



Charter Township of
Brighton
MICHIGAN

MASTER PLAN



Charter Township of Brighton

Master Plan

Township Planning Commission recommended adoption on October 12, 2020.

Adopted by Township Board of Trustees on October 19, 2020.

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ACKNOWLEDGMENTS

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Township Staff

Brian Vick

Township Manager

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Township Planner

**And a very special “Thank You” to our
numerous Focus Group participants!**

MEETING SCHEDULE

Steering Committee Meetings:

April 22, 2019

June 12, 2019

March 2, 2020

August 6, 2020

Focus Group Meetings:

Business Community: September 5, 2019; November 26, 2019 and March 4, 2020

Conservation & Heritage: September 18, 2019

Conservation, Heritage & Institutions: November 21, 2019 and March 2020 (via email correspondence due to COVID-19)

Housing: September 17, 2019; November 19, 2019 and March 12, 2020

Institutions: September 19, 2019

Pathways & Parks: September 11, 2019; November 13, 2019 and March 4, 2020

NOTE: Conservation & Heritage, and Institutions Focus Group combined after first meeting

Public Open Houses:

October 15, 2019

February 4, 2020

July 22, 2020

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What is a Master Plan?

The Master Plan is a document created by the Planning Commission to guide the future growth and development of the community. A sound Master Plan helps ensure that the Charter Township of Brighton, to be herein referred to as Brighton Township or Township, remains a highly desirable community in which to live, work, and visit. This can be accomplished by preserving and enhancing the qualities of the community that the residents, businesses, and property owners consider important. The Master Plan is intended to:

- Present a future land use map that illustrates how the Township should develop over time.
- Provide a legal basis for zoning and other regulations for the type, intensity, and timing of development.
- Ensure that as development occurs, the most significant natural features are preserved or enhanced.
- Recommend improvements to the transportation system including roadways that need upgrading, traffic management tools to preserve roadway capacity, access management standards, and non-motorized options.
- Balance the desires and needs of the residents, businesses, and property owners to preserve and enhance the community and its natural aesthetics.
- Provide a pattern for land use which will provide a community with a diversified tax base to support the desired facilities and services with reasonable tax rates.
- Provide specific design standards for development and redevelopment throughout the community.
- Coordinate land use recommendations with anticipated land use changes, infrastructure improvements and surrounding communities.





Introduction



The Master Plan identifies and examines a wide range of physical issues including population, housing, land use, transportation, natural features, and community facilities and services. The implications of each are analyzed and translated into a series of goals and policies for the Township. This effort culminates in the creation of a Master Plan, which provides recommendations and implementation strategies for land use, transportation, natural features, and community facilities and services. Because the Plan offers a balance between the interest and rights of private property owners with what is best for the future of Brighton Township, this Plan should effectively assist Township leaders in making substantive, thoughtful decisions for the community.

The Township Board, Planning Commission, and the public should continuously strive to ensure effective use of this document and should reference the Master Plan in order to:

- Understand expectations for the future land use pattern and desired land use types in the community to guide new development and redevelopment.
- Identify and recommend physical improvements to important resources such as roadways, access management, streetscape and entryways, non-motorized pathways, parks, and public facilities.
- Review development proposals – to confirm the proposal meets the goals and objectives of the Master Plan.
- Review rezoning requests – to confirm the request is consistent with the Township’s criteria to consider rezonings including existing conditions, the future land use map, the appropriate timing of the change, consistency with the goals and policies of the Master Plan, and potential impacts on the Township.
- Provide a basis for amendments to the Zoning Ordinance and Zoning Map - to help realize Plan goals.





Introduction

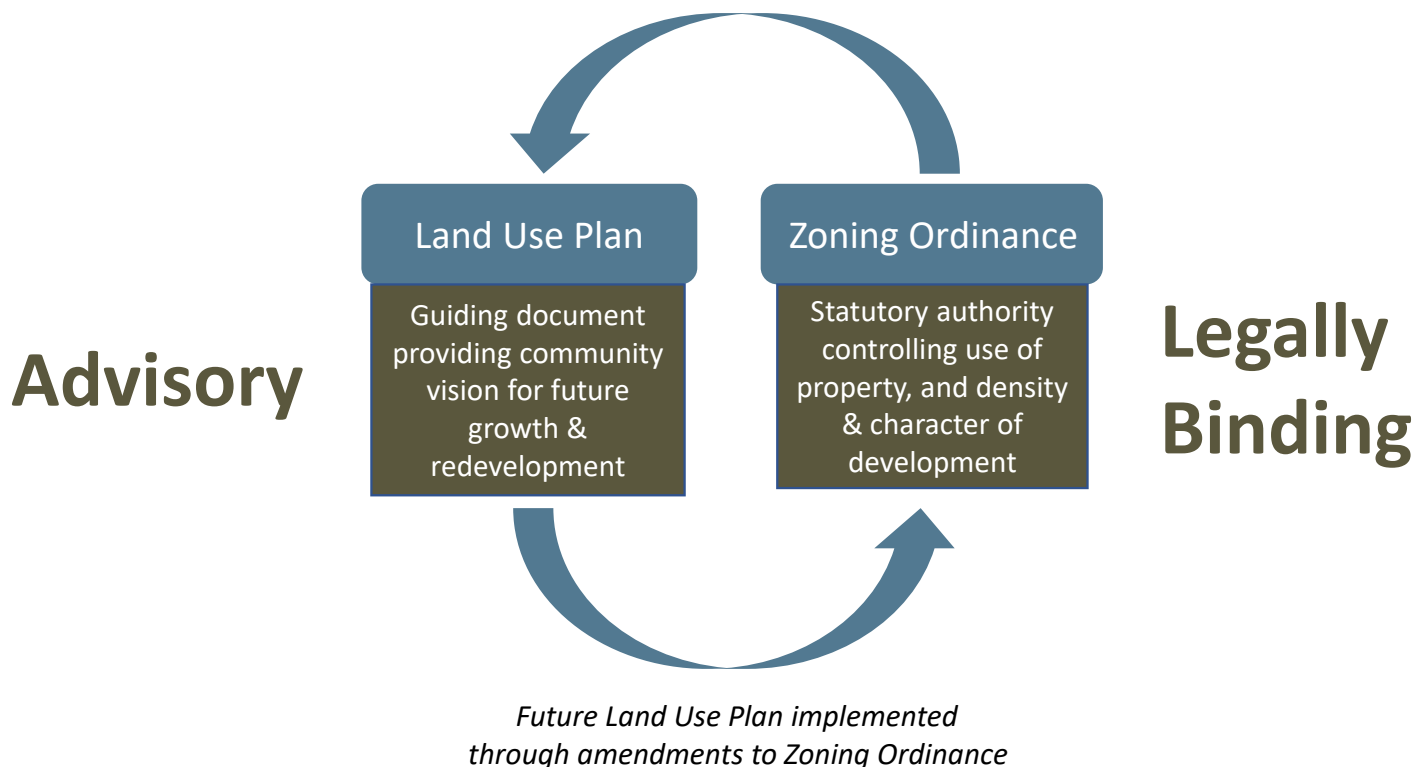
A zoning ordinance is legally defensible to the extent it is based on sound analysis and study of desirable future land use. A Master Plan provides a solid foundation to justify future zoning decisions.

INTERFACE WITH ZONING

A **Master Plan** is a guiding document that **is not legally binding**, whereas the Zoning Code is a statutory authority that governs use of property. The Master Plan will develop recommendations for the type and form of future land uses, but the Zoning Ordinance would need to be amended in a separate process through Township Board Resolution for any changes to take place.

NEXUS BETWEEN THE PLAN & ZONING

Zoning Ordinance should be consistent with Future Land Use Plan to avoid potential legal challenges





Introduction



ENGAGEMENT

The Master Plan was created through the input of numerous community stakeholders. Outreach efforts included residents, property owners, businesses and regional public agencies. A multi-tiered stakeholder approach (see next page) guided the plan themes and process.

The first phase of developing the plan involved gaining insight and identifying how the stakeholders view the community and what improvements they envision in the future. That information was then evaluated to arrive at a series of plan themes identified by the Steering Committee.

Plan themes were explored in detail during a series of Working Group discussions. Each themed Working Group had one or more liaisons who reported back to the Steering Committee with group consensus.



TYPES OF ENGAGEMENT

The year-long planning process included a robust, multifaceted public outreach effort that included:

- Community Survey (online & print)
- Public Forums
- Steering Committee Meetings
- Themed Working Groups





Introduction

Stakeholder Organization Chart

Steering Committee

Overall Community Vision

**Board of
Trustees**

**Planning
Commission**

Focus Groups (9 to 12 members each) Targeted Input on Key Issues

Steering Committee
Liaison



Housing

May include:
Block Group reps,
HOA reps

Steering Committee
Liaison



**Business
Community**

May include:
Local Businesses,
Economic Development

Steering Committee
Liaison



Institutions

May include:
Schools, Churches,
Airport, Golf Course

Steering Committee
Liaison



**Pathways
& Parks**

May include:
Public Agencies,
Bike/Ped Advocates

Steering Committee
Liaison



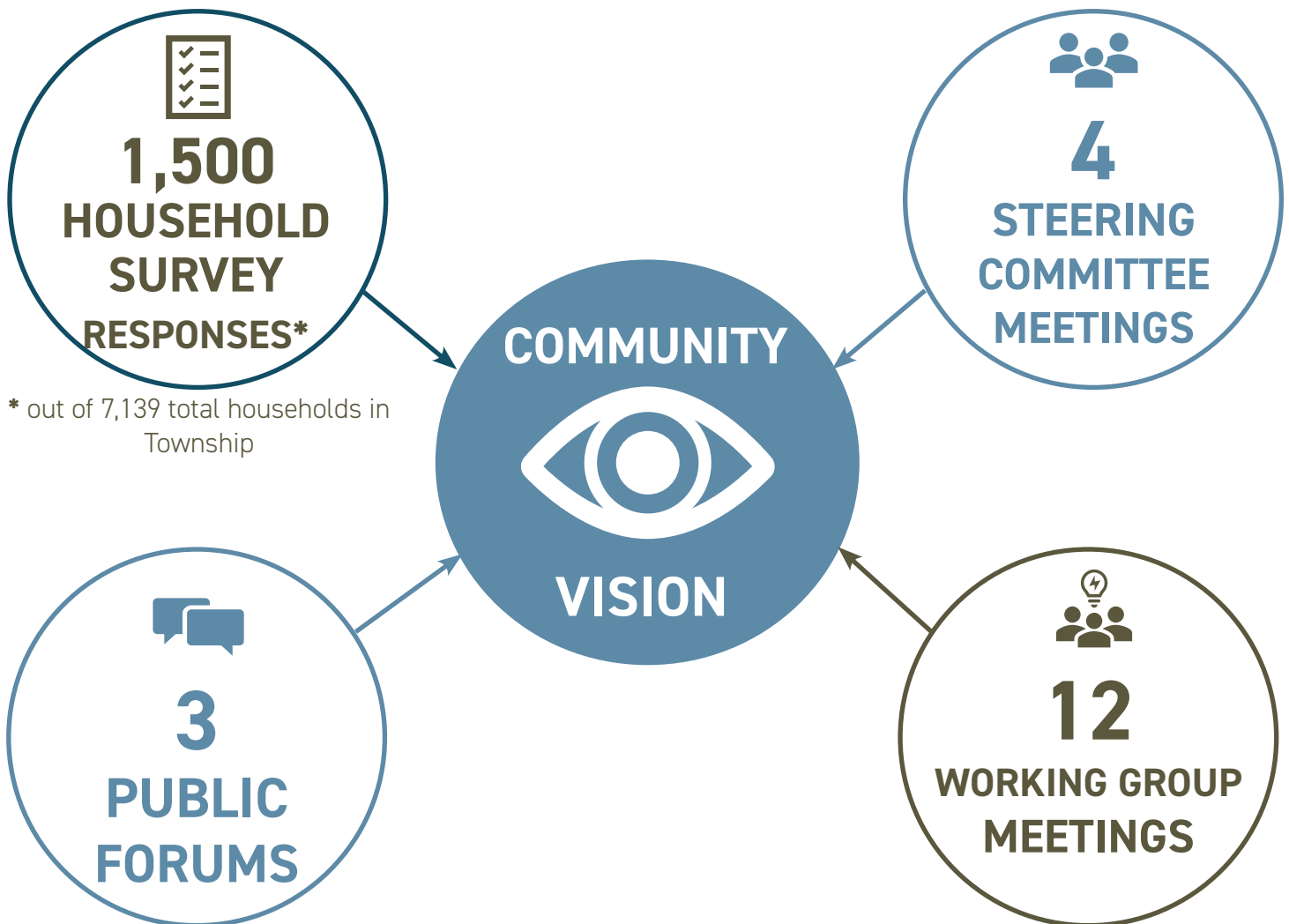
**Conservation
& Heritage**

May include:
Land Trusts,
Ecological Groups



Introduction

COMMUNITY ENGAGEMENT SUMMARY





Introduction



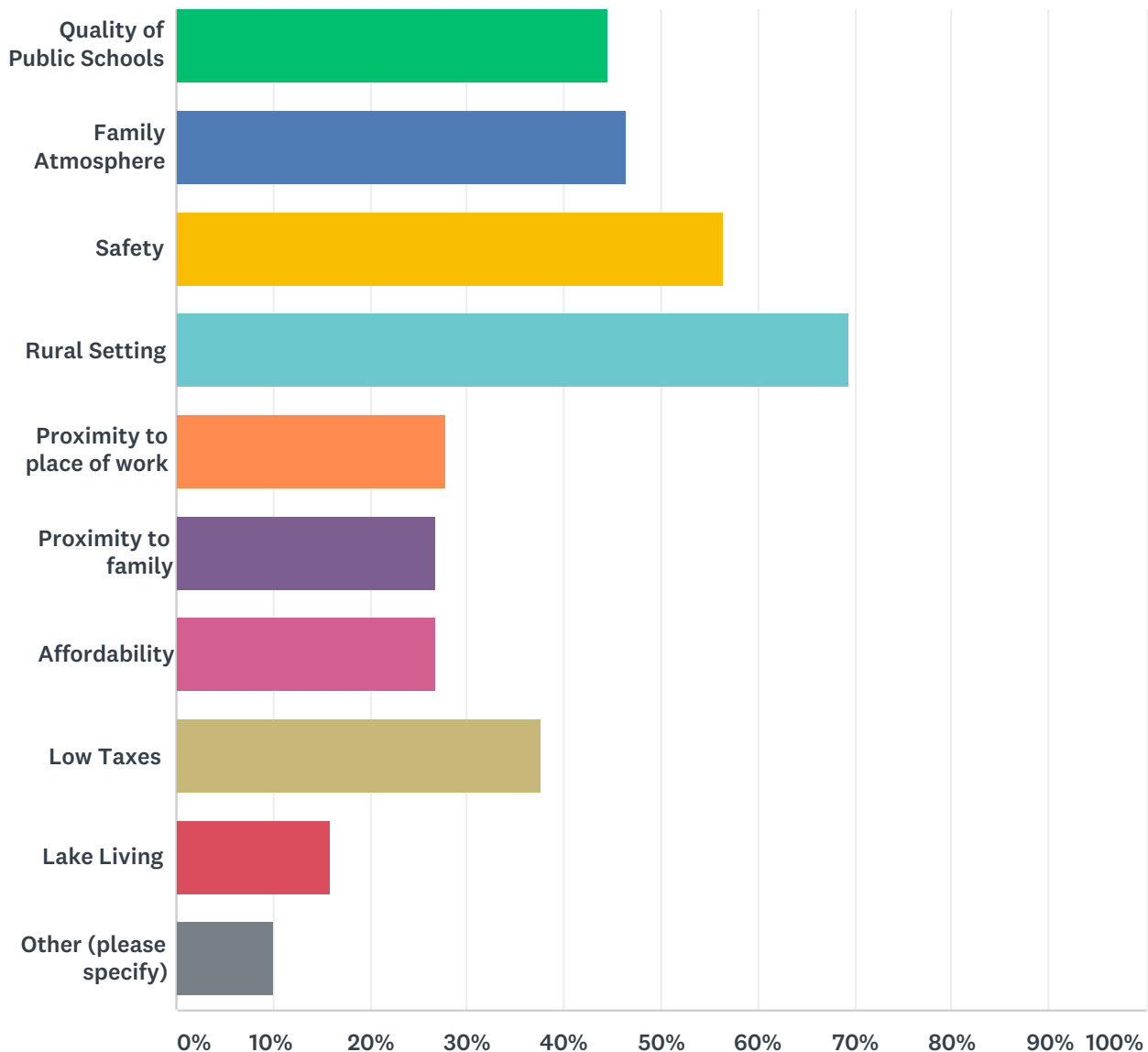
COMMUNITY SURVEY

A 32-question Community Survey was distributed online and made available in print asking Township residents to share their opinions and preferences on a wide range of community issues including public spaces, recreation, connectivity, local businesses, and housing. A total of 1,500 household responses were received (out of 7,139 total households in the Township) and informed the beginning of the planning process.

The vast majority of household respondents (84%) rated the quality of life in the Township as either "Excellent" or "Very Good."

COMMUNITY SURVEY

Why do you choose to live in Brighton Township?
(check all that apply)



GOALS

- Maintain a balanced mix of land uses to meet the current and future needs of the Township, in consideration of existing development patterns, natural features and the capacity of transportation, utilities, and public and private services and facilities
- Create well-designed residential neighborhoods that contribute to the current quality of life and sense of community by providing for housing opportunities that sustain the high quality of life in the Township, suited to the current and future needs of a variety of household types and lifestyles, while still maintaining needed buffers from higher intensity commercial uses
- Provide for a suitable amount of business development that will offer goods and services, increased employment opportunities and a sustainable tax base to support the desired facilities and services.



COMMUNITY SURVEY HIGHLIGHTS:

70%
CHOOSE TO LIVE
IN TOWNSHIP FOR
RURAL SETTING

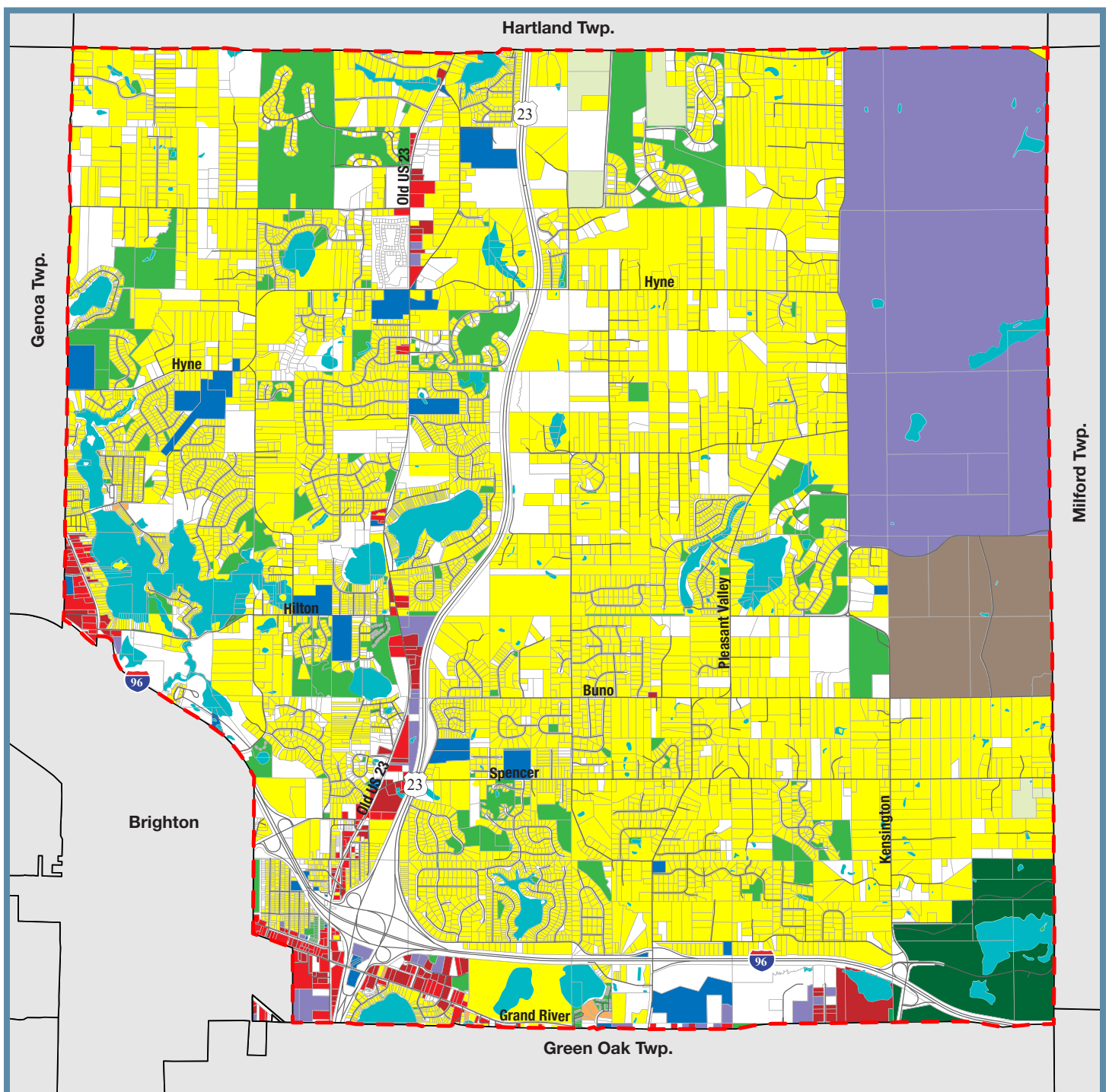
50%
RURAL CHARACTER
IS TOWNSHIP'S
GREATEST ASSET

INTRODUCTION

Land uses can impact physical environments, visual impressions and transportation systems. They can also help shape the character of a community by influencing the location and density of various uses throughout the Township. While some parts of the Township are experiencing more urban development pressures, the Township strives to maintain rural aesthetic in other portions of the Township. The land use plan is a vital component of the Brighton Township Master Plan because it provides a basis for positively influencing the future of the Township.

EXISTING LAND USE

It is essential to examine the current land uses within the Township as part of the Master Plan process. An up-to-date inventory of existing uses, areas under development, and areas already approved for future development is crucial in understanding the character of the Township. The Existing Land Use Map on the following page depicts the current land uses within Brighton Township.



Existing Land Use

- | | |
|--|--|
| Single Family Residential | Gravel Pits |
| Multi Family Residential | Open Space |
| Agriculture | Public Park |
| Commercial - Retail | Undeveloped Land |
| Commercial - Office | Water |
| Industrial | |
| Institutional | |

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Land Use

BRIGHTON TOWNSHIP HOUSING PROFILE

\$102,659
MEDIAN
HOUSEHOLD
INCOME

96%
OWNER-
OCCUPIED
HOUSING
UNITS

5.8%
POPULATION
GROWTH
SINCE 2010

\$261,900
MEDIAN
HOME
VALUE

Source: US Census Bureau,
2018 Estimates

Single Family Residential

Occupying over half of the land in Brighton Township, single family residential uses continue to be the most prevalent. Much of the housing stock is relatively new, with almost 80% of single-family homes built since 1970. Rapid development has since occurred, particularly during the mid-1980s. With such a large amount of newer housing, the Township is not yet dealing with a large number of deteriorating front building elevations and outdated and underutilized homes. These issues may arise however, as the housing stock ages.

Many newer neighborhoods in Brighton Township were developed with a cluster design approach with curvilinear road patterns, which often result in cul-de-sacs and some disconnected streets rather than the more traditional, grid-like street pattern. This subdivision design is the predominant neighborhood pattern within the Township. There are a few exceptions, where a grid street pattern was used and rectangular blocks formed. Most of these neighborhoods are located on the south side of I-96 or closer to the City of Brighton.

Since most of the Township remains pastoral in character, there are a number of large lot country estates and country residential homes that occupy many acres on tree lined gravel roads. The single-family residential category includes all of the land associated with a home, including considerable land associated with estate sized lots. These areas of the Township are generally low-density and represent much of the residential growth experienced since the 1970s. Single-family residential accounts for 43% of the Township's total land area.



Land Use

Another notable neighborhood pattern exists around most of the Township's many lakes. Located in highly-desired areas, the homes surrounding lakes were typically small and built on narrow lots. This pattern may result in overuse of the land, as many of the older lakefront homes are undergoing upgrading and/or being removed and replaced with larger housing units.

Other areas of the Township are in transition. In particular, an older manufactured housing community exists on the east side of Woodland Lake, located off of Hacker Road that is slowly evolving into a community of stick-built rather than manufactured homes. This neighborhood should not be confused with the other manufactured housing community in the area, located directly on Hacker, which still remains. Redevelopment of this nature is an indication that there is a strong demand and desire for single-family homes in Brighton Township.

Multifamily Residential

Multiple family residential includes buildings that house more than one family, and includes apartment complexes, duplexes, attached condominiums, and senior facilities. There are a handful of apartment complexes in Brighton Township, most of which are located along Grand River or surrounding Woodruff Lake. Multiple family residential units are found in greater numbers within the City of Brighton.

The mix of multiple-family residential units is shifting, with additional development in the form of attached housing, which is attracting additional duplex and senior housing types. Attached condominiums offer owner-occupied housing for those who prefer less home maintenance than those with detached housing. Attached units are generally attractive to younger families or aging residents that look to them for their affordability and low maintenance responsibilities.



Land Use

Manufactured Housing

The Township has one mobile home neighborhood near its western edge, off of Hacker at Grand River. The area is located between Grand River Avenue and Woodland Lake, and provides a transition between the more commercial uses along Grand River and the predominantly single-family residential uses surrounding the lake.

Commercial/Office

Almost all of the Township's commercial and office development is located on the Grand River or Old US-23 corridors. These uses are particularly focused around the I-96 intersections, with a smaller node of commercial located near Old US-23 and Hyne Road. Commercial and office uses make up only a small percentage (less than 2% percent) of the Township's total land area. The commercial/office uses on Grand River are generally larger scale developments than those on Old US-23, especially approaching the City of Brighton. The Grand River corridor is predominately built-out, whereas development opportunities still exist along the Old US-23 corridor.

Industrial

Industrial uses make up just over 12% of the total land use in Brighton Township. The majority of these uses are classified as light industrial which do not have the same impact on surrounding uses as traditional smoke stack, heavy industrial uses. Businesses in this category typically include warehousing and small workshops and often have the look and feel of an office complex. They serve the community as employment generators and as a source of production of a variety of products and services that benefit the region.

The General Motors Proving Grounds occupy a large portion (over 10%) of Brighton Township. This land is used for the testing of automobiles and is completely segregated from all neighboring uses by a screening fence that surrounds the 2,400+ acre site. The site remains primarily open in nature, and abuts single-family residential uses to the west and gravel pits to the south. For purposes of this Plan, this site was classified as an industrial use and has little negative impact on the surrounding area.



Land Use

Institutional

All public and semi-public buildings that are used by the general public or a defined group of persons in the community are considered institutional uses. Examples of institutional uses include public and private schools, libraries, post offices, cemeteries, churches, hospitals, and private clubs.

Schools for both the Hartland and Brighton School Districts, Brighton Township Hall, a State Police station, and two fire stations are located within the Township. A number of churches and small cemeteries are scattered throughout the community. The Township also is home to the Brighton Airport, located south of Hyne Road, west of Hunter Road.

Private Recreation

This category includes privately owned outdoor land that is available to the general public or a defined group of persons in the community for recreational uses. Privately owned golf courses, campgrounds, and subdivision parks are included in this category. Brighton Township currently contains three private recreational facilities: the Livingston County Gun Club, the Huntmore Golf Course, and property owned by the Livingston Conservation & Sports Association (originally the Livingston Archers).

Public Recreation

This category includes publicly owned outdoor land that is available to the general public for recreational uses. Examples of public recreational uses include all Federal, State, County or locally owned parks and outdoor facilities. The main public recreation land found within the Township is at Kensington Metropark. The Township has plans to develop its first active park on Township-owned land located on Kensington Road between Buno and Jacoby Roads. Other township-owned property could also be used as parks in the future.



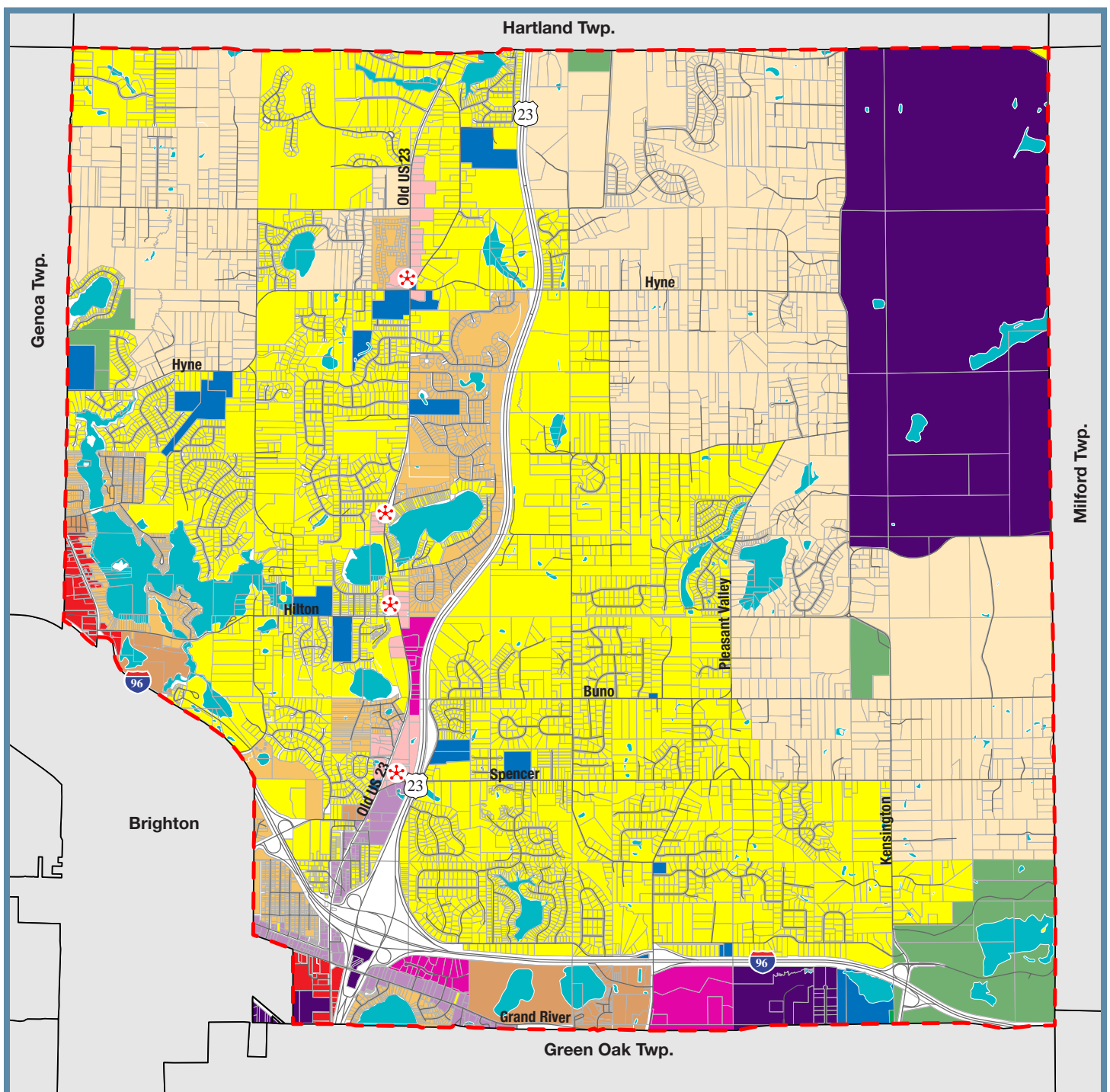
Land Use

Gravel Pits

Roughly 689 acres, or just over 3% of the land in the Township, is comprised of gravel pits (which include active, dormant and those in transition). These uses include the extraction of sands, gravel, clay and rock. Some of these sites, located on the eastern border of the Township immediately south of the Proving Grounds, are still being actively used, while other sites have been exhausted and are under redevelopment, which explains why the acreage calculations for this category are expected to continue falling as more gravel sites reach the end of their useful life and are developed into other uses. When this occurs, these sites will need to be redeveloped for other uses in a fashion that is consistent with surrounding land uses.

Vacant

Undeveloped land adds to the rural aesthetic of Brighton Township and since most of this land is not actively farmed, the township will need to carefully manage these areas to maintain the existing countryside.



Future Land Use

- | | |
|--|--|
|  Rural Residential |  General Business |
|  Low Density Residential |  Mixed Use |
|  Medium Density Residential |  Research & Development |
|  High Density Residential |  Industrial |
|  Planned Unit Development |  Institutional |
|  Public Open Space |  Neighborhood Business Node |
|  Neighborhood Business | |

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Land Use

Future Land Use Categories

The following narrative includes descriptions of each land use designation on the future land use map. The various residential categories suggested below roughly relate to the current zoning district densities.

RESIDENTIAL USES

The predominant use in the Township is and will continue to be residential. While residential development is the primary use, a variety of compatible, low-intensity uses that serve the needs of the surrounding neighborhoods are allowed as special land uses in all of the residential categories. These uses include neighborhood institutional uses, such as small churches, government buildings and elementary schools, parks and open space including golf courses. The location, size, scale, and character of any non-residential development must be complementary to the neighborhood it serves. In addition, these uses must be positioned so that they do not negatively impact the residential areas that surround it. Buffering and other development techniques should be considered for these uses to minimize the impacts of noise and light that they can create. Use of transitional zones, where development is intended to gradually reduce in intensity from commercial to lower density residential uses, was also used to minimize the potential for land use conflicts. They must be situated in areas that can accommodate expected increases in traffic volumes and where they can be supported by available public services.

Rural Residential

The designated Rural Residential areas will be almost exclusively developed for single-family detached dwellings on large lots. Many of these areas have limitations for development due to the prevalence of natural features and/or the lack of access to public water or sewer services. These areas, concentrated in the northern and eastern portions of the Township, are major contributors to the rural aesthetic of the Township and should continue to provide the open and natural qualities that are currently enjoyed and appreciated by residents. The primary type of development within this classification is expected to be single-family residences on lots no smaller than two acres in size. Due to the general condition of the land in this designation, the planned unit development option has been successful in protecting sensitive natural areas while maintaining the desired low density. It is expected that this trend of development will continue in the rural areas of the Township, which help reduce development costs yet still provides important open space and recreation areas for residents.



Land Use

Low Density Residential

These areas are designated for single-family residences, located between the rural residential and more urbanized areas of the Township. This designation encompasses the majority of land planned for future residential use, and generally includes areas that do not have access to municipal water and sewers. Because public water and sewer service is not planned to be expanded to these areas in the near future, the lot sizes proposed must be adequate to accommodate on-site well and septic facilities. Many areas have already been developed where fewer environmental constraints are found. However, the land immediately surrounding many of the lakes is designated for residential land uses. These areas will need to be monitored to ensure the environmental integrity is maintained and water quality remains satisfactory. Public sewer services have been extended to some of the low density residential areas that surround School and Lyons Lakes, while the remaining lakes within this designation are currently served by on-site facilities. The primary type of development within this classification is expected to be single-family residences on lots that are roughly one acre in size.

Medium Density Residential

This designation primarily refers to moderate-density single-family uses, including single-family homes on existing small lots and some two-family attached condominiums. Areas designated as Medium Density Residential were selected where historic patterns of development near commercial nodes and around many of the lakes in the southern and western portions of the Township have resulted in medium density areas. Other areas of existing moderate density development were also categorized as Medium Density, as well as areas where a transition is needed between lower density areas and multiple-family or neighborhood commercial areas. These areas are expected to be developed at densities of two to three dwelling units per acre, and are generally located within close proximity to major thoroughfares and commercial areas, and where the existence of larger parcels of land that can accommodate this type of development. The majority of the Medium Density Residential areas are found within areas that are served, or may be served by public water and sewer.



Land Use

High Density Residential

Development in these areas will be at a density consistent with the infrastructure and land capabilities, generally of four to six units per acre for single-family uses, and eight units per acre for apartments, multiple-family uses, and manufactured housing/ mobile homes within planned mobile home parks. These areas are generally located where public water and sewer services are currently provided or where they may be served. More intense residential uses will be located within the High Density Residential category, especially multiple-family or group homes whose residents generally demand more convenient access to neighborhood retail and service uses. Similar to the Medium Density Residential areas, land designated as High Density will act as a transition or buffer between lower density areas and more intense commercial or highway locations.

Planned Unit Development (PUD)

Planned Unit Developments are a type of land use that allows some regulatory flexibility in favor for higher quality development. This tool allows a developer to work with the site to develop the most reasonable plan, given existing conditions, surrounding contexts and community goals. Planned Unit Developments can be used to cluster development in a certain area of the site in order to create shared open space or protect natural features. A PUD can help accomplish the following:

- Provide flexible design to respond to the unique characteristics of a site.
- Coordinate development on larger sites within the designated lands.
- Preserve significant natural features in a more coordinated and comprehensive manner.
- Provide alternatives for developing plans on land that may exhibit difficult physical constraints, and where an improved design can provide the developer and the community with benefits.
- Allow for clustered development in order to create common space for use by future residents or users of the development.
- Ensure public infrastructure and road improvements are made as practical, concurrent with the development.



Land Use

Public Open Space

The Public Open Space designation is intended for those locations that are to remain undeveloped or for recreational use. Similar to the Institutional designation, parks and open space is not a common designation for future land uses; therefore, the areas designated on Map Seven are those that are currently used or have already been planned to be used for recreational purposes. Some areas of private open space, such as the common open spaces protected through the cluster or PUD development options are not shown on the map; however, as previously stated, land to be used as parkland or open space can be designated in any of the residential categories.

Institutional

These are relatively large sites occupied by utility or civic uses such as schools, parks, State, County and Township facilities, and major utility lines. As previously stated, smaller-sized institutional uses can be located within and are scattered throughout the residential areas, and are not shown on the Future Land Use Map.



Land Use

Neighborhood Business

This designation is intended for a variety of small-scale retail and service businesses. This category defines local business areas to concentrate commercial development within the defined nodes rather than scatter development along the Old US-23 corridor. The uses in this designation are not intended to compete with larger shopping or employment areas found in other communities that serve Township residents. Instead, they are primarily intended to serve Township residents that do not wish to drive to the more distant commercial/office centers for their convenience and daily shopping needs. Typical uses would include smaller general merchandising/retail establishments such as convenience stores, banks, drycleaners, beauty/barber shops, and small retail strips.

Certain Neighborhood Business nodes have been designated along Old US-23 in the areas north of Hyne, north of Hope Lake, and at the intersections of Hilton Road and Spencer Road. This allows existing businesses to be recognized, while retaining much of the northern corridor for residential development and open space. The Neighborhood Business designation will allow convenience commercial uses to be provided to Township residents without intrusions into the residential neighborhoods. The location of convenience commercial uses will provide traffic management benefits since most patrons will already be on the road or traveling a short distance from nearby residential areas or from work. New Neighborhood Business uses should develop within these nodes and within the mixed-use corridors, south of Hilton and along Grand River Avenue. While there are some scattered commercial and office uses along the entire length of the corridor, these may transition into other more residentially-oriented uses, with commercial uses locating closer to the designated nodes.

General Business

Businesses that rely on and serve a broader customer-base including the entire Township, the cities of Howell and Brighton, and pass by traffic along Grand River, are included in this designation.

Appropriate uses include auto dealerships, grocery stores, restaurants and retail centers. Special consideration needs to be given to highway commercial uses to minimize their impact on adjacent land uses, to accommodate the volumes of vehicular traffic generated, their potential impact on the aesthetics of the site and surrounding area, and the need to ensure compatibility between vehicular and pedestrian traffic. The General Business category may include Neighborhood Business uses; however, larger-scale General Business uses should not be located within Neighborhood Business areas in order to protect their character and low-intensity nature.

General Business uses have been designated along Grand River Avenue corridor near the Township's western border, where these uses currently exist. These segments of Grand River abut more intense, regional commercial uses located within the City of Brighton.



Land Use

Mixed Use

Lands designated Mixed Use, located along portions of Old US-23 and Grand River Avenue are intended to be used for a variety of compatible uses. This mixture of uses would allow land situated in prime locations (i.e. within close proximity to major roadways and nearby shopping and services) to be utilized to its maximum potential. It is intended to accommodate a mix of business and residential uses in a way that provides easy access to both vehicles and pedestrians and which can serve as the "Township Center." A Mixed-Use strategy can reduce the overall number of vehicle trips by providing the opportunity for live-work arrangements and convenient walking access from higher density residential, senior and group housing developments. It is especially significant along the Old US-23 and Grand River corridors, where development speculation typically expects to find commercial development, but where it is not necessarily supported by current resident demand. The Mixed Use areas will provide for such uses; however, it should also require a relative percentage of compatible residential uses to help balance the demand and supply of services.

The Old US-23 and Grand River Avenue corridors serve as gateways into the community and it is the intent of this Plan to encourage a mixture of uses that enhance the existing character of these corridors. In effect, development, especially along Old US-23, should work with the existing topography and natural features to maintain the natural character of Brighton Township. While the proposed range of land uses is generally compatible with one another, care will be needed when developing the zoning regulations that will apply to the Mixed Use areas. Each use will need to be of a scale, density, and design that results in benefits to the general area and minimizes negative impacts on other uses. Commercial developments must not have a "big box" appearance but instead should give the impression of a grouping of smaller buildings, or be nestled within residential and office uses.



Land Use

Research and Development

The Research and Development designation will accommodate both small and large-scale office, research and technology uses. Brighton Township has attracted some very light industrial and office uses that are not suitable within the business development or industrial categories of this Plan. However, these uses are critical to maintaining a solid, diverse tax base and they provide valuable jobs and services to Brighton area residents. As such, they are intended to remain where they currently exist along Old US-23 and E. Grand River Avenue, where they will attract similar uses that are seeking a more professional office environment. As opposed to the Industrial areas, the Research and Development areas are intermingled amongst the Neighborhood Business and Mixed Use designations since they are similar in character and many demand convenient access to retail and restaurant uses for their employees. It is intended that all uses in these designations will respect the existing character and environmental characteristics of the land and will work in harmony to create a vibrant mix of uses along the Old US-23 and E. Grand River corridors.

Industrial

The General Motors Proving Grounds occupies a significant amount of land in the northeast corner of the Township and will continue to be the main industrial area of the Township. All other industrial uses are planned in locations south of I-96. Three primary areas are planned for industrial development, including the existing industrial area in the southwest corner of the Township, the area located between the north and south US-23 highway corridor, and the area located north of Grand River roughly between Pleasant Valley and Kensington. The intent of this designation is to allow light industrial uses such as wholesale and warehouse activities, and uses which manufacture, compound, process, package, assemble, and/or treat finished or semi-finished products from previously prepared materials. The intensity of uses is expected to exceed that of the Research and Development designation, though it may include such uses. Alternatively, heavy-intensity uses that process raw material may only be allowed in very defined and limited portions of the Industrial area, and where such operations will not have an adverse impact on other land uses. New industrial development and expansion of existing industries must be designed to ensure they are an asset to the community in accordance with Township's Design Regulations.



Land Use

Action	Priority	Responsibility
Coordination		
Re-evaluate the future land use designations and map at least every two years to confirm they are still consistent with land use trends, market conditions and other described factors related to land use.	Ongoing	PC, TB
Hold an annual joint meeting between the Planning Commission and the Township Board to review the Master Plan and the role of the Planning Commission and the Township Board. This is especially important as new members are elected or appointed.	Ongoing	PC, TB
Revise Subdivision Regulations and work with Livingston County Road Commission to develop a hierarchy of road widths and right-of-ways to meet the traffic characteristics and preserve key resources.	Long-Term	PC, TB
Submit a copy of the Plan to adjacent communities.	Short-Term	TS
Coordinate with the County and adjacent communities on issues affecting the region, such as economic development, parks, transportation and watershed planning.	Long term, Ongoing	TS
Ensure lot sizes for residential uses served by private septic systems and wells are adequate to meet Livingston County Public Health Department regulations.	Short-Term, Ongoing	PC, TS, UC

* PC= Planning Commission, TB= Township Board, TS= Township Staff, UC = Utilities Committee, HA = Homeowners Associations



Land Use

Action	Priority	Responsibility
Regulations		
Update the Zoning Ordinance to address the recommendations in the Master Plan.	Ongoing	PC, TB
Complete a comparative analysis of the zoning map and the future land use map and determine which zoning changes should be pursued by the Township to implement the plan.	Short-Term	TS, PC, TB
Consider new large-scale institutional uses as special land uses within residential districts and require Planning Commission approval before being permitted.	Long-Term	PC
Evaluate the Mixed-Use areas shown on the future land use map to determine the appropriate mix of commercial-to-residential.	Ongoing	PC, TS
Review the Zoning Ordinance to determine the types of housing allowed in each zoning district and whether there is a need to update it to allow a greater variety of housing opportunities.	Long-Term/ Ongoing	PC
Low-density residential areas are to maintain the rural/suburban character of the Township and protect its key natural features.	Ongoing	PC
Promote road and pathway linkages between residential developments to encourage the development of a cohesive community and to facilitate local traffic between areas of the Township.	Long term	PC, TB
Promote business developments that are constructed in accordance with the Township's Development Guidelines.	Ongoing	PC, TB
Review the Zoning Ordinance to ensure that it reflects the boundaries of the Neighborhood Business, General Business and Mixed Use areas shown on the Future Land Use Map.	Ongoing	TS, PC, TB
Revise Zoning Ordinance to deal more specifically with reuse, redevelopment, and expansions of existing business sites.	Short-Term/ Ongoing	PC, TB
Develop regulatory incentives, such as density bonuses, or streamlined review processes, that promote use of PUD and cluster zoning options over conventional methods as a way to protect natural features and incorporate parks and open space into residential developments.	Ongoing	PC, TB, TS

* PC= Planning Commission, TB= Township Board, TS= Township Staff, UC = Utilities Committee, HA = Homeowners Associations



Land Use

Action	Priority	Responsibility
Regulations (continued)		
Establish commercial/office nodes that cluster businesses and minimize impacts on less intensive uses, focus traffic impacts, minimize need for utility expansions, and provide for more efficient use of land.	Ongoing	PC
When considering or evaluating contemplated or requested zoning revisions near or adjacent to neighboring communities, ensure consideration of the same compatibility issues of use and function that are part of the normal zoning process, and from an informational standpoint, coordinate with any such affected community.	Ongoing	TS, PC
Require compliance with approved site plans and conditions through inspections as needed during the development and construction phases, as well as within a short time after operations commence to ensure the site and operations are consistent with Township expectations.	Ongoing	TS
Regulate and manage access and circulation within commercial, office and industrial areas to promote safe and efficient vehicular or pedestrian travel by requiring cross-access between parking lots, shared driveways, and by requiring acceleration, deceleration, turning or bypass lanes where needed.	Ongoing	PC, TB, TS
Improvements and Public Policy		
Review the Master Plan annually and prepare a report for the Township Board on its implementation and the Capital Improvements Plan (CIP), upon request by the Township Board.	Ongoing	TS, PC, TB
Refer to the Master Plan when considering rezonings to ensure the conditions upon which the plan was based are still relevant and the timing for the change is appropriate.	Ongoing	PC, TB
Limit commercial land uses to focused commercial centers.	Long-Term	PC, TB
Promote intense business uses in areas where public infrastructure such as municipal water and sanitary sewers are available and where the transportation system can support them.	Ongoing	PC
Promote higher density residential development to areas adequately served by transportation, public utilities and facilities.	Ongoing	PC

* PC= Planning Commission, TB= Township Board, TS= Township Staff, UC = Utilities Committee, HA = Homeowners Associations

GOAL

- Create a safe, balanced, and coordinated multi-modal transportation system adequate to accommodate the current and future needs of Brighton Township.



COMMUNITY SURVEY HIGHLIGHT:



48%

**DESIRE BIKE & HIKE
TRAILS/PATHS
IN TOWNSHIP**

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in the Township are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation, Brighton wants to provide a balanced and coordinated “multi-modal” transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the street system.

Historically, transportation decisions were made in the interest of motorized safety, and while such efforts have resulted in improved safety on Michigan roads, they have also resulted in degraded environments for pedestrians, bicyclists and transit riders. For years, road right-of-ways have served their function of moving vehicular traffic; however they are a tremendous public asset that can be used for much more. They represent important connections within a community, provide routes for travel and commerce, and project the first impression that will shape the community's image.



Transportation

In the past, transportation planning focused on moving cars and trucks efficiently. Different streets were categorized with others, and all planned to have consistent right-of-way widths and function. In that era, land use was primarily considered in relationship to the amount or type of traffic it created, and not necessarily the quality of development or the places it created. Since the 1970's, transportation planning philosophies are shifting to one that focuses on safety for everyone who might use road rights-of-ways, such as bicyclists, pedestrians, transit riders, as well as those with a variety of ability - from children, to the elderly, to the disabled - all need safe and varied routes to accommodate their individual travel needs. Roads should still be preserved for their intended function, but they should also be designed to accommodate all expected users of the road.

Non-Motorized facilities are beneficial for the following reasons:

- They provide additional connections between homes, schools, parks, public transportation, and destinations.
- Dedicated facilities for walking, biking or transit improve safety by reducing potential crashes between motorized and non-motorized users.
- They encourage walking and bicycling, with corresponding health and fitness benefits.
- They can help ease transportation problems by increasing the transportation network's overall capacity and reducing congestion.
- They provide options to make fewer driving trips, resulting in savings on operation and maintenance of motor vehicles.
- They help enhance the economic vitality of connected commercial areas.
- They help reduce use and a corresponding reduction in air pollution and carbon emissions.

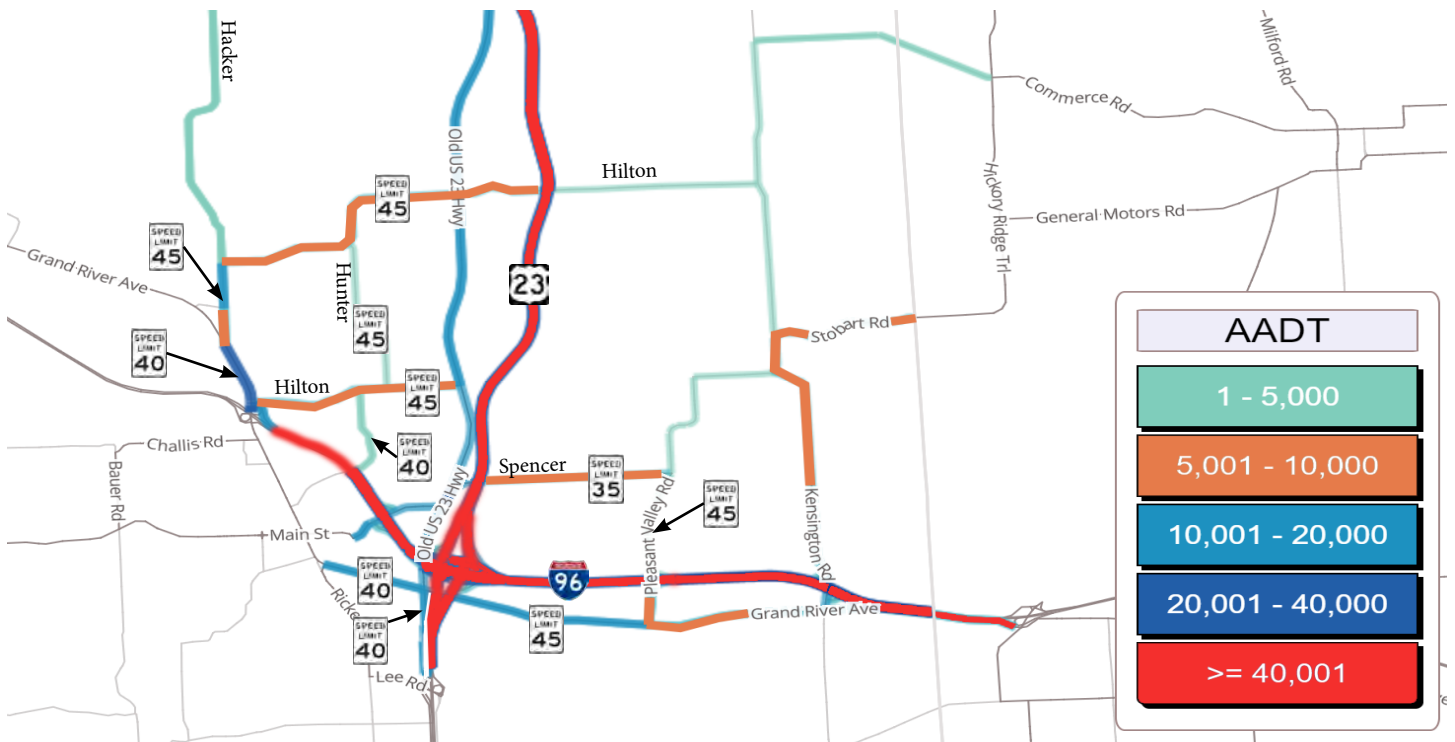


Transportation

The link between transportation and land use has been apparent throughout the Township's development. The proximity of the Township to a well-developed road and highway system (I-96, US-23 and Grand River) provides convenient access to employment centers and has contributed to Brighton Township's residential development. Commercial development, including larger scale regional commercial development, is attracted by the same easy access to a quality road network and by the access to a large trade area offered by I-96 and US-23. Most of the industrial, research and development, and office uses have developed in proximity to US-23 and I-96.

Just as transportation routes have an impact on land use, land use can have an impact on traffic as well. Planning appropriate land uses where there are roads and infrastructure to support them will alleviate congestion and safety problems. Development policies can also influence the character of development and how it is accessed by vehicular and non-motorized travelers. Consideration for shared driveways helps minimize congestion along high volume roads and the number of driveways that pedestrians and bikers encounter. Connectivity within neighborhoods helps provide alternative travel routes for all. If street connections cannot be made due to physical limitations or residential market preferences, new neighborhoods should provide non-motorized connections between neighborhoods.

AVERAGE ANNUAL DAILY TRAFFIC (AADT)



Source: SEMCOG



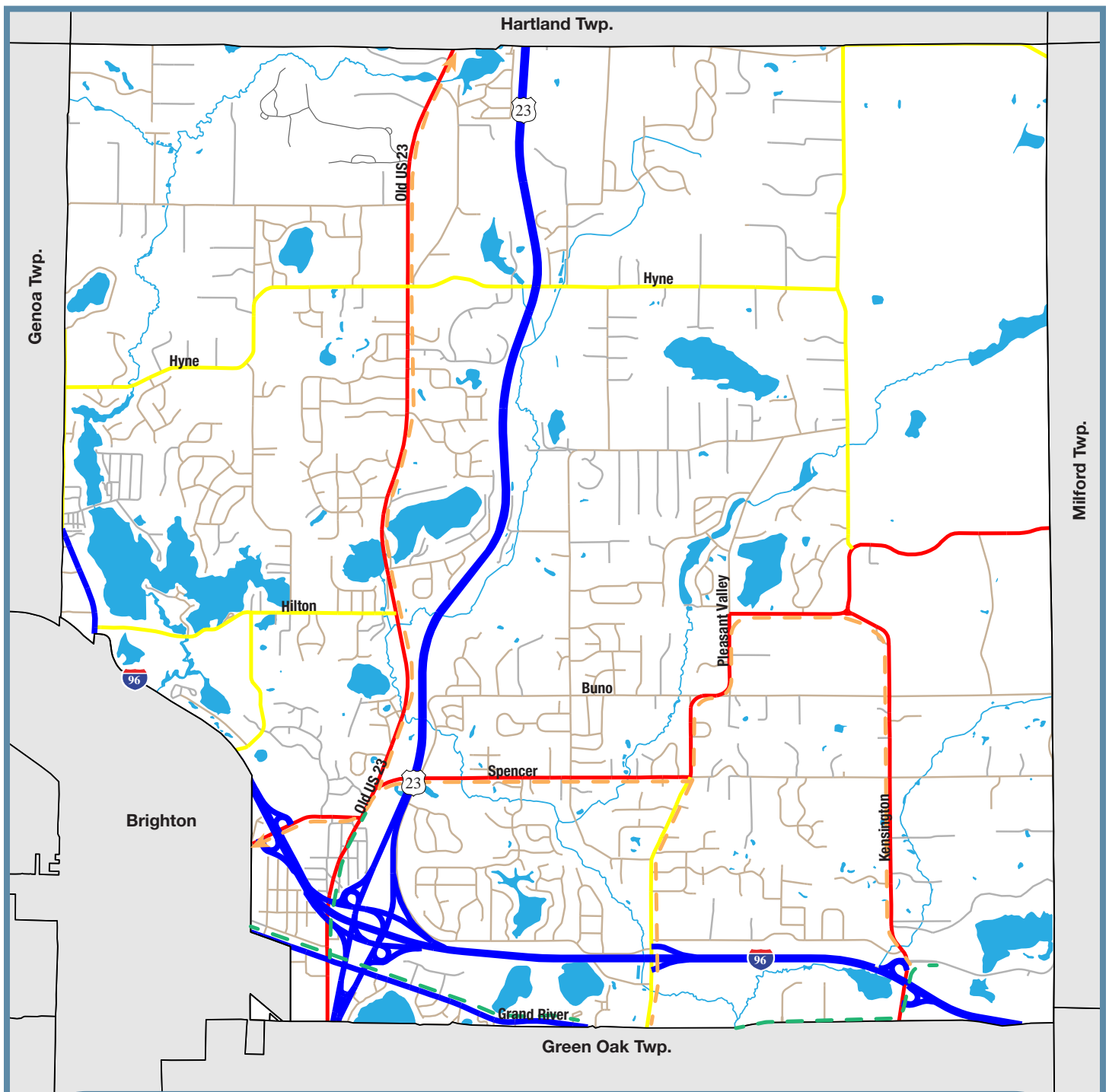
Transportation

Existing Conditions

Functional Classification

The quality of life and economic livelihood of the Township is partially dependent upon the transportation system. Roads have two basic roles in the transportation system: providing a conduit for efficient movement of traffic through the Township and providing access to abutting land uses that front on the streets. To help define the role and manage the road network, a functional classification or hierarchy of roads should be established. The National Functional Classification (NFC) is a planning tool which Federal, State, and local transportation agencies have used since the late 1960's to help organize this hierarchy. The Federal Highway Administration (FHWA) developed this system of classifying all streets, roads, and highways according to their function. The FHWA publication, Highway Functional Classification: Concepts, Criteria and Procedures, has a four-element hierarchy in Brighton Township. These road classifications are depicted on the Transportation Map on the following page.

- **Principal Arterial** - These roads are at the top of the NFC hierarchical system. Principal arterials generally carry long distance, through- travel movements. They also provide access to important traffic generators, such as major airports or regional shopping centers.
- **Minor Arterial** - Minor arterials are similar in function to principal arterials, except they carry trips of shorter distance and to lesser traffic generators. The primary function of these roads is to move traffic throughout the community. Because of this, access to these roads must be managed in order to maintain safe and effective movement.
- **Collector** - The collectors serve to assemble traffic from local roads of residential neighborhoods and deliver it to the arterials. Collectors will also serve to provide access to abutting properties.
- **Local** - Local streets serve primarily to provide access to individual properties and homes.



Transportation

Roadway Classification

- Principal Arterial
- Minor Arterial
- Collector
- Paved Local Road
- Unpaved Local Road
- Private Road

Pathways

- - - Existing/To be Constructed
- - - Planned

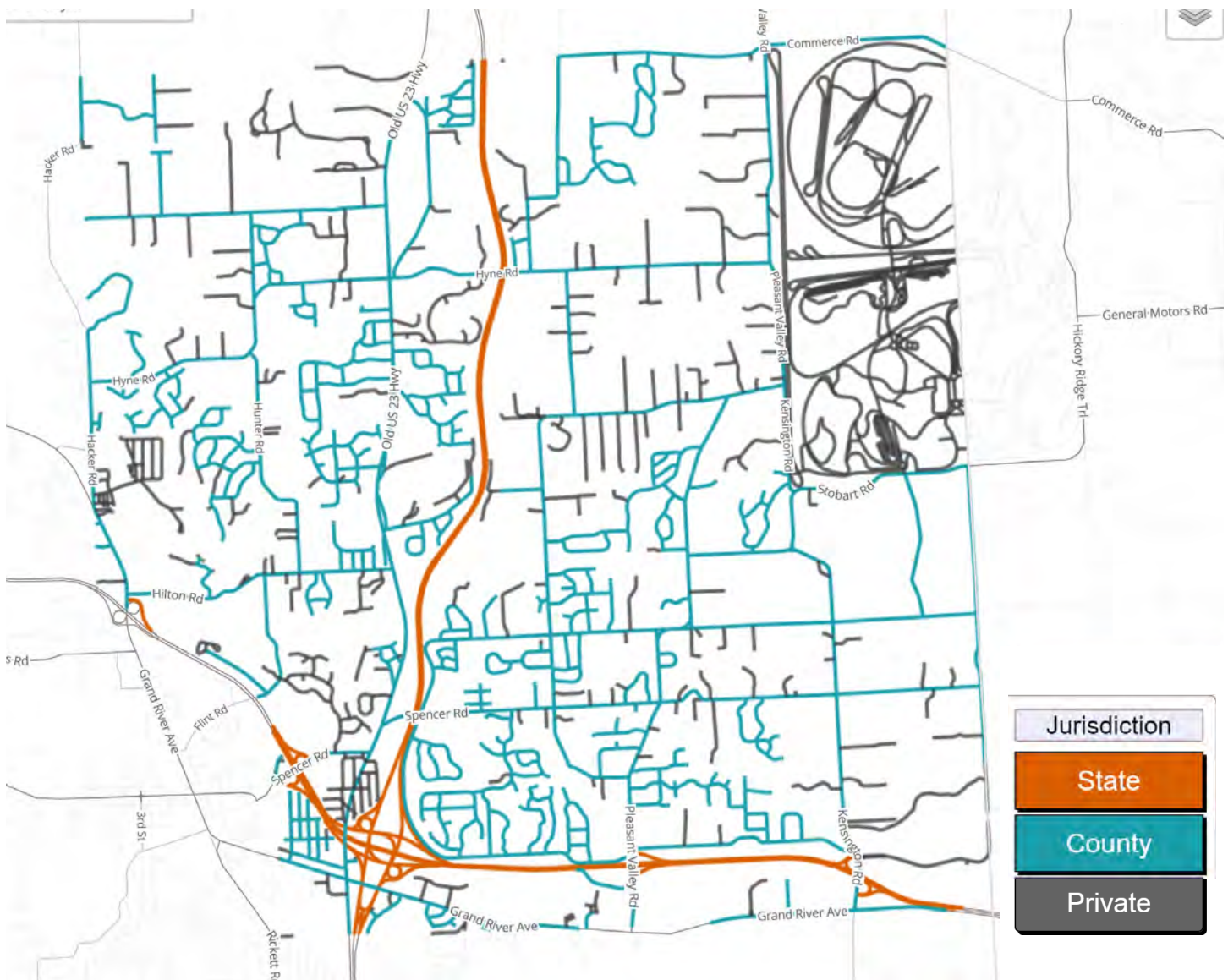
Charter Township of
Brighton
 MICHIGAN



Transportation

Jurisdiction

Brighton Township does not have jurisdiction over any of the roads within its boundary. Instead, the State and County manage and maintain most of the main roads and thoroughfares, while most local residential roads remain under private ownership. The Principal Arterials of I-96 and US-23, as well as their associated interchanges are both under the State's jurisdiction. Minor Arterials, Collectors and Local roads (excluding local residential roads) are maintained by the Livingston County Road Commission.



Source: SEMCOG

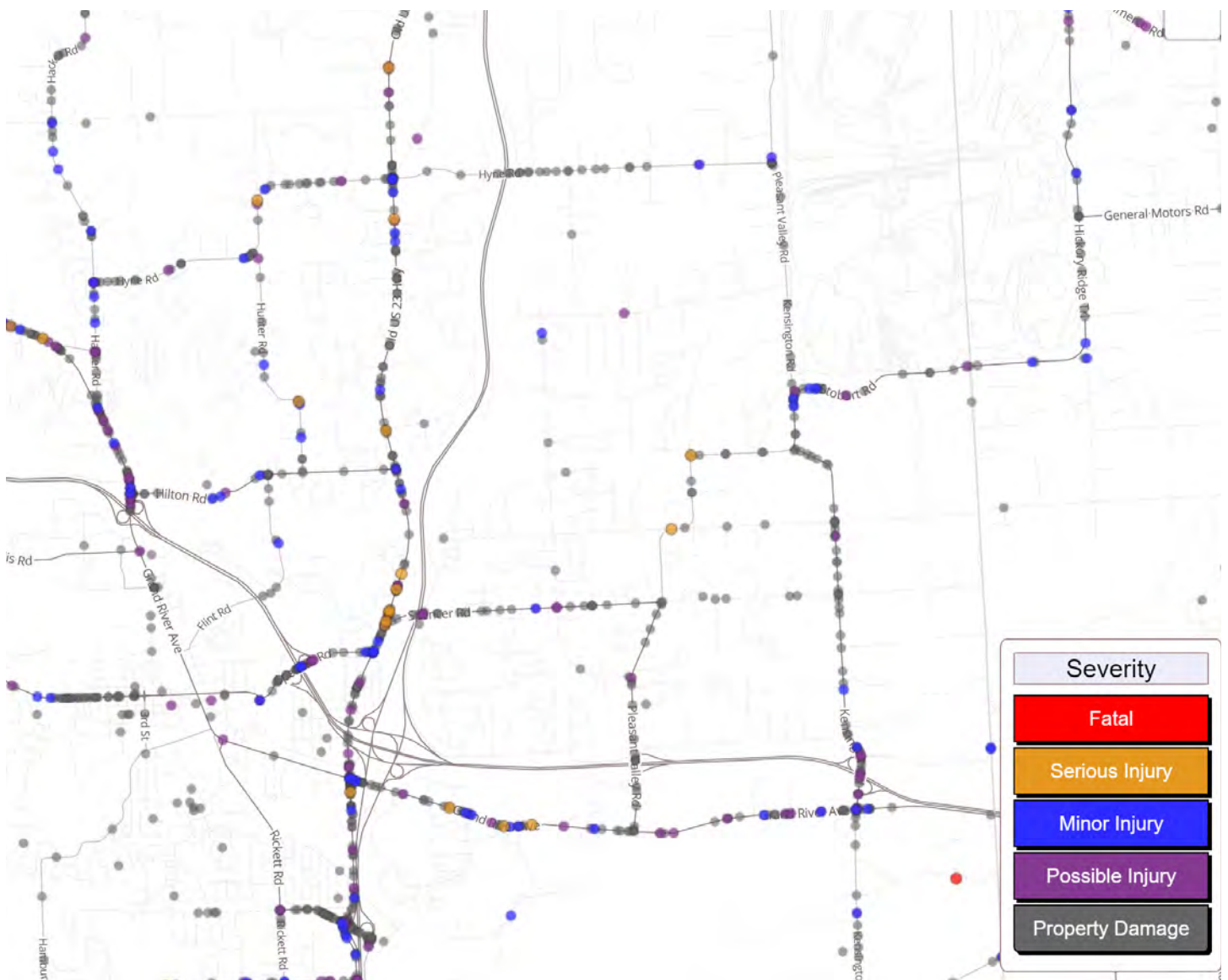


Transportation

Crashes

The ability of any road to carry larger volumes of traffic is related to the design of the road, number of lanes, and number of ingress and egress points along the road. Crash data compiled by SEMCOG in the crash location map (see below) were received from the Michigan State Police, Criminal Justice Information Center (CJIC). Crashes in Brighton Township are most concentrated along Grand River Ave and Old Hwy 23.

CRASHES BY SEVERITY - 2016-2018





Transportation

Current Regulations

Brighton Township has been planning its future for years. As a result, a variety of past recommendations have already been implemented, which are highlighted below:

Street Trees

A defined roadway assists in slowing traffic and landscaping helps improve the visual image and economic attractiveness of a corridor. Current zoning regulations require developments to include a consistent row of large canopy street trees along major corridors. Trees are required to be located between sidewalks/paths and the street curb and must be planted at a rate of one every 30 feet.

Pathways

Development sites identified in the Brighton Township Pathways Plan (amended in 2009) are required to provide sidewalks and/or bike paths.

Access Management

Brighton Township currently requires access management for development along arterial and collector roads; however, Livingston County maintains jurisdiction over these roads, and as such, any access design for new development projects along arterials must be coordinated with the Road Commission and MDOT, as appropriate.

Some access management tools currently included in the Zoning Ordinance are:

- Limits on the number of driveways permitted (typically one per parcel or development)
- Regulations for driveway spacing from other driveways and intersections
- Design standards for access points including minimum turning radii, deceleration lanes, passing lane requirements, etc.
- Requirements for shared access systems such as frontage roads and rear service drives.

Traffic Impact Studies

Traffic impact studies help ensure a development project will be designed to accommodate traffic generated by the site without negatively impacting traffic flow on the adjacent road or the community in general. They include an evaluation of site access design in relation to the expected number of trips the site will generate.

A traffic impact study is currently required during the site plan review process for projects and project expansions that are expected to generate significant traffic. If desired, the Planning Commission may also request a traffic impact study during review of rezoning requests. Studies are required to generally follow the handbook Evaluating Traffic Impact Studies prepared by MDOT and SEMCOG.



Transportation

Road Surfaces

Similar to most growing communities, Brighton Township consists of a mix of paved and gravel roads. Most of the major roads are paved; however, some roads or portions thereof, are maintained for year-round travel, but are not paved.

Traffic Volume

Traffic volume data is measured by average daily traffic (ADT) counts, which is an estimate of typical daily traffic volume on a road. Traffic volumes are reported by SEMCOG. As a major thoroughfare traversing the township, it is not surprising that Grand River Avenue is the most heavily traveled road in Brighton Township (not including highways I-96 or US-23), followed by Old US 23, Whitmore Lake Road and Spencer Road.

Air Travel

Brighton Township is home to one privately-owned airport, located near the southwest corner of Hunter and Hyne Roads. The Brighton Airport contains one landing strip which is owned by the Brighton Airport Association, which is a small group of individuals that use the airport mostly for recreational flight. The airport is nestled amongst single family residential development and, as such, is somewhat constrained in its expansion possibilities. The airport primarily serves single-engine aircraft, but has also reported use by multi-engine and ultralight aircraft.

Non-Motorized Transportation

The Township currently requires pathways and sidewalks within certain new development. In November, 2009, Brighton Township adopted an updated Pathways Plan to help define a vision for a continuous pathways system throughout the Township. The Pathways Plan established the following priorities:

- Grand River Avenue (installed east of Old US 23)
- Old US-23 between Grand River and Spencer (in development)
- Kensington Road between Grand River and Sunset Park (installed between Grand River and Highridge Drive)



Transportation

Recommendations

Roadway Improvements

Over time, as more development occurs in Brighton Township, traffic levels are likely to increase, creating capacity deficiencies. While this development may create significant need for roadway improvements, any costly improvements should be supplemented with transportation management practices that will maximize the efficiency and capacity of the existing road network. Access management tools, described later in this chapter, can be used to maintain the efficiency of the transportation network. Other technological advances and innovative design ideas such as signal timing, and design concepts like roundabouts, divided roads and medians should be explored before costly improvements are made. The approach of system management, combined with targeted improvements, limits costs and impacts to the community character. Land uses should be matched to areas where road capacity is available or where improvements are planned in the near future.

The SEMCOG Transportation Improvement Program lists road improvement projects planned for the next three years. In Brighton Township, Old U.S. 23 is being reconstructed and widened in 2020.

Street and Corridor Character

Street width and scale, sidewalks, building setbacks, design speed, right-of-way width, street trees, signs and even pavement markings can contribute to how the street functions and the perceptions of the driver. Driver perceptions can affect vehicle speed and the care used in driving. The character of the street corridor as viewed by the motorist also impacts the overall image of Brighton Township.

The major road corridors in the Township must be treated as design elements that represent the quality and character of Brighton. Successful commercial corridors should be free of unsightly clutter and be easy to navigate to find a destination. Streets in residential areas should make drivers intuitively drive at a low speed. In some cases, the road design elements in the Township reinforce the desired image, while in others improvements need to be considered. This Plan relies on a range of approaches to help ensure the future transportation system operates safely and efficiently, but also in context with the character of the Township.



Transportation

Recommendations

Greenspace

Road cross-sections can accommodate greenspace between the sidewalk and the curb where trees and lawn areas can be planted. This space should be a minimum of eight feet wide to allow ample foundation for tree planting and for easier maintenance. Alternatively, more native plantings and natural landscaping should be used along the more rural corridors in the north and eastern portions of the Township.

Street Lighting

Consistent street lighting is important for safety and as a decorative element to unify more urban corridors. Use of street lighting in strategic areas intended for mixed-use or urban development can enhance the pedestrian scale by creating a safe and attractive walking environment. Lighting in rural or non-urban areas should still be consistent with the Township's general vision for dark skies and low lighting levels.

Community Gateways

Entryway signage helps to attract and direct visitors, and serves to define the "edge" of a community. Access to Brighton Township is provided through several Principal Arterial and Minor Arterial streets. Brighton Township may benefit from clarifying and establishing a unique identity through entryway treatments.

The entryway into the Township provides the visitors their first and sometimes strongest impression of the Township. It is a reflection of its residents and businesses. To maximize impact, attractive gateways should be constructed at road intersections that carry the most traffic, or are major connectors into and out of neighboring communities. These points represent the areas of highest visibility where the heaviest traffic flow takes place around the Township's edge. Entryway treatments would highlight Brighton Township's small-town, pastoral character through aesthetically appealing signage and plantings. Large, broad plantings that sweep around the entryway and open it up visually can create a sense of grandeur that reflects the current and future character of the Township.

Gateway signs have been installed at the north and south Township boundaries, and along E. Grand River Avenue at the east Township boundary. Other future gateways may be implemented along W. Grand River Avenue, Spencer Road at the I-96 interchange, and Pleasant Valley Road at the north Township boundary.



Transportation

Recommendations

Traffic Calming

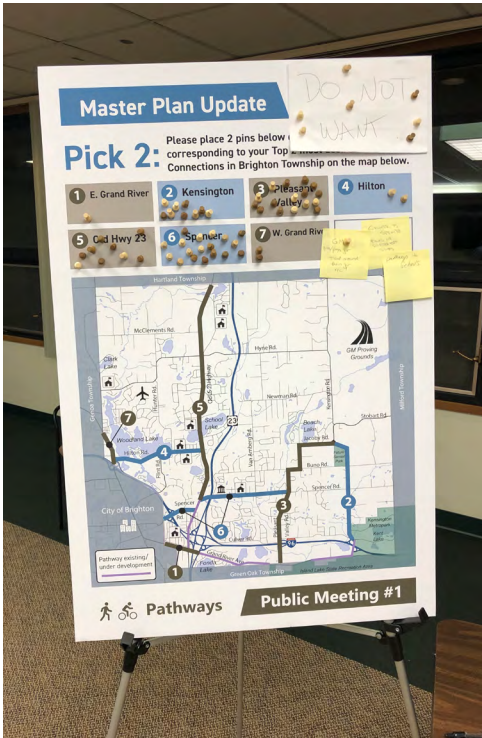
Residents expect low volumes of traffic and low speeds within neighborhoods. In areas where high volumes and speeds are noted, traffic calming measures may help keep driver speeds at an appropriate level. Because the Township does not have jurisdiction over roads, these techniques are intended to express the Township's desire to see traffic calming implemented where appropriate.

Traffic calming measures cause drivers to slow-down and be more attentive. Traffic calming is a way to visually and physically impede speeding in residential areas. The physical change in the road parameters and the psychological change in the "feel" of the road reduce the speed of vehicles. Some of the common traffic calming measures described below may be appropriate in certain situations in the Township after considering a number of factors such as traffic volumes, cost, maintenance, and impact on emergency access.

- **Speed Humps and Speed Tables** - Speed humps are vertical variations in the road designed to encourage safe vehicle speeds (15 to 20 mph). They extend across the width of the pavement and range between 2-4 inches in height and 14-22 feet in length, though designs vary based on their location. Speed tables are similar to speed humps, but are constructed with a table or flat portion in the center, which can also provide more aesthetic benefits than humps.
- **Street Narrowing, Slow Points, or Chokers** - These features can include curb modifications, channelization, and sometimes landscaping features that narrow the street to a minimum safe width. They are often installed at intersections to reduce speed and/or redirect traffic. They provide larger areas for landscaping, enhance the neighborhood, facilitate loading and unloading and optimize the pedestrian crossing locations.
- **Boulevards** - Boulevards include center islands that divide the opposing travel lanes at intersections or at mid-blocks. They are aimed at reducing vehicle speeds while enhancing the pedestrian crossing points and safety.
- **Perimeter Treatments** - Visual and physical treatments are used to communicate a message to drivers entering a residential neighborhood. Traffic signs, intersection narrowing, boulevards, textured pavement surfaces such as brick and landscaping features are often used to create this effect. Entry treatments can be a visual enhancement and can be used to increase driver awareness of changes in roadway environment.



Transportation



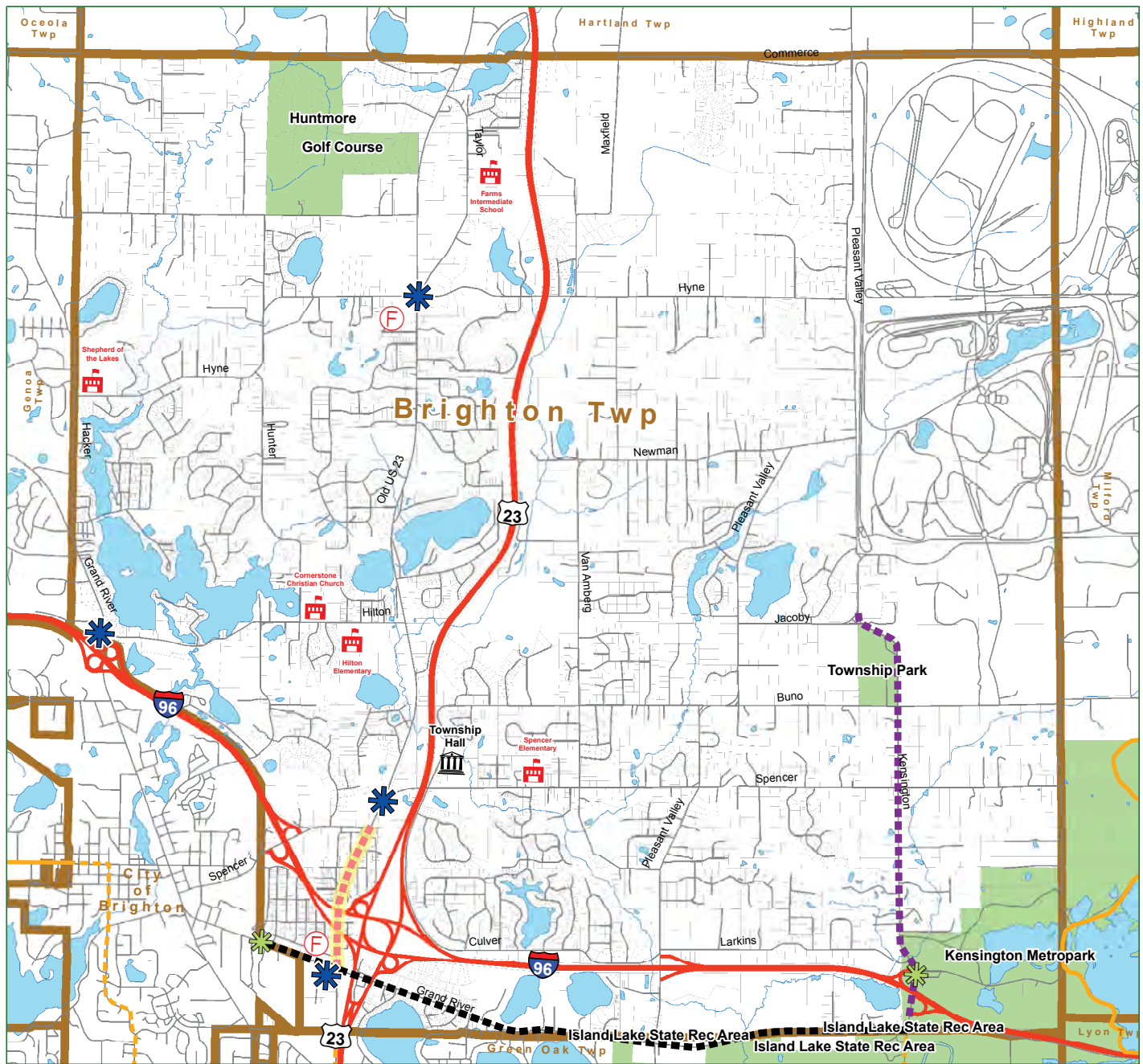
Recommendations

Non-Motorized Transportation

As previously mentioned, the revised Township Pathways Plan from 2009 (see next page) prescribes the priorities to develop and improve non-motorized traffic within Brighton Township and to regional parks and other destinations. The Township should pursue implementation of the Pathways Plan, as it continues to be a priority for many residents.

Other possible future pathways in the Township are shown on the pages that follow based on input from the Focus Groups and Public Forums.





Proposed Pathway System

Brighton Township, Michigan



Adopted September 2006
Revised November 2009

Township Pathways

- Planned
- Priority A
- Priority B

Connections

- Pathway Connections

Location

- Path Located South/West of Road
- (All other paths located North/ East of road)

Regional Pathways

- Existing
- Planned

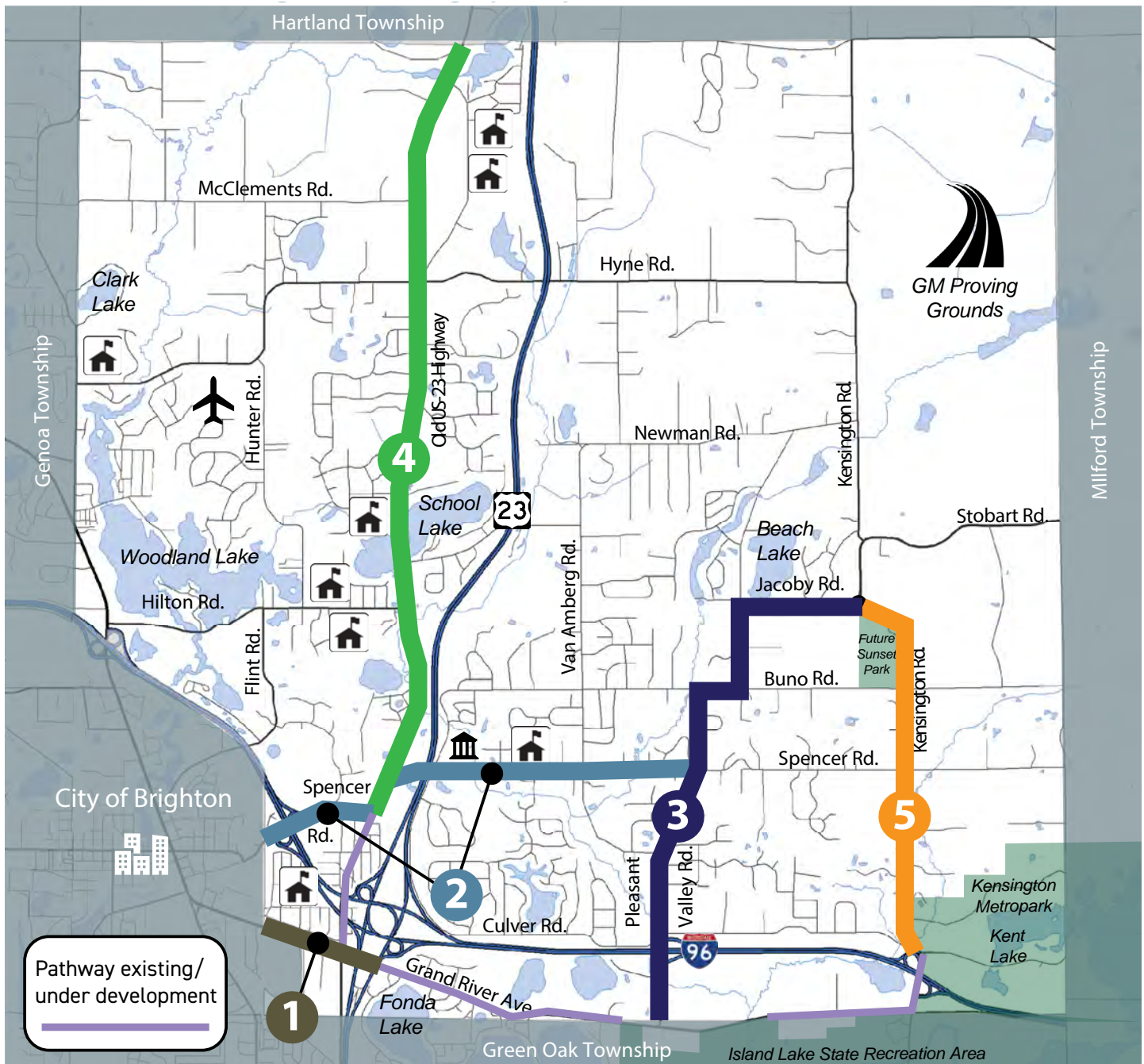
Destinations

- Activity Node

Township Hall

- Fire
- School
- Parks

PRIORITIES: POSSIBLE FUTURE PATHWAYS

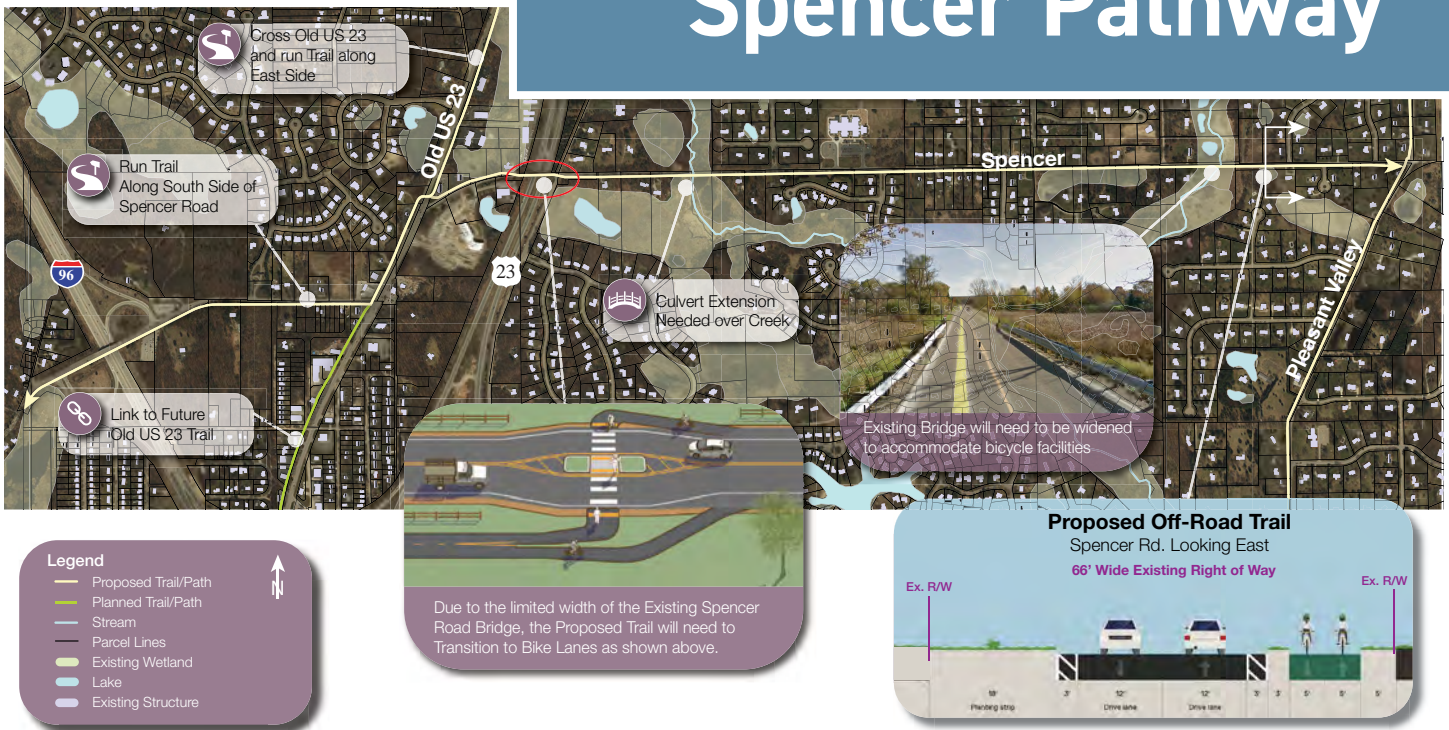


- 1** **SHORT TERM: Grand River** | City of Brighton connection
- 2** **MEDIUM TERM: Spencer** | Old Hwy 23 & School connections
- 3** **MEDIUM TERM: Pleasant Valley** | Grand River connection
- 4** **LONG TERM: Old Hwy 23** | Extend new pathway north
- 5** **LONG TERM: Kensington** | Future Sunset Park connection



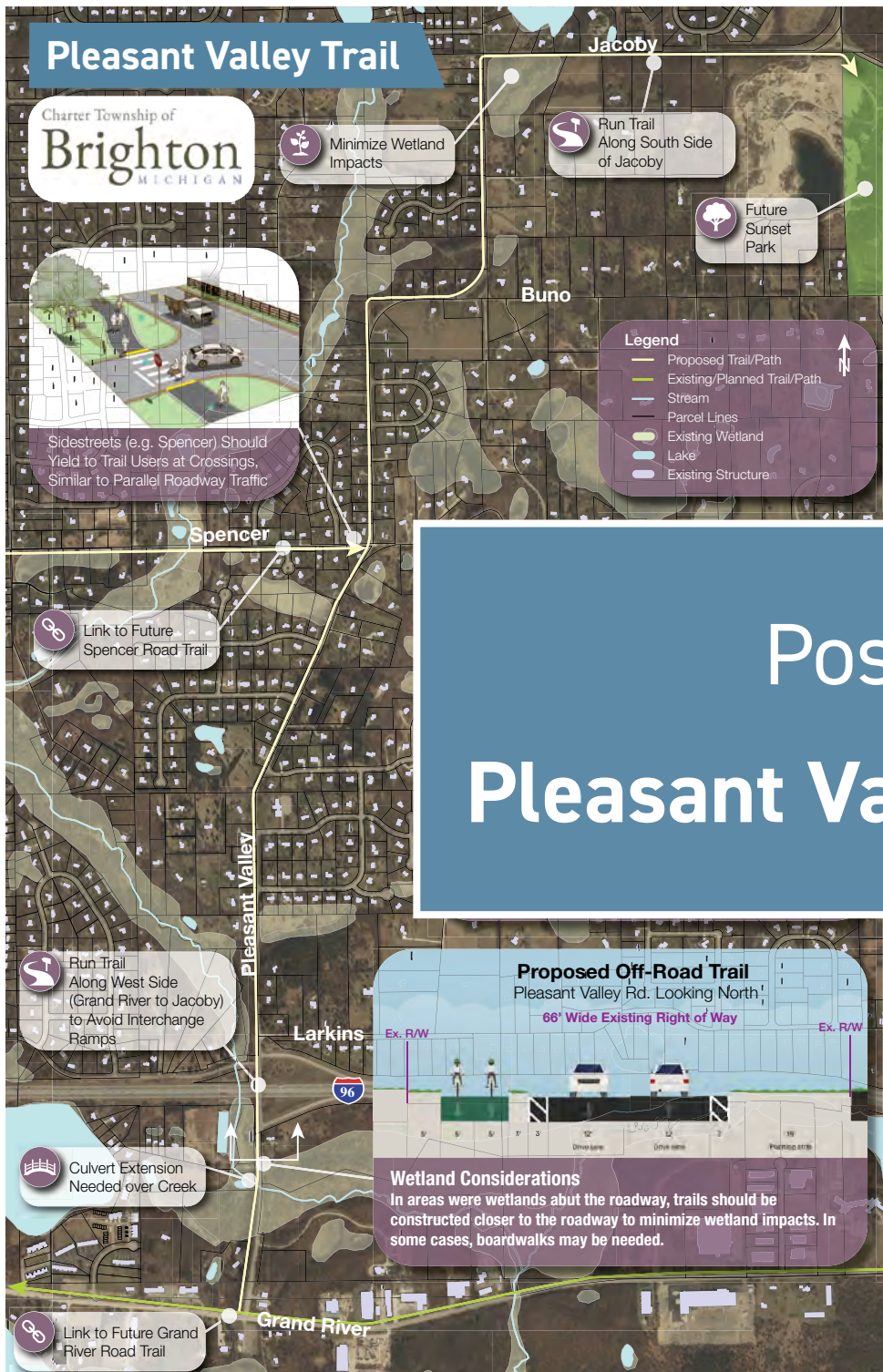
Transportation

Possible Spencer Pathway





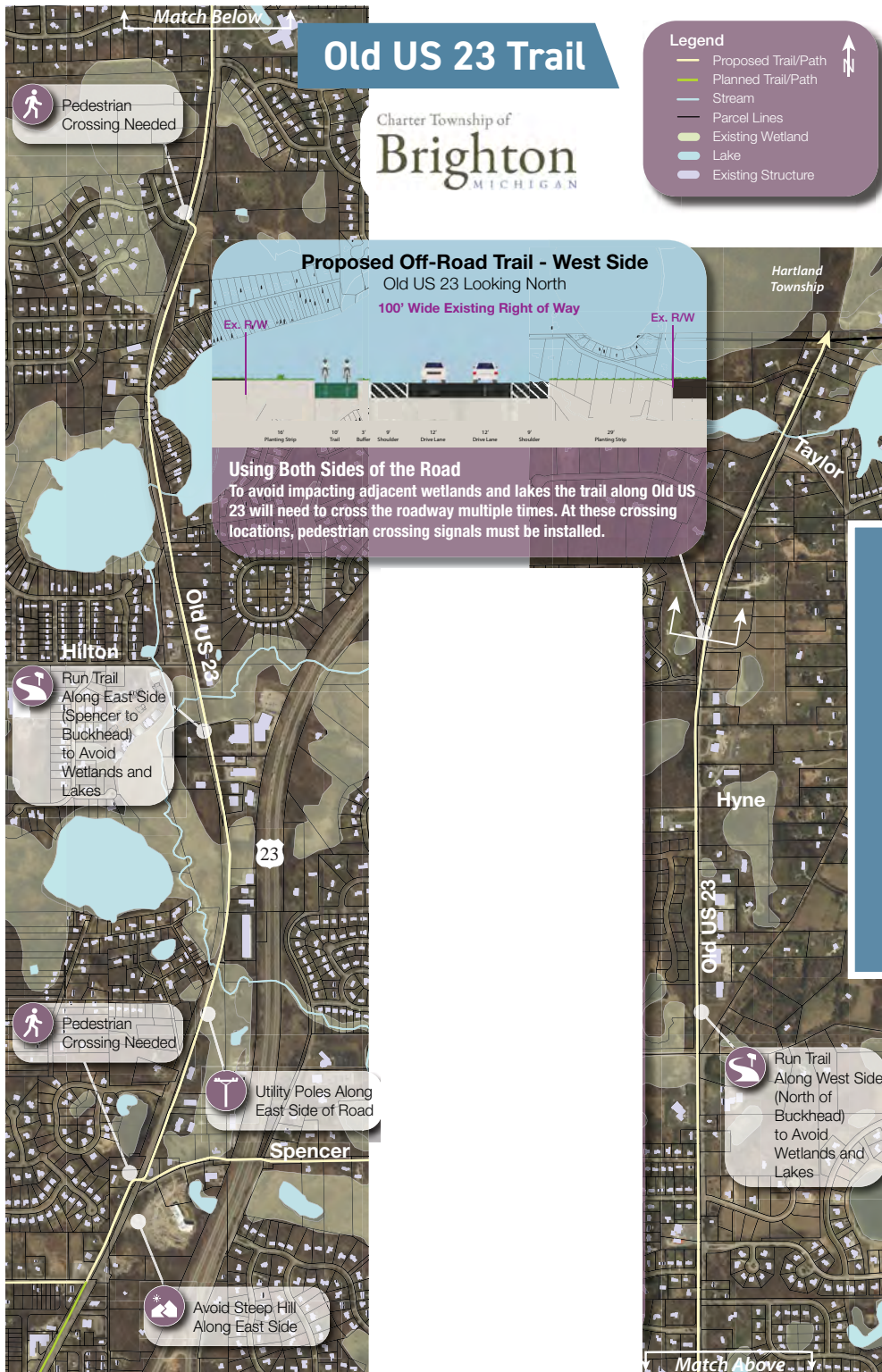
Transportation



Possible Pleasant Valley Pathway



Transportation

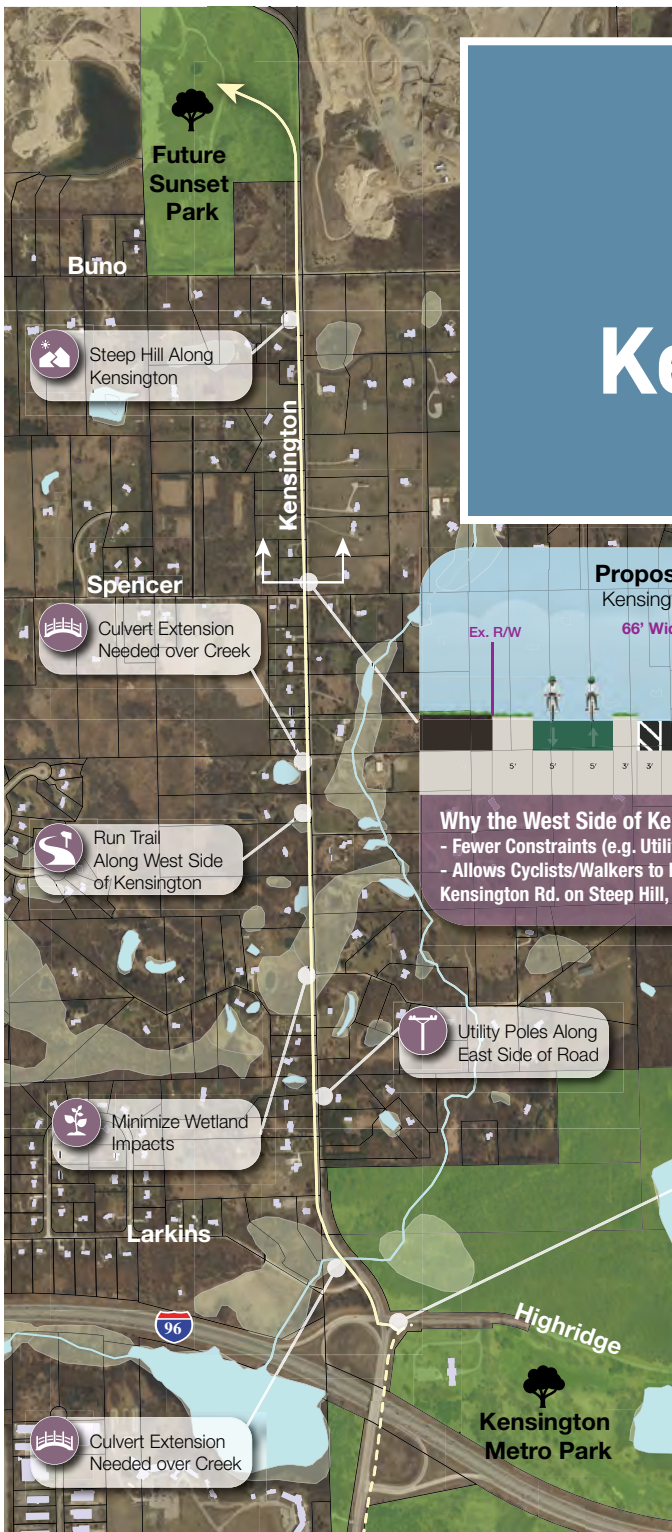


Possible
Old US-23
Pathway



Transportation

Possible Kensington Pathway



Proposed Off-Road Trail Kensington Rd. Looking North

66' Wide Existing Right of Way



Why the West Side of Kensington?

- Fewer Constraints (e.g. Utility Poles, Steep Ditches, Sidestreet Crossings)
- Allows Cyclists/Walkers to Enter into Future Sunset Park w/out crossing Kensington Rd. on Steep Hill, where Site Distance is Limited.



Utilize 4-Way Stop to Cross Kensington. Install Actuated Pedestrian Crossing (e.g. Rapid Flashing Beacon Shown Above)

Legend

- Proposed Trail/Path
- Existing Trail/Path
- Stream
- Parcel Lines
- Existing Wetland
- Lake
- Existing Structure



Transportation

Funding Sources

The following are a list of possible funding sources to help offset the Township's cost in implementing future enhancements to the local pathway network:

FUNDING AGENCY



PROGRAM

Michigan Natural Resources Trust Fund (MNRTF)

- \$300,000 maximum request
- 25% minimum local match

Land and Water Conservation Fund (LWCF)

- \$300,000 maximum request
- 50% fixed match

Recreation Passport Grant Program (RPGP)

- \$150,000 maximum request
- 25% minimum local match

NOTE: all require an up to date 5-year Recreation Plan



Transportation Alternatives

- Bike & Ped network projects connecting destinations
- 20% non-federal match required
- Awarded over \$10 Million regionally in FY2020
- Township must apply with Road Commission or other eligible project sponsor



Safe Routes to Schools (SRTS) Infrastructure

- Must benefit K-8 students walking/biking to school
- Awards up to \$200,000 per school - no local match required
- Eligible projects include off-street bicycle and pedestrian facilities such as exclusive multi-use trails and pathways
- Must complete the SRTS planning process, including: gathering a SRTS team, collecting surveys, conducting walking/biking audits, & completing an action plan



Transportation

Recommendations

Residential Connections

With any new roadway development, roads should be required to tie into the existing road network, and use of cul-de-sacs and other dead end streets should be discouraged except in areas where natural features, such as wetlands, or existing adjacent development patterns precludes through streets. A connected street system is beneficial because of the following:

- Motorists are provided with multiple routes, which help to reduce driving distances and diffuse traffic.
- Road connections between adjacent subdivisions allows for the movement between neighborhoods without the need to access major roads. It also provides alternative means for residents within the subdivisions to access the major road network at locations that are most efficient for traveling to their destination, shortening trips and thereby minimizing traffic impacts to the major road network.
- Connected streets also provide continuous secondary routes that enhance non-motorized transportation. With connected streets, special consideration needs to be given to network design to discourage use by through traffic that does not have an origin or destination within the local neighborhood.



Transportation



COMMUNITY SURVEY HIGHLIGHTS:



DESIRE ROAD IMPROVEMENTS

SUPPORT FOR TOWNSHIP-WIDE ROAD MILLAGE:

25% 40% 35%



YES



MAYBE



NO

Recommendations

Coordination with Road Agencies

As part of the Michigan Planning Act, communities that plan for public streets must coordinate with other road agencies. While most of the road jurisdiction in Brighton Township rests with the Livingston County Road Commission (LCRC) and Michigan Department of Transportation (MDOT), the Township must continue to stay abreast of and be involved in future transportation planning by continuing positive working relationships with these agencies. SEMCOG is responsible for developing the Regional Long Range Transportation Plan, which lists planned improvements within the region for the next 20 years. Communication with SEMCOG will therefore be critical to ensuring needed local projects are incorporated into its 5 year Transportation Improvement Program. The following tools can be used to improve current relationships:

- **Education and Dialogue** - Each party in the transportation planning process must understand and appreciate the goals of the other in order to successfully collaborate. Working together minimizes confusion and mis-communications.
- **Technology** - Use of computer models is more common, and the information they contain is more widely shared. Use of imperative data and tools will help reduce misconceptions, generally-accepted assumptions, and provide a more refined basis for discussion.
- **Flexibility** - Building more flexibility into project design standards can help ease tensions between opinionated participants.
- **Criteria and Evaluation Mechanisms** - Develop structured guidelines that are based on shared goals early in the process will help build consensus later in the process.



Transportation

Action	Priority	Responsibility
Coordination		
Monitor transportation conditions, and plan for road improvements and design that reflect the Township's character, coordinated through the Michigan Department of Transportation, County Road Commission, adjacent communities, and developers.	Ongoing	All
Share important documents, studies and plans, and coordinate efforts with local and state road agencies to ensure future improvements are complementary to all plans and policies.	Ongoing	TS, PUD
Work with MDOT and the Livingston County Road Commission to plan for the timing of interchange improvements and expansions, such as for Spencer Road, Pleasant Valley Road, Old US 23 and Hyne, if needed.	Ongoing	TS, TB
Work with the Livingston County Road Commission and MDOT to develop creative ways to address traffic flows, such as new technology, roundabouts, and narrow medians.	Ongoing	TS, TB
Request SEMCOG to use the Master Plan's future land use plan to update the transportation model to evaluate the impact of future development in Brighton and to program transportation improvements.	Ongoing	PC, TB, TS
Provide a copy of the Master Plan to the Livingston County Road Commission, MDOT and SEMCOG.	Ongoing	TS
Appoint a regular liaison to attend Livingston County Road Commission meetings.	Ongoing	PC, TB, or UC
Update 2009 Pathways Map and continuously monitor progress.	Ongoing	TS, PC

* PC= Planning Commission, TB= Township Board, TS= Township Staff, UC = Utilities Committee, HA = Homeowners Associations



Transportation

Action	Priority	Responsibility
Regulations		
Promote connections between adjacent subdivisions to provide alternative routes for local travel.	Ongoing	TS, PC
Continue to require traffic impact studies as a part of the rezoning and/or site plan review process for developments that are anticipated to generate significant volumes of traffic, in accordance with the practices outlined in MDOT's Evaluating Traffic Impact Studies – A Recommended Practice for Michigan Communities.	Ongoing	TS, PC
Minimize the number of access points for individual uses along arterial roadways by encouraging the use of shared driveways and other access management techniques.	Ongoing	TS, PC
Promote shared service drives between adjacent commercial sites to minimize curb cuts along arterial roadways.	Ongoing	TS, PC
Promote adequately sized, aesthetically pleasing off-street parking areas for new commercial, industrial, multiple-family and condominium residential developments.	Ongoing	PC
Improvements & Public Policy		
Establish consistent entry sign and landscaping theme that serves to inform and welcome visitors to the Township at important gateways into the Township.	Short-Term	TB

* PC= Planning Commission, TB= Township Board, TS= Township Staff, UC = Utilities Committee, HA = Homeowners Associations

GOAL

- Enhance the quality of life in Brighton Township by encouraging the conservation of prime natural amenities such as water bodies, floodplains, open space, wetlands, woodlots, aquifers, and well-head areas.

COMMUNITY
SURVEY
HIGHLIGHTS:

70%
CHOOSE TO LIVE
IN TOWNSHIP FOR
RURAL SETTING

50%
RURAL CHARACTER
IS TOWNSHIP'S
GREATEST ASSET

Introduction

The natural environment is a critical element of the physical basis upon which the community develops. The various components to the natural environment, including topography, water, soils, agricultural land, wetlands, and woodlands; function, change, and interact as part of the ecosystem. Natural features serve a variety of aesthetic and recreation functions. These natural functions need to be maintained in a healthy state, while still allowing the community to grow in a controlled manner. Development within the Township should be directed to areas that can best sustain the physical changes to the landscape without negatively impacting the community's natural features. Those areas which are not well adapted to development, or if developed may have major impacts to other parts of the community, should be protected. The conservation of these natural features will also increase the quality of life for Township residents.



Natural Features

Existing Conditions

Topography

The attractive topography of Brighton Township consists primarily of gently rolling hills and a few areas with steep slopes. This topography harbors substantial sand and gravel deposits, which present attractive extractive business opportunities. Steep areas, ranging in gradients from 15% to greater than 25%, are frequently viewed by developers as impediments for large-scale development, and are often leveled. Removal of hillside or riparian vegetation can cause soil erosion and can ultimately contribute to water quality degradation. Careful deliberation is needed before such excavation is permitted which would destroy this attractive resource.

Surface Water

Brighton Township is home to several small bodies of water, over twenty named lakes, many ponds, and several streams which comprise over 1,000 acres, many of which are used for recreational purposes. The water is located in four drainage basins that are channeled into the Huron River Watershed. Aside from the recreational and aesthetic benefits, these lakes offer superior living environments that are increasingly attractive to new residents. Efforts to maintain and improve the quality of surface water must be a priority to protect the local aesthetics, recreational opportunities, aquatic and plant life, and local land values.

Ground Water

The underground water resources found in Brighton Township are located in glacial deposits and bedrock. Most of the deposits are underlain by the Coldwater Shale bedrock which is not generally considered a quality groundwater source. Berea Sandstone underlies glacial deposits in the southwest corner of the Township, which tends to provide a higher quantity and quality of water.

In 2002, Brighton Township committed to expand municipal water into the Township, and it joined Green Oak and Hamburg Townships to form the Livingston Community Water Authority (LCWA). LCWA water mains serve buildings on Whitmore Lake Road and Old US-23 from the south Township line to Spencer (at Lake Trust Credit Union). The LCWA currently has sufficient capacity to provide water to the Township; the Township has made the necessary plans to protect other groundwater resources. The primary groundwater resource available in Brighton Township is located near Woodland Lake, abutting the City of Brighton. To protect this resource, Brighton Township established a wellhead protection area, shown on the map on page 55.



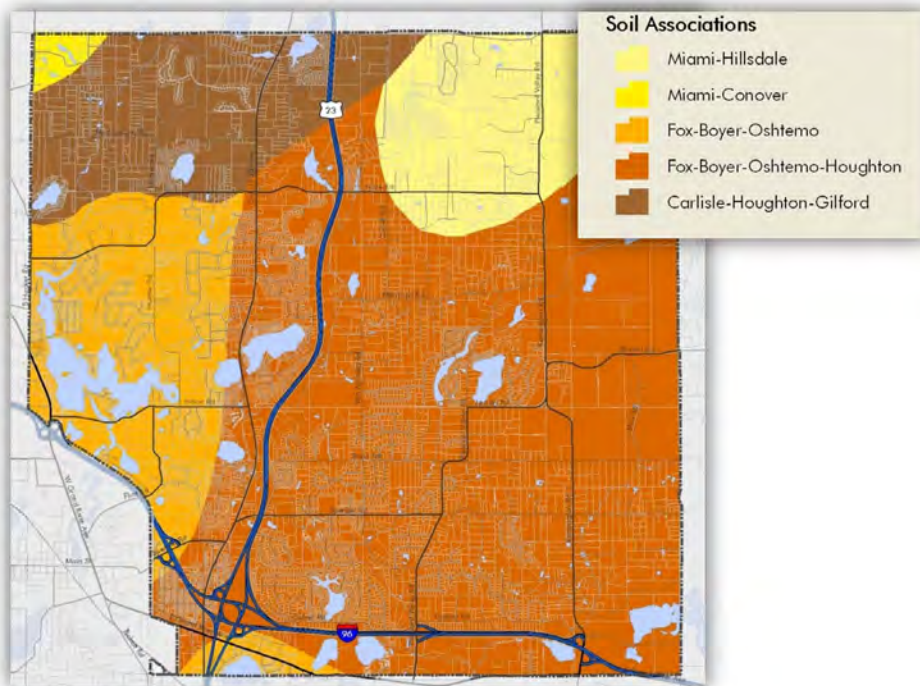
Natural Features

Existing Conditions

Soils

The soils in Brighton Township vary, but can be put into five general soil associations. A soil association can consist of more than one soil type, but is named for the major soils they typically contain. These associations are general and are not for development approval purposes because slope, depth, drainage, and other characteristics are site specific, the limits of which can only be determined through additional study and site surveys. The five soil associations in Brighton Township are:

- **Miami-Hillsdale Association** - Strongly sloping to hilly, well-drained, medium-textured and moderately coarse textured soils on moraines and till plains.
- **Miami-Conover Association** - Nearly level to strongly sloping, well drained to somewhat poorly drained, medium-textured soils on till plains and moraines.
- **Fox-Boyer-Oshtemo Association** - Steep or hilly, well drained, moderately coarse to coarse textured soils on moraines.
- **Fox-Boyer-Oshtemo-Houghton Association** - Nearly level to steep, well drained, moderately coarse textured soils and very poorly drained, coarse textured organic soils, on outwash plains.
- **Carlisle-Houghton-Gilford Association** - Nearly level, very poorly drained, organic soils and moderately coarse textured soils on outwash plains in glacial drainageways, and on lake plains.





Natural Features

Existing Conditions

Agricultural Land

With only a few scattered working farms in the Township, agricultural land encompasses only a tiny percentage of the overall land. Agricultural land helps maintain rural aesthetic, preserve open space, and provide important wildlife, flora, and fauna habitats. The suitability of land for farming is dependent upon the physical characteristics of the land, namely soil conditions. Soil conditions are perhaps the most significant factor influencing whether or not a parcel of land is capable of supporting agriculture. Little farming is conducted within the Township due to these soil conditions as well as continuing development pressures. There are however three different types of classifications of agricultural land within the Township.

- **Cropland** - Land used to produce crops such as small grains, hay or row crops including vegetables.
- **Orchard, Bush Fruit, Vineyards, and Ornamental Horticulture Areas** - Areas that produce fruit and berry crops, nurseries, flower and seed production areas, and sod farms.
- **Farmsteads** - Single farmsteads as well as barns and out buildings surrounding the house and the grounds that are maintained adjacent to the house.

Woodlands

Most woodland clearing occurred during early settlement of the Brighton area as farmers cleared existing woodland areas for agricultural purposes. What remains are some significant areas of woodlands scattered throughout the Township. In total, woodlands cover over 2,000 acres of land in Brighton Township. Woodlands and hedgerows along property lines and roads provide a variety of benefits.



Natural Features

Existing Conditions

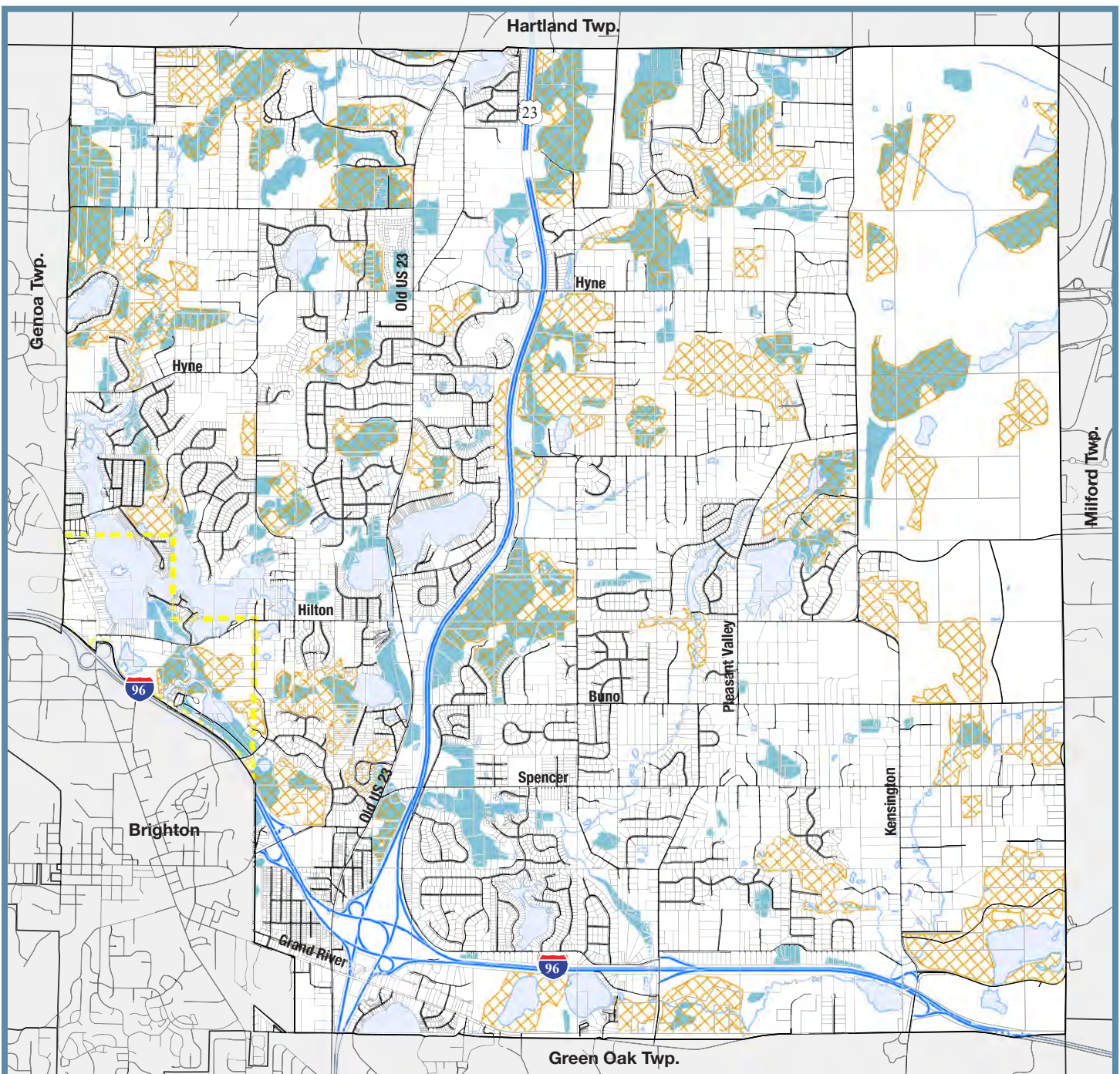
Wetlands

Wetlands serve as natural water retention, and as such can act as transitional areas between aquatic ecosystems and the surrounding upland areas, and are vital to the maintenance of high quality surface and ground water resources. Wetland systems have the ability to hold larger volumes of water during times of flooding or heavy snowmelt. In this capacity, they can regulate water levels and provide critical wildlife habitat. Wetlands may include areas that are seasonably wet through a surface or ground water influence, or areas that are more permanently saturated throughout the year. Just under 4,300 acres of wetland, both forested and non-forested, exist within the Township.

Wetlands are vital to the environmental quality of the Township and serve a variety of important functions that benefit the community such as mitigating flooding by detaining surface runoff, controlling soil erosion and sediment loading in rivers and lakes, providing links with groundwater and improving water quality, and providing important wildlife, flora, and fauna habitats.

All wetlands that are contiguous with (within 500 feet) a waterway or any wetland that is greater than five acres in size are regulated by the Michigan Department of Environmental Quality (MDEQ) through Part 303 of the Natural Resources and Environmental Protection Act (NREPA). Any dredging, excavating, construction within or making use of a wetland requires a permit from the MDEQ. Permits will generally not be granted unless the issuance is in the public interest and necessary to realize the benefits derived from the activity. If a wetland fill permit is granted, mitigation, such as creating new wetlands within the same drainage way or enhancement of existing wetlands is required.

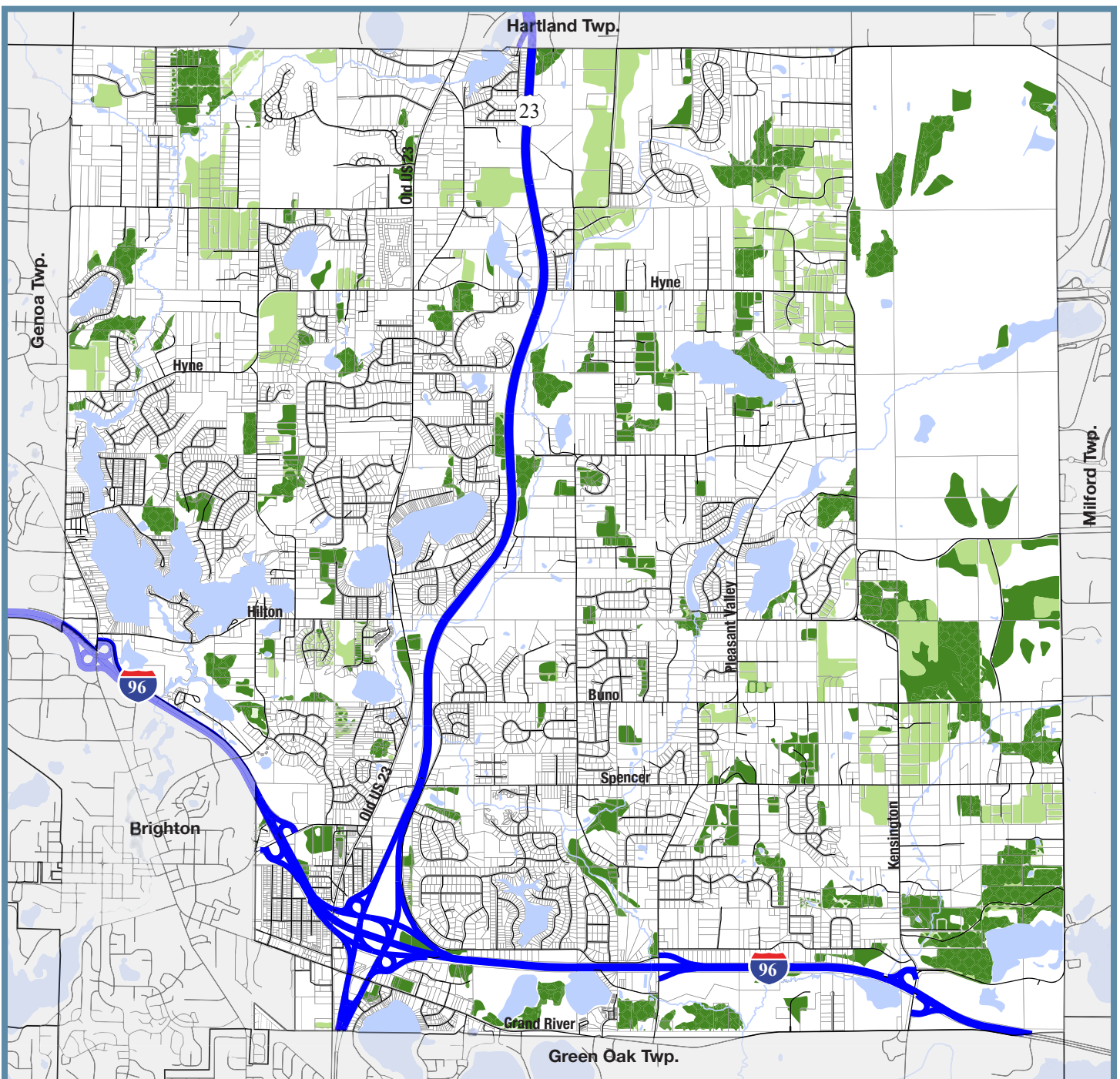
The Township also regulates wetlands through the Zoning Ordinance. In 2004, Brighton Township adopted a "Wetlands and Waterways Protection" Article. This article expanded the scope of wetlands that are regulated in Brighton to include wetlands over two acres in size, as well as those wetlands deemed significant to the environmental quality of the Township. The Ordinance regulates potential hazardous activities conducted within the regulated areas including removal of vegetation, drainage of water, construction, mining or extraction, deposit of material, or alterations to wetlands such as filling, dredging or enlarging.



Wetlands

- Wellhead Protection Area
- Water
- Natural Feature Protection Areas
- Wetlands

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Woodlands

- Water
- Agriculture
- Woodlands

Charter Township of
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Natural Features

Recommendations

Clustered Open Space Development

Utilizing clustered development is one of the most effective means of preserving existing vegetation and other valuable natural features. Brighton Township has successfully implemented this mechanism, as evidenced by several residential PUDs developed in the Township. Specific standards were adopted to encourage preservation of open space, vegetative cover and natural topography during site plan review.

Clustering is also utilized to preserve greenway corridors, buffers and natural open spaces. In addition to preserving natural features, these regulations require the provision of landscaping and buffer strips to enhance the natural character of a site. The Township should strongly encourage developers to use this mechanism for both residential and commercial developments. Currently, PUDs are consistently pursued by developers; the Township should continually review these standards to ensure they remain relevant to the development community and provide adequate incentives to encourage their use in the future.



Natural Features

Recommendations

Low Impact Development

Low Impact Development (LID) is an approach to development aimed at conserving natural resources and protecting the environment by strategically managing rainfall close to its source, minimizing impervious coverage, using native plant species, and conserving and restoring natural areas during site development or redevelopment. Design techniques are focused on the use of applications that are modeled after nature, rather than building costly infrastructure and water quality restoration systems.

While low impact design is encouraged wherever it can be applied, it is specifically warranted in areas where vegetation may be installed in lieu of impervious surfaces (i.e. pavement). It can be applied to open spaces, rooftops, streetscapes, parking lots, sidewalks, and medians. In many cases, these beneficial design alternatives offer a significant long-term cost savings, even when factoring in some additional maintenance costs. Design options to consider include use of rain gardens, native plant species, street trees (i.e. Planter Boxes, Tree Pits), bioswales and porous pavement, guidelines for which are provided below:

- **Bioretention (Rain Gardens) and Bioswales** should be considered in areas between the new or existing sidewalk where driveways are removed and in areas where the road median is relocated or enlarged. Larger drainage areas may require a combination of facilities and overflow areas should be provided for larger rain events. Plant species should be salt tolerant, provide aesthetic benefits and be low maintenance. Sidewalks should be designed to direct runoff into these areas, and maintenance agreements should be included as part of any approval.
- **Native Street Tree Planters** are recommended where earth is disturbed due to the removal or relocation of a driveway or median crossover. Maximizing exposed soil around the tree will facilitate water infiltration; however, tree grates and planter options can be applied in more urban or high pedestrian traffic areas. Street tree species should be varied to minimize the potential of invasive threats.
- **Porous Pavement** may be considered instead of previous applications (i.e. asphalt or concrete) in parking areas or the road gutter. To function properly, porous pavement requires adequate subsurface soil conditions, overflow connection to a storm sewer or other final discharge location and routine vacuum maintenance. Porous pavement should not be installed in areas where there is a potential for soil contamination.



Natural Features

Recommendations

Storm Water Management

Increased development activity places additional burden on existing natural drainage systems. The overtaking of drainage systems leads to localized flooding, environmental damage and costly storm drainage improvements to be borne by taxpayers. Storm water drainage can be managed by installation and improvements to storm water drainage systems and by requiring on-site detention of storm water, which Brighton Township currently does. Another way to manage storm water is through preservation of natural drainage ways and providing onsite storm water detention with controlled discharge. Through these approaches, the impact of development on drainage systems can be minimized.

Acknowledging that some impacts must be anticipated, a comprehensive approach to storm water management using Low Impact Design recommendations is encouraged. These types of measures will be much more effective in pre-treatment of storm water before it enters the ground or surface waters. Storm water protection can be achieved through many of the other recommendations in this chapter. Some additional policies not discussed include:

- Private road standards should allow shorter streets to reduce the amount of pervious coverage. Narrower roads may be considered if allowed by the Brighton Area Fire Authority.
- Minimize use of long cul-de-sacs in favor of connected street patterns.
- Encourage clustering of homes to minimize total impervious area, reduce total construction costs, conserve natural areas, provide community recreational space, and promote watershed protection.
- Promote more flexible design standards for residential subdivision sidewalks. Where practical, consider locating sidewalks on one side of the street and providing common walkways linking pedestrian areas.
- Minimize clearing and grading of forests and native vegetation, except where necessary to accommodate development.
- Conserve vegetation by clustering tree areas, promoting the use of native plants, and planting additional vegetation.



Natural Features

Recommendations

Watershed Planning

A more regional approach to conservation includes watershed planning. Watersheds and the sub-basins within them can be identified using GIS mapping technology that considers topography to locate changes in drainage direction and establish the watershed boundary. Studies have shown that over-development, typically defined as over 10% impervious coverage, within a given sub-basin or watershed can contribute to overall water quality degradation. By requiring minimum vegetated buffers, maintaining riparian corridors, and limiting impervious surface coverage can all help mitigate the impacts of development. Often implemented in a coordinated approach with neighboring communities, protection of watersheds must include all municipalities that regulate any portion of a given watershed and, therefore, requires the Township to pursue local relationships with their municipal neighbors. Additional research to establish watershed and sub-watershed boundaries and existing natural vegetation along surface water resources is needed to accomplish this objective.

Protection of Lakes

Protecting the integrity of the local lakes is vital to maintaining the current quality of life in Brighton Township. Most lakes are surrounded by residential development, which means that impacts to those lakes will also affect the residents that live there. These impacts can be both ecological and recreational, as overpopulation of the lakes can contribute to water quality degradation. Various lake associations are active in preservation efforts, including participation in an on-going water quality monitoring program. The testing program involves volunteers from various homeowner associations to collect water samples and submit them to a biologist who prepares detailed analysis and reports.



Natural Features

Other efforts that can be taken to protect lake water quality include:

- Continuation of homeowner-association support for weed control and dam maintenance.
- Commercial or non-residential development should be discouraged along the banks of any lakes because of their increased potential for degradation.
- A few of the lakes cross the Township boundary into other jurisdictions. In these cases, coordinated preservation efforts with the neighboring community are needed.
- Coordination with other agencies whose policies may affect Township residents, including the Livingston County Road Commission regarding road crossings, the Michigan Department of Natural Resources for enforcement and monitoring of marinas and launches, and the Livingston County Sheriff's Department for policing and patrolling of the lakes, including during the winter when snowmobiling is more prevalent.
- Continued public education, as described above, to inform land owners of the hazards of over use of fertilizers, pesticides and ice salt.





Natural Features

Recommendations

Woodland Protection

The preservation of woodlands as part of any development is vital to maintaining the natural community character. Brighton Township uses the environmental impact assessment and natural features overlay district regulations to identify woodlands as part of the site plan review process, which essentially protects land within the non-residential zoning districts. Consideration of bonuses or other incentives should be made to encourage woodland preservation. Site inspections and other methods of enforcement from the Township are also necessary to ensure compliance with regulations and appropriate implementation. Significant woodlands need to continue to be protected including:

- Forested areas that create significant woodlands.
- Linkage strips where rows of trees create linear corridors and buffers between uses.
- Trees along roads, which help preserve the community character.
- Significant individual landmark trees.

Public Education Efforts

Many citizens are unaware how their typical lawn maintenance practices can degrade local resources. Therefore, it is critical that they understand the impact of overall growth and development on community natural resources. Even more important, landowners should be made aware of methods they can implement on a local scale that can contribute to a larger environmental program. Additional outreach efforts can be made through local organizations, homeowners associations and regulating agencies.



Natural Features

This possible enhancement involves allowing public passive recreation access to Township-owned property for hikers and mountain bikers. No buildings or pavement would be constructed as part of this improvement.

If designated a conservation area it would be restricted from future development, with the Township reserving the right to utilize the property for public purposes (e.g. utilities, etc.) as necessary to maintain the public health, safety, and welfare of the community.





Natural Features

Action	Priority	Responsibility
Coordination		
Work with Livingston County, Michigan Department of Natural Resources and Environment (MDNRE), organizations and landowners to identify key environmental and natural features.	Ongoing	PC, TS, HA
Provide Development Guidelines to local design professionals and applicants during pre-application meetings.	Ongoing	PC, TB
Continue to work with the Livingston County Public Health Department to monitor environmental limitations that may affect land use and density.	Ongoing	TS
Coordinate with adjacent communities, landowners and the County on watershed and storm water planning with a goal towards shared systems and natural approaches.	Ongoing	PC, TS, HA, UC, TB
Continue working with adjacent communities, agencies and watershed councils and groups to inventory area watersheds, develop a regional watershed plan and devise compatible regulations to protect the entire region's resources and water supply.	Ongoing	PC, TS
Work with lake associations, lake boards and homeowner associations to educate them on groundwater and lake quality preservation through proper use of fertilization, removal of exotic species, septic tank maintenance and preservation of riparian vegetation.	Ongoing	TB, PC, TS, HA, UC
Retain road shoulders and unused right-of-way in a natural state whenever possible, in conjunction with the Livingston County Road Commission. Where appropriate, consideration should be given to the introduction of native plantings to add to the aesthetics of the roadway corridors.	Long-Term	TB, UC

* PC= Planning Commission, TB= Township Board, TS= Township Staff, UC = Utilities Committee, HA = Homeowners Associations



Natural Features

Action	Priority	Responsibility
Regulations		
Preserve and enhance important landscaping and natural features along roads in the Township, where feasible. An easement may be required to preserve existing and enhanced vegetation when a subdivision or site plan is approved.	Short-Term, Ongoing	PC, UC
Provide development incentives to limit the amount of woodland clearing.	Ongoing	PC
Require development reviews to include information pertaining to the effects of the development on area groundwater sources.	Ongoing	PC, TS
Ensure development plans on sites with slopes exceeding 25% are reviewed by the Township Engineer.	Ongoing	PC, TS
Discourage land uses that have a high risk of pollution from locating adjacent to significant natural features or near underground aquifers, public well-heads and wellhead protection areas.	Ongoing	PC
Require environmental impact studies for areas with significant natural features so development is more sensitive to the surrounding environment. Encourage protection of floodplains, wetlands, groundwater resources, natural features, and other environmental features when reviewing development proposals. Prohibit or significantly limit development that would disturb or impact floodplains, wetlands or surface water.	Ongoing	PC, TB
Review regulations to protect water quality and regulations restricting placement of driveways, parking lots and storm drains to locations away from important natural features.	Short Term	PC, TB
Consider where use of porous materials can be allowed, such as in low-volume driveways, parking lots, sidewalks, loading areas, emergency lanes, etc.	Short Term	PC, TB

* PC= Planning Commission, TB= Township Board, TS= Township Staff, UC = Utilities Committee, HA = Homeowners Associations



Natural Features

Action	Priority	Responsibility
Improvements and Public Policy		
Research the protection of significant natural features through donation of land to conservancies, open space development strategies, conservation easements, the creation of a land trust, or acquisition of land.	Long-Term	TS, TB
Direct homeowners and residents to existing resources for lakefront restoration plans. These resources should recommend plant types and native species that can help provide filtering buffer strips and wildlife habitat in place of lawns along lakefront properties.	Ongoing	TS, HA
Where possible, pursue a natural conservation approach that results in "linked" natural areas.	Ongoing	TB, PC
Explore opportunities to preserve important natural areas and/or features through creative zoning, private open space, conservation easements, or purchase by conservancies.	Long-Term, Ongoing	TB, HA, PC

* PC= Planning Commission, TB= Township Board, TS= Township Staff, UC = Utilities Committee, HA = Homeowners Associations

GOALS

- Continue to provide the quality of life that Brighton Township residents have come to expect by offering and encouraging facilities and services to meet current and future demands.
- Provide a comprehensive system of public and private parks, pathways, recreation facilities and open space throughout the Township that is accessible to residents, and to enhance the quality of life for all residents including children, teenagers, adults, senior citizens, and the physically challenged.

Brighton Township offers a range of community facilities to its residents and businesses and cooperates with different agencies to provide important public utilities. The quality, availability and cost of these elements are among the many factors influencing growth and redevelopment. Residential, commercial and especially industrial users make location decisions based, in part, upon the ability of a municipality to meet their present and future needs in a cost-effective manner.

Community facilities include schools, parks, public safety and Township offices, all of which are provided to serve the needs of residents and businesses in Brighton Township. Utilities, including public water and public sanitary sewer services, are also discussed in this chapter.

Existing Community Services & Facilities

Government Administration

The Brighton Township administration offices are located in the Township Hall on Buno Road, north of Spencer. The building, which was built in 1983 and renovated in 2000, house the offices of the Supervisor, Assessor, Treasurer, Clerk, Manager, Planner and support staff.



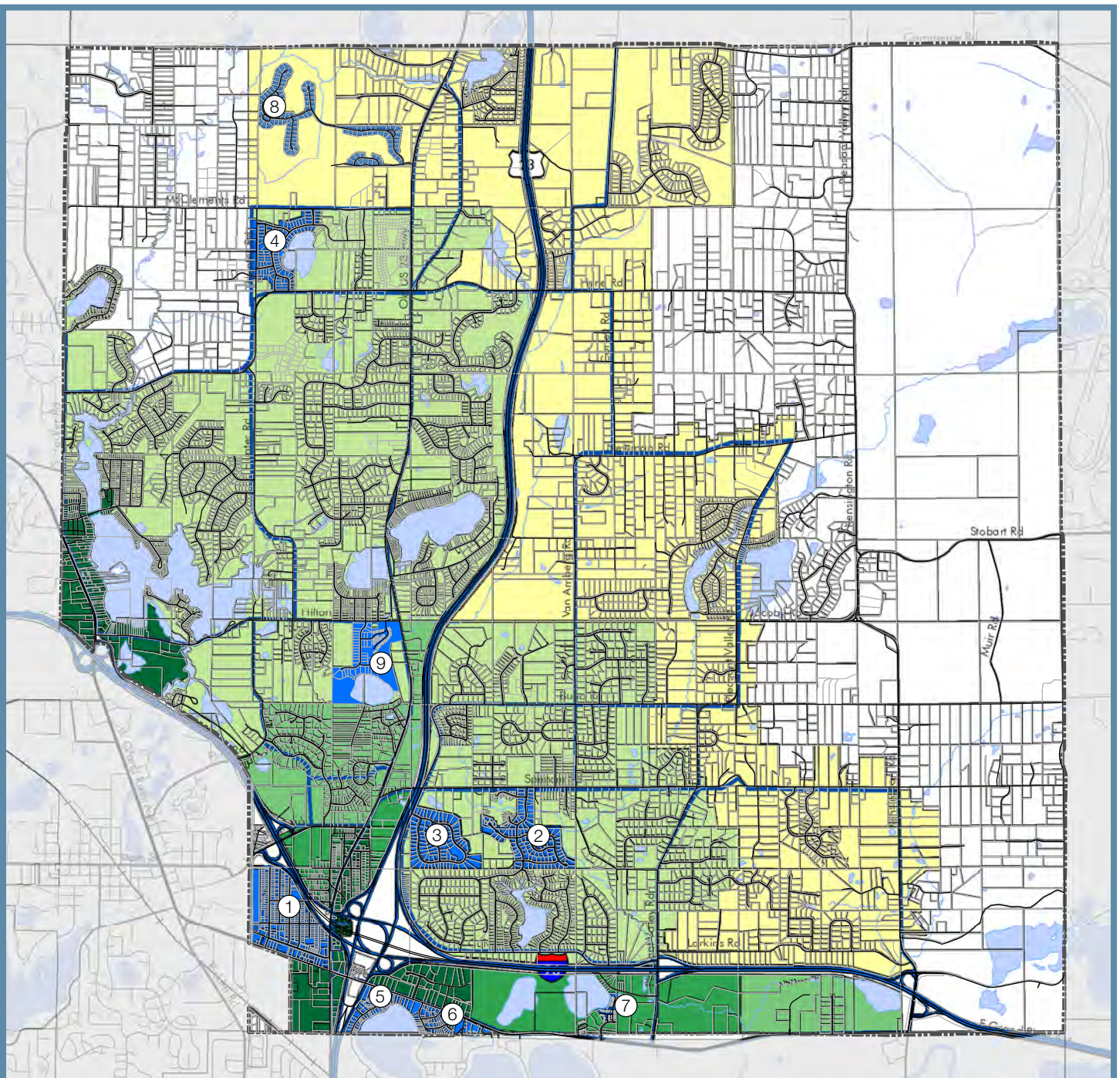


Community Services & Facilities

Water & Sewer

Availability of water and sewer utilities has a significant impact on the development pattern of the Township. Sites with these improvements are often attractive to developers; therefore, the Township must take care to expand these services to appropriate locations. Special consideration for the timing and location of new public water and sewer now can ultimately affect future development in Brighton Township.

- **Water** - The predominant water supply in Brighton Township is provided by individual well systems. Some of the older and more densely developed subdivisions are provided with water via community wells. These areas include Harvest Hills, Greenfield Pointe, Huntmore, The Peninsula, and Osborn, Fonda, Island, and Briggs Lakes. The Livingston Community Water Authority (LCWA), which includes Brighton Township as well as Green Oak and Hamburg Townships, has prepared a future water service plan that outlines areas in Brighton Township that may someday be serviced. The Water Service Map on the following page depicts when specific areas in the Township are expected to gain access to the public water supply.
- **Sewer** - Similar to public water, the Township supplies public sewer to some of the community's older and denser developments. Sewer lines run along Grand River, Old US-23, and Hilton and provide service to many of the residential developments within the southwestern portion of the Township. The following developments have community septic systems: Orchard Estates, Deer Creek, Oaks at Beach Lake (Phase 1), and Eagle Ravine. The Sewer Service Map on page 70 indicates which areas in the Township currently have access to public sewer. The remainder of the Township utilizes individual septic systems. A high density of septic systems in areas with unsuitable soils, high groundwater or near bodies of water can have significant impact on the quality of the Township's water resources. Measures need to be taken to protect the Township's natural resources and prevent contamination due to the overuse of septic systems.



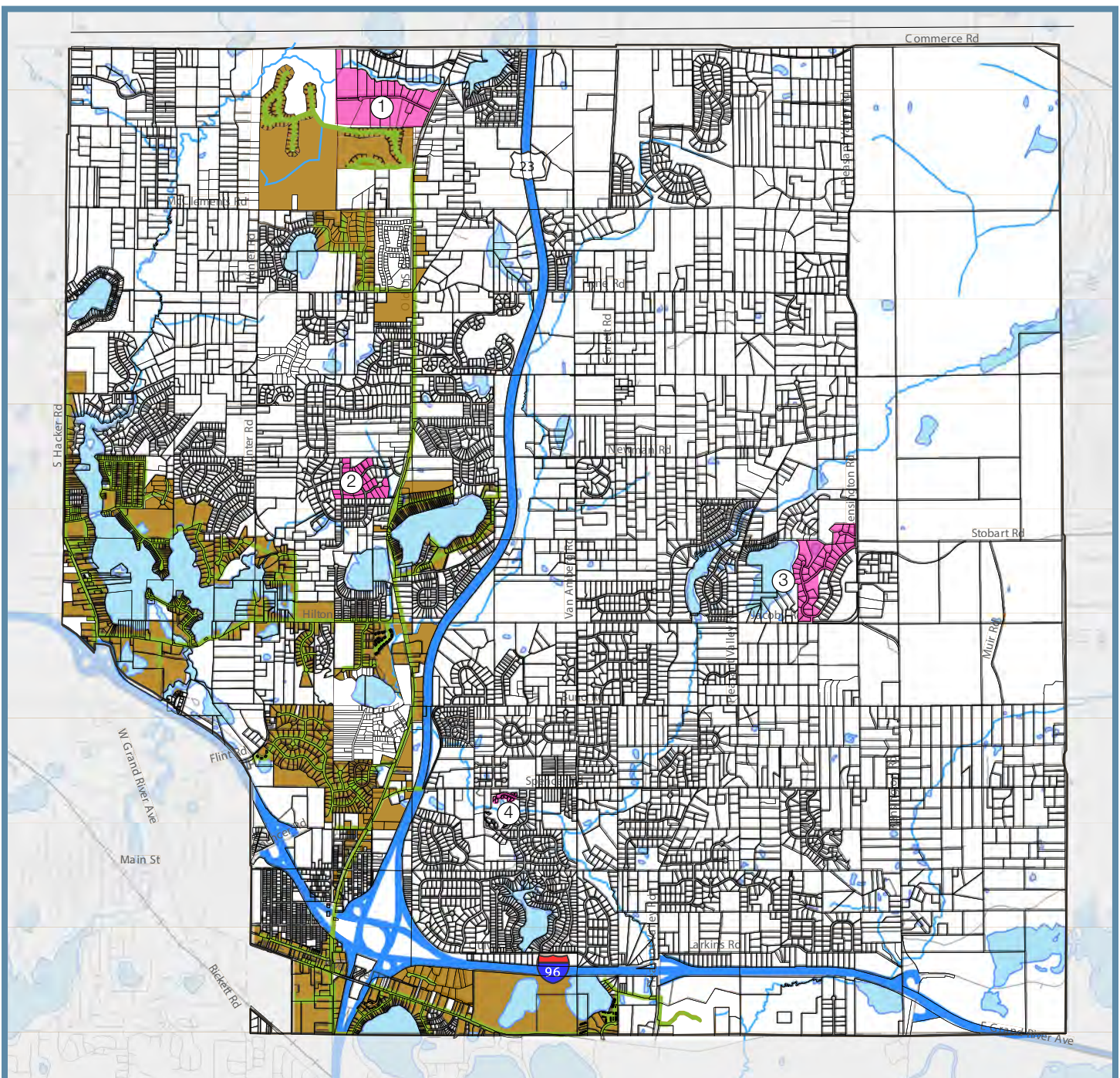
Existing Water Service

- ① Country Club Annex
- ② Greenfield Pointe
- ③ Harvest Hills
- ④ Osborn Lake
- ⑤ Fonda Lake
- ⑥ Island Lake
- ⑦ Briggs Lake
- ⑧ Huntmore
- ⑨ The Peninsula

Water Service

- Immediate District
- 0 to 5 Years
- 5 to 10 Years
- 10 to 20 Years
- Beyond 20 Years
- Water Main

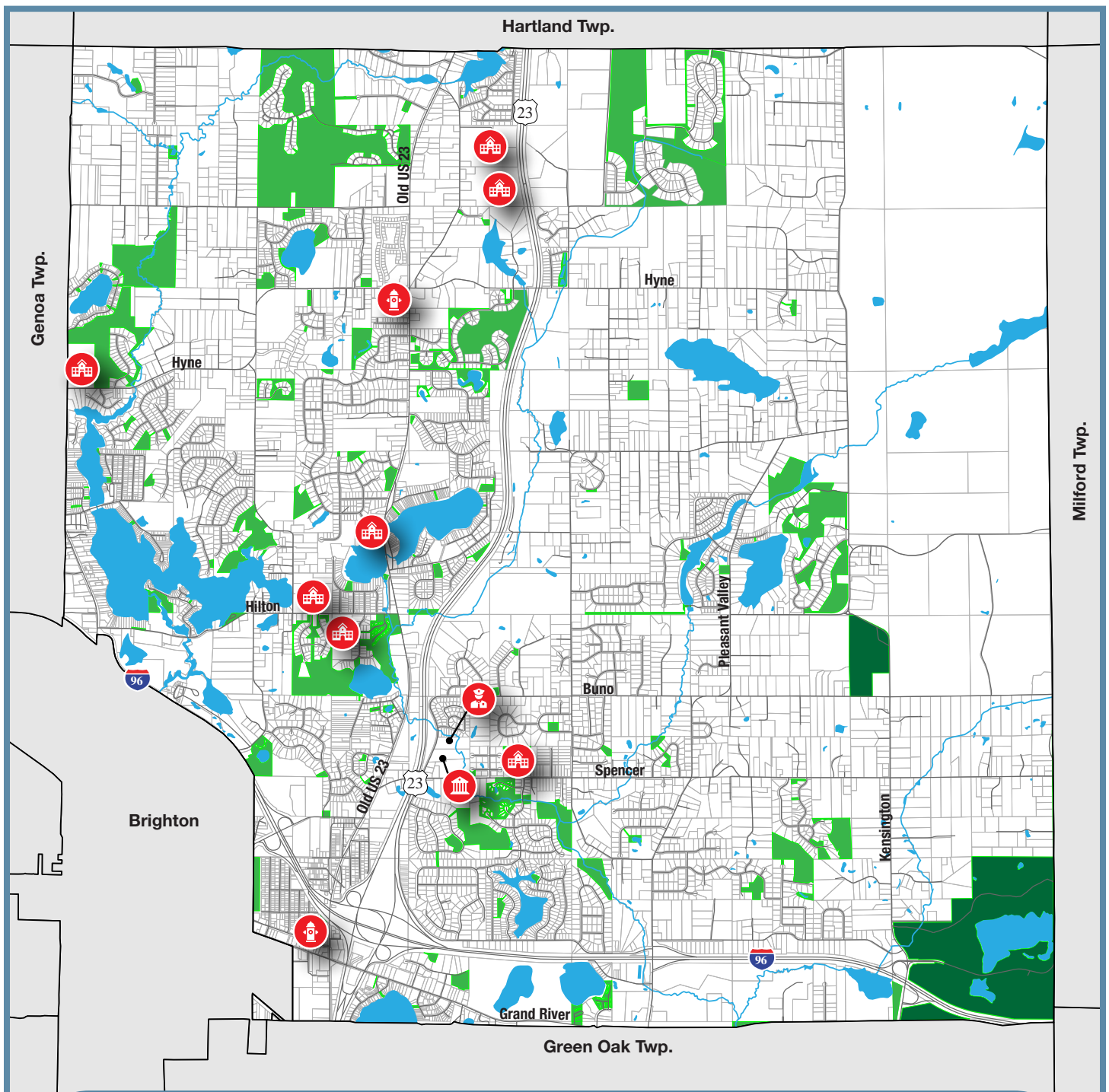
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Sewer Service





- | | |
|---|---|
| Community Septic System | Sanitary Sewer Service |
| ① Orchard Estates | Existing Sanitary Main |
| ② Deer Creek | |
| ③ Oaks at Beech Lake (Phase 1) | |
| ④ Eagle Ravine | |

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Community Facilities

-  School
-  Fire Station
-  Michigan State Police
-  Township Hall

-  Open Space
-  Public Park
-  Roadway
-  Parcel Line

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Community Services & Facilities

Public Safety

Brighton Township residents are currently protected through fire services provided by the Brighton Area Fire Authority and police protection through the Livingston County Sheriff's Department and the Michigan State Police. Maintaining high-quality public safety services will always be important to the township and its residents.

- **Fire Services** - Prior to July 1999, Brighton Township provided a twenty-four-hour on-call paid-on-call fire fighting force. Since then, an agreement with the City of Brighton and Genoa Township, the three municipalities formed the Brighton Area Fire Authority (BAFA). The Brighton Area Fire Authority maintains between 75-90 paid-on-call firefighters. These firefighters are required to complete a minimum level of training by the State of Michigan including Fire Fighter I & II, Hazardous Materials Operations, as well as complete Emergency Medical Technician (EMT-B) training. In addition to the paid-on-call staff the authority employs the following full-time positions; Fire Chief, Deputy Fire Chief, Fire Marshal, Chief of Training, two (2) Fire Inspectors, three (3) Shift Captains, and six (6) Fire Protection Specialists. This combination of staff provides emergency services including but are not limited to: structural firefighting, emergency medical response, hazardous materials response, technical/special rescue services (water, dive, trench, rope, extrication, etc.), and community risk reduction. The fire authority currently has five (5) fire stations, two (2) of which are located within Brighton Township. The north station is located on Old US-23, south of Hyne, and the south station is found on Weber, just west of Old US-23. There are a number of non-emergency functions the fire authority provides to the township including fire safety inspections, fire investigations, plan review services, public education, and many more. The Brighton Area Fire Authority staffs two of its stations 24-hours-a-day utilizing a mix of career and paid-on-call staff and has achieved an Insurance Services Office (ISO) rating of a 3 or 4 for all of Brighton Twp. The rating is dependent on a resident's proximity to a fire hydrant or fire station. A part of this evaluation is a mutual aid agreement with neighboring fire departments that border the township. The agreement helps the communities offset staffing and additional fire station locations by dispatching the nearest neighboring fire department station, along with BAFA. The administrative office is located at fire headquarters in the city of Brighton on Grand River north of Main.
- **Police** - Police protection in Brighton Township is a collaborative effort between Livingston County and the State of Michigan. The State of Michigan maintains a branch headquarters on the east side of Buno Road, next door to Township Hall. The Michigan State Police shares policing responsibilities with the Livingston County Sheriff's Department through a "closest car" agreement, whereby emergency calls are dispatched to both offices with a request that the closest patrol car respond. Due to the location of the State Police post in Brighton Township, they typically respond to the majority of calls received by central dispatch.
- Because Brighton Township is not highly populated, nor high in crime, it is not cost effective to establish its own police department at this time. The Township could consider, among the various options, regional partnering opportunities similar to those implemented for the regional fire department, or part-time or paid on-call arrangements that may be a more efficient use of Township resources.



Community Services & Facilities

School Facilities

Four different public schools, located in four different school districts, and several private schools are located in Brighton Township. Geographically, the Brighton Area School District serves the largest area of the Township, incorporating the southern two-thirds. The Howell Public School District incorporates areas near Clark Lake and Woodland Lake, while the Hartland Consolidated School District covers areas north of Newman Road and east of Hunter Road. The Huron Valley School District also covers a very small area of land in the northeast section of the Township; however, no enrollment comes from Brighton Township, as the only land that lies in the Huron Valley School District is part of the General Motors proving grounds property and currently contains no residents.

Schools located in Brighton Township include:

- **Brighton Area Public Schools** - Spencer Elementary School, located on Spencer near Van Amberg, and Hilton Road Elementary school, located on Hilton west of Old US-23, are part of the Brighton Area School District.
- **Hartland Consolidated Public Schools** - Lakes Elementary and Farms Middle Schools are both on Taylor and are under the jurisdiction of Hartland Consolidated Schools.
- **Private Schools** - In addition to these public schools, a number of Township students attend private schools in or near the Township including Cornerstone Christian School, Shepherd of the Lakes, Brighton Montessori and Maple Tree Montessori. These schools, as well as other public facilities are depicted on the Community Facilities Map.





Community Services & Facilities

Recreation

The Charter Township of Brighton and Green Oak Charter Township comprise the Southeastern Livingston County Recreation Authority (SELCRA). SELCRA is a regional authority that provides recreation and leisure programs for citizens of all ages. The Township relies on SELCRA to plan for and fund recreation improvements in the community.

Many of the residents in newer residential subdivisions and condominium developments are benefiting from community facilities provided as part of their development. Brighton Township provides funding to the Southeastern Livingston County Recreation Authority (SELCRA), and in turn, they provide recreational programming needs for the community. SELCRA serves participating communities by offering a variety of athletic programs for both children and adults. SELCRA sponsors leagues include basketball, soccer, volleyball, baseball, and softball.

The following describes the parks and recreation facilities currently available to Brighton Township residents.

- **Local Parks** - Presently, there are no developed Township-owned parks or recreation facilities in the Township. Township residents rely on County or State parks, schools, privately owned facilities, or Township lakes and streams for recreation.

The only Township-owned parkland is "Sunset Park," which was established through a public/private development agreement between Brighton Township and Sunset Sand and Gravel. Additionally, the Township also owns a property off of Maxfield Road, which is designated for a future park. The Michigan Department of Natural Resources maintains a 3.5 acre boat launch, which provides public access to Woodland Lake off of Hilton Road.



Community Services & Facilities



Kensington Metropolitan Park, a Huron-Clinton Metropolitan Park Authority property, covers 340 acres in the southeast corner of the Township and offers a diverse range of recreational opportunities. The 4,357-acre park offers a variety of recreation facilities including an 18-hole golf course and ball diamonds and activities including swimming, boating, hiking, fishing, picnicking, bicycling, and horseback riding. A variety of winter activities including ice skating, cross-country skiing and sledding are also available. This park is very accessible to Township residents and will likely continue to be the most important recreational amenity in the future.

Playground facilities and open parkland are offered at all of the elementary schools within the Township. In addition, Township residents also can use playground facilities at all of the elementary schools in the neighboring communities as well as the Imagination Station located in downtown Brighton.

Public athletic fields are also found throughout the Township. Farms Middle School has twenty acres of parkland including a number of ball diamonds and fields and Spencer Elementary School has ten acres of park land including a lighted baseball diamond used by summer softball leagues.

Additional playfield space is accessible to Brighton Township residents at locations in neighboring communities. Scranton and Maltby Middle Schools as well as Brighton and Hartland High Schools provide athletic fields, tennis courts, track facilities and a swimming pool.



Community Services & Facilities



- **Regional Recreation** - In addition to local community facilities, Brighton Township residents have the benefit of numerous regional recreation facilities provided by the Huron-Clinton Metropolitan Park Authority, County, and State. Below is a brief description of parks located within a fifteen minute drive of the Township.
 - **Huron Meadows Metropark (Huron-Clinton Metropolitan Authority Park)** - Located along the Huron River three miles south of Brighton, this 1,539-acre park features an 18-hole public golf course and golf-activity center.
 - **Lyon Oaks (Oakland County Park)** - This 1,024-acre park was developed in the spring of 2002. The park, located west of Wixom on Pontiac Trail, contains a new Arthur Hills designed 18-hole golf course, driving range, banquet and meeting facilities, dog park, nature center, picnic areas, and a trail system.
 - **Brighton Recreation Area (Michigan State Park)** - Located in Howell, this 4,947-acre park offers campsites, organization camp, and cabins. Other facilities include picnic equipment, playgrounds, beach house, boat launch, and complete equestrian facilities.
 - **Highland Recreation Area (Michigan State Park)** - This 5,524-acre park located in White Lake Township has campsites, an organization camp, and cabins. Other facilities include picnic equipment, playgrounds, beach house, boat launch, and nature trails.
 - **Island Lake Recreation Area (Michigan State Park)** - Located along the Township's southeastern edge, this 3,466-acre park offers campsites, an organization camp, and cabins. Other facilities include picnic equipment, playgrounds, and a boat launch.



Community Services & Facilities



- **Pinckney Recreation Area (Michigan State Park)** - This 11,000-acre recreation area located in Pinckney has campsites and an organization camp. Other facilities include picnic equipment, playgrounds, a beach house, and a boat launch.
- **Proud Lake Recreation Area (Michigan State Park)** - Located along Wixom's western border, this 4,000-acre recreation area has campsites, an organization camp, mini cabins, and tent rentals. Other facilities include picnic equipment, playgrounds, beach house, and boat launch.
- **Seven Lakes State Park (Michigan State Park)** - This 1,410-acre site located in Fenton offers camping sites. Other facilities include picnic equipment, playgrounds, a beach house, and boat launch.
- **Huntmore Golf Course** - This 18-hole golf course is part of a larger Planned Unit Development located off of Old US-23, just north of McClements Road. It provides 18 holes of golf and is open to the public.
- **Mt. Brighton Ski Resort** - This resort is a regional recreation area located west of W. Grand River Ave. and south of I-96 in the City of Brighton. Mt. Brighton offers skiing and lodging facilities. It is a regional destination as one of few area ski resorts.
- **Waldenwoods Golf Course** - Waldenwoods Resort, located near the intersection of Old US 23 and M-59, is a private resort offering lake front cottages and lodges, RV camping, tent camping, an Olympic size swimming pool, 140 acre lake, boating, fishing, hiking & biking trails, and family activities like BBQs, dances, parties, and fireworks.



Community Services & Facilities



Hazard Mitigation Plan

Livingston County,
Michigan
2017



Recommendations

Public Safety

Historically, community safety is a major consideration when locating new developments or deciding where to live. While Brighton Township remains a very safe community, and local police and fire agencies currently provide adequate service, consideration should be given to future needs. The Township could consider alternative service options, such as partnering with neighboring communities, contracting for additional County service, or if a new department will be needed for the Township alone. When appropriate, the Township should refer to the County's Hazard Mitigation Plan to determine appropriate safety needs that must be addressed.



Community Services & Facilities

Recommendations

Utilities

Because land use policy can impact the expansion of and improvements to local utility providers, the Township should actively pursue coordinated efforts to provide the needed services to residents.

- **Water and Sewer Service** - There is a strong desire among residents to maintain the pastoral character of Brighton Township. Careful utility planning for public water and sewer service is critical to ensuring this vision is maintained. Services in areas outside the current service area should not be improved or expanded beyond what is needed to maintain existing levels of service. This policy must be continually reviewed to ensure it is consistent with current land use plans.
- **Electric Service** - As the Township has grown, the number of electric poles has increased along the local roads. In higher density areas, these poles can dominate the landscape and affect public perception and economic growth. The Township should pursue general ordinances and policies that encourage new electric lines are buried. In less dense areas, above-ground poles should still be considered so as not to excessively or unnecessarily raise the cost of electric services or disrupt natural features. Other ways the Township can ensure lower rates is to work with utility providers in their planning of new sub-stations or generator sites. Local land use regulations that impose strict standards often discourage providers from upgrading service. The Township should work with these companies in an attempt to locate electric facilities in areas that provide natural visual buffers, require minimal grading, and where appropriate access is available.
- **Gas Service** - Some areas of the Township are still served by individual propane tanks. In areas of very low-density development, the spacing of homes is such that it is not desirable for utility companies to serve them.



Community Services & Facilities

- **Wireless Telecommunication Service** - Wireless technology is a popular means to attain wireless internet, phone and video services. Brighton Township does have some authority over the development of towers. New wireless towers must be built with additional space that will be made available to other providers. New antenna proposed to co-locate on existing towers or on pre-approved sites is encouraged.
- **Connect Michigan** - Connect Michigan is a non-profit agency who partnered with the Michigan Public Service Commission to map and expand broadband service to Michigan communities by facilitating community technology planning. Livingston County participates with Connect Michigan, and has developed the "Advantage Livingston" team to assess the demand and need for broadband technology. The team is evaluating current assets, local policies, underserved areas, and public-private partnerships to determine the level and need for training and education. The Township should continue to participate with Livingston County and Connect Michigan toward implementing the Advantage Livingston Action Plan.



Community Services & Facilities

Recommendations

Parks & Recreation

To address future recreation needs, the Township should consider ways to serve residents at a low cost to the community. In addition to pathways, private facilities can provide just such a service. The Township should continue to work with SELCRA to expand recreational opportunities within the region, and continue to encourage recreational facilities as part of residential development.

The pages that follow show conceptual plans for the possible future provision of recreation areas at three locations in which the Township already owns property.



COMMUNITY SURVEY HIGHLIGHTS:



71%

OF PARK USERS
DESIRE TRAILS IN A
FUTURE PARK



48%

DESIRE BIKE & HIKE
TRAILS/PATHS
IN TOWNSHIP

SIMILAR TO
ROADS...

MIXED SUPPORT
FOR RESIDENT
PARTICIPATION
IN FUNDING:

FOR TOWNSHIP-WIDE
PARK MILLAGE:

26%

37%

37%

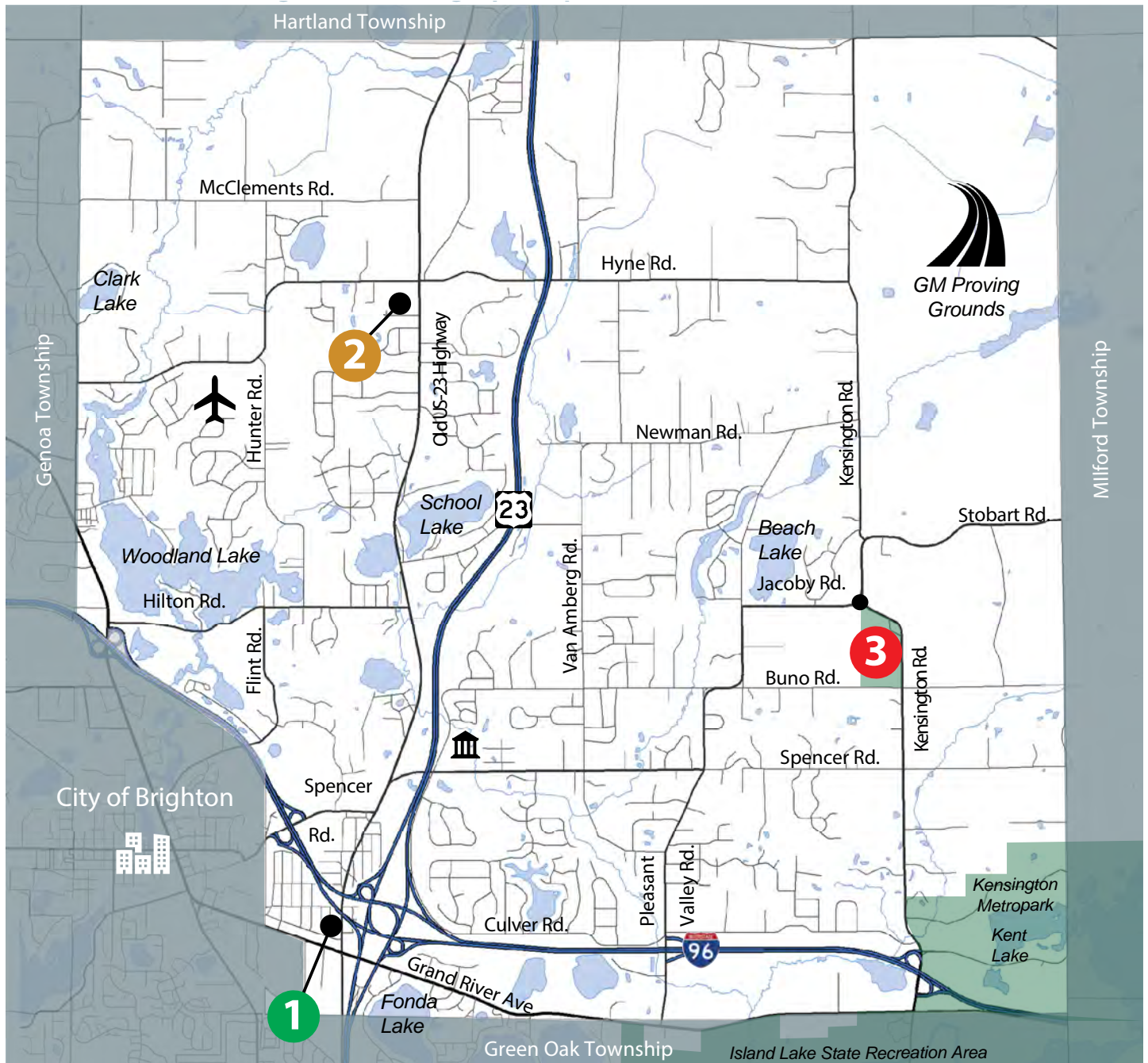


YES

MAYBE

NO

PRIORITIES: POSSIBLE FUTURE PARKS



- 1** **SHORT TERM: Weber Street Park | Neighborhood Park**
- 2** **MEDIUM TERM: Station 32 Park | Passive Park**
- 3** **LONG TERM: Sunset Park | Active Recreation Park**



Community Services & Facilities



Possible
Fire Station
Park



Community Services & Facilities

Possible Weber Street Park





Community Services & Facilities

Possible Sunset Park



Recommendations

Economic Development

Community businesses play an important role in sustaining a strong property tax base for the Township, while also providing goods, services and jobs for local residents. While the Township has not traditionally taken an active role in attracting commercial development, it can establish itself as a “business-friendly” community by stepping potential businesses through applicable regulations and public agency approval processes.

The Township should consider developing a New Business Resource Toolkit to direct the business community to government regulations that may impact their operation. Below is an outline of some topics that may be useful to prospective new or expanding businesses in the Township.



New Business Resource Toolkit



Business Registration:

- State of Michigan - Corporations, LLCs & Partnerships
- Livingston County Business Filings - Assumed Names & Copartnerships
- Brighton Township - Ordinances CH 7: Business Licensing (transient vendors)



Local Development Regulations:

Brighton Township Zoning Ordinance

- Section 6 Business Districts
 - Sec. 6-02 Uses Permitted
 - Sec. 6-03 District Regulations
- Sec. 17-05 to 17-08 Sign Requirements
- Sec. 18 Site Review
- Sec. 23-04 Permits
- Sec. 23-05 Certificates (occupancy)
- Sec. 24-05 Acts Requiring Permits (wetland/riparian impacts)

Water & Sewer Requirements

- Sewer and Water Residential Equivalent Unit (REU) requirements will be evaluated as part of the review when a business is coming into the Township



Other Agency Approvals:

- Michigan Department of Environmental Quality: water main & sanitary sewer permits
- Livingston County Drain Commissioner
- Livingston County Road Commission
- Livingston County Health Department
- Applicable utility companies



Community Services & Facilities

Action	Priority	Responsibility
Coordination		
Work with representatives of the franchised utilities to discuss and coordinate needs.	Ongoing	TB, UC, TS
Continue to work with the Livingston County Public Health Department to monitor arsenic levels and other environmental limitations.	Ongoing	UC, TS
Maintain regular communication with school districts serving Brighton Township, to inform them of proposed development activity that might require changes to school facilities.	Ongoing	PC, TS
Encourage development follows a logical pattern for utility expansion, within defined utility service areas, that provides connections between contiguous developments, and considers the timing and sequencing of improvements to areas that will represent a logical extension of the existing systems and where impacts to natural features are minimized.	Ongoing	UC, PC, TS
Continue to support local recreation authorities and coordinate with them to plan for active and passive recreational resources to Township residents.	Ongoing	TB, TS
Promote public safety programs and services to pro-actively increase the feeling of safety in neighborhoods and for local businesses.	Ongoing	TB, HA, PC, TS
Promote shared storm water systems amongst developments to reduce environmental impacts and maintenance issues.	Long-Term, Ongoing	TB, PC, HA
Regulations		
Where possible, promote public utilities to be buried along main corridors or locate them in the rear of properties where feasible.	Long-Term	UC, PC
Promote parkland and recreational facilities (public or private) be provided in large residential developments for the use of residents.	Long-Term	PC, TS
Encourage private-sector funding of public improvements and upgrades.	Ongoing	TB, PC, TS
Promote the preservation of unique natural features, such as trees, forests, natural drainage areas, wetlands and nature trails as a way of providing community-wide passive recreation opportunities.	Long-Term, Ongoing	PC

* PC= Planning Commission, TB=Township Board, TS= Township Staff, UC=Utilities Committee, HA=Homeowners Associations



Community Services & Facilities

Action	Priority	Responsibility
Improvements and Public Policy		
Use electronic media and newsletters to inform the public of the various facilities and services available to them.	Ongoing	TB, TS
Make sewer and water improvements a priority in areas designated for high-density development, especially on main corridors.	Ongoing	UC, TB, PC
Maintain an inventory of Township owned land and Identify potential sites for the development of active and passive recreational facilities, both within neighborhoods and community-wide.	Ongoing	TB, TS
Continually pursue implementation of the Township Pathways Plan.	Ongoing	TB, HA, TS
Ensure adequate provisions for the on-going maintenance of pathways.	Ongoing	TB
Develop greenways by coordinating the connection of open space, natural areas, and recreational lands.	Ongoing	PC, TS
Identify recreational opportunities in conjunction with SELCRA.	Ongoing	TB, TS
Ensure private roads and open space will be maintained through specific agreements or subdivision/condominium documents. Promote agreements for common trash haulers for subdivision developments.	Ongoing	TB, UC, PC, TS

* PC= Planning Commission, TB=Township Board, TS= Township Staff, UC=Utilities Committee, HA=Homeowners Associations

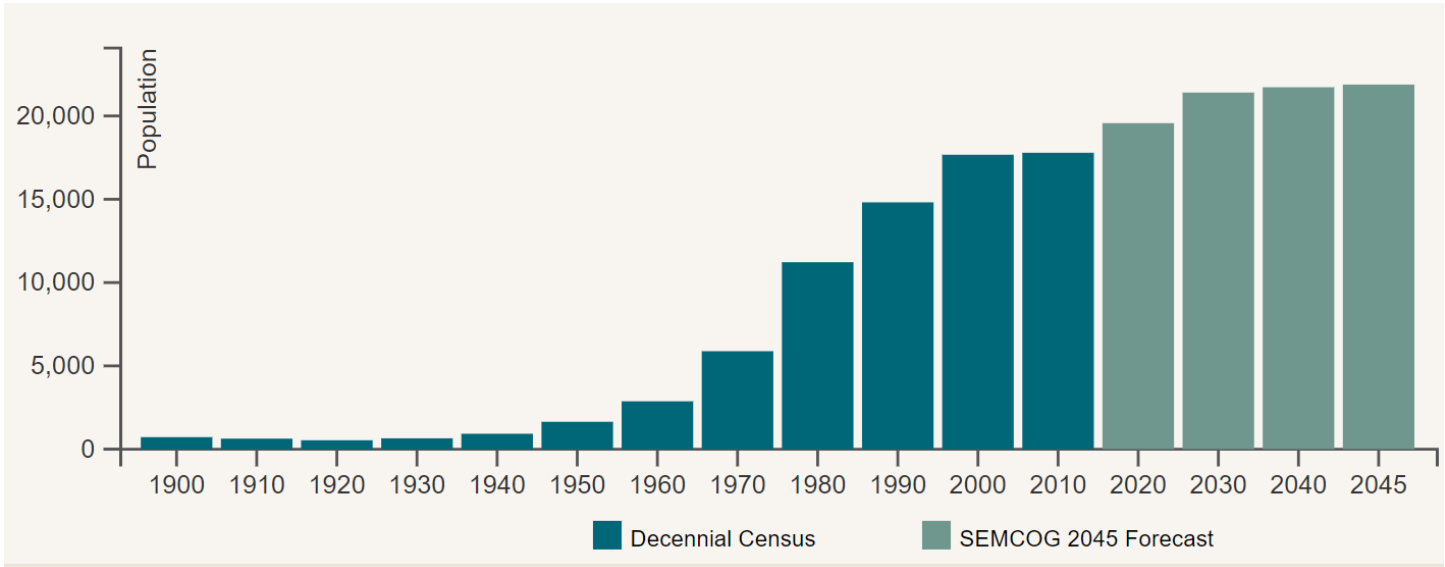


MASTER PLAN
Appendix A
Demographic Assessment



Demographic Assessment

Population Forecast



Population & Households

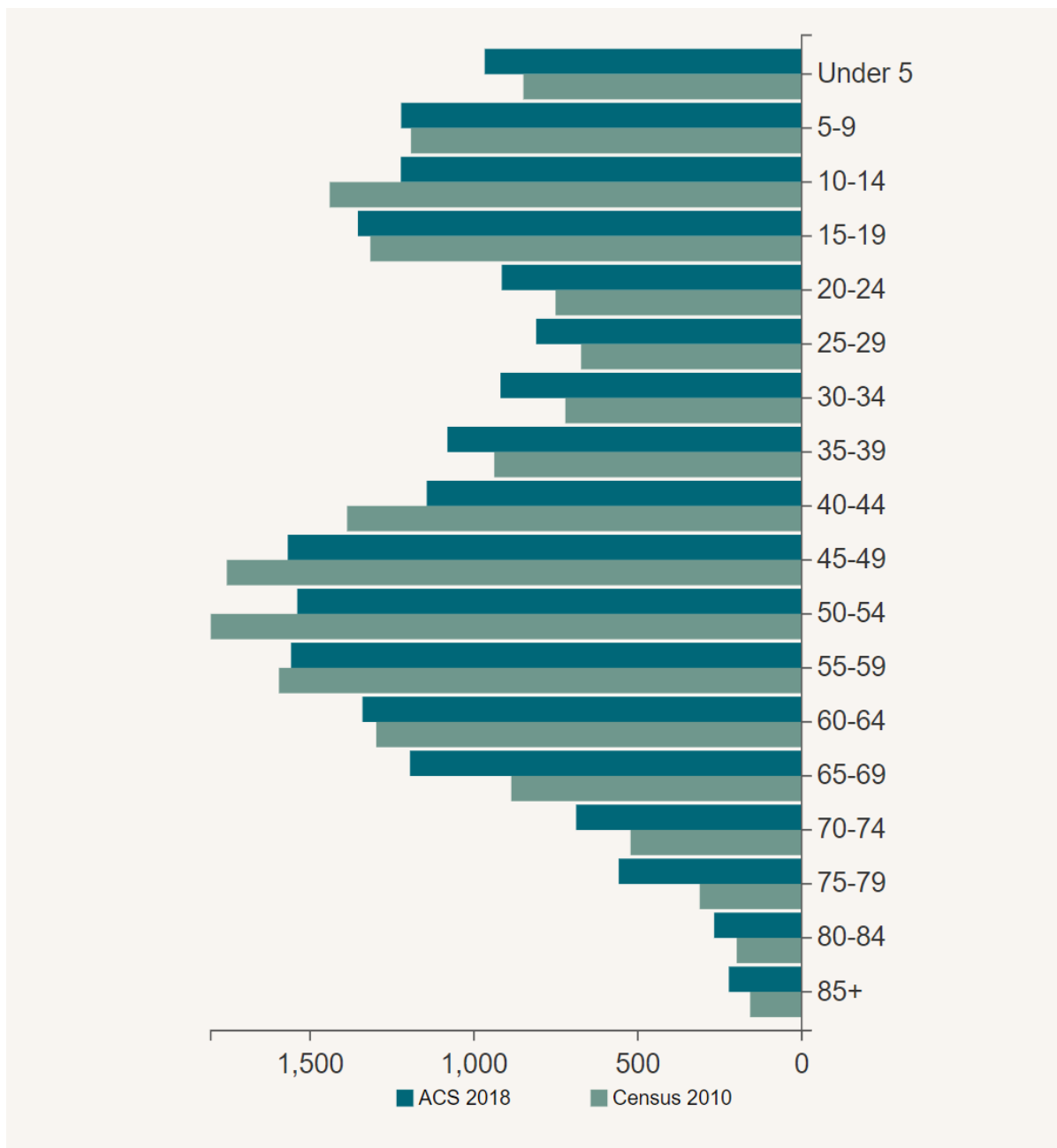
Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2019	SEMCOG 2045
Total Population	17,791	118	0.70%	18,776	21,883
Group Quarters Population	111	54	94.70%	107	233
Household Population	17,680	64	0.40%	18,669	21,650
Housing Units	6,765	588	9.50%	7,139	-
Households (Occupied Units)	6,415	465	7.80%	6,833	8,300
Residential Vacancy Rate	5.20%	1.50%	-	4.30%	-
Average Household Size	2.76	-0.2	-	2.73	2.61

Source: U.S. Census Bureau, SEMCOG Population and Household Estimates, and SEMCOG 2045 Regional Development Forecast



Demographic Assessment

Population Change by Age, 2010-2018 An Aging Community



Source: U.S. Census Bureau, Decennial Census, and 2014-2018 American Community Survey 5-Year Estimates



Demographic Assessment

Population Change by Age, 2010-2018 An Aging Community

Age Group	Census 2010	Change 2000-2010	ACS 2018	Change 2010-2018
Under 5	849	-343	967	118
5-9	1,192	-283	1,222	30
10-14	1,440	-253	1,223	-217
15-19	1,316	-45	1,354	38
20-24	751	100	915	164
25-29	673	44	810	137
30-34	721	-322	919	198
35-39	938	-733	1,081	143
40-44	1,387	-493	1,144	-243
45-49	1,754	52	1,568	-186
50-54	1,803	319	1,539	-264
55-59	1,595	534	1,558	-37
60-64	1,298	655	1,340	42
65-69	886	465	1,195	309
70-74	522	192	688	166
75-79	311	60	558	247
80-84	198	86	267	69
85+	157	83	222	65
Total	17,791	118	18,570	779
Median Age	43.8	6.2	44.2	0.4

Source: U.S. Census Bureau, Decennial Census, and 2014-2018 American Community Survey 5-Year Estimates

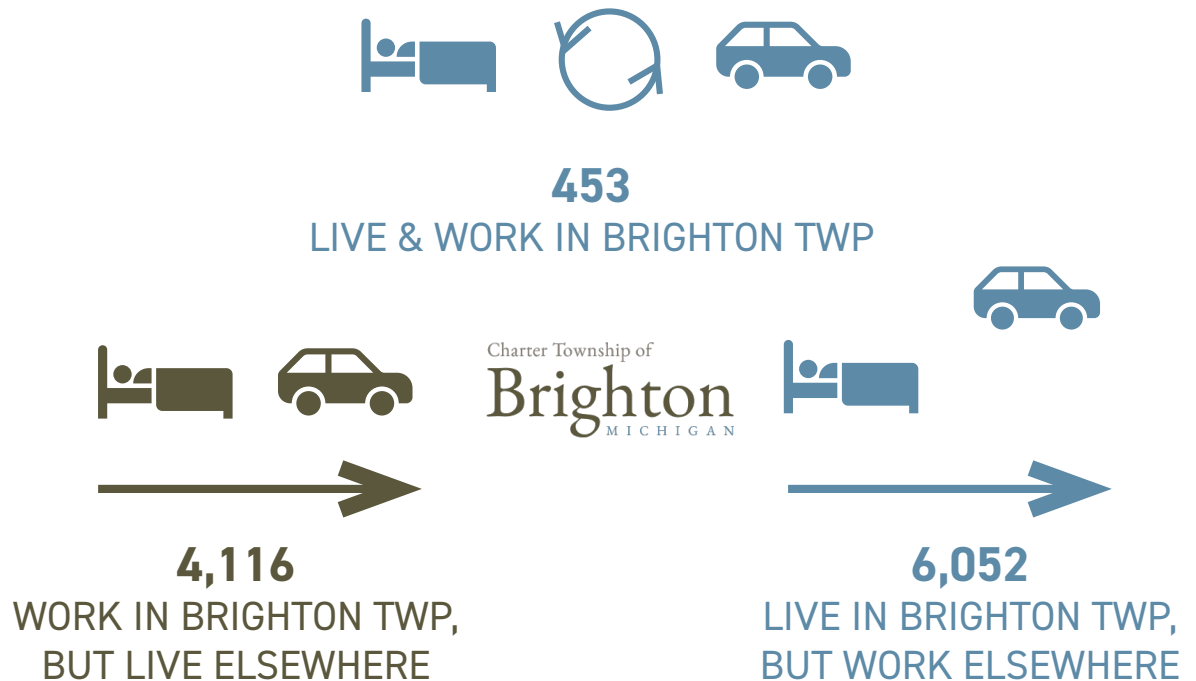


Demographic Assessment

HOUSING & WORKFORCE

A Bedroom Community

The number of Township residents employed outside of the Township is 1,936 greater than the number of non-residents employed in the Township.



Brighton Twp Non-Residents Commutes to Twp		
Distance	# Workers	Percentage
< 10 miles	1,787	39.1%
10 to 24 miles	1,581	34.6%
25 to 50 miles	946	20.7%
> 50 miles	255	5.6%

Brighton Twp Resident Commutes		
Distance	# Workers	Percentage
< 10 miles	1,799	27.7%
10 to 24 miles	2,617	40.2%
25 to 50 miles	1,456	22.4%
> 50 miles	633	9.7%

Source: US Census Longitudinal Employer-Household Dynamics



Demographic Assessment

HOUSING & WORKFORCE

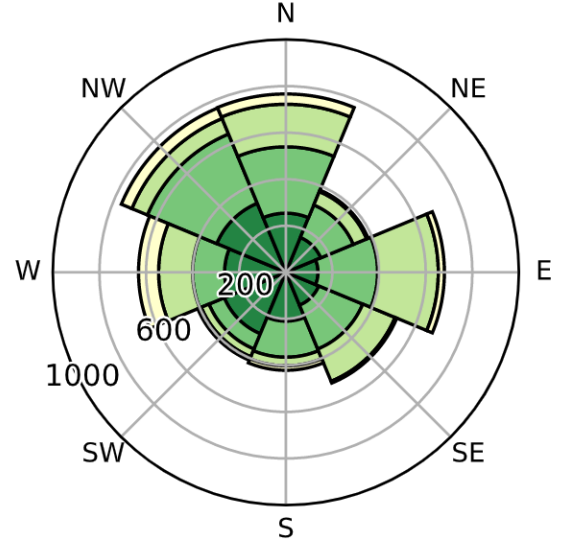
Commute Patterns

Jobs in Brighton Township

The chart to the right highlights the commute movements of workers from their workplaces in Brighton Township to their places of residence by distance and direction. The color-coded bands of the chart correspond to the commute distance range specified in the same colored row of the table below.

Brighton Twp Jobs: Commutes to Twp		
Distance	# Workers	Percentage
< 10 miles	1,787	39.1%
10 to 24 miles	1,581	34.6%
25 to 50 miles	946	20.7%
> 50 miles	255	5.6%

Job Counts by Distance/Direction in 2017
All Workers



Place of Residence

Jobs in Brighton Township

The table to the right shows the Top 3 counties of residence for those employed in Brighton Township.

Brighton Twp Non-Resident Commutes to Twp: Top 3 Home Counties		
Home County	# Workers	Percentage
Livingston County	2,109	46.2%
Oakland County	816	17.9%
Wayne County	376	8.2%

Source: US Census Longitudinal Employer-Household Dynamics



Demographic Assessment

HOUSING & WORKFORCE

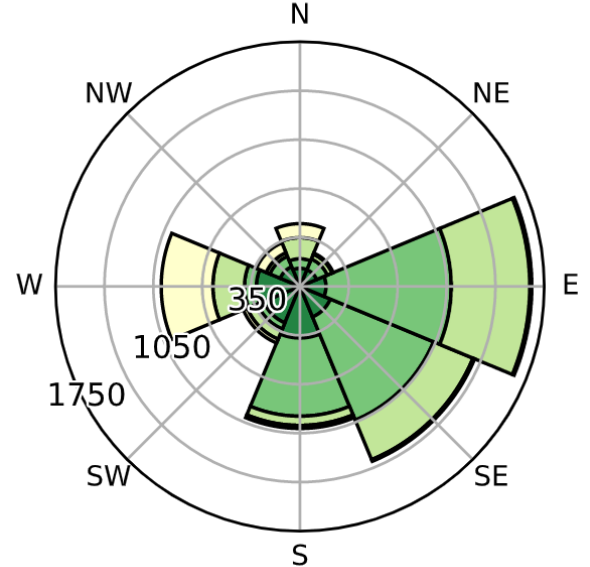
Commute Patterns

Residents of Brighton Township

The chart to the right highlights the commute movements of residents of Brighton Township to their places of employment by distance and direction. The color-coded bands of the chart correspond to the commute distance range specified in same colored row of the table below.

Brighton Twp Resident Commutes		
Distance	# Workers	Percentage
< 10 miles	1,799	27.7%
10 to 24 miles	2,617	40.2%
25 to 50 miles	1,456	22.4%
> 50 miles	633	9.7%

Job Counts by Distance/Direction in 2017
All Workers



Place of Employment

Residents of Brighton Township

The table to the right shows the Top 3 counties of employment for residents of Brighton Township.

Brighton Twp Resident Commutes: Top 3 Work Counties		
Work County	# Workers	Percentage
Oakland County	1,886	29.0%
Livingston County	1,658	25.5%
Wayne County	947	14.6%

Source: US Census Longitudinal Employer-Household Dynamics



Demographic Assessment

HOUSING DEMAND

\$102,659
MEDIAN
HOUSEHOLD
INCOME

96%
OWNER-
OCCUPIED
HOUSING
UNITS

5.8%
POPULATION
GROWTH
SINCE 2010

\$261,900
MEDIAN
HOME
VALUE

Source: US Census Bureau, 2018 Estimates

ESTIMATED MEDIAN AFFORDABLE HOUSING FOR:
CURRENT TOWNSHIP RESIDENTS
~\$500,000+ HOME VALUE

CURRENT COUNTY RESIDENTS
~\$400,000+ HOME VALUE

BASED ON 30% OF HOUSEHOLD INCOME SPENT ON HOUSING

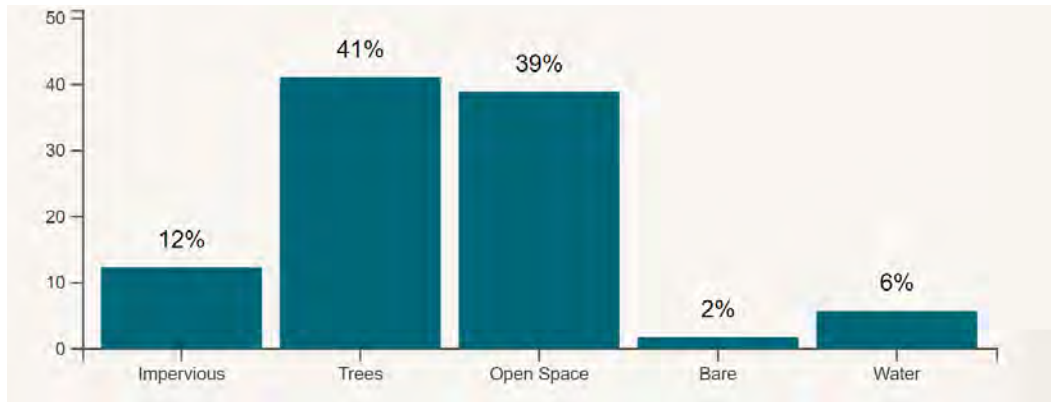
Estimated Demand for New Market-Rate Single Family Housing Northwestern Counties (Livingston & Oakland) Submarket (June 1, 2017 to June 1, 2020)			
Price Range (\$)		Units of	Percent
From	To	Demand	of Total
200,000	299,999	930	15%
300,000	399,999	1,550	25%
400,000	499,999	1,550	25%
500,000	749,999	1,225	20%
750,000 and higher		930	15%

Source: HUD



Demographic Assessment

Land Cover (2010)



Land Use (2015)

SEMCOG 2015 Land Use	Acres	Percent
Single-Family Residential	9,592	43.30%
Multi-Family Residential	15	0.10%
Retail	177	0.80%
Office	111	0.50%
Hospitality	54	0.20%
Medical	68	0.30%
Institutional	234	1.10%
Industrial	2,541	11.50%
Agricultural	2,391	10.80%
Recreation / Open Space	1,614	7.30%
Cemetery	2	0%
Parking	4	0%
Extractive	498	2.30%
TCU	1,648	7.40%
Vacant	1,914	8.60%
Water	1,276	5.80%
Total	22,138	100%

Source: SEMCOG



MASTER PLAN
Appendix B
Community Survey
Results



MASTER PLAN
Appendix B
Community Survey
Results

Community Survey

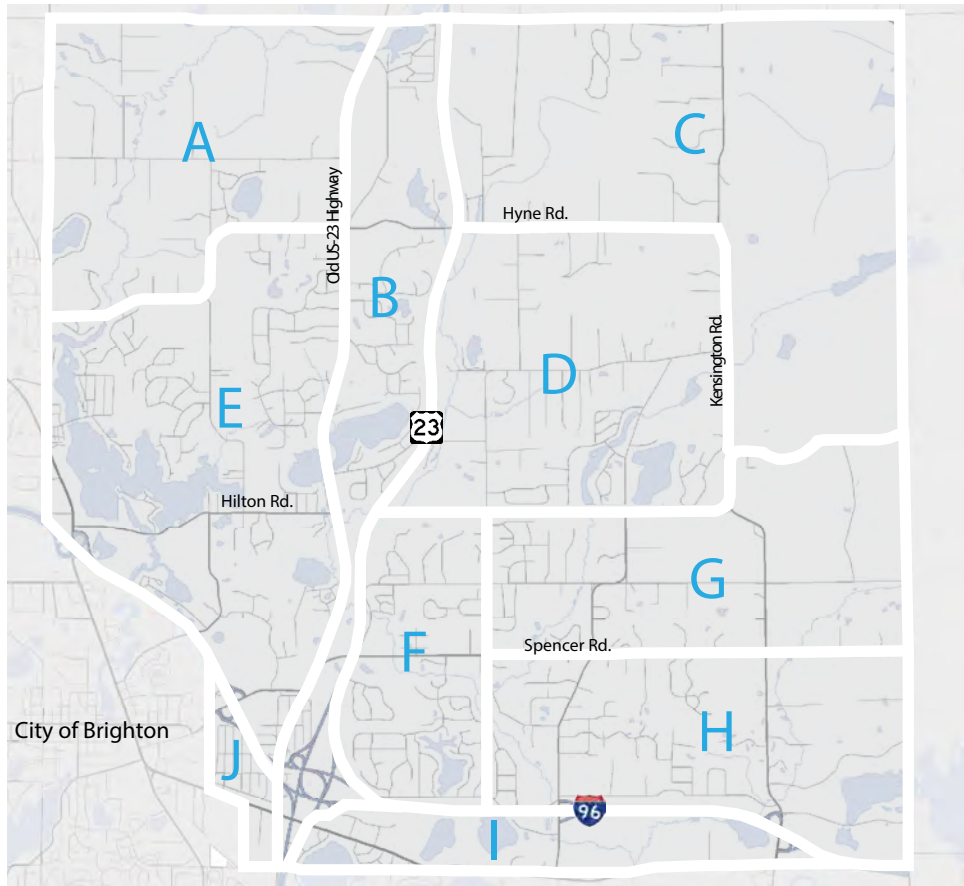
Master Plan Update 2019

Charter Township of
Brighton
MICHIGAN

Instructions: The Charter Township of Brighton is embarking on a public engagement process to gather community input for an update to its Master Plan to guide future policy decisions and development. The Township is encouraging residents to shape the future of Brighton Township by participating in this survey. PLEASE LIMIT SURVEY RESPONSES TO ONE PER HOUSEHOLD.

Please note this survey is NOT a vote or ballot measure. The survey is being conducted strictly for informational purposes so the Township may better understand the preferences of residents.

Please return surveys by email to receptionist@brightontwp.com, by mail to 4363 Buno Road, Brighton, MI 48114, or drop off in person at the Township Hall.



1. Which area on the map above do you live in?

- | | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| <input type="checkbox"/> A | <input type="checkbox"/> C | <input type="checkbox"/> E | <input type="checkbox"/> G | <input type="checkbox"/> I |
| <input type="checkbox"/> B | <input type="checkbox"/> D | <input type="checkbox"/> F | <input type="checkbox"/> H | <input type="checkbox"/> J |

2. Please provide your address below. (Limit of one survey response per household please)

Please let us know if you are interested in being contacted with information and updates on the Master Plan process by providing your name and email below:

3. Name: _____ 4. Email address: _____

Community Survey

Master Plan Update 2019

Charter Township of
Brighton
MICHIGAN

5. How long have you lived in Brighton Township?

- ☐ Less than a year
- ☐ 1 to 5 years
- ☐ 6 to 10 years
- ☐ 11 to 20 years
- ☐ Over 20 years

6. How many people reside in your household in each of the following age brackets?

- _____ Under 18
- _____ 18 to 25
- _____ 26 to 35
- _____ 36 to 45
- _____ 46 to 55
- _____ 56 to 65
- _____ Over 65

7. Which best describes your household?

- ☐ Single Person
- ☐ Multiple Occupants - unmarried
- ☐ Married Couple - no children
- ☐ Married Couple - with children
- ☐ Other

8. How many males reside in your household? _____

9. How many females reside in your household? _____

10. Which best describes your residence?

- ☐ Single Family
- ☐ Condo
- ☐ Senior Housing Community
- ☐ Apartment

11. Why do you live in Brighton Township?
(check all that apply)

- ☐ Quality of Public Schools
 - ☐ Family Atmosphere
 - ☐ Safety
 - ☐ Rural Setting
 - ☐ Proximity to place of work
 - ☐ Proximity to family
 - ☐ Affordability
 - ☐ Low Taxes
 - ☐ Lake Living
 - ☐ Other
- _____

12. How would you rate the quality of life in Brighton Township?

- ☐ Excellent
- ☐ Very Good
- ☐ Good
- ☐ Fair
- ☐ Poor

13. What is Brighton Township's greatest asset?

- ☐ Public Schools
 - ☐ Housing Stock
 - ☐ Central Regional Location
 - ☐ Lakes & Waterfront Property
 - ☐ Rural/Natural Character
 - ☐ Other
- _____

14. What would you like to see improved in Brighton Township?

- (check all that apply)
- ☐ Civic Gathering Place
 - ☐ Bike & Hike Trails/Paths
 - ☐ Parks and Natural Areas
 - ☐ Roads
 - ☐ Other
- _____

Community Survey

Master Plan Update 2019

15. The Township is not responsible for the maintenance of public and private roads. How would you rate the current condition of major (County) roads in the Township?

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ No Opinion

16. The Township is not responsible for the maintenance of public and private roads. How would you rate the current condition of County roads in your subdivision?

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ No Opinion
- ☐ N/A - I do not reside in a subdivision with County roads

17. Would you support a Special Assessment to fund road improvements in your subdivision?

- ☐ Yes
- ☐ No
- ☐ Maybe
- ☐ Already have one
- ☐ N/A - I do not reside in a subdivision

18. Would you support a Township-wide property millage to fund road improvements across the Township?

- ☐ Yes
- ☐ No
- ☐ Maybe

19. If sewer service was provided in your subdivision would you wish to connect to it?

- ☐ Yes
- ☐ No
- ☐ N/A - I do not reside in a subdivision

20. Would you support a Special Assessment to fund sewers in your subdivision?

- ☐ Yes
- ☐ No
- ☐ Maybe
- ☐ N/A - I do not reside in a subdivision

21. Which of the following would you like the Township to take a greater role in expanding?
(check all that apply)

- ☐ Water
- ☐ Sewer
- ☐ Roads
- ☐ Parks
- ☐ Trash Collection
- ☐ None of the Above

22. If you selected any answer in the previous question, which of the following mechanisms are you receptive to?

(check all that apply)

- ☐ Township-wide Property Millage
- ☐ Special Assessment District

23. Which of the following would you like to see in a future Township park?

(check all that apply)

- ☐ Sports Courts/Fields
- ☐ Playgrounds
- ☐ Pavilions
- ☐ Dog Park
- ☐ Bike & Hike Trails
- ☐ Other:

24. Would you support a property tax millage for park and sidewalk improvements?

- ☐ Yes
- ☐ No
- ☐ Maybe

Community Survey

Master Plan Update 2019

25. The Township is currently reactive to property maintenance complaints as they are received. Should Brighton Township have proactive property maintenance code enforcement?

- ☐ Yes
☐ No

26. Currently the smallest home allowed in the Township is 950 square feet. Are you comfortable with tiny homes (i.e. 450 square feet) being built in Brighton Township?

- ☐ Yes
☐ No

27. Should someone be allowed to turn a single family home into a duplex?

- ☐ Yes
☐ No

28. Should the Township allow short-term (daily or weekly) rentals (e.g. Airbnb) for homes?

- ☐ Yes
☐ No

29. Should the Township allow ground installed solar arrays at residential homes?

- ☐ Yes
☐ No

30. Should larger signage be allowed for businesses?

- ☐ Yes
☐ No

31. Should the Township take an active role in preserving historic properties and buildings?

- ☐ Yes
☐ No
☐ Maybe

32. Please express any additional thoughts you have about the future of Brighton Township:



Community Survey Highlights

HIGH LEVEL
OF CITIZEN
PARTICIPATION!

1,500
HOUSEHOLD
RESPONSES

22%
HOUSEHOLDS

THEME: Preserve Rural Character



SHOULD TOWNSHIP
TAKE MORE ACTIVE
ROLE IN **PRESERVING**
HISTORIC PROPERTIES?

53%

35%

12%



YES

MAYBE

NO

70%
CHOOSE TO LIVE
IN TOWNSHIP FOR
RURAL SETTING

50%
RURAL CHARACTER
IS TOWNSHIP'S
GREATEST ASSET

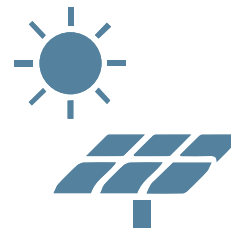
MAJORITY OPPOSED:

SINGLE-
FAMILY TO
DUPLEX
CONVERSION

**TINY
HOMES**

LARGER
BUSINESS
SIGNAGE

SOME DESIRE FOR
CHANGE (OR SAVINGS!)



64%

FEEL TOWNSHIP SHOULD
ALLOW GROUND INSTALLED
SOLAR ARRAYS AT HOMES

78% **67%** **82%**



Community Survey Highlights

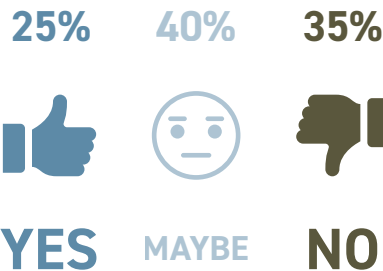
THEME: Fix Roads!



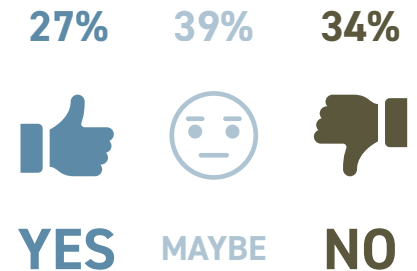
DESIRE ROAD
IMPROVEMENTS

MIXED SUPPORT:

FOR TOWNSHIP-WIDE
ROAD MILLAGE:

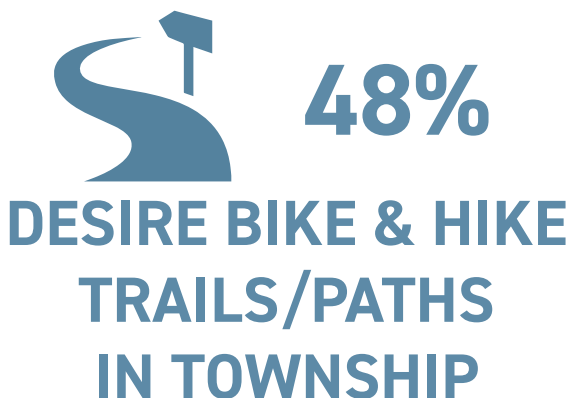


FOR SUBDIVISION
ASSESSMENTS*:



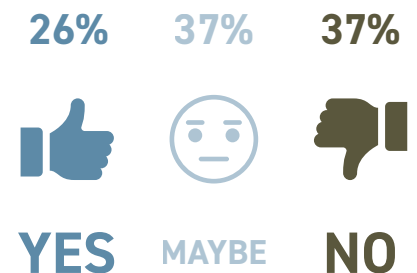
*in subdivisions without assessment in place

THEME: Pathways & Parks



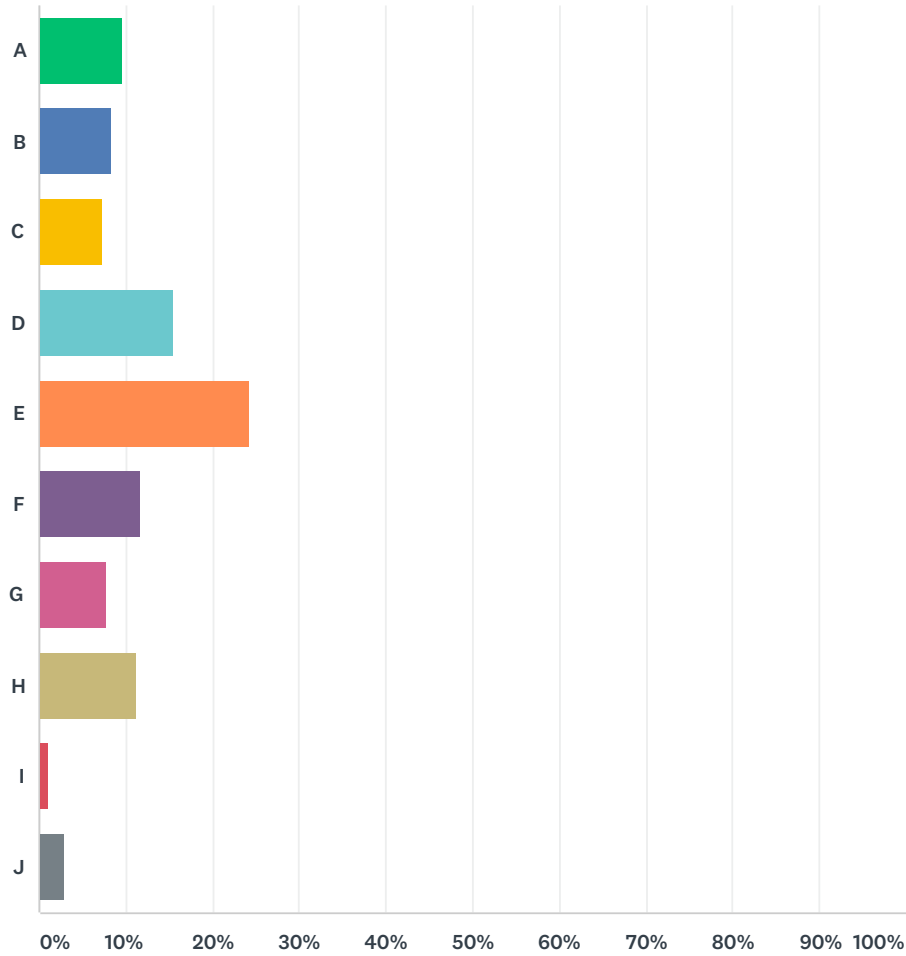
SIMILAR TO
ROADS...
MIXED SUPPORT
FOR RESIDENT
PARTICIPATION
IN FUNDING:

FOR TOWNSHIP-WIDE
PARK MILLAGE:



Q1 Which area on the map above do you live in?

Answered: 1,442 Skipped: 8



ANSWER CHOICES	RESPONSES	
A	9.64%	139
B	8.46%	122
C	7.35%	106
D	15.46%	223
E	24.20%	349
F	11.79%	170
G	7.84%	113
H	11.37%	164
I	0.97%	14
J	2.91%	42
TOTAL		1,442

Q2 Please provide your address below. (Limit of one survey response per household please)

Answered: 1,450 Skipped: 0

Q3 Name:

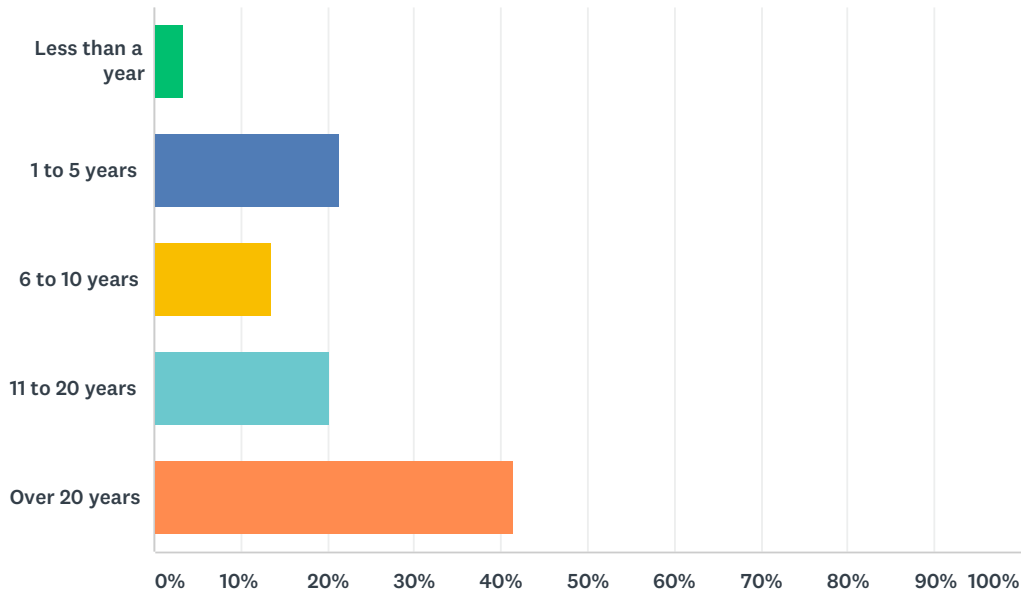
Answered: 1,140 Skipped: 310

Q4 Email address:

Answered: 1,123 Skipped: 327

Q5 How long have you lived in Brighton Township?

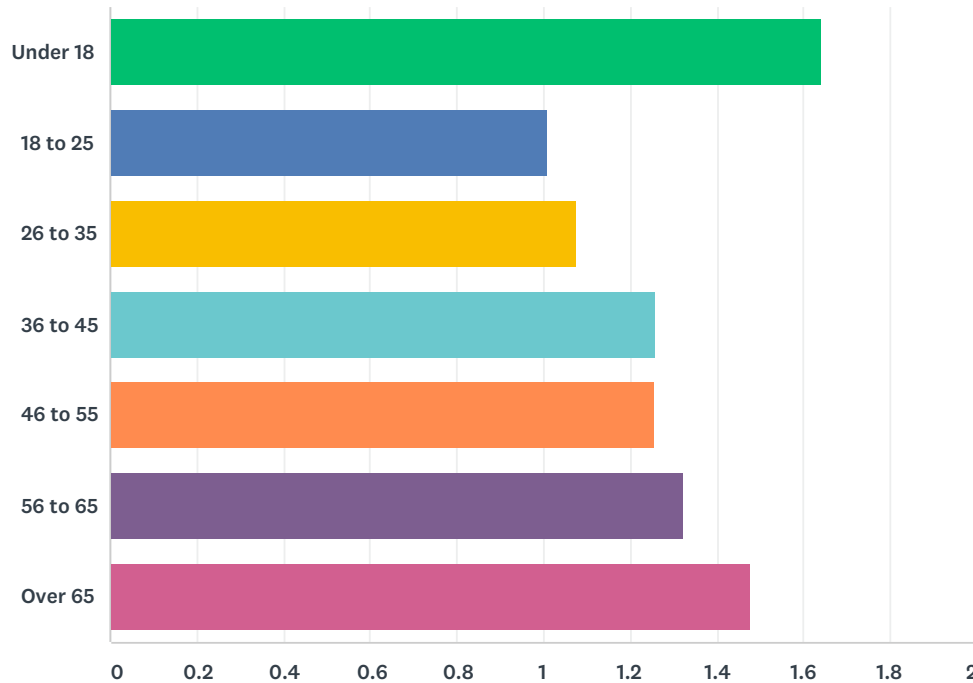
Answered: 1,442 Skipped: 8



ANSWER CHOICES	RESPONSES	
Less than a year	3.40%	49
1 to 5 years	21.36%	308
6 to 10 years	13.52%	195
11 to 20 years	20.32%	293
Over 20 years	41.40%	597
TOTAL		1,442

Q6 How many people reside in your household in each of the following age brackets?

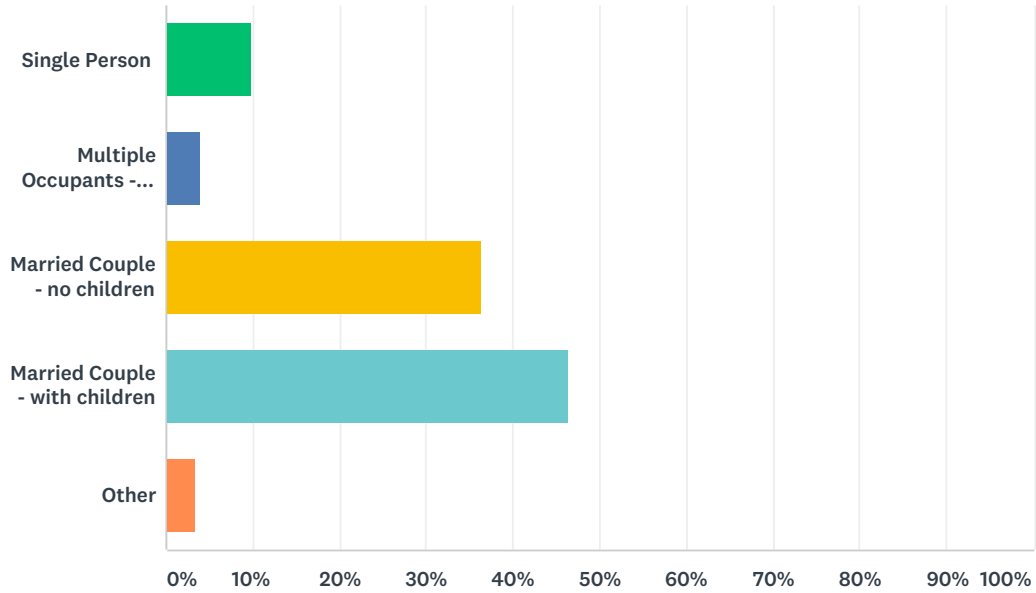
Answered: 1,416 Skipped: 34



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Under 18	2	875	533
18 to 25	1	300	297
26 to 35	1	299	278
36 to 45	1	470	373
46 to 55	1	558	444
56 to 65	1	679	513
Over 65	1	799	541
Total Respondents: 1,416			

Q7 Which best describes your household?

Answered: 1,434 Skipped: 16



ANSWER CHOICES	RESPONSES	
Single Person	9.76%	140
Multiple Occupants - unmarried	4.04%	58
Married Couple - no children	36.33%	521
Married Couple - with children	46.51%	667
Other	3.35%	48
TOTAL		1,434

Q8 How many males reside in your household?

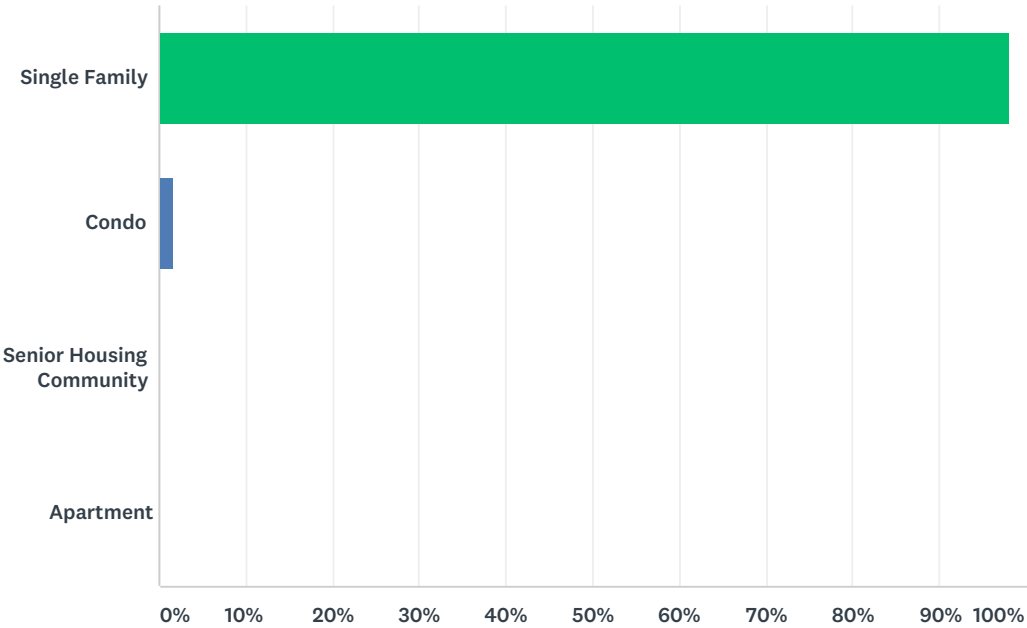
Answered: 1,397 Skipped: 53

Q9 How many females reside in your household?

Answered: 1,393 Skipped: 57

Q10 Which best describes your residence?

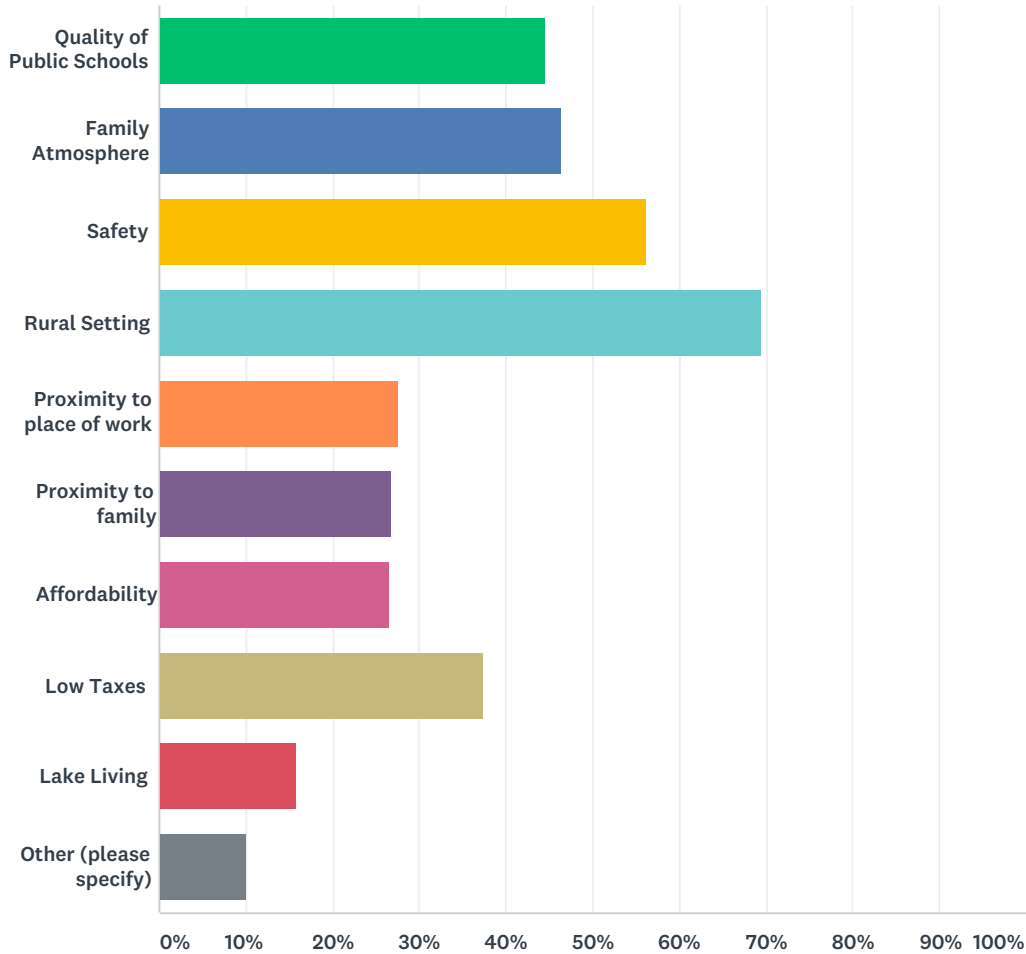
Answered: 1,431 Skipped: 19



ANSWER CHOICES		RESPONSES	
Single Family		98.18%	1,405
Condo		1.61%	23
Senior Housing Community		0.07%	1
Apartment		0.14%	2
TOTAL			1,431

Q11 Why do you live in Brighton Township? (check all that apply)

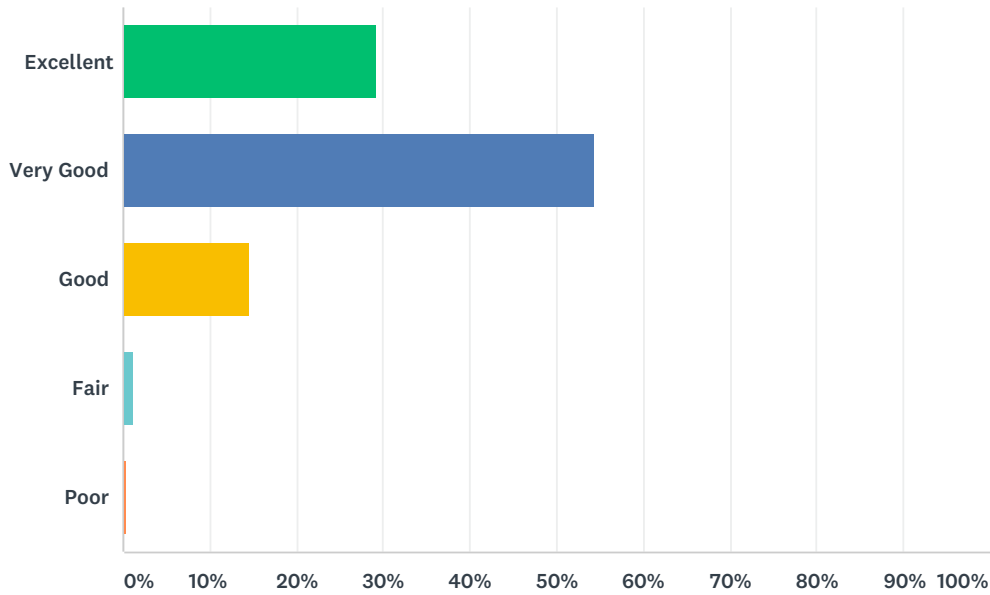
Answered: 1,436 Skipped: 14



ANSWER CHOICES	RESPONSES	
Quality of Public Schools	44.50%	639
Family Atmosphere	46.38%	666
Safety	56.34%	809
Rural Setting	69.50%	998
Proximity to place of work	27.72%	398
Proximity to family	26.74%	384
Affordability	26.67%	383
Low Taxes	37.53%	539
Lake Living	15.88%	228
Other (please specify)	10.03%	144
Total Respondents: 1,436		

Q12 How would you rate the quality of life in Brighton Township?

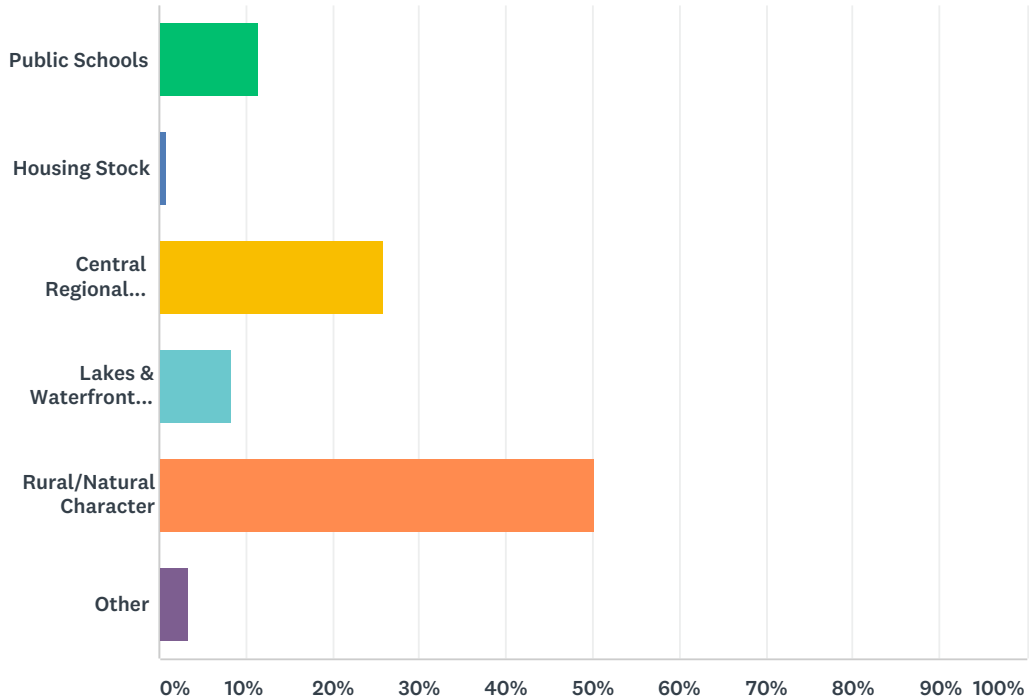
Answered: 1,440 Skipped: 10



ANSWER CHOICES	RESPONSES	
Excellent	29.24%	421
Very Good	54.44%	784
Good	14.72%	212
Fair	1.25%	18
Poor	0.35%	5
TOTAL		1,440

Q13 What is Brighton Township's greatest asset?

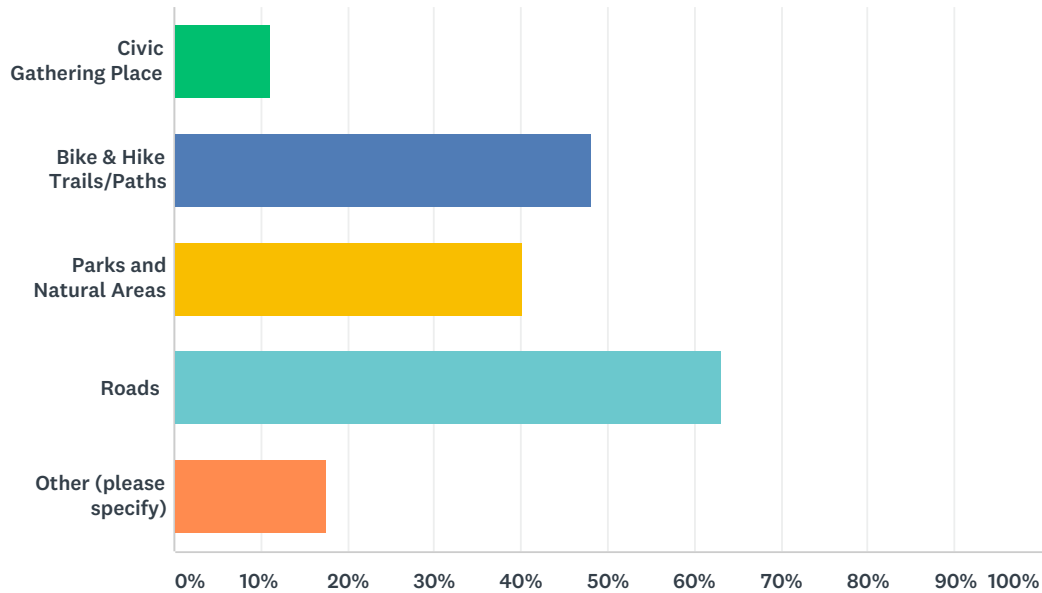
Answered: 1,428 Skipped: 22



ANSWER CHOICES	RESPONSES	
Public Schools	11.41%	163
Housing Stock	0.84%	12
Central Regional Location	25.84%	369
Lakes & Waterfront Property	8.40%	120
Rural/Natural Character	50.14%	716
Other	3.36%	48
TOTAL		1,428

Q14 What would you like to see improved in Brighton Township? (check all that apply)

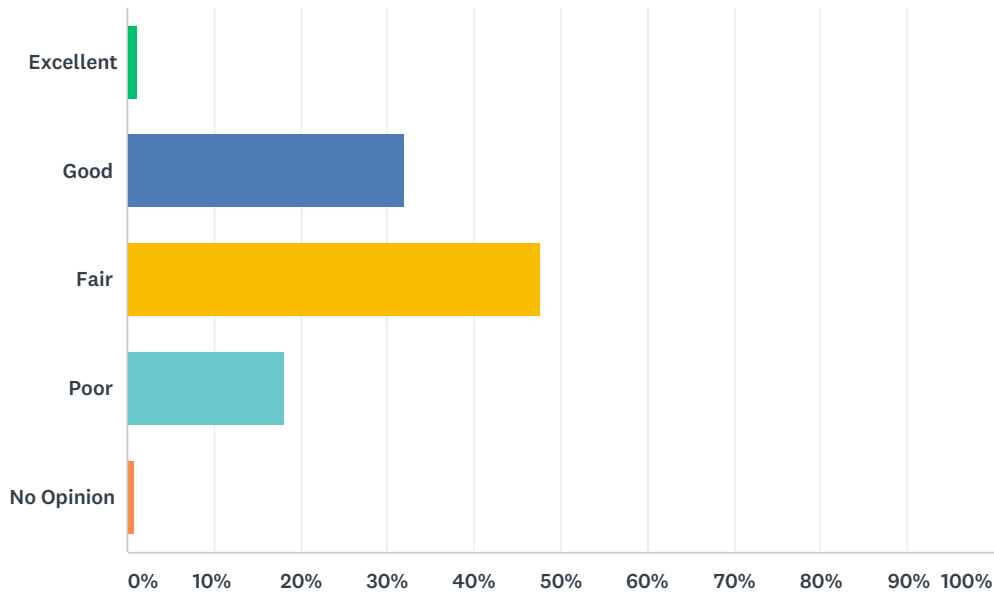
Answered: 1,387 Skipped: 63



ANSWER CHOICES	RESPONSES	
Civic Gathering Place	11.03%	153
Bike & Hike Trails/Paths	48.16%	668
Parks and Natural Areas	40.16%	557
Roads	63.16%	876
Other (please specify)	17.52%	243
Total Respondents: 1,387		

Q15 The Township is not responsible for the maintenance of public and private roads. How would you rate the current condition of major (County) roads in the Township?

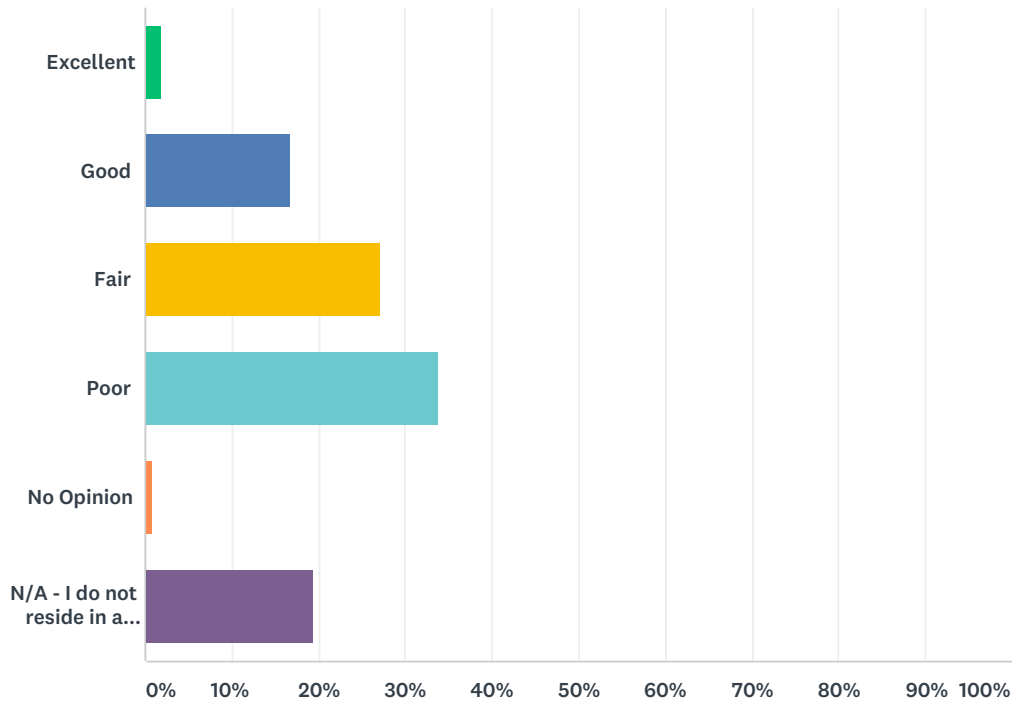
Answered: 1,439 Skipped: 11



ANSWER CHOICES	RESPONSES	
Excellent	1.18%	17
Good	32.11%	462
Fair	47.60%	685
Poor	18.28%	263
No Opinion	0.83%	12
TOTAL		1,439

Q16 The Township is not responsible for the maintenance of public and private roads. How would you rate the current condition of County roads in your subdivision?

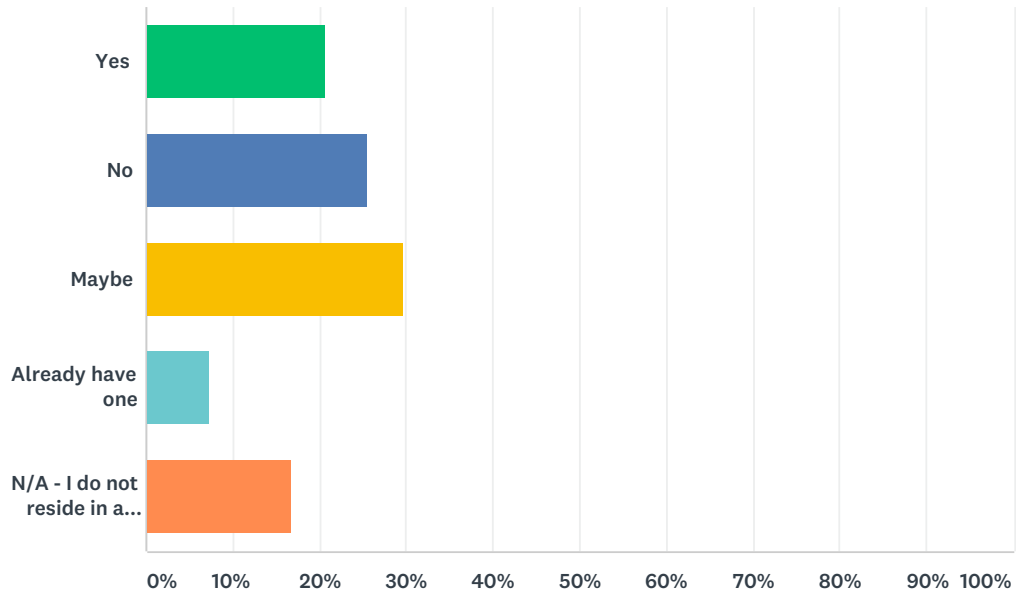
Answered: 1,441 Skipped: 9



ANSWER CHOICES	RESPONSES	
Excellent	1.80%	26
Good	16.66%	240
Fair	27.20%	392
Poor	33.93%	489
No Opinion	0.90%	13
N/A - I do not reside in a subdivision with County roads	19.50%	281
TOTAL		1,441

Q17 Would you support a Special Assessment to fund road improvements in your subdivision?

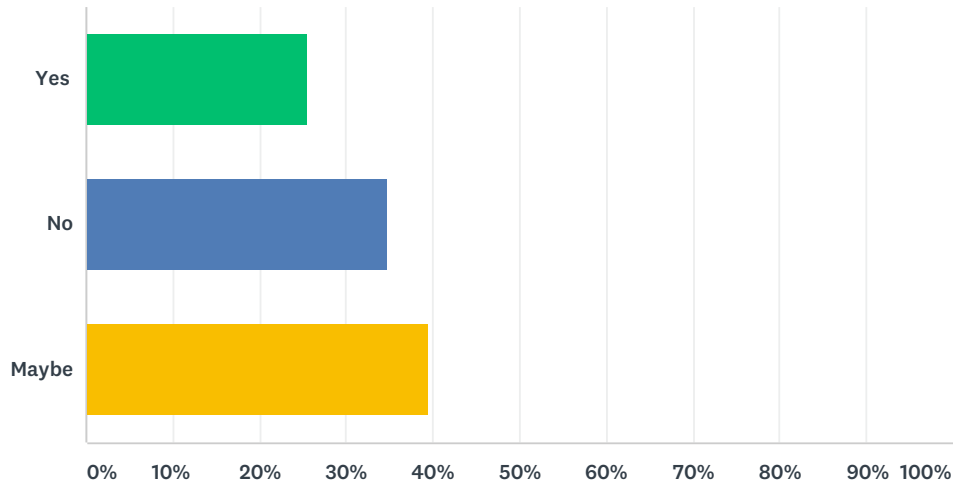
Answered: 1,440 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	20.69%	298
No	25.62%	369
Maybe	29.65%	427
Already have one	7.29%	105
N/A - I do not reside in a subdivision	16.74%	241
TOTAL		1,440

Q18 Would you support a Township-wide property millage to fund road improvements across the Township?

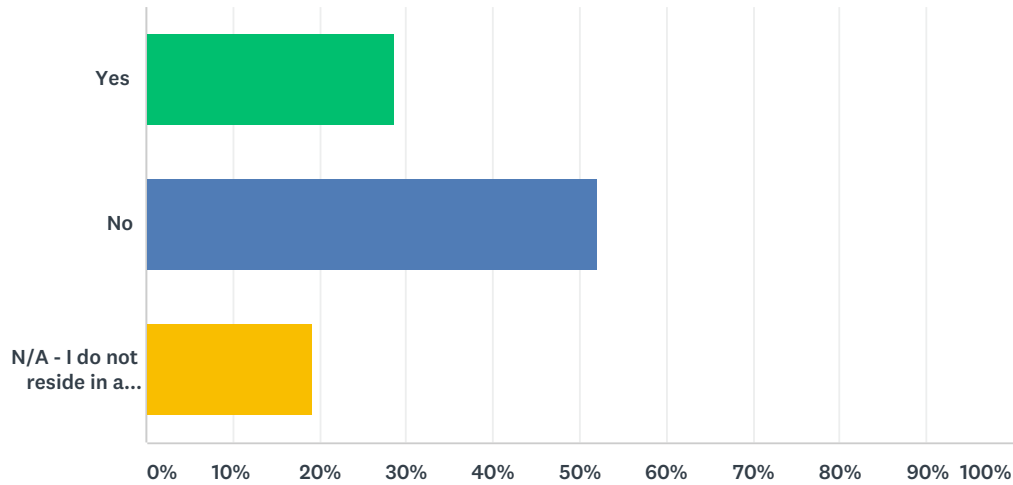
Answered: 1,441 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	25.61%	369
No	34.77%	501
Maybe	39.63%	571
TOTAL		1,441

Q19 If sewer service was provided in your subdivision would you wish to connect to it?

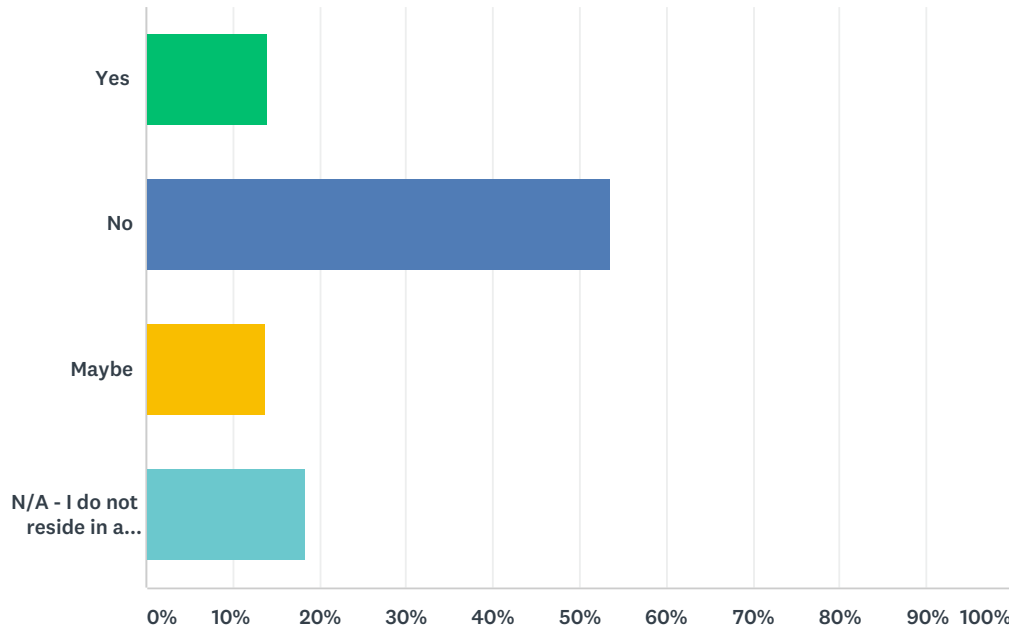
Answered: 1,414 Skipped: 36



ANSWER CHOICES	RESPONSES	
Yes	28.64%	405
No	52.19%	738
N/A - I do not reside in a subdivision	19.17%	271
TOTAL		1,414

Q20 Would you support a Special Assessment to fund sewers in your subdivision?

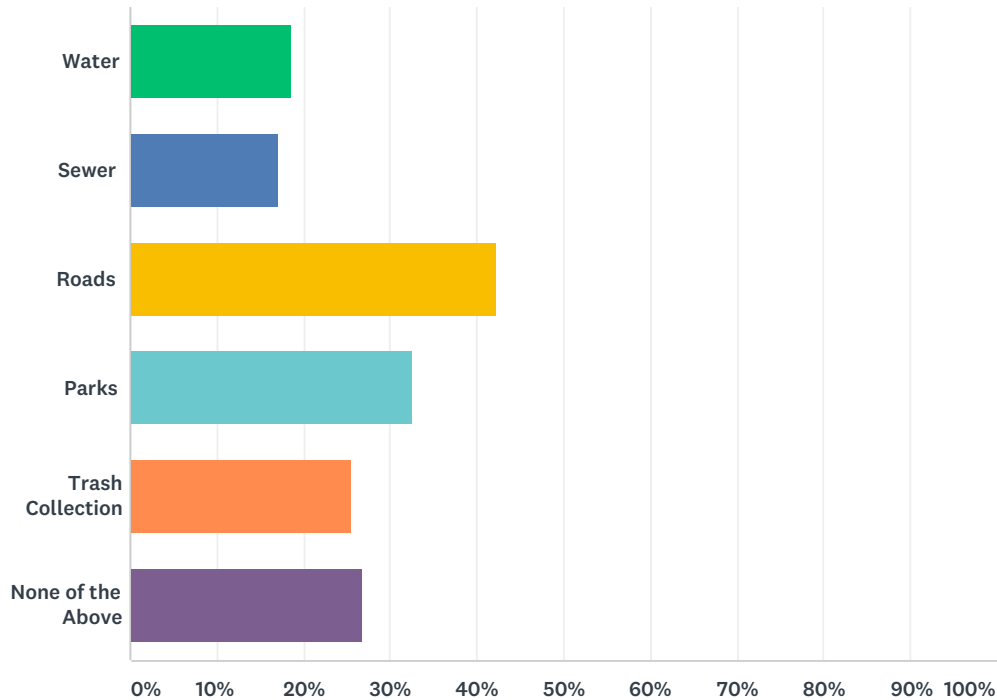
Answered: 1,422 Skipped: 28



ANSWER CHOICES	RESPONSES	
Yes	14.06%	200
No	53.66%	763
Maybe	13.85%	197
N/A - I do not reside in a subdivision	18.42%	262
TOTAL		1,422

Q21 Which of the following would you like the Township to take a greater role in expanding? (check all that apply)

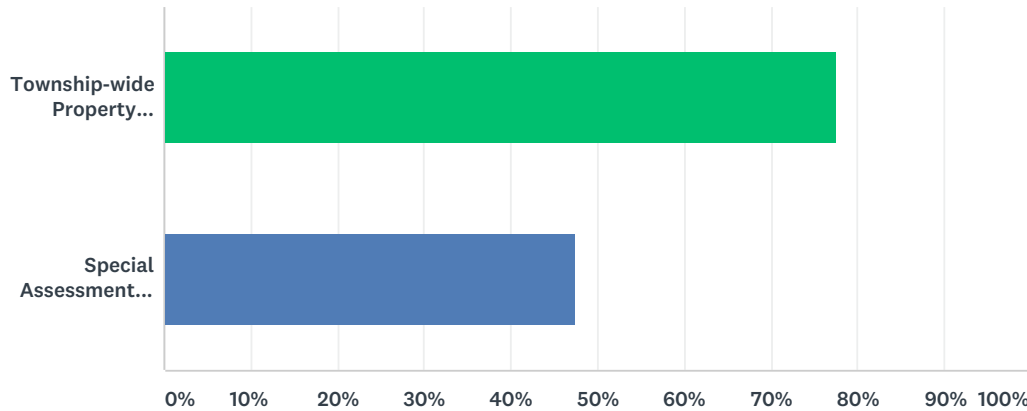
Answered: 1,379 Skipped: 71



ANSWER CHOICES	RESPONSES	
Water	18.71%	258
Sewer	17.11%	236
Roads	42.35%	584
Parks	32.56%	449
Trash Collection	25.60%	353
None of the Above	26.83%	370
Total Respondents: 1,379		

Q22 If you selected any answer in the previous question, which of the following mechanisms are you receptive to? (check all that apply)

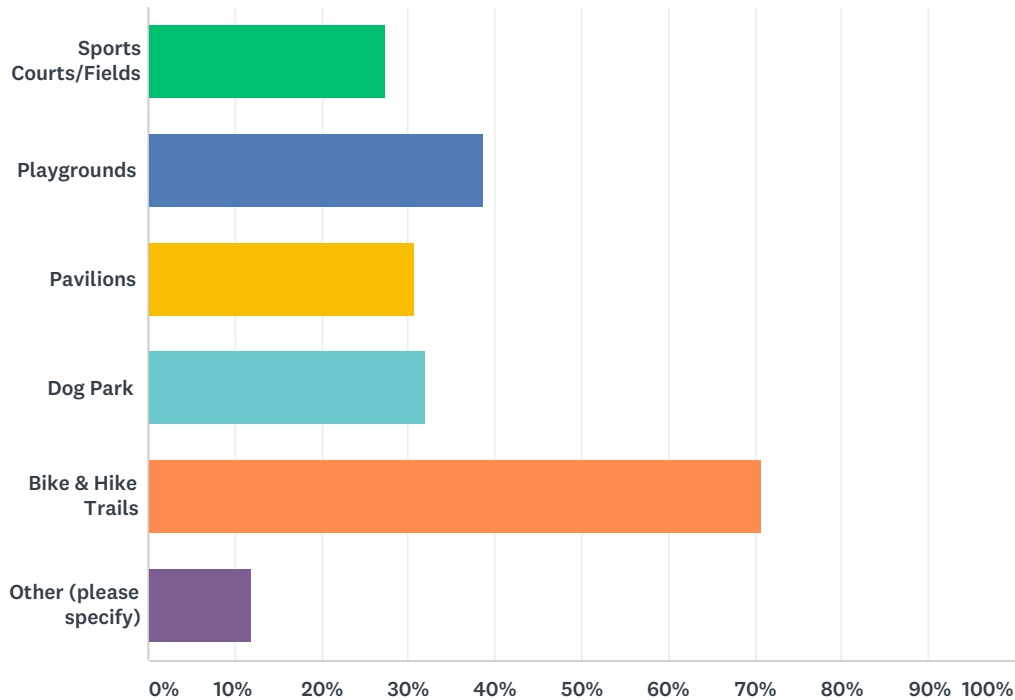
Answered: 917 Skipped: 533



ANSWER CHOICES	RESPONSES	
Township-wide Property Millage	77.64%	712
Special Assessment District	47.55%	436
Total Respondents: 917		

Q23 Which of the following would you like to see in a future Township park? (check all that apply)

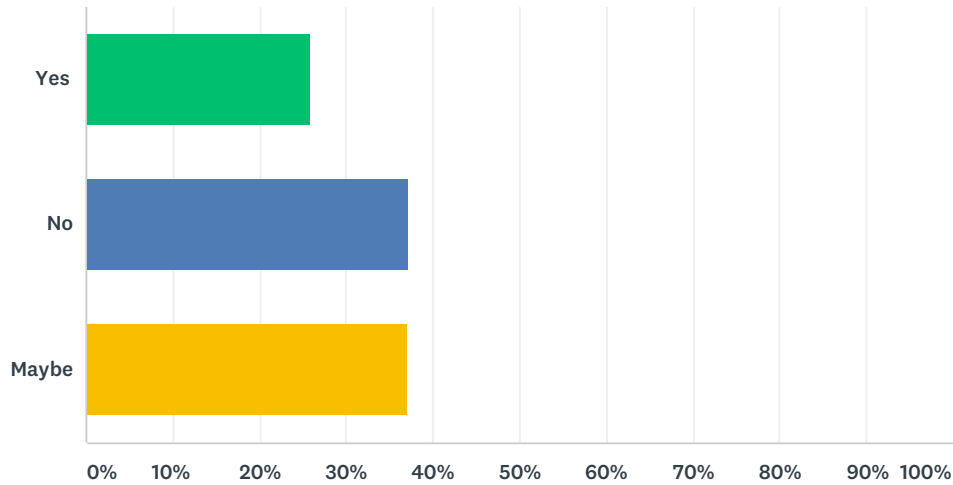
Answered: 1,256 Skipped: 194



ANSWER CHOICES	RESPONSES	
Sports Courts/Fields	27.47%	345
Playgrounds	38.69%	486
Pavilions	30.81%	387
Dog Park	32.01%	402
Bike & Hike Trails	70.62%	887
Other (please specify)	11.86%	149
Total Respondents: 1,256		

Q24 Would you support a property tax millage for park and sidewalk improvements?

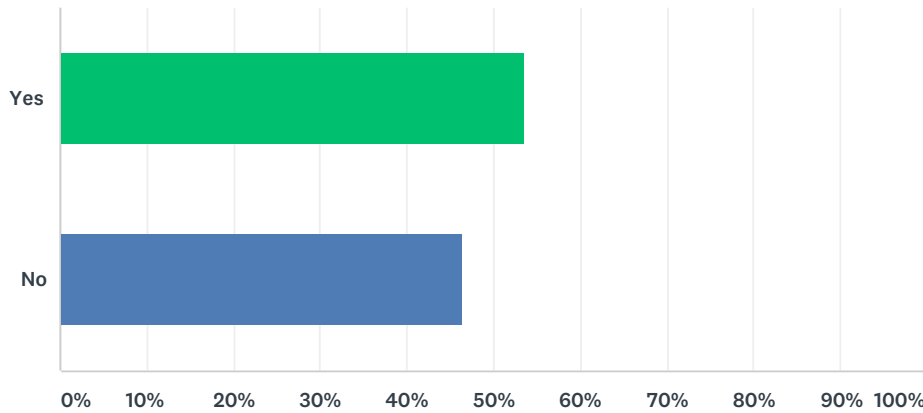
Answered: 1,435 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes	25.92%	372
No	37.14%	533
Maybe	36.93%	530
TOTAL		1,435

Q25 The Township is currently reactive to property maintenance complaints as they are received. Should Brighton Township have proactive property maintenance code enforcement?

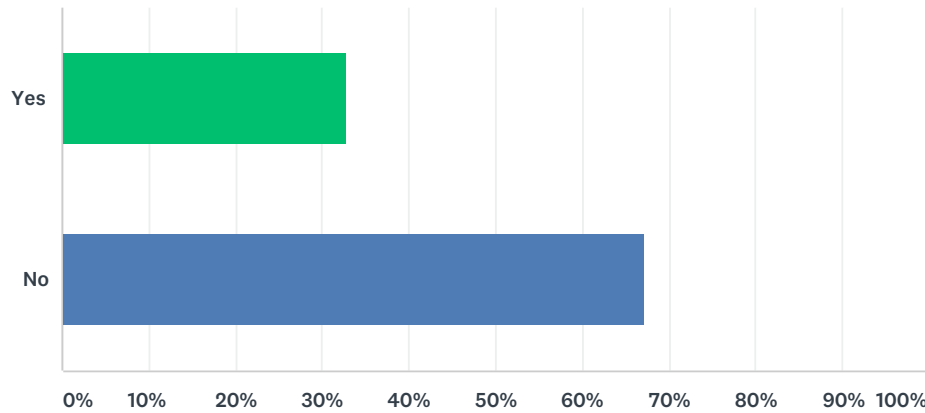
Answered: 1,396 Skipped: 54



ANSWER CHOICES	RESPONSES	
Yes	53.65%	749
No	46.35%	647
TOTAL		1,396

Q26 Currently the smallest home allowed in the Township is 950 square feet. Are you comfortable with tiny homes (i.e. 450 square feet) being built in Brighton Township?

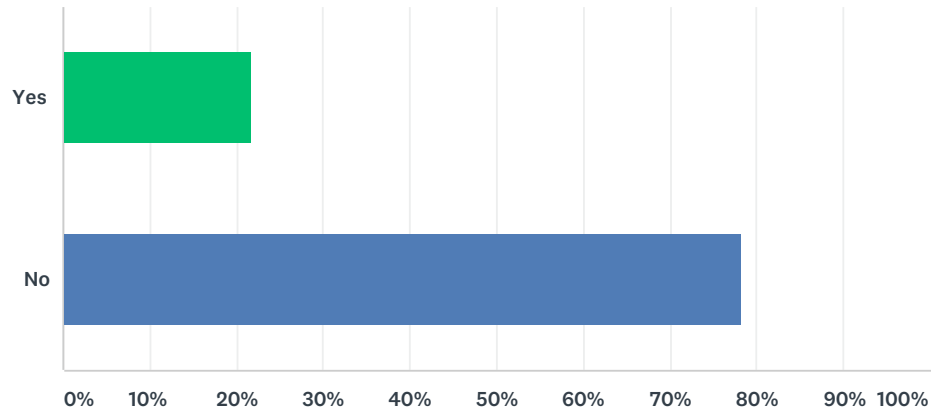
Answered: 1,437 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	32.78%	471
No	67.22%	966
TOTAL		1,437

Q27 Should someone be allowed to turn a single family home into a duplex?

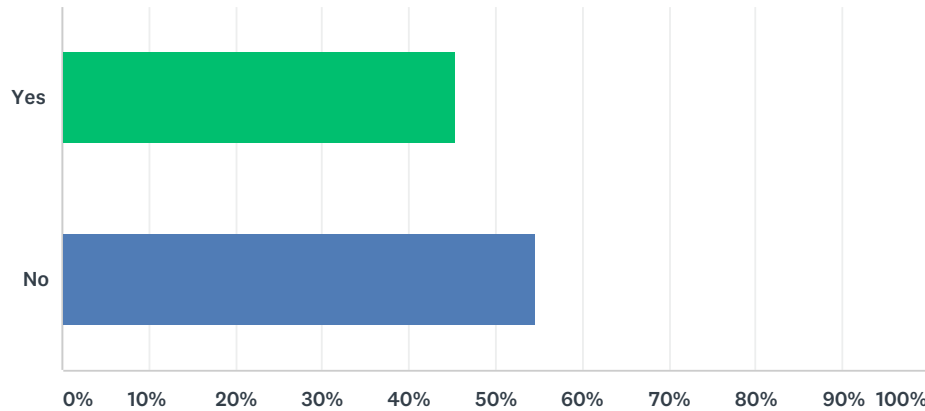
Answered: 1,429 Skipped: 21



ANSWER CHOICES	RESPONSES	
Yes	21.83%	312
No	78.17%	1,117
TOTAL		1,429

Q28 Should the Township allow short-term (daily or weekly) rentals (e.g. Airbnb) for homes?

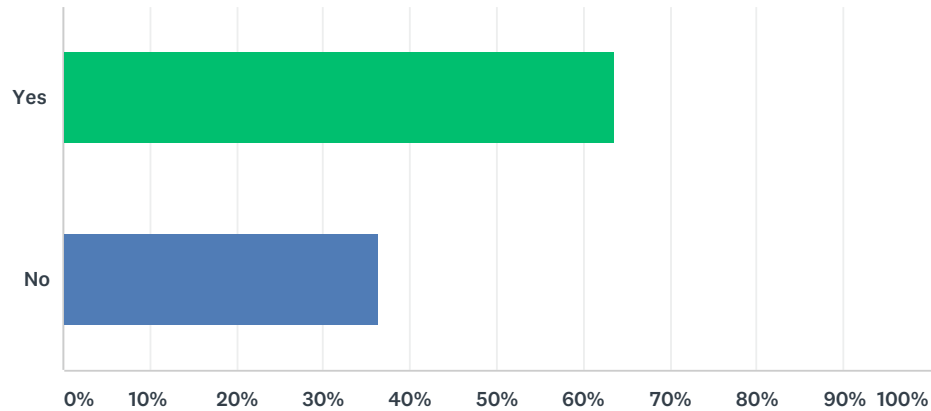
Answered: 1,416 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	45.48%	644
No	54.52%	772
TOTAL		1,416

Q29 Should the Township allow ground installed solar arrays at residential homes?

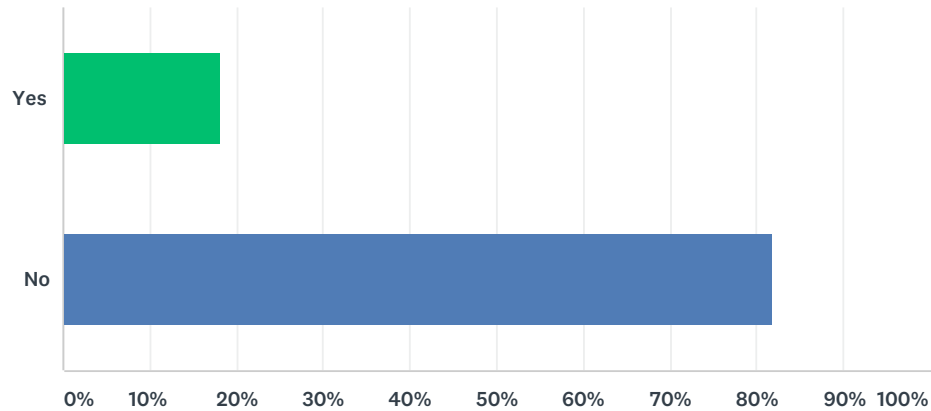
Answered: 1,391 Skipped: 59



ANSWER CHOICES	RESPONSES	
Yes	63.55%	884
No	36.45%	507
TOTAL		1,391

Q30 Should larger signage be allowed for businesses?

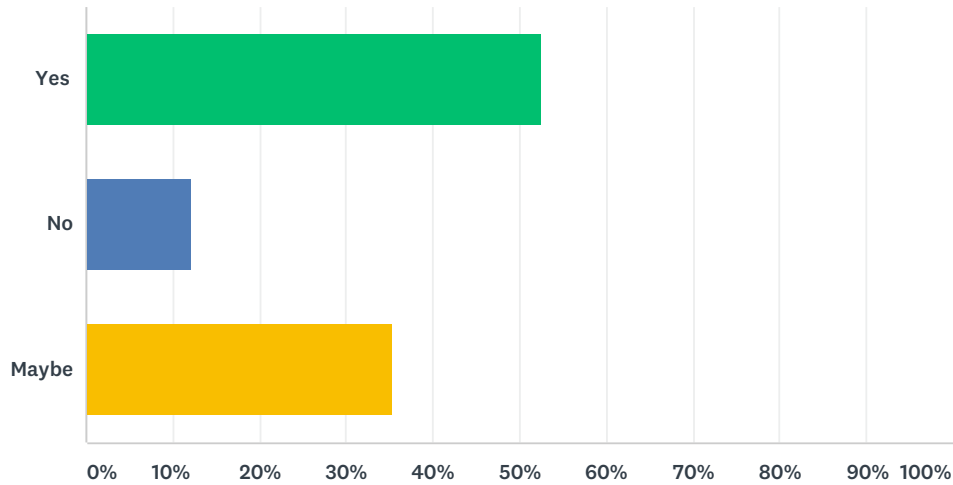
Answered: 1,418 Skipped: 32



ANSWER CHOICES		RESPONSES	
Yes		18.27%	259
No		81.73%	1,159
TOTAL			1,418

Q31 Should the Township take an active role in preserving historic properties and buildings?

Answered: 1,440 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	52.50%	756
No	12.15%	175
Maybe	35.35%	509
TOTAL		1,440

Q32 Please express any additional thoughts you have about the future of Brighton Township:

Answered: 537 Skipped: 913

Q32 Please express any additional thoughts you have about the future of Brighton Township:

Answered: 536 Skipped: 912

#	RESPONSES	DATE
1	Don't make radical changes to the Township - it is good the way it is	6/10/2019 7:55 PM
2	Repair the roads the heavy trucks wreck	6/10/2019 7:50 PM
3	No sidewalks in existing subdivisions. Maintain ordinances for development densities.	6/7/2019 2:59 PM
4	Each home owner apply proper maintenance of their property at all times, especially "on the lake homeowners"	6/6/2019 7:28 AM
5	Keep taxes lower	6/6/2019 7:19 AM
6	I would like to explore the possibility of having a "dead animal carcass" removal service	6/6/2019 7:15 AM
7	New developments should be required to put in landscaping at roadside to keep the appearance of a rural landscape. Make this a condition of approval and restrict the use and size of advertising signs. Trees are necessary to maintain a rural setting - restrict clear cutting by development. The WWTP is currently 50% capacity underutilized. Within 10 years require all lakefront properties in the township to be hooked up to the sewer system to use this existing capacity.	6/6/2019 7:13 AM
8	We currently don't live here we have a property on Meadowview Lane (4.2 acres). Voicing my opinion if we decided to build.	6/6/2019 7:02 AM
9	Fix the roads please!	6/6/2019 6:57 AM
10	It would be nice to access the township safely by bike. Concerns about riding on gravel roads and roads without bike lanes or paths. We don't want to lose our rural atmosphere, especially as regards increased road traffic necessitating more traffic lights.	6/6/2019 6:52 AM
11	1. Keep area's in the Township as rural as possible. 2. Eliminate Gun Clubs from being built in the Brighton Township area. 3. Eliminate dog walkers on private roads. 4. All dogs on a leash in neighborhood property.	6/6/2019 6:43 AM
12	We are so close to wonderful parks, Genoa trail and downtown Brighton I would love to be able to safely ride my bike or walk run there	6/1/2019 10:05 PM
13	Where we live there are obvious issues with the gravel yards and GM proving ground. I would of liked to have seen the twp take a greater role in these cases. They have caused a lot of stress financially for my family as we can't sell our house but property tax goes up. If this was taken care of I would be more willing to look at special assessments for items such as roads.	6/1/2019 8:02 AM
14	I am reluctant to see sewers become mandatory, as that is too much like the city that I don't want to be a part of. We have parks and trails in the area so I don't see that as a need. However, the township should better manage its existing resources more efficiently and cost effectively without additional taxes/assessments. Have better influence with the Livingston County road commission to better address road grading and/or paving certain roads that are known to be problematic with potholes. Furthermore, I would like a better property tax payment system as I do not have taxes into my mortgage but it would be easier for me to pay a little bit at a time bimonthly to the township, not the county so that I can better manage my tax payments than the present system which issues a big bill twice a year and does not provide a lot of time to pay that, especially those with low/fixed incomes or economic downturns.	6/1/2019 1:07 AM
15	Retain some of our green space and try to keep it quaint. Clean up /not allow junk strewn businesses, like the business on Grand River, between old 23 and Pleasant Valley. HUGE EYESORE for residents and visitors to Brighton.	5/31/2019 10:50 PM
16	My husband and I enjoy our rural setting in Brighton Township plus low taxes and would not want it updated or changed e.g. sewers/city water in any way.	5/31/2019 9:30 PM

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17	I live in a rural area of the township on a gravel road. I really think something needs to be done for trash collection. On some days 5 to 6 different trucks pick up. which doesn't help the condition of the roads. In the spring they create even more problems on the gravel road.	5/31/2019 9:16 PM
18	note, we already have sewer hook-up on our road. We are in favor of paving Oak Knoll Dr with an assessment part of our taxes.	5/31/2019 7:50 PM
19	get someone to repair the Pleasant valley bridge. do something about the township being carted away one dump truck at a time on buno road. it will be permanent eyesore like the other abandoned pit . Sunset park??	5/31/2019 7:11 PM
20	Please help maintain the trees and green areas in the township by assisting the County.	5/31/2019 6:05 PM
21	Keep it rural. Limit the density of new housing to larger lots. Limit the commercial retailers and fast foods, the City of Brighton, Genoa Twp, and Howell already have too many around us.	5/31/2019 5:55 PM
22	Pave Maxfield Road North of Hyne	5/31/2019 5:25 PM
23	The water in our home has been contaminated by the GM Proving Grounds with Sodium Chloride. The property value of our home has dropped because of this yet the assessed value of our home has gone up. This is not fair. We think Brighton Township should be more concerned for this contamination is headed to Beach Lake. The gravel pits in the area are also of concern. Traffic on Kensington Road is dangerous due to the trucks carrying gravel. They speed and spill stones onto the road. WE have had 3 separate cracks in our windshields from bouncing stones.	5/31/2019 1:43 PM
24	There has got to be a better way for the township to budget for its roads. If my residential street is public and I pay taxes, why would those not be included to be fixed with public funding? If I am going to be responsible to pay for my own road, I would expect tax cuts rather than increases.	5/31/2019 1:23 PM
25	My biggest concern is maintaining a small conservative, clean, safe atmosphere free from 'big city infiltration'. No 'family-inappropriate' businesses, etc. No public water. Maybe more assistance with well maintenance and clean/safe water programs- free testing, education, etc.	5/31/2019 1:03 PM
26	No apartments or trailer parks.	5/31/2019 12:16 PM
27	Township ordinance as it relates to shared drives needs to be addressed, including enforcing ordinance as written.	5/31/2019 9:03 AM
28	Would like biking and walking trails everywhere.	5/31/2019 8:30 AM
29	Enforcement of ordinances	5/31/2019 6:31 AM
30	Would love to see my neighborhood connected to some form of municipal water system, rather than the well and septic system I am currently using now. However, I would have to see the plan to agree with any changes moving forward before making any decisions.	5/30/2019 10:00 PM
31	a tiny home is ok as long as density/lot size remains as is. arbnb owner needs to be held responsible for noise or other nuisance issues. duplexes are ok when in a commercial or multi-unit area.	5/30/2019 9:54 PM
32	Too much urban sprawl is occurring.	5/30/2019 8:12 PM
33	concerns about the rezoning of the gravel pit	5/30/2019 8:08 PM
34	Fix the roads, keep the taxes low, and keep it a rural area.	5/30/2019 8:03 PM
35	This township area is so appealing because of the people living here...'Coming from Detroit/Ann Arbor areas, I'm not too interested in expanding a diversity population...	5/30/2019 7:40 PM
36	I would like to see more code enforcement for builders of new construction homes.	5/30/2019 7:23 PM
37	My responses to the Sewer questions were N/A because I'm already connected to the township sewer system.	5/30/2019 7:10 PM

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38	Preserve the rural, country & natural character/beauty that Brighton Twp already is. We moved out of the city for a reason, to not have so many "city" regulations. Much too often when funds are "raised" from bonds, millage proposals, taxes, etc they end up leading to misappropriations of funds and a very small portion (if any) goes towards the original intention. Solar arrays and other types of solar/wind energy already are available and in use within this area for business as well as residential properties. We have not/will not support or fund any proposal or tax of any kind that adds any "service" mentioned in this survey. When we need or want something we don't rely on others to fund our wants and don't feel that others should want nor expect others that have different wants and needs to fund it for them. Bike/hike trails, natural paths & pavilions already are a short bike/hike away at Kensington Metroparks which is well managed & maintained. Kensington Metropark also already has playgrounds, dog friendly areas, sports fields, swimming, fishing, boating and pavilions and so much more, which are only a short bike/hike away. Those that want or need any of these activities have the option to buy a day or seasonal pass.	5/30/2019 5:57 PM
39	Pave Pleasant Valley road	5/30/2019 12:46 PM
40	Certain dirt county roads in the township are far, far, too busy for the county to effectively maintain (McClements). It damages one of my vehicles every year. It should be paved.	5/30/2019 11:14 AM
41	Traffic flow improvement could be better managed. Spencer @94 and @old 23, for example, are active and long cycle even after midnight. These should be blinking red for the off-ramp, blinking yellow for Spencer; @O23 it should be blinking red for Spencer, yellow for north and southbound O23. Just easy examples. Traffic cameras that actively switch according to traffic patterns would be a huge improvement. Companies such as VerraMobility have solutions that will also generate revenue via enforcement for the Twp. www.verramobility.com	5/30/2019 11:12 AM
42	We are concerned with preserving the beauty of our area. In our 8 years of living here, we have seen an influx of building and destroying of beauty. There is also a problem of traffic buildups. Please take an active role in attracting younger families to the area. We see a lot of focus on the elderly here and to promote growth in a community you need vital younger people. No dog park. (Kensington is fine for that) How about play areas for kids and worthwhile businesses? Curb franchise business. No more vape shops, banks, mortgage companies, jewelry stores. There are enough of those in the city of Brighton. Also neutral color schemes for houses and business signage should be enforced.	5/30/2019 8:18 AM
43	We are really concerned with water quality, rampant mining, drilling, dangerous truck traffic, and excessive noise from trucks.	5/30/2019 5:17 AM
44	Would like to see bike paths put in throughout the township. Cap the number of businesses and subdivisions in Brighton township to keep the small community feel.	5/29/2019 11:02 PM
45	No Apartments or high density	5/29/2019 10:39 PM
46	I have lived in the township for 24 yrs and me personally wouldn't mind if my property taxes went up but in my taxes I would be getting police patrol, trash pick up, sewer system, and winter roads cleared rather than the MDOT doing it.	5/29/2019 10:17 PM
47	I live on a poorly built private road that was built to the "county" standard and now we are on the hook for the entire cost of road repairs. More care needs to be given to approving new private roads. I would only be in support of a road mileage if some funding was set aside for private road improvements.	5/29/2019 9:30 PM
48	No more subdivisions.	5/29/2019 8:15 PM
49	Keep the rural quality!	5/29/2019 6:25 PM
50	Thank you for this survey.	5/29/2019 6:17 PM
51	Thank you all so much for your efforts!	5/29/2019 9:51 AM
52	don't build too many houses, traffic can be brutal.	5/29/2019 9:48 AM
53	I believe my property and the Spencer Road exit at 96 should be designed as a gateway to attract new residents to live and visit Brighton Township, I am not sure but seems like a combination of commercial with plan residential, condos, apartments, and restaurants	5/29/2019 9:22 AM
54	I hope that the rural/natural aspect of the Township continues to be evident to visitors despite continued growth in housing.	5/28/2019 11:05 PM
55	The traffic along Old 23 the past few years has gotten horrible!!! No more development please!	5/28/2019 9:49 PM

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56	Keep and preserve the rural, country & natural character/beauty that Brighton Twp already is. We moved out of the city for a reason, to not have so many "services" & regulations which it sounds like this is looking to add, which in turn very often leads to misappropriations of funds. Have not and will not support or fund any millage, proposal or tax of any kind that adds any "service" mentioned in #17-21. Those are usual wants/needs from city residents, not rural/country/natural character. Bike/hike trails & natural paths already are a short bike/hike away at Kensington Metropark which is well managed & maintained. Kensington also already has playgrounds and pavilions which again is only a short bike/hike away.	5/28/2019 9:05 PM
57	Genoa Township has done a great job of installing a new sidewalk along the length of Grand River. However, there is still a small section of road without sidewalks between the City of Brighton and Genoa Township that runs through Brighton Township. It would be great to connect them!	5/28/2019 8:19 PM
58	pave or chip & seal Buno east of VanBerg	5/28/2019 8:09 PM
59	We have nothing here. Almost anything would be an improvement.	5/28/2019 5:23 PM
60	The natural beauty of this area (the trees, the forests, lakes, streams, etc.) is the greatest asset of this community. Developers/individuals who cut down trees should be charged a fee that goes to a community re-forestation fund (i.e. they can cut the trees down, but 'replacement' trees need to be planted somewhere else; if a tree needs to be cut down as it is sick, a resident could also access this fund for a replacement tree); other residents could also access this community fund to plant trees on their property to help keep Brighton Twp nice & green; this would also encourage developers to (hopefully) leave trees whenever possible to reduce costs... Also, it would be great if the downtown area especially along west grand blvd were restructured to preserve & take advantage of the waterfront's natural beauty and ideally require/encourage local, independent businesses to ensure Brighton has a unique "flavor" and feels less like any old strip mall in any town (the boardwalk along town is amazing, but it's kind of tragic that you're walking along the back end of dry cleaners, parking lots, etc. It would be amazing to have restaurants & businesses facing/overlooking the lake with appropriate landscaping; also it would be cool to see Main Street right downtown become a pedestrian only area, with the current road area being used for outdoor seating, music, fountains, etc. Overall, though, this is a great place to live! Thanks for taking the time to get our opinion!	5/28/2019 3:50 PM
61	We would support solar paneling on rooftops, but not in an obnoxious / eyesore way on grounds. We love Brighton Township, but would rejoice at the opportunity for more parks, sidewalks, and community accessibility and recreation here.	5/28/2019 3:01 PM
62	Brighton Township Citizens approved a zoning ordinance to protect the community in 1959. From 1992 forward township government was captured by special interests and the zoning ordinance/SAD authority have been abused. Wealth, Health and Safety have all been diminished. Zoning is optional. Turn it back to county for more professional, honest and equally administered protection of the community.	5/28/2019 1:58 PM
63	Moved here 42 years ago for the country atmosphere and central location. Too many subdivisions are being built taking away from the country atmosphere and bringing too much traffic. It is not even close to what it was. Should be an ordinance for people to maintain their property keeping it neat and tidy.	5/28/2019 1:58 PM
64	Question on tiny houses -- O.K. if they meet other density zoning (not multiple on same lot size as single family resident). Air B&B should be considered same as hotel for zoning, room taxes, etc.	5/28/2019 11:57 AM

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65	Duplex should be allowed only with conditions, but if a home in a single family neighborhood is to be converted, it should not adversely alter the appearance of the home in a way that makes it much different than the neighboring homes (second entrance should appear to be as a single family home unless it is located in the rear) and there should be only one address on the home, not two. The creation of a separate apartment inside (mother-in-law suite or other) should not dramatically impact the tax assessment, adding only the value of added fixtures. Aging in place should be encouraged, by allowing a caregiver to reside inside the home in private or semi-private quarters. This is still a single-family use by most definitions, and should not detract from the overall value or attractiveness of the neighborhood; neither should it drive residents out due to exorbitant tax increases that make the home unaffordable for fixed-income retiree resident(s). Duplexes that LOOK LIKE duplexes belong on major and secondary roads, not in subdivisions, unless that sub contains many similar others. We have Kensington, Island Lake, and many other State and MetroParks; the township should stay out of the parks business. The county should, as part of the road maintenance, develop bike trails, for motoring safety (the Spencer Road bridge over US-23 is not safe for bicycle traffic) but the township's involvement should be only advisory, feeding the county info about similar unsafe locations for improvement of traffic flow, including bicycle and pedestrian. Limited government is my main reason for enjoying the quality of life I have chosen here; do NOT grow government into a monstrous entity that sucks the life blood out of my budget!	5/28/2019 11:40 AM
66	What brought me to Brighton 46 years ago was the small town/rural atmosphere. Growth DOES NOT always equal progress. Although past growth has provided some conveniences, it has also brought inconveniences such as excessive traffic.	5/27/2019 9:35 PM
67	Due to the increase of new move ins and new construction we have seen a lot more traffic on Pleasant Valley at Kensington it is a small stretch of dirt road and one week after the road grader fixes it, it gets very bad with numerous pot holes. Please consider paving this road.	5/27/2019 4:57 PM
68	The beauty of the township is its natural setting. Preserve that please. Stay within budget to support what we already have. We moved here to get away from all that big city spending on unnecessary things just to keep up with neighboring cities.	5/27/2019 3:26 PM
69	27. Single family to a duplex would be ok if it's not in a sub with all single family homes. 26. On their land, or a subdivision of them, sure tiny homes make sense.	5/27/2019 3:14 PM
70	Township needs to retain rural character, housing development needs to be limited to achieve this. Also, the county needs to resurface subdivision roads without additional assessments to homeowners already paying taxes for these services. The roads in my subdivision (ravines of woodland lake) are full of potholes and turning to gravel in some areas. In addition, there needs to be proactive code enforcement- there are individuals parking boats and trailers in culdesacs (public roads) in our subdivision for the entire summer. Many areas do not have HOAs and the township needs to be more proactive.	5/27/2019 2:39 PM
71	Would like all power transmission cables buried. Realize that it's the purview of the power company but it would be helpful for the township to encourage. Also the township should increase its efforts to increase its efforts to promote diversity.	5/27/2019 11:53 AM
72	Faster snow removal in subdivisions	5/26/2019 11:20 PM
73	The main reason we may move is due to the lack of safe walk-ability. Spencer, Buno, Culver, Old 23 should all have sidewalks that lead all of the way to downtown.	5/26/2019 10:43 PM
74	The Township should close illegal auto repair business operating in neighborhood, Corlett & Hyne RD.	5/26/2019 10:11 PM
75	Make it illegal for people to bike on roads without a shoulder. Or put specific bike lanes in roads.	5/26/2019 6:42 PM
76	No more box stores. Keep rural setting.	5/26/2019 5:18 PM
77	We have lived in the township for 20+ years. We like this area very much!	5/26/2019 1:13 PM
78	Perfect the way it is. Moved here for the rural atmosphere.	5/26/2019 1:07 PM
79	keep it rural. people who want more should move to larger cities	5/26/2019 12:06 PM
80	There is a need for strong code enforcement in the township. Info. about what can be stored,etc., on the property needs to shared with all homeowners by the township.	5/26/2019 10:45 AM
81	I live on Woodland Lake and get very little for my tax dollars. No road, no trash, poor police service such as routine patrols and traffic enforcement. The lake is now overcrowded.	5/26/2019 6:51 AM
82	A dog park would be fantastic, as we currently have to drive to Howell or Wixom.	5/25/2019 10:56 PM

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83	No more taxes.	5/25/2019 10:31 PM
84	We have the best Township. We are so Proud to live in Brighton Twp. Awesome job!	5/25/2019 8:41 PM
85	We have concerns regarding the continued delays in the reclamation of the gravel pits. Hundreds of acres are involved. We would like to see the enforcement of the agreements from the pit owners to move forward with reclamation in a timely manner. Before purchasing our property in 1984, we attended a meeting regarding the removal of the gravel products and reclamation of the land and relied on the agreements made between the Township and the Pit Owners for a timely exit and reclamation. To this date, unfortunately, not one agreement has come to fruition. There has only been expansion and deepening of the excavation holes further below the level of the adjoining land surfaces. Because of this, reclamation seems to be the last consideration on the Owners' minds.	5/25/2019 5:36 PM
86	Need better maintenance of dirt roads and the garbage that is dumped in the ditches next to them.	5/25/2019 4:09 PM
87	Please make all left turn signals consistent throughout the township	5/25/2019 4:08 PM
88	I really want to see this area become more friendly towards younger families like ours.	5/25/2019 3:49 PM
89	The dirt roads are unacceptable for the tax revenue Brighton brings in. Spencer Rd between Kensington and Pleasant Valley experiences very heavy traffic and it is a safety hazard being a dirt road.	5/25/2019 1:46 PM
90	I'd like to see better traffic management for the main drag of grand river and more dining options with outside seating.	5/25/2019 12:42 PM
91	There are way too many mortgage companies at Grand River and Main Street. It's a unfortunate waste of several very good locations for retail/restaurants.	5/25/2019 9:56 AM
92	we have a huge pot hold opposite Kachina Park on Pinetum that is a foot deep and 3 feet wide. one must take care to avoid losing a wheel. It has been reported several times with no action.	5/25/2019 9:51 AM
93	I think that the general fund is being used as a support system for public infrastructure projects that benefit a select few. The sewer and water system debts should be paid back and those funds should be used to fund capital improvements that preserve the rural atmosphere or encourage community development, including but not limited to: community gardens, educational wetlands, ATV/snowmobile parks, horse riding, water quality improvements... Furthermore, the master plan does not address PFAS in Kent Lake. The fact that the EGLE has issued a "do not eat the fish" advisory is a significant impact to a major asset in the township. If the company is not held responsible, we need to consider funding remediation soon. This will impact property value if not addressed.	5/24/2019 9:26 PM
94	keep on doing the good job you do	5/24/2019 9:25 PM
95	More parks and bike paths please	5/24/2019 8:30 PM
96	No additional apartments. Condominiums ok.	5/24/2019 6:48 PM
97	So disappointed with the new roadways that a bike lane was not included when it would of been be so easy. What a great pr item to be connected to Kensington on your bike or walk. We have zero public facilities and I have no idea what the taxes are paying for?	5/24/2019 5:32 PM
98	I'd love a more walkable township, it's something I miss from my time in Iowa. They had sidewalks connecting every sub to parks, downtown, everywhere and from vast distances. It contributed to a healthier lifestyle for myself and family being able to walk wherever we could. Sidewalks are rare outside of the immediate downtown vicinity here and I'd love to see more also as a safety concern for runners and bikers on the road to have sidewalks instead. A summer pool that residents can pay a summer fee to join and be a part of the summer swim league as they have in other townships/cities like Northville, Farmington etc. Farmington Glen aquatic Club holds some of my most favorite childhood memories and I'd love to see something of this nature built for Brighton residents.	5/24/2019 4:55 PM
99	unpaved bus routes should be prioritized for paving: the busses really do a lot of damage in a short amount of time, especially after rain/melting snow	5/24/2019 3:28 PM
100	We love Brighton, but there just isn't enough here for families. I hate that we have to go to downtown Brighton for any assemblance of a park area. It would be nice to take our kids to a park with a playground, pavillion, and picnic area spaces.	5/24/2019 2:34 PM

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101	Kensington Road on the map is actually Pleasant Valley. The Pleasant Valley Road naming confuses everyone visiting the area. As a thought, the paved Southern portion from Grand River to Waycross Road could remain Pleasant Valley, the gravel road section from there to the closed bridge could be S Old Pleasant Valley, the gravel section north of the closed bridge to the paved intersection of Kensington and Pleasant Valley Road could be N Old Pleasant Valley, and the Road section north of Stobart currently split between Kensington and Pleasant Valley Roads could be Pleasant Valley Road North. And the closed bridge could be abandoned with the money saved to rebuild. Minimal addresses would be affected. I realize this may be a road commission item, but none the less wanted to present it.	5/24/2019 2:26 PM
102	There are five gun ranges in the County, we really don't need the Livingston Gun range that was established in 1955 when this area was woods. The development of numerous houses in the area has caused the club to be outdated, it's noisy and still a possible safety hazard.	5/24/2019 2:13 PM
103	Should be pro-active with blight elimination.	5/24/2019 2:01 PM
104	The freeway noise has a real impact on the quality of life, much more with the new 23-96 interchange.	5/24/2019 1:11 PM
105	People like the area the way it is. Great schools, plenty of parks, green space, etc. I moved here to get out of a city and will move again if needed.	5/24/2019 12:37 PM
106	Gun ranges in the township currently operate late hours on weekends and holidays. I would prefer to see afternoon limitations on those days. Many of us can't enjoy our backyards for cookouts and get together due to the relentless gun fire at those times.	5/24/2019 12:35 PM
107	Really like to see sidewalks/bike trails that would allow families to ride downtown safely.	5/24/2019 11:21 AM
108	STOP spending money on art work in the city, do keep up the flower and holiday decorations. We desperately need family friendly place to take children to eat that is fun like the Yum Yum tree was. Sad that we have so many non child friendly restaurants.	5/24/2019 9:44 AM
109	A more active role in enforcement of visible (eye sore) issues left unaddressed by homeowner should have some sort of enforcement.	5/24/2019 9:20 AM
110	You are doing a great job. We love living in Brighton Township.	5/23/2019 9:15 PM
111	Not interested in a township park, since we have many other options. Prefer small government.	5/23/2019 8:00 PM
112	Maxfield and Commerce Roads are awful. Fortunately I have learned that Maxfield is being worked on this summer, however they both really need to be paved.	5/23/2019 6:36 PM
113	fix the roads... time the lights..	5/23/2019 5:54 PM
114	Pave Newman and Corlett	5/23/2019 4:43 PM
115	I want to stay in the house I bought. I have very low income, I don't want to be taxed out of my house.	5/23/2019 4:21 PM
116	I think a single family home should be allowed to be turned into a duplex if there is reasonable need, specifically an adult disabled child to create close but separate living space for adult child and parents/family	5/23/2019 3:52 PM
117	Quicker action to subdivision road potholes. Our sub is HORRIBLE and we have to dodge craters for 2-3 months before any action is taken to fill them. VERY unsafe!!	5/23/2019 2:41 PM
118	Something needs to be done with the truck traffic from the gravel pits south of the GM proving grounds. Too many trucks and they drive way too fast.	5/23/2019 2:17 PM
119	Concerns about the question "Should someone be allowed to turn a single family home into a duplex?" Without providing people information on the topic, I fear that the overwhelming response is "no". Please see this article from Harvard on why it might be good given housing and development considerations for the future. We are uniquely positioned close to many city hubs and could be a model township for new and innovative development types. We should steer away from the "old" concepts of suburban dwelling - it creates dependencies on cars when we need to be moving away from cars since our roads are already too crowded. Related to whether or not ground solar arrays should be installed, yes, but require pollinator habitats to be installed instead of just turf or rocks. This can help improve the quality of life in Brighton Twp. by preserving our pollinators and natural ecosystems. https://www.anl.gov/article/can-solar-energy-save-the-bees http://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf	5/23/2019 1:47 PM

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120	Set priorities for things that need to be maintained and leave the rest alone. If a group wants a park or soccer field .etc ,let them pay for it and don't burden the rest of us with there want's.	5/23/2019 12:33 PM
121	The Township needs to improve infrastructure before approving new construction. Hard to understand why new construction is approved when it is clear the infrastructure is not adequate to support additional demands.	5/23/2019 10:47 AM
122	Restricting garbage pickup in subdivisions to one company would help preserve our roads. Building permit kick-backs for homes in subdivisions, especially no outlet streets, could be a source of revenue for road improvements.	5/23/2019 9:52 AM
123	Concerning Trash pick up- Weekly we have multiple trash trucks up and down our roads --- contributes to noise and road destruction --I would be interested in an overall twp trash contract for pick-up.	5/23/2019 9:43 AM
124	Paving the roads. All the dirt roads and their maintenance cause damage to vehicles and result in further snow days for becoming impassable in poor winter weather conditions.	5/23/2019 9:07 AM
125	I love the mostly rural ideal of the twp. I really don't want it to become more like a city. I especially worry about commercial zoning in currently residential areas	5/23/2019 9:05 AM
126	no new taxes. taxes are already high enough!	5/23/2019 8:54 AM
127	Fix the roads how ever you can.	5/23/2019 8:39 AM
128	Biking and walking paths are very much needed.	5/23/2019 7:28 AM
129	We are not in support of sewers because we just put in a new septic field.	5/22/2019 11:19 PM
130	It is hard to answer some of the questions without additional information related to the specific issues- as you know, the devil is in the details. Thank you for asking.	5/22/2019 11:18 PM
131	I absolutley love Brighton but the population density is just too much the infrastructure doesnt support it. We have to slow down on high density apartments and hospitals and too many hotels! There are enough box stores and restaurants.. well except for Trader Joes...that would be a welcome addition. And we need safe bike lanes or sidewalks, Hyne road, old Us 23, Hacker... people would bike more but these roads are unsafe.	5/22/2019 10:50 PM
132	Please stop looking for ways to spend money you don't have. No new taxes!	5/22/2019 10:14 PM
133	Note: if putting solar panels at ground level, it would depend on the size of the lot. On a one or two acre lot I would not want to look at their solar panels.	5/22/2019 7:24 PM
134	Hi, I would like to see more sidewalks. Major roads like Old 23, Grand River, etc., should have sidewalk.	5/22/2019 7:11 PM
135	While the number of new homes in the area increases, can the current infrastructure handle it? What improvements are being implemented to address the increased population and traffic?	5/22/2019 5:34 PM
136	I would like to see a pool and park n our community like they have in the Grosse Points.	5/22/2019 4:30 PM
137	I would love to see a dog park and more hiking trails, if possible. The roads in our subdivision are terrible and I always call the township to have them fill the potholes but that is only a bandaid.	5/22/2019 4:15 PM
138	GRAVEL HAULERS SOMETIMES SHORTCUT DOWN MY UNPAVED PART OF BUNO ROAD. THEY SHOULD PAVE IT AND CURB IT. (12814 BUNO RD) BC THEY BENEFIT.	5/22/2019 4:02 PM
139	Again, as stated earlier there needs to be enforcement of the ordinances. Even after issues are brought to the attention of township officials they are still not enforced. This is not fair to other residents who abide by the rules.	5/22/2019 3:19 PM
140	Should adopt an "after hours" ordinance enforcement!!!	5/22/2019 1:33 PM
141	Additional funding for current township building and property usage codes and enforcement of zoning ordinances.	5/22/2019 1:28 PM
142	Roads are the number one problem. Our sub has a special assessment to fund fixing our road which is really the responsibility of the county who has no money. I have live in Michigan for 30 years and have paid in gas tax and yet we can't even have our county fix our sub roads it's deapiciab	5/22/2019 12:31 PM
143	keep it rural!!	5/22/2019 11:37 AM
144	Please fix bridge on pleasant valley...it's been like 4 years. Come on.	5/22/2019 11:27 AM

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145	Maxfield road is awful.	5/22/2019 10:51 AM
146	I don't understand with the taxes I and everyone else pays why the township can't fix the roads or plow the roads in a timely manner when it snows. I think it would be a good ideal to send out a list to every person who pays taxes to the township and explain where the money is being spent.	5/22/2019 9:45 AM
147	slow down on the population growth. the traffic and current road condition is at it's limit. Also the ramp to I96 at grand river is a mess, perhaps partnering with the state to improve this intersection. thank you	5/22/2019 9:29 AM
148	Preserve the nature landscape as much as possible. Expand businesses and developments responsibly while preserving the natural landscape.	5/22/2019 9:13 AM
149	Sidewalks would be a great improvement! That was one hesitation I had about moving to our neighborhood, it would be safer for kids in the neighborhood.	5/22/2019 9:05 AM
150	I would like to see the township address the commercial blight in the township and hold the property owners accountable for cleanup. Old 23 Liquer Store compound, former bikini coffee shop by Laketrust HQ, landscape company and other abandoned properties.	5/21/2019 10:08 PM
151	Bike paths please! Especially on major roads like Spencer.	5/21/2019 10:06 PM
152	I have concerns that others might want to pave Van Amberg Rd and I would be strongly against this. I was a little unhappy that trees on the easement were cut this winter. It seems like the idea was to widen the useful area of the road. Keep the trees and preserve the charm...	5/21/2019 10:04 PM
153	I'd like to see the township take a greater role in ordinance enforcement.	5/21/2019 8:46 PM
154	I know it is a large topic. Would like to see dirt roads paved. Not the same roads paved over and over. I have been in our sub 15 years and seen Hyne paved at least 2 times if not 3 times. Please please	5/21/2019 8:02 PM
155	Pave Larkins road	5/21/2019 7:40 PM
156	Fix the roads	5/21/2019 7:22 PM
157	The currently protected wetlands need to remain protected. Building on these areas ruins the landscape that we enjoy as residents	5/21/2019 6:44 PM
158	Adding a walking path for Old 23. Is desperately needed	5/21/2019 6:35 PM
159	We all have to pay to keep this area nice. Thanks for the survey	5/21/2019 6:34 PM
160	We have a major need for our own police present. I can imagine the cost would be high, however, the amount of revenue potential is enormous, especially given the number of speeders that we have in school zones, and residential areas.	5/21/2019 5:55 PM
161	The country, rural setting gives the township the beautiful, quiet , peaceful setting that is it's selling point. Parks, side walks, dog parks take away from the altruistic flavor we are blessed to live in.	5/21/2019 5:42 PM
162	No new sewers that we can't afford to pay for. No new taxes	5/21/2019 5:31 PM
163	The tax intake is plenty to properly support the existing and future growth as the population grows. The money wasted should be applied to any perceived need.	5/21/2019 4:47 PM
164	We moved here for the lower taxes. Our Belief is you have the money...it needs to be budgeted well.	5/21/2019 4:06 PM
165	Sidewalks on Grand River, Make property owners install if they apply for any kind of permit, Brighton Township is behind Genoa who is doing a great job.	5/21/2019 4:01 PM
166	Brighton Township is a wonderful place to live. I would support paying higher taxes for improved public services and increased maintenance of public roads and facilities.	5/21/2019 3:48 PM
167	We must remain a self-sufficient low density, family oriented, non-commercial township. Our township is surrounded by many nice compliments. This makes our lives & homes unusually desirable & this environment must be protected from all incompatible growth. Sewer systems, water systems, parks, & paths are unneeded & potentially damage our advantages. Long term, we all win with limited & visionary growth that protects our uniqueness.	5/21/2019 3:41 PM
168	I believe in small, transparent, fiscally responsible & accountable government. Better use of the current tax revenues would be appealing.	5/21/2019 2:44 PM
169	Don't turn it into a Brighton City.	5/21/2019 2:44 PM

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170	I love living in Brighton Township. I am a strong believer in private property rights. I would like better roads, but am on a fixed income, and can't afford more taxes. I like this township pretty much the way it is.	5/21/2019 2:21 PM
171	Main problem is poor roads off county highways. Sub-division roads were built to county road specifications, but they have not been maintained by the county or anyone.	5/21/2019 2:20 PM
172	Clean up Mill Pond not just downtown but along Hidden Harbor Condos. Cut down dead trees and regularly have trash picked up by hand along Mill Pond from downtown all the way to Hidden Harbor Condos (where apartments/condos look out on the water). There is definitely a problem with trash getting stuck in trees and in the pond. Designate space for a free dog park. Thank you!	5/21/2019 1:36 PM
173	Bus routes for public schools should be paved. Use of liquid salt on dirt roads in the summer should be eliminated due to the damage caused to residents vehicles.	5/21/2019 1:35 PM
174	I live in Brighton Township, pay Brighton Township taxes, but my children are zoned to attend Howell Public Schools. Wish my 'Area' was zoned for Brighton.	5/21/2019 1:13 PM
175	I do not want taxes raised to provide improved infrastructure and utilities implemented. Especially when the roads are degraded due to heavy truck traffic from gravel pits and local business may be responsible for poor water quality. I feel the truck traffic is already too heavy for the area and more state/local inspections should be enforced to protect/preserve our community.	5/21/2019 1:13 PM
176	As I am in the older generation, some lower cost senior housing (independent living), with most floor plans being ranch style, but nicely designed, would be an asset for those who would like to downsize. but still live in a "neighborhood". We don't necessarily want to live in apartments or multi-level homes, but want to stay in the township.	5/21/2019 1:01 PM
177	WE love Brighton and our gravel road is great scene you fixed it last year... however everyone uses this road as a short cut and people drive dangerously fast. There are may bikers and walkers that use this road at their own peril. Cars going well over 50+ miles per hour. Our road is very hilly and you cant see what cars are coming. I'm very afraid to cross the road to get me mail.... Please Please look into this. someone is going to get hurt.... quite often its the same vehicles doing this. We and several neighbors have tried to speak with them but they purposely speed up on the south end of our road and that's where there are small children. We have counted the drive ways down the road and may be short one or two to get speed limit signs....but we really need them. Thank you Colleen Carr 2380 Corlett Rd. Brighton 48114	5/21/2019 12:28 PM
178	How come there is no blight enforement(s)?..in the TWP..ie, boats, RVs, junk cars, junk IN front yards. Cars parked on the roads at night.A lot of subs are going to the dogs. The older these subs get...the worse they look.	5/21/2019 12:12 PM
179	Maintain rural atmosphere	5/21/2019 11:55 AM
180	Enough with big box stores and chain restaurants	5/21/2019 10:41 AM
181	Need more traffic signals, due to the increased volume of vehicles, at Hacker, Hyne and Bendix.	5/21/2019 10:27 AM
182	We are concerned about the traffic conditions and pour planning of the intersection of Grand River and I-96 and Hilton roads. There is always congestion and pour traffic flow.	5/21/2019 9:42 AM
183	Lots of people shooting guns in their yards throughout the year. More sheriff patrols?	5/21/2019 9:34 AM
184	Fenton has a fabulous community center, and a special Arts are the Heart program. Please check it out for possible inspiration.	5/21/2019 9:31 AM
185	We moved here to get away from all the congestion associated with a bigger city. We vehemently oppose any sort of apartments or duplexes being added, they've been proven to increase crime in the area, drive down property values and put a strain on city services. We invested our life savings to move here because we like it just the way it is, please don't ruin it by trying to become something else.	5/21/2019 9:23 AM
186	Lakes need to be taken care of better, water flow. Also our drinking water isn't good. Will they be providing city water? We don't need additional parks with Kensington and a Island Lake in our back yards. Waste of money. Also, I prefer not to start rentals and duplexes because our home values will plummet.	5/21/2019 9:06 AM
187	Old 23 and Taylor Road is a nightmare for schools and parents - would be great to extend it to Hyne for traffic flow and future growth (realize that's private property now)	5/21/2019 8:56 AM

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188	Downtown Brighton is doing great! Thanks for everything you do to improve our community. The only improvement thought would be possibly a round-about or way to regulate traffic between Challis rd and Main street on Grand River. Very hard to turn on to side roads from GR with never ending traffic.	5/21/2019 8:50 AM
189	Be aware that traffic is building on old US23 all through the twp. It would be nice to have another paved offering to get to M59 as the US23/M59 intersection is getting very busy I know that is hartland but just saying anything that can be done in the confines of Brighton TWP to alleviate that traffic would be great. It would also add value to the subdivisions off commerce rd (non paved) part if that could be paved to the large subdivision there I think it would bring 10-20k/ home in value. I know a lot of people are hesitant to live in a 500k house off a dirt rd.	5/21/2019 8:24 AM
190	I don't want higher taxes. We pay enough.	5/21/2019 8:21 AM
191	Township should take an more active role in wild animal control and enforce or develop an ordinance concerning home blight.	5/21/2019 7:57 AM
192	We like it here just the way it is now.	5/21/2019 6:50 AM
193	Stop building.	5/20/2019 10:12 PM
194	Keep it rural! That's why we moved here! Keep green space and 2-acre limits	5/20/2019 10:10 PM
195	Would like the area close To the city have access to sidewalks. We are within walking distance of the city, but have no sidewalks to walk there. Overpasses need sidewalks. I live in Dominion Sub.	5/20/2019 9:47 PM
196	Can the township save money by: having Brighton City police replace Michigan State police; and make all township positions part time.	5/20/2019 9:34 PM
197	there are a lot of questions about sewer connections but not any information on the cost - it's hard to answer these questions without that information. It would be nice to see some of the run down homes on old 23 taken care of. Sidewalks would be amazing! As a young family it's sad that we cant go for long walks safely. More consumer businesses rather than mortgage companies downtown would be nice too! :)	5/20/2019 8:46 PM
198	Need more sidewalks for the safety of our children. We are afraid to let our kids ride their bikes in the township	5/20/2019 7:44 PM
199	Please enforce current zoning district limitations and regulations.	5/20/2019 7:42 PM
200	Keep it quaint and rural feeling. Don't let it build out to another Livonia/Troy.	5/20/2019 7:37 PM
201	Please email me updates and survey results once compiled.	5/20/2019 7:21 PM
202	More live music.	5/20/2019 6:31 PM
203	Opposed to large retail developments in the township. Being rural means one may have to relinquish convenience to shopping in order to live in a natural setting. One can get all the noise and traffic back in Livonia; that why people move out here - trees, rocks and water!	5/20/2019 5:26 PM
204	roads, roads I feel like I'm back in detroit and after 46 years kenicott trail (county rd) should be a street that belongs in the township of Brighton mi. clean the swamp make it happen. feed up..	5/20/2019 5:15 PM
205	People love the township due to the low taxes, they get the brighton quality with out having to pay an arm and a leg. There is a lot of potential to build a subdivision off of grand river which would help increase tax revenue to be able to pay for the sewage.	5/20/2019 4:54 PM
206	Subdivision roads are a blight and lower property values. Sewer and water is a must have and will only strengthen the township.	5/20/2019 3:46 PM
207	We need Police.	5/20/2019 3:42 PM
208	I think the first consideration should be road conditions. Equally across the board. Taylor Rd is literally coming apart at the seams and is a highly traveled road to the Hartland schools. We paid a special assessment for 10 years for that road and the county has failed to maintain it. The band-aid approach of our subdivision has not helped. Our roads continue to degrade at an alarming rate. This really needs to be addressed!!! I also answered questions based on my house and neighbor hood. Someone with a lot of property could put in an in-ground solar array if it doesn't create a problem for their neighbors. This is just an example.	5/20/2019 3:38 PM
209	Overall I enjoy living in Brighton Township very much!	5/20/2019 2:44 PM

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210	It is frustrating that I have 4 different trash collection services on my street each week - meaning there is garbage bins on my street almost every day. This is not only bad for our roads but is costly when lower bids are likely when there is more volume. It is an embarrassment that the twp is not addressing this obvious solution to trash collection which should be within our tax base.	5/20/2019 2:18 PM
211	Overall I believe that the township does a good job, however, there is always room for improvement.	5/20/2019 2:09 PM
212	Sidewalks are the only thing that would benefit my family. Otherwise, keep restrictions light and taxes low.	5/20/2019 12:54 PM
213	Do not allow properties designated Natural Resource to changed to anything but Residential	5/20/2019 12:54 PM
214	Please address the LELAND Street house! It is a giant eye sore for our sub! Plus very very unsafe! On the corner of Leland and Burson Dr .	5/20/2019 11:59 AM
215	Until better overall infrastructure can be provided, should have no more 'growth'. ANY growth (anything that would increase infrastructure load) should have all infrastructure required paid IN-FULL by developer(s) before being permitted to proceed.	5/20/2019 11:47 AM
216	btwp shouldnt even bother ordinances , who enforces them?? nobody... why do not hve twp contracted pick ups insted of a do,zen garbage trucks every week. BTWP is so behind in services why can't Spectrum cable come into township...Comcast and ATT miserable outfits to deal with...could go on and on but why bother, no one does a thing	5/20/2019 11:13 AM
217	WE DEFINITELY NEED BIKE PATHS ALONG SIDE OF ROADS! AND, SIDE WALKS ALONG GRAND RIVER.	5/20/2019 11:02 AM
218	Already on the sewer system. Require more additions to make the system solvent. Curb the residential development along Old 23 and add a middle lane for left turns from M59 to Grand River. Once there is a fatality and you are being sued it will be too late.	5/20/2019 10:55 AM
219	Small government less large scale housing development	5/20/2019 10:16 AM
220	A focus on bike/running paths would be nice.	5/20/2019 10:00 AM
221	We love living here but would like to see some improvements in infrastructure, beautification, and general upkeep to attract more high paying jobs, families, and businesses.	5/20/2019 9:58 AM
222	I love Brighton and hope we keep the natural environment while remaining upscale in its business and home development. Thank you!	5/20/2019 9:56 AM
223	Things like ground installed solar arrays and business signage should be allowed on a case by case basis. If they fit the character of the landscape and are not tacky they may be allowed. The same should be considered for tiny houses and the like. As long as they don't become a trailer park and have nice lots to place them on.	5/20/2019 9:42 AM
224	It seems in the past the powers to be thought growth of new business was a great idea. It's not! Just look at that mess (the credit union) at 23 and Spencer. Their parking lot lights are on all the time. People worry about all sorts of pollution be this light pollution from there is ridiculous. We're losing that country feel we once had. Why? Because the people who have moved out here want the same conveniences as they did in Livonia, Westland and Novi.lets maintain what we already have and not worry about staying to squeeze more business and houses in here	5/20/2019 8:16 AM
225	Please keep it simple	5/20/2019 8:02 AM
226	Im not for the sewers. It was all I could do to pay for city hook up of thousand of dollars. I had to work a part time job because of it. I am single and those assessments with interest adds extra stress on a single person with a 920 sq ft house.	5/20/2019 7:46 AM
227	We have the big issue of sewer smells in the neighborhood and homes, many people have to deal with this, in the fall and early spring, this must be addressed.	5/20/2019 7:45 AM
228	More smart lights. Example: Hyne and old us 23 doesn't need to change when there are no cars.	5/20/2019 6:56 AM
229	More recycle and hazardous (Electronics, TV's, Electric Motors, Batteries, Etc) waste drop off days needed at Brighton Township hall. Thank you.	5/19/2019 11:23 PM
230	More airport friendly and better enforcement of existing rules for zoning	5/19/2019 7:24 PM

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231	Road maintenance on Van Amberg east on Newman is terrible this year. It provides a terrible vibration on our vehicles, from the road that has been grated with a washboard effect. It's dusty or muddy. When maintenance is done, all you have are rocks bouncing on your vehicle and the road being extremely dusty. And just after a few days, the pot holes are back. There is wasted money in the maintenance, it should be black topped.	5/19/2019 7:03 PM
232	Maybe consider township police department or stepped up patrols from Sheriff.?	5/19/2019 6:39 PM
233	My biggest concerns in allowing builders to develop neighborhood on small lot sizes. The residents of Brighton Twp value the rural community with private large lots. These small lot developers are taking away the value of Brighton Twp and adding to our rural community becoming over populated.	5/19/2019 6:39 PM
234	Put down more crushed limestone on dirt roads.	5/19/2019 6:29 PM
235	We moved here in 2008 from Dearborn for the Hartland school district for our 4 children. We LOVE it here on our 3 acres on our dead end street! Thank you very much for asking us for our opinion, it is sincerely appreciated.	5/19/2019 6:23 PM
236	conserve funds, maintain current responsibilities, do not build and parks or general public attractions we have all we need.	5/19/2019 6:16 PM
237	services we receive are, snow plowing, fire and police, we pay for everything else. There must be a surplus of money from taxes and permits. Use this money to fix roads and add bike paths down old 23, and grand river.	5/19/2019 6:12 PM
238	I think we need to preserve the rural character of the township instead of building a lot of new subdivisions. In fact I am considering a move in the next couple of years to a more rural community.	5/19/2019 6:00 PM
239	Is the bridge on Pleasant Valley road ever going to be repaired? We are tired of seeing the detour signs which look bad, and they prevent the grass from being cut. It has been this way for years now, someone needs to address this.	5/19/2019 5:47 PM
240	Be more responsible with are tax dollars, before asking for more.	5/19/2019 5:07 PM
241	Please fix roads in neighborhoods!	5/19/2019 4:05 PM
242	Stay out of our pockets. If you're thinking of park improvements you have too much of our tax dollars. Let the children play at the schools grounds that we are already paying for.	5/19/2019 3:47 PM
243	Need much more focus on protecting and preserving our wetlands, addressing areas of traffic congestion due to increasing development, find ways to control the excessive dumping of weed control chemicals in our lakes, and controlling excessive speeding on main roads such as Old 23 and Culver in cooperation with responsible State and County agencies	5/19/2019 3:35 PM
244	Keep the township rural	5/19/2019 2:44 PM
245	Our subdivision roads are in bad shape. We have been told that residents are responsible for cost of replacement or repairs. However, we were also told that they are public roads and we cannot limit construction traffic to the neighboring subdivision. This is inconsistent and I will not vote for replacement of the roads that I must pay a special assessment for but have no control over.	5/19/2019 2:43 PM
246	no new taxes !	5/19/2019 2:21 PM
247	We pay high enough taxes and we don't even have a police department or garbage pickup or any other amenities in a Township you want to add more parks and raise our taxes more we have terrible Emergency Services volunteer	5/19/2019 2:21 PM
248	Pave Maxfield Rd or do maintenance weekly. It's destroying vehicles.	5/19/2019 2:01 PM
249	Main concern is traffic gridlock on grand river due to business expansion and no alternate routes.	5/19/2019 1:59 PM
250	Please keep it beautiful and rural, that's why everyone loves it!	5/19/2019 12:57 PM
251	with the addition of all the new construction homes in the vicinity of Hyne and old 23, there is an absolute need to put in a left turn signal at that intersection.	5/19/2019 12:36 PM
252	My subdivision roads are some of the worst I have ever seen, but mostly everything else about Brighton is great.	5/19/2019 11:31 AM

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253	We have lived in Brighton Township for close to 40 years. We have been relatively content with how the Township has been managed over MOST of those years. There is always "room" for improvement though. Keeping the overall rural atmosphere and limiting the development of LARGE-MULTI-UNIT and/or COMMERCIAL DEVELOPMENT to present levels should be one of the most paramount goals of the township. There have been discussions about allowing new, manufactured-housing "trailer park" developments being permitted in the township; that would be a mistake in not only my opinion, but in the opinion of my neighbors as well as other people in the Township I have spoken with. Overall, I'm content with the present Township management and hope that it continues to consider the "average" property owner's opinion in matters of MAINTAINING property values of EVERY property owners.	5/19/2019 11:12 AM
254	Sunset park should be built out by any means necessary as soon as possible. It's ridiculous that it's years behind. This should be connected with hiking and biking trails to Kensington and the regional path system	5/19/2019 10:28 AM
255	I two-way entrance to I96 at pleasant valley would be a start. Don't get into the sewer business, septic is more sustainable and better for the environment.	5/19/2019 10:26 AM
256	Improve parking downtown	5/19/2019 9:49 AM
257	Home ownership, reduce rental properties, no apartments.	5/19/2019 9:39 AM
258	I see changes happening in Brighton that I hoped I would never see such as begging on street corners. We weren't able to financially afford to live in Brighton when we were first married, but we saved and eventually moved here so that our daughter could attend school in Brighton. For us, Brighton represented a place to aspire to living. When I see beggars, it begins to feel like a city that is showing decay. Brighton should strive to maintain its friendly, small town feel where all residents feel at home and proud.	5/19/2019 9:31 AM
259	No more encroachment on marshes or wetlands. Do not allow anymore subdivisions that destroy natural ponds and natural water flow.	5/19/2019 8:31 AM
260	NO NEW TAXES!	5/19/2019 8:18 AM
261	People often feel an impulse for more "progress" - bigger, better, more. But sometimes the status quo is just fine, and more "development" is neither desirable nor needed.	5/19/2019 7:01 AM
262	Township should also consider development of clean and well maintained Manufactured Housing Communities to support affordable housing needs. I am President of a publically traded REIT that owns 382 communities nationwide (Including Cider Mill Crossings north of Clyde Road) that is currently developing new communities across the United States to support these needs. Please contact me at 810-623-8866 if you would like to discuss.	5/19/2019 3:40 AM
263	We need to focus on bringing in young people, and young families who will stay for years. Downtown Brighton does a great job at this and offers lots of options. We need less senior only living options--we have enough.	5/19/2019 12:27 AM
264	Brighton Township is a peaceful, rural area. Let's keep it that way and not allow developers to build homes on small lots. Surrounding cities and townships are becoming crowded with densely developed subdivisions, big stores, and busy roads. I don't want us to follow their bad example.	5/18/2019 10:47 PM
265	Please fix the bridge on Pleasant Valley Rd between Newman Rd and Jacoby Rd. It has been out for 5 years.	5/18/2019 9:53 PM
266	Grand River @ 96 traffic congestion is getting worse.	5/18/2019 9:11 PM
267	Every question that begins with "should the township allow" in connection with private property miscasts the role of township government and should be offensive to private property owners. Remember the tree ordinance? Stop looking for things to do, and new ways to tax and spend. Please.	5/18/2019 8:34 PM
268	Need a township wide ordinance against shooting. Not just south of Grand River. There are a few ranges nearby that can be used.	5/18/2019 8:34 PM
269	Larkins Rd is not paved and the dirt/clay is terrible. It is constantly dirty, dusty, and full of potholes.	5/18/2019 8:23 PM
270	You PROMISED WE WOULD NEVER BE FORCED TO USE A SEWER LINE. Stick to that promise. Also, I pay A LOT for roads now. Regular taxes, state taxes, gas tax that's increasing and an extra \$600 annual charge to repare the roads in our subdivision. I'm done with road taxes. Don't build senior centers, gyms, nature trails, etc. CUT our taxes!	5/18/2019 8:00 PM

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271	Enforcement of owners blowing their grass and leaves into the street. This becomes a road hazard and pollutes our rivers and lakes. Fine the offenders! Stop the leaf burning , it pollutes the air and makes it difficult to breathe.	5/18/2019 7:51 PM
272	Time to move into the 21st century with good planning.	5/18/2019 7:40 PM
273	Do not need expansion of government. Thank you.	5/18/2019 7:27 PM
274	Widen Old US-23. The traffic that goes down it is incredible. It should be two lanes each direction or at least a turn lane added to the center of Old US-23 to keep traffic moving.	5/18/2019 6:56 PM
275	most important issue is preserving the rural nature of Brighton which is why many have come here. It has already changed so much so i do not support zoning changes that will allow building that takes away from the natural and rural feel of the community. We do not need more subdivisions and more stores and gas stations etc. Prevent urban sprawl.	5/18/2019 6:11 PM
276	Fix the roads before you worry about things like sewer service.	5/18/2019 6:03 PM
277	The environmental impact of new construction especially around lakes and waterways should be much more closely monitored.	5/18/2019 5:54 PM
278	Property currently in violation of junk codes and cars not registered should be taken care of	5/18/2019 5:37 PM
279	Pave the dirt roads. They are virtually impassible at times. Keep future development limited to the current areas, do not expand into residential areas. Do not allow those with no personal stake in the area to lower the standard of living. Hotels that bring people into commercial areas are one thing. Air BnB that brings people into residential areas is quite another, and is NOT acceptable. We need some improvements, not "progress".	5/18/2019 5:06 PM
280	I wish the paving of Pleasant Valley Rd and the past repaving of Hyne Rd would have been made wider for bikes. There are a lot of bicyclists that ride the shoulder and it is dangerous.	5/18/2019 5:02 PM
281	Pave the dirt roads. We are living in the 21st century with 19th century roads. Gravel roads are not what makes our township rural.	5/18/2019 3:58 PM
282	High speed internet access is currently barely acceptable. In my neighborhood, I have only Comcast service available at what I consider a reasonable speed and reliability. I would support efforts to bring more providers or to start or join a local, regional ISP to provide additional options.	5/18/2019 3:20 PM
283	Retain the rural character of the district. Maintain a minimum of 2 acre lots.	5/18/2019 3:05 PM
284	Keep rural atmosphere while adding natural parks and recreation areas. Also allow services like Lyft for better public transportation.	5/18/2019 2:56 PM
285	Thanks for providing an opportunity for us to participate in this Master Plan survey.	5/18/2019 11:09 AM
286	We would love to have a playground similar to that of Genoa or Oceola Township as we currently travel to these multiple times a week.	5/18/2019 10:29 AM
287	I support strict budget controls and public fund fiscal responsibility. Current budgets need to be streamlined and all waste eliminated before I would support any millage/tax increases.	5/18/2019 9:55 AM
288	As a family with four young kids, I would like to see more public parks that we can easily take our kids to. The lack of public parks was astonishing to us considering Brighton is presented as a good place to raise kids. For reference, we moved from Livonia, which has neighborhood parks all over. Thanks!	5/18/2019 9:39 AM
289	Brighton is unique ...we are not hip or upscale...but we are not rural or County like Fowlerville, Howell , south Lyon , Hartland.. we are very close to losing our small town community feel...tiny homes, duplexes more apartments will push us to be the urban center of the area without the vibe to back it up! We are very close to being strip mall, chain retail America....would be a shame if we cross over!	5/18/2019 9:36 AM
290	Myself and most of my neighbors aren't in the city because of the quiet surroundings of the township. Further development until all the green space is used will take the charm and quiet atmosphere away. You can't get it back once it's gone. The two lane roads will become unbearable at intersections and roundabouts won't solve the problem.	5/18/2019 9:25 AM

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291	Keep the taxes as low as possible. Work closely with the county to maintain roads. Find a way to improve 911 response time--we recently waited 20 minutes in a situation that could have been extremely dangerous. Lighten up the regulations on small businesses and make it easier for small businesses to operate their businesses in a responsible manner in the township. Offer free radon checking services. Find a way to offer through reputable research and reporting firms an objective analysis of services most commonly needed such as: furnace and air conditioning repair/maintenance, driveway repair/maintenance, plumbing, sewer, waste removal, electrical, lawn, and general handyman services. Work with services that help train residents to prepare for disasters of all types (fire, flood, electrical outage, terror attacks, etc.)	5/18/2019 9:22 AM
292	#29: this depends on the location of the home. Sitting alone on a few acres is fine, in a neighborhood, no.	5/18/2019 6:57 AM
293	There are no city services available within Brighton Twp. For example: trash pickup, police, sewer, etc. It is all city of Brighton. Also, I strongly believe the school district lines should be re-evaluated. We live in Brighton Twp and 5 minutes from Hilton Elementary, but are assigned to Howell schools. This becomes a serious safety concern when my kids are old enough to drive to school and will have to drive at least 20 min to the Howell high school. It's not an ideal commute for a young driver. Or, for young children to be on a school bus for almost an hour because we live so far away. Our subdivision roads need to be re-paved. Potholes were filled in, but are already falling apart and people are driving on our lawn to avoid the bad parts in the road. It's extremely frustrating and causes a safety hazard for drivers and others, like my family, trying to get out to walk/ride bikes with our kids. We already do not have sidewalks. Sidewalks, resurfacing of the entire sub and proper drainage systems installed would drastically increase all home values in the sub. It's just not family friendly.	5/17/2019 10:05 PM
294	Please maintain the rural, natural beauty of our Township.	5/17/2019 9:30 PM
295	The number of people continues to grow and the open space/wild areas are diminishing much to our concern. I would like the growth to slow as the roads/services are not keeping up. I would seriously consider paying more taxes for a police patrol which I know is not covered in the Master Plan but not for roads/sewers etc.	5/17/2019 9:09 PM
296	We would really like to see Newman road paved most of all. We would possibly support either a special assesment or a township wide millage for this to happen. Second, it would be nice to have the bridge at Pleasant Valley reopened.	5/17/2019 8:44 PM
297	Sewers and city water would be great.	5/17/2019 7:48 PM
298	Don't force non conforming lots, approved previously to rezoning to have to abide by the new zoning rules for larger properties, instead of similar property sizes in other zoning areas.	5/17/2019 7:17 PM
299	More uniform appearance/code for commercial buildings and signage	5/17/2019 7:14 PM
300	Things are fine the way they are. There is no need to find a solution to a problem that doesn't exist	5/17/2019 7:07 PM
301	please don't make it so difficult for new restaurants to join our community	5/17/2019 6:24 PM
302	This has been a great place to raise our family. Although the nest is empty, we still feel connected to the community through school plays, musicals, the farmers' market and an occasional stroll on the tridge. We cherish our neighbors and the little wooded slice of heaven that is our home. We want this feeling to continue for the next generation and hope that all future planning will be done with the goal of maintaining a strong quality of life for families.	5/17/2019 6:10 PM
303	On ramp to North bound 23 on Spencer road. On ramp to west bound 96 on pleasant valley.	5/17/2019 6:04 PM
304	Keep the hometown feeling.	5/17/2019 5:39 PM
305	Would like Newman Rd from Vanamberg to Pleasant Valley paved.	5/17/2019 5:30 PM
306	need to enforce leash laws and the registration of owners who have more two dogs at any one time. even if the are dog sitting for another dog for more that a week. Limits the time and dates on the large fireworks and have the people clean up instead of leaving a mess in the street.	5/17/2019 4:56 PM
307	Sewers are to be petitioned, not crammed down peoples throats. Remember what happen at Clark lake 12 years ago. We still feel we have no need for sewers and will fight anyone who thinks otherwise that does not take part in our lake meetings monthly. Just a heads up on that.	5/17/2019 3:36 PM
308	Old 23 should be fixed from Spenser to Grand River.	5/17/2019 3:24 PM

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309	Tax became a profane word among our voter base. That needs to change. Based upon pure economics, a more complete community leads to higher property values. That requires higher taxes.	5/17/2019 3:23 PM
310	Some yes no question needed a maybe and a box to explain. Oakland county services our public rd, Labadie and they have destroyed in spite of a multitude of complains. IT becomes a bog after rain.	5/17/2019 3:14 PM
311	Seems i talk to a lot of people moving to Fenton, Fowlerville. Less traffic and congestion.	5/17/2019 3:11 PM
312	Need more walkabilty to downtown Brighton & around the township. It needs to be more bicycle friendly too!	5/17/2019 3:00 PM
313	As more houses are built, more restrictions should be placed on burning leaves, branches and junk. We get smoked out and have to shut windows.	5/17/2019 2:20 PM
314	Please don't allow rezoning, we moved here because we like the way things are here. Please support your residents and keep it this way!!!	5/17/2019 2:05 PM
315	Allowing residents to store junk on their property. Common in our area.	5/17/2019 1:17 PM
316	There is a house in our neighborhood that is abandoned and the roof is about to cave it. This reduces our property value and the township has done nothing!!! One of the out buildings caught on fire. This is a safety issue. Its very frustrated and I along with other neighbors are unwilling to approve any more money for anything until this issue is addressed, no more excuses!	5/17/2019 12:59 PM
317	The roads are very congested. Wider roads or traffic circles would be helpful.	5/17/2019 12:03 PM
318	Pave Pleasant Valley between M59 and Commerce. Thanks.	5/17/2019 11:18 AM
319	Kinyon Drive residents in Green Oak Twp paid for Brighton Twp road frontage to be repaved at 0 cost because Green Oak's map was incorrect so this provided new road frontage for 6 homes in Brighton Twp. Please advise when asking for monies when Brighton Twp residents approve repair or replacing the roadway in the future. They did not want to added to the actual replacement when it was done.	5/17/2019 10:45 AM
320	Keep the wooded areas as much as possible . Houses are being built and woods are being removed . Your don't want to lose the mastic of Brighton , otherwise you become just like any other town in a big city .	5/17/2019 9:59 AM
321	As long as garbage service is below the costs of commercial pricing. Millage's should have a required percentage participation of the communities to be eligible for passage. Parks & recreation should be established. H.O.A.'s should have mandatory participation in community proceedings. Feel free to contact me to discuss any & or all discussions...Regards, Doug Gaines...810.360.5489	5/17/2019 9:17 AM
322	Add municipal water to NE corner of Old 23 and Spencer.	5/17/2019 8:40 AM
323	Be more efficient with our tax dollars	5/17/2019 8:34 AM
324	Building permits seem to be accelerating in the city and township. High density developments in particular will overtax already crowded main roads and stress schools, well and septic systems and public safety networks.	5/17/2019 1:04 AM
325	When Is the gravel pit going to be empty? Love my neighborhood, hate the non stop gravel haulers blasting down the hill as I am trying to gun it off spencer rd onto kensington so they dont run me over. The road is starting to break down because of the truck traffic. Also I hope the township is considering a roundabout at kensington and 96 to help with traffic flow. The 4 way stop backs up at least a 1/4 at high volume times. Thank you.	5/16/2019 10:44 PM
326	It is not acceptable to duplicate services already provided and to add services and add management and staff that will raise taxes.	5/16/2019 10:32 PM
327	We do not want low cost senior living in our township! No more apartment buildings! Better winter road maintenance ie.. snow ice. Better control of over growth of brush ie.. brush hogging for traffic visibility.	5/16/2019 10:03 PM
328	Twp needs to retain it's rural qualities Too much commercializations. Enforce litter ordinances regarding too many vehicles without recent licenses, property up keep. Also stay on top of building/renovations permits and if business is in residential area.	5/16/2019 9:58 PM
329	It would be very convenient to add westbound entrance and eastbound exit ramps to I96 from Pleasant Valley. Culver/Spencer needs a traffic light for peak times.	5/16/2019 9:24 PM

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330	Bringing city to the area would be great.	5/16/2019 8:55 PM
331	Allow homes to be built on 1 acre parcels or less	5/16/2019 8:23 PM
332	The roads of side streets and subdivisions are horrible. Kids can't rollerblade or learn to ride bikes on them. Construction traffic cuts through residential roads and should be responsible for the costs. Also too many houses and being built causing the traffic to be bad and making it too crowded. I would rather see mountain bike trails or parks than another subdivision going in.	5/16/2019 8:12 PM
333	Encourage Trader Joe's and Whole Foods to come to Brighton, please! Also we'd like to see more ethnic restaurants- we came from Chicago, and while Brighton has a couple of gems, we miss the dining scene there. Of the items mentioned in the survey, we'd like to see the roads improved above everything else.	5/16/2019 7:37 PM
334	Ban burning. We are smoked out on nice days. They are allowed to burn freely. Where is our right to clean, smokeless air?	5/16/2019 6:39 PM
335	Needs more sidewalks, crosswalk, bike lanes, pedrestrain/biker safety, in all of brighton, howell area . sidewalks from downtown brighton to downtown howell.	5/16/2019 6:19 PM
336	it's not broke,don't fix it.	5/16/2019 5:51 PM
337	More attention needs to be paid the the township rules on shooting firearms in a residential district. The township needs to hold the Gravel Pit companies responsible for road damage. The township needs to hold them to their original contracts regarding the restoration of the land.	5/16/2019 5:17 PM
338	Our neighborhood needs sidewalks	5/16/2019 5:09 PM
339	You don't enforce your ordinances for dogs. If it's not enforced, it's not an ordinance. You can't pick and choose which you'll enforce.	5/16/2019 4:54 PM
340	For "ground installed solar arrays at residential homes" there should be a minimum lot size.	5/16/2019 4:51 PM
341	Try to have some affordable housing for young families.	5/16/2019 3:45 PM
342	We live near old us 23 & walker and there is an accumulation of garbage on grassy areas next to old us 23 and under freeway over pass, currently there is a discarded large residential door under freeway over pass , were not sure who responsibility it is to clean up , but we would like this garbage picked up on a regular basis and not allowed to accumulated , it makes our area look trashy!	5/16/2019 3:44 PM
343	We feel strongly that we need bike and walking paths for the safety of our walkers and bikers	5/16/2019 3:39 PM
344	Local roads are horrible and terribly neglected. Pleasant Valley has been closed for four years. Wh	5/16/2019 3:04 PM
345	We live near a gun club. They shoot every day of the year. They have redirected their shotgun range to point toward our house. There are ways to mitigate noise but the gun club has not done anything and were a little belligerent at our suggestions. Shooting at 7pm on Labor Day should not be allowed.	5/16/2019 2:26 PM
346	We need to better protect our wet lands and woodlands from developers. Developing these areas is taking away the townships greatest asset of being a rural "up-north" setting.	5/16/2019 2:23 PM
347	(1) Please don't overdevelop. Keep the trees and rural nature of our community. Protect our green spaces. (2). Make sure that commercial zones look nice, too (Old 23 between Grand River and Spencer is not attractive, for example). Thank you for this survey!!!	5/16/2019 2:02 PM
348	I would like the idea of a township standard for garbage collection. One specific day, preferred service provider, etc. Guidelines and rules to reduce the 8 carriers on 5 days of the week.	5/16/2019 1:45 PM
349	A paper shredding service quarterly.	5/16/2019 1:33 PM
350	We have plenty of recreation. We need the roads repaired.	5/16/2019 12:42 PM
351	Nice place to live. Stay small government please. Thank you.	5/16/2019 12:26 PM
352	STOP BUILDING NEIGHBORHOODS, GET RID OF THE EXCESS TRAFFIC, AND LET US LIVE IN THE PARADISE BRIGHTON TWP. ONCE WAS. REMEMBER WHEN WE USED TO HAVE WILDLIFE LIVING HERE. WHEN DID YOU GET SO DISCONNECTED FROM OUR SWEET BGHTN TWP. STOP THE OVERCROWDING.	5/16/2019 11:39 AM
353	My subdivision road is terrible!! I would support any initiative to improve it.	5/16/2019 10:26 AM
354	Brighton township sewer fee is very expensive. Please reduce the cost.	5/16/2019 10:04 AM

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355	We have a lot of property zoned for 5 acres. I think it would be more realistic to zone these areas for 2.5 acres.	5/16/2019 9:58 AM
356	Reaffirm minimum acreage for Single family homes. Township appears to be allowing low lying areas to be built on (along old US 23) which is impacting water run off and flooding. Builders are simply dumping more dirt in an attempt to have 'dry' land to build.	5/16/2019 7:17 AM
357	Clean water is essential to safe living conditions. We need more city water access.	5/15/2019 8:59 PM
358	keep it quiet, and as rural as possible,	5/15/2019 7:40 PM
359	Country residential zoning is disappearing to developers. The houses currently going in at Hyne and Old U.S. 23 is going to create so much more congestion, noise, traffic. Brighton Township has never wanted to be Ann Arbor or Novi, etc., so please just leave well enough alone. Some people want to have horses, a little extra space for gardening, pets, privacy, without traffic and people at all hours of the day and night. The main thing that attracted us and many people to Brighton and Brighton Township was the zoning which provided choices from a loft apartment in Brighton to 10 acres or more in Brighton Township. The goal seems to be to eliminate larger parcels or even larger lots and squeeze in as many people as possible, taking property for bike trails, parks, etc., which are not policed and just become public nuisance. We have lakes, campgrounds, a metro park, local and school parks/playgrounds, which is enough.	5/15/2019 7:14 PM
360	I would like to have more help in dealing with nosey neighbors. e.g. deviations for taller fences, etc.	5/15/2019 6:52 PM
361	I would like to see the money go across the board in the entire township to fix the residential roads. No one area should be more privileged than the others. Business move around way to much to be concerned about have larger signage for them. Let the historical groups that are already formed do their job of preserving the historic sites. The township has enough on its plate to handle. I think property owners should not convert their homes, build smaller houses or allow Airbnb or short time rentals. I don't think this brings much revenue to the area. Maybe increases the profits of a few individuals but not to the area as a whole. I do think it increases the potential for improper activities as their is no concern or commitment to the area on the part of people being here for such short periods of time.	5/15/2019 6:41 PM
362	Lack of Trails and playgrounds and parks is our biggest complaint	5/15/2019 6:37 PM
363	The lack of a local policing agency and the need to rely on county sheriffs or state police is inadequate	5/15/2019 6:06 PM
364	yes i been here 22 years i would like to see all the gravel pits closed down, as i cant enjoy my house outside because of all the trucks and dust they cause. if i could move i would.	5/15/2019 5:37 PM
365	We are on a dirt road. Charming at first, but calcium chloride ate holes in my break lines, etc.	5/15/2019 5:32 PM
366	Increase speed limit on spencer road, add stop sign on Brandywine Dr. at Burgoyne Dr. due to very steep hill on Burgoyne and difficulty seeing incoming cars due to landscaping	5/15/2019 5:29 PM
367	Taxes are high enough. Get more efficient!	5/15/2019 5:20 PM
368	Please stop allowing high-density new construction like the development that was approved on Grand River.	5/15/2019 5:15 PM
369	People move to this area for the fresh air, clean water, and quiet community atmosphere. Having the downtown Brighton area for shopping and eating is wonderful. It's nice when you can keep the entertainment and Restaurants in a certain geographical area. Similar to how stores were traditionally grouped together in malls. Once urban sprawl happens. It starts detracting from both The specialness of a downtown area and then makes the rural community look much like strips of outlet malls. Thank you for the survey. It is my hope that you will continue to reach out and inquire about what keep thank you for the survey. It is my hope that you will continue to reach out To the residence of this great Township seeking their feedback about those things that will keep them living and enjoying life here for decades to come to the residence of this great township seeking their feedback about those things that will keep them living and enjoying life here for decades to come.	5/15/2019 4:42 PM
370	What ever happened to the ordnance that you must have 5 acres to build in the township? We need to go back to requirements to have larger lot sizes - so that we don't over build the township. Also allow for smaller homes that can be built for seniors who don't have children living in the home. Would like to see township wide trash collection. - but unsure the best way to fund it. If an assessment on our taxes the cost SHOULD NOT be more than we are paying now. The cost MUST go down, or don't do it !!	5/15/2019 1:29 PM

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371	please don't pave Buno Rd	5/15/2019 1:29 PM
372	Do not over build businesses or residential.	5/15/2019 12:39 PM
373	I would support either our own police department or contracted support from the county sheriff's office	5/15/2019 12:32 PM
374	No new strip malls. What this area needs are family restaurants.	5/15/2019 9:59 AM
375	Open space and rural living environment is very desirable for us. Let's not overbuild. For those that like dense, urban living, there are plenty of other nearby communities to live in.	5/15/2019 8:58 AM
376	The wooded area between Clark Lake and Shepard of the Lakes church would make a great first township park. It's already owned by the township.	5/15/2019 8:24 AM
377	Ques 29- might allow if the solar arrays do not become an eyesore-each site would have to be evaluated to meet documented standards. Best to place on roofs until technology reduces the size. Why was the solar site at the large new home (on lake) with lots of property placed by Hilton Rd.?	5/15/2019 8:16 AM
378	We would like to see only one trash pick-up company for the entire township. The multiple trash companies traveling up and down are roads are having a very negative impact on township roads.	5/15/2019 8:13 AM
379	We are walkers who live off McClements. Would love to see speed limit signs or some control reinforced.	5/15/2019 7:51 AM
380	NO to proposed party facility along Old 23. My biggest regret in moving to Brighton is the traffic. I avoid most businesses along Grand River because of it. Don't make traffic along Old 23 any worse than it already is. The road is already in bad shape and the area is already too busy.	5/15/2019 7:22 AM
381	We REALLY, REALLY, REALLY need our road completely redone in our subdivision!!!	5/15/2019 7:06 AM
382	Brighton's mill pond is Brighton's gem, getting rid of shabby homes and businesses, growing the downtown along mill pond with quality restaurants, businesses ,retail. Less strip malls	5/15/2019 6:06 AM
383	Regarding Airbnb rentals in privately owned homes, it is none of the government's business what a private home owner does in this regard, unless there is a formal complaint from a neighbor. As to the condition of the gravel/dirt roads, the twp. should better ensure proper maintenance, grading, filling pot holes and not using the liquid that damages our driveways, garages and vehicles because it is gooey and sticky and causes rust as well. Stop using it. Please. Roads are a major government responsibility, not historic buildings or parks or other 'fringe benefits'. Leave the fringe benefits to the private sector and concentrate on what government is supposed to provide.	5/15/2019 5:01 AM
384	Make a walking corridor from my neighborhood to downtown Brighton, through the wetlands north-west of us (i-j, though don't quite me on lettered sections bc I am not 100% sure). This will greatly improve property value and appeal of houses in these zones. Also, we want to buy the fire station when the new one is built (the station adjacent to our neighborhood...cannot remember the station number). We will utilize the building for artist workshop and collective. Our intent would enliven the businesses on Weber.	5/14/2019 11:21 PM
385	Water quality issues near GM proving ground are going to diminish property values in the immediate area. The availability of safe water needs to be addressed.	5/14/2019 10:41 PM
386	To many subdivisions with small lots (Puds). 1 acre lots minimum should be the law in this Township. No less!	5/14/2019 9:59 PM
387	No comment.	5/14/2019 9:19 PM
388	Use the money for what it is intended for. Do not take from it to pay for other things!!!!!!	5/14/2019 9:18 PM
389	I am a bicyclist (sp?) and I live on Pleasant Valley. How about we somehow tax those big trucks that cause wear and tear and danger on Pleasant Valley? Or have restrictions about their weight? It seems there are more and more and going to places in Milford not local places. How about lower speed limits on Pleasant Valley, then they will avoid it and go a different way?	5/14/2019 8:40 PM
390	Road expansion needed as the township continues to grow through both residential and commercial buildings.	5/14/2019 8:10 PM
391	I grew up in Brighton and moved back from Colorado two years ago. The biggest thing lacking is a walking/biking trail system throughout the area. That would increase the health of the population as well and increase value of the area.	5/14/2019 7:05 PM
392	Be fiscally responsible	5/14/2019 6:08 PM

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393	Keep it rural and install city water please.	5/14/2019 5:05 PM
394	I really enjoy living in Brighton Township and the only thing that I would enjoy about it even more is if we had more family friendly parks	5/14/2019 4:51 PM
395	not happy with the possibility of more commercial businesses being built on old US 23, the traffic and noise would be worse. Sad to see all healthy trees being taken down.	5/14/2019 1:55 PM
396	Please keep Brighton Township the way it is with its rural setting and quaint feeling...and NO parks or trails that only attract people from outside our community to protect the children of Brighton Township. Also, please keep Brighton Township Government SMALL. Thank you.	5/14/2019 1:52 PM
397	The conditions of roads is our first concern. The subdivision roads in the Bitton Lake Estates subdivision are in such poor condition at this point they are a hazard and safety concern to not only vehicles but to the residents trying to walk in their own subdivision. It has become an embarrassment to even have people come over to our home to visit.	5/14/2019 12:45 PM
398	I am very disappointed in the special assessment for my subdivision road. Not every resident was asked and when you take a percentage every person should be asked.	5/14/2019 11:34 AM
399	We feel strongly about the need for sidewalks and/or bike path, especially in the Grand River area from Hacker to Brighton city limits. This is a disaster waiting to happen.	5/14/2019 11:32 AM
400	Consider allowing an increase in barn square footage relative to whole house square footage instead of just the first floor. Currently ranch style homes can have a larger barn then a 2 story home. Also, allow bigger barns for people with more acreage	5/14/2019 10:21 AM
401	OPPOSE ANY MORE COMMERCIAL ZONING OR REZONING- TRAFFIC AND NOISE HAVE INCREASED TO CAPACITY FOR A RURAL AREA	5/14/2019 10:16 AM
402	A bike lane along old us 23 and other major roads so you have safe access to the city of Brighton, state and metro parks.	5/14/2019 9:18 AM
403	I do not want my subdivision ruined by running unnecessary sewer into the sub. It's not needed and I don't want to pay additional taxes to support it. I've already paid for two septic fields and numerous home improvements and don't want or need to pay more to support the townships sewer system.	5/14/2019 9:11 AM
404	Speed limits should be enforced on the gravel haulers (northbound and southbound) on Kensington Rd. by the county.	5/14/2019 8:39 AM
405	Future overcrowding.	5/14/2019 8:25 AM
406	Keep taxes lower, slow down the growth, protect the natural areas.	5/14/2019 8:00 AM
407	Pave McClements road	5/14/2019 7:38 AM
408	I am against apartment complexes being built in Brighton Twp. along with any low income family housing.	5/14/2019 7:22 AM
409	Appreciate your support! A thankless job. Love the Brighton area. Move from TN 2 years ago. Great schools. Would love our neighborhood roads and potential sidewalks to be improved or installed for the safety of our kids and all the active families in our neighborhood. Please feel free to contact me anytime.	5/14/2019 7:14 AM
410	Keep the township rural	5/14/2019 7:08 AM
411	There are too many ordinances that are way too outdated! You have to get approval for everything! It's 2019, let people make their own decisions for property they own!	5/13/2019 11:46 PM
412	The township government has been less than honest with residents. Monies collected for sewers and other issues have not been supported with facts that make sense. The amounts have been excessive for the services received especially compared to other similar areas. We have lost all faith in the township board and do not trust that they will spend our money wisely or honestly. meetings.	5/13/2019 8:35 PM
413	How about a millage or special assessment for school/Brighton area sports so the organizations don't have to rely on volunteers. Preserve what we have or the small town feel will be lost!	5/13/2019 8:21 PM
414	Keep it as rural as possible. That's why we moved here, and stay here.	5/13/2019 8:16 PM
415	I'd like city water brought to School lake area	5/13/2019 8:13 PM

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416	Keep in mind access/roads. We have few main roads and more and more subdivisions being built. Sitting in a traffic jam on Old23 will not be desirable and will force residents out who seek a true suburban/rural area with lots of space. Don't turn us into Brighton--main street.	5/13/2019 8:12 PM
417	City water and sewer!	5/13/2019 8:05 PM
418	Limit progress in township	5/13/2019 8:02 PM
419	More roundabouts as traffic has turned this rural community into an urban traffic jam.	5/13/2019 7:54 PM
420	The poor condition of our secondary roads has an adverse effect on the future housing values and on the future marketability of homes in Brighton Township. The wear and tear on vehicles due to poor road conditions is also a point of concern.	5/13/2019 7:42 PM
421	Side walks and trails are so important. I love what genoa township is doing with all of the sidewalks!	5/13/2019 6:41 PM
422	If it becomes less rural I'm out. Small homes are fine as long as they're not packed in like sardines. What happened to sunset park? Fulfill prior commitments before other things are pursued. Roads are getting worse and traffic noise on the verge of excessive due to the gravel trains. I get that it's their property and they should be able to use it, but over 10 years it's gotten to where the trucks wake me up in the summer on the weekends. How is that acceptable?	5/13/2019 6:32 PM
423	please fix our roads they are awful!!!	5/13/2019 6:15 PM
424	the taxes go higher every year and we seem to get less and less	5/13/2019 6:09 PM
425	Would like to see bike trails along major roads allowing bike access throughout the township, and where possible wider shoulders on roads for bikes	5/13/2019 5:48 PM
426	The City should take hard look at the subdivision restrictions that prevent homeowners from parking their RVs and boats on their lots. It sounds unreasonable for lake city/township to prevent boat during summer months. This needs to be looked into, in order to invite people with diverse living style. We are American African citizens and the city of Brighton has been welcoming and loving place. Let's continue to improve the cultural tolerance. Township employees are awesome too.	5/13/2019 5:46 PM
427	Improvements to the appearance of run down businesses on Old US. 23	5/13/2019 5:42 PM
428	Commercial property improvements MUST be made on Old US 23. Many are long-abandoned and extensively deteriorating causing the area to look less than desirable.	5/13/2019 5:24 PM
429	Why ask question #1 when you have the address in Question #2.	5/13/2019 4:50 PM
430	Better traffic routes need to be addressed	5/13/2019 4:09 PM
431	I would like to see the township stay as rural as possible. I know as times change things are going to change but keeping the serenity is important.	5/13/2019 3:41 PM
432	One of Brighton's attractions is low taxes. Please be aware of keeping the taxes as low as possible while determining which programs are actually necessary, not just desired.	5/13/2019 3:34 PM
433	close the gravel pits immediately. the trucks have caused numerous windshields on my vehicles to be cracked due to thrown stones. they come down the hill on kensington at a fast rate of speed which isn't safe. we don't need or want them in the township. enforce building regulations you have in place.	5/13/2019 3:03 PM
434	we are a nice bedroom community. Please keep it this way. no apartment complexes needed.	5/13/2019 2:31 PM
435	Dirt road maintenance should be more proactive than reactive. We live in a large subdivision, Hillsborough Estates, with dirt roads Maxfield and Commerce as the only way in or out. Without constant calls to the county road commission, the roads are in constant state of grading, chlorinating, adding dirt, "potholes", washboard, etc. It is a daily dread to drive on. Traffic for busses, construction vehicles, daily commuting/errands gets dangerous trying to avoid road divots, giant puddles and rocks especially on the curves in the road. Daily driving practically requires an SUV. Entry ways and daily driving to our paved sub require careful maneuvering. Additional car maintenance is needed such as wheel alignments and mud removal from wheels to avoid your car from shaking on the highway. Not to mention the mud carried into our paved sub streets, in our garages and homes from the short ride on the dirt roads. Again, a constant battle, all while losing value to our homes.	5/13/2019 2:14 PM

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436	My concern with any tax or levy is that the money is spent for the intended purpose. I don't have a lot of trust that politicians will spend the money for the purpose it was collected for. I love living in Brighton Township and want to see the the area as one that people seek to live in.	5/13/2019 1:55 PM
437	No party barn on old Us23	5/13/2019 1:34 PM
438	We already have a state and metro park on our border, why do we need to waste more money? Need wall along side of interchange, very noisy. To many empty buildings sitting empty for years unsightly.	5/13/2019 12:40 PM
439	The township needs to revisit the B-3 zoning removed from a previous revision. Our property is connected to a B-3 and changed with out fair warning/notice. We were given only the simple explanation that the current zoning B-2 was the same with only a couple minor exceptions which turned out to me major for us. We are requesting our 7 Parcels be returned to B-3 as they were originally when we purchased them.	5/13/2019 12:13 PM
440	More walk/bike trails that connect to downtown.	5/13/2019 11:08 AM
441	LEAF BURNING IS THE BIGGEST AND MOST DAMAGING DOWNFALL OF BRIGHTON TOWNSHIP. THE DEQ HAS SLATED IT AS MOST DAMAGING TO RESIDENTS. SMOKE COVERS THE TOWNSHIP ON ALL NICE FALL DAYS SEEN FROM 96 AS WE TRAVEL INTO THE TOWNSHIP. DEQ WON'T DO ANYTHING UNLESS A RESIDENT WISHES TO FILE A FORMAL COMPLAINT / LAWSUIT. I THINK OUR TOWNSHIP SHOULD STAND UP FOR THE RESIDENTS IN OUR COMMUNITY TO STOP THIS FOR THE HEALTH AND WELLNESS AND TO PROTECT EVERYONE FROM THIS. THOSE WITH ASTHMA MUST REALLY HAVE IT BAD....WE DO NOT HAVE BREATHING PROBLEMS AND WE HAVE TROUBLES DURING THE SPRING AND FALL IN THIS TOWNSHIP. PLUS, WE CANNOT OPEN OUR DOORS OR WINDOWS ON NICE DAYS FOR THE THICK SMOKE PLUMING INTO OUR HOME.	5/13/2019 11:07 AM
442	My husband and I picked Brighton Township because of the large lots and lack of traffic congestion. I would like to see designated bike path and/or sidewalk on main roads.	5/13/2019 10:54 AM
443	Need to rethink strategy of development along Old 23...currently it looks trashy and run down/no thought into the development. Need to raise taxes to support residential subdivision road improvements	5/13/2019 10:35 AM
444	Our roads are terrible which the road commission barley takes care of.	5/13/2019 10:21 AM
445	Love living here	5/13/2019 10:07 AM
446	The Township's growth should be contained to what it's fire department, roads, sewers, etc. can support. Expansion should not occur beyond what we currently have without getting prior approvals (votes) from it's residents for millages, etc. It's seems right now like it's the cart before the horse where additional buildings, homes, etc. are being built and then when are faced with millage issues when the damage/impact has already been done. Lighting of a community is important for safety purposes but we need to ensure it is kept to a minimum in residential areas to maintain our rural atmosphere.	5/13/2019 10:03 AM
447	Close down gravel pits and establish park area	5/13/2019 9:36 AM
448	Improved parking in the downtown area and side walks to be able to walk to downtown from the Dominion Sub Division.	5/13/2019 9:28 AM
449	address the obvious: Roads!	5/13/2019 8:59 AM
450	Moved to be more active in a rural community near parks. Can't get anywhere without driving. The smart move and current wave of future is community walk/bike friendly access to things. Let's do it now! Contact me I'll help.	5/13/2019 8:27 AM
451	More people use the roads than use; dog parks, bike trails, playgrounds, etc. I think the priority for spending the limited resources should be on road maintenance/improvement.	5/13/2019 8:23 AM
452	Please add walking paths from one subdivision to another to connect our disconnected population. Biking and walking gets people active and is a asset that people want when considering moving here. Connect the Twp. into the Metro Parks trail system and you will reduce the cars on the roads and roads maintenance costs and promote fitness and quality of life.	5/13/2019 8:19 AM
453	Need to better utilize all of the tax payers money for roads and other priority areas.	5/13/2019 6:57 AM
454	Why should we have to pay a special millage for the metropark system? cannot afford the entrance fee they are charging now.	5/13/2019 6:25 AM

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455	Enforcement of township ordinances needs improvement. Legitimate complaints have been registered, but no one from township comes to visit area of issue. Issue continues because of no enforcement.	5/12/2019 10:25 PM
456	Keep it rural. Keep taxes down! No more assessments!	5/12/2019 9:54 PM
457	DOMINION SUBDIVISION RESIDENTS EXPERIENCE EXCESSIVE NOISE POLLUTION COMING FROM CLOSE BY FREEWAYS. I WOULD APPRECIATE IF BRIGHTON TOWNSHIP LEAD AND FIND SOLUTION TO THIS FREEWAY NOISE POLLUTION ISSUE. IMPLEMENT NOISE INSULATION WALLS/CONCRETE WALL BARRIERS ALONG I-96 AND US-23 BRIGHTON CORRIDOR.	5/12/2019 8:54 PM
458	Expand and modernize downtown. Water park or splash park for children. Landscape downtown improvements. More holiday attractions Better roads. A lot of dirt roads need significant improvement. Better upkeep of downtown homes. Continue to make Brighton safe and great! We love it and are advocates for continued growth in the community.	5/12/2019 8:39 PM
459	More trails and sidewalks so we can safely bike and walk the area	5/12/2019 8:10 PM
460	fix subdivision roads. Use tax money already taken in. Should already be putting tax money aside to maintain roads.	5/12/2019 7:59 PM
461	Pleasant Valley Road Bridge needs to be fixed and opened, also pleasant valley should be paved all the way to kensington road, or pave Newman road.	5/12/2019 7:46 PM
462	Twp needs a dedicated ordinance enforcement officer that tours twp on a daily basis looking for violations (of which there are plenty). It is not the responsibility of a resident to report violations , which can and has led to the breakup of long time friends and neighbors. In the last decade or so the twp has eliminated plumbing, electrical, hvac and building inspector. Basically the whole building department. Prior to that they eliminated the dedicated ordinance, liquor license enforcement officer. State law says twp must enforce the entire ordinance book. That does not mean only violations that are reported by residents.. Since Larkins road is heavy used during emergency on I96 and Grand River it should have been paved years ago.	5/12/2019 7:41 PM
463	Please enforce the fireworks ordinances.The old us 23 party store and surrounding buildings need to go it's a major eyesore.	5/12/2019 7:02 PM
464	We need a safe side walk or bike path to get to the services provided in the city. The township south of Brighton has it, why not us?	5/12/2019 7:01 PM
465	Connectivity of trails to island lake park by a trail or bike lane up old us 23 for more access. Old 23 between Spencer road and grand river is very dangerous and no shoulder.	5/12/2019 6:49 PM
466	Pave Maxfield and Commerce. We don't live in the Stone Age. I've live in 5 States and driven all over this country and have never seen such a disgraceful regard for road. We live in a State that's known for manufacturing cars yet we can't actually drive on them. Do we not get Federal monies for roads?	5/12/2019 6:39 PM
467	It's a great place to live. Quality of life is good.	5/12/2019 6:30 PM
468	Don't raise taxes	5/12/2019 6:11 PM
469	Keep up the good work! In regards to public funding. Please allow marijuana dispensaries and growing within the township. These dollars generated will go a long way. Overall though very happy with the work the township does!!	5/12/2019 6:04 PM
470	Highly interested in safe interconnecting pathways to the parks.	5/12/2019 5:51 PM
471	BIKE PATH CONNECTING TO IN TOWN TO METRO/STATE PARK	5/12/2019 5:29 PM
472	Grand River going North from Main Street is too busy. Provide alternative routes to go north.	5/12/2019 5:22 PM
473	Continue to focus on walkability of downtown area, driving more business to the area (does not make sense that Milford and Howell have better restaurants/bars/shops) compared to the size and resources of Brighton. Focus on expanding downtown in surrounding area with less focus on the grand river corridor and more around Main Street. It's better than 1 year ago but needs more attention to catch up to surrounded ding townships.	5/12/2019 5:16 PM
474	With millions of dollars in the G.F. and no services provided to the homeowners the township should provide at least trash pick-up paid by the G.F. tax dollars or end SELCRA and use that funding for trash pick-up.	5/12/2019 4:39 PM
475	Keep residential areas residential. Look at protecting important remaining open space.	5/12/2019 4:30 PM

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476	Road maintenance needs to be addressed as a priority.	5/12/2019 4:26 PM
477	I don't know what to say about #30 Re business signage. I don't know what the current requirements are. There should be limits on size though.	5/12/2019 4:01 PM
478	I would like the township to consider keeping much of its wetlands in conservation for surface and groundwater protection, rather than see it developed into business complexes.	5/12/2019 3:55 PM
479	Brighton is falling behind Milford, South Lyon and Hamburg in developing biking and walking trails. Spending on narrow, winding sidewalks discourages people from using them to get around the township and going down town.	5/12/2019 3:41 PM
480	We were forced to go to a SAD for the poor condition of a through street (Cloverlawn Drive), very, very unfair. 80% of traffic is NOT residential usage off of Cloverlawn residents	5/12/2019 3:22 PM
481	The township DOES have responsibilities for roads and can influence the County to improve them. We need bike lanes that are safe to ride in to encourage less use of cars and renewable energy. Support renewable energy initiatives.	5/12/2019 2:24 PM
482	I support the creation of a Clark Lake conservation area, to include the property north of Hyne, west of Balmoral Dr., east of Shepherd of the Lakes Church & school.	5/12/2019 1:30 PM
483	Township public indoor swimming pool and recreation for all ages. Enforce zoning laws.	5/12/2019 1:21 PM
484	Please try to maintain the friendly, neighborhood, park like character of the township. Keep yards large and homes modest and affordable. Keep businesses convenient, unique, and classy.	5/12/2019 12:29 PM
485	Very much in favor of bike/walking paths, connecting Brighton Township to Brighton City, Kensington Metro Park, etc.	5/12/2019 12:26 PM
486	Don't want to turn all art-sy like downtown Brighton	5/12/2019 11:36 AM
487	I live on Pleasant Valley Rd. In the Spencer Rd. Area. My biggest complaint is there is nowhere for my kids to ride their bikes. The shoulders of the road do not support bike riding and there are no bike paths. I would like the family to be able to ride our bikes with this being a rural setting without the need to load them into our car and drive to a park just to go for a bike ride. I really wish we could ride our bikes to the downtown area if we wanted to, but it is just too dangerous. Many employees from the proving grounds speed on Pleasant Valley as well like it is a race track. Dangerous.	5/12/2019 8:50 AM
488	Would like to see bike lines (or sidewalks) on larger roads (Spencer, Grand River, Old-23, Pleasant Valley) that connect homes to parks and downtown Brighton	5/12/2019 7:18 AM
489	Have enforceable noise ordinance. Turn the gravel pit into a park. Don't allow crushed concrete operations.	5/11/2019 10:39 PM
490	We moved here to enjoy the beauty of the country and get away from the city. We hope to enjoy this for years to come!	5/11/2019 10:25 PM
491	I do not water and sewer brought to my house.	5/11/2019 8:27 PM
492	I honestly don't know if the sidewalk along Grand River is in Brighton Township; but that being said, I have never seen so much money spent for the benefit of so view. I would think that some of the things that you ask questions about, i.e., special assessment districts, millage votes to increase millages for certain things, et al, would be somehow covered, at least, partially in some clandestine operating funds, somewhere in Twp. government? I know that if I ran our family finances out of a deep hole, there would never be any hope of getting ahead. There would be no place to go to get funding, except some government subsidy. Regards, DEW	5/11/2019 8:06 PM
493	Problem of High Water Table causing Many People to have flooding in their basements. Provide resources of reputable companies to deal with. I have spend HOURS on the internet to find "water jet" service for sump pump drainage tile. Thornton Grooms is The One!	5/11/2019 8:05 PM
494	I would NOT like to see Brighton Township turned into a Novi/ Northville/Plymouth Traffic and Signal City mess. Milford is a better template. Keep the roads narrow to discourage heavy truck traffic. A walking Downtown, small shops, and NO MORE MALLS, gas stations, Dollar Stores, or Speedways. No Affordable Housing talk. All housing is 'affordable'.	5/11/2019 7:51 PM
495	The neighborhood off Taylor Road should have public lake access for all residents; the neighborhood directly to the north has a private beach	5/11/2019 7:37 PM
496	Please, please, please fix our roads! Specifically Maxfield Rd and Commerce Rd - the condition of these roads is deplorable considering the taxes we pay!	5/11/2019 7:19 PM

Charter Township of Brighton Master Plan Update 2019 - Community Survey

497	I do not want the gravel pit to be re-zoned as a concrete crushing plant. There was a park promised there and I would like that.	5/11/2019 6:13 PM
498	Pave some dirt roads	5/11/2019 5:02 PM
499	Wish there was a better plan for dead animals on rd.	5/11/2019 4:27 PM
500	This Township should allow for medical and recreational marijuana facilities and the question should be on this survey.	5/11/2019 3:44 PM
501	I don't think we need a Township park. We have lots of "resources" in the area: Kensington Metropark; Island Lake Recreation Area; Brighton Recreation Area; Huron Meadows Metropark; etc.	5/11/2019 3:04 PM
502	The dirt roads are desperately in need of repair and updating in whatever ways the township can help	5/11/2019 2:34 PM
503	The township can't handle any more subdivisions. At some point you need to consider quality over quantity	5/11/2019 2:11 PM
504	To much building.	5/11/2019 1:22 PM
505	More surveillance and maintenance of dirt roads in Brighton Township. Consider limestone treatment or paving dirt roads. This would enable better maintenance and perhaps less snow days in the future. We do not approve of duplex or apartments being built in our township. Nor do we approve of tiny homes being built. We want to avoid developing the rural land of Brighton Township to preserve the quiet, safe atmosphere in which we reside. If people want more access, move to Brighton or Hartland. Do NOT develop Hyne and Old US 23 as this is part of our rural community. There are enough new home builds, we should encourage persons to purchase old homes and remodel. Which would mean assessment of the property at the value needed to remodel outdated homes not assessment based on location. New homeowners need to spend \$50,000 or more to update kitchens, bathrooms, plumbing, electrical, appliances, roofs, etc, not to mention aesthetics.	5/11/2019 12:33 PM
506	Keep it rural 2 acres for homes, more senior mentality improvements. Look around that is your base.	5/11/2019 10:26 AM
507	Brighton twp was an attractive area for it's rural setting, school system, and location to parks and natural setting. The landscape is changing with constant development and will no longer hold those key attributes for people seeking alternatives from the tri-county area to the east.	5/11/2019 8:18 AM
508	Doing a good job currently.	5/11/2019 5:25 AM
509	The pathway plan is important to the community as a safe connection to the parks and other assets. The rural feel is unique and needs to be preserved by limiting the density and number if new industrial and residential construction.	5/10/2019 9:48 PM
510	Better snow removal and better roads, maybe more work needed in conjunction with the County	5/10/2019 9:46 PM
511	I would love to have Maxfield Rd. To be paved!!	5/10/2019 8:41 PM
512	The roads are unbelievably horrible. A dog park would be great. No low income housing.	5/10/2019 8:36 PM
513	Would be great to have a downtown Birmingham feel, possible no wars just walking areas with sit out restaurants	5/10/2019 8:22 PM
514	Some of these questions are pretty broad and hard to answer. Like #26 (tiny homes) - Yes, if the minimum lot size is 1/4 acre, No if you're going to pack them in like a mobile home park; #29 (ground solar) - Yes, if you have minimum 2 acres and clear sky (neighboring trees never need be removed); #30 (signage) - don't know what current signage limits are, or may be affected by business location (near highway, on Grand River, etc)	5/10/2019 8:12 PM
515	Please consider a skate park for the teenage group.	5/10/2019 7:15 PM
516	Fix the Pleasant Valley bridge and repave Moraine Dr. because of diverting all of the traffic since the bridge was closed 5 years ago. Our road is a terrible mess because of this.	5/10/2019 6:44 PM
517	Would love to have the opportunity for a special assessment for paving our private road.	5/10/2019 6:04 PM
518	I would like to see an initiative to condemn and demolish abandoned buildings on Old 23. They are a bit of a scar on an otherwise attractive community. Regarding parks for picnics and playgrounds, we already have Kensington and Island Lakes.	5/10/2019 3:43 PM

Charter Township of Brighton Master Plan Update 2019 - Community Survey

519	I hope the township will work towards more public input besides a limited access survey by survey monkey - few people know it is available and it needs to take less effort to access. the Township website is hard to access if you are on a mobile device. The questions seem off base and directed towards growing government.	5/10/2019 3:35 PM
520	Please make sure we do our due diligence to understand the impact and if the location is appropriate when allowing apartments and senior living communities. Thank you.	5/10/2019 2:46 PM
521	Put bike/walking paths going a long Old US-23 to hook up with Brighton.	5/10/2019 12:57 PM
522	Create conservation area near Clark Lake	5/10/2019 9:45 AM
523	This survey doesn't seem to address some of the major issues of the township, such as provision of better transportation, including commuter services.	5/9/2019 9:15 PM
524	Please do not pave all the unpaved roads in the township. I love the dirt roads and the rural environment. Major reason why I moved here.	5/9/2019 8:14 PM
525	Please better enforce existing rules, and consider adding rules to protect property value. (example: Size and type of homes, location of businesses.) Traffic on the Old 23 corridor is quickly getting worse, and the roads have not changed much in 30+ years. Please work with the county for improvements from Spencer Road to M59. Question #21 Would not allow me to check more than one. I would also have said roads, along with parks. Thank you for providing this survey, I look forward to seeing the cumulative results.	5/9/2019 8:04 PM
526	The gravel trucks are noisy and dirty. They ruin the serenity of the area. Kensington Rd needs to be ditched to keep the dirt from flying into our yards. Had I known that gravel trucks would be zooming passed my house at one every 30 seconds, I would never have moved here. There seems to be no regard for us homeowners that live nearby the gravel pits; no speed limits, no badly needed curbside roadwork, no noise ordinances. It is really sad. I had heard such great things about the area, but now wish we had never moved here. I cannot even enjoy being out in my yard.	5/9/2019 7:55 PM
527	Brighton Twp has treated their residents as if they do not matter for ages, no I will never recommend anyone move to the area and as I have been looking to buy again multiple real estate agents steer their clients away if they know you are looking for long term living they recommend school of choice since the clicke within Livingston is very strong in Brighton Twp, heck just mention the Green family and you are good to go with out any recourse	5/9/2019 5:45 PM
528	No massive subdivisions - minimum lot size of 0.5-1 acre	5/9/2019 5:36 PM
529	I think township employees should be trained in human interaction. Once I saw workers in the hall laughing at a 80 year old man who was shook up about the Spencer bridge closing. I felt real bad for him. We are better than that.	5/9/2019 5:12 PM
530	The Ashley Land Development Rezoning Request is a huge concern for us. We do not want the additional noise, dust pollution, additional traffic volume, additional road damage by overweight rock/concrete haulers which would accompany the change in zoning to Industrial. We have noticed a substantial increase in the volume of very large, 2 bed gravel haulers using Kensington, Jacoby, and Stobart Roads. Who is monitoring the weight of these behemoths verses the maximum permitted truck (+ loads) weights on particularly Kensington and Jacoby Roads? It took the Township TWO years to discover that industrial crushing of concrete from the GM Proving Grounds was occurring in violation of the permitting process? We have no confidence that the Township will be able to monitor any of conditions imposed on any rezoning permits issued to Ashley. Please address these issues at the Zoning Board Meeting on 5/13/2019. Thank you.	5/9/2019 5:03 PM
531	We like the township the way it is, if anything is done, the only thing we would like to see would be bike trails or designated bike lanes. Thanks for doing a great job!	5/9/2019 4:21 PM
532	LEAVE HOMES ON 1 ACRE LOTS-NOT MORE THAN 1 TO AN ACRE-HAVE SEPARATE AREA FOR TINY HOMES(SEVERAL PER ACRE)	5/9/2019 3:35 PM
533	Concerned its starting to have too much traffic and old 23 will end up like Grand River. What we love about the area was all of the woods and trees (rural) outlining the neighborhoods that are very quickly being taken away and reminding us of Canton.	5/9/2019 3:12 PM
534	Please fix the roads. In particular Greenfield Pointe Sub and Old US 23	5/9/2019 2:55 PM
535	Too many old unkept properties along old23. Many need to be cleaned up or torn down	5/9/2019 2:49 PM

Charter Township of Brighton Master Plan Update 2019 - Community Survey

536	Please provide us info on how we can participate in community volunteer events--trash pick up days, beatification, etc.	5/9/2019 2:27 PM
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Charter Township of Brighton - Question 32 Survey Responses

Housing

Please express any additional thoughts you have about the future of Brighton Township:

Each home owner apply proper maintenance of their property at all times, especially "on the lake homeowners"

Where we live there are obvious issues with the gravel yards and GM proving ground. I would of liked to have seen the twp take a greater role in these cases. They have caused a lot of stress financially for my family as we can't sell our house but property tax goes up. If this was taken care of I would be more willing to look at special assessments for items such as roads.

Keep it rural. Limit the density of new housing to larger lots. Limit the commercial retailers and fast foods, the City of Brighton, Genoa Twp, and Howell already have too many around us.

The water in our home has been contaminated by the GM Proving Grounds with Sodium Chloride. The property value of our home has dropped because of this yet the assessed value of our home has gone up. This is not fair. We think Brighton Township should be more concerned for this contamination is headed to Beach Lake. The gravel pits in the area are also of concern. Traffic on Kensington Road is dangerous due to the trucks carrying gravel. They speed and spill stones onto the road. WE have had 3 separate cracks in our windshields from bouncing stones.

No apartments or trailer parks.

a tiny home is ok as long as density/lot size remains as is. arbnb owner needs to be held responsible for noise or other nuisance issues. duplexes are ok when in a commercial or multi-unit area.

I would like to see more code enforcement for builders of new construction homes.

We are concerned with preserving the beauty of our area. In our 8 years of living here, we have seen an influx of building and destroying of beauty. There is also a problem of traffic buildups. Please take an active role in attracting younger families to the area. We see a lot of focus on the elderly here and to promote growth in a community you need vital younger people. No dog park. (Kensington is fine for that) How about play areas for kids and worthwhile businesses?Curb franchise business. No more vape shops, banks, mortgage companies, jewelry stores. There are enough of those in the city of Brighton. Also neutral color schemes for houses and business signage should be enforced.

No Apartments or high density

don't build to many houses, traffic can be brutal.

I believe my property and the Spencer Road exit at 96 should be designed as a gateway to attract new residents to live and visit Brighton Township, I am not sure but seems like a combination of commercial with plan residential, condos, apartments, and restaurants

I hope that the rural/natural aspect of the Township continues to be evident to visitors despite continued growth in housing.

Question on tiny houses -- O.K. if they meet other density zoning (not multiple on same lot size as single family resident). Air B&B should be considered same as hotel for zoning, room taxes, etc.

Duplex should be allowed only with conditions, but if a home in a single family neighborhood is to be converted, it should not adversely alter the appearance of the home in a way that makes it much different than the neighboring homes (second entrance should appear to be as a single family home unless it is located in the rear) and there should be only one address on the home, not two. The creation of a separate apartment inside (mother-in-law suite of other) should not dramatically impact the tax assessment, adding only the value of added fixtures. Aging in place should be encouraged, by allowing a caregiver to reside inside the home in private or semi-private quarters. This is still a single-family use by most definitions, and should not detract from the overall value or attractiveness of the neighborhood; neither should it drive residents out due to exorbitant tax increases that make the home unaffordable for fixed-income retiree resident(s). Duplexes that LOOK LIKE duplexes belong on major and secondary roads, not in subdivisions, unless that sub contains many similar others. We have Kensington, Island Lake, and many other State and MetroParks; the township should stay out of the parks business. The county should, as part of the road maintenance, develop bike trails, for motoring safety (the Spencer Road bridge over US-23 is not safe for bicycle traffic) but the township's involvement should be only advisory, feeding the county info about similar unsafe locations for improvement of traffic flow, including bicycle and pedestrian. Limited government is my main reason for enjoying the quality of life I have chosen here; do NOT grow government into a monstrous entity that sucks the life blood out of my budget!

27. Single family to a duplex would be ok if it's not in a sub with all single family homes. 26. On their land, or a subdivision of them, sure tiny homes make sense.

Charter Township of Brighton - Question 32 Survey Responses

Housing

Please express any additional thoughts you have about the future of Brighton Township:

Township needs to retain rural character, housing development needs to be limited to achieve this. Also, the county needs to resurface subdivision roads without additional assessments to homeowners already paying taxes for these services. The roads in my subdivision (ravines of woodland lake) are full of potholes and turning to gravel in some areas. In addition, there needs to be proactive code enforcement- there are individuals parking boats and trailers in culdesacs (public roads) in our subdivision for the entire summer. Many areas do not have HOAs and the township needs to be more proactive.

There is a need for strong code enforcement in the township. Info. about what can be stored, etc., on the property needs to be shared with all homeowners by the township.

No additional apartments. Condominiums ok.

There are five gun ranges in the County, we really don't need the Livingston Gun range that was established in 1955 when this area was woods. The development of numerous houses in the area has caused the club to be outdated, it's noisy and still a possible safety hazard.

A more active role in enforcement of visible (eye sore) issues left unaddressed by homeowner should have some sort of enforcement.

I want to stay in the house I bought. I have very low income, I don't want to be taxed out of my house.

I think a single family home should be allowed to be turned into a duplex if there is reasonable need, specifically an adult disabled child to create close but separate living space for adult child and parents/family

Concerns about the question "Should someone be allowed to turn a single family home into a duplex?" Without providing people information on the topic, I fear that the overwhelming response is "no". Please see this article from Harvard on why it might be good given housing and development considerations for the future. We are uniquely positioned close to many city hubs and could be a model township for new and innovative development types. We should steer away from the "old" concepts of suburban dwelling - it creates dependencies on cars when we need to be moving away from cars since our roads are already too crowded. Related to whether or not ground solar arrays should be installed, yes, but require pollinator habitats to be installed instead of just turf or rocks. This can help improve the quality of life in Brighton Twp. by preserving our pollinators and natural ecosystems. <https://www.anl.gov/article/can-solar-energy-save-the-bees>
http://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

Restricting garbage pickup in subdivisions to one company would help preserve our roads. Building permit kick-backs for homes in subdivisions, especially no outlet streets, could be a source of revenue for road improvements.

I absolutley love Brighton but the population density is just too much the infrastructure doesnt support it. We have to slow down on high density apartments and hospitals and too many hotels! There are enough box stores and restaurants.. well except for Trader Joes...that would be a welcome addition. And we need safe bike lanes or sidewalks, Hyne road, old Us 23, Hacker... people would bike more but these roads are unsafe.

While the number of new homes in the area increases, can the current infrastructure handle it? What improvements are being implemented to address the increased population and traffic?

We must remain a self-sufficient low density, family oriented, non-commercial township. Our township is surrounded by many nice compliments. This makes our lives & homes unusually desirable & this environment must be protected from all incompatible growth. Sewer systems, water systems, parks, & paths are unneeded & potentially damage our advantages. Long term, we all win with limited & visionary growth that protects our uniqueness.

Clean up Mill Pond not just downtown but along Hidden Harbor Condos. Cut down dead trees and regularly have trash picked up by hand along Mill Pond from downtown all the way to Hidden Harbor Condos (where apartments/condos look out on the water). There is definitely a problem with trash getting stuck in trees and in the pond. Designate space for a free dog park. Thank you!

As I am in the older generation, some lower cost senior housing (independent living), with most floor plans being ranch style, but nicely designed, would be an asset for those who would like to downsize. but still live in a "neighborhood". We don't necessarily want to live in apartments or multi-level homes, but want to stay in the township.

We moved here to get away from all the congestion associated with a bigger city. We vehemently oppose any sort of apartments or duplexes being added, they've been proven to increase crime in the area, drive down property values and put a strain on city services. We invested our life savings to move here because we like it just the way it is, please don't ruin it by trying to become something else.

Charter Township of Brighton - Question 32 Survey Responses

Housing

Please express any additional thoughts you have about the future of Brighton Township:

Lakes need to be taken care of better, water flow. Also our drinking water isn't good. Will they be providing city water? We don't need additional parks with Kensington and a Island Lake in our back yards. Waste of money. Also, I prefer not to start rentals and duplexes because our home values will plummet.

Be aware that traffic is building on old US23 all through the twp. It would be nice to have another paved offering to get to M59 as the US23/M59 intersection is getting very busy I know that is hartland but just saying anything that can be done in the confines of Brighton TWP to alleviate that traffic would be great. It would also add value to the subdivisions off commerce rd (non paved) part if that could be paved to the large subdivision there I think it would bring 10-20k/ home in value. I know a lot of people are hesitant to live in a 500k house off a dirt rd.

Township should take an more active role in wild animal control and enforce or develop an ordinance concerning home there are a lot of questions about sewer connections but not any information on the cost - it's hard to answer these questions without that information. It would be nice to see some of the run down homes on old 23 taken care of. Sidewalks would be amazing! As a young family it's sad that we cant go for long walks safely. More consumer businesses rather than mortgage companies downtown would be nice too! :)

I think the first consideration should be road conditions. Equally across the board. Taylor Rd is literally coming apart at the seams and is a highly traveled road to the Hartland schools. We paid a special assessment for 10 years for that road and the county has failed to maintain it. The band-aid approach of our subdivision has not helped. Our roads continue to degrade at an alarming rate. This really needs to be addressed!!! I also answered questions based on my house and neighbor hood. Someone with a lot of property could put in an in-ground solar array if it doesn't create a problem for their neighbors. This is just an example.

Please address the LELAND Street house! It is a giant eye sore for our sub! Plus very very unsafe! On the corner of Leland and Burson Dr .

Small government less large scale housing development

I love Brighton and hope we keep the natural environment while remaining upscale in its business and home development. Thank you!

Things like ground installed solar arrays and business signage should be allowed on a case by case basis. If they fit the character of the landscape and are not tacky they may be allowed. The same should be considered for tiny houses and the like. As long as they don't become a trailer park and have nice lots to place them on.

It seems in the past the powers to be thought growth of new business was a great idea. It's not! Just look at that mess (the credit union) at 23 and Spencer. Their parking lot lights are on all the time. People worry about all sorts of pollution be this light pollution from there is ridiculous. We're losing that country feel we once had. Why? Because the people who have moved out here want the same conveniences as they did in Livonia, Westland and Novi.lets maintain what we already have and not worry about staying to squeeze more business and houses in here

Im not for the sewers. It was all I could do to pay for city hook up of thousand of dollars. I had to work a part time job because of it. I am single and those assessments with interest adds extra stress on a single person with a 920 sq ft house.

We have the big issue of sewer smells in the neighborhood and homes, many people have to deal with this, in the fall and early spring, this must be addressed.

with the addition of all the new construction homes in the vicinity of Hyne and old 23, there is an absolute need to put in a left turn signal at that intersection.

We have lived in Brighton Township for close to 40 years. We have been relatively content with how the Township has been managed over MOST of those years. There is always "room" for improvement though. Keeping the overall rural atmosphere and limiting the development of LARGE-MULTI-UNIT and/or COMMERCIAL DEVELOPMENT to present levels should be one of the most paramount goals of the township. There have been discussions about allowing new, manufactured-housing "trailer park" developments being permitted in the township; that would be a mistake in not only my opinion, but in the opinion of my neighbors as well as other people in the Township I have spoken with. Overall, I'm content with the present Township management and hope that it continues to consider the "average" property owner's opinion in matters of MAINTAINING property values of EVERY property owners.

Home ownership, reduce rental properties, no apartments.

Charter Township of Brighton - Question 32 Survey Responses

Housing

Please express any additional thoughts you have about the future of Brighton Township:

I see changes happening in Brighton that I hoped I would never see such as begging on street corners. We weren't able to financially afford to live in Brighton when we were first married, but we saved and eventually moved here so that our daughter could attend school in Brighton. For us, Brighton represented a place to aspire to living. When I see beggars, it begins to feel like a city that is showing decay. Brighton should strive to maintain its friendly, small town feel where all residents feel at home and proud.

Township should also consider development of clean and well maintained Manufactured Housing Communities to support affordable housing needs. I am President of a publically traded REIT that owns 382 communities nationwide (Including Cider Mill Crossings north of Clyde Road) that is currently developing new communities across the United States to support these needs. Please contact me at 810-623-8866 if you would like to discuss.

Brighton Township is a peaceful, rural area. Let's keep it that way and not allow developers to build homes on small lots. Surrounding cities and townships are becoming crowded with densely developed subdivisions, big stores, and busy roads. I don't want us to follow their bad example.

Brighton is unique ...we are not hip or upscale...but we are not rural or County like Fowlerville, Howell, south Lyon, Hartland.. we are very close to losing our small town community feel...tiny homes, duplexes more apartments will push us to be the urban center of the area without the vibe to back it up! We are very close to being strip mall, chain retail America....would be a shame if we cross over!

#29: this depends on the location of the home. Sitting alone on a few acres is fine, in a neighborhood, no.

There are no city services available within Brighton Twp. For example: trash pickup, police, sewer, etc. It is all city of Brighton. Also, I strongly believe the school district lines should be re-evaluated. We live in Brighton Twp and 5 minutes from Hilton Elementary, but are assigned to Howell schools. This becomes a serious safety concern when my kids are old enough to drive to school and will have to drive at least 20 min to the Howell high school. It's not an ideal commute for a young driver. Or, for young children to be on a school bus for almost an hour because we live so far away. Our subdivision roads need to be repaved. Potholes were filled in, but are already falling apart and people are driving on our lawn to avoid the bad parts in the road. It's extremely frustrating and causes a safety hazard for drivers and others, like my family, trying to get out to walk/ride bikes with our kids. We already do not have sidewalks. Sidewalks, resurfacing of the entire sub and proper drainage systems installed would drastically increase all home values in the sub. It's just not family friendly.

This has been a great place to raise our family. Although the nest is empty, we still feel connected to the community through school plays, musicals, the farmers' market and an occasional stroll on the tridge. We cherish our neighbors and the little wooded slice of heaven that is our home. We want this feeling to continue for the next generation and hope that all future planning will be done with the goal of maintaining a strong quality of life for families.

Keep the hometown feeling.

As more houses are built, more restrictions should be placed on burning leaves, branches and junk. We get smoked out and have to shut windows.

There is a house in our neighborhood that is abandoned and the roof is about to cave in. This reduces our property value and the township has done nothing!!! One of the out buildings caught on fire. This is a safety issue. Its very frustrated and I along with other neighbors are unwilling to approve any more money for anything until this issue is addressed, no more excuses!

Kinyon Drive residents in Green Oak Twp paid for Brighton Twp road frontage to be repaved at 0 cost because Green Oak's map was incorrect so this provided new road frontage for 6 homes in Brighton Twp. Please advise when asking for monies when Brighton Twp residents approve repair or replacing the roadway in the future. They did not want to added to the actual replacement when it was done.

Keep the wooded areas as much as possible. Houses are being built and woods are being removed. You don't want to lose the mistic of Brighton, otherwise you become just like any other town in a big city.

We do not want low cost senior living in our township! No more apartment buildings! Better winter road maintenance ie.. snow ice. Better control of over growth of brush ie.. brush hogging for traffic visibility.

Allow homes to be built on 1 acre parcels or less

Charter Township of Brighton - Question 32 Survey Responses

Housing

Please express any additional thoughts you have about the future of Brighton Township:

The roads of side streets and subdivisions are horrible. Kids can't rollerblade or learn to ride bikes on them. Construction traffic cuts through residential roads and should be responsible for the costs. Also too many houses and being built causing the traffic to be bad and making it too crowded. I would rather see mountain bike trails or parks than another subdivision going in.

For "ground installed solar arrays at residential homes" there should be a minimum lot size.

Try to have some affordable housing for young families.

We live near a gun club. They shoot every day of the year. They have redirected their shotgun range to point toward our house. There are ways to mitigate noise but the gun club has not done anything and were a little belligerent at our suggestions. Shooting at 7pm on Labor Day should not be allowed.

Reaffirm minimum acreage for Single family homes. Township appears to be allowing low lying areas to be built on (along old US 23) which is impacting water run off and flooding. Builders are simply dumping more dirt in an attempt to have 'dry' land to build.

Country residential zoning is disappearing to developers. The houses currently going in at Hyne and Old U.S. 23 is going to create so much more congestion, noise, traffic. Brighton Township has never wanted to be Ann Arbor or Novi, etc., so please just leave well enough alone. Some people want to have horses, a little extra space for gardening, pets, privacy, without traffic and people at all hours of the day and night. The main thing that attracted us and many people to Brighton and Brighton Township was the zoning which provided choices from a loft apartment in Brighton to 10 acres or more in Brighton Township. The goal seems to be to eliminate larger parcels or even larger lots and squeeze in as many people as possible, taking property for bike trails, parks, etc., which are not policed and just become public nuisance. We have lakes, campgrounds, a metro park, local and school parks/playgrounds, which is enough.

I would like to see the money go across the board in the entire township to fix the residential roads. No one area should be more privileged than the others. Business move around way to much to be concerned about have larger signage for them. Let the historical groups that are already formed do their job of preserving the historic sites. The township has enough on its plate to handle. I think property owners should not convert their homes, build smaller houses or allow Airbnb or short time rentals. I don't think this brings much revenue to the area. Maybe increases the profits of a few individuals but not to the area as a whole. I do think it increases the potential for improper activities as their is no concern or commitment to the area on the part of people being here for such short periods of time.

yes i been here 22 years i would like to see all the gravel pits closed down, as i cant enjoy my house outside because of all the trucks and dust they cause. if i could move i would.

What ever happened to the ordnance that you must have 5 acres to build in the township? We need to go back to requirements to have larger lot sizes - so that we don't over build the township. Also allow for smaller homes that can be built for seniors who don't have children living in the home. Would like to see township wide trash collection. - but unsure the best way to fund it. If an assessment on our taxes the cost SHOULD NOT be more than we are paying now. The cost MUST go down, or don't do it !!

Ques 29- might allow if the solar arrays do not become an eyesore-each site would have to b evaluated to meet documented standards. Best to place on roofs until technology reduces the size. Why was the solar site at the large new home (on lake) with lots of property placed by Hilton Rd.?

Brighton's mill pond is Brighton's gem, getting rid of shabby homes and businesses, growing the downtown along mill pond with quality restaurants, businesses ,retail. Less strip malls

Regarding Airbnb rentals in privately owned homes, it is none of the government's business what a private home owner does in this regard, unless there is a formal complaint from a neighbor. As to the condition of the gravel/dirt roads, the twp. should better ensure proper maintenance, grading, filling pot holes and not using the liquid that damages our driveways, garages and vehicles because it is gooey and sticky and causes rust as well. Stop using it. Please. Roads are a major government responsibility, not historic buildings or parks or other 'fringe benefits'. Leave the fringe benefits to the private sector and concentrate on what government is supposed to provide.

Charter Township of Brighton - Question 32 Survey Responses

Housing

Please express any additional thoughts you have about the future of Brighton Township:

Make a walking corridor from my neighborhood to downtown Brighton, through the wetlands north-west of us (i-j, though don't quite me on lettered sections bc I am not 100% sure). This will greatly improve property value and appeal of houses in these zones. Also, we want to buy the fire station when the new one is built (the station adjacent to our neighborhood...cannot remember the station number). We will utilize the building for artist workshop and collective. Our intent would enliven the businesses on Weber.

The conditions of roads is our first concern. The subdivision roads in the Bitton Lake Estates subdivision are in such poor condition at this point they are a hazard and safety concern to not only vehicles but to the residents trying to walk in their own subdivision. It has become an embarrassment to even have people come over to our home to visit.

Consider allowing an increase in barn square footage relative to whole house square footage instead of just the first floor. Currently ranch style homes can have a larger barn then a 2 story home. Also, allow bigger barns for people with more acreage

I do not want my subdivision ruined by running unnecessary sewer into the sub. It's not needed and I don't want to pay additional taxes to support it. I've already paid for two septic fields and numerous home improvements and don't want or need to pay more to support the townships sewer system.

I am against apartment complexes being built in Brighton Twp. along with any low income family housing.

The poor condition of our secondary roads has an adverse effect on the future housing values and on the future marketability of homes in Brighton Township. The wear and tear on vehicles due to poor road conditions is also a point of concern.

If it becomes less rural I'm out. Small homes are fine as long as they're not packed in like sardines. What happened to sunset park? Fulfill prior commitments before other things are pursued. Roads are getting worse and traffic noise on the verge of excessive due to thw gravel trains. I get that its their property and they should be able to use it, but over 10 years its gotten to where the trucks wake me up in the summer on the weekends. How is that acceptable?

The City should take hard look at the subdivision restrictions that prevent homeowners from parking their Rvs and boats on there LOTs. It sounds unreasonable for lake city/township to prevent boat during summer months. This needs to be looked into, in order to invite people with diverse living style. We are American African citizens and the city of Brighton has been welcoming and loving place. Let's continue to improve the cultural tolerance. Township employees are awesome too.

we are a nice bedroom community. Please keep it this way. no apartment complexes needed.

Dirt road maintenance should be more proactive than reactive. We live in a large subdivision, Hillsborough Estates, with dirt roads Maxfield and Commerce as the only way in or out. Without constant calls to the county road commission, the roads are in constant state of grading, chlorinating, adding dirt, "potholes", washboard, etc. It is a daily dread to drive on. Traffic for busses, construction vehicles, daily commuting/errands gets dangerous trying to avoid road divots, giant puddles and rocks especially on the curves in the road. Daily driving practically requires an SUV. Entry ways and daily driving to our paved sub require careful maneuvering. Additional car maintenance is needed such as wheel alignments and mud removal from wheels to avoid your car from shaking on the highway. Not to mention the mud carried into our paved sub streets, in our garages and homes from the short ride on the dirt roads. Again, a constant battle, all while losing value to our homes.

LEAF BURNING IS THE BIGGEST AND MOST DAMAGING DOWNFALL OF BRIGHTON TOWNSHIP. THE DEQ HAS SLATED IT AS MOST DAMAGING TO RESIDENTS. SMOKE COVERS THE TOWNSHIP ON ALL NICE FALL DAYS SEEN FROM 96 AS WE TRAVEL INTO THE TOWNSHIP. DEQ WON'T DO ANYTHING UNLESS A RESIDENT WISHES TO FILE A FORMAL COMPLAINT / LAWSUIT. I THINK OUR TOWNSHIP SHOULD STAND UP FOR THE RESIDENTS IN OUR COMMUNITY TO STOP THIS FOR THE HEALTH AND WELLNESS AND TO PROTECT EVERYONE FROM THIS. THOSE WITH ASTHMA MUST REALLY HAVE IT BAD....WE DO NOT HAVE BREATHING PROBLEMS AND WE HAVE TROUBLES DURING THE SPRING AND FALL IN THIS TOWNSHIP. PLUS, WE CANNOT OPEN OUR DOORS OR WINDOWS ON NICE DAYS FOR THE THICK SMOKE PLUMING INTO OUR HOME.

The Township's growth should be contained to what it's fire department, roads, sewers, etc. can support. Expansion should not occur beyond what we currently have without getting prior approvals (votes) from it's residents for millages, etc. It's seems right now like it's the cart before the horse where additional buildings, homes, etc. are being built and then when are faced with millage issues when the damage/impact has already been done. Lighting of a community is important for safety purposes but we need to ensure it is kept to a minimum in residential areas to maintain our rural atmosphere.

Expand and modernize downtown. Water park or splash park for children. Landscape downtown improvements. More holiday attractions Better roads. A lot of dirt roads need significant improvement. Better upkeep of downtown homes. Continue to make Brighton safe and great! We love it and are advocates for continued growth in the community.

Charter Township of Brighton - Question 32 Survey Responses**Housing**

Please express any additional thoughts you have about the future of Brighton Township:

Please try to maintain the friendly, neighborhood, park like character of the township. Keep yards large and homes modest and affordable. Keep businesses convenient, unique, and classy.

Would like to see bike lines (or sidewalks) on larger roads (Spencer, Grand River, Old-23, Pleasant Valley) that connect homes to parks and downtown Brighton

I do not water and sewer brought to my house.

I would NOT like to see Brighton Township turned into a Novi/ Northville/Plymouth Traffic and Signal City mess. Milford is a better template. Keep the roads narrow to discourage heavy truck traffic. A walking Downtown, small shops, and NO MORE MALLS, gas stations, Dollar Stores, or Speedways. No Affordable Housing talk. All housing is 'affordable'.

More surveillance and maintenance of dirt roads in Brighton Township. Consider limestone treatment or paving dirt roads. This would enable better maintenance and perhaps less snow days in the future. We do not approve of duplex or apartments being built in our township. Nor do we approve of tiny homes being built. We want to avoid developing the rural land of Brighton Township to preserve the quiet, safe atmosphere in which we reside. If people want more access, move to Brighton or Hartland. Do NOT develop Hyne and Old US 23 as this is part of our rural community. There are enough new home builds, we should encourage persons to purchase old homes and remodel. Which would mean assessment of the property at the value needed to remodel outdated homes not assessment based on location. New homeowners need to spend \$50,000 or more to update kitchens, bathrooms, plumbing, electrical, appliances, roofs, etc, not to mention aesthetics. Keep it rural 2 acres for homes, more senior mentality improvements. Look around that is your base.

The roads are unbelievably horrible. A dog park would be great. No low income housing.

Some of these questions are pretty broad and hard to answer. Like #26 (tiny homes) - Yes, if the minimum lot size is 1/4 acre, No if you're going to pack them in like a mobile home park; #29 (ground solar) - Yes, if you have minimum 2 acres and clear sky (neighboring trees never need be removed); #30 (signage) - don't know what current signage limits are, or may be affected by business location (near highway, on Grand River, etc)

Please make sure we do our due diligence to understand the impact and if the location is appropriate when allowing apartments and senior living communities. Thank you.

Please better enforce existing rules, and consider adding rules to protect property value. (example: Size and type of homes, location of businesses.) Traffic on the Old 23 corridor is quickly getting worse, and the roads have not changed much in 30+ years. Please work with the county for improvements from Spencer Road to M59. Question #21 Would not allow me to check more than one. I would also have said roads, along with parks. Thank you for providing this survey, I look forward to seeing the cumulative results.

The gravel trucks are noisy and dirty. They ruin the serenity of the area. Kensington Rd needs to be ditched to keep the dirt from flying into our yards. Had I known that gravel trucks would be zooming passed my house at one every 30 seconds, I would never have moved here. There seems to be no regard for us homeowners that live nearby the gravel pits; no speed limits, no badly needed curbside roadwork, no noise ordinances. It is really sad. I had heard such great things about the area, but now wish we had never moved here. I cannot even enjoy being out in my yard.

LEAVE HOMES ON 1 ACRE LOTS-NOT MORE THAN 1 TO AN ACRE-HAVE SEPARATE AREA FOR TINY HOMES(SEVERAL PER ACRE)

Charter Township of Brighton - Question 32 Survey Responses

Business Community

Please express any additional thoughts you have about the future of Brighton Township:

Where we live there are obvious issues with the gravel yards and GM proving ground. I would of liked to have seen the twp take a greater role in these cases. They have caused a lot of stress financially for my family as we can't sell our house but property tax goes up. If this was taken care of I would be more willing to look at special assessments for items such as roads.

Retain some of our green space and try to keep it quaint. Clean up /not allow junk strewn businesses, like the business on Grand River, between old 23 and Pleasant Valley. HUGE EYESORE for residents and visitors to Brighton.

I live in a rural area of the township on a gravel road. I really think something needs to be done for trash collection. On some days 5 to 6 different trucks pick up. which doesn't help the condition of the roads. In the spring they create even more problems on the gravel road.

Keep it rural. Limit the density of new housing to larger lots. Limit the commercial retailers and fast foods, the City of Brighton, Genoa Twp, and Howell already have too many around us.

The water in our home has been contaminated by the GM Proving Grounds with Sodium Chloride. The property value of our home has dropped because of this yet the assessed value of our home has gone up. This is not fair. We think Brighton Township should be more concerned for this contamination is headed to Beach Lake. The gravel pits in the area are also of concern. Traffic on Kensington Road is dangerous due to the trucks carrying gravel. They speed and spill stones onto the road. WE have had 3 separate cracks in our windshields from bouncing stones.

My biggest concern is maintaining a small conservative, clean, safe atmosphere free from 'big city infiltration'. No 'family-inappropriate' businesses, etc. No public water. Maybe more assistance with well maintenance and clean/safe water programs- free testing, education, etc.

a tiny home is ok as long as density/lot size remains as is. arbnb owner needs to be held responsible for noise or other nuisance issues. duplexes are ok when in a commercial or multi-unit area.

Preserve the rural, country & natural character/beauty that Brighton Twp already is. We moved out of the city for a reason, to not have so many "city" regulations. Much too often when funds are "raised" from bonds, millage proposals, taxes, etc they end up leading to misappropriations of funds and a very small portion (if any) goes towards the original intention. Solar arrays and other types of solar/wind energy already are available and in use within this area for business as well as residential properties. We have not/will not support or fund any proposal or tax of any kind that adds any "service" mentioned in this survey. When we need or want something we don't rely on others to fund our wants and don't feel that others should want nor expect others that have different wants and needs to fund it for them. Bike/hike trails, natural paths & pavilions already are a short bike/hike away at Kensington Metroparks which is well managed & maintained. Kensington Metropark also already has playgrounds, dog friendly areas, sports fields, swimming, fishing, boating and pavilions and so much more, which are only a short bike/hike away. Those that want or need any of these activities have the option to buy a day or seasonal pass.

We are concerned with preserving the beauty of our area. In our 8 years of living here, we have seen an influx of building and destroying of beauty. There is also a problem of traffic buildups. Please take an active role in attracting younger families to the area. We see a lot of focus on the elderly here and to promote growth in a community you need vital younger people. No dog park. (Kensington is fine for that) How about play areas for kids and worthwhile businesses? Curb franchise business. No more vape shops, banks, mortgage companies, jewelry stores. There are enough of those in the city of Brighton. Also neutral color schemes for houses and business signage should be enforced.

Would like to see bike paths put in throughout the township. Cap the number of businesses and subdivisions in Brighton township to keep the small community feel.

I believe my property and the Spencer Road exit at 96 should be designed as a gateway to attract new residents to live and visit Brighton Township, I am not sure but seems like a combination of commercial with plan residential, condos, apartments, and restaurants

Genoa Township has done a great job of installing a new sidewalk along the length of Grand River. However, there is still a small section of road without sidewalks between the City of Brighton and Genoa Township that runs through Brighton Township. It would be great to connect them!

Charter Township of Brighton - Question 32 Survey Responses

Business Community

Please express any additional thoughts you have about the future of Brighton Township:

The natural beauty of this area (the trees, the forests, lakes, streams, etc.) is the greatest asset of this community. Developers/individuals who cut down trees should be charged a fee that goes to a community re-forestation fund (i.e. they can cut the trees down, but 'replacement' trees need to be planted somewhere else; if a tree needs to be cut down as it is sick, a resident could also access this fund for a replacement tree); other residents could also access this community fund to plant trees on their property to help keep Brighton Twp nice & green; this would also encourage developers to (hopefully) leave trees whenever possible to reduce costs... Also, it would be great if the downtown area especially along west grand blvd were restructured to preserve & take advantage of the waterfront's natural beauty and ideally require/encourage local, independent businesses to ensure Brighton has a unique "flavor" and feels less like any old strip mall in any town (the boardwalk along town is amazing, but it's kind of tragic that you're walking along the back end of dry cleaners, parking lots, etc. It would be amazing to have restaurants & businesses facing/overlooking the lake with appropriate landscaping; also it would be cool to see Main Street right downtown become a pedestrian only area, with the current road area being used for outdoor seating, music, fountains, etc. Overall, though, this is a great place to live! Thanks for taking the time to get our opinion!

We would support solar paneling on rooftops, but not in an obnoxious / eyesore way on grounds. We love Brighton Township, but would rejoice at the opportunity for more parks, sidewalks, and community accessibility and recreation here.

Moved here 42 years ago for the country atmosphere and central location. Too many subdivisions are being built taking away from the country atmosphere and bringing too much traffic. It is not even close to what it was. Should be an ordinance for people to maintain their property keeping it neat and tidy.

Duplex should be allowed only with conditions, but if a home in a single family neighborhood is to be converted, it should not adversely alter the appearance of the home in a way that makes it much different than the neighboring homes (second entrance should appear to be as a single family home unless it is located in the rear) and there should be only one address on the home, not two. The creation of a separate apartment inside (mother-in-law suite or other) should not dramatically impact the tax assessment, adding only the value of added fixtures. Aging in place should be encouraged, by allowing a caregiver to reside inside the home in private or semi-private quarters. This is still a single-family use by most definitions, and should not detract from the overall value or attractiveness of the neighborhood; neither should it drive residents out due to exorbitant tax increases that make the home unaffordable for fixed-income retiree resident(s). Duplexes that LOOK LIKE duplexes belong on major and secondary roads, not in subdivisions, unless that sub contains many similar others. We have Kensington, Island Lake, and many other State and MetroParks; the township should stay out of the parks business. The county should, as part of the road maintenance, develop bike trails, for motoring safety (the Spencer Road bridge over US-23 is not safe for bicycle traffic) but the township's involvement should be only advisory, feeding the county info about similar unsafe locations for improvement of traffic flow, including bicycle and pedestrian. Limited government is my main reason for enjoying the quality of life I have chosen here; do NOT grow government into a monstrous entity that sucks the life blood out of my budget!

The Township should close illegal auto repair business operating in neighborhood, Corlett & Hyne RD.

No more box stores. Keep rural setting.

There is a need for strong code enforcement in the township. Info. about what can be stored, etc., on the property needs to be shared with all homeowners by the township.

I'd like to see better traffic management for the main drag of grand river and more dining options with outside seating.

There are way too many mortgage companies at Grand River and Main Street. It's a unfortunate waste of several very good locations for retail/restaurants.

I think that the general fund is being used as a support system for public infrastructure projects that benefit a select few. The sewer and water system debts should be paid back and those funds should be used to fund capital improvements that preserve the rural atmosphere or encourage community development, including but not limited to: community gardens, educational wetlands, ATV/snowmobile parks, horse riding, water quality improvements... Furthermore, the master plan does not address PFAS in Kent Lake. The fact that the EGLE has issued a "do not eat the fish" advisory is a significant impact to a major asset in the township. If the company is not held responsible, we need to consider funding remediation soon. This will impact property value if not addressed.

Charter Township of Brighton - Question 32 Survey Responses

Business Community

Please express any additional thoughts you have about the future of Brighton Township:

So disappointed with the new roadways that a bike lane was not included when it would of been so easy. What a great pr item to be connected to Kensington on your bike or walk. We have zero public facilities and I have no idea what the taxes are paying for?

People like the area the way it is. Great schools, plenty of parks, green space, etc. I moved here to get out of a city and will move again if needed.

STOP spending money on art work in the city, do keep up the flower and holiday decorations. We desperately need family friendly place to take children to eat that is fun like the Yum Yum tree was. Sad that we have so many non child friendly restaurants.

You are doing a great job. We love living in Brighton Township.

I think a single family home should be allowed to be turned into a duplex if there is reasonable need, specifically an adult disabled child to create close but separate living space for adult child and parents/family

Something needs to be done with the truck traffic from the gravel pits south of the GM proving grounds. Too many trucks and they drive way too fast.

Concerns about the question "Should someone be allowed to turn a single family home into a duplex?" Without providing people information on the topic, I fear that the overwhelming response is "no". Please see this article from Harvard on why it might be good given housing and development considerations for the future. We are uniquely positioned close to many city hubs and could be a model township for new and innovative development types. We should steer away from the "old" concepts of suburban dwelling - it creates dependencies on cars when we need to be moving away from cars since our roads are already too crowded. Related to whether or not ground solar arrays should be installed, yes, but require pollinator habitats to be installed instead of just turf or rocks. This can help improve the quality of life in Brighton Twp. by preserving our pollinators and natural ecosystems. <https://www.anl.gov/article/can-solar-energy-save-the-bees>
http://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

Paving the roads. All the dirt roads and their maintenance cause damage to vehicles and result in further snow days for becoming impassable in poor winter weather conditions.

I love the mostly rural ideal of the twp. I really don't want it to become more like a city. I especially worry about commercial zoning in currently residential areas

I absolutley love Brighton but the population density is just too much the infrastructure doesnt support it. We have to slow down on high density apartments and hospitals and too many hotels! There are enough box stores and restaurants.. well except for Trader Joes...that would be a welcome addition. And we need safe bike lanes or sidewalks, Hyne road, old Us 23, Hacker... people would bike more but these roads are unsafe.

Preserve the nature landscape as much as possible. Expand businesses and developments responsibly while preserving the natural landscape.

Sidewalks would be a great improvement! That was one hesitation I had about moving to our neighborhood, it would be safer for kids in the neighborhood.

I would like to see the township address the commercial blight in the township and hold the property owners accountable for cleanup. Old 23 Liquer Store compound, former bikini coffee shop by Laketrust HQ, landscape company and other abandoned properties.

I'd like to see the township take a greater role in ordinance enforcement.

Sidewalks on Grand River, Make property owners install if they apply for any kind of permit, Brighton Township is behind Genoa who is doing a great job.

We must remain a self-sufficient low density, family oriented, non-commercial township. Our township is surrounded by many nice compliments. This makes our lives & homes unusually desirable & this environment must be protected from all incompatible growth. Sewer systems, water systems, parks, & paths are unneeded & potentially damage our advantages. Long term, we all win with limited & visionary growth that protects our uniqueness.

I do not want taxes raised to provide improved infrastructure and utilities implemented. Especially when the roads are degraded due to heavy truck traffic from gravel pits and local business may be responsible for poor water quality. I feel the truck traffic is already too heavy for the area and more state/local inspections should be enforced to protect/preserve our community.

Charter Township of Brighton - Question 32 Survey Responses**Business Community**

Please express any additional thoughts you have about the future of Brighton Township:

WE love Brighton and our gravel road is great scene you fixed it last year... however everyone uses this road as a short cut and people drive dangerously fast. There are may bikers and walkers that use this road at their own peril. Cars going well over 50+ miles per hour. Our road is very hilly and you cant see what cars are coming. I'm very afraid to cross the road to get me mail.... Please Please Please look into this. someone is going to get hurt.... quite often its the same vehicles doing this. We and several neighbors have tried to speak with them but they purposely speed up on the south end of our road and that's where there are small children. We have counted the drive ways down the road and may be short one or two to get speed limit signs....but we really need them. Thank you Colleen Carr 2380 Corlett Rd. Brighton 48114

Enough with big box stores and chain restaurants

Old 23 and Taylor Road is a nightmare for schools and parents - would be great to extend it to Hyne for traffic flow and future growth (realize that's private property now)

Downtown Brighton is doing great! Thanks for everything you do to improve our community. The only improvement thought would be possibly a round-about or way to regulate traffic between Challis rd and Main street on Grand River. Very hard to turn on to side roads from GR with never ending traffic.

Be aware that traffic is building on old US23 all through the twp. It would be nice to have another paved offering to get to M59 as the US23/M59 intersection is getting very busy I know that is hartland but just saying anything that can be done in the confines of Brighton TWP to alleviate that traffic would be great. It would also add value to the subdivisions off commerce rd (non paved) part if that could be paved to the large subdivision there I think it would bring 10-20k/ home in value. I know a lot of people are hesitant to live in a 500k house off a dirt rd.

there are a lot of questions about sewer connections but not any information on the cost - it's hard to answer these questions without that information. It would be nice to see some of the run down homes on old 23 taken care of. Sidewalks would be amazing! As a young family it's sad that we cant go for long walks safely. More consumer businesses rather than mortgage companies downtown would be nice too! :)

Opposed to large retail developments in the township. Being rural means one may have to relinquish convenience to shopping in order to live in a natural setting. One can get all the noise and traffic back in Livonia; that why people move out here - trees, rocks and water!

I think the first consideration should be road conditions. Equally across the board. Taylor Rd is literally coming apart at the seams and is a highly traveled road to the Hartland schools. We paid a special assessment for 10 years for that road and the county has failed to maintain it. The band-aid approach of our subdivision has not helped. Our roads continue to degrade at an alarming rate. This really needs to be addressed!!! I also answered questions based on my house and neighbor hood. Someone with a lot of property could put in an in-ground solar array if it doesn't create a problem for their neighbors. This is just an example.

We love living here but would like to see some improvements in infrastructure, beautification, and general upkeep to attract more high paying jobs, families, and businesses.

I love Brighton and hope we keep the natural environment while remaining upscale in its business and home development. Thank you!

Things like ground installed solar arrays and business signage should be allowed on a case by case basis. If they fit the character of the landscape and are not tacky they may be allowed. The same should be considered for tiny houses and the like. As long as they don't become a trailer park and have nice lots to place them on.

It seems in the past the powers to be thought growth of new business was a great idea. It's not! Just look at that mess (the credit union) at 23 and Spencer. Their parking lot lights are on all the time. People worry about all sorts of pollution be this light pollution from there is ridiculous. We're losing that country feel we once had. Why? Because the people who have moved out here want the same conveniences as they did in Livonia, Westland and Novi.lets maintain what we already have and not worry about staying to squeeze more business and houses in here

Main concern is traffic gridlock on grand river due to business expansion and no alternate routes.

My subdivision roads are some of the worst I have ever seen, but mostly everything else about Brighton is great.

Charter Township of Brighton - Question 32 Survey Responses

Business Community

Please express any additional thoughts you have about the future of Brighton Township:

We have lived in Brighton Township for close to 40 years. We have been relatively content with how the Township has been managed over MOST of those years. There is always "room" for improvement though. Keeping the overall rural atmosphere and limiting the development of LARGE-MULTI-UNIT and/or COMMERCIAL DEVELOPMENT to present levels should be one of the most paramount goals of the township. There have been discussions about allowing new, manufactured-housing "trailer park" developments being permitted in the township; that would be a mistake in not only my opinion, but in the opinion of my neighbors as well as other people in the Township I have spoken with. Overall, I'm content with the present Township management and hope that it continues to consider the "average" property owner's opinion in matters of MAINTAINING property values of EVERY property owners.

I two-way entrance to I96 at pleasant valley would be a start. Don't get into the sewer business, septic is more sustainable and better for the environment.

We need to focus on bringing in young people, and young families who will stay for years. Downtown Brighton does a great job at this and offers lots of options. We need less senior only living options--we have enough.

Brighton Township is a peaceful, rural area. Let's keep it that way and not allow developers to build homes on small lots. Surrounding cities and townships are becoming crowded with densely developed subdivisions, big stores, and busy roads. I don't want us to follow their bad example.

Enforcement of owners blowing their grass and leaves into the street. This becomes a road hazard and pollutes our rivers and lakes. Fine the offenders! Stop the leaf burning, it pollutes the air and makes it difficult to breathe.

most important issue is preserving the rural nature of Brighton which is why many have come here. It has already changed so much so i do not support zoning changes that will allow building that takes away from the natural and rural feel of the community. We do not need more subdivisions and more stores and gas stations etc. Prevent urban sprawl.

Pave the dirt roads. They are virtually impassible at times. Keep future development limited to the current areas, do not expand into residential areas. Do not allow those with no personal stake in the area to lower the standard of living. Hotels that bring people into commercial areas are one thing. Air BnB that brings people into residential areas is quite another, and is NOT acceptable. We need some improvements, not "progress".

Keep rural atmosphere while adding natural parks and recreation areas. Also allow services like Lyft for better public transportation.

Brighton is unique ...we are not hip or upscale...but we are not rural or Country like Fowlerville, Howell, south Lyon, Hartland.. we are very close to losing our small town community feel...tiny homes, duplexes more apartments will push us to be the urban center of the area without the vibe to back it up! We are very close to being strip mall, chain retail America....would be a shame if we cross over!

Keep the taxes as low as possible. Work closely with the county to maintain roads. Find a way to improve 911 response time--we recently waited 20 minutes in a situation that could have been extremely dangerous. Lighten up the regulations on small businesses and make it easier for small businesses to operate their businesses in a responsible manner in the township. Offer free radon checking services. Find a way to offer through reputable research and reporting firms an objective analysis of services most commonly needed such as: furnace and air conditioning repair/maintenance, driveway repair/maintenance, plumbing, sewer, waste removal, electrical, lawn, and general handyman services. Work with services that help train residents to prepare for disasters of all types (fire, flood, electrical outage, terror attacks, etc.)

Sewers and city water would be great.

More uniform appearance/code for commercial buildings and signage

please don't make it so difficult for new restaurants to join our community

This has been a great place to raise our family. Although the nest is empty, we still feel connected to the community through school plays, musicals, the farmers' market and an occasional stroll on the tridge. We cherish our neighbors and the little wooded slice of heaven that is our home. We want this feeling to continue for the next generation and hope that all future planning will be done with the goal of maintaining a strong quality of life for families.

Allowing residents to store junk on their property. Common in our area.

Charter Township of Brighton - Question 32 Survey Responses

Business Community

Please express any additional thoughts you have about the future of Brighton Township:

As long as garbage service is below the costs of commercial pricing. Millage's should have a required percentage participation of the communities to be eligible for passage. Parks & recreation should be established. H.O.A.'s should have mandatory participation in community proceedings. Feel free to contact me to discuss any & or all discussions...Regards, Doug Gaines...810.360.5489

Twp needs to retain it's rural qualities Too much commercializations. Enforce litter ordinances regarding too many vehicles without recent licenses, property up keep. Also stay on top of building/renovations permits and if business is in residential area.

Bringing city to the area would be great.

Encourage Trader Joe's and Whole Foods to come to Brighton, please! Also we'd like to see more ethnic restaurants- we came from Chicago, and while Brighton has a couple of gems, we miss the dining scene there. Of the items mentioned in the survey, we'd like to see the roads improved above everything else.

We need to better protect our wet lands and woodlands from developers. Developing these areas is taking away the townships greatest asset of being a rural "up-north" setting.

(1) Please don't overdevelop. Keep the trees and rural nature of our community. Protect our green spaces. (2). Make sure that commercial zones look nice, too (Old 23 between Grand River and Spencer is not attractive, for example). Thank you for this survey!!!

We have plenty of recreation. We need the roads repaired.

Country residential zoning is disappearing to developers. The houses currently going in at Hyne and Old U.S. 23 is going to create so much more congestion, noise, traffic. Brighton Township has never wanted to be Ann Arbor or Novi, etc., so please just leave well enough alone. Some people want to have horses, a little extra space for gardening, pets, privacy, without traffic and people at all hours of the day and night. The main thing that attracted us and many people to Brighton and Brighton Township was the zoning which provided choices from a loft apartment in Brighton to 10 acres or more in Brighton Township. The goal seems to be to eliminate larger parcels or even larger lots and squeeze in as many people as possible, taking property for bike trails, parks, etc., which are not policed and just become public nuisance. We have lakes, campgrounds, a metro park, local and school parks/playgrounds, which is enough.

I would like to see the money go across the board in the entire township to fix the residential roads. No one area should be more privileged than the others. Business move around way to much to be concerned about have larger signage for them. Let the historical groups that are already formed do their job of preserving the historic sites. The township has enough on its plate to handle. I think property owners should not convert their homes, build smaller houses or allow Airbnb or short time rentals. I don't think this brings much revenue to the area. Maybe increases the profits of a few individuals but not to the area as a whole. I do think it increases the potential for improper activities as their is no concern or commitment to the area on the part of people being here for such short periods of time.

People move to this area for the fresh air, clean water, and quiet community atmosphere. Having the downtown Brighton area for shopping and eating is wonderful. It's nice when you can keep the entertainment and Restaurants in a certain geographical area. Similar to how stores were traditionally grouped together in malls. Once urban sprawl happens. It starts detracting from both The specialness of a downtown area and then makes the rural community look much like strips of outlet malls. Thank you for the survey. It is my hope that you will continue to reach out and inquire about what keep thank you for the survey. It is my hope that you will continue to reach out To the residence of this great Township seeking their feedback about those things that will keep them living and enjoying life here for decades to come to the residence of this great township seeking their feedback about those things that will keep them living and enjoying life here for decades to come.

Do not over build businesses or residential.

I would support either our own police department or contracted support from the county sheriff's office

No new strip malls. What this area needs are family restaurants.

The wooded area between Clark Lake and Shepard of the Lakes church would make a great first township park. It's already owned by the township.

NO to proposed party facility along Old 23. My biggest regret in moving to Brighton is the traffic. I avoid most businesses along Grand River because of it. Don't make traffic along Old 23 any worse than it already is. The road is already in bad shape and the area is already too busy.

Charter Township of Brighton - Question 32 Survey Responses

Business Community

Please express any additional thoughts you have about the future of Brighton Township:

Brighton's mill pond is Brighton's gem, getting rid of shabby homes and businesses, growing the downtown along mill pond with quality restaurants, businesses ,retail. Less strip malls

Regarding Airbnb rentals in privately owned homes, it is none of the government's business what a private home owner does in this regard, unless there is a formal complaint from a neighbor. As to the condition of the gravel/dirt roads, the twp. should better ensure proper maintenance, grading, filling pot holes and not using the liquid that damages our driveways, garages and vehicles because it is gooey and sticky and causes rust as well. Stop using it. Please. Roads are a major government responsibility, not historic buildings or parks or other 'fringe benefits'. Leave the fringe benefits to the private sector and concentrate on what government is supposed to provide.

Make a walking corridor from my neighborhood to downtown Brighton, through the wetlands north-west of us (i-j, though don't quite me on lettered sections bc I am not 100% sure). This will greatly improve property value and appeal of houses in these zones. Also, we want to buy the fire station when the new one is built (the station adjacent to our neighborhood...cannot remember the station number). We will utilize the building for artist workshop and collective. Our intent would enliven the businesses on Weber.

Water quality issues near GM proving ground are going to diminish property values in the immediate area. The availability of safe water needs to be addressed.

Road expansion needed as the township continues to grow through both residential and commercial buildings.

not happy with the possiblity of more commercial businesses being built on old US 23, the traffic and noise would be worse. Sad to see all healthy trees being taken down.

OPPOSE ANY MORE COMMERCIAL ZONING OR REZONING- TRAFFIC AND NOISE HAVE INCREASED TO CAPACITY FOR A RURAL AREA

Appreciate your support! A thankless job. Love the Brighton area. Move from TN 2 years ago. Great schools. Would love our neighborhood roads and potential sidewalks to be improved or installed for the safety of our kids and all the active families in our neighborhood. Please feel free to contact me anytime.

If it becomes less rural I'm out. Small homes are fine as long as they're not packed in like sardines. What happened to sunset park? Fulfill prior commitments before other things are pursued. Roads are getting worse and traffic noise on the verge of excessive due to thw gravel trains. I get that its their property and they should be able to use it, but over 10 years its gotten to where the trucks wake me up in the summer on the weekends. How is that acceptable?

Improvements to the appearance of run down businesses on Old US. 23

Commercial property improvements MUST be made on Old US 23. Many are long-abandoned and extensively deteriorating causing the area to look less than desirable.

LEAF BURNING IS THE BIGGEST AND MOST DAMAGING DOWNFALL OF BRIGHTON TOWNSHIP. THE DEQ HAS SLATED IT AS MOST DAMAGING TO RESIDENTS. SMOKE COVERS THE TOWNSHIP ON ALL NICE FALL DAYS SEEN FROM 96 AS WE TRAVEL INTO THE TOWNSHIP. DEQ WON'T DO ANYTHING UNLESS A RESIDENT WISHES TO FILE A FORMAL COMPLAINT / LAWSUIT. I THINK OUR TOWNSHIP SHOULD STAND UP FOR THE RESIDENTS IN OUR COMMUNITY TO STOP THIS FOR THE HEALTH AND WELLNESS AND TO PROTECT EVERYONE FROM THIS. THOSE WITH ASTHMA MUST REALLY HAVE IT BAD....WE DO NOT HAVE BREATHING PROBLEMS AND WE HAVE TROUBLES DURING THE SPRING AND FALL IN THIS TOWNSHIP. PLUS, WE CANNOT OPEN OUR DOORS OR WINDOWS ON NICE DAYS FOR THE THICK SMOKE PLUMING INTO OUR HOME.

Expand and modernize downtown. Water park or splash park for children. Landscape downtown improvements. More holiday attractions Better roads. A lot of dirt roads need significant improvement. Better upkeep of downtown homes. Continue to make Brighton safe and great! We love it and are advocates for continued growth in the community.

Twp needs a dedicated ordinance enforcement officer that tours twp on a daily basis looking for violations (of which there are plenty). It is not the responsibility of a resident to report violations , which can and has led to the breakup of long time friends and neighbors. In the last decade or so the twp has eliminated plumbing, electrical, hvac and building inspector. Basically the whole building department. Prior to that they eliminated the dedicated ordinance, liquor license enforcement officer. State law says twp must enforce the entire ordinance book. That does not mean only violations that are reported by residents.. Since Larkins road is heavy used during emergency on I96 and Grand River it should have been paved years ago.

Charter Township of Brighton - Question 32 Survey Responses

Business Community

Please express any additional thoughts you have about the future of Brighton Township:

It's a great place to live. Quality of life is good.

Please enforce the fireworks ordinances. The old us 23 party store and surrounding buildings need to go it's a major eyesore.

Continue to focus on walkability of downtown area, driving more business to the area (does not make sense that Milford and Howell have better restaurants/bars/shops) compared to the size and resources of Brighton. Focus on expanding downtown in surrounding area with less focus on the grand river corridor and more around Main Street. It's better than 1 year ago but needs more attention to catch up to surrounded ding townships.

I don't know what to say about #30 Re business signage. I don't know what the current requirements are. There should be limits on size though.

I would like the township to consider keeping much of its wetlands in conservation for surface and groundwater protection, rather than see it developed into business complexes.

I support the creation of a Clark Lake conservation area, to include the property north of Hyne, west of Balmoral Dr., east of Shepherd of the Lakes Church & school.

Township public indoor swimming pool and recreation for all ages. Enforce zoning laws.

Please try to maintain the friendly, neighborhood, park like character of the township. Keep yards large and homes modest and affordable. Keep businesses convenient, unique, and classy.

I would NOT like to see Brighton Township turned into a Novi/ Northville/ Plymouth Traffic and Signal City mess. Milford is a better template. Keep the roads narrow to discourage heavy truck traffic. A walking Downtown, small shops, and NO MORE MALLS, gas stations, Dollar Stores, or Speedways. No Affordable Housing talk. All housing is 'affordable'.

This Township should allow for medical and recreational marijuana facilities and the question should be on this survey.

I don't think we need a Township park. We have lots of "resources" in the area: Kensington Metropark; Island Lake Recreation Area; Brighton Recreation Area; Huron Meadows Metropark; etc.

More surveillance and maintenance of dirt roads in Brighton Township. Consider limestone treatment or paving dirt roads. This would enable better maintenance and perhaps less snow days in the future. We do not approve of duplex or apartments being built in our township. Nor do we approve of tiny homes being built. We want to avoid developing the rural land of Brighton Township to preserve the quiet, safe atmosphere in which we reside. If people want more access, move to Brighton or Hartland. Do NOT develop Hyne and Old US 23 as this is part of our rural community. There are enough new home builds, we should encourage persons to purchase old homes and remodel. Which would mean assessment of the property at the value needed to remodel outdated homes not assessment based on location. New homeowners need to spend \$50,000 or more to update kitchens, bathrooms, plumbing, electrical, appliances, roofs, etc, not to mention aesthetics.

The pathway plan is important to the community as a safe connection to the parks and other assets. The rural feel is unique and needs to be preserved by limiting the density and number if new industrial and residential construction.

The roads are unbelievably horrible. A dog park would be great. No low income housing.

Would be great to have a downtown Birmingham feel, possible no wars just walking areas with sit out restaurants

Some of these questions are pretty broad and hard to answer. Like #26 (tiny homes) - Yes, if the minimum lot size is 1/4 acre, No if you're going to pack them in like a mobile home park; #29 (ground solar) - Yes, if you have minimum 2 acres and clear sky (neighboring trees never need be removed); #30 (signage) - don't know what current signage limits are, or may be affected by business location (near highway, on Grand River, etc)

Create conservation area near Clark Lake

Please better enforce existing rules, and consider adding rules to protect property value. (example: Size and type of homes, location of businesses.) Traffic on the Old 23 corridor is quickly getting worse, and the roads have not changed much in 30+ years. Please work with the county for improvements from Spencer Road to M59. Question #21 Would not allow me to check more than one. I would also have said roads, along with parks. Thank you for providing this survey, I look forward to seeing the cumulative results.

Charter Township of Brighton - Question 32 Survey Responses
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Business Community

Please express any additional thoughts you have about the future of Brighton Township:
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The gravel trucks are noisy and dirty. They ruin the serenity of the area. Kensington Rd needs to be ditched to keep the dirt from flying into our yards. Had I known that gravel trucks would be zooming passed my house at one every 30 seconds, I would never have moved here. There seems to be no regard for us homeowners that live nearby the gravel pits; no speed limits, no badly needed curbside roadwork, no noise ordinances. It is really sad. I had heard such great things about the area, but now wish we had never moved here. I cannot even enjoy being out in my yard.
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Brighton Twp has treated their residents as if they do not matter for ages, no I will never recommend anyone move to the area and as I have been looking to buy again multiple real estate agents steer their clients away if they know you are looking for long term living they recommend school of choice since the clicke within Livingston is very strong in Brighton Twp, heck just mention the Green family and you are good to go with out any recourse

The Ashley Land Development Rezoning Request is a huge concern for us. We do not want the additional noise, dust pollution, additional traffic volume, additional road damage by overweight rock/concrete haulers which would accompany the change in zoning to Industrial. We have noticed a substantial increase in the volume of very large, 2 bed gravel haulers using Kensington, Jacoby, and Stobart Roads. Who is monitoring the weight of these behemoths verses the maximum permitted truck (+ loads) weights on particularly Kensington and Jacoby Roads? It took the Township TWO years to discover that industrial crushing of concrete from the GM Proving Grounds was occurring in violation of the permitting process? We have no confidence that the Township will be able to monitor any of conditions imposed on any rezoning permits issued to Ashley. Please address these issues at the Zoning Board Meeting on 5/13/2019. Thank you.
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We like the township the way it is, if anything is done, the only thing we would like to see would be bike trails or designated bike lanes. Thanks for doing a great job!

Please provide us info on how we can participate in community volunteer events--trash pick up days, beatification, etc.

Charter Township of Brighton - Question 32 Survey Responses

Institutions

Please express any additional thoughts you have about the future of Brighton Township:

People like the area the way it is. Great schools, plenty of parks, green space, etc. I moved here to get out of a city and will move again if needed.

We have a major need for our own police present. I can imagine the cost would be high, however, the amount of revenue potential is enormous, especially given the number of speeders that we have in school zones, and residential areas.

Bus routes for public schools should be paved. Use of liquid salt on dirt roads in the summer should be eliminated due to the damage caused to residents vehicles.

I live in Brighton Township, pay Brighton Township taxes, but my children are zoned to attend Howell Public Schools. Wish my 'Area' was zoned for Brighton.

Old 23 and Taylor Road is a nightmare for schools and parents - would be great to extend it to Hyne for traffic flow and future growth (realize that's private property now)

I think the first consideration should be road conditions. Equally across the board. Taylor Rd is literally coming apart at the seams and is a highly traveled road to the Hartland schools. We paid a special assessment for 10 years for that road and the county has failed to maintain it. The band-aid approach of our subdivision has not helped. Our roads continue to degrade at an alarming rate. This really needs to be addressed!!! I also answered questions based on my house and neighbor hood. Someone with a lot of property could put in an in-ground solar array if it doesn't create a problem for their neighbors. This is just an example.

More airport friendly and better enforcement of existing rules for zoning

We moved here in 2008 from Dearborn for the Hartland school district for our 4 children. We LOVE it here on our 3 acres on our dead end street! Thank you very much for asking us for our opinion, it is sincerely appreciated.

Stay out of our pockets. If you're thinking of park improvements you have too much of our tax dollars. Let the children play at the schools grounds that we are already paying for.

I see changes happening in Brighton that I hoped I would never see such as begging on street corners. We weren't able to financially afford to live in Brighton when we were first married, but we saved and eventually moved here so that our daughter could attend school in Brighton. For us, Brighton represented a place to aspire to living. When I see beggars, it begins to feel like a city that is showing decay. Brighton should strive to maintain its friendly, small town feel where all residents feel at home and proud.

There are no city services available within Brighton Twp. For example: trash pickup, police, sewer, etc. It is all city of Brighton. Also, I strongly believe the school district lines should be re-evaluated. We live in Brighton Twp and 5 minutes from Hilton Elementary, but are assigned to Howell schools. This becomes a serious safety concern when my kids are old enough to drive to school and will have to drive at least 20 min to the Howell high school. It's not an ideal commute for a young driver. Or, for young children to be on a school bus for almost an hour because we live so far away. Our subdivision roads need to be re-paved. Potholes were filled in, but are already falling apart and people are driving on our lawn to avoid the bad parts in the road. It's extremely frustrating and causes a safety hazard for drivers and others, like my family, trying to get out to walk/ride bikes with our kids. We already do not have sidewalks. Sidewalks, resurfacing of the entire sub and proper drainage systems installed would drastically increase all home values in the sub. It's just not family friendly.

This has been a great place to raise our family. Although the nest is empty, we still feel connected to the community through school plays, musicals, the farmers' market and an occasional stroll on the tridge. We cherish our neighbors and the little wooded slice of heaven that is our home. We want this feeling to continue for the next generation and hope that all future planning will be done with the goal of maintaining a strong quality of life for families.

Building permits seem to be accelerating in the city and township. High density developments in particular will overtax already crowded main roads and stress schools, well and septic systems and public safety networks.

Country residential zoning is disappearing to developers. The houses currently going in at Hyne and Old U.S. 23 is going to create so much more congestion, noise, traffic. Brighton Township has never wanted to be Ann Arbor or Novi, etc., so please just leave well enough alone. Some people want to have horses, a little extra space for gardening, pets, privacy, without traffic and people at all hours of the day and night. The main thing that attracted us and many people to Brighton and Brighton Township was the zoning which provided choices from a loft apartment in Brighton to 10 acres or more in Brighton Township. The goal seems to be to eliminate larger parcels or even larger lots and squeeze in as many people as possible, taking property for bike trails, parks, etc., which are not policed and just become public nuisance. We have lakes, campgrounds, a metro park, local and school parks/playgrounds, which is enough.

Charter Township of Brighton - Question 32 Survey Responses**Institutions**

Please express any additional thoughts you have about the future of Brighton Township:

The wooded area between Clark Lake and Shepard of the Lakes church would make a great first township park. It's already owned by the township.

Appreciate your support! A thankless job. Love the Brighton area. Move from TN 2 years ago. Great schools. Would love our neighborhood roads and potential sidewalks to be improved or installed for the safety of our kids and all the active families in our neighborhood. Please feel free to contact me anytime.

How about a millage or special assessment for school/Brighton area sports so the organizations don't have to rely on volunteers. Preserve what we have or the small town feel will be lost!

I'd like city water brought to School lake area

I support the creation of a Clark Lake conservation area, to include the property north of Hyne, west of Balmoral Dr., east of Shepherd of the Lakes Church & school.

Brighton twp was an attractive area for it's rural setting, school system, and location to parks and natural setting. The landscape is changing with constant development and will no longer hold those key attributes for people seeking alternatives from the tri-county area to the east.

Brighton Twp has treated their residents as if they do not matter for ages, no I will never recommend anyone move to the area and as I have been looking to buy again multiple real estate agents steer their clients away if they know you are looking for long term living they recommend school of choice since the clicke within Livingston is very strong in Brighton Twp, heck just mention the Green family and you are good to go with out any recourse

Charter Township of Brighton - Question 32 Survey Responses**Pathways & Parks**

Please express any additional thoughts you have about the future of Brighton Township:

No sidewalks in existing subdivisions. Maintain ordinances for development densities.

It would be nice to access the township safely by bike. Concerns about riding on gravel roads and roads without bike lanes or paths. We don't want to lose our rural atmosphere, especially as regards increased road traffic necessitating more traffic lights.

1. Keep area's in the Township as rural as possible. 2. Eliminate Gun Clubs from being built in the Brighton Township area. 3. Eliminate dog walkers on private roads. 4. All dogs on a leash in neighborhood property.

We are so close to wonderful parks, Genoa trail and downtown Brighton I would love to be able to safely ride my bike or walk run there

I am reluctant to see sewers become mandatory, as that is too much like the city that I don't want to be a part of. We have parks and trails in the area so I don't see that as a need. However, the township should better manage its existing resources more efficiently and cost effectively without additional taxes/assessments. Have better influence with the Livingston County road commission to better address road grading and/or paving certain roads that are known to be problematic with potholes. Furthermore, I would like a better property tax payment system as I do not have taxes into my mortgage but it would be easier for me to pay a little bit at a time bimonthly to the township, not the county so that I can better manage my tax payments than the present system which issues a big bill twice a year and does not provide a lot of time to pay that, especially those with low/fixed incomes or economic downturns.

get someone to repair the Pleasant valley bridge. do something about the township being carted away one dump truck at a time on buno road. it will be permanent eyesore like the other abandoned pit . Sunset park??

No apartments or trailer parks.

Would like biking and walking trails everywhere.

Preserve the rural, country & natural character/beauty that Brighton Twp already is. We moved out of the city for a reason, to not have so many "city" regulations. Much too often when funds are "raised" from bonds, millage proposals, taxes,etc they end up leading to misappropriations of funds and a very small portion (if any) goes towards the original intention. Solar arrays and other types of solar/wind energy already are available and in use within this area for business as well as residential properties. We have not/will not support or fund any proposal or tax of any kind that adds any "service" mentioned in this survey. When we need or want something we don't rely on others to fund our wants and don't feel that others should want nor expect others that have different wants and needs to fund it for them. Bike/hike trails, natural paths & pavilions already are a short bike/hike away at Kensington Metroparks which is well managed & maintained. Kensington Metropark also already has playgrounds, dog friendly areas, sports fields, swimming, fishing, boating and pavilions and so much more, which are only a short bike/hike away. Those that want or need any of these activities have the option to buy a day or seasonal pass

We are concerned with preserving the beauty of our area. In our 8 years of living here, we have seen an influx of building and destroying of beauty. There is also a problem of traffic buildups. Please take an active role in attracting younger families to the area. We see a lot of focus on the elderly here and to promote growth in a community you need vital younger people. No dog park. (Kensington is fine for that) How about play areas for kids and worthwhile businesses?Curb franchise business. No more vape shops, banks, mortgage companies, jewelry stores. There are enough of those in the city of Brighton. Also neutral color schemes for houses and business signage should be enforced.

Would like to see bike paths put in throughout the township. Cap the number of businesses and subdivisions in Brighton township to keep the small community feel.

Keep and preserve the rural, country & natural character/beauty that Brighton Twp already is. We moved out of the city for a reason, to not have so many "services" & regulations which it sounds like this is looking to add, which in turn very often leads to misappropriations of funds. Have not and will not support or fund any millage, proposal or tax of any kind that adds any "service" mentioned in #17-21. Those are usual wants/needs from city residents, not rural/country/natural character. Bike/hike trails & natural paths already are a short bike/hike away at Kensington Metropark which is well managed & maintained. Kensington also already has playgrounds and pavilions which again is only a short bike/hike away.

Genoa Township has done a great job of installing a new sidewalk along the length of Grand River. However, there is still a small section of road without sidewalks between the City of Brighton and Genoa Township that runs through Brighton Township. It would be great to connect them!

Charter Township of Brighton - Question 32 Survey Responses

Pathways & Parks

Please express any additional thoughts you have about the future of Brighton Township:

The natural beauty of this area (the trees, the forests, lakes, streams, etc.) is the greatest asset of this community. Developers/individuals who cut down trees should be charged a fee that goes to a community re-forestation fund (i.e. they can cut the trees down, but 'replacement' trees need to be planted somewhere else; if a tree needs to be cut down as it is sick, a resident could also access this fund for a replacement tree); other residents could also access this community fund to plant trees on their property to help keep Brighton Twp nice & green; this would also encourage developers to (hopefully) leave trees whenever possible to reduce costs... Also, it would be great if the downtown area especially along west grand blvd were restructured to preserve & take advantage of the waterfront's natural beauty and ideally require/encourage local, independent businesses to ensure Brighton has a unique "flavor" and feels less like any old strip mall in any town (the boardwalk along town is amazing, but it's kind of tragic that you're walking along the back end of dry cleaners, parking lots, etc. It would be amazing to have restaurants & businesses facing/overlooking the lake with appropriate landscaping; also it would be cool to see Main Street right downtown become a pedestrian only area, with the current road area being used for outdoor seating, music, fountains, etc. Overall, though, this is a great place to live! Thanks for taking the time to get our opinion!

We would support solar paneling on rooftops, but not in an obnoxious / eyesore way on grounds. We love Brighton Township, but would rejoice at the opportunity for more parks, sidewalks, and community accessibility and recreation here.

Duplex should be allowed only with conditions, but if a home in a single family neighborhood is to be converted, it should not adversely alter the appearance of the home in a way that makes it much different than the neighboring homes (second entrance should appear to be as a single family home unless it is located in the rear) and there should be only one address on the home, not two. The creation of a separate apartment inside (mother-in-law suite or other) should not dramatically impact the tax assessment, adding only the value of added fixtures. Aging in place should be encouraged, by allowing a caregiver to reside inside the home in private or semi-private quarters. This is still a single-family use by most definitions, and should not detract from the overall value or attractiveness of the neighborhood; neither should it drive residents out due to exorbitant tax increases that make the home unaffordable for fixed-income retiree resident(s). Duplexes that LOOK LIKE duplexes belong on major and secondary roads, not in subdivisions, unless that sub contains many similar others. We have Kensington, Island Lake, and many other State and MetroParks; the township should stay out of the parks business. The county should, as part of the road maintenance, develop bike trails, for motoring safety (the Spencer Road bridge over US-23 is not safe for bicycle traffic) but the township's involvement should be only advisory, feeding the county info about similar unsafe locations for improvement of traffic flow, including bicycle and pedestrian. Limited government is my main reason for enjoying the quality of life I have chosen here; do NOT grow government into a monstrous entity that sucks the life blood out of my budget!

Township needs to retain rural character, housing development needs to be limited to achieve this. Also, the county needs to resurface subdivision roads without additional assessments to homeowners already paying taxes for these services. The roads in my subdivision (ravines of woodland lake) are full of potholes and turning to gravel in some areas. In addition, there needs to be proactive code enforcement- there are individuals parking boats and trailers in culdesacs (public roads) in our subdivision for the entire summer. Many areas do not have HOAs and the township needs to be more proactive.

The main reason we may move is due to the lack of safe walk-ability. Spencer, Buno, Culver, Old 23 should all have sidewalks that lead all of the way to downtown.

Make it illegal for people to bike on roads without a shoulder. Or put specific bike lanes in roads.

A dog park would be fantastic, as we currently have to drive to Howell or Wixom.

we have a huge pot hold opposite Kachina Park on Pinetum that is a foot deep and 3 feet wide. one must take care to avoid losing a wheel. It has been reported several times with no action.

I think that the general fund is being used as a support system for public infrastructure projects that benefit a select few. The sewer and water system debts should be paid back and those funds should be used to fund capital improvements that preserve the rural atmosphere or encourage community development, including but not limited to: community gardens, educational wetlands, ATV/snowmobile parks, horse riding, water quality improvements... Furthermore, the master plan does not address PFAS in Kent Lake. The fact that the EGLE has issued a "do not eat the fish" advisory is a significant impact to a major asset in the township. If the company is not held responsible, we need to consider funding remediation soon. This will impact property value if not addressed.

More parks and bike paths please

Charter Township of Brighton - Question 32 Survey Responses

Pathways & Parks

Please express any additional thoughts you have about the future of Brighton Township:

So disappointed with the new roadways that a bike lane was not included when it would of been be so easy. What a great pr item to be connected to Kensington on your bike or walk. We have zero public facilities and I have no idea what the taxes are paying for?

I'd love a more walkable township, it's something I miss from my time in Iowa. They had sidewalks connecting every sub to parks, downtown, everywhere and from vast distances. It contributed to a healthier lifestyle for myself and family being able to walk wherever we could. Sidewalks are rare outside of the immediate downtown vicinity here and I'd love to see more also as a safety concern for runners and bikers on the road to have sidewalks instead. A summer pool that residents can pay a summer fee to join and be a part of the summer swim league as they have in other townships/cities like Northville, Farmington etc. Farmington Glen aquatic Club holds some of my most favorite childhood memories and I'd love to see something of this nature built for Brighton residents.

We love Brighton, but there just isn't enough here for families. I hate that we have to go to downtown Brighton for any assemblance of a park area. It would be nice to take our kids to a park with a playground, pavillion, and picnic area spaces.

People like the area the way it is. Great schools, plenty of parks, green space, etc. I moved here to get out of a city and will move again if needed.

Really like to see sidewalks/bike trails that would allow families to ride downtown safely.

Not interested in a township park, since we have many other options. Prefer small government.

Set priorities for things that need to be maintained and leave the rest alone. If a group wants a park or soccer field .etc ,let them pay for it and don't burden the rest of us with there want's.

Biking and walking paths are very much needed.

I absolutley love Brighton but the population density is just too much the infrastructure doesnt support it. We have to slow down on high density apartments and hospitals and too many hotels! There are enough box stores and restaurants.. well except for Trader Joes...that would be a welcome addition. And we need safe bike lanes or sidewalks, Hyne road, old Us 23, Hacker... people would bike more but these roads are unsafe.

Hi, I would like to see more sidewalks. Major roads like Old 23, Grand River, etc., should have sidewalk.

I would like to see a pool and park n our community like they have in the Grosse Points.

I would love to see a dog park and more hiking trails, if possible. The roads in our subdivision are terrible and I always call the township to have them fill the potholes but that is only a bandaid.

Sidewalks would be a great improvement! That was one hesitation I had about moving to our neighborhood, it would be safer for kids in the neighborhood.

Bike paths please! Especially on major roads like Spencer.

Adding a walking path for Old 23. Is desperately needed

The country, rural setting gives the township the beautiful, quiet , peaceful setting that is it's selling point. Parks, side walks, dog parks take away from the altruistic flavor we are blessed to live in.

Sidewalks on Grand River, Make property owners install if they apply for any kind of permit, Brighton Township is behind Genoa who is doing a great job.

We must remain a self-sufficient low density, family oriented, non-commercial township. Our township is surrounded by many nice compliments. This makes our lives & homes unusually desirable & this environment must be protected from all incompatible growth. Sewer systems, water systems, parks, & paths are unneeded & potentially damage our advantages. Long term, we all win with limited & visionary growth that protects our uniqueness.

Clean up Mill Pond not just downtown but along Hidden Harbor Condos. Cut down dead trees and regularly have trash picked up by hand along Mill Pond from downtown all the way to Hidden Harbor Condos (where apartments/condos look out on the water). There is definitely a problem with trash getting stuck in trees and in the pond. Designate space for a free dog park. Thank you!

Charter Township of Brighton - Question 32 Survey Responses

Pathways & Parks

Please express any additional thoughts you have about the future of Brighton Township:

WE love Brighton and our gravel road is great scene you fixed it last year... however everyone uses this road as a short cut and people drive dangerously fast. There are may bikers and walkers that use this road at their own peril. Cars going well over 50+ miles per hour. Our road is very hilly and you cant see what cars are coming. I'm very afraid to cross the road to get me mail.... Please Please Please look into this. someone is going to get hurt.... quite often its the same vehicles doing this. We and several neighbors have tried to speak with them but they purposely speed up on the south end of our road and that's where there are small children. We have counted the drive ways down the road and may be short one or two to get speed limit signs....but we really need them. Thank you Colleen Carr 2380 Corlett Rd. Brighton 48114

How come there is no blight enforement(s)?.in the TWP..ie, boats, RVs, junk cars, junk IN front yards. Cars parked on the roads at night.A lot of subs are going to the dogs. The older these subs get...the worse they look.

Lakes need to be taken care of better, water flow. Also our drinking water isn't good. Will they be providing city water? We don't need additional parks with Kensington and a Island Lake in our back yards. Waste of money. Also, I prefer not to start rentals and duplexes because our home values will plummet.

Would like the area close To the city have access to sidewalks. We are within walking distance of the city, but have no sidewalks to walk there. Overpasses need sidewalks. I live in Dominion Sub.

there are a lot of questions about sewer connections but not any information on the cost - it's hard to answer these questions without that information. It would be nice to see some of the run down homes on old 23 taken care of. Sidewalks would be amazing! As a young family it's sad that we cant go for long walks safely. More consumer businesses rather than mortgage companies downtown would be nice too! :)

Need more sidewalks for the safety of our children. We are afraid to let our kids ride their bikes in the township

roads, roads I feel like I'm back in detroit and after 46 years kenicott trail (county rd) should be a street that belongs in the township of Brighton mi. clean the swamp make ithappen. feed up..

Sidewalks are the only thing that would benefit my family. Otherwise, keep restrictions light and taxes low.

WE DEFINITELY NEED BIKE PATHS ALONG SIDE OF ROADS! AND, SIDE WALKS ALONG GRAND RIVER.

A focus on bike/running paths would be nice.

Things like ground installed solar arrays and business signage should be allowed on a case by case basis. If they fit the character of the landscape and are not tacky they may be allowed. The same should be considered for tiny houses and the like. As long as they don't become a trailer park and have nice lots to place them on.

It seems in the past the powers to be thought growth of new business was a great idea. It's not! Just look at that mess (the credit union) at 23 and Spencer. Their parking lot lights are on all the time. People worry about all sorts of pollution be this light pollution from there is ridiculous. We're losing that country feel we once had. Why? Because the people who have moved out here want the same conveniences as they did in Livonia, Westland and Novi.lets maintain what we already have and not worry about staying to squeeze more business and houses in here

conserve funds, maintain current responsibilities, do not build and parks or general public attractions we have all we need.

services we receive are, snow plowing, fire and police, we pay for everything else. There must be a surplus of money from taxes and permits. Use this money to fix roads and add bike paths down old 23, and grand river.

Stay out of our pockets. If you're thinking of park improvements you have too much of our tax dollars. Let the children play at the schools grounds that we are already paying for.

We pay high enough taxes and we don't even have a police department or garbage pickup or any other amenities in a Township you want to add more parks and raise our taxes more we have terrible Emergency Services volunteer

We have lived in Brighton Township for close to 40 years. We have been relatively content with how the Township has been managed over MOST of those years. There is always "room" for improvement though. Keeping the overall rural atmosphere and limiting the development of LARGE-MULTI-UNIT and/or COMMERCIAL DEVELOPMENT to present levels should be one of the most paramount goals of the township. There have been discussions about allowing new, manufactured-housing "trailer park" developments being permitted in the township; that would be a mistake in not only my opinion, but in the opinion of my neighbors as well as other people in the Township I have spoken with. Overall, I'm content with the present Township management and hope that it continues to consider the "average" property owner's opinion in matters of MAINTAINING property values of EVERY property owners.

Sunset park should be built out by any means necessary as soon as possible. It's ridiculous that it's years behind. This should be connected with hiking and biking trails to Kensington and the regional path system

Charter Township of Brighton - Question 32 Survey Responses**Pathways & Parks**

Please express any additional thoughts you have about the future of Brighton Township:

Improve parking downtown

You PROMISED WE WOULD NEVER BE FORCED TO USE A SEWER LINE. Stick to that promise. Also, I pay A LOT for roads now. Regular taxes, state taxes, gas tax that's increasing and an extra \$600 annual charge to repair the roads in our subdivision. I'm done with road taxes. Don't build senior centers, gyms, nature trails, etc. CUT our taxes!

I wish the paving of Pleasant Valley Rd and the past repaving of Hyne Rd would have been made wider for bikes. There are a lot of bicyclists that ride the shoulder and it is dangerous.

Keep rural atmosphere while adding natural parks and recreation areas. Also allow services like Lyft for better public transportation.

We would love to have a playground similar to that of Genoa or Oceola Township as we currently travel to these multiple times a week.

As a family with four young kids, I would like to see more public parks that we can easily take our kids to. The lack of public parks was astonishing to us considering Brighton is presented as a good place to raise kids. For reference, we moved from Livonia, which has neighborhood parks all over. Thanks!

There are no city services available within Brighton Twp. For example: trash pickup, police, sewer, etc. It is all city of Brighton. Also, I strongly believe the school district lines should be re-evaluated. We live in Brighton Twp and 5 minutes from Hilton Elementary, but are assigned to Howell schools. This becomes a serious safety concern when my kids are old enough to drive to school and will have to drive at least 20 min to the Howell high school. It's not an ideal commute for a young driver. Or, for young children to be on a school bus for almost an hour because we live so far away. Our subdivision roads need to be re-paved. Potholes were filled in, but are already falling apart and people are driving on our lawn to avoid the bad parts in the road. It's extremely frustrating and causes a safety hazard for drivers and others, like my family, trying to get out to walk/ride bikes with our kids. We already do not have sidewalks. Sidewalks, resurfacing of the entire sub and proper drainage systems installed would drastically increase all home values in the sub. It's just not family friendly.

Need more walkability to downtown Brighton & around the township. It needs to be more bicycle friendly too!

As long as garbage service is below the costs of commercial pricing. Millage's should have a required percentage participation of the communities to be eligible for passage. Parks & recreation should be established. H.O.A.'s should have mandatory participation in community proceedings. Feel free to contact me to discuss any & or all discussions...Regards, Doug Gaines...810.360.5489

The roads of side streets and subdivisions are horrible. Kids can't rollerblade or learn to ride bikes on them. Construction traffic cuts through residential roads and should be responsible for the costs. Also too many houses and being built causing the traffic to be bad and making it too crowded. I would rather see mountain bike trails or parks than another subdivision going in.

Needs more sidewalks, crosswalk, bike lanes, pedestrian/biker safety, in all of Brighton, Howell area. Sidewalks from downtown Brighton to downtown Howell.

Our neighborhood needs sidewalks

We live near old us 23 & Walker and there is an accumulation of garbage on grassy areas next to old us 23 and under freeway overpass, currently there is a discarded large residential door under freeway overpass, we're not sure who responsibility it is to clean up, but we would like this garbage picked up on a regular basis and not allowed to accumulate, it makes our area look trashy!

We feel strongly that we need bike and walking paths for the safety of our walkers and bikers

We have plenty of recreation. We need the roads repaired.

Charter Township of Brighton - Question 32 Survey Responses

Pathways & Parks

Please express any additional thoughts you have about the future of Brighton Township:

Country residential zoning is disappearing to developers. The houses currently going in at Hyne and Old U.S. 23 is going to create so much more congestion, noise, traffic. Brighton Township has never wanted to be Ann Arbor or Novi, etc., so please just leave well enough alone. Some people want to have horses, a little extra space for gardening, pets, privacy, without traffic and people at all hours of the day and night. The main thing that attracted us and many people to Brighton and Brighton Township was the zoning which provided choices from a loft apartment in Brighton to 10 acres or more in Brighton Township. The goal seems to be to eliminate larger parcels or even larger lots and squeeze in as many people as possible, taking property for bike trails, parks, etc., which are not policed and just become public nuisance. We have lakes, campgrounds, a metro park, local and school parks/playgrounds, which is enough.

Lack of Trails and playgrounds and parks is our biggest complaint

The wooded area between Clark Lake and Shepard of the Lakes church would make a great first township park. It's already owned by the township.

We are walkers who live off McClements. Would love to see speed limit signs or some control reinforced.

Regarding Airbnb rentals in privately owned homes, it is none of the government's business what a private home owner does in this regard, unless there is a formal complaint from a neighbor. As to the condition of the gravel/dirt roads, the twp. should better ensure proper maintenance, grading, filling pot holes and not using the liquid that damages our driveways, garages and vehicles because it is gooey and sticky and causes rust as well. Stop using it. Please. Roads are a major government responsibility, not historic buildings or parks or other 'fringe benefits'. Leave the fringe benefits to the private sector and concentrate on what government is supposed to provide.

Make a walking corridor from my neighborhood to downtown Brighton, through the wetlands north-west of us (i-j, though don't quite me on lettered sections bc I am not 100% sure). This will greatly improve property value and appeal of houses in these zones. Also, we want to buy the fire station when the new one is built (the station adjacent to our neighborhood...cannot remember the station number). We will utilize the building for artist workshop and collective. Our intent would enliven the businesses on Weber.

I grew up in Brighton and moved back from Colorado two years ago. The biggest thing lacking is a walking/biking trail system throughout the area. That would increase the health of the population as well and increase value of the area.

I really enjoy living in Brighton Township and the only thing that I would enjoy about it even more is if we had more family friendly parks

Please keep Brighton Township the way it is with its rural setting and quaint feeling...and NO parks or trails that only attract people from outside our community to protect the children of Brighton Township. Also, please keep Brighton Township Government SMALL. Thank you.

The conditions of roads is our first concern. The subdivision roads in the Bitton Lake Estates subdivision are in such poor condition at this point they are a hazard and safety concern to not only vehicles but to the residents trying to walk in their own subdivision. It has become an embarrassment to even have people come over to our home to visit.

We feel strongly about the need for sidewalks and/or bike path, especially in the Grand River area from Hacker to Brighton city limits. This is a disaster waiting to happen.

A bike lane along old us 23 and other major roads so you have safe access to the city of Brighton, state and metro parks.

Appreciate your support! A thankless job. Love the Brighton area. Move from TN 2 years ago. Great schools. Would love our neighborhood roads and potential sidewalks to be improved or installed for the safety of our kids and all the active families in our neighborhood. Please feel free to contact me anytime.

Side walks and trails are so important. I love what genoa township is doing with all of the sidewalks!

If it becomes less rural I'm out. Small homes are fine as long as they're not packed in like sardines. What happened to sunset park? Fulfill prior commitments before other things are pursued. Roads are getting worse and traffic noise on the verge of excessive due to thw gravel trains. I get that its their property and they should be able to use it, but over 10 years its gotten to where the trucks wake me up in the summer on the weekends. How is that acceptable?

Would like to see bike trails along major roads allowing bike access throughout the township, and where possible wider shoulders on roads for bikes

Charter Township of Brighton - Question 32 Survey Responses**Pathways & Parks**

Please express any additional thoughts you have about the future of Brighton Township:

The City should take hard look at the subdivision restrictions that prevent homeowners from parking their Rvs and boats on there LOTs. It sounds unreasonable for lake city/township to prevent boat during summer months. This needs to be looked into, in order to invite people with diverse living style. We are American African citizens and the city of Brighton has been welcoming and loving place. Let's continue to improve the cultural tolerance. Township employees are awesome too.

We already have a state and metro park on our border, why do we need to waste more money? Need wall along side of interchange, very noisy. To many empty buildings sitting empty for years unsightly.

More walk/bike trails that connect to downtown.

My husband and I picked Brighton Township because of the large lots and lack of traffic congestion. I would like to see designated bike path and/or sidewalk on main roads.

Close down gravel pits and establish park area

Improved parking in the downtown area and side walks to be able to walk to downtown from the Dominion Sub Division.

Moved to be more active in a rural community near parks. Can't get anywhere without driving. The smart move and current wave of future is community walk/bike friendly access to things. Let's do it now! Contact me I'll help.

More people use the roads than use; dog parks, bike trails, playgrounds, etc. I think the priority for spending the limited resources should be on road maintenance/improvement.

Please add walking paths from one subdivision to another to connect our disconnected population. Biking and walking gets people active and is a asset that people want when considering moving here. Connect the Twp. into the Metro Parks trail system and you will reduce the cars on the roads and roads maintenance costs and promote fitness and quality of life.

Why should we have to pay a special millage for the metropark system? cannot afford the entrance fee they are charging now.

Expand and modernize downtown. Water park or splash park for children. Landscape downtown improvements. More holiday attractions Better roads. A lot of dirt roads need significant improvement. Better upkeep of downtown homes. Continue to make Brighton safe and great! We love it and are advocates for continued growth in the community.

More trails and sidewalks so we can safely bike and walk the area

We need a safe side walk or bike path to get to the services provided in the city. The township south of Brighton has it, why not us?

Connectivity of trails to island lake park by a trail or bike lane up old us 23 for more access. Old 23 between Spencer road and grand river is very dangerous and no shoulder.

Highly interested in safe interconnecting pathways to the parks.

BIKE PATH CONNECTING TO IN TOWN TO METRO/STATE PARK

Continue to focus on walkability of downtown area, driving more business to the area (does not make sense that Milford and Howell have better restaurants/bars/shops) compared to the size and resources of Brighton. Focus on expanding downtown in surrounding area with less focus on the grand river corridor and more around Main Street. It's better than 1 year ago but needs more attention to catch up to surrounded ding townships.

Brighton is falling behind Milford, South Lyon and Hamburg in developing biking and walking trails. Spending on narrow, winding sidewalks discourages people from using them to get around the township and going down town.

The township DOES have responsibilities for roads and can influence the County to improve them. We need bike lanes that are safe to ride in to encourage less use of cars and renewable energy. Support renewable energy initiatives.

Township public indoor swimming pool and recreation for all ages. Enforce zoning laws.

Please try to maintain the friendly, neighborhood, park like character of the township. Keep yards large and homes modest and affordable. Keep businesses convenient, unique, and classy.

Very much in favor of bike/walking paths, connecting Brighton Township to Brighton City, Kensington Metro Park, etc.

I live on Pleasant Valley Rd. In the Spencer Rd. Area. My biggest complaint is there is nowhere for my kids to ride their bikes. The shoulders of the road do not support bike riding and there are no bike paths. I would like the family to be able to ride our bikes with this being a rural setting without the need to load them into our car and drive to a park just to go for a bike ride. I really wish we could ride our bikes to the downtown area if we wanted to, but it is just too dangerous. Many employees from the proving grounds speed on Pleasant Valley as well like it is a race track. Dangerous.

Charter Township of Brighton - Question 32 Survey Responses**Pathways & Parks**

Please express any additional thoughts you have about the future of Brighton Township:

Would like to see bike lines (or sidewalks) on larger roads (Spencer, Grand River, Old-23, Pleasant Valley) that connect homes to parks and downtown Brighton

Have enforceable noise ordinance. Turn the gravel pit into a park. Don't allow crushed concrete operations.

I honestly don't know if the sidewalk along Grand River is in Brighton Township; but that being said, I have never seen so much money spent for the benefit of so view. I would think that some of the things that you ask questions about, i.e., special assessment districts, millage votes to increase millages for certain things, et al, would be somehow covered, at least, partially in some clandestine operating funds, somewhere in Twp. government? I know that if I ran our family finances out of a deep hole, there would never be any hope of getting ahead. There would be no place to go to get funding, except some government subsidy. Regards, DEW

I would NOT like to see Brighton Township turned into a Novi/ Northville/Plymouth Traffic and Signal City mess. Milford is a better template. Keep the roads narrow to discourage heavy truck traffic. A walking Downtown, small shops, and NO MORE MALLS, gas stations, Dollar Stores, or Speedways. No Affordable Housing talk. All housing is 'affordable'.

I do not want the gravel pit to be re-zoned as a concrete crushing plant. There was a park promised there and I would like that.

This Township should allow for medical and recreational marijuana facilities and the question should be on this survey.

I don't think we need a Township park. We have lots of "resources" in the area: Kensington Metropark; Island Lake Recreation Area; Brighton Recreation Area; Huron Meadows Metropark; etc.

Brighton twp was an attractive area for it's rural setting, school system, and location to parks and natural setting. The landscape is changing with constant development and will no longer hold those key attributes for people seeking alternatives from the tri-county area to the east.

The pathway plan is important to the community as a safe connection to the parks and other assets. The rural feel is unique and needs to be preserved by limiting the density and number if new industrial and residential construction.

The roads are unbelievably horrible. A dog park would be great. No low income housing.

Would be great to have a downtown Birmingham feel, possible no wars just walking areas with sit out restaurants

Some of these questions are pretty broad and hard to answer. Like #26 (tiny homes) - Yes, if the minimum lot size is 1/4 acre, No if you're going to pack them in like a mobile home park; #29 (ground solar) - Yes, if you have minimum 2 acres and clear sky (neighboring trees never need be removed); #30 (signage) - don't know what current signage limits are, or may be affected by business location (near highway, on Grand River, etc)

Please consider a skate park for the teenage group.

I would like to see an initiative to condemn and demolish abandoned buildings on Old 23. They are a bit of a scar on an otherwise attractive community. Regarding parks for picnics and playgrounds, we already have Kensington and Island Lakes.

Put bike/walking paths going a long Old US-23 to hook up with Brighton.

Please better enforce existing rules, and consider adding rules to protect property value. (example: Size and type of homes, location of businesses.) Traffic on the Old 23 corridor is quickly getting worse, and the roads have not changed much in 30+ years. Please work with the county for improvements from Spencer Road to M59. Question #21 Would not allow me to check more than one. I would also have said roads, along with parks. Thank you for providing this survey, I look forward to seeing the cumulative results.

We like the township the way it is, if anything is done, the only thing we would like to see would be bike trails or designated bike lanes. Thanks for doing a great job!

Charter Township of Brighton - Question 32 Survey Responses

Conservation & Heritage

Please express any additional thoughts you have about the future of Brighton Township:

New developments should be required to put in landscaping at roadside to keep the appearance of a rural landscape. Make this a condition of approval and restrict the use and size of advertising signs. Trees are necessary to maintain a rural setting - restrict clear cutting by development. The WWTP is currently 50% capacity underutilized. Within 10 years require all lakefront properties in the township to be hooked up to the sewer system to use this existing capacity.

It would be nice to access the township safely by bike. Concerns about riding on gravel roads and roads without bike lanes or paths. We don't want to lose our rural atmosphere, especially as regards increased road traffic necessitating more traffic lights.

1. Keep area's in the Township as rural as possible. 2. Eliminate Gun Clubs from being built in the Brighton Township area. 3. Eliminate dog walkers on private roads. 4. All dogs on a leash in neighborhood property.

My husband and I enjoy our rural setting in Brighton Township plus low taxes and would not want it updated or changed e.g. sewers/city water in any way.

I live in a rural area of the township on a gravel road. I really think something needs to be done for trash collection. On some days 5 to 6 different trucks pick up. which doesn't help the condition of the roads. In the spring they create even more problems on the gravel road.

Keep it rural. Limit the density of new housing to larger lots. Limit the commercial retailers and fast foods, the City of Brighton, Genoa Twp, and Howell already have too many around us.

Fix the roads, keep the taxes low, and keep it a rural area.

Preserve the rural, country & natural character/beauty that Brighton Twp already is. We moved out of the city for a reason, to not have so many "city" regulations. Much too often when funds are "raised" from bonds, millage proposals, taxes, etc they end up leading to misappropriations of funds and a very small portion (if any) goes towards the original intention. Solar arrays and other types of solar/wind energy already are available and in use within this area for business as well as residential properties. We have not/will not support or fund any proposal or tax of any kind that adds any "service" mentioned in this survey. When we need or want something we don't rely on others to fund our wants and don't feel that others should want nor expect others that have different wants and needs to fund it for them. Bike/hike trails, natural paths & pavilions already are a short bike/hike away at Kensington Metroparks which is well managed & maintained. Kensington Metropark also already has playgrounds, dog friendly areas, sports fields, swimming, fishing, boating and pavilions and so much more, which are only a short bike/hike away. Those that want or need any of these activities have the option to buy a day or seasonal pass.

Keep the rural quality!

I hope that the rural/natural aspect of the Township continues to be evident to visitors despite continued growth in housing.

Keep and preserve the rural, country & natural character/beauty that Brighton Twp already is. We moved out of the city for a reason, to not have so many "services" & regulations which it sounds like this is looking to add, which in turn very often leads to misappropriations of funds. Have not and will not support or fund any millage, proposal or tax of any kind that adds any "service" mentioned in #17-21. Those are usual wants/needs from city residents, not rural/country/natural character.

Bike/hike trails & natural paths already are a short bike/hike away at Kensington Metropark which is well managed & maintained. Kensington also already has playgrounds and pavilions which again is only a short bike/hike away.

The natural beauty of this area (the trees, the forests, lakes, streams, etc.) is the greatest asset of this community. Developers/individuals who cut down trees should be charged a fee that goes to a community re-forestation fund (i.e. they can cut the trees down, but 'replacement' trees need to be planted somewhere else; if a tree needs to be cut down as it is sick, a resident could also access this fund for a replacement tree); other residents could also access this community fund to plant trees on their property to help keep Brighton Twp nice & green; this would also encourage developers to (hopefully) leave trees whenever possible to reduce costs... Also, it would be great if the downtown area especially along west grand blvd were restructured to preserve & take advantage of the waterfront's natural beauty and ideally require/encourage local, independent businesses to ensure Brighton has a unique "flavor" and feels less like any old strip mall in any town (the boardwalk along town is amazing, but it's kind of tragic that you're walking along the back end of dry cleaners, parking lots, etc. It would be amazing to have restaurants & businesses facing/overlooking the lake with appropriate landscaping; also it would be cool to see Main Street right downtown become a pedestrian only area, with the current road area being used for outdoor seating, music, fountains, etc. Overall, though, this is a great place to live! Thanks for taking the time to get our opinion!

Charter Township of Brighton - Question 32 Survey Responses

Conservation & Heritage

Please express any additional thoughts you have about the future of Brighton Township:

Moved here 42 years ago for the country atmosphere and central location. Too many subdivisions are being built taking away from the country atmosphere and bringing too much traffic. It is not even close to what it was. Should be an ordinance for people to maintain their property keeping it neat and tidy.

What brought me to Brighton 46 years ago was the small town/rural atmosphere. Growth DOES NOT always equal progress. Although past growth has provided some conveniences, it has also brought inconveniences such as excessive traffic.

The beauty of the township is its natural setting. Preserve that please. Stay within budget to support what we already have. We moved here to get away from all that big city spending on unnecessary things just to keep up with neighboring cities.

Township needs to retain rural character, housing development needs to be limited to achieve this. Also, the county needs to resurface subdivision roads without additional assessments to homeowners already paying taxes for these services. The roads in my subdivision (ravines of woodland lake) are full of potholes and turning to gravel in some areas. In addition, there needs to be proactive code enforcement- there are individuals parking boats and trailers in culdesacs (public roads) in our subdivision for the entire summer. Many areas do not have HOAs and the township needs to be more proactive.

No more box stores. Keep rural setting.

Perfect the way it is. Moved here for the rural atmosphere.

keep it rural. people who want more should move to larger cities

I think that the general fund is being used as a support system for public infrastructure projects that benefit a select few. The sewer and water system debts should be paid back and those funds should be used to fund capital improvements that preserve the rural atmosphere or encourage community development, including but not limited to: community gardens, educational wetlands, ATV/snowmobile parks, horse riding, water quality improvements... Furthermore, the master plan does not address PFAS in Kent Lake. The fact that the EGLE has issued a "do not eat the fish" advisory is a significant impact to a major asset in the township. If the company is not held responsible, we need to consider funding remediation soon. This will impact property value if not addressed.

Concerns about the question "Should someone be allowed to turn a single family home into a duplex?" Without providing people information on the topic, I fear that the overwhelming response is "no". Please see this article from Harvard on why it might be good given housing and development considerations for the future. We are uniquely positioned close to many city hubs and could be a model township for new and innovative development types. We should steer away from the "old" concepts of suburban dwelling - it creates dependencies on cars when we need to be moving away from cars since our roads are already too crowded. Related to whether or not ground solar arrays should be installed, yes, but require pollinator habitats to be installed instead of just turf or rocks. This can help improve the quality of life in Brighton Twp. by preserving our pollinators and natural ecosystems. <https://www.anl.gov/article/can-solar-energy-save-the-bees>
http://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

Restricting garbage pickup in subdivisions to one company would help preserve our roads. Building permit kick-backs for homes in subdivisions, especially no outlet streets, could be a source of revenue for road improvements.

I love the mostly rural ideal of the twp. I really don't want it to become more like a city. I especially worry about commercial zoning in currently residential areas

keep it rural!!

Preserve the nature landscape as much as possible. Expand businesses and developments responsibly while preserving the natural landscape.

I have concerns that others might want to pave Van Amberg Rd and I would be strongly against this. I was a little unhappy that trees on the easement were cut this winter. It seems like the idea was to widen the useful area of the road. Keep the trees and preserve the charm...

The country, rural setting gives the township the beautiful, quiet, peaceful setting that is its selling point. Parks, side walks, dog parks take away from the altruistic flavor we are blessed to live in.

I do not want taxes raised to provide improved infrastructure and utilities implemented. Especially when the roads are degraded due to heavy truck traffic from gravel pits and local business may be responsible for poor water quality. I feel the truck traffic is already too heavy for the area and more state/local inspections should be enforced to protect/preserve our community.

Maintain rural atmosphere

Keep it rural! That's why we moved here! Keep green space and 2-acre limits

Charter Township of Brighton - Question 32 Survey Responses**Conservation & Heritage**

Please express any additional thoughts you have about the future of Brighton Township:

Keep it quaint and rural feeling. Don't let it build out to another Livonia/Troy.

Opposed to large retail developments in the township. Being rural means one may have to relinquish convenience to shopping in order to live in a natural setting. One can get all the noise and traffic back in Livonia; that why people move out here - trees, rocks and water!

Do not allow properties designated Natural Resource to changed to anything but Residential

I love Brighton and hope we keep the natural environment while remaining upscale in its business and home development. Thank you!

It seems in the past the powers to be thought growth of new business was a great idea. It's not! Just look at that mess (the credit union) at 23 and Spencer. Their parking lot lights are on all the time. People worry about all sorts of pollution be this light pollution from there is ridiculous. We're losing that country feel we once had. Why? Because the people who have moved out here want the same conveniences as they did in Livonia, Westland and Novi.lets maintain what we already have and not worry about staying to squeeze more business and houses in here

My biggest concerns in allowing builders to develop neighborhood on small lot sizes. The residents of Brighton Twp value the rural community with private large lots. These small lot developers are taking away the value of Brighton Twp and adding to our rural community becoming over populated.

conserve funds, maintain current responsibilities, do not build and parks or general public attractions we have all we need.

I think we need to preserve the rural character of the township instead of building a lot of new subdivisions. In fact I am considering a move in the next couple of years to a more rural community.

Keep the township rural

Please keep it beautiful and rural, that's why everyone loves it!

We have lived in Brighton Township for close to 40 years. We have been relatively content with how the Township has been managed over MOST of those years. There is always "room" for improvement though. Keeping the overall rural atmosphere and limiting the development of LARGE-MULTI-UNIT and/or COMMERCIAL DEVELOPMENT to present levels should be one of the most paramount goals of the township. There have been discussions about allowing new, manufactured-housing "trailer park" developments being permitted in the township; that would be a mistake in not only my opinion, but in the opinion of my neighbors as well as other people in the Township I have spoken with. Overall, I'm content with the present Township management and hope that it continues to consider the "average" property owner's opinion in matters of MAINTAINING property values of EVERY property owners.

No more encroachment on marshes or wetlands. Do not allow anymore subdivisions that destroy natural ponds and natural water flow.

Brighton Township is a peaceful, rural area. Let's keep it that way and not allow developers to build homes on small lots.

Surrounding cities and townships are becoming crowded with densely developed subdivisions, big stores, and busy roads. I don't want us to follow their bad example.

most important issue is preserving the rural nature of Brighton which is why many have come here. It has already changed so much so i do not support zoning changes that will allow building that takes away from the natural and rural feel of the community. We do not need more subdivisions and more stores and gas stations etc. Prevent urban sprawl.

Pave the dirt roads. We are living in the 21st century with 19th century roads. Gravel roads are not what makes our township rural.

Retain the rural character of the district. Maintain a minimum of 2 acre lots.

Keep rural atmosphere while adding natural parks and recreation areas. Also allow services like Lyft for better public transportation.

Brighton is unique ...we are not hip or upscale...but we are not rural or Country like Fowlerville, Howell , south Lyon , Hartland.. we are very close to losing our small town community feel...tiny homes, duplexes more apartments will push us to be the urban center of the area without the vibe to back it up! We are very close to being strip mall, chain retail America....would be a shame if we cross over!

Please maintain the rural, natural beauty of our Township.

Twp needs to retain it's rural qualities Too much commercializations. Enforce litter ordinances regarding too many vehicles without recent licenses, property up keep. Also stay on top of building/renovations permits and if business is in residential area.

Charter Township of Brighton - Question 32 Survey Responses**Conservation & Heritage**

Please express any additional thoughts you have about the future of Brighton Township:

We need to better protect our wet lands and woodlands from developers. Developing these areas is taking away the townships greatest asset of being a rural "up-north" setting.

(1) Please don't overdevelop. Keep the trees and rural nature of our community. Protect our green spaces. (2). Make sure that commercial zones look nice, too (Old 23 between Grand River and Spencer is not attractive, for example). Thank you for this survey!!!

keep it quiet, and as rural as possible,

Country residential zoning is disappearing to developers. The houses currently going in at Hyne and Old U.S. 23 is going to create so much more congestion, noise, traffic. Brighton Township has never wanted to be Ann Arbor or Novi, etc., so please just leave well enough alone. Some people want to have horses, a little extra space for gardening, pets, privacy, without traffic and people at all hours of the day and night. The main thing that attracted us and many people to Brighton and Brighton Township was the zoning which provided choices from a loft apartment in Brighton to 10 acres or more in Brighton Township. The goal seems to be to eliminate larger parcels or even larger lots and squeeze in as many people as possible, taking property for bike trails, parks, etc., which are not policed and just become public nuisance. We have lakes, campgrounds, a metro park, local and school parks/playgrounds, which is enough.

People move to this area for the fresh air, clean water, and quiet community atmosphere. Having the downtown Brighton area for shopping and eating is wonderful. It's nice when you can keep the entertainment and Restaurants in a certain geographical area. Similar to how stores were traditionally grouped together in malls. Once urban sprawl happens. It starts detracting from both The specialness of a downtown area and then makes the rural community look much like strips of outlet malls. Thank you for the survey. It is my hope that you will continue to reach out and inquire about what keep thank you for the survey. It is my hope that you will continue to reach out To the residence of this great Township seeking their feedback about those things that will keep them living and enjoying life here for decades to come to the residence of this great township seeking their feedback about those things that will keep them living and enjoying life here for decades to come.

Open space and rural living environment is very desirable for us. Let's not overbuild. For those that like dense, urban living, there are plenty of other nearby communities to live in.

Keep it rural and install city water please.

Please keep Brighton Township the way it is with its rural setting and quaint feeling...and NO parks or trails that only attract people from outside our community to protect the children of Brighton Township. Also, please keep Brighton Township Government SMALL. Thank you.

OPPOSE ANY MORE COMMERCIAL ZONING OR REZONING- TRAFFIC AND NOISE HAVE INCREASED TO CAPACITY FOR A RURAL AREA

Keep taxes lower, slow down the growth, protect the natural areas.

Keep the township rural

How about a millage or special assessment for school/Brighton area sports so the organizations don't have to rely on volunteers. Preserve what we have or the small town feel will be lost!

Keep in mind access/roads. We have few main roads and more and more subdivisions being built. Sitting in a traffic jam on Old23 will not be desirable and will force residents out who seek a true suburban/rural area with lots of space. Don't turn us into Brighton--main street.

More roundabouts as traffic has turned this rural community into an urban traffic jam.

If it becomes less rural I'm out. Small homes are fine as long as they're not packed in like sardines. What happened to sunset park? Fulfill prior commitments before other things are pursued. Roads are getting worse and traffic noise on the verge of excessive due to thw gravel trains. I get that its their property and they should be able to use it, but over 10 years its gotten to where the trucks wake me up in the summer on the weekends. How is that acceptable?

I would like to see the township stay as rural as possible. I know as times change things are going to change but keeping the serenity is important.

Charter Township of Brighton - Question 32 Survey Responses**Conservation & Heritage**

Please express any additional thoughts you have about the future of Brighton Township:

The Township's growth should be contained to what it's fire department, roads, sewers, etc. can support. Expansion should not occur beyond what we currently have without getting prior approvals (votes) from it's residents for millages, etc. It's seems right now like it's the cart before the horse where additional buildings, homes, etc. are being built and then when are faced with millage issues when the damage/impact has already been done. Lighting of a community is important for safety purposes but we need to ensure it is kept to a minimum in residential areas to maintain our rural atmosphere.

Moved to be more active in a rural community near parks. Can't get anywhere without driving. The smart move and current wave of future is community walk/bike friendly access to things. Let's do it now! Contact me I'll help.

Keep it rural. Keep taxes down! No more assessments!

Pave Maxfield and Commerce. We don't live in the Stone Age. I've live in 5 States and driven all over this country and have never seen such a disgraceful regard for road. We live in a State that's known for manufacturing cars yet we can't actually drive on them. Do we not get Federal monies for roads?

I would like the township to consider keeping much of its wetlands in conservation for surface and groundwater protection, rather than see it developed into business complexes.

I support the creation of a Clark Lake conservation area, to include the property north of Hyne, west of Balmoral Dr., east of Shepherd of the Lakes Church & school.

I live on Pleasant Valley Rd. In the Spencer Rd. Area. My biggest complaint is there is nowhere for my kids to ride their bikes. The shoulders of the road do not support bike riding and there are no bike paths. I would like the family to be able to ride our bikes with this being a rural setting without the need to load them into our car and drive to a park just to go for a bike ride. I really wish we could ride our bikes to the downtown area if we wanted to, but it is just too dangerous. Many employees from the proving grounds speed on Pleasant Valley as well like it is a race track. Dangerous.

We moved here to enjoy the beauty of the country and get away from the city. We hope to enjoy this for years to come!

More surveillance and maintenance of dirt roads in Brighton Township. Consider limestone treatment or paving dirt roads. This would enable better maintenance and perhaps less snow days in the future. We do not approve of duplex or apartments being built in our township. Nor do we approve of tiny homes being built. We want to avoid developing the rural land of Brighton Township to preserve the quiet, safe atmosphere in which we reside. If people want more access, move to Brighton or Hartland. Do NOT develop Hyne and Old US 23 as this is part of our rural community. There are enough new home builds, we should encourage persons to purchase old homes and remodel. Which would mean assessment of the property at the value needed to remodel outdated homes not assessment based on location. New homeowners need to spend \$50,000 or more to update kitchens, bathrooms, plumbing, electrical, appliances, roofs, etc, not to mention aesthetics. Keep it rural 2 acres for homes, more senior mentality improvements. Look around that is your base.

Brighton twp was an attractive area for it's rural setting, school system, and location to parks and natural setting. The landscape is changing with constant development and will no longer hold those key attributes for people seeking alternatives from the tri-county area to the east.

The pathway plan is important to the community as a safe connection to the parks and other assets. The rural feel is unique and needs to be preserved by limiting the density and number if new industrial and residential construction.

Create conservation area near Clark Lake

Please do not pave all the unpaved roads in the township. I love the dirt roads and the rural environment. Major reason why I moved here.

Concerned its starting to have too much traffic and old 23 will end up like Grand River. What we love about the area was all of the woods and trees (rural) outlining the neighborhoods that are very quickly being taken away and reminding us of Canton.

Charter Township of Brighton - Question 32 Survey Responses**Roads**

Please express any additional thoughts you have about the future of Brighton Township:

We Need Street Lights

Repair the roads the heavy trucks wreck

New developments should be required to put in landscaping at roadside to keep the appearance of a rural landscape. Make this a condition of approval and restrict the use and size of advertising signs. Trees are necessary to maintain a rural setting - restrict clear cutting by development. The WWTP is currently 50% capacity underutilized. Within 10 years require all lakefront properties in the township to be hooked up to the sewer system to use this existing capacity.

Fix the roads please!

It would be nice to access the township safely by bike. Concerns about riding on gravel roads and roads without bike lanes or paths. We don't want to lose our rural atmosphere, especially as regards increased road traffic necessitating more traffic lights.

1. Keep area's in the Township as rural as possible. 2. Eliminate Gun Clubs from being built in the Brighton Township area. 3. Eliminate dog walkers on private roads. 4. All dogs on a leash in neighborhood property.

Where we live there are obvious issues with the gravel yards and GM proving ground. I would of liked to have seen the twp take a greater role in these cases. They have caused a lot of stress financially for my family as we can't sell our house but property tax goes up. If this was taken care of I would be more willing to look at special assessments for items such as roads.

I am reluctant to see sewers become mandatory, as that is too much like the city that I don't want to be a part of. We have parks and trails in the area so I don't see that as a need. However, the township should better manage its existing resources more efficiently and cost effectively without additional taxes/assessments. Have better influence with the Livingston County road commission to better address road grading and/or paving certain roads that are known to be problematic with potholes. Furthermore, I would like a better property tax payment system as I do not have taxes into my mortgage but it would be easier for me to pay a little bit at a time bimonthly to the township, not the county so that I can better manage my tax payments than the present system which issues a big bill twice a year and does not provide a lot of time to pay that, especially those with low/fixed incomes or economic downturns.

I live in a rural area of the township on a gravel road. I really think something needs to be done for trash collection. On some days 5 to 6 different trucks pick up. which doesn't help the condition of the roads. In the spring they create even more problems on the gravel road.

note, we already have sewer hook-up on our road. We are in favor of paving Oak Knoll Dr with an assessment part of our taxes.

get someone to repair the Pleasant valley bridge. do something about the township being carted away one dump truck at a time on buno road. it will be permanent eyesore like the other abandoned pit . Sunset park??

Pave Maxfield Road North of Hyne

The water in our home has been contaminated by the GM Proving Grounds with Sodium Chloride. The property value of our home has dropped because of this yet the assessed value of our home has gone up. This is not fair. We think Brighton Township should be more concerned for this contamination is headed to Beach Lake. The gravel pits in the area are also of concern. Traffic on Kensington Road is dangerous due to the trucks carrying gravel. They speed and spill stones onto the road. WE have had 3 separate cracks in our windshields from bouncing stones.

There has got to be a better way for the township to budget for its roads. If my residential street is public and I pay taxes, why would those not be included to be fixed with public funding? If I am going to be responsible to pay for my own road, I would expect tax cuts rather than increases.

Fix the roads, keep the taxes low, and keep it a rural area.

Pave Pleasant Valley road

Certain dirt county roads in the township are far, far, too busy for the county to effectively maintain (McClements). It damages one of my vehicles every year. It should be paved.

I have lived in the township for 24 yrs and me personally wouldn't mind if my property taxes went up but in my taxes I would be getting police patrol , trash pick up, sewer system , and winter roads cleared rather than the MDOT doing it.

Charter Township of Brighton - Question 32 Survey Responses

Roads

Please express any additional thoughts you have about the future of Brighton Township:

I live on a poorly built private road that was built to the "county" standard and now we are on the hook for the entire cost of road repairs. More care needs to be given to approving new private roads. I would only be in support of a road mileage if some funding was set aside for private road improvements.

I believe my property and the Spencer Road exit at 96 should be designed as a gateway to attract new residents to live and visit Brighton Township, I am not sure but seems like a combination of commercial with plan residential, condos, apartments, and restaurants

Genoa Township has done a great job of installing a new sidewalk along the length of Grand River. However, there is still a small section of road without sidewalks between the City of Brighton and Genoa Township that runs through Brighton Township. It would be great to connect them!

pave or chip & seal Buno east of VanBerg

The natural beauty of this area (the trees, the forests, lakes, streams, etc.) is the greatest asset of this community. Developers/individuals who cut down trees should be charged a fee that goes to a community re-forestation fund (i.e. they can cut the trees down, but 'replacement' trees need to be planted somewhere else; if a tree needs to be cut down as it is sick, a resident could also access this fund for a replacement tree); other residents could also access this community fund to plant trees on their property to help keep Brighton Twp nice & green; this would also encourage developers to (hopefully) leave trees whenever possible to reduce costs... Also, it would be great if the downtown area especially along west grand blvd were restructured to preserve & take advantage of the waterfront's natural beauty and ideally require/encourage local, independent businesses to ensure Brighton has a unique "flavor" and feels less like any old strip mall in any town (the boardwalk along town is amazing, but it's kind of tragic that you're walking along the back end of dry cleaners, parking lots, etc. It would be amazing to have restaurants & businesses facing/overlooking the lake with appropriate landscaping; also it would be cool to see Main Street right downtown become a pedestrian only area, with the current road area being used for outdoor seating, music, fountains, etc. Overall, though, this is a great place to live! Thanks for taking the time to get our opinion!

Duplex should be allowed only with conditions, but if a home in a single family neighborhood is to be converted, it should not adversely alter the appearance of the home in a way that makes it much different than the neighboring homes (second entrance should appear to be as a single family home unless it is located in the rear) and there should be only one address on the home, not two. The creation of a separate apartment inside (mother-in-law suite or other) should not dramatically impact the tax assessment, adding only the value of added fixtures. Aging in place should be encouraged, by allowing a caregiver to reside inside the home in private or semi-private quarters. This is still a single-family use by most definitions, and should not detract from the overall value or attractiveness of the neighborhood; neither should it drive residents out due to exorbitant tax increases that make the home unaffordable for fixed-income retiree resident(s). Duplexes that LOOK LIKE duplexes belong on major and secondary roads, not in subdivisions, unless that sub contains many similar others. We have Kensington, Island Lake, and many other State and MetroParks; the township should stay out of the parks business. The county should, as part of the road maintenance, develop bike trails, for motoring safety (the Spencer Road bridge over US-23 is not safe for bicycle traffic) but the township's involvement should be only advisory, feeding the county info about similar unsafe locations for improvement of traffic flow, including bicycle and pedestrian. Limited government is my main reason for enjoying the quality of life I have chosen here; do NOT grow government into a monstrous entity that sucks the life blood out of my budget!

Due to the increase of new move ins and new construction we have seen a lot more traffic on Pleasant Valley at Kensington it is a small stretch of dirt road and one week after the road grader fixes it, it gets very bad with numerous pot holes. Please consider paving this road.

Township needs to retain rural character, housing development needs to be limited to achieve this. Also, the county needs to resurface subdivision roads without additional assessments to homeowners already paying taxes for these services. The roads in my subdivision (ravines of woodland lake) are full of potholes and turning to gravel in some areas. In addition, there needs to be proactive code enforcement- there are individuals parking boats and trailers in culdesacs (public roads) in our subdivision for the entire summer. Many areas do not have HOAs and the township needs to be more proactive.

Make it illegal for people to bike on roads without a shoulder. Or put specific bike lanes in roads.

Charter Township of Brighton - Question 32 Survey Responses**Roads**

Please express any additional thoughts you have about the future of Brighton Township:

I live on Woodland Lake and get very little for my tax dollars. No road, no trash, poor police service such as routine patrols and traffic enforcement. The lake is now overcrowded.

Need better maintenance of dirt roads and the garbage that is dumped in the ditches next to them.

The dirt roads are unacceptable for the tax revenue Brighton brings in. Spencer Rd between Kensington and Pleasant Valley experiences very heavy traffic and it is a safety hazard being a dirt road.

There are way too many mortgage companies at Grand River and Main Street. It's a unfortunate waste of several very good locations for retail/restaurants.

So disappointed with the new roadways that a bike lane was not included when it would of been be so easy. What a great pr item to be connected to Kensington on your bike or walk. We have zero public facilities and I have no idea what the taxes are paying for?

I'd love a more walkable township, it's something I miss from my time in Iowa. They had sidewalks connecting every sub to parks, downtown, everywhere and from vast distances. It contributed to a healthier lifestyle for myself and family being able to walk wherever we could. Sidewalks are rare outside of the immediate downtown vicinity here and I'd love to see more also as a safety concern for runners and bikers on the road to have sidewalks instead. A summer pool that residents can pay a summer fee to join and be a part of the summer swim league as they have in other townships/cities like Northville, Farmington etc. Farmington Glen aquatic Club holds some of my most favorite childhood memories and I'd love to see something of this nature built for Brighton residents.

unpaved bus routes should be prioritized for paving: the busses really do a lot of damage in a short amount of time, especially after rain/melting snow

Kensington Road on he map is actually Pleasant Valley. The Pleasant Valley Road naming confuses everyone visiting the area. As a thought, the paved Southern portion from Grand River to Waycross Road could remain Pleasant Valley, the gravel road section from there to the closed bridge could be S Old Pleasant Valley, the gravel section north of the closed bridge to the paved intersection of Kensington and Pleasant Valley Road could be N Old Pleasant Valley, and the Road section north of Stobart currently split between Kensington and Pleasant Valley Roads could be Pleasant Valley Road North. And the closed bridge could be abandoned with the money saved to rebuild. Minimal addresses would be affected. I realize this may be a road commission item, but none the less wanted to present it.

Maxfield and Commerce Roads are awful. Fortunately I have learned that Maxfield is being worked on this summer, however they both really need to be paved.

fix the roads... time the lights..

Pave Newman and Corlett

Quicker action to subdivision road potholes. Our sub is HORRIBLE and we have to dodge craters for 2-3 months before any action is taken to fill them. VERY unsafe!!

Concerns about the question "Should someone be allowed to turn a single family home into a duplex?" Without providing people information on the topic, I fear that the overwhelming response is "no". Please see this article from Harvard on why it might be good given housing and development considerations for the future. We are uniquely positioned close to many city hubs and could be a model township for new and innovative development types. We should steer away from the "old" concepts of suburban dwelling - it creates dependencies on cars when we need to be moving away from cars since our roads are already too crowded. Related to whether or not ground solar arrays should be installed, yes, but require pollinator habitats to be installed instead of just turf or rocks. This can help improve the quality of life in Brighton Twp. by preserving our pollinators and natural ecosystems. <https://www.anl.gov/article/can-solar-energy-save-the-bees>
http://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

Restricting garbage pickup in subdivisions to one company would help preserve our roads. Building permit kick-backs for homes in subdivisions, especially no outlet streets, could be a source of revenue for road improvements.

Concerning Trash pick-up- Weekly we have multiple trash trucks up and down our roads ---contributes to noise and road destruction --I would be interested in an overall twp trash contract for pick-up.

Paving the roads. All the dirt roads and their maintenance cause damage to vehicles and result in further snow days for becoming impassable in poor winter weather conditions.

Fix the roads how ever you can.

Charter Township of Brighton - Question 32 Survey Responses**Roads**

Please express any additional thoughts you have about the future of Brighton Township:

I absolutley love Brighton but the population density is just too much the infrastructure doesnt support it. We have to slow down on high density apartments and hospitals and too many hotels! There are enough box stores and restaurants.. well except for Trader Joes...that would be a welcome addition. And we need safe bike lanes or sidewalks, Hyne road, old Us 23, Hacker... people would bike more but these roads are unsafe.

Hi, I would like to see more sidewalks. Major roads like Old 23, Grand River, etc., should have sidewalk.

I would love to see a dog park and more hiking trails, if possible. The roads in our subdivision are terrible and I always call the township to have them fill the potholes but that is only a bandaid.

GRAVEL HAULERS SOMETIMES SHORTCUT DOWN MY UNPAVED PART OF BUNO ROAD. THEY SHOULD PAVE IT AND CURB IT. (12814 BUNO RD) BC THEY BENEFIT.

Roads are the number one problem. Our sub has a special assessment to fund fixing our road which is really the responsibility of the county who has no money. I have live in Michigan for 30 years and have paid in gas tax and yet we can't even have our county fix our sub roads it's deapiciab

Maxfield road is awful.

I don't understand with the taxes I and everyone else pays why the township can't fix the roads or plow the roads in a timely manner when it snows. I think it would be a good ideal to send out a list to every person who pays taxes to the township and explain where the money is being spent.

slow down on the population growth. the traffic and current road condition is at it's limit. Also the ramp to I96 at grand river is a mess, perhaps partnering with the state to improve this intersection. thank you

Bike paths please! Especially on major roads like Spencer.

I have concerns that others might want to pave Van Amberg Rd and I would be strongly against this. I was a little unhappy that trees on the easement were cut this winter. It seems like the idea was to widen the useful area of the road. Keep the trees and preserve the charm...

I know it is a large topic. Would like to see dirt roads paved. Not the same roads paved over and over. I have been in our sub 15 years and seen Hyne paved at least 2 times if not 3 times. Please please

Pave Larkins road

Fix the roads

Brighton Township is a wonderful place to live. I would support paying higher taxes for improved public services and increased maintenance of public roads and facilities.

I love living in Brighton Township. I am a strong believer in private property rights. I would like better roads, but am on a fixed income, and can't afford more taxes. I like this township pretty much the way it is.

Main problem is poor roads off county highways. Sub-division roads were built to county road specifications, but they have not been maintained by the county or anyone.

Bus routes for public schools should be paved. Use of liquid salt on dirt roads in the summer should be eliminated due to the damage caused to residents vehicles.

I do not want taxes raised to provide improved infrastructure and utilities implemented. Especially when the roads are degraded due to heavy truck traffic from gravel pits and local business may be responsible for poor water quality. I feel the truck traffic is already too heavy for the area and more state/local inspections should be enforced to protect/preserve our community.

WE love Brighton and our gravel road is great scene you fixed it last year... however everyone uses this road as a short cut and people drive dangerously fast. There are may bikers and walkers that use this road at their own peril. Cars going well over 50+ miles per hour. Our road is very hilly and you cant see what cars are coming. I'm very afraid to cross the road to get me mail.... Please Please Please look into this. someone is going to get hurt.... quite often its the same vehicles doing this. We and several neighbors have tried to speak with them but they purposely speed up on the south end of our road and that's where there are small children. We have counted the drive ways down the road and may be short one or two to get speed limit signs....but we really need them. Thank you Colleen Carr 2380 Corlett Rd. Brighton 48114

How come there is no blight enforement(s)?..in the TWP..ie, boats, RVs, junk cars, junk IN front yards. Cars parked on the roads at night.A lot of subs are going to the dogs. The older these subs get...the worse they look.

We are concerned about the trafic conditions and pour planning of the intersection of Grand River and I-96 and Hilton roads. There is always congestion and pour trafic flow.

Charter Township of Brighton - Question 32 Survey Responses**Roads**

Please express any additional thoughts you have about the future of Brighton Township:

Old 23 and Taylor Road is a nightmare for schools and parents - would be great to extend it to Hyne for traffic flow and future growth (realize that's private property now)

Downtown Brighton is doing great! Thanks for everything you do to improve our community. The only improvement thought would be possibly a round-about or way to regulate traffic between Challis rd and Main street on Grand River. Very hard to turn on to side roads from GR with never ending traffic.

Be aware that traffic is building on old US23 all through the twp. It would be nice to have another paved offering to get to M59 as the US23/M59 intersection is getting very busy I know that is hartland but just saying anything that can be done in the confines of Brighton TWP to alleviate that traffic would be great. It would also add value to the subdivisions off commerce rd (non paved) part if that could be paved to the large subdivision there I think it would bring 10-20k/ home in value. I know a lot of people are hesitant to live in a 500k house off a dirt rd.

roads, roads I feel like I'm back in detroit and after 46 years kenicott trail (county rd) should be a street that belongs in the township of Brighton mi. clean the swamp make it happen. feed up..

Subdivision roads are a blight and lower property values. Sewer and water is a must have and will only strengthen the township.

I think the first consideration should be road conditions. Equally across the board. Taylor Rd is literally coming apart at the seams and is a highly traveled road to the Hartland schools. We paid a special assessment for 10 years for that road and the county has failed to maintain it. The band-aid approach of our subdivision has not helped. Our roads continue to degrade at an alarming rate. This really needs to be addressed!!! I also answered questions based on my house and neighbor hood. Someone with a lot of property could put in an in-ground solar array if it doesn't create a problem for their neighbors. This is just an example.

It is frustrating that I have 4 different trash collection services on my street each week - meaning there is garbage bins on my street almost every day. This is not only bad for our roads but is costly when lower bids are likely when there is more volume. It is an embarrassment that the twp is not addressing this obvious solution to trash collection which should be within our tax base.

Please address the LELAND Street house! It is a giant eye sore for our sub! Plus very very unsafe! On the corner of Leland and Burson Dr .

WE DEFINITELY NEED BIKE PATHS ALONG SIDE OF ROADS! AND, SIDE WALKS ALONG GRAND RIVER.

Road maintenance on Van Amberg east on Newman is terrible this year. It provides a terrible vibration on our vehicles, from the road that has been grated with a washboard effect. It's dusty or muddy. When maintenance is done, all you have are rocks bouncing on your vehicle and the road being extremely dusty. And just after a few days, the pot holes are back. There is wasted money in the maintenance, it should be black topped.

Put down more crushed limestone on dirt roads.

We moved here in 2008 from Dearborn for the Hartland school district for our 4 children. We LOVE it here on our 3 acres on our dead end street! Thank you very much for asking us for our opinion, it is sincerely appreciated.

services we receive are, snow plowing, fire and police, we pay for everything else. There must be a surplus of money from taxes and permits. Use this money to fix roads and add bike paths down old 23, and grand river.

Is the bridge on Pleasant Valley road ever going to be repaired? We are tired of seeing the detour signs which look bad, and they prevent the grass from being cut. It has been this way for years now, someone needs to address this.

Please fix roads in neighborhoods!

Need much more focus on protecting and preserving our wetlands, addressing areas of traffic congestion due to increasing development, find ways to control the excessive dumping of weed control chemicals in our lakes, and controlling excessive speeding on main roads such as Old 23 and Culver in cooperation with responsible State and County agencies

Our subdivision roads are in bad shape. We have been told that residents are responsible for cost of replacement or repairs. However, we were also told that they are public roads and we cannot limit construction traffic to the neighboring subdivision. This is inconsistent and I will not vote for replacement of the roads that I must pay a special assessment for but have no control over.

Pave Maxfield Rd or do maintenance weekly. It's destroying vehicles.

My subdivision roads are some of the worst I have ever seen, but mostly everything else about Brighton is great.

Charter Township of Brighton - Question 32 Survey Responses

Roads

Please express any additional thoughts you have about the future of Brighton Township:

I see changes happening in Brighton that I hoped I would never see such as begging on street corners. We weren't able to financially afford to live in Brighton when we were first married, but we saved and eventually moved here so that our daughter could attend school in Brighton. For us, Brighton represented a place to aspire to living. When I see beggars, it begins to feel like a city that is showing decay. Brighton should strive to maintain its friendly, small town feel where all residents feel at home and proud.

Township should also consider development of clean and well maintained Manufactured Housing Communities to support affordable housing needs. I am President of a publically traded REIT that owns 382 communities nationwide (Including Cider Mill Crossings north of Clyde Road) that is currently developing new communities across the United States to support these needs. Please contact me at 810-623-8866 if you would like to discuss.

Brighton Township is a peaceful, rural area. Let's keep it that way and not allow developers to build homes on small lots. Surrounding cities and townships are becoming crowded with densely developed subdivisions, big stores, and busy roads. I don't want us to follow their bad example.

Larkins Rd is not paved and the dirt/clay is terrible. It is constantly dirty, dusty, and full of potholes.

You PROMISED WE WOULD NEVER BE FORCED TO USE A SEWER LINE. Stick to that promise. Also, I pay A LOT for roads now. Regular taxes, state taxes, gas tax that's increasing and an extra \$600 annual charge to repare the roads in our subdivision. I'm done with road taxes. Don't build senior centers, gyms, nature trails, etc. CUT our taxes!

Enforcement of owners blowing their grass and leaves into the street. This becomes a road hazard and pollutes our rivers and lakes. Fine the offenders! Stop the leaf burning , it pollutes the air and makes it difficult to breathe.

Fix the roads before you worry about things like sewer service.

Pave the dirt roads. They are virtually impassible at times. Keep future development limited to the current areas, do not expand into residential areas. Do not allow those with no personal stake in the area to lower the standard of living. Hotels that bring people into commercial areas are one thing. Air BnB that brings people into residential areas is quite another, and is NOT acceptable. We need some improvements, not "progress".

Pave the dirt roads. We are living in the 21st century with 19th century roads. Gravel roads are not what makes our township rural.

Myself and most of my neighbors aren't in the city because of the quiet surroundings of the township. Further development until all the green space is used will take the charm and quiet atmosphere away. You can't get it back once it's gone. The two lane roads will become unbearable at intersections and roundabouts won't solve the problem.

Keep the taxes as low as possible. Work closely with the county to maintain roads. Find a way to improve 911 response time-- we recently waited 20 minutes in a situation that could have been extremely dangerous. Lighten up the regulations on small businesses and make it easier for small businesses to operate their businesses in a responsible manner in the township. Offer free radon checking services. Find a way to offer through reputable research and reporting firms an objective analysis of services most commonly needed such as: furnace and air conditioning repair/maintenance, driveway repair/maintenance, plumbing, sewer, waste removal, electrical, lawn, and general handyman services. Work with services that help train residents to prepare for disasters of all types (fire, flood, electrical outage, terror attacks, etc.)

There are no city services available within Brighton Twp. For example: trash pickup, police, sewer, etc. It is all city of Brighton. Also, I strongly believe the school district lines should be re-evaluated. We live in Brighton Twp and 5 minutes from Hilton Elementary, but are assigned to Howell schools. This becomes a serious safety concern when my kids are old enough to drive to school and will have to drive at least 20 min to the Howell high school. It's not an ideal commute for a young driver. Or, for young children to be on a school bus for almost an hour because we live so far away. Our subdivision roads need to be repaved. Potholes were filled in, but are already falling apart and people are driving on our lawn to avoid the bad parts in the road. It's extremely frustrating and causes a safety hazard for drivers and others, like my family, trying to get out to walk/ride bikes with our kids. We already do not have sidewalks. Sidewalks, resurfacing of the entire sub and proper drainage systems installed would drastically increase all home values in the sub. It's just not family friendly.

The number of people continues to grow and the open space/wild areas are diminishing much to our concern. I would like the growth to slow as the roads/services are not keeping up. I would seriously consider paying more taxes for a police patrol which I know is not covered in the Master Plan but not for roads/sewers etc.

We would really like to see Newman road paved most of all. We would possibly support either a special assesment or a township wide millage for this to happen. Second, it would be nice to have the bridge at Pleasant Valley reopened.

Charter Township of Brighton - Question 32 Survey Responses**Roads**

Please express any additional thoughts you have about the future of Brighton Township:

On ramp to North bound 23 on Spencer road. On ramp to west bound 96 on pleasant valley.

Would like Newman Rd from Vanamberg to Pleasant Valley paved.

need to enforce leash laws and the registration of owners who have more two dogs at any one time. even if the are dog sitting for another dog for more that a week. Limits the time and dates on the large fireworks and have the people clean up instead of leaving a mess in the street.

The roads are very congested. Wider roads or traffic circles would be helpful.

Pave Pleasant Valley between M59 and Commerce. Thanks.

Kinyon Drive residents in Green Oak Twp paid for Brighton Twp road frontage to be repaved at 0 cost because Green Oak's map was incorrect so this provided new road frontage for 6 homes in Brighton Twp. Please advise when asking for monies when Brighton Twp residents approve repair or replacing the roadway in the future. They did not want to added to the actual replacement when it was done.

Building permits seem to be accelerating in the city and township. High density developments in particular will overtax already crowded main roads and stress schools, well and septic systems and public safety networks.

When Is the gravel pit going to be empty? Love my neighborhood, hate the non stop gravel haulers blasting down the hill as I am trying to gun it off spencer rd onto kensington so they dont run me over. The road is starting to break down because of the truck traffic. Also I hope the township is considering a roundabout at kensington and 96 to help with traffic flow. The 4 way stop backs up at least a 1/4 at high volume times. Thank you.

We do not want low cost senior living in our township! No more apartment buildings! Better winter road maintenance ie.. snow ice. Better control of over growth of brush ie.. brush hogging for traffic visibility.

The roads of side streets and subdivisions are horrible. Kids can't rollerblade or learn to ride bikes on them. Construction traffic cuts through residential roads and should be responsible for the costs. Also too many houses and being built causing the traffic to be bad and making it too crowded. I would rather see mountain bike trails or parks than another subdivision going in.

Encourage Trader Joe's and Whole Foods to come to Brighton, please! Also we'd like to see more ethnic restaurants- we came from Chicago, and while Brighton has a couple of gems, we miss the dining scene there. Of the items mentioned in the survey, we'd like to see the roads improved above everything else.

More attention needs to be paid the the township rules on shooting firearms in a residential district. The township needs to hold the Gravel Pit companies responsible for road damage. The township needs to hold them to their original contracts regarding the restoration of the land.

Local roads are horrible and terribly neglected. Pleasant Valley has been closed for four years. Wh

We have plenty of recreation. We need the roads repaired.

My subdivision road is terrible!! I would support any initiative to improve it.

I would like to see the money go across the board in the entire township to fix the residential roads. No one area should be more privileged than the others. Business move around way to much to be concerned about have larger signage for them. Let the historical groups that are already formed do their job of preserving the historic sites. The township has enough on its plate to handle. I think property owners should not convert their homes, build smaller houses or allow Airbnb or short time rentals. I don't think this brings much revenue to the area. Maybe increases the profits of a few individuals but not to the area as a whole. I do think it increases the potential for improper activities as their is no concern or commitment to the area on the part of people being here for such short periods of time.

We are on a dirt road. Charming at first, but calcium chloride ate holes in my break lines, etc.

Increase speed limit on spencer road, add stop sign on Brandywine Dr. at Burgoyne Dr. due to very steep hill on Burgoyne and difficulty seeing incoming cars due to landscaping

please don't pave Buno Rd

Charter Township of Brighton - Question 32 Survey Responses**Roads**

Please express any additional thoughts you have about the future of Brighton Township:

We would like to see only one trash pick-up company for the entire township. The multiple trash companies traveling up and down are roads are having a very negative impact on township roads.

NO to proposed party facility along Old 23. My biggest regret in moving to Brighton is the traffic. I avoid most businesses along Grand River because of it. Don't make traffic along Old 23 any worse than it already is. The road is already in bad shape and the area is already too busy.

We REALLY, REALLY, REALLY need our road completely redone in our subdivision!!!

Regarding Airbnb rentals in privately owned homes, it is none of the government's business what a private home owner does in this regard, unless there is a formal complaint from a neighbor. As to the condition of the gravel/dirt roads, the twp. should better ensure proper maintenance, grading, filling pot holes and not using the liquid that damages our driveways, garages and vehicles because it is gooey and sticky and causes rust as well. Stop using it. Please. Roads are a major government responsibility, not historic buildings or parks or other 'fringe benefits'. Leave the fringe benefits to the private sector and concentrate on what government is supposed to provide.

Road expansion needed as the township continues to grow through both residential and commercial buildings.

The conditions of roads is our first concern. The subdivision roads in the Bitton Lake Estates subdivision are in such poor condition at this point they are a hazard and safety concern to not only vehicles but to the residents trying to walk in their own subdivision. It has become an embarrassment to even have people come over to our home to visit.

I am very disappointed in the special assessment for my subdivision road. Not every resident was asked and when you take a percentage every person should be asked.

A bike lane along old us 23 and other major roads so you have safe access to the city of Brighton, state and metro parks.

Pave McClements road

Appreciate your support! A thankless job. Love the Brighton area. Move from TN 2 years ago. Great schools. Would love our neighborhood roads and potential sidewalks to be improved or installed for the safety of our kids and all the active families in our neighborhood. Please feel free to contact me anytime.

Keep in mind access/roads. We have few main roads and more and more subdivisions being built. Sitting in a traffic jam on Old23 will not be desirable and will force residents out who seek a true suburban/rural area with lots of space. Don't turn us into Brighton--main street.

The poor condition of our secondary roads has an adverse effect on the future housing values and on the future marketability of homes in Brighton Township. The wear and tear on vehicles due to poor road conditions is also a point of concern.

If it becomes less rural I'm out. Small homes are fine as long as they're not packed in like sardines. What happened to sunset park? Fulfill prior commitments before other things are pursued. Roads are getting worse and traffic noise on the verge of excessive due to thw gravel trains. I get that its their property and they should be able to use it, but over 10 years its gotten to where the trucks wake me up in the summer on the weekends. How is that acceptable?

please fix our roads they are awful!!!

Would like to see bike trails along major roads allowing bike access throughout the township, and where possible wider shoulders on roads for bikes

Dirt road maintenance should be more proactive than reactive. We live in a large subdivision, Hillsborough Estates, with dirt roads Maxfield and Commerce as the only way in or out. Without constant calls to the county road commission, the roads are in constant state of grading, chlorinating, adding dirt, "potholes", washboard, etc. It is a daily dread to drive on. Traffic for busses, construction vehicles, daily commuting/errands gets dangerous trying to avoid road divots, giant puddles and rocks especially on the curves in the road. Daily driving practically requires an SUV. Entry ways and daily driving to our paved sub require careful maneuvering. Additional car maintenance is needed such as wheel alignments and mud removal from wheels to avoid your car from shaking on the highway. Not to mention the mud carried into our paved sub streets, in our garages and homes from the short ride on the dirt roads. Again, a constant battle, all while losing value to our homes.

My husband and I picked Brighton Township because of the large lots and lack of traffic congestion. I would like to see designated bike path and/or sidewalk on main roads.

Need to rethink strategy of development along Old 23...currently it looks trashy and run down/no thought into the development. Need to raise taxes to support residential subdivision road improvements

Charter Township of Brighton - Question 32 Survey Responses

Roads

Please express any additional thoughts you have about the future of Brighton Township:

Our roads are terrible which the road commission barley takes care of.

The Township's growth should be contained to what it's fire department, roads, sewers, etc. can support. Expansion should not occur beyond what we currently have without getting prior approvals (votes) from it's residents for millages, etc. It's seems right now like it's the cart before the horse where additional buildings, homes, etc. are being built and then when are faced with millage issues when the damage/impact has already been done. Lighting of a community is important for safety purposes but we need to ensure it is kept to a minimum in residential areas to maintain our rural atmosphere.

address the obvious: Roads!

More people use the roads than use; dog parks, bike trails, playgrounds, etc. I think the priority for spending the limited resources should be on road maintenance/improvement.

Please add walking paths from one subdivision to another to connect our disconnected population. Biking and walking gets people active and is a asset that people want when considering moving here. Connect the Twp. into the Metro Parks trail system and you will reduce the cars on the roads and roads maintenance costs and promote fitness and quality of life.

Need to better utilize all of the tax payers money for roads and other priority areas.

Expand and modernize downtown. Water park or splash park for children. Landscape downtown improvements. More holiday attractions Better roads. A lot of dirt roads need significant improvement. Better upkeep of downtown homes. Continue to make Brighton safe and great! We love it and are advocates for continued growth in the community.

fix subdivision roads. Use tax money already taken in. Should already be putting tax money aside to maintain roads.

Pleasant Valley Road Bridge needs to be fixed and opened, also pleasant valley should be paved all the way to kensington road, or pave Newman road.

Twp needs a dedicated ordinance enforcement officer that tours twp on a daily basis looking for violations (of which there are plenty). It is not the responsibility of a resident to report violations , which can and has led to the breakup of long time friends and neighbors. In the last decade or so the twp has eliminated plumbing, electrical, hvac and building inspector. Basically the whole building department. Prior to that they eliminated the dedicated ordinance, liquor license enforcement officer. State law says twp must enforce the entire ordinance book. That does not mean only violations that are reported by residents.. Since Larkins road is heavy used during emergency on I96 and Grand River it should have been paved years ago.

Connectivity of trails to island lake park by a trail or bike lane up old us 23 for more access. Old 23 between Spencer road and grand river is very dangerous and no shoulder.

Pave Maxfield and Commerce. We don't live in the Stone Age. I've live in 5 States and driven all over this country and have never seen such a disgraceful regard for road. We live in a State that's known for manufacturing cars yet we can't actually drive on them. Do we not get Federal monies for roads?

Grand River going North from Main Street is too busy. Provide alternative routes to go north.

Continue to focus on walkability of downtown area, driving more business to the area (does not make sense that Milford and Howell have better restaurants/bars/shops) compared to the size and resources of Brighton. Focus on expanding downtown in surrounding area with less focus on the grand river corridor and more around Main Street. It's better than 1 year ago but needs more attention to catch up to surrounded ding townships.

Road maintenance needs to be addressed as a priority.

We were forced to go to a SAD for the poor condition of a through street (Cloverlawn Drive), very, very unfair. 80% of traffic is NOT residential usage off of Cloverlawn residents

The township DOES have responsibilities for roads and can influence the County to improve them. We need bike lanes that are safe to ride in to encourage less use of cars and renewable energy. Support renewable energy initiatives.

I live on Pleasant Valley Rd. In the Spencer Rd. Area. My biggest complaint is there is nowhere for my kids to ride their bikes. The shoulders of the road do not support bike riding and there are no bike paths. I would like the family to be able to ride our bikes with this being a rural setting without the need to load them into our car and drive to a park just to go for a bike ride. I really wish we could ride our bikes to the downtown area if we wanted to, but it is just too dangerous. Many employees from the proving grounds speed on Pleasant Valley as well like it is a race track. Dangerous.

Charter Township of Brighton - Question 32 Survey Responses**Roads**

Please express any additional thoughts you have about the future of Brighton Township:

Would like to see bike lines (or sidewalks) on larger roads (Spencer, Grand River, Old-23, Pleasant Valley) that connect homes to parks and downtown Brighton

I would NOT like to see Brighton Township turned into a Novi/ Northville/Plymouth Traffic and Signal City mess. Milford is a better template. Keep the roads narrow to discourage heavy truck traffic. A walking Downtown, small shops, and NO MORE MALLS, gas stations, Dollar Stores, or Speedways. No Affordable Housing talk. All housing is 'affordable'.

The neighborhood off Taylor Road should have public lake access for all residents; the neighborhood directly to the north has a private beach

Please, please, please fix our roads! Specifically Maxfield Rd and Commerce Rd - the condition of these roads is deplorable considering the taxes we pay!

Pave some dirt roads

The dirt roads are desperately in need of repair and updating in whatever ways the township can help

More surveillance and maintenance of dirt roads in Brighton Township. Consider limestone treatment or paving dirt roads. This would enable better maintenance and perhaps less snow days in the future. We do not approve of duplex or apartments being built in our township. Nor do we approve of tiny homes being built. We want to avoid developing the rural land of Brighton Township to preserve the quiet, safe atmosphere in which we reside. If people want more access, move to Brighton or Hartland. Do NOT develop Hyne and Old US 23 as this is part of our rural community. There are enough new home builds, we should encourage persons to purchase old homes and remodel. Which would mean assessment of the property at the value needed to remodel outdated homes not assessment based on location. New homeowners need to spend \$50,000 or more to update kitchens, bathrooms, plumbing, electrical, appliances, roofs, etc, not to mention aesthetics.

Better snow removal and better roads, maybe more work needed in conjunction with the County

I would love to have Maxfield Rd. To be paved!!

The roads are unbelievably horrible. A dog park would be great. No low income housing.

Some of these questions are pretty broad and hard to answer. Like #26 (tiny homes) - Yes, if the minimum lot size is 1/4 acre, No if you're going to pack them in like a mobile home park; #29 (ground solar) - Yes, if you have minimum 2 acres and clear sky (neighboring trees never need be removed); #30 (signage) - don't know what current signage limits are, or may be affected by business location (near highway, on Grand River, etc)

Fix the Pleasant Valley bridge and repave Moraine Dr. because of diverting all of the traffic since the bridge was closed 5 years ago. Our road is a terrible mess because of this.

Would love to have the opportunity for a special assessment for paving our private road.

Please do not pave all the unpaved roads in the township. I love the dirt roads and the rural environment. Major reason why I moved here.

Please better enforce existing rules, and consider adding rules to protect property value. (example: Size and type of homes, location of businesses.) Traffic on the Old 23 corridor is quickly getting worse, and the roads have not changed much in 30+ years. Please work with the county for improvements from Spencer Road to M59. Question #21 Would not allow me to check more than one. I would also have said roads, along with parks. Thank you for providing this survey, I look forward to seeing the cumulative results.

The gravel trucks are noisy and dirty. They ruin the serenity of the area. Kensington Rd needs to be ditched to keep the dirt from flying into our yards. Had I known that gravel trucks would be zooming passed my house at one every 30 seconds, I would never have moved here. There seems to be no regard for us homeowners that live nearby the gravel pits; no speed limits, no badly needed curbside roadwork, no noise ordinances. It is really sad. I had heard such great things about the area, but now wish we had never moved here. I cannot even enjoy being out in my yard.

Charter Township of Brighton - Question 32 Survey Responses
Roads
Please express any additional thoughts you have about the future of Brighton Township:
The Ashley Land Development Rezoning Request is a huge concern for us. We do not want the additional noise, dust pollution, additional traffic volume, additional road damage by overweight rock/concrete haulers which would accompany the change in zoning to Industrial. We have noticed a substantial increase in the volume of very large, 2 bed gravel haulers using Kensington, Jacoby, and Stobart Roads. Who is monitoring the weight of these behemoths verses the maximum permitted truck (+ loads) weights on particularly Kensington and Jacoby Roads? It took the Township TWO years to discover that industrial crushing of concrete from the GM Proving Grounds was occurring in violation of the permitting process? We have no confidence that the Township will be able to monitor any of conditions imposed on any rezoning permits issued to Ashley. Please address these issues at the Zoning Board Meeting on 5/13/2019. Thank you.
Please fix the roads. In particular Greenfield Pointe Sub and Old US 23



MASTER PLAN
Appendix C
Public Engagement
Summary

Community Engagement Process

Please Join Us!



PUBLIC MEETING #1

October 15, 2019

6:30 PM to 9:00 PM

Township Hall

4363 Buno Road

Brighton, MI 48114

We Need Your Input!

Based on the initial public feedback gathered from the community survey the planning team will be seeking more detailed input on the following plan themes:

Preserve Rural Character



Expand Access to Recreation



Connect Pathways



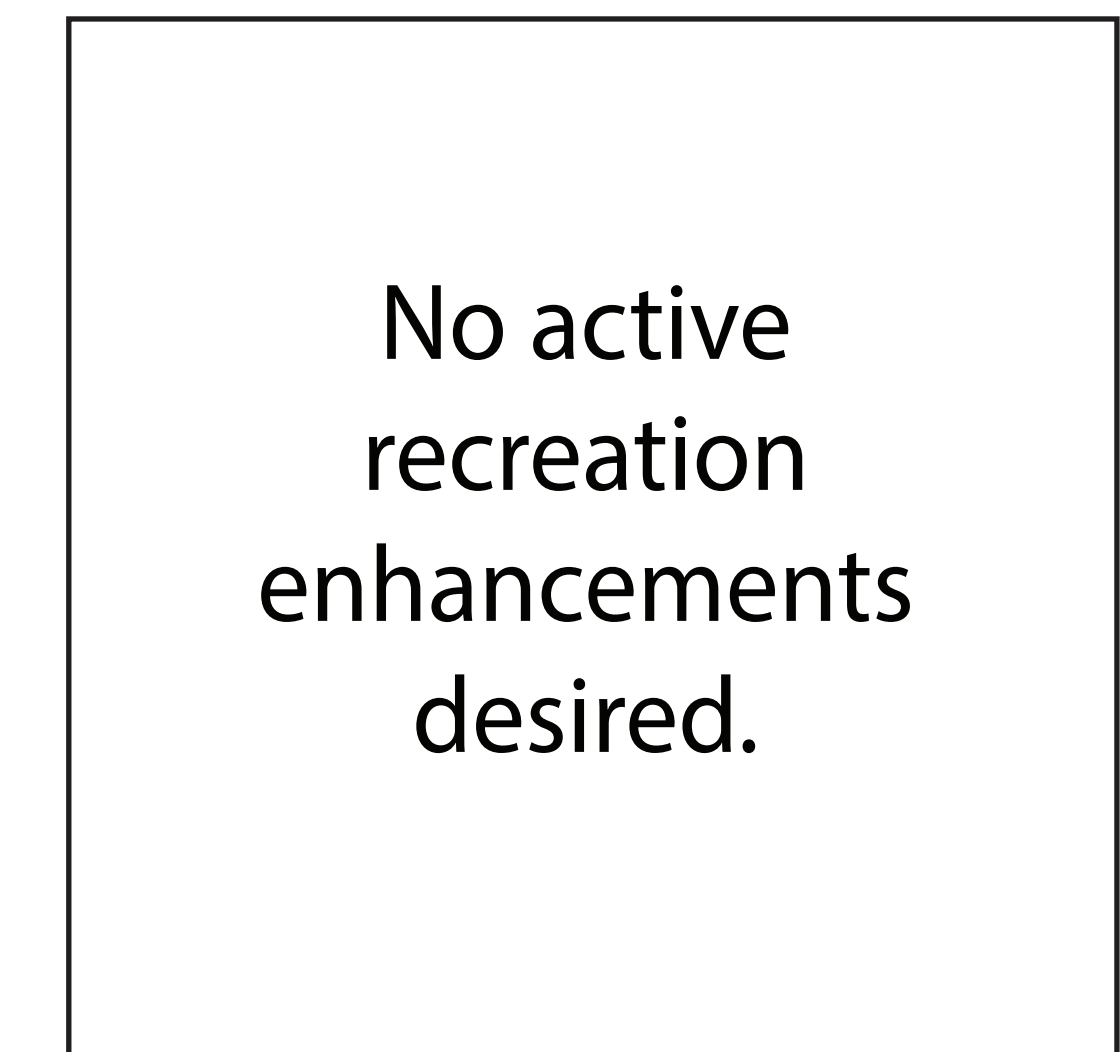
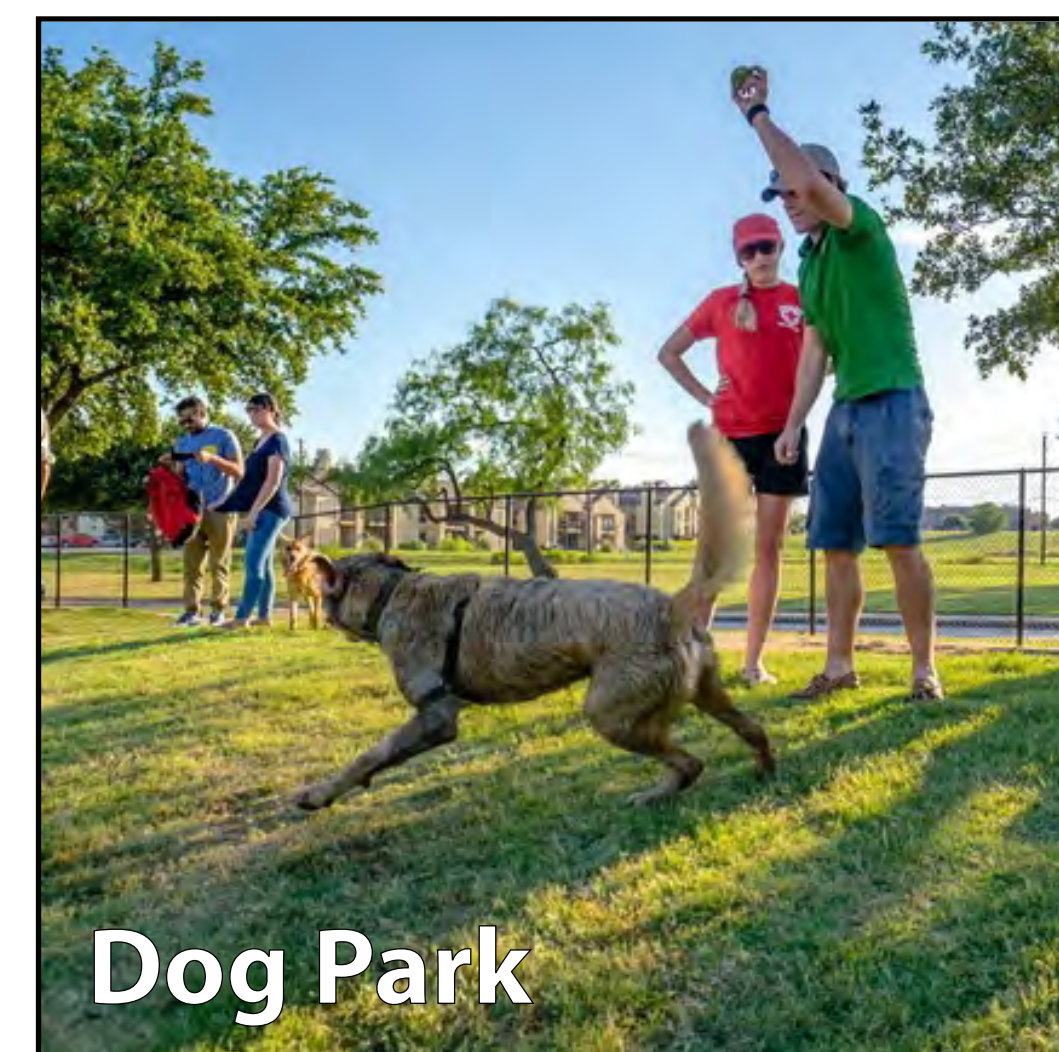
[Click Here for a Summary of Survey Responses](#)

Master Plan Update

Charter Township of
Brighton
MICHIGAN

Pick 2:

Please place pins below on your Top 2 most desired active recreational amenities you would like to see in Brighton Township.



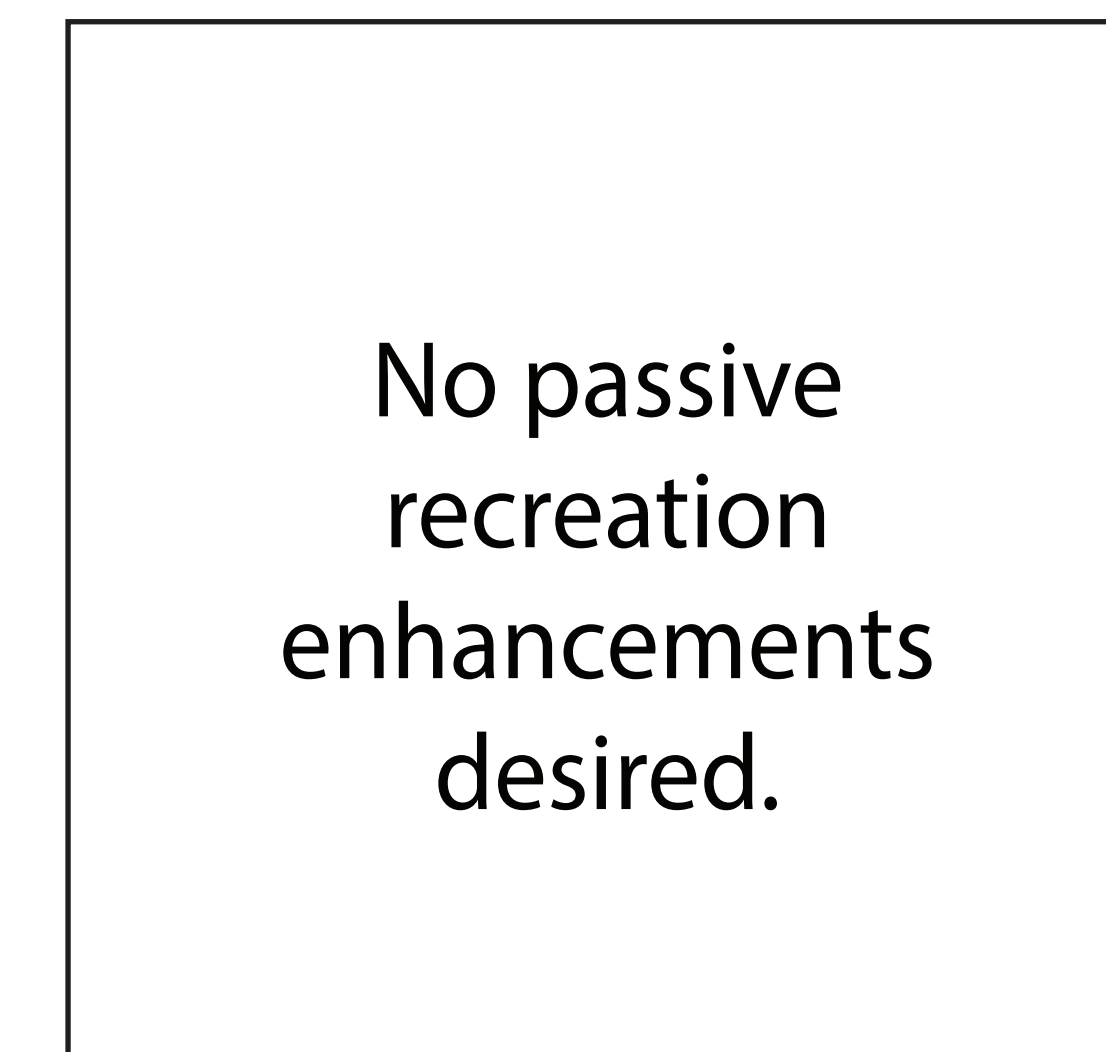
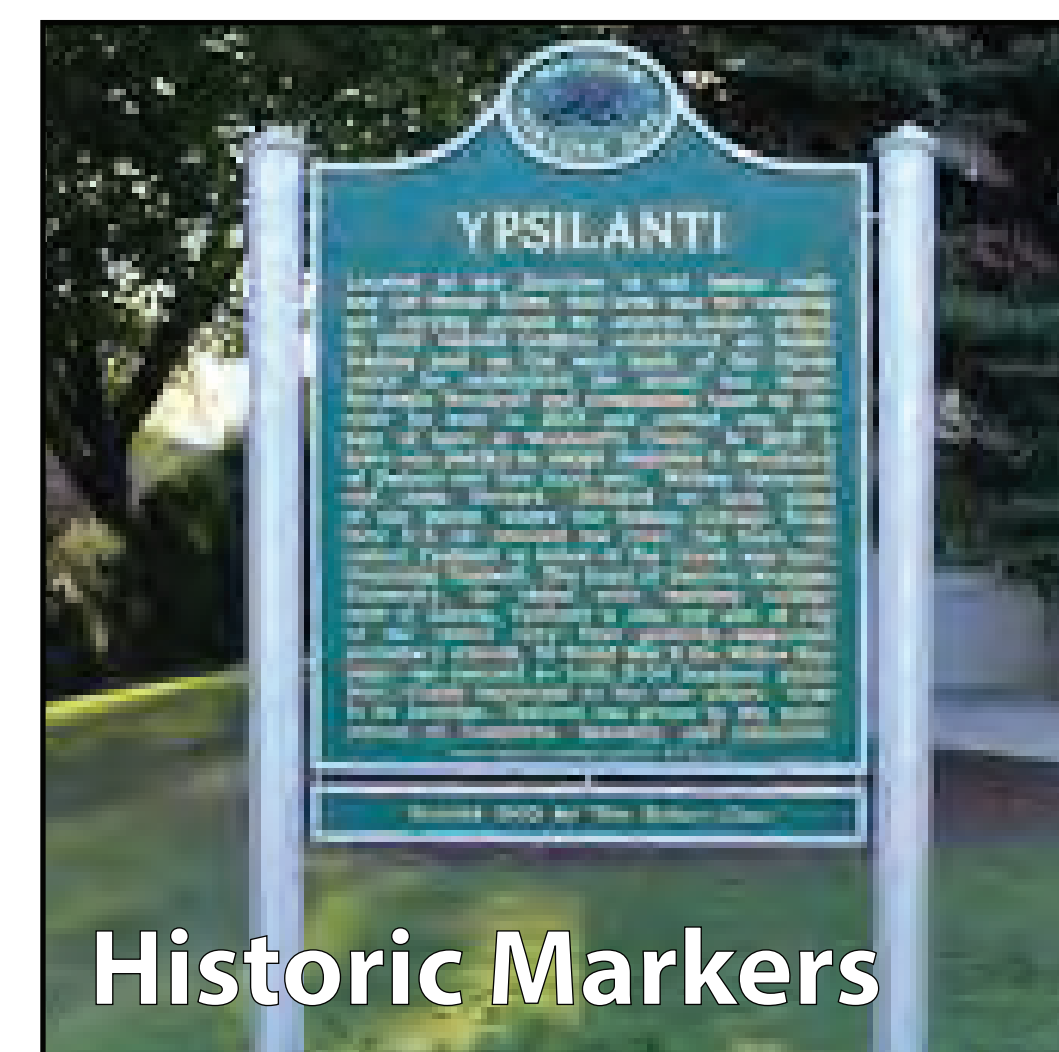
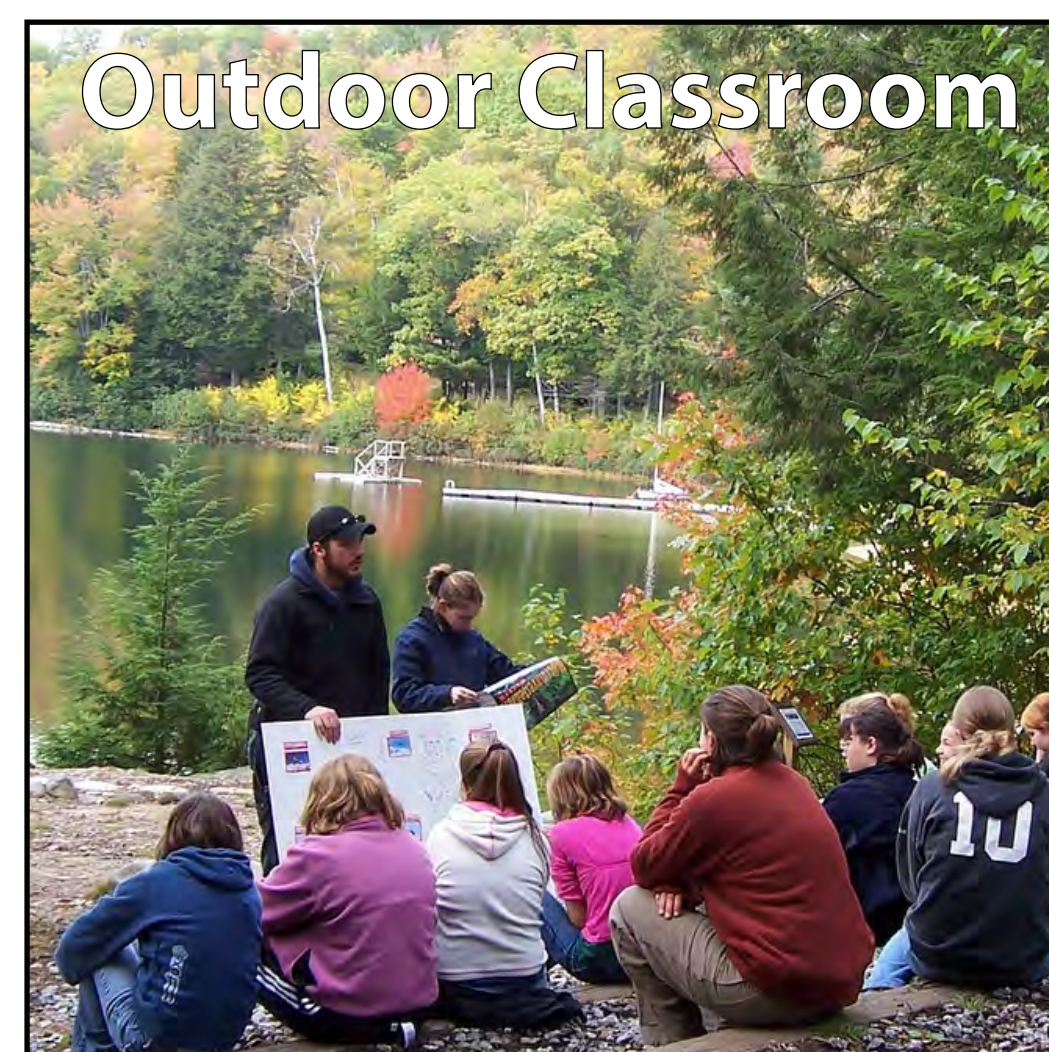
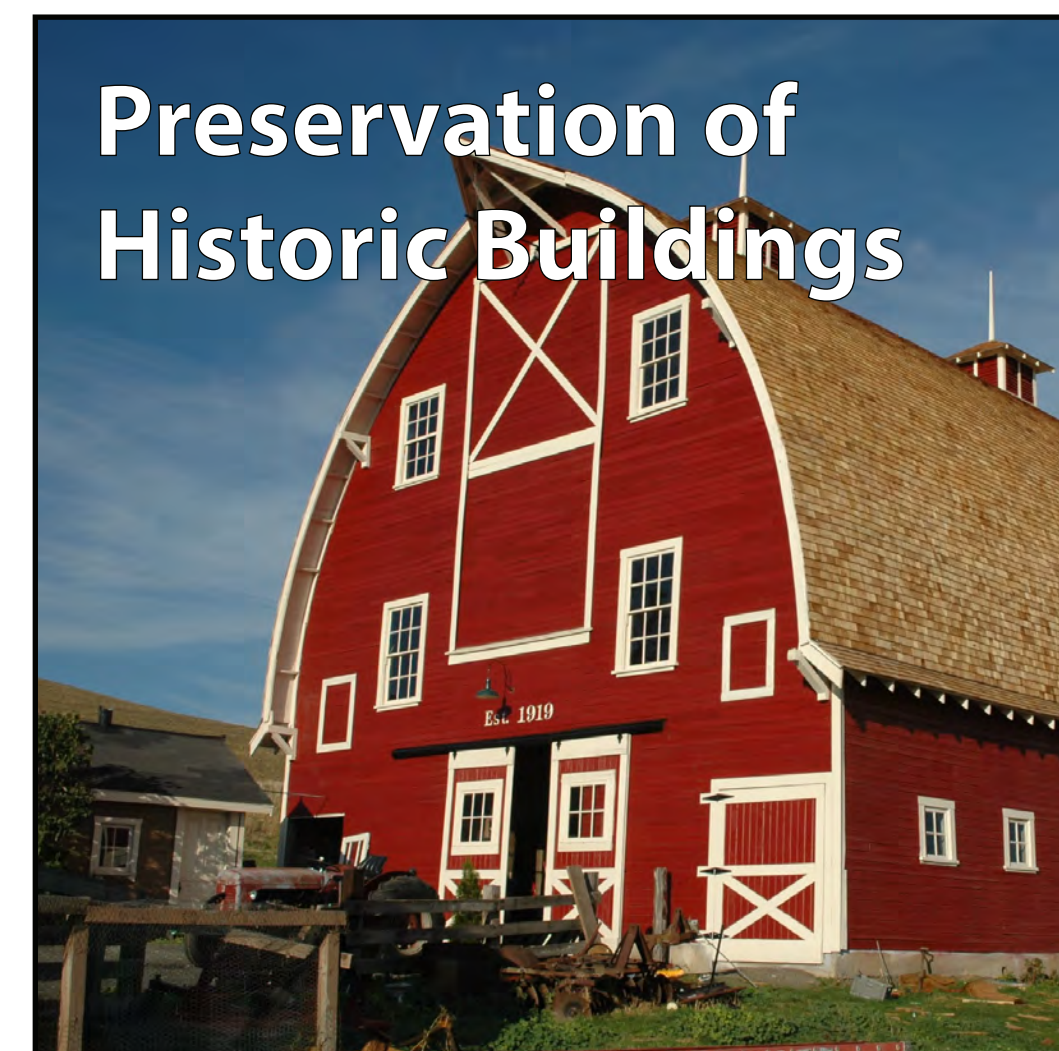
Active Recreation

Public Meeting #1

Master Plan Update

Charter Township of
Brighton
MICHIGAN

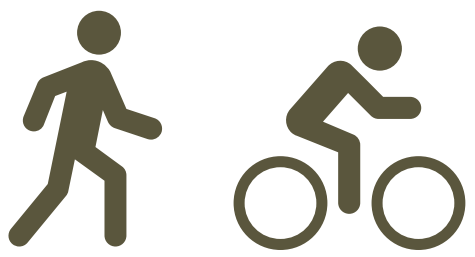
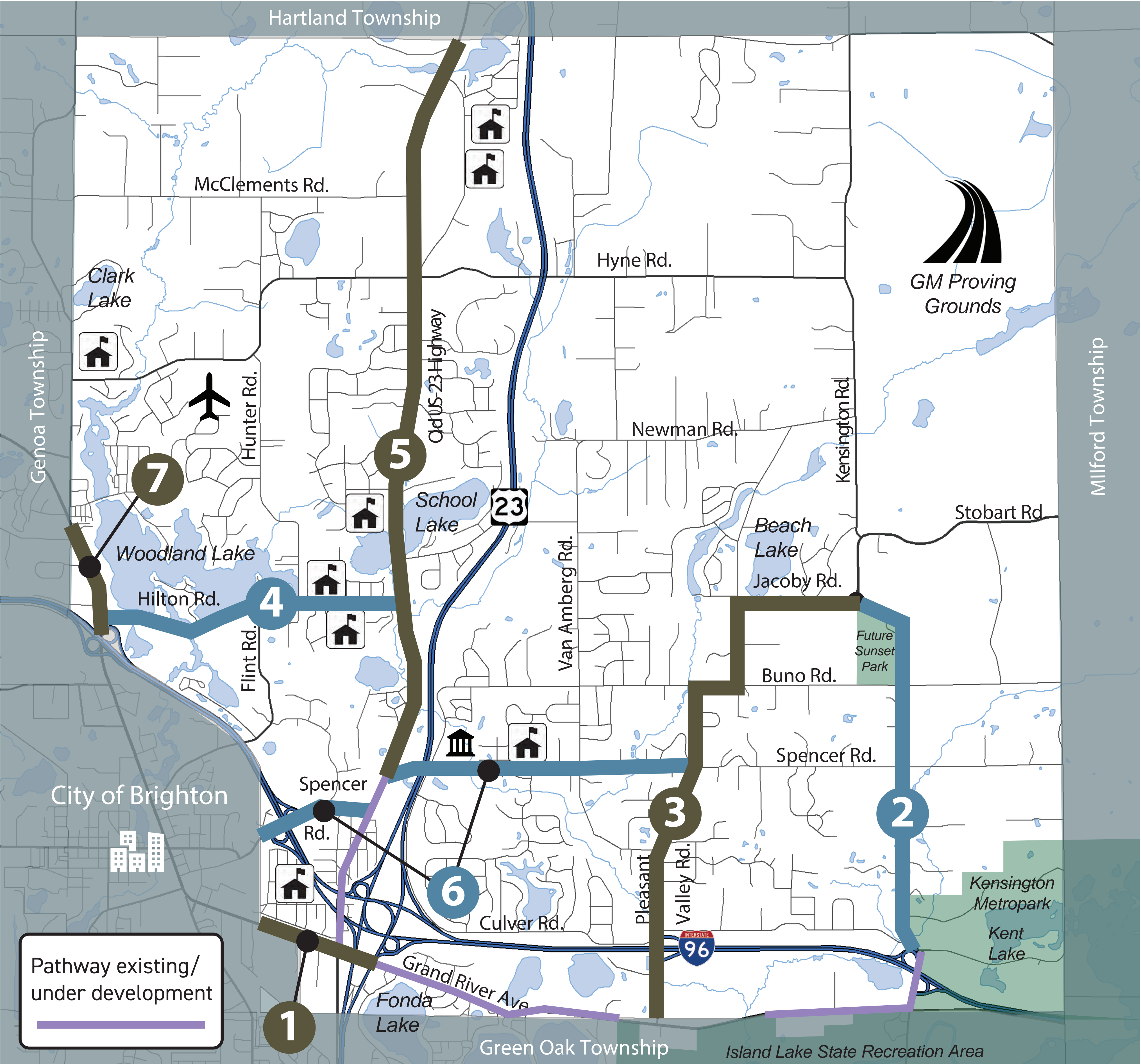
Pick 2: Please place pins below on your Top 2 most desired passive recreational amenities you would like to see in Brighton Township.



Master Plan Update

Pick 2: Please place 2 pins below on the boxes corresponding to your Top 2 most desired Pathway Connections in Brighton Township on the map below.

- 1** E. Grand River
- 2** Kensington
- 3** Pleasant Valley
- 4** Hilton
- 5** Old Hwy 23
- 6** Spencer
- 7** W. Grand River
- Other
Use Post-It



Pathways

Public Meeting #1

Sign-In Sheet

Name
Mike Palmer
CLIVER WARRIER
Linda Cronk
CLAUDIA SEXTON
Robert Sexton
Melissa Barton
John Porth
Brian Jenkins
Noreen Westkey
Cardyn Demkowski
DREW SAUDAHK
Carol Lichte
Ken Yonckaus
Steve Wisniewski
Daniel Beatty
LARRY HERZINGER

Sign-In Sheet

Name
BARRY SWAN
John & Susan Hughes
LEONARD & LERRIE SM
WILLIAM BERTRAND
Kristin Sopko
Vera Edblad
PAT RICHARDS
David Lucas
David Francis
DENNIS DWYER
Tim McElroy
Bruce Cairns
Kelly Harvester
Bruce Legler
Scott Cairns
LEONARFIN

Sign-In Sheet

Name
Lee Anzick
Nick Dychakowsky
JANICE GEROUY
Kristin Squarhalf
JIM VICTHET
CATHY Doughty

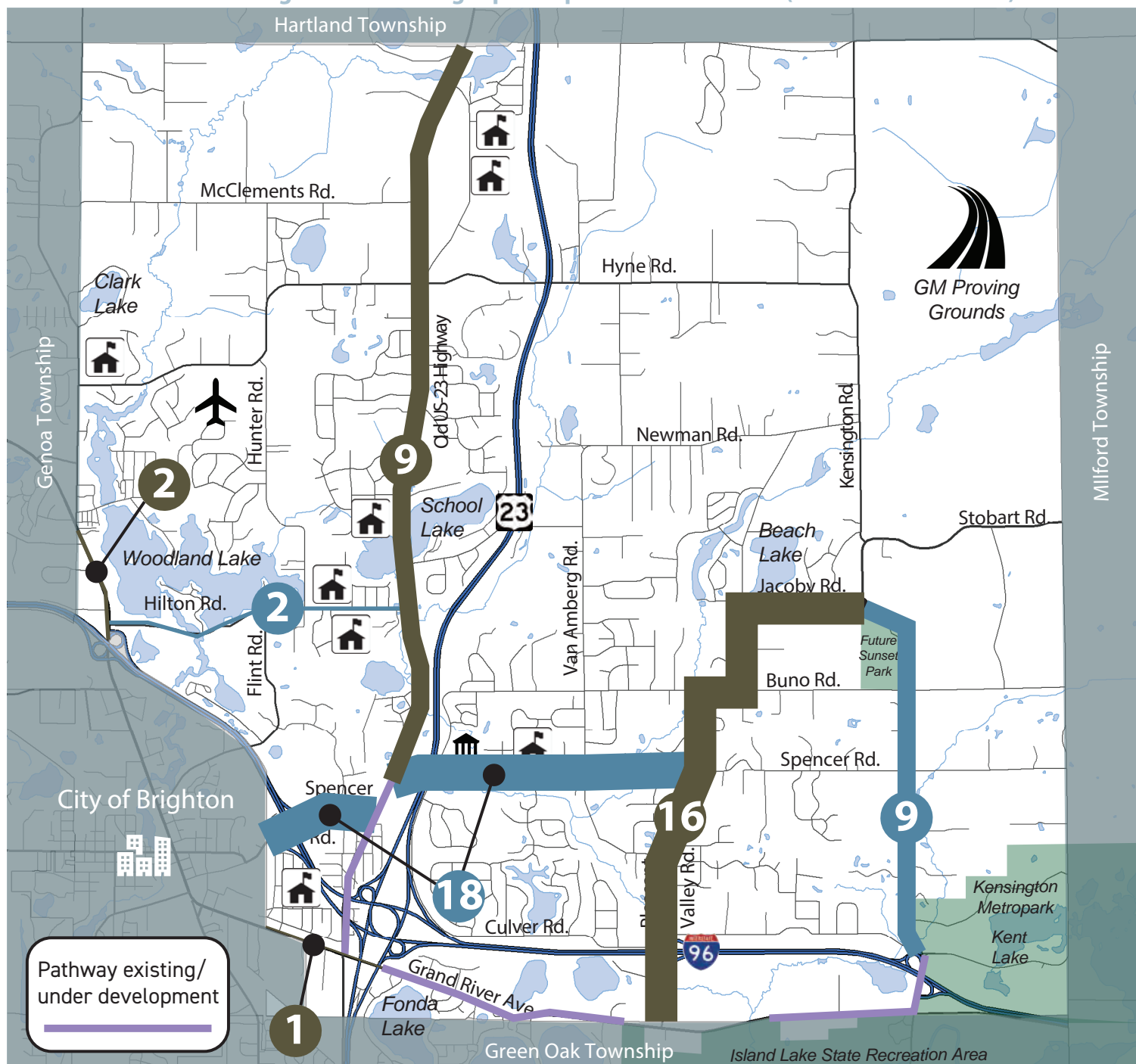
Master Plan Update

Charter Township of
Brighton
MICHIGAN

COMMENT BOARD TOTALS

Participants' Top 2 desired pathway connections.

Thicker line weight indicates larger public preference for route (Vote totals in circles).



Pathways

Public Meeting #1



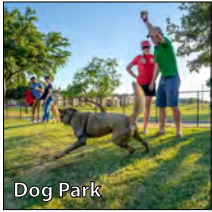
Multi-Use Paths

24



Playground

12



Dog Park

11

No active recreation enhancements desired.

7



Splash Pad

5



Mountain Biking

5



Athletic Fields

2



Outdoor Courts

1

COMMENT BOARD TOTALS

Participants' Top 2 desired amenities.

Master Plan Update

Charter Township of
Brighton
MICHIGAN



Active Recreation

Public Meeting #1



Nature Trail

24



Nature Preserve

10



Gathering Space

9



Preservation of
Historic Buildings

7

No passive
recreation
enhancements
desired.

7



Historic Markers

3



Outdoor Classroom

1



Amphitheater

1

COMMENT BOARD TOTALS

Participants' Top 2 desired amenities.

Master Plan Update

Charter Township of
Brighton
MICHIGAN



Passive Recreation

Public Meeting #1

Community Engagement Process

Please Join Us!



PUBLIC MEETING #2

February 4, 2020

6:30 PM to 8:30 PM

Township Hall

4363 Buno Road

Brighton, MI 48114

We Need Your Input!

Based on community feedback from our first public meeting last October we will be seeking more detailed input on the following potential enhancements:

**Pathway
Connections**



**Active
Recreation**



**Passive
Recreation**



Clark Lake Park



Exercise Instructions:
Place a Pin in the space provided based on whether you like or dislike the Improvement Illustrated. Fill out the Comment Cards provided if you would like to further describe your reasoning.



Station 32 & Weber Park



Exercise Instructions:
Place a Pin in the space provided based on whether you like or dislike the Improvement Illustrated. Fill out the Comment Cards provided if you would like to further describe your reasoning.

Station 32 Park



Weber Street Park



Sunset Park



Exercise Instructions:

Place a Pin in the space provided based on whether you like or dislike the Sunset Park Site Plan Illustrated above. Fill out the Comment Cards provided if you would like to further describe your reasoning.



Recreational Lake



Jogging/Walking Path



Tennis/Pickleball Courts



Athletic Fields



Winter Recreation Area



Quiet, Reflecting Area



Spencer Road Trail

Charter Township of
Brighton
MICHIGAN

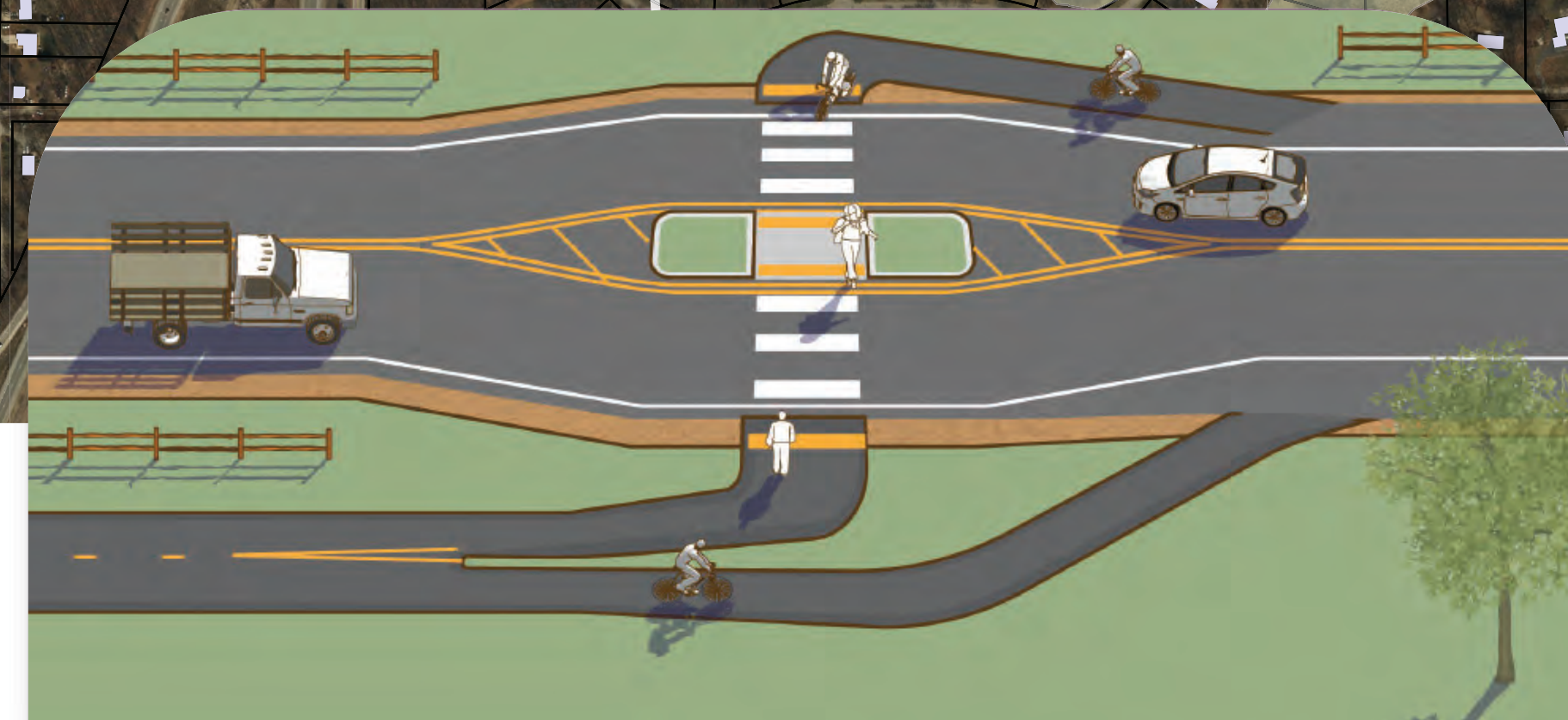
Exercise Instructions:

Place a Pin in the space provided based on whether you like or dislike the Improvement Illustrated.
Fill out the Comment Cards provided if you would like to further describe your reasoning.



Legend

- Proposed Trail/Path
- Planned Trail/Path
- Stream
- Parcel Lines
- Existing Wetland
- Lake
- Existing Structure



Due to the limited width of the Existing Spencer Road Bridge, the Proposed Trail will need to Transition to Bike Lanes as shown above.

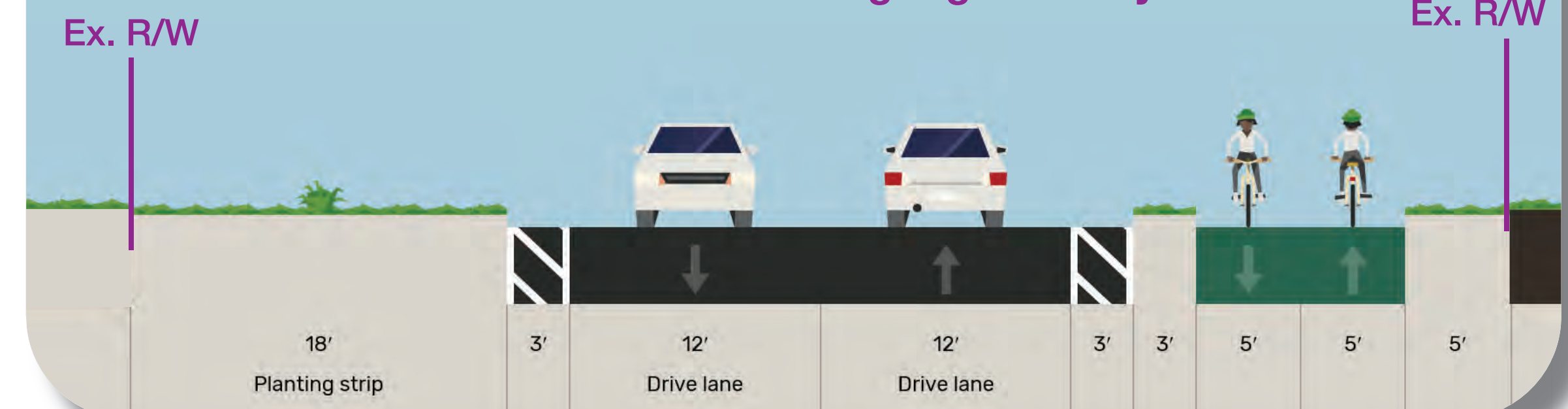


Existing Bridge will need to be widened to accommodate bicycle facilities

Proposed Off-Road Trail

Spencer Rd. Looking East

66' Wide Existing Right of Way



Old US 23 Trail

Charter Township of

Brighton

MICHIGAN

Legend

- Proposed Trail/Path
- Planned Trail/Path
- Stream
- Parcel Lines
- Existing Wetland
- Lake
- Existing Structure

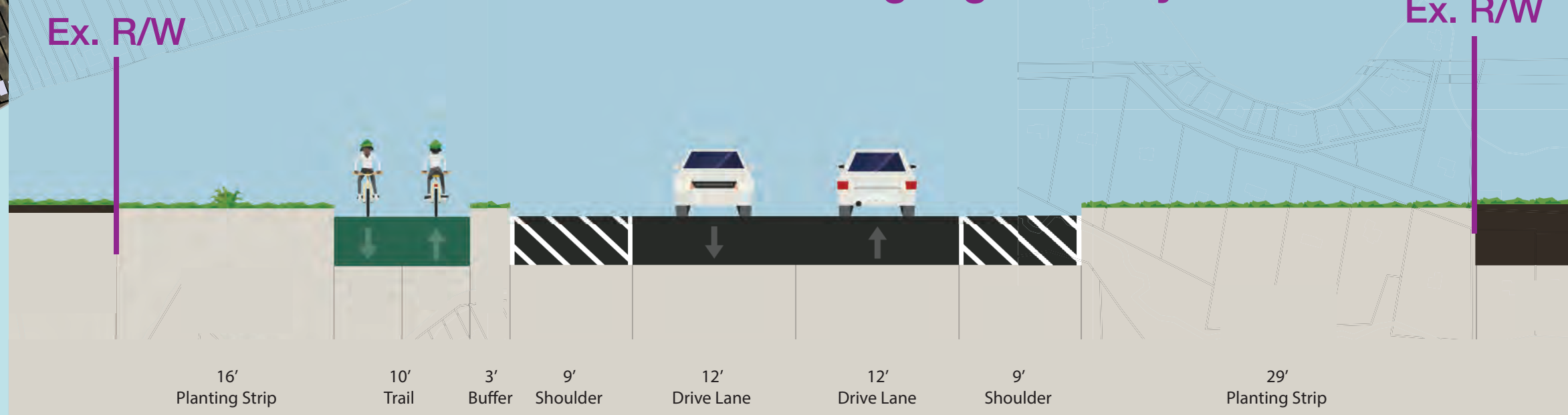


Pedestrian Crossing Needed

Proposed Off-Road Trail - West Side

Old US 23 Looking North

100' Wide Existing Right of Way



Using Both Sides of the Road

To avoid impacting adjacent wetlands and lakes the trail along Old US 23 will need to cross the roadway multiple times. At these crossing locations, pedestrian crossing signals must be installed.

Exercise Instructions:

Place a Pin in the space provided based on whether you like or dislike the Improvement Illustrated. Fill out the Comment Cards provided if you would like to further describe your reasoning.



Run Trail Along East Side (Spencer to Buckhead) to Avoid Wetlands and Lakes



Pedestrian Crossing Needed



Utility Poles Along East Side of Road



Avoid Steep Hill Along East Side

Spencer



Run Trail Along West Side (North of Buckhead) to Avoid Wetlands and Lakes

Hyne

Old US 23

Hartland Township

Taylor

Match Above

Pleasant Valley Trail

Charter Township of
Brighton
MICHIGAN



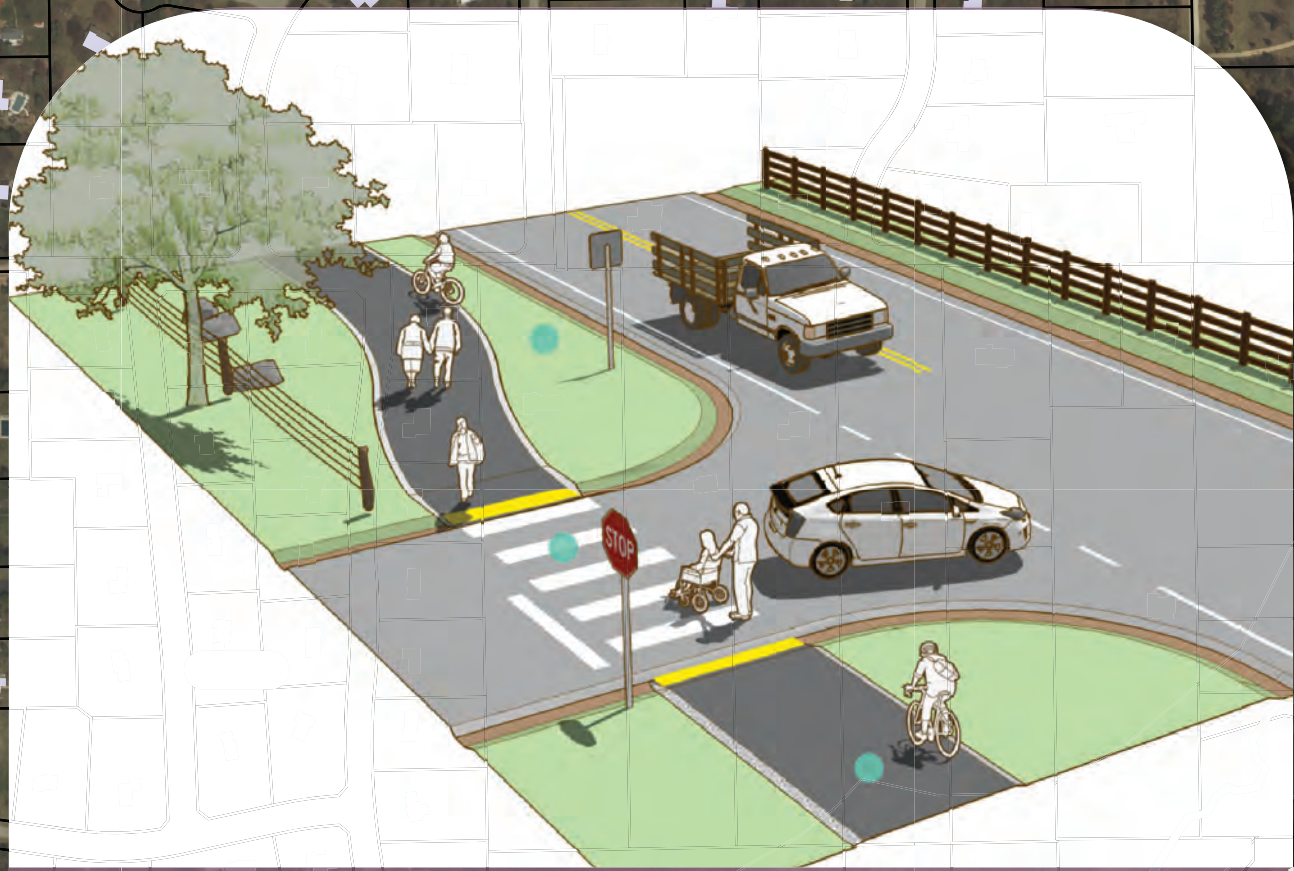
Minimize Wetland Impacts



Run Trail Along South Side of Jacoby



Future Sunset Park



Sidestreets (e.g. Spencer) Should Yield to Trail Users at Crossings, Similar to Parallel Roadway Traffic

Legend

- Proposed Trail/Path
- Existing/Planned Trail/Path
- Stream
- Parcel Lines
- Existing Wetland
- Lake
- Existing Structure



Exercise Instructions:

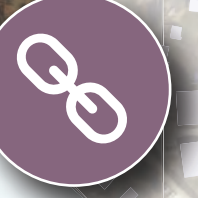
Place a Pin in the space provided based on whether you like or dislike the Improvement Illustrated. Fill out the Comment Cards provided if you would like to further describe your reasoning.



Run Trail Along West Side (Grand River to Jacoby) to Avoid Interchange Ramps



Culvert Extension Needed over Creek

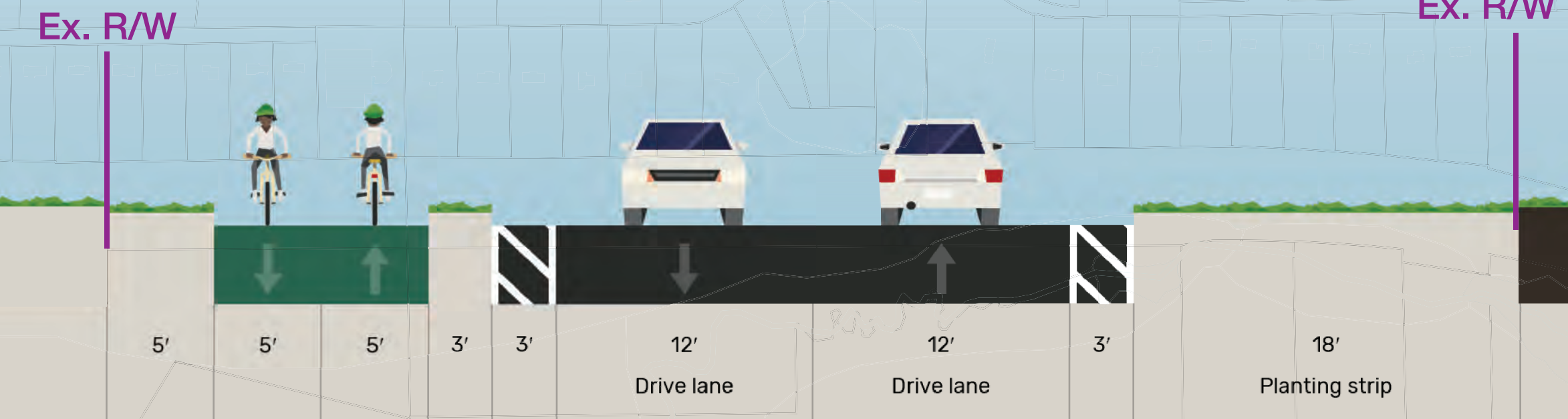


Link to Future Grand River Road Trail

Proposed Off-Road Trail

Pleasant Valley Rd. Looking North

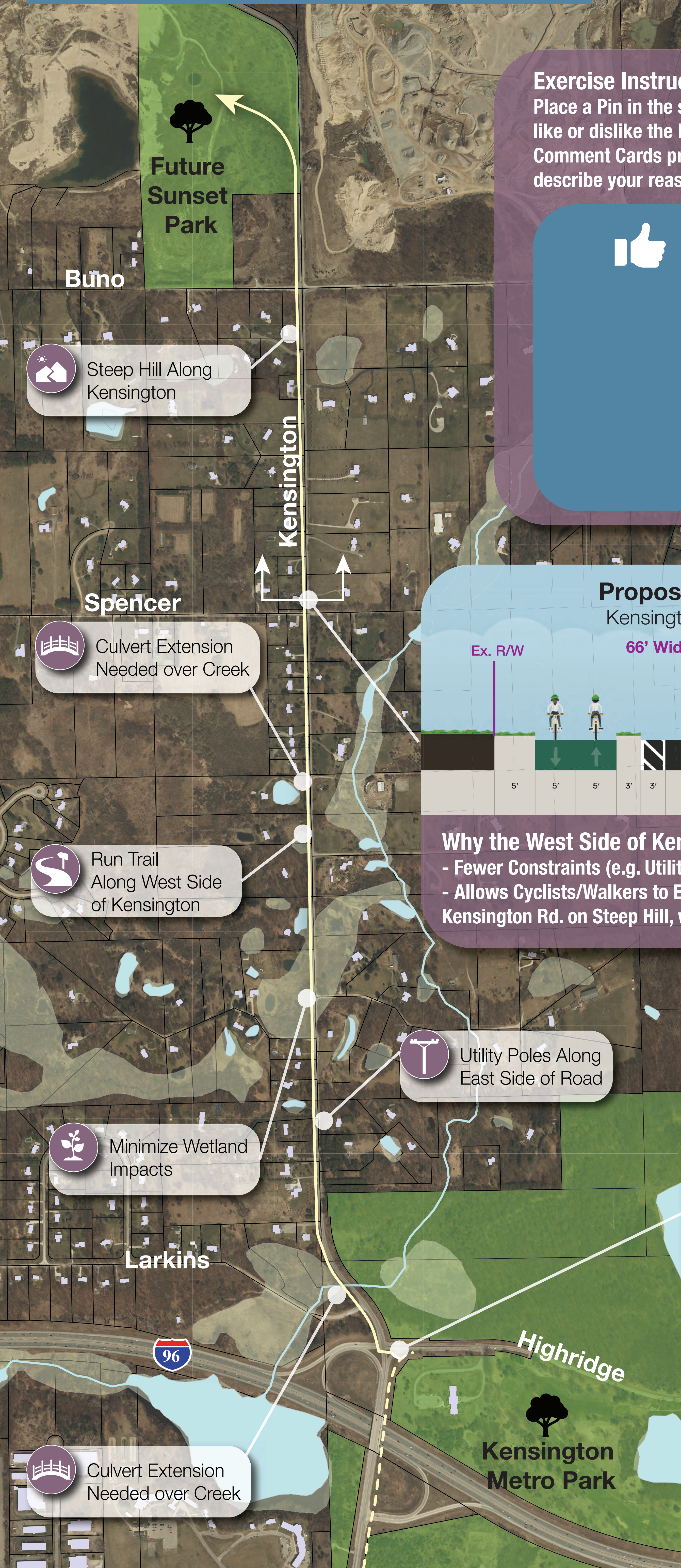
66' Wide Existing Right of Way



Wetland Considerations

In areas where wetlands abut the roadway, trails should be constructed closer to the roadway to minimize wetland impacts. In some cases, boardwalks may be needed.

Kensington Road Trail

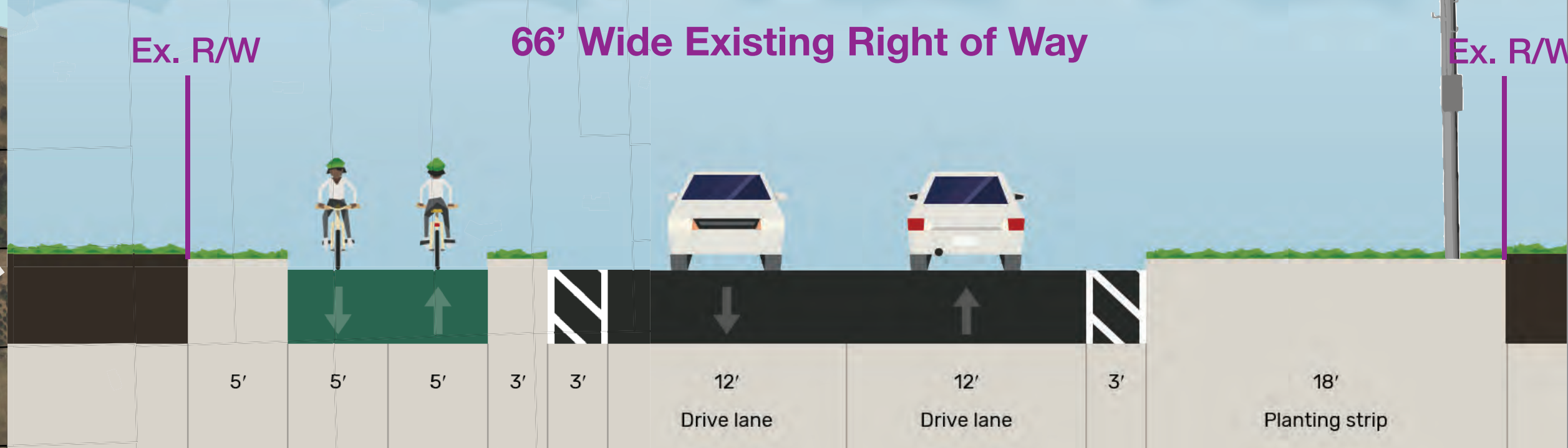


Exercise Instructions:
Place a Pin in the space provided based on whether you like or dislike the Improvement Illustrated. Fill out the Comment Cards provided if you would like to further describe your reasoning.



Proposed Off-Road Trail

Kensington Rd. Looking North



Why the West Side of Kensington?

- Fewer Constraints (e.g. Utility Poles, Steep Ditches, Sidestreet Crossings)
- Allows Cyclists/Walkers to Enter into Future Sunset Park w/out crossing Kensington Rd. on Steep Hill, where Site Distance is Limited.



Utilize 4-Way Stop to Cross Kensington. Install Actuated Pedestrian Crossing (e.g. Rapid Flashing Beacon Shown Above)

Legend

- Proposed Trail/Path
- Existing Trail/Path
- Stream
- Parcel Lines
- Existing Wetland
- Lake
- Existing Structure



Charter Township of

Brighton
MICHIGAN

Charter Township of Brighton

Master Plan Update

Public Meeting #2

February 4, 2020

Sign-In Sheet

Name
RICH KUBICKI
David Francis
Noreen Waitkany
Sara Thomas
Margaret Madison
Mike Anderson
Karen Wilson
BRUCE KELLY
Paula Gruszka
Carl Slindee
Don Reef
PAUL CHOFF
Barb Choff
Beck Brine
Sally Daugherty

ENVISION

Charter Township of

Brighton
MICHIGAN

Charter Township of Brighton

Master Plan Update

Public Meeting #2

February 4, 2020

Sign-In Sheet

Name
Jeff Wirth
MAR GARET ^{SIELOFT}
PAT RICHARDS
CLAUDIA SEXTO
Mike Wilson
Dave + Sue WITT
Shanna Batten
Carolyn Dembow
DREW SANDAYK
GARY BUTZKE
Pete Wood
Steve Combs
RAYMOND DEGRÖOTE

February 4, 2020

Sign-In Sheet

Name
ROBERT SCHRODER
Taire Thie
David Lucas

Master Plan Update

Charter Township of

Brighton

MICHIGAN



Public Meeting #2 | Public Input Summary

NOTE: Percent figures correspond to meeting participants not Township residents as a whole.



Pathways



Route	Like		Dislike	
	No.	Percent	No.	Percent
Kenningston Rd	14	78%	4	22%
Pleasant Valley Rd	15	75%	5	25%
Old US 23	14	82%	3	18%
Spencer Rd Trail	16	84%	3	16%



Parks



Route	Like		Dislike	
	No.	Percent	No.	Percent
Sunset Park (Overall Plan)	16	94%	1	6%
Recreational Lake	6	100%	0	0%
Jogging/Walking Path	11	100%	0	0%
Tennis/Pickleball	4	100%	0	0%
Athletic Fields	1	33%	2	67%
Winter Recreation Area	11	100%	0	0%
Quiet, Reflecting Area	9	100%	0	0%
Station 32 Park	13	100%	0	0%
Weber Street Park	6	86%	1	14%
Clark Lake Nature Area	26	96%	1	4%

Master Plan Update

Charter Township of

Brighton
M I C H I G A N

Community Engagement Process

Please Join Us!



PUBLIC OPEN HOUSE

July 22, 2020

3:00 PM to 8:00 PM

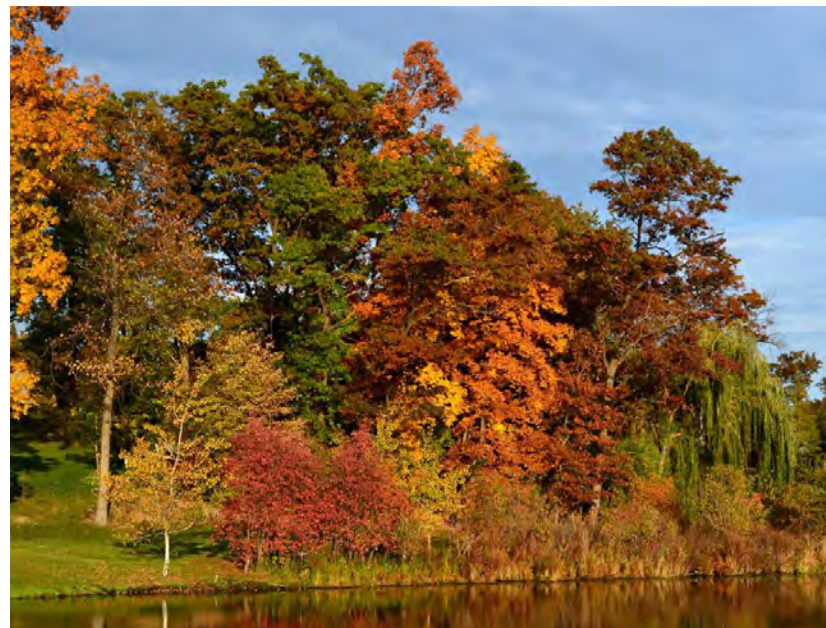
Brighton Area Fire Authority
Station 32

1580 South Old U.S. 23
Brighton, MI 48114

This is our Final Public Meeting - We Need Your Input!

Based on community feedback from our second public meeting in February we will be seeking your input on the draft master plan recommendations.

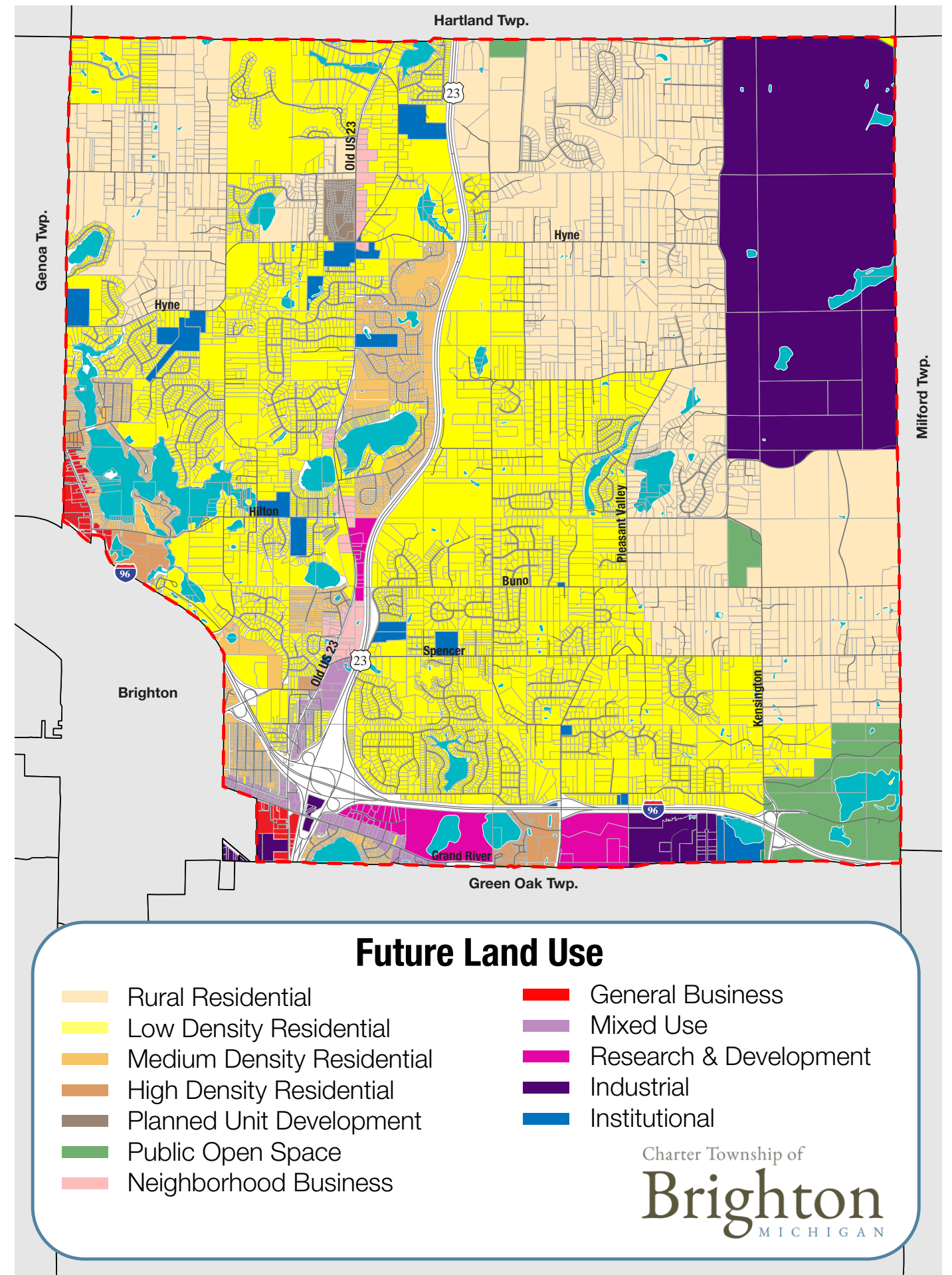
Please stop in anytime between 3 PM and 8 PM to view and discuss the draft plan recommendations with the project team.



Land Use

GOALS

- Maintain a balanced mix of land uses to meet the current and future needs of the Township, in consideration of existing development patterns, natural features and the capacity of transportation, utilities, and public and private services and facilities
- Create well-designed residential neighborhoods that contribute to the current quality of life and sense of community by providing for housing opportunities that sustain the high quality of life in the Township, suited to the current and future needs of a variety of household types and lifestyles, while still maintaining needed buffers from higher intensity commercial uses
- Provide for a suitable amount of business development that will offer goods and services, increased employment opportunities and a sustainable tax base to support the desired facilities and services.

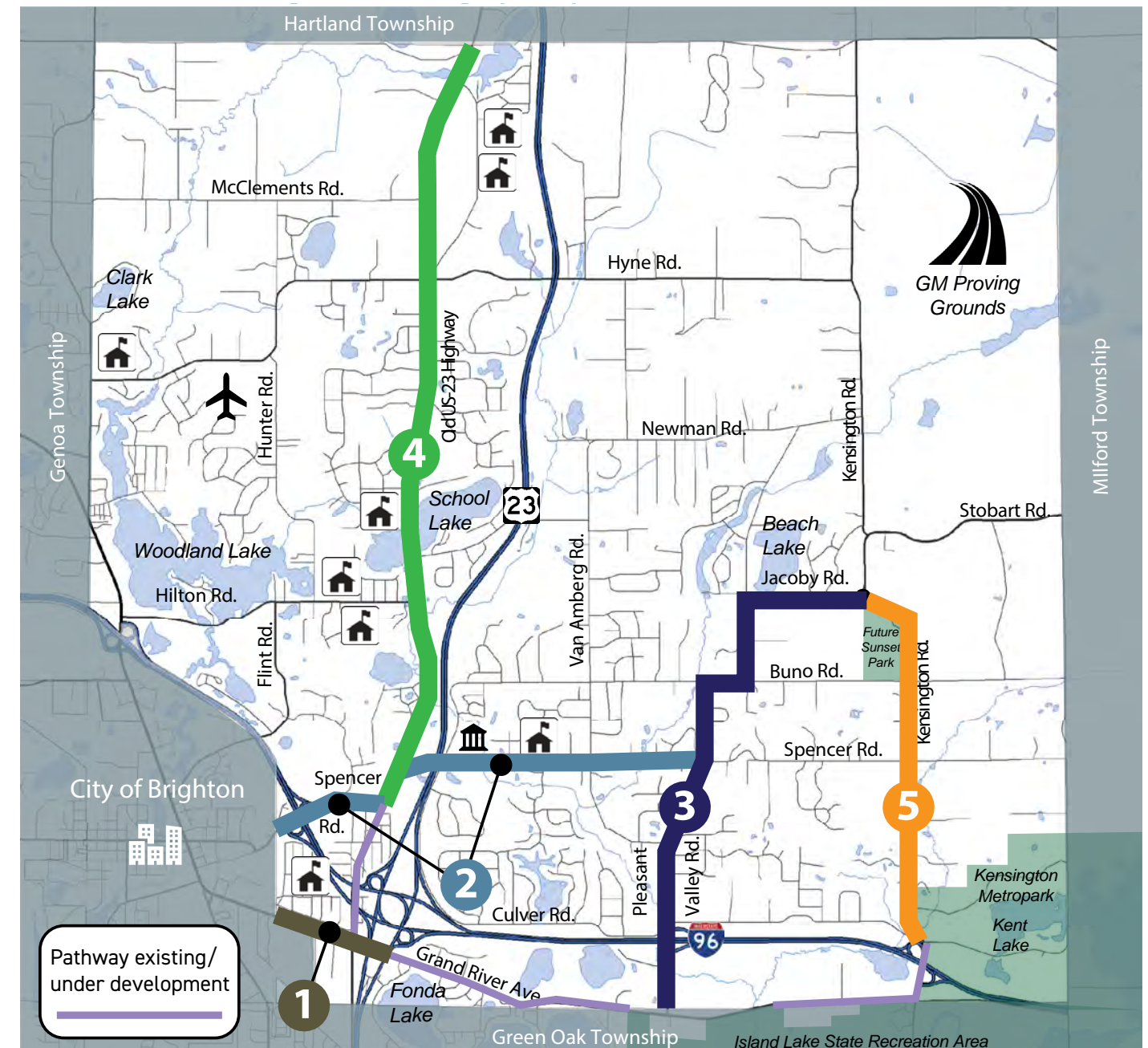


Transportation

GOAL

- Create a safe, balanced, and coordinated multi-modal transportation system adequate to accommodate the current and future needs of Brighton Township.

- 1 SHORT TERM: Grand River** | City of Brighton connection
- 2 MEDIUM TERM: Spencer** | Old Hwy 23 & School connections
- 3 MEDIUM TERM: Pleasant Valley** | Grand River connection
- 4 LONG TERM: Old Hwy 23** | Extend new pathway north
- 5 LONG TERM: Kensington** | Future Sunset Park connection



PRIORITIES: POTENTIAL FUTURE PATHWAYS

Natural Resources

GOAL

- Enhance the quality of life in Brighton Township by encouraging the conservation of prime natural amenities such as water bodies, floodplains, open space, wetlands, woodlots, aquifers, and well-head areas.

This potential enhancement involves allowing public passive recreation access to Township-owned property for hikers and mountain bikers. No buildings or pavement would be constructed as part of this improvement.

If designated a conservation area it would be restricted from future development, with the Township reserving the right to utilize the property for public purposes (e.g. utilities, etc.) as necessary to maintain the public health, safety, and welfare of the community.



Clark Lake
Conservation
Area

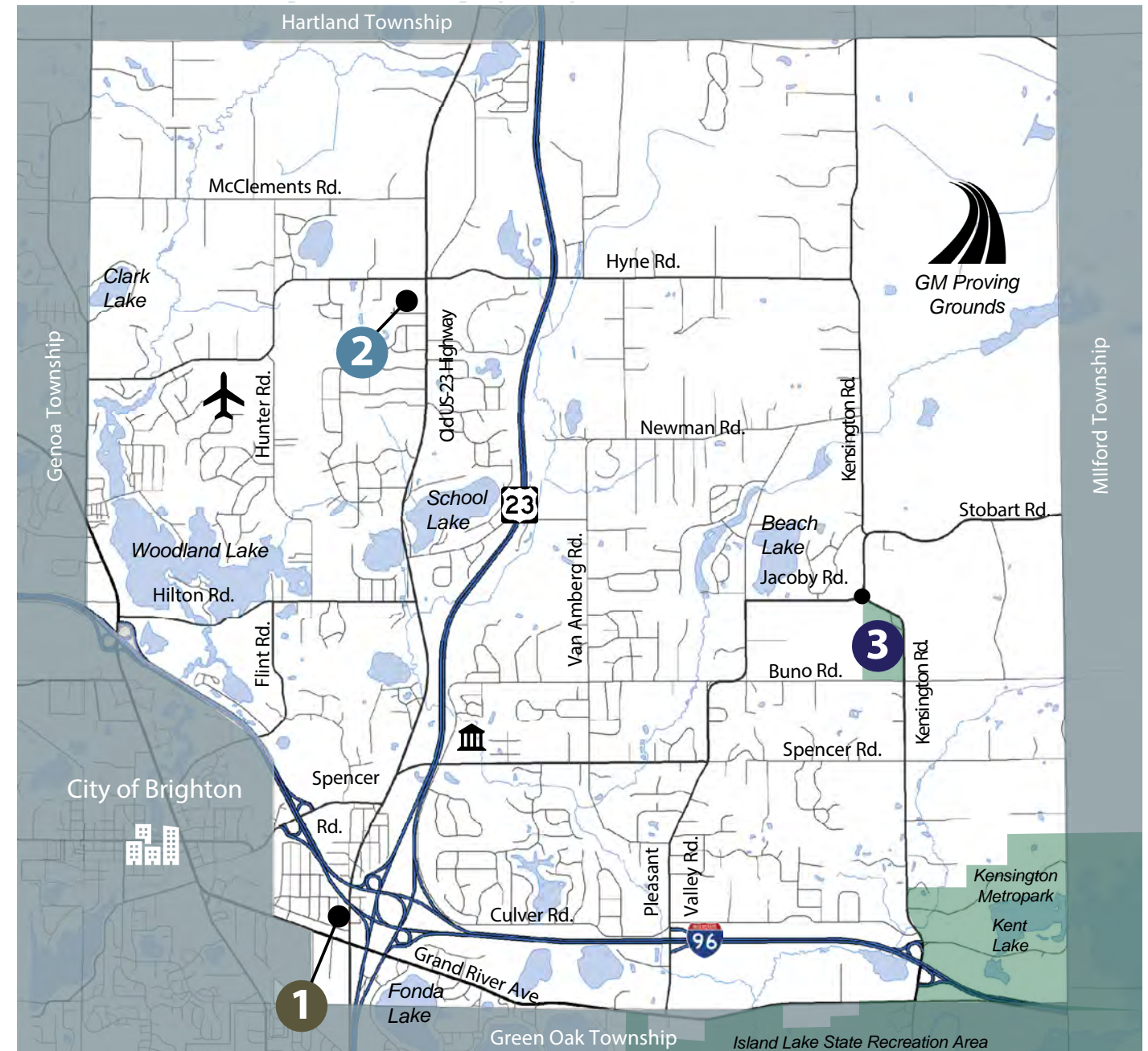


Community Services & Facilities

GOALS

- Continue to provide the quality of life that Brighton Township residents have come to expect by offering and encouraging facilities and services to meet current and future demands.
- Provide a comprehensive system of public and private parks, pathways, recreation facilities and open space throughout the Township that is accessible to residents, and to enhance the quality of life for all residents including children, teenagers, adults, senior citizens, and the physically challenged.

- 1 SHORT TERM: Weber Street Park | Neighborhood Park**
- 2 MEDIUM TERM: Station 32 Park | Passive Park**
- 3 LONG TERM: Sunset Park | Active Recreation Park**



PRIORITIES: POTENTIAL FUTURE PARKS

Sign-In Sheet

Name
Bob Sexton
Derek Fleetham
THENEA JENKINS
Bill Cobb
Deane Swier
Cathy Apple
William Apple
David Bell
Michael Gachler
CATHY Doughty
Dave Dunne
DAN MOODY
Miles VIEAU
Rodney Remer
Kristin Remer
DON FRALICK

Sign-In Sheet

Name
Beverly Fields
Mark Lars
John Hughes
Susan Hughes
Katie McGrath
Tom McGrath
JANE ALEXANDER
Blake alexander
Bruce Latti
Steve Holden
ALLEN TUCKER
Dave & Jan Francis
Chas. & Lois Cheney
Brian Jenkins
SUSAN SILVERA
Bill Smeal

Sign-In Sheet

Name
FRANCIE FRALICK
ROB DIETZE
CHUCK ERGER
Don Reef
Carl Slinder
Karen Fritz-Supet
Kathy Dunmuck
Charles Mackintosh
KEN FRASHESKI
T. KINGEN
GREG YAULT
Russ & DANE MCGAGGIE
Lezon
mike CHILDS
Sandy Dobek
Mark Wobbe

Sign-In Sheet

Name
Meghan Zoll
Trena Yavich
GARY BUTZKE
Greg Schwartz
Patly Beems
ALAN BEEMS
David Lucas
ADAM BUSACK
Kristen Carknord
Olivia Sivy
BRAD WOLF
Patrick Michel
Pucille Weeire
MIKE ANDERSON
Diane Tres
JOHN GIBBONS

Sign-In Sheet

Name
THOMAS VAN HUYSEN
MICHAEL PERRY
Deborah Grantre
HANK FIREK
JEFF STEINDORF
Kelly Harvester
Kristy Harvester
Michelle Yeagley

Comment Form

Please list any comments on **Land Use:**

would like a dog park

Please list any comments on **Transportation:**

Consider Larkin rd to access Kensington Park

Please list any comments on **Natural Resources:**

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

Please keep the land free and open. I grew up on this land as a kid. Having the ability to ride bikes and go exploring is priceless. Also the only thing that could be added would have to be very small as the land is unusable

Please list any comments on **Transportation:**

Please pave the roads on Ballmaire it sucks.

Please list any comments on **Natural Resources:**

Keep it as is. The cranes and Hawks, deer and foxes and pond animals give the land its character

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

Would like Clark Lake to remain a conservation area - Blandy turtle crossing if this were developed it would lower our quality of life.

Please list any comments on **Transportation:**

Lets bus system would need more knowledge of.

Please list any comments on **Natural Resources:**

Protect our Natural Resources wisely

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

I would like to see more bike and walking trails to become available to our family.

Please list any comments on **Natural Resources:**

We would like to keep our natural resources! It truly is the only safe place for us to walk and exercise @ our home, especially with this pandemic.

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

I would move the Old 23 path as a more immediate priority as it would benefit more people.

Please list any comments on **Natural Resources:**

Extend the Old 23 path to have an off-suit along Hynes

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

So happy to see bike trails &
walking paths! The sooner the better.

Please list any comments on **Natural Resources:**

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

Sidewalks & trails can't happen fast enough.

Please list any comments on **Natural Resources:**

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

Very pleased to see the 10 acre parcel at the corner of Buno & Kensington is now planned for rural residential.

Please list any comments on **Transportation:**

Love the park connection plan!

Please list any comments on **Natural Resources:**

Please list any comments on **Community Services & Facilities:**

Very disappointed that Sunset park is the lowest priority. What can be done to expedite this litigation.

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

Please list any comments on **Natural Resources:**

I live at 1623 Clark Lake Road. It is a long skinny 4 acre lot partially surrounded by township owned land. We absolutely love the unofficial nature preserve area between Clark Lake and the church. We would love if it continues to stay as is, or if it is designated as protected undeveloped land, that would be even better. The neighborhood would lose part of its charm & value if the land was sold. Thankyou!

Please list any comments on **Community Services & Facilities:** — Derek Fleetham

Comment Form

Please list any comments on **Land Use:**

This seems to be the same as
it is now.

Please list any comments on **Transportation:**

I would hope to see faster
action on bike trails - we need a pedestrian
route to Brighton City

Please list any comments on **Natural Resources:**

Clark lake needs to be developed -
with parking! Developed trails

Please list any comments on **Community Services & Facilities:**

It is long past time for
Sunset Park! The township provides
very little for residents for recreation.
When I see what other townships - Hamburg,
Green Oaks, Genoa - offer Brighton Twp falls
short.

Comment Form

Please list any comments on **Land Use:**

Land Use- no concerns at this time. Seems to be
following current / previous plans-

Please list any comments on **Transportation:**

the transportation Plan looks well thought out.
~~Many people~~ Allowing Access via trails ~~to~~ and paths
to Kensington ~~to~~ and state Parks ~~along~~
along with ~~Park~~ Proposed Parks

Please list any comments on **Natural Resources:**

agree to keep the Clark lake ~~area~~ Natural Area
free of Improvements- keep it as a green Area to
be enjoyed by Walkers/Hikers and mountain Bikers.
~~We~~ would not want to see this land sold for development

Please list any comments on **Community Services & Facilities:**

I like the Idea of new Parks being developed
for future use.

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

MORE Bike TRAILS!!

Please list any comments on **Natural Resources:**

- Green Space & Parks will increase property values.
 - Bicycle trails bring economic value to business.
-
-

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

Please list any comments on **Natural Resources:**

keep the Clark Lake/Balmoral land
AS IS

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

GLAD THAT THE GRAVEL PITS WILL NOT BE
LAND FILLS

Please list any comments on **Transportation:**

WE LIKE THE BIKE TRAIL PLANS

Please list any comments on **Natural Resources:**

WE LEARNED ABOUT THE HIKE/BIKE TRAIL OFF
HYNE RD. KEEP IT A PARK!

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use:**

RESTRICT DEVELOPMENTS

Please list any comments on **Transportation:**

NEED BUS SVC.

Please list any comments on **Natural Resources:**

MASTER PLAN SHOULD INCLUDE CLARK LAKE, CON. AREA.

Please list any comments on **Community Services & Facilities:**

NEED BUS SVC.

Comment Form

Please list any comments on **Land Use:**

Would like to see this Clark land wetlands
remain as is, for nature walks, trails

Please list any comments on **Transportation:**

walking + bike trails would be great

Please list any comments on **Natural Resources:**

would be a great idea to keep
the Clark lake wetland area useable for
exercise, health + well being of citizens

Please list any comments on **Community Services & Facilities:**

No comment

Comment Form

Please list any comments on **Land Use**:

I would like to keep the land between Clark Lake
& Balmoral as a natural preserve as
it is now.

Please list any comments on **Transportation**:

Please list any comments on **Natural Resources**:

Please list any comments on **Community Services & Facilities**:

Comment Form

Please list any comments on **Land Use**:

Please list any comments on **Transportation**:

Please list any comments on **Natural Resources**:

Keep Clark Lake Conservation area
Designate it public open space and
make a park out of it in the future.
Don't sell it!

Please list any comments on **Community Services & Facilities**:

Comment Form

Please list any comments on **Land Use:**

KEEP COARX LAKE CONSERVATION AREA UNDEVELOPED

Please list any comments on **Transportation:**

PATHWAYS FOR BICYCLES CONNECTING NEIGHBORHOODS TO
DOWNTOWN BRIGHTON WOULD BE GREAT!

Please list any comments on **Natural Resources:**

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use**:

Please list any comments on **Transportation**:

Please list any comments on **Natural Resources**:

NICE TO SEE NOT BEING TURNED OVER TO
A DEVELOPER. LEAVE IT TO THE COMMUNITY

Please list any comments on **Community Services & Facilities**:

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

- EXTEND BIKE TRAILS UP PLEASANT VALLEY RD

- PAVE PLEASANT VALLEY TO M59

Please list any comments on **Natural Resources:**

Please list any comments on **Community Services & Facilities:**

- MORE BIKE TRAILS / HIKE PARKS

- INTERCONNECT PARKS

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

Please list any comments on **Natural Resources:**

CLARK LAKE CONSERVATION AREA
I HAVE SPENT MANY HOURS IN THE WOODS
BOTH SKIING, WALKING AND CLEARING TRAILS
PLEASE KEEP OPEN FOR US AND NATURE

Please list any comments on **Community Services & Facilities:**

Comment Form

Please list any comments on **Land Use**:

Please list any comments on **Transportation**:

Please list any comments on **Natural Resources**:

Please leave property Clark Lake Conservation area undeveloped. It is a great natural resource which should be left alone! What makes Brighton County special is that it is rural and woodsy. We need to be good ~~of~~ guardians of the land and nature.

Please list any comments on **Community Services & Facilities**:

Comment Form

Please list any comments on **Land Use:**

Please list any comments on **Transportation:**

Please list any comments on **Natural Resources:**

Clark Lake Conservation Area - my family
uses this area often. We like to walk on the
trails on a regular basis. If this Property should
ever go up for sale, our desire would be to
have it sold as undeveloped. Many of our
neighbors use this area also. Please feel free to
reach out with questions. Michelle Yeagley 517 403-3581

Please list any comments on **Community Services & Facilities:**

MichelleYeagley@comcast.net

PROPOSED AGENDA

**CHARTER TOWNSHIP OF BRIGHTON
TOWNSHIP BOARD
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114**

**APRIL 22, 2019
REGULAR WORK SESSION
SPECIAL MEETING
6:30 P.M.
(810) 229.0562**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. CALL TO THE PUBLIC**
- E. AGENDA**
- F. BUSINESS**

1. KICK-OFF MEETING FOR 2019 MASTER PLAN

- G. CALL TO THE PUBLIC**
- H. ADJOURNMENT**

The Charter Township of Brighton will provide the necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon 10 days' notice to the Charter Township of Brighton, Attn: Township Manager. Individuals should contact the Charter Township of Brighton by writing or contacting the following: Kelly Mathews, 4363 Buno Road, Brighton, MI 48114. Telephone: 810-229-0562 or e-mail at.....planner@brightontwp.com.

Meeting Agenda

I. Introductions

II. Master Plan Process Overview & Schedule (see attachment)

III. Steering Committee Questionnaire (see attachment)

1. What is the primary reason you reside or locate in Brighton Township?
2. What about Brighton Township is its greatest source of civic pride – in other words “what makes people most proud to call Brighton Township home”?
3. What do you feel Brighton Township’s biggest weakness is? (This can be actual or perceived)
4. What geographic area of the Township (e.g. intersection, business district, neighborhood, corridor) is in the most need of investment?
5. Which of the following do you feel should be the Township’s Top 3 priorities moving forward? (Pick 3)

Economic Development (Job Creation)	Roads (Pavement & Traffic)
Bicycle & Pedestrian Connectivity (Sidewalks & Trails)	Utility Infrastructure (Sewers, Waterlines)
Placemaking (Streetscape, Gateway Signage, Building Aesthetics)	Parks & Recreation
Ecological Preservation / Conservation	Public Services / Fire & Safety

IV. SOAR Analysis (Strength. Opportunity. Aspiration. Realities.)

- a. **Strengths** - What are Brighton Township’s greatest assets, benefits and/or strategic advantages within the regional marketplace?
- b. **Opportunities** - What unleveraged assets provide the Township with the most potential for future prosperity?
- c. **Aspirations** - What amenities does the Township currently lack that if provided might attract potential residents/ businesses to reside/locate in town?
- d. **Realities** - What obstacles does the Township face in the short-term and long-term future? What market forces and demographic indicators concern you most when assessing Brighton Township’s economic outlook?

V. Geographic Focus Areas

- a. Old US 23 (Redevelopment / Aesthetics)
- b. East Grand River Ave (Development: R&D and Industrial)
- c. W Grand River Ave / Woodland Lake Waterfront
- d. Sunset Park (Recreation)
- e. Others?

VI. Community-wide Topics

- a. Economic Development – Strengthen & Diversify Tax Base
- b. Active Transportation – Pedestrian & Bicycle Connectivity
- c. Parks & Recreation – Active & Passive Recreation Amenities
- d. Ecological Resources – Conservation of Natural Areas / Smart Growth
- e. Utility Infrastructure – Water & Sanitary Service Area Expansion

VII. Review of 2014 Master Plan Goals (see attachment)

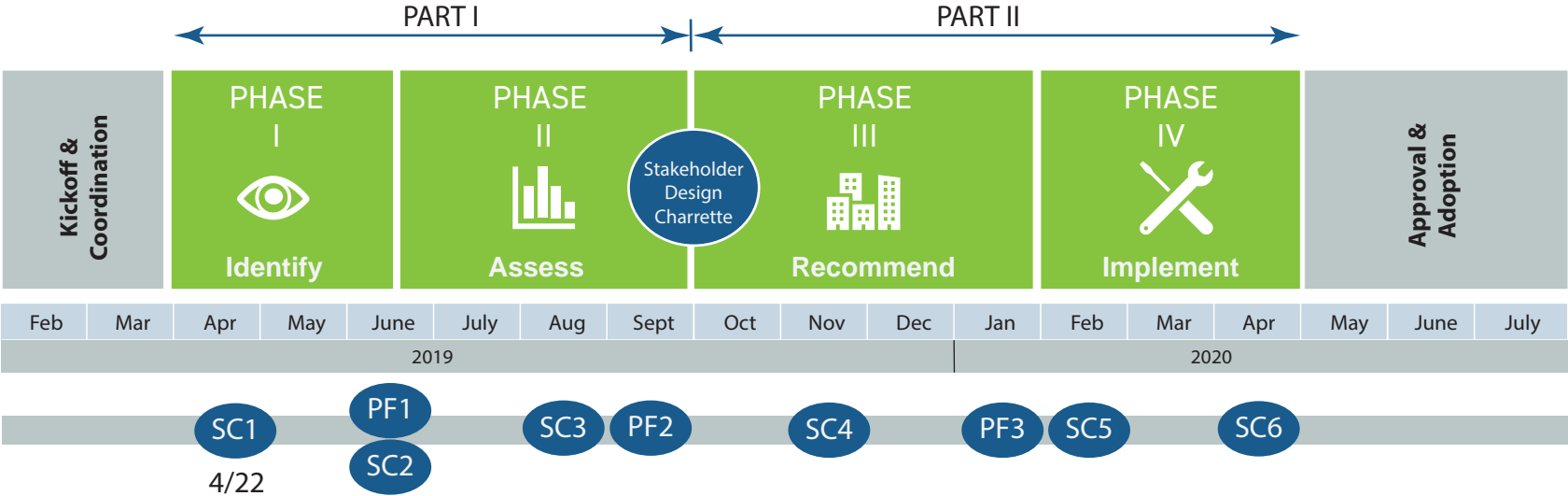
VIII. Public Engagement

- a. Community Survey
 - i. Review Draft Questions (*see attachment*)
 - ii. Post Online/Distribute in Print to Public vs. Statistically Relevant (Random Sampling)
 - iii. Targeted business outreach/questionnaires rather than inclusion in Community Survey (business participation low in 2014)
- b. Community Event Appearances
- c. Public Forums
- d. Focus Groups (themed area Focus Areas & Community-wide Topics)
- e. Stakeholders to Engage

IX. Other Discussion

X. Next Meetings - TBD

Plan Update Process



Public Engagement Process



**Steering
Committee Meeting**



**Public
Forum**

Steering Committee Questionnaire

1. What is the primary reason you reside or locate in Brighton Township?
2. What about Brighton Township is its greatest source of civic pride – in other words “what makes people most proud to call Brighton Township home”?
3. What do you feel Brighton Township’s biggest weakness is? (This can be actual or perceived)
4. What geographic area of the Township (e.g. business district, intersection, neighborhood, corridor) is in the most need of investment?
5. Which of the following do you feel should be the Township’s Top 3 priorities moving forward?
(Pick 3)

Economic Development (Job Creation)	Roads (Pavement & Traffic)
Bicycle & Pedestrian Connectivity (Sidewalks & Trails)	Utility Infrastructure (Sewers, Waterlines)
Placemaking (Streetscape, Gateway Signage, Building Aesthetics)	Parks & Recreation
Ecological Preservation / Conservation	Public Services / Fire & Safety

Review of 2014 Master Plan Goals

Below is a consolidated list of overarching goals from the 2014 Master Plan. Please review this list of goals and (a) indicate if they are still relevant and (b) provide any comments you may have.

Plan Chapter	No.	Goal	Still Relevant? (circle one)		Comments
Land Use	1	Maintain a balanced mix of land uses to meet the current and future needs of the Township, in consideration of existing development patterns, natural features and the capacity of transportation, utilities, and public and private services and facilities	Yes	No	
	2	Create well-designed residential neighborhoods that contribute to the current quality of life and sense of community by providing for housing opportunities that are adequate for the future growth of the Township, suited to the current and future needs of a variety of household types and lifestyles, while still maintaining needed buffers from higher intensity commercial uses.	Yes	No	
	3	Provide for a suitable amount of business development that will offer goods and services, increased employment opportunities and a sustainable tax base to support the desired facilities and services.	Yes	No	
Transportation	1	Create a safe, balanced, and coordinated multi-modal transportation system adequate to accommodate the current and future needs of Brighton Township.	Yes	No	

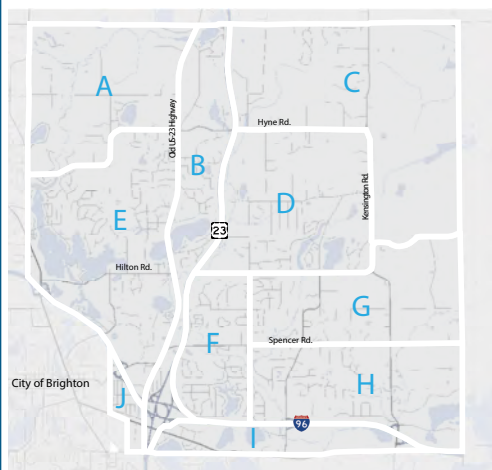
Plan Chapter	No.	Goal	Still Relevant? (circle one)		Comments
			Yes	No	
Natural Resources	1	Enhance the quality of life in Brighton Township by encouraging the conservation of prime natural amenities such as water bodies, floodplains, open space, wetlands, woodlots, aquifers, and well-head areas.	Yes	No	
Community Facilities	1	Continue to provide the quality of life that Brighton Township residents have come to expect by offering and encouraging facilities and services to meet current and future demands.	Yes	No	
	2	Provide a comprehensive system of public and private parks, pathways, recreation facilities and open space throughout the Township that is accessible to residents, and to enhance the quality of life for all residents including children, teenagers, adults, senior citizens, and the physically challenged.	Yes	No	

Please share any other broad, overarching policy goals that you feel should be included in the current Master Plan Goals:

Community Survey **DRAFT 4/16/19**

Master Plan Update 2019

Charter Township of
Brighton
MICHIGAN



1. Which area above do you live in?

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

Please provide your address:

2. How long have you lived in Brighton Township?

- ☐ Less than a year
☐ 1 to 5 years
☐ 6 to 10 years
☐ 11 to 20 years
☐ Over 20 years

3. What is your age?

- ☐ Under 18
☐ 18 to 25
☐ 26 to 35
☐ 36 to 45

4. Which best describes your household?

- ☐ Single Person
☐ Multiple Occupants - unmarried
☐ Married Couple - no children
☐ Married Couple - with children
☐ Other

Instructions: The Charter Township of Brighton is embarking on a public engagement process to gather community input for an update to its Master Plan to guide future policy decisions and development. The Township is encouraging residents to shape the future of Brighton Township by participating in this survey.

Please return surveys by email to receptionist@brightontwp.com, by mail to 4363 Buno Road, Brighton, MI 48114, or drop off in person at the Township Hall.

5. What is your gender?

- ☐ Male
☐ Female

6. Which best describes your residence?

- ☐ Single Family Detached
☐ Single Family Townhome
☐ Condo
☐ Senior Housing Community
☐ Apartment

7. Why do you live in Brighton Township?

(check all that apply)

- ☐ Quality of Public Schools
☐ Family Atmosphere
☐ Safety
☐ Rural Setting
☐ Proximity to place of work
☐ Proximity to family
☐ Affordability

8. How would you rate the quality of life in Brighton Township?

- ☐ Excellent
☐ Very Good
☐ Good
☐ Fair
☐ Poor

9. What is Brighton Township's greatest asset?

- ☐ Public Schools
☐ Housing Stock
☐ Central Regional Location
☐ Lakes & Waterfront Property
☐ Rural/Natural Character
☐ Other

10. What would you like to see improved in Brighton Township? (check all that apply)

- ☐ Civic Gathering Place
☐ Bike & Hike Trails/Paths
☐ Parks and Natural Areas
☐ Roads
☐ Stormwater / Drainage
☐ Other

11. What type of housing would you like to see more of in Brighton Township? (check all that apply)

- ☐ Apartments
☐ Single Family - Townhome
☐ Single Family - Detached
☐ Condos
☐ Senior Housing
☐ None of the Above

Community Survey **DRAFT 4/16/19**

Master Plan Update 2019

Charter Township of
Brighton
MICHIGAN

12. What type of community-based business is needed/underrepresented in Brighton Township?

(check all that apply)

- ☐ Grocery Store
- ☐ Specialty Shops
- ☐ Brewery/Tavern
- ☐ Commercial Services (e.g. bank)
- ☐ Restaurants
- ☐ Office/Professional

13. Where should the Township focus commercial development efforts?

- ☐ Grand River Ave east of the City of Brighton (Old 23 to Kensington)
- ☐ Grand River Ave north of I-96 Interchange near Woodland Lake
- ☐ Old Highway 23 south of Hilton Rd
- ☐ Old Highway 23 near Hyne Rd
- ☐ Spencer Rd at I-96 Interchange
- ☐ Happy with the Status Quo

14. How would you rate the current condition of major roads in the Township?

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ No Opinion

15. How would you rate the current condition of subdivision roads in the Township?

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ No Opinion

16. Would you support a Special Assessment to fund road improvements in your subdivision?

- ☐ Yes
- ☐ No
- ☐ Maybe
- ☐ Already have one

17. Would you support a Township-wide property millage to fund road improvements across the Township?

- ☐ Yes
- ☐ No
- ☐ Maybe

18. If sewer service was provided in your subdivision would you wish to connect to it?

- ☐ Yes
- ☐ No

19. Would you support a Special Assessment to fund sewers in your subdivision?

- ☐ Yes
- ☐ No
- ☐ Maybe

20. Would you support a Township-wide property millage to fund sewer improvements across the Township?

- ☐ Yes
- ☐ No
- ☐ Maybe

21. Which of the following would you like the Township to take a greater role in expanding?

(check all that apply)

- ☐ Water
- ☐ Sewer
- ☐ Roads
- ☐ Parks
- ☐ None of the Above

22. If you selected any answer in the previous question, which of the following mechanisms are you receptive to?

(check all that apply)

- ☐ Property Millage
- ☐ Special Assessment District

23. Which of the following would you like to see in a future Township park?

(check all that apply)

- ☐ Sports Courts/Fields
- ☐ Playgrounds
- ☐ Pavilions
- ☐ Dog Park
- ☐ Bike & Hike Trails
- ☐ Splash Pad
- ☐ Other: _____

24. Would you support an property tax millage for park and sidewalk improvements?

- ☐ Yes
- ☐ No
- ☐ Maybe

Community Survey **DRAFT 4/16/19**

Master Plan Update 2019



25. Should Brighton Township have proactive property maintenance code enforcement?

- ☐ Yes
- ☐ No

26. Should there be more aesthetics mandated for single-family homes?

- ☐ Yes
- ☐ No

27. Should there be more restrictions on setbacks of Telecommunications (i.e. cell towers on private property)?

- ☐ Yes
- ☐ No

28. Currently the smallest home allowed in the Township is 950 square feet. Are you comfortable with tiny homes (i.e. 450 square feet) being built in Brighton Township?

- ☐ Yes
- ☐ No

29. Should storage containers be allowed as homes?

- ☐ Yes
- ☐ No

30. Should storage containers be allowed as garages?

- ☐ Yes
- ☐ No

31. Should someone be allowed to turn a single family home into a duplex?

- ☐ Yes
- ☐ No

32. Should large area lots (2.5 to 5 acres) be allowed to have 2 homes on a single lot?

- ☐ Yes
- ☐ No

33. Should someone be allowed to rent a second home or garage on their property?

- ☐ Yes
- ☐ No

34. Should the Township allow short term rentals (e.g. Airbnb) for homes?

- ☐ Yes
- ☐ No

35. Should the Township allow ground installed solar arrays at residential homes?

- ☐ Yes
- ☐ No

36. Should the Township allow wedding barns and other agritourism activities?

- ☐ Yes
- ☐ No

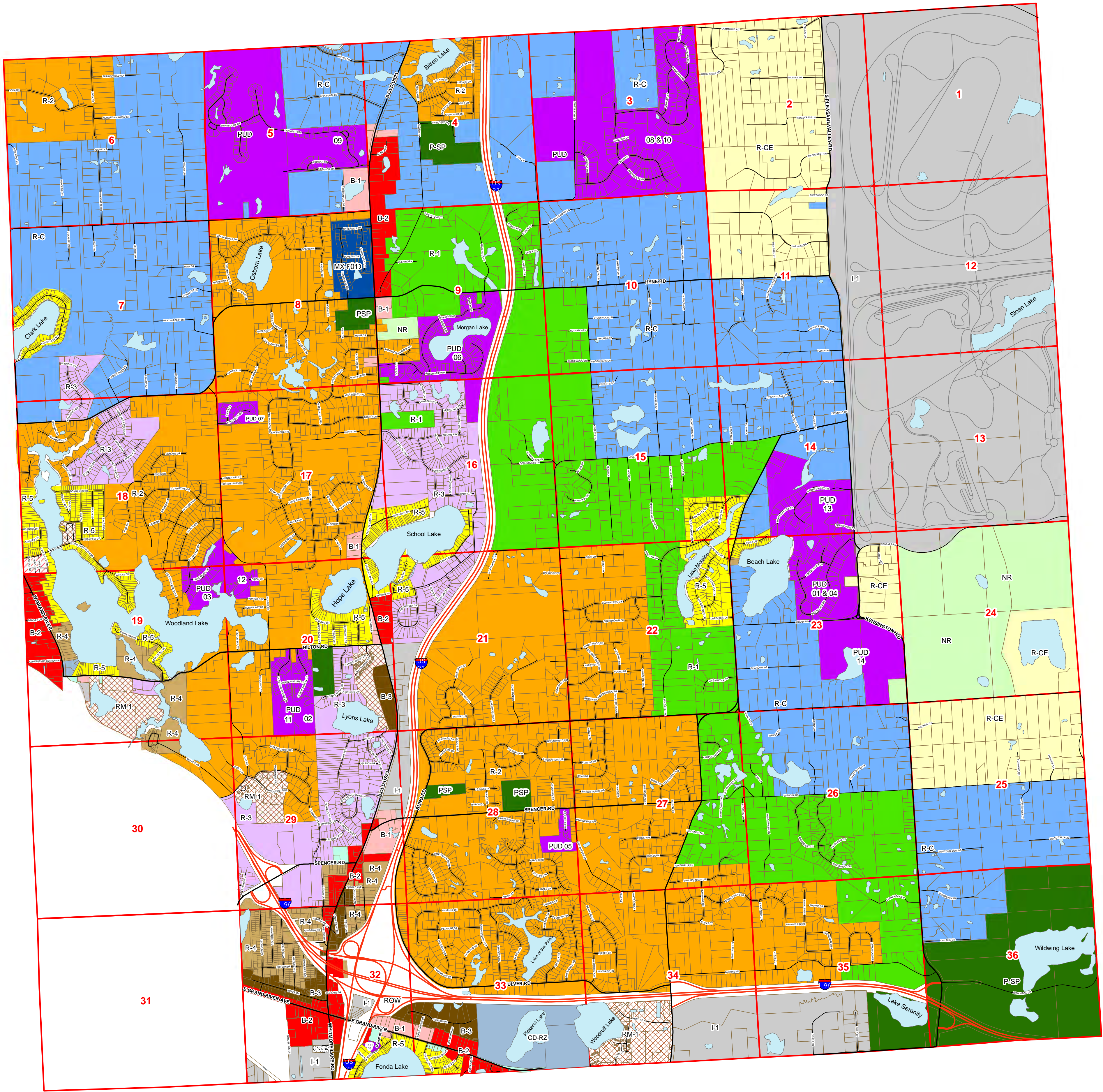
37. Should larger signage be allowed for businesses?

- ☐ Yes
- ☐ No

38. Please express any additional thoughts you have about the future of Brighton Township:

CHARTER TOWNSHIP OF BRIGHTON

ZONING DISTRICT MAP



ZONING DISTRICTS

- B-1 (LOCAL BUSINESS)
- B-2 (GENERAL BUSINESS)
- B-3 (SPECIAL BUSINESS)
- CD-RZ (CONDITIONAL REZONING)
- COM-PUD (COMMERCIAL PUD)
- I-1 (INDUSTRIAL)
- MX-PUD (MIXED USE PUD)
- NR (NATURAL RESOURCES)
- OS (OFFICE SERVICE)
- P-SP (PUBLIC/SEMI-PUBLIC)
- PUD (PLANNED UNIT DEVELOPMENT)
- R-1 (RESIDENTIAL SINGLE FAMILY/1.6 ACRES)
- R-2 (RESIDENTIAL SINGLE FAMILY/.91 ACRES)
- R-3 (RESIDENTIAL SINGLE FAMILY/.45 ACRES)
- R-4 (RESIDENTIAL SINGLE FAMILY/.27 ACRES)
- R-5 (RESIDENTIAL SINGLE FAMILY/.29 ACRES)
- R-C (RESIDENTIAL COUNTRY/2.5 ACRES)
- R-CE (RESIDENTIAL COUNTRY ESTATES/5 ACRES)
- RM-1 (RESIDENTIAL MULTIPLE FAMILY)
- RMH (RESIDENTIAL MANUFACTURED HOME)

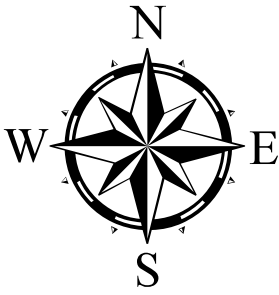
RESIDENTIAL PUD'S
PUD 01 - THE OAKS AT BEACH LAKE - OCTOBER 12, 1994
PUD 02 - THE HOMESTEAD ON HILTON - MARCH 29, 1995
PUD 03 - THE BLUFFS OF WOODLAND LAKE - JUNE 14, 1995
PUD 04 - THE OAKS AT BEACH LAKE II - APRIL 17, 1996
PUD 05 - RIVER HILLS - APRIL 17, 1996
PUD 06 - MORGAN LAKE ESTATES - OCTOBER 22, 1997
PUD 07 - GLENVIEW - JANUARY 21, 1998
PUD 08 - HILLSBOROUGH ESTATES - OCTOBER 22, 1997
PUD 09 - HUNTMORE ESTATES (REVISED) - DECEMBER 7, 1998
PUD 10 - HILLSBOROUGH ESTATES (REVISED) - DECEMBER 7, 1998
PUD 11 - HILTON PINES A.K.A. HAWTHORNE - OCTOBER 4, 1999
PUD 12 - MORNINGSIDE - OCTOBER 8, 2000
PUD 13 - STONE VALLEY - DECEMBER, 2002
PUD 14 - SUNSET/TOWNSHIP PARK - AUGUST 2, 2004
REVISED PER SECOND ADDENDUM TO JOINT
PLANNED DEVELOPMENT AGREEMENT DATED OCTOBER 6, 2008
PUD 15 - BRIGHTON SENIOR ASSISTED LIVING - OCTOBER 11, 2007
REVERTED PER PLANNING COMMISSION ACTION & ZONING
ARTICLE 12-10(g) NOVEMBER 8, 2010
PUD 16 - SCENIC POINTE RESIDENTIAL LIVING COMMUNITY - APRIL 24, 2009
PUD 17 - BRIGHTON INVESTORS RESIDENTIAL PUD - AUTOMATIC REVERSION ON JANUARY 21, 2015

COMMERCIAL PUD'S
COM - PUD 01 - POWERHOUSE COMMERCIAL PUD - OCTOBER 17, 2008

CONDITIONAL REZONING
CD-RZ 01 - GRAND-HILTON CONDITIONAL REZONING - JULY 4, 2008
CD-RZ 02 - ENCORE VILLAGE CONDITIONAL REZONING - JANUARY 31, 2018

MIXED USE PUD'S
MX - PUD 01 - DEERFIELD PRESERVE/DEERFIELD SHOPPES - DECEMBER 17, 2005

MAP CORRECTIONS - CHANGED ZONING ON MAP FROM R-4
TO B-2 TO CORRECT ERRORS ON PARCELS 4712-19-100-040
(8143 GRAND RIVER) & 4712-19-101-014 (8163 GRAND RIVER)
FEBRUARY 27, 2013

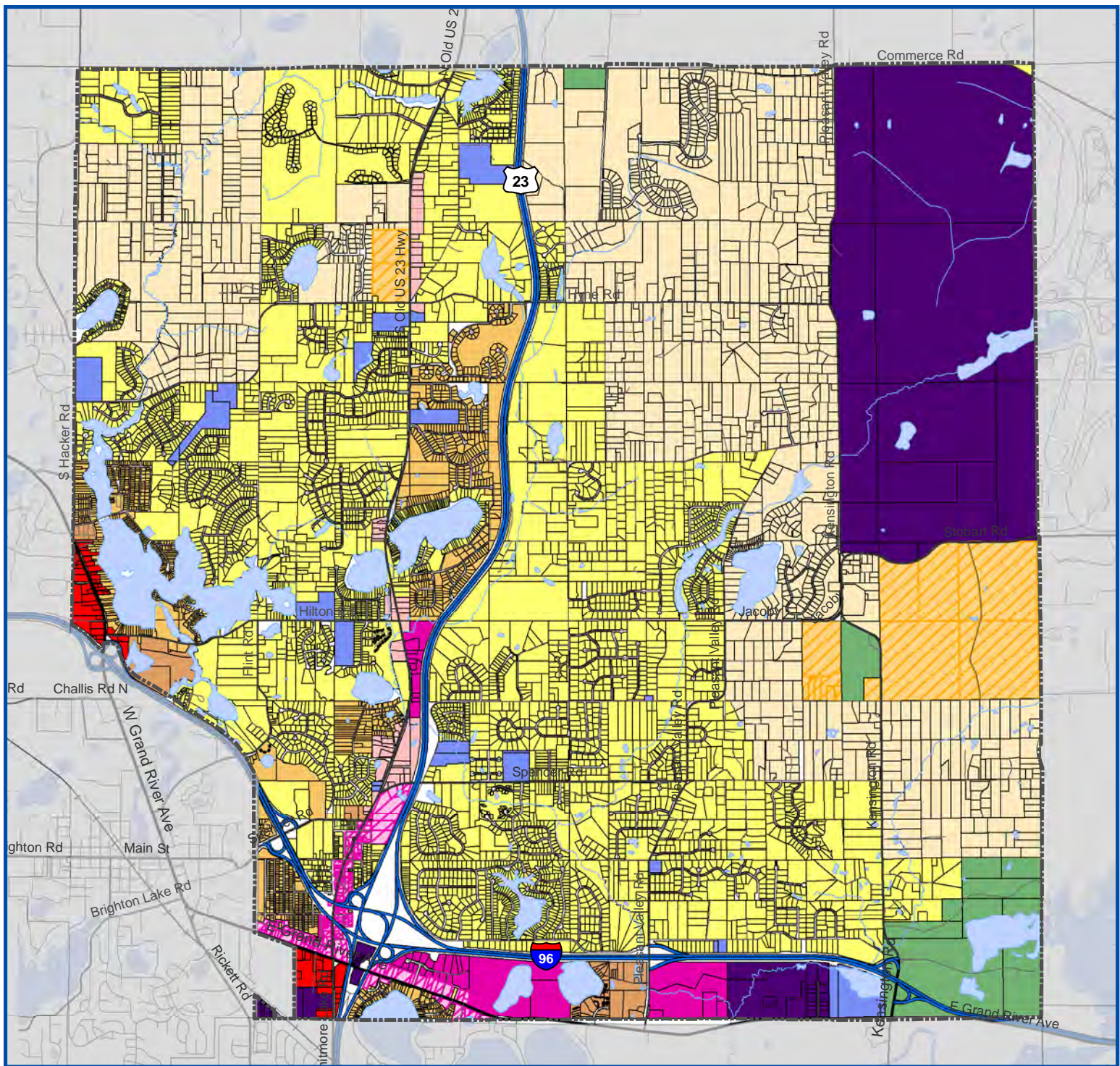


SOURCE:
Livingston County GIS
LSL, Langworthy, Strader, LeBlanc & Associates, Inc.

EFFECTIVE DATE: APRIL 5, 2004
1st Amendment: August 2, 2004 (Ordinance No. 222)
2nd Amendment: September 1, 2004 (Ordinance No. 223)
3rd Amendment: September 1, 2004 (Ordinance No. 224)
4th Amendment: November 7, 2004 (Ordinance No. 225)
5th Amendment: May 3, 2005 (Ordinance No. 226)
6th Amendment: December 27, 2005 (Ordinance No. 230)
7th Amendment: May 15, 2007 (Ordinance No. 236)
8th Amendment: October 11, 2007 (Ordinance No. 240)
9th Amendment: May 16, 2008 (Ordinance No. 241)
10th Amendment: July 4, 2008 (Ordinance No. 242)
11th Amendment: October 17, 2008 (Ordinance No. 244)
12th Amendment: April 24, 2009 (Ordinance No. 245)
13th Amendment: April 30, 2010 (Ordinance No. 249)
14th Amendment: February 1, 2013 (Ordinance No. 255)
15th Amendment: January 31, 2018 (Ordinance No. 268)

DATED: 2/27/18

NOTE: This map depicts the current zoning for parcels in the Township. There is a future land use map that depicts the future plan for parcels in the Township.



Map Two

Future Land Use

Brighton Township Master Plan

- | | | | |
|---|----------------------------|---|------------------------|
|  | Rural Residential |  | Neighborhood Business |
|  | Low Density Residential |  | General Business |
|  | Medium Density Residential |  | Mixed Use |
|  | High Density Residential |  | Research & Development |
|  | Planned Unit Development |  | Industrial |
|  | Public Open Space |  | Institutional |

ADOPTED: May 19, 2014

Data Sources: MCGI,
Brighton Township, LSL Planning, Inc.



0 0.5 1 1.5 2 Miles

PROPOSED AGENDA

**CHARTER TOWNSHIP OF BRIGHTON
TOWNSHIP BOARD
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114**

**JUNE 12, 2019
SPECIAL MEETING
SPECIAL MEETING
6:30 P.M.
(810) 229.0562**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. CALL TO THE PUBLIC**
- E. AGENDA**
- F. BUSINESS**

1. STEERING COMMITTEE MEETING FOR 2019 MASTER PLAN

- G. CALL TO THE PUBLIC**
- H. ADJOURNMENT**

The Charter Township of Brighton will provide the necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon 10 days' notice to the Charter Township of Brighton, Attn: Township Manager. Individuals should contact the Charter Township of Brighton by writing or contacting the following: Kelly Mathews, 4363 Buno Road, Brighton, MI 48114. Telephone: 810-229-0562 or e-mail atplanner@brightontwp.com.

Meeting Agenda

- I. Introductions
- II. Brief Recap of Steering Committee Meeting #1 (4/22)
- III. Survey Results (see attachment)
 - a. High Response Rate (1,448 surveys = 22% of households)
 - b. Preserve Rural Character was prevalent theme – little desire for density
 - c. Infrastructure Desires – Roads (yes) vs Sewer (no); How to fund improvements?
 - d. Pathways & Parks
- IV. Focus Groups (see attachment)
 - a. Housing
 - b. Businesses Community
 - c. Schools (3 Public School Districts & 2 Private Schools)
 - d. Pathways & Parks
 - e. Conservation & Heritage
- V. Public Meeting #1 – Timing
 - a. Timing: July TBD
 - b. Venue: school used previously
 - c. Format: Open House (Presentation followed by themed interactive breakout stations)
- VI. Other Discussion
- VII. Next Steering Committee Meetings (Aug TBD; going forward 4th Monday every other month)



Community Survey Highlights

HIGH LEVEL
OF CITIZEN
PARTICIPATION!

1,448
RESPONSES

22%
HOUSEHOLDS

THEME: Preserve Rural Character



SHOULD TOWNSHIP
TAKE MORE ACTIVE
ROLE IN **PRESERVING**
HISTORIC PROPERTIES?

53%

35%

12%



YES

MAYBE

NO

70%
CHOOSE TO LIVE
IN TOWNSHIP FOR
RURAL SETTING

50%
RURAL CHARACTER
IS TOWNSHIP'S
GREATEST ASSET

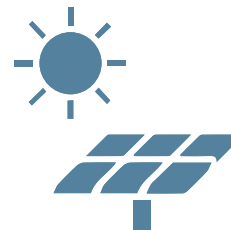
MAJORITY OPPOSED:

SINGLE-
FAMILY TO
DUPLEX
CONVERSION

**TINY
HOMES**

LARGER
BUSINESS
SIGNAGE

SOME DESIRE FOR
CHANGE (OR SAVINGS!)



64%

FEEL TOWNSHIP SHOULD
ALLOW GROUND INSTALLED
SOLAR ARRAYS AT HOMES

78% **67%** **82%**



Community Survey Highlights

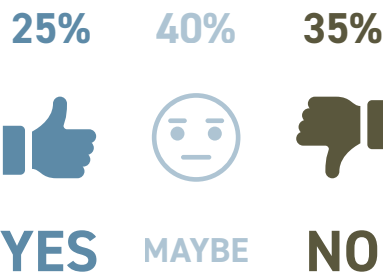
THEME: Fix Roads!



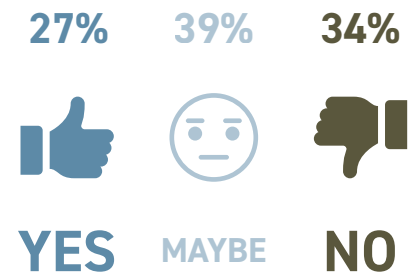
DESIRE ROAD
IMPROVEMENTS

MIXED SUPPORT:

FOR TOWNSHIP-WIDE
ROAD MILLAGE:

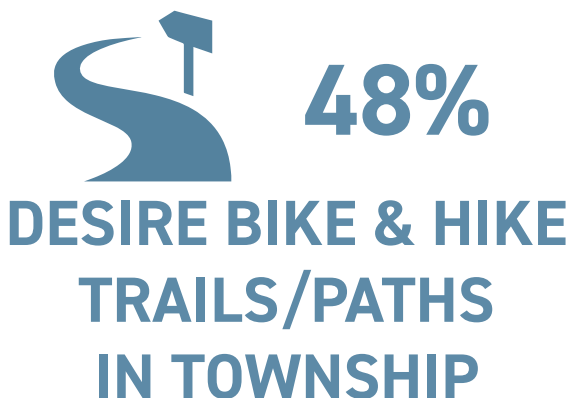


FOR SUBDIVISION
ASSESSMENTS*:



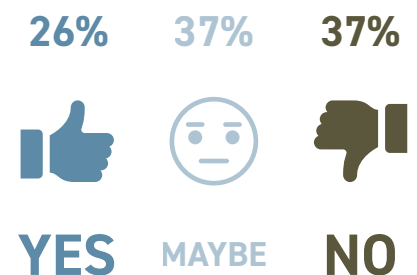
*in subdivisions without assessment in place

THEME: Pathways & Parks



SIMILAR TO
ROADS...
MIXED SUPPORT
FOR RESIDENT
PARTICIPATION
IN FUNDING:

FOR TOWNSHIP-WIDE
PARK MILLAGE:



Stakeholder Organization Chart

Steering Committee Overall Community Vision

**Board of
Trustees**

**Planning
Commission**

Focus Groups (9 to 12 members each) Targeted Input on Key Issues

Steering Committee
Liaison



Housing

May include:
Block Group reps,
HOA reps

Steering Committee
Liaison



**Business
Community**

May include:
Local Businesses,
Economic Development

Steering Committee
Liaison



Schools

May include:
Admin/Staff, PTA,
Athletics, Arts

Steering Committee
Liaison



**Pathways
& Parks**

May include:
Public Agencies,
Bike/Ped Advocates

Steering Committee
Liaison

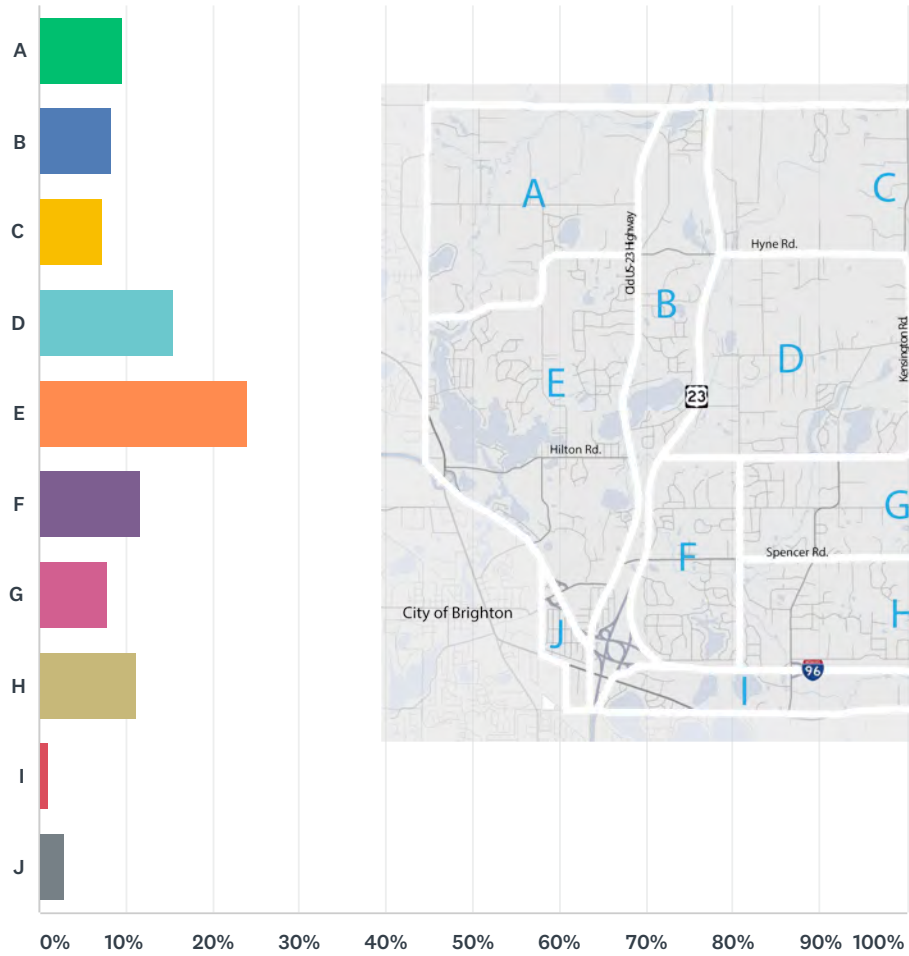


**Conservation
& Heritage**

May include:
Land Trusts,
Ecological Groups

Q1 Which area on the map above do you live in?

Answered: 1,440 Skipped: 8

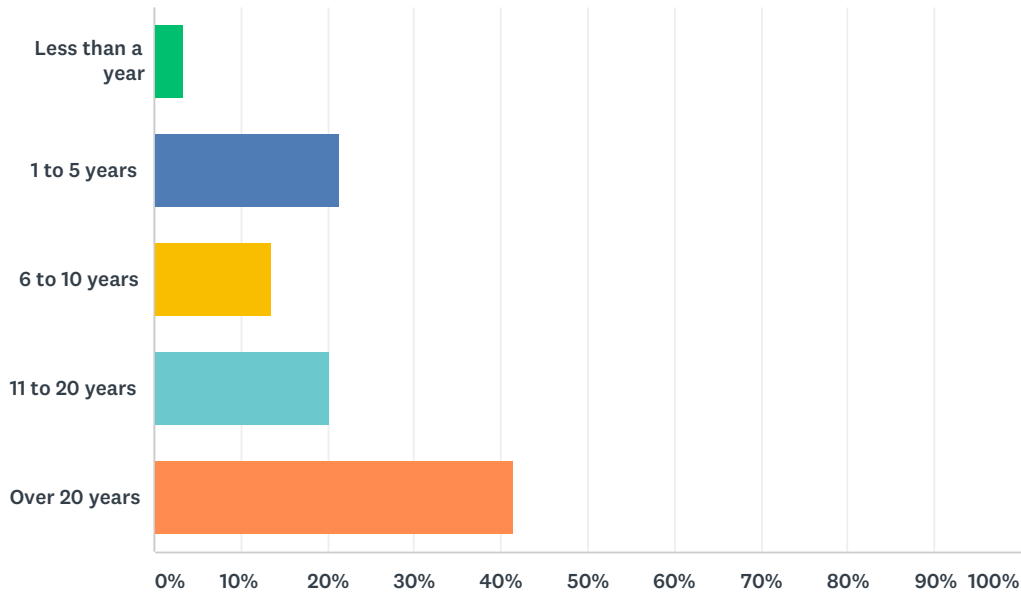


ANSWER CHOICES	RESPONSES	
A	9.65%	139
B	8.47%	122
C	7.36%	106
D	15.49%	223
E	24.10%	347
F	11.81%	170
G	7.85%	113
H	11.39%	164
I	0.97%	14
J	2.92%	42
TOTAL		1,440

NOTE: Questions 2 - 4 ask for individual name, address, and contact information. These results are not summarized in this document.

Q5 How long have you lived in Brighton Township?

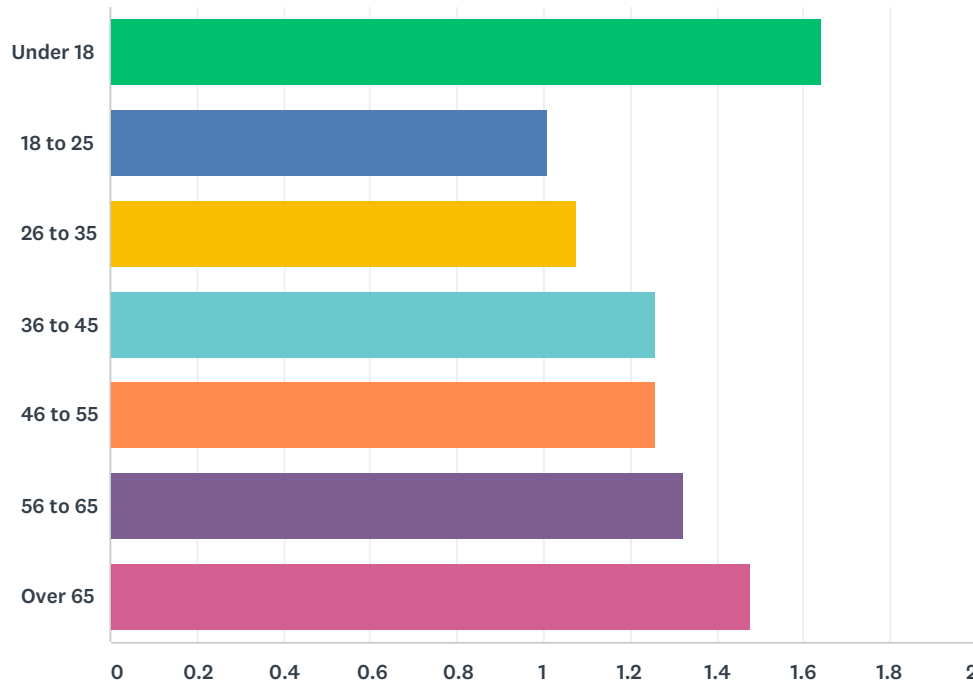
Answered: 1,440 Skipped: 8



ANSWER CHOICES	RESPONSES	
Less than a year	3.40%	49
1 to 5 years	21.32%	307
6 to 10 years	13.54%	195
11 to 20 years	20.28%	292
Over 20 years	41.46%	597
TOTAL		1,440

Q6 How many people reside in your household in each of the following age brackets?

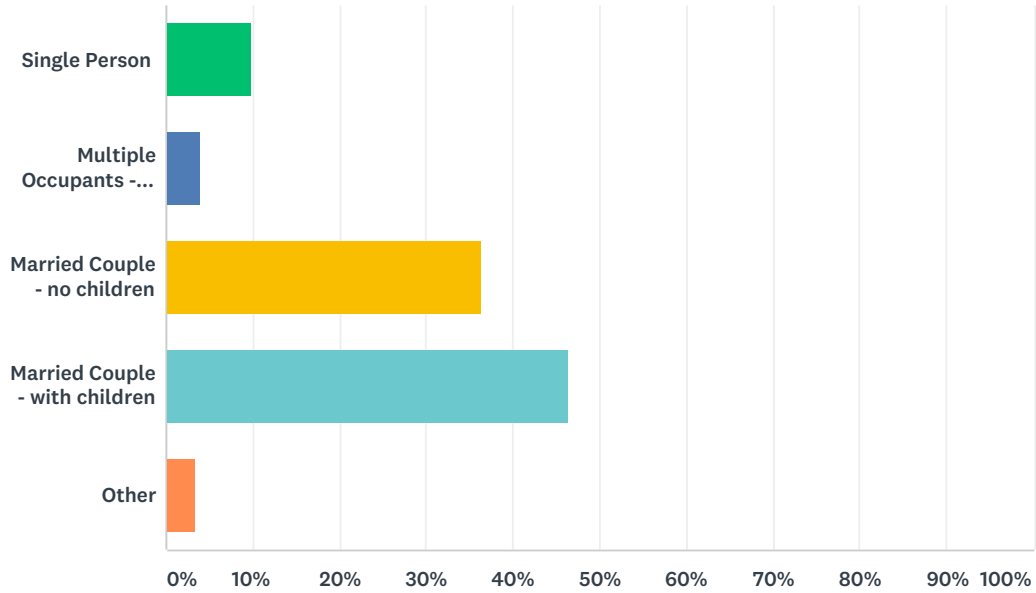
Answered: 1,414 Skipped: 34



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Under 18	2	875	533
18 to 25	1	298	296
26 to 35	1	299	278
36 to 45	1	470	373
46 to 55	1	557	443
56 to 65	1	678	512
Over 65	1	797	540
Total Respondents: 1,414			

Q7 Which best describes your household?

Answered: 1,432 Skipped: 16



ANSWER CHOICES	RESPONSES	
Single Person	9.78%	140
Multiple Occupants - unmarried	4.05%	58
Married Couple - no children	36.31%	520
Married Couple - with children	46.51%	666
Other	3.35%	48
TOTAL		1,432

Q8. How many males reside in your household?

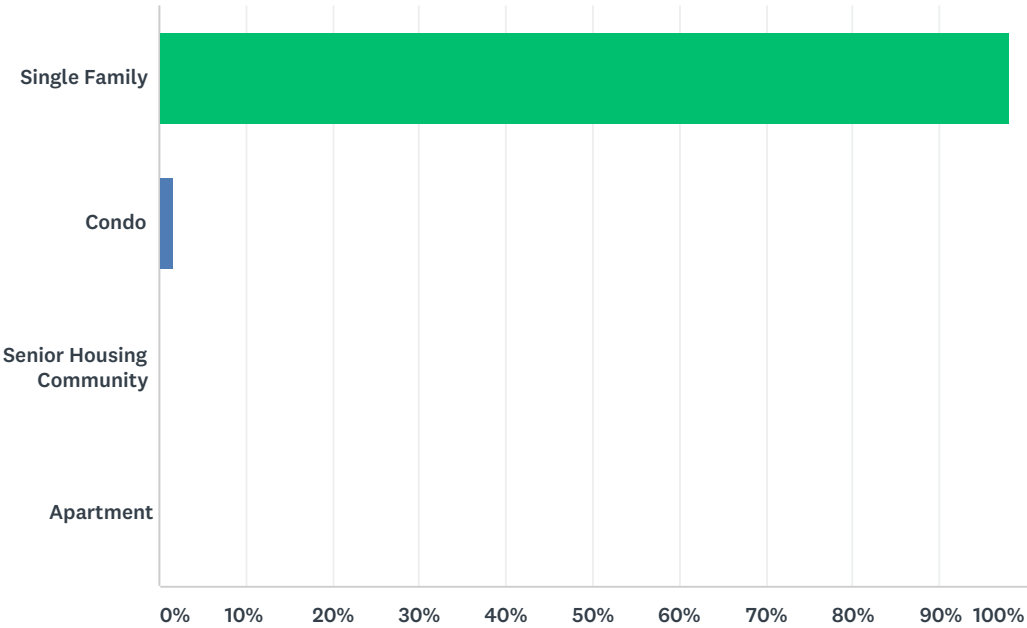
ANSWER CHOICE	Responses	
Zero	5.32%	74
One	62.07%	864
Two	21.77%	303
Three or more	10.85%	151
TOTAL		1392

Q9. How many females reside in your household?

ANSWER CHOICE	Responses	
Zero	5.18%	72
One	62.59%	870
Two	22.37%	311
Three or more	9.86%	137
TOTAL		1390

Q10 Which best describes your residence?

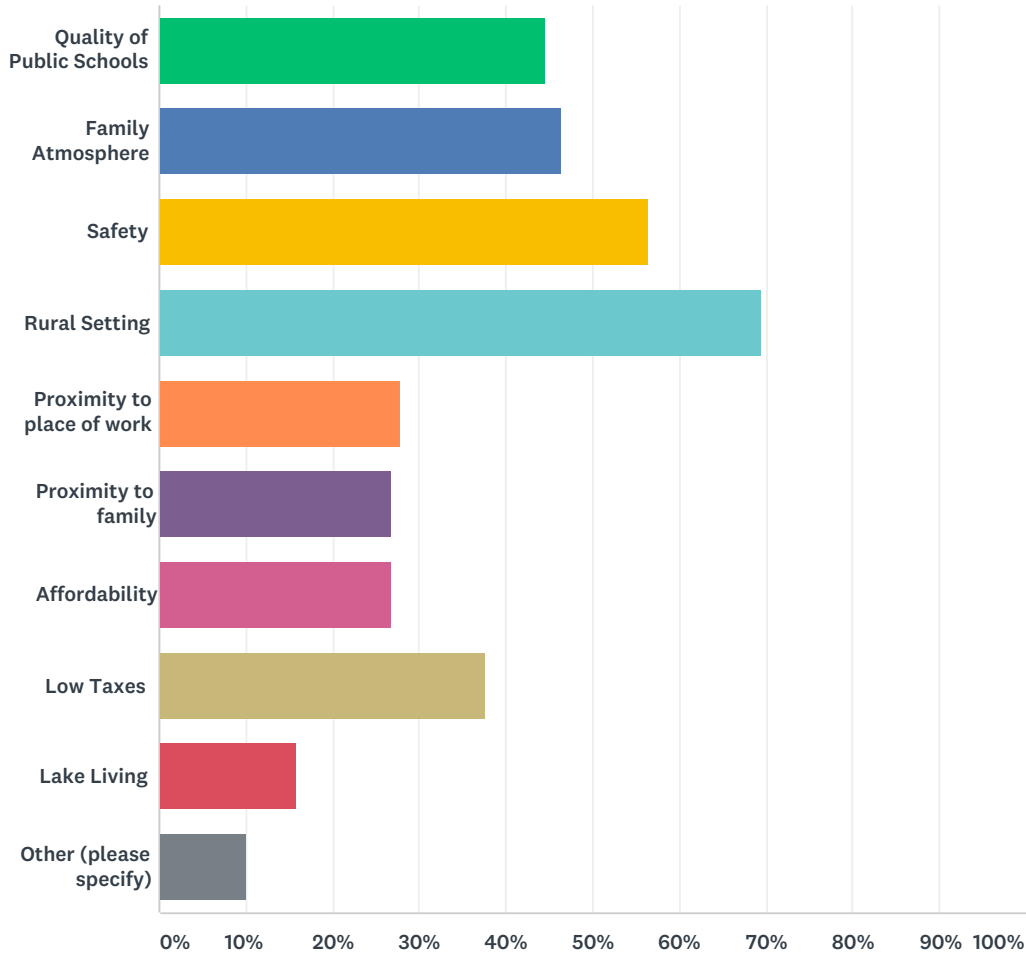
Answered: 1,429 Skipped: 19



ANSWER CHOICES		RESPONSES	
Single Family		98.18%	1,403
Condo		1.61%	23
Senior Housing Community		0.07%	1
Apartment		0.14%	2
TOTAL			1,429

Q11 Why do you live in Brighton Township? (check all that apply)

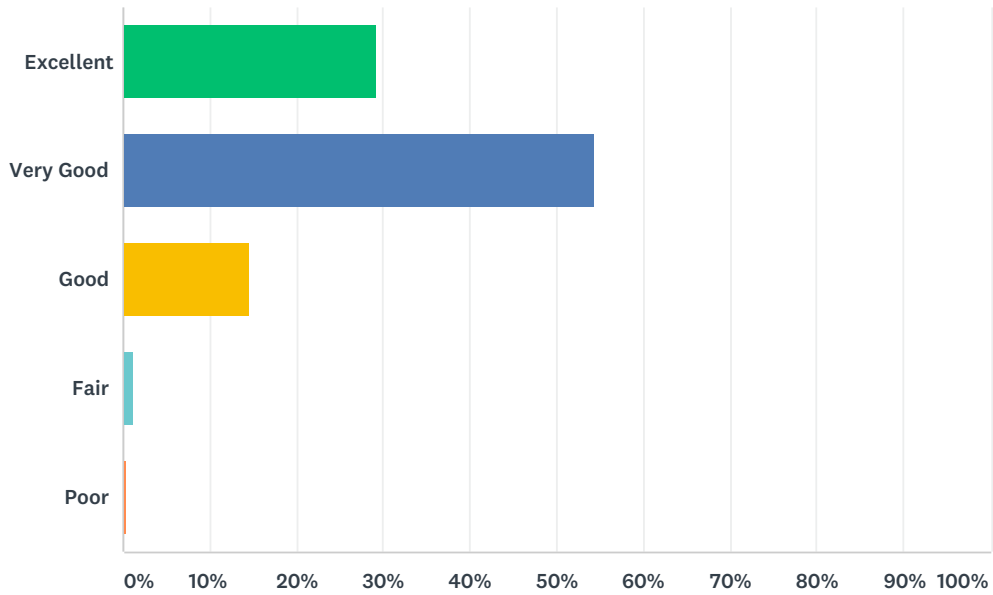
Answered: 1,434 Skipped: 14



ANSWER CHOICES	RESPONSES	
Quality of Public Schools	44.56%	639
Family Atmosphere	46.44%	666
Safety	56.42%	809
Rural Setting	69.53%	997
Proximity to place of work	27.75%	398
Proximity to family	26.71%	383
Affordability	26.71%	383
Low Taxes	37.59%	539
Lake Living	15.83%	227
Other (please specify)	10.04%	144
Total Respondents: 1,434		

Q12 How would you rate the quality of life in Brighton Township?

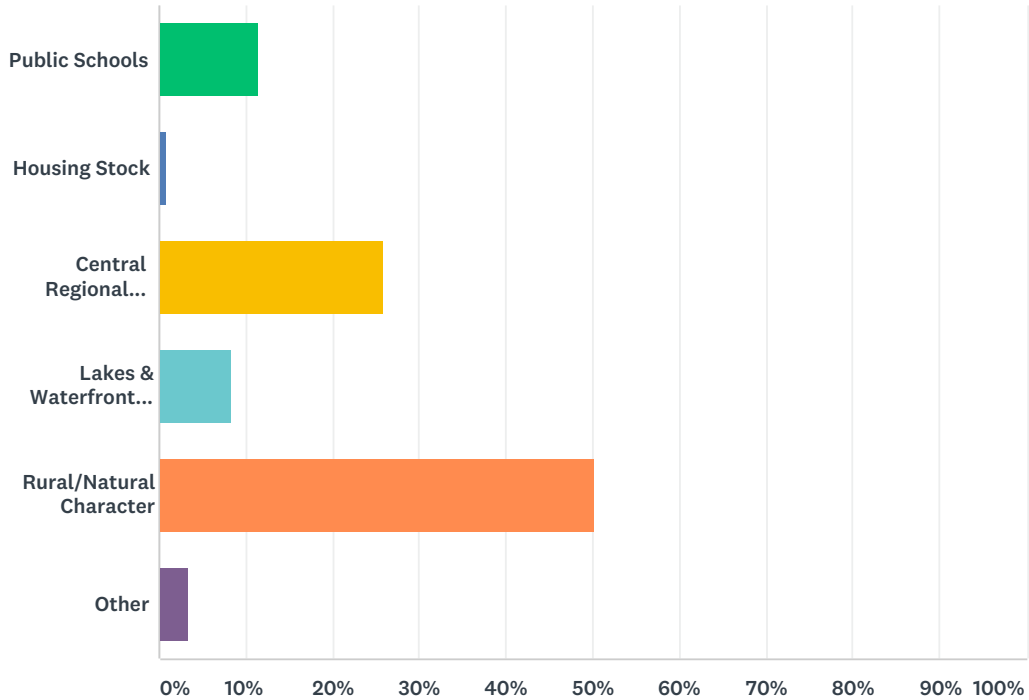
Answered: 1,438 Skipped: 10



ANSWER CHOICES	RESPONSES	
Excellent	29.28%	421
Very Good	54.45%	783
Good	14.67%	211
Fair	1.25%	18
Poor	0.35%	5
TOTAL		1,438

Q13 What is Brighton Township's greatest asset?

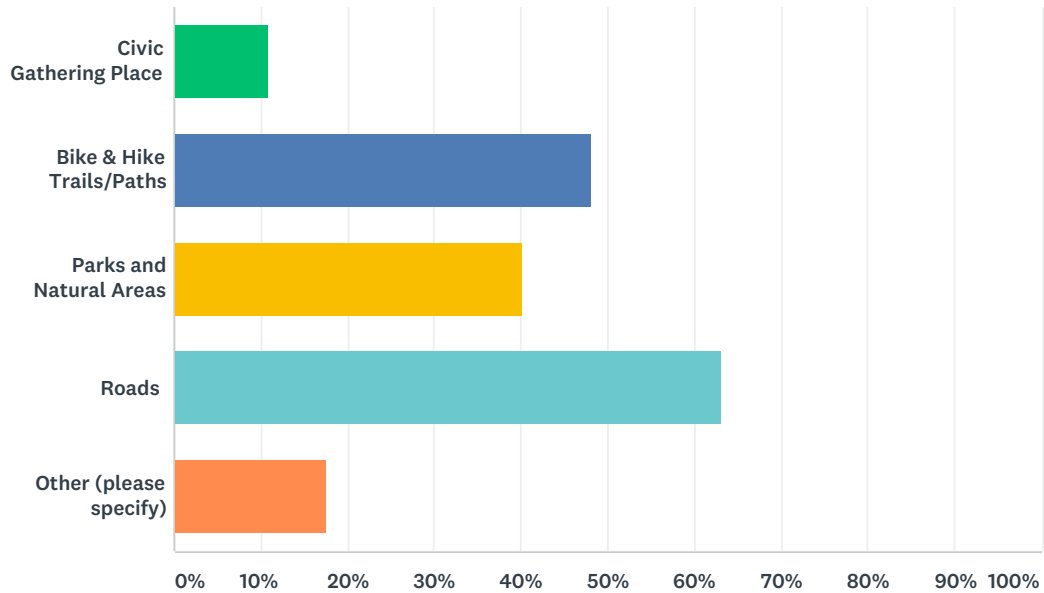
Answered: 1,427 Skipped: 21



ANSWER CHOICES	RESPONSES	
Public Schools	11.42%	163
Housing Stock	0.84%	12
Central Regional Location	25.86%	369
Lakes & Waterfront Property	8.34%	119
Rural/Natural Character	50.18%	716
Other	3.36%	48
TOTAL		1,427

Q14 What would you like to see improved in Brighton Township? (check all that apply)

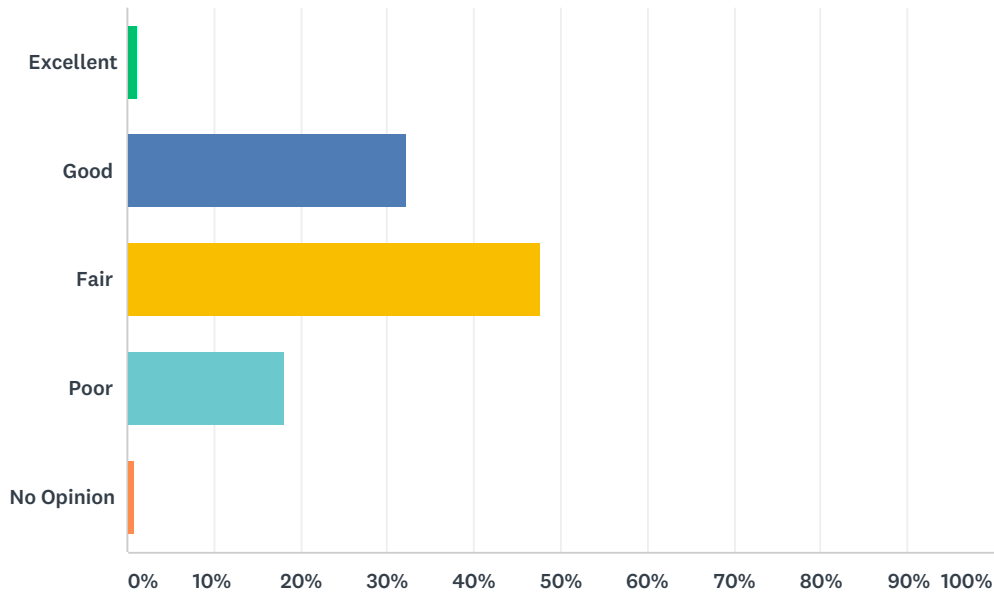
Answered: 1,385 Skipped: 63



ANSWER CHOICES	RESPONSES	
Civic Gathering Place	10.97%	152
Bike & Hike Trails/Paths	48.09%	666
Parks and Natural Areas	40.07%	555
Roads	63.10%	874
Other (please specify)	17.55%	243
Total Respondents: 1,385		

Q15 The Township is not responsible for the maintenance of public and private roads. How would you rate the current condition of major (County) roads in the Township?

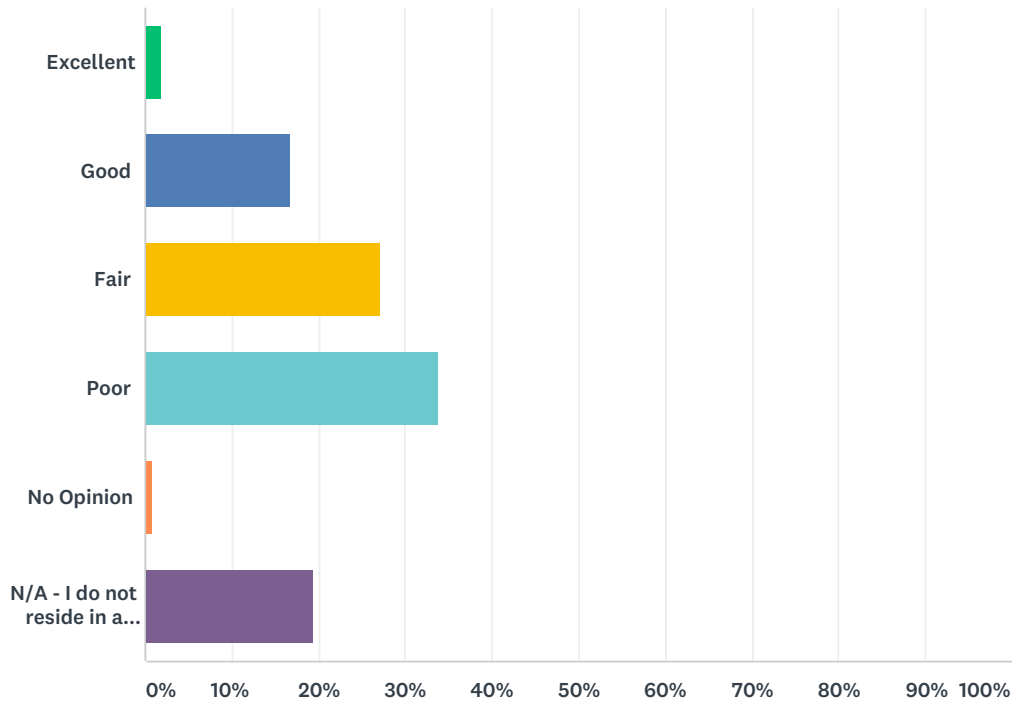
Answered: 1,437 Skipped: 11



ANSWER CHOICES	RESPONSES	
Excellent	1.18%	17
Good	32.15%	462
Fair	47.60%	684
Poor	18.23%	262
No Opinion	0.84%	12
TOTAL		1,437

Q16 The Township is not responsible for the maintenance of public and private roads. How would you rate the current condition of County roads in your subdivision?

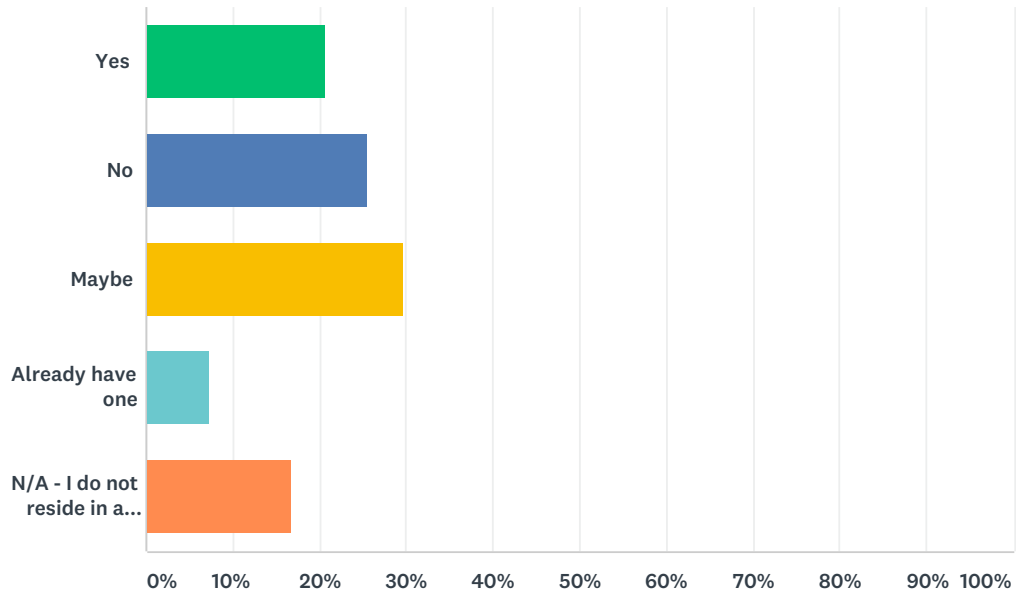
Answered: 1,439 Skipped: 9



ANSWER CHOICES	RESPONSES	
Excellent	1.81%	26
Good	16.68%	240
Fair	27.17%	391
Poor	33.91%	488
No Opinion	0.90%	13
N/A - I do not reside in a subdivision with County roads	19.53%	281
TOTAL		1,439

Q17 Would you support a Special Assessment to fund road improvements in your subdivision?

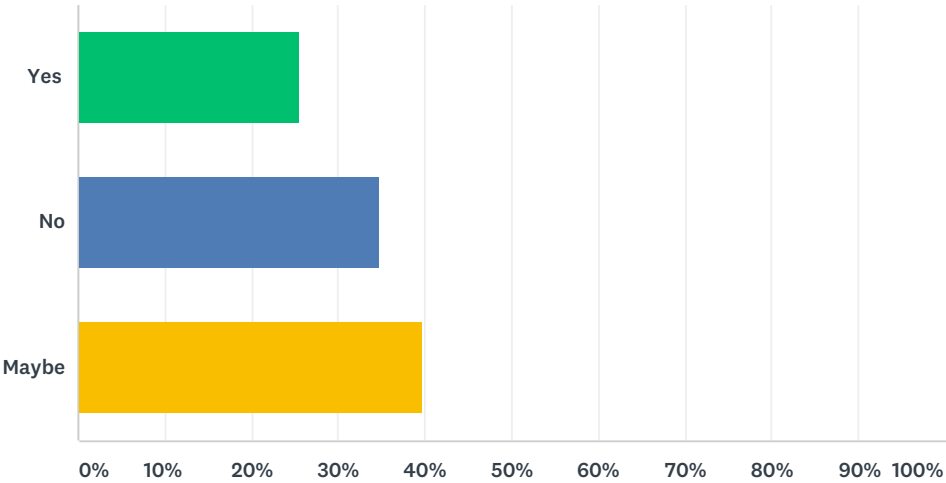
Answered: 1,438 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	20.65%	297
No	25.59%	368
Maybe	29.69%	427
Already have one	7.30%	105
N/A - I do not reside in a subdivision	16.76%	241
TOTAL		1,438

Q18 Would you support a Township-wide property millage to fund road improvements across the Township?

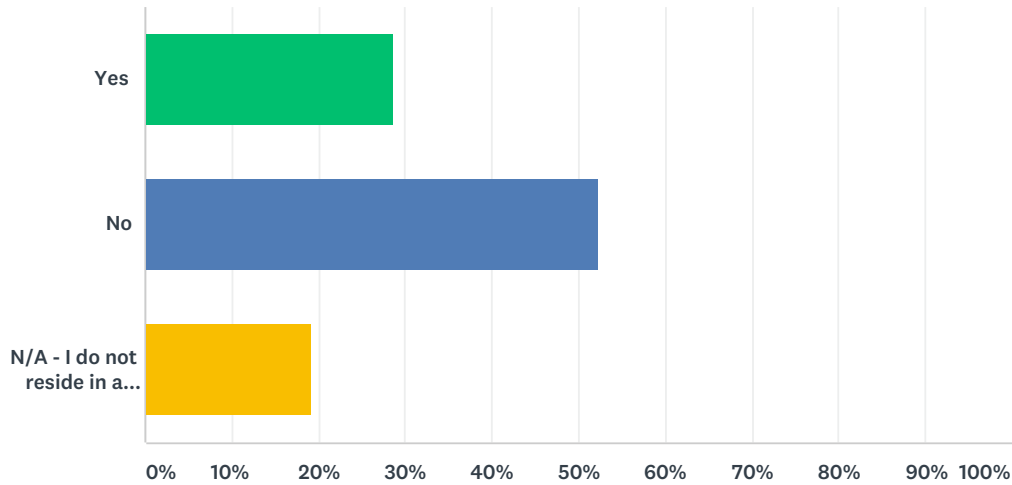
Answered: 1,439 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	25.57%	368
No	34.75%	500
Maybe	39.68%	571
TOTAL		1,439

Q19 If sewer service was provided in your subdivision would you wish to connect to it?

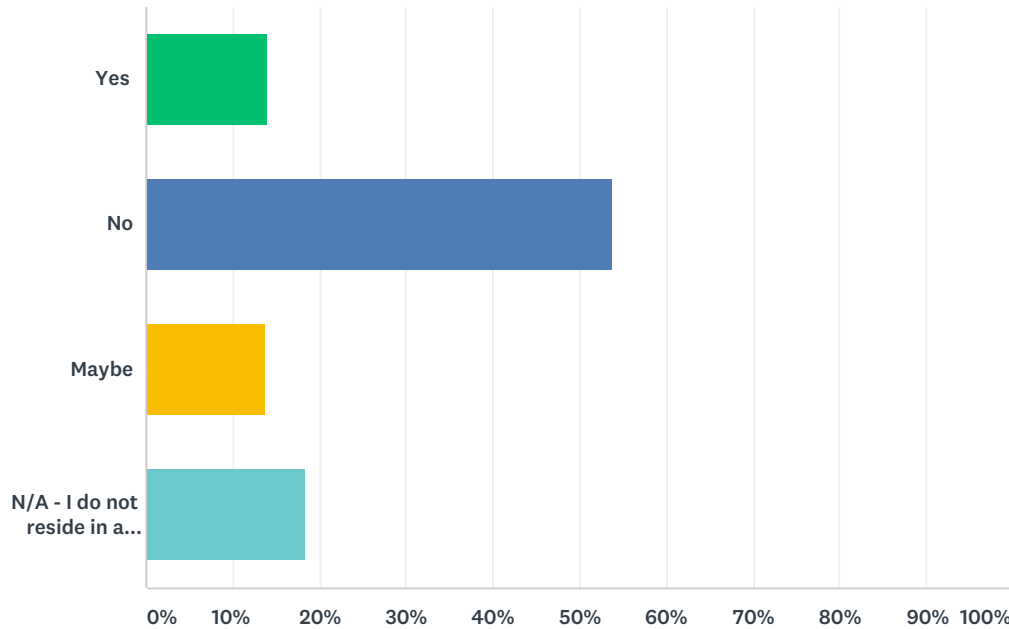
Answered: 1,413 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	28.59%	404
No	52.23%	738
N/A - I do not reside in a subdivision	19.18%	271
TOTAL		1,413

Q20 Would you support a Special Assessment to fund sewers in your subdivision?

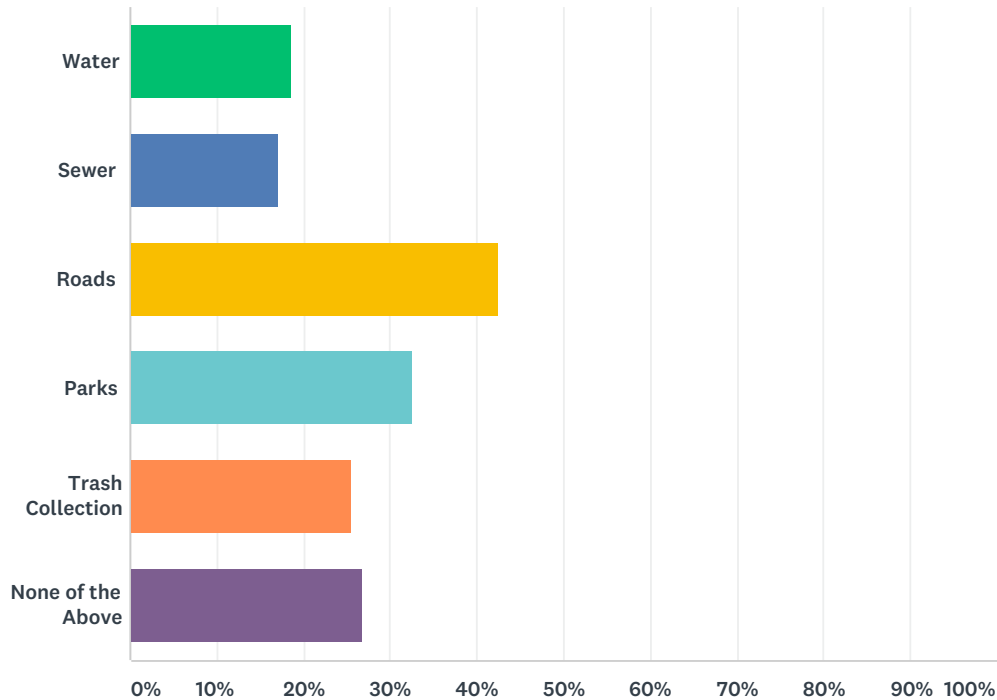
Answered: 1,421 Skipped: 27



ANSWER CHOICES	RESPONSES	
Yes	14.07%	200
No	53.69%	763
Maybe	13.79%	196
N/A - I do not reside in a subdivision	18.44%	262
TOTAL		1,421

Q21 Which of the following would you like the Township to take a greater role in expanding? (check all that apply)

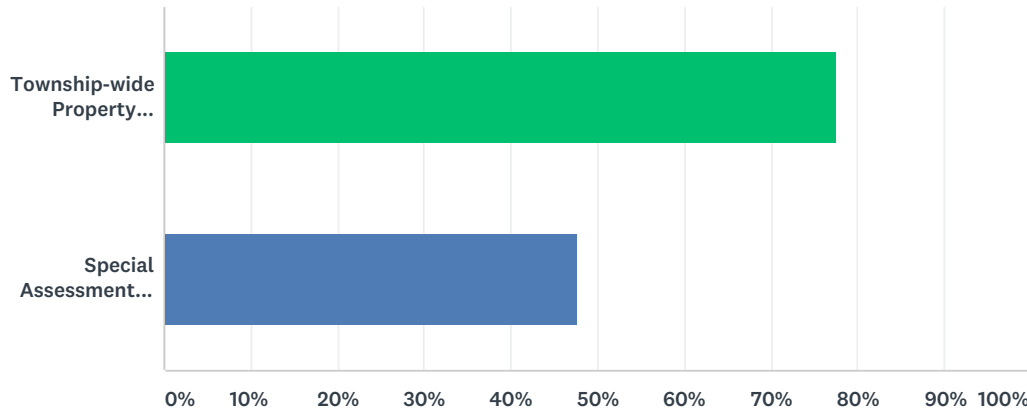
Answered: 1,378 Skipped: 70



ANSWER CHOICES	RESPONSES	
Water	18.72%	258
Sewer	17.13%	236
Roads	42.38%	584
Parks	32.58%	449
Trash Collection	25.54%	352
None of the Above	26.85%	370
Total Respondents: 1,378		

Q22 If you selected any answer in the previous question, which of the following mechanisms are you receptive to? (check all that apply)

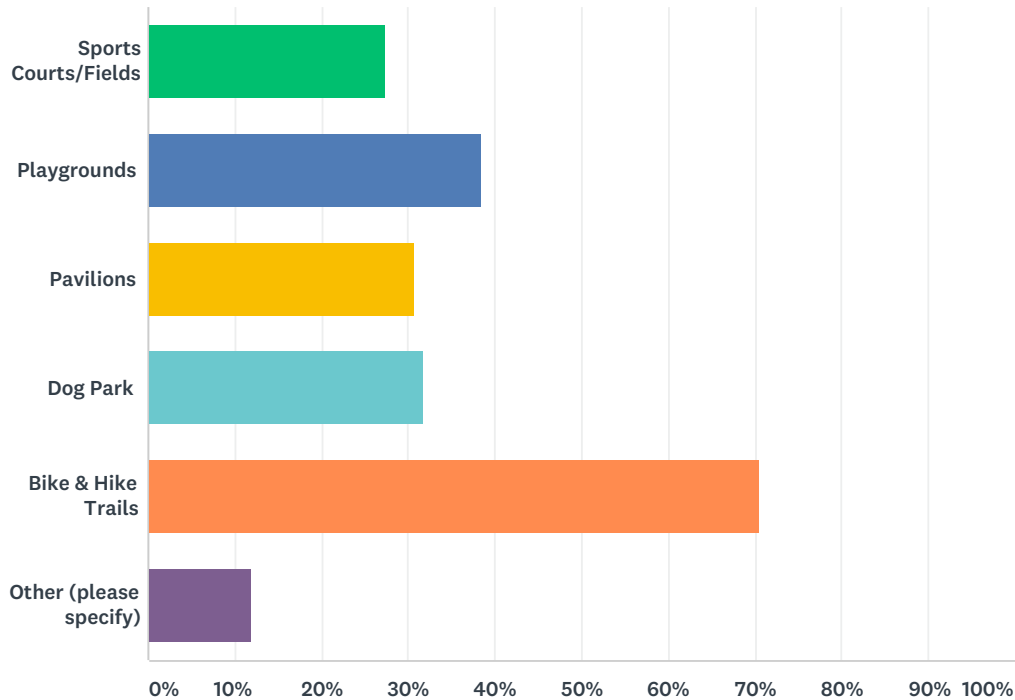
Answered: 916 Skipped: 532



ANSWER CHOICES	RESPONSES	
Township-wide Property Millage	77.62%	711
Special Assessment District	47.60%	436
Total Respondents: 916		

Q23 Which of the following would you like to see in a future Township park? (check all that apply)

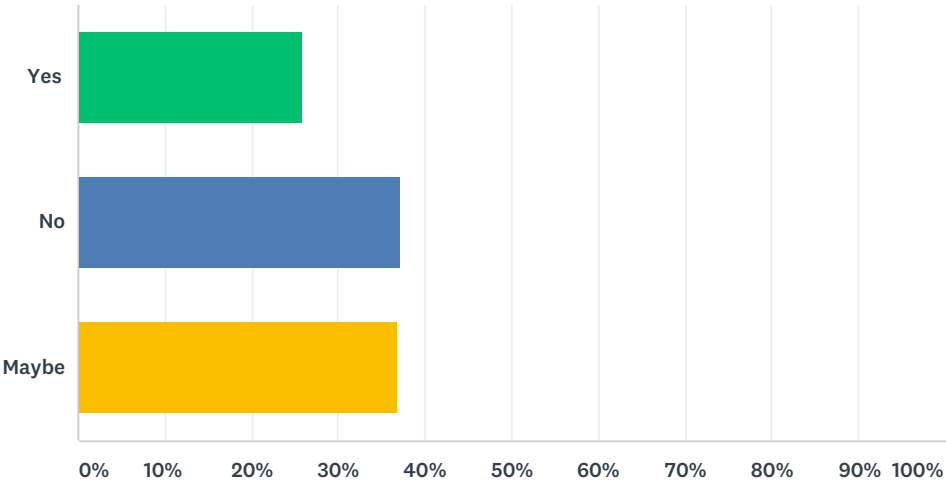
Answered: 1,254 Skipped: 194



ANSWER CHOICES	RESPONSES	
Sports Courts/Fields	27.43%	344
Playgrounds	38.60%	484
Pavilions	30.70%	385
Dog Park	31.90%	400
Bike & Hike Trails	70.57%	885
Other (please specify)	11.88%	149
Total Respondents: 1,254		

Q24 Would you support a property tax millage for park and sidewalk improvements?

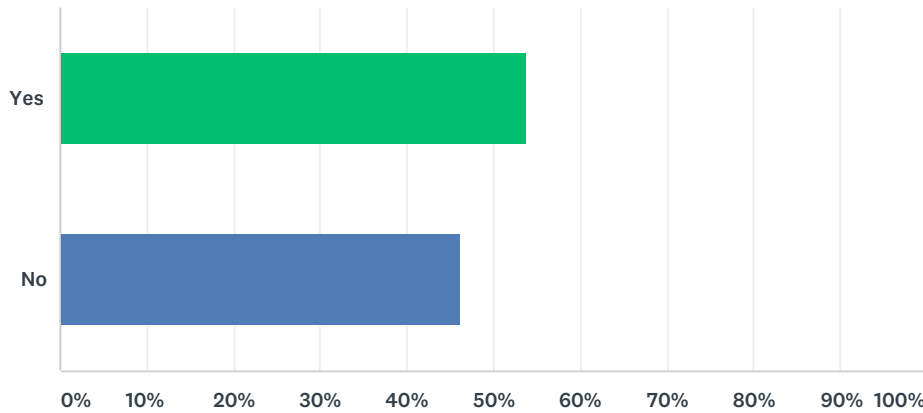
Answered: 1,433 Skipped: 15



ANSWER CHOICES		RESPONSES	
Yes		25.96%	372
No		37.19%	533
Maybe		36.85%	528
TOTAL			1,433

Q25 The Township is currently reactive to property maintenance complaints as they are received. Should Brighton Township have proactive property maintenance code enforcement?

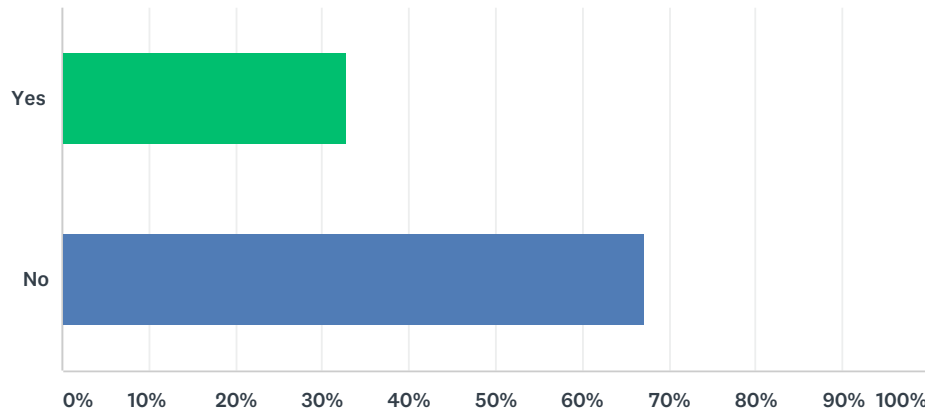
Answered: 1,395 Skipped: 53



ANSWER CHOICES	RESPONSES	
Yes	53.69%	749
No	46.31%	646
TOTAL		1,395

Q26 Currently the smallest home allowed in the Township is 950 square feet. Are you comfortable with tiny homes (i.e. 450 square feet) being built in Brighton Township?

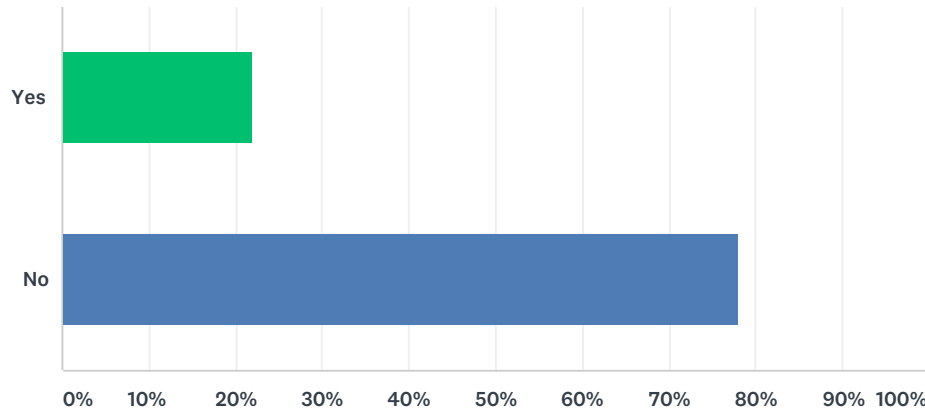
Answered: 1,435 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	32.75%	470
No	67.25%	965
TOTAL		1,435

Q27 Should someone be allowed to turn a single family home into a duplex?

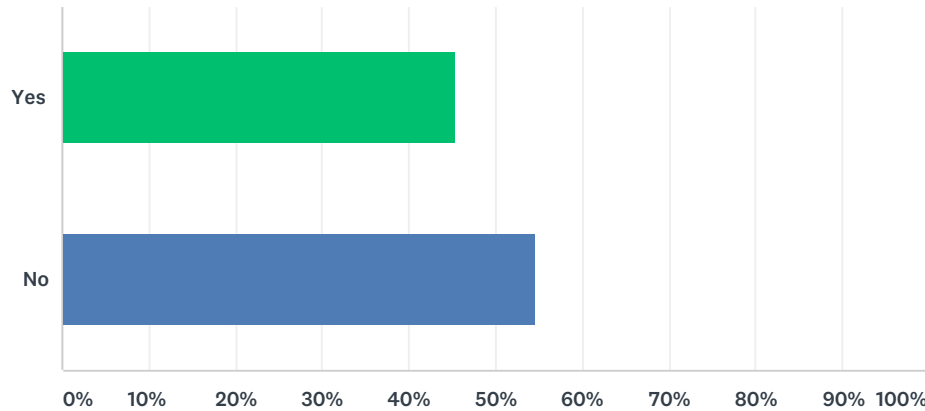
Answered: 1,427 Skipped: 21



ANSWER CHOICES	RESPONSES	
Yes	21.86%	312
No	78.14%	1,115
TOTAL		1,427

Q28 Should the Township allow short-term (daily or weekly) rentals (e.g. Airbnb) for homes?

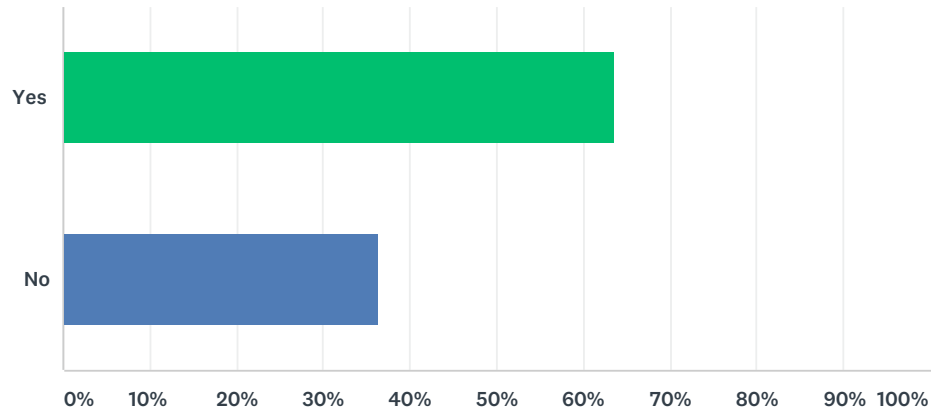
Answered: 1,414 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	45.47%	643
No	54.53%	771
TOTAL		1,414

Q29 Should the Township allow ground installed solar arrays at residential homes?

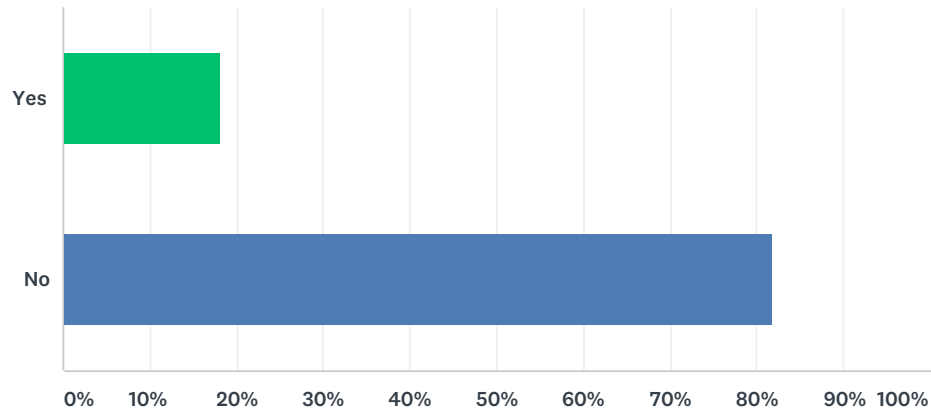
Answered: 1,390 Skipped: 58



ANSWER CHOICES	RESPONSES	
Yes	63.53%	883
No	36.47%	507
TOTAL		1,390

Q30 Should larger signage be allowed for businesses?

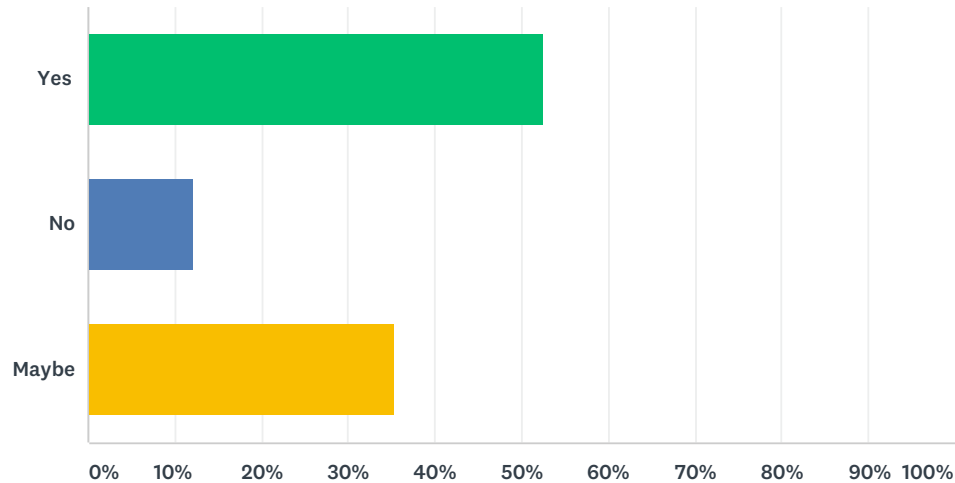
Answered: 1,416 Skipped: 32



ANSWER CHOICES		RESPONSES	
Yes		18.22%	258
No		81.78%	1,158
TOTAL			1,416

Q31 Should the Township take an active role in preserving historic properties and buildings?

Answered: 1,438 Skipped: 10



ANSWER CHOICES		RESPONSES	
Yes		52.50%	755
No		12.17%	175
Maybe		35.33%	508
TOTAL			1,438

**PROPOSED AGENDA
JOINT MEETING**

**CHARTER TOWNSHIP OF BRIGHTON
BOARD OF TRUSTEES
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114**

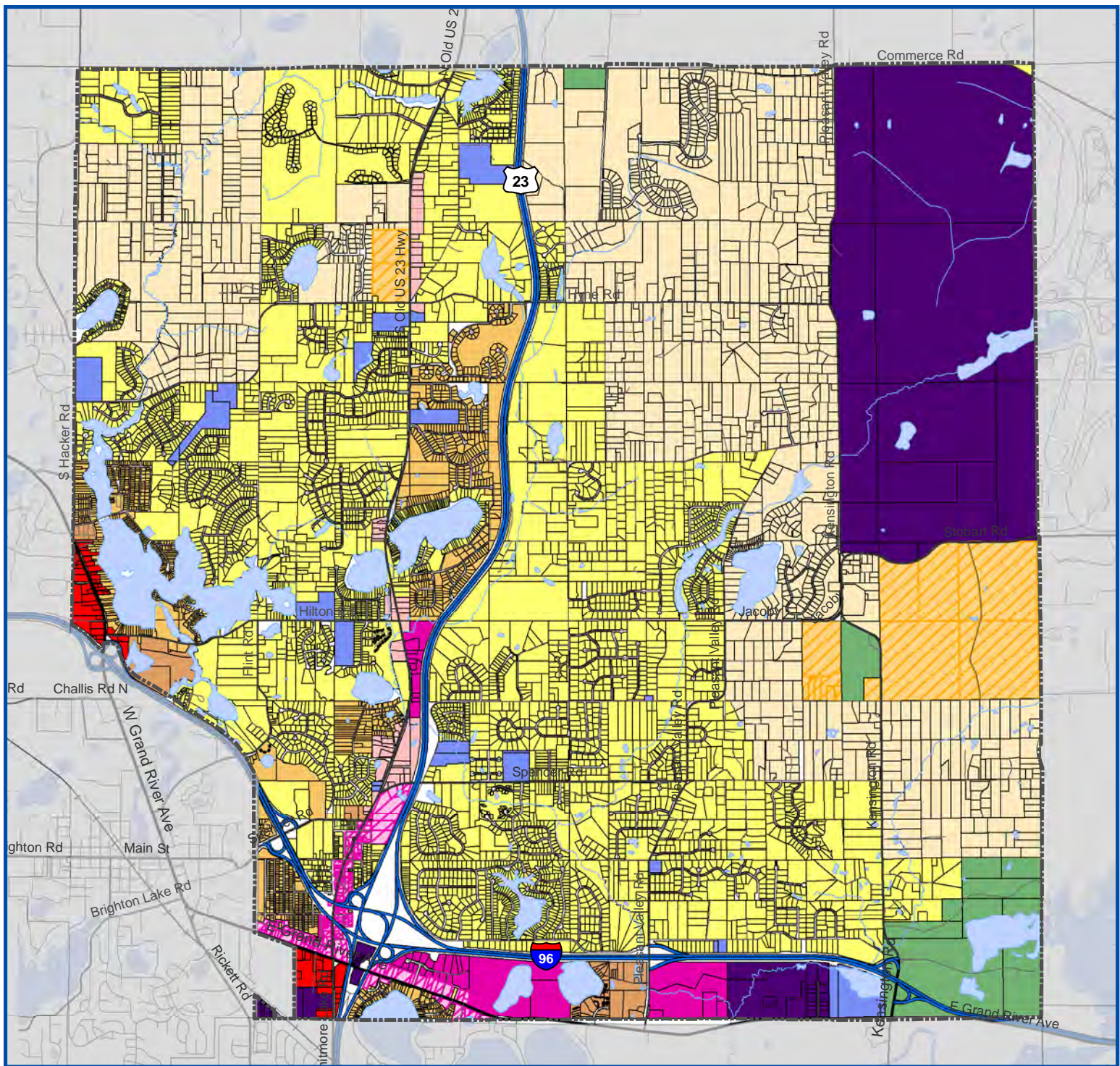
**MARCH 2, 2020
REGULAR WORK SESSION MEETING
SPECIAL MEETING
6:30 P.M.
(810) 229.0560**

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. CALL TO THE PUBLIC
- E. CONSENT AGENDA
 - 1. Approval of Agenda
 - 2. Bills
 - a. March 2, 2020
- F. BUSINESS
 - 1. STEERING COMMITTEE MEETING FOR MASTER PLAN
- G. CALL TO THE PUBLIC
- H. ADJOURNMENT

Board Packets are available on our website: www.brightontwp.com. The Charter Township of Brighton will provide necessary reasonable auxiliary aids and services such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting. Individuals should contact the Charter Township of Brighton by writing or contacting: Township Manager, 4363 Buno Road, Brighton, Michigan 48114. Telephone: (810) 229.0550.

Meeting Agenda

- I. Introductions
- II. Review Public Meeting #2 feedback
- III. Review Future Land Use Map from 2014 Master Plan (see attached)
 - a. Discuss Public Request for Multi-Family Residential at Spencer/I-96/Old Us 23
- IV. Structure of Plan Document (see 2014 Table of Contents)
- V. Remaining Plan Schedule
 - a. Early April – submit Draft Plan
 - b. Mid-April – Final Public Meeting
 - c. Late April – submit Final Plan based on Township & public feedback
- VI. Format of final Public Meeting (TBD April)
- VII. Other Discussion



Map Two

Future Land Use

Brighton Township Master Plan

- | | | | |
|---|----------------------------|---|------------------------|
|  | Rural Residential |  | Neighborhood Business |
|  | Low Density Residential |  | General Business |
|  | Medium Density Residential |  | Mixed Use |
|  | High Density Residential |  | Research & Development |
|  | Planned Unit Development |  | Industrial |
|  | Public Open Space |  | Institutional |

ADOPTED: May 19, 2014

Data Sources: MCGI,
Brighton Township, LSL Planning, Inc.



0 0.5 1 1.5 2 Miles



CHAPTER ONE: Introduction

What is a Master Plan?	4
Differences between the Master Plan and Zoning Ordinance.....	6
History of Planning in Brighton Township	7
Accomplishments	7
Format of the Plan	8

CHAPTER TWO: Land Use

Introduction	10
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Determining Factors	18
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Zoning Plan	33
Growth Management Plan	35
Redevelopment Ready Plan	36
Implementation Strategies	39

CHAPTER THREE: Transportation

Introduction	44
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FROM 2014 MASTER PLAN

Existing Conditions	48
Determining Factors	50
Current Regulations	51
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Introduction	62
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Community Services and Facilities Recommendations	94
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 APPENDIX A: Demographics	
Introduction	100
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 APPENDIX B: The Planning Process	
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Summary of Public Comment	106
 APPENDIX C: Development Guidelines	
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Waterfront Lots	126

**PROPOSED AGENDA
JOINT MEETING**

**CHARTER TOWNSHIP OF BRIGHTON
BOARD OF TRUSTEES
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114**

**AUGUST 6, 2020
SPECIAL MEETING
SPECIAL MEETING
6:30 P.M.
(810) 229.0560**

SPECIAL NOTICE: Due to Governor Whitmer's Stay Home Stay Safe Executive Order and to Minimize the Spread of COVID-19, this meeting will be held electronically.
See instructions below for participating in this ZOOM video conference.

TOWNSHIP BOARD / PLANNING COMMISSION JOINT MASTER PLAN MEETING

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. CALL TO THE PUBLIC
- E. AGENDA

- F. BUSINESS
 - I. STEERING COMMITTEE MEETING FOR MASTER PLAN

- G. CALL TO THE PUBLIC
- H. ADJOURNMENT

INSTRUCTIONS FOR ALL PERSONS TO PARTICIPATE

Join Zoom Meeting

<https://us02web.zoom.us/j/83030780060>

Meeting ID: 830 3078 0060

One tap mobile

+13017158592,,88329006672# US (Germantown)

+13126266799,,88329006672# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 830 3078 0060

Find your local number: <https://us02web.zoom.us/u/kbPSRwdqe1>

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Business Community Focus Group #1: *Meeting Purpose*

This meeting will engage local leaders to identify opportunities to provide an environment in Brighton Township that meets the current and future needs of the business community.

Our meeting will conclude with establishment of a **consensus list of key issues** that the consultant team will seek to address by developing potential solutions to be shared in advance of Meeting #2.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process (Stakeholder Flowchart attached)
- III. Focus Group Meeting Objectives:



- IV. Questionnaire Discussion (see attachment)
 - a. Geographic Location (Business, Customers/Clients, Employees)
 - b. Local/Regional Workforce
 - i. Skills/Training/Education required
 - ii. Availability locally/regionally
 - iii. Demographic Trends (age, retirements, etc.)
 - c. Infrastructure Needs (Roads, Water, Sewer)
 - d. Development Regulations (e.g. Zoning)
- V. Other Topics / Items of Concern?
- VI. Consensus Building – Key Issues
- VII. Scheduling of Next Focus Group Meetings (TBD: #2 Late 2019 & #3 Early 2020)

Stakeholder Organization Chart

Steering Committee Overall Community Vision

**Board of
Trustees**

**Planning
Commission**

Focus Groups (9 to 12 members each) Targeted Input on Key Issues

Steering Committee
Liaison



Housing

May include:
Block Group reps,
HOA reps

Steering Committee
Liaison



**Business
Community**

May include:
Local Businesses,
Economic Development

Steering Committee
Liaison



Institutions

May include:
Schools, Churches,
Airport, Golf Course

Steering Committee
Liaison



**Pathways
& Parks**

May include:
Public Agencies,
Bike/Ped Advocates

Steering Committee
Liaison



**Conservation
& Heritage**

May include:
Land Trusts,
Ecological Groups

Focus Group Questions

Business Community

Name: _____ Representing: _____

Address: _____

1. Why did you locate your business in Brighton Township?

2. Where are your customers/clients generally located?

3. Where do your employees generally reside?

4. Does the local or regional workforce (i.e. availability of qualified individuals seeking employment) constraint your business in any way?

5. Does your business have any infrastructure (e.g. roads, utilities) needs/concerns?

6. Are there any changes to existing zoning regulations that would benefit your business? If yes, what specifically?

Pathways & Parks Focus Group #1: Meeting Purpose

This meeting will engage local and regional stakeholders to identify opportunities to enhance non-motorized transportation connectivity and recreational opportunities in Brighton Township

Our meeting will conclude with establishment of a **consensus list of (1) key bicycle/pedestrian destinations and connections and (2) desired active and passive recreational amenities** that the consultant team will develop concepts for in advance of Meeting #2.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process (Stakeholder Flowchart attached)
- III. Focus Group Meeting Objectives:



- IV. Current & Ongoing Regional Plans
 - a. Brighton Township Pathways Plan
 - b. Livingston County Transit Master Plan
 - c. SEMCOG Bicycle & Pedestrian Travel Plan
 - d. Huron-Clinton Metroparks Community Recreation Plan 2018-2022
 - e. Livingston County Trail Network Plan (grant received – concurrent effort)
- V. Questionnaire Discussion (see attachment)
 - a. Bicycling & Walking Destinations: (i) in Township & (ii) in surrounding Communities
 - b. Recreational Needs in Brighton Township: (i) Active & (ii) Passive
 - c. Interplay with surrounding parks & facilities
- VI. Other Topics / Items of Concern?
- VII. Consensus Building
 - a. Key Bike/Ped Travel Destinations
 - b. Potential Bike/Ped Connections
 - c. Active & Passive Recreational Needs in Township (to complement surrounding parks)
- VIII. Scheduling of Next Focus Group Meetings (TBD: #2 Late 2019 & #3 Early 2020)

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Public Agencies,
Bike/Ped Advocates

Steering Committee
Liaison



**Conservation
& Heritage**

May include:
Land Trusts,
Ecological Groups

Focus Group Questions

Pathways & Parks

Name: _____ Representing: _____

Address: _____

1. Are you interested in walking? Where would you like to walk to in Brighton Township?
2. Are you interested in bicycling? Where would you like to bike to in Brighton Township?
3. What nearby destinations outside Brighton Township should a pathway connect to?
4. Are you interested in active recreation facilities (e.g. athletic fields, playgrounds)? If so, what specifically?
5. Are you interested in passive recreation facilities (e.g. unpaved trail, natural area)? If so, what specifically?
6. What types of recreational facilities should Brighton Township focus on providing to its residents given the amount of nearby park options outside the Township?

Housing Focus Group #1: *Meeting Purpose*

This meeting will engage local residents to identify opportunities to provide a range of quality neighborhoods in Brighton Township that meet the current and future needs of the community.

Our meeting will conclude with establishment of a **consensus list of key issues** that the consultant team will seek to address by developing potential solutions to be shared in advance of Meeting #2.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process (Stakeholder Flowchart attached)
- III. Focus Group Meeting Objectives:



- IV. Community Survey Summary (see attachment)
- V. Zoning Map (see attachment)
- VI. Questionnaire Discussion (see attachment)
 - a. What draws residents to Brighton Township?
 - b. Underrepresented Housing Types & Age Cohorts
 - c. Neighborhood Infrastructure & Amenities
- VII. Other Topics / Items of Concern?
- VIII. Consensus Building – Key Issues
- IX. Scheduling of Next Focus Group Meetings (TBD: #2 Late 2019 & #3 Early 2020)

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**Planning
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Liaison



Housing

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Block Group reps,
HOA reps

Steering Committee
Liaison



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Community**

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Local Businesses,
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May include:
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**Pathways
& Parks**

May include:
Public Agencies,
Bike/Ped Advocates

Steering Committee
Liaison



**Conservation
& Heritage**

May include:
Land Trusts,
Ecological Groups



Community Survey Highlights

HIGH LEVEL
OF CITIZEN
PARTICIPATION!

1,448
RESPONSES

22%
HOUSEHOLDS

THEME: Preserve Rural Character



SHOULD TOWNSHIP
TAKE MORE ACTIVE
ROLE IN **PRESERVING**
HISTORIC PROPERTIES?

53%

35%

12%



YES

MAYBE

NO

70%
CHOOSE TO LIVE
IN TOWNSHIP FOR
RURAL SETTING

50%
RURAL CHARACTER
IS TOWNSHIP'S
GREATEST ASSET

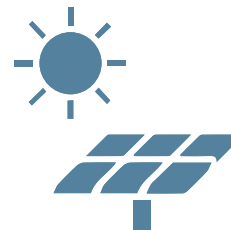
MAJORITY OPPOSED:

SINGLE-
FAMILY TO
DUPLEX
CONVERSION

**TINY
HOMES**

LARGER
BUSINESS
SIGNAGE

SOME DESIRE FOR
CHANGE (OR SAVINGS!)



64%

FEEL TOWNSHIP SHOULD
ALLOW GROUND INSTALLED
SOLAR ARRAYS AT HOMES

78% **67%** **82%**



Community Survey Highlights

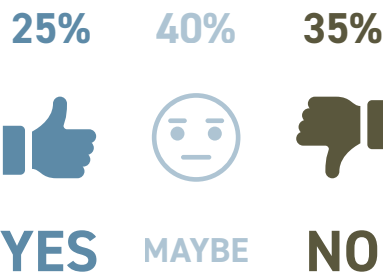
THEME: Fix Roads!



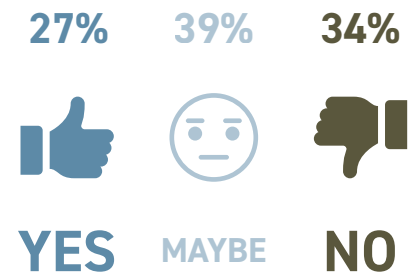
DESIRE ROAD
IMPROVEMENTS

MIXED SUPPORT:

FOR TOWNSHIP-WIDE
ROAD MILLAGE:

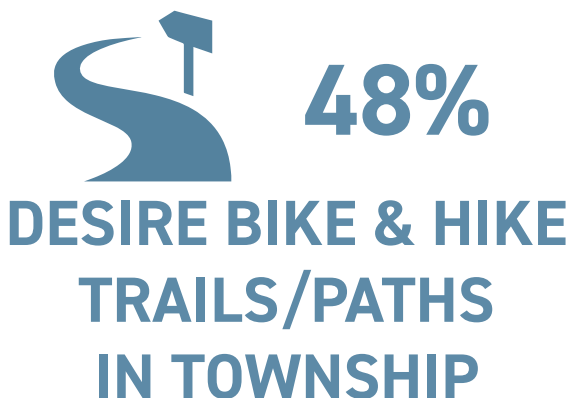


FOR SUBDIVISION
ASSESSMENTS*:



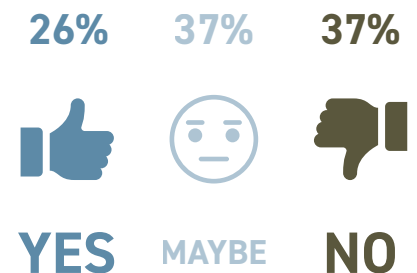
*in subdivisions without assessment in place

THEME: Pathways & Parks



SIMILAR TO
ROADS...
MIXED SUPPORT
FOR RESIDENT
PARTICIPATION
IN FUNDING:

FOR TOWNSHIP-WIDE
PARK MILLAGE:



Focus Group Questions

Housing

Name: _____ Representing: _____

Address: _____

1. Why do you choose to reside in Brighton Township?
2. What type of housing (e.g. condo, apartment, senior living) is most underrepresented in Brighton Township?
3. Are there segments of the population – such as young families or seniors – that may struggle to find desirable housing options in Brighton Township?
4. Do you have any infrastructure concerns (e.g. roads, utilities) in your neighborhood?
5. Are there any public amenities (e.g. parks, services) that would make Brighton Township a more desirable place to live?

Conservation & Heritage Focus Group #1: *Meeting Purpose*

This meeting will engage local stakeholders to identify opportunities to preserve ecologically-sensitive areas and greenspace, and to conserve historic and culturally-significant properties.

Our meeting will conclude with establishment of a **consensus list of key issues** that the consultant team will seek to address by developing potential solutions to be shared in advance of Meeting #2.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process (Stakeholder Flowchart attached)
- III. Focus Group Meeting Objectives:



- IV. Community Survey Summary (see attachment)
- V. Woodlands & Wetlands Map (see attachment)
- VI. Questionnaire Discussion (see attachment)
 - a. Natural Features & Ecological Preservation
 - b. Historic & Culturally Significant Properties
 - c. Adaptive Re-Uses & Passive Recreation Opportunities
- VII. Other Topics / Items of Concern?
- VIII. Consensus Building – Key Issues
- IX. Scheduling of Next Focus Group Meetings (TBD: #2 Late 2019 & #3 Early 2020)

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Bike/Ped Advocates

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**Conservation
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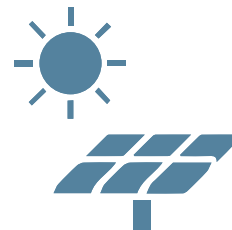
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SOLAR ARRAYS AT HOMES

78% **67%** **82%**



Community Survey Highlights

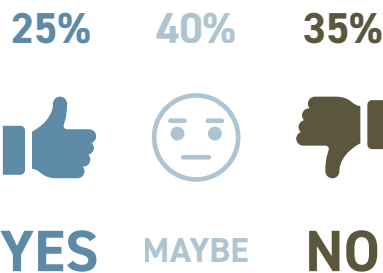
THEME: Fix Roads!



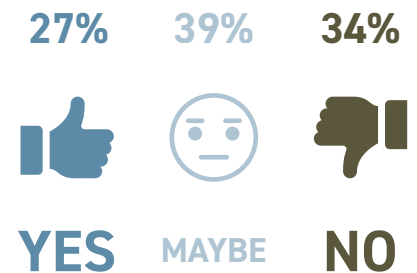
DESIRE ROAD
IMPROVEMENTS

MIXED SUPPORT:

FOR TOWNSHIP-WIDE
ROAD MILLAGE:

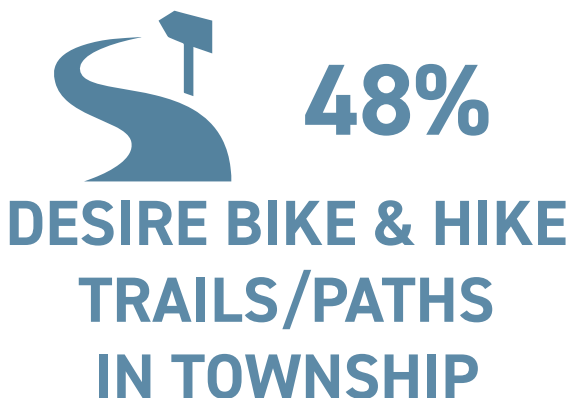


FOR SUBDIVISION
ASSESSMENTS*:



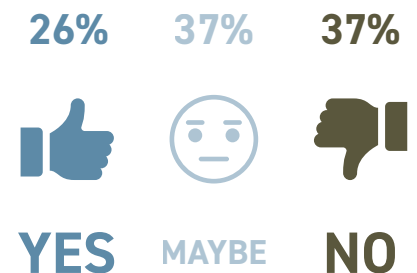
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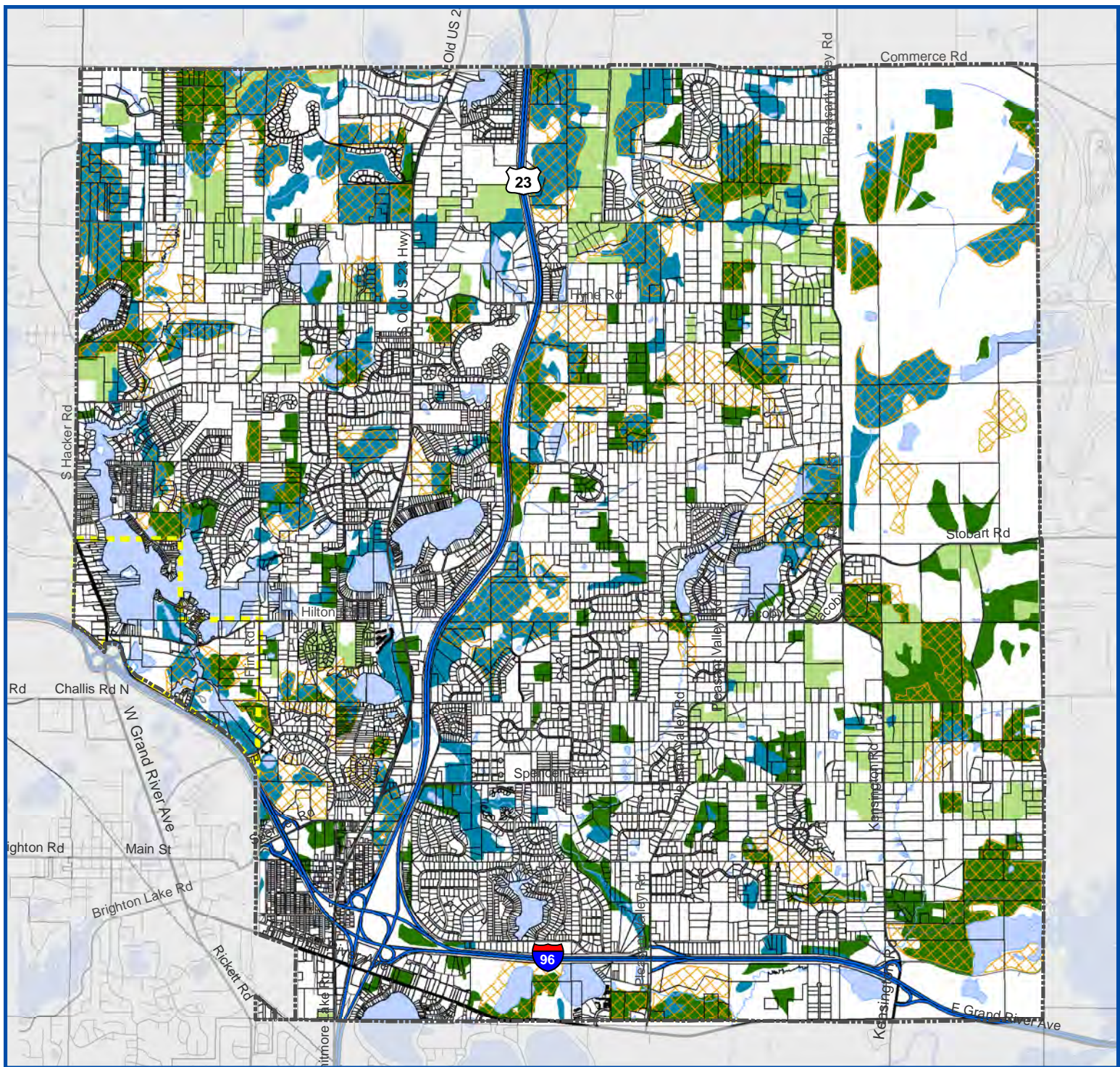
THEME: Pathways & Parks



SIMILAR TO
ROADS...
MIXED SUPPORT
FOR RESIDENT
PARTICIPATION
IN FUNDING:

FOR TOWNSHIP-WIDE
PARK MILLAGE:





Map Four Woodlands & Wetlands

Brighton Township Master Plan

-  Boundary
-  Wellhead Protection Area
-  Water
-  Natural Feature Protection Areas
-  Agriculture
-  Woodlands
-  Wetlands

ADOPTED: May 14, 2014
Data Sources: MCGI,
Brighton Township, LSL Planning, Inc.



0 0.5 1 1.5 2 Miles

Focus Group Questions

Conservation & Heritage

Name: _____ Representing: _____

Address: _____

1. Are there specific undeveloped natural features (e.g. lakes, streams, wetlands, wooded areas) that make Brighton Township special?
2. What do you feel is the greatest threat to the ecology of Brighton Township?
3. Are there specific historic buildings/farms and/or cultural sites that make Brighton Township special?
4. If a historic building were to be conserved are there any potential adaptive reuses that might be beneficial to the community? (Examples may include event space in a barn, or historical society museum in an old home)
5. Are you aware of anyone potentially interested in conserving their property in some fashion to limit it from future development?
6. If conserved property were to be open to public access, what types of passive recreational amenities would be most appropriate? (Examples may include unpaved trails, scenic overlook, or seating/benches)

Institutions Focus Group #1: Meeting Purpose

This meeting will engage local institutions to identify opportunities to partner with the Township to better serve the needs of their constituents and the local community.

Our meeting will conclude with establishment of a **consensus list of key issues** that the consultant team will seek to address by developing potential solutions to be shared in advance of Meeting #2.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process (Stakeholder Flowchart attached)
- III. Focus Group Meeting Objectives:



- IV. Community Survey Summary (see attachment)
- V. Community Facilities Map (see attachment)
- VI. Questionnaire Discussion (see attachment)
 - a. Location
 - b. Partnership Opportunities
 - i. Collaboration/Promotion of Existing Programs & Facilities
 - ii. Future Plans for Expansion
 - iii. Potential Shared Use of Properties/Facilities
- VII. Other Topics / Items of Concern?
- VIII. Consensus Building – Key Issues
- IX. Scheduling of Next Focus Group Meetings (TBD: #2 Late 2019 & #3 Early 2020)

Stakeholder Organization Chart

Steering Committee Overall Community Vision

**Board of
Trustees**

**Planning
Commission**

Focus Groups (9 to 12 members each) Targeted Input on Key Issues

Steering Committee
Liaison



Housing

May include:
Block Group reps,
HOA reps

Steering Committee
Liaison



**Business
Community**

May include:
Local Businesses,
Economic Development

Steering Committee
Liaison



Institutions

May include:
Schools, Churches,
Airport, Golf Course

Steering Committee
Liaison



**Pathways
& Parks**

May include:
Public Agencies,
Bike/Ped Advocates

Steering Committee
Liaison



**Conservation
& Heritage**

May include:
Land Trusts,
Ecological Groups



Community Survey Highlights

HIGH LEVEL
OF CITIZEN
PARTICIPATION!

1,448
RESPONSES

22%
HOUSEHOLDS

THEME: Preserve Rural Character



SHOULD TOWNSHIP
TAKE MORE ACTIVE
ROLE IN **PRESERVING**
HISTORIC PROPERTIES?

53%

35%

12%



YES

MAYBE

NO

70%
CHOOSE TO LIVE
IN TOWNSHIP FOR
RURAL SETTING

50%
RURAL CHARACTER
IS TOWNSHIP'S
GREATEST ASSET

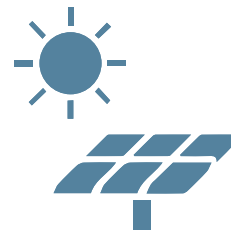
MAJORITY OPPOSED:

SINGLE-
FAMILY TO
DUPLEX
CONVERSION

**TINY
HOMES**

LARGER
BUSINESS
SIGNAGE

SOME DESIRE FOR
CHANGE (OR SAVINGS!)



64%

FEEL TOWNSHIP SHOULD
ALLOW GROUND INSTALLED
SOLAR ARRAYS AT HOMES

78% **67%** **82%**



Community Survey Highlights

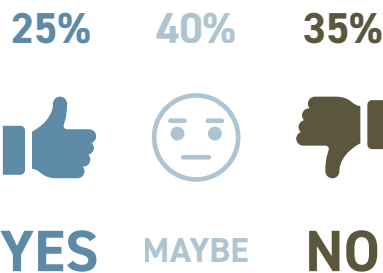
THEME: Fix Roads!



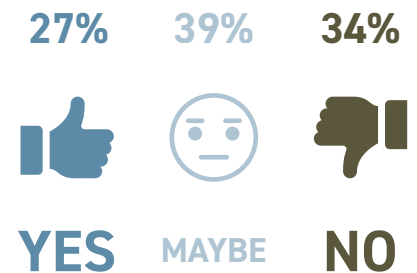
DESIRE ROAD
IMPROVEMENTS

MIXED SUPPORT:

FOR TOWNSHIP-WIDE
ROAD MILLAGE:

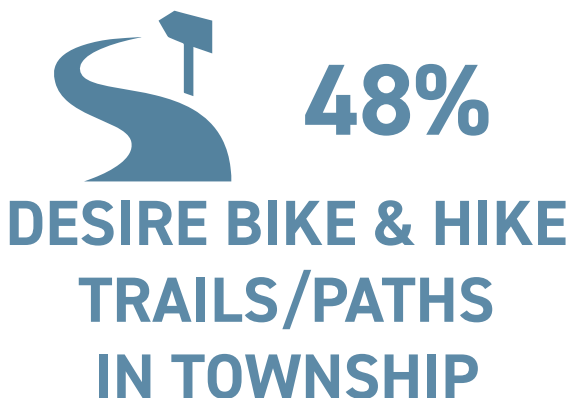


FOR SUBDIVISION
ASSESSMENTS*:



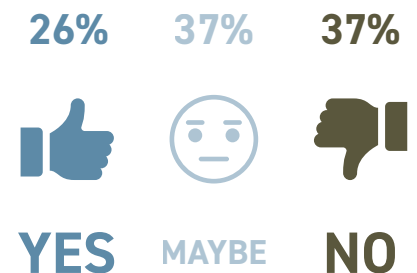
*in subdivisions without assessment in place

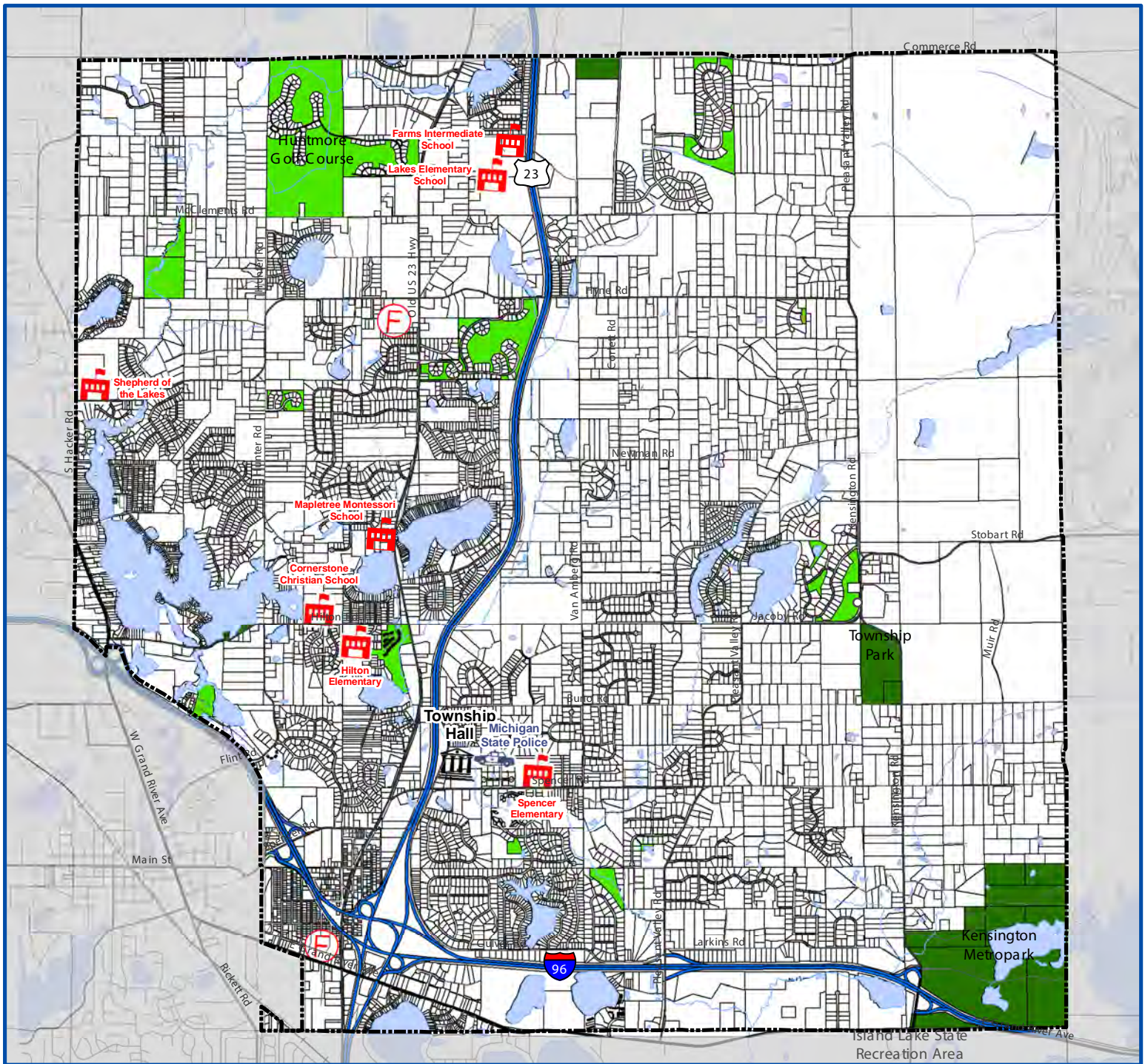
THEME: Pathways & Parks



SIMILAR TO
ROADS...
MIXED SUPPORT
FOR RESIDENT
PARTICIPATION
IN FUNDING:

FOR TOWNSHIP-WIDE
PARK MILLAGE:





Map Seven

Community Facilities

Brighton Township Master Plan

-  Township Hall
-  School
-  Fire
-  Police
-  Public Recreation
-  Private Recreation

ADOPTED: May 19, 2014
Data Sources: MCGI,
Brighton Township, LSL Planning, Inc.



0 0.5 1 1.5 2 Miles

LSL Planning
A SAFEbuilt. Company

Focus Group Questions

Institutions

Name: _____ Representing: _____

Address: _____

1. Why did your institution locate in Brighton Township?
2. Where do your constituents/students generally reside?
3. Where do you see opportunities to partner with Brighton Township?
4. Are there ways for Brighton Township to better promote the services/amenities you offer?
5. Does your organization have future plans for expansion and/or the provision of additional services?
6. Do you own property that has potential for public use in limited circumstances? (Examples may include a trail at the edge of a property or public use of athletic fields during certain hours)

Pathways & Parks Focus Group #2: Meeting Purpose

This meeting will engage local and regional stakeholders to identify opportunities to enhance non-motorized transportation connectivity and recreational opportunities in Brighton Township.

Based on group feedback on the preliminary concepts shared at this meeting for **(1) pathway corridors** and **(2) active and passive recreational amenities** the consultant team will develop more detailed concepts with implementation strategies (e.g. funding sources, partnerships) for Meeting #3.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process
- III. Brief Recap: Focus Group Meeting #1
 - a. Major Ped/Bike Destinations: Kensington Metropark/Island Lake Recreation Area & Downtown Brighton
 - b. Active & Passive Recreation: Needs to complement, not compete with nearby parks
 - c. Funding Strategy/Partnership will be critical as residents enjoy low tax rate
- IV. Group Exercise: Potential Enhancements using Public Meeting #1 Boards (see attachment)
 - a. Pathways
 - b. Active Recreation
 - c. Passive Recreation
- V. Summary of Public Meeting Feedback
 - a. Pathways (Top Requests: Spencer & Pleasant Valley)
 - b. Active Recreation (Top Requests: Multiuse Paths, Playground & Dog Park)
 - c. Passive Recreation (Top Requests: Nature Trails & Nature Preserve)
- VI. Potential Strategies (to be explored at Meeting #3)
 - a. Funding Strategies
 - b. Partnerships
 - c. Periodization / Phasing / Logical Termini
- VII. Scheduling of Final Focus Group Meeting (TBD: Early 2020)

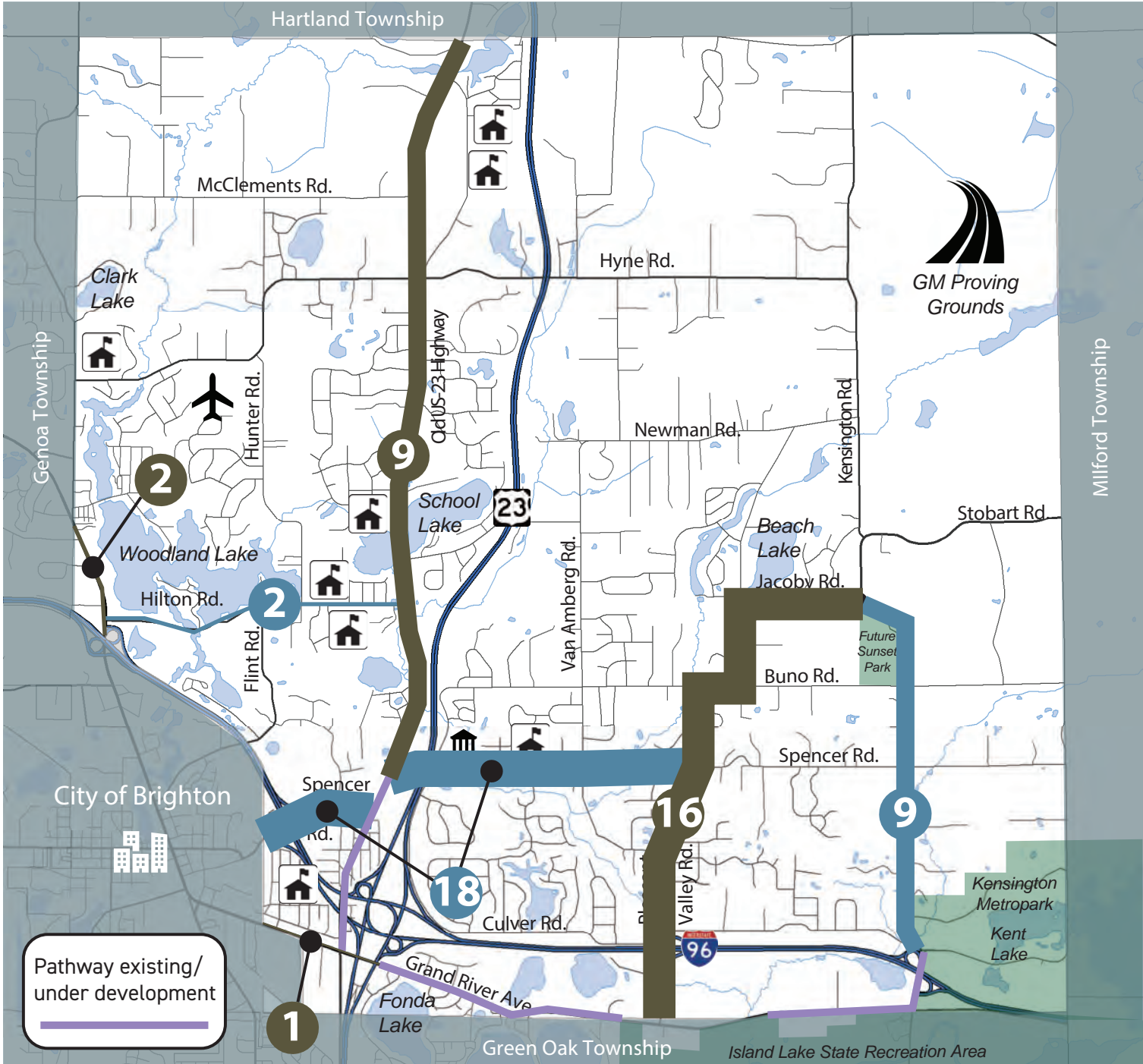
Master Plan Update

Charter Township of
Brighton
MICHIGAN

COMMENT BOARD TOTALS

Participants' Top 2 desired pathway connections.

Thicker line weight indicates larger public preference for route (Vote totals in circles).



Pathways

Public Meeting #1



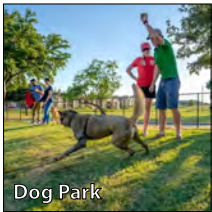
Multi-Use Paths

24



Playground

12



Dog Park

11

No active recreation enhancements desired.

7



Splash Pad

5



Mountain Biking

5



Athletic Fields

2



Outdoor Courts

1

COMMENT BOARD TOTALS

Participants' Top 2 desired amenities.

Master Plan Update

Charter Township of
Brighton
MICHIGAN



Active Recreation

Public Meeting #1



Nature Trail

24



Nature Preserve

10



Gathering Space

9



Preservation of
Historic Buildings

7

No passive
recreation
enhancements
desired.

7



Historic Markers

3



Outdoor Classroom

1



Amphitheater

1

COMMENT BOARD TOTALS

Participants' Top 2 desired amenities.

Master Plan Update

Charter Township of
Brighton
MICHIGAN



 Passive Recreation

Public Meeting #1



Pathways & Parks: Focus Group #2 Concepts



Pathway Connections

POTENTIAL PATHWAY LINKAGES & TYPOLOGIES

METROPARK CONNECTOR: KENSINGTON



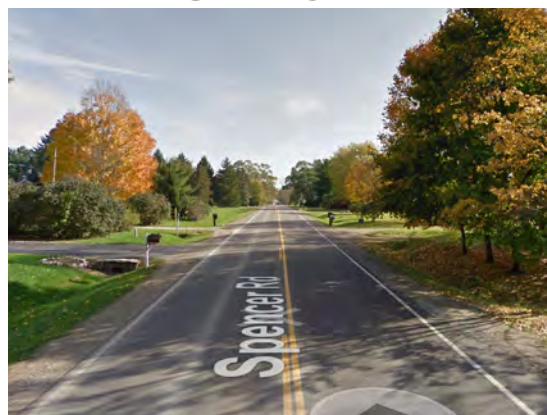
- Extension (2.3-miles) north of Metropark to future Sunset Park

GRAND RIVER CONNECTOR: PLEASANT VALLEY



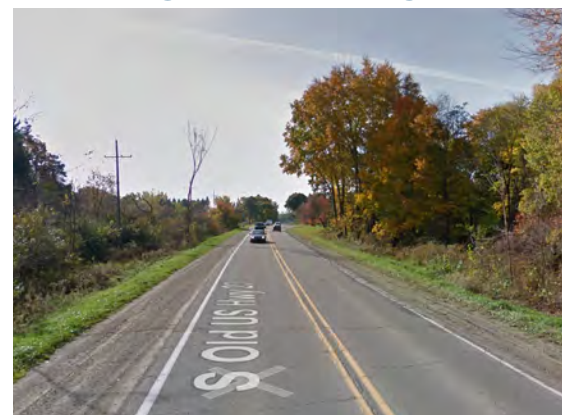
- New link (3.5-mile) between Grand River & Sunset Park via Pleasant Valley/Jacoby

BRIGHTON CONNECTOR: SPENCER



- East-west path (3-miles) to Downtown Brighton, Old 23 & Spencer Elementary

NORTH-SOUTH CONNECTOR: OLD HWY 23



- Extension north (5.5 miles) of sidewalk under development with widening project



Pathways & Parks: Focus Group #2 Concepts



Recreational Amenities

POTENTIAL PARK SPACES & TYPOLOGIES

CENTRAL (ACTIVE & PASSIVE): SUNSET PARK



- Athletic Fields, Trails, Natural Areas & Gathering Space

NEIGHBORHOOD (ACTIVE): FIRE STATION 31



- Playground, Splash Pad, Sports Courts

ATHLETIC PARK ACTIVE: FIRE STATION 32



- Athletic Fields, Sports Courts, Playground

NATURE PRESERVE (PASSIVE): CLARK LAKE



- Trails & Natural Areas

Housing Focus Group #2: Meeting Purpose

This meeting will engage local residents to identify opportunities to provide a range of quality neighborhoods in Brighton Township that meet the current and future needs of the community.

Based on group feedback on the ideas shared at this meeting the consultant team will develop more detailed concepts with implementation strategies (e.g. funding, partnerships) for Meeting #3.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process
- III. Brief Recap: Focus Group Meeting #1
 - a. Local strengths: schools, low taxes, rural feel, safety
 - b. Underrepresented Housing Types & Age Cohorts
 - i. Strong preference for owner-occupied units
 - ii. Wide range of senior housing options
 - iii. Some concerns over entry level housing (e.g. starter homes)
 - c. Neighborhood Infrastructure & Amenities
 - i. Roads
 1. Maintenance/condition a major concern but not Township responsibility
 2. Some indicate millage or special assessment may be supported
 - ii. Desire for pathways & parks
 1. Need to complement existing regional parks, not duplicate
 2. Balance between provision of amenities & low tax rate residents enjoy
- IV. Group Exercise: Pathways & Parks using Public Meeting #1 Boards (see attachment)
 - a. Pathways
 - b. Active Recreation
 - c. Passive Recreation
- V. Summary of Public Meeting Feedback
- VI. Potential Strategies (to be explored at Meeting #3)
 - a. Funding Strategies
 - b. Partnerships
 - c. Prioritization / Phasing
- VII. Scheduling of Final Focus Group Meeting (TBD: Early 2020)



Data Analysis



453

LIVE & WORK IN BRIGHTON TWP



4,116

WORK IN BRIGHTON TWP,
BUT LIVE ELSEWHERE

Charter Township of
Brighton
MICHIGAN



6,052

LIVE IN BRIGHTON TWP,
BUT WORK ELSEWHERE

**Brighton Twp Non-Residents
Commutes to Twp**

Distance	# Workers	Percentage
< 10 miles	1,787	39.1%
10 to 24 miles	1,581	34.6%
25 to 50 miles	946	20.7%
> 50 miles	255	5.6%

Brighton Twp Resident Commutes

Distance	# Workers	Percentage
< 10 miles	1,799	27.7%
10 to 24 miles	2,617	40.2%
25 to 50 miles	1,456	22.4%
> 50 miles	633	9.7%

Source: US Census Longitudinal
Employer-Household Dynamics

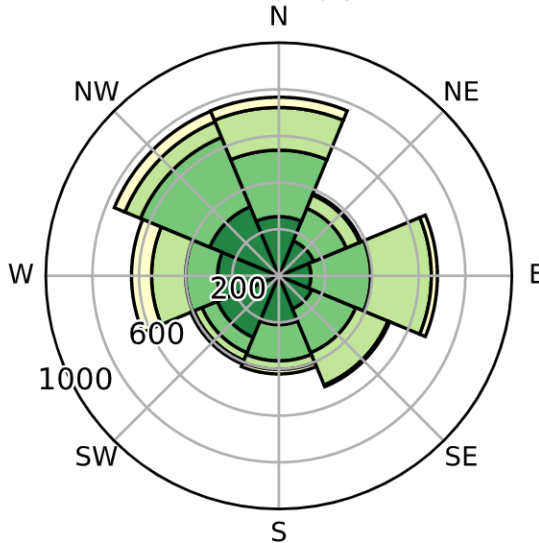


Housing: Focus Group #2

HOUSING & WORKFORCE

Brighton Twp Non-Resident Commutes to Twp		
Distance	# Workers	Percentage
< 10 miles	1,787	39.1%
10 to 24 miles	1,581	34.6%
25 to 50 miles	946	20.7%
> 50 miles	255	5.6%

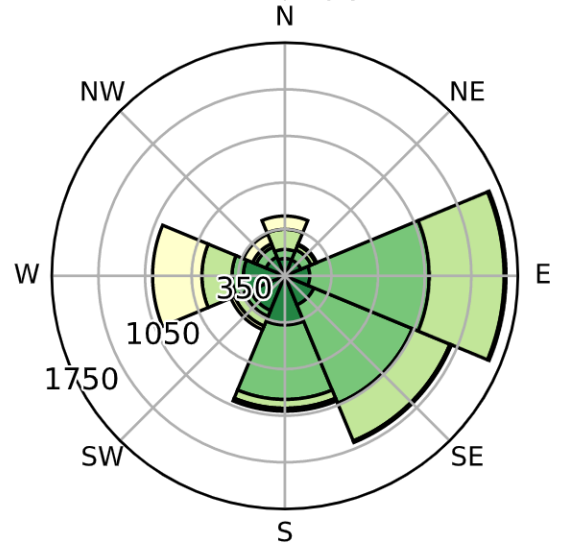
Job Counts by Distance/Direction in 2017
All Workers



Brighton Twp Non-Resident Commutes to Twp: Top 3 Home Counties		
Home County	# Workers	Percentage
Livingston County	2,109	46.2%
Oakland County	816	17.9%
Wayne County	376	8.2%

Brighton Twp Resident Commutes		
Distance	# Workers	Percentage
< 10 miles	1,799	27.7%
10 to 24 miles	2,617	40.2%
25 to 50 miles	1,456	22.4%
> 50 miles	633	9.7%

Job Counts by Distance/Direction in 2017
All Workers



Brighton Twp Resident Commutes: Top 3 Work Counties		
Work County	# Workers	Percentage
Oakland County	1,886	29.0%
Livingston County	1,658	25.5%
Wayne County	947	14.6%

Master Plan Update

Charter Township of

Brighton

M I C H I G A N



Housing: Focus Group #2

HOUSING DEMAND

\$102,659
MEDIAN
HOUSEHOLD
INCOME

96%
OWNER-
OCCUPIED
HOUSING
UNITS

5.8%
POPULATION
GROWTH
SINCE 2010

\$261,900
MEDIAN
HOME
VALUE

Source: US Census Bureau, 2018 Estimates

ESTIMATED MEDIAN AFFORDABLE HOUSING FOR:
CURRENT TOWNSHIP RESIDENTS
~\$500,000+ HOME VALUE

CURRENT COUNTY RESIDENTS
~\$400,000+ HOME VALUE

BASED ON 30% OF HOUSEHOLD INCOME SPENT ON HOUSING

Estimated Demand for New Market-Rate Single Family Housing Northwestern Counties (Livingston & Oakland) Submarket (June 1, 2017 to June 1, 2020)			
Price Range (\$)		Units of	Percent
From	To	Demand	of Total
200,000	299,999	930	15%
300,000	399,999	1,550	25%
400,000	499,999	1,550	25%
500,000	749,999	1,225	20%
750,000 and higher		930	15%

Source: HUD

Conservation, Heritage & Institutions Focus Group #2: *Meeting Purpose*

In order to increase participation and capitalize on potential partnerships with our local institutions, the second meeting of Conservation & Heritage and Institutions focus groups have been consolidated into a single joint effort. New focus group volunteers were recruited at the first Public Meeting to expand community input into the planning process.

This meeting will engage local stakeholders and institutional partners to identify opportunities to partner on community enhancements with an emphasis on initiatives that preserve ecologically sensitive areas and greenspace and conserve historic and culturally significant properties.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process
- III. Brief Recap: Focus Group #1 Meetings
 - a. Conservation & Heritage: Brighton Area Historical Society
 - b. Institutions: Brighton Area Fire Authority
- IV. First-time Participants: Questionnaire Discussion
 - a. Natural Features & Ecological Preservation
 - b. Historic & Culturally Significant Properties
 - c. Adaptive Re-Uses & Passive Recreation Opportunities
 - d. Institutional Partnership Opportunities
 - i. Collaboration/Promotion of Existing Programs & Facilities
 - ii. Future Plans for Expansion
 - iii. Potential Shared Use of Properties/Facilities
- V. Group Exercise: Pathways & Parks using Public Meeting #1 Boards (see attachment)
 - a. Pathways
 - b. Active Recreation
 - c. Passive Recreation
- VI. Summary of Public Meeting Feedback
- VII. Potential Strategies (to be explored at Meeting #3)
 - a. Funding Strategies
 - b. Partnerships
 - c. Prioritization / Phasing
- VIII. Scheduling of Final Focus Group Meeting (TBD: Early 2020)

Focus Group Questions

Conservation & Heritage

Name: _____ Representing: _____

Address: _____

1. Are there specific undeveloped natural features (e.g. lakes, streams, wetlands, wooded areas) that make Brighton Township special?
2. What do you feel is the greatest threat to the ecology of Brighton Township?
3. Are there specific historic buildings/farms and/or cultural sites that make Brighton Township special?
4. If a historic building were to be conserved are there any potential adaptive reuses that might be beneficial to the community? (Examples may include event space in a barn, or historical society museum in an old home)
5. Are you aware of anyone potentially interested in conserving their property in some fashion to limit it from future development?
6. If conserved property were to be open to public access, what types of passive recreational amenities would be most appropriate? (Examples may include unpaved trails, scenic overlook, or seating/benches)

Focus Group Questions

Institutions

Name: _____ Representing: _____

Address: _____

1. Why did your institution locate in Brighton Township?

2. Where do your constituents/students generally reside?

3. Where do you see opportunities to partner with Brighton Township?

4. Are there ways for Brighton Township to better promote the services/amenities you offer?

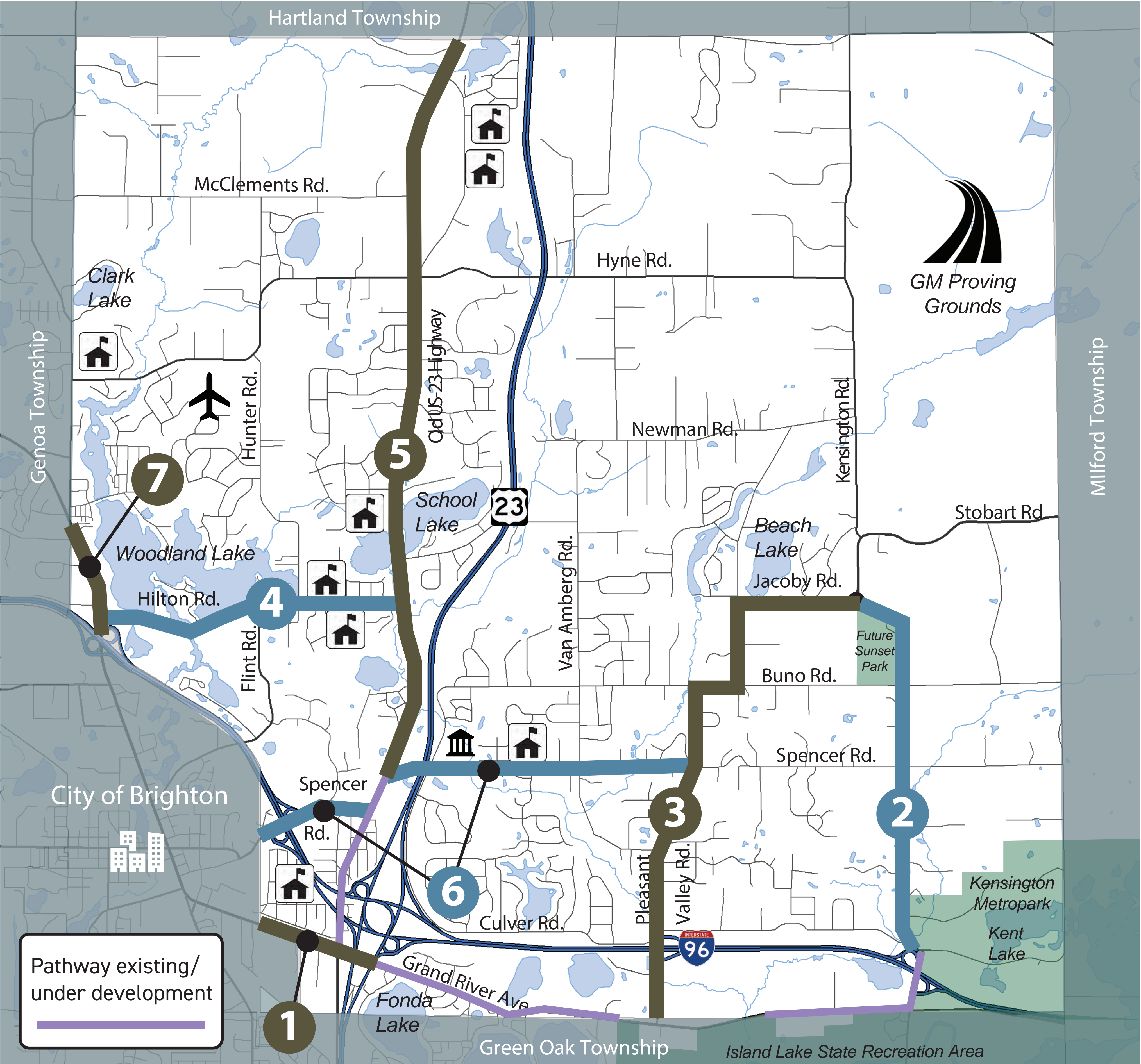
5. Does your organization have future plans for expansion and/or the provision of additional services?

6. Do you own property that has potential for public use in limited circumstances? (Examples may include a trail at the edge of a property or public use of athletic fields during certain hours)

Master Plan Update

Pick 2: Please place 2 pins below on the boxes corresponding to your Top 2 most desired Pathway Connections in Brighton Township on the map below.

- | | | | |
|-------------------------|---------------------|--------------------------|----------------------|
| 1 E. Grand River | 2 Kensington | 3 Pleasant Valley | 4 Hilton |
| 5 Old Hwy 23 | 6 Spencer | 7 W. Grand River | Other
Use Post-It |



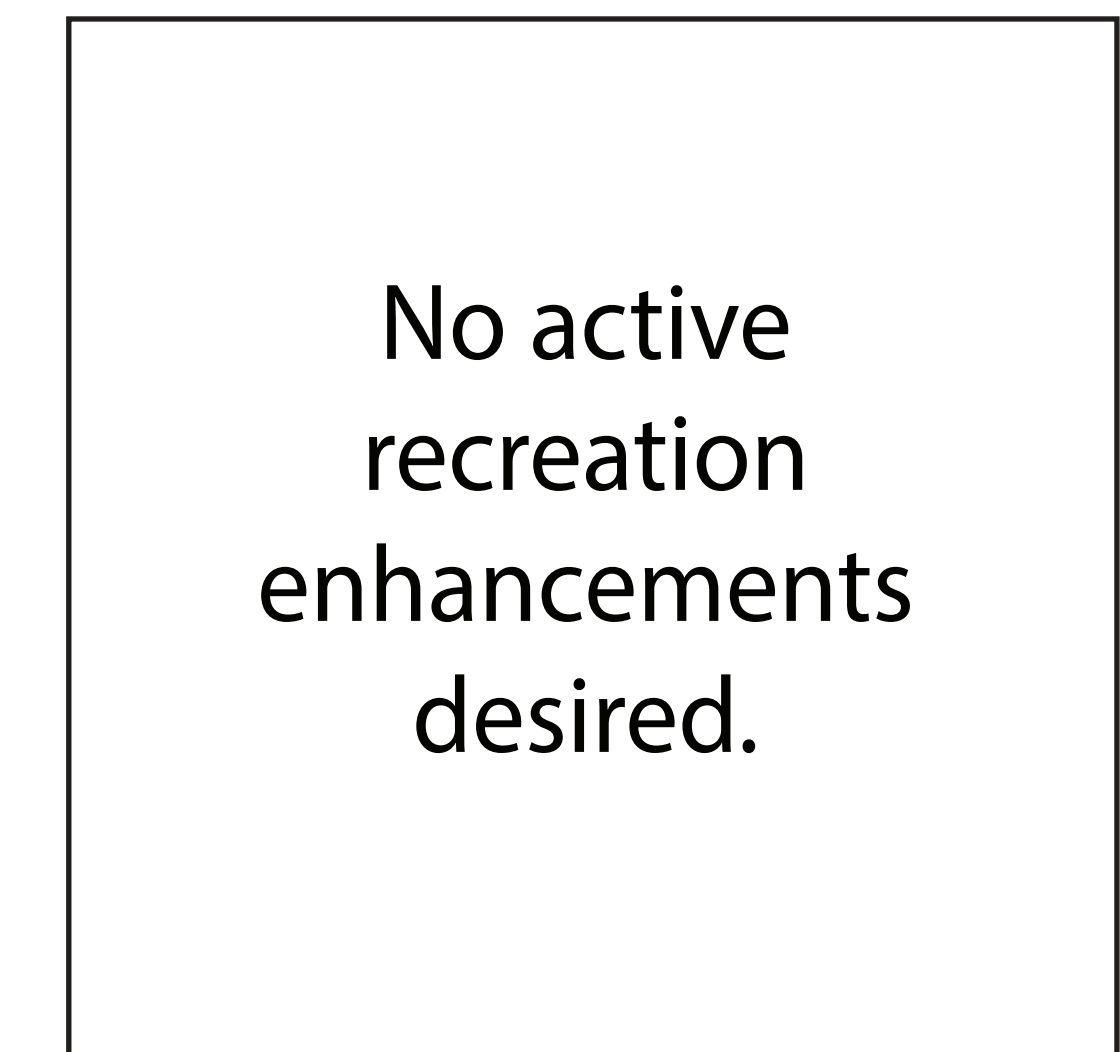
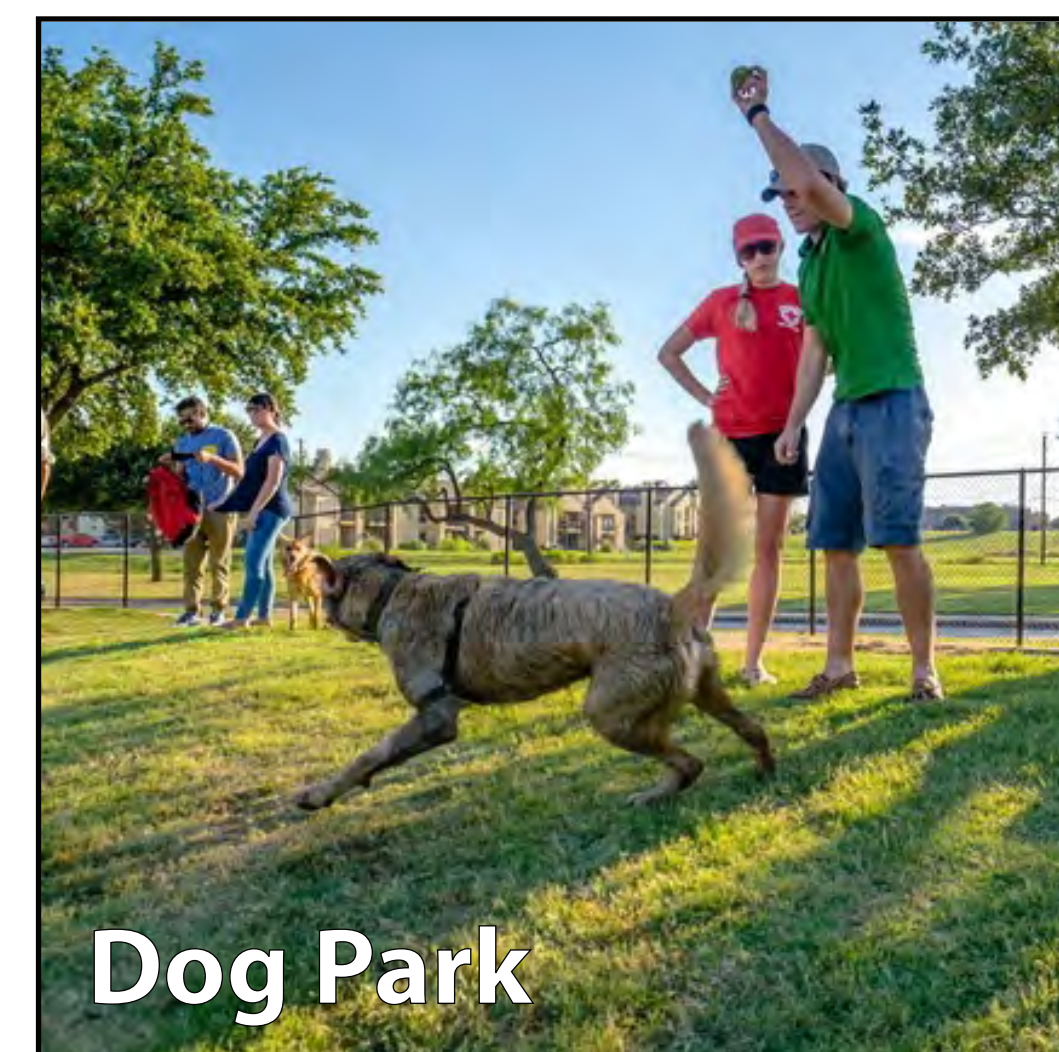
Pathways

Public Meeting #1

Master Plan Update

Charter Township of
Brighton
MICHIGAN

Pick 2: Please place pins below on your Top 2 most desired active recreational amenities you would like to see in Brighton Township.



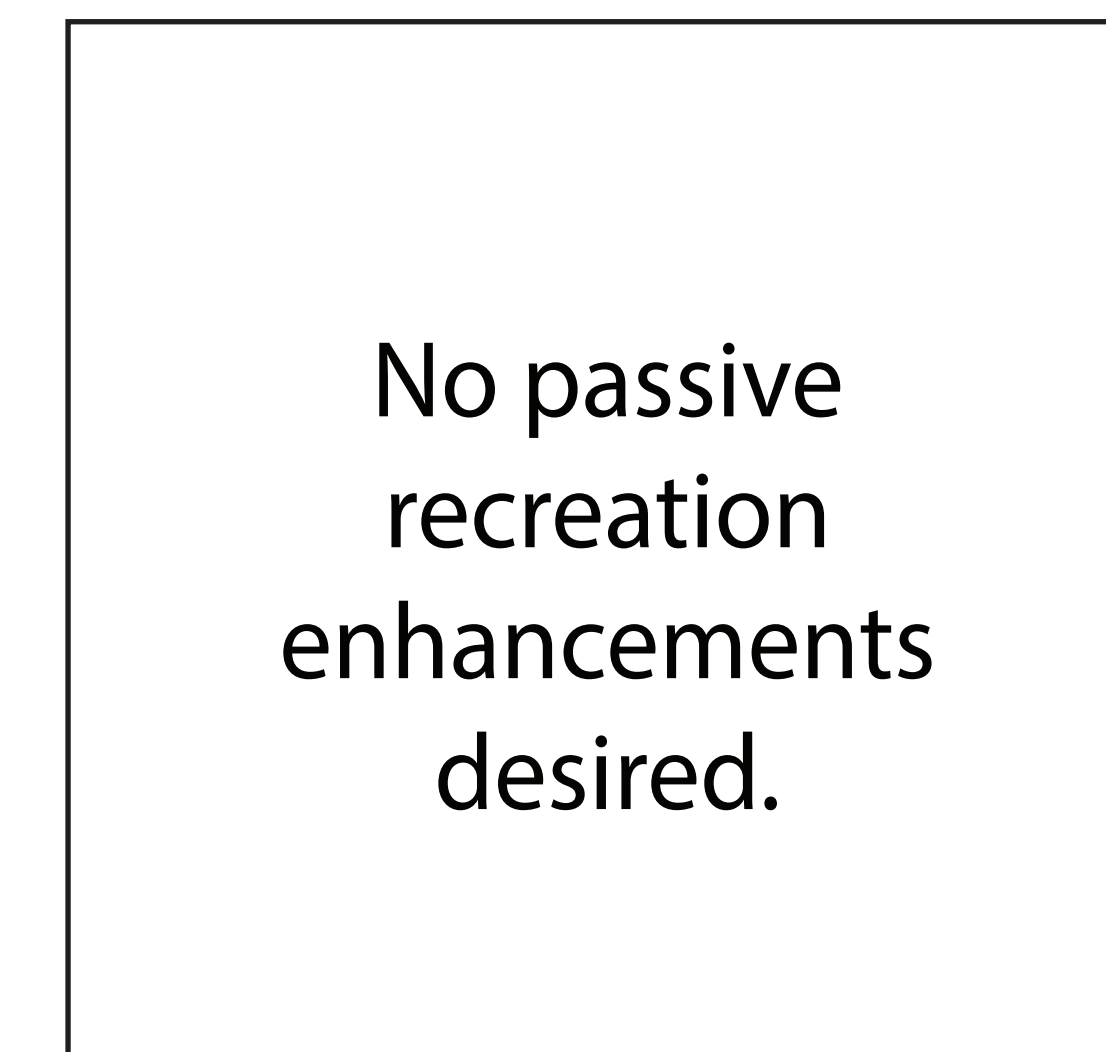
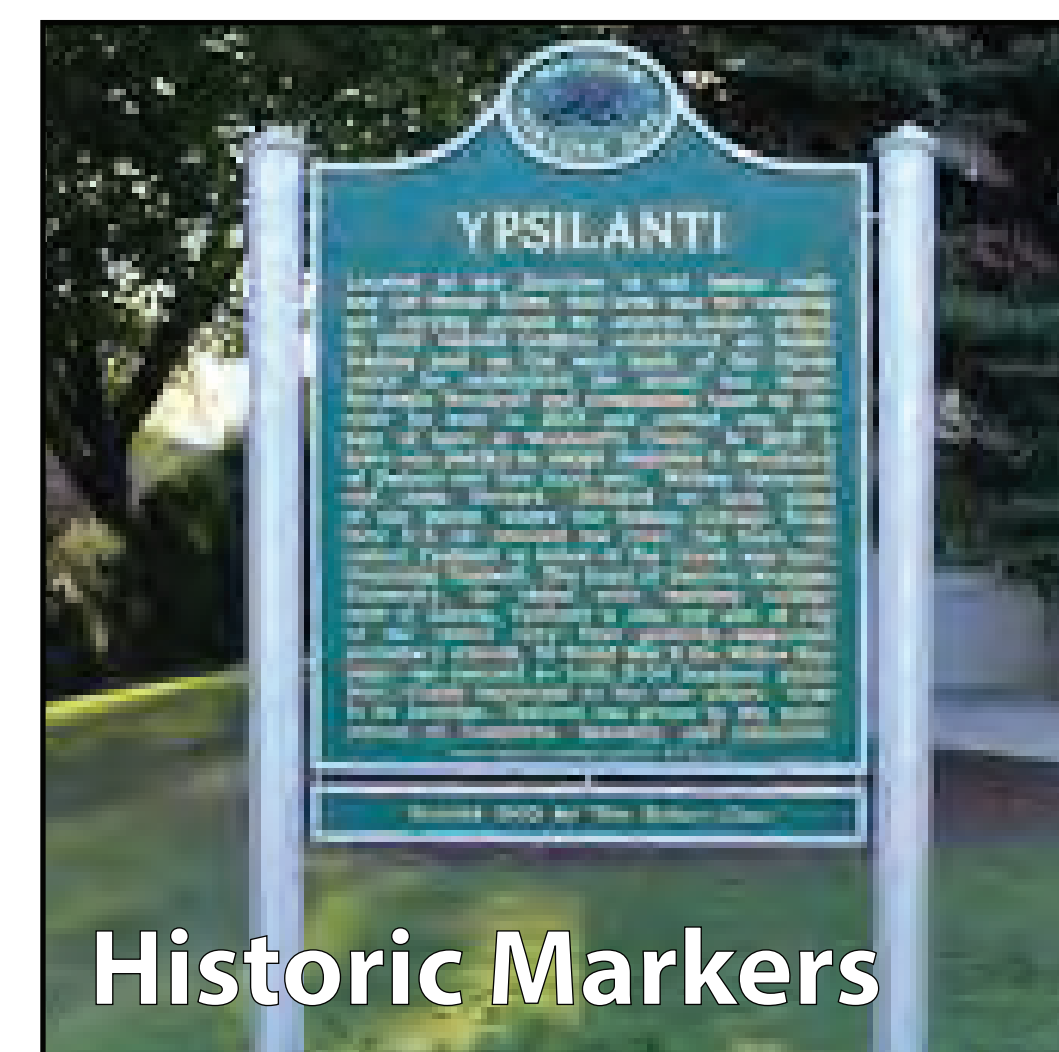
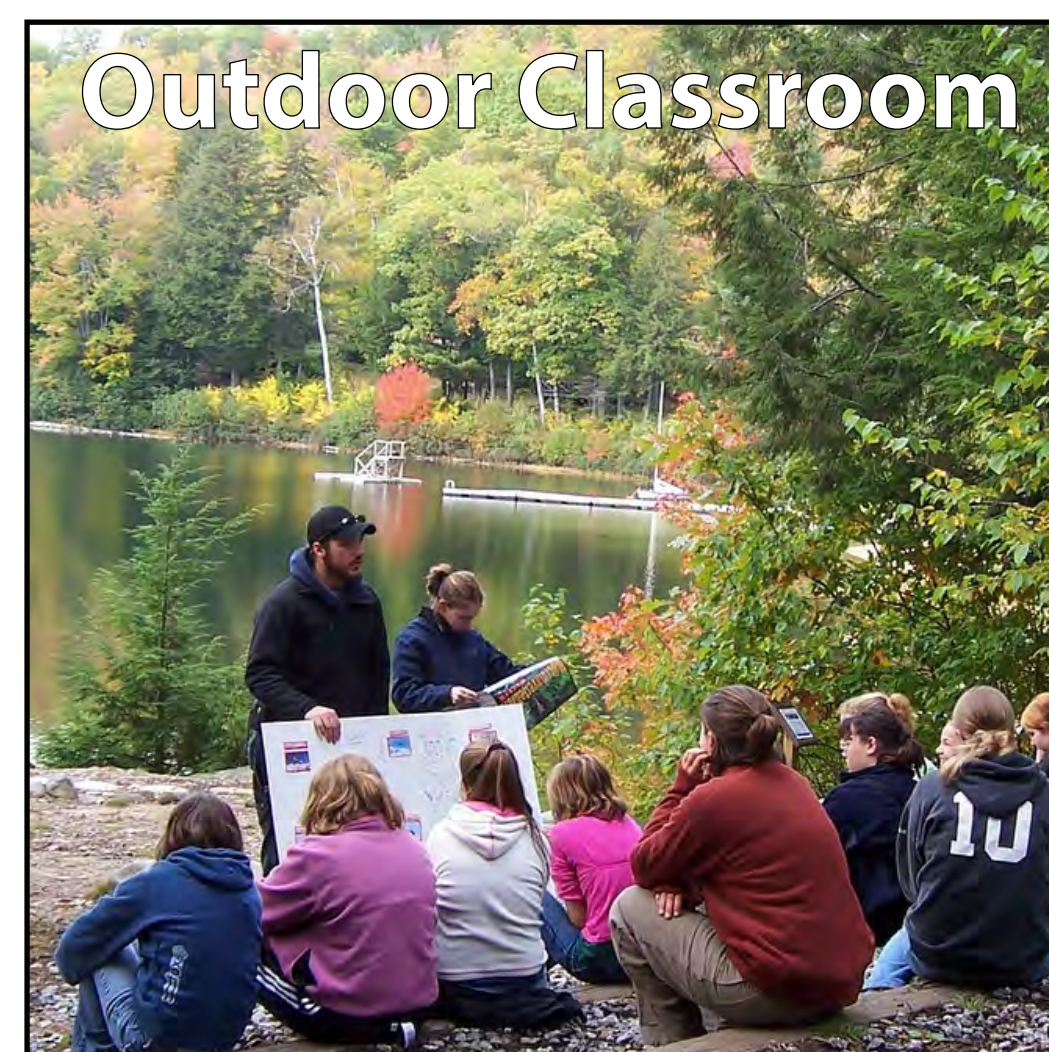
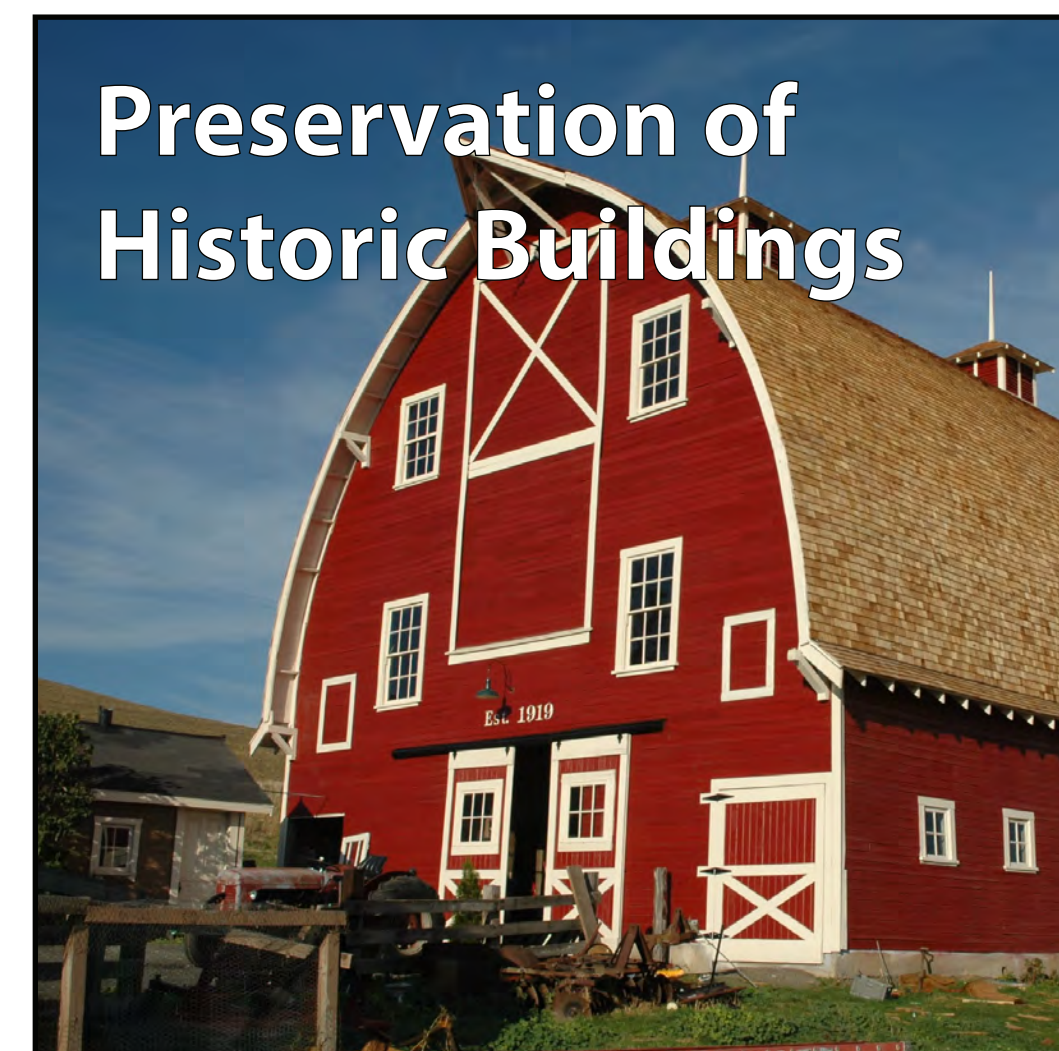
Active Recreation

Public Meeting #1

Master Plan Update

Charter Township of
Brighton
MICHIGAN

Pick 2: Please place pins below on your Top 2 most desired passive recreational amenities you would like to see in Brighton Township.



Passive Recreation

Public Meeting #1

Business Community Focus Group #2: Meeting Purpose

This meeting will engage local leaders to identify opportunities to provide an environment in Brighton Township that meets the current and future needs of the business community.

Our meeting will share concepts for potential enhancements to the business community and conclude with establishment of **implementation strategies** that the consultant team will explore further and share in advance of Meeting #3.

Meeting Agenda

- I. Introductions
- II. Overview of Master Plan Process
- III. Brief Recap: Focus Group #1 Meeting
 - a. Dearborn Federal Credit Union
 - b. Natural Aggregates
 - c. Hometown Bicycles
- IV. First-time Participants: Questionnaire Discussion
 - a. Geographic Location (Business, Customers/Clients, Employees)
 - b. Local/Regional Workforce
 - i. Skills/Training/Education required
 - ii. Availability locally/regionally
 - iii. Demographic Trends (age, retirements, etc.)
 - c. Infrastructure Needs (Roads, Water, Sewer)
 - d. Development Regulations (e.g. Zoning)
- V. Group Exercise: Pathways & Parks using Public Meeting #1 Boards (see attachment)
 - a. Pathways
 - b. Active Recreation
 - c. Passive Recreation
- VI. Summary of Public Meeting Feedback
- VII. Potential Strategies (to be explored further at Meeting #3)
 - a. Doing Business in Brighton Township - Toolkit
 - b. Connections – Pedestrian & Bicycle Pathways
 - c. Local Workforce Needs – Entry-level Housing
- VIII. Scheduling of Final Focus Group Meeting (TBD: Early 2020)

Focus Group Questions

Business Community

Name: _____ Representing: _____

Address: _____

1. Why did you locate your business in Brighton Township?

2. Where are your customers/clients generally located?

3. Where do your employees generally reside?

4. Does the local or regional workforce (i.e. availability of qualified individuals seeking employment) constraint your business in any way?

5. Does your business have any infrastructure (e.g. roads, utilities) needs/concerns?

6. Are there any changes to existing zoning regulations that would benefit your business? If yes, what specifically?

Master Plan Update

Charter Township of
Brighton
MICHIGAN

Pick 2:

Please place 2 pins below on the boxes corresponding to your Top 2 most desired Pathway Connections in Brighton Township on the map below.

- 1

E. Grand River
- 2

Kensington
- 3

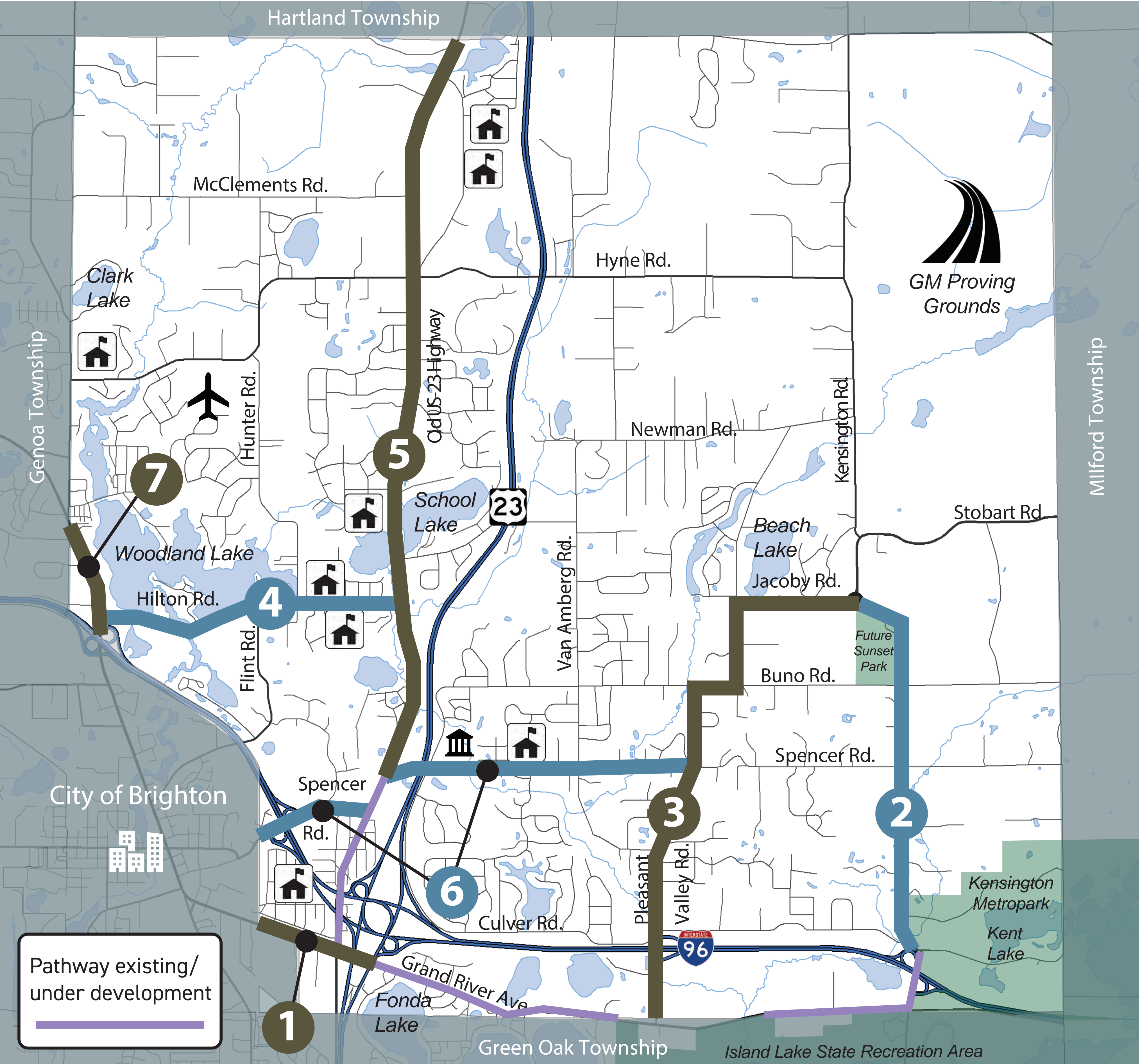
Pleasant Valley
- 4

Hilton
- 5

Old Hwy 23
- 6

Spencer
- 7

W. Grand River
- Other
Use Post-It



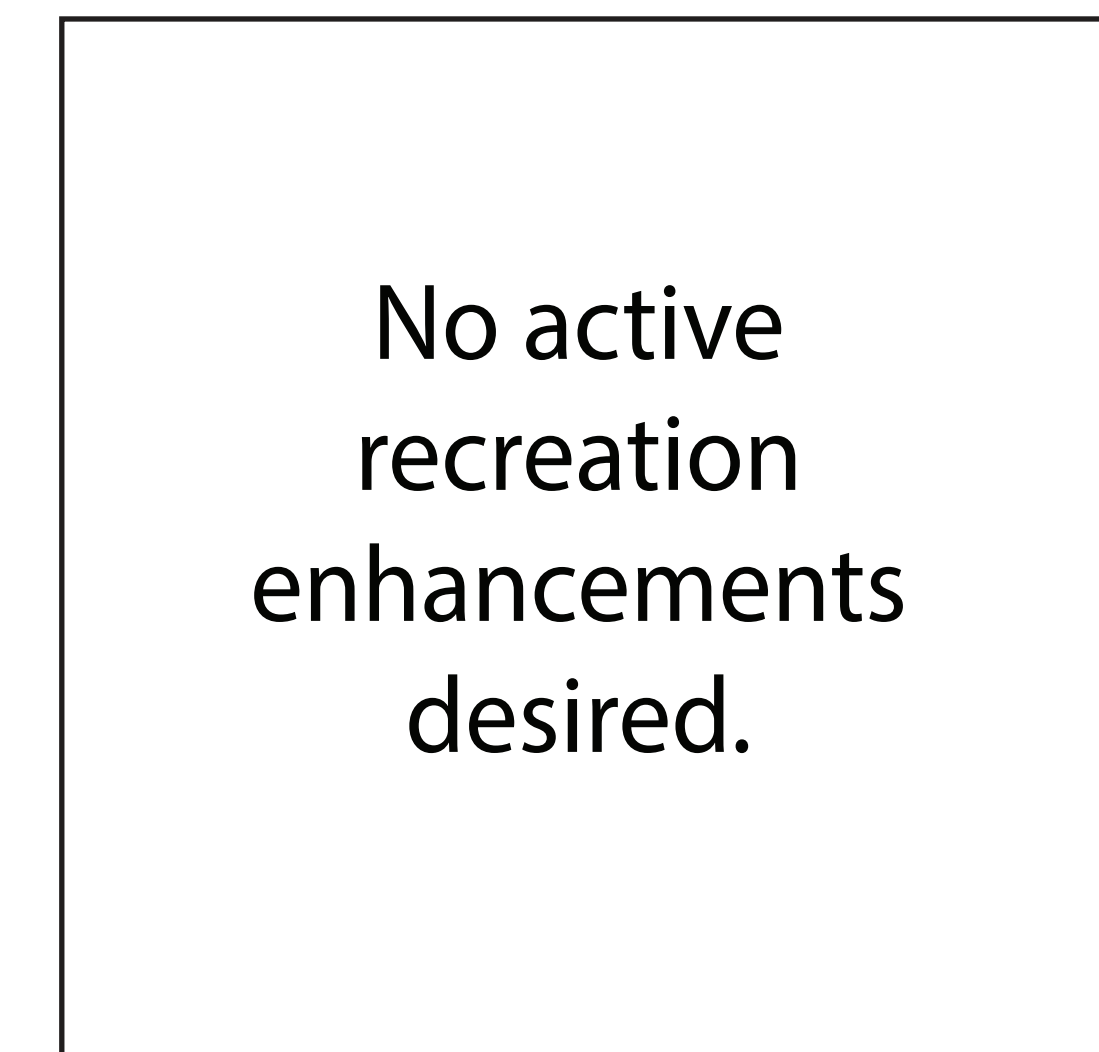
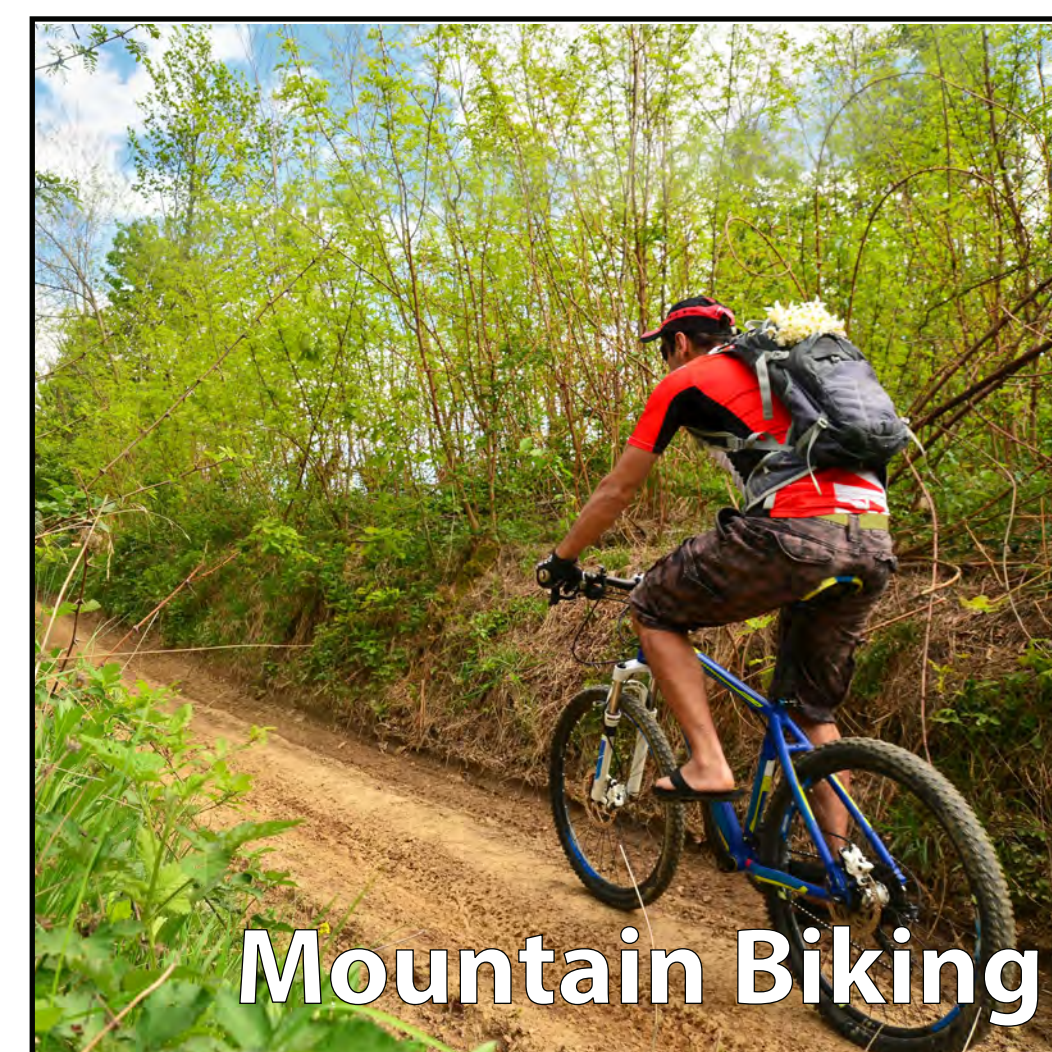
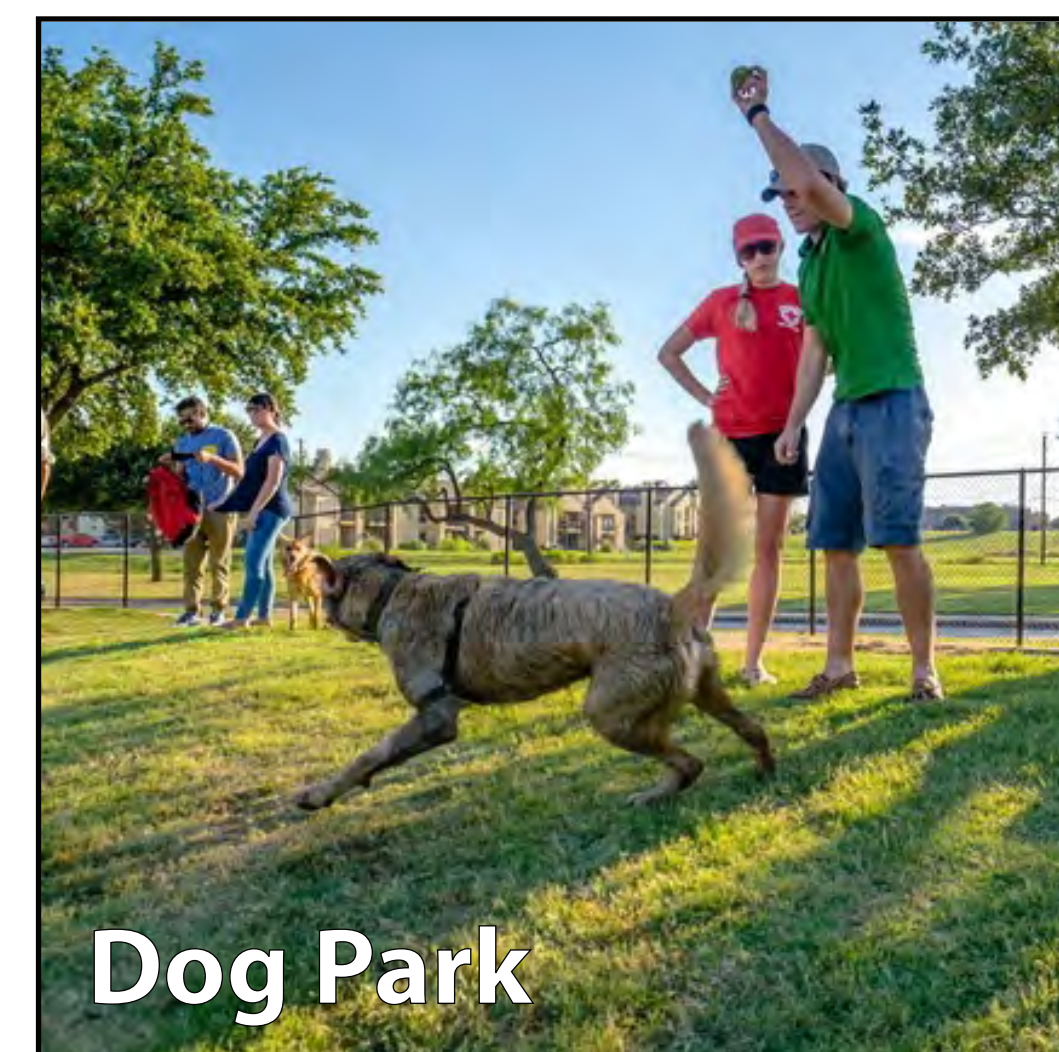
Pathways

Public Meeting #1

Master Plan Update

Charter Township of
Brighton
MICHIGAN

Pick 2: Please place pins below on your Top 2 most desired active recreational amenities you would like to see in Brighton Township.



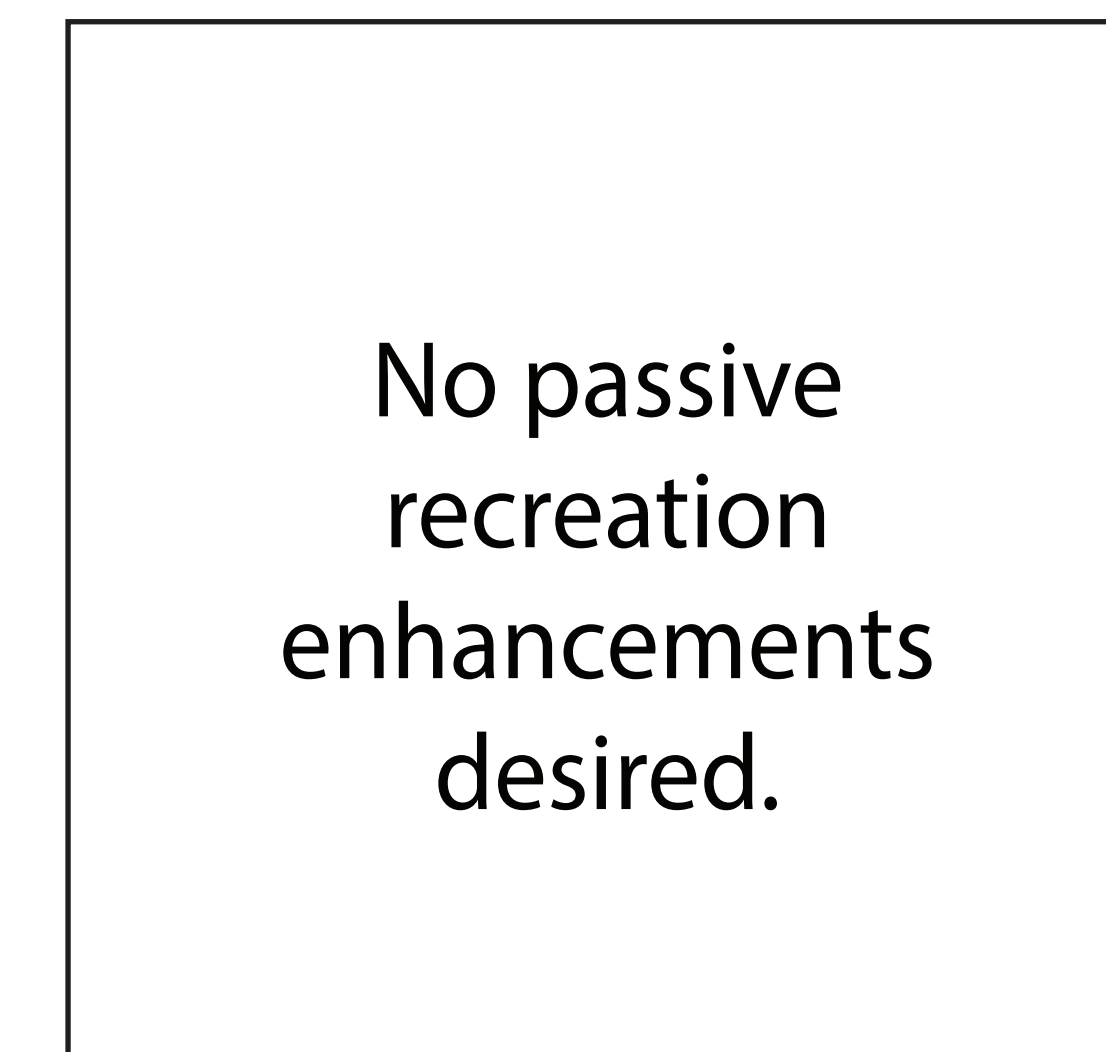
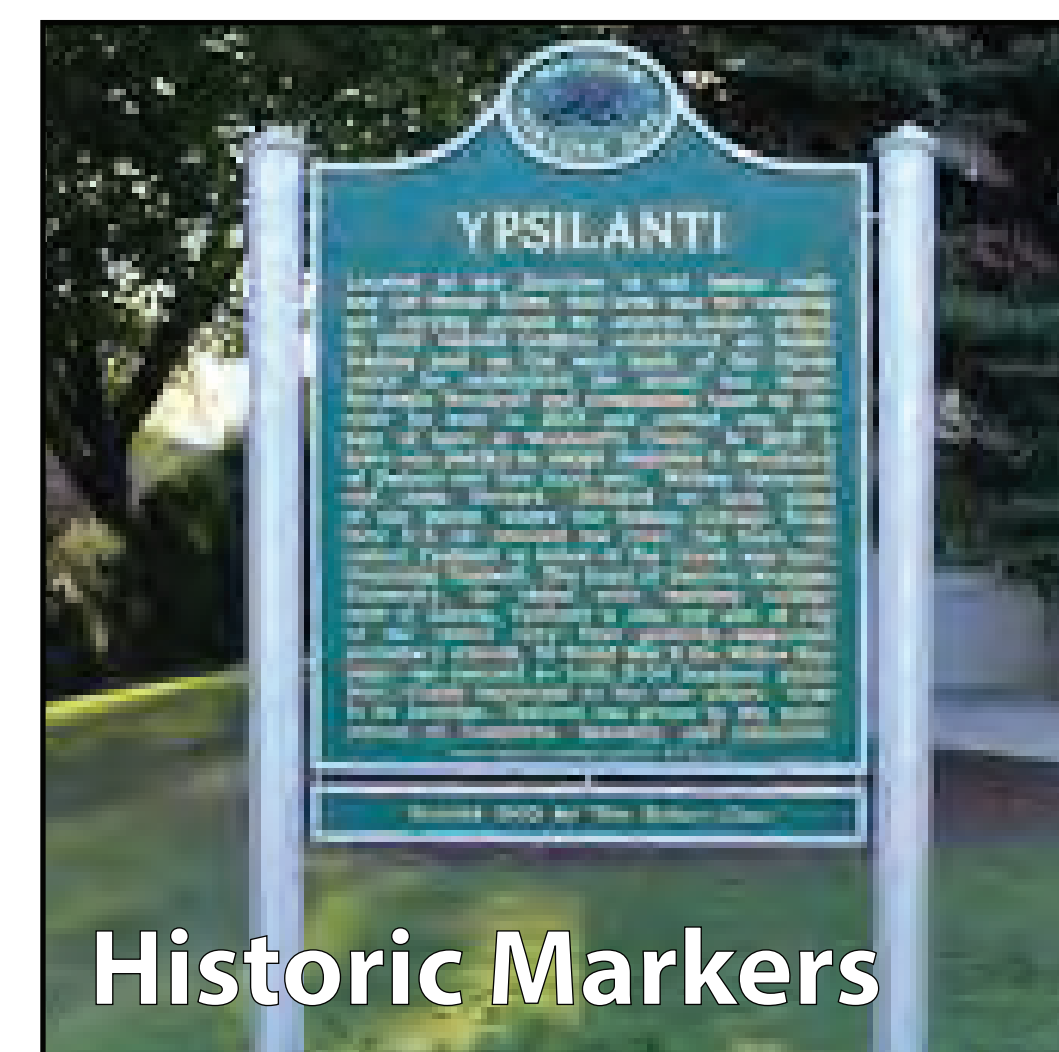
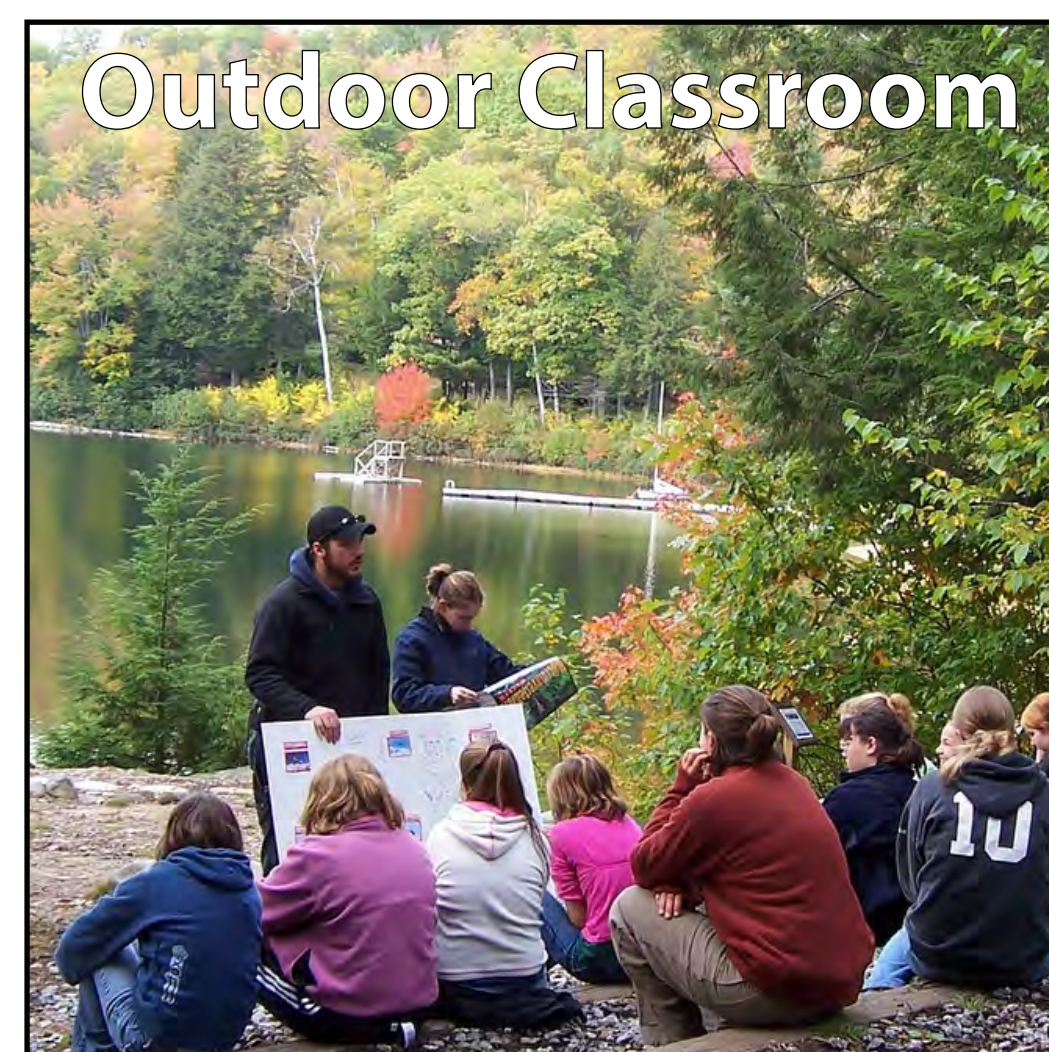
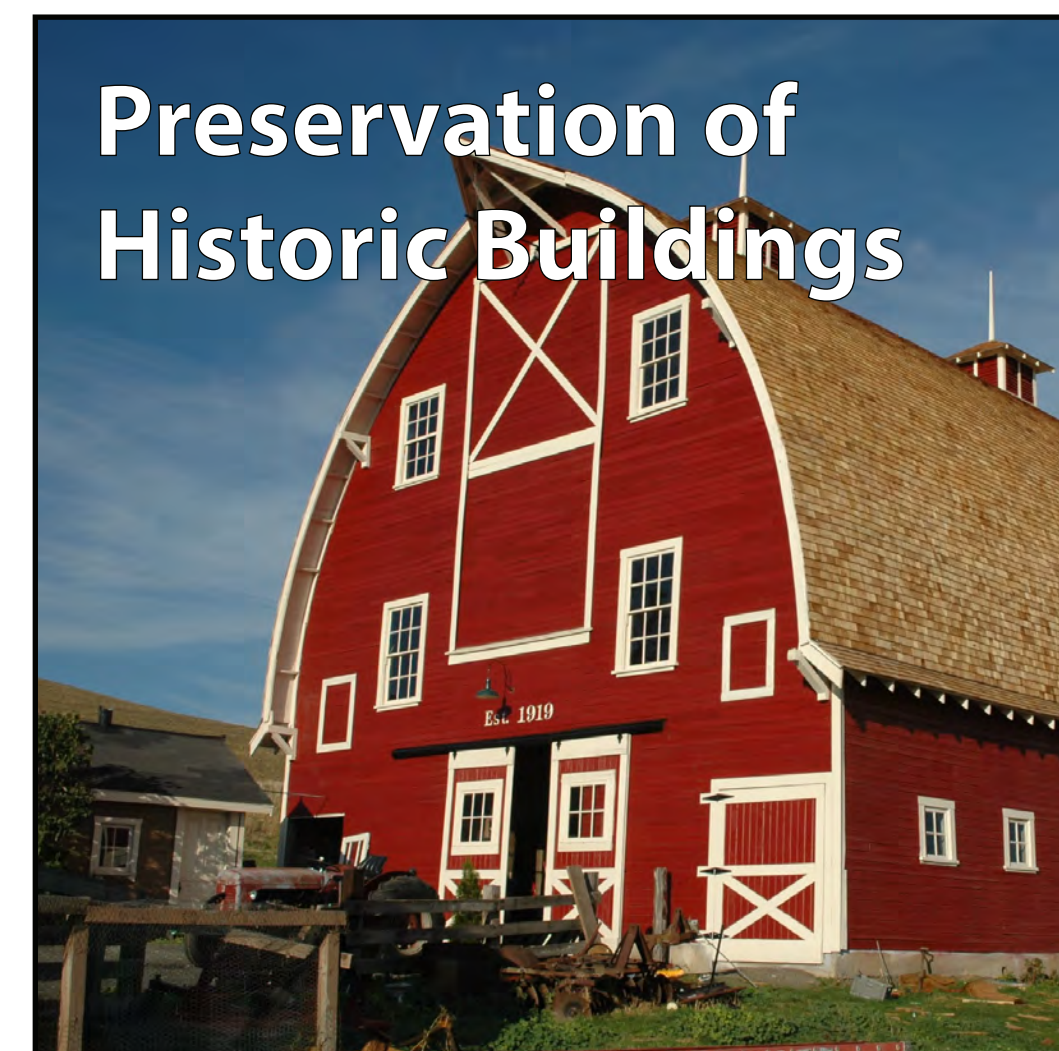
Active Recreation

Public Meeting #1

Master Plan Update

Charter Township of
Brighton
MICHIGAN

Pick 2: Please place pins below on your Top 2 most desired passive recreational amenities you would like to see in Brighton Township.



Passive Recreation

Public Meeting #1

Business Community Focus Group #3: *Meeting Purpose*

This meeting will engage local leaders to identify opportunities to provide an environment in Brighton Township that meets the current and future needs of the business community.

This meeting will review draft plan recommendations related to Economic Development and the Township's role in supporting local businesses.

Meeting Agenda

- I. Introductions
- II. New Participant Discussion
- III. Draft Plan Recommendations (see attachment)
- IV. Implementation/Partnerships
 - a. SPARK Ann Arbor.
 - b. Economic Development Council (EDC) of Livingston County
Greater Brighton Area Chamber of Commerce
- V. Next Steps: Finalization of Plan
 - a. Final Public Forum (4/21)
 - b. Draft Plan Finalized after Public Forum
 - c. Public Comment period
 - d. Planning Commission approvals
 - e. Township Board approvals

Business-related Strategies

Land Use Goal

Provide for a suitable amount of business development that will offer goods and services, increased employment opportunities and a sustainable tax base to support the desired facilities and services.

Strategies

- *Promote business developments that are constructed in accordance with the Development Guidelines.*
- *Revise Zoning Ordinance to deal more specifically with reuse, redevelopment, and expansions of existing business sites.*
- *Establish commercial/office nodes that cluster businesses and minimize impacts on less intensive uses, focus traffic impacts, minimize need for utility expansions, and provide for more efficient use of land.*
- *Promote intense business uses in areas where public infrastructure such as municipal water and sanitary sewers are available and where the transportation system can support them.*
- Ensure development regulations allow for a wide range of housing types and home sizes to allow an adequate local housing mix for young professionals “stepping in” to the area.
- Continue to implement the Pathways Plan and expand non-motorized connections to help drive local foot and bicycle traffic at community-scaled businesses along the Grand River Ave and Old US 23 corridors.
- Develop a New Business Resource Guide, to be made available on the Township website, to help potential new business owners/operators navigate some of the business registrations, local development regulations, and other agency approvals associated with starting a business.

ITALICS denotes a strategy from the 2014 Master Plan

Pathways & Parks Focus Group #3: Meeting Purpose

This meeting will engage local and regional stakeholders to identify opportunities to enhance non-motorized transportation connectivity and recreational opportunities in Brighton Township.

Group feedback on the concepts shared at this meeting for **(1) pathway corridors and (2) recreational amenities** will guide the final plan recommendations.

Meeting Agenda

- I. Introductions
- II. Pathways Concepts
 - a. Kensington Rd
 - b. Old US 23
 - c. Spencer Rd
 - d. Pleasant Valley Rd
- III. Parks Concepts
 - a. Sunset Park
 - b. Station 23 Park
 - c. Weber Street Park
 - d. Clark Lake Conservation Area
- IV. Public Meeting #2 (2/4) Feedback
- V. Implementation
 - a. Funding Strategies
 - b. Partnerships
 - c. Prioritization
- VI. Next Steps: Finalization of Plan
 - a. Final Public Forum (4/21)
 - b. Draft Plan Finalized after Public Forum
 - c. Public Comment period
 - d. Planning Commission approvals
 - e. Township Board approvals

Housing Focus Group #3: Meeting Purpose

This meeting will engage Brighton Township on Master Plan recommendations related to future land use, local pathway connections, and community parks that will guide the final plan document.

Meeting Agenda

- I.** Introductions
- II.** Future Land Use
 - a. Spencer Rd east of I-96 Interchange – Low Density Residential
 - b. Gravel Pit Areas – Rural Residential
- III.** Pathways Concepts
 - a. Kensington Rd
 - b. Old US 23
 - c. Spencer Rd
 - d. Pleasant Valley Rd
- IV.** Parks Concepts
 - a. Sunset Park
 - b. Station 23 Park
 - c. Weber Street Park
 - d. Clark Lake Conservation Area
- V.** Public Meeting #2 (2/4) Feedback
- VI.** Implementation
 - a. Funding Strategies
 - b. Partnerships
 - c. Prioritization
- VII.** Next Steps: Finalization of Plan
 - a. Final Public Forum (4/21)
 - b. Draft Plan Finalized after Public Forum
 - c. Public Comment period
 - d. Planning Commission approvals
 - e. Township Board approvals

From: [Planner](#)
To: [Emil Liszniansky](#)
Subject: Fw: Clark Lake Road woods
Date: Thursday, July 23, 2020 6:17:57 PM

From: michellebell6590 <michellebell6590@gmail.com>
Sent: Thursday, July 23, 2020 6:11 PM
To: Planner <planner@brightontwp.com>
Subject: Clark Lake Road woods

Hello, I reside at 1625 Clark Lake Road and we have been here for 26 years. The main reason we have stayed here so long are the woods behind our house. They are my sanctuary and I walk back there with my dog every day. Please preserve our woods and don't ever develop these. There are swamps and wetlands and so much wildlife, it is a mini paradise and I would be heartbroken if anything ever happened to them. Please protect them.

Thank you.

Michelle Bell

Sent from my T-Mobile 4G LTE Device

From: [Planner](#)
To: [Emil Liszniansky](#)
Subject: Fw: Master Plan Comments - Natural Resources
Date: Thursday, July 23, 2020 12:39:55 PM

From: ceslin@att.net <ceslin@att.net>
Sent: Thursday, July 23, 2020 12:01 PM
To: Planner <planner@brightontwp.com>
Subject: Master Plan Comments - Natural Resources

Kelly,

Thank you for your continued support to improve our township.

The Clark Lake Conservation area has been a top priority of the Master Plan review process for over 20 years. The Brighton Township board should support the resident's priority by placing a conservation easement to protect this natural features area for future generations.

Keep up the good work.

Best regards,

Carl Slindee

810 772-9917

1716 Clark Lake Rd
Brighton MI 41114

From: [Planner](#)
To: [Emil Liszniansky](#)
Subject: FW: Resident Letter (Master Plan)
Date: Thursday, July 30, 2020 2:50:43 PM
Attachments: [Letter from Resident 7-23-20.PDF](#)

From: Clerk <clerk@brightontwp.com>
Sent: Thursday, July 30, 2020 2:48 PM
To: Supervisor <supervisor@brightontwp.com>
Cc: Manager <manager@brightontwp.com>; Treasurer <treasurer@brightontwp.com>; Planner <planner@brightontwp.com>; Trustee Mike <trusteemike@brightontwp.com>; Trustee Steve <trusteesteve@brightontwp.com>; Trustee Theis <trusteesam@brightontwp.com>; Trustee Lucille <trusteelucille@brightontwp.com>
Subject: RE: Resident Letter (Master Plan)

Attached

From: Clerk <clerk@brightontwp.com>
Sent: Thursday, July 30, 2020 2:04 PM
To: Supervisor <supervisor@brightontwp.com>
Cc: Manager <manager@brightontwp.com>; Planner <planner@brightontwp.com>; Treasurer <treasurer@brightontwp.com>; Trustee Mike <trusteemike@brightontwp.com>; Trustee Steve <trusteesteve@brightontwp.com>; Trustee Theis <trusteesam@brightontwp.com>; Trustee Lucille <trusteelucille@brightontwp.com>
Subject: Resident Letter (Master Plan)

Patrick,

Passing along a letter from a resident addressed to the board in regards to the Master Plan.

Regards,

Joseph R. Riker
Clerk/FOIA Coordinator
Charter Township of Brighton
4363 Buno Road
Brighton, MI 48114
Office: 810.229.0560
<https://www.brightontwp.com/>



RECEIVED

JUL 30 2020

CLERK'S OFFICE

July 23, 2020

Brighton Township Board of Trustees
4363 Buno Road
Brighton, Michigan 48114

To the Board of Trustees,

Yesterday I attended the planning commissions open house to present the new township masterplan. Since I had completed and returned the planning commissions survey and attended the public meeting to provide citizen input, I had a vested interest in the outcome. Upon viewing the Township plan, I was very disappointed and shocked. I had invested my time and energy into the process only to be ignored by the trustees. The process seemed a sham.

In the area of Land Use, I failed to see any significant changes from current Township land use. The map seemed merely to reflect current utilization of land, with no real modification.

In the area of Transportation, walking and bike paths, there was no plan to pursue further bike paths in the Township. I was told that the section currently being constructed was from Spencer Road to Grand River along Old 23. Sidewalk provided by the state in their widening of Old 23. Past Tee Bonz. No effort on the part of the Township.

Natural Resources was another disappointment. I was told there was vacant land I could wonder around that I could access from Shepherd of the Lakes parking lot and playground. It hasn't been improved and no plan for parking or maintenance. It was suggested that this would be available to me until the township found a buyer for the land. I said I was disappointed as I enjoy hiking in nature and was told to try Kensington Metro Park. So much for the township meeting the needs of their citizens.

Particularly dismal was the plan for Community Services and Facilities. There seemed to be none except for the backyards of fire halls, one being wet lands and unusable. None developed or planned for development. Worst of all was the long promised and never materialized Sunset Park. Located on an abandoned gravel pit, land in litigation for years. No real effort to develop the site.

I think you can feel my frustration with the process. My wife and I and several friends participated in good faith, and feel seriously short changed and ignored. In the future, if the township has no intention of listening to the wishes of their citizens, please don't bother going through a sham process.

Sincerely,



Claudia and Bob Sexton
11115 Bertha Court
Brighton, Michigan 48114

From: [Planner](#)
To: [Emil Liszniansky](#)
Subject: FW: Clark Lake Conservation Area
Date: Monday, August 10, 2020 11:26:37 AM
Attachments: [Letter from Mr Tefertiller Livingston County Planning Dept.pdf](#)
[Letter to Ann Bollin 2004.pdf](#)
[Letter to LCPC.pdf](#)

From: Manager <manager@brightontwp.com>
Sent: Monday, August 10, 2020 11:20 AM
To: Gary Butzke <gl.butzke@att.net>
Cc: Planner <planner@brightontwp.com>
Subject: FW: Clark Lake Conservation Area

Mr. Butzke,

Thank you for taking the time to forward your comments to me. I have sent them along to the Township Board and Township Planner for their consideration. The version of the Master Plan that is being distributed for the 63 day review period by the various outside agencies will be the version that the Board discussed at their August 6th meeting. As a reminder, the Planning Commission and Township Board will collect feedback over the next 63 days and take that feedback, including yours, into consideration when they meet on October 12th and October 19th for potential Master Plan adoption.

We look forward to your continued participation in this process.

Brian P. Vick
Township Manager
Charter Township of Brighton
810.494.0710

From: Gary Butzke <gl.butzke@att.net>
Sent: Friday, August 7, 2020 11:56 AM
To: Manager <manager@brightontwp.com>
Subject: Clark Lake Conservation Area

Dear Mr. Vick,

I am following up on my comments to the Brighton Board of Trustees / Planning Commission joint meeting to review the Township Master Plan on 6 August 2020 with regard to the Clark Lake Conservation Area (CLCA).

The recent draft master plan, and previous township master plans, correctly acknowledge the importance of preserving natural areas within the township.

Indeed, I chose to move to Brighton Township over 30 years ago due to the character resulting from

the blend of natural features in the area. Unfortunately I have witnessed much of this blend give way to subdivision after subdivision.

As I mentioned in the meeting, resident survey results, master plan workshops, and public feedback have indicated overwhelming desire to keep the CLCA undeveloped.

With that in mind, please consider the following changes to the Master Plan regarding the southern section of the CLCA:

1. Return all of the CLCA land to a designation that indicates the intent to preserve the land as is. On the Future Land Use Map, a portion of the CLCA has been re-designated from "Parks & Open Spaces" (Map 9, Future Land Use map, Master plan, May 2002) to "low density residential". The gradual migration of the land designation from "parks and open spaces" to "open spaces" to "low density residential" would seem to indicate that the property is being oriented for future development. This is in direct contradiction to the master plan recommendations for preserving natural areas, sentiment expressed by many township residents specifically about the CLCA, and comments made by the presenters at the recent open house, such as "the township has no plans to sell the (CLCA) land"
2. Amend the Woodlands and Wetlands Map so that the natural features designation extends throughout the entire CLCA area, that is, all the way south to Hyne. This piece of land clearly contains most if not all of the qualifications for natural features and should be designated as such. Furthermore, the agricultural designation was appropriate 25 years ago, but not today. With regard to this second point, please reference the attached letters acknowledging the oversight by the Livingston County Planning commission to designate this area as natural features.

I believe these changes are proper first steps that the township can take to preserve this land.

In conclusion, the message given at the open house concerning this land was that things would remain "status quo". Unfortunately this is quite ambiguous without a time period attached. If there is a commitment for it to remain status quo for the next 30 years, then we can table the topic for now.

Otherwise, and in keeping with the township master plans past and present, the planning commission should identify the steps necessary to officially designate the CLCA as a conservation area.

Best Regards
Gary Butzke

Gary Butzke

From: Ryan Tefertiller [RyanT@co.livingston.mi.us]
Sent: Tuesday, February 24, 2004 9:48 AM
To: Gary.Butzke@MarelliUSA.com
Subject: Re: Natural Features

Hello Gary,

Our communication to Brighton Township regarding their new zoning ordinance has already been sent. In that letter we include the Planning Commissioner's action (their motion to approve the new ordinance however, encouraging the Township Board to take further consideration of the issues presented in Staff's review), a copy of the draft meeting minutes (including a description of your letter and comments), and a copy of Staff's review of the ordinance. The copy of your letter stays with us in our files on the case.

You can view a County-wide "natural area" map as part of the "Livingston County's High-Quality Natural Area" report on our website; see: http://co.livingston.mi.us/planning/PDFs/full_report.pdf

As for following this through, I would recommend that you go to the next Brighton Township Board meeting to encourage them to ammend the natural features overlay map to include your area, they are the last (really the only ones at this point) ones who have the power to make this change.

Good luck,
Ryan

Ryan Tefertiller, M.S.
Planner
Livingston County Planning Department
304 E. Grand River Avenue
Howell, MI 48843
517.546.7555
517.552.2347 (fax)

2/24/2004

Gary Butzke

From: Gary Butzke
Sent: Wednesday, April 28, 2004 2:06 PM
To: 'clerk@brightontwp.com'; 'ann.bollin@brightontwp.com'
Subject: Township owned land

Hello Ann.

You may recall that we have spoken several times regarding Township owned land, the Master Plan, and natural areas.

There is an area of Township owned land located East of Hacker, North of Hyne road, adjacent to the East side of property owned by Shepherd of the Lakes Lutheran Church.

As I mentioned to you in a previous phone conversation, I recently reviewed this section of land with the Livingston Township Planner (Ryan Terfertiller) because it had not previously been recognized as part of the County natural features overlay map. I received concurrence that the subject land should be recognized as such, and the appropriate message would be conveyed to Brighton Township for proper consideration in any sales or zoning changes.

Please note that this particular area has already, in the Charter Township of Brighton Master Plan, been identified as:

- "Woodlands" on Map 2 - Natural Features
- "Parks & Open Spaces" on Map 9 - Future Land Use
- "Proposed Natural Features Conservation Area" on Map 10 - Key Recommendations

So my work with the County brings their assessment inline with previous assessments of the land.

With all of the outrage regarding recently cleared woodlands in the Township, this presents a good opportunity to preserve our few remaining natural areas (especially since the Township currently has control over it*) which in turn would be in keeping with the Township Master Plan (which I support).

* Note: The Master Plan (page 60) suggests several methods to establish permanent protection of natural areas, one of which is for the Twp to purchase the land. The Township currently owns this land. This presents a wonderful opportunity to preserve it.

With this in mind, could you give me any insight/updates into the status of that land and any discussions of future plans for it?

Your timely feedback is appreciated.

Best Regards,
Gary Butzke

To: Livingston County Planning Commission 17 February 2004

From: Gary Butzke
2082 Balmoral
Brighton, MI 48114

To Whom It May Concern:

I am aware that the Livingston County Planning Commission has completed a Natural Features overlay map identifying areas within Livingston County which possess a high concentration of natural features, such as changing topography, surface water, wetlands, and strong habitat for wildlife.

I further understand that some communities, including Brighton Township, are using this map as a guideline when establishing or modifying zoning ordinances.

I have identified an area within Livingston County, inside the borders of the Charter Township of Brighton, which strongly possess many of the characteristics described above, but is not currently included in Brighton Township's Natural Features Overlay.

This area is approximately 10 acres in size and is located adjacent to and North of Hyne Road, approximately 1200 ft East of Hacker Road. The accompanying aerial photo highlights the specific location and the area being described. Some of the natural features are evident from this aerial photo.

For over fourteen years I have lived alongside this section of land and can attest to its qualifications as a strong natural feature. Within and around the borders of this well established area are ponds and wetlands, rapidly changing elevation, dense mature hardwoods, field & meadow, and a wide variety of flora. These characteristics create the ideal environment for natural wildlife. Whitetail deer, fox, Red-tail hawk, Owl, Woodduck, Mallard, Heron, Geese, Turtles, and many other animals find these surroundings as refuge in a rapidly developing area.

Furthermore, the aforementioned area is very near to areas that have been previously identified as Natural Features, creating a network of wildlife habitat areas and offering a degree of mobility to land creatures.

With that being stated, I would move to formally identify this section of land as a Natural Features Area on Brighton Township's map for their Natural Features Overlay District, and furthermore request that any future planning, zoning, or development in or around this area take appropriate consideration.

I have discussed this matter with Mr. Ryan Tefertiller, and he is in agreement with the stated conclusions & recommendations.

ThankYou,
Gary Butzke

cc: Ryan Tefertiller, Planner, Livingston County Planning Department

From: [Planner](#)
To: [Emil Liszniansky](#)
Subject: FW: Clark Lake Proposal
Date: Thursday, October 1, 2020 2:44:59 PM

Kelly Mathews
Planner
Charter Township of Brighton
4363 Buno Rd.
Brighton, MI 48114
Office: 810-229-0562
Fax: 810-229-1778

From: Manager <manager@brightontwp.com>
Sent: Thursday, October 1, 2020 2:43 PM
To: Catherine Walker <cbwalker214@gmail.com>
Cc: Planner <planner@brightontwp.com>; Clerk <clerk@brightontwp.com>
Subject: RE: Clark Lake Proposal

Good Afternoon Mrs. Walker,

Thank you for taking the time to forward your thoughts regarding the Township Master Plan. Your email will be forwarded to the Township Planning Commission and Board for their consideration.

Please continue to keep abreast of the Master Plan process via meeting notices and agendas posted on the Township website www.brightontwp.com.

Brian P. Vick
Township Manager
Charter Township of Brighton
810.494.0710

From: Catherine Walker <cbwalker214@gmail.com>
Sent: Wednesday, September 30, 2020 7:39 PM
To: Manager <manager@brightontwp.com>
Subject: Clark Lake Proposal

Hello,

I am writing to request that the residential designation of the Clark Lake Conservation area be changed to *parks and open spaces*, as it is on the existing master plan. Furthermore, I am requesting that the proposed master plan designate this area as containing natural features, and not be converted to residential neighborhoods.

As a resident of Brighton Township, my family enjoys the Clark Lake Conservation area for its natural beauty and access to trails and hiking areas. This is a key factor to why we chose to purchase a home in Brighton Township, and is part of why we love this area and our neighborhood so much. Having access to a natural trail is key not only for our physical and mental wellness, but it is key for exposing our child to nature and outdoor experiences that we would not be able to do if we lived in a highly developed environment. This is why we chose to move to Brighton Township over the City of Brighton. We chose Brighton Township over surrounding cities because of the larger lots, natural beauty, and access to hiking trails in the Clark Lake Conservation area.

We vehemently oppose developing the Clark Lake Conservation area into residential neighborhood(s) as it will increase traffic in the surrounding areas. Traffic off of Hacker and Hyne already gets backed up during morning and evening rush hour, as well as school drop off/pick up times given the current number of homes and residents in the area. Adding additional residents and homes will only increase traffic, making it less safe for current residents. To accommodate an increase in traffic will also likely require additional construction to modify the existing roads in the area, as well as adding a traffic light at the already very busy intersection. This will all take time and resources that could be wisely spent elsewhere.

We chose to move to Brighton Township and raise our family here for many reasons, but largely in part due to the access we have to the natural beauty of this area. We vehemently oppose altering the Clark Lake Conservation area in any manner, as it will negatively impact the quality of life that we cherish living in Brighton Township.

Thank you for your time.

Catherine Walker
Resident of Brighton Township



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners

FROM: Robert Stanford, Principal Planner

DATE: April 16, 2020

SUBJECT: MP-03-20
2020 Charter Township of Brighton Master Plan

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
PEM
Principal Planner

Livingston County Planning Department received correspondence from the Charter Township of Brighton Planning Commission requesting Livingston County Planning Commission review and comment on the proposed *2020 Charter Township of Brighton Master Plan*. This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008).

County Planning Staff reviewed the aforementioned documents for compatibility with the *2018 Livingston County Master Plan* and for potential impacts on Livingston County residents and communities. Staff's comments are as follows:

LAND USE CHAPTER

Land Use Goals:

Maintain a balanced mix of land uses to meet the current and future needs of the Township, in consideration of existing development patterns, natural features and the capacity of transportation, utilities, and public and private services and facilities.

Create well-designed residential neighborhoods that contribute to the current quality of life and sense of community by providing for housing opportunities that sustain the high quality of life in the Township, suited to the current and future needs of a variety of household types and lifestyles, while still maintaining needed buffers from higher intensity commercial uses.

Provide for a suitable amount of business development that will offer goods and services, increased employment opportunities and a sustainable tax base to support the desired facilities and services.

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us



Land Use Recommendations:

- **Growth Management Plan**

The one land use recommendation identified in the Plan is a growth management plan, primarily through the utilization of a service boundary. The Plan states that a service boundary is “*a designated area beyond which investments in road, sewer and water improvements will be limited. Land located within the boundary should be encouraged to infill to maximize the potential of the system, and areas outside should be discouraged from premature development, until the existing system is utilized. Establishing policies that clearly identify where such improvements and services will be focused helps direct development to locations where they already exist or where they can be more easily and efficiently provided. Managed expansion of the boundary may be necessary to ensure ideal provision of utility services and cost effective long-term maintenance of the system.*”

Each of the five chapters includes a matrix consisting of action items by which to implement the goals of each chapter as well as the recommendations. Each matrix, identified as an “Action and Coordination Chart”, lists an action item and it’s:

- **Priority** (either On-Going, Long-Term, or Short-Term), and
- **Responsibility** (Responsible party, either: Planning Commission, Township Board, Township Staff, Utilities Committee, Homeowners Association).

TRANSPORTATION CHAPTER

Transportation Goal:

Create a safe, balanced, and coordinated multi-modal transportation system adequate to accommodate the current and future needs of Brighton Township.

Transportation Recommendations:

This chapter identifies the following list of transportation-related recommendations:

- **Roadway Improvements**

The Plan explains that access management tools can be used to maintain the efficiency of the transportation network. It states that other technological advances and innovative design ideas such as signal timing, and design concepts like roundabouts, divided roads and medians should be explored before costly improvements are made. It goes on further to emphasize that: “The approach of system management, combined with targeted improvements, limits costs and impacts to the community character. Land uses should be matched to areas where road capacity is available or where improvements are planned in the near future.”

The Plan highlights that the SEMCOG Transportation Improvement Program (TIP) lists road improvement projects planned for the next three years, and that for Brighton Township specifically, Old U.S. 23 is planned to be reconstructed and widened in the year 2020.



- **Street and Corridor Character**

For this recommendation, the Plan states that *“...the major road corridors in the Township must be treated as design elements that represent the quality and character of Brighton. Successful commercial corridors should be free of unsightly clutter and be easy to navigate to find a destination. Streets in residential areas should make drivers intuitively drive at a low speed. In some cases, the road design elements in the Township reinforce the desired image, while in others improvements need to be considered.”*

- **Greenspace**

Here the Plan recommends that *“...road cross-sections can accommodate greenspace between the sidewalk and the curb where trees and lawn areas can be planted. Alternatively, more native plantings and natural landscaping should be used along the more rural corridors in the north and eastern portions of the Township.”*

- **Street Lighting**

The Plan states that *“Consistent street lighting is important for safety and as a decorative element to unify more urban corridors. Use of street lighting in strategic areas intended for mixed-use or urban development can enhance the pedestrian scale by creating a safe and attractive walking environment. Lighting in rural or non-urban areas should still be consistent with the Township’s general vision for dark skies and low lighting levels.”*

- **Community Gateways**

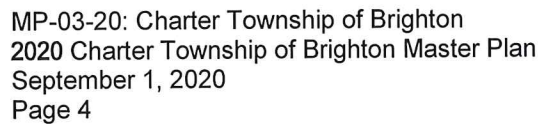
Another improvement recommendation here is implementing community gateways and installing entryway signage. The Plan states that *“Entryway signage helps to attract and direct visitors, and serves to define the “edge” of a community. Brighton Township may benefit from clarifying and establishing a unique identity through entryway treatments.”*

The Plan identifies locations where gateway signs have been installed: 1) at the north and south Township boundaries, 2) along E. Grand River Avenue at the east Township boundary. It states that other future gateways could be implemented along W. Grand River Avenue, Spencer Road at the I-96 interchange, and Pleasant Valley Road at the north Township boundary.

- **Traffic Calming**

The Plan correctly states that traffic calming measures cause drivers to slow-down and be more attentive. Recommended measures traffic calming measure in the Plan include:

- Speed Humps and Speed Tables
- Street Narrowing, Slow Points, or Chokers
- Boulevards
- Perimeter Treatments



This chapter concludes by highlighting the importance of the Michigan Planning Act with regard to transportation planning efforts, and that it is vital that communities that plan for public streets must coordinate with other road agencies.



- **Action and Coordination Chart**

The Transportation chapter wraps up with the “Action and Coordination” chart of activities related to improvement implementation strategies to the township’s transportation system.

NATURAL FEATURES CHAPTER

Natural Features Goal:

Enhance the quality of life in Brighton Township by encouraging the conservation of prime natural amenities such as water bodies, floodplains, open space, wetlands, woodlots, aquifers, and well-head areas.

Natural Features Recommendations:

- **Clustered Open Space Development**

The Plan states that Township should strongly encourage developers to use this mechanism for both residential and commercial developments. The recommendation here is that the Township continually review their PUD standards to ensure they remain relevant to the development community and provide adequate incentives to encourage their use in the future.

- **Low Impact Development and Storm Water Management**

Here the Plan highlights Low Impact Development (LID). It states that LID is an approach to development aimed at conserving natural resources and protecting the environment by strategically managing rainfall close to its source, minimizing impervious coverage, using native plant species, and conserving and restoring natural areas during site development or redevelopment. It further states that under LID, design techniques are focused on the use of applications that are modeled after nature, rather than building costly infrastructure and water quality restoration systems. It states that design options to consider include use of rain gardens, native plant species, street trees (i.e. Planter Boxes, Tree Pits), bioswales and porous pavement. In addition it recommends that the Township employ a comprehensive approach to storm water management using Low Impact Design techniques. These types of measures will be much more effective in pre-treatment of storm water before it enters the ground or surface waters.

- **Watershed Planning**

The recommendation strategy here is that, protection of watersheds must include all municipalities that regulate any portion of a given watershed and, therefore, requires the Township to pursue local relationships with their municipal neighbors. Additional research to establish watershed and sub-watershed boundaries and existing natural vegetation along surface water resources is needed to accomplish this objective.



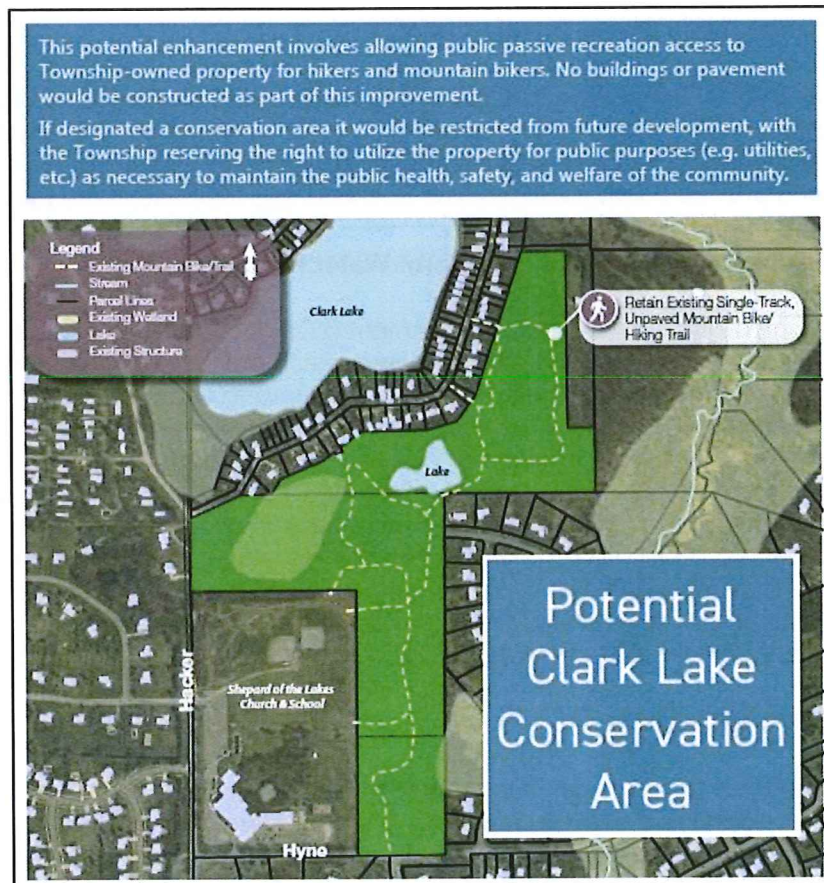
- **Protection of Lakes**

Ongoing water testing will allow the Township to identify concerns early enough to address them before they evolve into a more significant health issue.

- **Woodland Protection**

The plan states that the preservation of woodlands as part of any development is vital to maintaining the natural community character. It points out the Brighton Township uses the environmental impact assessment and natural features overlay district regulations to identify woodlands as part of the site plan review process, which essentially protects land within the non-residential zoning districts. It also recommends that consideration of bonuses or other incentives should be made to encourage woodland preservation.

- **Potential Clark Lake Conservation Area**



- **Action and Coordination Chart**

The Natural Features chapter wraps up with the “Action and Coordination” chart of activities related to improvement implementation strategies to the townships natural feature characteristics.



COMMUNITY SERVICES AND FACILITIES CHAPTER

Community Services and Facilities Goals:

Continue to provide the quality of life that Brighton Township residents have come to expect by offering and encouraging facilities and services to meet current and future demands.

Provide a comprehensive system of public and private parks, pathways, recreation facilities and open space throughout the Township that is accessible to residents, and to enhance the quality of life for all residents including children, teenagers, adults, senior citizens, and the physically challenged.

Community Services and Facilities Recommendations:

- **Public Safety**

For public safety, the Plan states that the Township consider alternative service options, such as partnering with neighboring communities, contracting for additional County service, or if a new department will be needed for the Township alone. Further, it states that when appropriate, the Township should refer to the County's Hazard Mitigation Plan to determine appropriate safety needs that must be addressed.

- **Utilities**

Here the Plan states that: "...because land use policy can impact the expansion of and improvements to local utility providers, the Township should actively pursue coordinated efforts to provide the needed services to residents."

- **Parks and Recreation**

For public safety, the Plan states that: "the Township should consider ways to serve residents at a low cost to the community. In addition to pathways, private facilities can provide just such a service. The Township should continue to work with SELCRA to expand recreational opportunities within the region, and continue to encourage recreational facilities as part of residential development."



Potential Future Parks:

The Plan recommends potential future provision of recreation areas at three locations in which the Township already owns property.

■ Weber Street Park – Neighborhood Park



■ Sunset Park – Active Recreation Park





■ **Fire Station #32 Park – Passive Park**



● **Economic Development**

The recommendation here is that the Township should consider developing a New Business Resource Toolkit to direct the business community to government regulations that may impact their operation. The Plan provides an outline of some topics that may be useful to prospective new or expanding businesses in the Township.

○ **New Business Resource Toolkit:**

■ **Business Registration Information:**

- State of Michigan - Corporations, LLCs & Partnerships
- Livingston County Business Filings - Assumed Names & Co-partnerships
- Brighton Township - Ordinances Ch 7: Business Licensing

■ **Local Development Regulations:**

- Brighton Township Zoning Ordinance

■ **Other Agency Approvals**

- Livingston County Drain Commissioner
- Livingston County Road Commission
- Livingston County Health Department
- Applicable utility companies



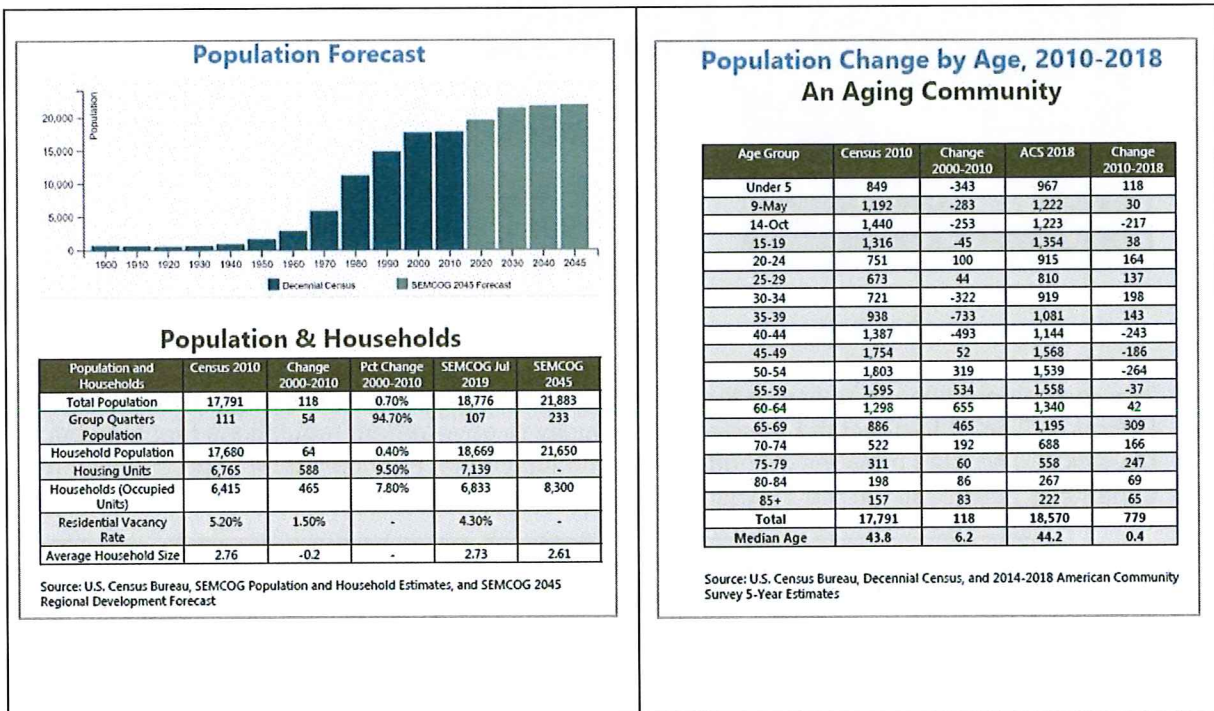
- **Action and Coordination Chart**

The Community Services and Facilities chapter wraps up with the “Action and Coordination” chart of activities related to improvement implementation strategies to the township’s community services and facilities infrastructure.

APPENDICES

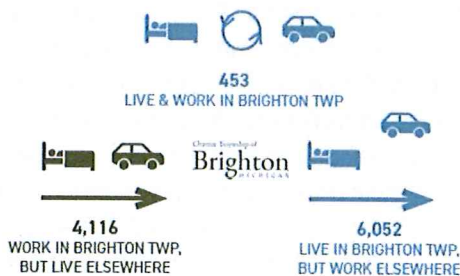
- **Demographic Assessment**

The Plan uses a great many well-composed infographic style charts and graphics which provides a comprehensive, easy to understand visual picture of the demographic composition of the Charter Township of Brighton community. A gallery of these infographics can be found on the next two pages.





HOUSING & WORKFORCE



Brighton Twp Non-Residents Commutes to Twp		
Distance	# Workers	Percentage
< 10 miles	1,787	39.1%
10 to 24 miles	1,581	34.6%
25 to 50 miles	946	20.7%
> 50 miles	255	5.6%

Brighton Twp Resident Commutes		
Distance	# Workers	Percentage
< 10 miles	1,799	27.7%
10 to 24 miles	2,617	40.2%
25 to 50 miles	1,456	22.4%
> 50 miles	633	9.7%

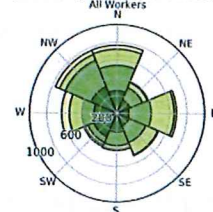
Source: US Census Longitudinal Employer-Household Dynamics

HOUSING & WORKFORCE

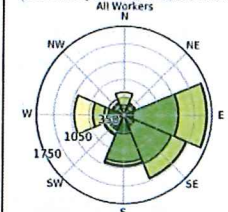
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Job Counts by Distance/Direction in 2017
All Workers



Job Counts by Distance/Direction in 2017
All Workers



Brighton Twp Non-Resident Commutes to Twp: Top 3 Home Counties		
Home County	# Workers	Percentage
Livingston County	2,109	46.2%
Oakland County	816	17.9%
Wayne County	376	8.2%

Brighton Twp Resident Commutes: Top 3 Work Counties		
Work County	# Workers	Percentage
Oakland County	1,886	29.0%
Livingston County	1,658	25.5%
Wayne County	947	14.6%

Source: US Census Longitudinal Employer-Household Dynamics

HOUSING DEMAND

\$102,659
MEDIAN
HOUSEHOLD
INCOME

96%
OWNER-
OCCUPIED
HOUSING
UNITS

5.8%
POPULATION
GROWTH
SINCE 2010

\$261,900
MEDIAN
HOME
VALUE

Source: US Census Bureau, 2018 Estimates

ESTIMATED MEDIAN AFFORDABLE HOUSING FOR:
CURRENT TOWNSHIP RESIDENTS
~\$500,000+ HOME VALUE

CURRENT COUNTY RESIDENTS
~\$400,000+ HOME VALUE

BASED ON 30% OF HOUSEHOLD INCOME SPENT ON HOUSING

Estimated Demand for New Market-Rate Single Family Housing Northwestern Counties (Livingston & Oakland) Submarket (June 1, 2017 to June 1, 2020)			
Price Range (\$)		Units of Demand	Percent of Total
From	To		
200,000	299,999	930	15%
300,000	399,999	1,550	25%
400,000	499,999	1,550	25%
500,000	749,999	1,225	20%
750,000 and higher		930	15%

Source: HUD



- Community Survey Results and Public Engagement Summary

According to the Introduction chapter of the Plan, it states that the Plan *“was created through the input of numerous community stakeholders. Outreach efforts included residents, property owners, businesses and regional public agencies. A multi-tiered stakeholder approach (see next page) guided the plan themes and process. The first phase of developing the plan involved gaining insight and identifying how the stakeholders view the community and what improvements they envision in the future. That information was then evaluated to arrive at a series of plan themes identified by the Steering Committee. Plan themes were explored in detail during a series of Working Group discussions. Each themed Working Group had one or more liaisons who reported back to the Steering Committee with group consensus.”*

The Plan states that three different types of engagement and public outreach were employed during the early development stages, which took approximately one-year to complete. They were:

- Community Survey (online & print)
- Public Forums
- Steering Committee Meetings
- Themed Working Groups

This section states that a 32-question Community Survey was distributed online and was made available in print. The survey asked township residents to share their opinions and preferences on a wide range of community issues including public spaces, recreation, connectivity, local businesses, and housing. There were 1,500 Survey responses (7,139 total households)

According to the Plan, the Township also used a wide variety of other public participation techniques including:

- 4 Steering Committee Meetings
- 3 Public Forums
- 12 Working Group Meetings



Z-01-20: Hamburg Township

2020 Hamburg Township Master Plan & 2020 Update to the Village Center Master Plan

May 1, 2020

Page 13

An example of the initial page of the Community Survey that was sent out to all Brighton Township community households is shown below:

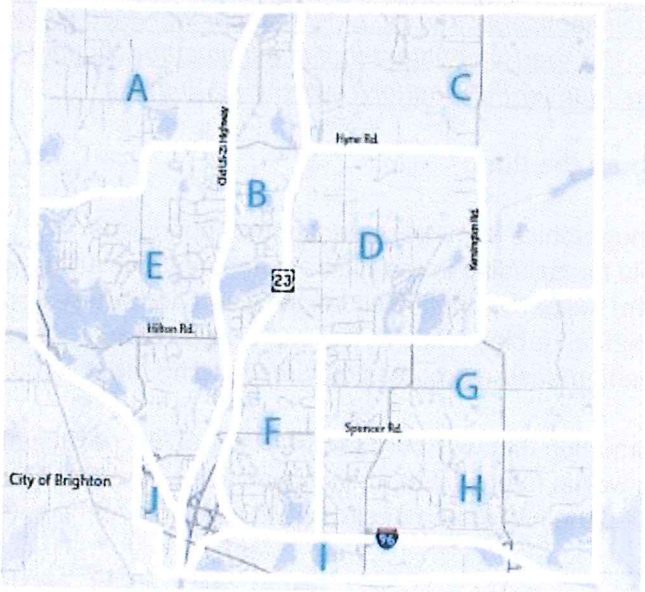
Community Survey
Master Plan Update 2019

Charter Township of
Brighton
MICHIGAN

Instructions: The Charter Township of Brighton is embarking on a public engagement process to gather community input for an update to its Master Plan to guide future policy decisions and development. The Township is encouraging residents to shape the future of Brighton Township by participating in this survey. **PLEASE LIMIT SURVEY RESPONSES TO ONE PER HOUSEHOLD.**

Please note this survey is **NOT** a vote or ballot measure. The survey is being conducted strictly for informational purposes so the Township may better understand the preferences of residents.

Please return surveys by email to receptionist@brightontwp.com, by mail to 4363 Buno Road, Brighton, MI 48114, or drop off in person at the Township Hall.



1. Which area on the map above do you live in?

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

2. Please provide your address below. (Limit of one survey response per household please)

Please let us know if you are interested in being contacted with information and updates on the Master Plan process by providing your name and email below:

3. Name: _____ 4. Email address: _____



COMPATIBILITY OF TOWNSHIP MASTER PLAN WITH 2018 LIVINGSTON COUNTY MASTER PLAN

The 2018 *Livingston County Master Plan* does not include future land use recommendations, however no conflicts with the 2020 *Charter Township of Brighton Master Plan* are anticipated. The County Master Plan does provide a wealth of best practice examples for several planning categories, many which the 2020 *Charter Township of Brighton Master Plan* either mentions in part or plans on implementing in the future.

STAFF COMMENTS

This is a very comprehensive, well-written Master Plan. The township and all who were involved in the development of the Plan are to be commended. The Plan covers the main topics typically associated with a Master Plan, however, within each main subject area it includes a wide assortment of progressive planning concepts that dig much deeper into each subject than typically observed in local Master Plans. It is readily apparent that much time and thought went into the development and creation of this Plan for the Charter Township of Brighton.

Items that Staff really liked about the Plan:

- Infographics for the demographics data presented in the Appendices
 - We applaud the township for including in the Plan a mention of consulting with the *Livingston County Hazard Mitigation Plan* in situations when and where appropriate.
 - The “Action and Coordination” tables found at the end of each chapter are a great way for the township to assess and measure progress towards fulfilling the desired implementation strategies.
 - The vast amount of information that was culled from all the public participation activities will really serve to township well in future when making land use decisions. There is no doubt that the township captured the needs and desires of its residents to the extent it was possible.
-

RECOMMENDATION

That the Livingston County Planning Commission concur with staff's comments on the 2020 *Charter Township of Brighton Master Plan* and submits the foregoing comments to the Charter Township of Brighton Planning Commission.