

Ensley Township Master Plan

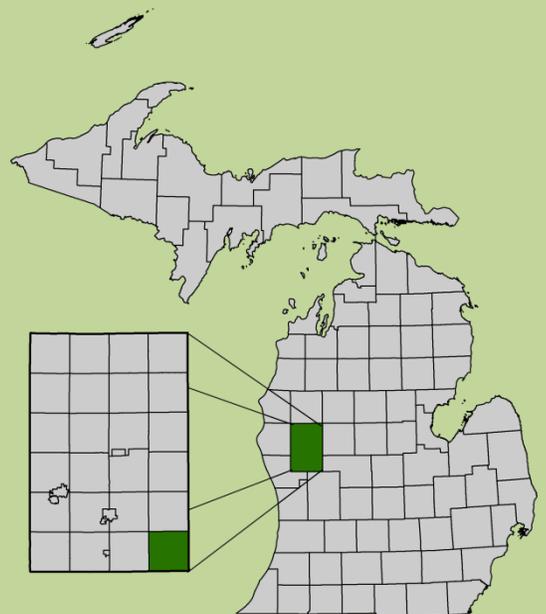


Prepared by the

Ensley Township Planning Commission

2022

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ENSLEY TOWNSHIP

NEWAYGO COUNTY, MICHIGAN



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We acknowledge Almighty God and all Truth that comes from Him. We recognize that all just civil law must necessarily be in accordance with divine and natural law, that our powers are derived from and are limited by Him, and that we are obliged to obey all of these laws.

DEDICATION

The Ensley Planning Commission dedicates this plan to all the residents of Ensley Township whom we humbly serve.

ENSLEY TOWNSHIP MISSION STATEMENT

Embracing the growth, while preserving the past



Former Ensley Township Hall

The Ensley Township Planning Commission would like to extend its sincerest gratitude to all of those who came before us, particularly those former township officials whose tireless efforts have shaped our community and whose shoulders this plan stands on. Without their support, the planning commission could not have accomplished their goal of providing a new plan for Ensley Township.

Final Draft: _____

Public Hearing: _____

Adoption Date: _____

CHAPTER 1

INTRODUCTION

BACKGROUND

A master plan is an expression of the intended use of land in a community. The basic purpose of the Plan is to manage the intensity and configuration of land use in a manner that supports economically viable, environmentally sound, and visually pleasing growth for current and future residents. The Ensley Township Planning Commission has written this master plan to show how development should continue in order to ensure the best possible quality of life for Ensley Township residents. This master plan recognizes the goals for the Township and applies generally accepted principles of health, safety, convenience, economy, and general welfare.

LEGAL BASIS FOR PLAN

The legal basis for planning and zoning rests in the Michigan Zoning Act (P. A. 110 of 2006, as amended), which grants authority for many Township actions related to zoning. The Michigan Planning Act, (P. A. 33 of 2008, as amended) grants Planning Commissions power to create the plan considering "the character of the planning jurisdiction and its suitability for particular uses."

DESCRIPTION OF PLAN CONTENTS

In January of 2005 the Township Board approved a committee of volunteers to begin the review of the Master Plan of 1996. That committee consisting of Barbara VanderMeulen, Doug Verduin, Ralph Palmer, John VanderMeulen, Louise Yowitz, and Steve Boluyt, spent several months gathering information from residents of the Township and compiling a draft survey to be sent to Township residents. In August of 2006 that survey was sent to Township residents for their completion. In 2014 the Planning Commission conducted a new community survey and in 2015 began the review and update of the Master Plan. Appendix B of this Master Plan contains the results of both surveys.

From the legal basis described above, this Master Plan includes a future land use plan to assist in making the zoning and rezoning decisions. This plan also includes maps, plats, charts and other appropriate descriptive matter, where relevant, to show the Planning Commission's recommendation for the physical development of the Township.

Specifically, the Master Plan includes a land use and planning program, consisting of classification and allocation of land for agricultural, residential, commercial, industrial,

recreational, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wild refuges, and other uses and purposes.

The plan also provides a description of the general location, character and extent of streets, bridges, waterways, and waterfront developments; drainage, sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water levels; and public utilities and structures.

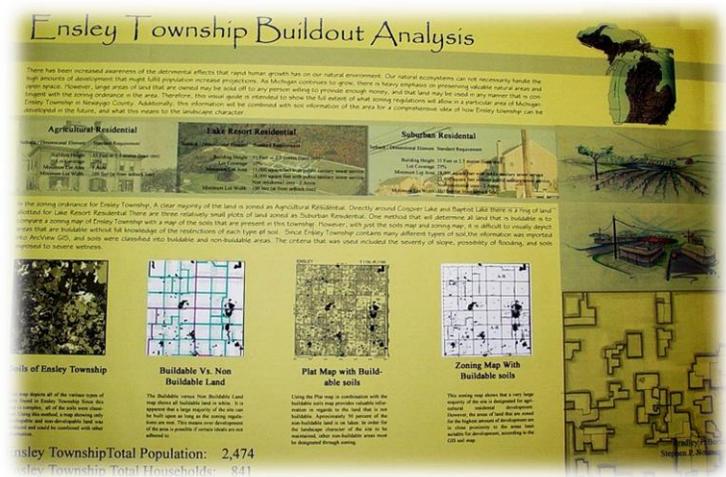
This Master Plan also sets forth a zoning plan (as a zoned township) for the control of height, area, bulk, density, location and use of buildings and premises.

Finally, the Master plan includes an implementation recommendation that includes the overall goals set forth by the plan and how this master plan will be used in future decision- making.

FUTURE USE OF PLAN

As the Planning Commission moves forward with the continuous process of planning for the Township, it will utilize the Master Plan, with its written and graphic representations of future development, to reach the goals stated in the plan. The Planning Commission also commits to keeping the Master Plan as current as possible.

The township Planning Commission should continuously review our Zoning Ordinance with the intent of making sure zoning reflects the goals and objectives of the Master Plan. The Planning Commission educates our citizens about the vision, goals, and objectives of the updated plan. The Master Plan is available on the township website and hall. Residents are encouraged to attend meetings and provide public comment during specified times at these meetings. Furthermore, we should use this plan in the analysis and review of all discretionary matters coming before the Planning Commission (special land uses, site plan review, etc.). This means recommending approval for actions consistent with the Plan and denial or modification of actions inconsistent with this Plan. We need to exercise review authority in ways to improve local decisions by guiding decisions toward integrated and coordinated solutions based on the core Goals and Objectives of this Plan.



Build-out analysis of Ensley Township

Changing the land use or zoning designation for any property can have far-reaching consequences, physically, environmentally, financially, and legally. Therefore, a careful evaluation of proposed rezonings is essential. As with any land use decision, the use of standards is essential to reaching fair and consistent decisions. The following evaluation measures are included in the Plan to permit their use by the Township when rezonings or Future Land Use changes are contemplated. The intent of each zoning district and the rezoning criteria provided in the ordinance must also be considered during the evaluation process.

Standard 1 - Consistency with the Community Vision and Plan Strategies

If conditions (such as economic factors, demographic shifts, new utility lines, changing traffic patterns) upon which the Master Plan was developed have changed significantly since the Plan was adopted, the Planning Commission and Township Board should incorporate these factors into their deliberations to ensure that the Plan is current. Particular attention should be paid to the vision and goals to ensure that they remain valid, and that the proposed rezoning or land use change does not impair their intent.

Standard 2 - Compatibility with adjacent uses and districts

All of the uses allowed in a proposed district should be compatible with the conditions present on the site and in the immediate vicinity of the site especially in terms of density, character, traffic, aesthetics, and property values. The Plan provides several guidelines, as noted above, which should be considered when determining whether the proposed district is compatible with the neighborhood and the Township as a whole.

Standard 3- Capability of being used as already zoned

It is the right of every property owner to receive a reasonable return on the investment they have in their property. This does not mean that zoning is a slave to the "highest and best use," (which is not a zoning, but rather a real estate term). It does mean that there should be a reasonable use available within the zone district. But if the property is capable of being used as zoned, there should be a compelling reason to change the zoning. Such reasons may be related to the first two standards of consistency and compatibility.

Site plans should not be considered as part of a rezoning request. The Planning Commission and/or Township Board should not be swayed by what is proposed by the petitioner. Instead,

the Township should make a specific finding that ALL of the uses permitted in the proposed district are appropriate for the site and area, not just the one shown on a proposed site plan.

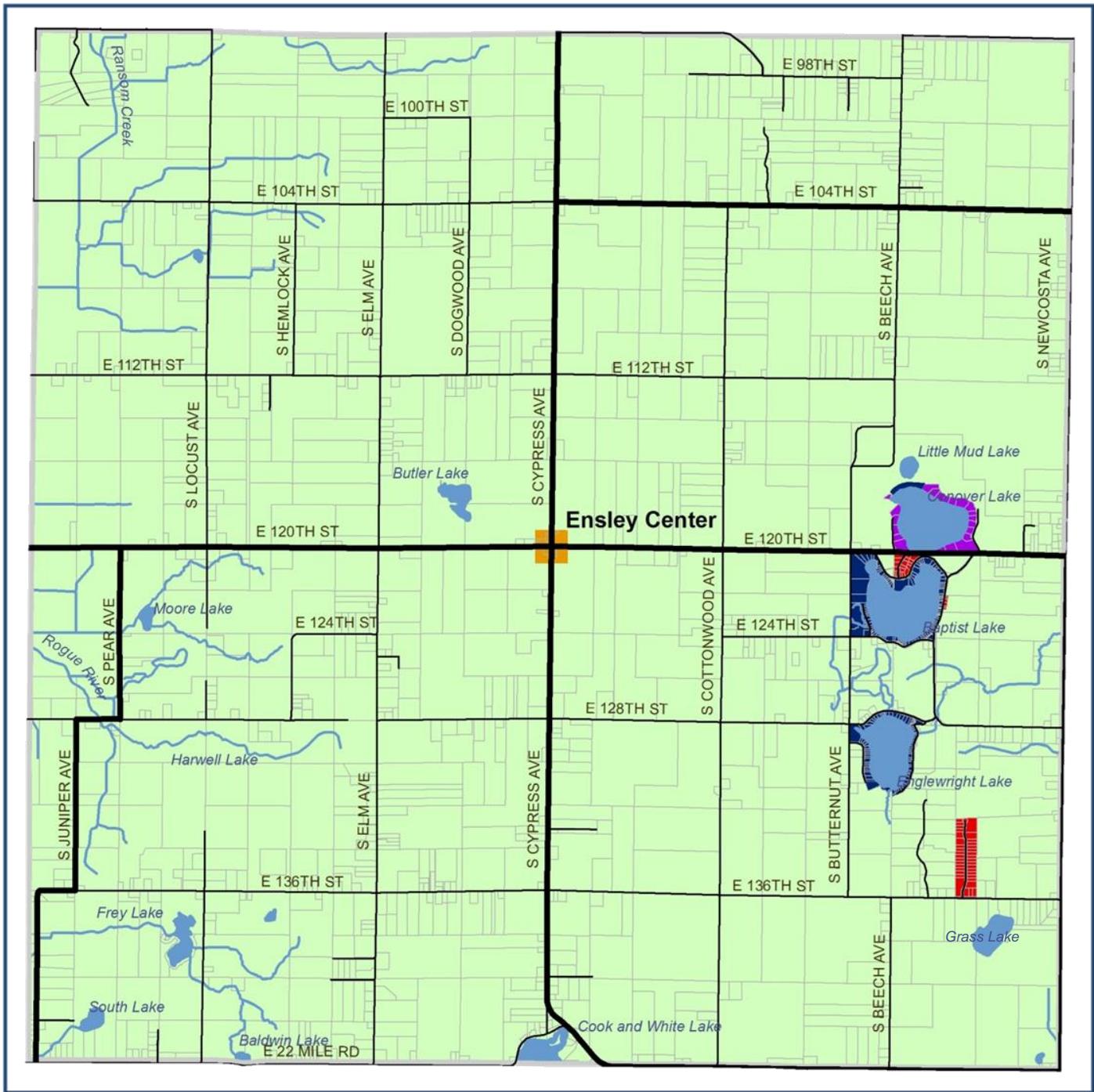
Standard 4 - It is critical that the Master Plan be read in its entirety

Rather than attempting to isolate individual statements that may appear to support one position or another regarding the Future Land Use for the Township, the Planning Commission must consider the intent of the Plan as a whole. This requires a careful reading of the Plan to ensure that all of the factors are included in the evaluation of any change.

Standard 5- Provide notice to surrounding communities to promote regional dialog

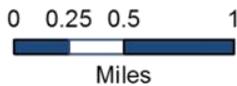
No community is an island. Sharing information regarding land use policy and major land use decisions can yield invaluable input from neighboring communities.

The Planning Commission and the Township Board should try to take advantage of any new Zoning enabling legislation that authorizes new tools to better manage growth and preserve open space, while protecting agriculture, our environment and natural resources.



Ensley Township - Newaygo County, MI

Future Land Use



- Township Boundary
- Primary Road
- Secondary Road
- River/Creek
- Lake
- Agricultural Residential
- Lake Resort Residential
- Suburban Residential
- Rural Commercial
- PUD

July 2017

Data Sources:
 State of Michigan
 Newaygo County GIS
 Newaygo County MSU Extension

Map Created By Newaygo County
 MSU Extension Land Use Educator

CHAPTER 2

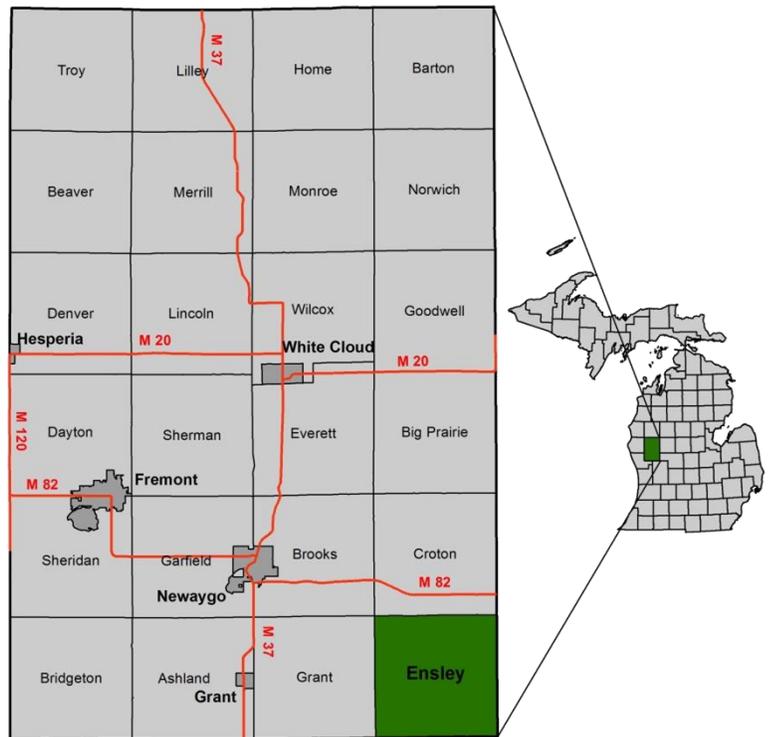
LAND USE PLAN AND PROGRAM

COMMUNITY OVERVIEW

Ensley Township is a rural community in the southeast corner of Newaygo County that had a 2020 Census count of 2,603 residents. To the south is Kent County and to the east is Montcalm County. US 131 is approximately 1.5 miles from Newcosta Road at the eastern township border. Cedar Springs is the closest city, about 4 miles away, but the Grand Rapids area is about a 45 minute commute from large portions of the township. Grant Township is situated between Ensley Township and M-37, which also goes to Grand Rapids. While the township has no state-owned land, the Rogue River Game area lies slightly southwest of the township in Kent County and Croton/Hardy Dams lie to the north in Croton and Big Prairie Townships. These areas are large regional recreation centers which influence the character of the area. Englewright and Baptist Lakes are located in the eastern portion of the township and harbor the bulk of residential density in the community.

The most common landscape view in Ensley Township continues to be a mix of farm fields, meadows, lake shores, wetlands and woods. Rather than succumbing to sprawl and the loss of our natural visual character that is occurring in many places in our State, the alluring characteristics that initially attracted

residents and businesses to our township need to be maintained and in some cases enhanced (the visual character of a community is set by the style, size and upkeep of its homes, businesses and civic places such as parks, stores, cemeteries and township buildings and roads). Ensley Township has a unique combination of soils, climate and water resources that enable its farmers to grow diverse, high quality, high-yielding crops, which are managed in a sustainable manner that continues to make agriculture a vital part of our community. Woods and fields help with water infiltration, maintaining biological diversity and providing habitat for wildlife.



AGRICULTURAL

Agriculture is the most important economic sector in Ensley Township, while it is second in the state as a whole. In order to protect the long-term viability of local farming, farmland needs to be protected. Our farmland is being encroached on by the rapid development of non-farm dwellings in farming areas. For example, the division of farmland into two 20-acre or four 10-acre lots results in the rapid loss of farmland. In these cases only a few home sites manage to consume 40 acres of land. Farmland typically generates more tax revenues at less public service costs, while non-farm residences do not pay for the services they demand.

Agriculture is also a key component of Ensley Township quality of life. The low population, low density, farm fields that agriculture provides is enjoyed by the non-farm population as an amenity. However, farmers essentially provide this amenity for free. In order to continue to enjoy this amenity, Ensley Township, in cooperation with its farmers, continues to take steps to preserve farmland.



Area farm field



Dairy cow

Thousands of acres of farmland in Ensley Township are temporarily preserved through the Michigan Farmland Development Rights Agreement (formally the Farmland and Open Space Protection program or P.A. 116 Program). The Farmland Development Rights Agreement Program enables a landowner to enter into a development rights easement (if the owner agrees not to develop the land) in exchange for property tax relief.

A safe, efficient, profitable farm relies on easy operator access, safe spray and equipment areas, low traffic flows, and neighbors who understand the realities of living close to a farm.

Ensley Township's long-range plan is to preserve as much of our remaining prime farmlands, productive forestlands, scenic views, and wildlife habitat as reasonably possible.

RESIDENTIAL

During the census (2000-2010), Newaygo County experienced a growth rate of 1.22%. The 2020 township population was 2,603, which is a population density of 72 people per square mile.

Ensley Township, in a reporting period of April 1st, 2006 through March 31st, 2007, 75 Building Permits were issued. Of these, 23 were for new homes, 34 for garages and pole barns and 18 for storage less than 260 square feet. For perspective's sake, if the annual average number of new homes built in the township was 20 units, and each home sat on an average of 3 acres of land, then in one decade, approximately 600 acres of land will have been consumed for residential development. This figure could be higher or lower, depending on actual building demand and lot sizes, but this example does reflect the need for serious contemplation of current land use regulations, which do little to protect open spaces and farmland.

Most of the residential development in the township has taken place along existing roads forming strips of homes that are close together. Examples of this style of development can be found in a few areas throughout the township. Residential development, if not planned, can negatively affect the township's vision of preserving farmland. Residential development should be discouraged in areas of tillable land that have been used as such. Future residential development should be strategically assessed by multiple township officials to include the zoning administrator, assessor, and planning commission.

LAKE RESIDENTIAL

Substantial areas of the shorelines around the township's lakes have already been either developed or subdivided. This development has created a number of zoning problems since the size of many of the lots prevents meeting all the Zoning Ordinance requirements. Nonconforming lot provisions in the Zoning Ordinance prevent large scale corrections of these situations, but new regulations are integrated for the remaining lake shorelines.

This land use classification recognizes the need to maintain water quality and reduce overuse/overdevelopment of the lakes and the shorelines. It also recognizes the year round use of the homes around the lakes, which previously were only used as seasonal homes. The shorelines around the lakes are designated as lake residential, which requires lots to have 100 feet of frontage on the lake with a minimum lot size of 18,000 square feet. The higher density for this classification is in recognition of the value of lakefront property and the desire of residents to live on a lake. It also recognizes the extent of existing development. Appropriate access restrictions will also be enforced for non-lakefront properties. At some point in the future, sewer service may need to be provided around the lakes to prevent unacceptable surface water quality deterioration and well contamination.

COMMERCE AND INDUSTRIAL DISTRICTS

Ensley Township has maintained its rural atmosphere in part, by the lack of commercial businesses dotting major roadways. Residents of Ensley Township primarily rely on commercial services offered by the cities of Newaygo, Grant, Howard City, Sand Lake and Cedar Springs. Where the infrastructure adds to commercial development; (i.e. water, sewer, gas etc.) industry and commercial businesses will be permitted, north and south of Ensley Center in the Ensley Center Commercial District. Ensley Township has not experienced the development of scattered commercial operations and for the sake of sound planning practices will not promote such development. In our most recent township survey, the results indicate, little desire for commercial or industrial businesses in Ensley Township.



Shorty's Ice Cream & Pizza



Birds Meat Market



Hometown Express

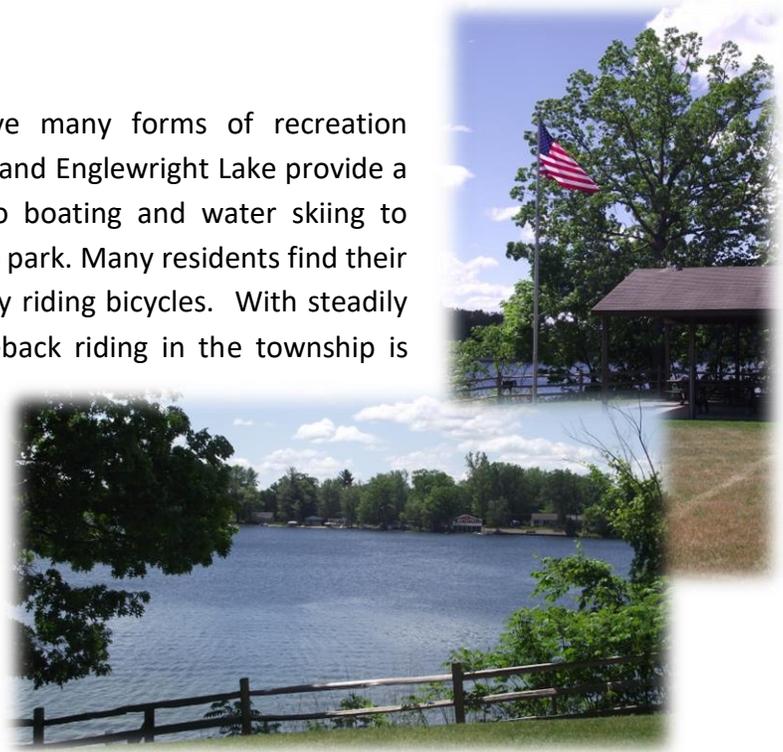
The characteristics of a rural commercial site will generally include:

1. Direct access to Cypress Avenue
2. Adequate sight distance and proper driveway locations
3. Sites occupying from 1-3 acres
4. Attractive landscaping and sufficient buffers to adjacent residential uses
5. Limits number and sizes of signs
6. Sidewalks required to connect businesses
7. Shared common drives and cross-access easements may be required during the site plan review process.

The commercial area is intended to permit small scale, service related uses including but not limited to convenience stores, professional services and limited personal services. The scale and nature of such businesses should be limited.

RECREATION

Ensley Township is fortunate to have many forms of recreation available for its residents. Baptist Lake and Englewright Lake provide a variety of activities from swimming to boating and water skiing to enjoying the picnic area at the township park. Many residents find their recreation in walking while others enjoy riding bicycles. With steadily increasing numbers the sport of horseback riding in the township is growing in popularity. Winter sports include snowmobiling and cross country skiing. Ice skating and downhill sledding are enjoyed by the kids on Ensley's numerous bodies of water and rolling hills. Some of the residents consider their recreation to be hunting and fishing.



Baptist Lake Park

PUBLIC BUILDINGS

There are two public facilities in the Township; the Township Hall and the Fire Barn. They were constructed in 2014 and 1988 respectively. The Township Hall is a newly constructed, handicap accessible multi use building with spacious meeting room, kitchen, and private office space for elected officials. This building accommodates elections and is able to host other community events and is open to be rented to township residents for private events.



Ensley Township Hall



Ensley Fire Barn

The Fire Barn provides service to the township through contract with the Sand Lake Fire Department for about \$61,000 per year. The Mission Statement of the Department is: To Protect Lives, Property, and the Environment in the Community we live and serve.

Five to Ten Year Vision:

1. Continue to provide a highly trained staff in the areas of fire, hazmat, wildfire, and EMS. Provide each firefighter with national and state training
2. Increase the staff numbers of the department by bringing in new members, which in turn will allow for more timely service
3. Continue to replace fire equipment at the Village of Sand Lake station and Ensley Township Station

SOIL CONSERVATION

According to Ensley Township 2015 Community Survey, township residents place a high value on the natural assets of the area. When combined with the desire of the residents to protect the rural character of the township and to preserve farmland, there is notable concern in our township regarding the environment. The concern for the environment begins under our feet.



Farmland on prime agricultural soils

We recognize the importance of protecting our soil. Soil, especially top soil, is a resource which takes years to re-establish. Without healthy soil, the maintaining of lawns, gardens, fields and forests become much more difficult. Furthermore, there is a link between soil and groundwater. More than 80% of those surveyed expressed that the protection of water quality is an important issue for our township. As our sandy

soil is somewhat fragile and is especially vulnerable to ground water contamination, we must use caution in the way land is to be developed.

Therefore, as we look to the future of the township we seek to limit activities that will have negative effects upon the soil. Development proposals should be carefully reviewed to ensure that they do not damage the soil or contaminate the soil and ground water. In order to preserve farmland, we will also seek to encourage building in non-tillable areas and allow for the preservation of open areas.

FORESTS

An important part of maintaining the rural character and natural features of Ensley Township is the forests and woodlots. Beyond their aesthetic value, trees are important as they protect against soil erosion, offer protection from weather for homes and help clean the air.

While most of the forested areas in the township are privately owned, the township does have some forested land including a 40-acre nature preserve on 136th St., parks and cemeteries. While encouraging citizens to steward their forests, the township will continue to care for its own forest.

Therefore, as we look to the future of the township we seek to limit the activities that will lead to a large loss of forest. Development proposals should be carefully reviewed to ensure that they do not result in changing the rural character of the area. In some cases, a buffer of trees and other vegetation will be required between building sites and public roads.



Local trees and forest floor

PRESERVATION OF OPEN LAND AND FARM LAND

The preservation of open space is consistent with the overall goal of the township to preserve its rural-agricultural nature. Preservation and open space should be considered in all future planning. The entire township should reflect the desire for open space. According to an economic study on agriculture's impact on Michigan by Michigan State University, there has been continued robust growth in agriculture in recent years. The expectation is that this growth will continue for the foreseeable future. When such input is combined with the results of local surveys regarding the preservation of farmland, the demand for townships to protect both open land and farm land is undeniable. According to the Newaygo County Comprehensive Development Land Use Plan Survey (2006), "the main theme expressed ...by all of Newaygo County's units of government was the need to maintain the existing rural character of the county." Protecting open space was identified as essential to this task. While most townships in Newaygo County allowed for some residential growth, many also expressed a desire to see limits placed on development. Another part of protecting the rural feel of Newaygo County was identified as the protection of agricultural land and the "way of life" associated with farming.

More specifically, in the Ensley Township Community Survey (2014), 88% of respondents indicated that Ensley Township should be a residential, farming community. Additionally, 48% of respondents considered the preservation of farmland to be important or very important even if it meant the loss of development rights for farmers. There was overwhelming support in the township regarding the preservation of the rural and agricultural character of the township. While the survey does express that respondents were split on lot size requirements, it is clear that the respondents want to allow growth to take its own course.

Given the above strong community feelings for the preservation of Open Land and Farm Land, part of Ensley Township's long term plan is to educate the citizenry and guide the on-going discussion in our township about the various options in directing future development. Such options include, but are not limited to the following: Farmland Development Rights Agreement Program, sliding scale for land divisions, larger parcel size, and cluster development. Furthermore, the township will adopt and enforce ordinance provisions whose purpose will be to foster the establishment of residential developments which maintain rural character, open spaces and preserve existing agricultural land. The township will also continue to work with farmers to encourage agricultural development as a means to strengthen our local economy and provide a way of life desired by our residents.

NATURE PRESERVE

The Ensley Township Nature Preserve is on 136th Street west of Cypress. It has been called by conservationists “the best kept secret in Newaygo County.” It is open daily, year round, dawn to dusk, with trails for all ages. Trails wind through forests amidst small swamps and bogs. There is a pavilion for picnics, playground, a swing set, and bog overlook tower. The preserve allows hiking and cross-country skiing, leashed pets, but no hunting. A committee of volunteers meets monthly to share ideas to further appropriately develop uses for the Nature Preserve.



Bog, children's play area and nature trail at Ensley Nature Preserve

BRINGING IT TOGETHER

Woodlands, farmlands, wetlands, soils, and topography are all important elements of rural character. The loss of rural character often goes unnoticed, occurring one development at a time. Then, after years of suburbanization, the community has subtly transformed; no longer rural or attractive. That is why a strong site plan review program is so important. Not only does it evaluate the quality of a particular development, it evaluates each development in the context of its surroundings. A commitment to protecting rural character and natural resources must rely on several zoning tools, probably the strongest of which is site plan review.

CHAPTER 3 INFRASTRUCTURE

INFRASTRUCTURE OVERVIEW

It is ironic that many of the people who move to a rural area like Ensley Township bring with them an expectation of receiving services like those in the urban areas. However, the township's low-density development (which they sought) cannot support similar levels of services as those cities.

The sparse density of homes and businesses in Ensley Township make it difficult to provide cost effective public utilities. As a result, it is unlikely that all utility services will be available throughout the township.

Natural gas is available near Baptist and Englewright Lakes. Electric power is available throughout our township including three-phase electric in selected locals.



Rural living in Ensley Township

At this time there are no public water and sewer services provided in our township. Sometime in the future Baptist and Englewright Lakes may provide a public sewer system to the residents around the two lakes.

Communications systems upgrades are ongoing, as technology, demand, and feasibility make it possible.

STREETS

The rural living environment of Ensley Township does not provide a sufficient supply of nearby employment centers. The average commute time to work is 25 minutes. It is estimated that more than half of the workers in the township commute more than 30 minutes to work. Both Grand Rapids and Big Rapids fall within this commuting time frame. With an increase in population in a mostly rural area, with a very low base of commercial and business development, Ensley will continue to see new residents attracted to a rural setting in which to live, while working elsewhere.

The Newaygo County Road Commission (NCRC) orders the roads in Ensley Township into two roadway functional classifications. The classifications system assists the township and road agencies in determining the order in which snow plowing and other maintenance and improvement projects should be completed.

County Primary Roads

County Primary roads are those that serve longer trips, sometimes extending beyond municipal boundaries to connect to adjacent population centers or longer arterials. County Primaries are designed for moderate to large traffic volumes and speeds between 35 and 55 MPH.

The NCRC classifies the following roadways as County Primaries (see map on page 5):

- a. Cypress Avenue (class A)
- b. 120th Street (class A)
- c. 104th Street (Newcosta Ave. to Cypress Ave.)
- d. Juniper/Pear Avenues (22 Mile to 120th Street)
- e. 22 Mike Road (Newcosta Ave. to Cypress Ave.) (Kent County Road Commission Jurisdiction)
- f. Newcosta Avenue (22 Mile to 120th Street)
- g. Newcosta Avenue North of 120th Street (Montcalm County Road Commission Jurisdiction)

Local Roads

Local roads, which make up the remainder of the streets in the township, collect and distribute traffic to and from the Primary roads. Local roads tend to accommodate slightly shorter trips and are generally designed for moderate traffic volumes and speeds. These local roads are usually the last to be plowed in the winter and last to receive any salt and sand on ice conditions.

Street Planning

As new subdivisions, site condominiums, or other residential projects are considered by the township, it is important to implement a street network to ensure that adequate circulation is provided. This allows residents to reach other areas without traveling on the main streets and improves access for emergency vehicles. Each lot fronting on a major street should have a turnaround so cars can enter the road going forward.

Driveway Spacing

Driveways should be in a safe and convenient location with adequate sight distance in both directions. Driveway controls are very important when considering commercial and other nonresidential development. Driveways should be as far from the intersection of public streets as possible. Where feasible, sharing of drives for adjacent properties should be required, allowing cars and trucks to get from one business to the next without going back into the street traffic, therefore allowing a much safer flow of traffic.

Future Roadway Improvements

Routine maintenance, including paving, resurfacing of roadways, shoulder, and drainage improvements are an ongoing process. The township continues the improvement of the township roads with the approval of taxes by voters. Ensley Township Board works with the Newaygo County Road Commission to improve and maintain all Ensley Township roads. Ensley Township Board will continue to investigate options for creating a safer flow of traffic through Ensley Township as circumstances require.

WALKING PATHS

Ensley Township has established trails and paths for walking and hiking at the Ensley Nature Preserve. Also, the North Country Trail runs through Ensley Township.

WATERFRONT DEVELOPMENTS

There are several lakes in Ensley Township, including Baptist, Conover, Englewright, Cook and White Lakes as well as several small lakes in the South West corner of the Township. Of these, there are two lakes in Ensley Township, Baptist and Englewright that are extensively developed with seasonal and year round homes. It is important for long term water quality in these lakes that waterfront homeowners be good stewards of those waters. It is likely that waterfront properties will be developed and redeveloped over the next twenty years. The trend for waterfront development in Michigan is for much larger homes to be built. This is happening now on Baptist and Englewright lakes. Good stewardship of Ensley Township waters means that landowners need to build on and manage waterfront properties with the least possible impact on water quality. Seasonal use has now become nine months instead of three or four and year round populations are growing. These trends are creating more stress on the quality



**Bridge along path in
Ensley Nature Preserve**

of water in the lakes. Increased recreational use and nutrient loading from site septic systems, landscaping fertilization and accessory buildings can contribute to the creation of poor water quality. The lakes are an important part of the quality of life in Ensley Township. Baptist and Englewright Lakes have Lake Associations that are supportive of good water quality, public health, and safety issues around the lakes.

Conover Lake, a privately owned lake, formed a Planned Unit Development in 2007. It allows up to 20 large lots of at least one acre (or more), with several conditions. These include keeping new septic systems at least 100 feet from the water and no disturbance to natural features around the lake (any more than necessary) when doing any new construction. Cook and White Lake residents have formed a Lake Association to look at options in improve water quality in their lake. Ensley Township continues to support the Lake Associations in efforts to maintain good water quality in our lakes.

DRAINAGE

Ensley Township is under the jurisdiction of the Newaygo County Drain Commission. When new ditches are needed or existing drains are in need of maintenance, a permit through the county must be obtained prior to performing any work. At the time of obtaining the permit, the policies and regulations will be reviewed. Any work to be done on or near a county drain will require an onsite review of the project by the Drain Commission.

SANITARY SEWERS AND WATER SUPPLY SYSTEMS

The Master Plan encourages growth that incorporates both federal and state regulations and best land management practices in maintaining the quality of our water and in the handling of sewage.

Both water usage and sewage disposal shall be monitored and maintained in a manner that strives to maximize the public health, safety and welfare for all, while minimizing adverse environmental impact. Adequate aquifer recharge areas will be preserved. Protection methods will include, but are not limited to, the citing of parks, use of open space zoning, and managing storm water, in order to ensure an adequate supply of groundwater.

In order to protect our water supply, we encourage; a) improvement projects and developments to be designed and constructed in a way that mitigates harmful environmental effects b) Environmental factors to be considered in balance with economic objectives in formulating land use patterns or promoting economic growth c) The use of innovative technologies to protect the water supply and reduce the impacts from septic systems and d)

Conservation in the use of water and protection of aquifer recharge areas to maintain the quantity of groundwater.

POLLUTION PREVENTION

Year round populations in our township have increased, also seasonal use of Baptist and Englewright lakes, adding stress to the quality of our ground and lakes water. Baptist and Cook and White Lakes have formed Lake Associations; Englewright Lake has formed a Lake Board, working to improve the quality of water these lakes.



Pristine water at Baptist Lake Park swimming beach

Englewright Lake residents, for example, are paying an assessment with their property taxes to treat and spray their lake. This is to try to eliminate some of the weeds and plants growing in the lake. They are also asking property owners to pump their septic tanks every year, limit fertilizer and pesticide use, and to use fertilizer without phosphorus.

All residents of Ensley Township depend on ground water as the primary source of drinking water. It is important to maintain land use (Zoning) regulations conducive to the long-term protection of ground water and to educate the public on the need for ground water protection measures.

WATER LEVELS

Ground water levels in our township stay at a constant level without major fluctuations. Lake water levels also stay reasonably steady.

CHAPTER 4

BUILDINGS AND PREMISES

OVERVIEW

Each zoning district will gain its character based upon the standards established. It should be recognized that each of the listed controlling elements must be applied uniformly within each specified zoning district to achieve the desired continuity. With proper zoning techniques in place, the 'intent' of the Master Plan can become a reality.



Local family farm market in residential district

It is important to acknowledge the agricultural character of Ensley Township and to insure that the Master Plan strives to sustain this important economic system, through proper zoning and other land management tools. Techniques such as Conservation Easements and Farmland and Open Space Preservation should be used as resources. Other considerations

such as subjecting particular uses of land to a Special Land Use review process and encouraging creative development help in this effort.

The ways in which all of the elements involved shape the lasting impact of our decisions should be carefully studied. Managing the arrangement of compatible land uses and integrating them successfully should be the paramount objective of the Master Plan.

COMMERCIAL

Commercial uses will be located within the commercial district at 120th St. and Cypress Ave.

INDUSTRIAL

Industrial uses are better located in communities with public water and sewer services and adequate police and fire protection for more intensive uses (e.g., Cedar Springs and Newaygo). Both communities have vacant industrial properties that can serve the regional need for industrial lands. For this planning period, the township does not foresee the development of industrial uses in the community.

LOCATION

Location of Buildings and Premises can be considered in two separate categories:

- overall relationship of the building within the township in general
- relationship of the building premises within the zoning district
- relationship of the building on the lot/site



Pilgrim's Run clubhouse

USE

The ability of one to use their land as seen fit by the private property owner is a recognized right. Statutory regulations mandate that the local unit of government has the inherent responsibility of providing for the general safety, health and welfare of the community as a whole.

HEIGHT

Height standards preserve common characteristics typically associated with sparse rural development intermingled with modest residential growth. It must be rationalized that a public infrastructure is not in place to adequately support unlimited height; i.e.: multi-level buildings of unregulated height. Without the infrastructure [fire equipment] to protect the occupants, unlimited height is a liability to the township. The 'visual' implications of unlimited height can impair protection of our natural resources; especially within the vicinity of our lakes. As farming activity is a primary mainstay in Ensley Township, it shall not be the intent of the Master Plan or any current or subsequent zoning ordinances to 'unreasonably' interfere with bona fide buildings or structures associated with qualified agricultural activities.

AREA

Area is generally identified with the spatial use of land on a flat plane or level surface as viewed from above when referenced as a zoning term. The larger the area of land, the less concern that is generated towards regulating how much of it can be covered. In areas where land is allowed to be used at a higher density [units per acre] it is important to recognize the amount of impervious surface [area] being created and what effects it has on the surrounding environment. For example, Ensley Township has hundreds of water front lots that have surface

areas of approximately 5000-15000 square feet. Without restrictions which limit the amount of 'area' of land that can be covered with impervious materials [buildings/pavement], an environmental concern is raised. Existing soil conditions dictate how rapidly water can be absorbed during periods of rainfall or during mechanical lawn watering. Lawn fertilizers, garden and other chemicals present an inherent hazard due to the potential of entering the surface waters during runoff.

BULK

Bulk is generally attributed to the total relationship [size & volume] of the buildings/structures and how they are situated upon the land spatially in relationship to the total 'area' available.

HEIGHT, AREA AND BULK

These three standards when used in conjunction with other available planning tools can work together in establishing the 'neighborhood' aesthetic appeal. In other words, the correct or incorrect relationship of these three components will affect the visual representation of the township in all zoning districts.

The pre-existing uses of land throughout the township have been instrumental in assisting with the planning of future uses and with particular zoning district designation. Cypress Avenue is recognized as a County Primary road traversing the township in a North-South direction; At the southernmost end of Cypress is a convenience store offering gasoline. At Cypress and 104th to the north is a full service grocery store. These 'commercial' uses were in place before the establishment of zoning or the implementation of a Master Plan. These 'locations' may be used as a hub for the possible designation of future 'commercial' district(s). Ensley Center is established with the existing township hall and a fire barn at 120th Street, a County Primary road running East-West. It has been designated the "Ensley Center Commercial District" to allow for small levels of commercial development. In the Eastern portion of the township are Baptist and Englewright lakes, in the designated Lake Residential District. This area of residential growth was also established well before the implementation of zoning ordinances or a Master Plan. We can, however, use this area as the axis of future residential development if desired. Established farming operations must also be considered in the planning and control for the location of future uses and buildings.

Within the zoning district itself, many factors must be considered regarding the 'location' of buildings on the lot/site. The standards of Height, Area and Bulk must be taken into consideration when planning for the future growth of Ensley Township as discussed previously. The Community Survey results from 2014-2015 indicate a strong desire to preserve and develop

the rural qualities and characteristics within the township. Curb Appeal is a term often utilized to describe 'first impressions'. This refers to the visual aspects of the township as seen by those who live in the community, and by people who travel to or through Ensley Township. Through the intentional design of buffer zones, setbacks, area and bulk restrictions, and height limitations, physical location is not only established but given its own visual definition.

CHAPTER 5

IMPLEMENTATION GOALS

1. Guide the type and amount of growth to protect the township's rural character

- a) Encourage citizen understanding of, and involvement in the growth management process.
- b) Continue to evaluate the zoning ordinance for farmland and open space protection measures.
- c) Consider implementing tools like sliding scale zoning, preventing clearing of land for speculative purposes without zoning approval, requiring a certain amount of open space for any residential development of over a certain acreage and enacting design standards which protect natural amenities.
- d) Seek training in site plan review skills that help the township protect rural character.
- e) Work with large property owners to discuss development and conservation options.

2. Continue to develop local regulations and a program of local enforcement that protect quality of life and is fair and consistent for property owners

- a) Ensure that local Zoning is consistent with our Master Plan.
- b) Utilize P.U.D., Cluster Zoning, and other open space techniques to protect natural features to retain an integrated greenway network throughout the township.

3. Educate citizens regarding existing Agriculture Practices as they relate to non-farm residences

- a) Preserve Ensley Township's unique Agricultural sector and promote mutually healthy relationships between farm and non-farm residential neighbors.

4. Maintain the viability of the lake Residential Communities in Ensley Township

- a) Support planning and zoning mechanisms to maintain high levels of attractiveness and viability of our lakes.

5. Upgrade roads as funds are allocated

- a) Maintain safe and efficient movement of people and goods.
- b) Non-paved roads can be viewed as a feature to be preserved. The following are some things that should be considered before paving gravel roads: location, use, connectivity, and population density. Gravel roads typically represent a lesser investment by the township and are less expensive to maintain. They can also help keep the rural feel of an area, reduce traffic and vehicle speed, thereby promoting safer neighborhoods.

6. Support public facilities and services which promote public health and safety of residents and visitors

- a) This includes police, fire and emergency services that are able to respond rapidly and effectively.

7. Continue to develop expertise among township officials, and encourage cooperation between local units of government

- a) Promote the involvement, cooperation, and education of local leaders, concerning local land use, and economic issues, along with planning and Zoning issues.

8. Public Park and Recreational Facilities serving present and future needs

- a) Maintain and periodically update existing recreation facilities.

9. Upgrade communication systems for township residents

- a) Encourage enhancement of communication technology that would benefit the residents.

10. Consider facilities that save energy and improve the environment

- a) Consider alternative energy production, recycling, and other new technology that enhances the rural agricultural area of our township.

11. Employ access management techniques like shared drives, minimum drive spacing, drive-way turn-arounds and cross access easements

- a) Promote the safety of residents and preserve the capacity of local streets for through traffic.

12. Any new large developments in our township should contribute to the cost of any necessary changes or upgrades to connecting access roads

- a) Keep residents from excessive road construction costs.
- b) Promote clustering of development, design flexibility and innovation that protects natural amenities and open space. Promote such things as additional open space, private recreational opportunities, or connections to adjacent greenways.

CHAPTER 6

CONCLUSION

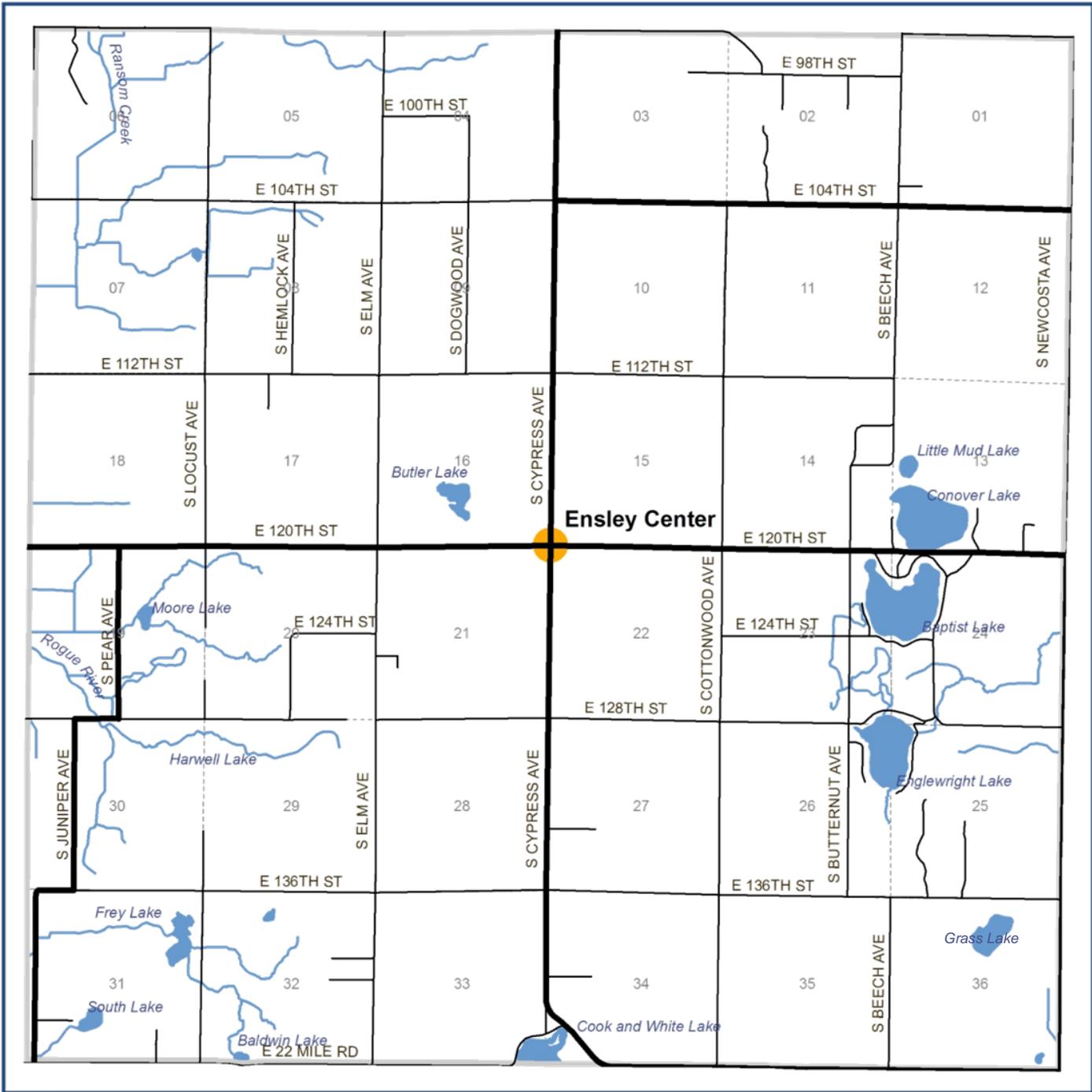
In the preceding pages we have attempted to envision the future of Ensley Township. Using the aid of several surveys of local populations, the analysis of the trends associated with the development in Michigan, predictions regarding the changes in energy production and distribution and economic forecasts, we have a master plan that both embraces continued growth and protects our past.

A primary concern throughout the document is the protection of the rural feel of our township. In the plan we encourage stewarding of farmland, open spaces, lakes and streams and forests. We seek to direct commercial growth to specific areas within the township while encouraging such growth, by advocating for improved roads in those highly traveled areas. We support continued residential growth while becoming more intentional about that growth. We look to enhance local communication technology and still recognize the value of talking to one's neighbor. As we look to the future, we want our community to be a place with high quality of life that sustains both its citizens and its natural resources.

As a result of this work, we have also established several goals that include continued education for township personnel and citizens of the township. This master plan is not a static document but open to change as we deal with challenges and expectations for our township. However, as a master plan, it does guide the Planning Commission's policies and ordinances. As we continue, we make sure our ordinances guide the community we desire; we will consistently appeal to this work. The Plan should be revisited for every planning decision, discussed among township leadership annually, and under state law, updated every 5 years. That is not to say that the plan has to be totally rewritten. The update process can merely be a ratification of the existing document. On the other hand, if something in the community changes dramatically, the plan can be amended anytime. No community decision should be made contrary to the Master Plan. If the plan does not fit the vision of community it should be amended.

The master plan reflects our aspiration to be proactive in our planning, to address issues before they become problems and work towards a community where all desire to make it THEIR home.

Map Suite



Ensley Township - Newaygo County, MI

Basemap

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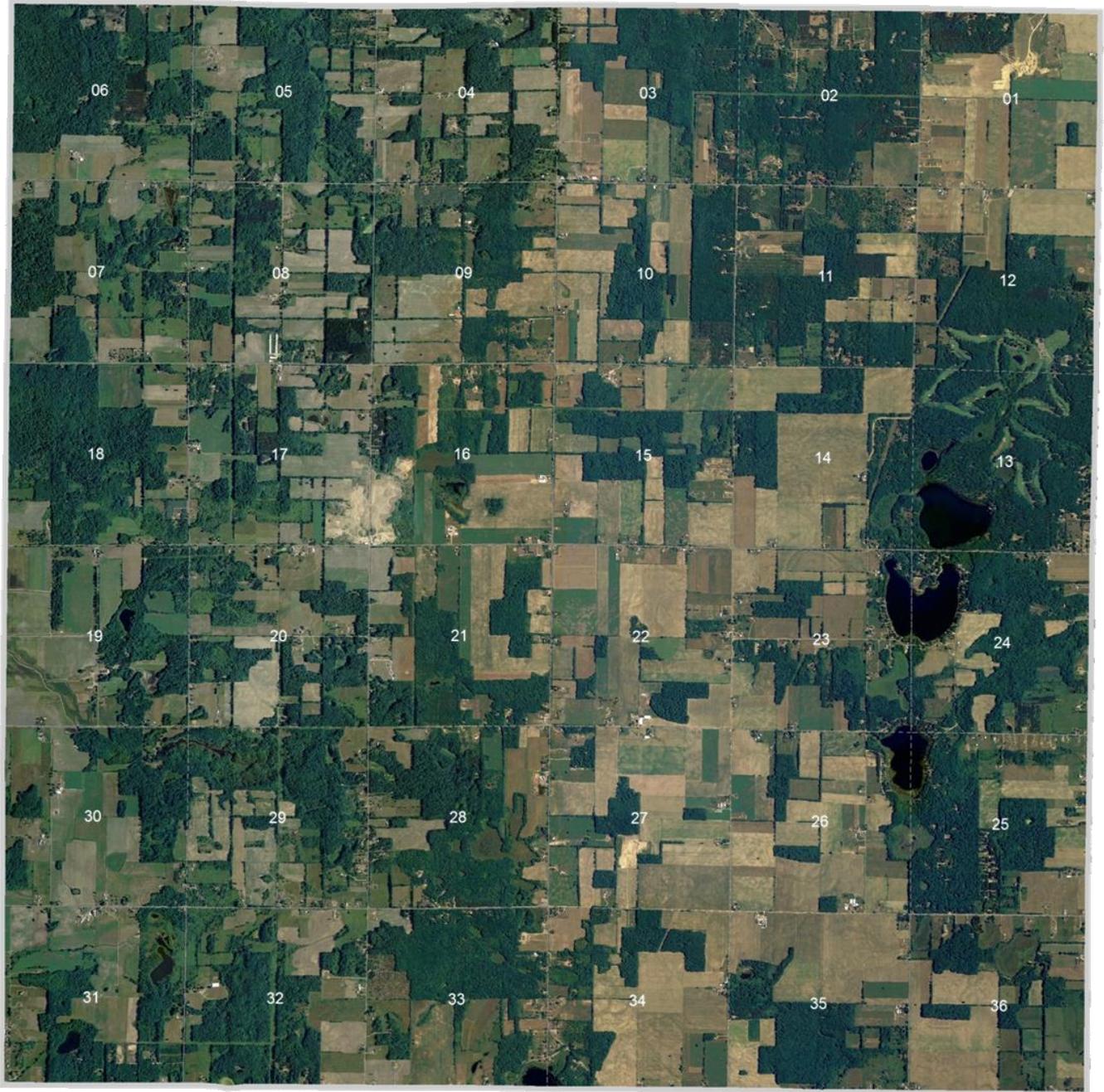
Miles

- Township Boundary
- River/Creek
- Primary Road
- Lake
- Secondary Road

July 2017

Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator



Ensley Township - Newaygo County, MI

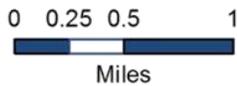
Ortho Quads



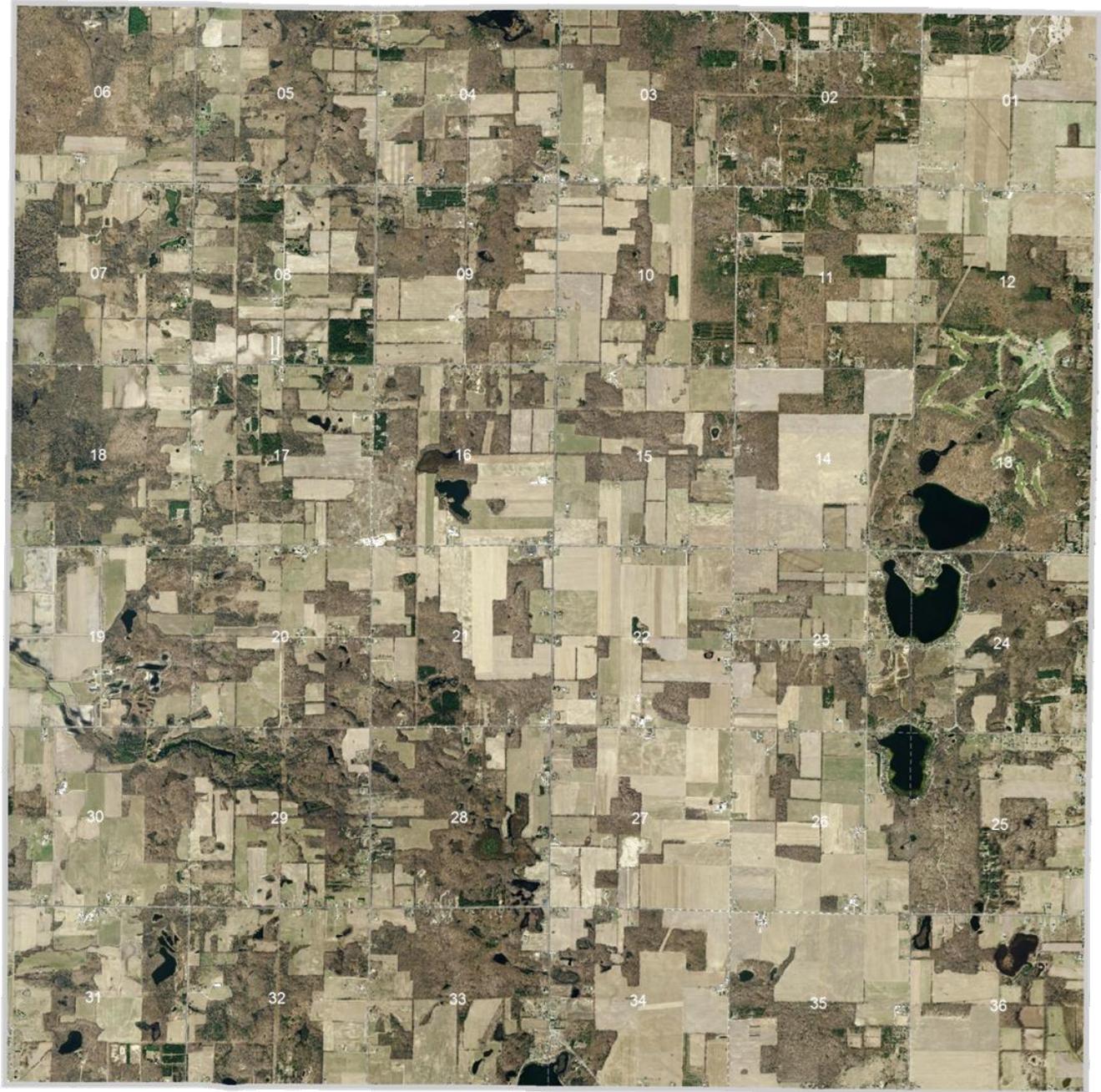
 Township Boundary

July 2017

Data Sources:
 State of Michigan
 Newaygo County GIS
 Newaygo County MSU Extension



Map Created By Newaygo County
 MSU Extension Land Use Educator



Ensley Township - Newaygo County, MI

Ortho - County

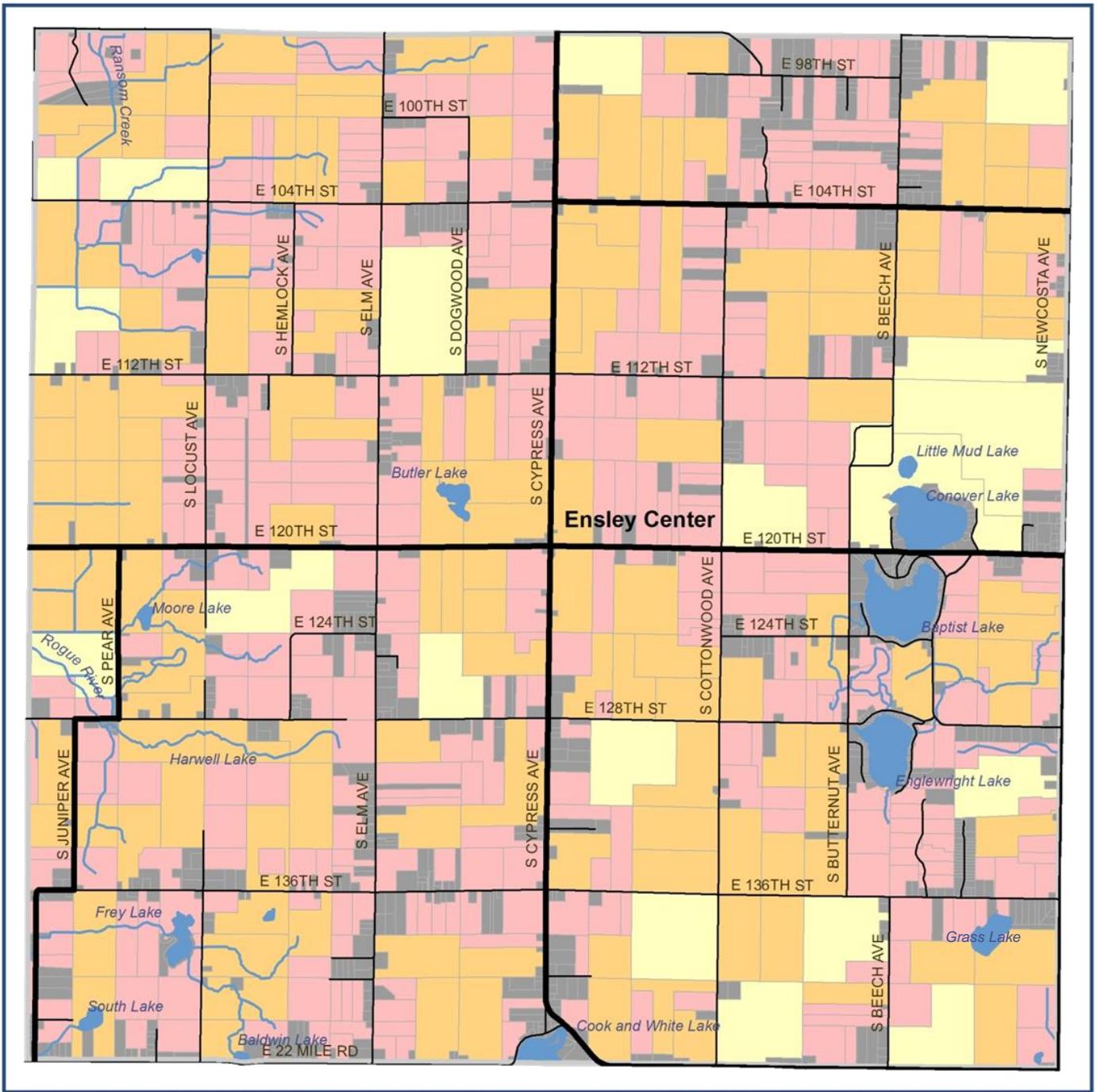
 Township Boundary



July 2017

Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator



SEAL OF ENSLEY TOWNSHIP, MICHIGAN
1837 1892

Ensley Township - Newaygo County, MI

Parcels

July 2017

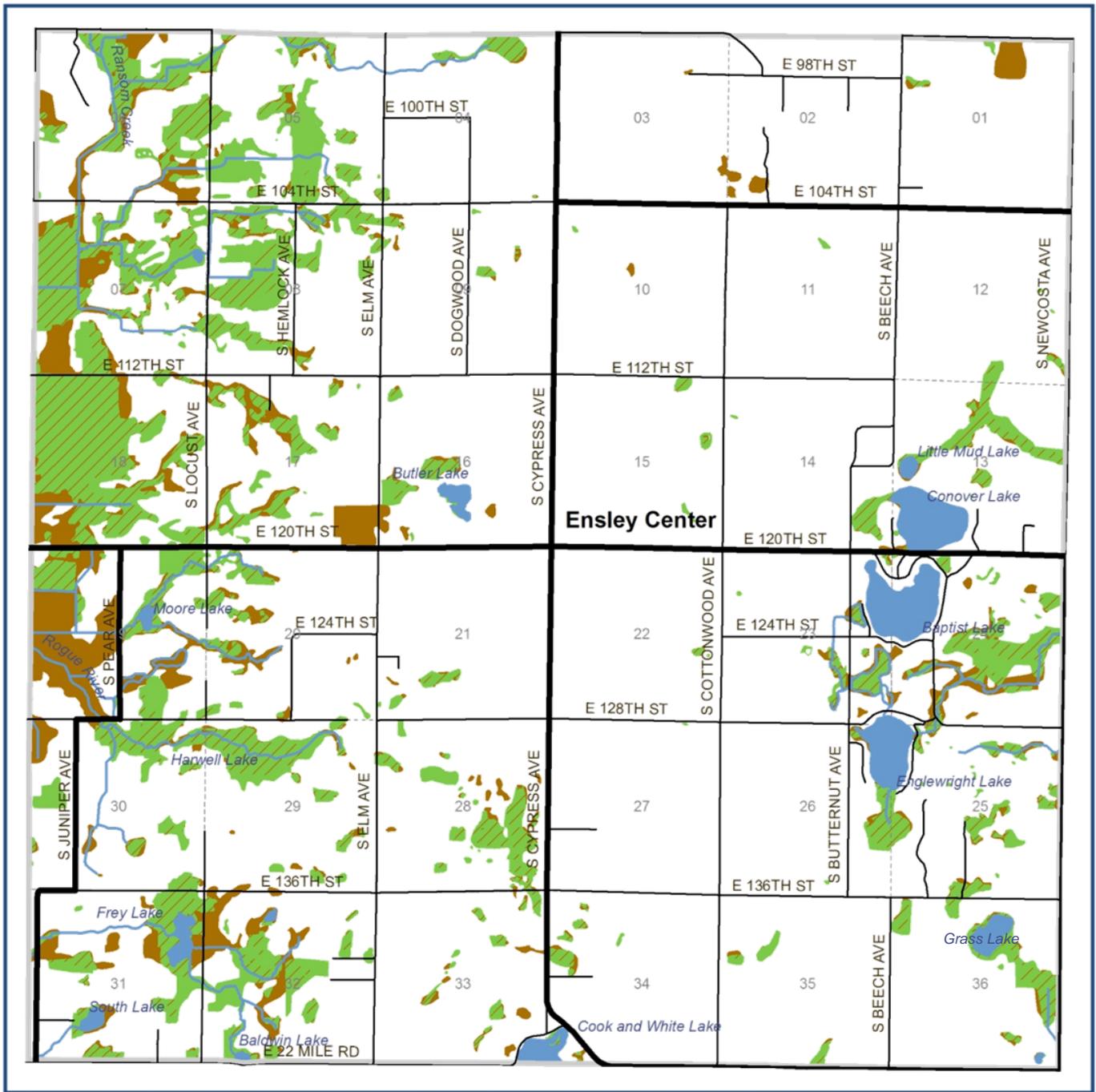
Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator

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Miles

	Township Boundary		<10 Acres
	Primary Road		10-39.9 Acres
	Secondary Road		40-99.9 Acres
	River/Creek		100+ Acres
	Lake		



Ensley Township - Newaygo County, MI

Wetlands

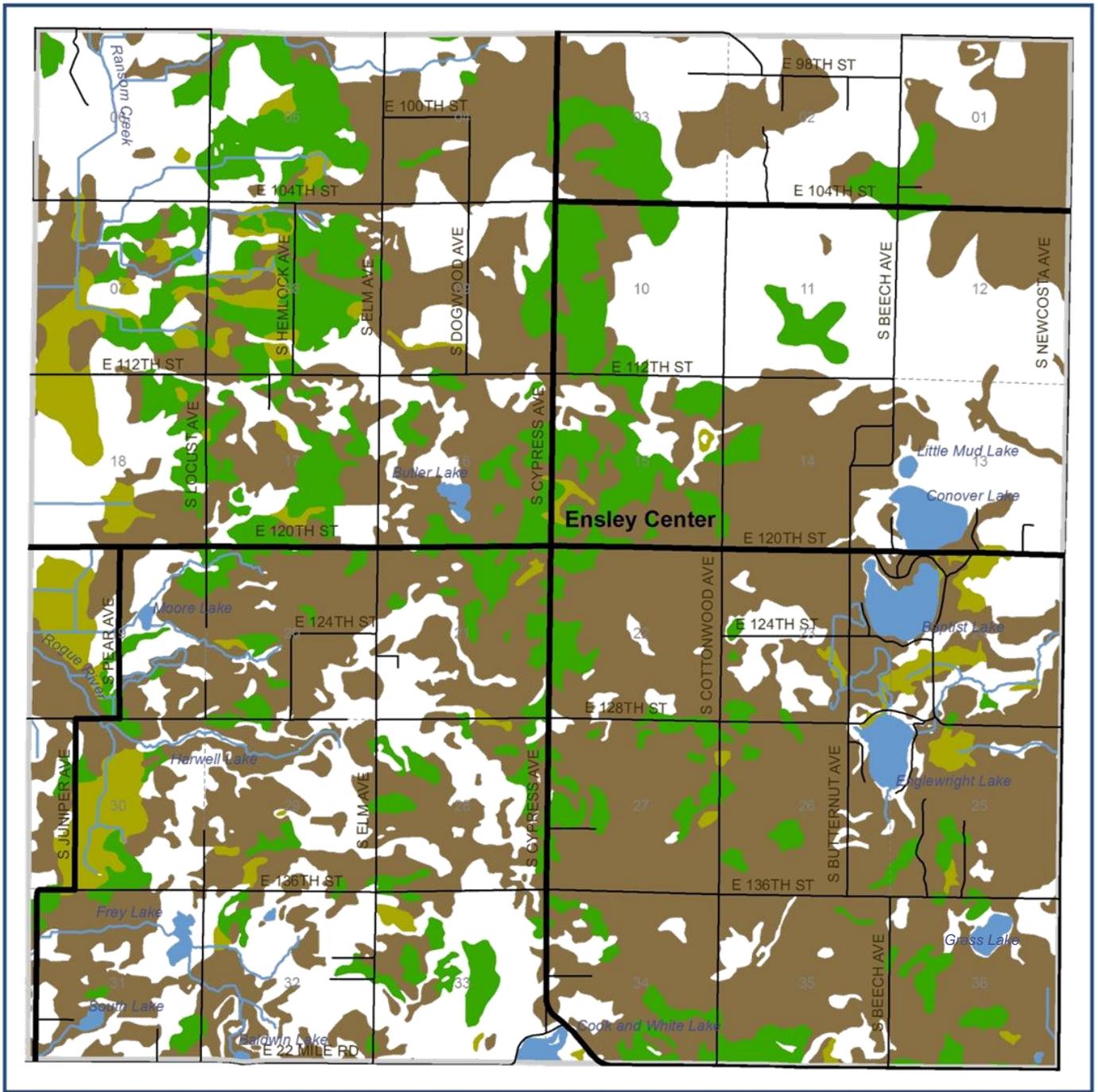
- Township Boundary
- Primary Road
- Secondary Road
- River/Creek
- Lake
- Wetlands
- Soil areas which include wetland soils
- Wetlands which include wetland soils



July 2017

Data Sources:
 State of Michigan
 Newaygo County GIS
 Newaygo County MSU Extension

Map Created By Newaygo County
 MSU Extension Land Use Educator



Ensley Township - Newaygo County, MI

Prime Farmland



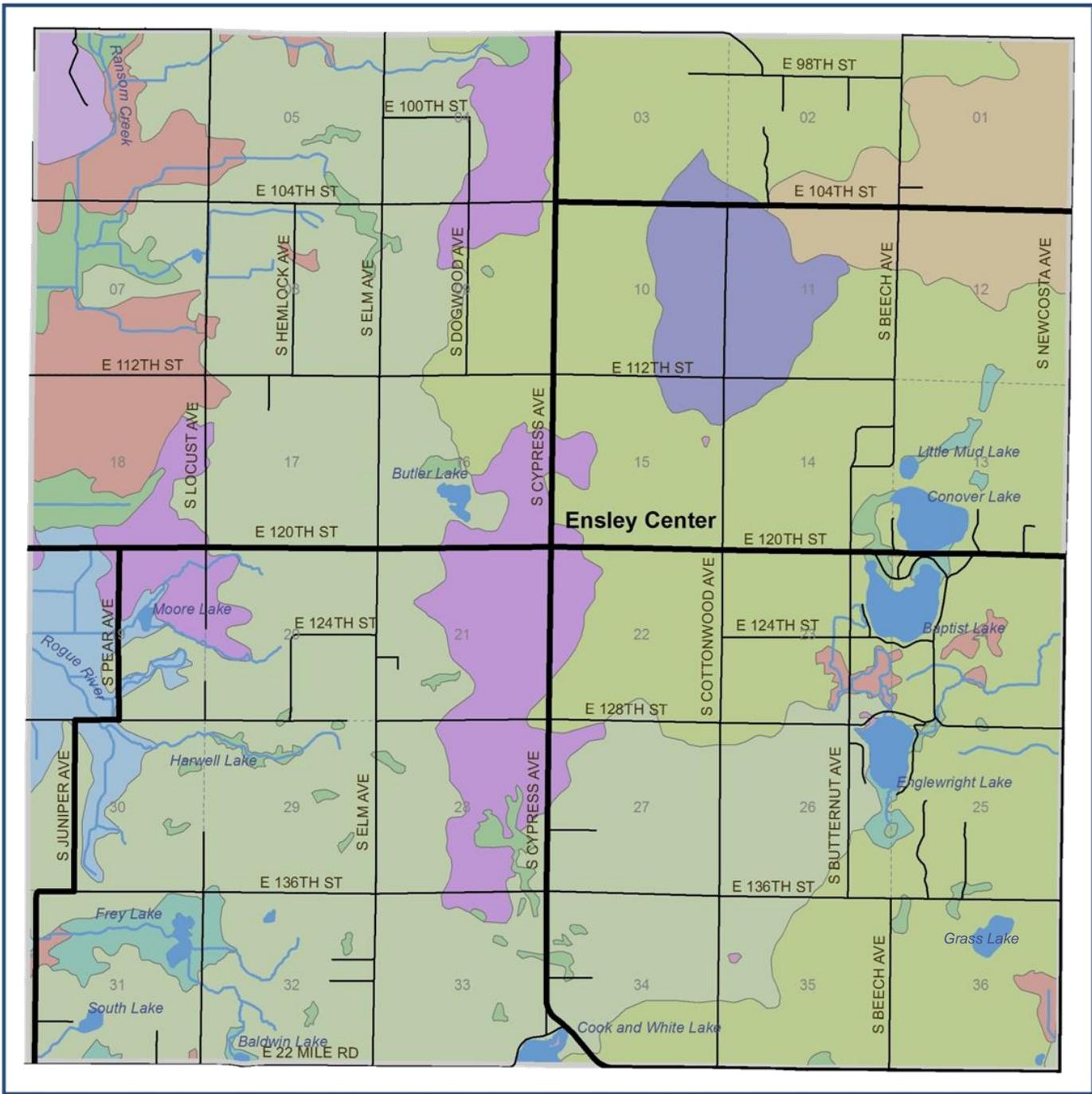
- Township Boundary
- Primary Road
- Secondary Road
- River/Creek
- Lake
- Prime farmland
- Farmland of local importance
- Prime farmland if drained



July 2017

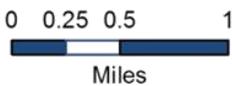
Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator



Ensley Township - Newaygo County, MI

Land Cover circa 1800

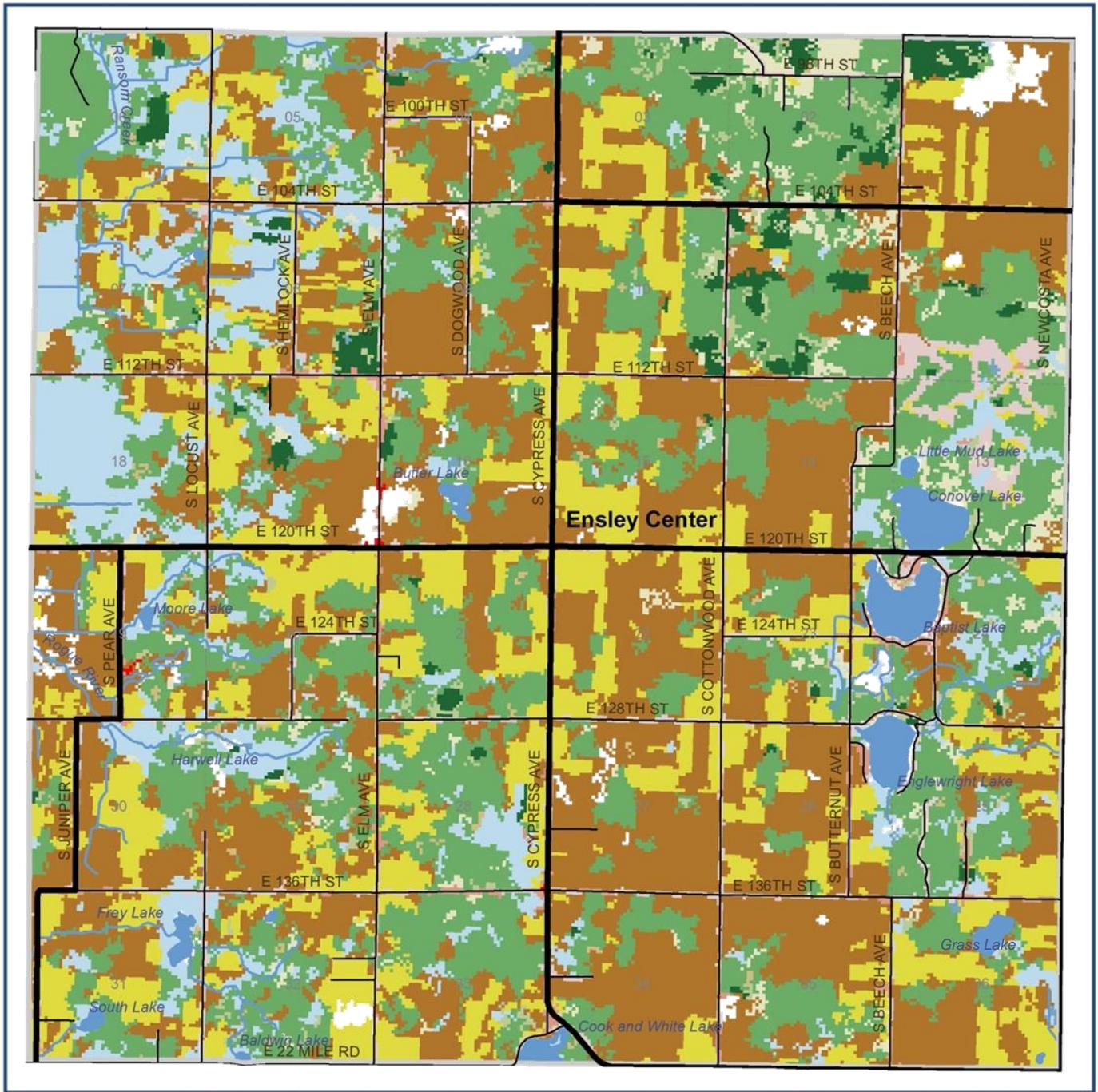


- | | |
|---------------------------|----------------------------------|
| Township Boundary | MIXED CONIFER SWAMP |
| Primary Road | MIXED HARDWOOD SWAMP |
| Secondary Road | MIXED OAK FOREST |
| River/Creek | MIXED OAK SAVANNA |
| Lake | OAK/PINE BARRENS |
| BEECH-SUGAR MAPLE FOREST | SHRUB SWAMP/EMERGENT MARSH |
| CEDAR SWAMP | WHITE PINE-MIXED HARDWOOD FOREST |
| HEMLOCK-WHITE PINE FOREST | WHITE PINE-WHITE OAK FOREST |
| LAKE/RIVER | |

July 2017

Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator



SEAL OF ENSLEY TOWNSHIP, MICHIGAN
1897 2004
A.E.N. HALL

Ensley Township - Newaygo County, MI

Land Cover

July 2017

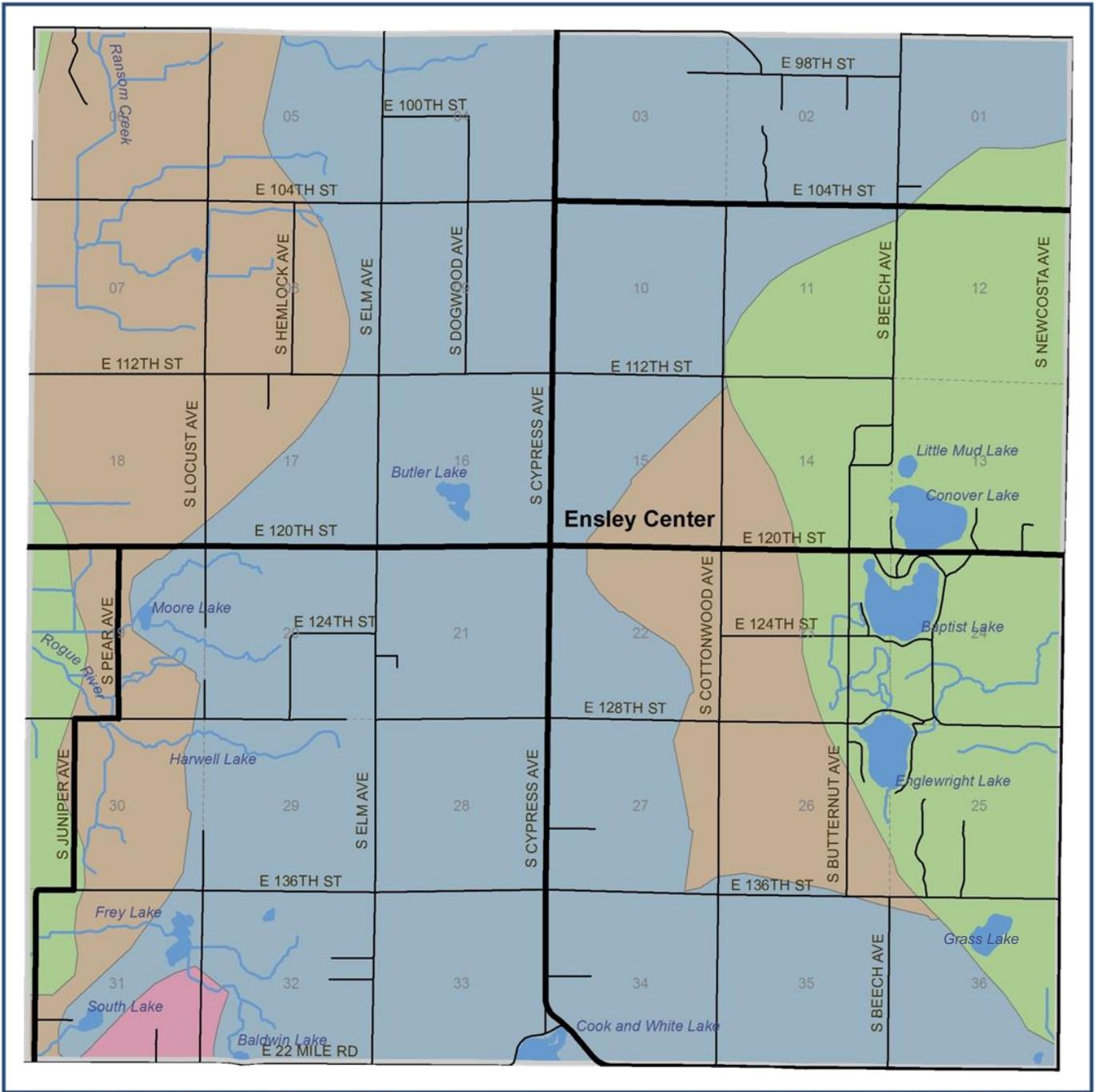
Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator

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Miles

Township Boundary	Evergreen Forest
Primary Road	Mixed Forest
Secondary Road	Shrub/Scrub
River/Creek	Grassland/Herbaceous
Lake	Pasture/Hay
Developed, Open Space	Cultivated Crops
Developed, Low Intensity	Woody Wetlands
Developed, Medium Intensity	Emergent Herbaceous Wetlands
Deciduous Forest	



Ensley Township - Newaygo County, MI

Land Systems

July 2017

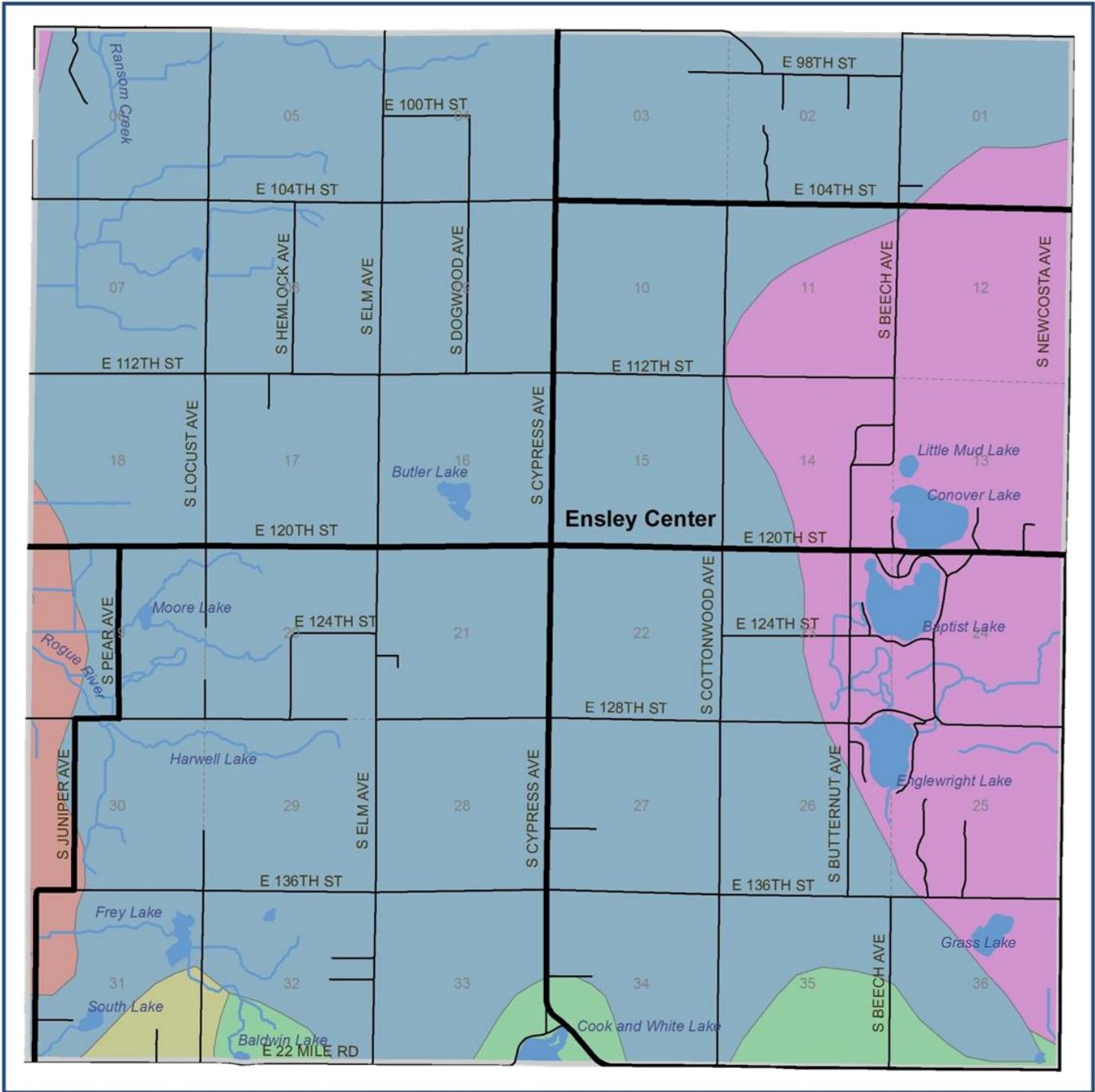
Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator

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Miles

<ul style="list-style-type: none"> Township Boundary Primary Road Secondary Road River/Creek Lake 	<ul style="list-style-type: none"> Ice-contact outwash Lodge Till or Fine supraglacial drift Proglacial outwash ice-marginal till
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Ensley Township - Newaygo County, MI

Quaternary Geology

July 2017

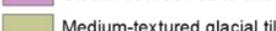
Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

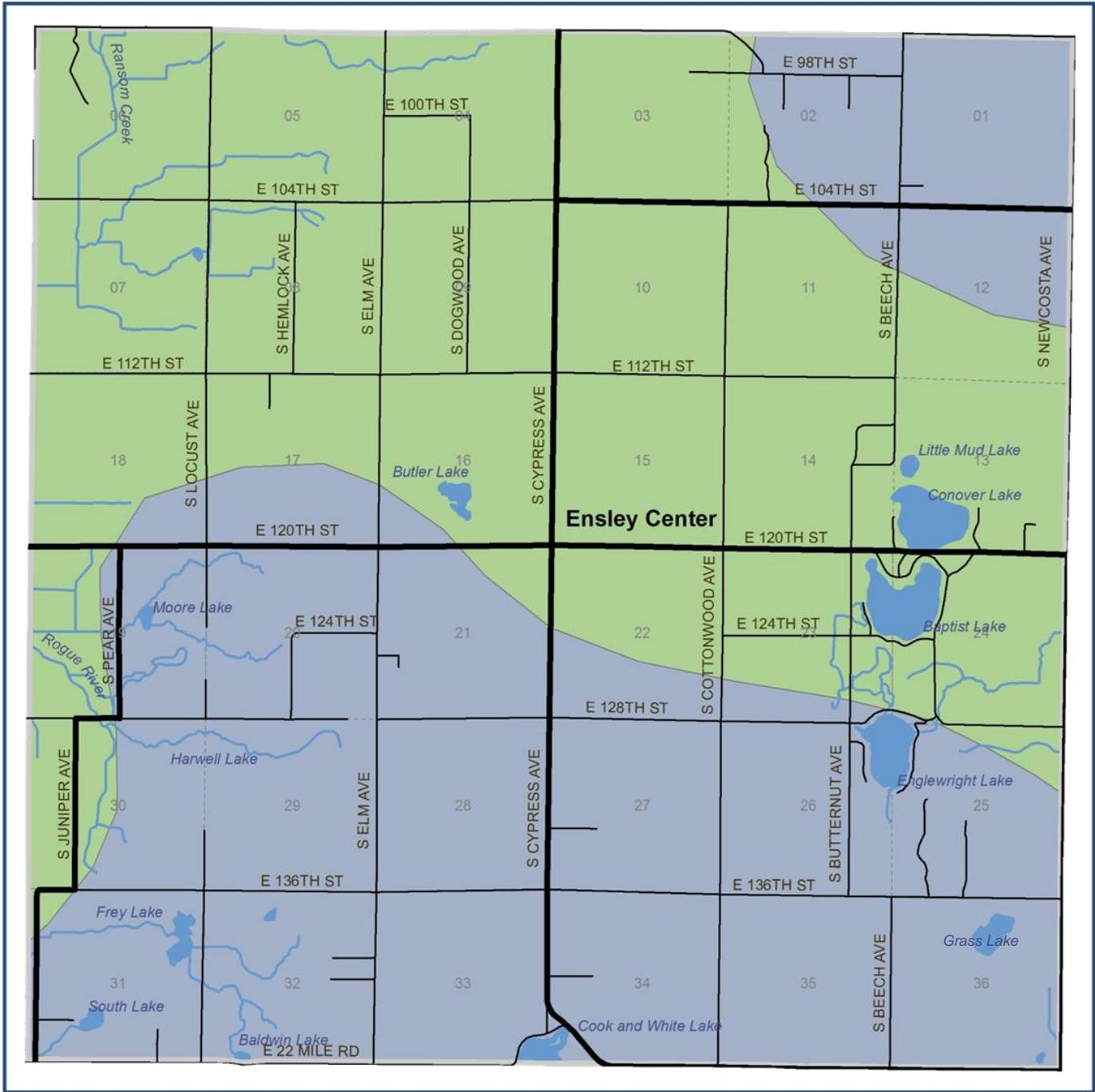
Map Created By Newaygo County
MSU Extension Land Use Educator

0 0.25 0.5 1

Miles



 Township Boundary	 Dune sand
 Primary Road	 End moraines of coarse-textured till
 Secondary Road	 End moraines of medium-textured till
 River/Creek	 Glacial outwash sand and gravel and postglacial alluvium
 Lake	 Medium-textured glacial till



Ensley Township - Newaygo County, MI

Bedrock Geology

- Township Boundary
- Primary Road
- Secondary Road
- River/Creek
- Lake

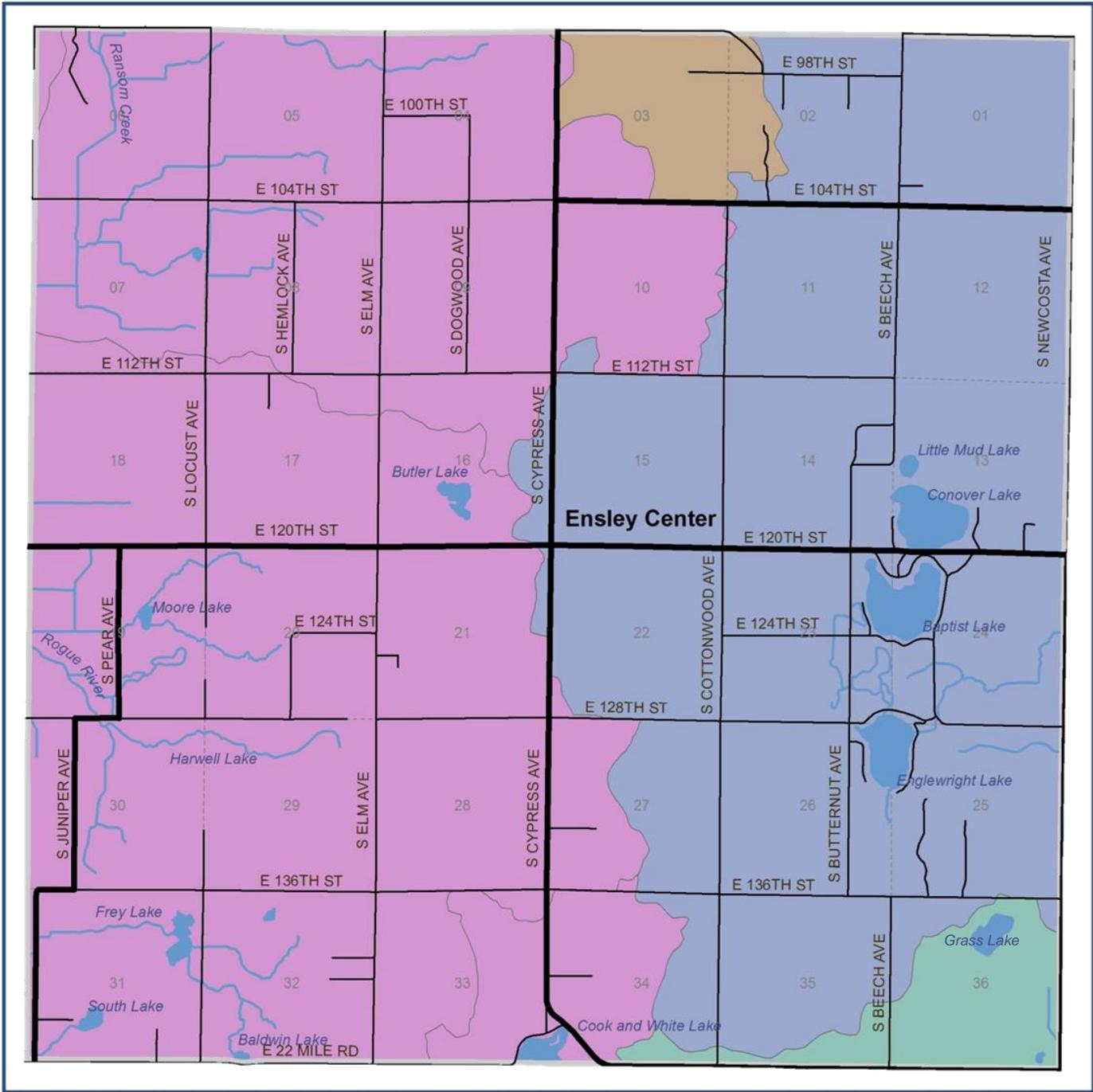
- RED BEDS
- SAGINAW FORMATION

0 0.25 0.5 1
Miles

July 2017

Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator



SEAL OF ENSLEY TOWNSHIP, MICHIGAN
1807 - 1904
1807 - 1904

Ensley Township - Newaygo County, MI

Subwatersheds

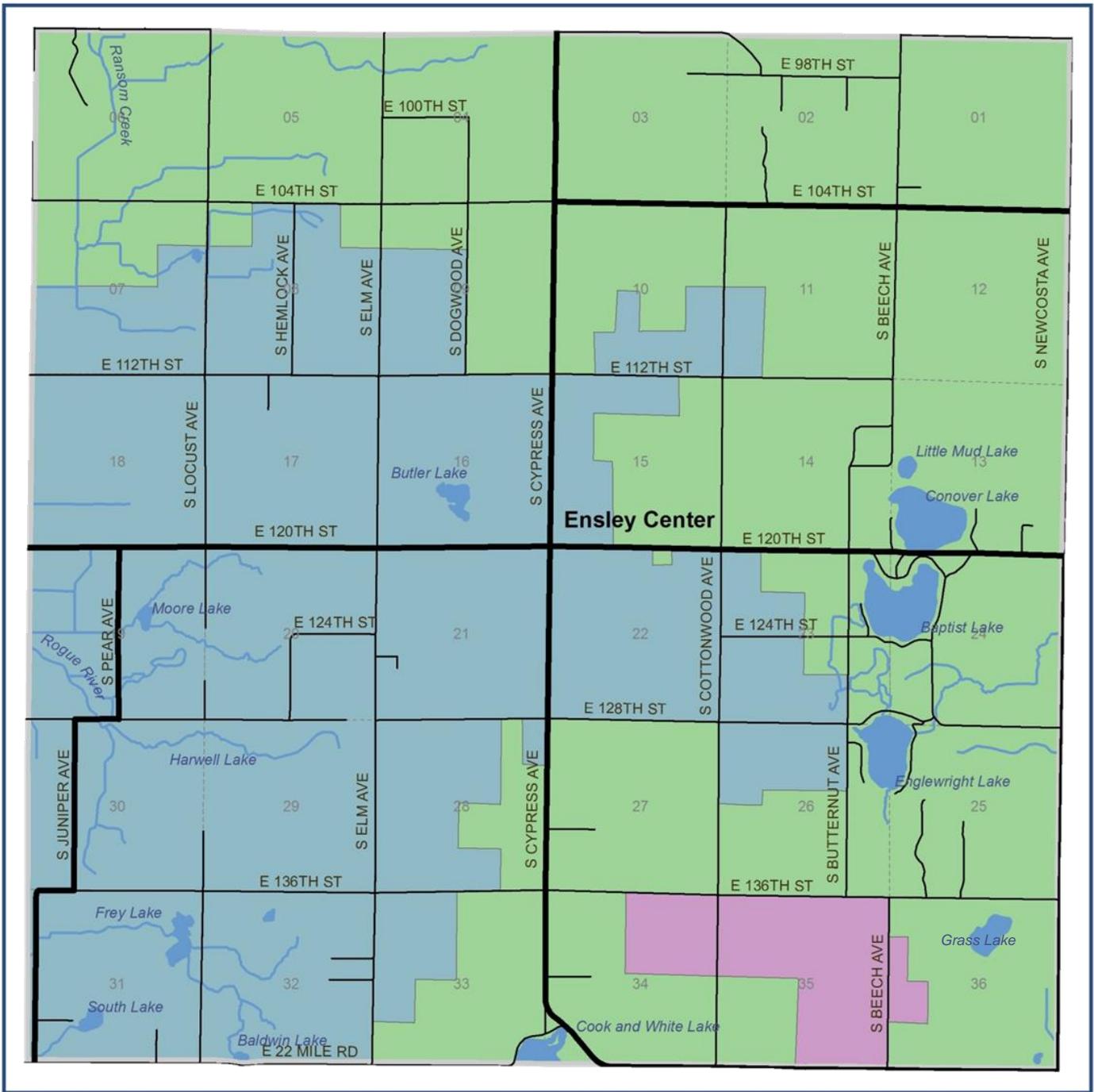
July 2017

Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator

Miles

Township Boundary	Duke Creek
Primary Road	Muskegon River
Secondary Road	Rogue River
River/Creek	Tamarack Creek
Lake	



Ensley Township - Newaygo County, MI

School Districts

July 2017

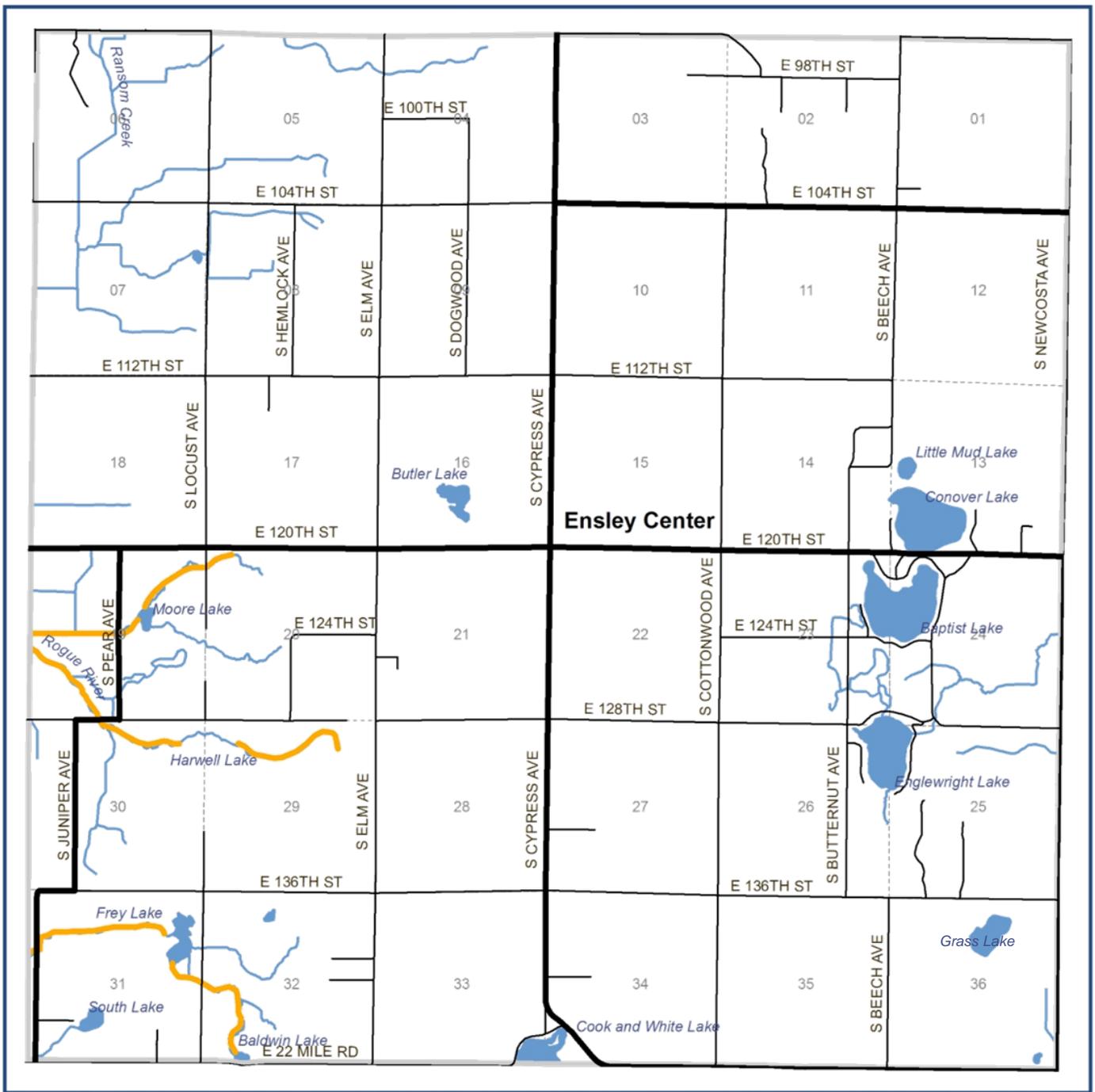
Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator

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Miles

Township Boundary	Cedar Springs Public Schools
Primary Road	Grant Public School District
Secondary Road	Tri County Area Schools
River/Creek	
Lake	



Ensley Township - Newaygo County, MI

Fish Management

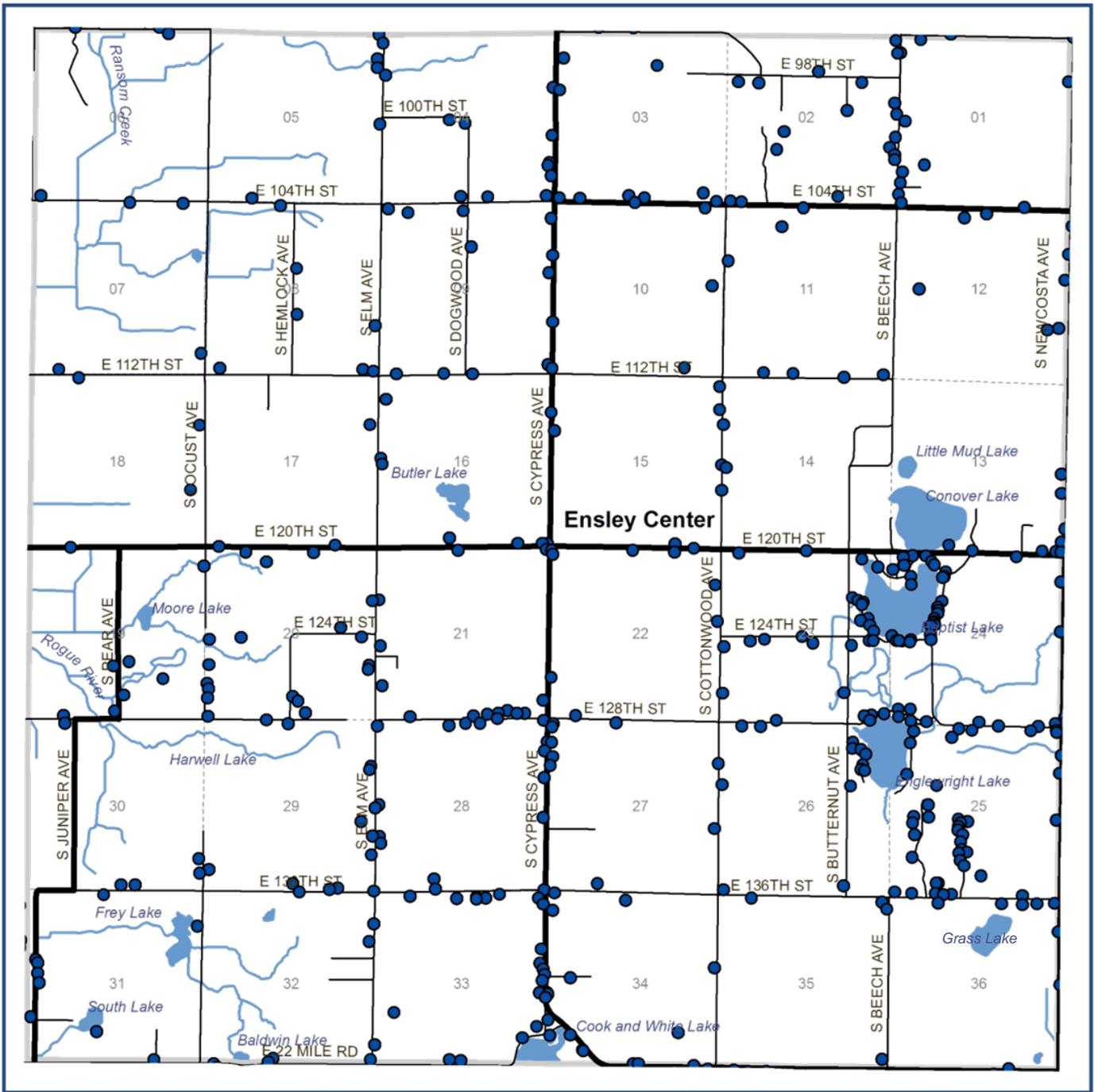
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Miles

- Township Boundary
- River/Creek
- Primary Road
- Lake
- Secondary Road
- Designated Trout Stream

July 2017

Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
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Ensley Township - Newaygo County, MI

Well Locations

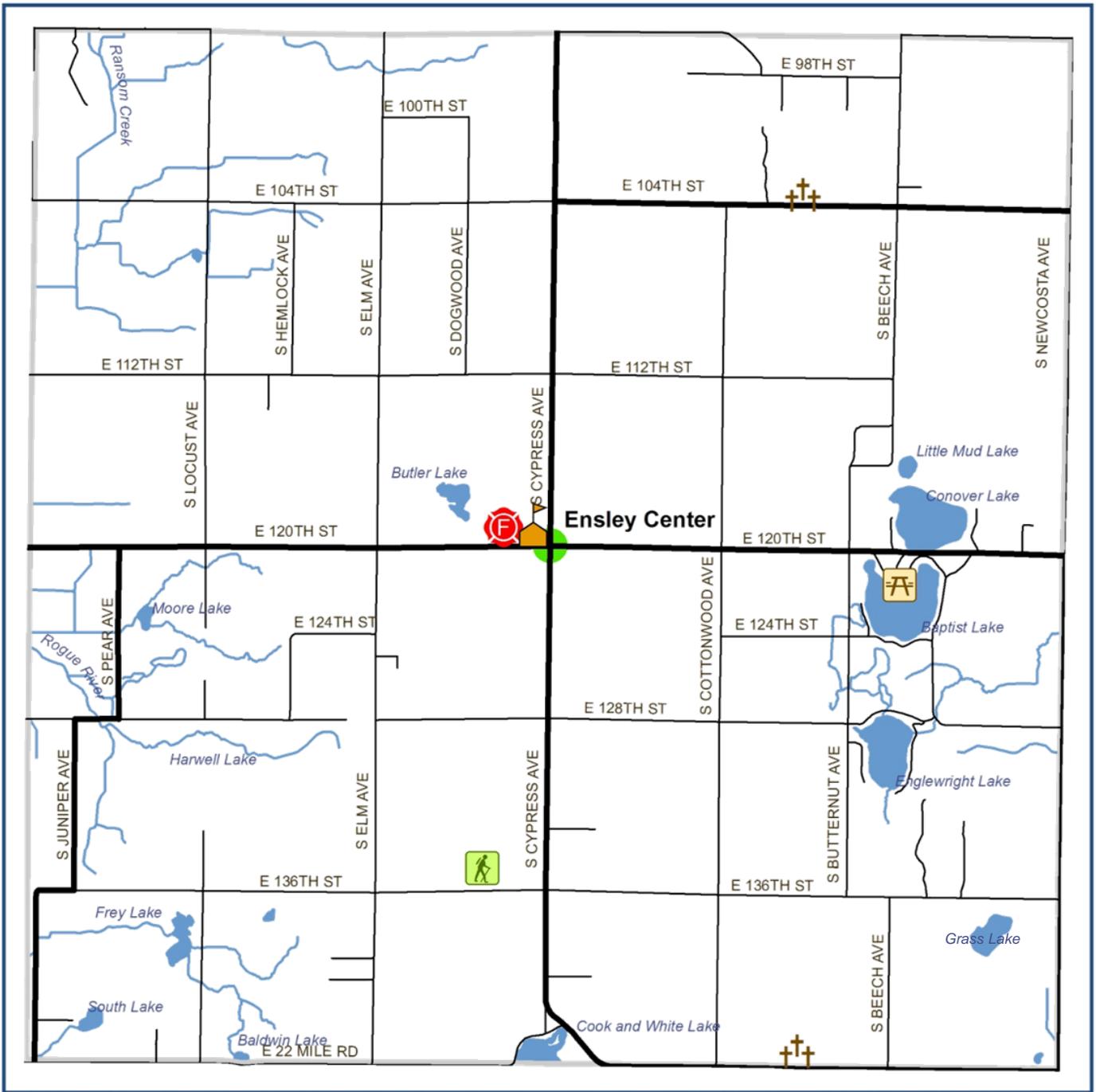
- Township Boundary
- River/Creek
- Primary Road
- Lake
- Secondary Road
- Well Location

July 2017

Data Sources:
 State of Michigan
 Newaygo County GIS
 Newaygo County MSU Extension

Map Created By Newaygo County
 MSU Extension Land Use Educator





Ensley Township - Newaygo County, MI

Township Facilities

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Miles

Township Boundary	Township Hall
Primary Road	Fire Barn
Secondary Road	Baptist Lake Park
River/Creek	Ensley Nature Preserve
Lake	Cemetery

July 2017

Data Sources:
State of Michigan
Newaygo County GIS
Newaygo County MSU Extension

Map Created By Newaygo County
MSU Extension Land Use Educator

Appendix A

Data, Charts and Graphs

2020 DEMOGRAPHIC AND POPULATION INFORMATION

Note: At the time of this master plan update (Fall 2022), the U.S. Census had released only very select and limited data sets for communities with a population of under 5000. The complete U.S. Census 2020 data sets for Ensley Township are not expected to be released until Fall 2023.

Total Population: 2,603

Source: 2020 Decennial Census

Median Household Income: \$ 72,805

Source: 2020 American Community Survey 5-Year Estimates

Bachelor's Degree or Higher: 19.9 %

Source: 2020 American Community Survey 5-Year Estimates

Employment Rate: 60.3 %

Source: 2020 American Community Survey 5-Year Estimates

Total Housing Units: 1,104

Source: 2020 Decennial Census

Without Health Care Coverage: 6.3 %

Source: 2020 American Community Survey 5-Year Estimates

Total Households: 988

Source: 2020 American Community Survey 5-Year Estimates

Hispanic or Latino (of Any Race): 86

Source: 2020 Decennial Census

2010 DEMOGRAPHIC AND POPULATION INFORMATION

Township Area (in square miles): 36.2

POPULATION

Total Persons: 2,635

Total Males: 1,334

Total Females: 1,301

Total White Persons: 2,557

Total Black Persons: 10

Total Native Americans: 16

Total Asian: 8

Total Native Hawaiian and Other
Pacific Islander: 0

Total Mixed Persons
(2 or more races): 33

Total Non-Hispanic Persons: 2,549

Total Hispanic Persons: 86

Persons Under 5 years: 232

Persons 5 to 17 years: 1,073

Persons 18 to 24 years: 213

Persons 25 to 44 years: 646

Persons 45 to 64 years: 824

Persons 65 to 84 years: 150

Total Persons

(25 Years and Over): 1,643

Total Families: 740

Foreign Born Persons (includes
naturalized & non-citizens): 0

HOUSING

Total Households: 740

Average Household Size (Persons
Per Household): 3.56

Married Family Households with
Children Under 18: 576

Single-Parent Family Households
with Children Under 18
(Male Householder): 124

Single-Parent Family Households
with Children Under 18
(Female Householder): 74

Households with Someone 65 Years
or Older Living Alone: 173

Total Houses: 1,104

Mobile Homes: 220

**Total Occupied Housing Units
(remainder are vacant): 942**

**Total Owner-Occupied Housing (Other
occupied are renters): 878**

**Median Number of Rooms per
Housing Unit: 5.9**

**Median Year Structure
[housing unit] was Built: 1990**

**Median Gross Rent (in dollars) for
units being rented: 742**

**Median (Owner-Occupied)
Housing Value: \$136,500**

**Median Owner Costs for
Owner Occupied Housing Units
With a Mortgage: 618**

**Median Owner Costs for
Owner Occupied Housing Units
Without a Mortgage: 260**

EDUCATION

**Persons (25 Years and Over) without
a High School Diploma: 11**

**Persons (25 Years and Over) with
Bachelor's Degree or Higher: 236**

ECONOMICS

**Total People (16 and Over)
Employed: 1,820**

Median Household Income: \$51,974

Median Family Income: \$60,000

Per Capita Income: \$20,935

**Persons Below Poverty Level in the
past 12 Months: 290**

**Families in Poverty in the
Past 12 Months: 76**

**Households in Poverty in the
past 12 Months: 76**

**Working Women (20 to 64 years old)
With Children Under 6: 19**

**Working Women (20 to 64 years old)
With Children 6 to 17 years old: 94**

**Working Women (20 to 64 years old)
With Children Both Under 6 and
6 to 17: 70**

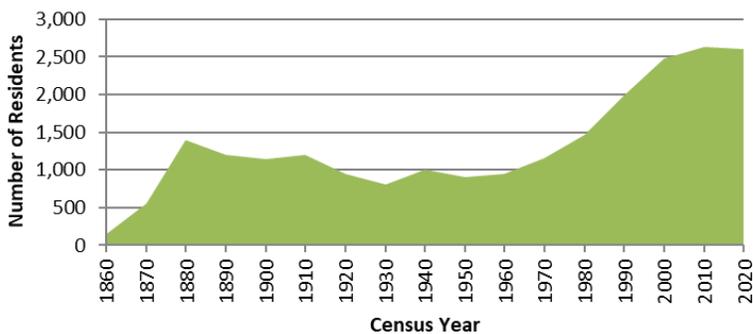
**Working Women (20 to 64 years old)
Without Children Under 18: 330**

**Women (20 to 64 years old) - Not
Working (i.e., not in Labor Force): 278**

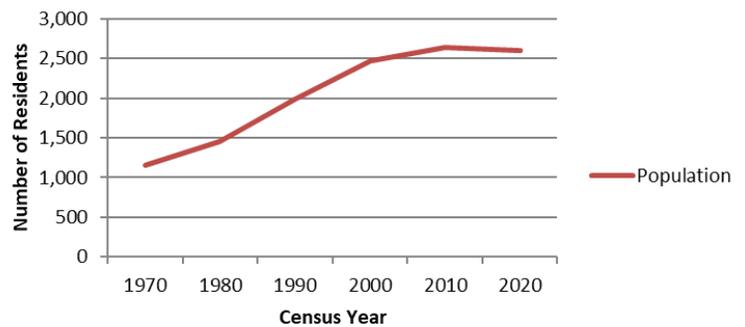
POPULATION						
	1970	1980	1990	2000	2010	2020
Newaygo County	27,992	34,917	38,202	47,874	48,460	49,978
Ashland Township	1,463	1,751	1,997	2,570	2,773	2,764
Barton Township	482	558	624	820	717	706
Beaver Township	356	443	417	608	509	463
Big Prairie Township	698	1,202	1,731	2,465	2,573	2,436
Bridgeton Township	870	1,562	1,574	2,098	2,141	2,224
Brooks Township	1,330	2,349	2,728	3,671	3,510	3,705
Croton Township	872	1,556	1,965	3,042	3,228	3,368
Dayton Township	1,910	1,938	1,971	2,002	1,949	1,994
Denver Township	1,362	1,422	1,532	1,971	1,928	2,008
Ensley Township	1,152	1,461	1,984	2,474	2,635	2,603
Everett Township	844	1,360	1,519	1,985	1,862	1,978
Garfield Township	1,448	1,822	2,067	2,464	2,537	2,486
Goodwell Township	374	387	358	551	547	536
Grant Township	1,719	2,274	2,558	3,130	3,294	3,298
Home Township	132	185	202	261	232	238
Lilley Township	429	568	565	788	797	835
Lincoln Township	490	885	969	1,338	1,275	1,292
Merrill Township	376	508	451	590	667	741
Monroe Township	120	263	247	324	320	328
Norwich Township	416	450	499	557	607	547
Sheridan Township	2,477	2,465	2,252	2,423	2,510	2,518
Sherman Township	1,411	1,810	1,866	2,159	2,109	2,105
Troy Township	80	199	173	243	283	254
Wilcox Township	519	772	831	1,145	1,098	1,133
City of Fremont	3,465	3,672	3,875	4,224	4,081	4,516
City of Grant	772	683	764	881	894	952
City of Newaygo	1,381	1,271	1,336	1,670	1,976	2,471
City of White Cloud	1,044	1,101	1,147	1,420	1,408	1,479
Village of Hesperia (part)	352	347	260	364		

(Village of Hesperia's population is also included in Denver Township's population count)

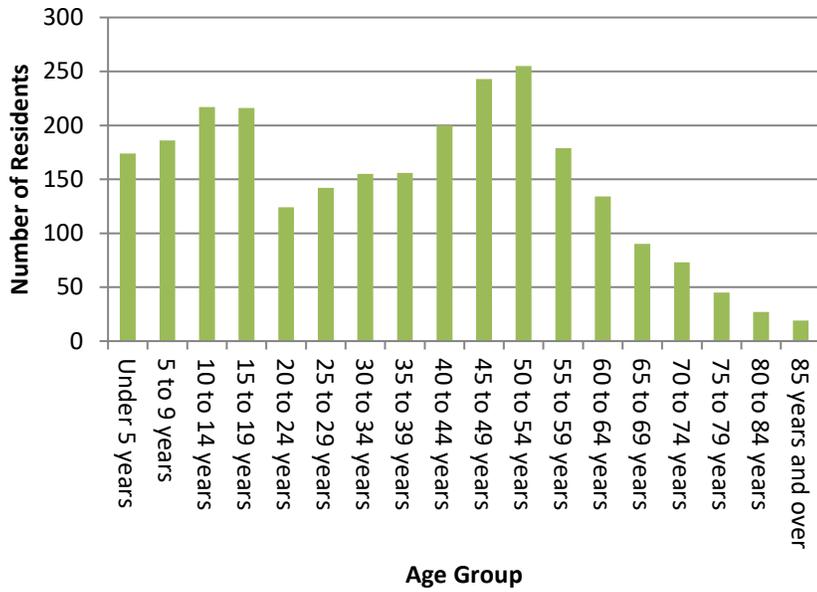
**Ensley Township Population
1860 - 2020**



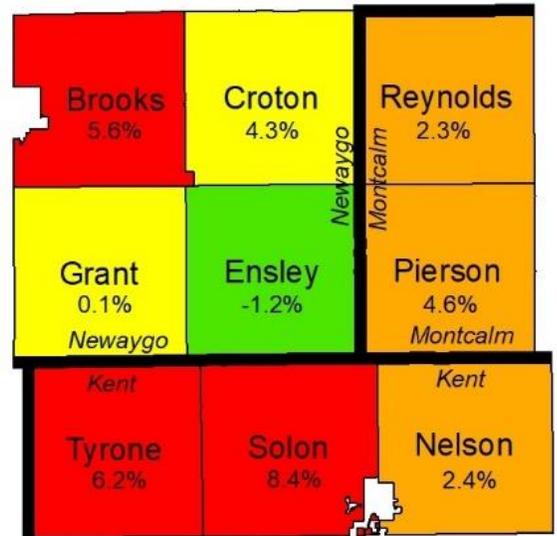
**Ensley Township Recent Population Trends
1970 - 2020**



2010 Ensley Township Age Distribution



2010 – 2020 Population Change



Appendix B

Community Surveys

2006 ENSLEY TOWNSHIP COMMUNITY SURVEY GENERAL SUMMARY

The following report synthesizes the Ensley Township 2006 survey results, completed as part of the Township's Master Plan update. The purpose of the survey is to assist the Planning Commission and Township Board in developing its Master Plan goals and objectives to guide the use of land and help the community make sound development decisions over the next 20 years.

Overall, respondents of the survey appear satisfied with current development patterns and wish to protect their rural character. A major land use change, such as more industrial, is not desired; however, there appear to be concerns related to traffic and natural resources. We have analyzed the most important results and have included some charts illustrating some of the survey responses that will be significant in the Master Plan update. An analysis of all survey questions is attached at the end of the memo for general reference.

The survey was mailed to 893 property owners of which 191 were returned for a response rate of 21%. It has been our experience with similar projects that similar surveys will not reach a response rate over 20%. Accordingly, this return rate is considered modest, and may have been caused by various factors that discouraged some respondents, or, just as possible, may reflect the general satisfaction felt by other respondents.

On the other hand, those who do respond tend to be individuals who feel strongly about the issues in the survey. These individuals generally provide a more educated view and may be more likely to participate in other phases of the process, making the quality of response more significant than the quantity.

The survey was not intended to be scientifically accurate, such as those that may be seen on the evening news. Rather, the intent of the survey is to provide direction for the planning process and to frame the issues to verify whether existing goals and objectives are relevant for future needs.

2006 survey results are on file at the Ensley Township Hall.

2014 ENSLEY TOWNSHIP COMMUNITY SURVEY



Ensley Township
7163 E 120th St.
Sand Lake, MI 50343

Not all surveys had all areas selected (some questions were left blank)

Strongly agree	Agree Somewhat	Disagree	Strongly Disagree	No Opinion
167	62	9	7	16
21	76	64	76	19
27	85	69	51	26
69	82	24	4	88

Indicate how you agree with the following statements? Place an "X" in the appropriate box next to each statement

- 1- Ensley township should be a residential, farming community
- 2- Ensley township should allow commercial businesses in residential areas
- 3- Ensley township should have more commercial and industrial use in designated areas
- 4- Ensley township cemeteries are well maintained
- 5- Accumulated junk (cars and similar items) on private property are not of concern to me
- 6- Homes are well maintained and present no issues of concern to me
- 7- Large parcels being split into smaller lots concern me
- 8- Excessive noise is not a problem in the township
- 9- I feel that the Ensley Township boards and commissions represent my concerns

39	47	55	110	11
56	112	33	46	16
82	68	46	39	27
76	106	22	28	31

40	97	30	28	65
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Newaygo County Road Commission maintains Ensley Township Roads Place an "X" in the appropriate box next to each statement

- 10- Roads are generally safe, and I don't know of any situations of concern
- 11- Paved roads are well kept and maintained
- 12- Snow is removed and icy conditions are treated in a timely manner
- 13- Unpaved roads are well kept and maintained
- 14- Intersections are kept free of trees/brush blocking views and roadsides are trimmed back neatly of trees/brush
- 15- Unpaved roads get the proper amount of brine

35	138	42	38	10
51	125	52	35	4
33	124	42	51	14
40	96	58	30	38
28	104	58	66	10
41	65	45	13	97

Considering the next 10 years, rate the following in importance, 1 being very important, 5 being unimportant; Indicate by circling

- 16- Protecting water quality in township lakes and streams
- 17- Preserving agricultural lands at the expense of development rights to farmers
- 18- Providing community water and sewer to lake area residents
- 19- Protecting quality of water well sources
- 20- Decreasing minimum lot size
- 21- Increasing minimum lot size
- 22- More vigorous enforcement of township ordinances

	1	2	3	4	5
184	45	19	11	9	
59	65	72	17	45	
36	28	55	51	91	
177	44	20	13	12	
18	9	59	63	112	
45	32	70	31	85	
70	38	70	33	55	

Please select one of the following statements which best describes your opinion about growth in Ensley Township

- | | |
|-----|---|
| 44 | I believe growth should be encouraged in the township |
| 142 | I believe growth should be allowed to take its own course |
| 43 | I believe growth should be limited to certain areas of the township |
| 31 | I believe growth should be limited throughout the township |
| 5 | I believe there should be no growth in the township |

Please indicate which district you reside in (circle one)

- | | |
|-----|------------------|
| 134 | Agricultural |
| 94 | Residential/lake |
| 31 | Not sure |
| 1 | Other |