

Master Plan Five-Year Review

- Update the demographics and housing facts
- Land Use section:
 - Senior housing-ECHO/cottage housing ordinances have changed and need to be made current
 - Missing Middle and Workforce housing-we should be encouraging owner occupancy requirements
 - Map 4/Future Land Use-Hall Rd. area with existing industrial should have options for development rather than just residential. Including opportunity site 2: Hoskins
- On page 3 of the Transportation section where it says "There are currently limited..." it should note and encourage use of the *existing* mass transit system, school busses, to reduce the traffic and exhaust of driving kids to school.

John Hamlin

Having read the township master plan, I don't know that anything needs to be changed. However, I would be curious to discuss with the long time commissioners several topics to increase my knowledge. Things such as their views on complete streets, and whether connections from neighborhoods to the Lakelands Trail is possible. And several other of the objectives in the goals of the Transportation Section. In the Natural Features Section, I wonder if we should be doing more in the way of ordinances to meet some of the stated goals, such as Better regulate the usage of the waterways.

Pat Hughes

The main area that I think needs improvement is the future land use map 4. We should probably update the Freedom River property along with the Hall Road industrial properties. I don't believe that the industrial properties should be shown as village residential since most of the land is contaminated. Keeping it industrial seems to be more realistic. We also may want to look at the south side of town which has industrial but is shown as village transition.

Joyce Priebe

David, the 2020 Master plan is very comprehensive. I participated in the last update in 2020 and we spent a lot of time with the demographics and public input. Even though the data are

old (demographics and housing) I'm guessing it is still fairly accurate. If available and easy to do, maybe the latest revision should contain the new data or a statement it has not appreciably changed.

In the Village Center Regional Analysis (2), it states "area designated for village development is located along M36 from Hamburg Rd to Merrill Rd." But Map 2 shows the boundary extending past Hall Rd to the east.

On a higher level, which is probably not a Master Plan issue, we need to find ways to address the perceived conflict between rural setting and new higher density development. Especially along the water and sewer districts.

Another issue is the rundown condition of downtown Hamburg. The area surely doesn't look appealing to potential developers.

I'm not sure if this helps. The current Plans don't seem to be outdated in context and conclusions enough to warrant a rewrite.

Ron Muir