

**Liberty Township
Jackson County
Michigan**

2025-26 Master Plan

**LIBERTY TOWNSHIP MASTER Plan 2025-26
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CHAPTER 1: INTRODUCTION

Why Plan?

The Master Planning process helps our township to develop an overall vision for the next 20 years and to conduct a comprehensive review of our facilities and services. Our goal is that the plan contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125. 3831) requires each planning commission to prepare and adopt a "Master Plan as a guide for development within the planning jurisdiction. " The act authorizes a planning commission to do the following:

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

What is a Master Plan?

A Master Plan provides a framework for Liberty Township to evaluate our present condition and develop a vision for the future. It serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan kept up-to-date will help Liberty Township continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

A Master Plan is based on several basic principles:

- The Plan ***must be flexible***. The document is not meant never to be adjusted or changed. It plans for the next 20 years as a general guide for the government to give direction for the future of the township. It should be reviewed periodically and altered as general conditions in the community change.
- The Plan ***must allow for orderly development***. The land use allocations reflected in the plan are based on the best available projections of future population levels. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of our residents and businesses, while protecting the overall quality of life and the physical environment. While the plan does not require a use which might provide the largest return on investment in land, it does require that property owners receive a reasonable return on their investments.
- The Plan ***must encourage public understanding and participation***. The plan should be written in a way that aids public understanding of the planning process and describes how goals are to be achieved.
- The Plan ***must be the result of a general community consensus***. Plan elements must be understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- The Plan ***must balance property rights***. The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- The Plan is ***not a zoning map***. The plan reflects the planned use of land, considering existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, future zoning districts will likely follow the plan as rezoning requests are received and reviewed.
- ***Zoning is not a substitute for a Master Plan***. The plan is a long-range guide for community development. Zoning approvals are specific to a piece of property, are always attached to the land and may not be restricted to an individual. Zoning approvals are permanent unless the use itself is temporary in nature.
- ***Deviation from the Plan puts zoning decisions at risk of invalidation***. Zoning decisions that are not based on the plan risk invalidation if faced with a legal challenge. Decisions made based on the document may be

given additional validity, since the decision was not made arbitrarily, but follows a rational plan for the area.

Future Land Use and Zoning

The heart of the Master Plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- Adaptability of land
- Community needs
- Available services
- Existing development

The relationship between the plan's future land use map and the zoning maps is a critical one. That link is established through the zoning plan element of the Master Plan.

How to Use the Master Plan

Completing the Master Plan does not end the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a Plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers. Consistent and vigorous use of the Plan lends credibility to the township's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a Master Plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. Common uses of master plans include:

- **Zoning Decisions.** Since the Master Plan determines the future use of land, rezoning decisions should be consistent with its provisions. This does not mean that all rezonings that are consistent with the future land use map should automatically be approved. However, if all the preconditions of the Master Plan are met, approval of the request may logically be forthcoming. A rezoning request different from that shown in the Plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, *each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed.* If so, the Plan may deserve reconsideration (but need not necessarily be changed).
- **Utility extensions/Capital Improvements.** The Master Plan designates land use intensity when evaluating the need for improved utilities, new roadways and public buildings, and other improvements
- **Environmental Impact.** The Master Plan, as a reflection of the intensity of land use, should reflect the degree to which Liberty Township desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning.** The Master Plan (through the provision of future residential lands) will require recreation/open space land. The Master Plan can assist in setting priorities for park development. To qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires that the township have a current (no more than 5 years old) parks and recreation plan. Liberty Township does not have a current recreation plan on file with the MDNR.
- **Approval of a public way, space, building or structure.** State law requires that the Township planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the Master Plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement follows the provisions of the Master Plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements.** As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated Plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the Plan to ensure that it is kept current. Township officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the Plan can then be done to keep it up to date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20-year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

Plan Development

This document is the fourth update to the Liberty Township Master Plan. The Township adopted its first master plan in 1975 with updates completed in 1996 and in 2019. Citizen participation helps guarantee that the vision outlined for the future of the Liberty area accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the Plan was included on the agenda (open to the public) including 3/20/2024, 4/18/2024, 5/23/2024, 3/20/2025, 4/23/2025. During the DATE meeting, commission members and attending public were invited to participate in a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis for the township.
- A community planning survey mailed in June 2024 with summer tax notices, with responses accepted until 9/12/2024.
- A public hearing on the Master Plan. **INSERT DATE**

Plan Implementation

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

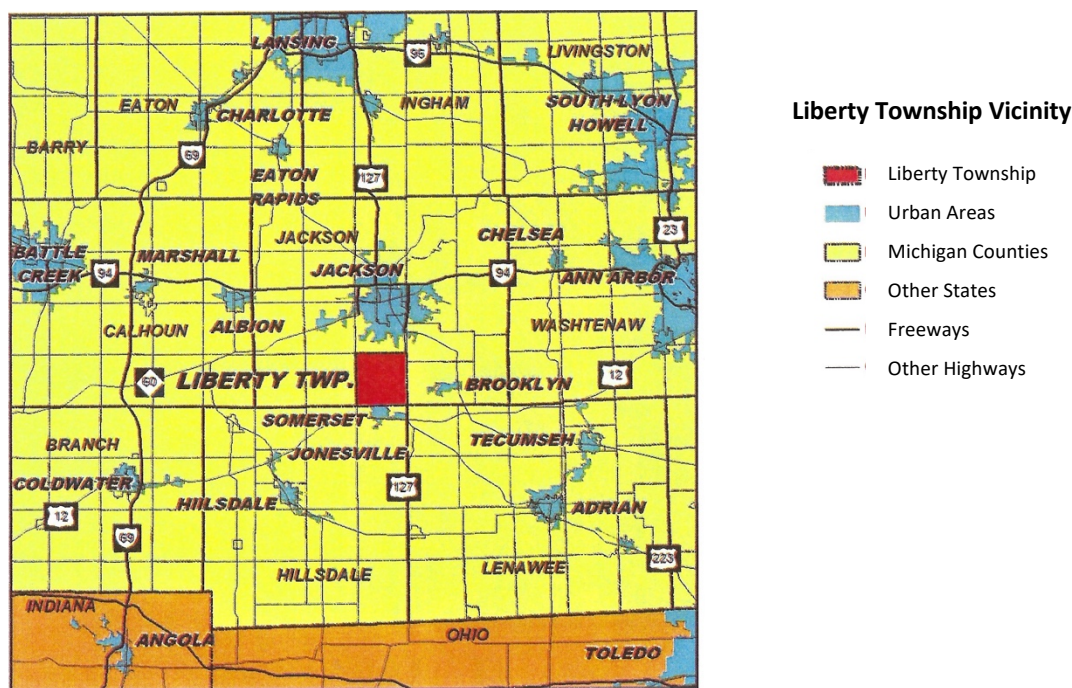
- **Planning Commission**
Development and approval of the Master Plan is an important responsibility of the planning commission. The commission is charged with developing zoning and other ordinances (over which the township board has final authority). The planning commission recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.
- **Zoning Board of Appeals**
The zoning board of appeals (ZBA) decides dimensional variance requests (e. g. , setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.
- **Township Board**
As the Township's legislative body, the township board is responsible for passing all ordinances, including the zoning ordinance and other planning-related legislation. It also appoints members to the planning commission and the ZBA.
- **Other Planning Efforts**
Township staff and other township committees may also undertake planning efforts on their own or in conjunction with the planning commission. They may include housing, key transportation corridors, historical districts, and the other plans. Those plans should complement the goals of the Master Plan.

CHAPTER 2: COMMUNITY DESCRIPTION & ISSUE IDENTIFICATION

Location

Liberty Township, with an area of 35.62 square miles, is in south-central Lower Michigan. Its location coordinates are 42°6. 129'North and 84°24. 149'West. Situated in south-central Jackson County, it is adjacent to Hillsdale County to the south and Lenawee County to the southeast. Liberty Township is bordered in Jackson County by Summit Township to the north, Napoleon Township to the northeast, Columbia Township to the east, Hanover Township to the west, and Spring Arbor Township to the northwest. The Township is bordered in Lenawee County by Woodstock Township to the southeast and in Hillsdale County by Somerset Township to the south and Moscow Township to the southwest. US-127 traverses the eastern boundary of Liberty Township extending north to the City of Jackson and southeast-via US-223-to various other cities and villages including Adrian and Toledo, Ohio. The township includes parts of five different zip codes: 49201 (Jackson), 49233 (Cement City), 49234 (Clarklake), 49246 (Horton) and 49249 (Jerome).

Liberty Township Vicinity



History

The original residents of this area were Potawatomi – people of the place of fire. This refers to the role of the Potawatomi as the keeper of the council fire in an earlier alliance with the Ojibwe and Ottawa.

According to the *History of Jackson County, Michigan*, published by Inter-State Publishing Company, 1881; tr. by GTHOST, the first non-indigenous settler of this township was Moses Tuthill, in June 1835. During the following year or so, the township's population grew rapidly. On March 3, 1837, the citizens met to organize the township. After much discussion the name of Liberty was proposed and unanimously adopted. The first Monday of the next month an election was held with 21 votes polled, electing Ezra Rumery, Supervisor; Moses Tuthill, Treasurer; A. G. Otto, Clerk, and Jesse Bivins, Prosper Lewis, A. G. Otto and Franklin Pierce, Justices of the Peace.

Some township firsts include:

- Mill, 1837; saw-mill on section 23, on Grand River
- Post Office, 1837 or 1838
- Store, 1839; located in Fentonville

- School, 1838; taught in a house with about a dozen students. There were eight schoolhouses by 1881.
- Church, 1865; “Montgomery.”
- The postmaster/mail carrier brought the mail from Brooklyn on foot, once a week.

The first houses were log shanties, without doors or windows. Wolves were plentiful and frequently came up to the cabins. Deer and wild turkey abounded in the woods. There was a great plenty of fish in the lakes and streams. Wildflowers covered the ground. Native Americans were numerous. Bread was very scarce the first year of the settlement, and the first grist that was taken to mill was cut with shears, threshed with a rolling-pin, and taken to Brooklyn to be ground.

Author Linda Hass, in the *Hidden History of Jackson County, Michigan* (2020), states that by the early 20th Century, Liberty Township had its own post office, blacksmith shop, sawmill, flour mill, cheese factory, gristmill, tavern, ballpark, icehouse, coal yard, three churches, a general store, two campgrounds, a resort beach house and eight one-room schoolhouses. Liberty Township was a tight knit agricultural community where neighbors gathered for potluck dinners, cards or a Sunday ball game.

Today, most of the township’s commercial activity is concentrated along U. S. -127, with isolated businesses at the Liberty Mill Pond, in the Round/Pine Hill Lake area, and scattered throughout the township. Liberty Township remains mainly a rural residential community mixed with farms and wildlife.

Demographic Summary

This demographic information is from the 2022 and 2023 American Community Surveys and the 2020 Census.

Population

In 2019-2023, Liberty township, Jackson County, Michigan had a total population of 3,059, with 49. 1 percent (1,501) females and 50. 9 percent (1,558) males. The median age was 37. 9 years. An estimated 22. 6 percent of the population was under 18 years, 34. 6 percent was 18 to 44 years, 25. 8 percent was 45 to 64 years, and 17. 0 percent was 65 years and older.

The Township’s population grew each decade between 1930 and 2020, but at highly variable rates:

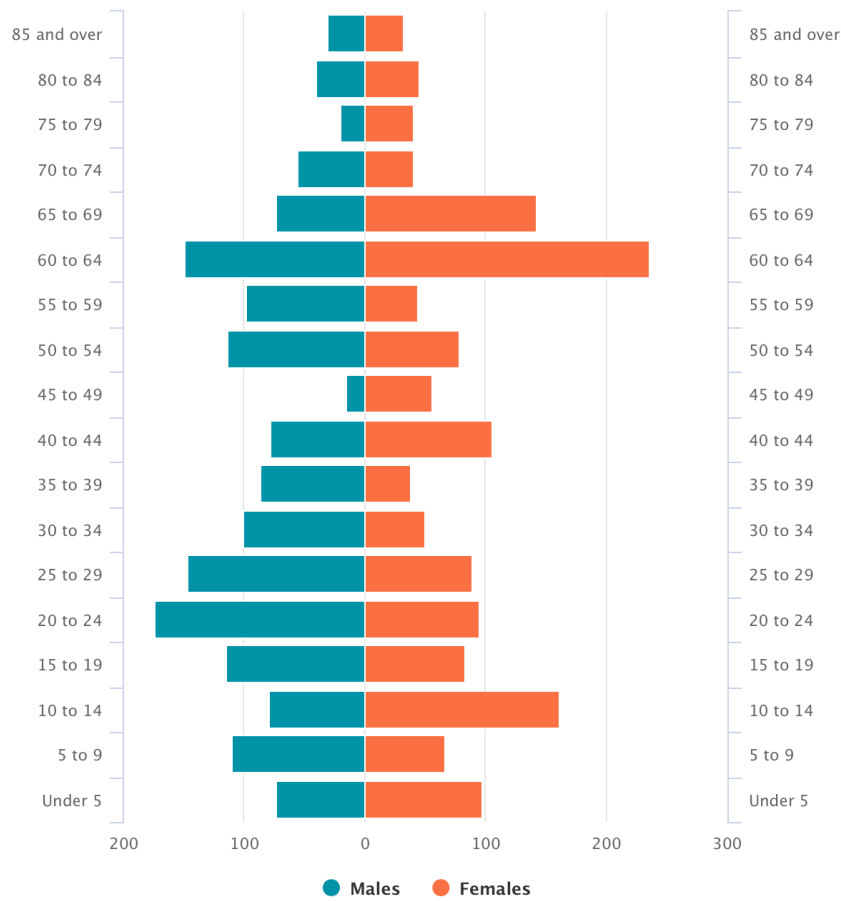
- Increased 13. 2% between 1930 and 1940 (785-889)
- Increased 18. 2% between 1940 and 1950 (889-1,051)
- Increased 35. 5% between 1950 and 1960 (1,051-1,424)
- Increased 29. 2% between 1960 and 1970 (1,424-1,840)
- Increased 25. 7% between 1970 and 1980 (1,840-2,312)
- Increased 6. 1% between 1980 and 1990 (2,312-2,452)
- Increased 18. 4% between 1990 and 2000 (2,452-2,903)
- Increased 2. 0% between 2000 and 2010 (2,903-2,961)
- Increased 3. 3% between 2010 and 2023 (2,961-3,059)

The township’s population growth has slowed considerably since 2000. What is likely in the future? In the Jackson, Lenawee and Hillsdale County region, the rate of population growth has lagged state-wide averages. Experts project slow growth or decline in population. At the same time, the population will be aging. The region’s 75-plus population is projected to increase by 48% from 2025 to 2035. This increase will impact the housing supply as many elders move from single-family houses to assisted living.

Age & Gender

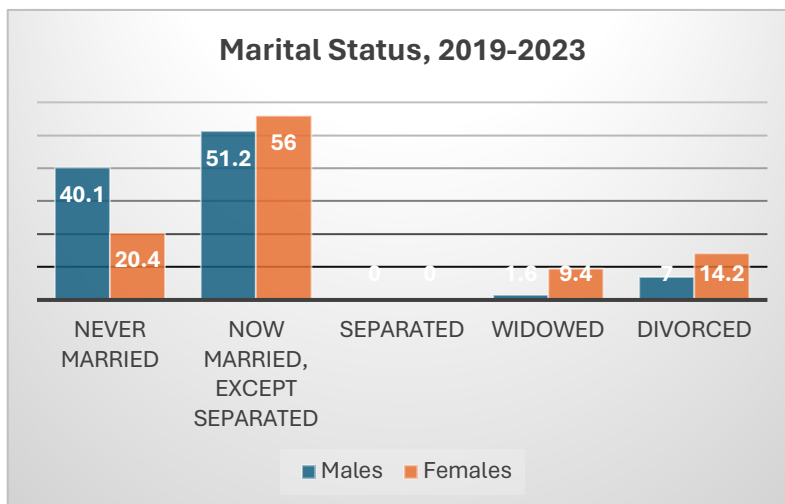
The median age of Liberty Township residents was estimated to be 42. 7 years according to the 2022 American Community Survey. This is somewhat higher than Jackson County’s median age of 41. 2 years. The Population Pyramid shows the distribution of the township’s population by age and gender.

Population by Age and Sex for Liberty township, Jackson County, Michigan in 2019-2023



Marital Status

Among persons 15 and older, 51.2 percent of males and 56.0 percent of females were currently married. The chart below shows the percentages of residents married, never married, widowed, and divorced.

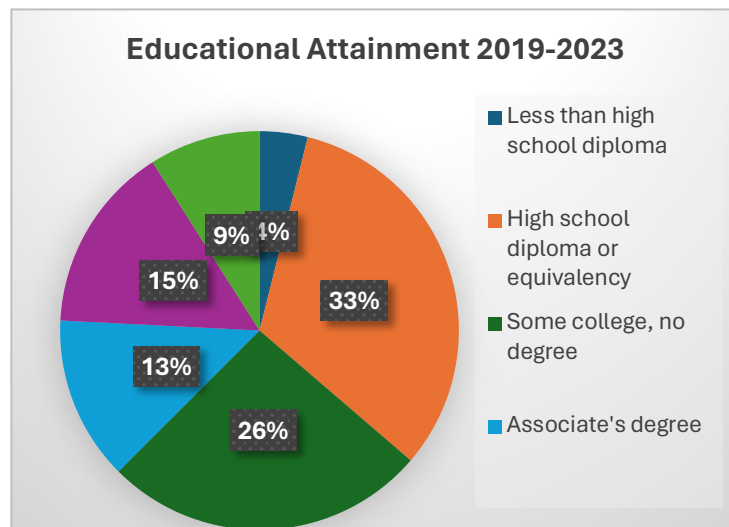


Race and Ethnicity

The racial and ethnic makeup of Liberty Township is homogeneous. For people reporting just one race, 89.5 percent were White; 0.5 percent were Black or African American no reported American Indian/Alaska Native residents; no reported Asian residents; no reported Native Hawaiian/Other Pacific Islander resident; and 3.6 percent reported Some Other Race. An estimated 6.4 percent reported Two or More Races. An estimated 8.9 percent were Hispanic or Latino. People of Hispanic origin may be of any race. An estimated 86.7 percent of the people were White alone, non-Hispanic.

Education

In 2019-2023, 96.1 percent of people 25 years and over had at least graduated from high school and 24.1 percent had a bachelor's degree or higher. An estimated 3.9 percent did not complete high school. The total school enrollment in Liberty township, Jackson County, Michigan was 842 in 2019-2023. Nursery school enrollment was 64 and kindergarten through 12th grade enrollment was 566. College or graduate school enrollment was 212.



Disability

Among the civilian noninstitutionalized population in 2019-2023, 12.4 percent reported a disability. The likelihood of having a disability varied by age - from 2.0 percent of people under 18 years old, to 8.4 percent of people 18 to 64 years old, and to 40.7 percent of those 65 and over.

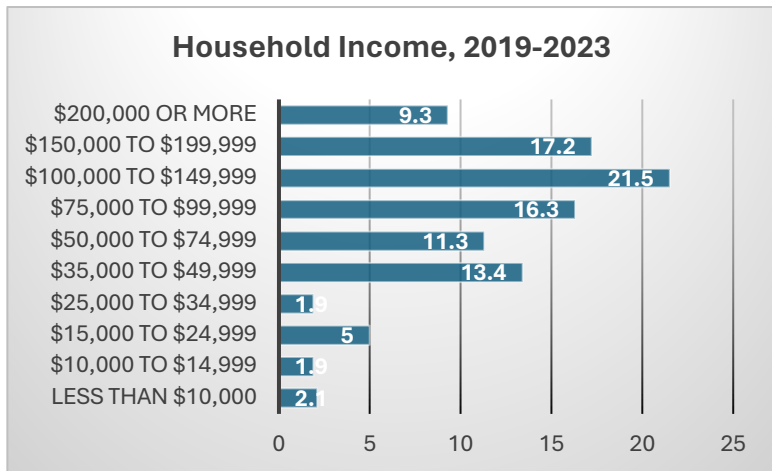
Employment and Occupations

In Liberty township, 63.2 percent of the population 16 and over were employed; 33.5 percent were not currently in the labor force. An estimated 74.1 percent of the people employed were private wage and salary workers; 16.3 percent were federal, state, or local government workers; and 9.6 percent were self-employed in their own (not incorporated) business. The table below shows the types of occupations residents reported.

Civilian employed population 16 years and over	Number	Percent
Management, business, sciences, and arts occupations	450	29.2
Service occupations	284	18.4
Sales and office occupations	294	19.1
Natural resources, construction, and maintenance occupations	326	21.1
Production, transportation, and material moving occupations	189	12.2

Household Income

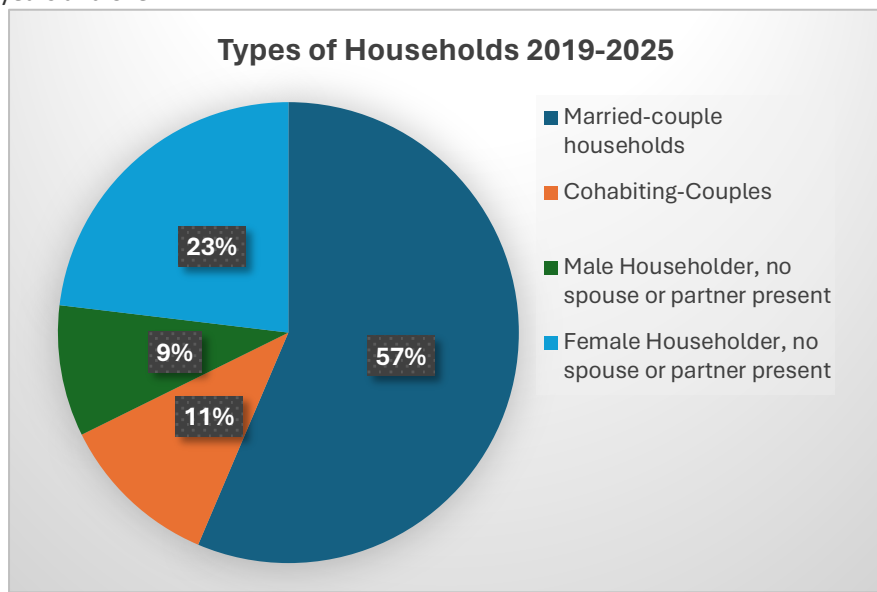
The median income of households in Liberty township was \$88,929. An estimated 2.1 percent of households had income below \$10,000 a year and 9.3 percent had income of \$200,000 or more. Median earnings for full-time year-round workers, 2019-2023, was \$60,560 for males and \$47,813 for females.



Household income came from several sources. An estimated 82.1% of township households received earnings; an estimated 41.0% received Social Security; and an estimated 38.8% received retirement income other than Social Security. The average income from Social Security was \$23,813. Some households received income from more than one source.

Households and Families

In 2019-2023, there were 1,078 households in Liberty township. The average household size was 2.83 people. Married-couple households made up 56.4 percent while cohabiting couple households made up 11.3 percent. Female householders with no spouse or partner present were 23.1 percent, while 9.2 percent of households had male householders with no spouse or partner present. Some households had one person, with 8.4 percent of households were male householders living alone, and 8.7 percent were female householders living alone. 32.6 percent of all households had one or more people under the age of 18; 35.3 percent of all households had one or more people 65 years and over.



Housing Inventory

In 2019-2023, Liberty township had a total of 1,125 housing units. Of these, 98.8 percent were single-family houses. None of the housing units were in multi-unit structures. 1.2 percent were mobile homes, while any remaining housing units were classified as "other," which included boats, recreational vehicles, vans, etc.

4.9 percent of the housing inventory was comprised of houses built since 2010, while 11.7 percent of the houses were first built in 1939 or earlier. The median number of rooms in all housing units was 6.1 rooms, and of these housing units, 74.9 percent had three or more bedrooms.

Occupied Housing

In 2019-2023, Liberty township had 1,078 housing units that were occupied, while the remaining 47 were vacant. Of the occupied housing units, the homeownership rate was 94.1 percent while renters occupied 5.9 percent. The average household size of owner-occupied houses was 2.81 persons and in renter-occupied houses it was 3.17 persons.

7.3 percent of householders of these occupied houses had moved into their house since 2021, while 14.0 percent moved into their house in 1989 or earlier. No households reported being without a vehicle available for personal use; 32.9 percent had three or more vehicles available for use.

Housing Costs

In 2019-2023, the median property value for owner-occupied houses in Liberty township, Jackson County, Michigan was \$227,900. Of the owner-occupied households, 59.7 percent had a mortgage. 40.3 percent owned their houses "free and clear," that is without a primary mortgage or loan on the house. The median monthly housing costs for owners with a mortgage was \$1,471 and for owners without a mortgage it was \$558.

For renter-occupied households, the median gross rent for Liberty township, Jackson County, Michigan was \$767. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

Computer and Internet Use

In 2019-2023, 88.8 percent of households in Liberty township, Jackson County, Michigan had a computer, and 85.0 percent had a broadband internet subscription. An estimated 73.7 percent of households had a desktop or laptop, 84.9 percent had a smartphone, 56.3 percent had a tablet or other portable wireless computer, and 2.0 percent had some other type of computer.

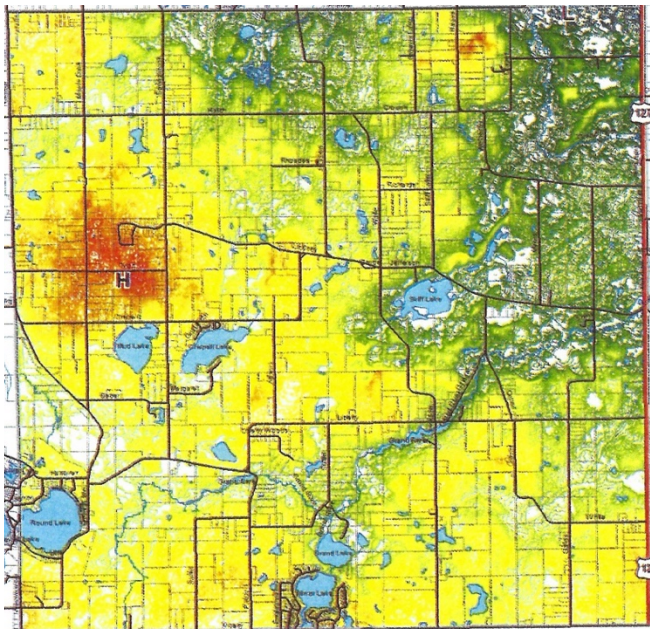
Among all households, 79.9 percent had a cellular data plan; 55.7 percent had a broadband subscription such as cable, fiber optic, or DSL; 5.4 percent had a satellite internet subscription.

Natural Resources

Most of Michigan's landforms were created by glaciers. Glaciers scratched the surface of the Earth and carried sediments. When the glaciers melted, they deposited the sediments that they carried. It is estimated that the most recent glacial period, the Wisconsin, began about 14,000 years ago and ended an estimated 8,000 years ago. During the Wisconsin period, glaciers shaped the landscape of Liberty Township.

Topography

The topography of Liberty Township ranges between 948 feet and 1,174 feet above sea level, a difference of 226 feet. The lowest points are found along its northeastern border, near the Grand River; its highest point is south of Tygh Road, between Springbrook and Maple Dale Roads, in the township's western portion. Some of the topography is steeply sloping. For instance, Hatt Hill (1,168 feet above sea level) is less than a mile from the Township's lowest points mentioned above.



Liberty Township Topography

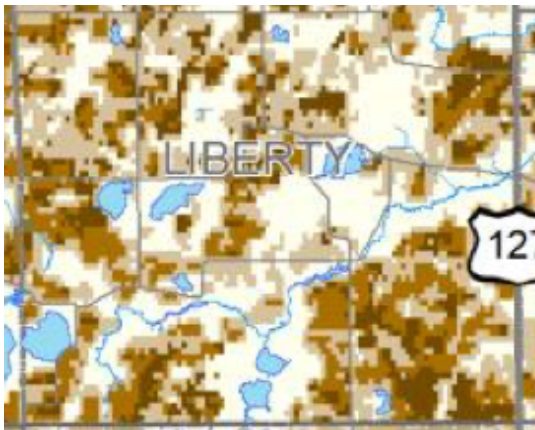


Soils

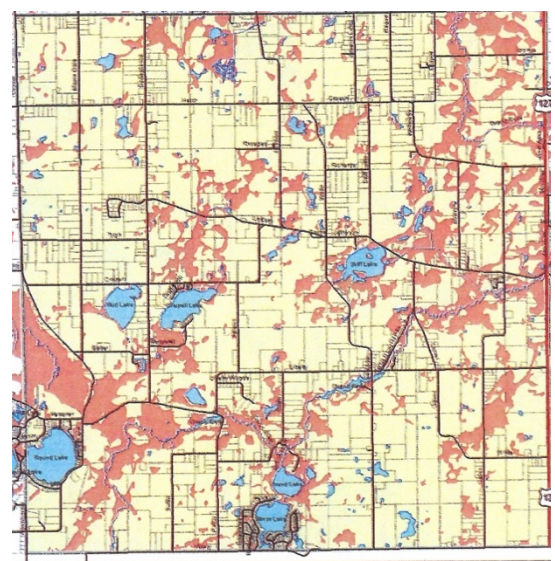
Land use depends in large part on the underlying soils. The township lacks large concentrations of productive agricultural soils. One area in the Township's western half contains several small clusters of prime farmland. This area runs northeasterly from Round Lake to Kimmel Road, east of South Jackson Road. A significant portion of this area is already developed with residential uses and cannot be used for agricultural purposes. Another area with small clusters of prime agricultural land lies along US-127 north of Jefferson Road. The Liberty Landfill, as well as several other industrial and commercial uses, is in this area, making the land unavailable for agricultural use. The Township contains several other smaller areas of prime agricultural soils but, for the most part, these areas are not concentrated.

Hydic soils are poorly drained and subject to occasional flooding. Sources such as the National Wetlands Inventory and aerial photographs can be used to identify wetlands and other sensitive lands. Hydic soils are also associated with lakes and streams. Hydic soils are located along the Grand River, in the vicinity of the various lakes and ponds in the Township, and various other low-lying areas.

Liberty Township Farmland Quality



Liberty Township Hydic Soils



Rivers, Streams, and Lakes

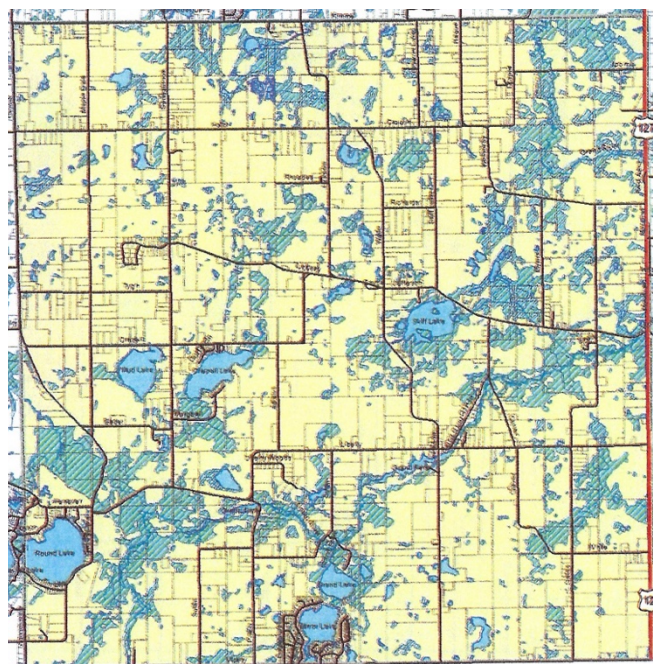
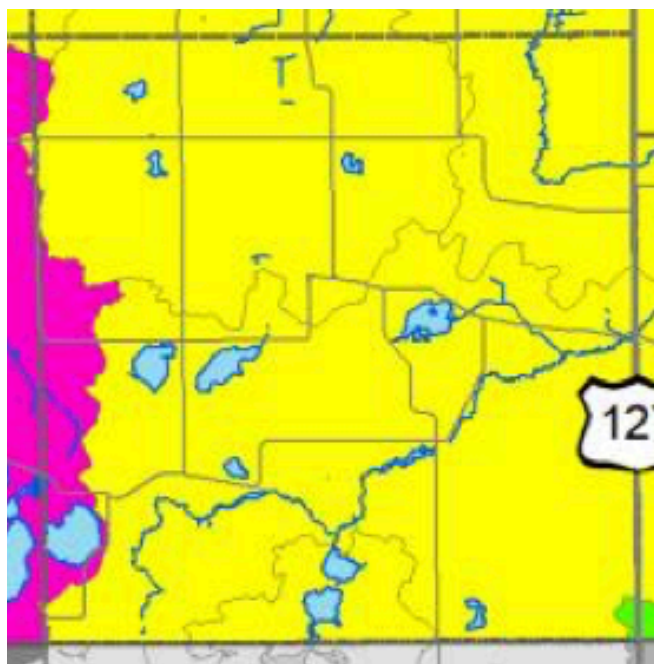
Liberty Township is dominated by the Upper Grand River Watershed; the township's western border is in the Kalamazoo River Watershed and the River Raisin Watershed extends slightly into the township's southeast corner.

The headwaters of the Grand River are found in Lake LeAnn in Somerset Township which borders Liberty Township to the south. From Lake LeAnn, the Grand River flows into Mirror Lake and then into Grand Lake. From Grand Lake, the river meanders toward the northeast and feeds into the mill pond located in the unincorporated village of Liberty (i.e. the intersection of South Jackson Road and Liberty Road). East of the mill pond the Grand River winds northeast until it meets Culver Road where it turns due east. The river leaves Liberty Township temporarily when it crosses under US-127, just south of Jefferson Road, and reenters the Township north of Wetherby Road. It then heads west for about one mile when it turns due north and leaves the Township just east of Draper Road. several small streams also drain into the Township's lakes.

The headwaters of the north branch of the Kalamazoo River are in the far western portion of Liberty Township near Pine Hill Lake. The river flows north and west (along Thorne Road) where it leaves the Township. No tributaries of the River Raisin extend into the Township.

Liberty Township Watersheds

Liberty Township Rivers, Lakes & Streams



- Watersheds**
- Upper Grand River
 - Huron River
 - Kalamazoo River
 - River Raisin
- Surface Water**
- Rivers
 - Lakes

- Lakes & Ponds
- Rivers & Streams
- Wetlands

Liberty Township contains six sizeable lakes, all in the southern half of the Township. Three of them -- Round Lake, Crispell Lake and Mirror Lake -- have seen significant amounts of residential development. While Round Lake and Crispell Lake have already been developed, there is room for further residential growth on Mirror Lake. The other three lakes - Grand Lake, Skiff Lake, and Mud Lake - have seen little development. The wetlands and muck soils in the areas near these lakes have limited the growth of residential development in these areas.

Lakes in Liberty Township							
Lake	Round	Crispell	Skiff	Mirror	Grand	Mud	Pine Hill
Acreage	151	86	84	65	49	119	Tiny portion

Public Services and Facilities

Township Hall

The Liberty Township Hall, with the township’s administrative offices, is located at the southwest corner of South Jackson Road and Liberty Road, in the unincorporated village of Liberty. The Liberty Township Board, Planning Commission, and other township commissions, committees, and boards hold their meetings in the Hall. At one point, the township planned to build a new township office attached to the fire barn on Lindsey Road. However the cost to do so far exceeded available funds. Instead, the current office was remodeled beginning in September 2023. Installation of all new windows and siding has significantly reduced energy bills. Several walls were removed or opened. All new drywall and flooring were installed, and the bathroom and kitchen were completely renovated. Much needed storage was added as well as a new counter area to serve residents. The basement, where documents are stored, received new carpet and paint. Township staff members appreciate the upgrades and many residents have complimented the improvements.

The Township also maintains an online presence: www.libertytpw.us.

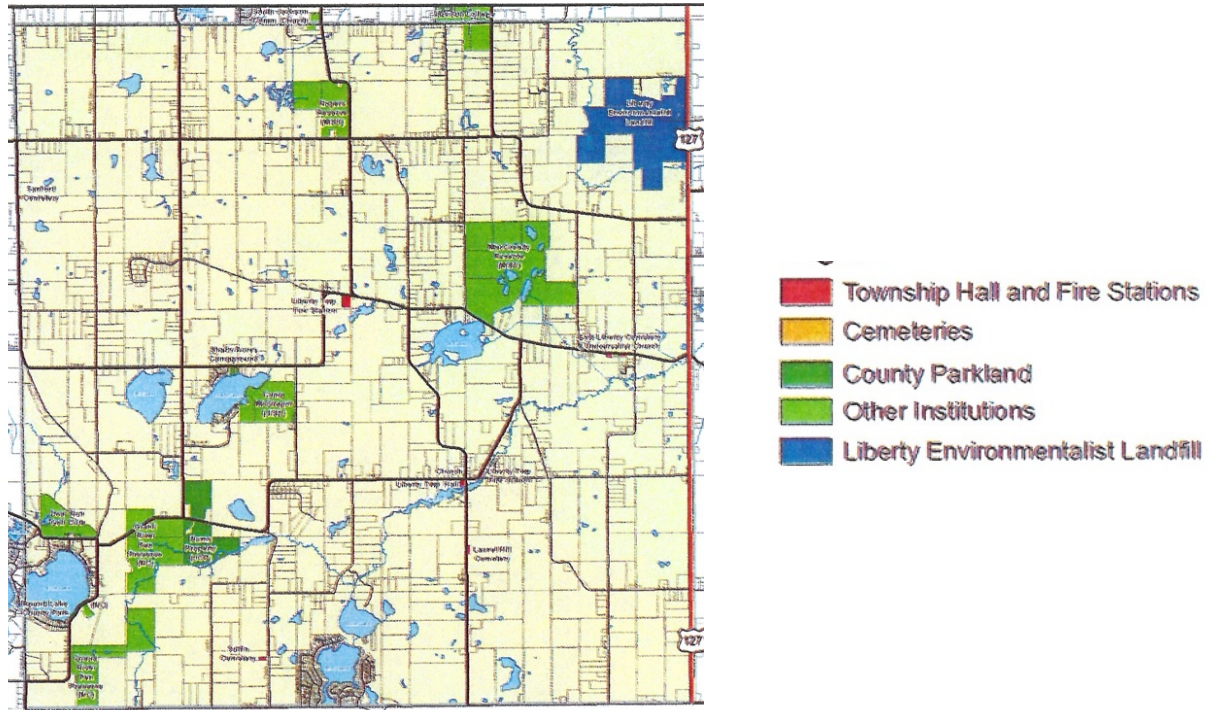
Police, Fire, and Rescue

Liberty Township has no police department. Police services are provided by the Jackson County Sheriff and the Michigan State Police.

The Township maintains an all-volunteer fire department. It is an all-hazards response department offering medical First response, structural and wildland fire response, hazardous materials operations, open and ice water rescue and vehicle extrication. The department covers a 36-square mile primary response area comprising rural residential, agriculture, lake communities and industrial properties.

Fire department volunteers include a Fire Chief, Assistant Chief, two Captains, two Lieutenants and 15 firefighters. Each is also either a paramedic, an emergency medical technician (EMT), or a medical first responder (MFR). The department responds from two stations. Station 1 is located at 1205 Lindsey Road at the intersection with South Jackson Road. Station 2 is in the unincorporated village of Liberty (201 E. Liberty Road). Each station has a rescue, engine, tanker, and grass fire truck. The department also holds a boat, an agricultural rescue trailer and a mass casualty response trailer. Station 1 is staffed with two part-time fire fighters Monday – Friday. Ambulance services are provided by Jackson Community Ambulance (JCA). Emergency patients may be transported to Henry Ford Allegiance Health in Jackson by ambulance or helicopter.

Liberty Township Institutions



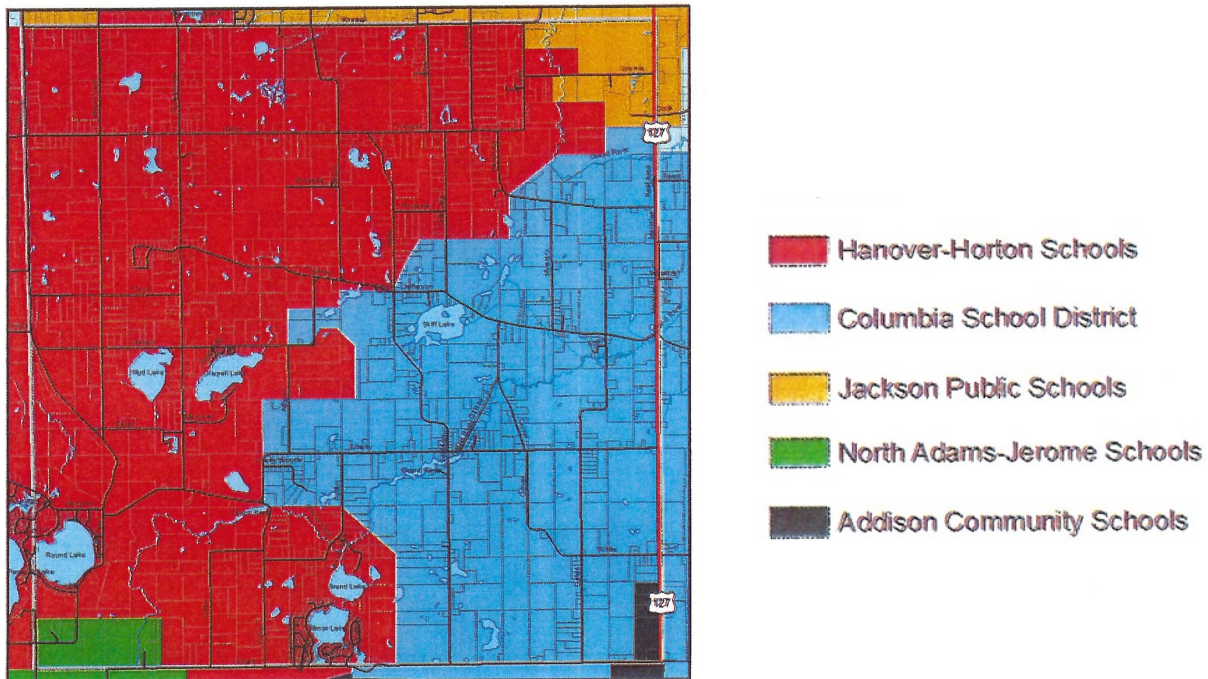
Healthcare Facilities

There are no healthcare facilities in Liberty Township, however medical facilities are available in the City of Jackson where Henry Ford Allegiance Health provides hospital care. A Trinity Health IHA Urgent Care Clinic is located in Brooklyn. Additional specialized care is available at hospitals in Hillsdale, Chelsea, and Adrian.

Schools and Libraries

The township includes portions of three Intermediate School Districts (Jackson, Hillsdale, and Lenawee) and five school districts, but no school buildings. Although most students attend Hanover-Horton Schools or the Columbia School District, Jackson Public Schools, Addison Community Schools, and North Adams-Jerome Schools also serve students living in Liberty Township. Several colleges are within commuting range, including Jackson College, Baker College, and Spring Arbor University. The Jackson District Library (JDL) serves Township residents. Although none of its thirteen branches are in Liberty Township, a JDL bookmobile visits the Township Hall weekly. Its schedule is posted on the township's web site.

Liberty Township School Districts



Parks and Recreation

The Township maintains a small park behind the Township Hall. It is along the shoreline of the Liberty Millpond with a picnic pavilion, a volleyball court, horseshoe pits, and a boat landing. Round Lake County Park contains water access and a boat launch as well as green space, a picnic area (including grills), playground equipment, a flowing well, and portable toilets. The county designates it a Community Park, serving a broader focus than a neighborhood and preserves public access to the lake. None of the facilities/park areas meet accessibility guidelines. The Michigan Department of Natural Resources provides a boat launch and public access on the east side of Crispell Lake and on Pine Hill Lake in the extreme southwest corner of the township.

The Deer Run Golf Course is located north of Round Lake. The Shady Acres Campground is located on the north shore of Crispell Lake.

The Jackson County Recreation Plan for 2025-2029 has as a goal to improve access to lakes and rivers by develop additional launch sites along the Upper Grand River Water Trail to increase access for canoes, kayaks, and boats, enhancing recreational options for all; installing fishing docks and piers at appropriate locations within parks to improve accessibility and provide designated fishing areas; and Upgrading boat launch areas in suitable parks to accommodate increased demand and improve user experience.

Water Trail Potential

With the Grand River flowing through the township, the Upper Grand River Water Trail Development Plan, adopted by the Upper Grand River Watershed Council in 2017, proposes a water trail. Water trails are comprised of canoe/kayak launch sites connecting signed stretches of river (and lakes) maintained for paddling. The proposed Upper Grand River Water Trail will flow from the Liberty Mill Pond to Eaton Rapids. The plan suggests opportunities for The township to expand use of the existing water trail to people within the township and to encourage visitors to appreciate our water resources and benefit the economy.

Liberty Township Park already has a parking area and a pavilion. When the Township office is open, paddlers have access to restrooms. The plan suggests that township officials could install a small dock at the edge of the shoreline that would help alleviate existing erosion. The existing parking lot could be reconfigured to accommodate one trailer parking space. An Upper Grand River Water Trail sign should be placed near the shoreline or proposed dock, with additional signage to note the dam and any other amenities at Liberty Mill Pond Dam access site.

Adjacent to the Liberty Mills Dam, there is a small but well-maintained park-like area privately owned by the nearby Liberty General Store. Store owners often allow paddlers to use their parking lot and restroom facility. An access site near this location would allow paddlers to bypass the dam. Local stakeholders could work with the Liberty Store owners to help them provide goods of interest to paddlers (e. g. , food, drink, and paddle gear). For historical and paddle recreational purposes, the Township may wish to explore the possibility of purchasing this property.

Some paddlers enter the river near the US-127 bridge, just north of Reed Road. The nearby area is flat, with a large staging area. Paddlers often drop off their kayak and gear near the river, park at the Austin Blair MDOT Roadside Park just down the road to the south and then walk back to their kayak. The park is open from Memorial Day through Labor Day and is equipped with ample parking, a restroom, and a hand-pump for water. The parcel and house on the northwest side of the bridge is currently unoccupied and may go up for sale in the future. Local officials could consider options to purchase the land parcel northwest of the bridge and establish a more formal launch. Additional amenities could include trash receptacles, parking, picnic tables and an information kiosk.

Publicly Accessible Open Space

- The MacCready Reserve is a 408-acre nature reserve owned by Michigan State University (MSU), open to the public and accessed from Skiff Lake Road.
- The Rogers Reserve is an 118-acre chestnut production and research center also owned by MSU and accessed from South Jackson Road.
- Camp McGregor is 101-acre camp operated by the Jackson County Intermediate School District (ISD) on the east shore of Crispell Lake. It is the home of the ISD's math and science center/observatory and camp programs and is also available for private rentals.
- The Grand River Fen Preserve comprises various properties located in the southwest quarter of the Township with a collective area of 627 acres owned by the Nature Conservancy. The adjacent Burns Property, maintained by the Jackson County Parks Department, has an area of 132 acres with access to the Grand River.
- About 40 acres of the Jackson College campus extends into the Township on the south side of Kimmel Road.

Churches and Cemeteries

- The South Jackson Community Church campus extends into the Township on the south side of Kimmel Road.
- The East Liberty Universalist Unitarian Church campus is located on the south side of Jefferson Road and the East Liberty Cemetery is adjacent to the church.
- The Laurel Hill Cemetery is located on the east side of South Jackson Road, south of East Liberty Road.
- The Sutfin Cemetery is located on the west side of Patch Road, north of Vicary Road.
- The Sanford Cemetery is located on the east side of Thorne Road, south of Hatch Road.

All the cemeteries are maintained by Liberty Township.

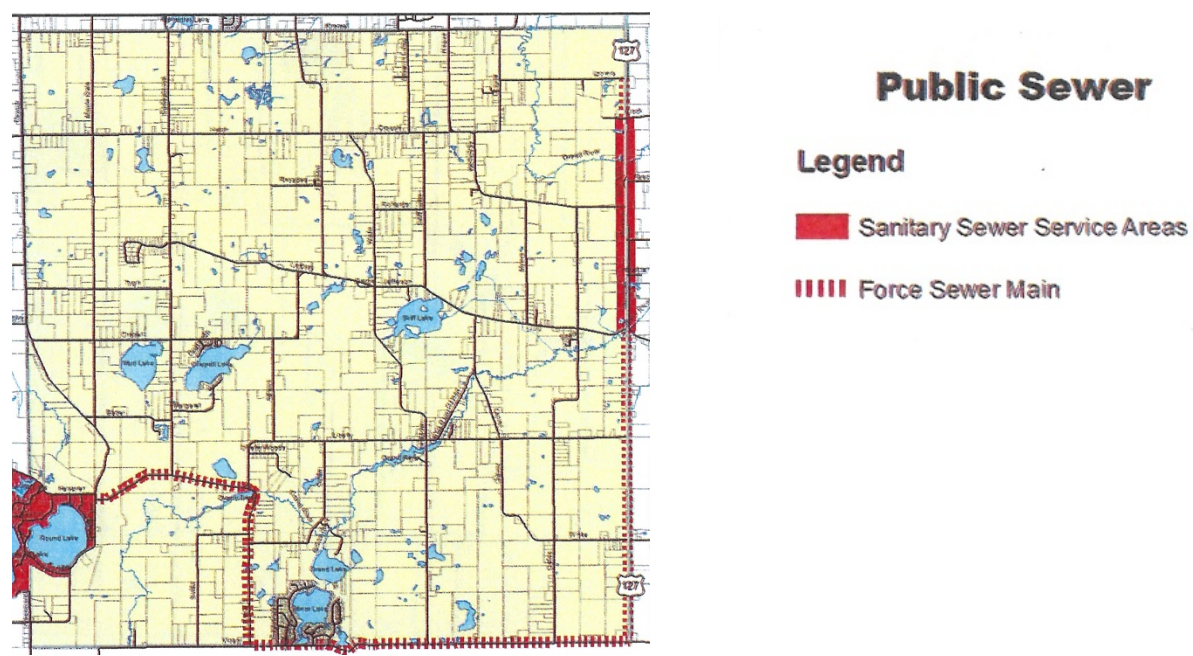
Solid Waste Disposal

The Liberty Environmentalist Landfill is a privately-owned and operated 375-acre Type III landfill located in the northeast quarter of Liberty Township. It accepts commercial, industrial, construction and demolition, and other special wastes, including contaminated soils. It provides a Type B Transfer Facility which residents can utilize to properly dispose of solid waste (i. e. , trash). It also accepts yard waste. Several trash haulers operate in the township and most households and businesses contract directly with the trash hauler of their choice.

Public Sewer and Other Utilities

Liberty Township has no public water systems. A public sewer serves areas in the vicinity of Round Lake and the US-127 corridor, between Jefferson Road and Cook Road. A force sewer main also traverses the Township along Liberty Road (between Thorne Road and Patch Road), Patch Road (between Liberty Road and Vicary Road), Vicary Road (between Patch Road and Meridian Road (US-127)), and Meridian Road (US- 127 between Vicary Road and Loomis Road). The township handles billing for sewer services and contracts with Columbia Township for maintenance. The sewer serves 121 homes and four businesses.

Liberty Township Public Sewer



Consumers Energy provides electricity and natural gas throughout the Township. Telephone, internet and cable television service is provided by Frontier Communications, WoW, Comcast (i. e. Xfinity), and AT&T.

Transportation

Highways and Roads

US-127, the sole state highway traversing Liberty Township, serves as the township’s eastern border. Although US-127 becomes a divided highway (i. e. , expressway or freeway) to the north, it is an undivided surface road (also known as Meridian Road) as it traverses the Township. A public rest area is located on US-127, approximately a quarter mile north of Wetherby Road. All other public roads traversing the Township are maintained by the Jackson County Department of Transportation (JCDOT). There are no roads traversing the Township built to Class A standards other than US-127.

Liberty Township Roads			
County Primary Roads	County Local Roads, Paved		County Local Roads, Gravel
Crispell Rd Gillette Rd Hague Ave/Wetherby Rd Hanover Rd Hatch/Crouch Rd Jefferson Rd Liberty Rd Lindsey Rd (between Crispell & South Jackson) Round Lake Rd South Jackson Rd Springbrook Rd Thorne Rd (between Hatch & Crispell)	Adams Rd Baden Rd Belaire Ct Briarwood Ct Coastal Ln Culver Rd Eaglehurst Dr East Shore Dr Hillwood Ct Holly Brook Ct Hummingbird Tr Kimmel Rd Lindsay Rd Little Dr Maple Dale Rd	Mirror Dr Morton Rd Paradise Ln Patch Rd Rhoads Rd Southwood Dr Spring Mill Dr Springport Rd Thorne Rd Valley Park Dr West Shore Dr Wetherby Rd Windward Shore Rd	Gates Rd (portions between White & Liberty; between Jefferson & Wetherby) Maple Dale Rd (between Thorne and Hatch) Loomis Richards Rd Snyde Rd Tygh Rd Waite Rd

Jackson Area Transportation Authority includes Liberty Township, but only with Reserve-a-Ride, not with fixed routes. It is not practical for most transportation needs. In 2017, there were 31 trips from Liberty Township.

Airport

Most of the northern half of Liberty Township falls within the airport zoning area developed for the Jackson County Airport Reynolds Field. Accordingly, buildings and other structures 200 feet tall or more within Zone D must be reviewed for compliance with Jackson County Airport zoning regulations and may require permits from the Michigan Department of Aeronautics and the Federal Aviation Administration (FAA).

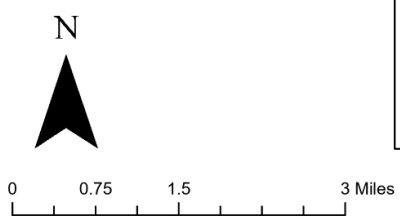
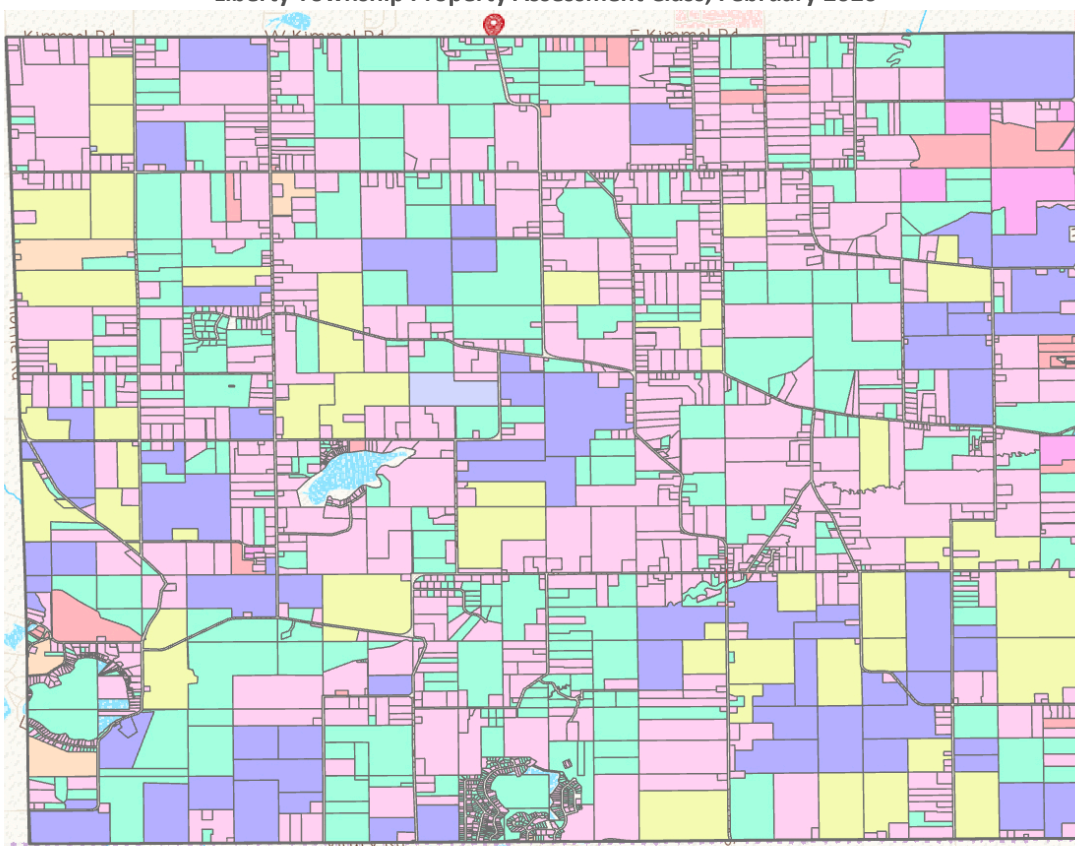
Existing Land Use

Liberty Township comprises 35.62 square miles (22,796.8 acres), mostly (34.27 square miles) land and less than 4% (1.35 square miles) water. Assessing data compiled by the Township was utilized to determine existing land use in 2025. The Township assessor assigns a numeric code to each property as part of the assessment process which is then translated into a broad land use category.

"Residential" is the predominant land use in the Township, encompassing approximately 57% of its acreage, however 31% of those acres are assessed as "residential vacant". "Agricultural" is the other major land use, encompassing approximately 34% of the acreage in Liberty Township; however, 36% of those acres are assessed as "agricultural vacant". "Exempt" property accounts for approximately 6% of the Township's acreage. Properties assessed "exempt" are owned by a unit of government or a tax-exempt organization or are exempt for some other reason: they are usually akin to a "public" designation on a future land use map. "Commercial" property accounts for less than 2% of the Township's acreage. Together, the "industrial" and "other" categories account for less than 1% of Liberty Township acreage. Properties assessed "other" cannot be assigned to a land use category.

Existing Land Use in Liberty Township					
Category	Percent	Approximate Acreage	Percent Vacant	Acreage Vacant	Acreage Being Used
Agricultural	34.44%	7,851	36%	2,876	4,975
Residential	57.32%	13,067	31%	4,051	9,016
Commercial	1.77%	404			
Industrial	0.33%	75			
Exempt	5.86%	1,356			
Other	0.29%	66			
	100.00%				

Liberty Township Property Assessment Class, February 2026



Legend

Liberty Township Boundary	AGRICULTURAL VACANT	INDUSTRIAL
Liberty Township Property Class	COMMERCIAL	INDUSTRIAL VACANT
AGRICULTURAL	COMMERCIAL REAL	NEW PARCEL (CHILD)
	COMMERCIAL VACANT	RESIDENTIAL
		RESIDENTIAL VACANT



CHAPTER 3 TOWNSHIP SURVEY SUMMARY

As part of its work to update the township's Master Plan, Liberty Township's Planning Commission developed a four-page survey that was sent out with the 2024 Summer Tax notices. Although there was a request to return surveys by 7/31/2024, township staff members found that many residents returned their surveys when they came to the township hall to pay taxes, so surveys were accepted until the mid-September tax due date. 256 surveys were returned, but not all respondents answered all the questions. The return rate exceeded that of the earlier, 2017 survey which had about 200 responses. A summary of the responses is provided below, with additional detail in Appendix B.

When asked whether they resided in Liberty Township, 87. 9% (225) said yes, 5. 0% (13) said no, and 7. 0% (18) did not answer. Only 4% (10) of 245 respondents indicated that they own a business in Liberty Township.

Respondents' Location

218 respondents indicated the quadrant of the township where they live or own a business:

- 20. 2% (43) in the Northwest quadrant
- 21. 1% (46) in the Northeast quadrant
- 44. 0% (96) in the Southwest quadrant
- 15. 1% (33) in the Southeast quadrant

As indicated below, we used this information to examine responses to some of the other questions based on respondents' residence location.

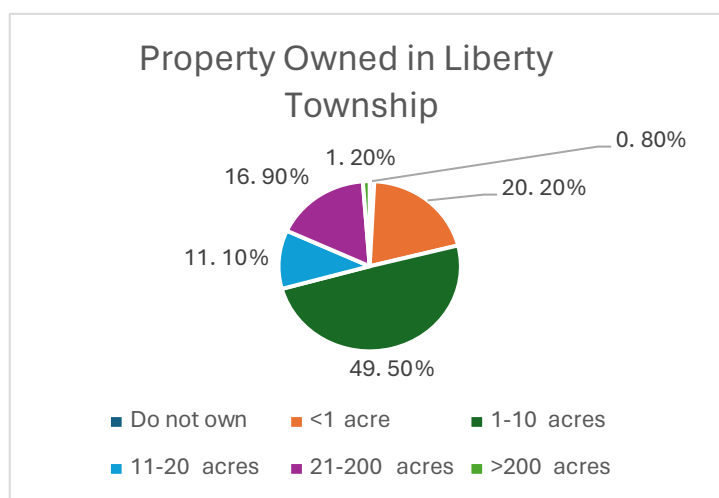
Length of Respondents' Township Residence

231 respondents provided the number of years they had lived in the township. The range was one to 74 years. The mean number of years was 25 and the median was 22.

Property Ownership

We asked respondents how much property they owned in the township, receiving 242 responses:

- 0. 8% (2) do not own property in the township
- 20. 2% (49) own less than 1 acre
- 49. 5% (120) own 1 to 10 acres
- 11. 1% (27) own 11 to 20 acres
- 16. 9% (41) own 21 to 200 acres
- 1. 2% (3) own over 200 acres



Lake or River Residence

When asked whether they live on a lake or river, 70. 6% (171) of the 242 respondents said no and 29. 3% (71) said yes. Most respondents living on a lake or river are in the southwest quadrant. In that quadrant, more than half of the respondents reported living on a lake or river.

Lake or River Residence by Quadrant		
Quadrant	Live on Lake or River	Do Not Live on Lake or River
Northwest	2	40
Northeast	0	46
Southwest	52	43
Southeast	7	26

Full or Part-Time Residence

When asked how much of the year respondents spend at their home in Liberty Township, there were 237 responses. 88. 1% (209) spend the entire year here, 7. 1% (17) leave for part or all the winter and 4. 6% (11) live here for weekends and vacations. Respondents who reported living on a lake or river were less likely to be full-time residents.

Full or Part-time Residence Comparing Lake/River Residents with Others			
Residence	Full-time here	Away for part/all of winter	Here weekends & vacations
Lake or River	73% (52)	15% (11)	11% (8)
Other	92% (157)	4% (6)	2% (3)

Opinions of Township Features

We sought respondents' opinions on several aspects of the township, asking them to rate each aspect excellent, good, average, fair, poor, or no experience/no opinion.

Overall, respondents were very positive about Liberty Township as a place to live, about Township administration and about the township fire and rescue department, rating each in the good to excellent range. Still positive, but more in the average to good range were police protection services, ease of permit and inspection processes, and adequacy of township office hours.

The most negative opinions were about roads and streets. For some of the features, many respondents reported no experience/no opinion. 70. 6% (171) of the 242 respondents said no and 29. 3% (71) said yes.

The following table displays all responses about township features, highlighting some issues for which responses varied considerably based on where respondents live.

Opinions of Township Features							
Feature	Excellent	Good	Average	Fair	Poor	No experience/ No opinion	Total Responses
a. Liberty Township as a place to live	44.2% (108)	42.6% (104)	6.1% (15)	1.2% (3)	0	2.4% (6)	244
b. Township administration	25.4% (61)	42.9% (103)	13.7% (33)	5.0% (12)	0.8% (2)	9.5% (23)	240
c. Liberty Fire/Rescue Department	43.6% (104)	30.2% (72)	4.6% (11)	1.2% (3)	0.4% (1)	16.4% (39)	238
d. Round Lake County Park	11.2% (27)	11.2% (27)	12.5% (30)	5.4% (13)	0.4% (1)	42.6% (102)	239
e. Township Hall Park	6.3% (15)	26.1% (62)	11.3% (27)	5.0% (12)	0.4% (1)	49.3% (117)	237
f. Township Cemeteries	5.1% (12)	20.8% (49)	9.7% (23)	3.4% (8)	1.7% (4)	57.0% (134)	235
g. Road and street paving	2.5% (6)	10.5% (25)	27.9% (66)	18.6% (44)	35.1% (84)	2.5% (6)	236
h. Road and street maintenance	2.9% (7)	15.2% (36)	22.4% (53)	21.6% (51)	33.9% (80)	2.1% (5)	236
i. Access to high-speed internet	11.3% (27)	16.3% (39)	15.5% (37)	14.7% (35)	27.7% (66)	11.7% (28)	238
j. Police protection services	11.0% (26)	25.4 (60)	22.0% (52)	6.3% (15)	2.5% (6)	30.9% (73)	236
k. Ease of permit and inspection process	11.8% (23)	27.2% (64)	18.7% (44)	6.3% (15)	2.5% (6)	33.6% (79)	235
l. Adequacy of township office hours (Mon & Thurs, 8-4)	10.8% (26)	31.3% (75)	25.1% (60)	16.7% (40)	8.3% (20)	6.7% (16)	239

Opinions about road and street paving and maintenance varied considerably based on respondent location. Those from the southwest and northwest quadrant were considerably more negative than those from the southeast and northeast quadrants.

Opinion about Road and Street Paving by Quadrant					
Quadrant	Excellent	Good	Average	Fair	Poor
NE	2% (1)	19% (8)	42% (18)	9% (8)	19% (8)
NW	5% (2)	13% (5)	33% (13)	8% (3)	41% (16)
SE	3% (1)	10% (3)	33% (10)	30% (9)	23% (7)
SW	1% (1)	7% (6)	22% (20)	21% (19)	49% (44)

Opinion about Road and Street Maintenance by Quadrant					
Quadrant	Excellent	Good	Average	Fair	Poor
NE	3% (1)	23% (9)	38% (15)	28% (11)	21% (8)
NW	5% (2)	15% (6)	20% (8)	22% (9)	39% (16)
SE	3% (1)	28% (8)	28% (8)	24% (7)	17% (5)
SW	2% (2)	7% (6)	20% (17)	24% (21)	47% (41)

Opinions on Future Planning Issues

We asked respondents to indicate their level of agreement with several potential future planning issues. Respondents reported significant support for protecting lakes, streams, topography, and other unique natural features with 89.3 percent strongly agreeing or agreeing and only 1.5% disagreeing or strongly disagreeing.

Almost as much support was reported for preserving farmland with 79.5% strongly agreeing or agreeing and only 1.6% disagreeing or strongly disagreeing.

Other issues that were rated significantly more positive than negative were supporting Sheriff's patrols (60.4% for versus 14.2% against), supporting a fire millage (56.5% for versus 18.3% against), supporting a road millage (47% for versus 29.3% against), enacting an anti-funneling ordinance (45.6% for versus 13% against).

Issues that respondents did not support were encouraging commercial/light industrial development (48.9% against versus 21.5% for) and encouraging residential development (33.7% against versus 21.8% for).

For two issues, the opinions were balanced: regulating short-term rentals (42.4% for versus 40.3% against) and encouraging retail/service establishments (38.3% for versus 32.5% against with 42.5% neutral on the issue). All responses are displayed in the following table.

Opinions on Future Planning Issues						
Future Planning Issues	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Total
a. The township should protect lakes, streams, topography & other unique natural features.	56.2% (139)	33.1% (82)	7.6% (19)	1.6% (4)	0	247
b. The township should enact an anti-funneling ordinance to limit waterfront property access to riparian owners and public park/public access participants.	28.9% (64)	16.7% (37)	38.4% (85)	11.7% (26)	1.3% (3)	221
c. The township should preserve farmland.	49.1% (121)	30.4% (75)	17.0% (45)	1.2% (3)	0.4 (1)	246
d. The township should encourage residential development.	6.1% (15)	15.7% (38)	42.5% (103)	24.7% (60)	9.0% (22)	242
e. The township should encourage commercial/light industrial development.	3.6% (9)	17.9% (44)	28.1% (69)	33.8% (83)	15.1% (37)	245
f. The township should regulate short-term rentals, e. g. Airbnb, VRBO, etc.	14.1% (35)	28.3% (68)	22.5% (54)	20.4% (49)	12.9% (31)	240
g. The township should encourage additional retail/service establishments here.	10.2% (25)	28.1% (69)	26.9% (66)	23.6% (58)	8.9% (22)	245
h. I would support a millage to repair/maintain local roads in the Township.	12.6% (30)	34.4% (82)	21.8% (52)	14.2% (34)	15.1% (36)	238
i. I would support a one mil millage to maintain Fire Department operations and future truck replacement .	15.1% (37)	41.4% (101)	24.6% (60)	11.8% (29)	6.5% (16)	244
j. I would support contracting with the Sheriff's department for local patrols.	13.9% (34)	40.5% (99)	30.3% (74)	10.6% (26)	3.6% (9)	244

Responses about some of these issues varied based on the location of respondents. Enacting an anti-funneling ordinance would most directly impact lake residents. The table below displays how they responded versus others. More than half of the non-lake/river residents were neutral on the issue.

Opinion on Anti-Funneling Ordinance by Lake/River Residents Compared to Others					
Residence	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
Lake/River Resident	2% (1)	8% (5)	12% (8)	18% (12)	61% (40)
Other	1% (2)	14% (21)	54%(16)	17% (24)	14% (20)

Locations on lakes and rivers are prime locations for short-term rentals so residents there may have different opinions than others. The table below displays how they responded versus others.

Lake/River Residents 'Opinion on Regulating Short-term Rentals Compared to Others					
Residence	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
Lake/River	16% (11)	19% (13)	16% (11)	28% (19)	21% (14)
Other	12% (20)	20% (34)	25% (42)	30% (49)	12% (20)

Although respondents from the northwest and southwest quadrants had worse opinions about the roads, they were less likely to indicate support for a road repair/maintenance millage.

Support for Road Repair/Maintenance Millage by Respondents' Residence					
Quadrant	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
NE	9% (4)	16% (7)	23% (10)	41% (18)	11% (5)
NW	12% (5)	12% (5)	26% (11)	33% (14)	19% (8)
SE	15% (4)	19% (5)	26% (7)	41% (11)	0% (0)
SW	20% (18)	12% (11)	21% (19)	33% (30)	14% (30)

Respondents from all quadrants indicated possible support for a fire millage and sheriff's patrol millage.

Support for Fire Millage by Respondents' Residence					
Quadrant	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
NE	6% (2)	16% (5)	30% (13)	52% (16)	26% (8)
NW	14% (5)	44% (16)	22% (10)	47% (17)	22% (8)
SE	10% (2)	14% (3)	7 (25%)	62% (13)	14% (3)
SW	7% (5)	16% (11)	26 (27%)	58% (40)	19% (13)

Support for Contracting with the Sheriff's Department for Patrols by Respondents' Residence					
Quadrant	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
NE	0% (0)	17% (5)	31% (14)	63% (19)	20% (6)
NW	3% (1)	6% (2)	31% (14)	71% (22)	19% (6)
SE	4% (1)	17% (4)	23% (7)	70% (16)	9% (2)
SW	11% (7)	15% (10)	31% (30)	52% (34)	23% (15)

Solar and Wind Energy Installations

We asked several questions about respondents' attitudes on solar and wind energy installations, a topic of considerable interest and concern in the township. Roughly two-thirds of respondents reported general opposition to large-scale solar or wind installations and roughly half favored an indefinite moratorium on them.

Support for/Opposition to Large-Scale Solar and Wind Installations				
	Generally oppose	Neutral	Generally support	Total
a. Do you support large-scale (40+ acres) solar panel installations?	61.6% (148)	18.3% (44)	20.0% (48)	240
b. Do you support large-scale wind turbine installations?	67.7% (164)	17.7% (43)	14.4% (35)	242
c. Should the township enact an indefinite moratorium on largescale solar panel installations?	28.1% (67)	21.8% (52)	50.0% (119)	238
d. Should the township enact an indefinite moratorium on largescale wind turbine installations?	25.1% (59)	18.7% (44)	56.1% (132)	235

When asked to indicate what concerns they have about large-scale solar and wind in Liberty Township,

- 177 were concerned about wildlife or other environmental, health or safety impacts.
- 171 were concerned about visual changes/how solar or wind farms look.
- 165 were concerned about impact on farm production and food sources.
- 139 were concerned about removal from site at the end of the project.
- 109 were concerned about energy costs and/or reliability of solar or wind energy.
- 37 wrote about concerns including appearance, cost, effectiveness, property values, ecosystem impact, and noise. The complete list of comments is printed later in this document.

When asked to indicate what beneficial outcomes they believe might occur from large-scale solar or wind installations in Liberty Township,

- 91 believed there might be Income to farmers or other landowners.
- 79 believed there might be Effective use of less productive farmland or marginal land.
- 76 believed there might be Increased revenue to township government.
- 72 believed there might be Greater energy independence.
- 68 believed there might be Reduce greenhouse gas emissions/slow climate change.
- 16 wrote about beneficial outcomes, but most actually discussed additional concerns. The complete list of comments is printed later in this document.

Respondents were asked their attitudes about various types and scales of solar and wind installations. The table below shows their responses. Respondents were more supportive of household scale solar and wind installations than of large-scale installations.

Attitudes about Various Types and Scales of Solar and Wind Installations				
Type/Scale of Installation	Generally oppose	Neutral	Generally support	Total
a. Rooftop solar	11.4% (27)	35.8% (85)	52.7% (125)	237
b. Ground-mounted solar in backyards	27.4% (65)	32.9% (78)	39.6% (94)	237
c. Community solar (local solar facilities shared by multiple community subscribers who receive credit on their electricity bills for their share of the power produced)	40.3% (94)	30.9% (72)	28.7% (67)	233
e. Wind turbines for personal use	39.5% (93)	27.2% (64)	33.2% (78)	235

Township Website

The township recently updated its website (<https://libertytwp.us>) and added several new features. We asked respondents which website features they found *most useful*. The 154 respondents to this question indicated that each of the website features mentioned were useful, with 96 citing *access to property tax information*; 90 citing *access to the zoning map*; 80 citing *access to zoning, building and/or electrical permits*; 73 citing the *ability to pay online*; and 66 citing *access to the Master Plan*. When asked the open-ended question about other website features which they found useful, there were 44 responses. Over half (27) of these respondents said they had not visited the site. Some commented that they did not have internet or did not know about the township's website. *Features that respondents found useful included names and contact information for township officials, meeting and event dates, office hours, township meeting information, and township ordinances.*

We then asked what additional website features they might find useful and there were 40 responses including:

- Post planning and zoning agendas and minutes
- Post board agenda prior to one day before meeting
- Provide complete board minutes, not summarized version
- Report zoning & ordinance violations
- Provide a place online to ask questions of township officials and staff members
- Provide information on recycling – what, where, when
- Provide access to property records
- Announce road and bridge closings
- Provide updates on County Commissioner meetings & county actions impacting township residents
- Provide the ability to pay sewer bills online
- Post set-back requirements
- Provide contact information for board members
- List current township projects and their status
- Provide voting information
- Post plat map
- Post fire department info: how to get burn permits, number of runs, etc.
- Post dates of township events
- Post township ordinances and provide a mechanism to report ordinance violations

Some of these already appear on the website. The complete list of comments is printed later in this document.

Most Important Aspects of Life in Liberty Township

When asked what aspects of life in Liberty Township were most important to respondents, there were 169 responses with several themes:



- 55 mentions of quiet or quietness
- 54 mentions of rural or country
- 30 mentions of peaceful or peace
- 25 mentions of safety, rescue or crime
- 23 mentions of lake, lakes, rivers or water
- 17 mentions of nature, natural or wildlife
- 9 mentions of farmland

The complete list of comments is printed in Appendix B.

Threats to Quality of Life

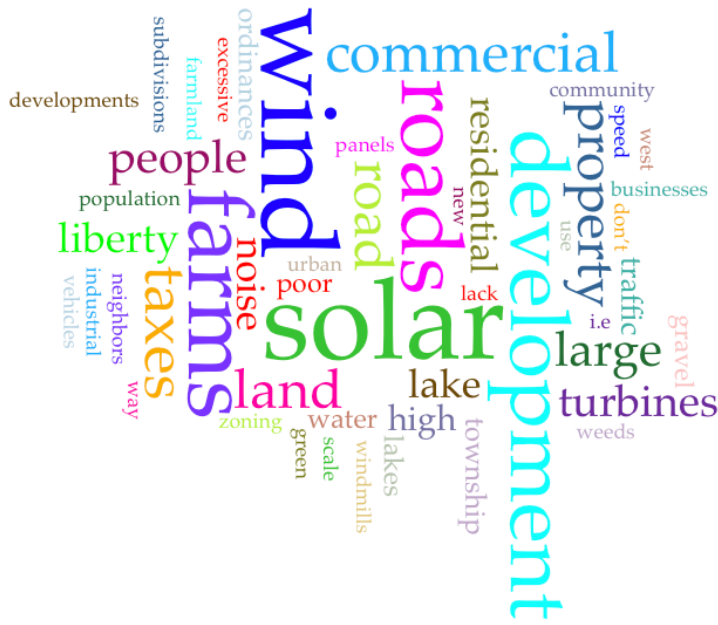
We asked what respondents believe are threats to the quality of life in Liberty Township. The 169 responses to this question covered a wide range of issues. Some of them referenced issues beyond the scope of township control, but many dealt with local issues:

- 40 mentions of wind, turbines, or windmills
- 37 mentions of solar or panels
- 31 mentions of road or roads
- 21 mentions of farms
- 20 mentions of lake, lakes or water
- 18 mentions of development
- 18 mentions of taxes.



The complete list of comments is printed in Appendix B.

How to Alleviate Threats



We asked what respondents thought could alleviate these threats and received 134 responses. As with the threats, some respondents mentioned actions beyond the scope of township control, but many addressed possible township actions including:

- 35 mentions of laws, ordinance(s), regulations, enforce(ment)
- 29 mentions of road, roads, rd or gravel
- 18 mentions of police, patrols or speed
- 12 mentions of solar
- 8 mentions of wind

Some of the specific recommendations included:

- Limit growth and preserve rural character
- Better enforcement of township codes and ordinances
- More law enforcement presence
- Work with road commission to selectively add stop signs and reduce speed limits
- Fix the roads
- Minimize tax burden
- Oppose any large-scale wind or solar development
- Regulate short-term rentals
- Safeguard lakes and rivers; enact anti-funneling ordinance
- Limit removal of groundwater
- Provide periodic well water testing
- Freeze taxes
- Limit further development
- No large-scale wind or solar installations

The complete list of comments is printed in Appendix B.

CHAPTER 4 COMMUNITY GOALS, POLICIES AND PLANS

Liberty Township's Master Plan includes broad goals, objectives for future land uses, and more specific policy options to attain the objectives.

Goal 1: Protect the Township's Rural Character. To provide for a rural township that maintains a sustainable balance between human uses and the natural environment to protect rural character; maintains the land and water environments required by natural resource-based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space; and develops at low levels of intensity so that demands will not be created for urban levels of public services and facilities.

Objective A: Rural Land Use and Activities: Township development requirements and programs provide for a balance between human uses and the natural environment in rural and resource areas, for conservation of rural resources, and for low levels of demand for public services and facilities.

Policies:

1. Priority land uses should be small scale farms, forestry, outdoor recreation and other open space activities, scattered residences, and rural residential developments.
2. Residential development should be allowed on lands that can physically support it and at densities that will not require urban levels of service or significantly impact rural character or environmental quality.
3. Residential areas of more intensive rural development shall be minimized and contained to avoid additional low-density sprawl in the rural area. Any areas of higher density development should ensure preservation of the character of the existing neighborhood and community; follow physical boundaries such as water bodies, streets and highways, and landforms; prevent abnormally irregular boundaries; and ensure that public facilities and services are provided in a manner that does not permit low-density sprawl.
4. Residential use near designated long-term agriculture or forestry areas, and other natural resource lands should be developed in a manner that minimizes potential conflicts and reduces unnecessary conversion of farm and forest land. When mechanisms such as clustering and buffering are used, these mechanisms should be scaled, located, and designed to maintain rural character and environmental quality.
5. The development of rural areas for residential uses should not preclude the use of land for agriculture or timber production.
6. Home-based occupations and industries should be allowed throughout the area provided they do not adversely affect the surrounding residential uses or rural character.
7. Isolated commercial and industrial businesses that were legally established, that may not be principally designed to serve the existing or projected rural population and nonresidential uses, but do provide job opportunities for rural residents, should be allowed to expand or change use provided the expansion or conversion does not constitute new urban development, is contained on the same lot as the existing use, is visually compatible with the surrounding rural area, and detrimental impacts to adjacent properties will not be increased or intensified.
8. New industrial uses (other than small scale home-based industries) should generally be those appropriate to the lower densities and land uses of rural areas e. g. those dependent on natural resources of agriculture, aquaculture, and timber, and those functionally and visually compatible with the character of the rural area and dependent upon a rural setting.
9. Neighborhood convenience commercial uses should be permitted throughout rural areas, located at road intersections.
10. Rural commercial centers should be designated as limited areas of more intensive rural development.
11. Buildings and roads should be located on sites in ways that minimize the need for cutting, grading or the removal of native plant material.
12. Clearing, grading, and development activities should respect natural features, processes, and wildlife habitat. Neighboring properties, stormwater drainage facilities and surface water bodies should be

protected from sedimentation and increased runoff during and after construction. As much natural vegetation as possible -- especially large trees -- should be preserved as development occurs.

Objective B: Housing and Residential Densities in Rural Areas: Township requirements and programs for housing in rural areas should encourage residential development that is compatible with small scale as well as commercially significant farming, forestry, aquaculture, open space, outdoor recreation, rural service levels, and generally with the rural character where human use does not overbalance the natural environment. Use of innovative techniques in addition to zoning designations provides a variety of densities in rural areas.

Policies:

1. A variety of rural densities should be provided to accommodate the wide variety of rural land uses that comprise the rural character.
2. Areas of more intensive residential development shall be minimized and contained to avoid additional low- density sprawl that is not compatible with rural character and service levels.
3. Proposed new residential development should not negatively affect land based and marine activities and farm and forestry activities.
4. Residential development adjacent to agriculture or forestry uses should be designed in a manner that minimizes potential conflicts and reduces unnecessary conversion of farm and forest land. Such mechanisms as clustering and buffering should be employed to reduce potential conflicts.
5. Individual septic systems should be the method for handling residential sewage in rural areas. Only in areas of identified health hazards or water quality problems should sewer systems be permitted.
6. Residential neighborhoods should be protected from incompatible land uses. Neighborhood identity should be preserved by maintaining natural boundaries and recognizing significant archaeological and historic resources. Vegetated buffers should be provided between residential and non-residential uses.
7. Rezoning of any parcel with a rural designation to a different designation should only occur when:
 - a. circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics or locational guidelines for the current district no longer apply; the rezone would promote the general welfare of the affected community; or the rezone would maintain or enhance environmental quality.
8. If rezoning is requested for a portion of a land use designation:
 - a. the impact of a proposed rezone on landowners remaining in the original designation should be evaluated and considered;
 - b. the proposed rezone should only be allowed if there is projected to be minimal adverse impact on neighboring landowners and on the continued use of a rural district for natural resource-based industries or conservation purposes;
 - c. regular, easily definable boundaries should be maintained; and
 - d. the rezoning should not increase the demand for urban levels of service.

GOAL 2: Land use planning and decision making should ensure the highest degree of public health, safety, and general welfare within a quality living environment without unduly jeopardizing the rights of the individual.

OBJECTIVE A: Citizen Participation in the Planning Process: An effective system to ensure participation by individuals and groups in planning and decision making should be maintained.

Policies:

1. The development and amendment of the Master Plan shall involve residents of the area in the drafting.
2. Citizen opinion should be ascertained in advance of decision-making on major land use issues.
3. Meetings should be held on major land use issues.
4. New land use policies and regulations should involve public participation and should reflect community interests and preferences for new development.
5. Development permits should be processed in a timely and fair manner to ensure predictability.

6. Communications between the township and citizen groups should be facilitated by providing information on programs, regulations, and development projects.
7. The township should provide for public involvement early and continuously throughout the process of developing and amending plans and regulations and shall utilize a variety of public participation and information strategies.

OBJECTIVE B: Implementation of the Master Plan: Implement the Master Plan through township programs and regulations.

Policies:

1. The Liberty Township Master Plan should be reviewed, evaluated, and revised periodically and as changing circumstances require. Such review includes an annual amendment process and the 5-year periodic review required under Michigan State regulations.
2. Certainty, understanding, and efficiency of the permitting process should be promoted.
3. Granting of variances from development regulations should be minimized.
4. Regulations should be monitored to determine whether they are accomplishing their intended purposes.
5. Nonregulatory approaches, such as public education, should be considered in addition to regulation when exploring remedies to problems.
6. New planning policies and implementing regulations should reflect the need or problems they are intended to address.
7. Budgetary support should be provided to ensure that regulations are adequately administered and enforced, including investigation and prosecution of violations and implementation of permit conditions, zoning, and other requirements.

Future Land Use Plan

The Master Plan represents a vision of how Liberty Township might look 20+ years in the future. It is intended to guide the community through its daily decision-making processes so that future development will be consistent with the goals in this Plan. The Master Plan consists of policy options that address future land use and development of Liberty Township over the life of the Plan. However, the Plan itself has no regulatory authority and must rely upon other tools for implementation, particularly the Zoning Ordinance. The Plan suggests where various land uses should be located; the Zoning Ordinance carries out the policies of the Plan by regulating the type of use that a parcel may have, the location of uses, and the bulk and density of development throughout the Township.

Agriculture & Open Space Area

This land use designation is intended to primarily accommodate agricultural uses and very low density residential located in conjunction with these agricultural land uses consistent with the Township's rural and agricultural character. The Agricultural Preservation Area map in the 2000-2024 Jackson Community Comprehensive Plan places much of Liberty Township in an Agricultural Preservation Area. Most properties located outside the unincorporated village of Liberty, the various lake communities and the US-127 corridor fall in this category. Agricultural land uses would be characterized by traditional cash crops, fruit and vegetable cultivation; raising livestock and poultry; equestrian activities; nurseries and greenhouses; and similar uses. This also includes woodland and wetlands. Rural residential development in the Agriculture and Open Space area should be limited to locations where the soils, terrain, or other factors are least prevalent so that the land most suitable for agricultural production is preserved.

Institutional/Public & Recreational Lands

This includes existing state/university/county-owned lands, nature preserves, cemeteries; and any other lands owned by the Township. Typically, any existing land in this designation is planned to remain within the Public & Recreational Lands Area category. The 2000-2025 Jackson Community Comprehensive Plan highlights the importance of natural corridors that allow for wildlife migration and protection of natural wildlife habitats. This land could be privately owned for hunting preserves.

Residential Low Density Residential. This land classification is intended to accommodate low-density residential uses consistent with the rural character of the Township – around the lakes and in the unincorporated village of Liberty. Residential uses in this area should also contain soils that accommodate private septic systems.

- Medium Density Residential. This category is intended primarily to accommodate single-family homes at the edges of the Township’s lakes, which were developed at a greater density than other single-family residential development.
- High Density Residential. This category recognizes the existence of several existing apartment developments in the Township.

Commercial

This land use classification includes various types of commercial uses, including retail and wholesale operations, contractor’s establishments, small manufacturing and processing plants, storage facilities, convenience businesses, etc. Commercial areas in the vicinity of Round Lake, the unincorporated village of Liberty, along Kimmel Road and US-127 serve local customers.

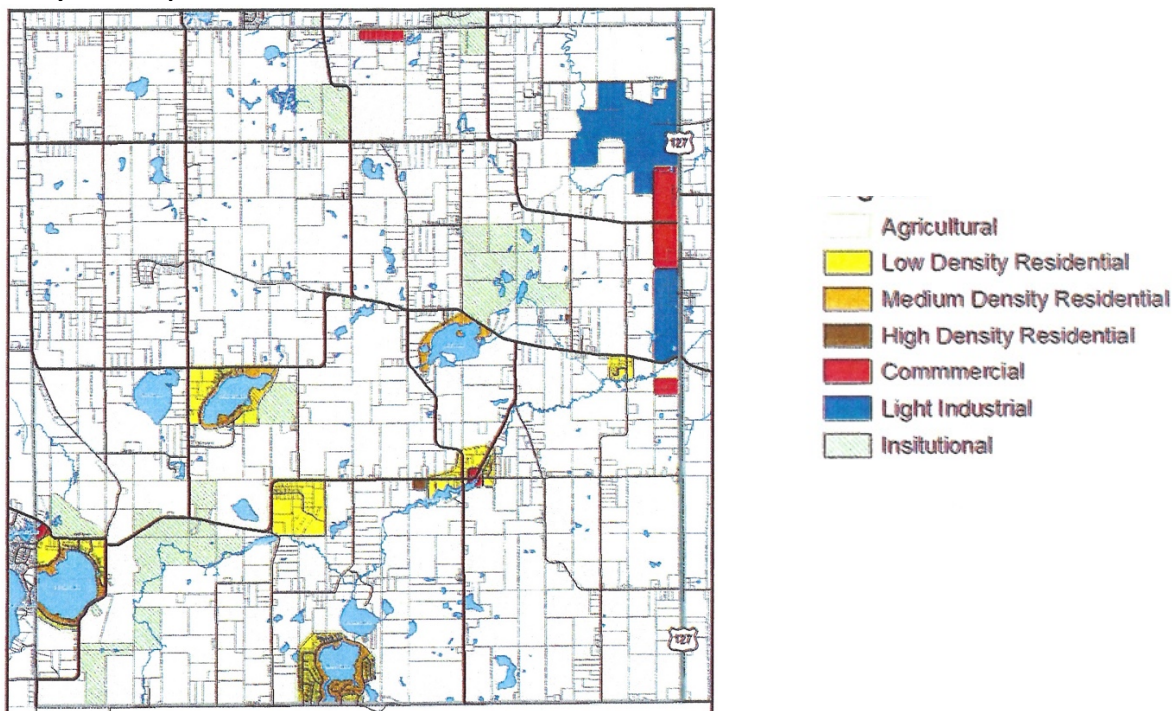
Light Industrial

This land use classification is intended to accommodate light industrial facilities that may contain manufacturing, processing, warehousing, research and development, and similar uses. The Liberty Environmentalists Landfill is the largest light industrial use. A light industrial area is designated along the US-127 corridor.

Institutional

The Future Land Use map identifies locations of various institutions within the Township. Primary among them are properties owned and managed by Michigan State University (i. e. , MacCready and Rogers Reserves), the Jackson Intermediate School District (i. e. Camp McGregor), and Jackson County Parks. Other public and private institutions such as the township hall, cemeteries, churches, etc. are also important components of the Township which contribute to its quality of life. The overlay category identifies the proposed underlying land use category if that institution ever ceases to exist.

Liberty Township Future Land Use

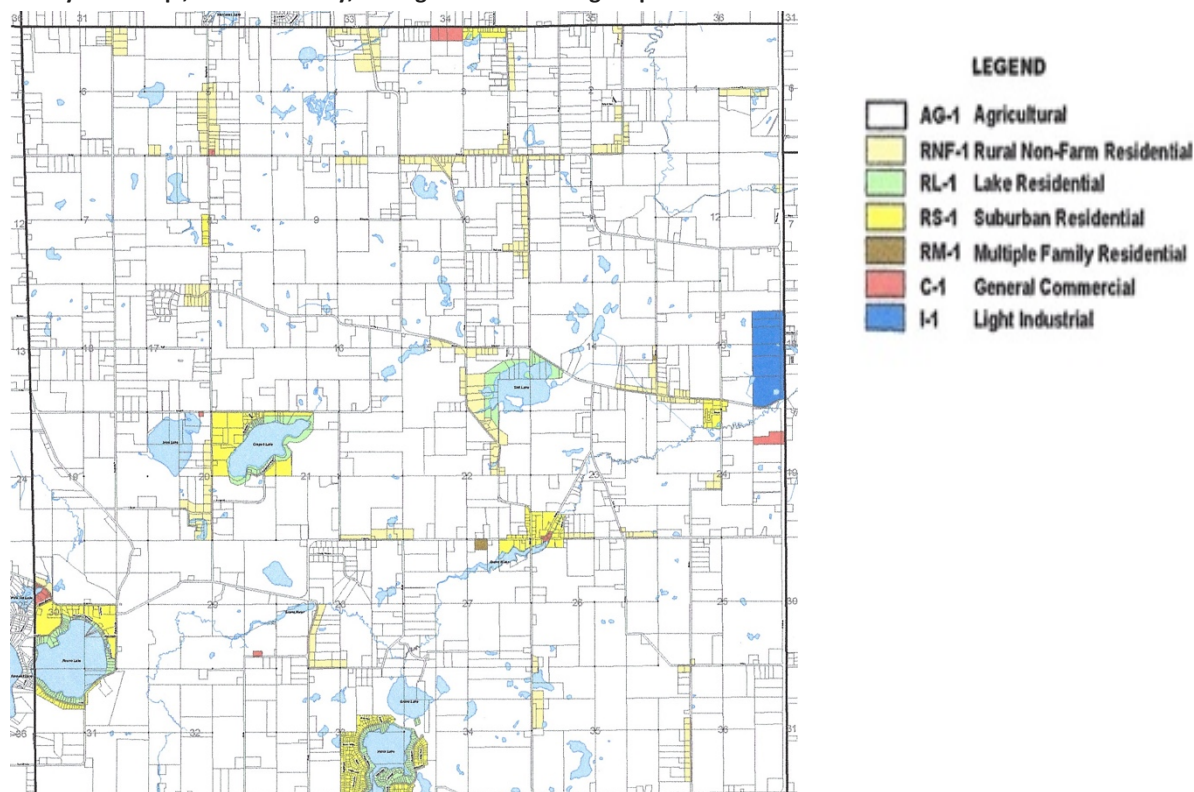


Zoning Plan

The Master Plan provides the basis for zoning in Liberty Township. Accordingly, the Plan is required to contain a special plan element, known commonly as the Zoning Plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations. "

The MPEA - the Michigan Planning Enabling Act (PA 33 of 2008), as amended - requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because Liberty Township has an adopted zoning ordinance. The MZEA -the Michigan Zoning Enabling Act (PA 110 of 2006), as amended- requires the planning commission to adopt and file with the township board "a zoning plan for the areas subject to zoning" in Liberty Township. Finally, the MPEA also requires the Zoning Plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map".

Liberty Township , Jackson County, Michigan Official Zoning Map



Zoning Districts

Article IV of the Liberty Township Zoning Ordinance established the following zoning districts (please see the Zoning Map):

- **Open Districts.** Open districts are established to protect land best used for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses, and to retain land suited for open space and recreation use for the future.
 - **Agricultural District (AG-1).** The intent of this district is to set aside land suitable for agricultural development and agricultural related uses.
- **Open Districts.** The Rural Non-Farm Residential District, Lake Residential District, Suburban Residential District, and the Multiple Family Residential Distract are designed principally for residential use and are

limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life. The residential districts are designed to regulate the location of residential uses and dwellings according to a well-considered plan which reflects the different types of residential uses and dwellings, the different densities of population and the intensity of land use desired; potential nuisances and hazards which may cause unhealthy conditions; and the relationship of residential uses and dwellings to other areas devoted to agricultural, commercial, or industrial uses and to streets. The purpose of each residential district is further stated below:

- **Rural Non-Farm Residential District (RNF-1).** This district is established to provide suitable areas for single-family dwellings at low densities to preserve a predominantly rural character in these areas fit for concentrated residential use because of the ability of the soil to absorb sewage wastes from individual septic tanks.
 - **Lake Residential District (RL-1).** This district is designed to preserve and enhance areas which are suitable for lake front residential development, principally single-family dwellings at moderate densities, with consideration to protecting the lake waters from potential pollutants.
 - **Suburban Residential District (RS-1).** This district is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems, can be feasibly provided.
 - **High Residential District (RM-1).** This district is designed to permit a high density of population and a high intensity and use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to other uses or amenities which support, complement, or serve such a density and intensity.
- **Commercial District (C-1).** The Commercial District is designed to allow limited commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, and utility service; advance public safety; and protect surrounding property. The commercial district is intended to regulate the location of commercial uses according to well-considered zoning plan which determined the appropriate location and intensity of commercial uses with consideration given to the capability of public infrastructure; potential nuisances and hazards which may cause unsafe conditions; and the relationship of commercial uses to each other and to other areas devoted to agricultural, residential, or industrial use and to streets and highways.

The Commercial District is intended to allow local commercial uses as permitted uses and general commercial uses as conditional uses. Local commercial uses provide convenient goods and personal services that meet the regular and recurring needs of the neighborhood resident population. General commercial uses provide convenience and comparison goods and personal and professional services for the entire area.

- **Industrial District.** It is recognized by this Ordinance that the value to the public designating certain areas for certain types of industrial uses represented in the employment opportunities afforded to citizens the resultant economic benefits conferred upon the Township of Liberty. In order that this value may be maintained and this encouraged, this Ordinance has established one zoning district designed to regulate the location of industrial uses according to a well-considered plan which reflects the types of such uses and the intensity of land, street, and highway use in each such district; potential uses and hazards which may cause unsafe and unhealthy conditions; and the relationship of industrial uses to each other and to other areas devoted to agricultural, residential, or commercial uses and to streets, highways, and other means of transportation. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of these district have been excluded. The purpose of each industrial district is stated further below.
 - **Light Industrial District (I-1).** This district is designed to provide suitable space for industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.

Dimensional Standards

The Liberty Township Zoning Ordinance provides for the bulk, height and setback requirements displayed in the following table.

Zoning District	Lot Requirements			Minimum Yard Requirements			Max Building Height Requirements		Minimum Transition Strip Requirements	Comments
	Min Lot Area	Min Lot Width ***	Max Lot Coverage	Front	Side	Rear	Principal	Accessory		
Agricultural AG-1	3 acres	200'	10%	60'	30' 60'*	50'	2 ½ story or 35 ft	80'	n/a	All uses
Rural Non-Farm Residential RNF-1	¾ acre	150'	20%	35'	20' 35'*	35'	2 ½ story or 35'	25'	n/a	All uses
Lake Residential RL-1	15,000 Sq'	80'	30%	35'	10'	25' 50'***	2 ½ story or 35'	25 ft	n/a	C
	1 acre	120'			25' total					D
	10,000 Sq'	120'			35'*					All uses
Suburban Residential RS-1	15,000 Sq'	100'	30%	35'	10'	20'	2 ½ story or 35'	25'	n/a	C
	1 acre	120'			25' total					D
	10,000 sq'	120'			35'*					All uses
Multi-family Residential RM-1	15,000 Sq'	80'	25%	25'	10' Or 35'*	25 ft	2 ½ story or 35'	25'	n/a	E
	15,000 Sq ft	120'								F
	½ acre	120'								G
	15,000 Sq'	120'								All uses
Commercial C-1	20,000 Sq'	100'	25%	35'	20'	35'	35'	35'	A	n/a
Light Industrial I-1		80'	25%	35'	20'	35'	35'	n/a	B	n/a
					35'*					

n/a Not applicable

* Corner lot

** Abutting a water body

*** Road frontage shall be at least 80% of minimum lot width, measured at the front yard setback

**** Detached accessory structures shall be no closer than 5 feet from the rear lot line or rear yard portion of the Side lot line in residential districts; in an agricultural district no closer than 20 feet from any side lot line and

- 35 feet from any rear lot line or the rear yard portion of any side lot line.
- A 15' side and fence, wall, or hedge 4'-6' high if abutting a residential or commercial district. 20'-wide landscaped strip if fronting a public street.
- B 25' wide and fence greater than 4' but less than 8' high if abutting a residential district. 20'-wide landscaped strip if fronting a public street.
- C Single-family detached dwelling units with sewerage and water systems
- D Single-family detached dwelling units without sewerage and water systems
- E Two-family dwelling units with central sewerage and water systems
- F Two-family dwelling units without central sewerage and water systems
- G 15,000 sq' for first 3 dwelling units plus 2,000 sq' for each additional dwelling unit

Rezoning Criteria

The most common zoning application of the Master Plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria to be considered consistent with the Master Plan:

- ***Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's master plan?***
- Will all the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this element equates the various Zoning Districts included on the Zoning Map with the various land use categories included on the Future Land Use Map.

- **Agricultural** - Agricultural areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
 - Agricultural District (AG).
 - Rural Non-Farm Residential District (RNF-1).
- **Residential** - The following residential areas are included on the Future Land Use Map:
 - Low Density Residential - Low-density residential areas are addressed generally on the Future Land Use Map. The following zoning district currently equates to those areas:
 - Suburban Residential District (RS-1)
 - Medium Density Residential - Medium density residential areas are addressed generally on the Future Land Use Map. The following zoning districts currently equate to those areas:
 - Lake Residential District (RL-1)
 - High Density Residential - High density residential areas are addressed generally on the Future Land Use Map. The following zoning districts currently equate to those areas:
 - Multi-Family Residential District (RM-1)
- **Commercial** - Commercial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
 - Commercial District (C-1)
- **Light Industrial** - Light industrial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
 - Light Industrial District (1-1)
- **Institutional** - Institutions are also included on the Future Land Use map as an overlay land use category:
 - No zoning district equates to institutions.

Appendix A Copy of Township Survey

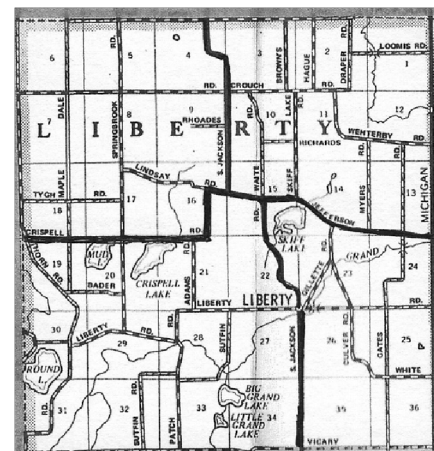
Liberty Township Community Planning Survey: Summer 2024

Liberty Township’s Planning Commission is working to update our township’s Master Plan and we seek your input. Please take a few minutes to complete the survey and return it to the Township Office by July 31, 2024. You may mail it (Liberty Township, 101 W. Liberty Road, Clarklake, MI 49234), bring it in during office hours (Mondays and Thursdays from 8 A.M. to 4 P.M.), or leave it in the drop box outside the Township Office.

We will compile the responses and use the information you provide to help develop goals and policies that will influence the character of Liberty Township’s future development. Responses to a similar survey in 2017 have been extremely helpful to the Planning Commission and Township Board.

1. Do you reside in Liberty Township? Please circle one: a. Yes b. No

2. If yes, please indicate where you live and/or your business or property is located. Circle all that apply:
 - a. Northwest (NW) north of Crispell/Jefferson Roads and west of South Jackson Road
 - b. Northeast (NE) north of Crispell/Jefferson Roads and east of South Jackson Road
 - c. Southwest (SW) south of Crispell/Jefferson Roads and west of South Jackson Road
 - d. Southeast (SE) south of Crispell/Jefferson Roads and east of South Jackson Road



3. If yes, how many years have you lived here? _____

4. How much property in Liberty Township do you own? Please circle one:
 - a. I do not own property here d. 11-20 acres
 - b. Less than 1 acre e. 21- 200 acres
 - c. 1-10 acres f. Over 200 acres

5. Do you live on a lake or river? Please circle one: a. Yes b. No

6. How much of the year do you spend at your home here? Please circle one:
 - a. The entire year b. I/we leave for part/all of the winter c. Weekends and vacations

7. Do you own a business in Liberty Township? Please circle one: a. Yes b. No

8. Please check (✓) to indicate your opinion about each of the following aspects of life in Liberty Township:

	Excellent	Good	Average	Fair	Poor	No experience/ No opinion
a. Liberty Township as a place to live						
b. Township administration						
c. Liberty Fire/Rescue Department						
d. Round Lake County Park						
e. Township Hall Park						
f. Township Cemeteries						
g. Road and street paving						
h. Road and street maintenance						
i. Access to high-speed internet						
j. Police protection services						
k. Ease of permit and inspection process						
l. Adequacy of township office hours (Mon & Thurs, 8-4)						

9. Please check (✓) to indicate your level of agreement for each of the following future planning issues:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
a. The township should protect lakes, streams, topography & other unique natural features					
b. The township should enact an anti-funneling ordinance to limit waterfront property access to riparian owners and public park/public access participants.					
c. The township should preserve farmland					
d. The township should encourage residential development					
e. The township should encourage commercial/light industrial development					
f. The township should regulate short-term rentals, e.g. Airbnb, VRBO, etc.					
g. The township should encourage additional retail/service establishments here.					
h. I would support a millage to repair/maintain local roads in the Township.					
i. I would support a one mil millage to maintain Fire Department operations and future truck replacement					
j. I would support contracting with the Sheriff's department for local patrols					

10. Please check (✓) below your attitudes about large-scale solar and wind:

	Generally oppose	Neutral	Generally support
a. Do you support large-scale (40+ acres) solar panel installations?			
b. Do you support large-scale wind turbine installations?			
c. Should the township enact an indefinite moratorium on largescale solar panel installations?			
d. Should the township enact an indefinite moratorium on largescale wind turbine installations?			

11. Please circle any concerns you may have about large-scale solar and wind in Liberty Township?

- a. Removal from site at the end of the project
- b. Energy costs and/or reliability of solar or wind energy
- c. Impact on farm production and food sources
- d. Visual changes/how solar or wind farms look
- e. Wildlife or other environmental, health or safety impacts
- f. Other; please describe:

12. Please circle any beneficial outcomes you believe might occur from large-scale solar or wind installations in Liberty Township.

- a. Income to farmers or other landowners
- b. Increased revenue to township government
- c. Greater energy independence
- d. Reduce greenhouse gas emissions/slow climate change
- e. Effective use of less productive farmland or marginal land
- f. Other; please describe:

13. Please check (✓) your attitude about various types and scales of solar and wind installations:

	Generally oppose	Neutral	Generally support
a. Rooftop solar			
b. Ground-mounted solar in backyards			
c. Community solar (local solar facilities shared by multiple community subscribers who receive credit on their electricity bills for their share of the power produced)			
e. Wind turbines for personal use			

14. Please circle any features on the Township's web site (<https://www.libertytwp.us>) that are most useful to you?

- a. Ability to pay online
- b. Access to Master Plan
- c. Access to Zoning Map
- d. Access to zoning, building, electrical permits
- e. Access to property tax information
- f. Other; please describe:

15. What additional features on the Township web site would you find useful?

16. What aspects of life in Liberty Township are most important to you?

17. What do you believe are threats to the quality of life in Liberty Township?

18. What do you think could alleviate these threats?

Thank you for taking time to complete this survey. You may mail it (Liberty Township, 101 W. Liberty Road, Clarklake, MI 49234), bring it in during office hours (Mondays and Thursdays from 8 A.M. to 4 P.M.), or leave it in the drop box outside the Township Office. We hope to hear from you by July 31, 2024. After the Planning Commission compiles the responses, we will share the results.

Appendix B Open--Ended Survey Responses

The survey provided for several open-ended responses and some respondents also wrote in additional responses. The responses to each question are listed below. Before tallying responses, each survey was numbered. The numbers below indicate which survey the response came from. All the comments with the same number came from one survey. Responses were transcribed as accurately as possible. In a few cases, the responses were difficult to read so the tallied response may not be exactly what the respondent intended.

Question 8: Respondents were asked their opinion about various aspects of life in Liberty Township:

- 7. Better parking is needed at Round Lake County Park. Very dangerous.
- 55. Access to high-speed internet thanks to neighbors who paid for it.

Question 9: Respondents were asked to indicate their level of agreement for various future planning issues:

- 55. Put (taxes) on mailboxes, not on acreage.

Question 11: Respondents were asked if they had other concerns about large-scale solar and wind in Liberty Township:

- | | |
|---|---|
| <ul style="list-style-type: none"> 5. Scam 9. I support oil/gas drilling as I am a chemical engineer. Solar & wind are not cost efficient & ugly. 17. How does community directly benefit from these installations? Cheaper rates for those communities? 28. I welcome solar development 35. If they are put in Liberty Township I will relocate, they are ugly and useless. 38. Overall negative impact on community 39. Overall negative impact on community 40. Cost too much. Do not provide the energy claimed. Not "free"! green energy raises costs to customers 41. Only oppose wind turbines. Destroy the rural beauty of the township. 43. Do not want to see any. 68. They are an eye sore. Cannot recycle. Kill birds of prey. No discount on energy provided. 78. Building, maintaining & removal of windmills and solar panels. The creation of roads and infrastructure around them in building, maintaining and removing solar panels and windmills. 80. Land rights of adjacent parcels. 82. They are loud and decrease property values. 87. Noise? 105. Not recyclable; comes from China. 111. Decline of our property values! Our Liberty township/countryside is beautiful. Solar farms are not! Quality of life, living in the countryside away from traffic and noise. It's good here and a nice place to live. Don't ruin it. 126. Noise | <ul style="list-style-type: none"> 132. Poor investment. Benefit to anyone is not worth the risk or investment. 140. Opposed to any govt. subsidies for solar or wind projects. 146. Survey must be taken on bird population before installing. 150. No recycling when they need repairs. 156. The 911 need to get their act together. When you call for a lift, they wait till ambulance comes so they can force you to pay for an ER run & make more money. 157. Windmills kills birds and are noisy and a eye soar on our community. Solar panels don't last long and look awful. If people want them in there yard for personal use OIK. But large-scale no. Noisy, kill wild life and don't last, not cost effective. Jackson Community College had a wind turbine and they remove it its and eye soar. 162. Having a wind/solar farm would decrease the value of our homes. This would be an eyesore for the front of my home. We currently are already seeing the Liberty Landfill growing at a rapid rate and hearing the noise from that. Please do not allow the solar and wind farms to invade our township. 182. Keep solar farms out! 192. Aesthetically the towers are an eyesore. 196. Not a long-term solution to energy needs. 201. Provides income to landowners but raises property values and taxes beyond normal sales 203. One thing concerns me is how do they prevent tree and brush growth under the panels. Are they spraying chemicals to keep that down? If so, is the soil going to be impregnated with yr after yr of spray and |
|---|---|

the soil becomes unfit for human use! And the water as well! I have received many solar companys wanting land for such sue. I am very much concerned. They say get sheep. I'm 86 years old and don't need to deal with sheep. I do not want to leave a mess from solar to worry about contaminating the land with chemicals.

205. All of these.

211. Solar/wind not practical. Drill baby drill.

218. Humming noise; not reliable; ugly; not enough benefit to the overall grid to risk the damage to wildlife & ugliness to the township.

220. Noise from turbines; require permission of twp & neighbors.

225. Wind & solar are not the same.

241. Where would they put the solar wind panels or turbines at?

251. Solar farms disturb natural ecosystems. Wind farms are known to kill flying wildlife.

Question 12. Respondents were asked if they saw other beneficial outcomes from large-scale solar or wind in Liberty Township:

14. No benefit to non-farming residences

34. Seems like only use best land

35. Greed, they are not beneficial, put in a nuclear plant.

68. None. Do not support. Destroys beauty of terrain.

69. Loss of nature, for what?

71. Disposal concerns me; the soul being compromised for farmland

77. Do not support; terrible idea.

78. I believe we are putting the cart before the horse. The technology needs to improve before the benefit is worth the cost.

118. Solar isn't beneficial in Michigan due to our typical overcast skies. Wind is an eyesore and noisy.

250. Saves energy!! Store it!!

126. Quiet & easy maintenance (for solar)

170. We don't believe the benefits outweigh the costs or impacts.

203. I have 3 properties – one in Liberty and two in Columbia Township. The 130 acres in Columbia Township is the hot spot for solar. I have received many letters wanting to use Columbia property for solar on Vicary.

205. What is the risk/benefit?

225. Not a well-designed set of questions.

245. No benefit and I'm hearing rumors they are only functional for 10-15 years – then what!!!

Question 14: Respondents were asked if there were other township website features that they have found useful:

4. Never used

6. Has been improved

7. Never used website

9. Put a library back in the township hall

11. Do not use web sites. No smart phone or computer

22. Haven't used it but it looks great

26. I use the Jackson County GIS

28. Meetings, minutes agendas, electeds & contact info

30. I have not tried your website yet, but it should be useful!

58. (Paying online) too costly!

61. Never been on it

69. Don't use website

78. I haven't accessed the website. I need to do so in the future. Sorry, no opinion at this time.

81. Dates for township events like clean-up days.

103. Don't use.

109. Did not know about any online features.

113. Never really looked at it.

114. Don't use it.

120. Township staff info, meeting minutes/agenda

134. Directory of staff.

140. Have not used these features.

141. Township office hours

145. Office hours.

151. Do not use the website

159. Never have accessed the web site.

165. Don't use

166. Great help & service.

- 169. We have not accessed the web site but would use it if one of these needs would arise.
- 173. No computer.
- 182. Didn't know the twp has web site.
- 187. Event calendar.
- 189. Township meeting information.
- 190. Have not used the website.
- 193. I have no internet.
- 197. Never use the website.
- 201. Hours, general info, township dates & articles, meetings, dump day, etc.

- 211. Use email to send tax bills because post office charges 73 cents to lose mail.
- 214. Haven't used website.
- 226. Dates for fall & spring clean-up.
- 229. Have not used.
- 234. Don't use.
- 245. Have not looked at it.
- 246. Don't use web site.
- 256. Township ordinances.

Question 15: Respondents were invited to suggest additional features for the township web site.

- 5. I really do not use it enough to answer this.
- 7. None
- 13. It's too busy on phone. At least the home page. But I really do like it.
- 17. Planning & zoning meeting agendas & minutes should be posted
- 26. I went on Liberty Township's site for the first time – very well done.
- 32. An ordinance violation reporting method would be useful. Access to township ordinances.
- 50. Contact info/board member info & ability to communicate directly with board members. List of current projects/status of projects.
- 63. The ability to pay sewer bills
- 67. Slower speed limit; a park next to the store
- 72. Never used
- 81. Web site looks good.
- 85. Good web site.
- 90. Put township ordinances BACK on website. Post board agenda prior to 1 day of meeting. Post FULL board minutes, not sanitized version.
- 94. Place to ask questions on the information on the website.
- 95. Postings on meeting notes & time/place of meetings.
- 99. County Commissioner meetings update. Links to Jackson County events.
- 104. Unable; no internet.
- 115. Minutes of meetings

- 118. Not sure.
- 120. Jackson County Commission meeting agenda/minutes; community event info from surrounding areas
- 122. Cannot access the Master Plan
- 123. More voting information
- 142. Minutes to meetings.
- 147. Anything digital; stop with the paper.
- 170. Haven't used much.
- 176. Recycle info -- where, what, when.
- 182. The ability to have internet in the twp where I live.
- 186. Plat map.
- 192. Set-back requirements.
- 203. Don't have a web sight!
- 211. Information about fire department like how to do burn permits. Amount of runs and other useful information.
- 218. Clean-up day; shredding day.
- 220. Announce road & bridge closures.
- 223. New announcements of important information to residents.
- 227. Report zoning & ordinance violations.
- 228. Plat book of Liberty Twp. page.
- 242. More trash days.
- 243. When your clean-up days are.
- 245. Have never looked at it.
- 251. Property records.

Question 16: Most important aspects of life in Liberty Township

- 1. Peace & quiet; preservation of nature
- 3. Rural life
- 4. Quiet country living; close access to fire/rescue; short drive to retail/urgent care; each access to 127 & US-12; close proximity to voting facility
- 5. Great place to live. The roads really need fixing. Not over-populated.
- 6. Generally quiet, safe, "small town" feel
- 7. Peace & quiet; clean water
- 9. Privacy, nature's beauty, gov't generally not intrusive
- 10. Not crowded; rural vibe
- 12. Peace & quiet.
- 13. Small town living and all our green space.

14. If the roads can't be kept up (Culver Rd is awful) then plow them up and make the dirt. At least that can be graded.
15. Preserve farmland with future development
16. County life, peace and quite (sic)
17. Maintaining rural character & not allowing over-development
19. Good roads, fresh air, country setting
20. Keep it rural, no solar no wind
21. The rural life
22. Low property taxes, responsive township administration, quiet rural living
23. Access to the outdoors. Quality of parks and public recreation areas.
25. Clean air. Water use. Limit famers waste full use of irrigation systems that lower water table.
26. Quiet, peaceful, beautiful scenery, wildlife, especially watching the birds, deer & turkeys.
27. No noise ordinance
28. Quiet, low traffic, wooded land
29. Preserving the way that it is
32. Safety, preservation of property values.
34. Quite. Not much crime.
35. No windmills or solar farms
40. Rural community and small government
41. Quiet, rural, country, peaceful
42. Keeping it rural. Would hate to see it become modernized.
43. Peaceful living
45. Quiet
48. Quality of life
50. Current population levels lead to a quiet, serene community
55. Rural. Don't apply urban policies.
56. Rural-residential properties cared for and pet/animal owners caring for them!
58. Quiet, peaceful, safe, uncrowded.
61. It's beautiful, tree-lined & peaceful
62. Clean, quiet lake
67. Too heavy speed; clean the twp. River; a lighted Christmas tree at the twp. Hall
69. Privacy
70. Nature
71. I am a originally a city girl now loving the country. Keep it country.
76. Taking care of roads
77. Tight nit townships; good neighbors.
78. The country living.
79. Natural surroundings, woods, farmland rivers, not developed, quiet.
80. Quality of life; low crime.
81. Small, country living.
83. Country life.
84. Peace and quiet; beautiful place to live.
85. Peace & quiet; maintained roads.
86. Like quiet township.
87. Peaceful, security.
88. Up north feel; quiet, trees, lakes, rural.
92. Quiet, peaceful, natural beauty/air quality.
94. Safe healthy living.
95. Naturee/wildlife, green space/farmland, lakes/rivers.
96. Rural living.
98. Quiet, rural, wildlife.
99. Unkept property. Junkyards, high grass, abandoned housing.
102. Rural/lakes.
103. Peace & quiet. Free dump days.
104. Moved here to have a quiet, rural, safe location for deaf family members.
105. Its country living.
107. Clean lakes, rivers, roads.
109. Rural.
110. Safety.
111. Safety.
112. Beautiful countryside, quiet country/peaceful, good neighbors. Location & commute to work. Lack of traffic.
113. Peace and quiet country life.
114. Being left alone by local government.
115. Quietness
117. Safety. Recreation, trails/parks. Hobby farming.
118. A primarily rural community. Keep businesses in their place.
120. Peace & quiet.
121. No wind turbine or solar farms or cell phone towers.
122. Quality of life. Light governing body.
123. Privacy
124. Farming community. Quite, light traffic.
125. Peaceful
126. A quiet & peaceful atmosphere
129. Zoning
130. Quiet, country living.
131. Freedom. Keep gov out of our life.
132. Maintaining rural beauty. Keep it country.
134. Quiet, privacy, woods, lakes, farmland
135. We have open space to enjoy & use. Fewer restrictions & more flexibility than most townships.
136. Clean & upkeep roads. Fire department/rescue.
138. Ability to enjoy outdoor activities.
139. Quiet, peaceful, safe.
141. Safety (public); good roads; fair property assessments; protect lakes & streams; preserve farmland.

142. Safety of my family and community. Healthy ecosystem within the township.
143. Natural areas with limited construction on farmland.
145. Natural beauty; water lines for Round Lake
146. Roads; permits/inspections; protect our lakes.
147. Quietness.
149. The quiet; we're on Mirror Lake.
150. Quite; response of twp. Employees to questions; country living.
151. Nature, privacy & quietness.
152. Peaceful, secure.
153. Quiet, low traffic.
154. Countryside life but close to town.
155. Speed control and safety. Road quality
157. Safe, peaceful, water access.
159. More township sponsored trash removal days.
160. Peace & quiet.
161. Privacy, low cost, low crime, low regulations
162. Keeping it a rural area; friendly neighbors; small town feel.
164. Low taxes
165. Security
166. Rural tranquility & peace
167. Safety & beauty
168. We like a quiet & safe life. We enjoy the rural and agricultural aspects of Liberty Township.
169. Our tranquil setting; enjoying the wildlife in the rural setting. Good emergency and rescue services. Having access to produce by our local farmers.
170. Maintaining the beautiful, quiet life. Friendly neighborhood. People wave at each other while walking around our lakes. It will change if it is developed.
171. Fix the roads!!!
172. Privacy, quiet.
173. Slow country living.
175. Country living.
176. Safety, security, openness, kindness of officials, slower pace, cleaner air, clean water, nice people.
183. Quietness.
185. Freedom.
186. Quiet.
187. Rural, quiet, wildlife.
190. Safety.
191. The beautiful farming/woodland/lake areas.
192. Space, quiet, beauty.
193. The quiet country life.
194. Lower taxes. Country lifestyle.
196. Rural setting. Quiet living.
197. Beautiful, peaceful, nature.
201. Safety; pleasant surroundings; low gov't interference; relative low taxes
203. When I came in, everyone has been very helpful and friendly to assist me with what I need!
205. Quiet rural setting.
206. Upkeep of properties. Many have lots of junk & old furniture & stuff sitting out; been there for over 5 years. Township doesn't do anything when calling.
208. Peaceful; low population.
209. Leave as is; nice quiet; good neighbors & even with the college not much traffic. Reasonable taxes, low crime rate, if any.
211. Lower property taxes.
212. Small, quiet! Very little crime!
213. Quiet rural neighborhoods; well-maintained paved and gravel roads; safety (police, fire).
214. Preserve lake for future generations.
215. Zoning. Road repairs.
217. The ability to lead a peaceful life.
218. Low taxes; good roads; safety; no ugly turbines!
219. Rural nature.
220. Rural, quiet, neighborly, wildlife.
221. Woodland.
222. Keep land as rural as possible. This is a relaxed and country township community.
223. Safety; clean-up days; clean community.
225. Quiet & fiscal responsibility.
227. Rural setting.
229. The rural feel; quiet; natural beauty.
231. Privacy; quiet surroundings; nature; hunting; outdoor activities.
233. Privacy, safety, cleanliness, 2nd amendment.
234. Better roads.
- Low crime! Low taxes. Common sense & conservative neighbors.
236. Rural beauty & peacefulness.
237. Safe & quiet neighborhoods.
238. Green spaces.
240. Rural, quiet.
241. The peace and quiet; low taxes.
243. Access to water, hunting & fishing, swimming. Access to public land.
245. Small town.
250. The roads!! Cleanliness! More retail stores (besides \$ stores)
251. Peace & quiet.
252. Rural area; safety; good roads.
253. Just to have good, honest, nice neighbors.
254. Peaceful, quiet.
256. Better roads; golf; outdoor recreation.

17: Threats to quality of life in Liberty Township:

1. Over-development
3. Quality of roads
4. Country living becoming more urban (large scale neighborhoods); use of farmland pesticides/herbicides; speeding on township roads
5. Housing built and losing the privacy I have. Falling into a pothole and not being able to get out . 😞 And Biden.
6. Large-scale developments in the interest of making money vs. the existing community
7. Leaves & lily pads in lake; poor roads
8. Raising taxes
9. Liberals, enviro wackos. Example: signs that say "Liberty Township – A Planned Community". Definitely an oxymoron.
10. Commercial development
13. Disappearance of our lakes due to weeds and non-treatment.
15. Green energy
16. Loud cars and motorcycles, excessive speeds
17. Vacation rentals which allow a revolving door of people who don't have respect for property/neighbors. Developers seeking to purchase land & create dockage or access to lake. (That is why anti-funneling is needed.) Overuse and abuse at Round Lake County Park.
19. No
20. Increasing property taxes. Prop taxes should be capped at age 65.
21. Government intervention.
22. Overbuilding/destruction of the rural feel
23. Cost of living
25. Wood burners (boiler furnaces); solar and wind farms
26. Any wind turbines or towers or solar farms being constructed in Liberty Township. I am very much against it. Preserve our farmland for food!
27. Tree branches sticking out in the road. Bad roads.
28. Dogs running loose (sometimes). Dangerous intersection: Hague & Crouch. Drivers headed south on Hague then east on Crouch are subject to colliding with drivers headed west on Crouch & it's a blind curve. Should be a yield or stop sign there.
29. Large solar farms. Reduction of farmland.
32. Lack of enforcement of ordinances regarding blight, junk, or disuse/disrepair, or abandonment.
34. People moving in.
35. By this survey it appears windmills and solar farms
37. Over development of residences near lakes
40. New residents moving in from cities. Commercial scale wind & solar.
41. Development goth business and residential
42. People not following ordinances and traffic laws.
45. Residential & agricultural phosphorus leeching into lakes
46. Over-development; wind and solar – large scale; loss of farming land
48. Solar – wind turbines
50. Overcrowding and any industrial growth
55. Deer numbers
57. People burning garbage
58. Solar & wind farms; new residential property development; commercial property development
61. I don't appreciate dumps, junk cars, really trashed yards
62. Development of multi-person dwellings, i. e. townhouses, apartments
64. Taxes rising every year
65. Crime
67. Fast drivers
70. The green new deal. Deal me out.
71. Open borders for starters
72. Dumping on Mapledale Road
77. Illegal immigrants.
78. Yes there are concerns. The questions that you ask in this survey about the promotion of business and commercial growth concern me. Also, building of solar panels and windmills in this area.
79. Over development; mistreating land.
80. Illegal immigrants.
81. Corporations and holding companies buying land and homes and increasing price of homes.
82. Large scale windmills, increased development.
83. Overpopulation.
84. Don't want to be by wind turbines or solar farm they are very undesirable neighbors.
85. Too much growth. Would prefer to avoid wind turbines due to wildlife impacts such as eagle kills.
86. Too much development.
87. Unlawful occupation on land with old camper. We think someone is living in a camper just south of Lindsey Road and west side of Springbrook. No sewer!
88. Large developments.
91. Unnecessary noise from industrial trucking on rural roads/road damage. Excessive target (shooting) practice.
92. Residential expansion. More people = more noise, more light pollution & less nature.

94. Lake properties pay high taxes but the road upkeep on the lake roads is not maintained.
95. 1) Eliminating natural space.
2) residents/commercial/construction traffic driving unsafe. 3) Bored teenagers w/vendettas against mailboxes.
98. Pollution. Too much pumping of ground water to out-county bottling plant.
99. Uncontrolled zoning violations.
101. Wind and solar farms.
102. Pollution.
103. Subdivisions.
104. Speed of vehicles on Springbrook Rd. They start at Polly's and don't stop until Liberty when going W then S early morning 4:30-9 they race N; late afternoon they race home more so than opposite direction but many both ways.
105. Urban sprawl. Ask the people that live near a solar farm about their property value and is it easy to sell there house if they had to.
107. Zoning; poor roads.
109. Urban.
110. Heavy trucks with more weight than allowed should have a appointed truck route. Illegal immigrants.
111. Guns & drugs
112. Gravel pits, solar farms, wind farms.
114. Local governments footprint
115. To many people
117. Traffic/speeding. Excessive semi-automatic gunfire (noise, no back-stops)
118. Stupid and non-beneficial "green" projects like solar/wind farms.
120. Run down/abandoned homes & property overgrown with weeds/brush/trees; trash accumulation; collections of vehicles not stored in buildings.
121. People who want to change our township; Bad roads.
122. Liberty Landfill; 127 corridor noise
123. Urban expansion.
124. Land development
125. Land developer
126. Junkyards in residential zoned properties, i. e. corner of Skiff Lake & Richards (S. W. corner)
129. Government deciding they can use private land for their purposes.
130. Overdevelopment.
131. Tax increases.
132. Solar sites. Wind towers. Over-commercialization.
134. Loud and/or messy commercial operations; look poor visually
135. More population; more ordinances.
136. Increase in population which will result in too many ordinances and crowding.
138. Increased population = more problems = more ordinances
139. Industrial development. Solar & wind energy farms.
141. Continuing to patch crumbling road. External pressure to allow marijuana and cannabis businesses in the township.
142. Roads – 4-way stops; high grass on intersections.
144. Too much building and not enough farming areas.
145. Industrial, quarries.
146. People not getting permits; our lakes.
147. Commercial marijuana grow & dispensing.
148. Wind & solar farms.
150. To many rentals; most don't respect property, neighbors.
151. Road conditions
154. Subdivisions and farmers totally cutting down all trees even on the road right-of-way.
155. Housing developments.
156. The 911 need to get their act together. When you call for a lift, they wait till ambulance comes so they can force you to pay for an ER run & make more money.
157. Roads, crime, wind turbines, solar panels.
161. Big business buying their way into our community.
162. Solar & wind farms, a growing landfill, industrialization.
166. Over develop
167. Solar/wind farms & urban sprawl.
168. The building of solar farms, windmills and too many large businesses would threaten the quality of life in Liberty Township. Also individuals who keep "junk" in their front & back yards.
169. Speed limit on Vicary Road from west of S. Jackson; 55 mph is too high. Wind turbines – too many look awful; threat to our wildlife. Road conditions – potholes! Weeds along the roads.
170. Worried about gravel pit draining our lake. Worried about more development of more housing changing our community. Traffic will also increase on lakes and neighborhoods.
171. Wind turbines and solar panels.
172. Allowing too many subdivisions and/or the breakup of large land tracts.
173. None at this time.
175. High taxes; over subdividing parcels.
176. Rising thefts, etc.
180. Solar panels & wind turbines.
182. Solar farms.

183. Gravel pits, noise, silica dust from gravel pits.
 185. Illegals.
 186. Too many houses & businesses.
 187. Urbanization, being run over by subdivisions, deforestation.
 190. Neighbors who can have numerous roosters who crow all day and from 3:30 A. M. into the night. We have to keep our windows closed to sleep.
 191. Solar farms! Highly toxic. Ruin the landscapes and land forever.
 192. Spray drift from ????? farms.
 193. Multiple residency – rentals and manufacturers. It would mean more traffic.
 194. Adoption of liberal policies such as the Green New Deal.
 196. Farmers stripping land of all trees.
 197. Trash property.
 201. Higher taxes; over population
 203. When taxes become so high it is overwhelming to live here. This is a very conservative neighborhood. Very nice to be able to feel safe?
 205. Losing farmland. Uncontrolled developments.
 206. None. Some roads need repair.
 209. Changing items 1-11.
 210. Liberty Landfill, i. e. water contamination. Impacting farming as a way of life for our neighbors.
 211. High property taxes for the amount of government received.
 212. Solar/wind.
 213. Unlicensed motor vehicles on the road.
 214. Property taxes are more than any other lake in Jackson County with no amenities or reason for it. Fix roads.
 215. Overuse of water by farmers. Gravel pit – noise and water concerns.
 218. Poor roads; speed on Vicary is too fast, especially between East Shore & Patch Rd.
 219. Lack of police presence/routes, emergency accessibility.
 220. Fast traffic on roads make it a bit dangerous to walk. Horrible potholes. Newcomers paying too much for their property & driving up our taxes.
 221. Big storage businesses.
 222. Speed limits on specific roads, i. e. Springbrook, Liberty. Numerous hidden driveways should be reduced to 45 mph. Some drive in excessive of 70 mph (Dangerous)!!
 223. Bad roads.
 225. Stupid spending (not a current concern); over commercialization; farmland loss.
 227. Non-enforcement of current zoning ordinances. Excessive number of properties used as dumps disguised as commercial enterprises.
 229. Even rural areas need high-speed internet for work/school.
 230. Wind & solar.
 231. Large development (industrial & residential).
 233. Lack of Police presents. Major pot holes on roads (Sutfin).
 234. Taxes.
 235. Commercial/retail development on residential roads. Restrict these to 127. Allowing water to be pumped out of our aquifer by commercial companies. Wind & solar development anywhere in Liberty Twp.
 236. Bigger gov't (state & U. S.)
 237. Large wind farms.
 238. Wind turbines, solar farms, commercial development.
 240. Wind & solar farms.
 245. Use of fireworks by individuals as many animals are upset with the noise.
 248. Hey, when the install all of these windmills & solar panels I expect my assessment to go down since you increase my value on the beauty of my view. Plus when they ban fertilizer, how much will all of these farms be worth.
 249. Additional oversized pole barns in residential areas.
 250. Donald Trump!
 251. Traffic noise, revving engines to/from Jackson/Liberty intersection. For a country location 'conveniently located in the middle of nothing', it is senselessly noisy.
 252. Zoning permits must be uniform. Lack of DNR patrol of Round and Farwell lakes. Gravel pit environmental impact.
 254. Funneling and water contamination.
 255. Solar power.
 256. Crime & safety; poor roads; poor education.

Question 18: What could alleviate threats to quality of life in Liberty Township:

3. State and county funding
 4. Zoning & more law enforcement presence; periodic testing of well water in Liberty Township
 5. Do not allow solar & wind installations, loss of farmland, affordable housing
 6. Diligent oversight by local government

7. Take care of what we have before starting new projects
8. Less government greed
9. Institute a moratorium on increases to fees, taxes and freeze fire dept purchases unless a replacement.
10. Make it more appealing to build in the industrial areas of the city.
13. Mandatory treatment/programs to alleviate and prevent issues.
16. More police and sheriff presence
17. Regulations on short-term rentals. Anti-funneling regulations/prohibitions. Better policing of parking & water regulation patrols. Road is often impeded by park users who park along Round Lake Road. Also boating laws are routinely violated since sheriff is NEVER present to enforce.
21. Freeze property taxes for 65 yrs & older
22. Do not let all of our forests and farmlands be built up with solar arrays, windmills and subdivisions.
23. Unfortunately, with prices increasing on almost everything, millage increases need to be kept to a minimum.
25. Shut down all burners immediately! Enforce township ordinances on wood burner furnaces. Don't allow solar farms or wind farms – outlaw!
26. No construction of wind turbines or solar farms in Liberty Township. Keep our farmlands pure.
27. Cut the sides of the road. Fix the roads.
32. Enforce ordinances
35. Natural gas for power or nuclear. Open a casino run by the Indian tribes along Highway 127. Preferential hiring to residents of Liberty Township
37. An anti-funneling ordinance.
41. Change the mindset of township leadership. Do not assume that development brings in more taxes and revenue. Development increases cost to the township for township maintenance, fire protection needs, crime increases, more police needed, etc.
42. Township enforcing fines and legal action for ordinance violations. Increased police presence on roads.
45. Education & legislation
48. Township regulations
50. Limit residential, industrial growth
55. Please consider supporting ordinance for other energy sources like in Wisconsin. Nuclear fusion sites save farmland and are not ugly.
58. Strict zoning regulations/laws
61. Calling the township; communicate to someone there.
62. Don't allow development
65. Police presence
67. Lighted flashing stop signs; flashing caution light at four corners; more police patrol
70. Election
71. Closing borders
72. More police patrols; timely removal of dumped items.
76. A road commission that takes resp.
77. A more secure border. Donald Trump
78. Please use common sense and regulate all the threats to our quiet country living.
79. Think far enough into the future.
80. Impossible.
81. Not sell to them.
82. Leave it alone.
83. Preserve nature and farmland.
85. Proper planning.
87. Enforce codes.
94. Fix the roads since lake properties are paying taxes that are so high.
95. 1)Protecting green space(s)/farmland.
2)Sidewalk/trails/speed bumps/traffic postings. Unsolvable.
98. More fees or taxes on Abso-Pure water. I live here. They benefit us how? They do not even bottle it here!
99. Stricter enforcement.
103. New homes with 10 acres of land minimum.
104. Pressure of police (patrolling more frequently) would positively influence this as well as breaking/entering properties (cars, homes, bars).
105. Stay rural.
109. Not commercial development.
110. Appointed truck route & DOT policing. Donald J. Trump.
112. Be aware to the noise and unsightly view gravel pit creates. 1) Gravel pits not allowed. 2) Solar farms not allowed. 3) Wind mills not allowed.
114. No overreach for more government regulations.
115. Zoning
116. To further expand on the question of farmland preservation, naturally it's difficult to protect farmland AND promote development. I personally work with rural stakeholders around the world at that crossroads. The company I work for purchases and develops massive commercial projects that are very disruptive to neighboring communities' daily lives. That conflict can often be quite tenuous and can have direct implications for the local leadership elections for those that promotes them without due process and serious consideration for the residents. The developments often come with monumental tax revenues which, more often than not, ultimately drive the decisions and the community is left to deal with

the consequences. Some feel the cost can be worth it, but leadership must understand once the buildings are built, the power infrastructure expands through the terrain, etc that all remains for many many years.

That's after the years of construction work, construction traffic, construction driven revenue ends. A local example would be the solar farms and the Ford battery complex over near Marshall. Both are going to be incredible eyesores on the terrain longer than any of will be around. Serious consideration of the long-term implications is very important. On the topic of roads, I think most would feel we already pay for roads that we don't get. Some roads in the township (for example Patch Rd) are getting in worse and worse shape. I'm confused why our "fix the damn roads" Governor hasn't fulfilled her promises so we can be asked to pay even more to fix them ourselves. While I feel some roads are bad, I'll live with it before paying more. With inflation and constantly increasing property taxes and insurance there's simply so much to go around.

117. Enforce speed limits. Create setbacks for target shooting (distance from occupied dwellings).

118. Restrictions on development.

120. Ordinance for maintaining & caring for private property; require lawn mowing all property like other townships do. Enforce existing regulations!

121. Keep the right people in office. Get a county commissioner to take better care of the roads without raising taxes.

123. Protect farmlands.

126. Proper zoning enforcement.

129. Zoning

130. Stay rural & agricultural.

131. Reduce involvement to fire & safety only. We don't need more laws/regs, just fire & safety. Thanks for asking.

132. Simply do not allow applications or permits. Ensure regulations do not have loopholes that slick lawyers could appeal. Thank you; transparency appreciated.

134. Township planning/regulation

135. Raise the minimum lot size: slows population growth; preserves open space.

136. Limiting multi-family building or subdivisions.

138. Increase the minimum lot size especially in agriculture zoned areas. Everyone needs 10 or so acres to be able to live life without encroaching on their neighbors.

139. Nothing

141. Pass a millage to maintain roads like other surrounding townships have. Pass or strengthen

ordinance to not allow marijuana/cannabis production or sale.

142. Properly/efficiently taking care of roadways.

145. Appropriate zoning.

146. Second inspections; more communication.

147. Indefinite moratorium.

148. Do not allow them.

151. Get the county to do their jobs and fix our roads in Liberty. Be more aggressive; we are not getting the services we are paying for.

154. Limiting subdivision development.

155. Township's responsibility.

156. Retrain their captians.

157. Fix roads. Upscale fire department.

161. Take pride and value the freedoms and privacy we have here.

162. Vote no on solar/wind farms. Slow the growth of landfill or limit it.

166. Township ordinances & advocacy.

167. Voting.

168. Control the building of solar farms, windmills, short-term rentals and large nonagricultural businesses. Laws to keep yards free of junk.

170. Concerned about our lake level which is down more than ever. What's causing that? Weir not working? Worried farmland will be sold for new home development.

171. Get off the idea of solar panel farms and wind turbines.

172. Limiting subdividing property.

175. Township stewardship.

176. Good people.

180. Don't permit them.

182. Twp allowing them.

183. Don't allow them (gravel pits).

185. Close the border.

187. An ordinance requiring large lots to build new houses – 3+ acres.

190. Ordinances that only allow rooster on farms and not on land under 1 acre.

191. Not allowing them.

192. ?????? Barriers like ?????? by farmers.

193. Keep it residency and farming.

194. Have township officials promote & encourage our current way of life. Stop trying to cater to the current political whims and buzzwords, i. e. D. E. I. , climate change, etc.

196. Better compliance with DNR.

205. Fair & reasonable regulations and policies.

209. Changes on the 1-2 pages.

210. Responsible use of existing land resources.

212. Do not allow solar/wind!

213. More local patrols and enforcement.

- 214. Lower taxes.
- 215. Better oversight.
- 218. Lower the speed limit between Eastshore & Patch on Vicary to 35 mph. Replace the failing roads instead of using cold patch, which doesn't work.
- 219. Establish/increase police presence.
- 220. Some speeding tickets; road repairs.
- 221. Stop cutting all the trees.
- 222. Reduce the speed limits on some 55 mile speed limits.
- 223. Fix the roads.
- 227. Enforce ordinances.
- 230. No large-scale wind or solar projects.
- 231. Policies that eliminate & protect.
- 233. Fix roads.
- 235. Liberty Township & the Zoning Board should be very vigilant in forming zoning & enforcing those guidelines as in #17. Change the Master Plan & zoning map to reflect the protection of our farms & lake property.
- 236. Conservative posture.
- 237. Proper zoning.
- 238. The township, it starts at the local level (vote?)
- 240. Do not allow them here.
- 245. Limit only to 4th of July.
- 248. Please send me my paid stamped receipt for taxes paid for every payment. Thank you.
- 249. Oversight committee. Only allow permitting after proof of approval of bld. Committee of the private lakes "property owners association". "Exempt" lots at the private lakes exempts that owner from paying association dues. They are NOT exempt from Rules & Regs, by-laws or deed restrictions.
- 250. Vote blue!!
- 251. Liberty Road/Jackson Road should be a 4-way stop. Add speed bumps to Jackson Rd. Add a "Your Speed Is" monitor to S. Jackson Rd. on approaches to Liberty Rd intersection.
- 252. Regulate water farms are drawing to irrigate.
- 255. No solar power.
- 256. Financial support from county, state or federal agencies.