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HATTON TOWNSHIP

DRAFT Master Plan



Insert Resolution

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1

Community Profile

An analysis of a community's demographic characteristics is essential in the planning process. A community-focused approach begins with an understanding of the types of people that live there, its economic characteristics, and attributes of the surrounding environment. The following section details select demographics of Hatton Township, how the Township compares to other jurisdictions, and how the Township has changed over time.

DATA SOURCES

The demographic information in this chapter was sourced from the following locations, in this preferred order:

- » **2020, 2010, 2000, and 1990 US Decennial Censuses.** The decennial censuses are the most accurate source of demographic information in the United States. Mandated by the United States Constitution the aim of the decennial census is to count 100% of the US Population. Because the decennial census has been operating since 1790 it offers a valuable reference point to illustrate how populations have changed over time. While the decennial census has been administered for over 200 years the questions have shifted to better reflect modern populations. For example, your history of rebellion against the United States is no longer a question on the form.¹ Information collected in the most recent counts includes information about age, sex, race, the relationship between household members, and household tenure.
- » **American Community Survey.** The American Community Survey (ACS) replaced the "long-form" Census questions beginning in 2000, collecting the same types of information about social, economic, and housing conditions on

a continual basis. Including these questions in the decennial census would be more resource-intensive and could reduce the response rate for the more critical decennial census. The ACS is not a complete survey of the United States but a sample. A random selection of households are sent the ACS every year and the Census Bureau uses the responses to create estimates for the rest of the population. Because the ACS is a sample smaller communities require multiple years of sampling to create accurate estimates. Communities with less than 20,000 people must be sampled over 60-months to create estimates, these estimates are referred to as 5-year estimates. Hatton Township does not have a population over 20,000 so this plan will use ACS 5-year estimates.

POPULATION

According to the 2020 decennial census, Hatton Township had a population of 893 in 2020, which marked the second consecutive decade of decline. The population of Hatton Township peaked in 2000 after several decades of growth in the late 20th century. In the late 20th Century Clare County was also growing but the growth of the Township outpaced the growth of the County indicating that the Township was one of the more attractive communities in the area.

Hatton Township's decline is not a unique phenomenon, many rural communities are declining nationwide as a result of youth emigration and aging populations. While future population changes are often difficult to predict the declining population will likely continue national and area trends of decline. However, the decline from 2010 to 2020 was noticeably smaller than the decline between 2000 and 2010 indicating a positive trend of slowing decline.

Table 1: Population by Year

	1970	1980	1990	2000	2010	2020
Hatton Township						
Population	460	703	1,048	1,491	933	893
Change		52.8%	49.1%	42.3%	-37.4%	-4.3%
Clare County						
Population	16,695	23,822	24,952	31,252	30,926	30,856
Change		42.7%	4.7%	25.2%	-1.0%	-0.2%
State of Michigan						
Population	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	10,077,331
Change		4.4%	0.4%	6.9%	-0.6%	2.0%

Source: United States Decennial Census 1970-2020

Households and Families

Despite a declining population in the 2010s the number of households remained unchanged from 2010 to 2019. Additionally, the number of families remained relatively consistent, with a slight increase in 2019. A declining population but consistent number of households/families is uncommon, usually the number of households and population are positively correlated. However, the negative correlation between population and households tends to signify an increase in single person headed households (widows/widowers, unmarried individuals, and single parents.) Between 2010 and 2019 the number of single person households increased from 115 to 132. While this change may seem relatively insignificant, in small communities, slight changes have large impacts on the broader population.²

Age

The median age in Hatton Township was 44.4 in 2019 which is lower than the County median age of 47.2 but higher than the State of Michigan at 39.7. The median age also slightly increased in 2019 compared to 2010 (43.7) which could be a result of declining birth rates, exodus of those aged under 40 or an influx of those aged over 40. Given that the percentage of the community that is under the age of 5 increased from 2010 to 2019 the higher median age is a combination of younger residents leaving and newer old residents.

What is a household?

A household consists of anyone living in a dwelling unit, and a family consists of a group of two or more people living in a dwelling unit and related by birth, marriage, or adoption.

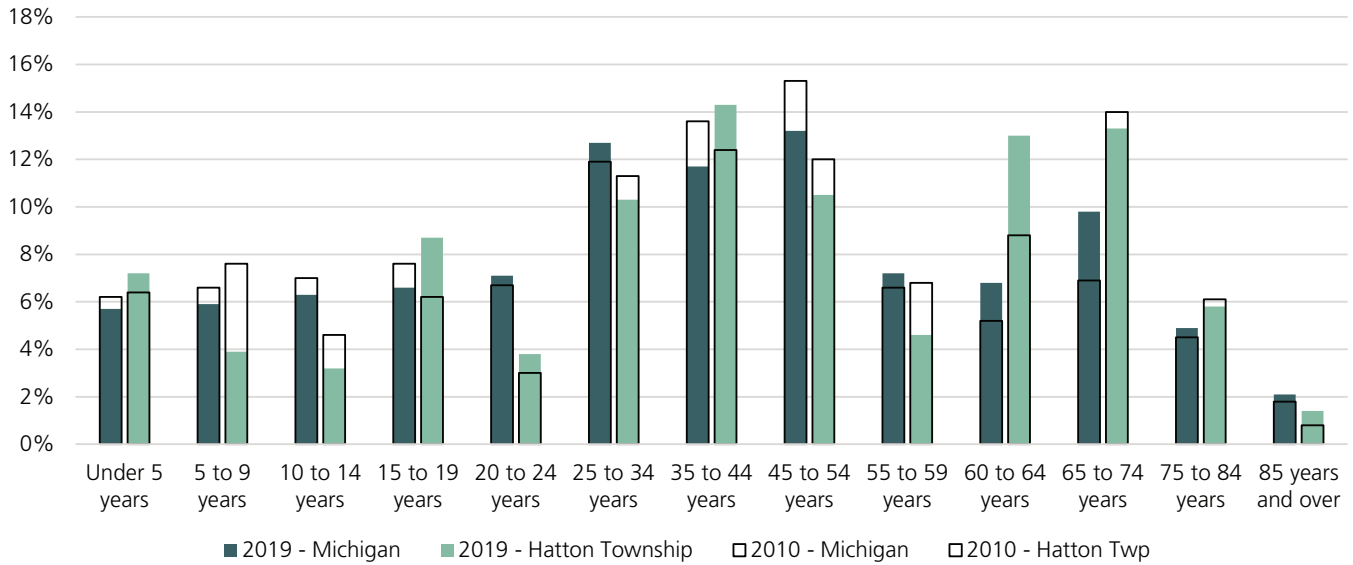
Table 2: Household & Family Size

	2010	2019
Households	339	339
Average household size	2.52	2.76
Families	254	262
Average family size	2.8	3.09

Source: American Community Survey 2010 & 2019 5 Year Estimates DP02

Compared to 2010, four key age groups increased their representative population in Hatton Township by 2019: those under five years old, those 15 to 19 years old, those 35 to 45 years old, and those 60 to 84 years old. The changes in each of these populations has significance for comprehensive planning. A relative increase in the population under 5 years old means that there will be a higher demand for children and teen services and amenities over the next 20 years. The most recent youth bubble passed through the community

Figure 1: Age 2010 – 2019



Source: American Community Survey 2010 & 2019 5 Year Estimates DP05

roughly 10-15 years ago so the youth and teen conditions and demand will likely be consistent to late 2000s. Recreational programming and commercial services should be consistent with the anticipated increase. The 15 to 19-year age cohort is one of the most critical cohorts for planning efforts because this is the transition period in which many older teens decide the direction they want to pursue after graduating high school. If the community in which these soon to be young adults does not reflect the place they want to live, work, or start a family they are unlikely to return, compounding the challenges of a declining population. Often correlated with an increase of young children is an increase in the 35 to 44-year-old population which is an age cohort that is most likely to have younger children. This population often balances working and child rearing and as their families grow, they tend to need large housing accommodations. Finally, the largest increased in relative population were seen in the age cohorts that range from 60 to 84, this population is substantially above the State average indicating that Hatton Township has more seniors than the average community. This population is either in retirement or nearing retirement. As the senior bubble ages there will be increased demand for senior services and amenities. Healthcare accessibility and transportation are some of the pertinent issues for a large senior population. Additionally, in many rural communities such as Hatton Township seniors are aging in place, meaning that they are not leaving the homes

that they have inhabited for many years. This can present challenges as many homes, especially older homes, are not equipped to the needs residential senior living.

Disability

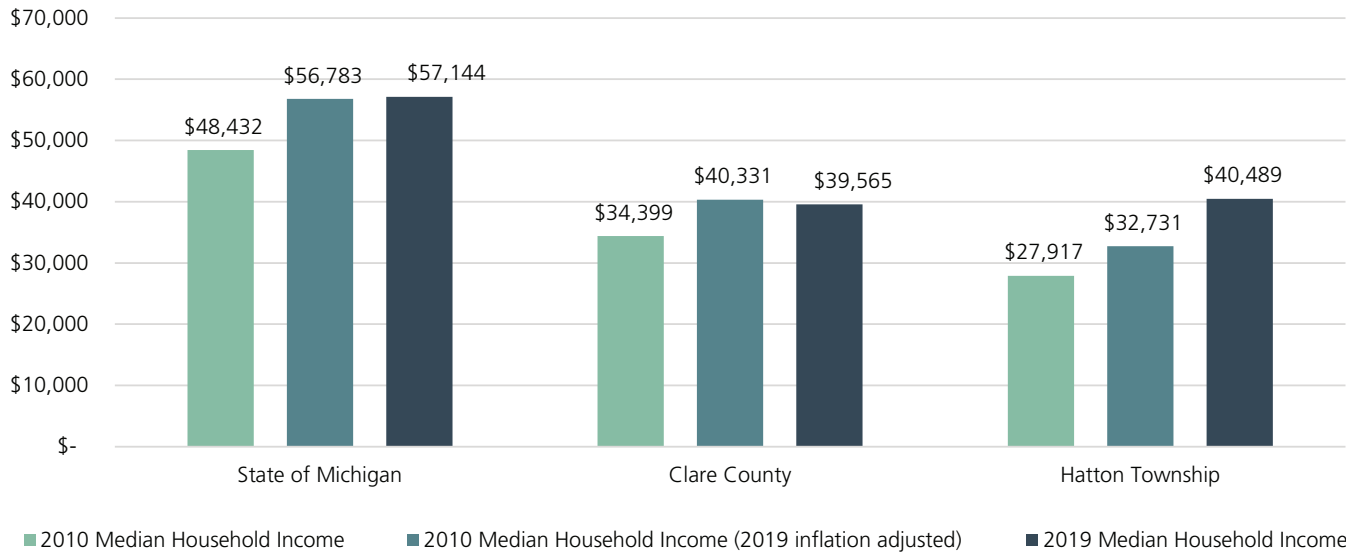
Roughly a quarter (27.4%) of Hatton Township’s population has a disability. The most common disabilities include ambulatory difficulty (17.4% of the total population), cognitive difficulty (11.1%), independent living difficulty (8.7%), and hearing difficulty (8.4%). Disability and age are strongly correlated, 57.4% of those over the age of 75 have a disability compared to 31% of those aged 65 to 74, 31.5% aged 35 to 64, 24.4% aged 18 to 34, and 7.2% aged under 18.³ In a rural community where ambulatory difficulty is a common disability, transportation is a challenge for many.

SOCIOECONOMIC INDICATORS

Education

Educational attainment is a key link to economic stability and mobility in the United States. It also impacts the makeup of community’s economy because some industries require highly educated workers compared to others. According to ACS 2019 estimates, 89.5% of Hatton Township residents over the age of 25 have at least a high school degree and 13.1% have at least a bachelor’s degree. The age of 25 is used as the benchmark

Figure 2: Median Household Incomes



Source: American Community Survey 2010 & 2019 5 Year Estimates DP03

for educational attainment because it is assumed by that age most people will have completed their educational career. The levels of educational attainment in the Township are slightly higher than the County, 84.5% high school degree and 12.6% bachelor's degree attainment, but lower than the State, 90.8% high school degree and 29.1% bachelor's degree attainment. Compared to 2010 the Hatton Township educational attainment has increased for high school degrees, 83.9% in 2010, and remained constant with bachelor's degrees, 13.8% in 2010.

Income and Earnings

In 2019, the median household income in Hatton Township was \$40,489, which is slightly higher than the County median household income (\$39,565) but lower than the State (\$57,144). In 2010, the median household income in Hatton Township was \$27,917 reflecting a substantial increase over the past decade. Figure 2: Median Household Incomes show the change in median household income for the State of Michigan, Clare County, and Hatton Township.

As Figure 2 shows, the median household income in Hatton Township is higher than the 2019 inflation adjusted 2010 median household incomes, signifying that wages are increasing. In Clare County and the State of Michigan, median household income has held relatively consistent with the inflation rate indicating that wages are not increasing relative to

inflation. The higher median income can be traced to a decrease in individuals earning between \$10K and \$15K annually (-71% change) and increased in those earning between 75K and 100K (671% change) between 2010 and 2019.

Poverty

Lower rates of educational attainment and lower incomes (relative to the State) tend to positively correlate with higher rates of poverty. This trend can be observed in Hatton Township. Roughly 16% of families in Hatton Township had annual incomes below the poverty level. Clare County and the State of Michigan have a poverty rate of 15.4% and 9.9%, respectively. However, in 2010 the poverty rate in Hatton Township was much higher (21%) indicating positive financial movement for many families. Despite having higher educational attainment levels and incomes than the County the Township has a higher poverty rate. This is a result of a concentration of low-income families in Hatton Township, a statistic that is not apparent when analyzing the whole County.

The Department of Housing and Urban Development (HUD) further defines low-income status by comparing household income to a County's median family income.⁴ According to ACS figures, roughly 15% of residents would classify as extremely low income, 25% would classify as very low income, and just under 50% would classify as low income.

EMPLOYMENT

A high number of residents in or nearing retirement indicates that the workforce composition is changing. The industry in which most residents were employed in both 2010 and 2019, “educational services, health care, and social assistance,” declined over the past decade from 67 residents employed to 57 residents employed, a -14.9% change. Industries that substantially added employees from Hatton Township were “transportation, warehousing, and utilities” and “manufacturing”, 900% and 185% growth, respectively. Between 2010 and 2019, the number of employed residents increased by 49 people indicating a positive employment trend. However, this data was gathered before the COVID-19 pandemic and the number/industry that residents are employed in will have likely substantially changed. According to recent data from the Bureau of Labor Statistics, people are leaving or quitting the jobs at record high rates in search of other work.⁵ This big shift in employment characteristics

during the COVID-19 pandemic is being referred to as the Great Resignation. Table 3: Resident’s Industry of Employment is a summary of which industries residents are employed. Because some residents do not work in the Township this table does not reflect the number or types of jobs within the Township, but rather the industries of employment for residents. A detailed analysis of the jobs in the Township will be discussed in a later chapter.

HOUSING

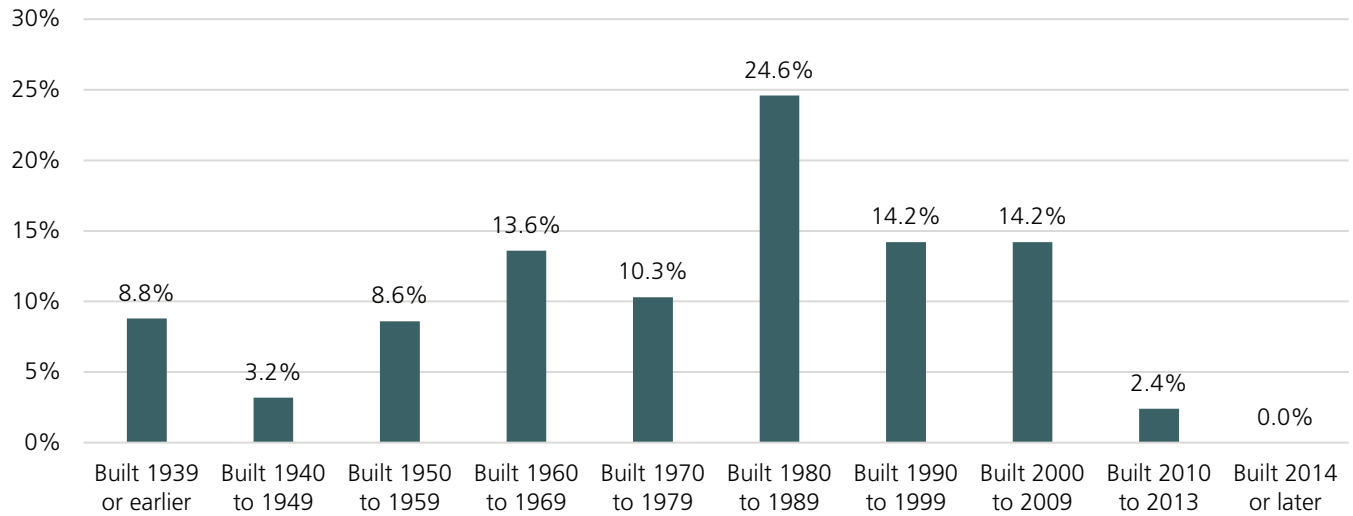
As of 2019, there were 464 housing units in Hatton Township, a decline of 20 units from 2010, indicating that some housing units were either demolished or removed over the past decade.⁶ The construction of new housing units has significantly declined since the local construction period of the late 20th and early 21st centuries. Figure 3 shows the percentage of homes constructed in each decade, with the most homes being built in the 1980s.

Table 3: Resident’s Industry of Employment

	2010	2019	Change
Educational services, and health care and social assistance	67 (22.5%)	57 (16.4%)	-10 (-14.9%)
Retail trade	30 (10.1%)	45 (13.0%)	15 (50.0%)
Arts, entertainment, and recreation, and accommodation and food services	50 (16.8%)	43 (12.4%)	-7 (-14.0%)
Manufacturing	14 (4.7%)	40 (11.5%)	26 (185.7%)
Transportation and warehousing, and utilities	4 (1.3%)	40 (11.5%)	36 (900.0%)
Professional, scientific, and management, and administrative and waste management services	32 (10.7%)	26 (7.5%)	-6 (-18.8%)
Construction	37 (12.4%)	25 (7.2%)	-12 (-32.4%)
Other services, except public administration	14 (4.7%)	24 (6.9%)	10 (71.4%)
Agriculture, forestry, fishing and hunting, and mining	24 (8.1%)	23 (6.6%)	-1 (-4.2%)
Finance and insurance, and real estate and rental and leasing	14 (4.7%)	15 (4.3%)	1 (7.1%)
Public administration	4 (1.3%)	8 (2.3%)	4 (100.0%)
Wholesale trade	4 (1.3%)	1 (0.3%)	-3 (-75.0%)
Information	4 (1.3%)	0 (0.0%)	-4 (-100.0%)
Total	298	347	49 (16.4%)

Source: American Community Survey 2010 and 2019 5 Year Estimates DP03

Figure 3: Year Structure Built



Source: American Community Survey 2019 5 Year Estimates DP04

Housing Types

Of the 464 existing units, 69.4% are single family homes, 26.5% are mobile homes, and 4% are multi-family. Similar to the nation, Hatton Township is dominated by single-family homes, but Hatton Township has a high percentage of mobile homes when compared to the State (5.3%) and County (15.7%).⁷ Mobile homes present some challenges for their inhabitants because while they socially function as a home they are technically classified as personal property similar to a car. Therefore, they do not appreciate in value like a stick-built home which is classified as real property. This makes it challenging for those who live in mobile homes to build personal equity, a key for upward economic mobility. While mobile homes may seem like an affordable housing option, they can financially trap residents because of the upkeep costs and continuous depreciation. Poor building materials and practices can contribute to environmental health issues for mobile home inhabitants.⁸

Of the 464 housing units, 125 are vacant indicating that they are not occupied or occupied on a regular basis. However, of the vacant units, 85.6% are seasonal occupied, likely used as vacation properties for people who live the majority of their time elsewhere.⁹ The high presence of seasonal occupied homes can influence housing affordability but in rural communities with lots of developable land, the influence of seasonal homes is reduced.



Barn and agricultural fields in Hatton Township.

Table 4: Housing Affordability by Tenure

	Homeowners with a mortgage	Homeowners without a mortgage	Renters
<i>Number of households</i>	137	159	43
<i>Annual (monthly) median housing costs</i>	\$12,720 (\$1,060)	\$4,380 (\$365)	\$7,968 (\$664)
<i>Median household income</i>	\$41,848		\$23,750
<i>Percent of households experiencing housing cost burden</i>	37.8%	13.2%	81.0%

Source: American Community Survey 2019 5 Year Estimates DP04 & S2503

Tenure & Housing Value

Of the occupied housing units, 87.3% are owner occupied, the remaining 12.7% are occupied by renters. The rate of homeownership is higher than the County (82.9%) and the State (71.2%). Of the owner-occupied units, 53.7% do not have a mortgage indicating that the majority of homeowners own their home in full. The median home value in Hatton Township is \$113,200 which is above the County (\$91,100) but below the State (\$154,900). Almost half (47%) of Hatton Township’s housing units are valued under \$100K.

Housing Affordability

Housing affordability is influenced by two key demographic factors housing cost/value and income. Table 4 outlines the housing costs for

three groups, homeowners with a mortgage, homeowners without a mortgage, and renters.

As Table 4 shows, housing cost and affordability ranges significantly based on homeownership and mortgage status. Housing cost burden is defined by a household paying more than 30% of their income on housing expenses. A shocking, 81% of renters are housing cost burdened, a result of lower incomes for renters and high housing costs. The percentage of renters that experience housing cost burden in the County and State are 60.3% and 48.8% respectively. For context 36.7% of renters in San Francisco and 52.5% in New York, two of the most expensive housing markets in the United States, are housing cost burdened. This highlights the challenges that housing presents for renters and low-income people.

Sources

- 1870 Census: Index of Questions, United States Census Bureau, https://www.census.gov/history/www/through_the_decades/index_of_questions/1870_1.html
- United States Census Bureau, American Community Survey 2019 5 Year Estimates DP02
- United States Census Bureau, American Community Survey 2019 5 Year Estimates S1810
- “Clare County Income Limits”, United States Department of Housing and Urban Development, <https://www.huduser.gov/portal/datasets/il.html#2021>
- “July 2021 Job Openings and Labor Turnover Summary”, United States Bureau of Labor Statistics, <https://www.bls.gov/news.release/jolts.nr0.htm>
- United States Census Bureau, American Community Survey 2010 & 2019 5 Year Estimates DP04
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- MacTavish, C., Soloman, S., Singlewide: Chasing the American Dream in a Rural Trailer Park, Cornell University Press, 2017
- United States Census Bureau, American Community Survey 2019 5 Year Estimates, B25004

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Existing Land Use & Natural Features

Land use is the basis of master planning because of its noticeable impact of residents’ daily lives. When combined with an analysis of natural features, a detailed understanding can be generated about the current distribution of residential, agricultural, and commercial land, what areas are currently undeveloped, and what areas should be preserved due to their important environmental benefits.

LAND USE

Land use classification is derived from the local assessing database that records the property class for each parcel in Hatton Township in order to determine the millage (property tax) rate. The property classifications are illustrated in the “Existing Land Use” map. The largest land use in the Township is residential land, comprising 69% of the total land. However, almost half of the residentially classified land is vacant indicating large portions of the Township do not have homes or buildings and the existing homes are scattered throughout. Following residential land, agricultural land is the second biggest land consumer at 17.3%. The majority of the agricultural land is improved, working agriculture accounts for almost 8% of the total Township land. Of the commercial land, which is 10.2% of the total Township, 79% is vacant, indicating that there is relatively little active commercial land but ample space for future development. Only 268 acres of industrial land exist in the Township, representing only 1.2% of the total 23,149 acres. The land use analysis shows that the Township is dominated by agricultural and residential land and relatively little commercial or industrial land exists. This means that residents are likely traveling outside the community for employment, goods, and services.

Table 5: Land Classification

Class	Acres	Percent
Agricultural	4,009	17.3
Improved	2,204	9.5%
Vacant	1,804	7.8%
Commercial	2,357	10.2%
Improved	507	2.2%
Vacant	1,850	8.0%
Industrial	268	1.2%
Improved	9	0.0%
Vacant	260	1.1%
Residential	15,972	69.0%
Improved	8,080	34.9%
Vacant	7,892	34.1%
Unclassified	544	2.3%
Total	23,149	

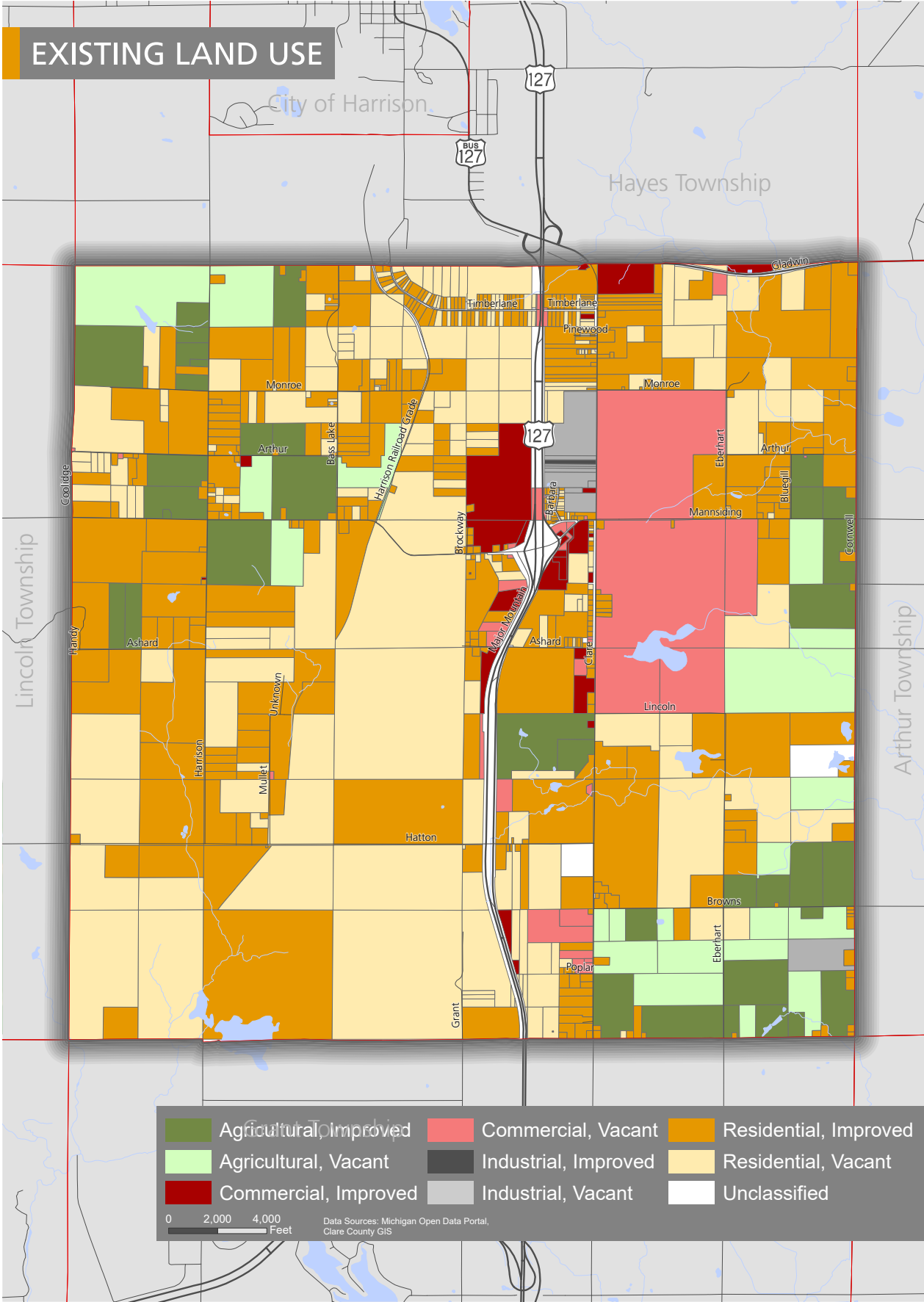
Source: Hatton Township Assessors Office



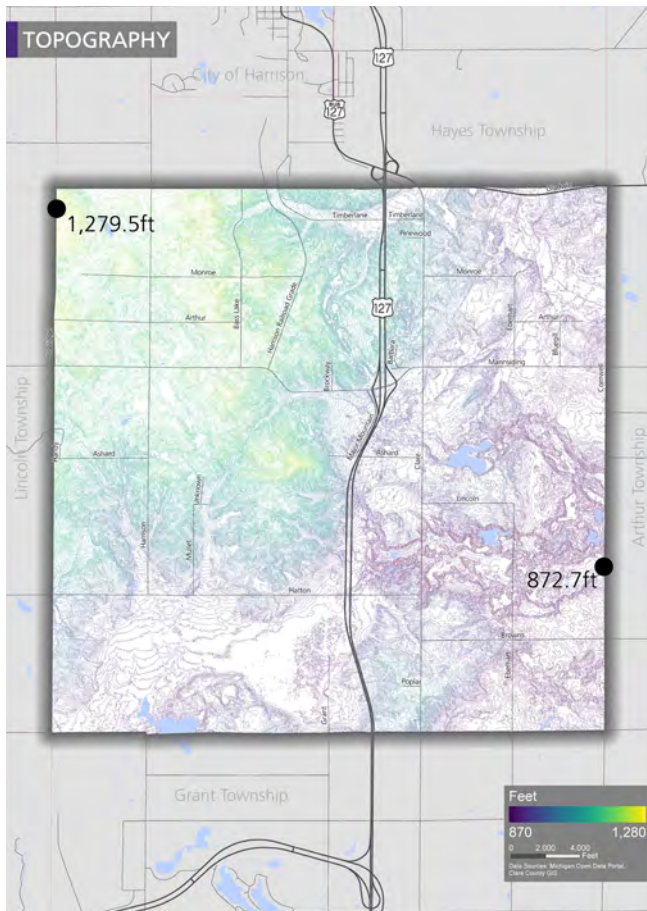
Land Use: The use of the land by the property owner (residential, commercial, etc.)

Land Cover: The physical characteristics of the land (evergreen forest, cultivated crops, etc.)

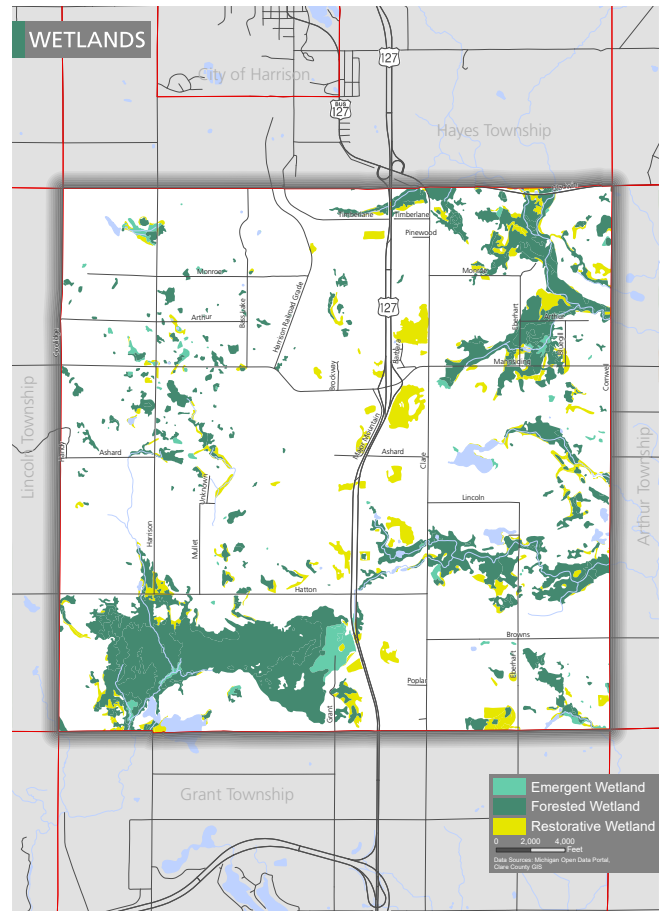
Map 1: Existing Land Use



Map 2: Topography



Map 3: Wetlands



NATURAL FEATURES

Topography

The Township's topography follows a gradual slope from a high point of 1,279.5ft in the northwestern corner to 872.7ft in the southeastern corner. The changes in topography follow a natural drainage pattern illustrating the flow of water into the tributaries of the Tobacco River and Jose Creek. Given the gentle slope across the Township, topography is unlikely to constrain any type of development or land use and there is no current need to stabilize any steep slopes or soils.

Wetlands

Wetlands are one of the most valuable and sensitive natural features in Michigan due to the ecosystem services that they provide. Wetlands have the ability to absorb excess water and act as a filtration device. They capture water flowing over the land and slowly infiltrate it into the

groundwater. Wetlands also provide a unique ecosystem habitat for flora and fauna that cannot live in other types of ecosystems making them essential for the healthy biodiversity of a community.¹ Wetlands also provide recreational benefits, especially when incorporated into larger recreational areas.

There are two main types of wetlands, freshwater emergent wetlands and shrub/forested wetlands. The distinction between the two wetlands is based on the amount/type of vegetation and the water saturation of the soil, with freshwater emergent wetlands having a high level of water saturation and less vegetation. Table 6: Wetlands outlines the types and sizes of wetlands in Hatton Township. Wetlands in the northwestern corner of the Township are small and scattered but there is a large forested wetland in the southwestern corner that accounts for 37% of the total wetlands in Hatton. Wetlands in the eastern side of the Township follow Jose Creek and the Tobacco River.

Table 6: Wetlands

Wetland Type	Acres	% of Total
Emergent wetland	240.9	6.6%
Forested wetland	3,426.1	93.4%
Total of existing	3,667.0	-
Restorative wetland	885.4	-
Total	4,552.4	-

Source: Michigan Open Data Portal

In addition to identifying existing wetlands, EGLE also identifies areas where wetland restoration is feasible. Areas where wetlands were historically located and have since disappeared, likely due to agricultural or residential development, are considered restorative. As Table 6 shows, almost 20% of the Township’s wetlands have disappeared. To prevent further loss of wetlands the Township can enact a wetland preservation ordinance which prohibits certain activities, such as wetland infill, and establishes structure setbacks from wetlands. While the State of Michigan does require permits to develop in wetlands over five acres, those under five acres have no protection beyond a local regulation.

Woodlands

Every five years the Federal Government does a detailed land cover inventory using satellite imagery, referred to as the National Land Cover Database (NLCD).² The NLCD classifies land cover into 1 of 16 types, three of which are forest types. The “Woodlands” map shows where each of these forest types are located in Hatton Township.

Deciduous forests, forests that are dominated by trees that lose their leaves every fall, are the main land cover in the Township. Roughly 48% of the total Township is classified as a deciduous forest and they represent 90% of the total Township woodlands. Mixed forests, a combination of deciduous and evergreen forests, are the second most common forest type in Hatton Township. Mixed forests represent 3% of the total land and 6% of the forest land. Finally, evergreen forests, forests dominated by trees that kept their leaves year-round, are the least common forest type representing only 2% of the total land and 4% of the forest land. Given the significant abundance of woodlands and little development pressure in the Township, no preservation action is needed.

Map 4: Woodlands

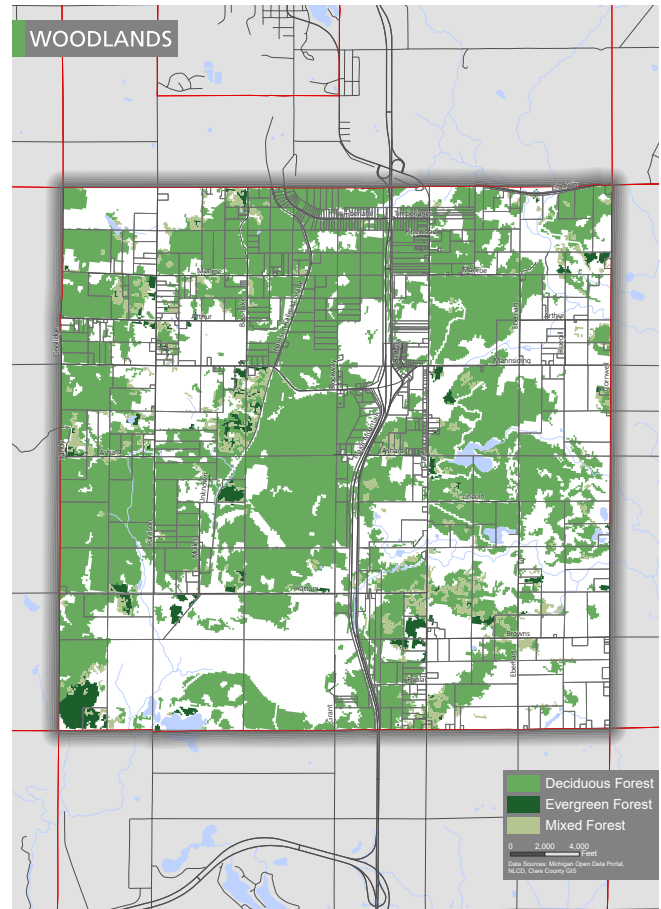


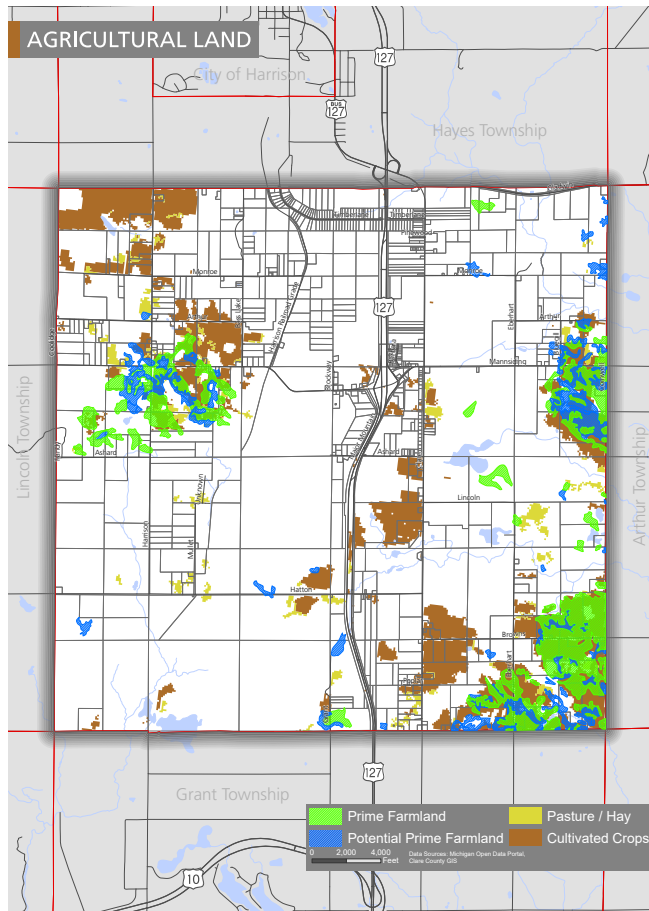
Table 7: Woodlands

Forest Type	Acres	% of Forest Land	% of Township Land
Deciduous forest	11,179	90%	48%
Evergreen forest	444	4%	2%
Mixed forest	803	6%	3%

Agricultural Types

In addition to classifying forest types, the NLCD classifies two types of agricultural land, pasture/hay and cultivated crops. The “Agricultural Lands” map shows the distribution of both pasture/hay land and cultivated crops. As the map shows, agricultural land is concentrated in a few distinct areas of the Township, primarily the southeast and northwest corners.

Map 5: Agricultural Land



Pasture/Hay

Pasture/hay land is agricultural land used for the grazing of livestock or for livestock feed crop production. Relatively little land in the Township is used for pasture/hay, only 2% overall.

Cultivated Crops

Cultivated crops are lands in which the crops primary purpose is not livestock feed. There are roughly 2,800 acres of cultivated crops in Hatton Township, representing 12% of the total land. This distribution between hay/pasture and cultivated crops confirms that the agricultural activity in Hatton Township is primarily crop based.

Sources

- 1 Wetland Identification and Delineation. Tip of the Mitt Watershed Council, www.watershedcouncil.org/wetland-identification.html.
- 2 Multi-Resolution Land Characteristics Consortium, <https://www.mrlc.gov/>
- 3 United States Department of Agriculture Web Soil Survey, Farmland Classification, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Prime Farmland

The United States Department of Agriculture identifies prime farmland based on soil characteristics that are favorable to food, feed, fiber, forage, and oilseed crops.³ There are 1,101 acres of prime farmland in the Township and an additional 570.5 acres of potential prime farmland if the soils were drained. Most of the existing prime farmlands are current working agricultural farms, either cultivated crops or hay/pasture. This indicates that farmers in Hatton Township have already identified and cultivated the prime farmland. Several smaller pockets of prime farmland exist but future large scale agricultural development would be on lesser soils. Because prime farmland is already in use, there is no current need to preserve the prime farmlands for future agricultural development, but the existing farms should be preserved through agricultural preservation easements.

CONCLUSION

The land use and natural features analysis shows that Hatton Township is rich in woodlands and wetlands. Scattered throughout the natural landscape are farms and residences which represent the majority of the Township land (86.3%). The existing commercial and industrial land is concentrated along US-23 indicating that the commercial and industrial development primarily serves those traveling through the Township and is not centered around Township residents. Given the slow development pattern and pace of the Township and significant abundance of natural features there is no urgent need for preservation regulations. However, the sensitive nature of wetlands and their critical role in local ecologies means that regulations should be adopted to protect them from development or infill.

RECOMMENDATIONS

- » Explore agricultural conservation easements to maintain and preserve existing agricultural land



Community Facilities

One of the principal functions of local government is to provide services and amenities to residents, such as public safety and infrastructure. The following chapter will inventory community facilities and services near and around Hatton Township.

TOWNSHIP HALL

The Hatton Township Hall is located at the end of Ashard Rd. off S Clare Ave. The Township Hall provides space for conducting Township business including elections, Township Board, Planning Commission, and Zoning Board of Appeals meetings. The Township Hall was designed to be able to expand as necessary and as the community grows.

HATTON TOWNSHIP CEMETERY

The Hatton Township Cemetery is owned and operated by the Township and is located off Mullet Rd. The cemetery generates little to no revenue, in 2018 revenues from the cemetery totaled \$0.¹ The Township charges for lots, opening and closing burial sites, and the setting of headstones.²

PUBLIC SAFETY

Police

Police and public safety services are provided by the Clare County Sheriff. The Clare County Sheriff's Department employees various law enforcement and public safety techniques to achieve their mission including mounted deputies, K-9 teams, and marine teams. According to the Michigan Incident Crime Reporting, there were three violent crimes in Hatton Township and two property crimes. Additionally, there were three property crimes at Mid-Michigan College. The number of crimes in Hatton Township was the lowest in Clare County.³

Fire

Fire protection services are currently contracted through the City of Harrison. Other nearby fire departments include Lincoln Township, Surry Township, and Farwell.

Emergency Services

Emergency and ambulance services are provided through the Mobile Medical Response (MMR), a non-profit organization. MMR stations a portion of their vehicles along US-131 in Grant Township.

HEALTH CARE

There are no health care facilities in Hatton Township meaning that residents need to leave the community to meet their health care needs. There are smaller primary care offices in Harrison and Clare that provide routine care. Additionally, the MyMichigan Medical Center in Clare provides more specialized and emergency services. MyMichigan has 49 hospital beds and a 14,000 sq. ft. surgical suite. Some of the services offered at MyMichigan include gynecology, cardiology, orthopedics, ophthalmology, and rehabilitation services.⁴ MyMichigan medical care center offers an array of more specialized health care services to Hatton Township residents, although many will have to drive to Clare to reach them.

EDUCATION

Hatton Township is divided into two school districts, Harrison Community Schools and Clare Public Schools. Both school districts are incorporated into the Clare Gladwin Intermediate School District that provide administrative support. Harrison Community Schools is comprised of six schools, one early childhood education center, two elementary

schools, one middle school, one high school, and one alternative education high school. Enrollment in the Harrison Community School District is slightly decreasing. In 2012-2013 there were 1,498 students in the district compared to 1,267 students in 2021-2022. Since 2017 the graduation rate is decreasing likely a result of the increased dropout rate. In 2017-2018 the 4-year drop out rate was near 5% substantially lower than the over 20% dropout rate in 2019-2020. The Clare Public School district is slightly larger than the Harrison Community School district, with 1,551 students enrolled during the 2021-2022 school year, a slight increase from 1,537 students in 2012-2013. Over the past three years, the graduation rate has increased, however the numbers of students enrolling in post-secondary school significantly declined in 2020-2021, potentially a result of the COVID-19 pandemic.⁵

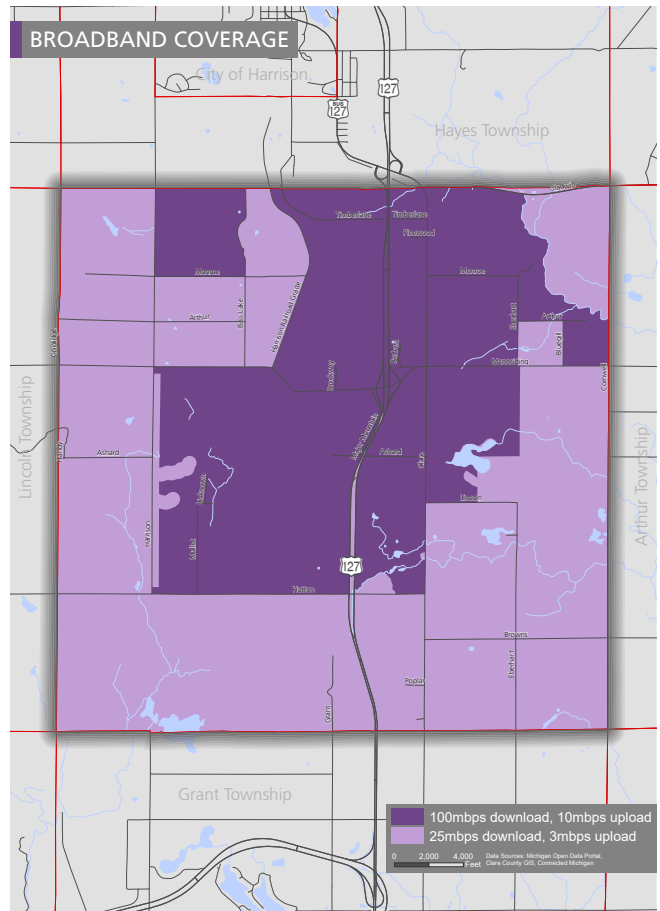
Mid-Michigan College

Mid-Michigan College is a post-secondary school that offers associate degrees, training credentials, and certificates. Located in Hatton Township off Clare Ave, Mid-Michigan College is one of the largest employers and generates the most activity in the Township. Mid-Michigan College also has another campus in Mt. Pleasant. Primarily a 2-year institution, students can obtain associate degrees from Mid-Michigan or transfer to another post-secondary school to complete a Bachelor's degree. Mid-Michigan College has roughly 5,000, 17% of which reside in Clare County. The top programs/pathways are health sciences, business and technology, and arts and communications. In addition to in person classes, Mid-Michigan offers online courses and 25% of all students are enrolled completely online. The campus is also home to the Center for Medical Imaging Studies which supports Radiology and MRI programs and the Technical Education Center which houses several skill labs.⁶

CAMP ROTARY

Camp Rotary is a private recreational facility owned by the Rotary Club and operated by the Boy Scouts of America. In total, Camp Rotary covers 1,100 acres of lakes, rolling hills, and forests. While operated by the Boy Scouts of America, it is open to school, religious, civic, and other groups for reservation. Camp Rotary has a high ropes course, nature center, archery and shooting ranges, and hiking trails.⁷

Map 6: Broadband Coverage



INFRASTRUCTURE

Waste Disposal

In 2021, Hatton Township allocated roughly \$75,000 to sanitation disposal contracted through GFL Environmental Services.⁸ Township residents pay for this service annually through a \$156 fee in the tax bill. Pickup is on a weekly basis, big items are picked up once a month, and Clare County handles hazardous waste disposal.

Broadband

Broadband infrastructure provides reliable internet access, a necessity in the 21st century. Personal broadband provides access to online training opportunities, job searching, and ability to conduct business in an increasing digital world. Additionally, as the COVID-19 pandemic has caused an increase in people working from home, having reliable internet access is as important as ever. The "Broadband Coverage" map shows coverage across the Township. Broadband coverage



Entrance to Mid-Michigan Community College campus.

is measured by upload and download speeds, the entirety of the Township receives download speeds of 25 megabytes per second and 3 megabytes per second upload. These speeds generally meet the needs of an average households but activities such as streaming can increase speed requirements. Some areas of the Township, especially around US-127, receive higher speeds up to 100 megabytes per second download and 10 megabytes per second upload. The State of Michigan recent received \$363 million in federal funding for expanding broadband access across the State. Telecommunications providers in Clare County received roughly \$2.5 million, and this recent investment will likely improve broadband access in Hatton Township.⁹

CONCLUSION

As a rural community, there are limited community facilities and services. The Township does provide weekly sanitation services for all residents and a small municipality owned cemetery is available for those who wish to be buried in the Township. In response to the economic recession caused by the COVID-19 pandemic the federal government passed the American Rescue Plan that provided vast social assistance to individuals, companies, and units of government. As a part of this federal disbursement, Hatton Township received roughly \$100,000.¹⁰ With this assistance Hatton Township plans to Invest in the road system.

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Transportation

Transportation networks are one of the most vital pieces of infrastructure because they enable people to travel between their homes, places of work, social spaces, and other destinations. Connections with larger transportation systems, such as highways, railways, and air travel, facilitate the movement and goods and products. In the modern age, where e-commerce and social networking are increasing the presence in peoples' lives, transportation networks are still essential to get people where they are going. This chapter reviews the transportation network of Hatton Township and describes possible strategies for improving them.

ROAD SYSTEM

There are roughly 76 road miles in Hatton Township.¹ Most notably, US-127 bisects Hatton Township and accounts for 15 of Hatton Township's 76 road miles. US-127 is a US highway that runs 758 miles from Chattanooga, Tennessee to Grayling, Michigan making it the main route for those traveling to Northern Michigan from a variety of places within and south of Michigan. The popularity of Northern Michigan as a vacation and tourist location means that there is substantial traffic on US-127. The traffic on US-127 presents some economic opportunities directed towards highway traffic although these opportunities are likely limited to a gas station and other service/ auto-oriented businesses.

Traffic and Classification

US-127 is the busiest road in Hatton Township. To quantify traffic the Michigan Department of Transportation uses AADT, annual average daily traffic. US-127 south of the Hatton Township entrance/exit had an AADT of 14,863 in 2019. North of the entrance/exit US-127 had an AADT of 11,934. Clare Ave (Old US Hwy 27) also had a

substantial amount of traffic, 8,348 vehicles, likely traveling to or from the highway.

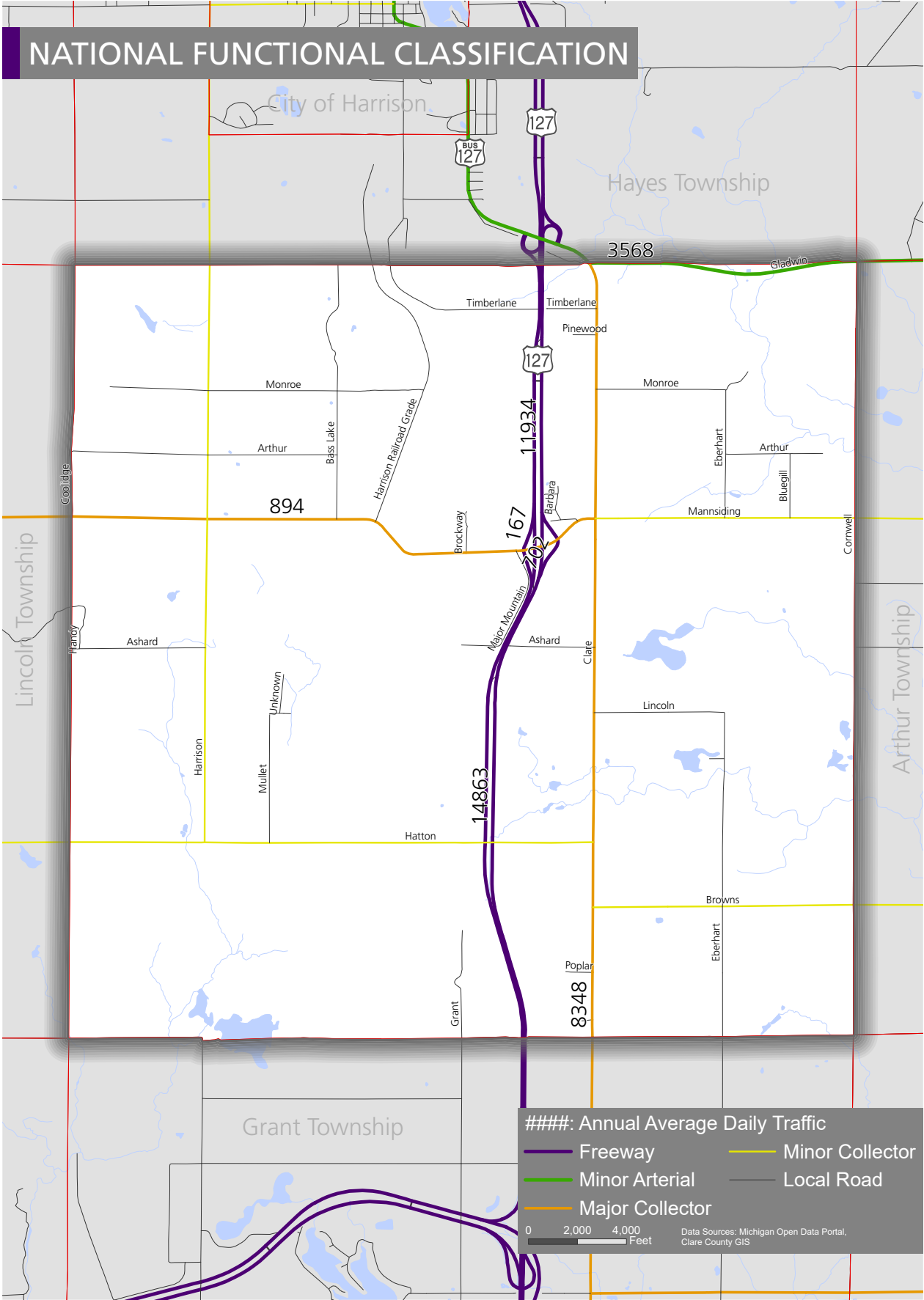
All roads in the United States are classified according to the National Functional Classification (NFC) system. NFC classification determines eligibility for funding but also provides an understanding of road hierarchy. Freeways, minor arterials, and major collectors are all eligible for federal funding. These roads generally facilitate regional traffic and are generally designed for higher traffic volumes and higher speeds. Minor collectors have limited eligibility for federal funds and funnel lower volumes of traffic to major collectors or minor arterials. Local roads are not eligible for federal funding and are primarily used by people who live on or near those streets.² The map titled "National Functional Classification" illustrates the classification of the streets in Hatton Township and their respective AADT counts. However, not all streets in Hatton Township have an AADT count.

Road maintenance in Hatton Township falls under the jurisdiction of the Michigan Department of Transportation and the Clare County Road Commission. It is the responsibility of these two agencies to repair, clear, and groom the roads in the Township.

TRAILS

The only non-motorized trails in Hatton Township are around the Mid-Michigan Campus. There are a total of 18.9 miles of bike trails and 5 hiking paths. A disc golf course is also located on the campus. The trails and disc golf course are open to the public.³ Additionally, there are several motorized trails for ORV and snowmobiles north of Harrison.⁴ Hatton Township is home to the Rocks and Valleys Off-Road Park which is a course for ORV vehicles.⁵

Map 7: National Functional Classification



Given the proximity of the motorized trails to the north there is potential to connect this facility with the greater motorized trail network although there are no current plans to do so.

PUBLIC TRANSPORTATION

Public transportation in Hatton Township is provided by the Clare County Transit Corporation (CCTC). CCTC provides paratransit service, also known as dial-a-ride, to all of Clare County. This service requires riders to call 24 hours in advance to schedule their ride and can drop them off anywhere within Clare County. If riders need to transfer to another service outside the County CCTC provides transfer options that can be coordinated through the dispatch. In 2019, a total of 92,620 passengers used CCTC services, a slight decrease of 1% from 2018. In 2019, 12% of the passengers were elderly and 33% were people with disabilities.⁶ Within the City limits of Clare, Harrison, or Farwell the fares are set at \$2.00 and outlying areas are \$3.00, reduced fares are available for senior citizens and those with disabilities.⁷ The service is funded in part by a County wide property tax of 0.3000 mills but roughly 60% of all funding for the CCTC comes from State and Federal sources.⁸ Given the small population and low

density of Hatton Township, paratransit bus service is the right level of public transit service for the township because it provides adequate coverage for those who need it without expending the high financial and employment resources of traditional fixed-route service.

CONCLUSION

The small and rural nature of Hatton Township corresponds to a limited transportation system. While US-127 does bisect the Township and have a high volume of traffic, most of the vehicles are passing through. The limited existence of trails motorized or non-motorized means that residents almost exclusively have to rely on personal vehicles for travel. However, public transportation options in the County provide alternatives to those who do not have a personal vehicle or are unable to drive. Future transportation development should focus on improving access for non-automobile transportation modes.

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Economic Development

The lack of commercial or industrial development in Hatton Township indicates a limited business environment in the Township. There is no substantial pressure or desire from residents to develop commercial or industrial land in Hatton Township. Economic development efforts described below will focus on maintaining the character of the Township. However, planning for consistency requires relying on past trends which may or may not continue into the future. Future uncertainty, like a global pandemic, can substantially alter economic conditions so it is important to have an economic strategy beyond maintaining the status quo.

ECONOMIC TRENDS

Although specific economic development activities such as a new manufacturing facility or corridor improvement plan are quite localized, economic systems are large and highly intertwined. Therefore, it is important to look beyond Hatton Township's boundary when analyzing economic trends because it provides a better understanding of the broader economic system. This plan will use Clare County as the boundaries for the economic analysis because it includes a regional population and employment center (City of Clare) and has many communities similar in nature to Hatton Township.

One of the most common economic analyses is a location quotient. The location quotient (LQ) is a measure of what industries export or import goods and services. LQ is calculated by comparing the ratio of each industry in a given geography to the employment size of that geography and then comparing that ratio to the same ratio in the United States. A LQ above one indicates that a specific industry is exporting goods and services to broader economy. The LQ also indicates a degree of specialization, the higher above one the more specialized an industry is in the local economy. Combining the LQ analysis with employment

change provides an excellent understanding of what industries are critical to and are changing within the local economy. The bubble chart below graphs each sector in Clare County in relation to their LQ and employment change. The size of each bubble correlates to the number of employees in that sector.

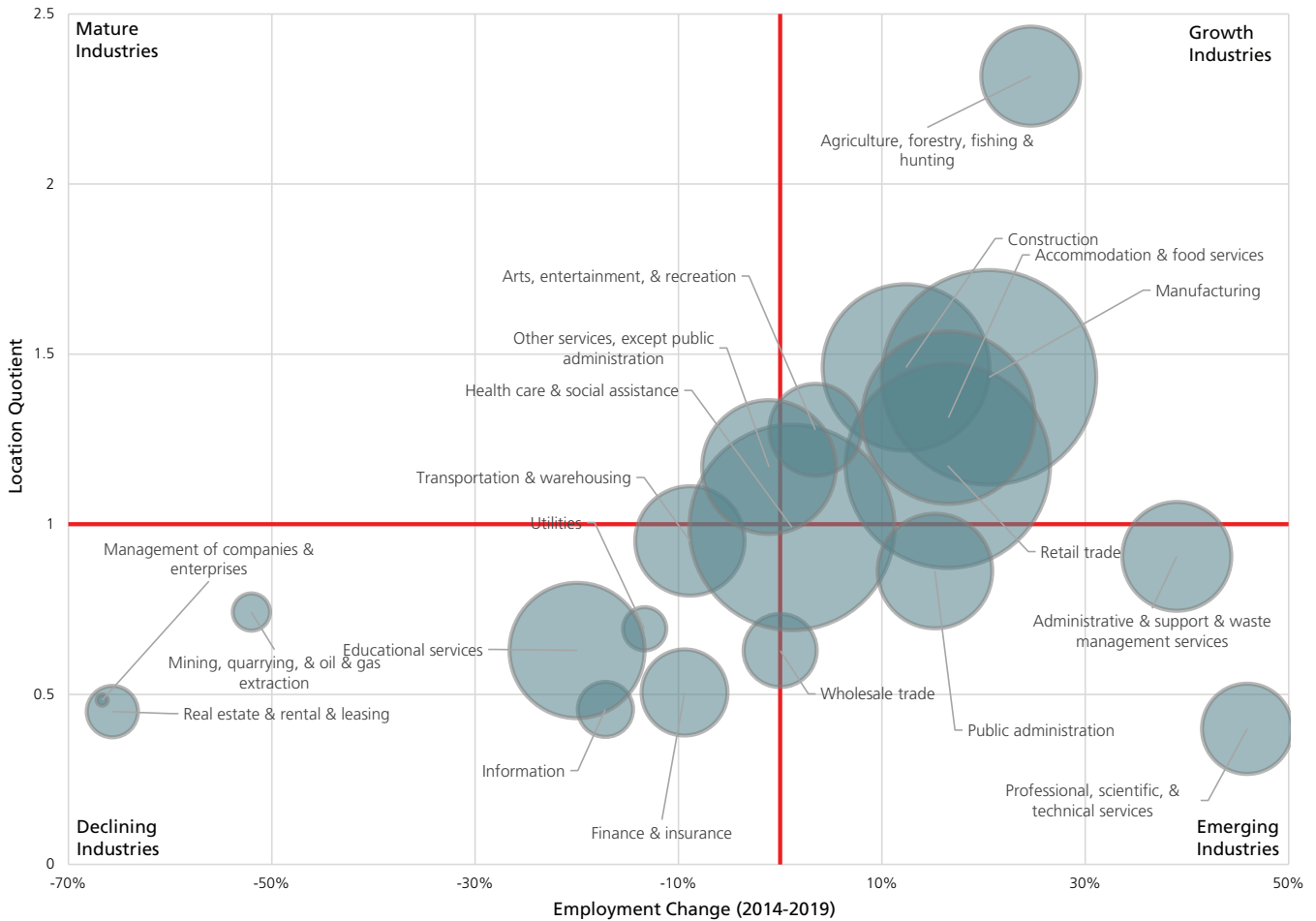
Growth Industries

Growth industries are those with a LQ above one and positive employment growth from 2014 to 2019. These industries are the strongest industries in the County because they are exporting goods and services and are increasing in size. Notable growth industries include "manufacturing", "retail trade", and "accommodation and food services". Additionally, four of the five largest industries in Clare County are growth industries indicating a healthy and strong County economy. These industries should continue to be supported and plan for additional growth and expansion of these industries.

Emerging Industries

Emerging industries are those that are experiencing employment growth but do not have a LQ above one. These industries have the potential to become growth industries in the future but are likely just beginning to grow. "Healthcare and social assistance" is an emerging industry and is one of the larger industries in Clare County (1,489 employees) but only grew by 1% between 2014 and 2019. While it is one of the larger industries the lack of significant growth likely means that this industry will not move into the growth category in the near future. The growth of the "professional, scientific, and technical services" sector is also notable. Between 2014 and 2019, this sector grew by 46%, the highest of any sector but with a LQ below one, some of these services are met by firms outside of the County.

Figure 4: Location Quotient



Source: American Community Survey, 2014 & 2019 5 Year Estimates

Mature Industries

Mature industries are those that have a LQ above one, but the employment size is decreasing. The decline of these industries should be monitored because these industries have some degree of specialization and importance to the local economy. The only mature industry was the “other services” sector which includes repair and maintenance businesses, personal services businesses, and religious institutions. However, the “other services” sector only experienced an employment decline of 1%. The lack of mature industries and the negligible employment decline of the one mature industry indicates that the exporting/specialized industries in Clare County are performing well.

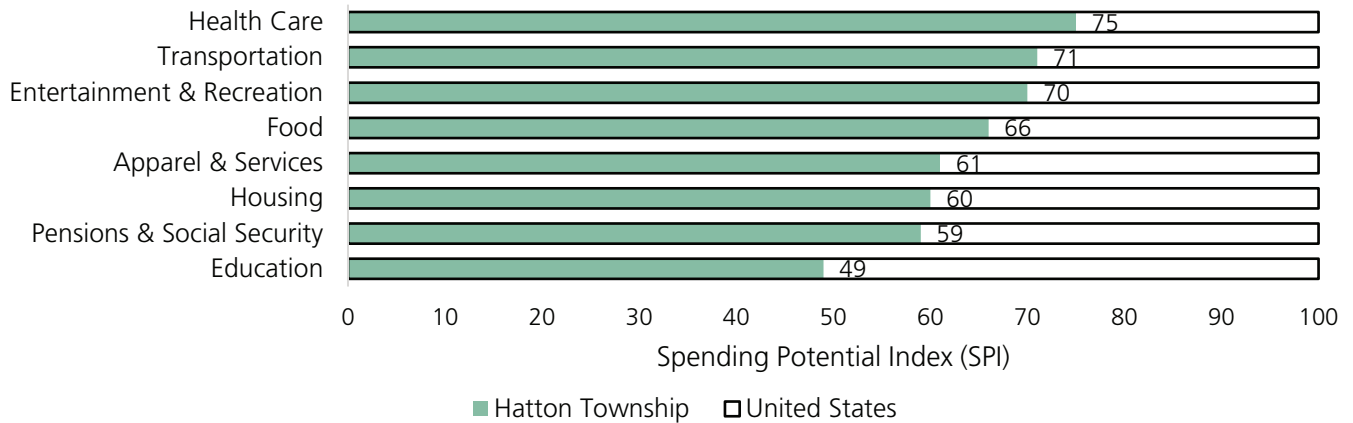
Declining Industries

Finally, declining industries are those with a LQ below one and declining employment. Most

concerning is that “educational services” is a declining industry. As an essential service, education is always a critical sector to monitor because it has a substantial impact on the next generation. Declining employment in the educational sector can create instability in the educational system and impact the quality of educational services provided. Additionally, “educational services” has a LQ below one indicating that the educational needs of residents are not being met within Clare County. Also concerning is that industries of “information” and “finance and insurance” are categorized as declining. These industries provide support for other businesses and a lack of these services may make it more challenging for other sectors to continue operations or expand.

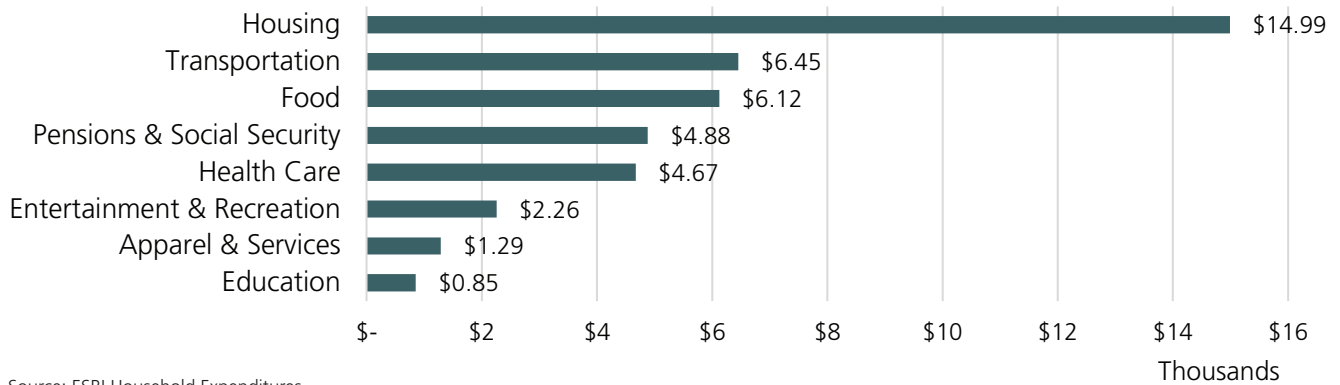
Overall, the critical sectors in Clare County are performing well and experiencing positive employment growth. None of the exporting/specialized sectors experienced negative

Figure 5: Spending Potential Index



Source: ESRI Business Analyst

Figure 6: Hatton Township Household Expenditures



Source: ESRI Household Expenditures

employment growth between 2014 and 2019. However, it is important to note that the data in this analysis was gathered before the COVID-19 pandemic which likely impacted some of the sectors discussed in the analysis.

CONSUMER SPENDING BEHAVIOR

In addition to analyzing broader economic trends reviewing the spending behavior of residents can illustrate what people spend their money on relative to others. This information can provide a contextual understanding of the commercial needs of residents. ESRI Business Analyst provides an estimate of how Hatton Township residents spend their money relative to the United States Population. The figure titled “Spending Potential Index” compares the spending behavior of the average American compared to the spending behavior of the average Hatton Township resident. Values below 100 indicate that Hatton Township residents spend less than the average American and values above 100 indicate higher spending compared to the average American (Spending Potential Index).

Across the board Hatton Township residents spend less money compared to the average American. At the high-end Hatton Township residents spend roughly 75% of the average health care expenses and 71% of the transportation costs of the average American. At the low-end residents spend 59% of the pension and social security expenses and 49% of the average education expenses of the average American. It is important to note that the median household income in Hatton Township is roughly 62% of the Nation so some of the lower spending behavior can be attributed to the lower incomes. While the spending potential index (SPI) is useful to compare spending behaviors against National averages it does not show direct dollar amounts. The figure titled “Hatton Township Household Expenditures” details each category in dollars.

The highest expenditures among Hatton Township residents are housing (\$14,990), transportation (\$6,450), and food (\$6,120). Hatton Township residents spent the fewest amount of dollars on education expenses spending, on average, \$850.

AGRICULTURAL SUPPLEMENTAL USES

Every five years the United States Department of Agriculture surveys all farms in the United States and gathers information including crop production, acres, and income. The Agricultural Census shows that incomes from farm related sources in Clare County have decreased from \$20,331 in 2007 to \$12,910 in 2017, accounting for inflation.¹ This significant decline places pressure on agricultural property owners and farmers and makes it difficult to continue operating a farm. Other uses, including residential development, are more profitable for agricultural property owners but transitioning from an agricultural use to another use can significantly alter the visual landscape of Hatton Township. To supplement farm income and keep agricultural land agriculture farmers are looking for other sources of revenue from their operations. Supplemental agricultural uses, like wedding barns and roadside stands. When asked in the Hatton Township Master Plan Community Survey, roughly 70% of respondents stated that roadside stands and farm markets should be permitted on agricultural property. U-pick businesses, wineries/distilleries/breweries, and special events (weddings/concerts) had 47%, 44%, and 41%, respectively. In the current zoning ordinance, roadside stands are permitted in the Agricultural Residential (AR) District but the other agricultural supplemental uses described above should be permitted by special land use in the AR district to allow farmers to supplement their income and maintain agricultural land.

RECREATION DEVELOPMENT

Another economic development strategy that many rural communities are pursuing and that has minimal impact on rural character is recreational development. Regional trails both motorized and non-motorized have increased in popularity. Currently, the only trails in Hatton Township are on Mid-Michigan's campus but the Off-Road Park in Hatton Township does present an opportunity for motorized trail development and the economic returns a motorized network would bring to Hatton Township. Motorized trails and facilities act like a tourist destination and bring visitors to a community

because the hobby is so specialized. ORV enthusiasts look for facilities and areas that have interesting courses and lots of space. Further cultivating an ORV environment would benefit the economic conditions of Hatton Township by bringing more people into the community. The visitors would patronize the few businesses in the community and may develop an interest in buying property in Hatton Township. There is a significant network of ORV trails directly north of Harrison, developing an ORV trail network between Hatton Township and Harrison would connect the Township with the larger network increasing ORV activity. The Township should explore in coordination with the Michigan Department of Natural Resources, the possibility of connecting the Township to the ORV network north of Harrison.

The Snow Snake Golf and Ski Resort also draws people in the community year-round. However, there is a lack of lodging facilities in the community which means that if people are visiting the Snow Snake Resort or the ORV park for multiple days they have to stay outside of the Township. Expanding the lodging sector in Hatton Township would support a recreation-based economic development strategy and recreation-based businesses. Currently, hotels and other similar lodging establishments are permitted in the Commercial District by special land use.

CONCLUSION

The nature of Hatton Township's economic conditions and the desires of the community do not create a substantial commercial or economic development pressure. However, to support existing residents and operations in the Township, agricultural supplemental uses should be permitted and/or expanded to provide additional revenue streams for Hatton farmers. Additional economic activity should be aligned with the recreational amenities and features with an emphasis placed on expanding ORV facilities and lodging establishments.

RECOMMENDATIONS

- » Permit and expand agricultural supplemental uses
- » Pursue a recreational based economic development strategy

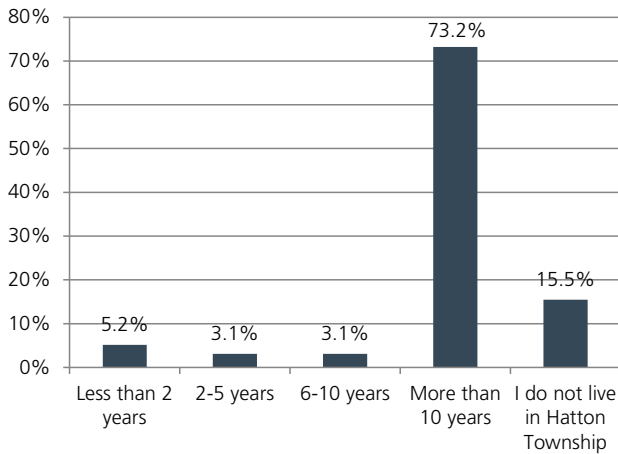
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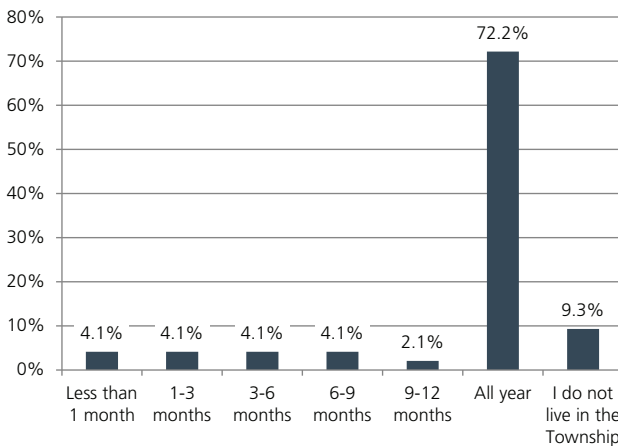
Community Input

Figure 7: Length of Residency (Q1)



As the guiding policy document for a community, a Master Plan has a profound impact of the future development of a community. Therefore, it is important to engage the entire community when drafting the document to ensure that the recommendations of the plan and the vision it sets forth are a reflection of the community itself. To gather as much input from the community as possible, an online survey was distributed via postcard with a link to every Hatton Township resident. The survey was open from November 29th, 2021, to January 31st, 2022, and received 97 total responses, 11% of the total community. The following section will detail the responses to the survey and provide analysis. The full responses for the survey may be found in the appendix.

Figure 8: Yearly Time Spent In Hatton Township (Q2)



Question 1: How long have you been a Hatton Township resident?

Over 70% of survey respondents have lived in the Township for more than 10 years indicating that the survey is predominantly a reflection of the views of long-term residents. Additionally, roughly 16% of respondents do not live in the Township.

Question 2: Approximately how much of the year do you reside in Hatton Township?

A significant majority of respondents live in the Township year-round. Seasonal residents comprise 19% of the respondents, with seasonality spread fairly evenly amongst how much time the residents live in the Township.

Question 3: How old is the head of your household?

When asked how old the head of their households is, the majority of respondents (51%) indicated the head of their household was 35 to 64 years old. Another 46% indicated the head of household is 65 year or older. Only 3% indicated their head of household was aged 25 to 34 and there were no households where the head of household was under the age of 25.

Question 4: What is one word or phrase that describes Hatton Township now?

The word cloud to the right is a summary of the most frequent responses to the question “What is one word or phrase that describes Hatton Township now?” The size of the word correlates the number of times mentioned, the larger the word the more frequently it was said.

Question 5: What is one word or phrase that you would like to describe Hatton Township 10 years from now?

The word cloud below is a summary of the most frequent responses to the question “what is one word or phrase that you would like to describe Hatton Township 10 years from now?”

Question 6: What made you decide to live/own property in the Township?

The most popular responses to why respondents live in Hatton Township were “Quiet/low-key atmosphere” (43%), “Family” (33%), “Quality of Life” (10%), and “Work” (8%). Other open responses include the recreational and hunting opportunities in the Township or the inheritance of the property from family members.

Question 7: What is your occupation?

The majority of respondents are retired (54%). Of the non-retired persons, the most common industries of employment were “health care” (7%), “Manufacturing” (5%), and “Construction” (5%).

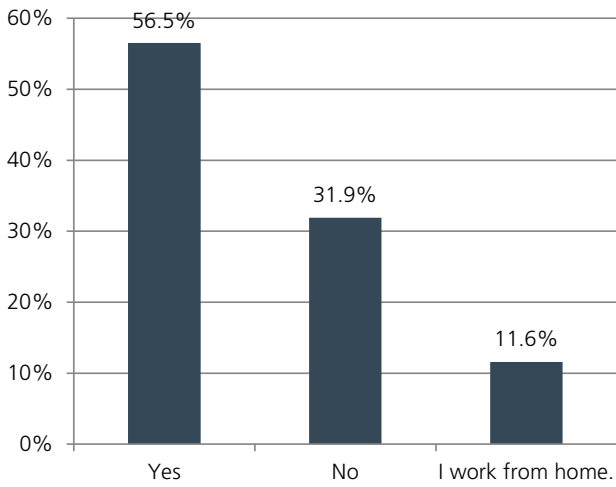
Figure 9: One Word or Phrase that Describes Hatton Township Now (Q4)



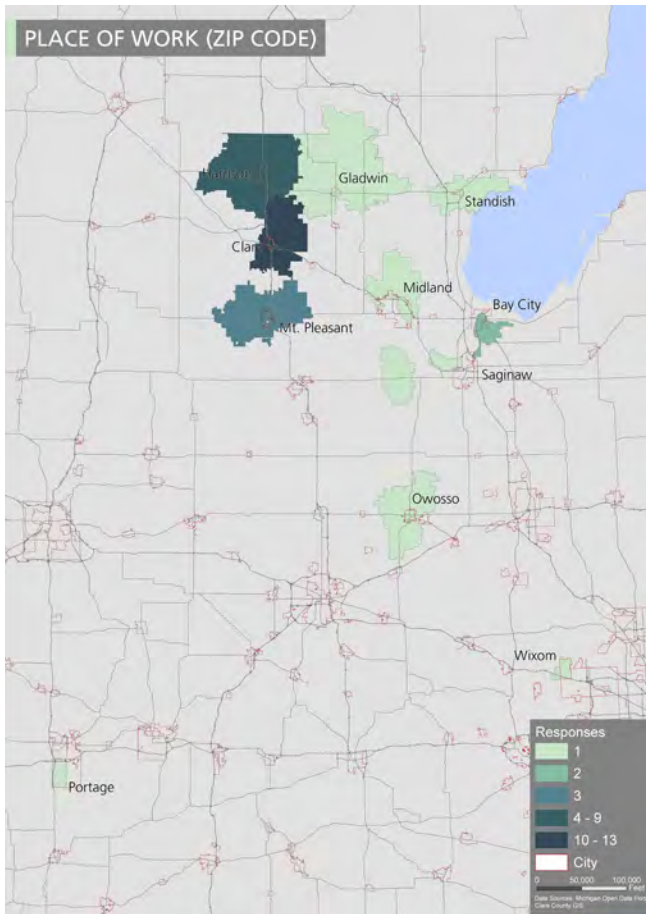
Figure 10: One Word or Phrase that Describes Hatton Township 10 Years From Now (Q5)



Figure 11: Is Place of Unemployment Outside the Township? (Q8)



Map 8: Place of Work (Zip Code) (Q9)



Question 8: Is your place of employment located outside the Township?

The majority of the respondents work outside the Township, unsurprising given the lack of commercial/industrial development within the Township. Notably, roughly 12% of the respondents work from home indicating there may need to be a need for services and amenities to support remote or at-home work, including but not limited to broadband infrastructure.

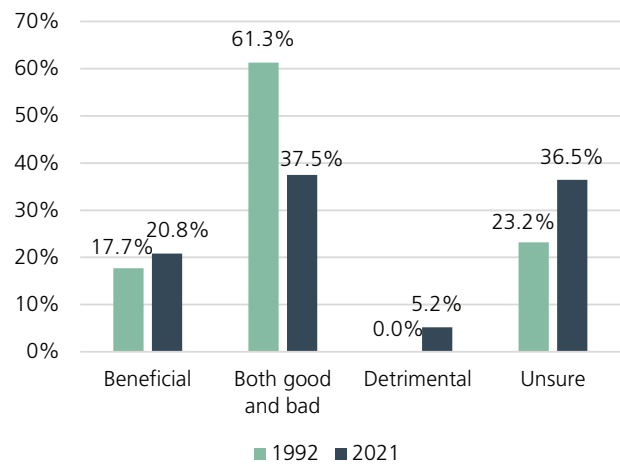
Question 9: If you are currently employed, in what zip code is your place of work?

The map to the right shows the reported zip codes of places of work. The most common zip codes were 48617 – Clare (13 responses), 48625 – Harrison (9 responses), and 48858 – Mt. Pleasant (3 responses). All other zip codes had 2 or fewer responses. Not shown on the map are zip codes 48226 – Downtown Detroit and 15238 – Pittsburgh, which each had one response.

Question 10: What is your opinion of the growth that has occurred in Hatton Township in the past 20 years?

A significant portion of respondents indicated that they were unsure of how growth has impacted the Township. However, more individuals had a positive opinion on growth than a negative opinion. Compared to the survey from 1992, opinions on growth have changed. There are more people with an unsure opinion on growth and fewer with a “both good and bad” opinion on growth.

Figure 12: Opinion on Growth Over the Past 20 Years (Q10)



Question 11: How much growth and development would you like to see occur in the next 20 years in Hatton Township?

The most popular response was “planned and limited growth” followed by “let growth take its own course” and “encourage growth.” Encourage growth and planned and limited growth indicate at least some degree growth and combined represent 57% of the responses. However, these two options significantly differ in how to approach growth with the more popular response being planned and limited growth. Only 6.4% of responses indicated a goal of no growth.

Question 12: Do you feel that good agricultural lands should be protected?

A significant portion of respondents (83%) indicated that agricultural lands should be protected, indicating that this is a high priority for Township residents.

Question 13: Agricultural uses (wedding barn venues, farm markets, corn mazes, distilleries, wineries, etc.) are an emerging trend in rural communities across the State. Please indicate the appropriateness of these uses in Hatton Township.

The majority of the respondents (57%) indicated that these supplemental agricultural issues should be permitted with restrictions to control noise and traffic. Another 34% indicated that these uses should be promoted. A small contingent (8%) stated that these uses should not be allowed. Overall, 92% of the respondents were supportive of these uses.

Question 14: Which of the following uses should be allowed on agricultural property where an active farm operation is occurring?

The most popular uses for supplemental agricultural uses were “roadside stands”, “farm markets”, and “U-Pick” businesses. Notably, 25 respondents (34.3%) indicated that all of the supplemental uses should be allowed.

Figure 13: Opinion on Future Growth & Development? (Q11)

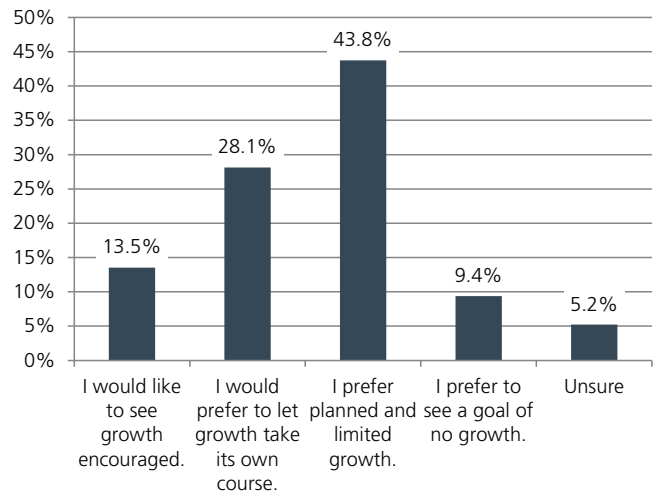
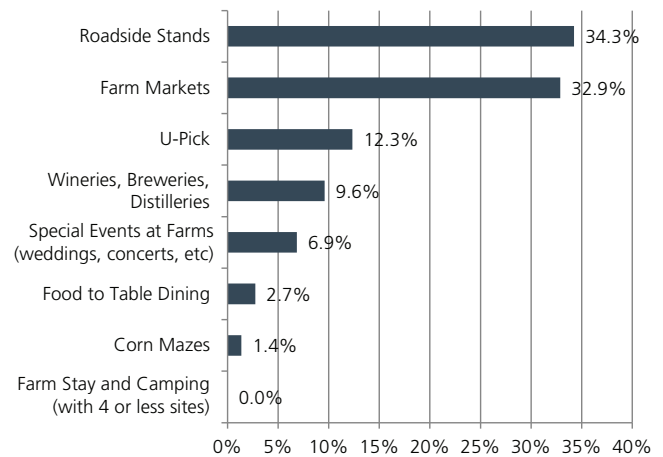


Figure 14: Opinion on Supplemental Agricultural Uses (Q14)



Question 15: If you farm, what reason would be the most important in causing you to sell your land for non-agricultural use?

When asked what could cause a farmer to sell their land most respondents (77%) indicated that they do not farm. However, for those who farm, “property taxes” and “high-land prices” were the top two reasons that farmers may sell their land.

Figure 15: What is Needed in Hatton Township (Q16)

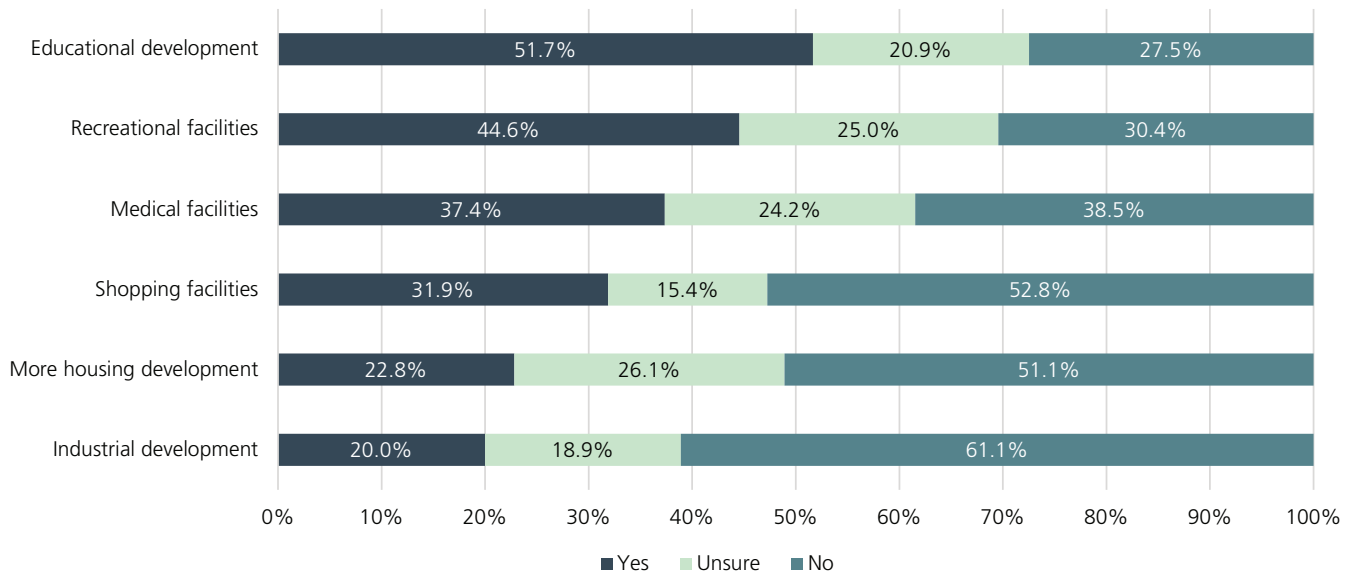
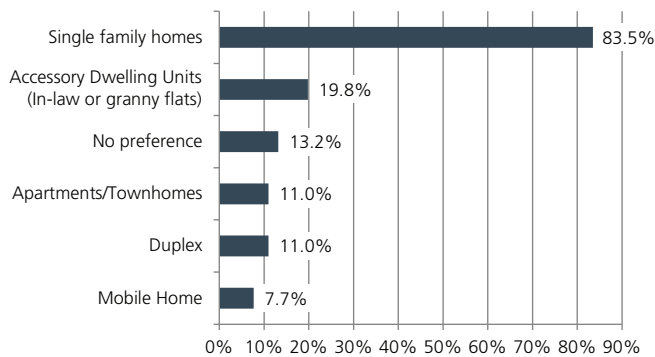


Figure 16: Housing Type Preferences (Q17)



Question 16: Which of the following do you feel are needed in Hatton Township?

The only option that got more than 50% agreement on what is needed in Hatton Township was “educational development” (52%). More respondents agreed that “recreational facilities” are needed in the Township compared to the number who disagreed, but there was not majority support. There was a fairly even split between those who felt there was a need for “medical facilities” and those who didn’t. “Shopping facilities”, “more housing development”, and “industrial development” all had above 50% disagreement.

Question 17: If more housing were added, which type would you prefer? (check all that apply).

There was a clear preference in the survey for single family homes. “Accessory dwelling units” was the second most popular selection but it did not reach 25% support.

Question 18: If more single-family, non-farm, residences are added where would you prefer them to be located?

When asked about where residential properties should be located there was a clear range in opinions. The most popular option was “large rural lots” followed by “smaller rural lots (subdivisions)” or no preference. This indicates there is not a clear opinion or desire on residential development in the Township. Several “other” options mentioned that residential development should occur outside of Hatton Township.

Question 19: If more mobile homes are added, which location would you prefer?

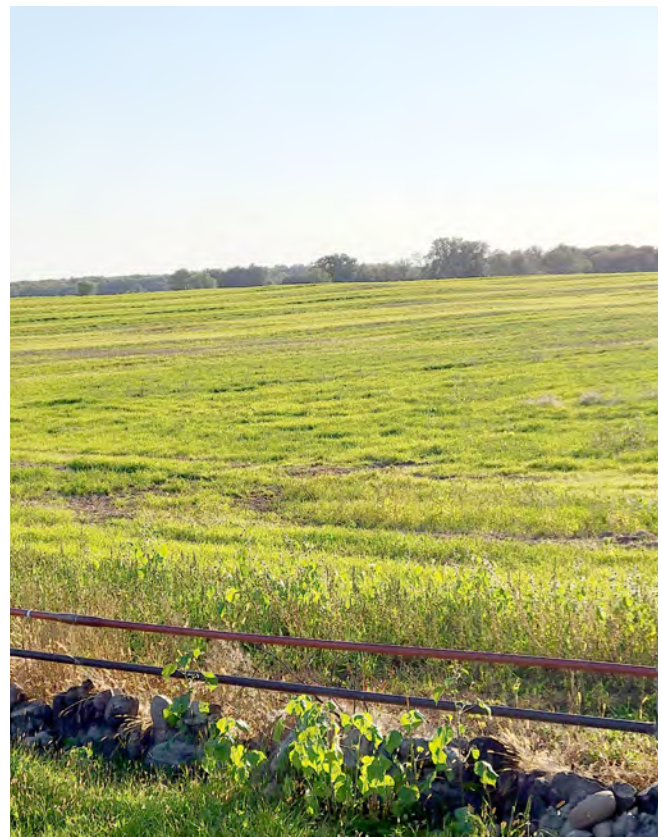
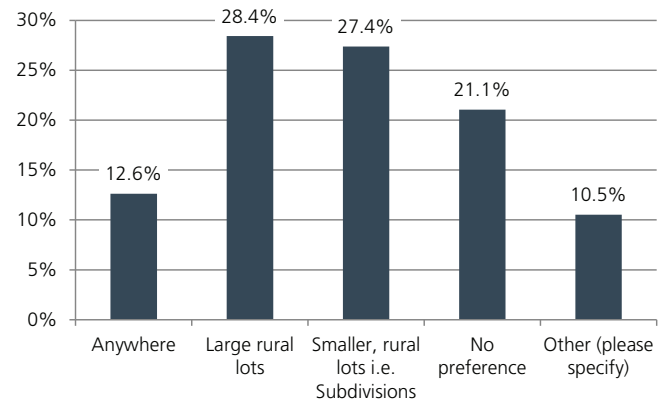
When asked specifically about where mobile homes should be located, 67% of respondents said, “planned mobile home parks”, another 20% indicated no preference, and the final 12% stated “anywhere.”

Question 20: Do you have any advice for the Township government which you believe would improve this community as a place to live?

Several themes emerged from the open response answers from the final survey question. Common themes included:

- » More blight control / cleaner community
- » Decrease in illicit activity (crime, drugs)
- » Lower property taxes
- » More investment in road infrastructure and maintenance
- » Expand/increase internet and cable service
- » Better trash pickup for large objects such as furniture

Figure 17: Preferred Location of New Single-Family Residences? (Q18)



Agricultural fields in Hatton Township.

7

Future Land Use & Implementation

FUTURE LAND USE

Future land use is a core element of community planning. When combined with demographic data and community input, future land use planning creates a direction for the Hatton Township to develop that aligns future development with the vision set by the Master Plan.

Existing Land Use vs. Future Land Use vs. Zoning

There are three main components to land use: existing land use, future land use, and zoning. Existing land use codes are applied to parcels by the assessor for taxation purposes and broadly categorized as agricultural, residential, exempt, commercial, and industrial and are described earlier in this plan. The future land use map is initially based on existing land uses, but shows how the community wants to change over the next 15-20 years. Finally, future land use categories lay the groundwork for modifying the land use regulations in the Zoning Ordinance so that eventually local law aligns with the vision set forth in the Master Plan. The table titled “Zoning Plan” compares the descriptions of the proposed land use categories to the existing zoning districts.

Zoning

Hatton Township is governed by a zoning ordinance as applied by the Planning Commission and Zoning Board of Appeals. The last version of the zoning ordinance was adopted in 1993 and is in need of updating to reflect new regulatory best practices that have arisen over the past three decades. A brief description of each district in the adopted zoning ordinance is below.

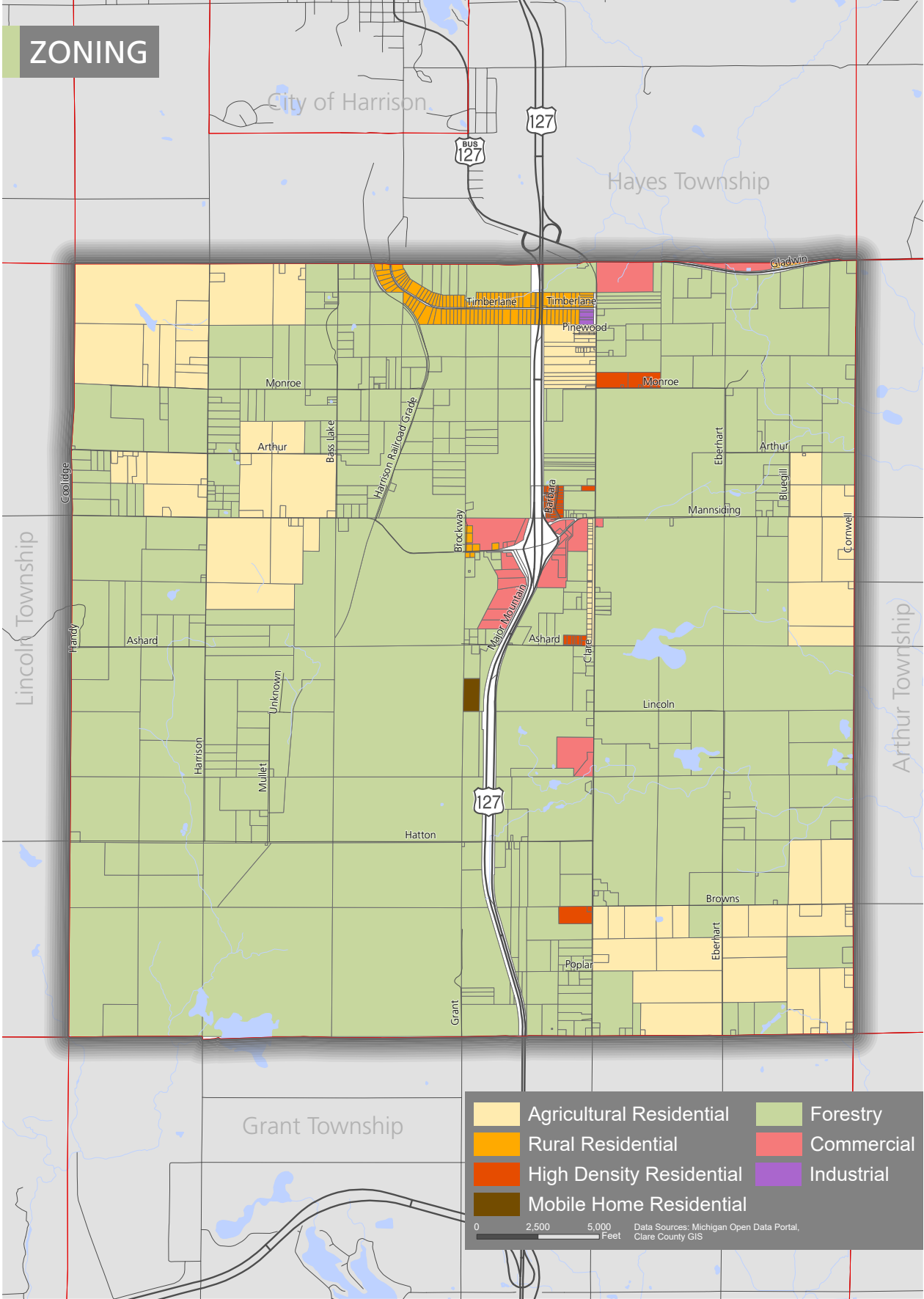
Agricultural Residential District (AR)

It is the purpose of the Agricultural Residential District to preserve prime soils for agricultural use and to protect viable agricultural enterprises. This district is to be applied to areas which have soils well suited to agricultural activities. The district is designed to preserve these areas by prohibiting the intrusion of nonagricultural and incompatible uses into the prime agricultural areas. The district is intended to create large contiguous blocks of agricultural land, both by original designation and by future annexation of smaller holdings to existing blocks, at the owner’s request. It is further the intention of this district not to include land which is not predominantly used for agricultural purposes, or which cannot be profitably operated in agricultural endeavors. It is also the intent of this district to help maintain land values at levels which support farm activities and to avoid property value increases through speculation for higher density uses, which force prime farmland into nonagricultural uses.

Forestry District (F)

The Forestry District is intended for those areas of the Township where the community goals are to prevent destruction or loss of natural land and water features and natural historic sites, to provide habitats for wildlife, to exercise good natural resource conservation practices, and to preserve outdoor recreation uses. Such zoned land is widely scattered in the Township and has the capacity to support agricultural and forestry activities, nature trails, hunting and fishing preserves, and carefully planned low density residential uses, which do not cause adverse impacts on environmentally sensitive lands.

Map 9: Zoning



Rural Residential District (RR)

It is the purpose of the Rural Residential District to preserve the rural, countryside atmosphere of Hatton Township. The intent of this district is to provide a transitional zone from strictly agricultural to higher density residential. It is the further purpose to provide for higher densities in an agricultural environment without substantially changing the essential character of these areas.

High Density Residential District (R-1)

It is the purpose of the High Density Residential District to provide for a variety of housing types - single-family, duplex, apartments, condominiums, and townhouses. This housing is intended to provide a moderately high density living environment. However, it must be recognized that without sanitary sewage treatment facilities in the Township, allowable densities for such housing must respect the limitations of septic systems. Therefore, while the designation of this district is high density, the interpretation of that term is relative to the capacity of the soil and other natural resources to carry a specific density level.

Mobile Home Park District (R-2)

It is the purpose of the Mobile Home Park District to provide for the location of mobile home dwelling in an attractive and orderly manner in Hatton Township. Mobile home parks are governed by separate ordinances existing outside the zoning ordinance.

Commercial District (C)

It is the purpose of the Commercial District to provide for a variety of commercial land uses. This district is designed to provide locations for business within the township in a manner which serves residential needs while at the same time does not encroach in an undesirable manner on such uses.

Industrial District (I)

It is the purpose of the Industrial District to provide for a variety of industrial land uses. This district is designed to provide for the location of industry in a manner which is compatible with adjacent land uses and which serves the needs of those persons living and working within the Township.

Future Land Use

The Future Land Use Map (FLUM) identifies preferred future land uses for Hatton Township. It is a generalized visualization intended to guide land use decisions over the next 15-20 years. The Future Land Use framework should drive changes to the Zoning Ordinance and inform development review decisions. The FLUM is drafted based on existing land use patterns and issues identified through the drafting of the Master Plan.

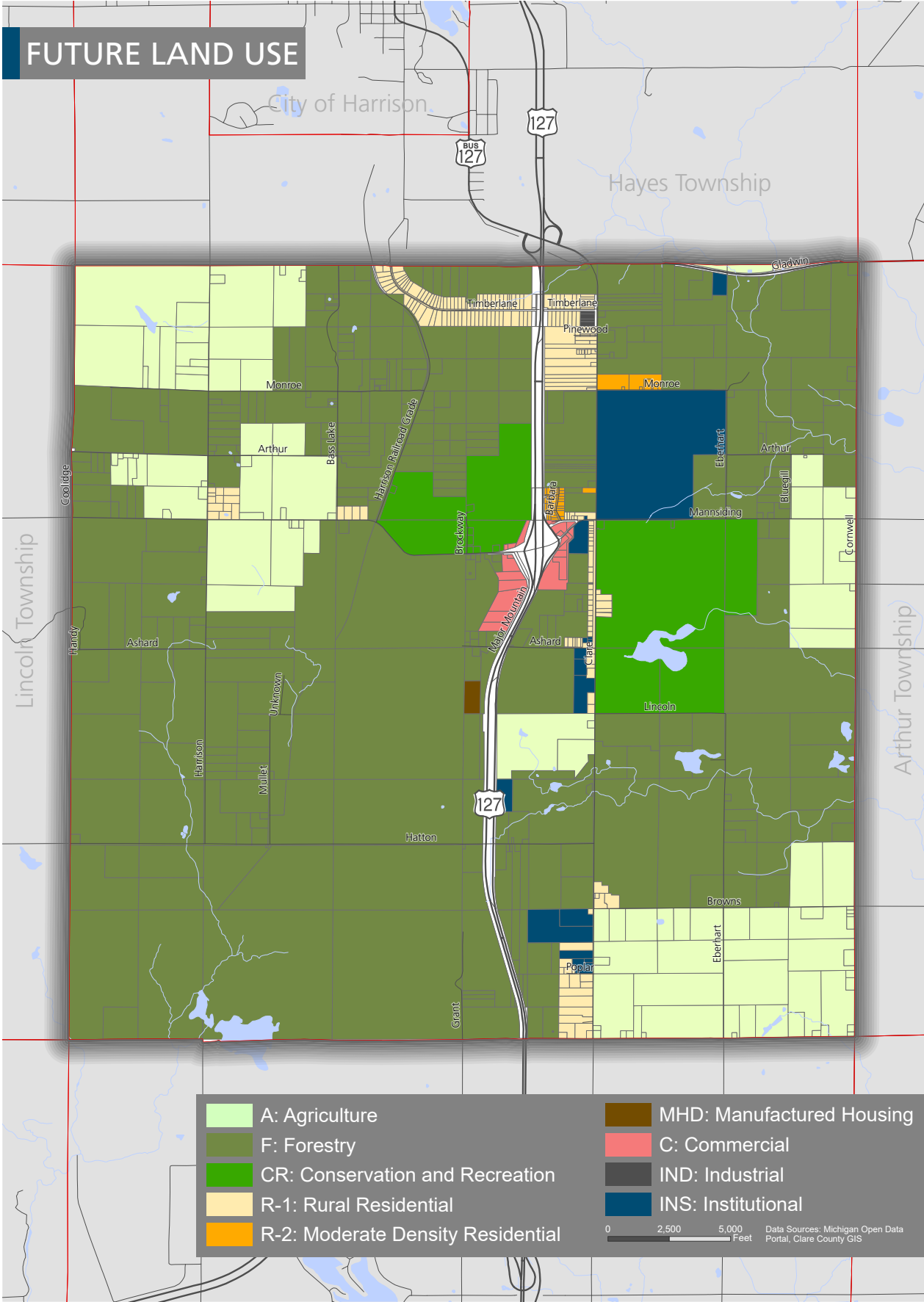


Agricultural field and forest with stone fence row.

Table 8: Zoning Plan

Proposed Future Land Use Category	Description of Proposed Land Use Category	Current Zone(s)	Proposed Changes
Agricultural (A)	To support agricultural operations in the Township and large lot residential properties.	AR	Permit agricultural supplemental uses such as farm markets, special events, and wineries/ distilleries/ breweries, with appropriate nuisance regulations.
Forestry (F)	To support forestry operations, other natural resource operations, and large lot residential properties.	F – split	Remove outdoor recreation and conservation permitted uses from this district. Add screening requirements for extractive uses.
Conservation and Recreation (CR)	To provide for conservation land, outdoor recreation operations, and other outdoor leisure activities.	New (F – split)	Permit outdoor recreation operations such as golf courses, hunting and fishing preserves, and conservation land. Residential development is prohibited in this district.
Rural Residential (R-1)	To allow rural residential development that adheres to the country and rural lifestyle.	RR	None
Moderate Density Residential (R-2)	To permit residential development in sensible locations at a higher density than other residential districts.	R-1	None
Manufactured Housing (MHD)	To allow for manufactured home (mobile home) development.	R-2	None
Commercial (C)	To permit and support commercial and business operations in Hatton Township.	C	None
Industrial (IND)	To support industrial and warehousing operations.	I	Add warehousing and storage units as a special land use.
Institutional (INS)	To allow public buildings and uses such as hospitals, churches, and governmental buildings.	New	Written to support public operations.

Map 10: Future Land Use



IMPLEMENTATION

The culmination of the master planning process is the implementation table that applies data and community preferences to shape a preferred course of action. The table below outlines recommended actions for Hatton Township to pursue as specified throughout this plan.

Table 9: Action Plan

Action	Responsible Party	Timeframe
Adopt a wetland preservation ordinance to protect and preserve the existing wetlands.	Planning Commission	1-3 years
Explore agricultural conservation easements to maintain and preserve existing agricultural land.	Planning Commission and Township Board	1 – 3 years
Explore the feasibility of connecting ORV facilities in the Township to State ORV trails north of Harrison.	Planning Commission and Township Board	5+ years
Permit and expand agricultural supplemental uses.	Planning Commission	1 – 3 years
Pursue a recreational based economic development strategy.	Planning Commission and Township Board	5+ years
Adopt a new zoning ordinance that adheres to the future land use plan.	Planning Commission	1 – 3 years



ORV park sign.



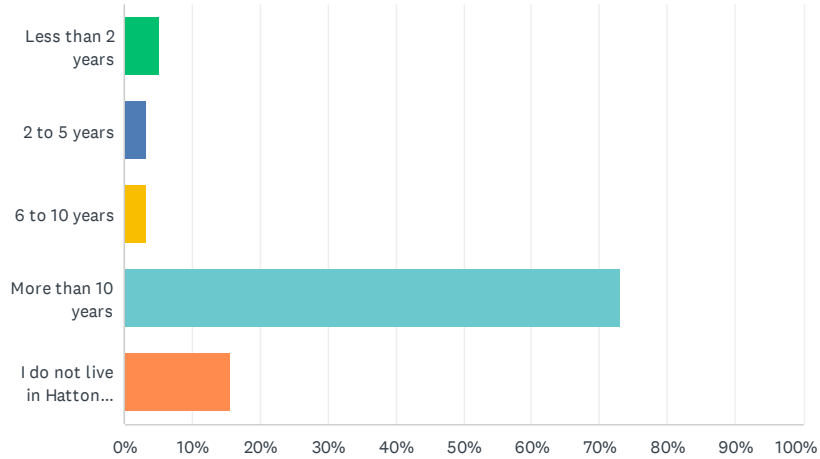
Agricultural field in Hatton Township.

Appendix

Hatton Township Master Plan Survey

Q1 How long have you been a Township resident?

Answered: 97 Skipped: 0

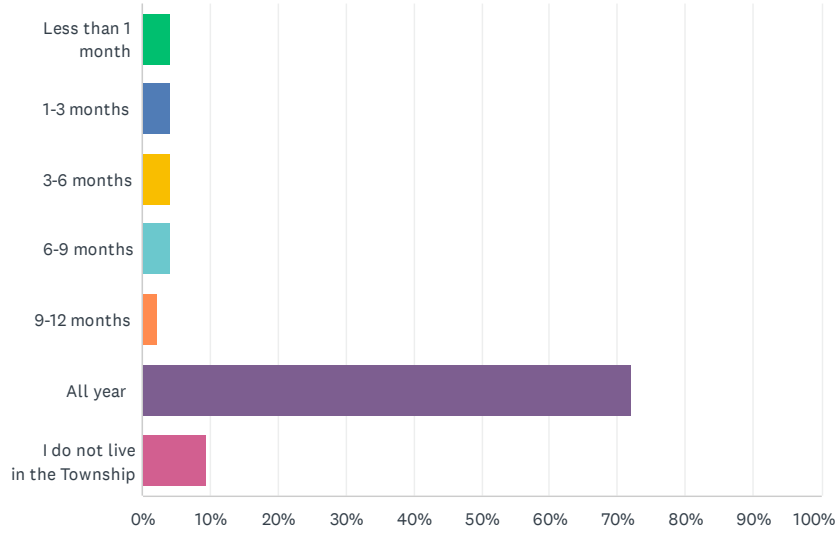


ANSWER CHOICES	RESPONSES
Less than 2 years	5.15% 5
2 to 5 years	3.09% 3
6 to 10 years	3.09% 3
More than 10 years	73.20% 71
I do not live in Hatton Township	15.46% 15
TOTAL	97

Q2 Approximately how much of the year do you reside in Hatton Township?

Answered: 97 Skipped: 0

Hatton Township Master Plan Survey

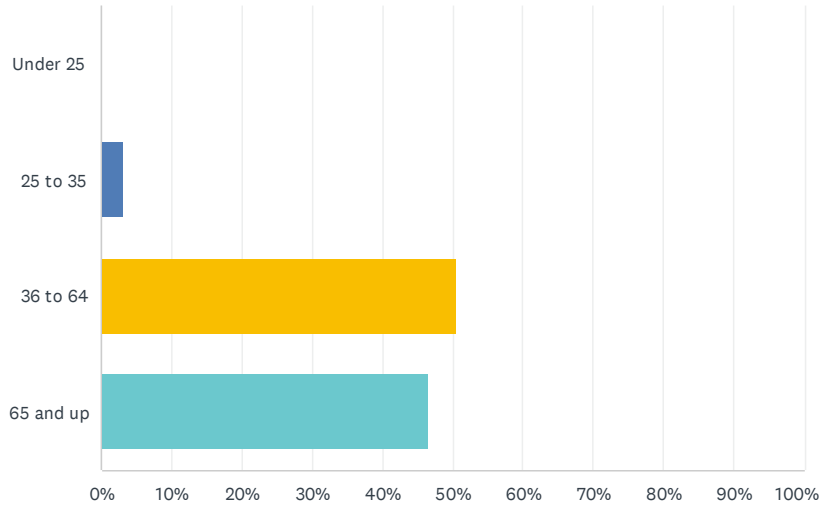


ANSWER CHOICES	RESPONSES	
Less than 1 month	4.12%	4
1-3 months	4.12%	4
3-6 months	4.12%	4
6-9 months	4.12%	4
9-12 months	2.06%	2
All year	72.16%	70
I do not live in the Township	9.28%	9
TOTAL		97

Q3 How old is the head of your household?

Answered: 97 Skipped: 0

Hatton Township Master Plan Survey



ANSWER CHOICES	RESPONSES	
Under 25	0.00%	0
25 to 35	3.09%	3
36 to 64	50.52%	49
65 and up	46.39%	45
TOTAL		97

Q4 What is one word or phrase that describes Hatton Township now?

Answered: 90 Skipped: 7

#	RESPONSES	DATE
1	Mismanaged	2/2/2022 3:11 PM
2	Rural	1/31/2022 11:20 AM
3	Ghetto	1/31/2022 9:31 AM
4	Quiet	1/31/2022 9:30 AM
5	Rural/Country	1/31/2022 9:28 AM
6	Stable	1/31/2022 9:25 AM
7	Stable	1/31/2022 9:23 AM
8	Stable	1/31/2022 9:21 AM
9	Growing	1/31/2022 8:26 AM
10	Blight	1/31/2022 8:24 AM
11	Improving	1/31/2022 8:20 AM

Hatton Township Master Plan Survey

12	Rural	1/30/2022 7:15 PM
13	Conveniently located	1/23/2022 9:23 PM
14	Home Home	1/21/2022 10:11 AM
15	Poverty POOR LOW CLASS - NO JOBS	1/15/2022 4:55 PM
16	Rural Rural	1/10/2022 7:51 PM
17	Dull	1/5/2022 11:08 AM
18	quiet	1/3/2022 10:17 AM
19	Run down	1/2/2022 5:59 PM
20	Quiet	1/1/2022 7:48 PM
21	Poverty Poor	12/28/2021 8:11 AM
22	Rural Rural	12/25/2021 5:26 PM
23	Heavily wooded	12/25/2021 5:09 PM
24	Home Home	12/23/2021 7:30 PM
25	Stagnet	12/23/2021 10:46 AM
26	dumping grounds	12/16/2021 2:35 PM
27	easy to live in	12/15/2021 3:23 PM
28	Quiet	12/14/2021 2:49 PM
29	Peaceful	12/14/2021 7:56 AM
30	fine	12/12/2021 4:26 PM
31	High taxes	12/11/2021 12:30 PM
32	Beautiful	12/10/2021 3:39 PM
33	Rule	12/10/2021 11:37 AM
34	Nice Nice	12/9/2021 1:22 PM
35	N/A	12/7/2021 3:44 PM
36	Outdated	12/7/2021 1:56 PM
37	Great	12/6/2021 7:37 PM
38	Rural Rural	12/6/2021 3:31 PM
39	Conservative	12/6/2021 10:02 AM
40	Was a nice place. Before the drug houses	12/4/2021 8:03 PM
41	respect to landowners	12/4/2021 3:08 PM
42	Chaotic overly rustic countryside	12/4/2021 10:25 AM
43	Rural Rural	12/3/2021 9:21 PM
44	Nice Nice	12/3/2021 5:14 PM
45	Adequate	12/3/2021 1:57 PM
46	Lost in time	12/3/2021 1:45 PM
47	Peaceful and safe	12/3/2021 12:31 PM
48	Junky	12/3/2021 11:19 AM
49	Backwards, living in the past	12/3/2021 10:43 AM

Hatton Township Master Plan Survey

50	Average	12/3/2021 10:40 AM
51	Rural Rural	12/3/2021 10:33 AM
52	Unmanaged	12/3/2021 9:34 AM
53	Good	12/3/2021 9:03 AM
54	Peaceful	12/2/2021 10:23 PM
55	Growing	12/2/2021 9:16 PM
56	Rural Country life	12/2/2021 8:20 PM
57	Beautiful	12/2/2021 6:37 PM
58	Agriculture Farming	12/2/2021 6:05 PM
59	Rural Rural	12/2/2021 5:52 PM
60	Rural peacefully rural	12/2/2021 5:30 PM
61	Deer hunting	12/2/2021 3:47 PM
62	Rural Rural	12/2/2021 1:18 PM
63	Lovely	12/2/2021 10:00 AM
64	Could be better.	12/2/2021 9:29 AM
65	Non library participants	12/2/2021 7:47 AM
66	Quiet	12/2/2021 6:09 AM
67	Rural Rural	12/2/2021 5:44 AM
68	Peaceful	12/1/2021 8:04 PM
69	Good	12/1/2021 7:14 PM
70	Rural Country	12/1/2021 7:11 PM
71	Clean	12/1/2021 6:52 PM
72	Quiet	12/1/2021 6:45 PM
73	Poor internet	12/1/2021 6:44 PM
74	Waisted money	12/1/2021 6:30 PM
75	Nature paradise	12/1/2021 6:21 PM
76	Rural Rural	12/1/2021 5:41 PM
77	Starting to look trashy.	12/1/2021 5:31 PM
78	Rural Rural	12/1/2021 5:20 PM
79	Nice Nice place	12/1/2021 4:45 PM
80	Neighborly	12/1/2021 4:42 PM
81	Too financially conservative	12/1/2021 4:16 PM
82	home	12/1/2021 4:08 PM
83	Neighborly	12/1/2021 3:41 PM
84	Rural Rural	12/1/2021 2:50 PM
85	Nice Nice	12/1/2021 2:49 PM
86	Cozy	12/1/2021 2:43 PM
87	Filthy	12/1/2021 1:33 PM

Hatton Township Master Plan Survey

88	Peaceful	12/1/2021 1:18 PM
89	progressive	12/1/2021 11:58 AM
90	Simple	12/1/2021 11:17 AM

Q5 What is one word or phrase that you would like to describe Hatton Township 10 years from now?

Answered: 90 Skipped: 7

#	RESPONSES	DATE
1	A usable hall , not just a building for 1 day use a month. No need to pay to heat a building not used.	2/2/2022 3:11 PM
2	Rural	1/31/2022 11:20 AM
3	A great place for business	1/31/2022 9:34 AM
4	A loving community	1/31/2022 9:31 AM
5	Quiet	1/31/2022 9:30 AM
6	Rural/Country	1/31/2022 9:28 AM
7	Stable	1/31/2022 9:25 AM
8	Stable	1/31/2022 9:23 AM
9	Stable	1/31/2022 9:21 AM
10	Thriving	1/31/2022 8:26 AM
11	Less blight	1/31/2022 8:24 AM
12	Up to date on roads and blight	1/31/2022 8:20 AM
13	Rural	1/30/2022 7:15 PM
14	Quiet, yet conveniently located.	1/23/2022 9:23 PM
15	Home	1/21/2022 10:11 AM
16	Prosperous	1/15/2022 4:55 PM
17	Welcoming	1/10/2022 7:51 PM
18	Interesting	1/5/2022 11:08 AM
19	clean	1/3/2022 10:17 AM
20	Cleaned up	1/2/2022 5:59 PM
21	Same	1/1/2022 7:48 PM
22	Average	12/28/2021 8:11 AM
23	Undeveloped	12/25/2021 5:26 PM
24	Heavily wooded	12/25/2021 5:09 PM
25	Clare Michigan country living	12/23/2021 7:30 PM
26	Progressive	12/23/2021 10:46 AM
27	clean/free of all the trash	12/16/2021 2:35 PM
28	same	12/15/2021 3:23 PM

Hatton Township Master Plan Survey

29	Quiet	12/14/2021 2:49 PM
30	Peaceful	12/14/2021 7:56 AM
31	gypsy moth free	12/12/2021 4:26 PM
32	Affordable living	12/11/2021 12:30 PM
33	Beautiful	12/10/2021 3:39 PM
34	Last drugs	12/10/2021 11:37 AM
35	Same as today	12/9/2021 1:22 PM
36	N/A	12/7/2021 3:44 PM
37	Moving forward	12/7/2021 1:56 PM
38	Better	12/6/2021 7:37 PM
39	Rural with internet connections	12/6/2021 3:31 PM
40	Community	12/6/2021 10:02 AM
41	Better no drug houses or breakins	12/4/2021 8:03 PM
42	respect for landowners	12/4/2021 3:08 PM
43	More orderly	12/4/2021 10:25 AM
44	Cleaned up	12/3/2021 9:21 PM
45	Nicer	12/3/2021 5:14 PM
46	Value for your money	12/3/2021 1:57 PM
47	Thriving	12/3/2021 1:45 PM
48	No major change except a blight enforcement added	12/3/2021 12:31 PM
49	Peaceful	12/3/2021 11:19 AM
50	progressive, inclusive for all	12/3/2021 10:43 AM
51	Above Average	12/3/2021 10:40 AM
52	Growth	12/3/2021 10:33 AM
53	Business driven for the future	12/3/2021 9:34 AM
54	Better	12/3/2021 9:03 AM
55	Peaceful	12/2/2021 10:23 PM
56	Not much different	12/2/2021 9:16 PM
57	Country life	12/2/2021 8:20 PM
58	Magnificent	12/2/2021 6:37 PM
59	Farming	12/2/2021 6:05 PM
60	modernized	12/2/2021 5:52 PM
61	same as above	12/2/2021 5:30 PM
62	Affordable	12/2/2021 3:47 PM
63	Productive	12/2/2021 1:18 PM
64	Lovelier	12/2/2021 10:00 AM
65	Beautiful	12/2/2021 9:29 AM
66	Library participants	12/2/2021 7:47 AM

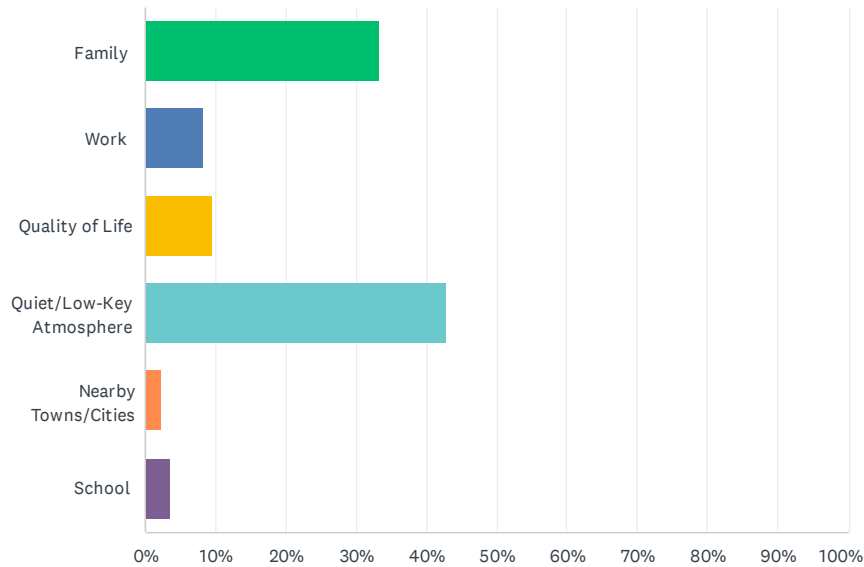
Hatton Township Master Plan Survey

67	Rural	12/2/2021 6:09 AM
68	Rural	12/2/2021 5:44 AM
69	Peaceful	12/1/2021 8:04 PM
70	Prettier Country	12/1/2021 7:11 PM
71	Positive	12/1/2021 6:52 PM
72	Quiet	12/1/2021 6:45 PM
73	Great internet service	12/1/2021 6:44 PM
74	New board members and rent hall for revenue.	12/1/2021 6:30 PM
75	Same as above	12/1/2021 6:21 PM
76	Modern	12/1/2021 5:41 PM
77	Looks cleaner	12/1/2021 5:31 PM
78	Rural	12/1/2021 5:20 PM
79	Better:)	12/1/2021 4:45 PM
80	Environmentally friendly	12/1/2021 4:42 PM
81	Progressive	12/1/2021 4:16 PM
82	not sure	12/1/2021 4:08 PM
83	Free	12/1/2021 3:41 PM
84	Rural	12/1/2021 2:50 PM
85	Better library coverage	12/1/2021 2:49 PM
86	Peaceful	12/1/2021 2:43 PM
87	Cleaned up	12/1/2021 1:33 PM
88	Peaceful	12/1/2021 1:18 PM
89	progressive	12/1/2021 11:58 AM
90	Simple	12/1/2021 11:17 AM

Q6 What made you decide to live/own property in the Township?

Answered: 84 Skipped: 13

Hatton Township Master Plan Survey



ANSWER CHOICES	RESPONSES
Family	33.33% 28
Work	8.33% 7
Quality of Life	9.52% 8
Quiet/Low-Key Atmosphere	42.86% 36
Nearby Towns/Cities	2.38% 2
School	3.57% 3
TOTAL	84

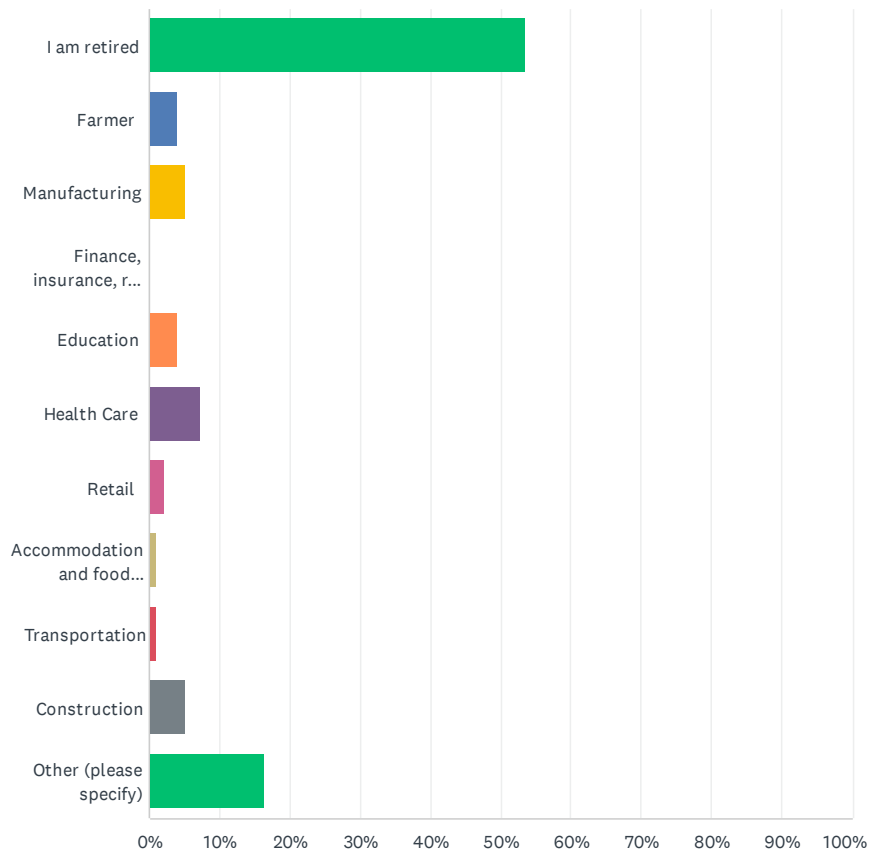
#	OTHER (PLEASE SPECIFY)	DATE
1	Hunting property	1/31/2022 8:22 AM
2	Recreation	1/10/2022 7:51 PM
3	convenience of home for sale	1/3/2022 10:17 AM
4	Deal on property	1/2/2022 5:59 PM
5	Owned property since 1976	12/23/2021 10:46 AM
6	Family hunting camp	12/9/2021 1:22 PM
7	Do not live in township	12/7/2021 3:44 PM
8	Wild life	12/6/2021 7:37 PM
9	low cost of living	12/3/2021 10:43 AM
10	No other opportunity for the amount of land in neighboring county	12/3/2021 9:34 AM
11	scenic views, close to town, spaced housing	12/2/2021 5:52 PM
12	Deer	12/2/2021 3:47 PM

Hatton Township Master Plan Survey

13	In the country	12/1/2021 7:11 PM
14	Central location of Michigan	12/1/2021 6:30 PM
15	Been in the root family a 100 yrs	12/1/2021 2:43 PM
16	Inherited a home	12/1/2021 1:18 PM
17	recreational	12/1/2021 11:58 AM

Q7 What is your occupation

Answered: 97 Skipped: 0



Hatton Township Master Plan Survey

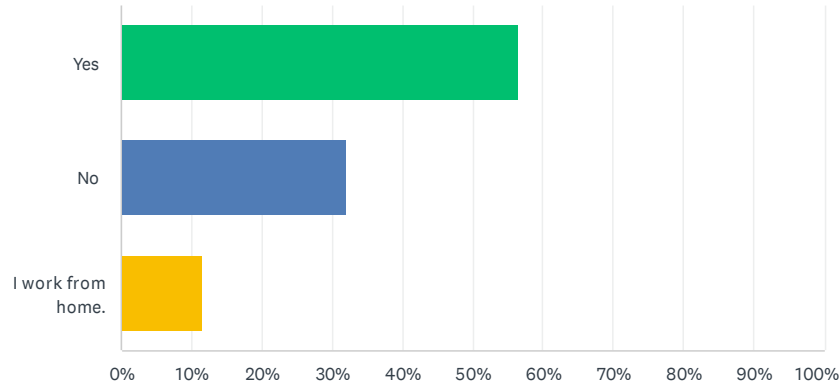
ANSWER CHOICES	RESPONSES	
I am retired	53.61%	52
Farmer	4.12%	4
Manufacturing	5.15%	5
Finance, insurance, real estate	0.00%	0
Education	4.12%	4
Health Care	7.22%	7
Retail	2.06%	2
Accommodation and food service	1.03%	1
Transportation	1.03%	1
Construction	5.15%	5
Other (please specify)	16.49%	16
TOTAL		97

#	OTHER (PLEASE SPECIFY)	DATE
1	Postal worker	1/31/2022 11:20 AM
2	Sawmill	1/31/2022 9:34 AM
3	I'm one disability	1/3/2022 10:17 AM
4	Automotive	12/25/2021 5:09 PM
5	Firefighter/Paramedic	12/16/2021 2:35 PM
6	Disabled	12/10/2021 11:37 AM
7	Work in Municipality	12/7/2021 3:44 PM
8	Military	12/4/2021 10:25 AM
9	prefer NOT to answer	12/3/2021 10:43 AM
10	Business - Technology Management / Product Management / Software	12/3/2021 9:34 AM
11	Drafter/Programmer	12/2/2021 9:16 PM
12	government	12/2/2021 5:52 PM
13	Disabled	12/2/2021 10:00 AM
14	Law enforcement	12/2/2021 6:09 AM
15	Business owner	12/1/2021 6:44 PM
16	mechanic/ hobby farm	12/1/2021 4:08 PM

Q8 Is your place of employment located outside the Township?

Answered: 69 Skipped: 28

Hatton Township Master Plan Survey



ANSWER CHOICES	RESPONSES	
Yes	56.52%	39
No	31.88%	22
I work from home.	11.59%	8
TOTAL		69

Q9 If you are currently employed, in what zip code is your place of work?

Answered: 41 Skipped: 56

#	RESPONSES	DATE
1	48625	1/31/2022 11:20 AM
2	48625	1/31/2022 9:34 AM
3	48658	1/23/2022 9:23 PM
4	48617	1/21/2022 10:11 AM
5	48625	1/15/2022 4:55 PM
6	48393	1/10/2022 7:51 PM
7	48226	1/5/2022 11:08 AM
8	48708	1/1/2022 7:48 PM
9	48617	12/25/2021 5:26 PM
10	48617	12/23/2021 7:30 PM
11	48708	12/16/2021 2:35 PM
12	15238	12/15/2021 3:23 PM
13	48617	12/14/2021 7:56 AM
14	48625	12/12/2021 4:26 PM
15	Retired	12/9/2021 1:22 PM

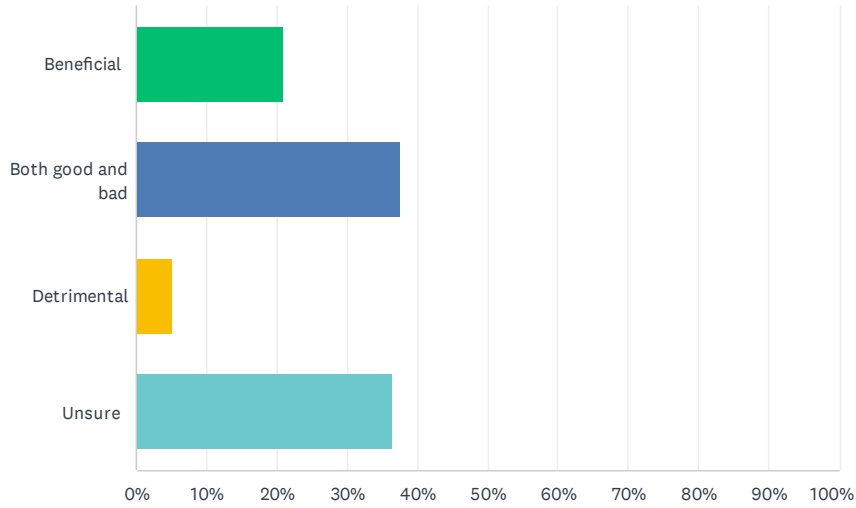
Hatton Township Master Plan Survey

16	48617	12/7/2021 3:44 PM
17	Retired	12/7/2021 1:56 PM
18	48617	12/6/2021 10:02 AM
19	48397	12/4/2021 10:25 AM
20	48617	12/3/2021 9:21 PM
21	48867	12/3/2021 5:14 PM
22	48625	12/3/2021 10:43 AM
23	Global company - no known single zip code that holds the business	12/3/2021 9:34 AM
24	48858	12/2/2021 9:16 PM
25	48858	12/2/2021 8:20 PM
26	48625	12/2/2021 6:05 PM
27	48617	12/2/2021 5:52 PM
28	48603	12/2/2021 5:42 PM
29	49024	12/2/2021 3:47 PM
30	48617	12/2/2021 7:47 AM
31	48617	12/2/2021 6:09 AM
32	48858	12/2/2021 5:44 AM
33	48625	12/1/2021 6:44 PM
34	48625	12/1/2021 5:41 PM
35	48617	12/1/2021 5:31 PM
36	48626	12/1/2021 5:20 PM
37	48625	12/1/2021 4:42 PM
38	48617	12/1/2021 4:08 PM
39	48624	12/1/2021 3:41 PM
40	48642	12/1/2021 2:50 PM
41	48617	12/1/2021 1:33 PM

Q10 What is your opinion of the growth that has occurred in Hatton Township in the past 20 years?

Answered: 96 Skipped: 1

Hatton Township Master Plan Survey

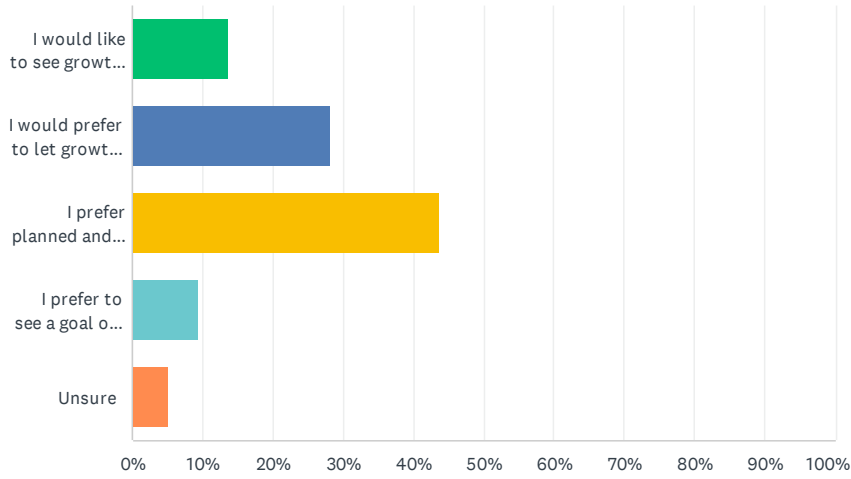


ANSWER CHOICES	RESPONSES	
Beneficial	20.83%	20
Both good and bad	37.50%	36
Detrimental	5.21%	5
Unsure	36.46%	35
TOTAL		96

Q11 How much growth and development would you like to see occur in the next twenty years in Hatton Township?

Answered: 96 Skipped: 1

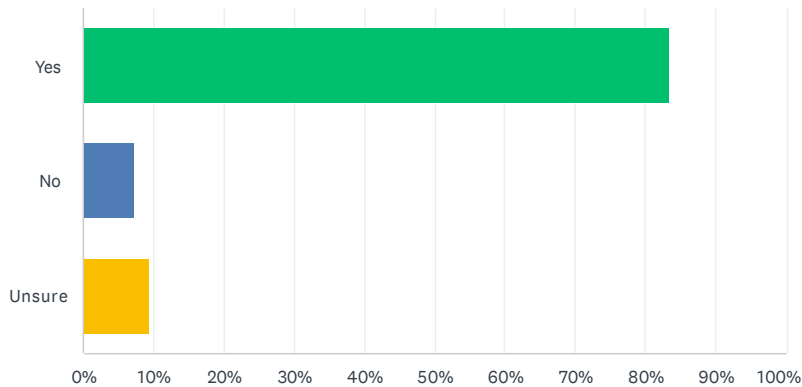
Hatton Township Master Plan Survey



ANSWER CHOICES	RESPONSES	
I would like to see growth encouraged.	13.54%	13
I would prefer to let growth take its own course.	28.13%	27
I prefer planned and limited growth.	43.75%	42
I prefer to see a goal of no growth.	9.38%	9
Unsure	5.21%	5
TOTAL		96

Q12 Do you feel that good agricultural lands should be protected?

Answered: 96 Skipped: 1

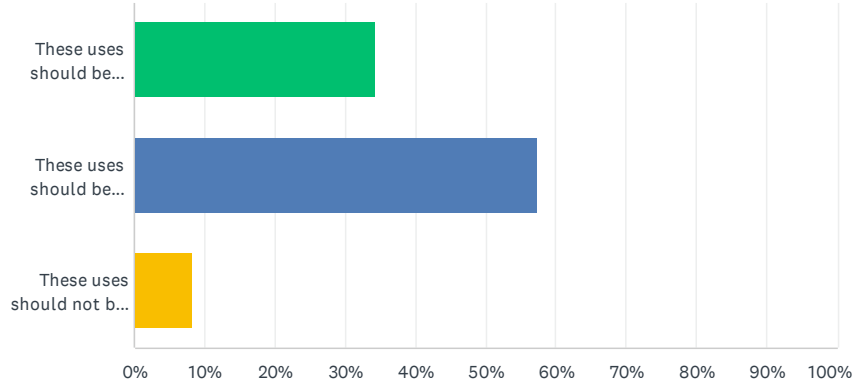


Hatton Township Master Plan Survey

ANSWER CHOICES	RESPONSES	
Yes	83.33%	80
No	7.29%	7
Unsure	9.38%	9
TOTAL		96

Q13 Agricultural tourism uses (wedding barn venues, farm markets, corn mazes, distilleries and wineries etc.) are an emerging trend in rural communities across the State. Please indicate the appropriateness of these uses in Hatton Township.

Answered: 96 Skipped: 1

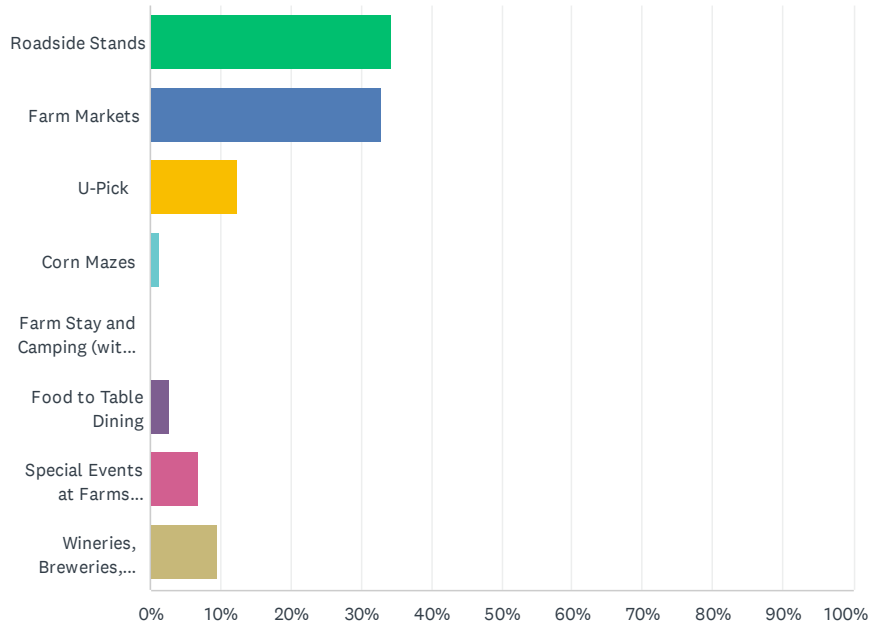


ANSWER CHOICES	RESPONSES	
These uses should be promoted as much as possible	34.38%	33
These uses should be allowed with restrictions to control noise/traffic	57.29%	55
These uses should not be allowed	8.33%	8
TOTAL		96

Q14 Which of the following uses should be allowed on agricultural property where an active farm operation is occurring.

Answered: 73 Skipped: 24

Hatton Township Master Plan Survey



ANSWER CHOICES	RESPONSES
Roadside Stands	34.25% 25
Farm Markets	32.88% 24
U-Pick	12.33% 9
Corn Mazes	1.37% 1
Farm Stay and Camping (with 4 or less sites)	0.00% 0
Food to Table Dining	2.74% 2
Special Events at Farms (weddings, concerts, etc)	6.85% 5
Wineries, Breweries, Distilleries	9.59% 7
TOTAL	73

#	OTHER (PLEASE SPECIFY)	DATE
1	All the above	2/2/2022 3:11 PM
2	All of the above	1/31/2022 9:34 AM
3	Roadside, farm stay	1/31/2022 9:31 AM
4	Roadside, u-pick, special events	1/31/2022 9:30 AM
5	All but wineries. Small business shops-antiques, crafts, bake goods, seasonal flea market	1/31/2022 9:28 AM
6	Roadside, farm market, u-pick	1/31/2022 9:25 AM
7	Roadside, Farm Market, U-Pick	1/31/2022 9:23 AM
8	Roadside, Farm Markets, U-pick	1/31/2022 9:21 AM

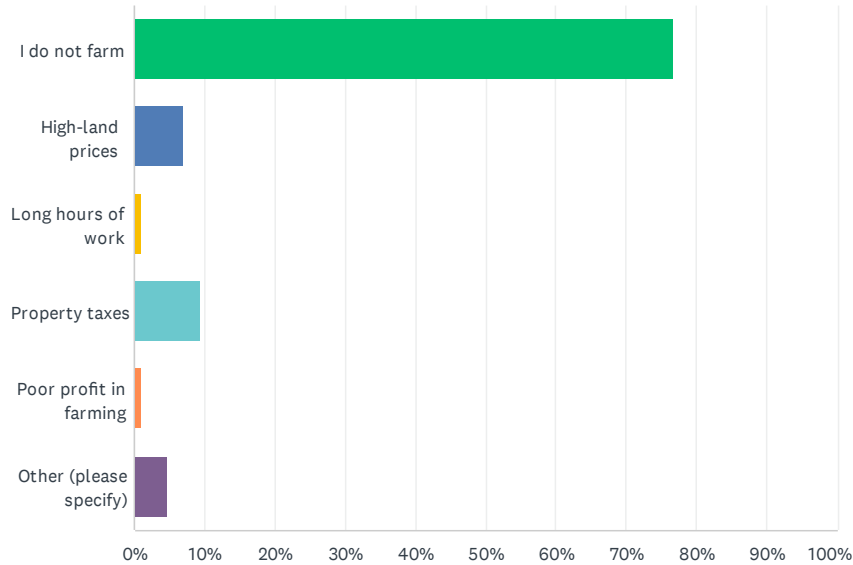
Hatton Township Master Plan Survey

9	all	1/31/2022 8:26 AM
10	Roadside, U-Pick, Corn Maze	1/31/2022 8:22 AM
11	All but farm stay and wineries	1/31/2022 8:20 AM
12	All the above	1/30/2022 7:15 PM
13	All of the above... survey would not let me choose more than one!	1/23/2022 9:23 PM
14	All of the above	1/21/2022 10:11 AM
15	manufacturing	1/15/2022 4:55 PM
16	Unable to select more than one-but believe Roadside stands, u-pick, farm stay and camping, food to table dining, and wineries/breweries/distilleries should be allowed.	1/10/2022 7:51 PM
17	All of the above	12/23/2021 7:30 PM
18	should have allowed multiple answers	12/23/2021 10:46 AM
19	All of these are fine, I could only pick one, limited although	12/15/2021 3:23 PM
20	Any of these if approved.	12/14/2021 7:56 AM
21	N/A - Do not live in Township	12/7/2021 3:44 PM
22	All of above	12/4/2021 8:03 PM
23	All the above	12/4/2021 10:25 AM
24	I think all of these should be allowed	12/3/2021 9:21 PM
25	All should be encouraged	12/3/2021 11:19 AM
26	Marijuana sales	12/3/2021 10:43 AM
27	ALL of them - make it multiple select next time.	12/3/2021 9:34 AM
28	All of the above	12/2/2021 8:20 PM
29	all of them should be allowed provided there is adequate parking, safety measures in place, acceptance by neighboring property owners and specific hours of operation allowed	12/2/2021 5:52 PM
30	all except last one	12/2/2021 5:30 PM
31	All of the above	12/2/2021 10:00 AM
32	Whatever they want to do as long as it's not too disruptive	12/1/2021 7:15 PM
33	All the above	12/1/2021 6:44 PM
34	All of the above	12/1/2021 5:41 PM
35	All or the above	12/1/2021 5:20 PM
36	All the above	12/1/2021 4:45 PM
37	All of the above	12/1/2021 2:49 PM
38	All of the above	12/1/2021 1:33 PM
39	Only allowed to choose one.	12/1/2021 1:18 PM

Q15 If you farm, what reason would be the most important in causing you to sell your land for non-agricultural uses?

Answered: 86 Skipped: 11

Hatton Township Master Plan Survey



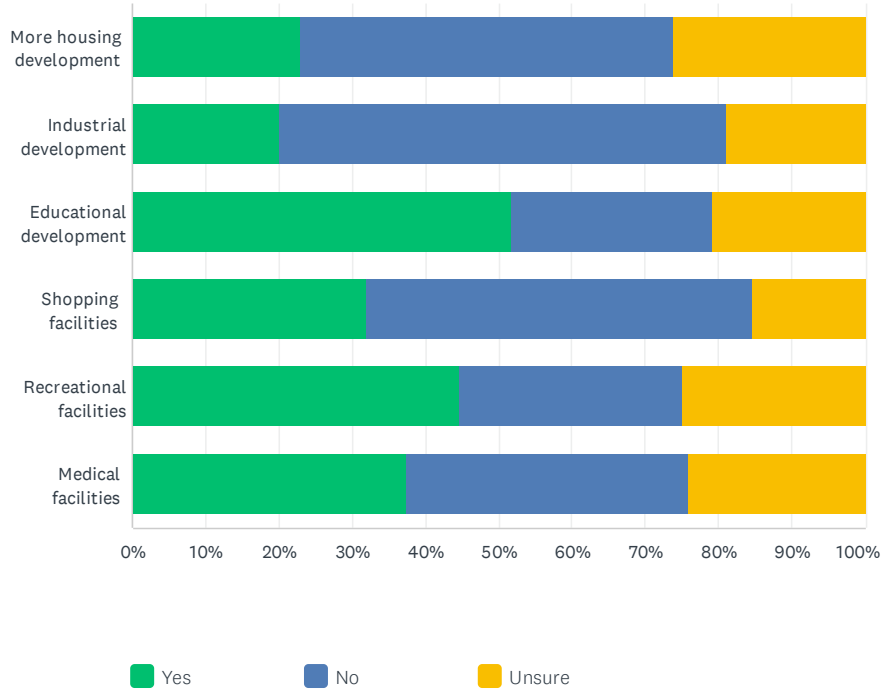
ANSWER CHOICES	RESPONSES
I do not farm	76.74% 66
High-land prices	6.98% 6
Long hours of work	1.16% 1
Property taxes	9.30% 8
Poor profit in farming	1.16% 1
Other (please specify)	4.65% 4
TOTAL	86

#	OTHER (PLEASE SPECIFY)	DATE
1	Property taxes are ridiculous high	2/2/2022 3:11 PM
2	Family needs	1/31/2022 9:28 AM
3	N/A - Do not live in Township	12/7/2021 3:44 PM
4	Death	12/2/2021 7:47 AM

Q16 Which of the following do you feel are needed in Hatton Township?

Answered: 94 Skipped: 3

Hatton Township Master Plan Survey

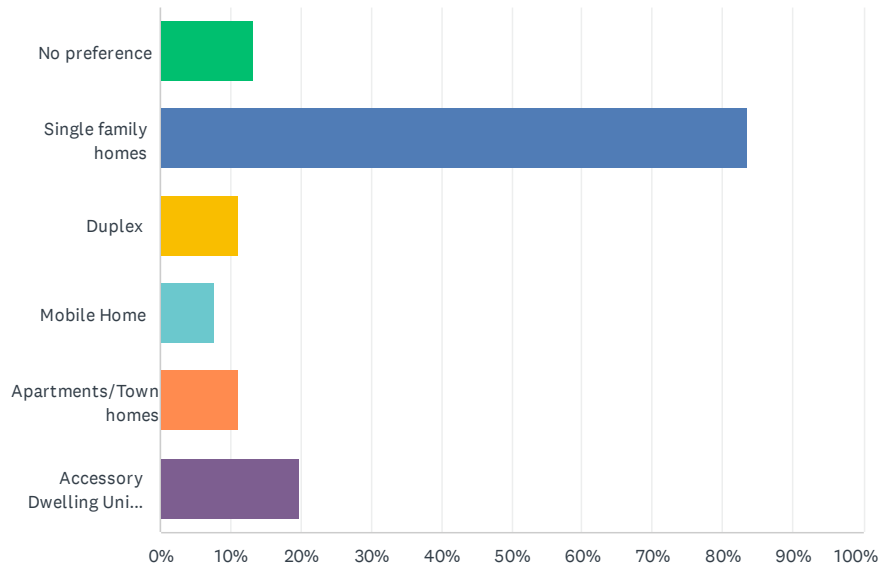


	YES	NO	UNSURE	TOTAL
More housing development	22.83% 21	51.09% 47	26.09% 24	92
Industrial development	20.00% 18	61.11% 55	18.89% 17	90
Educational development	51.65% 47	27.47% 25	20.88% 19	91
Shopping facilities	31.87% 29	52.75% 48	15.38% 14	91
Recreational facilities	44.57% 41	30.43% 28	25.00% 23	92
Medical facilities	37.36% 34	38.46% 35	24.18% 22	91

Q17 If more housing were added, which type would you prefer? (select all that apply)

Answered: 91 Skipped: 6

Hatton Township Master Plan Survey

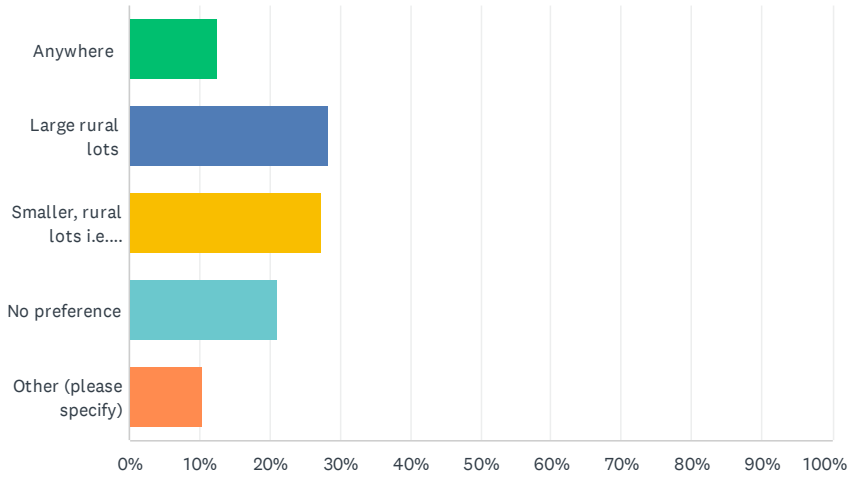


ANSWER CHOICES	RESPONSES	
No preference	13.19%	12
Single family homes	83.52%	76
Duplex	10.99%	10
Mobile Home	7.69%	7
Apartments/Townhomes	10.99%	10
Accessory Dwelling Units (In-law or granny flats)	19.78%	18
Total Respondents: 91		

Q18 If more single family, non-farm, residences are added where would you prefer them to be located?

Answered: 95 Skipped: 2

Hatton Township Master Plan Survey



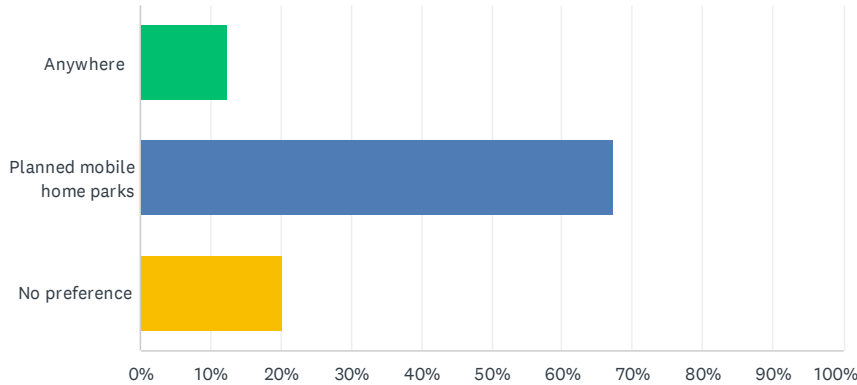
ANSWER CHOICES	RESPONSES
Anywhere	12.63% 12
Large rural lots	28.42% 27
Smaller, rural lots i.e. Subdivisions	27.37% 26
No preference	21.05% 20
Other (please specify)	10.53% 10
TOTAL	95

#	OTHER (PLEASE SPECIFY)	DATE
1	If township remains rural/country side, much is limited	1/31/2022 9:28 AM
2	Planned development should make sure agricultural properties retain their agricultural use, which can only occur if residential and/or commercial development is controlled and zoned.	1/10/2022 7:51 PM
3	Not in Hatton Township	12/25/2021 5:09 PM
4	limit to main trunk line/old 27	12/16/2021 2:35 PM
5	N/A - Do not live in township	12/7/2021 3:44 PM
6	Away from me	12/7/2021 1:56 PM
7	Away from me	12/3/2021 5:14 PM
8	Closer to Harrison	12/1/2021 7:40 PM
9	Other township	12/1/2021 7:15 PM
10	any where except by me	12/1/2021 4:08 PM

Q19 If more mobile homes are added, which location would you prefer?

Answered: 89 Skipped: 8

Hatton Township Master Plan Survey



ANSWER CHOICES	RESPONSES
Anywhere	12.36% 11
Planned mobile home parks	67.42% 60
No preference	20.22% 18
TOTAL	89

Q20 Do you have any advice for the Township government which you believe would improve this community as a place to live?

Answered: 70 Skipped: 27

#	RESPONSES	DATE
1	The townships bank account is extremely high, we could reflect some of that savings to the land owners by lowering the dam taxes.	2/2/2022 3:11 PM
2	do not exempt the Amish community from road taxation. They use the roads, so they should pay their share for the maintenance of them	1/31/2022 11:20 AM
3	Let the Township encourage business especially family owned business & less government is better government	1/31/2022 9:34 AM
4	Get a blight officer, trash is everywhere. Get rid of drugs, meth, coke, herrion, weed	1/31/2022 9:31 AM
5	Better road, especially gravel	1/31/2022 9:30 AM
6	Spend more on roads, Hire grant writers when possible- so many possibilities. let the fed government bring internet and cable. Towers will not service all.	1/31/2022 9:28 AM
7	I would ask that my property remain zoned as is. Location and utilities are already there for future use.	1/31/2022 8:26 AM
8	Pave Hatton Rd	1/31/2022 8:24 AM
9	More road improvement like Old 27. Better control of blight.	1/31/2022 8:20 AM
10	Please don't adversely effect the lives of many for the profit of few	1/30/2022 7:15 PM
11	Keep it quiet, quant, and low traffic. If more business is allowed in, I would rather see locally owned, NOT franchises (like dollar stores... yuck!) or corporations. Bring in more skilled trades	1/23/2022 9:23 PM

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and other educational opportunities: solar, wind, welding, forestry, conservation, woodworking, art of all kinds, etc. Are there any plans to bring natural gas down Old 27? We need better internet because when tourists come up on weekends/holidays, we lose speed or the internet altogether. Thank you for this survey, great idea!!!

12	get rid of the farrel's, who IMO are the biggest obstructionists to any development and progress	1/15/2022 4:55 PM
13	Include everyone and work to establish consensus among the various segments of the population. We are one community, and I believe we need to take our time, reach out and/or include everyone possible in the planning for our community. For example, the Amish are a significant part of our community. But they are not going to be answering an electronic survey. Are you planning alternative ways of reaching out to them, should they be interested in sharing their perspective?	1/10/2022 7:51 PM
14	Not at the present time	1/2/2022 5:59 PM
15	Leave well enough alone,	1/1/2022 7:48 PM
16	None	12/28/2021 8:11 AM
17	Stop trying to grow a rural town into a city. We love it here because its not a big city. Wildlife should be preserved, and developing the township will not accomplish that.	12/25/2021 5:09 PM
18	Enforce Blight Ordinance on main roads and anywhere a complaint is made. Change the ordinance if needed that if the blight is visible from roadway or other property owner.	12/23/2021 7:30 PM
19	Maintain roads, support emergency services, support education, seek grants to support new business, have a growth plan that is adaptable for change if needed in the future, continue to seek public opinion from both residents and non-residents.	12/23/2021 10:46 AM
20	Right now people throw their trash out (i.e. chairs, couches, tires) along our roads because we don't have a transfer station to take it to. What a scar on mother natures face. Also above answer didn't provide for NO DAMN TRAILER PARKS.	12/16/2021 2:35 PM
21	I wish we could have picked more than one answer on question 14, all of those are ok, except the winery/brewery one.	12/14/2021 2:49 PM
22	Not at this time	12/11/2021 12:30 PM
23	Limit controls and restrictions to reasonable requirements.	12/10/2021 3:39 PM
24	Please Crack down on the drugs. Mandatory minimum time sentences.	12/10/2021 11:37 AM
25	Received Survey, but do not live in township. Post card was sent to a municipality.	12/7/2021 3:44 PM
26	High speed internet	12/7/2021 1:56 PM
27	ON	12/6/2021 7:37 PM
28	Add police or contract with police. Drugs house are starting to move In. With no way to control or stop at this time. North Township is becoming a drug haven	12/4/2021 8:03 PM
29	If the Township has continued plans to brine roads in the summertime, please have it scheduled before August 10th, and prefer Mid-June	12/4/2021 3:08 PM
30	Attract more affluent people	12/4/2021 10:25 AM
31	Lower taxes	12/3/2021 5:14 PM
32	Since depts like gypsie moths don't do their job, it should b removed from taxes	12/3/2021 1:57 PM
33	Hopefully younger residents will run for office and modernize this outdated township	12/3/2021 1:45 PM
34	We desperately need blight control...no travel trailer living on a residential lot with a house on it..ditches on gravel roads for drainage purposes.. thank you for garbage pickups and for all your hard work for our township.	12/3/2021 12:31 PM
35	Clean it up! Have a strong blight ordinance and enforce it!!	12/3/2021 11:19 AM
36	get the young people involved in local government and get rid of ALL the OLD out of date folks	12/3/2021 10:43 AM

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37	Restrictions on large trucks would be nice and limits on the hours that they could be on the road.	12/3/2021 10:40 AM
38	Township government needs more non farmers to the board	12/3/2021 10:33 AM
39	Internet access to ALL rural communities; ensure that septic and other health concerns are monitored better so kids/people or animals don't get sick or communicable disease; better zoning rules for businesses so that shitty old buildings are kept up better.	12/3/2021 9:34 AM
40	Broadband	12/2/2021 10:23 PM
41	Watch and control homesteads where House trailers are added to single homesteads thus making mini trailer parks that can destroy the value of homesteads around them.	12/2/2021 9:16 PM
42	Cable & internet service	12/2/2021 8:20 PM
43	None	12/2/2021 6:37 PM
44	Expand Broadband/Internet services to all rural areas of the township; better/more gravel road maintenance; pave roads with high truck traffic; provide monthly township e-newsletters to keep the public informed.	12/2/2021 5:52 PM
45	Find a way to keep residents from dumping garbage on the side of seasonal and rural roads.	12/2/2021 5:42 PM
46	Lower taxes	12/2/2021 3:47 PM
47	Support the Harrison District Library	12/2/2021 1:18 PM
48	Our road turns to seasonal after our property, but the road commission fails to take care of it. We have had to go to the road commission 3 times to ask for it to be plowed. My husband near 60, has shoveled it out to Mannsiding so we could get out with our car. I'm afraid to ask them to plow, because I feel they think we are complainers. Also, the Gypsy Moths are horrible, and we were under the impression that spraying for them was included in our taxes?	12/2/2021 10:00 AM
49	I would like to see a Blight Ordinance put into effect and hold property owners accountable to clean up their property when it is being used as a dumping ground. I also would like to see internet available through the township like a lot of other townships are doing.	12/2/2021 9:29 AM
50	Thank you for serving on the township board.	12/2/2021 7:47 AM
51	Keeping it rural is why we bought property here	12/1/2021 8:04 PM
52	Keep it the way it is	12/1/2021 7:40 PM
53	It's a beautiful countryside community. It would be nice to keep the community as close to the same as it is possible	12/1/2021 7:11 PM
54	Keep up the good work!	12/1/2021 6:52 PM
55	Spray for gypsy moths	12/1/2021 6:45 PM
56	Limit mobile homes.	12/1/2021 6:44 PM
57	Use the dam hall for more then just a monthly mtg place. Rent it out make revenue off it. What a waste of money. Heating that building all winter just to have a monthly meeting. Come on ya got to do better or step aside and let others run it.	12/1/2021 6:30 PM
58	High speed Internet access would be very beneficial. Keep it rural with open spaces. We don't need strip malls and apartments. You can find these with a short drive.	12/1/2021 6:21 PM
59	Cable and internet	12/1/2021 5:41 PM
60	Hatton Township is in dire need of an enforced blight ordinance. Our township from Hatton Road to Mid Michigan College is starting to look trashy. Especially... across from the Mannsiding gas station. Old cars, abandoned campers, and farm/outside buildings that are falling down need to be cleaned up. You can definitely see where Hatton Twp. starts and ends while driving down Old 27. With no enforcement, what will the quality of our drinking water be within 10 years? Not to mention... the loss of property values due to blight and possible loss due to fire dangers.	12/1/2021 5:31 PM
61	Make mobile homes illegal	12/1/2021 5:20 PM

Hatton Township Master Plan Survey

62	Would love to see recycling	12/1/2021 4:42 PM
63	High speed internet is a need	12/1/2021 4:16 PM
64	Why change it? Get rid of the illegal Drug producers , that would be a huge improvement!!!	12/1/2021 4:08 PM
65	Have property owners clean blighted properties. Allow people to have tiny homes on their property.	12/1/2021 3:41 PM
66	Keep it the way it is	12/1/2021 2:50 PM
67	Library access without \$100 payment, roads are better last few years, and please keep it up!	12/1/2021 2:49 PM
68	People should have electric and water before living on the property. Also clean up	12/1/2021 1:33 PM
69	Get rid of the "Good ole Boy" attitude!	12/1/2021 1:18 PM
70	None	12/1/2021 11:58 AM

