



Cambridge Township Master Plan 2023 Edition

August 23, 2023

Region 2
PLANNING COMMISSION
Serving Hillsdale, Jackson & Lenawee Counties

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RESOLUTION OF MASTER PLAN ADOPTION-2024

CAMBRIDGE TOWNSHIP PLANNING COMMISSION

WHEREAS, the Cambridge Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act (P.A. 33 of 2008) to make and adopt a Master Plan for the physical development of the township and to amend the plan as needed from time to time, and

WHEREAS, the Cambridge Township Board of Trustees has created the Planning Commission for the purpose stated in the Michigan Planning Enabling Act, and

WHEREAS, the Cambridge Township Planning Commission undertook a thorough study of population and housing trends, existing land usage, natural features, transportation inventory, physical setting, and various public facilities, and

WHEREAS, the Cambridge Township Planning Commission held a public hearing on the proposed Master Plan on January 31, 2024 at the Cambridge Township Hall after the required comment period, and

WHEREAS, the Cambridge Township Planning Commission finds that the new Master Plan is necessary for the continued development of Cambridge Township,

NOW THEREFORE BE IT RESOLVED that the Cambridge Township Planning Commission hereby adopts this Master Plan for Cambridge Township along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, and hereby submits the Plan to the Cambridge Township Board for its approval, and

BE IT FURTHER RESOLVED that copies of the approved Master Plan shall be distributed to those entities to which were distributed copies of the proposed Plan during the comment period, and

BE IT FURTHER RESOLVED that the Master Plan is to be reviewed a minimum of every five years after the date of adoption in accordance with P.A. 33 of 2008.

Gidner moved for adoption of this resolution, supported by Matejewski.

AYES: Gidner, Matejewski, Kelly, Kurowski, Shanks, Horner, Streams, Kissel, Gentner

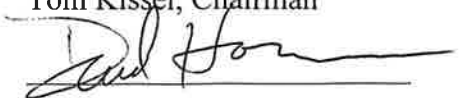
NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED ON January 31, 2024



Tom Kissel, Chairman



David Horner, Secretary

**TOWNSHIP OF CAMBRIDGE
RESOLUTION #2024-04**

TOWNSHIP BOARD RESOLUTION TO ADOPT MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the township Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on September 13, 2023, the Cambridge Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group of entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on January 31, 2024 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed new Master Plan; and

WHEREAS, the Township Board finds that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township; and

WHEREAS, the MPEA authorizes the Township Board to assert by resolution its right to approve or reject the proposed Master Plan;

NOW THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

The Township Board hereby approves and adopts the proposed 2023 Master Plan, including all of the chapters, figures, maps and tables contained therein. Pursuant to MCL 125.3843 the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of February 14, 2024.

The Township Board approves distribution of the adopted plan to the Notice Group.

The Township Board has made the foregoing determination based on a review of existing land uses in the township, a review of the existing Master Plan provisions and maps, input received from the Planning Commission and public hearing, and with the assistance of a professional planning group, and finds that the new Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation and development of lands in Cambridge Township.

The Master Plan shall be effective as of the date of adoption of this resolution.

Garrison moved for adoption of this resolution, supported by Rohrbach.


The following was the roll call vote on the motion:

AYES: 5 MEMBERS: Garrison, N. Gentner, W. Gentner, Richardson, Rohrbach

NAYS: 0 MEMBERS: None

ABSENT: 0 MEMBERS: None

The supervisor declared the motion passed and the resolution adopted on February 14, 2024.




William Gentner, Supervisor



Rick W. Richardson, Clerk

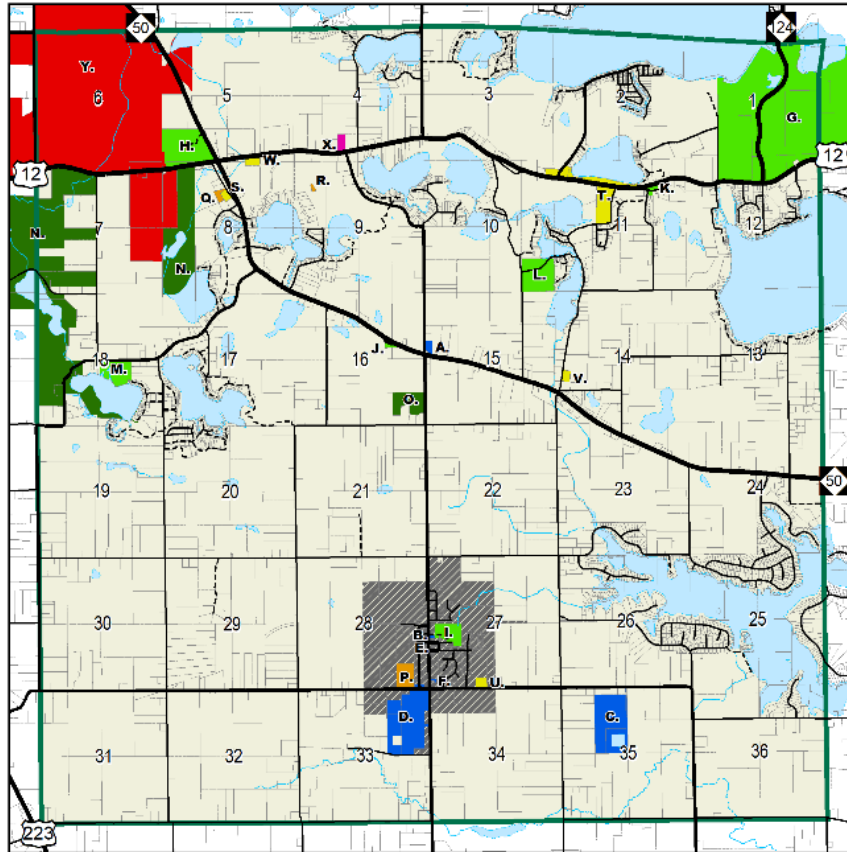
CERTIFICATE OF CLERK

I, Rick W. Richardson, the duly elected and acting clerk of Cambridge Township, Lenawee County, Michigan (the "Township") do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting held on February 14, 2024, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended.



Rick W. Richardson, Clerk

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***Cambridge Township Master Plan
2023 Edition***

Chapter 1

Introduction

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Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20+ years and to conduct a comprehensive review of their facilities and services. A successful plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831)—MPEA—requires each planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to: *do all of the following, as applicable:*

- *Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;*
- *Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;*
- *Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.*

What is a Master Plan?

A master plan provides a framework within which Cambridge Township can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help the Township to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The plan is flexible.** The document is not meant to be a monument cast in stone, never to be adjusted or changed, given that it plans for the next 20+ years. The plan is a general guide to be used by the government to give direction for the future of Cambridge Township. It should be reviewed periodically and altered as general conditions in the Township change.
- **The plan allows for orderly development.** The land use allocations reflected in the plan are based upon the best available projections of future population levels for Cambridge Township. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of residents and businesses, while at the same time protecting the overall quality of life and the physical environment.

- **The plan must encourage public understanding and participation.** The plan should be written in a way that aids public understanding of the planning process and describes how goals for the Township are to be achieved.
- **The plan should be the result of a general consensus of the community.** Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The plan must balance property rights.** The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The plan is not a zoning map.** The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that zoning districts will take the shape of the plan as rezoning requests are received and reviewed by the community.
- **Zoning is not a substitute for a master plan.** The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the plan puts zoning decisions at risk of invalidation.** Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for Cambridge Township.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on various factors, including:

- Community Character
- Community Needs
- Availability of Land
- Available Services
- Existing Development
- Existing Zoning

The connection between the master plan and the zoning ordinance of Cambridge Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is critical. That link is established through the zoning plan element of the master plan.

Use of the Master Plan

Completion of the master plan is not the end of the process. Continuous and effective use of the plan is necessary to ensure its validity. Failure to follow the plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of the plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions.** Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the master plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration but not necessarily need to be changed.

- **Utility Extensions / Capital Improvements.** A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways and public buildings, and other public improvements. This information may be included in a capital improvement plan (CIP) – a six-year strategy, updated annually, of proposed capital expenditures in a municipality.

Development of the CIP is the responsibility of the planning commission with considerable input from municipal staff (e.g., engineers, planners, administrators, etc.), or the township board (with considerable input from the municipal staff and the planning commission). The CIP provides property owners with some assurance that improvements necessary to implement the master plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact.** The master plan should reflect the degree to which Cambridge Township desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning.** The master plan can assist in the setting of priorities for recreation and park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the master plan, these services may be noted in the parks and recreation plan.

A review of future land use is also important. If the master plan indicated that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the future land use

map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (DNR) requires that Cambridge Township has a current (no more than five years old) parks and recreation plan.

- **Approval of a Public Way, Space, Building or Structure.** An often overlooked provision in state law is a requirement that the Township’s planning commission review any new street, park acquisition, public building, or other similar easement, street, or use shown in the master plan, prior to any action being taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements.** There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the master plan, transportation engineers and planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated master plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the plan to ensure that it is kept current. Cambridge Township officials and employees can assist in bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the plan can be done at that time to keep it up-to-date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the master plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a twenty-year horizon, a comprehensive update should occur at least every five years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is a new edition of the *Cambridge Township Master Plan* last adopted in 2011.

Citizen participation is extremely important to the success of many planning efforts and helps guarantee that the vision outlined for the Township’s future accurately reflects the true goals of its residents.

Direct and indirect public input opportunities included:

- Meetings of the planning commission where the plan was included on the agenda (open to the public) and
- A public hearing on the master plan.

Who Will Implement the Plan?

Three distinct bodies in the Township are charged with planning and zoning: the planning commission, the zoning board of appeals, and the township board. All of their decisions and recommendations should be based upon the master plan. Decisions not based upon the plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the master plan is an important responsibility of the planning commission. The commission is charged with the development of the zoning ordinance (over which the township has final authority). The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

Zoning Board of Appeals

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when its meaning or intent is unclear. ZBA decisions are final at the township level and appeals are made to the circuit court.

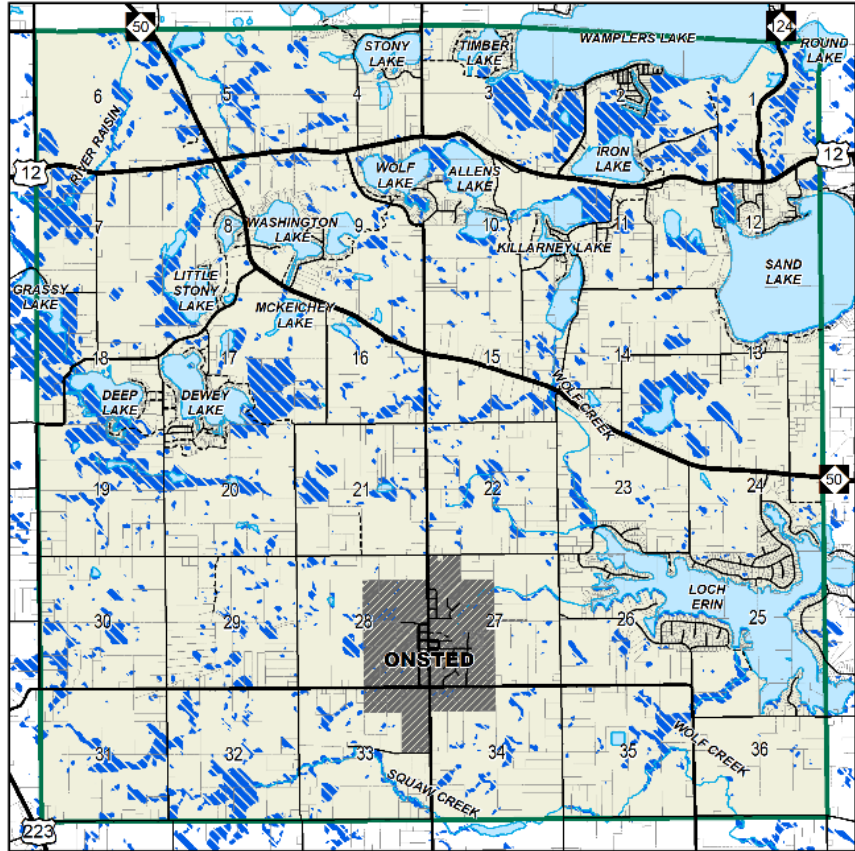
Township Board

As the legislative body for Cambridge Township, the board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation, and may adopt the master plan. It also appoints members to the planning commission and the zoning board of appeals.

Other Planning Efforts

Cambridge Township staff and other Township commissions and/or committees may also undertake planning efforts on their own or in conjunction with the planning commission. These efforts may include parks and recreation, public safety, and other plans. Future updates to those plans should complement the goals of the master plan. In turn, those documents should be consulted whenever the plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.

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**Cambridge Township Master Plan
2023 Edition**

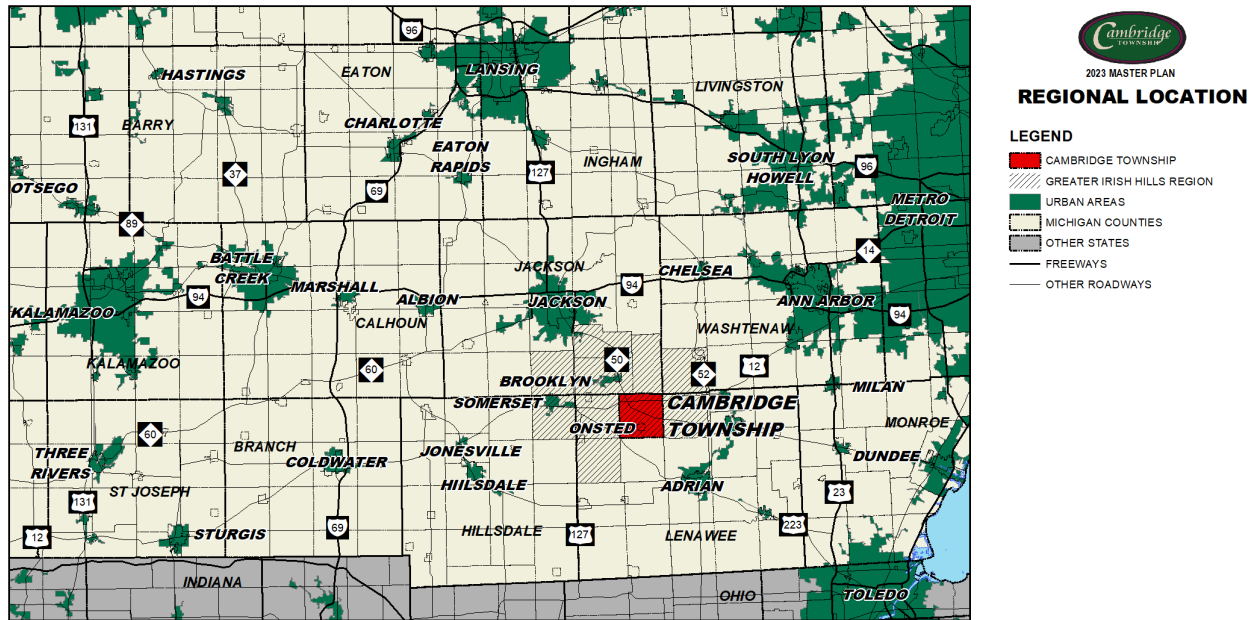
Chapter 2

Community Description and Issue Identification

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Location

Cambridge Township is located in northwestern Lenawee County in south central Lower Michigan, and is part of the Greater Irish Hills Region. The Village of Onsted is located in the south central portion of the Township. The US-12 and M-50 corridors are the primary transportation corridors traversing the Township and provide access to the cultural, higher educational, shopping, and employment opportunities found in the Greater Irish Hills and beyond. The state highway network and other roadways provide access to the Jackson, Ann Arbor, Metro Detroit, and Toledo Urban Areas, as well as nearby communities such as the Cities of Adrian and Tecumseh and the Village of Brooklyn.



The Public Land Surveying System (PLSS) places Cambridge Township, 5 ‘townships’ south of Michigan’s ‘baseline’ and 2 ‘ranges’ east of its ‘meridian’ (T5S-R2E). For reference, the border between the Counties of Hillsdale and Lenawee follows the ‘meridian’ and the northern border of nearby Jackson County follows the ‘baseline’. Cambridge Township covers an area of roughly 35.5 square miles. However, the Village of Onsted covers an area of roughly 1.1 square miles, reducing the area of the Township outside of the Village to roughly 34.4 square miles (see the Base Map in Appendix C).

Settlements

The Village of Onsted is located within south central Cambridge Township, at the intersection of Onsted Highway (Main Street) and Slee Road, south of M-50 (see the Base Map in Appendix C). The Township also hosts two unincorporated places. The intersection of US-12 and M-50 is known as Cambridge Junction. The hamlet of Springville is located at the intersection of M-50 and Springville Highway. Other residential neighborhoods are located in the vicinity of the various lakes found in the Township. **While the Village of Onsted is legally part of Cambridge Township, as an incorporated village it conducts its own planning and zoning. Therefore, the Village of Onsted is largely excluded from this master plan.**

Historical Context

The following excerpts from *Cambridge Heritage: The History of Cambridge Township & the Village of Onsted*, compiled by Audrey Woods and published on the Township's website, provide a brief history of the Township:

The part of Lenawee County which is known as the Township of Cambridge comprises Congressional Township 5, Range 2 East and contains 36 sections of land. The surface of the Township is rolling, with many picturesque lakes, giving variety to the landscape. The north half of Cambridge Township is somewhat rolling and very hilly in some sections, interspersed with many beautiful, clear lakes. That area was termed "oak openings". The south half was called "heavy timbered lands", rather level, abounding with large and stately oaks and majestic black walnuts. From the highlands in the vicinity of the lakes, two small streams of water meander their course until one helps to form the north branch of the River Raisin, and the other the south tributary of the same stream. The military road was surveyed and laid out by the United States government in 1825, running from Detroit to Chicago and passing through the north part of the township.

White settlers first visited the lakes bordering the Sauk Trail in the 1820s. The Pottawattamie were the last resident tribe in the area from 1700 to 1830.

Wamplers Lake was developed in the 19th century. Several large landowners controlled the lake for many years, limiting development. Among them was the Hayes family, whose bequest had a lasting impact on life at Wamplers Lake. Cedar Hill State Park was dedicated on the northeast shore in the 1920s, making it among the oldest in the state park systems. The Hayes family later donated land to expand the park, with the stipulation it be named for Walter J. Hayes, who had served as a state senator. On the line between the Townships of Cambridge and Franklin is one of the most charming of the many beautiful lakes of Lenawee County, Sand Lake. The Rev. William Lyster became fascinated with the beauty of Sand Lake and its surroundings and at one time owned nearly all the land about the lake. He constructed his log house on the southern shore in 1835.

The records of the United States land office shows that John Gilbert, of Monroe County, New York, entered the first land, 160 acres in section 4, in 1825. The second lot was purchased by Isaac Powers in 1829 and the third lot was purchased by Charles Blackmar in 1831. Peter Onsted was another earlier settler, in the spring of 1855 he came to the township and settled near the site of the present village of Onsted.

In the fall of 1835 a number of citizens met in council at the inn of Abram Butterfield to give a name to the township. Among those present were Butterfield, Isaac Powers, William Blackmar, Nathaniel S. Wheeler, Joseph Achins, John Pawson, Paul Geddes, John Stephenson and John Smith. Together they unanimously chose Cambridge as the name for the township. The first school house was erected in the east part of the township in 1835, on lands where the Springville school house now stands. Dr. A.N. Moulton was the first practicing physician who settled in the township in 1834. The first township meeting was held at the house of Abram Butterfield, April 4, 1836. Isaac Powers was elected supervisor and justice of the peace; Paul Geddes, justice of the peace and township clerk; Harlow C. Smith, justice of the peace and assessor; A.N. Moulton, justice of the peace and Dr. James Geddes, constable and collector. There were twenty-six voters

at the election. In 1836 the first store was erected by Hart & Mosher and a saw mill was built on Wolf Creek. The cornerstone for the first church, St. Michaels & All Angels, was laid in June 22, 1855 and the first sermon was delivered by the Rev. William Lyster on October 31, 1858. In 1838 Sylvester Walker opened a hotel at Cambridge Junction. This house sustained a well-earned reputation among travelers. St. Joseph's Chapel was started in 1854, but the first mass not held until 1863. Upon the building of the Michigan & Ohio railroad in 1883-84, a thriving village sprang up taking the name of its founder, Onsted.

Demographics

The results of the complete demographic study, summarized below, are contained in Appendix A. The following demographic analyses exclude the Village of Onsted, except where noted:

- **General Population.** The population of Cambridge Township, including the Village of Onsted was 5,722 in 2020, according to the U.S. Census; the population outside of the Village was 4,734. Projections estimate that the population of the entire Township will grow to 6,060 by 2035 and 6,089 by 2045.
- **Age and Gender.** According to the American Community Survey, the estimated median age of all Township residents (including Onsted), was 52.3 years in 2020, which was significantly older than both Lenawee County's median age (42.1 years) and Michigan's median age of 39.8 years.

People between 55 and 74 years of age comprised the largest age group, 44 percent, in the Township compared to Lenawee's 26 percent and Michigan's 24 percent.

Residents between 35 and 54 years of age was the next largest age group, comprising an estimated 22 percent of residents compared to 25 percent for both the county and state.

People between 15 and 34 years of age were the third largest age group, comprising an estimated 18 percent of residents compared to 25 percent in Lenawee and 26 percent statewide.

Residents under 15 years of age were the fourth largest age group, estimated at nine (9) percent which was half of both the County's (17%) and State's (18%) share of this age cohort, while those aged 75 years and older were the smallest age group, comprising an estimated seven percent of residents, which was identical to the county and state averages.

Males comprised 52 percent of the Township population in 2020 which was nearly identical to Lenawee's (51%) and Michigan's (49%) gender ratios.

- **Race and Ethnicity.** Cambridge Township's population, 93 percent white, is identical to Lenawee County's and significantly more homogenous than Michigan's, which is 78 percent white. An estimated six (6) percent of Township residents considered themselves to be Hispanic (i.e., Latino/Latina) which is similar to the county's eight (8) percent and state's five (5) percent.

- **Disabilities.** An estimated 12 percent of Township residents identified as disabled in some way in 2020. The rate of disability also increases with age as an estimated 26 percent of residents 75 years and older had some type of disability.
- **Educational Attainment.** An estimated 94 percent of Cambridge Township residents at least 25 years old in 2020 were high school graduates, slightly more than the county and state averages of 91 percent. Twenty-nine (29) percent of Township residents had a bachelor's degree or higher, about the same as Michigan's 30 percent but significantly higher than Lenawee County's 21 percent.
- **Households and Families.** According to 2020 data families comprised an estimated 78 percent of Township households compared to 66 percent countywide and 65 percent statewide. An estimated 26 percent of households consisted of a single person. The estimated size of the average Township household (including Onsted) was 2.25 people, slightly smaller than the household size (2.41) for the county and state (2.45), while the average family size in the Township was 2.71 people (2.9 people countywide and 3.05 people statewide).
- **Income.** The Township's estimated median household income (including Onsted) in 2020 was \$67,204, which was significantly more than the County (\$57,314) and State (\$59,234).
- **Poverty.** An estimated four (4) percent of Cambridge Township's residents lived in poverty in 2020 compared to 11 percent countywide and 14 percent statewide. An estimated seven (7) percent of residents under the age of 18 lived in poverty, significantly less than Lenawee's 14 percent and Michigan's 19 percent.
- **Employment by Industry.** Educational services and healthcare and social assistance were the largest industries by employment in Cambridge Township in 2020 with an estimated 29 percent of residents working in these industries (25 percent countywide and 23 percent statewide). Manufacturing was the second largest employer by industry with an estimated 18 percent of residents working in this industry, slightly less than Lenawee's (21 percent) and Michigan's 19 percent. The retail and wholesale trade industries accounted for 12 percent of the Township's employment similar to both the county (14 percent) and state (13 percent).
- **Employment by Occupation.** Forty-six (46) percent of employed Cambridge Township residents in 2020 worked in management, business, science, and arts occupations compared to 30 percent countywide and 38 percent statewide. An estimated 15 percent worked in both service occupations (19 percent countywide and 17 percent statewide) and in natural resources, construction, and maintenance occupations (10 percent countywide and eight (8) percent statewide).
- **Means of Travel to Work.** An estimated 80 percent of employed Township residents in 2020 drove alone to work (84 percent countywide and 81 percent statewide) while 13 percent of workers carpooled compared to eight (8) percent countywide and nine (9) percent statewide.
- **Travel Time to Work.** The average travel time to work for an employed Cambridge Township resident (including Onsted) who commuted to work in 2020 was 32.7 minutes compared to 26.7 minutes countywide and 24.6 minutes statewide.

- **Dwellings.** An estimated 23 percent of Cambridge Township dwellings were seasonally or occasionally occupied in 2020, significantly higher than the countywide (5 percent) and state (6 percent) averages.
- **Housing Types.** Approximately 95 percent of Cambridge Township's dwellings in 2020 were single-family homes compared to 81 percent countywide and 77 percent statewide. Two percent of dwellings were located in multi-unit buildings (12 percent countywide and 18 percent statewide) while an estimated three percent of dwellings were mobile homes compared to seven percent countywide and five percent statewide.

Natural Resources

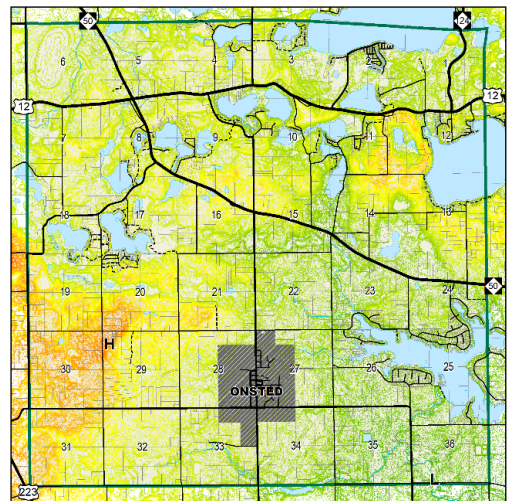
The natural resources available in Cambridge Township shape the type and manner of development that may occur in the community. Those resources can also shape its overall identity. At the same time, land development can dramatically affect natural features. Because of this, the natural assets that the Township contains should be considered in long-range planning and when reviewing specific site plans.

Topography

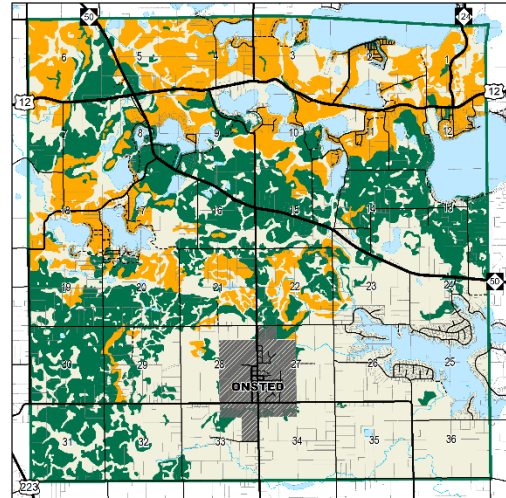
The topography of Cambridge Township ranges from flat to steeply sloping. Elevations decline generally from northwest to southeast, a 260-foot change in relief with drainage toward Lake Erie (see the Topography map in Appendix C). The Township's high point of 1,148 feet above sea level is located in Section 29, near the southeastern corner of the intersection of Hawkins Highway and Stephenson Road. The low point of 888 feet above sea level is located in Section 36, along Teachout Road (which is also the Township's southern border).

Soils

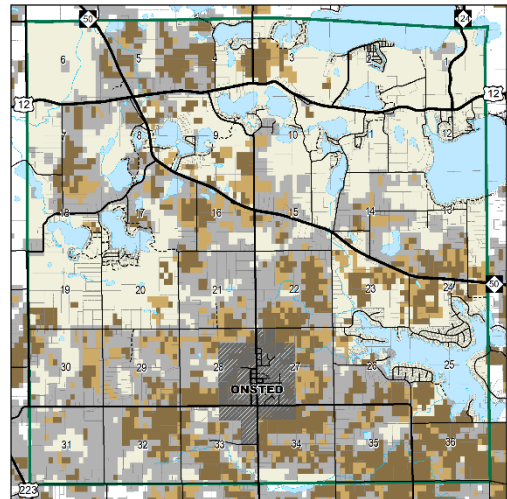
Soils were formed when receding glaciers deposited silt, loam, and sand on bedrock formed during earlier geologic times. The depth of the deposits ranges from a few feet to 250 feet. Cambridge Township is dominated by glacial drifts called moraines. The material is generally an unstratified, unconsolidated heterogeneous mixture of clay, silt, sand, gravel and some boulders. The northwest quarter of the Township is gently rolling to rolling with hilly moraines made up of fine to coarse material. The southeast quarter of the Township is made up of nearly level to gently rolling till plains made up of medium to fine textured material. For the purposes of this plan, planners examined Cambridge Township's soils for agricultural productivity, on-site septic disposal suitability, and groundwater recharge. Those evaluations utilized criteria contained in the Lenawee County Soil Survey and utilized by the Lenawee County Health Department.



- Agricultural Productivity.** While management practices will allow practically any soil to be productive, some soils allow greater productivity with less input. For example, when soils deposited on flat surfaces with the bedrock at a considerable depth, the result was dark/rich soils ideal for farming. If soils formed into hills, much of the rich soil will have washed out and the slopes reduce the desirability of the land for agriculture. Competitive soils are the ones that need to be preserved. What is the basis for selection of a particular soil for classification as a productive soil within a region? The most obvious criterion is the production of general field crops information regarding which is easily available from county soil surveys. Certain crops may need special soils such as mint or blueberries but these are specialty situations, not generally produced crops. To maintain the local agricultural economy, the most productive soils require preservation in the agricultural districts. The Agricultural Productivity map (see Appendix C) reflects agricultural productivity in Cambridge Township based on a ranking system developed from the *Lenawee County Soil Survey* using production figures for crops generally grown in the county. The Quality of Agricultural Land map (see Appendix C) shows those soils identified by the American Farmland Trust as nationally significant or among Michigan's best.

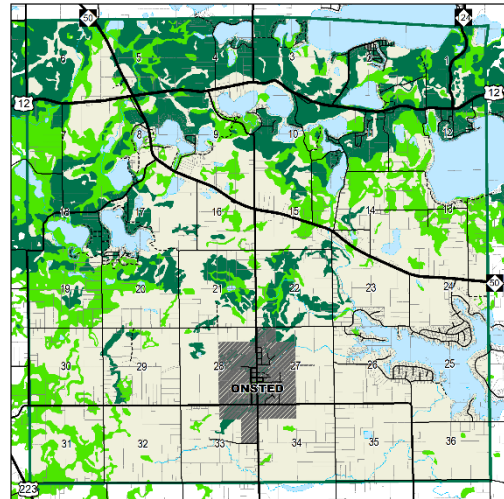


- Suitability for Septic Tank Absorption Fields.** The Lenawee County Health Department (LCHD) developed a list of soils generally considered suitable, marginal, or unsuitable for septic tank absorption fields. The percolation rate of these soils must be high enough to dispose of waste at an acceptable rate, but it may not be so high as to contaminate the groundwater due to insufficient filtering. The Septic System Soil Suitability map (see Appendix C) reflects the LCHD's criteria for absorption fields. While this map should only be used on a general (not site specific) basis, it shows that most of the suitable soils coincide with the grainy gravelly areas in the north and west part of the Township. The silty clay soils of the southeast east part of the Township are really not conducive to standard residential drain fields. It is of little surprise that land development patterns have occurred in areas where groundwater is available, and where sewage can be disposed of. When these areas coincide, such as the case in Cambridge Township, dense residential development brings with it the possibility of groundwater contamination and the need for sewer systems.
- Groundwater Recharge Areas.** Groundwater supplies result from the absorption of surface waters into underground areas. Most of these recharge areas can be found on sandy and gravel glacial soils where rainwater and runoff quickly gain access to underground storage areas. These



important recharge areas are significant since much of the county's drinking water comes from local groundwater supplies. Wells driven into the unconsolidated glacial material ranging from 25 to over 150 feet in depth provide access to groundwater. Water is generally plentiful in the sandy and gravel soils found throughout Cambridge Township.

The Groundwater Recharge Areas map (see Appendix C) displays information contained in the *Lenawee County Soil Survey*. The two principal factors used to generate the map were soil permeability and clay content, but other factors considered include natural vegetation, underlying material, seepage, and presence of hydric (wet) soils. Though the map is useful on a large-scale basis, it is no substitute for field testing and direct knowledge of Cambridge Township. The map identifies areas at risk for groundwater pollution. They need protection in order to maintain and protect rural water supplies.



There seems to be a plentiful supply of quality ground water in Cambridge Township, especially in the north half of the Township where the soils are more gravelly. This sometimes conflicts with the suitability for individual drain fields. Drain fields can work here but high housing density could put ground water at a higher risk of contamination. This is why there is a need for sewer systems around the high density lake areas.

Over 95 percent of the ground water recharge areas are found in the sandy gravelly moraines located in the north and west portions of the Township. It is extremely important that these areas be protected from the loss of groundwater recharge in lieu of surface water runoff. Site plans for planned unit developments and commercial enterprises should take this into account. The availability of readily-accessible groundwater has been an important factor influencing development patterns in Cambridge Township.

Forested Areas

The Forested Areas and Wetlands map (see Appendix C) identifies the extensive woodlands scattered throughout Cambridge Township.

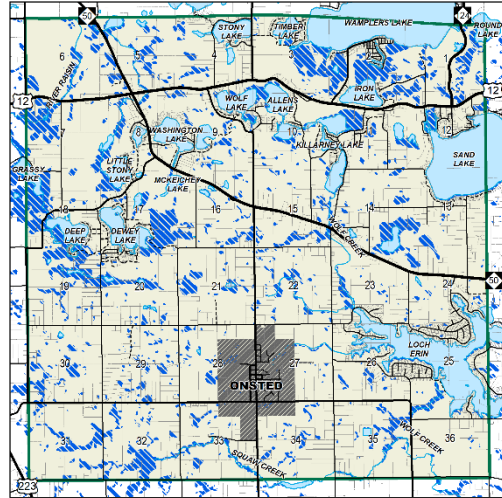
Surface Waters

The most prominent natural feature in Cambridge Township is its bountiful inland lakes and streams, which contribute to the beauty of the Greater Irish Hills.

- **Lakes, Streams, and Wetlands.** There are 23 lakes totaling about 2,608 acres of water in Cambridge Township (see the Surface Waters map in Appendix C). Numerous open drains and streams drain into the River Raisin, which flows through the northwestern corner of the Township. Wolf Creek flows through eastern Cambridge Township and Squaw Creek flows along

its southern border. Substantial wetlands are also scattered throughout the Township (see the Surface Waters and Forested Areas and Wetlands maps in Appendix C).

- Flood Zones.** Properties in close proximity to a number of lakes —Wamplers, Timber, Stony, Iron, and Dewey— and Wolf Creek are located in the 100-Year Flood Zone established by the U.S. Federal Emergency Management Agency (see the Flood Zones and Watersheds map in Appendix C). Much of the shoreline of Loch Erin is within its floodplain. Properties within the 100-Year Flood Zone have a one percent annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage.
- Watersheds.** The River Raisin Watershed covers all of Cambridge Township. Visit the River Raisin Watershed Council’s website to learn about local watershed management planning efforts in the 1,072 square mile resource— <https://www.riverraisin.org/>. The Tiffin River Watershed is located near the southwestern corner of the Township (see the Flood Zones and Watersheds map in Appendix C).



Community Facilities and Services

A community has constant needs for new, enlarged, and improved community facilities and services, both public and private. Some facilities and services, such as schools or fire protection, are necessities while others, such as cultural facilities and programs, contribute to the desirability of the community. This section is included within the master plan so that the Township can better coordinate the future siting of new projects in relation to the Future Land Use Plan.

Cambridge Township Hall
 9990 M-50 • Onsted, MI 49265
 Contact Information
 Phone (517) 467-2104 • Fax (517) 467-4823
 website www.cambridgetownshipmi.gov

Township Hall

The Cambridge Township Hall, 9990 M-50, located at the northeastern corner of the intersection of M-50 and Onsted Highway, contains the Township’s administrative offices (see the Community Facilities map in Appendix C). It is the meeting venue for the Township’s Board of Trustees, Planning Commission, and other boards, committees, and commissions.

Police and Fire & Rescue Services

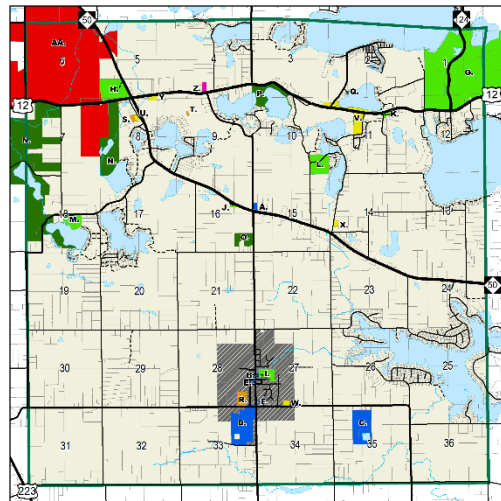
Cambridge Township maintains its own police and fire departments, supplemented by other public safety partners and coordinated by calling 911.

- Police Service.** The Cambridge Township Police Department is comprised of a Police Chief, three full-time officers, nine part-time officers (one of them is a school resource officer), and a part-time office manager/dispatcher. The Police Station is located at 8958 M-50, the corner of M-50 and Springville Highway (see the Community Facilities map in Appendix C). The Lenawee County Sherriff's Office, located in Adrian, and Post No. 14 of the Michigan State Police (MSP), located in Monroe, also serve the Township.
- Fire & Rescue Services.** The Cambridge Township Fire Department consists of two full-time employees, including a chief and assistant chief, with 35 paid on-call fire fighters. Fire Station #1 is located in Onsted at 135 N. Main Street (see the Community Facilities map in Appendix C) and Station #2, 495 Spruce Street, is located on the south shore of Wamplers Lake. There are nine trucks including three Class A fire engines, three brush trucks, one pumper truck to fill water tankers, and two rescue trucks. Cambridge Township has a mutual aid compact with neighboring communities. The Lenawee Community Ambulance, with a station located at 10700 US-12 near Onsted Highway (see the Community Facilities map in Appendix C), also serves the Township.

Parks and Recreation

Cambridge Township is home to numerous parks and recreation facilities, provided by a variety of public and private organizations.

- Parks and Campgrounds.** W.J. Hayes State Park, is located on Wamplers Lake at 1220 Wamplers Lake Road (see the Community Facilities map in Appendix C). It offers a modern campground, a large swimming area, two boat launches, a fishing pier, trails, a picnic shelter, interpretive programs, and more. The Cambridge Junction State Historic Park is located at 13220 M-50 at the intersection of US-12 and M-50. Its Hewitt House Visitors Center tells stories of early auto tourism, including the Irish Hills' famous 20th-century roadside tourist attractions like the Prehistoric Forest, Frontier City, and Mystery Hill. The Onsted Village Park is located off of 2nd Street. It contains seven ball diamonds, two picnic shelters, a playground, a wooded walking trail, and a farmers market on Sundays. The Michigan Department of Transportation maintains the Cambridge Junction Roadside Park on M-50 (west of Onsted Highway). The Irish Hills Historical Society preserves the Irish Hills Towers, 8433 W. US-12 at Sports Park Drive. The Killarney Lutheran Camp is an outdoor recreational ministry with a campground located at 1200 Chisholm Road. The Deep Lake Recreational Park is a summer cottage community at 12337 Laird Road. The Loch Erin Property Owners Association hosts 13 small parks around the lake for its residents.
- State Game Areas and Preserves.** The Onsted State Game Area is located on US-12 (in the vicinity of Brix Highway) at the western border of the Township (see the Community Facilities map in Appendix C). The 876-acre facility is dedicated for wildlife conservation and management



by the Michigan Department of Natural Resources (DNR) Wildlife Division. The Michigan Nature Association maintains the Frances Broehl Memorial No. 1 Nature Sanctuary, located on Onsted Highway, south of M-50 (10000 Sheeler Rd. Block). The DNR provides the Allen Lake Boat Launch off of US-12 (in the vicinity of Person Highway). The Lenawee County Road Commission (LCRC) provides the Iron Lake Boat Launch at the end of Public Access Drive (off of Egan Highway).

- **Michigan International Speedway.** The Michigan International Speedway (MIS) is located at 12626 US-12 and M-50 in the northwestern corner of the Township (see the Community Facilities map in Appendix C). It is home to a 2-mile track with 18 degree banking and 73-foot wide sweeping turns. The facility hosts a NASCAR race every summer as well as other special events, including Faster Horses, a country music concert festival, the MHSAA state cross country championships, and Society of Automotive Engineers (SAE) educational and competitive events. MIS also has nearly 9,000 campsites.
- **Greater Irish Hills Region Recreation Plan.** Cambridge Township does not currently maintain any municipal parks. However, it is partnering with the Village of Onsted and the other 11 townships and villages that comprise the Greater Irish Hills Region in the development of the *Greater Irish Hills Region Recreation Plan*. Once completed, the document will provide a guide for the maintenance and development of regional parks and recreation facilities and make the Township eligible to apply for various grants administered by the Michigan Department of Natural Resources (DNR).

Hospitals and Other Healthcare Facilities

Most Township residents utilize ProMedica's Charles and Virginia Hickman Hospital (located on M-52 in Adrian Township) or Henry Ford Jackson Hospital (located in Jackson). Some residents may also utilize Trinity Health's (i.e., St Joe's) Chelsea Hospital (located in Chelsea). Onsted Family Care, a ProMedica family medical practice, is located on Main Street in Onsted (400 N. Main). David J. Craite DDS Family Dentistry is located at 7555 Onsted Highway, south of the Village. The Lenawee Community Ambulance maintains a station on US-12 near Onsted Highway (10700 US-12, see the Community Facilities map in Appendix C).

Schools and Libraries

Onsted Community Schools serve the majority of the Township (see the School Districts map in Appendix C). A central campus, located on the south end of the Village of Onsted, is partially in Cambridge Township at 10109 Slee Rd. (see the Community Facilities map in Appendix C), hosts all three of the district's schools: Onsted Elementary School (Preschool through 5th Grade), Onsted Middle School (6th Grade through 8th Grade), and Onsted High School. The Lenawee Intermediate School District (LISD) supplements the educational services provided by the district.

The northwestern corner of the Township is served by the Columbia School District (see the School Districts map in Appendix C). Columbia Elementary (Pre-Kindergarten through 2nd Grade), and Columbia Upper Elementary (3rd Grade through 6th Grade) are located on a joint campus in the Village of Brooklyn. Columbia Central Jr. High School and Columbia Central Sr. High School share a campus located south of the Village of Brooklyn on Hewitt Road. Columbia Options High School is located near Clark Lake. The Jackson County Intermediate School District supplements the educational services provided by the district.

The main campuses for Adrian College and Sienna Heights University and the JC @ LISD TECH campus of Jackson College are all located in the City of Adrian. The Lenawee District Library serves Township residents via a local branch in the Village of Onsted. The Onsted Branch is located at 261 South Main Street (see the Community Facilities map in Appendix C).

Churches and Cemeteries

Various churches are located in Cambridge Township. St. Michael and All Angels Episcopal Church is located at 11646 Old Monroe Pike (see the Community Facilities map in Appendix C). St. Joseph Shrine Catholic Church and St. Joseph Shrine Cemetery are located at 8743 US-12, near Springville Highway. The Irish Hills Community Church is located at 9734 Slee Road in the Village of Onsted. Springville Community Church is located at 10341 Springville Highway, north of M-50. St. Mark's Lutheran Church is located at 11151 US-12, east of M-50. Cambridge Township operates the Onsted Maple Shade Cemetery in the Village of Onsted (10000 block of Slee Road) and the Cambridge Junction Cemetery on Old Monroe Pike, next to St. Michael and All Angels Episcopal Church. The Cook Cemetery is a private facility located south of US-12 and west of Onsted Highway. The Springville Cemetery is also located in the Township on West Monroe Road.

Utilities

Utilities are available from a variety of providers:

- **Central Water Service.** The Village of Onsted provides municipal water service. The South Shore of Wampplers Lake is served by a central water system maintained and operated by the Lenawee County Drain Commissioner. Lenawee County GIS maintains an online map of all water systems maintained by the Drain Commissioner.
- **Central Wastewater Service.** There are several public sewer facilities serving Cambridge Township. The neighborhoods around Loch Erin are served by a wastewater facility. A wastewater facility also serves neighborhoods around Wampplers Lake, Sand Lake, and Iron Lake. Both of those services are maintained and operated by the Lenawee County Drain Commissioner. Lenawee County GIS maintains an online map of all water systems maintained by the Drain Commissioner. The Village of Onsted is also served by a wastewater facility.
- **Electricity, Gas, Telephone, Cable Television, and Internet Services.** Consumers Energy provides electricity and natural gas to households, businesses, and institutions. Citizens Gas Fuel Company also provides natural gas to some customers. Midwest Energy & Communications (MEC) serves about 275 residences in the southern portion of the township with electricity and broadband services. Frontier Communications provides landline phone and internet services. Comcast (Xfinity) provides cable television and internet services. Cell phone and satellite television services are available from various providers.
- **Solid Waste Disposal.** Households, businesses, and institutions contract with a variety of providers for regular trash and recycling services. However, LRS provides trash and recycling services to all households and businesses in the Village of Onsted and other areas of the township.

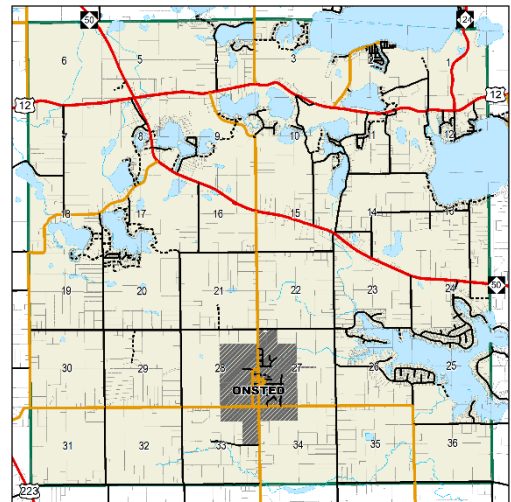
Transportation

A combination of transportation facilities serve Cambridge Township.

Roadways

Several classes of roadways traverse Cambridge Township. County local roads (which become city minor streets in the Village of Onsted) provide access to the properties they abut. County primary roads (which become city major streets in Onsted) serve through traffic as well as provide direct access to the properties they abut. State highways provide connections among communities across Michigan. Private streets/roads provide access to the properties they serve. The Village of Onsted maintains village streets. The Lenawee County Road Commission (LCRC) maintains county roads in partnership with the township(s) they traverse. The Michigan Department of Transportation (MDOT) maintains state highways. The owners of abutting properties maintain private streets.

- State Highways.** Several state highways serve Cambridge Township. US-12 traverses the northern end of the Township from west to east (see the Roadways map in Appendix C). M-50 also serves the northern half of the Township. Those two highways intersect at Cambridge Junction. M-124 extends southward from Jackson County to US-12 in the northeastern corner of the Township.
- County Primary Roads.** Half a dozen county primary road corridors serve Cambridge Township. Onsted Highway traverses the center of Cambridge Township from the southern Township boundary northward, through the Village of Onsted, to US-12 (see the Roadways map in Appendix C). Person Highway traverses the center of the Township from US-12 to the northern Township boundary. Egan Highway extends from US-12 to Wamplers Lake in the northeastern quarter of the Township. The Marr Highway/Laird Road corridor traverses the western border of the Township from Slee Road, before turning eastward to M-50. Brooklyn Road also traverses the western border of the Township, extending from US-12 northward to the northern Township line. The Slee Road/Gilbert Highway corridor traverses the southern end of the Township from Marr Highway eastward, through the Village of Onsted, before turning south and exiting the Township on its southern border.
- Private Roads.** Numerous private roads serve residential neighborhoods around various lakes located in the Township (see the Roadways map in Appendix C). A couple of private roads are also located off of Stephenson Road, west of the Village of Onsted.
- County Local Roads.** All of the other roads traversing the municipality are county local roads, with 50% of their financing coming from Cambridge Township (see the Roadways map in Appendix C).



Appendix C). Many of those roadways are gravel (see the Nonmotorized Routes and Gravel Roads map in Appendix C).

Cambridge Township recognizes that pedestrians and bicyclists rely on the road network serving the municipality. Consequently, it supports the goal of complete streets. Public Act 51 of 1951 (State Trunk Line Highway System), as amended, defines complete streets as “roadways, planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle”. Accordingly, Cambridge Township officials will include appropriate non-motorized facilities as part of its road improvement projects and will advise the Michigan Department of Transportation and the Lenawee County Road Commission on future road projects within the Township regarding the inclusion of appropriate non-motorized facilities.

Planned Nonmotorized Routes

The Connecting Lenawee Task Force, working under the One Lenawee umbrella, published the following document in 2015: *Connecting Lenawee Plan: A Non-Motorized Vision for Lenawee County*. That document proposes a shared use path along the US-12/M-124/Brooklyn Road Corridor (see the Nonmotorized Routes and Gravel Roads map in Appendix C). Nonmotorized Facilities/routes are also proposed along portions of M-50, Onsted Highway, and Slee Road.

Airports

There are no airports located in Cambridge Township. However, the Lenawee County Airport (near the City of Adrian) and the Jackson County Airport—Reynolds Field (near the City of Jackson) are located nearby. Several smaller general aviation airports are located near the Village of Brooklyn and the settlement of Napoleon in the Greater Irish Hills Region.

Economic Development

Various entities are engaged in economic development activities on the behalf of Cambridge Township and its business communities and residents.

Region 2 Economic Development District

The Region 2 Planning Commission (R2PC) is the Economic Development District serving Cambridge Township. It makes economic development proposals in the Township eligible to apply for federal funding through the EDA. Region 2’s Comprehensive Economic Development Strategy (CEDS) is the *Vision for the Future: Enhancing Economic Vitality and Community Prosperity* and is available on the R2PC website (www.region2planning.com).

Economic Development Organizations

Economic Development Organizations (EDOs) are comprised of governmental entities in a defined region dedicated to its economic development. Lenawee Now (Lenawee County Economic Development Corporation) and Ann Arbor SPARK serve Cambridge Township.

Tax Increment Finance Authorities

The State of Michigan allows the creation of tax increment finance authorities which allow municipalities and counties to capture the growth in tax revenue within a designated district, as well as implement other potential income generation tools (e.g., millages, special assessments, revenue bonds, etc.), for use in financing public infrastructure improvements in that area.

Chambers of Commerce

The Irish Hills Regional Chamber of Commerce serves Cambridge Township businesses. The Greater Lenawee Chamber of Commerce also serves the Township.

Existing Land Use

An inventory of existing land use is an important factor in the development of a Future Land Use map for Cambridge Township. Planners used assessing data compiled by the Township in 2020 to determine existing land use (see the 2020 Property Assessment map in Appendix C).

- Agricultural — 175 parcels comprising 43 percent of assessed acreage.
- Residential – 3,419 parcels comprising 40 percent of assessed acreage.
- Commercial – 66 parcels comprising five (5) percent of assessed acreage.
- Industrial – Seven (7) parcels comprising one (1) percent of assessed acreage.
- Exempt – 219 parcels comprising 11 percent of assessed acreage.

Property Assessment	
Agriculture	43.2%
Residential	39.8%
Commercial	5.5%
Industrial	0.9%
Institutional/Exempt	10.6%
Total	100.0%

Community Survey

It was recognized that understanding the opinions, wants, and needs of people, who live, work, own property, and/or own a business in the Township is an important step in the master planning process. To this end, people were asked to complete an online survey during the fall of 2022.

About three (3) percent of the population of Cambridge Township took and returned the survey. While that is a small number, they are likely some of the most engaged and vocal citizens so their input is valuable.

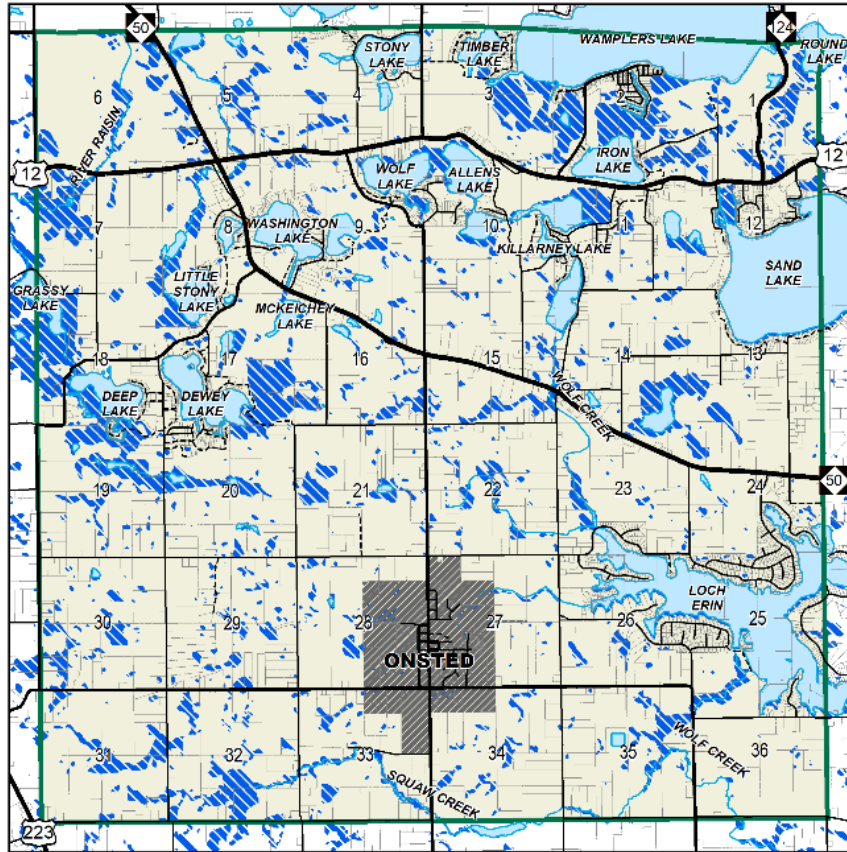
The residents are satisfied with the mix of business types within Cambridge Township (43 percent strongly agree and agree vs 26 percent disagree and strongly disagree). However, they largely believe that the area would be improved with more commercial development (49 percent to 27 percent), volunteering in an open-ended question that they would like more restaurants, as well as additional grocery and general shopping options.

The people of Cambridge Township also are in favor of more housing development (49 percent to 38 percent), believing that the “Irish Hills is a small piece of Heaven,” and that it can– and should – be shared with more people. Of those that gave responses as to what types of housing they would like, there is a split between those that favor more single family homes (30 percent), and those that want multi-family developments like condos or apartments (24 percent), while others believe that creating senior or assisted living (15 percent) is the type of development they would most like to see.

The area with the most agreement among respondents is in access to the outdoors. While a plurality (42 percent) believe that the parks and recreation facilities and programs meet their needs, a clear majority (61 percent) want additional non-motorized trails, and 56 percent want the development of water-based recreation facilities like canoe and kayak launches. However, 36 percent of respondents had no opinion on the non-motorized trails, indicating that better information as to their existence would be helpful to many.

Most believe that traffic enforcement (62 percent) and crime prevention (61 percent) by law enforcement are good to excellent and the Fire Department is strong in emergency response (73 percent). Overall a whopping 83 percent believe that Cambridge Township is an excellent or good place to live. Put simply, as one respondent wrote, “I enjoy living here.”

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**Cambridge Township Master Plan
2023 Edition**

Chapter 3

Goals

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Goals and Objectives

The goals and objectives were developed through issue identification and community input efforts and highlight key land use issues that the Township will face in the coming years. The goals are broadly categorized focusing on preservation of natural features, residential development, commercial development, and recreation while recognizing the predominantly rural character of the Township.

Natural Feature Preservation

The beautiful landscape of rolling hills, lakes, and rivers known as the Irish Hills are some of the defining features of Cambridge Township. While growth should be encouraged, it should be done so in ways that ensure the protection of the Township's natural resources. Care should be taken to protect the surface waters and access to the lakes and rivers and care should be taken to avoid pollution and contamination. These resources can also be leveraged as a draw for people to come to the area and hike, bike, paddle, fish, or otherwise enjoy the natural setting.

Goal: *Encourage the protection and preservation of the Township's natural resources for the purpose of maintaining the quality of the local environment.*

Objective: Require development site plans to conform to the topography of the land, instead of the topography conforming to the site plan.

- Areas identified as environmentally sensitive should be preserved from incompatible and unnecessary development.

Goal: *Preserve and protect the natural features of the Township.*

Objective: New development should be built with existing natural features of the land.

- Use open space development as a tool to preserve natural features.
- Develop around trees on woodlots instead of cutting all the trees down.

Residential Development

As Cambridge Township plans for growth, new residential development must be managed and fit in with the traditional development patterns while providing for economic development but without interfering with the natural assets and character of the land.

Goal: *Protect existing residential neighborhoods from encroachment by incompatible land uses.*

Objective: While the potential for conflicts between residential and intensive land uses remains the advantages of mixing land uses can and should be pursued where feasible.

- Require landscaping or physical buffers where residential uses are adjacent to potentially incompatible commercial or industrial uses, and review zoning regulations to ensure the effectiveness of existing buffering techniques.

Goal: *Encourage the development of residential areas to meet population increases, while conserving environmentally sensitive lands.*

Objective: Low-density residential developments should be located on sites having good physical characteristics.

- Residential areas should be developed in areas that will avoid potential conflicts with incompatible land uses.
- Require buffering between conflicting uses, but encourage a reasonable mix of land uses.

Goal: *Encourage the development of a variety of housing types and subdivision design which will promote an efficient use of space, and preserve the integrity of the area's rural character.*

Objective: Compact residential development should be encouraged. Such development is more efficient, reduces the length of utility lines, and allows for the preservation of open space.

- Single-family subdivision developments should be encouraged in areas where adequate services exist or are expected to be provided in the near future.
- Subdivision development should be encouraged in areas adjacent to other existing subdivision developments that have sewer and water services to allow for the expansion of these services.
- Encourage residential development which would reduce the number of driveway and street access points along major roads.
- Develop and/or enhance zoning standards which encourage innovative development patterns.
- Explore zoning ordinance incentives to encourage the preservation of open space.
- Enhance the sense of community and improve pedestrian transportation options by connecting residential developments to schools, parks, cultural facilities, and other neighborhoods.

Goal: *Ensure that the housing needs of older adults are met.*

Objective: To the greatest extent possible, ensure that the housing needs of older adults are taken into consideration.

- Provide alternative types of housing to accommodate older adult housing needs.

Commercial Development

This plan recognizes the need to provide for commercial development which will benefit the Township's residents and visitors alike through more economic diversity, while remaining cognizant of the issues associated with such development. One of the most pressing commercial development issues currently is renewable energy. As energy companies are working to generate more and more carbon free electricity, they are looking for land on which to construct large, utility scale installations such as wind

and solar. The Township should be proactive in seeking ways to manage the interest in utility scale renewable energy developments.

Goal: *Encourage proactive solutions to managing utility scale renewable energy development.*

Objective: Effectively manage the development of utility scale renewable energy developments such as wind and solar.

- Establish ordinances addressing the development of utility scale solar and wind installations within the Township.

Goal: *Encourage the development of commercial uses to support the retail needs of the Township and to diversify the local economy. Commercial uses should be located in areas that will provide convenient shopping and services for the Township residents and assure compatibility of commercial districts with other uses. Increase the number of commercial development opportunities.*

Objective: Encourage clustered commercial development rather than sprawled development.

- Provide for commercial development along major thoroughfares, preferably at the intersections of such thoroughfares with controlled access to and from the development.
- Control and limit advertising signs so as to control the size and type of billboards in all commercial districts.
- Maintain the aesthetics of the community through the regulation of signs.
- Encourage the use of existing commercially zoned property before rezoning new land.

Goal: *Ensure that commercial development continues to be of high quality.*

Objective: Design standards should be considered to minimize the negative impact on roads, adjacent land uses, and the environment.

- Consider implementation of access management techniques such as shared drives, service roads, internal connections, and proper driveway design, to maintain roadway safety and capacity.
- Require all major commercial developments to locate where sewer and/or water service is existing or is extended.

Goal: *Increase the number of development opportunities surrounding the Michigan International Speedway (MIS) area.*

Objective: Remove all barriers to development in the area surrounding MIS.

- Make the area attractive for development.
- Identify appropriate areas for development.
- Identify potential incentives for development in the area of MIS.

Goal: *Encourage the development of industrial uses to diversify the local economy and to provide a stable tax base for the Township, at locations that will allow the quality of the local environment to be maintained.*

Objective: Industrial areas should be encouraged in sections of Cambridge Township where a high degree of compatibility with surrounding land uses can be assured.

- Encourage industrial development in areas where soils are suitable and potential for groundwater contamination is minimized.
- Encourage redevelopment or expansion of existing industrial areas before considering new areas.
- Encourage location of industrial uses where sufficient infrastructure can support these uses.
- Encourage light, clean, industrial development in industrial or commercial parks where there is sufficient room for growth and expansion.
- Buffer industrial uses from residential uses.
- Plan additional industrial areas in the Township to assist in providing an employment base and tax base for the residents of the Township.

Infrastructure

Maintaining and improving the infrastructure in Cambridge Township, in particular the roadways and drain systems should be a priority. Maintenance of these infrastructure assets is critical to prevent their degradation and to minimize potential environmental issues that could result from their breakdown or failure.

Goal: *Provide adequate public infrastructure.*

Objective: Maintain sewer, water, and transportation systems to protect the health, safety, and welfare of Township residents, provide needed services, and provide for efficient movement of people and goods.

- Identify target areas to receive sewer and water services.
- Recognize roadway conditions and traffic volumes in order to target areas which should receive priority for road improvements.
- Incorporate *Complete Streets* design considerations and practices as a routine part of infrastructure planning and implementation where practical.

Recreation

The Township should capitalize on its abundant natural features to encourage recreation for individual wellness and community economic opportunity.

Goal: *Maintain and expand opportunities for recreation.*

Objective: Leverage the abundant natural features within the Township and the Irish Hills for improved wellness of residents and increased economic opportunities derived from visitors partaking in outdoor recreation in the area.

- Maintain, update or develop boat launches or water trails within the area.
- Determine the feasibility of creating mountain bike trails and hiking paths.
- Explore the feasibility of developing additional nonmotorized trails within the Township.

Community Identity

This plan recognizes the predominantly rural character of Cambridge Township and encourages embracing that identity.

Goal: *Establish a community identity.*

Objective: Establish a sense of community and belonging.

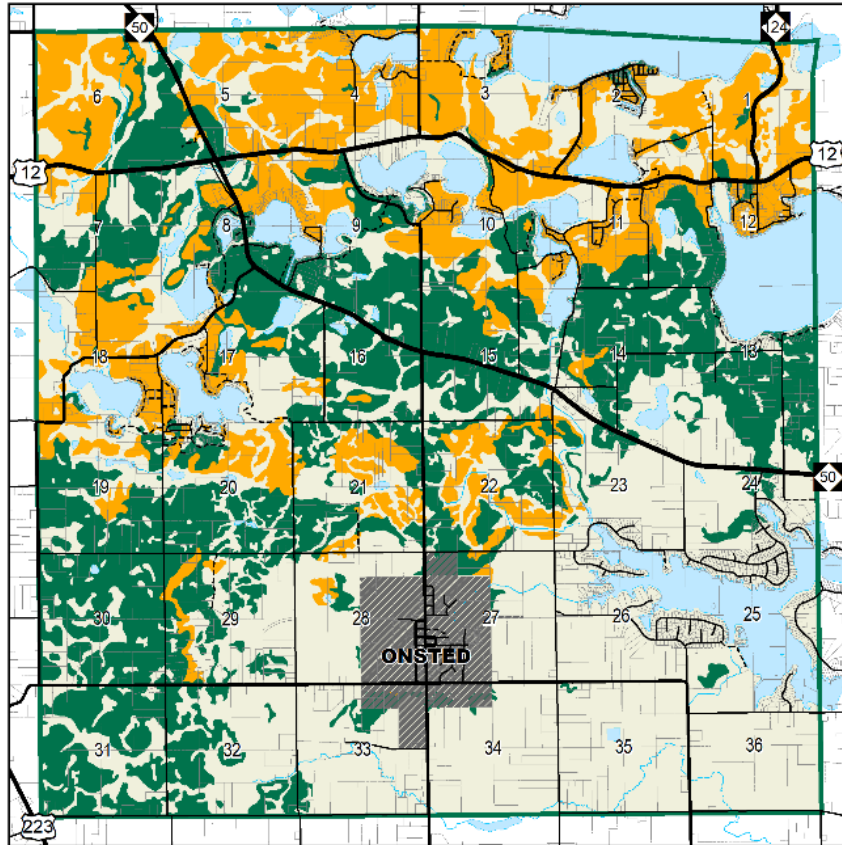
- Encourage unique new developments that create a sense of place and community, provide pedestrian connectivity between neighborhoods, and work with the natural features of the Township to preserve open space.
- Woodlands, wetlands, lakes and hills are important contributors to the overall character of Cambridge Township.
-

Goal: *Allow the continuation of existing agricultural activities with minimal interference from residential development.*

Objective: Continue to allow agricultural activities to take place in the Township.

- Discourage the location of dense residential development in the area of intensive agricultural uses.

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***Cambridge Township Master Plan
2023 Edition***

Appendix A

Demographics

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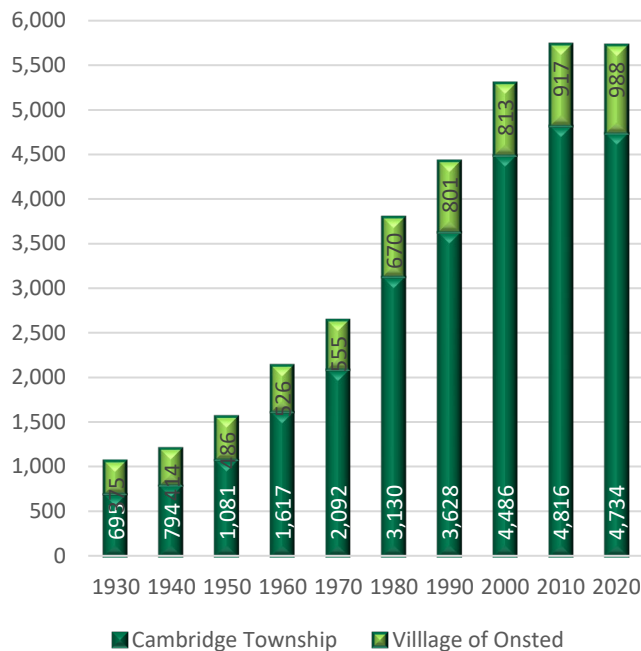
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Population History

- The Township, outside of the Village of Onsted, grew from 695 residents in 1930 to 4,734 residents in 2020 according to the U.S. Census, a 581% increase. If you include the population of the Village of Onsted, the Township grew from 1,070 people in 1930 to 5,722 people in 2020.
- The adjacent figure shows that the population of Cambridge Township outside of the Village of Onsted:
 - Increased 14% between 1930 and 1940 to 794 residents.
 - Increased 36% between 1940 and 1950 to 1,081 residents.
 - Increased 50% between 1950 and 1960 to 1,617 residents.
 - Increased 29% between 1960 and 1970, to 2,092 residents.
 - Increased 50% between 1970 and 1980 to 3,130 residents.
 - Increased 16% between 1980 and 1990, to 3,628 residents.
 - Increased 24% between 1990 and 2000 to 4,486 residents.
 - Increased 7% between 2000 and 2010 to 4,816 residents.
 - Decreased 2% between 2010 and 2020 to 4,734 residents.



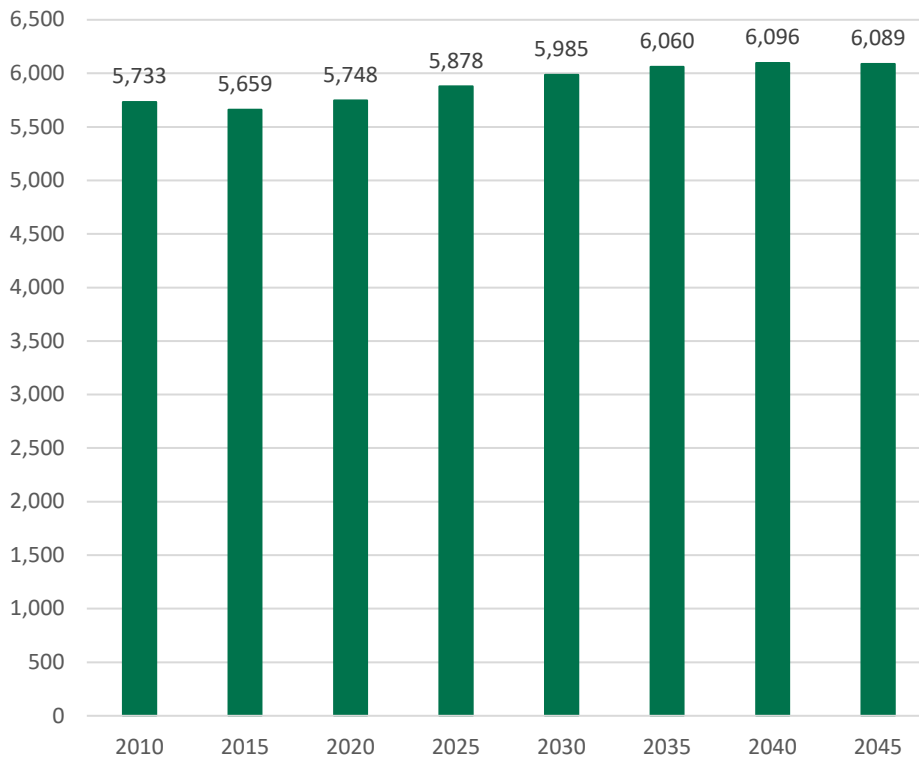
Population Projections

- The population projections utilized in this plan were developed for the Michigan Department of Transportation’s (MDOT’s) statewide travel demand model.

The 2015-2045 projections are grounded on Regional Economic Models Inc. (REMI) forecasts.

Please note that the projections include the Village of Onsted.

- Utilizing that information, it is reasonable to expect that the population will increase 6% between 2010 and 2045.
- The adjacent figure shows that:
 - The 2015 population will be 5,659 people, a 1% decrease from 2010.
 - The 2020 population will be 5,748 people, a 2% increase from 2015.
 - The 2025 population will be 5,878 people, a 2% increase from 2020.
 - The 2030 population will be 5,985 people, a 2% increase from 2025.
 - The 2035 population will be 6,060 people, a 1% increase from 2030.
 - The 2040 population will be 6,096 people, a 1% increase from 2035.
 - The 2045 population will be 6,089 people, a 0.1% decrease from 2040.



American Community Survey (ACS)

According to the U.S. Census Bureau, *[t]he American Community Survey (ACS) is a nationwide survey designed to provide communities a fresh look at how they are changing. The ACS replaced the decennial census long form in 2010 and thereafter by collecting long form type information throughout the decade rather than only once every 10 years.*

The reporting period utilized for this plan is 2016-2020, simply referred to as 2020 in the remainder of this appendix.

Definitions

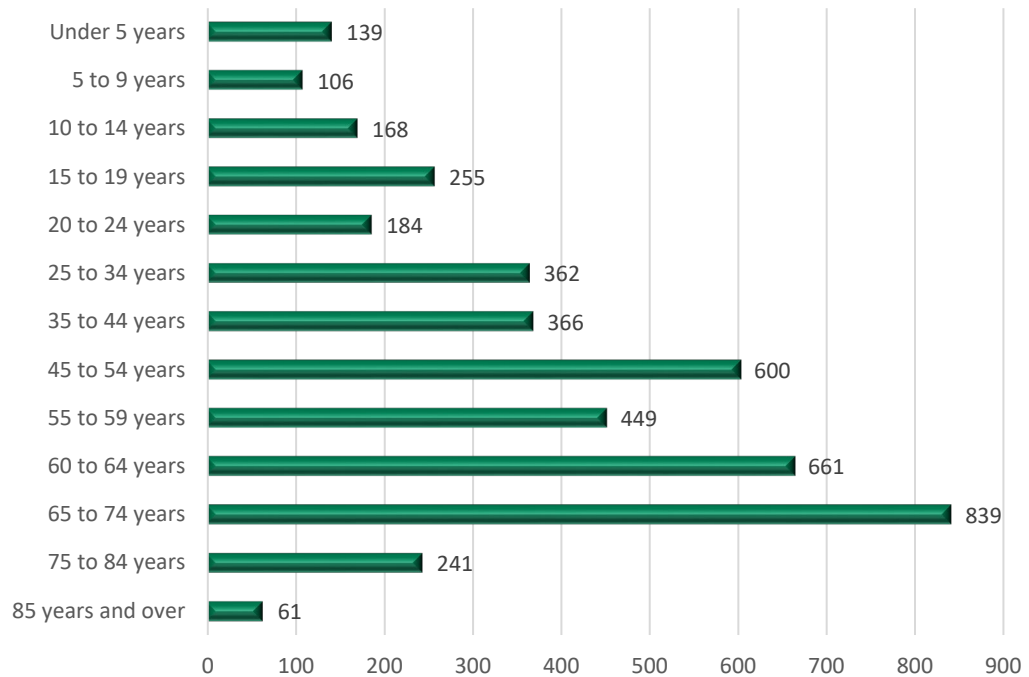
- **Group Quarters.** *The Census Bureau classifies all people not living in housing units as living in group quarters. There are two types of group quarters: institutional group quarters (for example, correctional facilities for adults, nursing homes, and hospice facilities) and non-institutional group quarters (for example, college/university student housing, military quarters, and group homes).*
- **Household Income.** *According to the U.S. Census Bureau, [t]his includes income of the householder and all other people 15 years and older in the household, whether or not they are related to the householder.*
- **Median Income.** *According to the U.S. Census Bureau, [t]he median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.*
- **Per Capita Income.** *According to the U.S. Census Bureau, this is an [a]verage obtained by dividing aggregate income by total population of an area.*

Other General Notes

- **Rounding Errors.** Any totals that do not add up to 100% are caused by rounding errors.
- **Ambulatory Difficulties.** The ACS does not compile information on ambulatory difficulties for the population less than 5 years of age.
- **Hispanic.** Please note that 'Hispanic' is an ethnic rather than a racial description. Each Hispanic person is also a member of one or more races.
- **Geography.** Please note that the geographic area identified as 'Cambridge Township' by the ACS includes the 'Village of Onsted'. Where possible, demographics for the Township outside of the Village were gleaned by subtracting the 'Village of Onsted' demographics from the 'Cambridge Township' demographics. However, that process was not possible for 'median age', 'average household and family size', 'median household income', 'per capita income', and 'estimated travel time to work'. In those cases, the note, (including the Village of Onsted), is added to make it clear that the demographic includes information from the 'Village of Onsted'.

Age and Gender

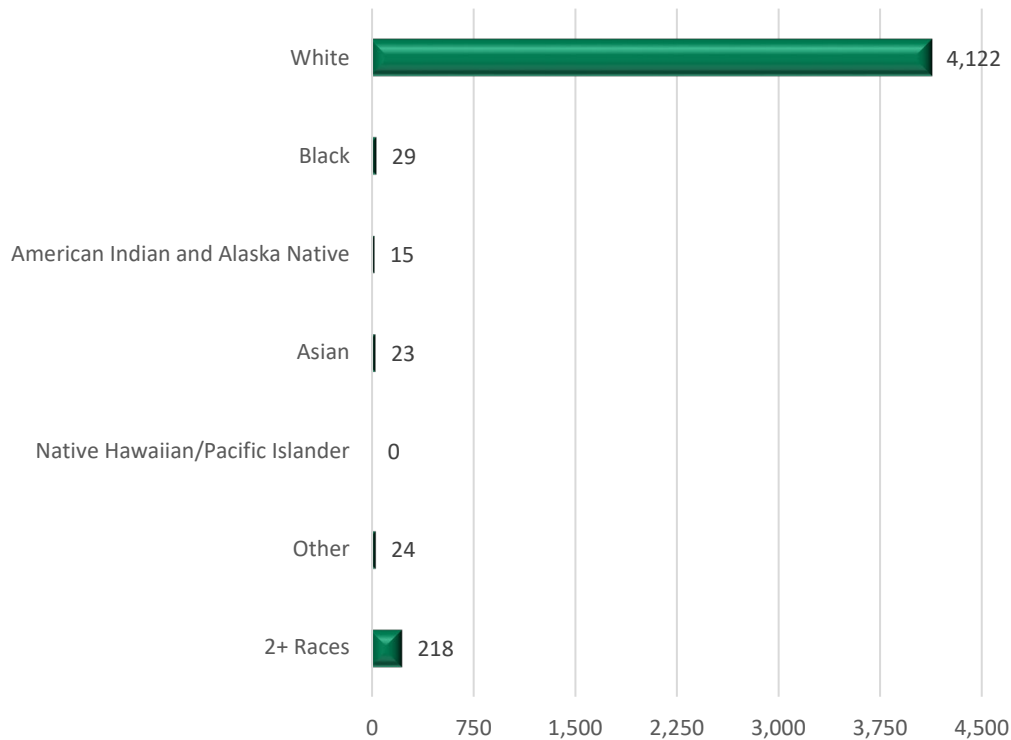
- The estimated median age of all Cambridge Township residents (including the Village of Onsted) was 52.3 years in 2020 [42.1 years countywide and 39.8 years statewide].
- The adjacent figure illustrates the age groupings to which those residents belonged in 2020:
 - People ≤14 years old — 9% [17% countywide and 18% statewide].
 - People 15-34 years old — 18% [25% countywide and 26% statewide].
 - People 35-54 years old — 22% [25% countywide and statewide].
 - People 55-74 years old —44% [26% countywide and 24% statewide].
 - People ≥75 years old —7% [7% countywide and statewide].
- Finally, it is estimated that males comprised 52% of the population [51% countywide and 49% statewide] in 2020 and females comprised 48% of the population [49% countywide and 51% statewide].



Race and Ethnicity

The population of Cambridge Township was estimated to be fairly homogenous in 2020.

- The adjacent figure illustrates the races to which those residents belonged in 2020:
 - White — 93% [93% countywide and 78% statewide].
 - Black — 1% [2% countywide and 14% statewide].
 - Other Races — 1% [1% countywide and 5% statewide].
 - Native American — 0.3% [0.4% countywide and 0.5% statewide].
 - Asian — 0.5% [0.3% countywide and 3% statewide].
 - Native Hawaiian/Pacific Islander — 0% [0.01% countywide and 0.03% statewide].
 - Some Other Race —0.5% [0.8% countywide and 1% statewide].
 - Two or More Races —5% [4% countywide and statewide].
- An estimated 6% of the Township’s residents considered themselves Hispanic in 2020 [8% countywide and 5% statewide].

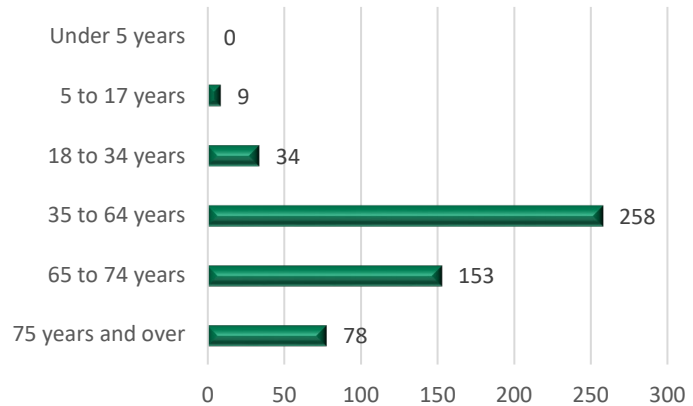


Disabilities

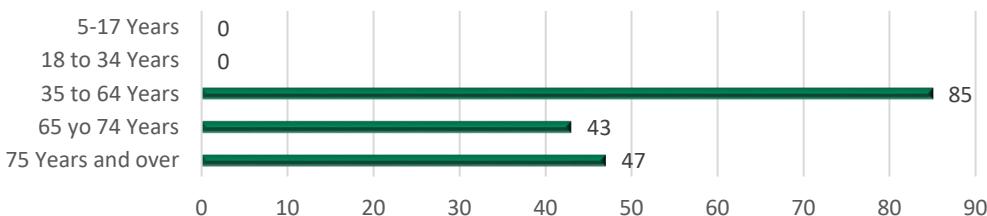
Disabled residents were a significant component of Cambridge Township’s noninstitutionalized civilian residents in 2020.

- An estimated 12% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [15% countywide and 14% statewide] and 4% had an ambulatory disability [7% countywide and 8% statewide]. *It should be noted that an ambulatory disability is not determined for residents ≤4 years old.*
- ≤4 years old:
 - Disabled in some way — 0% [0% countywide and 1% statewide].
- 5-17 years old:
 - Disabled in some way — 2% [7% countywide and 6% statewide].
 - Had an ambulatory disability — 0% [1% countywide and statewide].
- 18-34 years old:
 - Disabled in some way — 5% [8% countywide and statewide].
 - Had an ambulatory disability — 0% [1% countywide and 2% statewide].
- 35-64 years old:
 - Disabled in some way — 12% [15% countywide and statewide].
 - Had an ambulatory disability — 4% [7% countywide and 8% statewide].
- 65-74 years old:
 - Disabled in some way — 18% [23% countywide and 24% statewide].
 - Had an ambulatory disability — 5% [13% countywide and 15% statewide].
- ≥75 years old:
 - Disabled in some way — 26% [46% countywide and 48% statewide].
 - Had an ambulatory disability — 16% [30% countywide and statewide].

Some Type of Disability



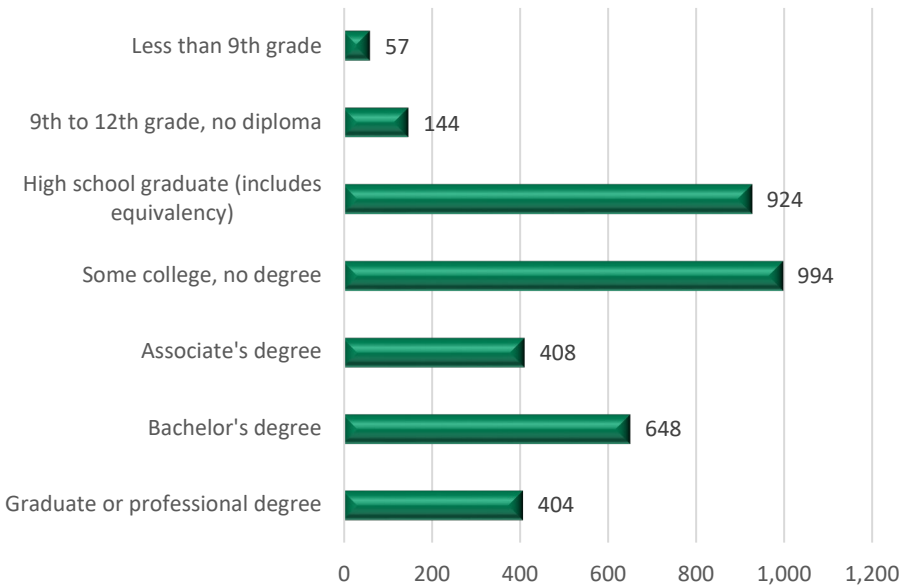
Ambulatory Disability



Educational Attainment

The estimated educational attainment of residents 25 years old or older in 2020 was as follows:

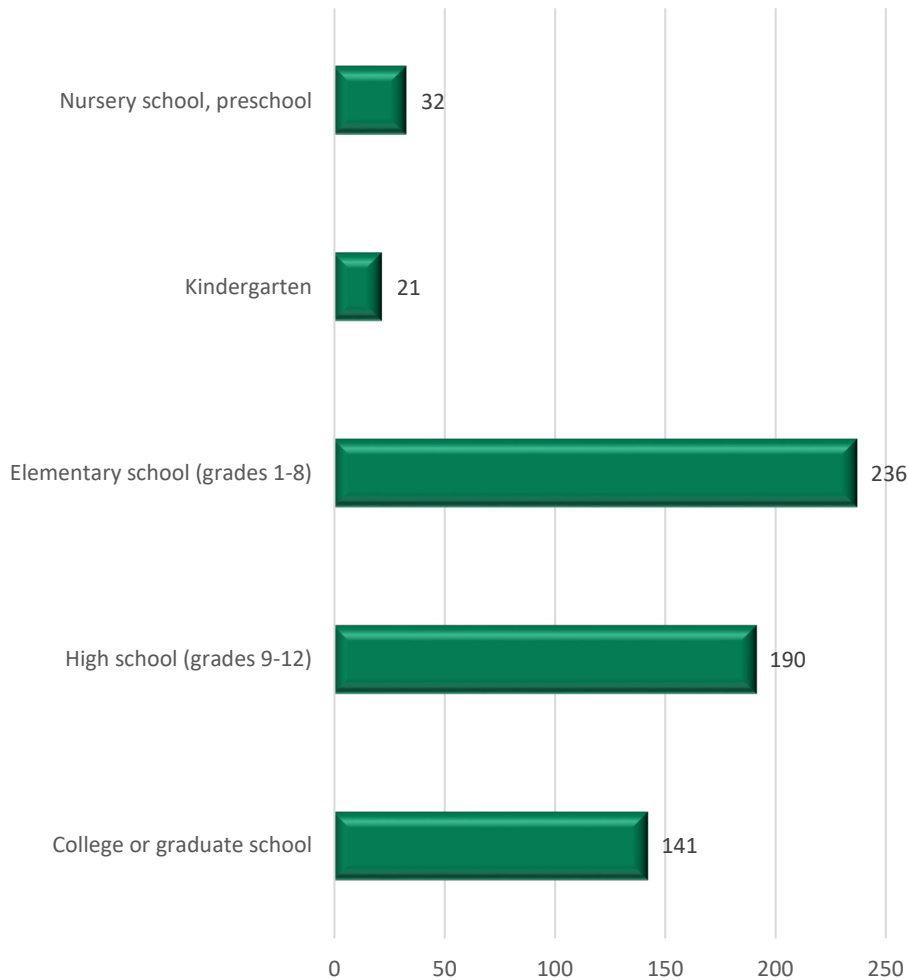
- Less than a 9th grade education — 2% [2% countywide and 3% statewide].
- 9th to 12th, grade education, no diploma — 4% [7% countywide and 6% statewide].
- High school graduate (includes equivalency) — 26% [37% countywide and 29% statewide].
- Some college education, no degree — 28% [24% countywide and 23% statewide].
- Associate’s degree — 11% [9% countywide and 10% statewide].
- Bachelor’s degree — 18% [13% countywide and 18% statewide].
- Graduate or professional degree — 11% [8% countywide and 12% statewide].



School Enrollment

The composition of the population estimated to be 3 years old or older in 2020, and attending school, was estimated as follows:

- Nursery school, preschool — 5% [6% countywide and statewide].
- Kindergarten — 3% [5% countywide and statewide].
- Elementary school (grades 1-8) — 38% [39% countywide and statewide].
- High school (grades 9-12) — 31% [24% countywide and 22% statewide].
- College or graduate school — 23% [27% countywide and 28% statewide].

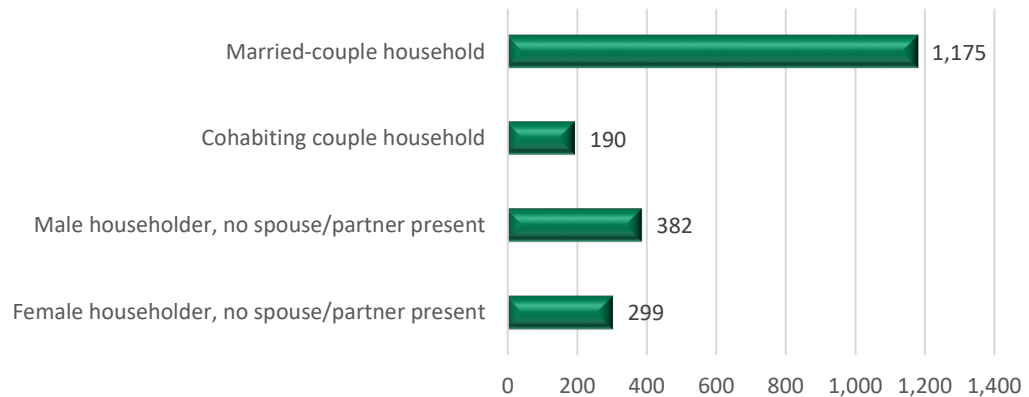


Households

All Cambridge Township residents lived in households in 2020.

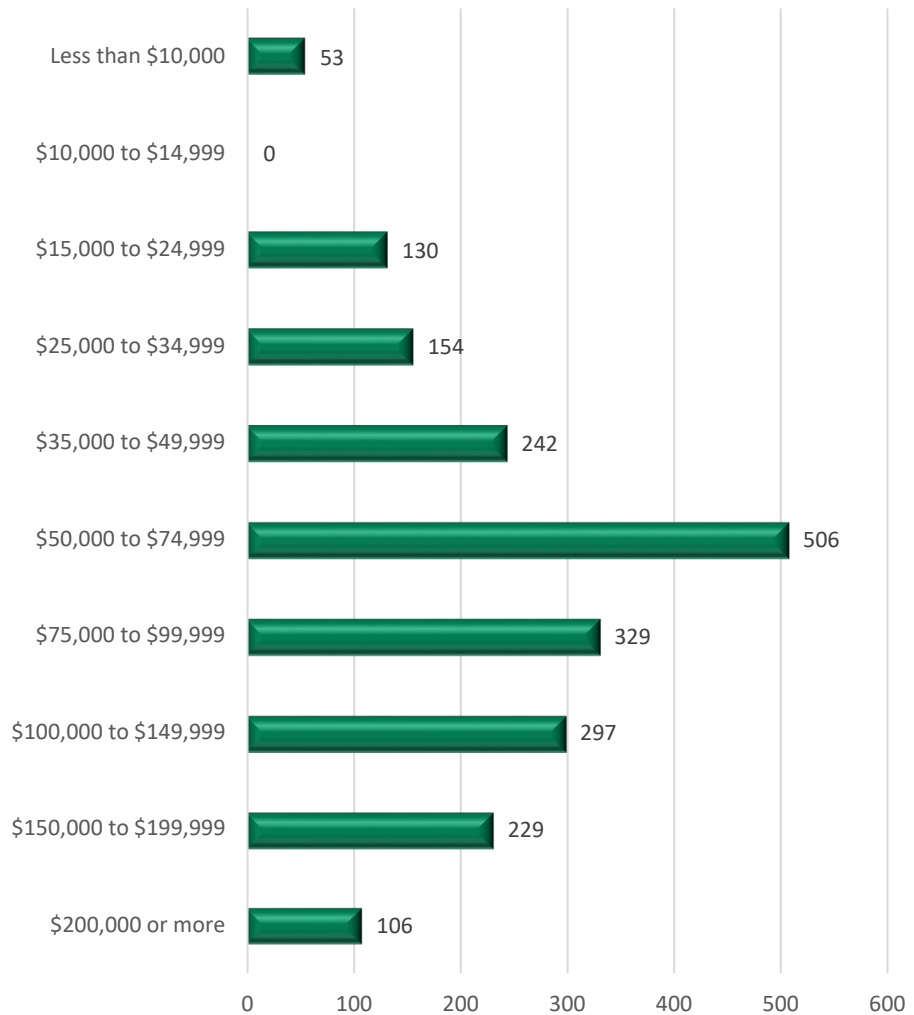
- Married-couple households comprised an estimated 57% of those households [52% countywide and 47% statewide].
- An estimated 9% of households were comprised of cohabitating couples [8% countywide and 7% statewide].
- Householders with no spouse\partner present comprised 33% of households [40% countywide and 46% statewide].
- An estimated 26% of households were comprised of a single person [27% countywide and 30% statewide].
- The estimated average household and family size was 2.25 people and 2.71 people, respectively (including the Village of Onsted) [2.41 people and 2.9 people, respectively, countywide and 2.45 people and 3.05 people, respectively, statewide].
- Group quarters (e.g., nursing homes, etc.) were home to an estimated 0% of the population [5% countywide and 2% statewide].

The presence of 2 college campuses in Lenawee County outside of the Township likely contribute to the larger percentage of the countywide population living in group quarters.



Household Income

- Households (HHs) with an income of:
 - ≤\$24,999 comprised an est. 9% of HHs [17% countywide and 20% statewide].
 - \$25,000-\$49,999 comprised an est. 19% of HHs [27% countywide and 23% statewide].
 - \$50,000-\$99,999 comprised an est. 41% of HHs [34% countywide and 31% statewide].
 - \$100,000 or more comprised an est. 31% of HHs [22% countywide and 26% statewide].



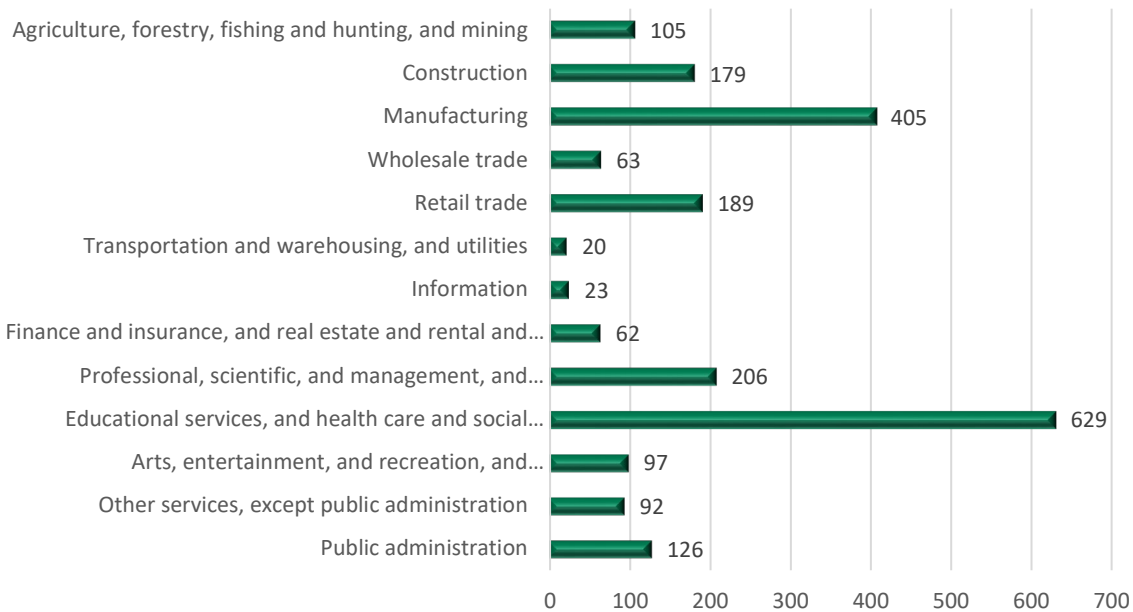
Incomes and Poverty Status

- Median Household Income – \$67,204 (including the Village of Onsted) [\$57,314 countywide and \$59,234 statewide].
- Per Capita Income – \$39,753 (including the Village of Onsted) [\$28,695 countywide and \$32,854 statewide].
- Population below poverty level – 4% [11% countywide and 14% statewide].
 - Under 18 years – 7% [14% countywide and 19% statewide].
 - 18-64 years – 4% [11% countywide and 13% statewide].
 - 65+ years old – 3% [7% countywide and 8% statewide].

Employment by Industry

The estimated employment by industry of civilian employees 16 years old or older in 2020 was:

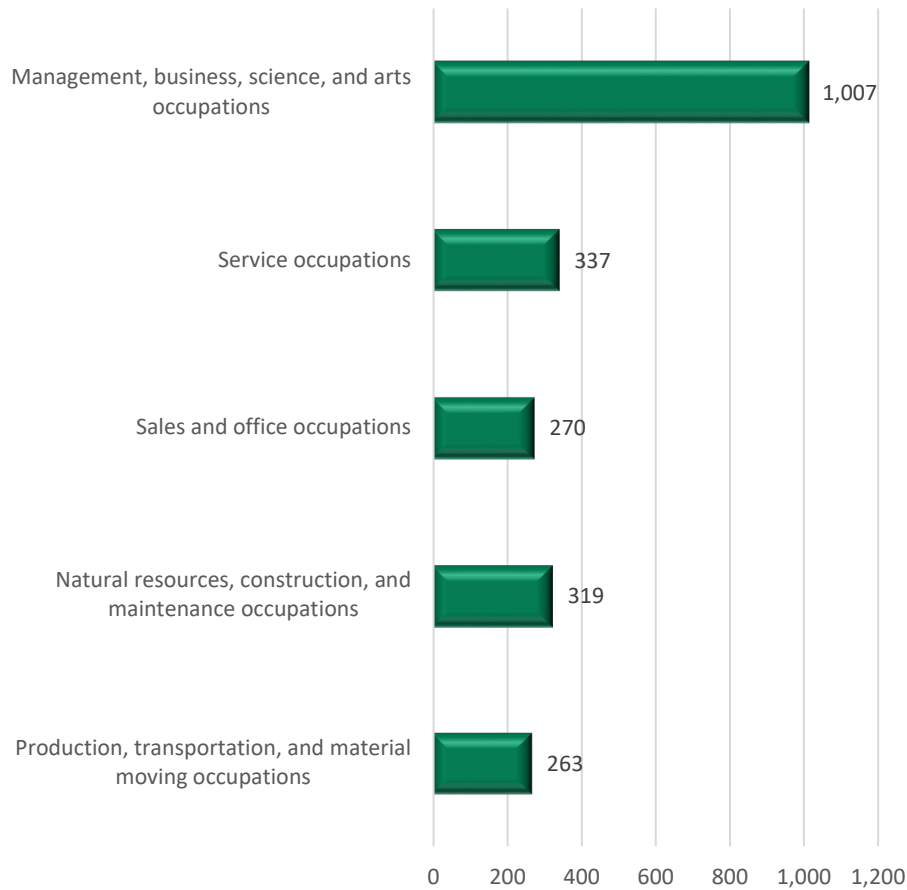
- Agriculture, forestry, fishing and hunting, and mining — 5% [3% countywide and 1% statewide].
- Construction — 8% [6% countywide and statewide].
- Manufacturing — 18% [21% countywide and 19% statewide].
- Wholesale trade — 3% [2% countywide and statewide].
- Retail trade — 9% [12% countywide and 11% statewide].
- Transportation and warehousing, and utilities — 1% [4% countywide and statewide].
- Information — 1% [1% countywide and statewide].
- Financing and insurance, and real estate, and rental and leasing — 3% [3% countywide and 6% statewide].
- Professional, scientific, and management, and administrative and waste management services — 9% [8% countywide and 10% statewide].
- Educational services, and health care and social assistance — 29% [25% countywide and 23% statewide].
- Arts, entertainment, and recreation, and accommodation and food services — 4% [8% countywide and 9% statewide].
- Other services, except public administration — 4% [5% countywide and statewide].
- Public Administration — 6% [4% countywide and 3% statewide].



Employment by Occupation

The estimated employment by occupation of civilian employees 16 years old or older in 2020 was:

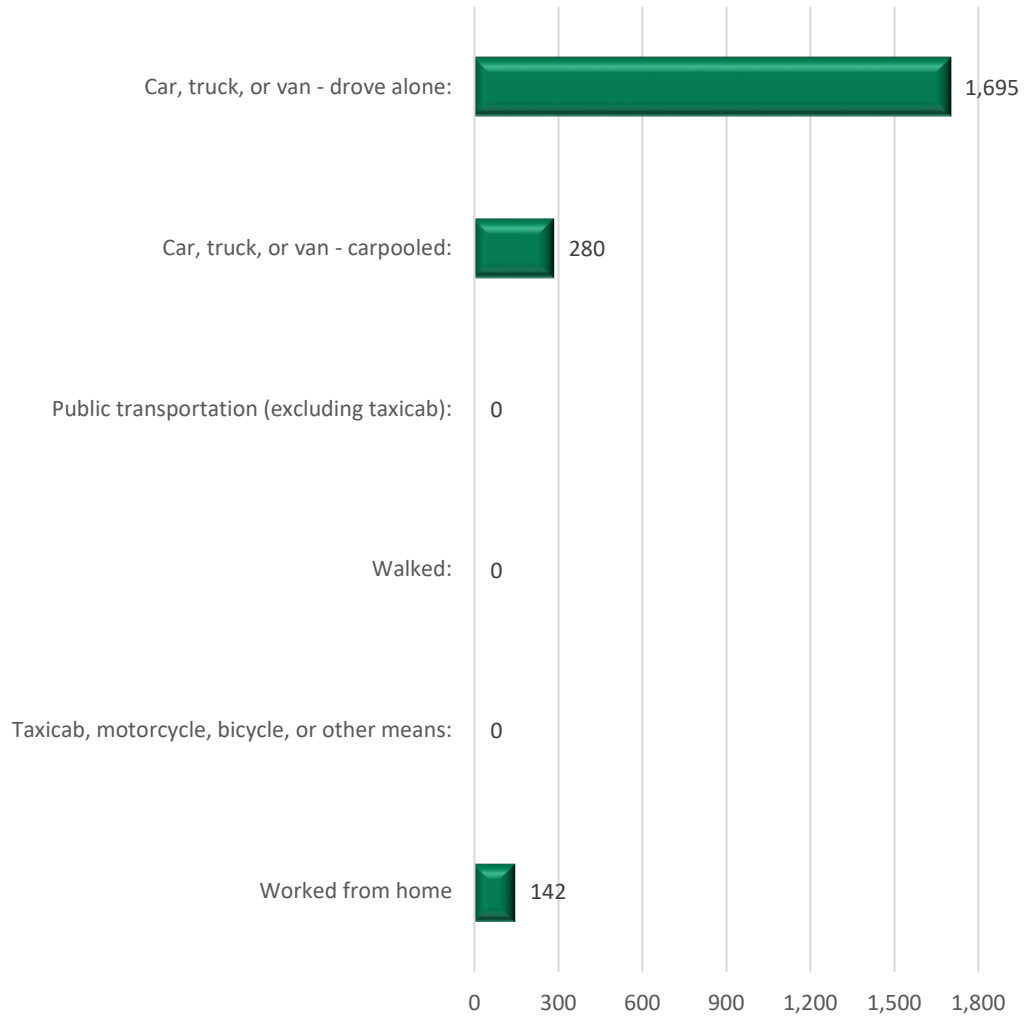
- Management, business, science, and arts occupations — 46% [30% countywide and 38% statewide].
- Service occupations — 15% [19% countywide and 17% statewide].
- Sales and office occupations 12% [19% countywide and 21% statewide].
- Natural resources, construction, and maintenance occupations — 15% [10% countywide and 8% statewide].
- Production, transportation, and material moving occupations — 12% [21% countywide and 17% statewide].



Means of Travel to Work

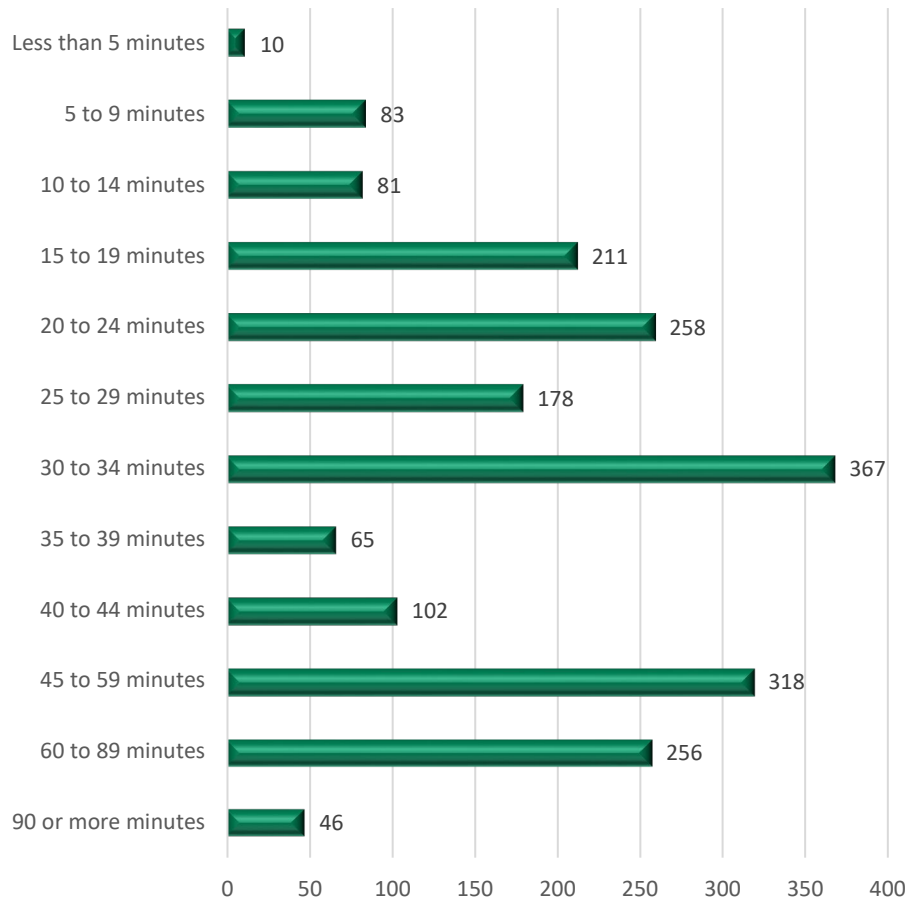
People utilized various forms of transportation when traveling to work in 2020:

- An estimated 80% of people drove alone [84% countywide and 81% statewide].
- An estimated 13% of people carpooled [8% countywide and 9% statewide].
- An estimated 0% used some other means of travel [4% countywide and 5% statewide].
- An estimated 7% worked at home [4% countywide and 6% statewide].



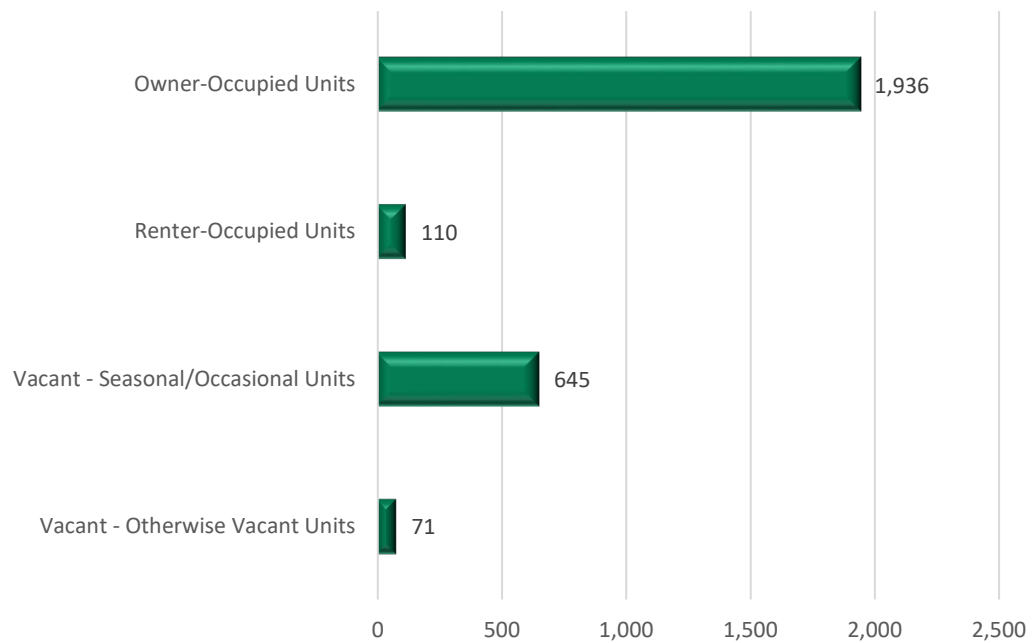
Travel Time to Work

- The estimated travel time to work in 2020 was 32.7 minutes (including the Village of Onsted) [26.7 minutes countywide and 24.6 minutes statewide].
- Travel time segments in 2020:
 - ≤5 minutes — 1% [5% countywide and 3% statewide].
 - 5-9 minutes — 4% [14% countywide and 11% statewide].
 - 10-14 minutes — 4% [14% countywide and statewide].
 - 15-29 minutes — 33% [29% countywide and 39% statewide].
 - 30-59 minutes — 43% [28% countywide and 27% statewide].
 - 60-89 minutes — 13% [7% countywide and 5% statewide].
 - ≥90 minutes — 2% [2% countywide and statewide].



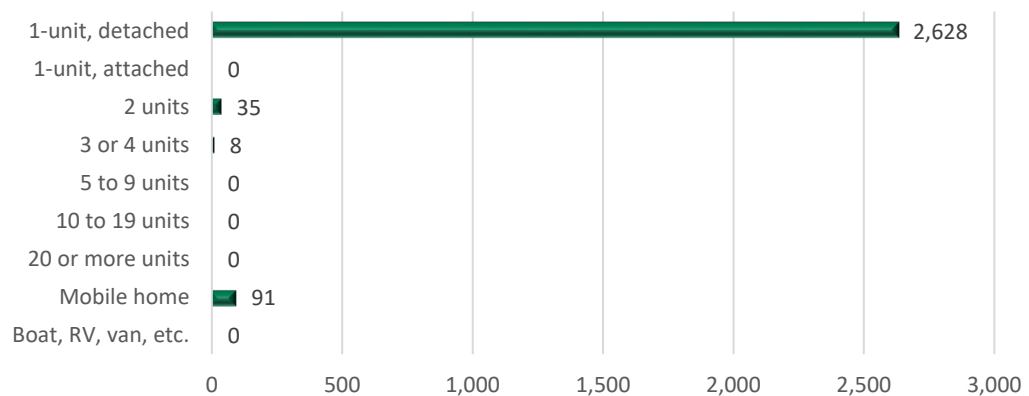
Dwellings and Vacancy Rates

- An estimated 74% of dwellings were occupied in 2020 [88% countywide and 86% statewide]:
 - Owner-occupied — 70% [69% countywide and 62% statewide].
 - Renter-occupied — 4% [20% countywide and 24% statewide].
- An estimated 26% of dwellings were vacant in 2020 [12% countywide and 14% statewide]:
 - Used seasonally/occasionally — 23% [5% countywide and 6% statewide].
 - Otherwise vacant — 3% [6% countywide and 7% statewide].

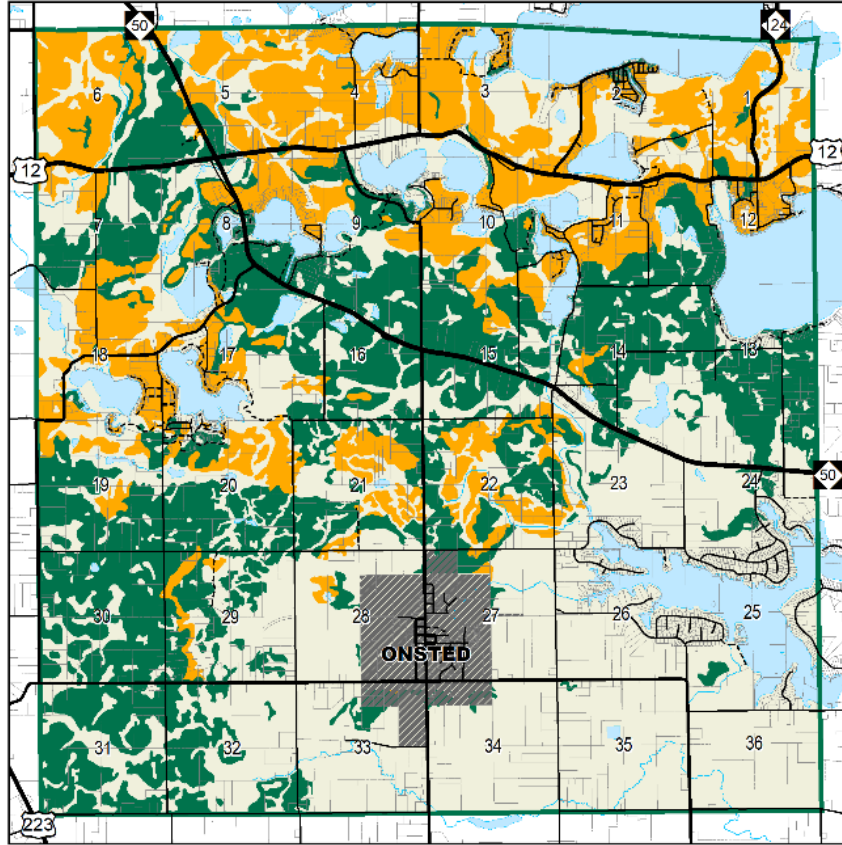


Housing Types

- An estimated 95% of dwelling units were single units [81% countywide and 77% statewide]:
 - An estimated 95% of dwellings were detached single units [79% countywide and 72% statewide].
 - An estimated 0% of dwellings were attached single units [2% countywide and 5% statewide].
- An estimated 2% of dwelling units were in multi-unit buildings [12% countywide and 18% statewide]:
 - An estimated 1% of dwellings were in duplexes [3% countywide and 2% statewide].
 - An estimated 0.3% of dwellings were in 3-4 unit buildings [3% countywide and statewide].
 - An estimated 0% of dwellings were in 5-9 unit buildings [2% countywide and 4% statewide].
 - An estimated 0% of dwellings were in 10-19 unit buildings [2% countywide and 3% statewide].
 - An estimated 0% of dwellings were in 20 or more unit buildings [2% countywide and 5% statewide].
- An estimated 3% of dwelling units were mobile homes [7% countywide and 5% statewide].
- An estimated 0% of dwelling units were boats, RVs, vans, etc. [0.01% countywide and 0.03% statewide].



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***Cambridge Township Master Plan
2023 Edition***

Appendix B

Community Survey

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Survey Write Up

About three percent of the population of Cambridge Township took and returned the survey. While that is a small number, the respondents likely some of the most engaged and vocal citizens and their input is valuable.

The residents are satisfied with the mix of business types within Cambridge Township (43 percent strongly agree and agree vs 26 percent disagree and strongly disagree). However, they largely believe that the area would be improved with more commercial development (49 percent to 27 percent), volunteering in an open-ended question that they would like more restaurants, as well as additional grocery and general shopping options.

The people of Cambridge Township also are in favor of more housing development (49 percent to 38 percent), believing that “Irish Hills is a small piece of Heaven,” and that it can– and should – be shared with more people. Of those that gave responses as to what types of housing they would like, there is a split between those that favor more single family homes (30 percent), and those that want multi-family developments like condos or apartments (24 percent), while others believe that creating senior or assisted living (15 percent) is the type of development they would most like to see.

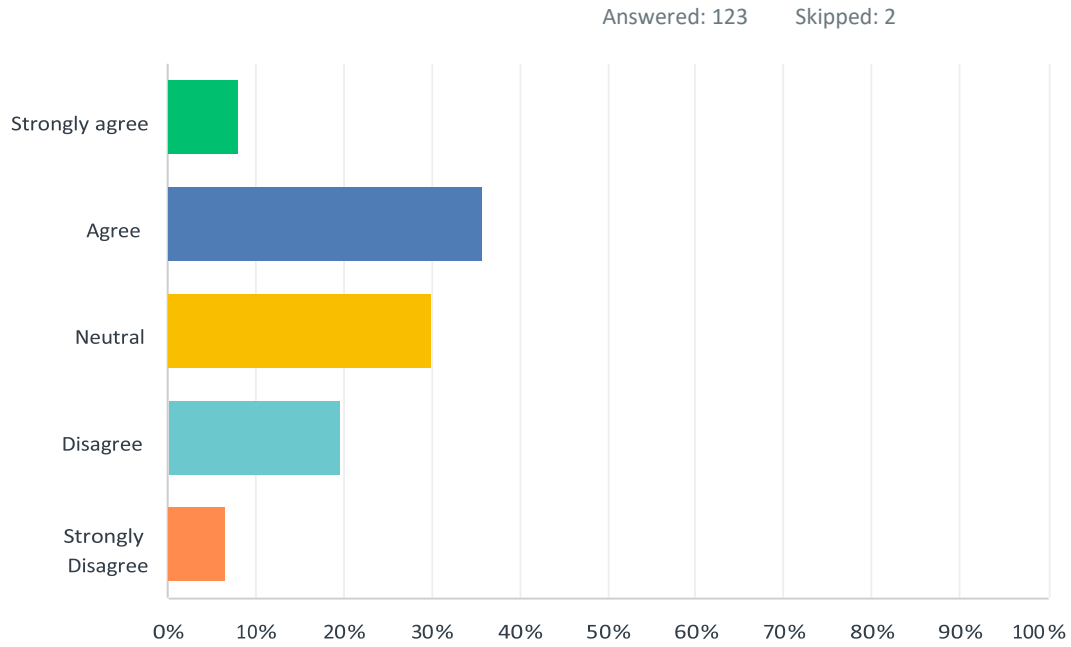
The area with the most agreement among respondents is in access to the outdoors. A clear majority (61 percent) want additional non-motorized trails, and 56 percent want the development of water-based recreation facilities like canoe and kayak launches. However, 36.3% of respondents had no opinion on the non-motorized trails, indicating that better information as to their existence would be helpful to many.

Most believe that traffic enforcement (62 percent) and crime prevention (61 percent) by law enforcement are good to excellent and the Fire Department is strong in emergency response (73 percent). Overall a whopping 83% believe that Cambridge Township is an excellent or good place to live. Put simply, as one respondent wrote, “I enjoy living here.”

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Survey Results

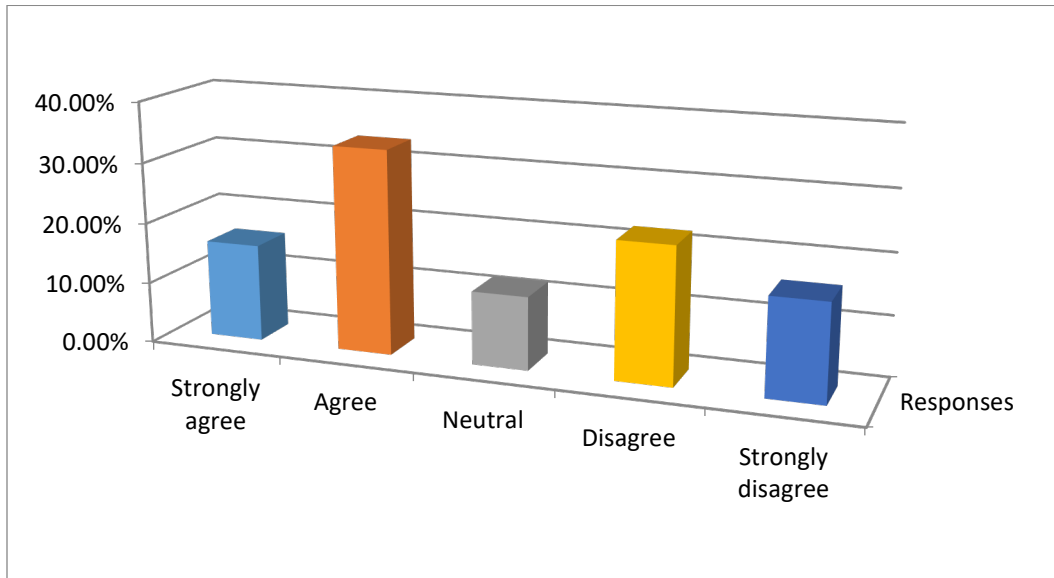
Q1: I am satisfied with the mix of business types within Cambridge Township.



ANSWER CHOICES	RESPONSES	
Strongly agree	8.13%	10
Agree	35.77%	44
Neutral	30.08%	37
Disagree	19.51%	24
Strongly disagree	6.50%	8
TOTAL		123

Q2: Cambridge Township should encourage various housing types (e.g., townhouses, condominiums, mixed-use commercial/residential, tiny houses, etc.) as well as single-family dwellings and apartment complexes.

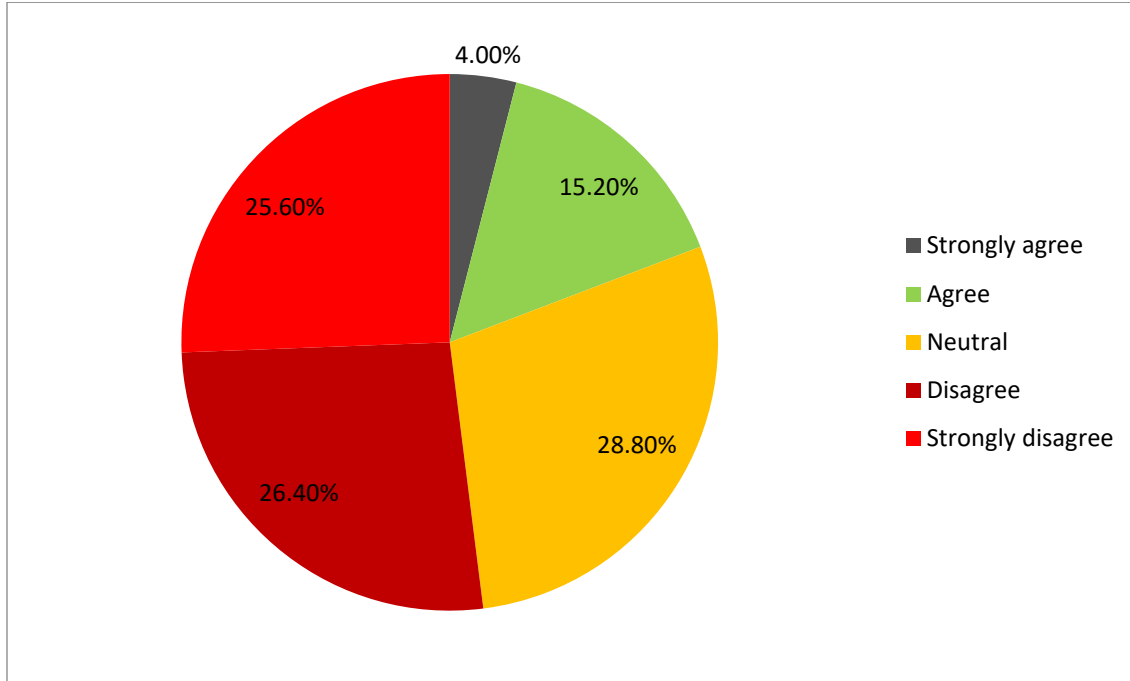
Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	16.00%	20
Agree	33.60%	42
Neutral	12.00%	15
Disagree	22.40%	28
Strongly disagree	16.00%	20
TOTAL		125

Q3: The Township should develop a public transit system (similar to MDOT Park & Ride, Adrian Dial-a-Ride).

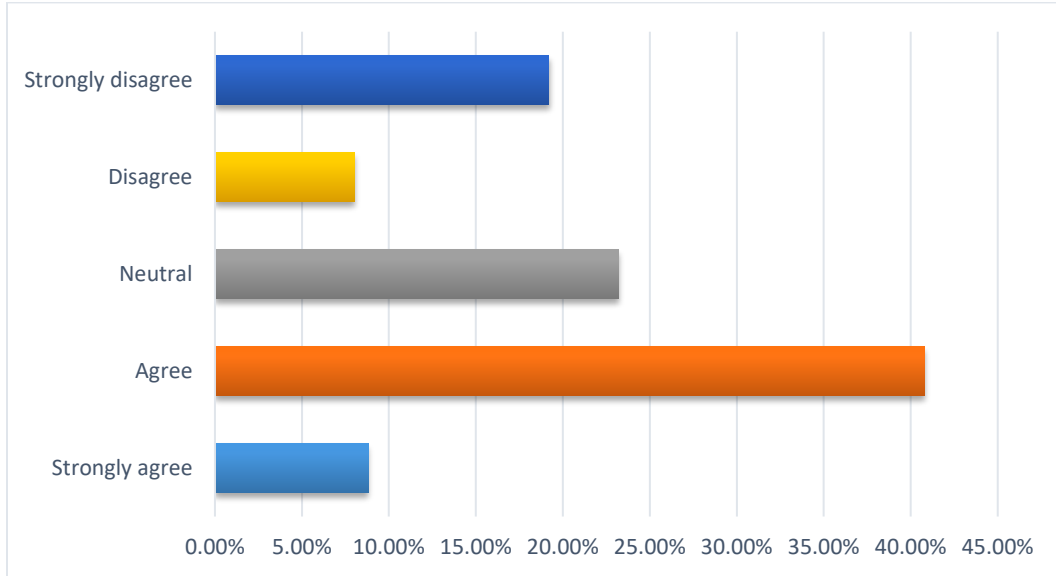
Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	4.00%	5
Agree	15.20%	19
Neutral	28.80%	36
Disagree	26.40%	33
Strongly disagree	25.60%	32
TOTAL		125

Q4: The Township should attract more commercial facilities in designated areas.

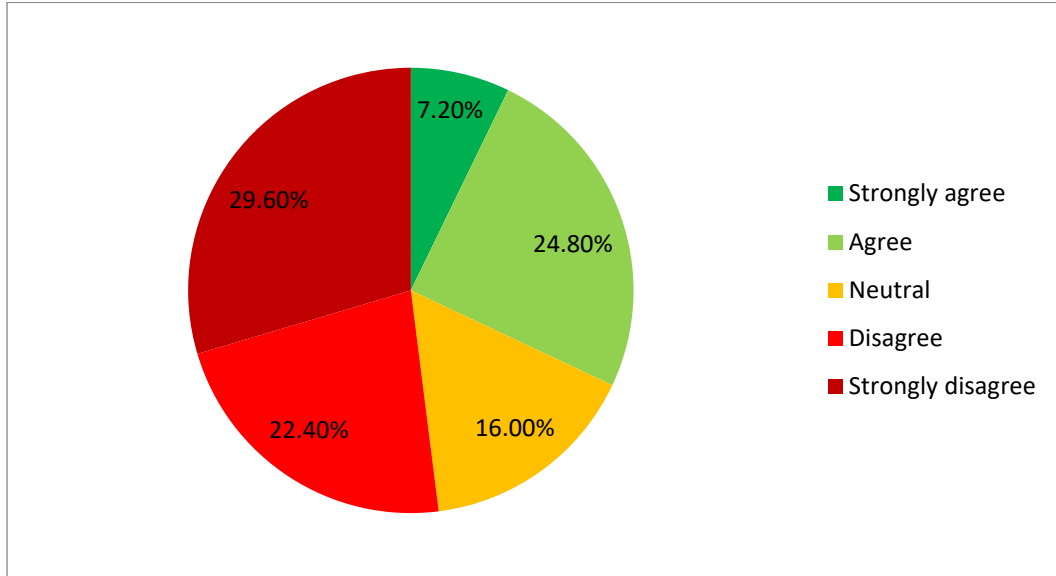
Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	8.80%	11
Agree	40.80%	51
Neutral	23.20%	29
Disagree	8.00%	10
Strongly disagree	19.20%	24
TOTAL		125

Q5: The Township should attract more industrial facilities in designated areas.

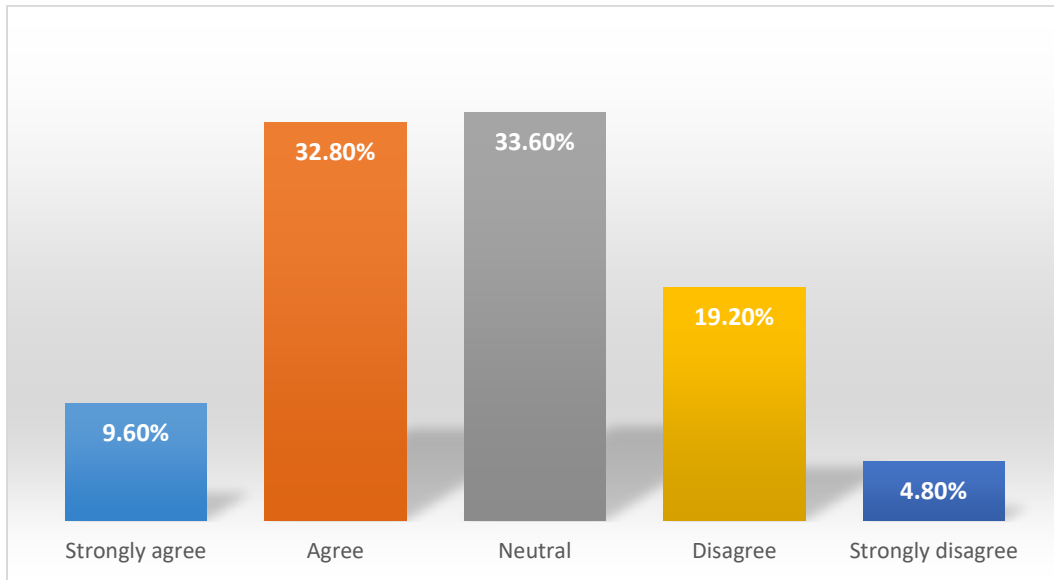
Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	7.20%	9
Agree	24.80%	31
Neutral	16.00%	20
Disagree	22.40%	28
Strongly disagree	29.60%	37
TOTAL		125

Q6: Parks, recreation facilities, and programs provided by the Village of Onsted and Lenawee County meet my needs.

Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	9.60%	12
Agree	32.80%	41
Neutral	33.60%	42
Disagree	19.20%	24
Strongly disagree	4.80%	6
TOTAL		125

Q7: Additional non-motorized trails should be developed in Cambridge Township.

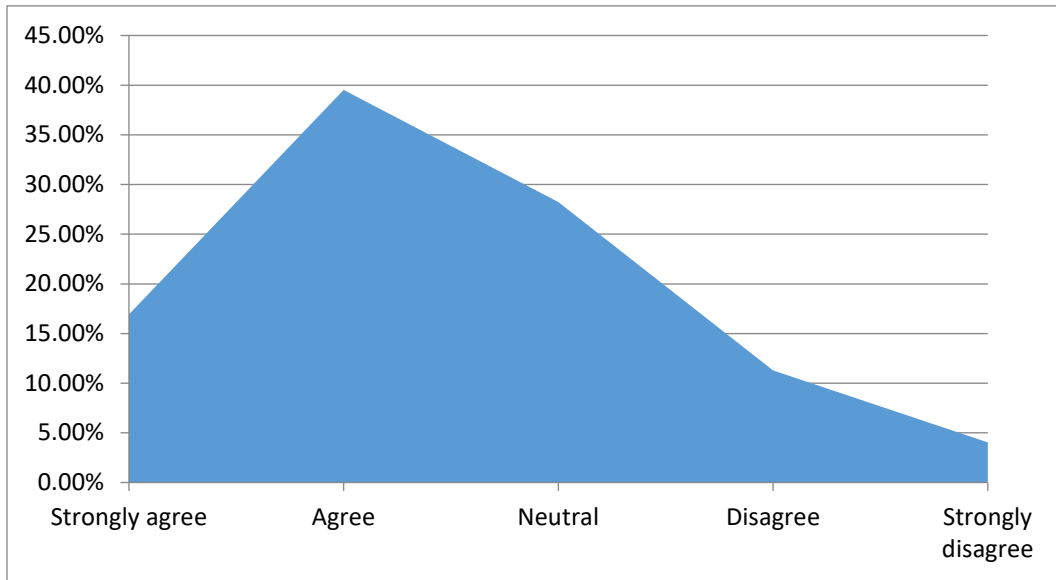
Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES
Strongly agree	24.00% 30
Agree	37.60% 47
Neutral	24.00% 30
Disagree	8.80% 11
Strongly disagree	5.60% 7
TOTAL	125

Q8: Water-based recreation facilities (i.e., canoe/kayak launches) should be developed.

Answered: 124 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly agree	16.94%	21
Agree	39.52%	49
Neutral	28.23%	35
Disagree	11.29%	14
Strongly disagree	4.03%	5
Total Respondents: 124		

Q9: What other business activity would you like to see in Cambridge Township?

Answered: 58 Skipped: 67

#	RESPONSES	DATE
1	Health food store with organic, non gmo produce. A Mediterranean restaurant would be great!	12/1/2022 12:11 PM
2	I feel we could use another restaurant or two to add variety. A drive up hotdog stand would be amazing! Also, any business to make use of the US-12 traffic (retail, etc.)	11/28/2022 8:54 AM
3	None	11/26/2022 8:27 PM
4	More restaurants	11/26/2022 8:18 AM
5	none	11/25/2022 6:36 PM
6	I am retired non-resident home owner, and enjoy the solitude and existing businesses of the Township.	11/25/2022 5:54 PM
7	No additional business development should occur at this time other than those directed toward tourism/vacation industries. The natural state/beauty of the Irish Hills should be the prime consideration.	11/23/2022 2:00 PM
8	None	11/21/2022 7:34 PM
9	Paved bike and running trails!!	11/21/2022 2:25 PM
10	None	11/21/2022 8:15 AM
11	An Italian restaurant	11/21/2022 12:09 AM
12	I think Tecumseh has a good mix of businesses and activities. Developing a nice downtown area with events throughout the seasons.	11/20/2022 11:17 PM
13	Something offering a range of employment opportunities.	11/20/2022 10:25 PM
14	Business centered in our natural breath and lakes.	11/20/2022 9:32 PM
15	Medical and Recreational Cannabis business(es) after the township adopts a sensible policy surrounding this safe and effective medicine.	11/11/2022 1:04 PM
16	Any that are legal.	10/26/2022 12:03 PM
17	none	10/24/2022 9:21 AM
18	More restaurants would be nice. Auto repair, grocery store places would benefit also	10/22/2022 7:24 PM
19	Major retailer on U.S 12	10/17/2022 5:09 PM

20	More restaurants	10/17/2022 12:27 PM
21	Manufacturing plant to employ local young people and allow them to make their home here.	10/17/2022 12:20 PM
22	more restaurants	10/15/2022 11:49 AM
23	Restaurants, shops, professional offices.	10/13/2022 7:38 AM
24	Restaurant, grocery store, sports bar	10/13/2022 6:12 AM
25	More Dining either fast food (Taco Bell) and or family style.	10/12/2022 4:31 PM
26	None	10/9/2022 7:25 PM
27	I think we have what fits the current population	10/9/2022 5:44 PM
28	Grocery store like Kroger	10/9/2022 12:51 AM
29	Quality restaurants	10/8/2022 10:51 PM
30	Strip malls along the major highways consisting of restaurants, pharmacy, banks, hardware as an example.	10/8/2022 8:08 PM
31	More restaurants and small shops.	10/8/2022 7:27 PM
32	Try to attract companies which would provide good paying jobs. Manufacturing. IT. Research	10/8/2022 5:48 PM
33	Restaurants	10/8/2022 2:57 PM
34	farmers market on a weekday compost collection site recycling collection site	10/8/2022 1:25 PM
35	All	10/7/2022 9:53 AM
36	Maybe something promoting indoor activities for kids	10/6/2022 11:09 PM
37	Food establishments (pizza)— the vacant buildings on 'land contract' are an eye sore and embarrassment	10/6/2022 5:07 PM
38	Restaurant and grocery stores	10/6/2022 10:59 AM
39	The farmer's market should move from Sunday morning to Saturday for people who attend church. A Chick Fil-a or Target would be good additions and would attract people.	10/5/2022 8:53 PM
40	More restaurants. More grocery shops.	10/5/2022 8:40 PM
41	More options for grocery shopping and discount stores	10/5/2022 8:39 PM
42	Decent grocery store, dollar general	10/5/2022 8:26 PM
43	Support small businesses	10/5/2022 7:21 PM

44	I am all for a Dollar General or something like this that will be easy for our senior citizens to get to that would provide for the majority of their needs. We already have a hardware, pharmacy and grocery store.	10/5/2022 6:52 PM
45	Township marina on Loch Erin!	10/5/2022 6:32 PM
46	Variety or Retail options	10/5/2022 6:11 PM

Q10: What other housing types would you like to see in Cambridge Township?

Answered: 53 Skipped: 72

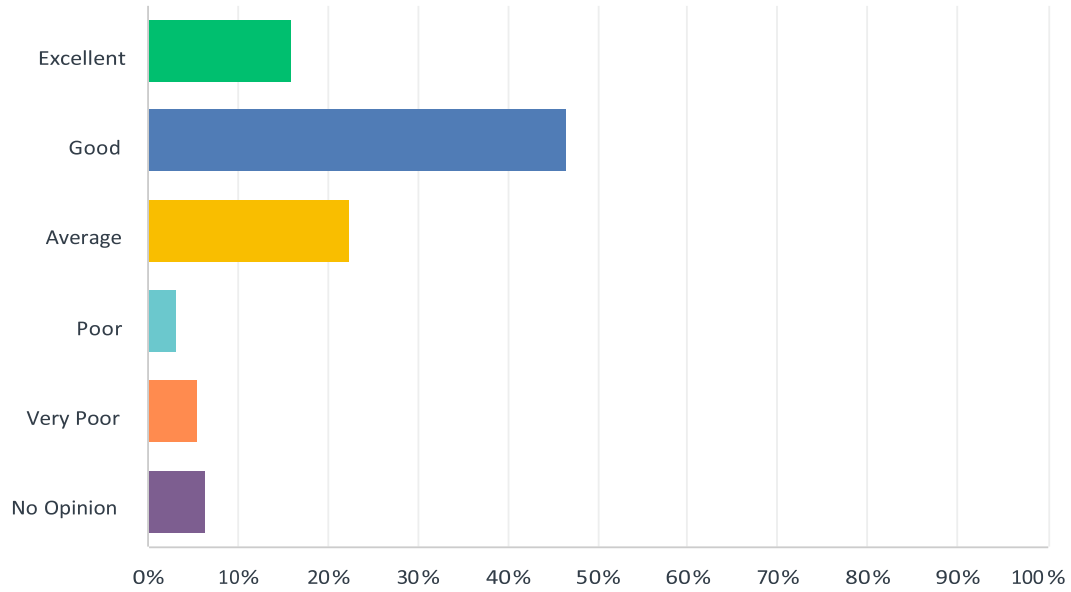
#	RESPONSES	DATE
1	Multifamily and townhome housing would be good in moderation. Recreational opportunities should be considered.	12/13/2022 8:57 PM
2	Tiny homes	11/30/2022 1:47 PM
3	Mixed residential, multi-family, and tiny-home	11/29/2022 1:22 PM
4	Single family	11/28/2022 5:46 PM
5	New to market/first time owner homes and retirement type homes.	11/28/2022 8:54 AM
6	Single family homes are fine but not as part of any type of subdivision.	11/26/2022 8:27 PM
7	senior citizen patio homes, independent and assisted living and long term care	11/26/2022 8:18 AM
8	Only those that promote tourism/vacation.	11/23/2022 2:00 PM
9	None	11/21/2022 7:34 PM
10	High rent Condo complex- not low income	11/21/2022 2:25 PM
11	Single family	11/21/2022 8:15 AM
12	Senior facilities, 55+ communities.	11/20/2022 11:17 PM
13	Condominium/townhouse and maybe an upscale manufactured home community in the right location.	11/20/2022 10:25 PM
14	Small condo complexes	11/20/2022 9:40 PM
15	ADUs	11/20/2022 9:32 PM
16	year round residents in single family homes	11/15/2022 10:24 AM
17	None come to mind.	11/11/2022 1:04 PM
18	single family residential	10/27/2022 9:24 AM
19	Condos	10/26/2022 8:43 PM
20	Single family housing.	10/26/2022 12:03 PM
21	none	10/24/2022 9:21 AM
22	Retirement communities and condos would be fine but not on lakefront property.	10/22/2022 7:24 PM

23	Single story over 55 residents similar to units in Tecumseh	10/17/2022 5:09 PM
24	Condos	10/17/2022 12:27 PM
25	Condos. A place for older people to downsize, sell their homes, eliminate home maintenance and still stay in the area.	10/17/2022 12:20 PM
26	I think this community will benefit from single family homes. I'm not opposed to "tiny homes" but I think large condo / apartment complexes might change the rural nature of the township, which is the reason we bought a home here.	10/17/2022 10:59 AM
27	assisted living	10/15/2022 11:49 AM
28	Not sure but keep it nice. Open space developments are nice.	10/13/2022 7:38 AM
29	Single family residential is sufficient.	10/9/2022 7:25 PM
30	I think we have what fits the current population	10/9/2022 5:44 PM
31	not any	10/9/2022 10:22 AM
32	Condos	10/9/2022 12:51 AM
33	None. We don't need more traffic.	10/8/2022 10:51 PM
34	Single family homes	10/8/2022 8:08 PM
35	Other than single family homes the quality, integrity and honesty of any other kind of development needs to be thoroughly vetted and held accountable weeding out the flim-flam operators. Due diligence. Hold financially accountable.	10/8/2022 5:48 PM
36	private, residual single family homes	10/8/2022 3:26 PM
37	Condominiums	10/8/2022 2:57 PM
38	none	10/8/2022 1:25 PM
39	More condos and apartments	10/6/2022 11:09 PM
40	I think apartments could be beneficial to younger members of the township	10/6/2022 5:07 PM
41	Single family homes	10/6/2022 10:59 AM
42	SFD	10/6/2022 12:26 AM
43	I feel there is already a good mix of housing types.	10/5/2022 8:53 PM
44	Senior condos.	10/5/2022 8:40 PM

45	I would prefer to see more single family housing as opposed to apartment buildings that might mean an overwhelming amount of low income or section 8 housing! I've seen what this can do to ruin communities and local schools	10/5/2022 8:39 PM
46	What we have is fine.	10/5/2022 8:26 PM
47	More of an upscale senior community with houses, not like what is currently offered in Onsted. My husband and I are getting close to retirement and would like to stay in the area, but senior housing is nonexistent. Something like The Villages in Florida.	10/5/2022 6:52 PM
48	Apartments and condominium aspect to draw more people to the area	10/5/2022 6:11 PM
49	Small Condo complexes would be nice for seniors, and maybe a small subdivision for families.	10/5/2022 5:19 PM

Q11: Traffic enforcement by the Township Police Department, Lenawee County Office of the Sheriff, and State Police

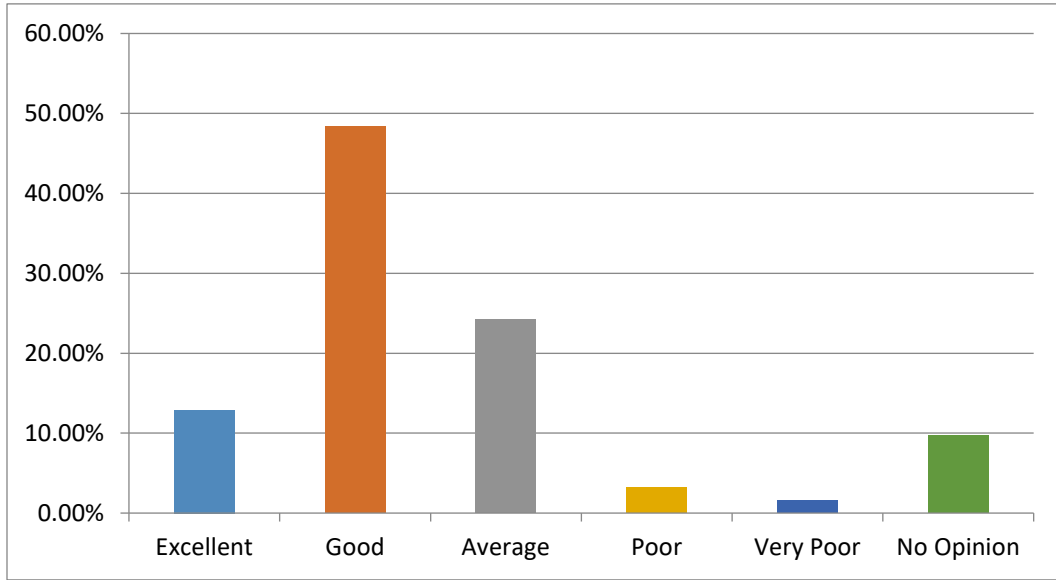
Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES
Excellent	16.00% 20
Good	46.40% 58
Average	22.40% 28
Poor	3.20% 4
Very Poor	5.60% 7
No Opinion	6.40% 8
TOTAL	125

Q12: Crime prevention by the Township Police Department, Lenawee County Office of the Sheriff, and State Police

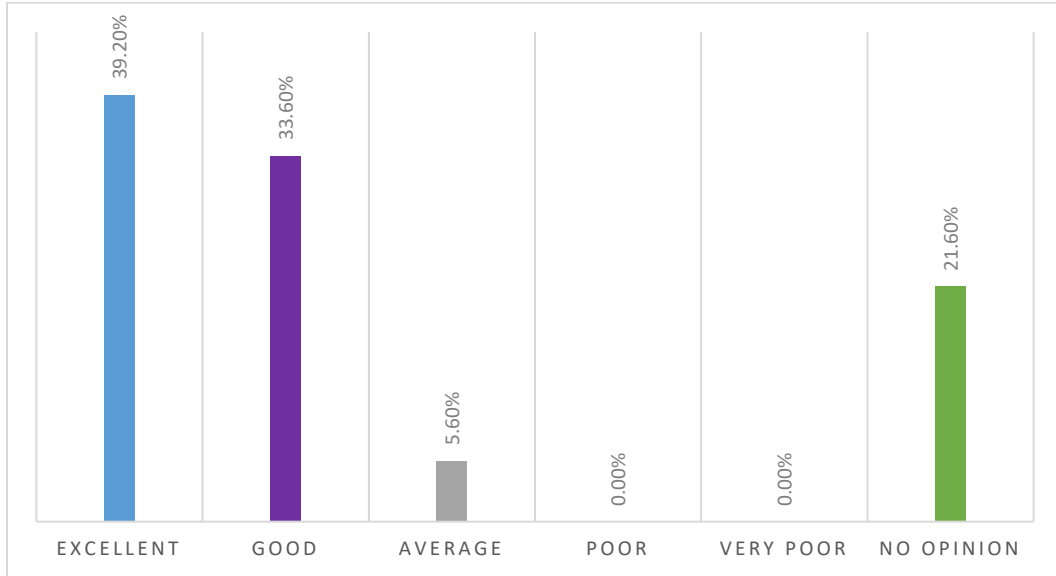
Answered: 124 Skipped: 1



ANSWER CHOICES	RESPONSES	
Excellent	12.90%	16
Good	48.39%	60
Average	24.19%	30
Poor	3.23%	4
Very Poor	1.61%	2
No Opinion	9.68%	12
TOTAL		124

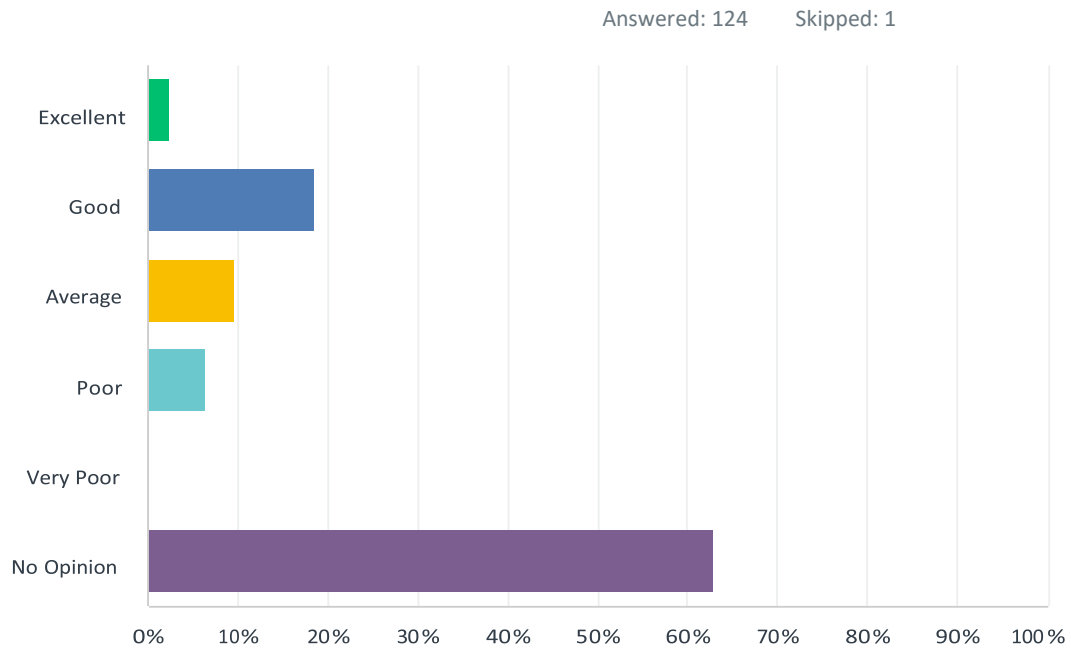
Q13: Emergency response by the Cambridge Township Fire Department

Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES	
Excellent	39.20%	49
Good	33.60%	42
Average	5.60%	7
Poor	0.00%	0
Very Poor	0.00%	0
No Opinion	21.60%	27
TOTAL		125

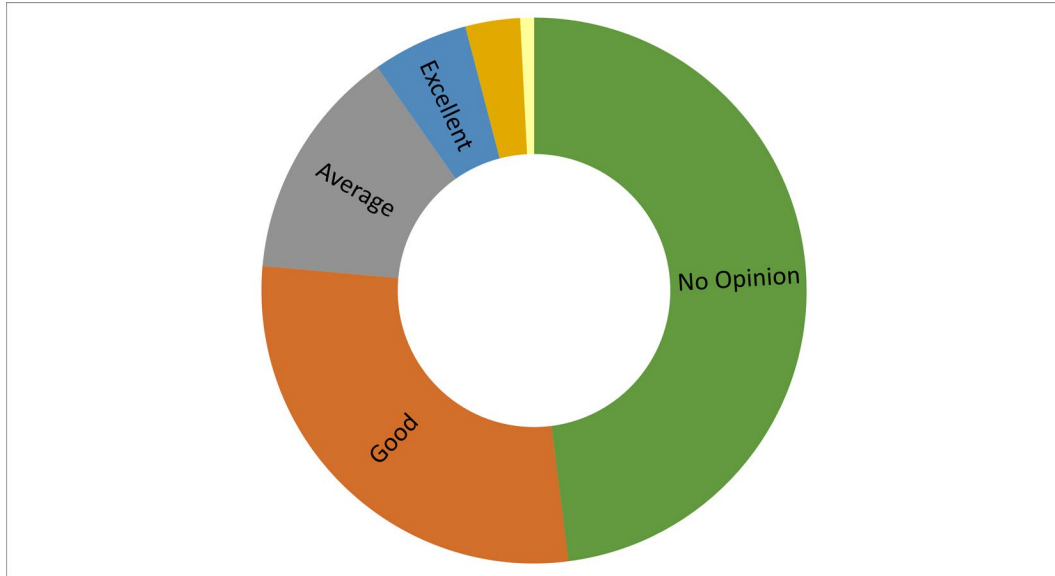
Q14: The Township’s public water supply and distribution system



ANSWER CHOICES	RESPONSES
Excellent	2.42% 3
Good	18.55% 23
Average	9.68% 12
Poor	6.45% 8
Very Poor	0.00% 0
No Opinion	62.90% 78
TOTAL	124

Q15: The Township’s wastewater collection system

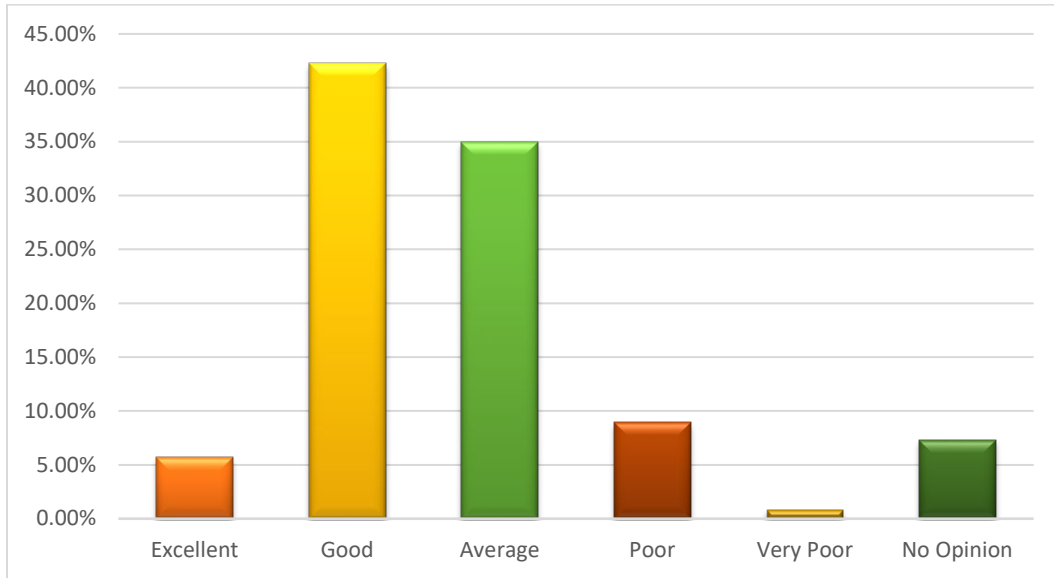
Answered: 123 Skipped: 2



ANSWER CHOICES	RESPONSES
Excellent	5.69% 7
Good	28.46% 35
Average	13.82% 17
Poor	3.25% 4
Very Poor	0.81% 1
No Opinion	47.97% 59
TOTAL	123

Q16: The street and road network in Cambridge Township

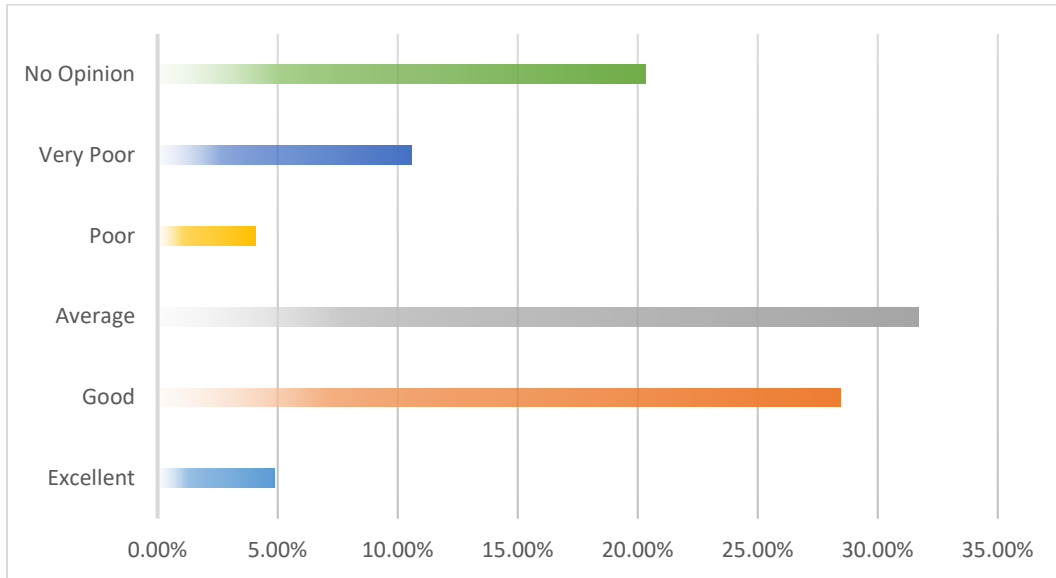
Answered: 123 Skipped: 2



ANSWER CHOICES	RESPONSES
Excellent	5.69% 7
Good	42.28% 52
Average	34.96% 43
Poor	8.94% 11
Very Poor	0.81% 1
No Opinion	7.32% 9
TOTAL	123

Q17: The Cambridge Township Board and other boards and commissions

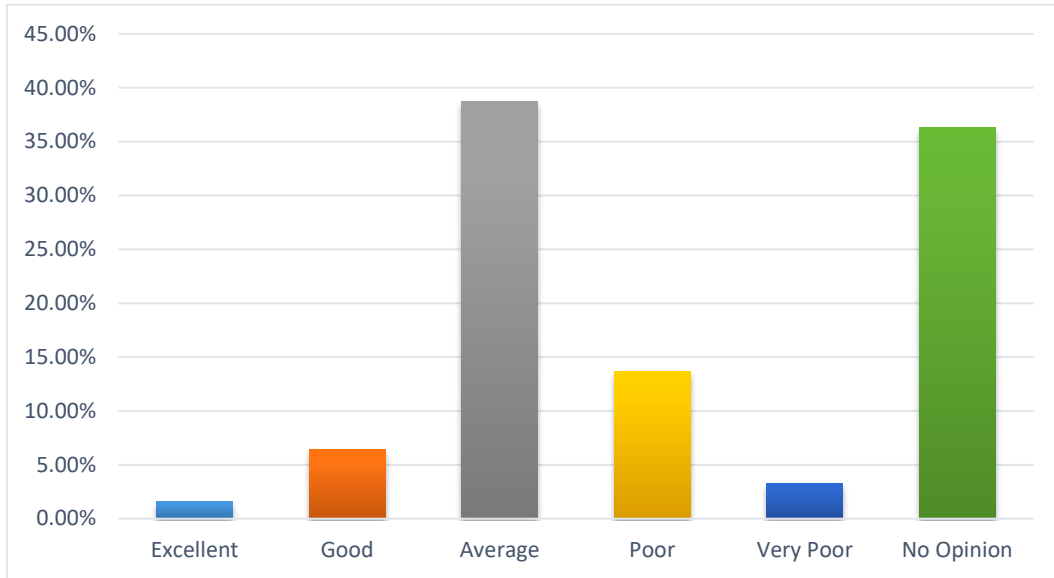
Answered: 123 Skipped: 2



ANSWER CHOICES	RESPONSES
Excellent	4.88% 6
Good	28.46% 35
Average	31.71% 39
Poor	4.07% 5
Very Poor	10.57% 13
No Opinion	20.33% 25
TOTAL	123

Q18: Nonmotorized Trails (e.g., coverage and condition)

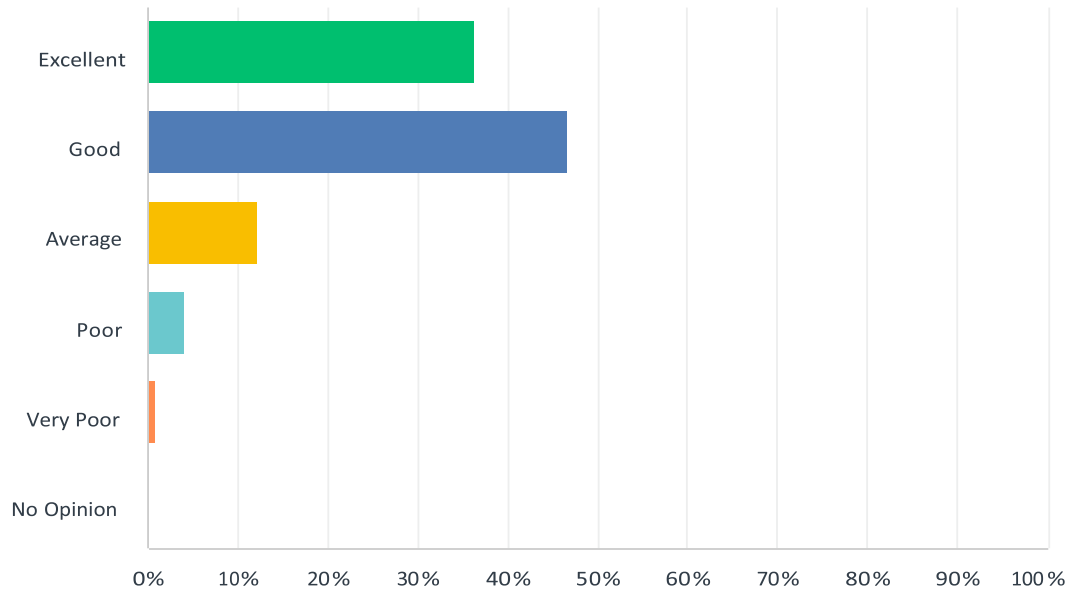
Answered: 124 Skipped: 1



ANSWER CHOICES	RESPONSES
Excellent	1.61% 2
Good	6.45% 8
Average	38.71% 48
Poor	13.71% 17
Very Poor	3.23% 4
No Opinion	36.29% 45
TOTAL	124

Q19: Overall, your opinion of Cambridge Township as a place to live

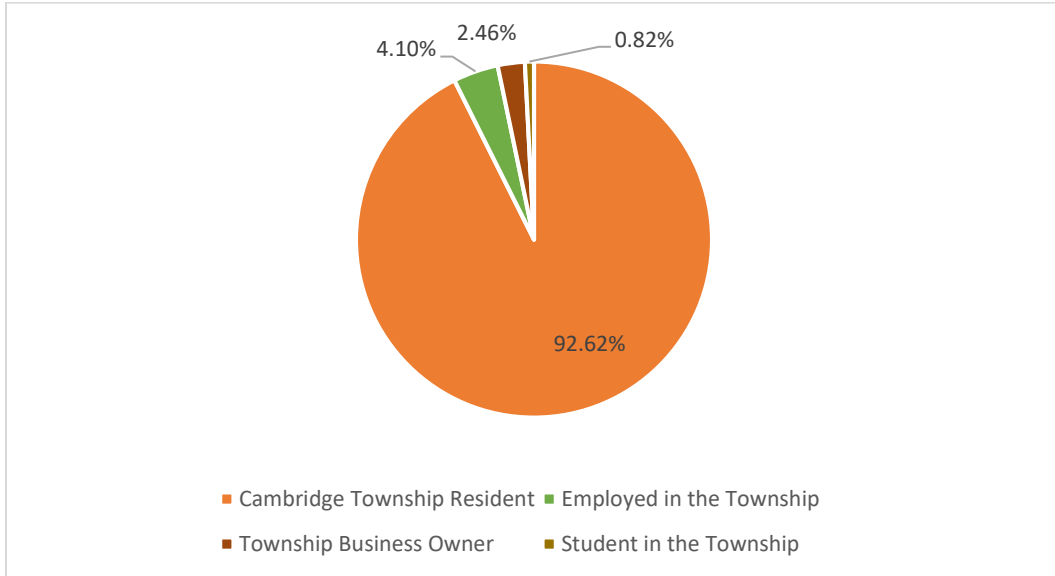
Answered: 124 Skipped: 1



ANSWER CHOICES	RESPONSES
Excellent	36.29% 45
Good	46.77% 58
Average	12.10% 15
Poor	4.03% 5
Very Poor	0.81% 1
No Opinion	0.00% 0
TOTAL	124

Q20: Your relationship to the Township (mark all that apply)

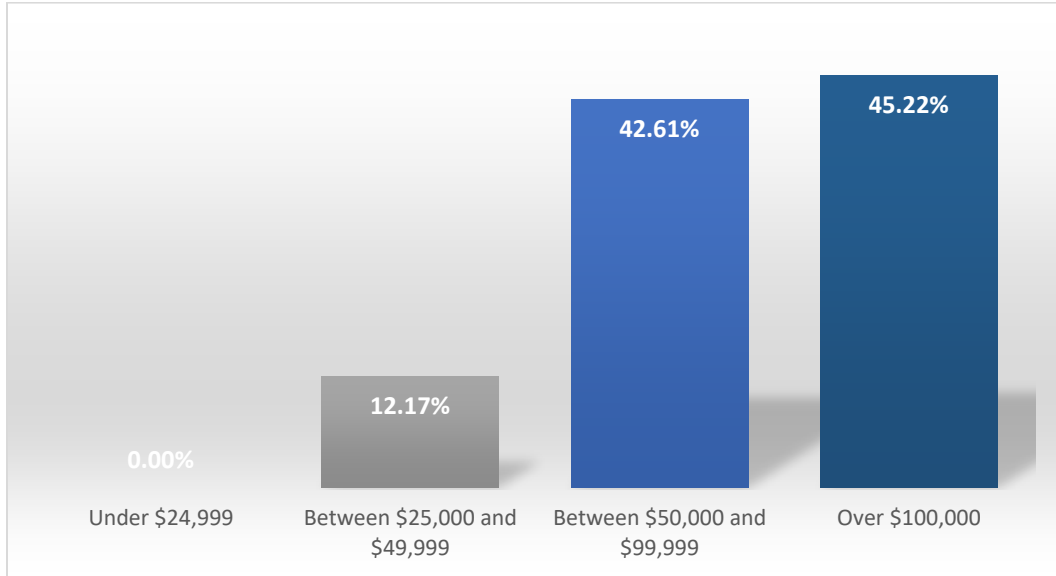
Answered: 122 Skipped: 3



ANSWER CHOICES	RESPONSES	
Cambridge Township Resident	92.62%	113
Employed in the Township	4.10%	5
Township Business Owner	2.46%	3
Student in the Township	0.82%	1
Total Respondents: 122		

Q21: Your household income (mark the appropriate response)

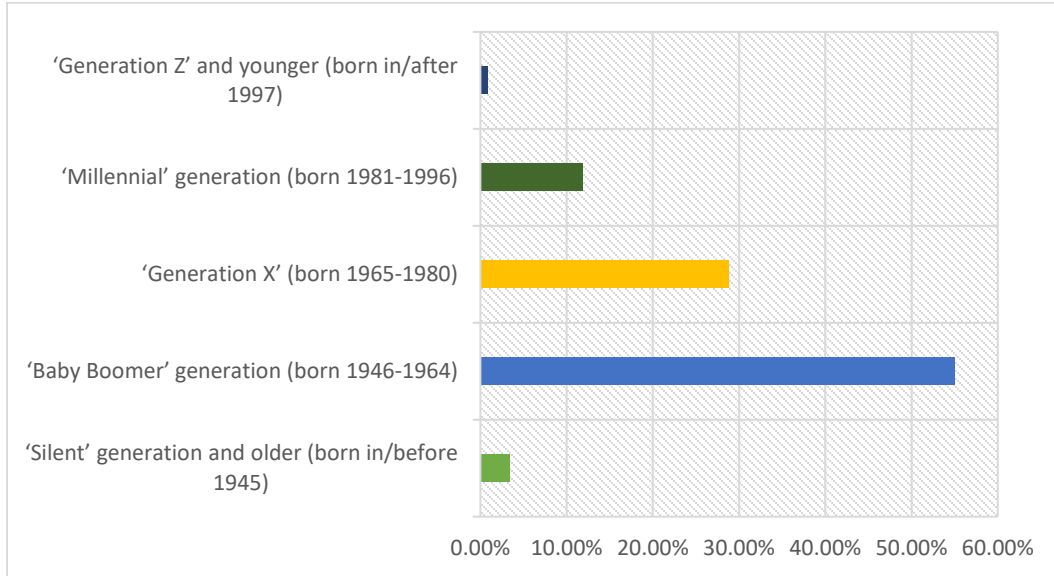
Answered: 115 Skipped: 10



ANSWER CHOICES	RESPONSES	
Under \$24,999	0.00%	0
Between \$25,000 and \$49,999	12.17%	14
Between \$50,000 and \$99,999	42.61%	49
Over \$100,000	45.22%	52
TOTAL		115

Q22: Your generation (mark the appropriate response)

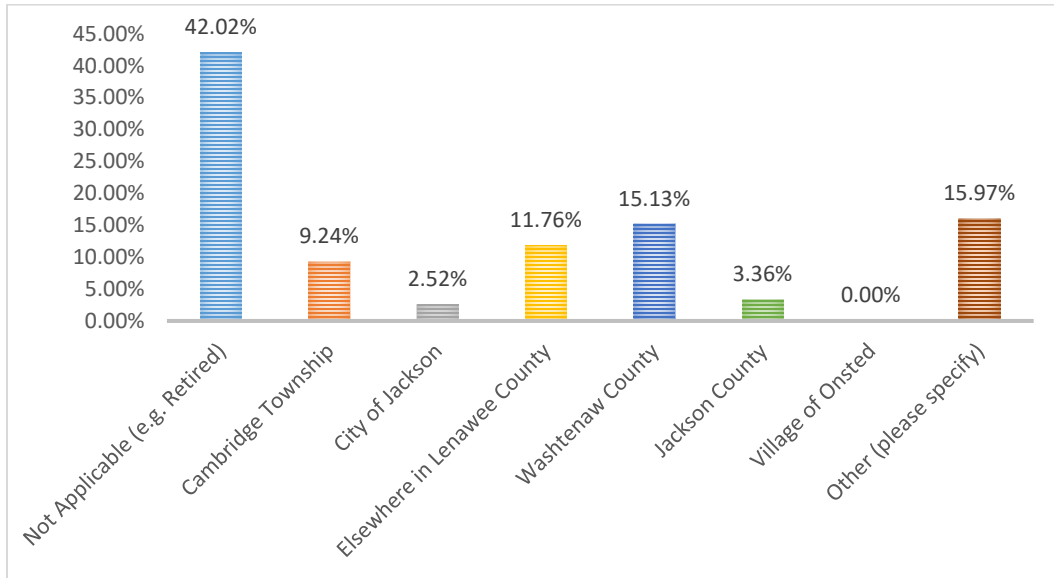
Answered: 118 Skipped: 7



ANSWER CHOICES	RESPONSES	
'Silent' generation and older (born in/before 1945)	3.39%	4
'Baby Boomer' generation (born 1946-1964)	55.08%	65
'Generation X' (born 1965-1980)	28.81%	34
'Millennial' generation (born 1981-1996)	11.86%	14
'Generation Z' and younger (born in/after 1997)	0.85%	1
TOTAL		118

Q23: Where you work (mark the appropriate response)

Answered: 119 Skipped: 6

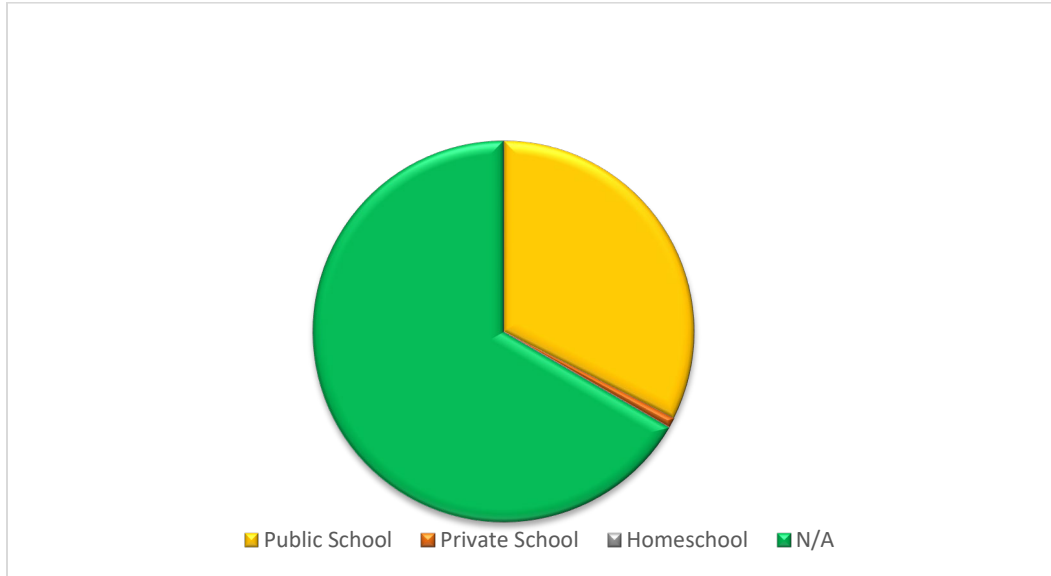


ANSWER CHOICES	RESPONSES	
Not Applicable (e.g. Retired)	42.02%	50
Cambridge Township	9.24%	11
City of Jackson	2.52%	3
Elsewhere in Lenawee County	11.76%	14
Washtenaw County	15.13%	18
Jackson County	3.36%	4
Village of Onsted	0.00%	0
Other (please specify)	15.97%	19
TOTAL		119

#	OTHER (PLEASE SPECIFY)	DATE
1	Work remotely from home	12/1/2022 12:11 PM
2	United Kingdom	11/29/2022 1:22 PM
3	Sales SE Michigan	11/23/2022 7:30 PM
4	Dearborn	11/21/2022 10:47 PM
5	Work from home	11/21/2022 7:34 PM
6	Private businesses in Toledo area	11/21/2022 2:02 PM
7	remote/California	11/21/2022 8:47 AM
8	Monroe	11/21/2022 8:15 AM
9	Remote from home	10/26/2022 8:43 PM
10	Company located in Wayne County- I work from home	10/24/2022 12:59 PM
11	Wayne and Lenawee counties	10/17/2022 11:58 PM
12	Detroit	10/13/2022 7:38 AM
13	Ann Arbor	10/12/2022 4:31 PM
14	Monroe County	10/11/2022 5:25 PM
15	retired	10/8/2022 7:27 PM
16	Retired	10/8/2022 5:48 PM
17	Michigan	10/5/2022 7:54 PM
18	None of your business	10/5/2022 7:21 PM
19	Tri-county area Hillsdale Jax Lenawee	10/5/2022 6:11 PM

Q24: Where your children attend school (mark the appropriate response)

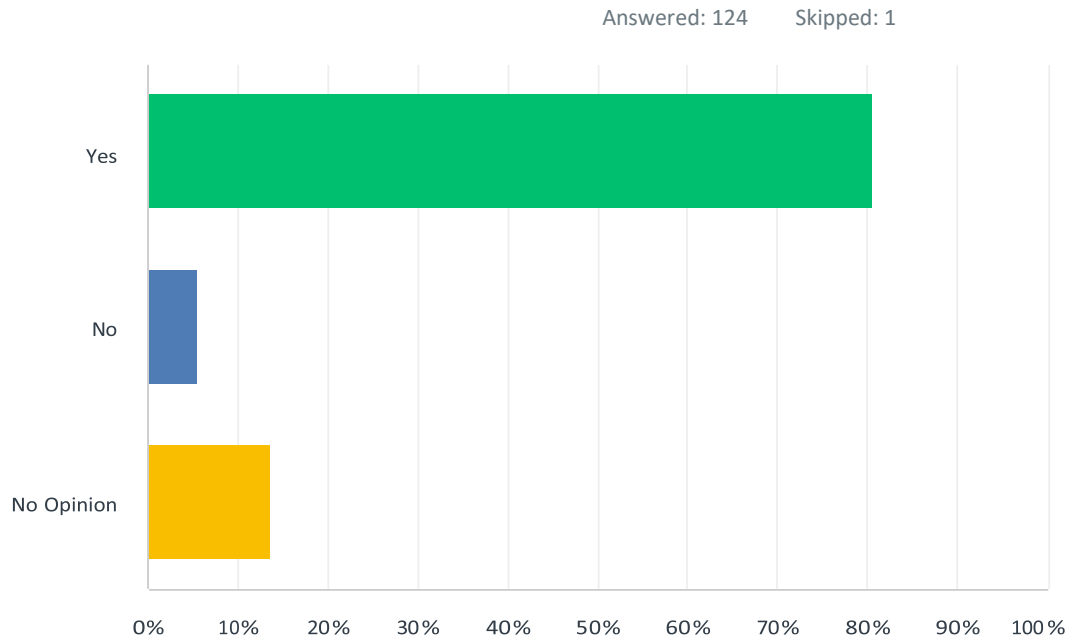
Answered: 117 Skipped: 8



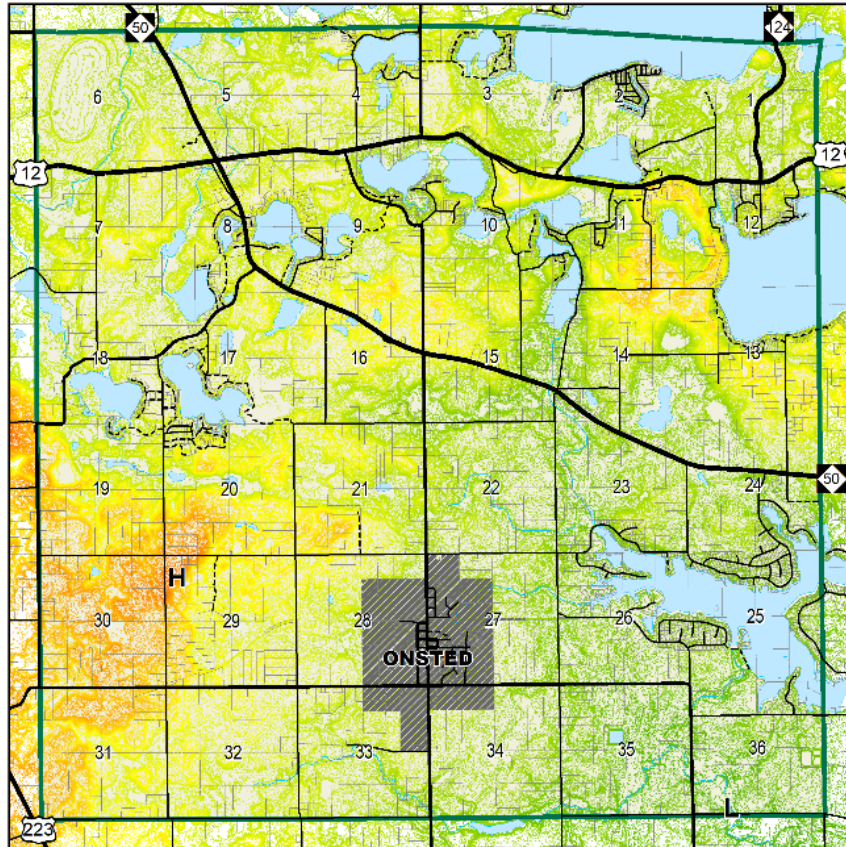
ANSWER CHOICES	RESPONSES	
Public School	32.48%	38
Private School	0.85%	1
Homeschool	0.00%	0
N/A	66.67%	78
Total Respondents: 117		

#	OTHER (PLEASE SPECIFY)	DATE
1	LISD	11/21/2022 6:23 PM
2	All attended Onsted schools but have graduated	10/8/2022 7:44 PM
3	I have college students	10/7/2022 7:21 AM
4	College	10/6/2022 5:55 AM

Q25: Are you satisfied with the current Township Office hours of Monday through Friday, from 8:00 am to 12:00 pm and 1:00 pm to 5:00 pm?



ANSWER CHOICES	RESPONSES	
Yes	80.65%	100
No	5.65%	7
No Opinion	13.71%	17
TOTAL		124



***Cambridge Township Master Plan
2023 Edition***

Appendix C

Mapping

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Groundwater Recharge Areas C-11

Septic System Soil Suitability C-12

Surface Waters C-13

Flood Zones and Watersheds C-14

School Districts C-15

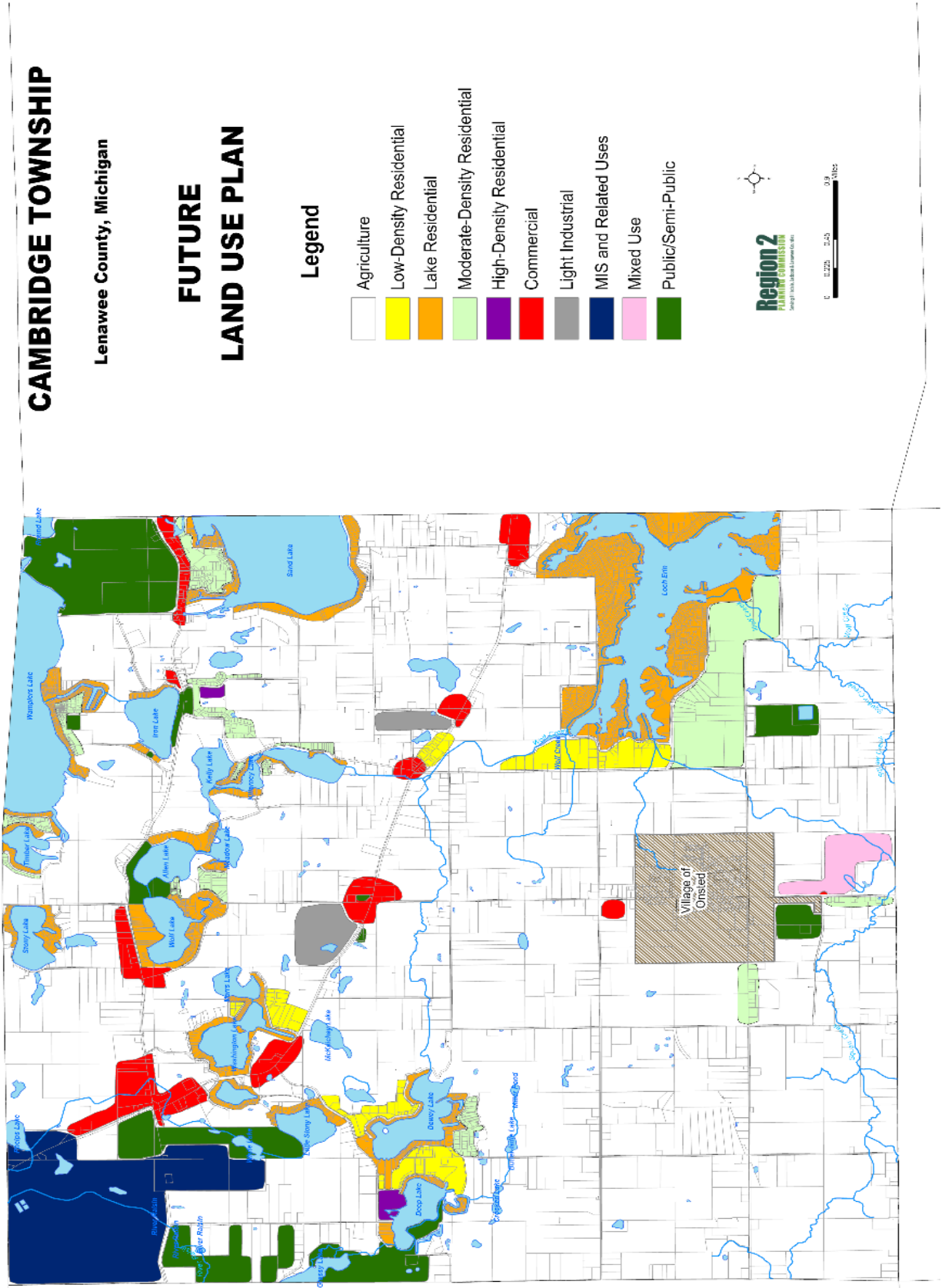
Community Facilities C-16

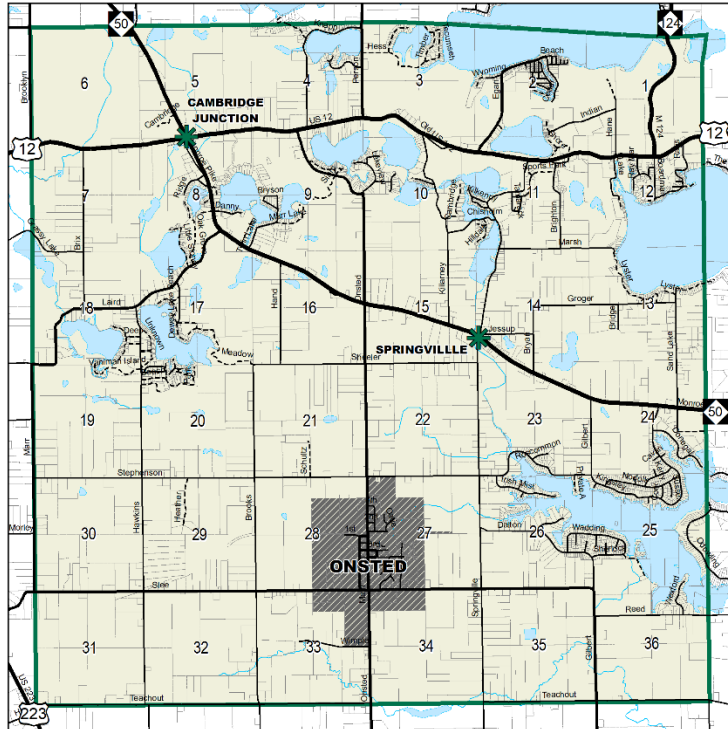
Roadways C-18

Nonmotorized Routes and Gravel Roads C-19

Property Assessment C-20

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LEGEND
PARCELS AND MUNICIPALITIES

- PARCELS
- CAMBRIDGE TOWNSHIP
- UNINCORPORATED PLACES
- VILLAGE OF ONSTED

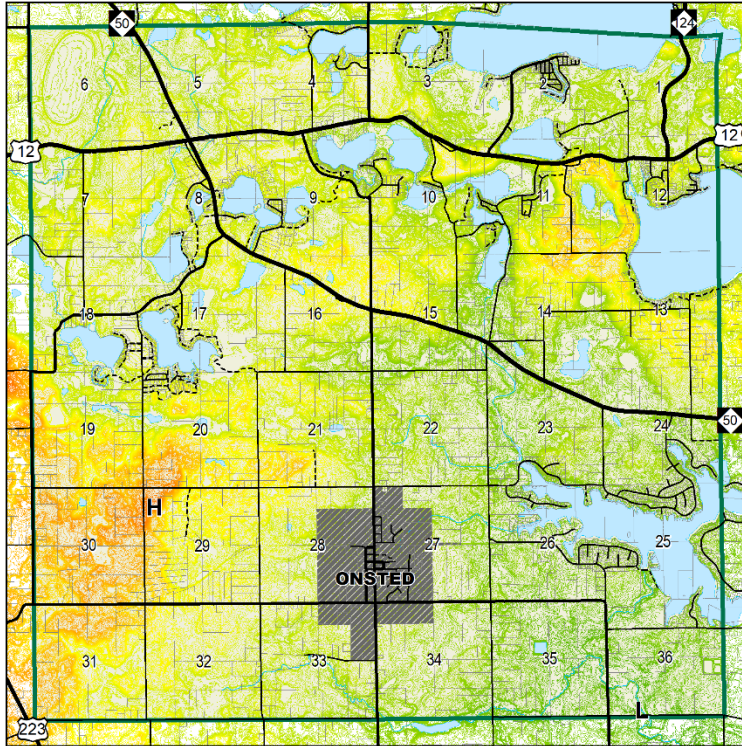
TRANSPORTATION

- STATE HIGHWAYS
- COUNTY PRIMARY ROADS
- COUNTY LOCAL ROADS
- PRIVATE ROADS
- RAILROADS

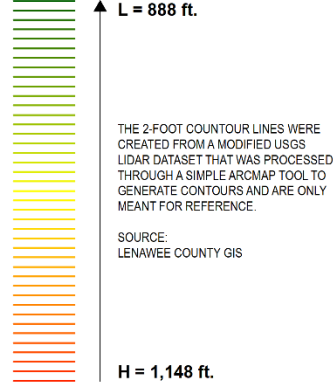
HYDROLOGY

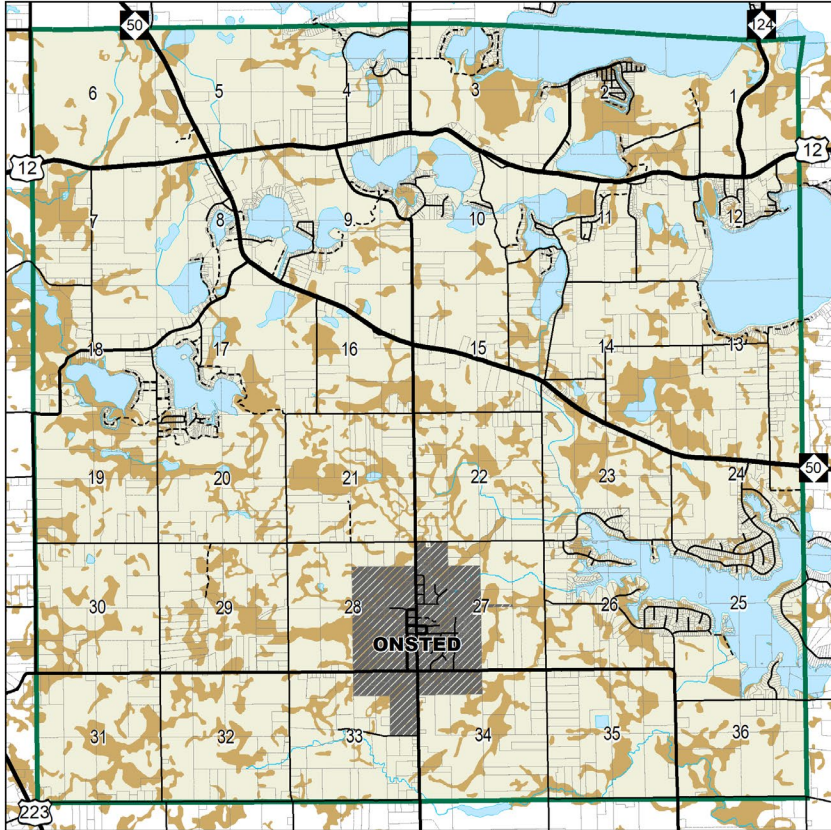
- RIVERS AND STREAMS
- LAKES AND PONDS






LEGEND



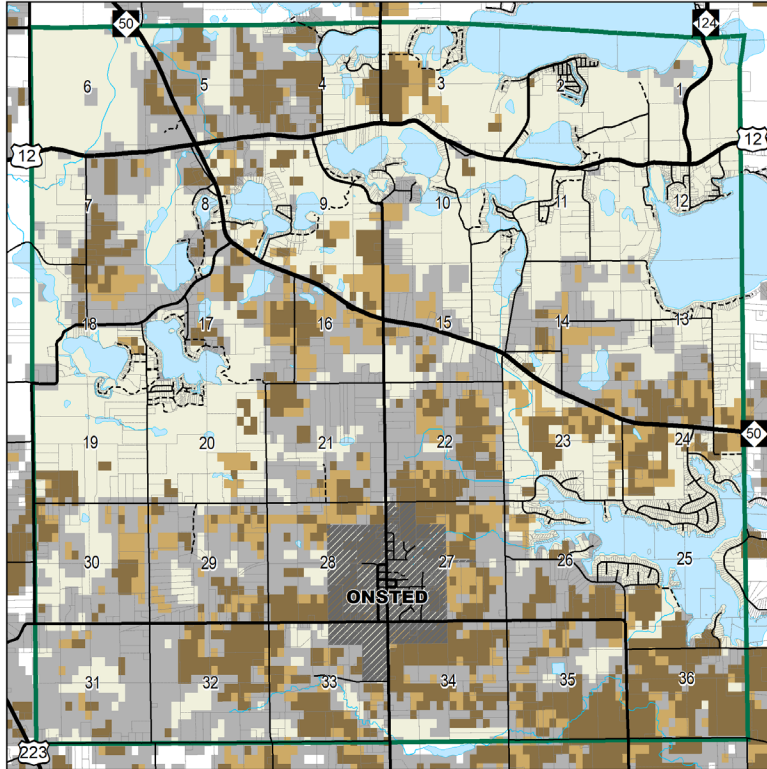


2023 MASTER PLAN
**AGRICULTURAL
PRODUCTIVITY**

LEGEND

 MOST PRODUCTIVE AGRICULTURAL SOILS





2023 MASTER PLAN
QUALITY OF AGRICULTURAL LAND

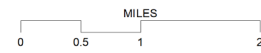
LEGEND

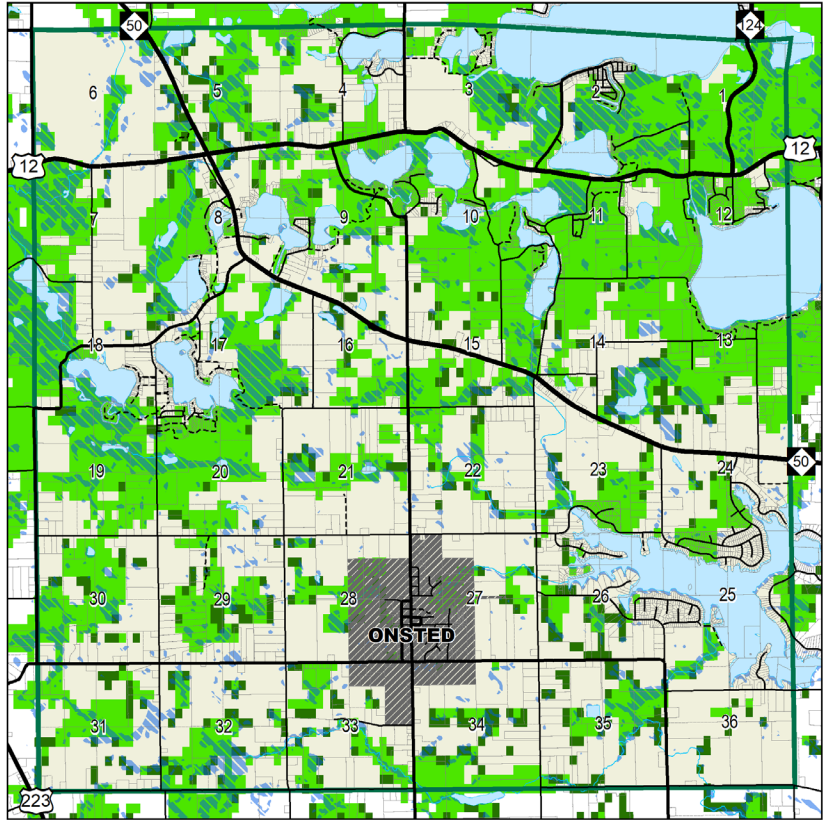
- MICHIGAN'S BEST
- NATIONALLY SIGNIFICANT
- OTHER

NOTES AND DATA SOURCE

THIS MAP REPRESENTS THE QUALITY OF AGRICULTURAL LAND IN 2016. NATIONALLY SIGNIFICANT LAND MEETS THE MINIMUM PRODUCTIVITY, VERSATILITY, AND RESILIENCY (PVR) THRESHOLD SET BY THE AMERICAN FARMLAND TRUST (AFT). MICHIGAN'S BEST LAND HAS A PVR VALUE ABOVE THE STATE'S MEDIAN. GIVEN THAT THE AFT DATA WAS GATHERED AT A SCALE FAR GREATER THAN RAISIN CHARTER TOWNSHIP, IT SHOULD ONLY BE USED TO IDENTIFY GENERAL AREAS RATHER THAN APPLIED TO SPECIFIC PROPERTIES.

THE LAND USE DATA IS OWNED (AND WAS DEVELOPED) BY THE AMERICAN FARMLAND TRUST (AFT) AND CONSERVATION SCIENCE PARTNERS FOR THE FARMS UNDER THREAT PROGRAM (AS DIRECTED BY THE AFT).





2023 MASTER PLAN
**FORESTED AREAS
AND WETLANDS**

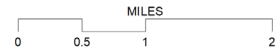
LEGEND

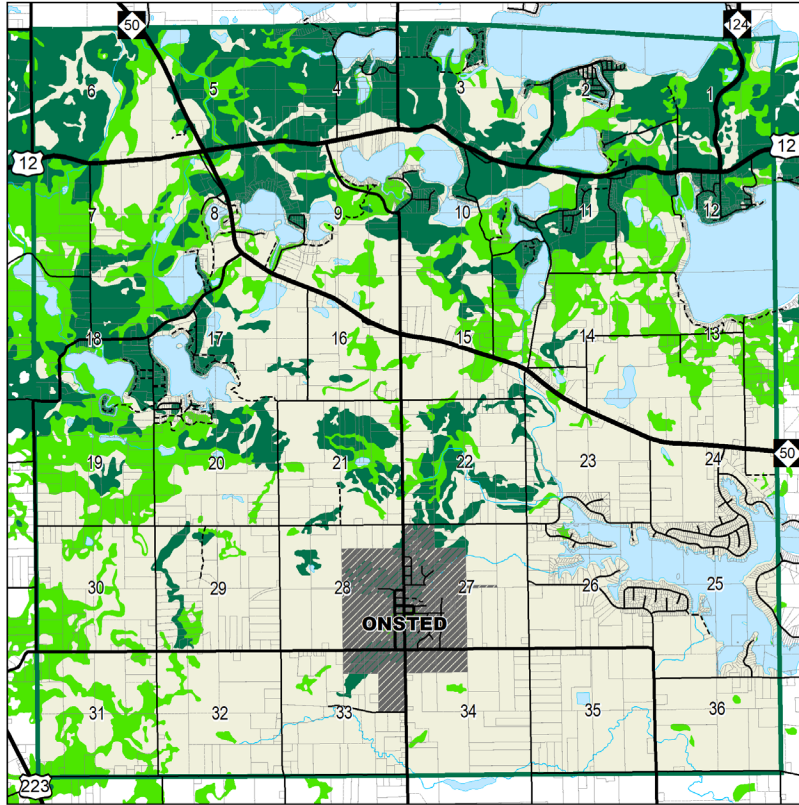
-  FORESTS (AFT)
-  WOODLANDS (AFT)
-  WETLANDS (NWI)

NOTES AND DATA SOURCE

THIS MAP IDENTIFIES WETLANDS, AS DELINEATED BY THE NATIONAL WETLANDS INVENTORY (NWI) AND DIFFERENTIATES BETWEEN FORESTS AND WOODLANDS, WHICH ARE ASSOCIATED WITH OR ADJACENT TO FARMS. GIVEN THAT THE AFT DATA WAS GATHERED AT A SCALE FAR GREATER THAN RAISIN CHARTER TOWNSHIP, IT SHOULD ONLY BE USED TO IDENTIFY GENERAL AREAS RATHER THAN APPLIED TO SPECIFIC PROPERTIES.

THE LAND USE DATA IS OWNED (AND WAS DEVELOPED) BY THE AMERICAN FARMLAND TRUST (AFT) AND CONSERVATION SCIENCE PARTNERS FOR THE FARMS UNDER THREAT PROGRAM (AS DIRECTED BY THE AFT).

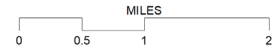


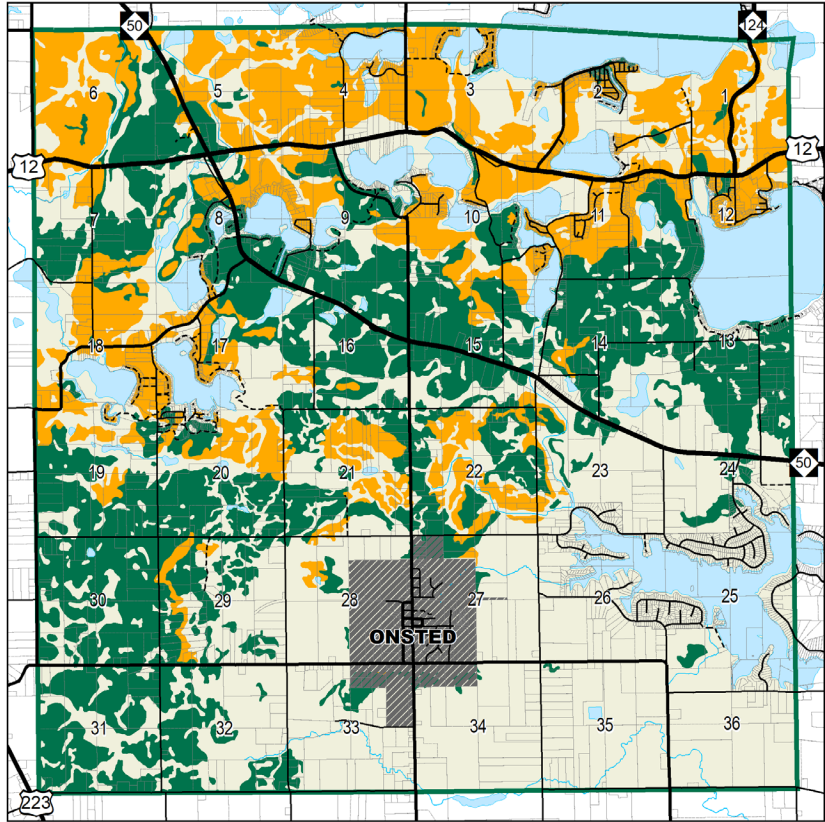


2023 MASTER PLAN
**GROUNDWATER
RECHARGE AREAS**

LEGEND

- HIGH WATER RECHARGE AREAS
- MEDIUM WATER RECHARGE AREAS

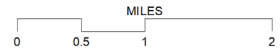


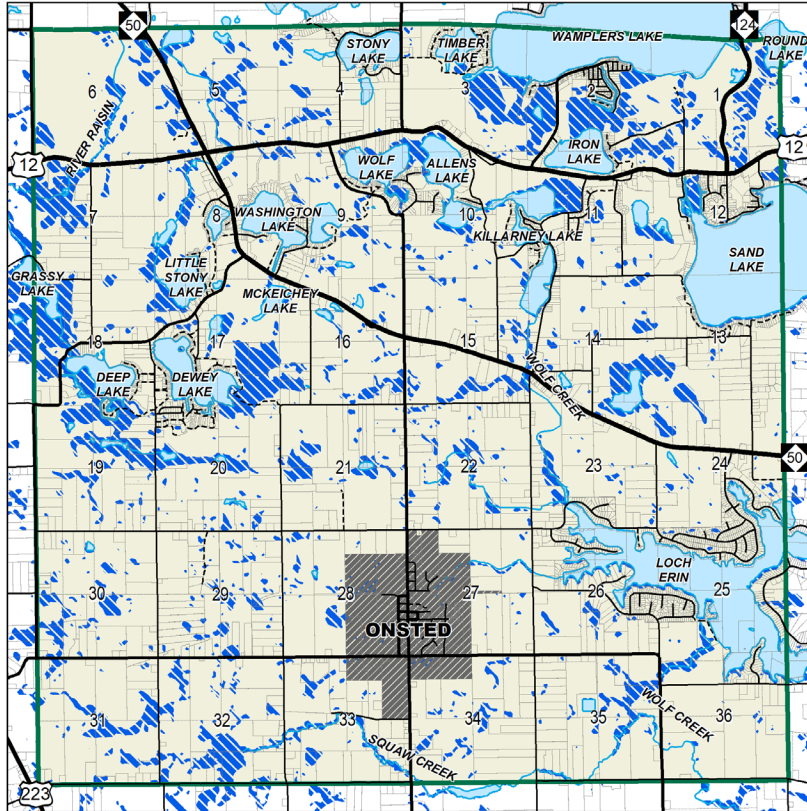


2023 MASTER PLAN
**SEPTIC SYSTEM
SOIL SUITABILITY**

LEGEND




- SUITABLE SOILS
- MARGINAL SOILS

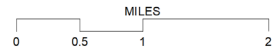


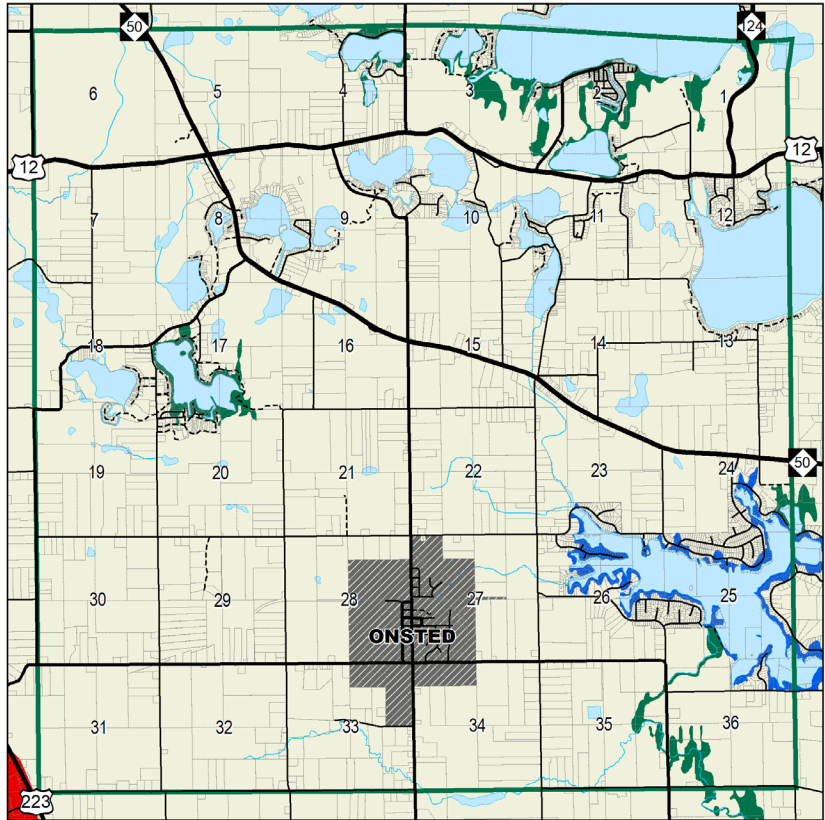


2023 MASTER PLAN
SURFACE WATERS

LEGEND

-  LAKES AND PONDS
-  RIVERS AND STREAMS
-  WETLANDS





2023 MASTER PLAN

FLOOD ZONES AND WATERSHEDS

LEGEND

FLOOD ZONES

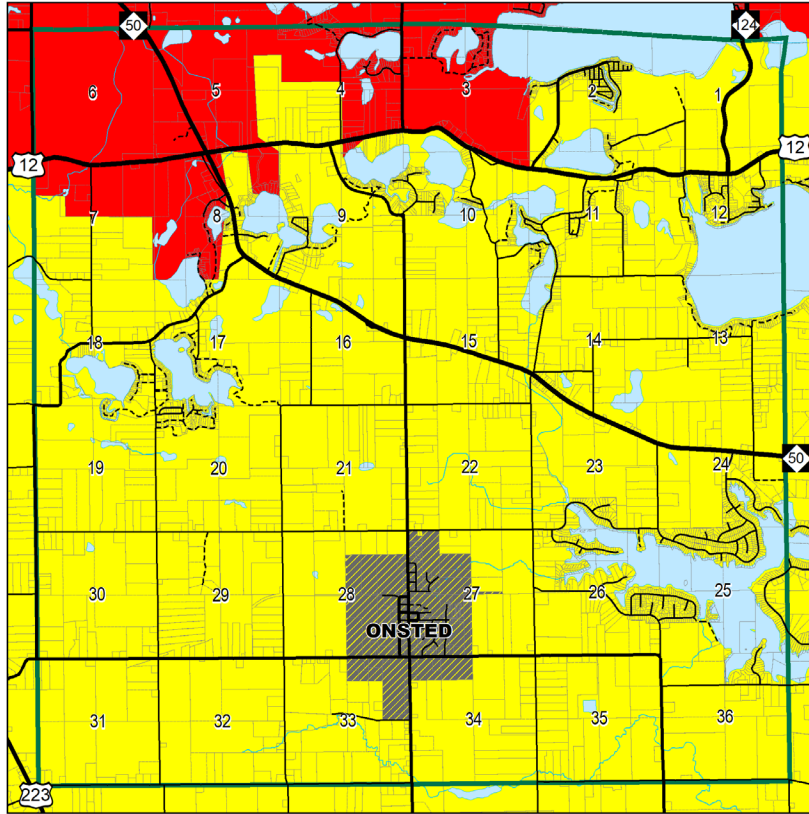
- FLOODPLAIN
- 100-YEAR FLOOD ZONE*

* PROPERTIES IN THE 100-YEAR FLOOD ZONE HAVE A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE.

WATERSHEDS

- RIVER RAISIN
- TIFFIN RIVER

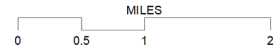




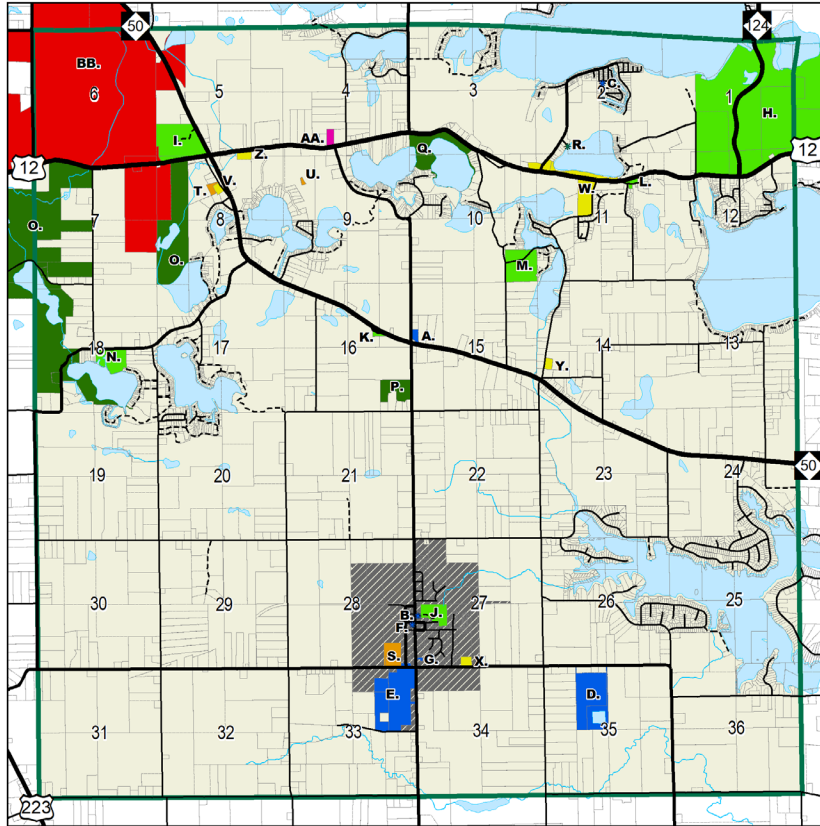
2023 MASTER PLAN
SCHOOL DISTRICTS

LEGEND

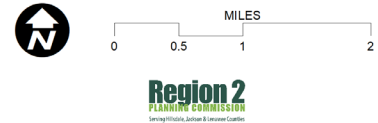
- ONSTED COMMUNITY SCHOOLS
- COLUMBIA SCHOOL DISTRICT



Region 2
PLANNING COMMISSION
Serving Hillsdale, Jackson & Lenexa Counties



- LEGEND**
- LOCAL GOVERNMENTS AND SCHOOLS
 - PARKS AND CAMPGROUNDS
 - STATE GAME AREAS AND PRESERVES
 - CEMETERIES
 - CHURCHES
 - HEALTHCARE
 - MICHIGAN INTERNATIONAL SPEEDWAY



Community Facilities

Local Governments and Schools

- A. Cambridge Township Hall
- B. Cambridge Township Fire Station #1
- C. Cambridge Township Police Station and Fire Station #2
- D. Village of Onsted Wastewater Treatment Plan
- E. Onsted Community Schools Campus
- F. Onsted Village Hall
- G. Onsted Branch – Lenawee District Library

Parks and Campgrounds*

- H. W.J. Hayes State Park and Campground
- I. Cambridge Junction Historic State Park
- J. Onsted Village Park
- K. Cambridge Junction Roadside Park (MDOT)
- L. Irish Hills Historical Society (Irish Hills Towers)
- M. Killarney Lutheran Camp (Private)
- N. Deep Lake Recreational Park (Private)

State Game Areas and Preserves

- O. Onsted State Game Area
- P. Frances Broehl Memorial No. 1 Nature Sanctuary
- Q. Allen Lake DNR Boat Launch
- R. Iron Lake Boat Launch (LCRC)

Cemeteries

- S. Onsted Maple Shade Cemetery
- T. Cambridge Junction Cemetery
- U. Cook Cemetery

Churches

- V. St. Michael and All Angels Episcopal Church
- W. St Joseph Shrine Catholic Church
- X. Irish Hills Community Church
- Y. Springville Methodist Church
- Z. St. Mark's Lutheran Church

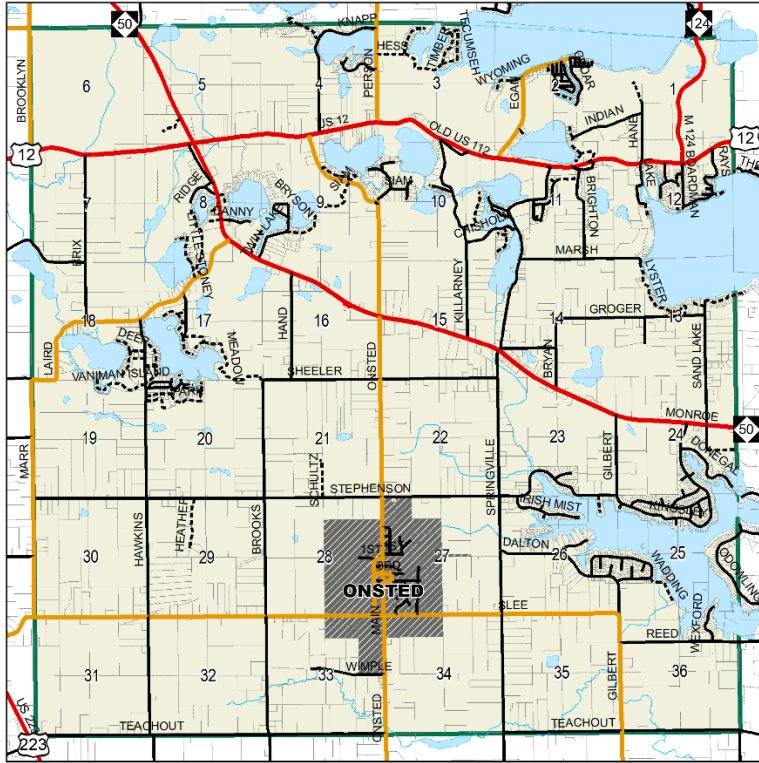
Healthcare

- AA. Lenawee Community Ambulance

Michigan International Speedway

- BB. Michigan International Speedway

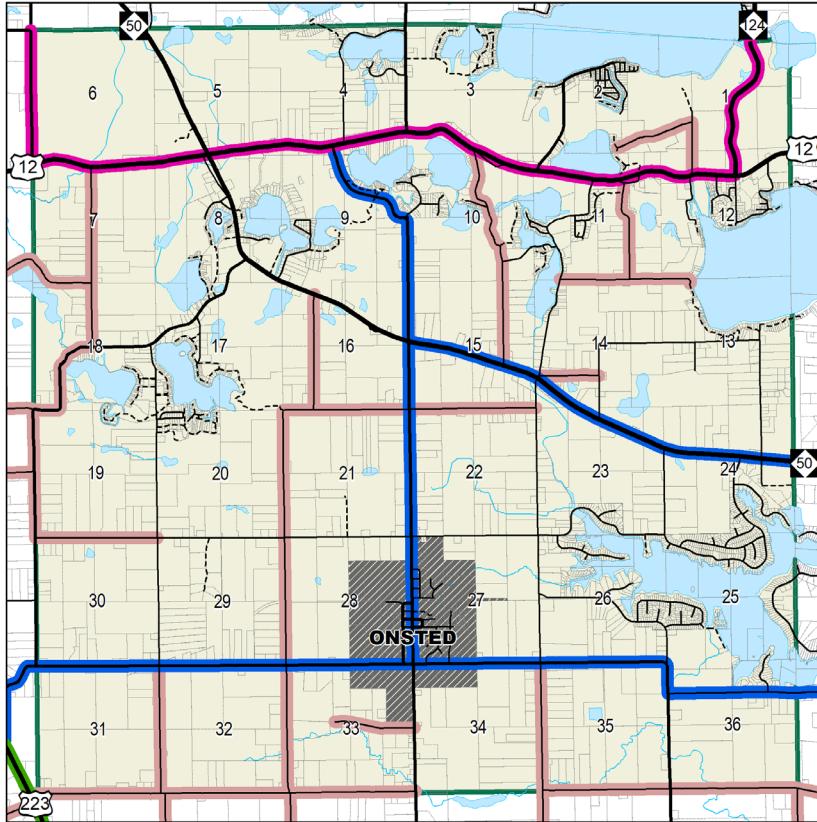
* *The Loch Erin Property Owners Association hosts 13 small parks around the lake for its residents.*



LEGEND

- STATE HIGHWAYS
- COUNTY PRIMARY ROADS / VILLAGE MAJOR STREETS
- COUNTY LOCAL ROADS / VILLAGE MINOR STREETS
- - - - PRIVATE ROADS





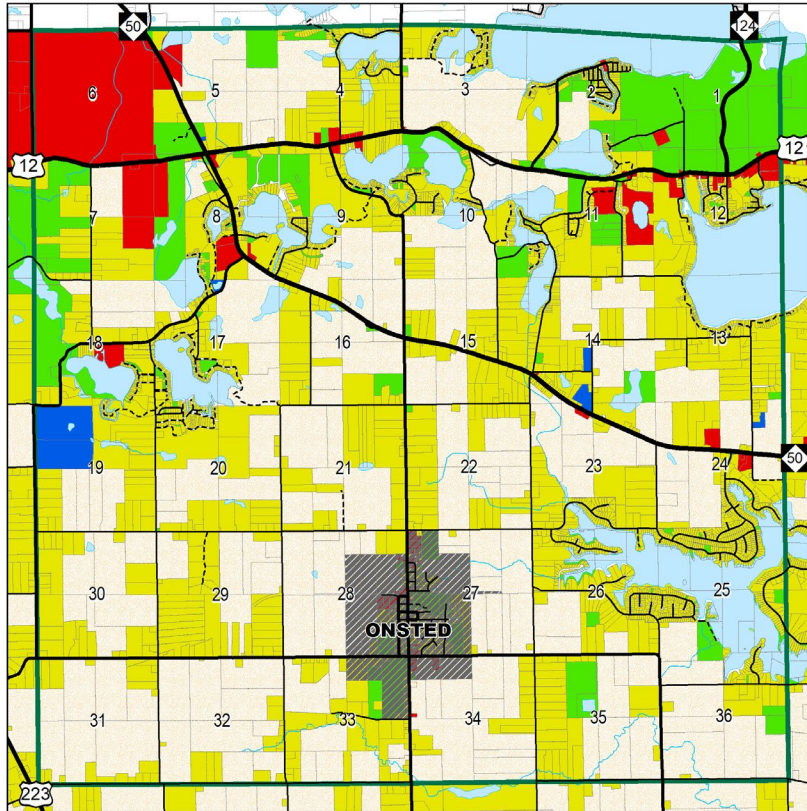
2023 MASTER PLAN

NONMOTORIZED ROUTES AND GRAVEL ROADS

LEGEND






- PROPOSED SHARED USE PATH
- PROPOSED NONMOTORIZED FACILITY / ROUTE
- PROPOSED PAVED SHOULDER - > 4 FEET WIDE
- GRAVEL ROADS





2023 MASTER PLAN
2020 PROPERTY ASSESSMENT

LEGEND
EXISTING LAND USES

-  AGRICULTURAL (43% OF ASSESSED ACREAGE)
-  RESIDENTIAL (40% OF ASSESSED ACREAGE)
-  COMMERCIAL (5% OF ASSESSED ACREAGE)
-  INDUSTRIAL (1% OF ASSESSED ACREAGE)
-  EXEMPT (11% OF ASSESSED ACREAGE)

