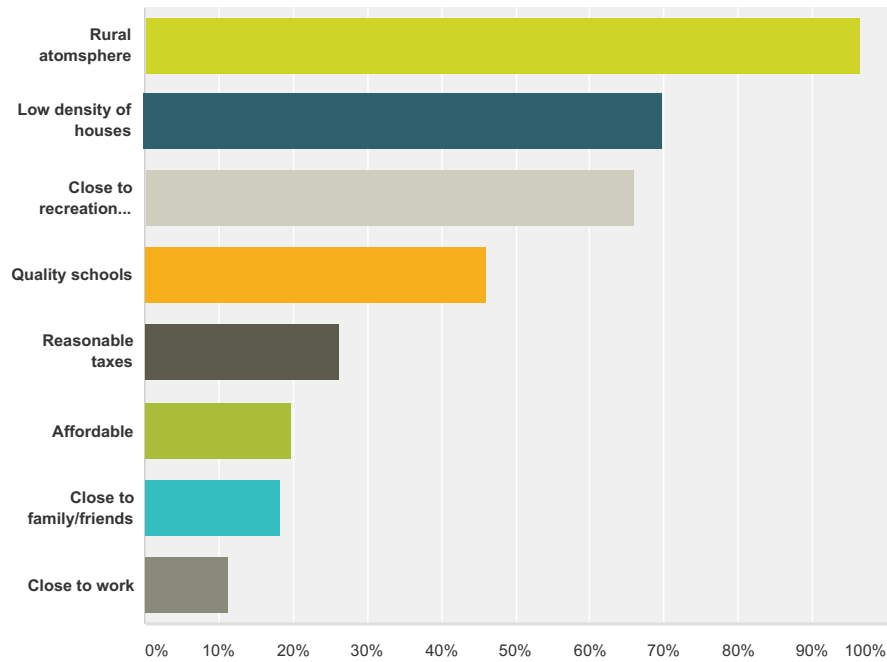


Answer Choices	Responses
Single Family (1 to 5 acre lot)	49.29% 69
Single Family (5+ acre lot)	30.00% 42
Single Family (less than 1 acre lot)	22.14% 31
Farm	3.57% 5
Manufactured Home	0.71% 1
Apartment	0.00% 0
Attached Condominium or Duplex	0.00% 0
<b>Total Respondents: 140</b>	

#	Other (please specify)	Date
1	surrounded by state and county park land	2/28/2016 11:35 AM
2	waterfront on Island Lake	2/26/2016 1:59 PM
3	Vacant property	2/20/2016 10:38 PM
4	Lakefront	2/19/2016 12:43 PM
5	two residences: both home and summer cottage	2/17/2016 9:45 AM
6	Single Family 40+ acres	2/17/2016 7:16 AM

### Q3 Why do you value Lyndon Township? (Check all that apply)

Answered: 141 Skipped: 3

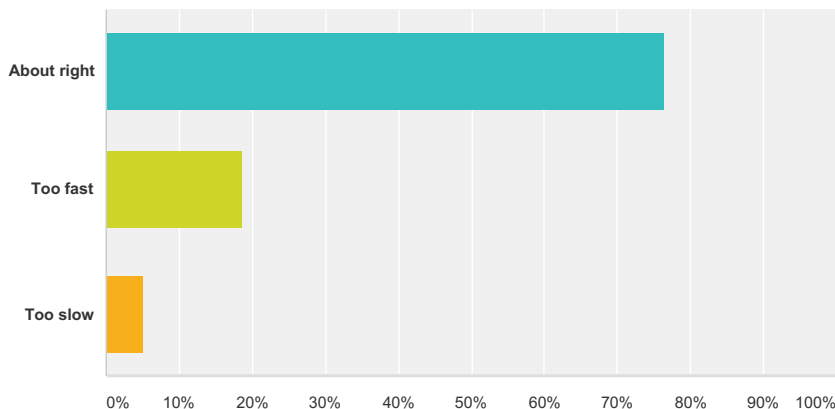


Answer Choices	Responses
Rural atmosphere	96.45% 136
Low density of houses	70.21% 99
Close to recreation areas	65.96% 93
Quality schools	46.10% 65
Reasonable taxes	26.24% 37
Affordable	19.86% 28
Close to family/friends	18.44% 26
Close to work	11.35% 16
<b>Total Respondents: 141</b>	

#	Other (please specify)	Date
1	CLEAN LAKES!	3/9/2016 7:53 PM
2	Fresh air, less noise	3/3/2016 11:10 AM
3	The taxes are not affordable. It is my biggest expense after my mortgage.	2/29/2016 5:13 PM
4	1) natural beautiful and wildlife 2) quiet - no noise pollution 3) dark - no light pollution 4) close to work in Ann Arbor	2/28/2016 11:35 AM

### Q4 How do you feel about the rate that Lyndon Township is growing?

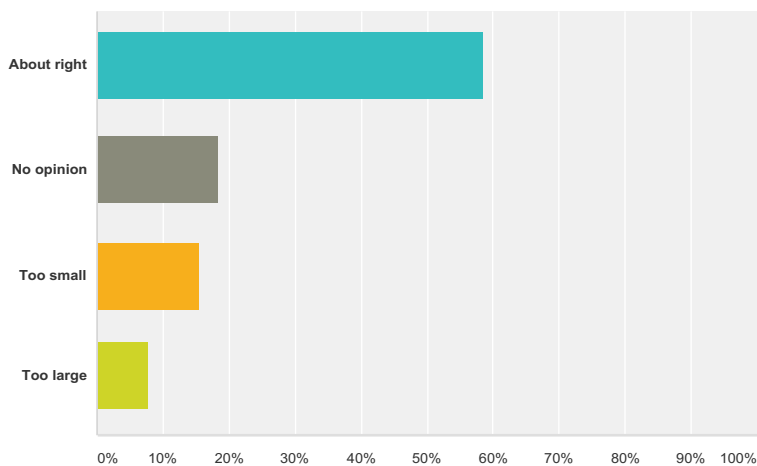
Answered: 140 Skipped: 4



Answer Choices	Responses
About right	76.43% 107
Too fast	18.57% 26
Too slow	5.00% 7
<b>Total</b>	<b>140</b>

### Q5 The current minimum lot size for lake residential districts is 1.2 acres. Do you feel this is:

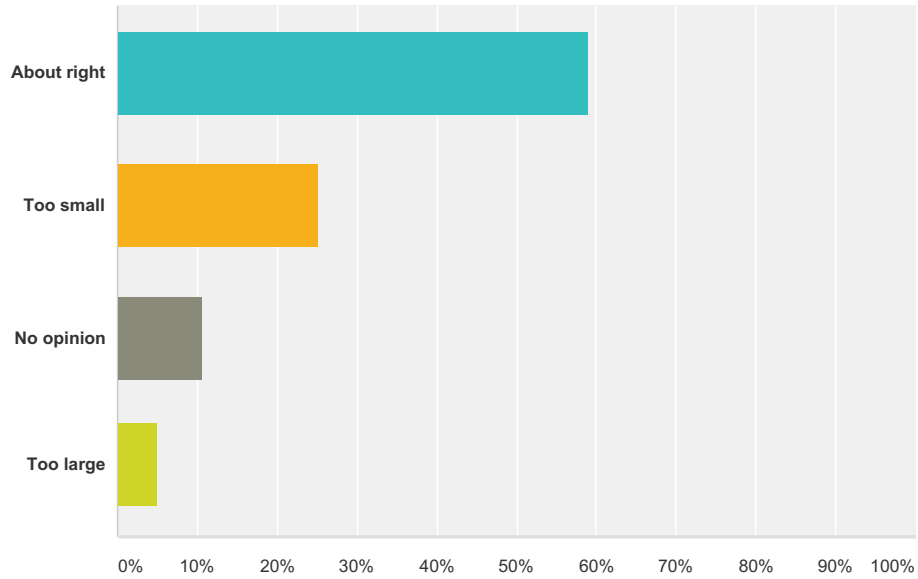
Answered: 142 Skipped: 2



Answer Choices	Responses
About right	58.45% 83
No opinion	18.31% 26
Too small	15.49% 22
Too large	7.75% 11
<b>Total</b>	<b>142</b>

**Q6 The current lot size for rural residential districts is 2.0 acres. Do you feel this is:**

Answered: 142 Skipped: 2

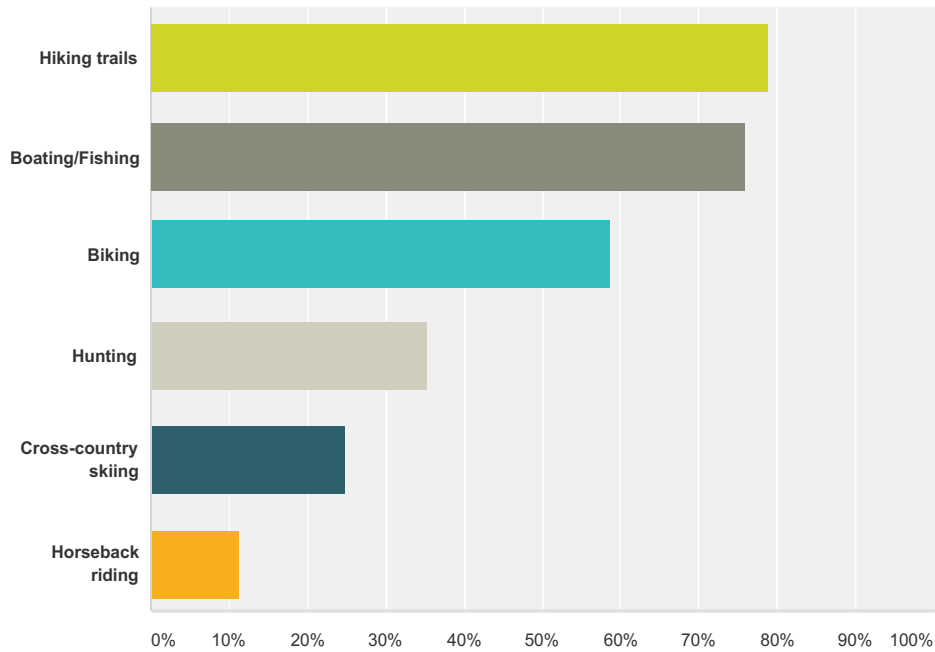


Answer Choices	Responses
About right	59.15% 84
Too small	25.35% 36
No opinion	10.56% 15
Too large	4.93% 7
<b>Total</b>	<b>142</b>



### Q7 In which of the following types of recreational activities do you participate? (Check all that apply)

Answered: 133 Skipped: 11

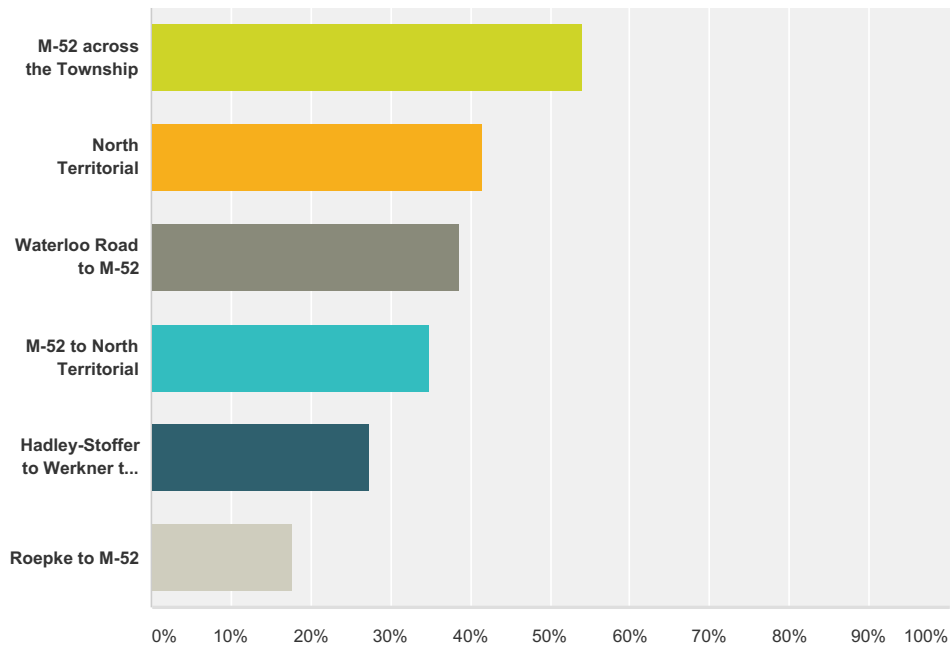


Answer Choices	Responses
Hiking trails	78.95% 105
Boating/Fishing	75.94% 101
Biking	58.65% 78
Hunting	35.34% 47
Cross-country skiing	24.81% 33
Horseback riding	11.28% 15
<b>Total Respondents: 133</b>	

#	Other (please specify)	Date
1	swimming	3/9/2016 8:21 PM
2	Photography	3/7/2016 4:05 PM
3	Snowmobiling	3/5/2016 10:48 PM
4	road running	3/5/2016 12:47 PM
5	Natural areas set aside to encourage wildlife are essential whether they are actively used or not. These need to be a priority.	2/29/2016 5:15 PM
6	ice skating, kayaking, canoeing, swimming nature area restoration (picking up trash, invasive species removal) star gazing	2/28/2016 11:39 AM

### Q8 Check the roads typically used by members of your household on the way to and from work. (Check all that apply)

Answered: 135 Skipped: 9

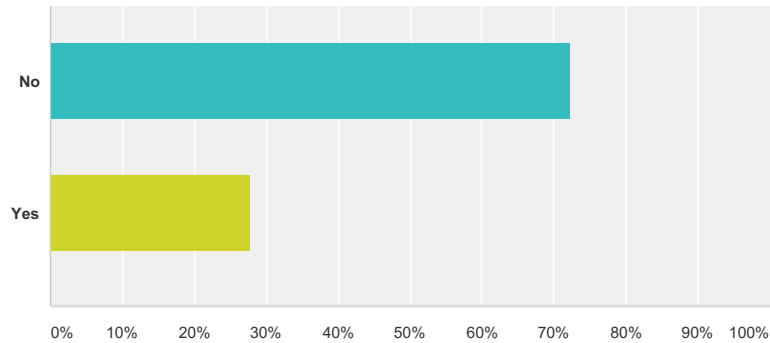


Answer Choices	Responses
M-52 across the Township	54.07% 73
North Territorial	41.48% 56
Waterloo Road to M-52	38.52% 52
M-52 to North Territorial	34.81% 47
Hadley-Stoffer to Werkner to M-52	27.41% 37
Roepke to M-52	17.78% 24
<b>Total Respondents: 135</b>	

#	Other (please specify)	Date
1	don't use	3/7/2016 8:29 PM
2	Clear Lake Rd to I-94	3/7/2016 11:31 AM
3	Boyce	3/4/2016 6:48 AM
4	A suggestion for the traffic circle: we need an M-52 southbound bypass outside circle so that southbound traffic does not have to stop.	2/29/2016 5:20 PM
5	Boyce Rd. Farnsworth Rd	2/26/2016 4:11 PM
6	We are retired and don't commute. Lyndon Township is our second home/cottage, so we take and enjoy many routes to and from Chelsea and to and from our other home.	2/26/2016 2:00 PM

### Q9 Do you feel there are traffic congestion problems in the Township?

Answered: 137 Skipped: 7



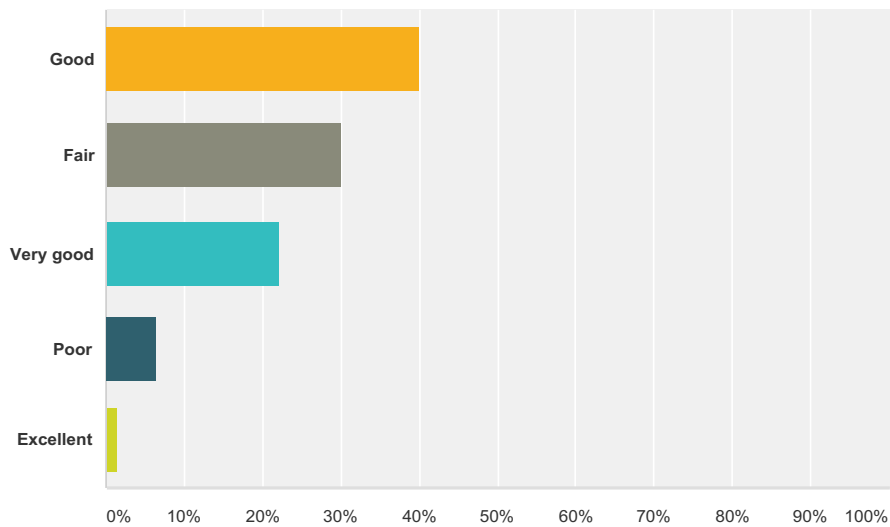
Answer Choices	Responses	
No	72.26%	99
Yes	27.74%	38
<b>Total</b>		<b>137</b>

#	If yes, where:	Date
1	summer--N. Territorial/Whitmore Lake Rd.	3/9/2016 8:26 PM
2	Werkner Rd and M52 is a very dangerous intersection	3/7/2016 4:07 PM
3	M52 and Werkner	3/4/2016 10:41 PM
4	werkner&M52	3/3/2016 2:49 PM
5	To Much Heavy Trucks!	3/3/2016 11:13 AM
6	M-52 at Werkner	3/1/2016 7:59 AM
7	But, there will be if the traffic circle is not properly designed. Please suggest a southbound M-52 circle bypass to ease traffic flow. Otherwise there will be a tremendous backup at M-52 southbound at Werkner.	2/29/2016 5:20 PM
8	Weekend and m-52 - the roundabout can't take get here soon enough!	2/27/2016 6:49 PM
9	actually not the township- but going into Chelsea on m-52 gets congested during rush hours.	2/27/2016 2:53 PM
10	52 and Werkner - need roundabout	2/27/2016 8:41 AM
11	N. Territorial & Werkner. And it will even worse with the roundabout, resulting in more accidents.	2/26/2016 4:33 PM
12	wewrkner and 52 - but the roundabout should help	2/26/2016 4:32 PM
13	M52/Werkner and M52/Waterloo	2/26/2016 3:08 PM
14	Werner & M-52	2/26/2016 1:52 PM
15	Werner road. Roundabout is more complex than flashing red light - stop sign - and cross traffic does not stop sign. How are idiots going to use a roundabout when they can't figure out simple stuff.	2/26/2016 1:37 PM
16	werkner and 52	2/26/2016 1:08 PM
17	werkner	2/26/2016 8:53 AM
18	on N. Territorial Rd	2/25/2016 9:36 AM
19	North Territorial	2/25/2016 8:59 AM
20	M52 -Werkner	2/24/2016 6:31 PM
21	Where the traffic circle is planned for at Werner and M-52 in the commuter time in the AM.	2/23/2016 5:07 PM
22	Light at Werkner and M-52 better than round about but the State has already decreed.	2/22/2016 10:19 PM
23	Not necessarily the township but the new light at the railroad crossing at m-52 in town needs to be timed better. Occasionally traffic has backed up almost to Werkner road in the morning.	2/21/2016 8:48 AM
24	Stop/flashing light at M52 and Werkner -- incredibly dangerous to go drive straight across; people don't understand the rules for that type of intersection. Many nights, I take my life in my own hands trying to cross it.	2/20/2016 10:47 AM

25	Werkner and M-52 during rush hour especially when school is in session	2/19/2016 5:10 PM
26	Werkner/52	2/18/2016 9:15 AM
27	Werkner/M52	2/17/2016 6:47 PM
28	Werkner and 52	2/17/2016 11:03 AM
29	52 and Roepke. Concerned about round about on 52 impacting traffic during construction.	2/17/2016 4:16 AM
30	Werkner and M52 at rush hour.	2/16/2016 4:52 PM
31	werkner and 52	2/16/2016 4:02 PM
32	M-52 and Territorial are terrible at the morning rush hour. Motorcycles are a constant problem in any decent weather on N. Territorial.	2/16/2016 2:36 PM
33	m52 and Werkner I don't think the proposed roundabout will work. I think that accidents occurring there will increase.	2/16/2016 1:50 PM
34	Werkner & M-52	2/16/2016 1:07 PM

### Q10 How would you describe the roads within the Township?

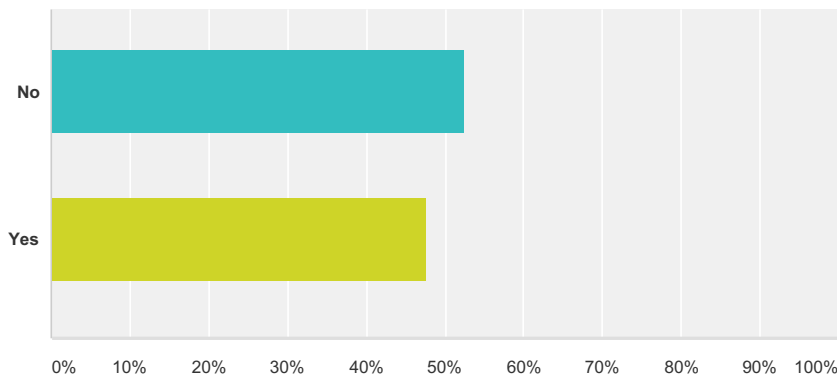
Answered: 140 Skipped: 4



Answer Choices	Responses	
Good	40.00%	56
Fair	30.00%	42
Very good	22.14%	31
Poor	6.43%	9
Excellent	1.43%	2
<b>Total</b>		<b>140</b>

### Q11 Are there specific road improvements you would like to see within the Township, if possible?

Answered: 130 Skipped: 14

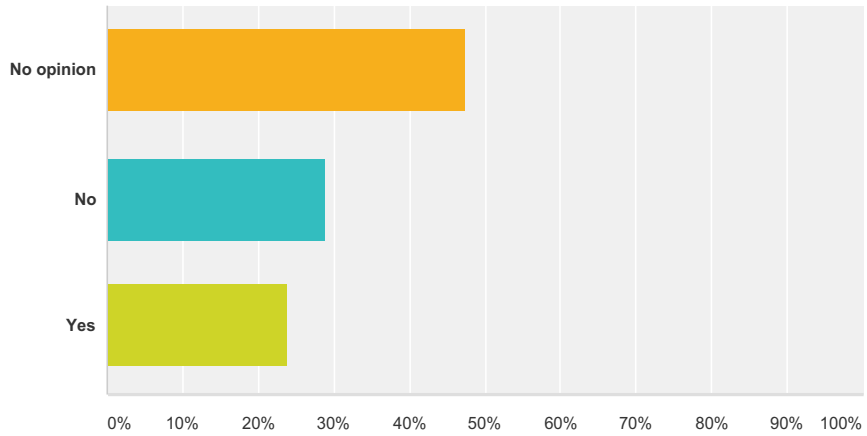


Answer Choices	Responses	
No	52.31%	68
Yes	47.69%	62
<b>Total</b>		<b>130</b>

#	If yes, what improvements?	Date
1	More bike lanes	3/9/2016 8:26 PM
2	Dirt road portion on Joslin Lake Rd closest to North Territorial is very pitted and rough, paving a portion of the road would provide much benefit to surrounds neighbors including an increase in property value	3/8/2016 8:28 PM
3	well paved roads, a little wider, for safer biking	3/7/2016 8:29 PM
4	Paving repairs to Seymour Rd., Road striping	3/7/2016 11:31 AM
5	M52 fixed right an roepke rd graded more often	3/5/2016 10:50 PM
6	pave Roepke	3/5/2016 12:48 PM
7	Pave Roepke Rd.	3/5/2016 12:47 PM
8	Paving Waterloo Road, wider shoulder On Werkner	3/4/2016 10:41 PM
9	Pave Roepke Road	3/4/2016 4:39 PM
10	crowning the dirt roads	3/4/2016 6:48 AM
11	pave waterloo between M52 and Werner	3/3/2016 2:49 PM
12	Slower Speeds	3/3/2016 11:13 AM
13	INTERNET!! There needs to be some improvement in internet availability. Specifically making it easier or even incentivizing providers to establish better services for residents. That or propose a millage to deliver HIGH SPEED 1GBPS+ to residents. I would definitely vote for that.	3/3/2016 10:39 AM
14	Roads need to be smoother like they are on route 106 in Jackson that got repaved not too long ago.	3/3/2016 10:12 AM
15	The start of Joslin Lake rd is horrible! It would be amazing if the first half mile or so could be paved. It is always muddy and the potholes in the dirt road keep getting worse regardless of how much it is grated. Would have no problem paying higher taxes to have this fixed, and I know many others that feel the same.	3/3/2016 10:01 AM

### Q12 Should the Township pursue establishing a commuter lot?

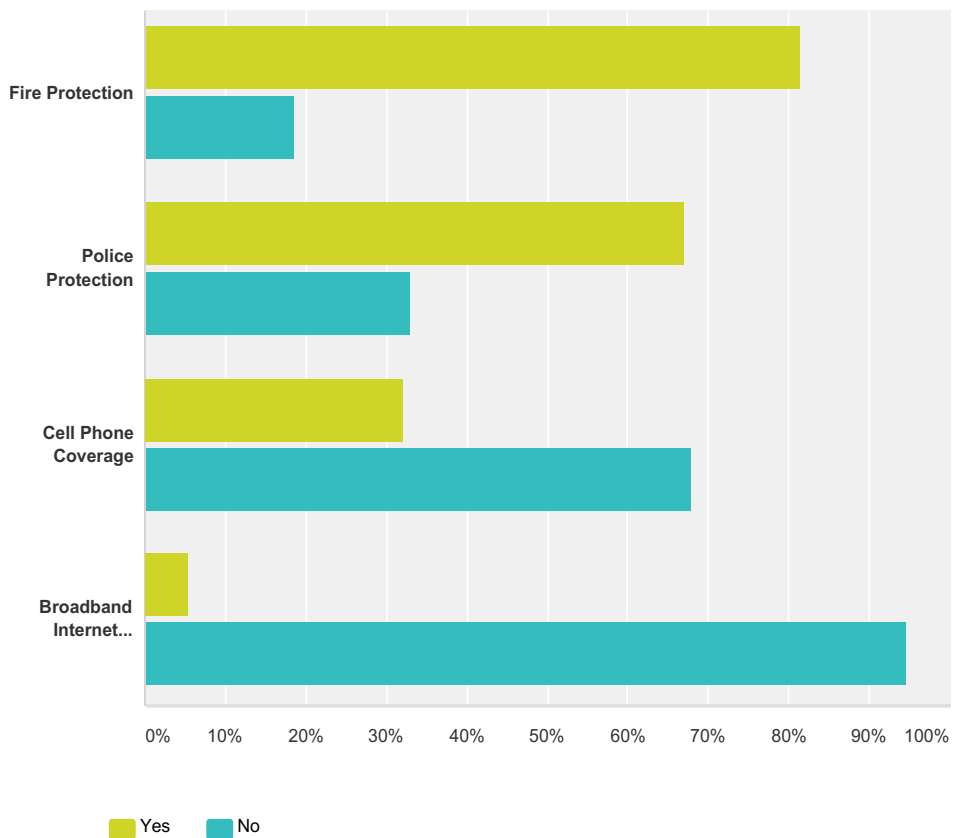
Answered: 139 Skipped: 5



Answer Choices	Responses
No opinion	47.48% 66
No	28.78% 40
Yes	23.74% 33
<b>Total</b>	<b>139</b>

### Q13 Do you feel the Township currently has adequate services for the following?

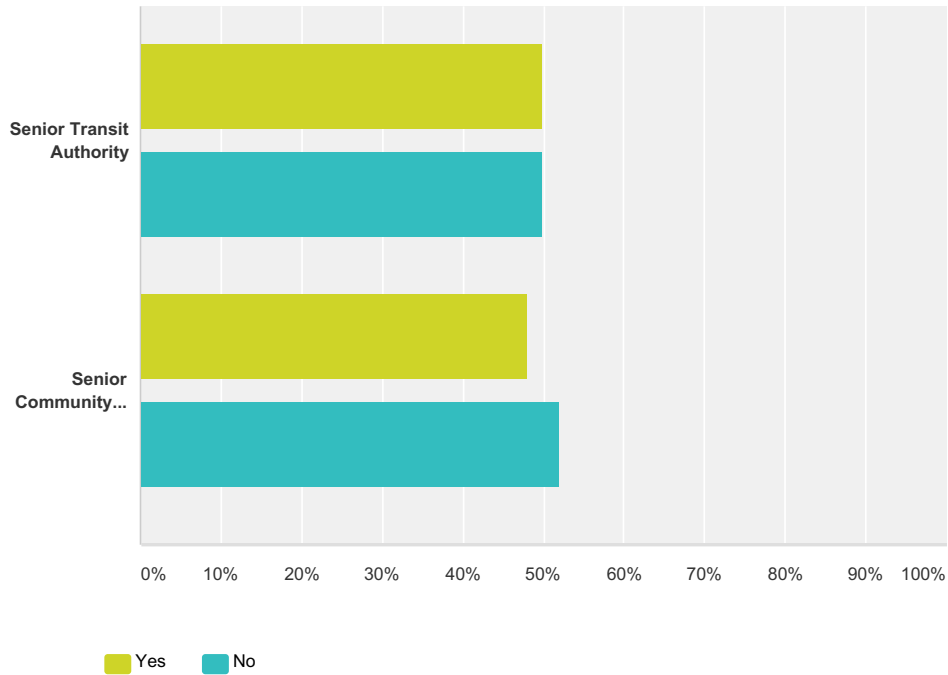
Answered: 136 Skipped: 8



	Yes	No	Total
Fire Protection	81.40% 105	18.60% 24	129
Police Protection	66.92% 87	33.08% 43	130
Cell Phone Coverage	32.09% 43	67.91% 91	134
Broadband Internet Connections	5.38% 7	94.62% 123	130

### Q14 Would you like to see the Township support any of the following?

Answered: 127 Skipped: 17



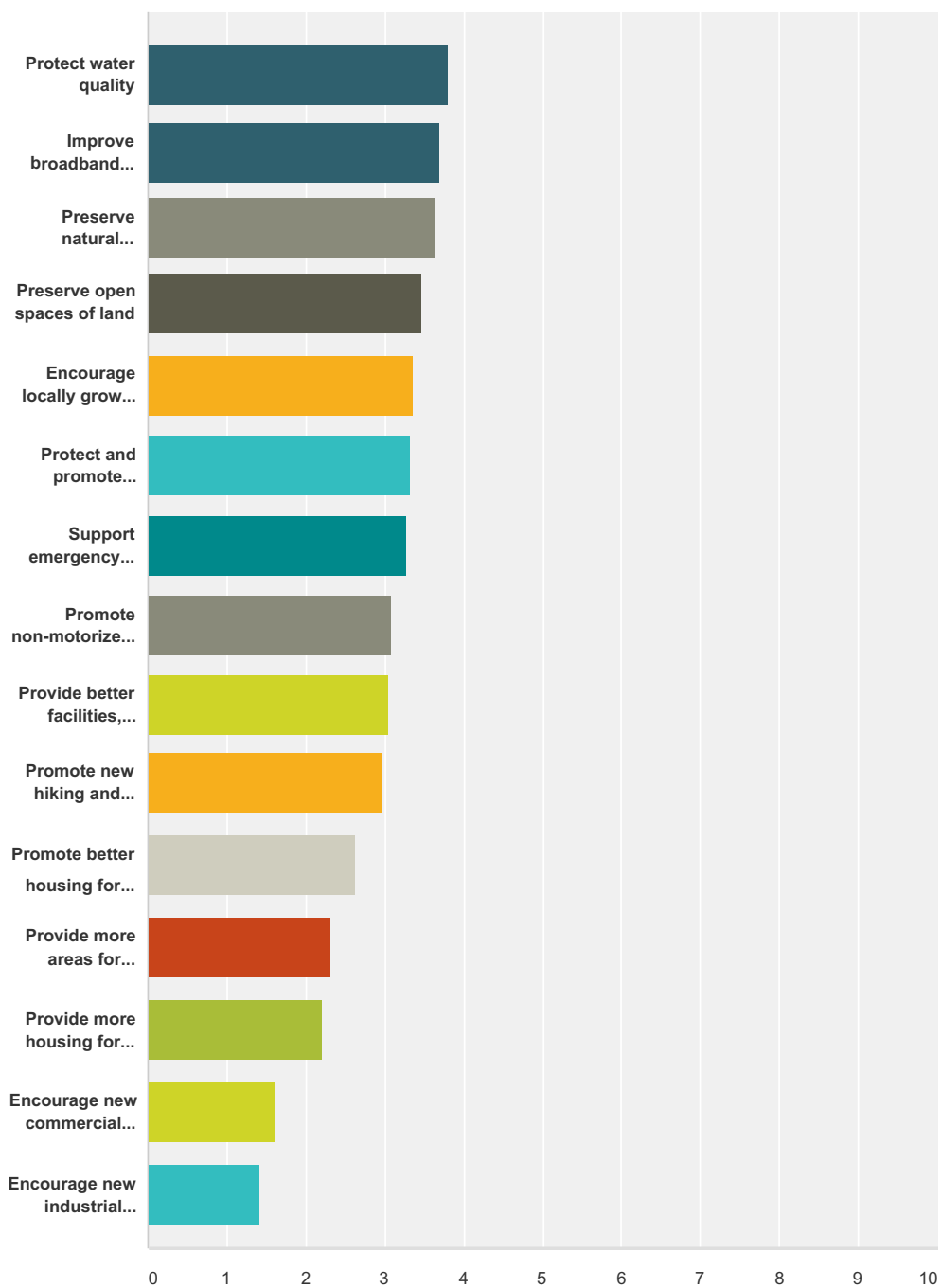
	Yes	No	Total
Senior Transit Authority	50.00% 61	50.00% 61	122
Senior Community Center	47.97% 59	52.03% 64	123

#	Other Senior Center Activities:	Date
1	I don't know if they currently support these. not able to answer	3/4/2016 6:50 AM
2	A deal with Chelsea would be fine.	3/3/2016 10:40 AM
3	Do you mean the one in Chelsea? or add our own? Own township - no Chelsea - yes	2/28/2016 9:12 AM
4	Affordable senior assisted living.	2/25/2016 1:51 PM
5	Seems fine as is	2/23/2016 9:15 PM
6	If you have funds to help seniors stay in their homes and enjoy their lives this is a great thing to do.	2/22/2016 8:41 PM
7	I am in favor of a senior center in principle but would prefer to see the township focus on recreational paths, parks, etc... before committing dollars to a senior center.	2/21/2016 8:50 AM
8	partner with existing providers in Chelsea	2/18/2016 2:56 PM
9	By my yes votes, I mean that Lyndon should support the Senior Center that already exists in Chelsea, and should support the WAVE buses.	2/18/2016 9:18 AM
10	county/chelsea services sufficient	2/17/2016 9:48 AM
11	use the township hall for craft Tuesday and potluckThursday for seniors	2/16/2016 7:02 PM



### Q15 How important should each of the following be to Lyndon Township government?

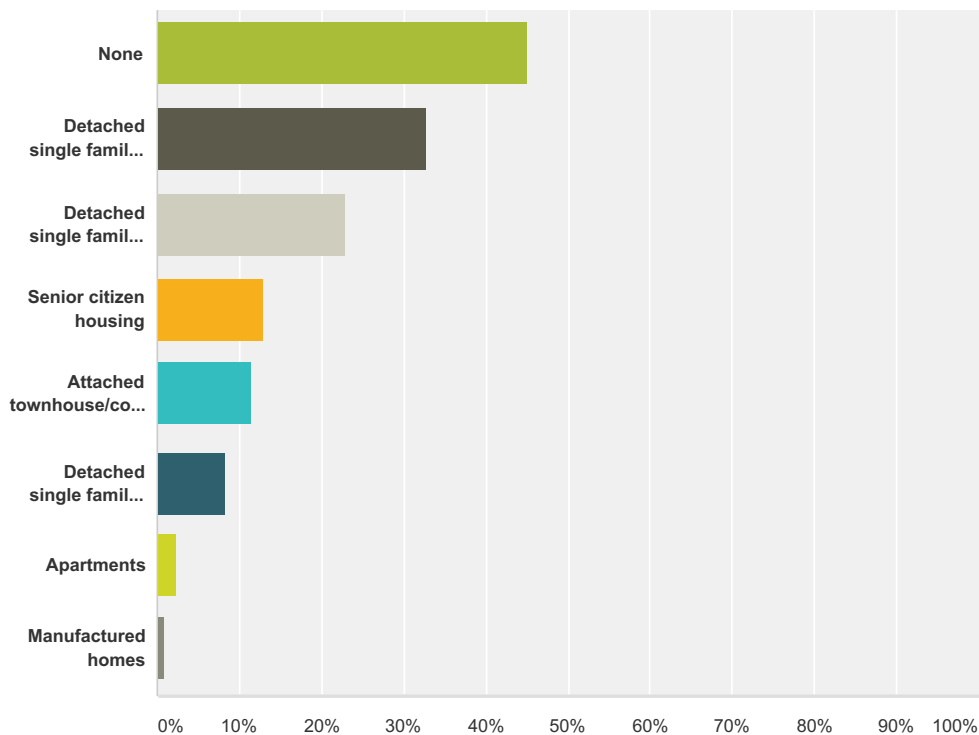
Answered: 139 Skipped: 5



	Not Important	Somewhat Important	Important	Very Important	No Opinion	Total	Weighted Average
Protect water quality	2.19% 3	4.38% 6	5.84% 8	85.40% 117	2.19% 3	137	3.81
Improve broadband internet access	4.35% 6	3.62% 5	16.67% 23	68.84% 95	6.52% 9	138	3.70
Preserve natural features (floodplains, woodlands, etc.)	4.41% 6	5.88% 8	13.97% 19	72.79% 99	2.94% 4	136	3.64
Preserve open spaces of land	5.11% 7	8.03% 11	24.82% 34	59.85% 82	2.19% 3	137	3.46
Encourage locally grown food (farmers' markets, roadside stands, etc.)	5.07% 7	13.04% 18	28.99% 40	47.10% 65	5.80% 8	138	3.36
Protect and promote long-term agricultural operations	4.38% 6	15.33% 21	30.66% 42	44.53% 61	5.11% 7	137	3.31
Support emergency services response time	5.07% 7	13.04% 18	32.61% 45	47.83% 66	1.45% 2	138	3.28
Promote non-motorized transportation and bike path connections within Lyndon Township to regional parks or other recreation opportunities	13.04% 18	13.04% 18	26.81% 37	44.93% 62	2.17% 3	138	3.10
Provide better facilities, equipment, or staffing for emergency services	8.76% 12	20.44% 28	34.31% 47	29.93% 41	6.57% 9	137	3.05
Promote new hiking and biking trails	13.24% 18	18.38% 25	28.68% 39	38.24% 52	1.47% 2	136	2.96
Promote better areas for recreational parking	17.52% 24	30.66% 42	28.47% 39	17.52% 24	5.84% 8	137	2.64
Provide more housing for young families	35.82% 48	27.61% 37	17.91% 24	6.72% 9	11.94% 16	134	2.31
Provide more housing for seniors	36.76% 50	33.09% 45	13.24% 18	5.15% 7	11.76% 16	136	2.22
Encourage new commercial development	64.71% 88	22.79% 31	5.15% 7	2.94% 4	4.41% 6	136	1.60
Encourage new industrial development	75.56% 102	15.56% 21	4.44% 6	0.74% 1	3.70% 5	135	1.41

### Q16 What type of residential development could Lyndon Township use more of? (Check all that apply)

Answered: 131 Skipped: 13



Answer Choices	Responses
None	45.04% 59
Detached single family homes on large lots (2 acre minimum)	32.82% 43
Detached single family homes on large lots (1 acre minimum)	22.90% 30
Senior citizen housing	12.98% 17
Attached townhouse/condominiums	11.45% 15
Detached single family homes on smaller lots in subdivisions	8.40% 11
Apartments	2.29% 3
Manufactured homes	0.76% 1
<b>Total Respondents: 131</b>	

## Q17 If Lyndon Township and the Washtenaw County Road Commission are financially capable of making additional road improvements, which roads and/or intersections are in need of improvement?

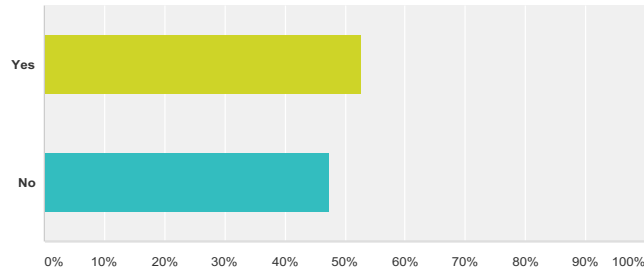
Answered: 79 Skipped: 65

#	Responses	Date
1	I don't travel the township enough to make a recommendation here, though at times the intersection of M52 and N Territorial is a difficult area to navigate safely.	3/10/2016 10:58 AM
2	Improve paving the shoulders for pedestrian and bicycle safety	3/9/2016 8:31 PM
3	Waterloo and M-52	3/9/2016 4:25 PM
4	Joslin Lake Rd needs paving close to North Territorial. I know many neighbors would support this as well.	3/8/2016 8:33 PM
5	1. North Territorial is hard to bike along. I am not sure what improvements would help. 2. Better bike lanes and fixing potholes could attract more bicyclers, improve safety and quality of life. 3. while not a road issue, the cell phone reception is terrible, and cable/satellite options are limited or non existent. Better broadband is a must. 4. re recycling, mentioned in a question below, we bring our recycling and composting back to ann arbor.	3/7/2016 8:39 PM
6	Werkner and M52	3/7/2016 4:09 PM
7	52 an roepke rd	3/5/2016 10:55 PM
8	Roepke Rd.	3/5/2016 12:51 PM
9	Roepke road needs to be paved	3/5/2016 12:49 PM
10	Waterloo Road from McKinley to M52	3/4/2016 10:43 PM
11	Territorial and M52 intersection needs to be closer to a 90 degree angle for safer turns and crossings.	3/4/2016 7:14 PM
12	Pave Roepke Road Right turn lane from N M52 onto Roepke Road	3/4/2016 4:46 PM
13	Werkner / M52 roundabout N. Territorial / M52 roundabout Pave N Fletcher from Dexter/Chelsea to Old US 12 Pave the rest of Trinkle from CHS to N Fletcher	3/4/2016 12:29 PM
14	the roads I mentioned already	3/3/2016 2:52 PM
15	More grading of gravel roads and adding more gravel.	3/3/2016 10:42 AM
16	In this day and age there is no reason for so many dirt roads. Please please pour asphalt on bloody Boyce road. It is such a busy road and we do not see any reason why it has to be a dirt road full of potholes and large gravel that ruins our vehicles. It's a shame	3/3/2016 10:15 AM
17	Joslin Lake rd. Traffic is increasing greatly on this road and the road conditions are getting worse and worse.	3/3/2016 10:04 AM
18	M-52/Hadley-Stofer	3/3/2016 9:45 AM
19	All back roads that are dirt! Need some kind of paving material instead of dirt that doesn't need scraping all the time!	3/2/2016 7:16 AM
20	Quality and longevity	3/1/2016 8:12 PM
21	M-52 past Waterloo and before N. Territorial	3/1/2016 3:20 PM
22	Werkner & M-52	3/1/2016 3:03 PM
23	The roundabout planned for Werkner/M-52 needs an M-52 southbound bypass lane to minimize back ups caused by morning traffic from Werkner. M-52 will come to a dead stop if there is no bypass, well planned and designed.	2/29/2016 5:24 PM
24	none	2/28/2016 11:50 AM
25	Lighting at Waterloo Road and M-52. Not a blinker or stop light but lighting so you can see the intersection at night.	2/28/2016 9:17 AM
26	Roepke Road needs to be paved.	2/27/2016 2:56 PM
27	Pave roepke?	2/27/2016 1:43 PM

28	Werner/52	2/27/2016 8:44 AM
29	Waterloo, between M-52 & Werkner	2/27/2016 8:39 AM
30	Waterloo Rd at M-52 - visibility poor, Waterloo Rd. Round about at Werkner and M-52 is not allowing enough space for the amount of truck traffic. A round about the same size as the one at Geddes Rd is a complete joke!	2/26/2016 5:49 PM
31	werkner and 52 waterloo and 52 - parking for sledding hill and hiking	2/26/2016 4:35 PM
32	Territorial	2/26/2016 3:13 PM
33	ROEPKE ROAD	2/26/2016 2:28 PM
34	Just keep the potholes filled, and 'washboard' type roads treated with gravel and grating like they do currently.	2/26/2016 2:01 PM
35	Roepke & M-52	2/26/2016 1:55 PM
36	Time of day traffic signal at M52 and Werner. Roundabout too difficult for some people to understand. Some that pull onto M52 from Werkner drive like they are on drugs. I have to hit the brakes weekly because of idiot drivers pulling out right in front of me.	2/26/2016 1:41 PM
37	M-52 and Waterloo	2/26/2016 8:56 AM
38	Linguane Rd. at Waterloo (close the East fork onto Waterloo Rd. for safety.)	2/25/2016 1:29 PM
39	Roe Rd, Cassidy Rd, Beeman Rd, Osius Rd	2/25/2016 9:39 AM
40	Waterloo between 52 and N. Territorial Portions of Roe and Busch are often extremely rough	2/24/2016 9:30 PM
41	M52 intersections	2/24/2016 6:36 PM
42	I would like to see more frequent grading of all the dirt roads.	2/24/2016 3:07 PM
43	Heavy-use gravel roads. Most other roads are kept in reasonable shape. Keep up the good work! Please, please avoid use of round-abouts.	2/24/2016 11:22 AM
44	M-52/Boyce rd. poor marked road identification. Sight line improvement. Intersection should be marked as no passing zones.	2/24/2016 10:17 AM
45	waterloo rd pavement surface needs replacement - not continued repair. Anytime a road is resurfaced bike lanes should be added or shoulders made wider. When 52 was resurfaced, shoulder was left as is - understand material cost is an issue but adding a couple feet to each shoulder while the equipment was there would have been cost effective and fantastic.	2/24/2016 7:51 AM
46	Joslin Lake Rd. and North Territorial Looking forward to the traffic Circle at M-52 and Werkner	2/23/2016 9:21 PM
47	Not m52 and Werkner Rd	2/22/2016 10:24 PM
48	All dirt roads	2/21/2016 8:12 PM
49	M-52 Werkner	2/21/2016 1:30 PM
50	Continue to maintain Roepke road due to the volume of traffic and Consumers Energy trucks.	2/21/2016 8:55 AM
51	M52 and Clarks Lake Rd, M52 and Waterloo	2/20/2016 4:00 PM
52	Werkner and 52	2/20/2016 10:52 AM
53	Roepke Rd. Between M-52 all the way to Pinckney area	2/20/2016 10:43 AM
54	North Territorial - widen for bicycles Hadley - widen for bicycles	2/20/2016 10:34 AM
55	Pave Roepke Road	2/19/2016 5:15 PM
56	m52 and Waterloo	2/19/2016 12:46 PM
57	pave balance of island lake to werkner	2/19/2016 9:29 AM
58	Waterloo and M-52 intersection.	2/18/2016 8:00 PM
59	All roads need to be maintained; improvement (paving, widening) not really needed. Fix bridges at risk of falling down.	2/18/2016 2:57 PM
60	52/Werkner Also, need to survey roadsides for trees/limbs in danger of falling. And, a plan to replace lost trees along roadsides is important, so that future generations can enjoy the beauty provided to us today by those who came before	2/18/2016 9:26 AM
61	Island Lake dirt	2/17/2016 9:25 PM
62	I don't have strong feelings on the roads because the roads I travel most are in good condition. I think a roundabout at Werkner and M52 is a good idea though.	2/17/2016 6:50 PM
63	Wild goose lake rd.	2/17/2016 6:09 PM
64	M-52 is already starting to deteriorate after the recent paving job. Also, the SB-52 to WB Waterloo intersection needs to have a better road cut.	2/17/2016 3:18 PM
65	Roepke Road off of M-52 (entrance)	2/17/2016 1:01 PM
66	Commuter lot at 52 & N Territorial	2/17/2016 12:05 PM
67	Werkner and 52 intersection	2/17/2016 11:06 AM
68	M52-Werkner needs roundabout (is that a state decision?)	2/17/2016 9:52 AM
69	Roepke rd	2/17/2016 4:18 AM
70	What needs improvement is the posting of speed limit signs! Where are the speed limit signs along M-52???? Just by Vogel's and then not again until Stockbridge!!	2/16/2016 9:19 PM
71	Werkner and 52 (perhaps this is pending).	2/16/2016 8:53 PM
72	Pave Boyce and Beeman from M52 to Waterloo Rd. Straighten the dangerous curve on Roe road between Greystone and Cassidy and the curve at the bottom of the hill just west of M52.	2/16/2016 7:46 PM
73	No opinion..	2/16/2016 4:23 PM
74	Waterloo Rd. Between Werkner and M52	2/16/2016 3:01 PM
75	Boyce Road west of M52 and Beeman due to high traffic.	2/16/2016 2:42 PM
76	I think roads in the township are in good condition. Would like to see more enforcement of speed limits.	2/16/2016 2:38 PM
77	Beeman rd, other roads	2/16/2016 1:54 PM
78	I think the roads are great at this time.	2/16/2016 1:11 PM
79	Guinan road drainage and Bush road bypass improvement.	2/11/2016 3:19 PM

**Q18 Would you support special assessments, bonding or other means to improve roads and bridges within the Township?**

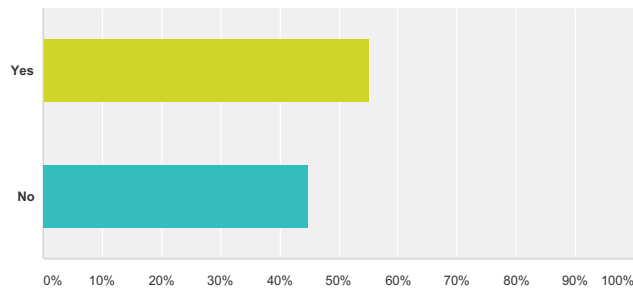
Answered: 135 Skipped: 9



Answer Choices	Responses	
Yes	52.59%	71
No	47.41%	64
<b>Total</b>		<b>135</b>

**Q19 Would you support a millage to pay for recreation activities in Lyndon Township?**

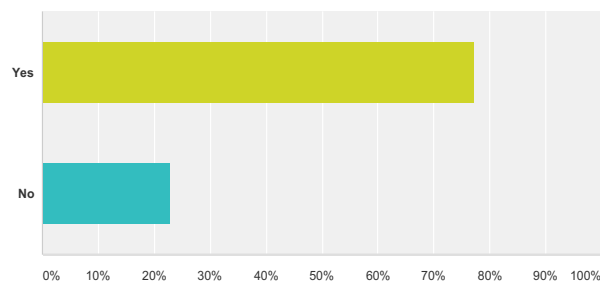
Answered: 136 Skipped: 8



Answer Choices	Responses	
Yes	55.15%	75
No	44.85%	61
<b>Total Respondents: 136</b>		

**Q20 Would you support a millage to pay for broadband internet infrastructure in Lyndon Township?**

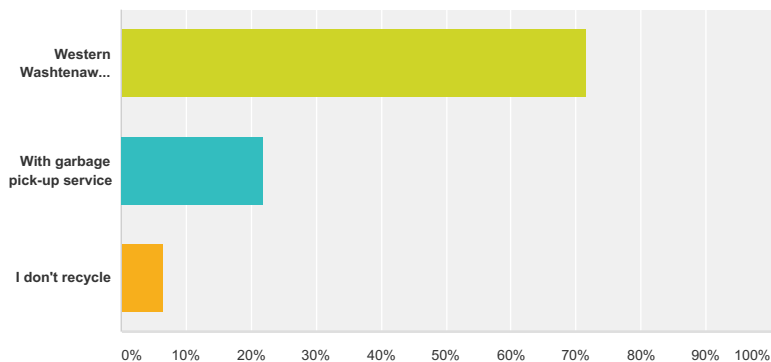
Answered: 136 Skipped: 8



Answer Choices	Responses	
Yes	77.21%	105
No	22.79%	31
<b>Total</b>		<b>136</b>

### Q21 How do you recycle?

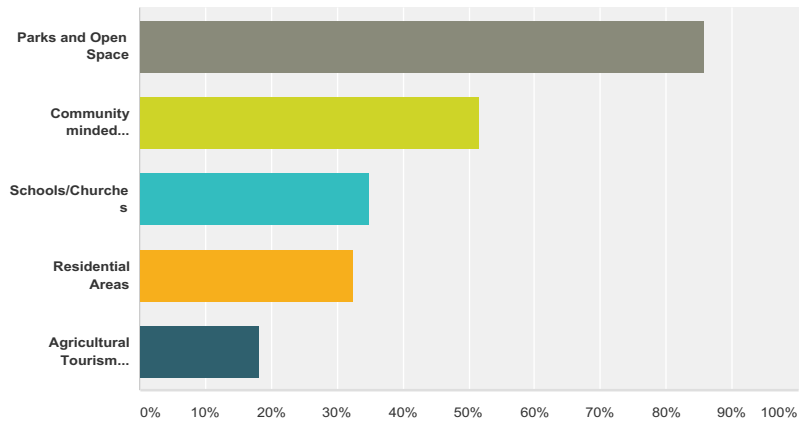
Answered: 137 Skipped: 7



Answer Choices	Responses
Western Washtenaw Recycling Authority (WWRA)	71.53% 98
With garbage pick-up service	21.90% 30
I don't recycle	6.57% 9
<b>Total</b>	<b>137</b>

### Q22 What do you like of living in Lyndon Township? (Check all that apply)

Answered: 126 Skipped: 18



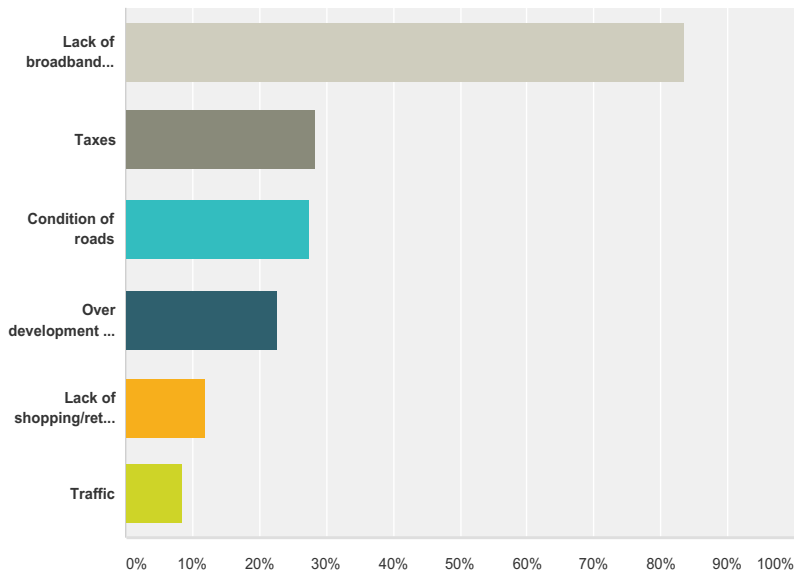
Answer Choices	Responses
Parks and Open Space	85.71% 108
Community minded neighbors	51.59% 65
Schools/Churches	34.92% 44
Residential Areas	32.54% 41
Agricultural Tourism Opportunities	18.25% 23
<b>Total Respondents: 126</b>	

#	Other (please specify)	Date
1	LAKES!	3/9/2016 8:34 PM
2	Living on water	3/9/2016 4:26 PM
3	Laid back quite atmosphere. Lots of recreational oppertunites.	3/3/2016 10:47 AM
4	The vast woods kept wild. More access (Trails) are needed so that folks can enjoy. Well designed trails to maximize views and enjoyable routes.	2/29/2016 5:27 PM
5	I do not like increase in residential areas. the ones here already are fine.	2/28/2016 11:52 AM
6	I like that lyndon is not commercially/industrially developed but that is close to Chelsea so that I can get everything I need. My home and neighborhood is the most peaceful place I've ever been so I am against development of any kind. We just moved here from Ann Arbor and I could never go back. i love it here just the way it is!	2/27/2016 7:03 PM
7	Island Lake and the proximity to other lakes. Also being close to Chelsea.	2/26/2016 2:04 PM
8	Just ended up here. Regret it now. High taxes for nothing.	2/26/2016 1:42 PM
9	State land, nature	2/25/2016 9:41 AM
10	Sandhill cranes should be encouraged more and draw tourists.	2/22/2016 10:27 PM
11	We truly appreciate our cottage and the respite it provides from our hectic lives	2/22/2016 8:44 PM
12	I do not live in Lyndon Township.	2/20/2016 10:46 PM
13	Proximity to Chelsea	2/20/2016 4:02 PM
14	I am young professional who purchased a home there because I think living out in the country and would appreciate LESS government. Leave us alone. STOP TAXES US to death -- even when packaged in BS like "preserving open spaces." No milages!	2/20/2016 10:57 AM
15	lakes - clean	2/20/2016 10:35 AM
16	We like the rural character of the township.	2/20/2016 8:45 AM
17	Small Government!	2/20/2016 8:17 AM
18	Lake Living	2/19/2016 9:31 AM
19	The blend of residential and agricultural--it's good to have some sort of connection to those who help to feed us. The extreme natural beauty--we are so lucky to live in such beautiful surroundings!	2/18/2016 9:32 AM
20	Lack of cookie-cutter neighborhoods, lack of strip malls, lack of industrial plazas. Lyndon is nice and open and rural and should stay that way.	2/16/2016 9:20 PM
21	Open space and wildlife.	2/16/2016 7:49 PM
22	rural aspect	2/16/2016 5:34 PM
23	Open countryside.	2/16/2016 4:58 PM



### Q23 What do you dislike of living in Lyndon Township? (Check all that apply)

Answered: 127 Skipped: 17



Answer Choices	Responses
Lack of broadband internet access	83.46% 106
Taxes	28.35% 36
Condition of roads	27.56% 35
Over development and loss of open space	22.83% 29
Lack of shopping/retail services	11.81% 15
Traffic	8.66% 11
<b>Total Respondents: 127</b>	

#	Other (please specify)	Date
1	Concern about possible mine at M52/N. Territorial	3/9/2016 8:34 PM
2	In our home we have no cell phone reception and very little options for cable television. In order to make or receive cell phone calls we had to install a cell phone extender.	3/8/2016 8:37 PM
3	lack of cell phone coverage.	3/7/2016 8:41 PM
4	We cannot stress how much we need another option for internet. The only choices are slow , limited , and costly. Please find a way to get cable to ALL of Lyndon Township.	3/4/2016 7:18 PM
5	neighbors moving to the country who demand city like living without regard to the family living, elderly population, financial resources for long time families, and farm operations. To be left alone by the township and neighbors who move to the country and should have stayed in the city.	3/4/2016 6:56 AM
6	Gas lines. Speed on roads. Gravel yards. Oil lines. Poor power service.	3/3/2016 11:23 AM
7	Again the lack of broadband services is the BIGGEST single downside of living West end of the township. Otherwise I have no complaints. With prevalent use of computers in all grades of school now HIGH SPEED broadband internet service is necessary. With two children in the Chelsea school district and one more that will in a few years, this need is only going to grow. High Speed internet will also attract more people to the township.	3/3/2016 10:47 AM
8	In this day and age it is astounding that I have come to a point in our lives that we are considering selling our Lyndon house because there is no good broadband internet. It is a shame that we have been pushed out of our home due to such a basic yet important thing called the Internet.	3/3/2016 10:17 AM
9	lack of quality restaurants	3/3/2016 9:47 AM
10	*Taxes - Taxes heavily outweigh the services provided. I'm fine with a high tax if services provided were comparable to the cost.	3/1/2016 3:29 PM
11	Not having access to broadband internet has a harmful impact on most in our township. Students in our local schools, employees working from home and homeowners taking care of monthly bills are all impacted by the lack of good internet. It's time to fix this problem. It's necessary to everyday living. It's like living in rural area and not having a car to drive to work.	3/1/2016 3:08 PM

12	I can live with the little problems. Taxes are oppressive. They are truly a hardship twice a year.	2/29/2016 5:27 PM
13	Lack of police service	2/27/2016 1:44 PM
14	the lack of internet capabilities is strikingly absent for a populace with as many well-educated citizens, many of whom require access to perform their professional or volunteer duties	2/26/2016 4:37 PM
15	There is a huge need for broadband internet access. Only satellite is available on Joslin Lake and it is inadequate for today's needs.	2/26/2016 1:50 PM
16	Broadband should be a number one priority	2/26/2016 8:57 AM
17	There's not good cell service in most areas on N. Territorial rd also.	2/25/2016 9:41 AM
18	Gravel pits & gravel trucks	2/24/2016 11:23 AM
19	Traffic speeds and passing on M52 - unsafe. Lack of coordinated neighborhood watch. Poaching	2/24/2016 7:53 AM
20	We will move in a few years if no broadband internet access is brought to the township	2/22/2016 2:24 PM
21	INTERNET!!!	2/21/2016 1:30 PM
22	It seems as if the mine is not happening but that type of infringement on the recreational and natural resources of the township (not to mention the negative consequences forced in residents) goes against the reason most people live in our township.	2/21/2016 9:00 AM
23	I do not live in Lyndon Township.	2/20/2016 10:46 PM
24	Poor cellular signal	2/20/2016 4:02 PM
25	see above. This survey will be used as a sanction to get more money out of taxpayers. If we wanted a big government Nanny, we'd like in Ann Arbor or Dexter.	2/20/2016 10:57 AM
26	Home Depot or Lowes in Chelsea would be nice	2/20/2016 10:35 AM
27	I have money confiscated from me to fund the dumb ass Progressive poicies of Washtenaw County.	2/20/2016 8:17 AM
28	No high speed internet with unlimited data	2/19/2016 5:17 PM
29	Township leadership is not in sync with desires of residents	2/18/2016 2:58 PM
30	Would like our township government to be more transparent, and less of an "old boys" network/club. More welcoming to constituents. More inclusive.	2/18/2016 9:32 AM
31	that we are in Washtenaw County and we are not in the Chelsea School District. Our road has bus service to the school system but not as far down but some on the lake (further out) are within the district.	2/17/2016 1:03 PM
32	over government control	2/17/2016 10:51 AM
33	NEED BROADBAND	2/16/2016 5:34 PM
34	Lack of information on crime.	2/16/2016 4:58 PM
35	Neighbors shooting guns for target practice on a regular basis. Would like to see a limit on this and maybe a range on public land for this purpose.	2/16/2016 2:45 PM
36	The only thing I would update about Lyndon Twp is better internet. Everything else can stay the same because it is a great place to live as it is.	2/16/2016 1:13 PM
37	Poor cellphone reception.	2/11/2016 3:22 PM

## Q24 Are there specific areas of concern that you have about the Township that should be addressed?

Answered: 82 Skipped: 62

#	Responses	Date
1	The biggest issue that needs to be addressed is the lack of broadband access in the township.	3/10/2016 11:00 AM
2	See previous concerns about possible mine/ would like more internet	3/9/2016 8:34 PM
3	Paving of Joslin Lake Rd, increase in cell phone reception and options for cable television. Extending police force to the more rural areas.	3/8/2016 8:42 PM
4	1. we would support a millage for broadband coverage, Many others would too. 2. Cell phone reception is terrible. Please do what you can to improve it. 3. Lyndon Twp is a lovely place to live.	3/7/2016 8:42 PM
5	no	3/7/2016 4:10 PM
6	Run down houses	3/5/2016 10:57 PM
7	enforce zoning, don't let developers do flag lots and other high-density "cheats"	3/5/2016 12:55 PM
8	Development needs to be well thought out. I see the space on the western shore of Joslin lake has been a 8 year project an not one lot has sold. A great space was destroyed and it's now just an empty subdivision.	3/5/2016 12:52 PM
9	Cable and internet options should include what other communities are offered with comparable prices. We now pay well over \$250 per month for these services and pay more if we actually use a fraction of what others in the surrounding communities use. Most pay half or less than our cost and get bundled services with no limits on use. Tv is a dish or nothing while internet is extreme cost for limited and poor service! It is sad that I can look down and across the street at house's a stones throw away that have these service options. We have tried for over a decade to get cable tv and internet with no success.	3/4/2016 7:36 PM
10	Frustration with Internet capabilities/cost to provide and meet education standards with local school districts/and to complete homework for college courses as well without having to travel to the local library. Its sad when you drive by towers and can't get service especially at a reasonable cost.	3/4/2016 6:59 AM
11	HIGH TAXES. OVER TAXED NOW.	3/3/2016 11:24 AM
12	High Speed Internet!	3/3/2016 10:47 AM
13	Please provide uncapped broadband internet! With so much being done online you will only see property values decline and people being more reluctant to move here because Lyndon does not provide any good cable broadband options. Please provide uncapped broadband. Please provide uncapped broadband. Please provide uncapped broadband. Please provide uncapped broadband. Please provide uncapped broadband.	3/3/2016 10:19 AM
14	Cell phone reception, Internet and cable access and paving Joslin lake road.	3/3/2016 10:05 AM
15	Need much better computer service!	3/2/2016 7:19 AM
16	Internet access is a must, school and work	3/1/2016 8:14 PM
17	The biggest concern I have is the lack of internet availability. I have DSL but AT&T isn't interested in maintenance so the DSL is often as slow as dial-up or worse, at a dead stop! Cellular phone service here is poor as well (Verizon). We live just off Waterloo and M-52. I love our home and location but the lack of good phone service and reliable internet has a negative impact on daily living. I know of two home sales that fell through because internet isn't reliable here. Please make phone and internet a priority!	3/1/2016 3:14 PM
18	Lack of high speed affordable broadband is a huge concern. Emergency response time is a concern.	3/1/2016 1:18 PM
19	The need of better broadband access for the education of our children.	2/29/2016 7:10 PM
20	The area that has been saved from the mining plan can be turned into a marvelous park together with the other surrounding parks. Trails should be designed to showcase the best of what is there. It is truly a treasure and should be carefully developed for the enjoyment of citizens. Tourists are certain to come to see our beautiful parks.	2/29/2016 5:29 PM
21	No	2/29/2016 9:15 AM
22	This survey sounds like the township thinks increasing its headcounts and business populations is a good thing. The good thing about Lyndon Township is its low population and few business developments. Keep Lyndon Township as it is and maintain its valuable swamps, bogs, fens, woods, lakes, streams, nature areas. This township provides a valuable resource to the county by maintaining a rural and natural environment.	2/28/2016 11:55 AM
23	We need smaller affordable homes for either singles, young families or seniors who can't or don't need 2000sq or more space. What about pocket neighborhoods, cottage style housing that is meant to encourage community interactions.	2/28/2016 9:26 AM
24	Its lakes all have swimmers itch in them!!! There are ways to alleviate that. Another biggy is the lack of enforcement of the blight ordinance. Many homes have junk cars, garbage around them and nothing is done. I also wish we had a fireworks ordinance that prohibited all commercial grade fireworks except for on the 4th of July.	2/27/2016 3:00 PM

25	Please review policy concerning lack of police contract. It is often like the wild west out here	2/27/2016 1:46 PM
26	Fair taxes based on experienced, truthful & sound sales study's	2/27/2016 8:42 AM
27	I narrow tax base requires stringent prioritization of twp needs - Broadband access is the highest and preservation of the green spaces makes increasing taxes difficult but unfortunately necessary.	2/26/2016 4:39 PM
28	Deny the mine	2/26/2016 4:37 PM
29	Fear that the minimum lot area will decrease from the 2 acre minimum	2/26/2016 3:17 PM
30	A cable provider as an alternative for tv signal would be a great asset to the township. Small pockets now have cable but it would be nice if everyone could participate.	2/26/2016 2:24 PM
31	We are very happy residing part time and enjoying the Township as it currently is. That is the main reason we decided to buy our cottage there. We can't think of very many changes that would make it better...as you can tell by our survey answers. Chelsea has much to offer and is only a short distance away.	2/26/2016 2:04 PM
32	Build more sense of neighborhoods, township identity.	2/26/2016 1:56 PM
33	Please address broadband internet access! The township is so far behind the times when it comes to dealing with this issue. The fact that we can't even get DSL is archaic.	2/26/2016 1:53 PM
34	Provide value for taxes. Not feel good crap.	2/26/2016 1:43 PM
35	Somehow update/build township hall	2/26/2016 8:58 AM
36	The lack of choices for utilities, such as internet, cable/tv, phone, etc.	2/25/2016 9:42 AM
37	Changes to zoning regs which impair use of property	2/25/2016 9:03 AM
38	We're in a 'dead' zone right now for internet service and cell service so Broadband or another cell tower near Beeman or Roe/Waterloo would benefit many people.	2/24/2016 9:32 PM
39	I would like to see a continued effort to explore all avenues to keep a sand and gravel mining operation out of Lyndon Township.	2/24/2016 3:07 PM
40	No	2/24/2016 11:23 AM
41	Cell phone towers and broadband internet are so vital to the people of the community and values of our homes.	2/24/2016 11:22 AM
42	Internet access needs to be improved. Try and bring cable providers to area so options can be expanded. Current situation penalizes many Lyndon Township residents in terms of access, data usage and costs.	2/24/2016 10:19 AM
43	See comments in #23. Township does not need a fancy township hall. \$\$ is better spent on other infrastructure not an office building. Keep it old and historic like the township. encourage neighbors to communicate for neighborhood safety - website? group text? etc. great for power outages, rural theft, lost animals, mysterious vehicles, trespass, etc.	2/24/2016 7:57 AM
44	Nope	2/23/2016 9:22 PM
45	Improving broadband internet is my most important concern. I would gladly pay for a millage to improve broadband internet access.	2/23/2016 10:31 AM
46	Maintain and improve the parks and protect the water supply, lakes and streams. This is vital.	2/22/2016 8:45 PM
47	Broadband internet access is a must for us to remain in the township	2/22/2016 2:24 PM
48	No	2/21/2016 8:13 PM
49	When will the mine be officially denied and communicated to the community?	2/21/2016 9:01 AM
50	No	2/20/2016 10:46 PM
51	High speed internet access	2/20/2016 4:02 PM
52	Only what has already been stated about roads and broadband connection. Also speeds on rural roads People fly around here without regard to children or animals.	2/20/2016 10:45 AM
53	fire response - the new Dexter fire station is a great addition to Dexter township - how about Lyndon	2/20/2016 10:36 AM
54	Most of the things discussed in this survey are not the responsibility of local government. Most of these lead to further government intrusion, higher taxes and erosion of property rights.	2/20/2016 8:21 AM
55	The fairness of the Assessor and her ability to do her job. NO MINE.	2/19/2016 5:18 PM
56	approving eye sores in more dense areas like around lakes	2/19/2016 9:36 AM
57	I don not want a millage for CAFA. This is a rural area and we don't need an expensive fire department.	2/18/2016 8:02 PM
58	Our township government is widely perceived as lacking sophistication and knowledge regarding current land use management issues and trends. Input from residents who have moved to the area in the last 30 years is generally ignored. Planning Commission members would benefit from additional training Agricultural uses should be supported Ordinances that protect natural resources (stream and wetland setbacks, enforcement of erosion control statutes) should be considered	2/18/2016 2:59 PM
59	Please see my comment in #23.	2/18/2016 9:32 AM
60	Private property that has turned into dumping ground. Hoarding hazards need to be cleaned up and avoided in the future. Is everyone held to same rules and regulations?	2/17/2016 10:41 PM
61	Continue to address the legislation that removed the power of local government. Otherwise, we will be dealing with a new mine situation. Thanks!	2/17/2016 6:53 PM

62	Improved Internet Broadband access. I work from home requiring high data plans that are currently expensive.	2/17/2016 6:41 PM
63	The 2 acre minimum lot size and road frontage county requirement (driveways) are a hindrance to property tax dollars that could be culled to finance many of the improvements noted in your survey. There would be a gradual influx of population...nothing that would overwhelm the township. I understand the mission statement/charter verbage..I think changing those build requirements will not diminish the stated intent of the charter statement.	2/17/2016 6:24 PM
64	Lyndon park North bike trails	2/17/2016 6:01 PM
65	Watch your property assessments. Mine seems very high and the effect will be less development	2/17/2016 3:20 PM
66	The school system and how it's determined (in Washtenaw County) where your kids go to school and can utilize the bus system.	2/17/2016 1:04 PM
67	I do not know if the township has any input in school boundries but I find it odd that the northern boundry follows the county line except for Hadley/Goodband Road which is in Stockbridge Schools. We are in Washtenaw Co, Chelsea phones, all of our shopping, doctors, etc is into Chelsea but the kids go to Stockbridge Schools. This should be changed.	2/17/2016 12:10 PM
68	Still worried about the possibility of a sand mining project coming in.	2/17/2016 11:10 AM
69	not really	2/17/2016 9:53 AM
70	Fire safety is of concern. Took 20inutes for fire response and house was a loss. Also concerned about briadband limitations to satellite or cell wifi	2/17/2016 4:20 AM
71	Yes. Leave the township hall where it is on North Territorial Road and sell the township-owned property on M-52 to the local residents to use for agricultural purposes. Keep construction to a minimum!!!	2/16/2016 9:21 PM
72	Lyndon's greatest draw to residents and visitors is the open space, natural areas, parks, and recreational opportunities. These should be protected and promoted. Shopping and other amenities are close enough without needing to be developed within the township.	2/16/2016 8:57 PM
73	Creating a Township Land Conservancy. Buying development rights to preserve open space.	2/16/2016 7:52 PM
74	the roads are fine - I do not understand where those questions come from unless you want to add a bike lane for waterloo road	2/16/2016 7:06 PM
75	I think you covered the problem with Lack of broadband internet access. Mobile broadband internet access is too expensive! We have been talking about this for years. Please act on something. Thank you.	2/16/2016 5:39 PM
76	Broadband	2/16/2016 5:34 PM
77	I would like to see more resident involvement at the township meetings. Basically the only time people will show up is when something or some one will cost them MONEY. The rest of the time, most people don't give a damn what happens in the township.	2/16/2016 3:08 PM
78	A lack of an emergency notification system. We do not have sirens and must rely on Nixle or weather radios which do not really meet our needs.	2/16/2016 2:48 PM
79	The biggest issue we have and that my neighbors all talk about is lack of internet connectivity options that are affordable and that work. I am concerned about the traffic speed and motorcycle traffic on N. Territorial.	2/16/2016 2:40 PM
80	I hope that there is not too much new housing development planned.	2/16/2016 1:14 PM
81	Deny the Mine!!!	2/15/2016 5:04 PM
82	The township board is doing a great job being proactive and supplying friendly helpful services. Thank you.	2/11/2016 3:27 PM

## Q25 Is there anything else you would like us to consider?

Answered: 48 Skipped: 96

#	Responses	Date
1	No	3/10/2016 11:00 AM
2	no	3/7/2016 4:11 PM
3	No	3/5/2016 10:57 PM
4	Please pave Roepke Road, and clean up/fine people that have hoarder mentality and junk laying all around (Corser family).	3/5/2016 12:53 PM
5	Cable internet options within the Township for affordable prices without limits of checking email once per week or pay more. I would imagine this survey has put me over on bandwidth and added another \$15 to my bill. Thank God it resets in a few days.	3/4/2016 7:40 PM
6	Surveying patients who do not have internet.../emails.... - not everyone in this township even has a high school education... Using other police departments in nearby jurisdictions to respond immediately when calls vs waiting for someone to come from Brighton or the other side of the county...	3/4/2016 7:02 AM
7	Stop Wasting TAXPAYER MONEY.	3/3/2016 11:25 AM
8	Nope	3/3/2016 10:47 AM
9	Please get companies to invest in broadband services to all homes in Lyndon!	3/3/2016 10:20 AM
10	Lowering taxes!	3/2/2016 7:19 AM
11	Internet access, and strengthening the cell phone service	3/1/2016 8:15 PM
12	-Properly designed M-52/Werkner roundabout. This can be a very good thing if done right: a good design with a southbound bypass on M-52. -Parks should always be a priority. It is the number one reason people chose to move to Lyndon Township, we need to not just preserve, but carefully develop so that all citizens can enjoy and see our treasures. -(Also, poison ivy is an issue on trails.)	2/29/2016 5:32 PM
13	No	2/29/2016 9:16 AM
14	Please let us know about the following.... Besides filling out this survey, how else can the residents become involved in working on the 2016 master plan update? When will the survey close? Will there be meetings for public to attend? How will the township keep residents informed?	2/28/2016 11:59 AM
15	Just a compliment- staff at the Hall are so friendly and professional. It is always a pleasure to deal with any of them- especially the treasurer.	2/27/2016 3:01 PM
16	Consider police contract with washtenaw county sheriff state police coverage not adequate	2/27/2016 1:49 PM
17	Better dirt road conditions based on our continuously higher taxes.	2/27/2016 8:44 AM
18	2016 and I can't get WiFi at my home. Really?	2/26/2016 2:29 PM
19	Not at this time.	2/26/2016 2:05 PM
20	We should treasure neighbors.	2/26/2016 1:57 PM
21	Limit agricultural and residential fertilizer runoff into the lakes.	2/26/2016 1:54 PM
22	Natural Resources and Broadband!!! Thank you	2/25/2016 4:04 PM
23	Making sure the dirt roads are better maintained	2/25/2016 9:43 AM
24	The paved section of Waterloo between 52 and Waterloo village is used by the AA bike clubs frequently. W/O a bike lane, this is often very dangerous especially when the bikers often ride three across and are not seen until the car tops a hill or rounds a curve. I know adding a bike lane would be expensive but widening the shoulder would help. One of these days.....	2/24/2016 9:35 PM
25	No	2/24/2016 11:23 AM
26	see #24 Keep it simple.	2/24/2016 7:58 AM

27	Snow removal (county) and power outages are probably my greatest concerns.	2/23/2016 9:28 PM
28	Moving on bringing broadband internet access quickly - several of us in the township with school age children who are at a disadvantage due to the lack of broadband internet access.	2/22/2016 2:25 PM
29	No	2/21/2016 8:13 PM
30	Please focus on making / keeping Lyndon Township a recreational /nature destination for its residents and tourists.	2/21/2016 9:03 AM
31	The Waterloo Trail and other outdoor activities are what make Lyndon Township special. They need to be the focus point of master planning as the housing and commercial areas develop.	2/20/2016 10:53 PM
32	Stop increasing property taxes.	2/20/2016 10:57 AM
33	Eliminate funding the ridiculous waste that is Chelsea's Library and Washtenaw Counties Transportation Authority.	2/20/2016 8:26 AM
34	Getting a new Assessor.	2/19/2016 5:19 PM
35	help with private road maintenance ie affordable road grading, gravel	2/19/2016 9:45 AM
36	Keep the taxes low and growth to a minimum. Also, I am totally against the roundabout on M-52 and Werkner Road and disappointed that some in the township supported this. It is a boondoggle.	2/18/2016 8:03 PM
37	Partnerships with neighboring communities are important tools to manage land uses that require infrastructure currently not available in the township (mobile home developments, industrial, large-scale commercial developments). For example, Chelsea and Stockbridge have central sewer systems, Lyndon Township should not have to install one to accommodate these more intensive types of developments. There are many residents within the township that have a great deal of knowledge that could be of help to the Township Board and Planning Commission - be open to input from residents. Diversity of opinions is important.	2/18/2016 2:59 PM
38	Please give serious consideration to the broadband issue. People need to be able to reliably and affordably connect to the Internet. It's a fact of 21st century life, not unlike the need for electrification last century.	2/18/2016 9:34 AM
39	I love living here! It's such a beautiful location! Keep doing a fantastic job at keeping our community great!	2/17/2016 6:54 PM
40	I'd like to be able to take my kitchen compost to the Transfer Station for composting.	2/17/2016 4:58 PM
41	Desperately need broadband. I work remotely as I LOVE this area. Dish is among the only game and it is slow and expensive.	2/17/2016 3:20 PM
42	no	2/17/2016 9:54 AM
43	That ridiculous "wanna-be a suburban development" 90 acres, with the asphalt road connecting M-52 to Roe Road. What is up with that? We don't want that kind of suburban development in Lyndon Township! We are here because it's wide open and rural and NOT full of the garbage construction found in almost every other town in Michigan. Please keep Lyndon rural and free from unnecessary construction. And what is with senior housing questions? We don't need senior housing around here! There are enough senior housing developments in Chelsea. Leave Lyndon alone!	2/16/2016 9:25 PM
44	Would love to see a community swimming pool developed, either in the township or in Chelsea.	2/16/2016 8:58 PM
45	Improve the Township website.	2/16/2016 7:56 PM
46	No, just keep doing the good job that you're doing.	2/16/2016 3:09 PM
47	The lack of affordable high speed broadband service is now a huge negative for residents. With many folks working from home, this would deter people from buying a home here. The current broadband efforts do not promise anything in the near future. This is negatively impacting property values.	2/16/2016 2:51 PM
48	Good survey. Not to long.	2/11/2016 3:27 PM