

Final draft
(September 8, 2022) – Ver. 2 (Bloom)

Planning Commission Public hearing and approval 11-17-2022

Adopted 12-12-22 By Township Board



LILLEY TWP - MASTER PLAN 2022



LILLEY TOWNSHIP
10767 Prospect Street, Newaygo County, Bitely Michigan 49309



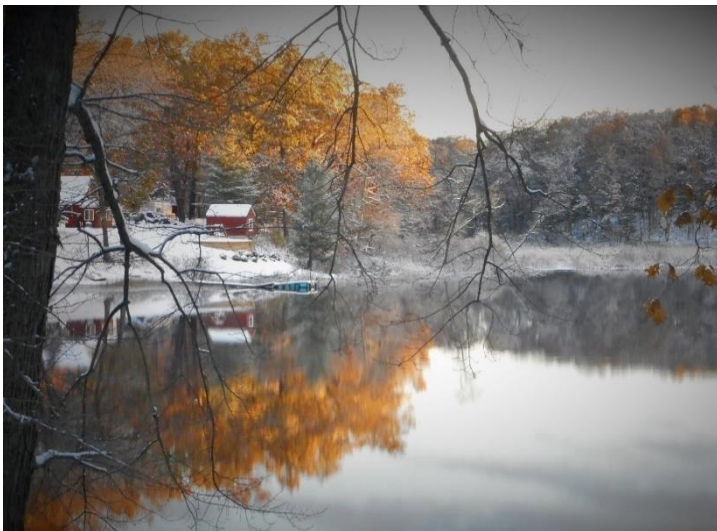
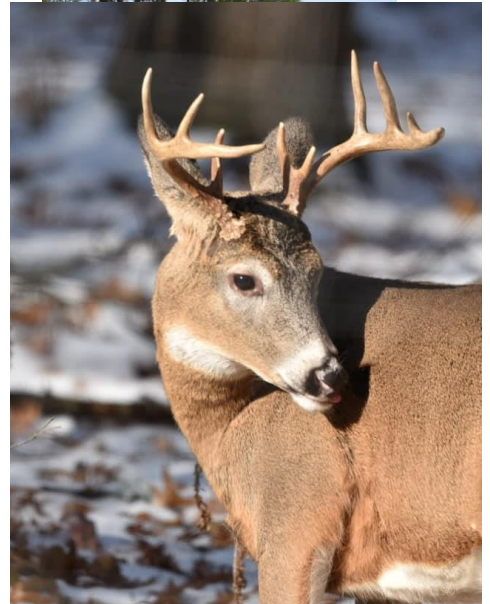
Cover Photo : Amanda and Michael Vogts, Pickerel Lake

Other photos supplied by Tammy Owen, Warren Leemgraven,



Isaac Lake by Jake Hartigh

Lilley Township is committed to preserving the existing rural and recreational environment for its citizens. Lilley Township is dedicated to maintaining and improving existing roads, maintaining and where appropriate, improving the safety for its citizens, and showing fairness toward all Township citizens in ordinance enforcement.



The Lilley Township Planning Commission would like to extend its sincerest gratitude to all of those who came before us in time, particularly those former Township officials whose tireless efforts have shaped our community and whose shoulders this plan stands on. Special recognition is extended to the Michigan Association of Planning and the extensive resources available, and the technical assistance during the writing of this plan. Without that support, the Planning Commission could not have accomplished its goal of providing a new master plan for Lilley Township.

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Chapter 1 - Introduction to the Master Plan – What is it?

This document is a guide for the future growth and development of Lilley Township. It is intended to encourage rational and consistent zoning, planning and development decisions based on community character, the capability of the land, and the needs and desires of the community.

LEGAL BASIS OF PLANNING

The State of Michigan authorizes local municipalities to develop community planning through the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended (formally authorized under the Township Planning Act 168 of 1959). Under this act, townships have the responsibility to develop and adopt a plan for the future development of their community. The Lilley Township Planning Commission followed the directives of this act in the preparation of this Master Plan.

PLANNING HISTORY

The previous Lilley Township Master Plan was adopted in 2002, reviewed in 2006 and again in 2011. Under the Michigan Planning Enabling Act, the Township is required to review its plan every five years. Upon review of the previous plan, the Planning Commission determined that a new plan was needed to better address the changing character of our community and changes in laws that regulate land use. In addition, the Planning Commission desired to incorporate the best practice principles that would provide for the social, economic, and environmental well-being of its residents and landowners while providing opportunities to improve the Lilley Township Zoning Ordinance.

This plan is both a continuation of the past and the foundation for the future. As this plan guides decision-making in the years to come, it too will require review every five years and possible additions or amendments.

THE MASTER PLAN---- WHAT IS IT?

The Lilley Township Planning Commission, in updating our Master Plan, has made necessary inquiries and investigation, and has completed an in-depth survey and reviewed all resources of the Township.

Many of us live in Lilley Township because our forefathers were here, or because we fished a stream, or a lake, or hunted the forest, or visited a lake for a summer vacation or winter snowmobile cruise. Some of us just found something that drew us here and is holding us here.

It is our love of the area that prompts us now to do everything possible to protect our heritage.

The Master Plan will be a guide for the future that guides us in the present. And the Plan is intended to be flexible, so that changes can be accommodated as time goes by.

The Master Plan will not succeed without public involvement and support.

UNDERSTANDING THE MASTER PLAN

A master plan acts as a guide for the future development of a municipality. Although it is not a binding, legal document, the master plan serves as the basis for the zoning ordinance, that is the law and must be followed by the municipality involved and its residents. Implementation of the plan is realized through the zoning ordinance. Its purpose is to promote public health, safety, and general welfare of the community

THE MASTER PLAN WILL BE DIRECTED AT ACHIEVING THESE OBJECTIVES

1. Maintain the rural character of the Township and allow for regulated higher density of residences around lakes, streams, and main roads without crowding and/or jeopardizing the health and safety of Township residents.
2. Lilley Township will be maintained for the residential, recreational, and commercial use of the property owners and visitors, and ensures that new development and construction is compatible with surrounding land use.
3. Provide adequate health, safety, and welfare considerations. All waterfront locations on creeks, streams, rivers, and lakes are governed by local, State, and Federal regulations.
4. Improve the character and quality of housing yet provide for a broad range of residential building opportunities.
5. Protect against blight and land uses, which tend to lower the quality of the character of the area.
6. The Zoning Ordinance will not impose conformance upon all existing properties. The Planning Commission agreed that all lawful existing property usage is to be “grand-parented” i.e.: land use planning/zoning is not retroactive. There may be exceptions, such as instances where the health, safety, or welfare of people or the surrounding environments are seriously jeopardized.

HOW THE MASTER PLAN AFFECTS YOU AS A RESIDENT OR PROPERTY OWNER

As a resident or property owner, it is important that you understand how this plan works and how it may affect you. For most community members, the plan will not have any immediate or direct impact; it may never even directly affect you.

As a member of the Lilley Township community, this plan will help you to understand:

- The vision for the future of Lilley Township.
- Proposed land uses for your property and neighboring properties.
- Overall direction and development of the Township including housing density and land division, commercial development, open spaces, natural resources, environmental protection, roads, infrastructure, utilities, and services.
- Protection of natural resources including lakes, rivers and creeks, groundwater, wetlands, forest, and soils.

PLANNING FRAMEWORK

This plan is based on a long process by the Planning Commission that considered various aspects and characteristics of the community that were collected, analyzed, and processed before being integrated into the plan. These included community character, community feedback, census and other data, community needs, land capability/environmental restrictions, maps, studies, and reports, availability of services, existing land uses and development, and regional issues.

PLANNING PHILOSOPHY

Lilley Township officials believe very strongly that the Township's Master Plan should reflect the values and vision of its residents. While they recognize that it is impossible to achieve complete consensus on every issue, much effort was made to represent the will of the people in the development of this plan. As such, the Township has developed this plan around the principle of maintaining a rural, peaceful community that holds private property rights in the highest regard and looks to provide minimal government regulations to protect the basic health, safety and welfare of its residents while working with other government agencies and organizations, where appropriate, to provide additional services and protections.

IMPLEMENTATION

The Lilley Township Board and Planning Commission should use and reference this document on a regular basis in their decision-making and policy development processes to ensure that the community vision provided in this plan is implemented. Officials should refer to this plan in all zoning decisions to provide justification for land use decisions and encourage other decision-making bodies (such as the Newaygo County Road Commission, school districts, neighboring townships, etc.) to review this plan for compatibility, coordination, and consistency.

This plan is developed to guide the daily decisions of Township officials while guiding the development of the community over time toward its vision. This plan is designed to be implemented over time and should be followed by officials while remaining flexible. All Township officials should read this plan in its entirety as decisions should be guided by the plan.

CONCLUSION

A properly developed, well thought out Master Plan can be of great value to the Township. However, that value is related to the willingness of the Planning Commission, and that of Lilley Township citizens, to follow the plan and of keeping the plan current

It is hard work, but the rewards will make the effort very worthwhile.

Chapter 2 - Community Overview

POPULATION	
Total Population	820 (100%)
Population in Households	819 (99.9%)
Population in Families	638 (77.8%)
Population in Group Quarters ¹	1 (0.1%)
Population Density	27
Diversity Index ²	21
INCOME	
Median Household Income	\$46,522
Average Household Income	\$60,101
% of Income for Mortgage ⁴	11%
Per Capita Income	\$26,139
Wealth Index ⁵	62
HOUSING	
Total HU (Housing Units)	1,109 (100%)
Owner Occupied HU	334 (30.1%)
Renter Occupied HU	55 (5.0%)
Vacant Housing Units	720 (64.9%)
Median Home Value	\$117,014
Average Home Value	\$141,892
Housing Affordability Index ³	253
HOUSEHOLDS	
Total Households	389
Average Household Size	2.11
Family Households	250
Average Family Size	3

Data from the 2020 United States Census

DEMOGRAPHICS

Understanding the fabric of a community is vital to direct its future land use. A strong understanding of our community tells who we are, where we live, work, and play, what makes us unique, what we value, and what challenges we face. This understanding of our community also provides a snapshot of where we came from and where we are today, providing a solid foundation for the development of a vision providing future direction.

LOCATION

Lilley Township is a rural residential community located in the north-central region of Newaygo County, Michigan, approximately 18 miles north of the city of White Cloud. Larger metropolitan areas accessible to Lilley Township residents include Big Rapids (25 miles to the east), Grand Rapids (65 miles to the south) Cadillac (53 miles to the northeast), and Ludington (49 miles to the northwest).

DESCRIPTION

Lilley Township has a total area of 35.6 square miles (92 km²), of which 34.5 square miles (89 km²) is land and 1.1 square miles (2.8 km²) (3.06%) is water. The Township lies entirely within the Manistee National Forest, is heavily forested and prominent natural features include lakes and vast wetlands. Given its abundant natural resources and wildlife, public lands and other recreational opportunities, Lilley Township provides a rural, tranquil atmosphere and relaxed way of life, as well as year-round recreational opportunities for residents and visitors alike.

HOUSING

The housing stock in Lilley Township is an aging stock of modest means and is composed of a significant percentage of mobile homes. Housing values are lower than that of many areas of the county. The majority of homes are single family dwellings. The Township has seen a modest increase in the transformation of seasonal homes into year-round residences during the past 20 years.

Lilley Township recognizes the need for housing options that suit the needs of individuals and families of all economic conditions. To address junk and blight in the community, the Township should consider policies and regulations that establish minimum standards to address junk and blight in the community. Additionally, the Township recognizes that many landowners are seasonal residents and /or utilize their land for recreational purposes, so the Township should adopt policies and regulations that encourage these continuing uses, which contributes to maintaining and building the rural community character of the Township

ECONOMIC

The people of Lilley Township are generally of modest means. Income levels are lower than that of much of the county and poverty presents a serious challenge to some in the community. Employment opportunities in the immediate area are few, and most people in the Township face significant commuting time and distance to their places of employment.

The Township shall develop policies and regulations that encourage the modest economic growth of our community.

PLACES

Lilley Township was formed by merging the east half of Troy and the west half of Home Townships after 1884. At one time, there were six settlements in Lilley Township; Alderson, Bitely, Lilley, Sisson, Stiles and West Troy (also called Walkup).



Environment

TOPOGRAPHY

The Township of Lilley is primarily composed of gently rolling terrain and a relatively flat terrain with some lowlands. The Township has an average elevation of 863 feet above sea level.

LAND COVER

Prior to extensive logging in the 19th Century, Lilley Township was composed of vast virgin white pine-white oak forests in the eastern half of the Township and hemlock-white pine forest, shrub swamp/emergent marsh, white pine- red pine forest with patches of cedar swamp, mixed conifer swamp, mixed hardwood swamp, and shrub swamp/emergent marsh in the western half of the township. Today, most of these swamps and forests still exist, although the forest cover has changed with secondary growth after the logging era. These swamps and forests provide habitat for our substantial deer and black bear populations. They also provide a beautiful landscape for rural, country living and areas for ample outdoor activities including hunting, hiking, biking, and snowmobiling. Small areas of crop cover (primarily alfalfa) exist in pockets of limited agricultural production.

HYDROGRAPHY

Lilley Township is situated well in the middle of the Manistee National Forest and the heart of Newaygo County's vast abundance of water resources. These lakes, rivers and creeks, wetlands, and groundwater are part of a complex and dynamic natural system whose scale is greater than the Township.

The Townships lakes are relatively shallow, provide good to excellent fishing, and are heavily utilized. Several lakes in the Township have medium-to-dense residential development around them and allow motorized boating: including Bitely Lake, Pickerel Lake, Pettibone Lake, High Banks Lake, Walkup Lake and Nichols Lake which has federal campgrounds that experience heavy use. Other lakes include Lilley Lake, Sisson Lake, Schultz Lake, Houseman Lake, Diepma Lake, Mawby Lake, Kenosha Lake, Amaung Lake, SawKaw Lake, Condon Lake, Mill Lake, Woods Lake, RailRoad Lake, Isaac Lake, Lamoreaux Lake, Greening Lake, Leaf Lake, Musketeer Lake, and Atodd Lake.

Lilley Township is entirely within the Pere Marquette-White River watershed. The Township's northern and western borders are within the South Branch of the White River sub-watershed and its northeastern corner is within the Little South Branch of the Pere Marquette sub-watershed. The overwhelming majority of the Township is within the Big South Branch of the Pere Marquette sub-watershed. The primary river in Lilley Township is the South Branch Pere Marquette River with Cedar Creek meandering through Sections 18, 7, 6, 5, 4, 3, 10 and into Pickerel Lake that straddles Sections 14 & 15. Cedar creek goes on to connect Sisson Lake and Lilley Lake to Pickerel. Tank Creek flows from Murrows Creek that originates at Murrows Pools in Section 35 then flows to the west and turns south toward Merrill Township.

Wetlands cover nearly a quarter of all the land within Lilley Township. Although a majority of these are within federal lands, a substantial number of large wetland areas also exist on private lands.

These wetlands act as sponges and filters for our vast supply of groundwater, playing an integral role in the hydrological process and providing unique habitats for many plant and animal species.

Lilley Township has excellent groundwater resources. As part of the larger hydrological cycle, this natural resource plays an important role in sustaining the vitality of the Townships water resource and those things which are dependent on it such as ecological systems (including fisheries), recreation and tourism. The Township shall protect its water resources from negative impacts through the development of basic policies and regulations.

Political

Lilley Township is part of the 2nd U.S. Congressional District, 34th State of Michigan Senatorial District, and the 100th State of Michigan Representative District. At the county level, Lilley Township is represented by the District 1 Newaygo County Commissioner. Other elected officials at the county level include Circuit Judge, District Judge, Probate Judge, Prosecuting Attorney, Sheriff, Clerk, Treasurer, Register of Deeds, Drain Commissioner, and Surveyor.

Lilley Township has a five-member Township Board consisting of a Supervisor, Clerk, Treasurer, and two Trustees. All members of the Township Board are elected officials serving four-year terms. The Township Planning Commission consists of five Board appointed members serving on three-year staggered terms. The Zoning Board of Appeals consists of five members on three-year staggered terms. The Township also has an appointed Assessor, Zoning Administrator and Sexton.

Lilley Township shares its borders with Merrill Township (south), Troy Township (west), Lake County (north), and Home Township (east).

Lilley Township recognizes that as society has advanced and developed, the scale on which we interact daily has dramatically expanded, leading to a greater need for services. Conversely, trends in the amount of available fiscal resources have led to a need for creative uses of funds and a sharing of common resources. The Township should, when appropriate, work with neighboring townships and Newaygo County on projects that benefit residents and property owners of the Township.

Public Safety

POLICE PROTECTION

Primary police protection is provided by the Newaygo County Sheriff's Department (located in White Cloud). Additionally, the Township is serviced by the Michigan State Police (located in Newaygo). The Newaygo County Jail and Animal Control are in White Cloud and are under the supervision of the Newaygo County Sheriff.

Federally owned public lands are under the jurisdiction of federal law. The Newaygo County Sheriff's Department is contracted to respond to incidents on these federal properties.



FIRE PROTECTION AND RESCUE

The Lilley Township Fire Department, located in Bitely, Michigan, provides fire protection and emergency response services to the Bitely community. The Fire Department's mission is to prevent the loss of life and property. In addition to responding to fires, the Lilley Township Fire Department also responds to medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials.

The Lilley Township Fire Department/Rescue has agreements with Merrill Township, Troy Township, Home Township, Beaver Township and Monroe Township to provide services. First Responders have an agreement to service Lilley Township, Troy Township, and Home Township. Lilley Township utilizes EMS services located in Baldwin and White Cloud.



911 EMERGENCY SERVICE

Lilley Township's 911 emergency telephone services are routed through Newaygo County's Central Dispatch in White Cloud, located in the Newaygo County Complex.

Transportation

M37 runs in a north/south route through the center of Lilley Township, passing through Sippy Flats, Lilley, and north to Lake County. Many paved roads in the Township make the outer areas of Bitely easily accessible and allow for alternate routes into and out of the Township. 14-Mile Road is paved and leads to Big Rapids to the east, Cleveland Street and 13-Mile Road lead to Walkerville and Oceana County to the west.

Road maintenance along M37 is managed by the Michigan Department of Transportation. Other road maintenance is provided by the Township and the Newaygo County Road Commission. Road maintenance remains a key priority for the Township and continues to utilize a significant percentage of the Township's annual budget. The Newaygo County Road Commission plows snow on M37 and other county roads (excluding seasonal roads).

RAILROADS

Connecting Grand Rapids and Ludington, the CSX Railroad - Pere Marquette Line runs north/south through the central area of the township and very close to M37 as it continues through to the north into Lake County.

PUBLIC TRANSPORTATION

Lilley Township does not have public transportation services. Currently, the Newaygo County Commission on Aging provides limited transportation services to the Township. Additionally, Dial-a-Ride from Baldwin provides school bus service for Lilley Township children who attend the Baldwin District School.

AIRPORTS

White Cloud, Baldwin and Big Rapids have small municipal airports. The Muskegon County Airport and Gerald R. Ford International Airport located in Grand Rapids service the West Michigan Region.

Education

EARLY CHILDHOOD

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There are several early childhood educational programs available to Lilley Township residents. NCRESA's Neway Center located in Fremont, 5 CAP in White Cloud, various Head Start programs, and private pre-school programs are available throughout the area.

K-12 Schools

Lilley Township is in the Baldwin ISD. Under Schools of Choice, students can attend schools outside their district but within limitations. Schools within these additional districts are accessible to students K-12 in Lilley Township: White Cloud Public Schools, Walkerville Rural Community School District, Big Jackson Public School (K-6 only). Additionally, high school students may enroll at the Newaygo County Career Technical Educational Center and Quest in Fremont or the Career Technical Program offered through the Baldwin Community Schools at West Shore Community College in Scotttville (Mason County)

Private schools and a charter school are in Big Rapids, and private schools are found in the Fremont area.

HOMESCHOOL

Many parents choose homeschooling as an option to institutional schools for their children's education. Exact numbers of homeschooling families across Newaygo County and Lilley Township are unknown but homeschooling remains a viable educational option for families in Michigan

COLLEGE/UNIVERSITY

Area community colleges include Muskegon Community College in Muskegon (Muskegon County) and West Shore Community College in Scottville (Mason County). Montcalm Community College and Baker College maintain satellite campuses in Howard City (Montcalm County) and Fremont, respectively. Ferris State University is in Big Rapids, and additional technical schools, colleges, universities are in the Mt. Pleasant and Grand Rapids areas.

LIFELONG LEARNING

Various programs are offered by agencies (such as NCCS, MSU Extension, etc.) in the region offering continuing lifelong learning opportunities for adults.

Communications

TELEPHONE

Telephone service is provided by a variety of carriers across Lilley Township, with lines maintained by AT&T and Verizon. The Township is completely within the 231-area code. Analog service is slowly being phased out as digital service is implemented. More homes are eliminating the cost of "land lines" to their homes by having them removed and moving into the cellular mode of communication.

CELLULAR TELEPHONE

Cellular telephone service is provided by a variety of carriers across Lilley Township; however, coverage is not consistent. Areas of "dead zones" and poor reception exist, and there is a need for more complete coverage

in the Township. Additional cell towers are needed to provide better cellular phone service in the Township. The Township should require co-locations on wireless communications towers to discourage the erection of too many towers while still encouraging adequate coverage.

TELEVISION

Existing television options include the use of digital antennae, choosing from a variety of satellite providers, or internet television viewing. Digital antennae offer an inexpensive television viewing option but supply a very limited choice of channels where reception can be weak due to distance from transmission towers.

Satellite television and telecommunication service can be affected by tree cover and landscape variations and obstruction but offers the most variety of channels and choice of service providers. Internet television viewing is limited by connection and availability and speed.

Currently, Spectrum cable television service is available in some areas of the Township. There is a need for additional television service options in the Township.

INTERNET

Internet connectivity in Lilley Township is available through various dial-up and high-speed Internet service providers. Dial up offers a low-cost option but has become very impractical and inefficient. High speed Internet service is available through satellite service providers and wireless service is available in some areas by various providers. Cable, Wi-Fi, and DSL is currently available in the Township. Fiber Optic High speed Internet service across the Township is, in general, limited in access and is cost prohibitive. There is a need for additional high speed Internet service options in the Township.

NEWSPAPERS

The newspaper of general circulation is the Times Indicator, a weekly paper located in Fremont. Big Rapids Pioneer (daily, located in Big Rapids) and Lake County Star (weekly, located in Baldwin) are other area papers. Hi-Lites Shopper's Guide (located in Fremont) and Tri-County Shopper (located in Big Rapids) publish free weekly shopper's guides.

Utilities

ELECTRIC

Lilley Township receives its electricity services from Great Lakes Energy Cooperative.

Sewer/Water/Natural Gas

The Township does not provide sewer, water, or natural gas services. These services are available using private septic systems, wells, and propane tanks installed and maintained by the property owner. Due to the very rural nature and low population and housing density in the Township, there is no foreseeable need in the coming decades for the municipal provision of these services. This lack of need does not, however exclude the potential for future public sanitary sewer systems around the ten (10) more populated lakes in Lilley Township to protect surface water quality or unforeseen commercial growth.

Health & Wellness

HOSPITALS

The nearest hospitals from Lilley Township are Spectrum Health Gerber Memorial in Fremont, the Spectrum Health Big Rapids Hospital in Big Rapids, and Spectrum Health Read City Hospital in Reed City.

MEDICAL AND DENTAL SERVICES

Medical services, pharmacies and dental services are available in White Cloud, Baldwin, Big Rapids, Fremont, Reed City and Newaygo

HEALTH DEPARTMENT

Lilley Township is serviced by the District Health Department #10 located in Newaygo County Complex in White Cloud and in Baldwin just north of U.S 10. They provide a wide variety of health- related services to residents of Newaygo County.

VETERINARY SERVICES

Veterinary services are available in White Cloud, Baldwin, Big Rapids, Fremont, Newaygo and Reed City.

Other Services

LIBRARIES

Lilley Township is part of the White Cloud Community Library service area. Township residents may utilize the White Cloud Community Library, the Baldwin Community Library, The Big Rapids Community Library or the Ferris State University Library.

COURTS

Lilley Township is serviced by the 27th Judicial Circuit Court, 78th District Court, and County Probate Court. These courts are in the Newaygo County Complex in White Cloud.

COMMISSION ON AGING

Lilley Township's senior citizens have access to the services provided by the Newaygo County Commission on Aging including meals, meals-on-wheels, activities, and local transportation. The agency office is in White Cloud.

POSTAL SERVICES

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Lilley Township is serviced by the Bitely Office of the U.S Postal Service and was established in Bitely in 1889. Lilley Township has one postal zip code, 49309. This post office also serves the Woodland Park area in Merrill Township to the south.

ZONING

Lilley Township maintains, enforces, and regularly reviews its Zoning Ordinance to provide for the health, safety, and welfare of its residents. The Lilley Township Zoning Administrator issues township zoning permits and enforces the Zoning Ordinance.

BUILDING/ELECTRICAL/MECHANICAL/PLUMBING INSPECTIONS

Lilley Township contracts an Assessor, Building Inspector, Electrical Inspector and Plumbing/Mechanical Inspector and may require a Township Zoning Permit prior to application. Contact the Lilley Township Offices for names and contact information.

TOWNSHIP BUILDINGS

Lilley Township maintains the Lilley Township Multi-Purpose Building on Prospect Street. This building provides offices for Township officials, records storage, and a public meeting room for various Township meetings, including the Township Board, Planning Commission, Zoning Board of Appeals and Board of Review meetings.

The Lilley Township Community Building on Bingham Street provides a kitchen area for events that occur in the town square. This building is available to the community to rent. Revenue is used to maintain the building and provide for upgrades or repairs.

WASTE DISPOSAL AND RECYCLING

The Lilley Township Transfer Station (located on Bingham Avenue south of Bitely) offers waste disposal and recycling services to the Township. Additionally, drop-off sites for recyclables are maintained by Recycling for Newaygo County in White Cloud and Recycle! Of Mecosta County in Big Rapids.

CEMETERIES

Lilley Township maintains the Lilley Township Cemetery located at Bingham Avenue and 15-Mile Road. The Township Sexton is responsible for the upkeep and management of the cemetery.

VETERANS AFFAIRS

The Newaygo County Complex in White Cloud houses a Veterans Affairs Office servicing all of Newaygo County.

FREMONT FOUNDATION

Newaygo County is fortunate to have the Fremont Area Community Foundation (located in Fremont) serving Newaygo County. This organization provides grants to communities and other organizations in the areas of

community and economic development, education, natural resources, nonprofit sustainability, and poverty to prosperity. Lilley Township should make use of the Foundation in appropriate projects and encourage other community organizations to do the same.

LAND FRAGMENTATION

Understanding the division of land (including development patterns and parcel size, scope, and scale) in a township and its effect on the character of the community is crucial to developing and implementing policy that best serves the needs and desires of the community.

FEDERAL LAND

Almost every federal parcel is very large, with some ranging from 400 to 640 acres per parcel (most of these are equal to one section-one square mile). There are also several federally owned large parcels between 100 to 400 acres, and a few smaller than 100 acres.

These federally owned lands include many of the rivers and creeks, lakes, and wetlands in Lilley Township. Although these lands are relatively well protected because of Federal ownership, it is possible however unlikely, that they could be traded or sold off. To protect these lands, policy should be developed and implemented to severely restrict future division and allowable uses of these parcels.

PRIVATE LAND

Lilley Township's privately owned parcels have significantly fragmented the Township along the M37 corridor and around the ten (10) larger lakes. A significant portion of privately owned parcels are 10 acres in size or smaller and many of these parcels are "bowling alleys" with width-to-depth ratios at 1:4 or greater.

There are substantial numbers of parcels in the 10 to 40 and 40 to 100-acre ranges. Conversely, there are very few (only ten) remaining large parcels of privately owned land greater than 100 acres. Township policy should encourage the continuation of all larger parcels, particularly those that are 40 acres or more in size and, additionally, maintaining at least a minimum parcel size of 5 acres in all rural residential settings, with allowances for smaller parcels around lakes and in the immediate areas thereof.

LAKE FRONT PROPERTY

A significant portion of the parcels along lakes in Lilley Township are small parcels with seasonal and year-round homes. Many of these parcels can no longer be divided, but present zoning challenges resulting from the legacy of their development prior to the implementation of zoning.

A few existing parcels around lakes are still large enough to subdivide into lakefront properties. The Township should adopt reasonable regulations to ensure appropriate development around these lakes that are focused on the specific and unique challenges and needs of waterfront property owners.

PARKS AND RECREATION

The attraction of parks and recreation opportunities is a major economic driver for Newaygo County, providing year-round enjoyment to residents and visitors. Lilley Township's bountiful and beautiful natural resources offer many undeveloped opportunities for the limited development of parks and recreation amenities that would benefit residents and visitors to the area.

Currently, the Manistee National Forest, with its vast public lands and many lakes, rivers, and creeks, provides hiking, fishing, hunting, and other recreational opportunities. There is, however, ample opportunity to enhance and develop these resources, particularly for new park and trail developments.

AGRICULTURE

Due primarily to poor soil quality, Lilley Township has limited agricultural activity and only a small area of prime farmland. Most of this activity is done on a part time, hobby farm basis. Township policy should protect both the rights of agriculture and surrounding residents by implementing policies that limit potential conflicts between differing land uses.

BUSINESS

Local businesses are very important to the livelihood of many Lilley Township residents, providing income, access to basic provisions, services, and social interaction. The business climate in the Township always has been, is, and will continue to be for the foreseeable future, a difficult one, limited by the realities of a rural economy.

The Township shall develop policies and regulations that encourage limited business growth by accommodating home business and low impact cottage industry standards throughout the Township and concentrating commercial development where mixed use (that also allows residential uses) can occur.

Additionally, all industrial development (including groundwater withdrawal and water bottling operations) shall be directed toward industrial parks (such as the ones in White Cloud or Big Rapids) outside of the Township where the use is more appropriate, and the resources exist to support such enterprises properly and successfully. The Township should engage cities outside of Lilley Township with industrial parks to develop policies and agreements to transfer industrial development to those sites.

Chapter 3-Goals and Objectives

THE MASTER PLAN WILL BE DIRECTED AT ACHIEVING THESE OBJECTIVES

1. Maintain the rural character of the Township and allow for limited higher density of residences around lakes, streams, and main roads without crowding and/or jeopardizing the health and safety of residents and where services are adequate.
2. Lilley Township will be maintained for the residential, recreational, and limited commercial use of the property owners, and ensure that new development and construction is limited and compatible with surrounding land uses.
3. Provide adequate health, safety, and welfare considerations. All waterfront locations on creeks, streams, rivers, and lakes are governed by local, State, and Federal regulations.
4. Improve the character and quality of housing yet provide for a broad range of residential building opportunities.
5. Protect against blight and land uses which tend to lower the quality of character of the area.
6. The Zoning Ordinance will not impose conformance upon all existing lawful properties. The Planning Commission agreed that all lawful existing property usage is to be “grand-parented” i.e.: Land use plan/zoning is not retroactive. There may be exceptions, such as instances where the health, safety, or welfare of people or the surrounding environments are seriously jeopardized.
7. Generally, maintain low density residential development only and provide incentive programs for the preservation of natural features.
8. Limit paving of existing gravel roads.
9. Require generous setbacks from the roadway to preserve the rural atmosphere.
10. Protect water and wetland resources, including native vegetation which contributes to water quality.
11. Limit billboards and signs.

COMMUNITY VISION

In the years to come, Lilley Township should continue to remain a quiet, peaceful, rural community surrounded by its beautiful and bountiful natural resources, wildlife, and year-round recreational opportunities. Residential development should remain low density while blending with the surrounding natural environment. Commercial and business development should remain focused in the immediate vicinity of Bitely. Natural and historical areas of special value to the community should be identified, protected, and preserved. Natural resources, including lakes, rivers and creeks, wetlands, groundwater, forests, and soils, should be protected and preserved through appropriate policies.

AGRICULTURE

Goal.

Preserve farmland for agricultural and open space uses, especially lands with prime agricultural soils.

Objectives.

1. Develop ordinances that encourage agricultural production and avoid potential conflicts with agricultural producers and landowners over the Right-to-Farm Act and GAAMPS (Generally Accepted Agricultural Management Practices).
2. Permit flexibility for hobby farms and other agricultural related activities.
3. Minimize the number of non-farm dwellings permitted within those agricultural areas to be preserved.
4. Formulate and adopt new zoning regulations designed to promote responsible land use practices that will minimize intrusion of development into designated agricultural areas or substantially reduce the loss of farmland in these areas.
5. Strengthen the Township's commitment to wise land use planning, zoning, and enforcement of land use regulations.
6. Actively promote the use of innovative agricultural preservation techniques to the extent possible.
7. Require suitable buffers between new residential development and abutting agricultural lands.

NATURAL RESOURCES AND THE ENVIRONMENT

Goal:

Protect natural resources such as rivers, lakes and creeks, wetlands, forests, and soils from the negative impacts of development.

Objectives.

1. Combat blight, abandoned/dangerous buildings, junk, and visual clutter in the Township.
2. Ensure environmentally sound and limited development through the utilization of the site plan review process that minimizes disruption to natural features including lakes, rivers and creeks, wetlands, forests, and soils.
3. Protect wetlands and consider a wetlands ordinance for wetlands that protects the natural functions of wetlands and prevents alteration of their natural state.
4. Maintain low to medium density development around lakes and low-density development along rivers and creeks by developing a lake overlay district and a river overlay district that extends protections provided by Michigan's Natural River Act.
5. Consider zoning provisions to discourage the large-scale clearing of land for development without proper review and approval.
6. Develop zoning provisions to prevent the clearing of land for development without proper Township review and approval.
7. Work with local agencies to educate landowners on the benefits of implementing best practices when developing land.
8. Work with the U.S. Forest Service, the Michigan Department of Natural Resources, the Natural Resources Conservation Service, other local agencies, and landowners with large private tracks of land to encourage land management practices that promote natural resource and wildlife habitat protection.
9. Consider the development of greenways throughout the Township by utilizing the site plan review process to coordinate the interconnection of open spaces between parcels.
10. Develop an asset inventory of natural areas within the Township.
11. Require a natural features inventory assessment in the site plan review process.
12. Work with organizations associated with the White River and Pere Marquette River to protect rivers and creeks in the township.
13. Encourage septic tank maintenance within 300 feet of lakes, rivers, and creeks.
14. Develop regulations that prohibit the export of water resources from the Township.
15. Require native plantings and other landscaping buffers on new developments.
16. Require natural vegetative buffer strips along lakes, rivers, and creeks.

17. Encourage design which considers and incorporates elements of a rural and quiet lifestyle, providing open space viewing opportunities for as many residents as possible.
18. Limit new development in floodplain and wetland areas.
19. Develop regulations to prevent the destruction and erosion of lake, river, and creek banks and work with organizations to restore and improve those with damage.
20. Consider requiring a 100-foot no clear setback and buffer area along roads to protect the natural rural character of the Township.
21. Develop regulations that prevent the direct discharge of storm water and melt water into surface water.
22. Consider beautification routes along targeted Township roads.
23. Work with area conservation groups to educate property owners about non-regulatory incentives for preserving wildlife habitat and open spaces (including conservation easements).
24. Incorporate conservation design options for land development that utilize open space preservation.

GROWTH AND DEVELOPMENT

Goal.

Preserve rural character through growth management by limiting density and determining appropriate locations for various types of development.

Objectives.

1. Concentrate all commercial, multi-family, trailer park, and denser single-family development in and around Bitely and Lilley and prevent commercial growth from sprawling along M37 and other roads.
2. Implement adequate maximum lot width-to-depth requirements which prevent long, narrow “bowling alley” lots.
3. Provide zoning options for land divisions that allow smaller lots in exchange for preserving larger tracts of parent parcels for agriculture and open space preservation.
4. Consider requiring planned unit development review or conservation design for developments with more than 3 dwelling units or lots.
5. Require site plan review if more than 3 lots are being created.
6. Promote conservation design and conservation easements to help protect large tracts of open space.
7. Encourage residential development that is of a scale and design that blends well with adjacent land use and existing natural features.

8. Evaluate the scope and appropriateness of permitted uses allowed in the rural residential district.
9. Develop a Township subdivision ordinance to reflect rural design objectives.
10. Develop a rural sign ordinance to regulate signs in a manner appropriate to the rural nature of the Township.
11. Evaluate the amount of commercially zoned land in the Township to ensure the amount is appropriate in relation to need.
12. Provide flexibility for tourism-based businesses in the Township.
13. Provide for limited home-based businesses that are appropriate in the rural community.
14. Require minimum commercial development standards including landscaping, screening, minimal pavement, minimal “light pollution”, and parking lot connectivity between adjacent commercial businesses.
15. Incorporate form-based design into commercial development standards to ensure that buildings and uses fit with the rural, natural character of the Township.
16. Encourage limited commercial developments that provide beautiful, natural landscaped open space, bike racks, and outdoor seating.
17. Due to a lack of public services and infrastructure to support industrial development in the Township, industrial uses are not contemplated in this plan. Further, the City of White Cloud (18 miles South) has a vacant industrial park with the supporting public service and infrastructure to support industrial development, as does the city of Fremont (29 miles Southeast), both in Newaygo County, as well as Baldwin, (10 miles directly North) in Lake County, and Big Rapids (25 miles East) in Mecosta County.
18. Discourage conventional parcel splits and large lot subdivisions while offering incentives to preserve the natural features and rural perception of a site.
19. Preserve open space and encourage only controlled development around the lake areas.
20. Maintain the quiet rural atmosphere by limiting new business activity within the Township.
21. Preserve the rural experience by encouraging smart growth using innovative regulatory tools and development techniques.
22. Direct residential development along major roads and visually shield them from the roadway.
23. Protect areas that have significant environmental features while providing for controlled growth in areas that are more appropriate for development.
24. Provide consistent enforcement of zoning and related regulations throughout the Township.

TRANSPORTATION

Goal.

Preserve existing road infrastructure, maintain quality of existing roads and control access, land use options, and development densities along Township roadways to protect community character and traffic carrying capacities.

Objectives.

1. Minimize development density along non-paved roads.
2. Avoid sprawling of commercial development along M37 and other roads.
3. Limit the number of splits and new lots that can be placed on a public road with direct access to that road.
4. Coordinate road projects and access management efforts with the Newaygo County Road Commission and Michigan Department of Transportation.
5. Develop standards for private roads.
6. Minimize curb cuts, access near intersections, and encourage turn lanes and shared access points to improve safety and traffic flow.
7. Limit county road access for residential developments or land splits that create more than 3 parcels.
8. Increase setback requirements for all properties along M37 to permit future turn lanes.
9. Protect the view scape and scenic corridors along roadways to maintain the natural, rural character of the Township.
10. Encourage the addition of 3-foot shoulders on all county road improvement projects.

INTERGOVERNMENTAL COOPERATION

Goal.

Collaborate with Newago County, the Michigan State Police, neighboring townships, and federal, state, and local agencies when appropriate to expand and improve community services, protect natural resources, and more effectively utilize limited financial resources.

Objectives:

1. Regularly meet with surrounding communities on an informal basis to discuss issues of mutual concern and to explore opportunities for collaboration.
2. Provide public safety and other services through intergovernmental service agreements.

3. Participate in regional recreation planning to share limited community resources and increase state funding opportunities.
4. Promote intergovernmental and interagency coordination and cooperation to develop regional trails and other recreational facilities.
5. Support the development of industrial facilities in the Cities of White Cloud, Fremont, Baldwin, and Big Rapids.

RECREATION & TOURISM

Goal:

Maintain and expand recreational and tourism opportunities that positively impact the local economy and enhance quality of life.

Objectives:

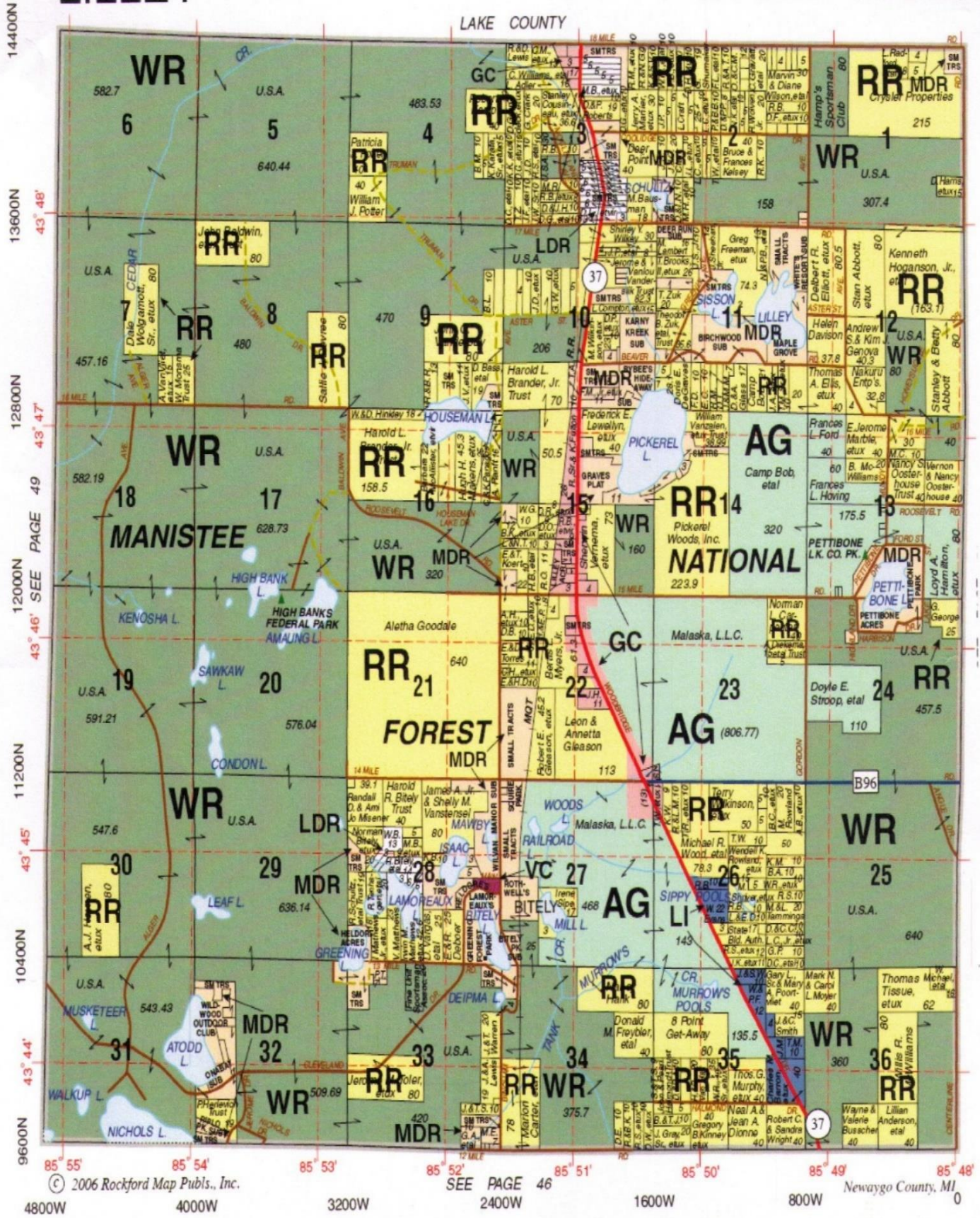
1. Maintain existing parks in prime condition.
2. Maintain open public access points to federal (U.S. Forest Service) lands.
3. Develop parks, natural areas, and trails to provide access to natural resources including lakes, rivers, federal lands, and other unique natural areas.
4. Provide, when possible, connecting access from existing parks, natural areas, and trails in the area to existing recreational resources.
5. Encourage local businesses to work with the Newaygo County Convention & Visitors Bureau to promote the area's recreational and tourist attractions.
6. Encourage local businesses to provide amenities that attract tourists.
7. Utilize government signage along major roads to direct people toward recreational tourist locations in the area.
8. Work with the Newaygo County Economic Development Office (NCEDO) and the Newaygo County Convention & Visitors Bureau (CVB) to encourage economic growth and development.

Current Land Use Map

LILLEY

T.16N.-R.13W.

LAKE COUNTY



Zoning Districts

Wilderness Recreation (WR) District – This district is intended to provide large residential parcels near agricultural and recreational lands. This requires a minimum of (10) ten acres for a single-family dwelling.

Waterfront Conservation (WC) District – This district includes all such land located within (300) three hundred feet of the centerline of all streams, creeks and along the lakes, waterfront and shorelines of the Township. This district must be preserved so that the residential and recreational experience can be enjoyed on the surface water and shorelines of Lilley Township.

Agricultural (AG) District – This district is needed to conserve and protect existing farms and to provide area where agriculture is best suited.

Low Density Residential (LDR) District – This district, with a minimum of (2) acres for a single-family residence will provide quality neighborhoods free from other uses that are incompatible with residential uses.

Medium Density Residential (MDR) District – This district, with a minimum lot size of (15,000) fifteen thousand square feet, will provide residential areas with small lot size, and may eventually allow for public water and sewer service.

Rural Residential (RR) District – This district, with a minimum of (10) acre parcels is intended to provide for single family residential living in a rural setting, with large rural parcels, near agricultural and recreation lands.

Village Center (VC) District – This district will provide an area for the establishment and continuation of retail sales and personal service uses, catering to the residents of Lilley Township. This district will remain small in scale and will be the heart of Bitely (Main Street and Bingham)

General Commercial (GC) District – This district provides an area for retail sales and personal service uses for the public and Lilley Township residents. This area must fit into the rural setting, and traffic generated by this district must not have a negative impact on the other districts in the township. Any growth of this district should be in Bitely and along Highway M37 at 15 Mile Rd.

Planned Unit Development (PUD) District – This district must be well designed to fit into the rural setting of Lilley Township. Utilities such as water, power, sewage, along with traffic control, are primary concerns for this district.

Manufactured Home Park (MHP) District – This district is intended to provide regulations for manufactured home residential developments to permit additional variety in housing opportunities.

Chapter 4 Future Land Use

Lilley Township is in the Manistee National Forest and is a community based on recreational and rural residential uses. It is a township concerned with preserving its natural resources and the rural atmosphere that first brought residents to the area. At the same time, there is a recognition that others want to live in the same area and relish the same rural character enjoyed by current residents. To accommodate the desires of both groups, current residents and those who wish to live here in the future, the Township must develop a plan.

Ninety to ninety five percent (90-95%) of residents want to maintain a sense of rural character, while ninety six percent want our natural resources protected to provide the quality of life desired by its residents.

Ninety five percent (95%) find the State and Federal lands in Lilley Township important to the overall future of the Township.

Fifty three percent (53%) want to see growth encouraged in the Township. Sixty five percent (65%) are satisfied with the way growth is occurring. Fifty nine percent (59%) do not feel growth should be tightly restricted in the Township.

When it comes to allowing smaller residential lots, 28% agree that should be done, while 37% disagree with allowing for smaller residential lots.

Fifty seven percent (57%) agree that home businesses are important in Lilley Township. Thirteen percent (13%) disagree.

Should existing public federal lands become available for private use, they shall have limitations on the number and size of land divisions that can be created in these areas to protect their natural resource management and property values. Zoning techniques will be employed to limit the number of land divisions in existing public lands to 40-acre minimum parcel size. Uses on these lands shall be limited to rural residential land use.

Lands along lakes and river corridors (and their tributaries) shall have limitations to protect water quality, shorelines and high bank areas, natural corridors, floodplains, and wetlands. Zoning techniques will be employed to maintain natural buffers and lot widths along lakes, rivers, and creeks. Zoning overlay districts should be used to protect these water bodies. The river/creek overlay district shall incorporate regulations equal to or greater than the Natural Rivers Act.



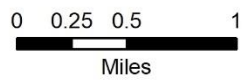
Lilley Township - Newaygo County, MI

Aerials

December 2021

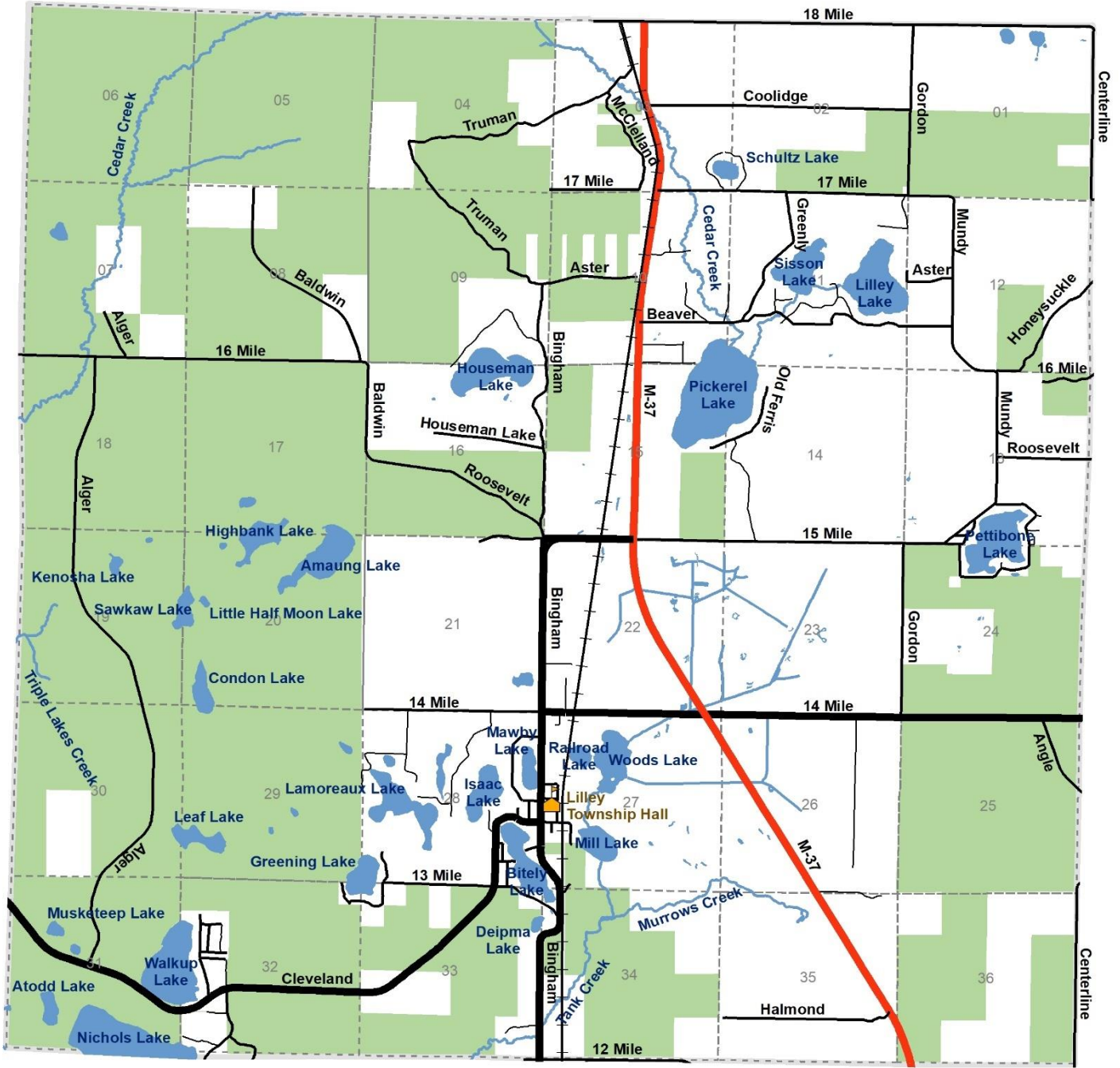
Data Sources:
Newaygo County
State of Michigan

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MSU Extension Land Use Educator



—— Township Boundary

- - - - Section Line



Lilley Township - Newaygo County, MI Base Map

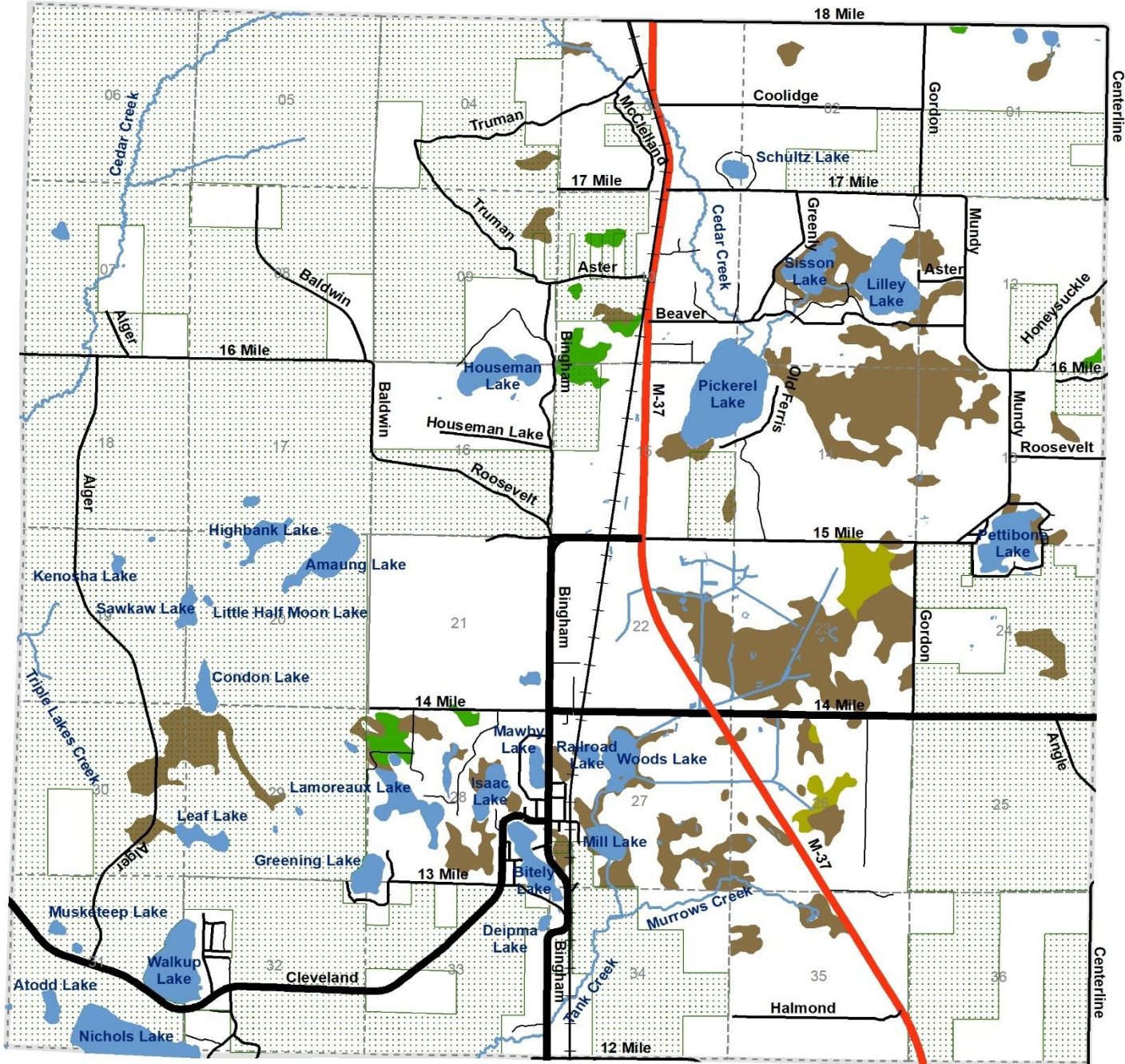


- | | |
|---------------------|---------------------|
| Township Boundary | State Highway |
| Section Line | County Primary Road |
| River/Creek | Local Road |
| Lake | Private Drive |
| U.S. Forest Service | Railroad |

December 2021

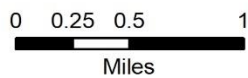
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Lilley Township - Newaygo County, MI

Prime Farmland

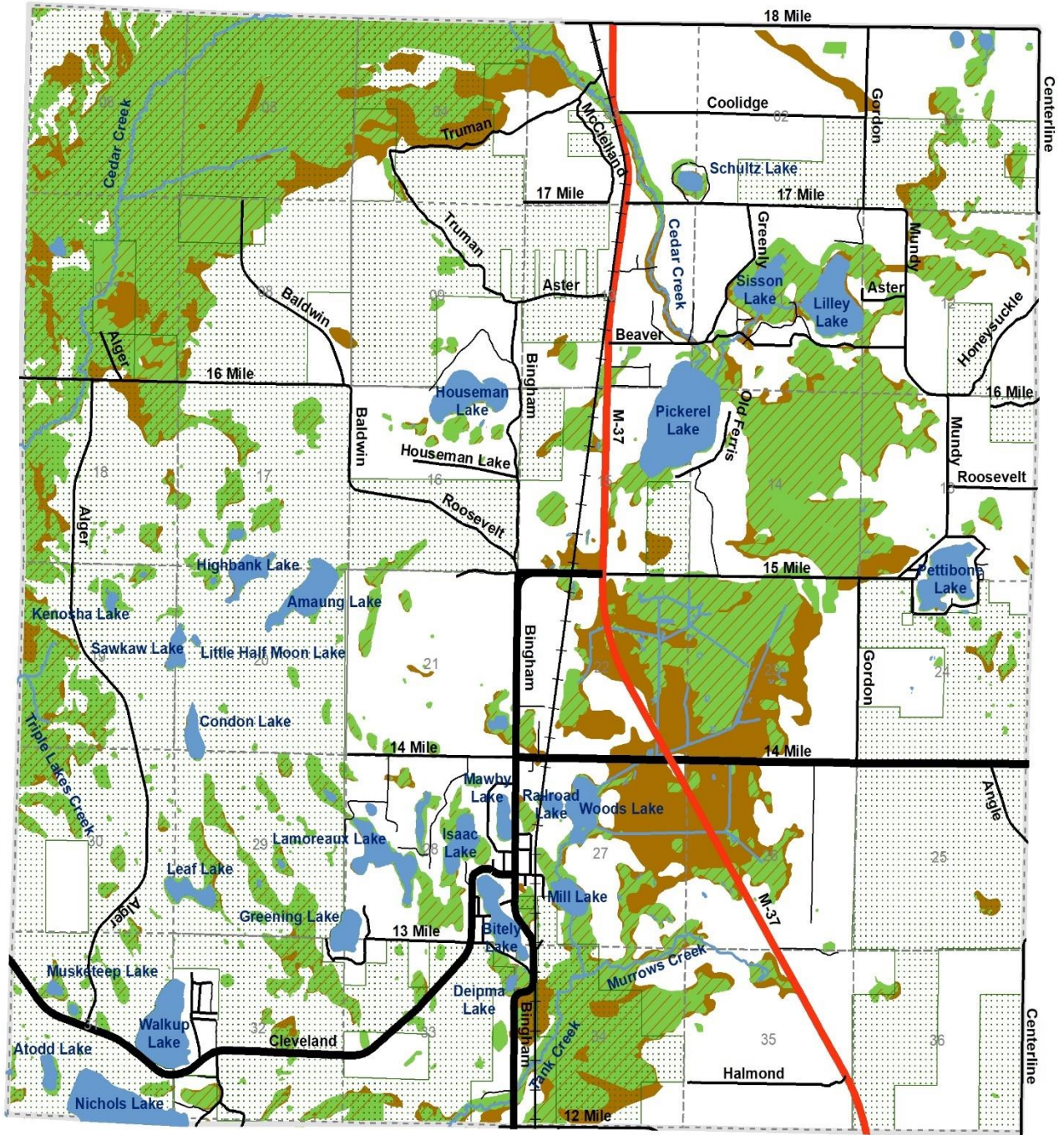


- Township Boundary
- Section Line
- State Highway
- County Primary Road
- Local Road
- Private Drive
- Railroad
- River/Creek
- Lake
- U.S. Forest Service
- Prime farmland
- Farmland of local importance
- Prime farmland if drained

December 2021

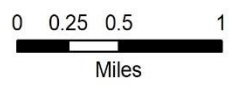
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Newaygo County
State of Michigan

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MSU Extension Land Use Educator



Lilley Township - Newaygo County, MI

Wetlands

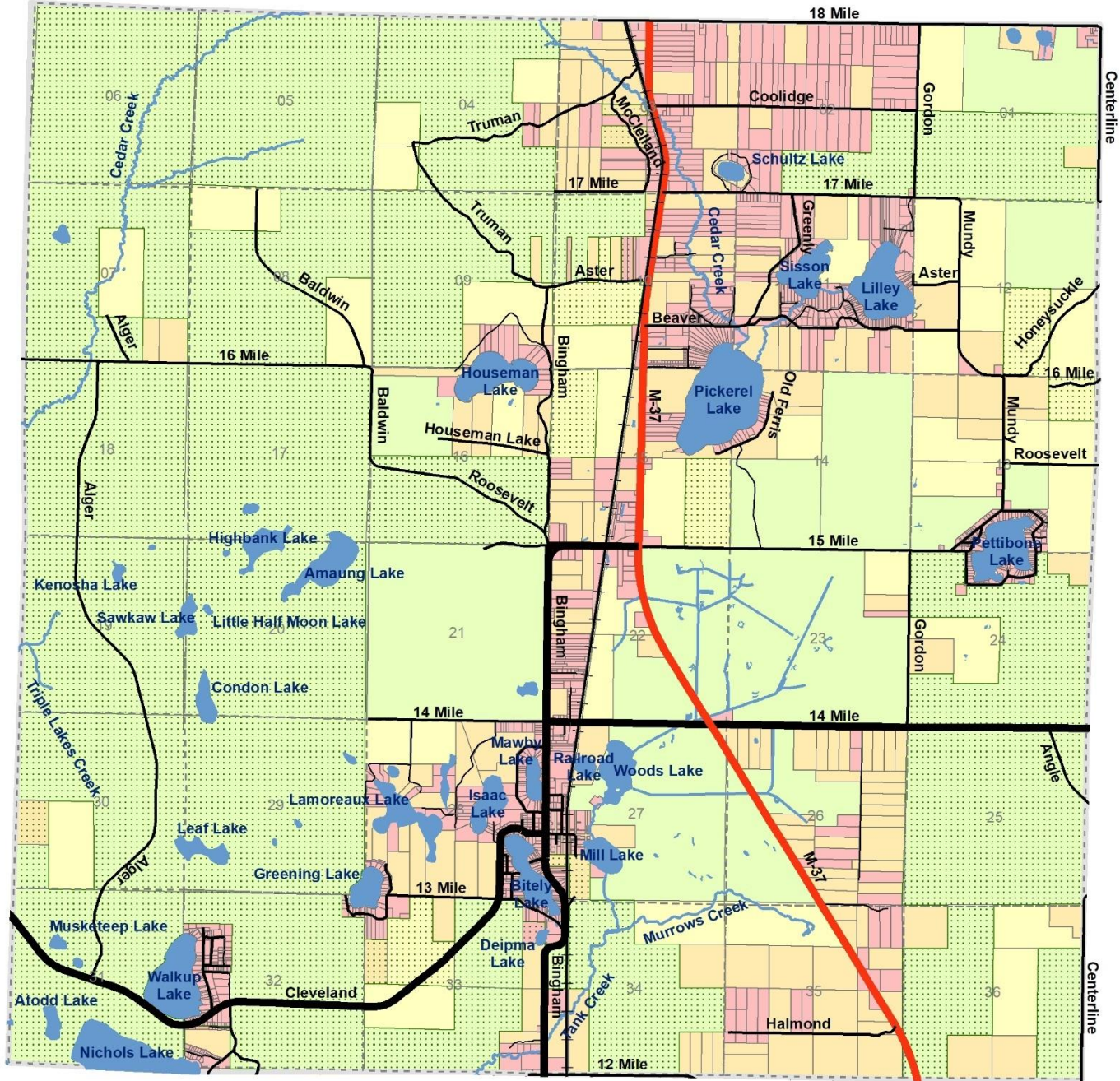


- Township Boundary
- Section Line
- State Highway
- County Primary Road
- Local Road
- Private Drive
- Railroad
- River/Creek
- Lake
- U.S. Forest Service
- Wetlands
- Soil areas which include wetland soils
- Wetlands which include wetland soils

December 2021

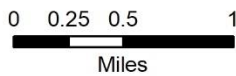
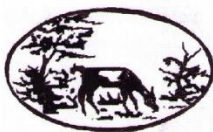
Data Sources:
Newaygo County
State of Michigan

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Lilley Township - Newaygo County, MI

Parcels

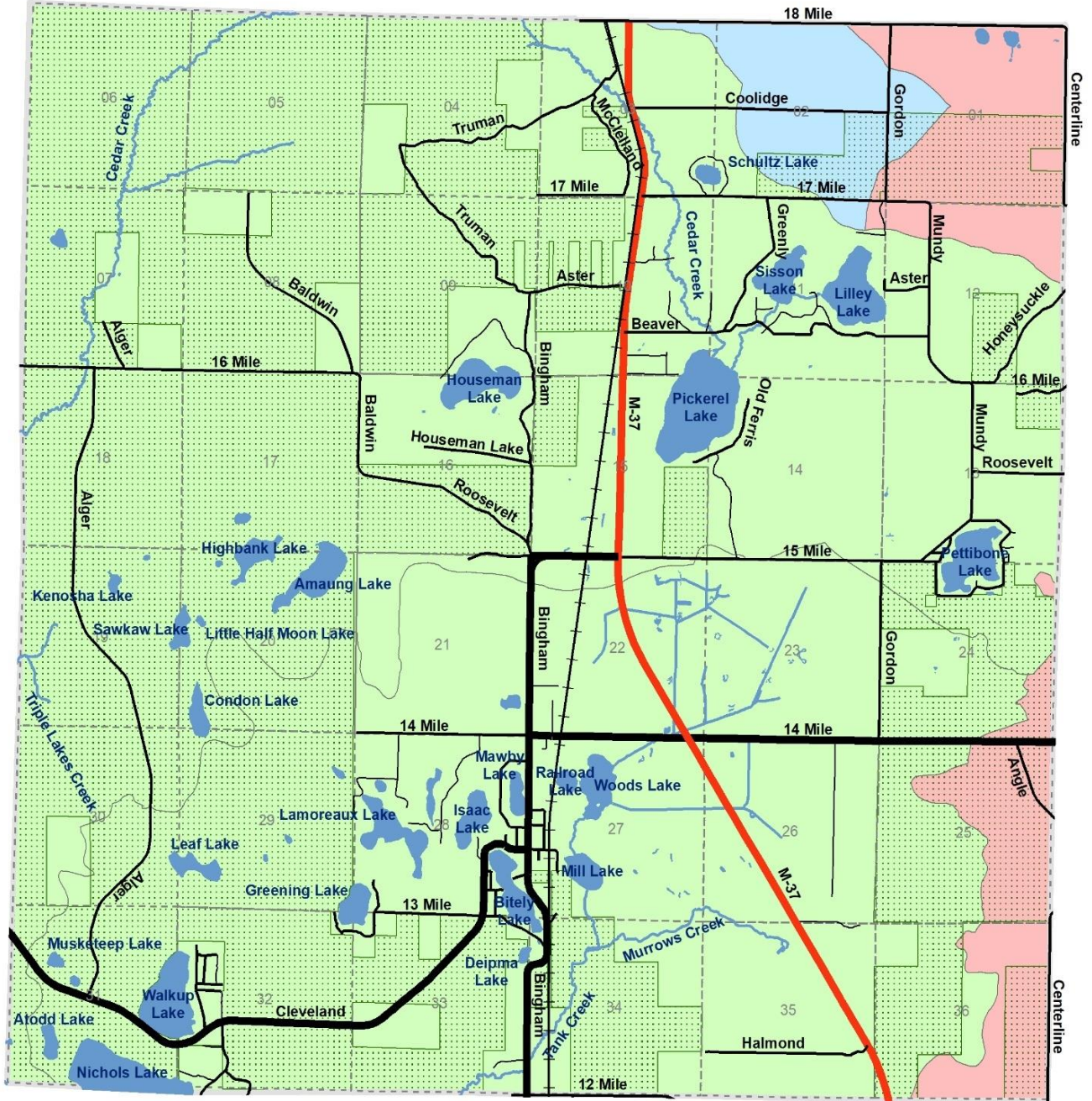


- Township Boundary
- Section Line
- State Highway
- County Primary Road
- Local Road
- Private Drive
- Railroad
- River/Creek
- Lake
- U.S. Forest Service
- <10 Acres
- 10-39.9 Acres
- 40-99.9 Acres
- >=100 Acres

December 2021

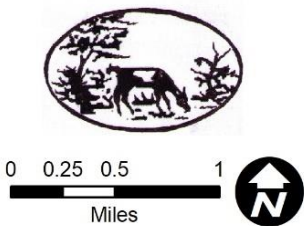
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Lilley Township - Newaygo County, MI

Subwatersheds

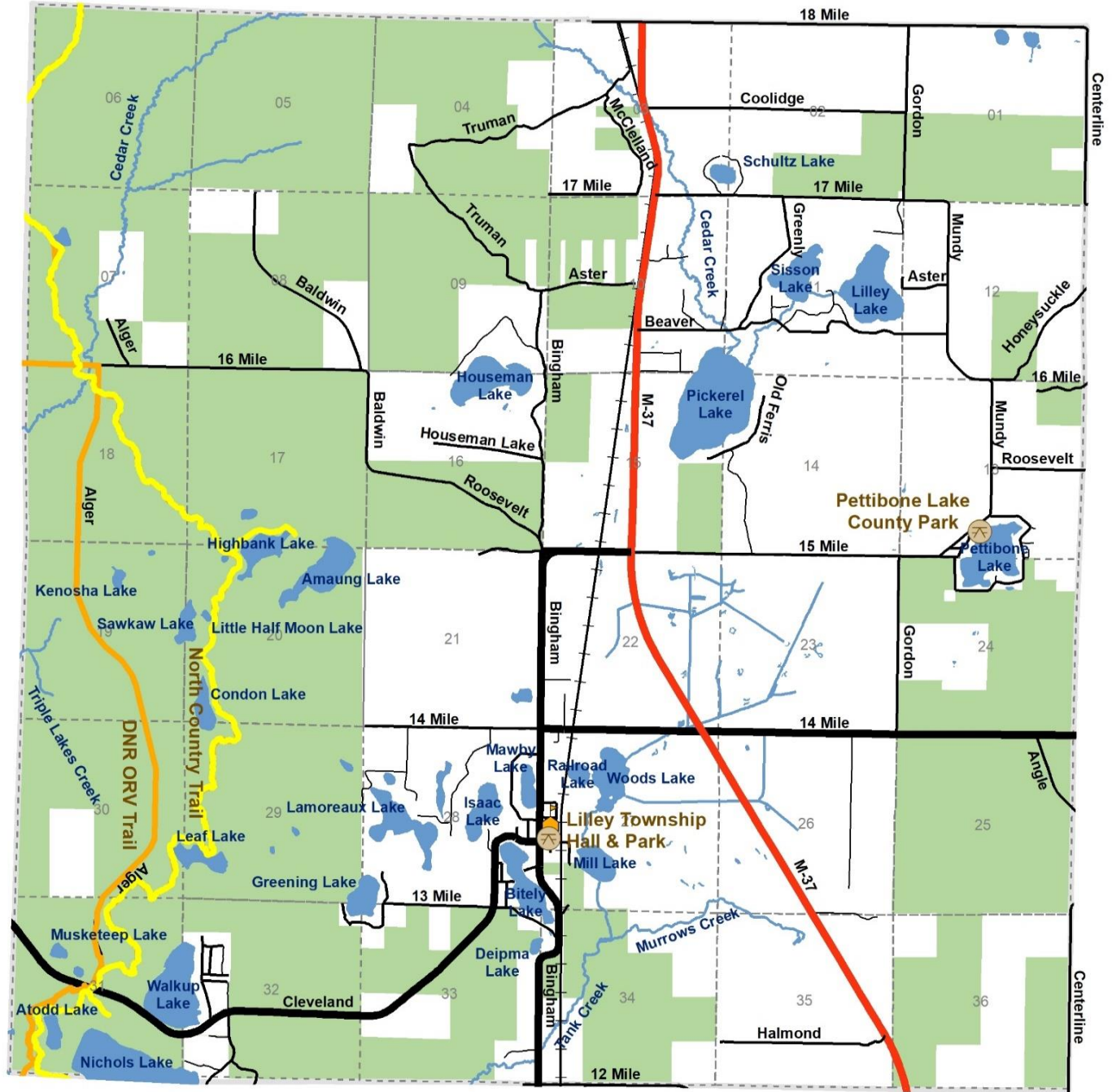


- Township Boundary
- Section Line
- State Highway
- County Primary Road
- Local Road
- Private Drive
- Railroad
- River/Creek
- Lake
- U.S. Forest Service
- Big S Br Pere Marquette R
- Little S Br Pere Marquette
- Pere Marquette River

December 2021

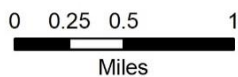
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Lilley Township - Newaygo County, MI

Parks & Trails



- Township Boundary
- Section Line
- River/Creek
- Lake
- U.S. Forest Service
- Park
- State Highway
- County Primary Road
- Local Road
- Private Drive
- Railroad
- North Country Trail
- DNR ORV Trail

December 2021

Data Sources:
Newaygo County
State of Michigan

Created by Newaygo County
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[Subject to change before publication]

FIVE TO TEN YEAR FUTURE NEEDS OF LILLEY TOWNSHIP

Government Improvements:

Build shelter for BBQ and provide water and electric

Beautification of Township grounds

Provide children recreation equipment and improved playground area

Upgrade roads and bridges

Provide an “Historical Reference Library”

Collecting and cataloging information on hand

Proper storage for said materials

Location for display of historical data

Placing an individual as official historian (possibly volunteer)

Provide Township offices in central location with regular office hours

Making Bitely a village as part of township as a source of funding for village projects.

Waste Transfer Station:

Maintain and repair all equipment

Provide any new heavy equipment needed to properly carry out duties of station personnel

Add incinerator

Add retaining wall for the purpose of stabilizing an item being broken down for disposal

Explore the feasibility of providing decals (2 for each property owner) to display their eligibility for entrance to disposal.

Expansion:

Cemetery:

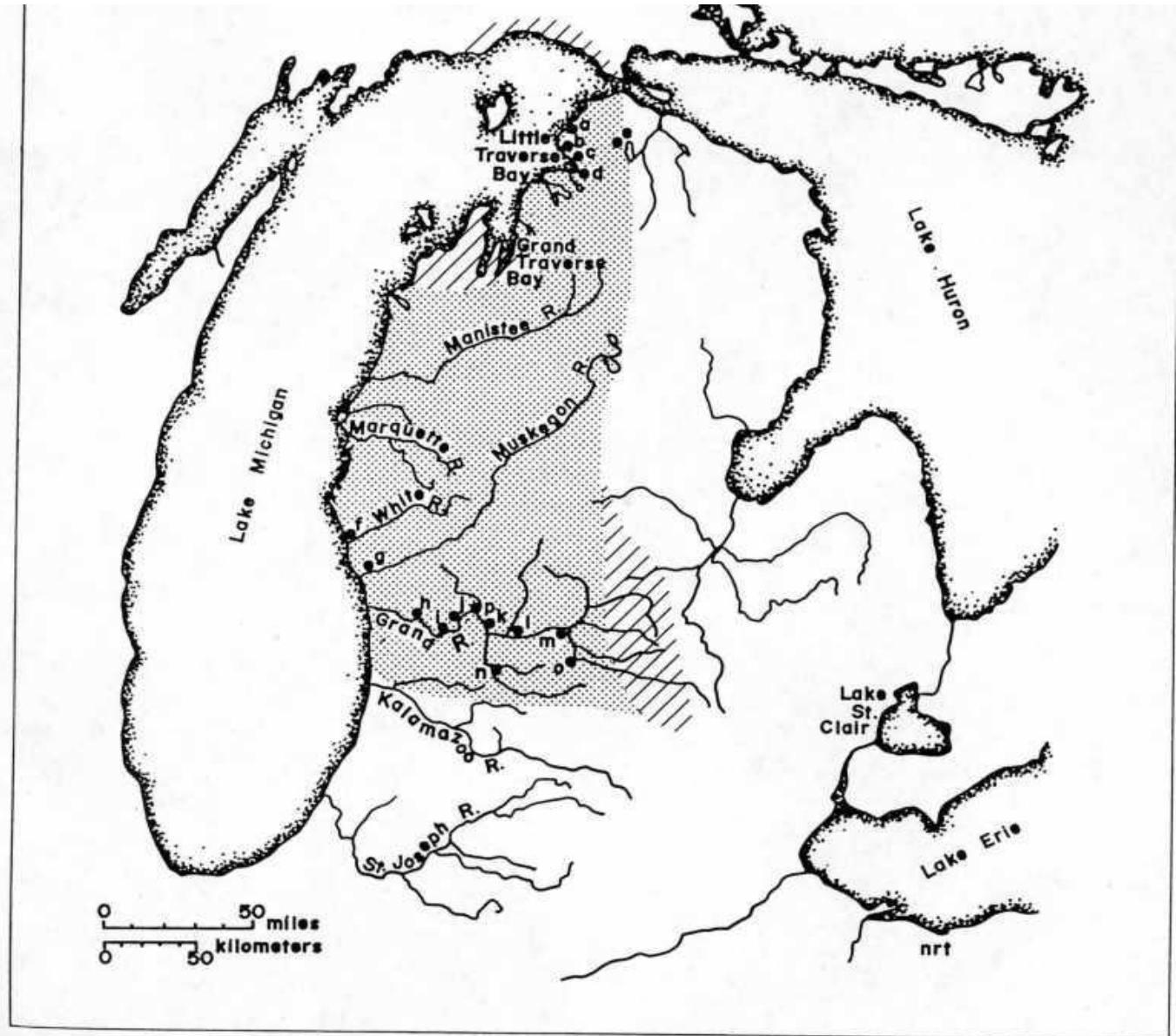
- Tree removal
- Purchase more land for future expansion
- Purchase heavy equipment for maintenance and work to be done
- Upgrade office equipment for data and filing systems, add software to record sites
- Upgrade front property line with wrought iron fencing
- Construct new entrance gate and signs
- Install new flagpole
- Install weatherproof map and section numbering system for sites

Fire Station:

- New Bathroom/Shower area (the Fire Station is the designated Disaster Relief Shelter for Lilley Twp)
- Update Siren
- Combine MFR Station with Fire Station
- Staff station with 1 full time firefighter/MFR
- Training facility
- New MFR vehicle every ten years
- New pumper/tanker upgrading every ten years
- Fire Fighter/MFR Memorial
- New or rebuilt sign for helipad
- LED sign for station

Capital Improvement:

- Town Square improvement effort.
- Playground
- Ball field
- Community building kitchen and interior renovate to accommodate more community uses.
- VFW building resolution.
- Memorial for vets / fire fighters combo?
- _____

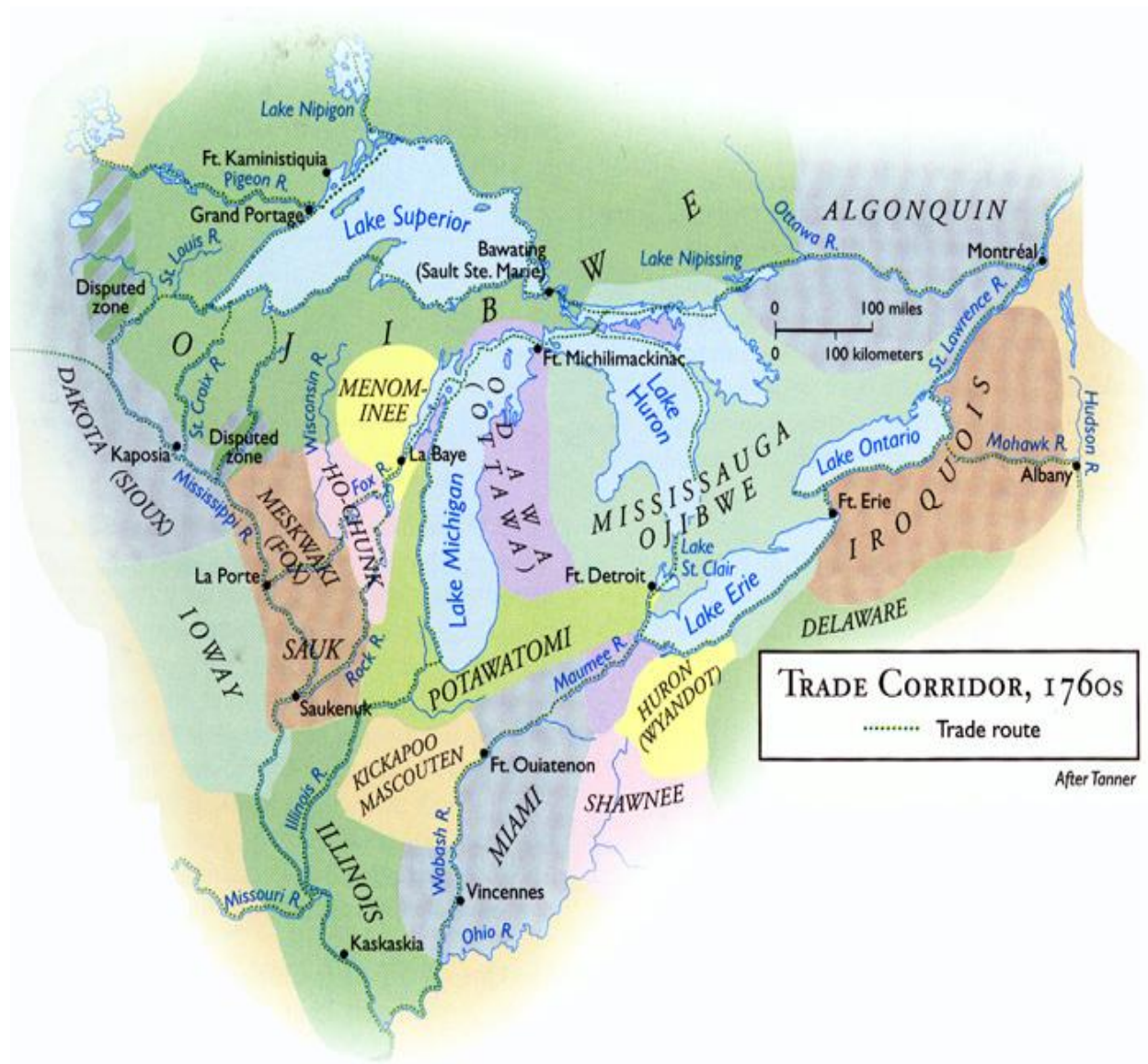


Michigan Ottawa villages. Shaded area indicates the range of Ottawa territory after the War of 1812. Cross-hatched areas are hunting and fishing territories shared with the Chippewa.

Between 1812 and 1836, the Ottawa inhabited the following large, permanent villages between Mackinac and the south shore of Little Traverse Bay: a. Cross Village (Ah-numa-wau-tink-unmig, or Pray Tree Place); b. Middle Village (Ahp-tun-wa-ing, or Half Way Place) c. Harbor Springs (Wee-kwi-ton-sing, or Bay Place); d. Petoskey (Bee-dahss-ah-ga-ing, or Approaching Light Place); e. Cheboygan Village, later called Burt Lake Village.

Southern Ottawa villages were: f. White River Village; g. Muskegon River Village; h. Fort Village; i. Mackatosh's (Blackskin's) Village; j. Bowting (Rapids); k. Nongee's (or Thornapple River) Village; l. Cobmoosa's (or Flat River) Village; m. Maple River Village; n. Middle Village (also called Shingobeeng); o. Misheminikoning (Apple Place or Orchard); p. Prairie Village.

The above villages were places of permanent residence. The Ottawa inhabited many other seasonal sites for collecting maple sugar, fishing, and hunting. (After McClurken 1986: 50. Ottawa names and translations by Wesley Andrews.)



This is a Brochure published in the 1920's. It was distributed to tell people about the wonderful life waiting in Bitely for anyone brave enough to make the journey north.

Attention Michigan Tourists:
Come visit
"Bitely The Beautiful".

The heart of a sportsman's paradise, the ecstasy of outdoor life. See the only Wild Flower Botanical Garden in the United States at Bitely.

Attention Michigan tourists, come to Bitely for a change in climate.

Tourists seeking recreation and rest in the beautiful climate of the vast Northern Michigan wild life forests are invited to come to Bitely, located in the very heart of more than fifty splendid inland lakes and fifteen or more famous trout streams, all located within a radius of ten miles around the village of Bitely, in a strictly forest country. Nowhere in Michigan can be found a more varied line of fish of every description. These lakes and streams are well stocked with large and small mouthed bass, brook and rainbow trout, speckled bass, perch, bluegills, etc.

The climate, with its high altitude is unsurpassed. The crystal clear sunshine, and purity of air at Bitely, toned and tempered by the breezes of Lake Michigan, the numerous inland lakes and unbroken forests are the chief health producing factors. The clearness of the air is demonstrated at dawn and sunset by the human voice being carried across the lake for a

half mile or more as distinctly as though the person were talking beside you. The nights are always cool and refreshing. Extra blankets are needed during the summer months. All of the lakes are fed by springs of the purist water. The drinking water is claimed to be the softest and purist in the state.

Hotel accommodations. "Wild Flower Inn" rates \$3.50 per day, American plan. This hotel has the distinction of being the only hotel in Michigan furnished throughout with high class polished hickory rustic furniture, manufactured by the Old Hickory Furniture Company, Martinsville, Indiana. The management is in charge of Mrs. Tidd famous for splendid home cooking and service.

Attention Michigan tourists good fishing, bathing, boating, hunting, and golf at Bitely.

Special Attractions:

Greening's Flower Gardens—over fifty varieties of ever-blooming hybrid tea roses in constant bloom all summer. Hundreds of varieties of flowering shrubs, perennials, also annual flowers in great assortment.

Bitely County Club—Nine hole golf course in first class condition. Green fee \$1.25.

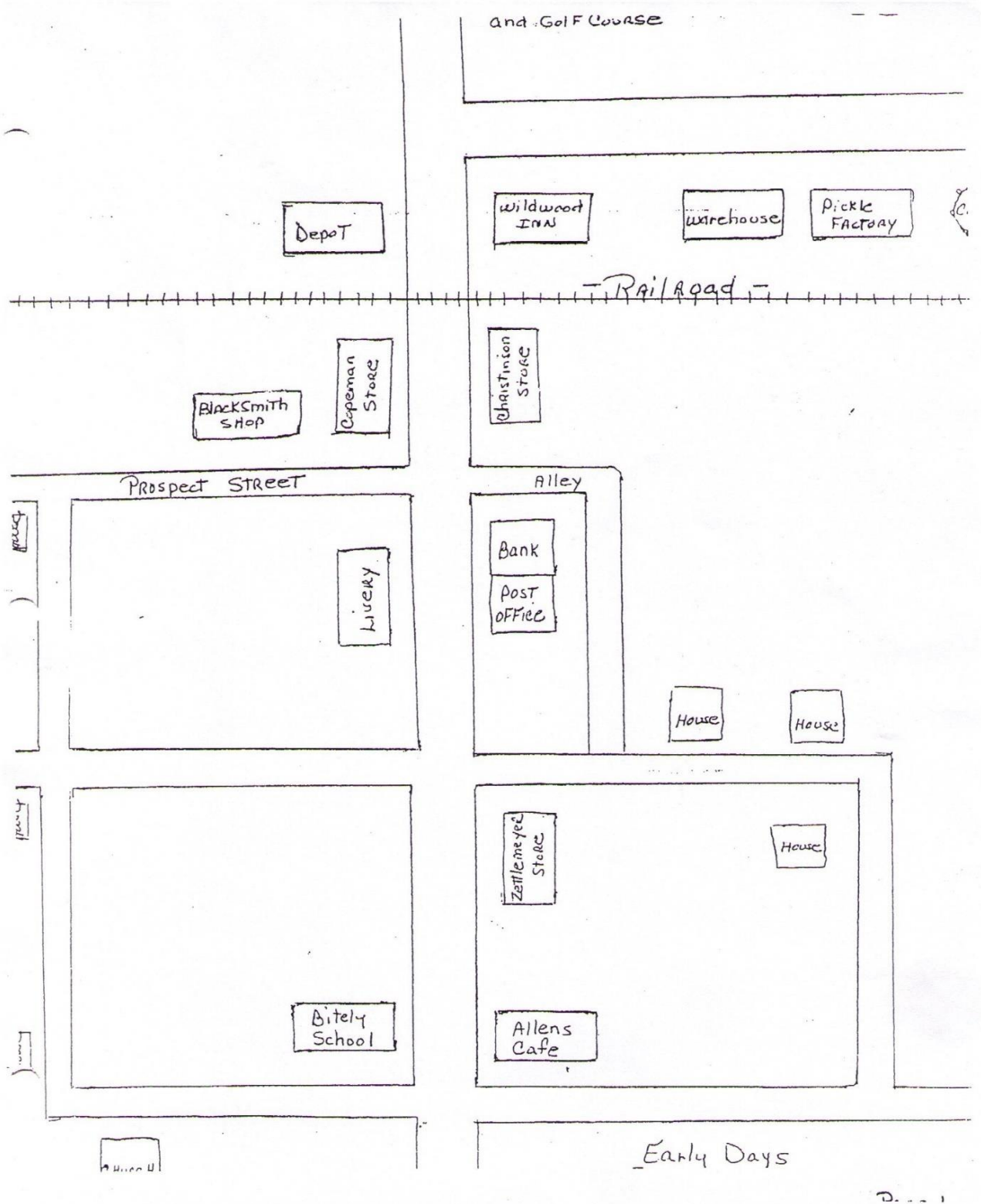
The Greening De Lux Log Cabins—illustated expert woodcraft in log construction of the highest order. Likewise the rustic arches, bridges and numerous stationary rustic furniture constructed throughout the Jungle Garden.

There is a ball park in the village of Bitely, also a gun club, trap shooting, and other pastimes and games.

Come to Bitely, the beautiful forest village, located on Trunk Line M-37. Sixty miles north of Grand Rapids on Pere Marquette Railroad main line.

Attention Michigan tourists,
sportsman's paradise is at
"Bitely The Beautiful".

Brochure created sometime
between 1920 and 1930, as far as
evidence can tell.



Downtown Bitely in the early days

Lilley Township and all the land on the northeast section of the mitten was roamed and hunted by the ODAWA Indian tribes (Also known as Ottawa). Many moons ago, before the white man arrived, many tribes had found the happy hunting grounds of northern Michigan. It has been documented that more tribes settled in the fifty square mile area, now known as Lilley Township, than anywhere else in the State. Why? Because of the many lakes and streams teeming with fish, ducks, geese, and the lush forests filled with deer, bear, rabbit, squirrel, and other fur bearing animals. Also, mention must be made of the largest variety of trees found in any state of the original forty-eight states. The Indians finally gave way to the many lumbermen and their interests, and thus enters our history the name of Stephen Bitely.

Lilley Township was formed by merging the east half of Troy and the west half of Home Townships after 1884. At one time, there were six settlements in this township; Alderson, Bitely, Lilley, Sisson, Stiles and West Troy (also called Walkup)

By 1881, the Chicago West Michigan Railroad had pushed north to Blue Lake in the township. There were several mills of various types in the township during the lumbering days of Newaygo County

“Bitely begins with Stephen Bitely. He arrived in Newaygo County about 1879 and opened a sawmill in Ensley Township that was run by Daniel Bitely. In 1882 Stephen had a store at Baptist Lake. By 1885, he combined the lumber and shingle mill in Section 27 of Lilley Township, located on Mill Lake. The mill probably used steam power, as it was widely available at that time. A settlement called Bitely formed around the mill, which was the largest one built in the county that year. By this time, the railroad arrived in the area and the town boasted a general store, church, school, and depot. The mill cut 2,160, 000 feet of lumber the first year. Bitely established a precedent in the lumber industry. It was normal to cut the trees high in the deep snows of winter. He ordered his loggers not to cut the trees more than 12-14 inches off the ground, thus eliminating waste. By 1889, we had a Post Office, general store, church, and a school. The schoolhouse built by the Bitely family still stands in the center of Bitely. Mrs. Ruth Bitely started a Sunday School. However, we must relate that by 1887, the lumbering business was slowing, and Mr. Bitely sold out. The economy in the area slowed.”

“Jerome Bitely had a hotel across from Archer D. Marten’s building and also was a manager of the saw mill; he also began the first farming operation. Albert Curtis managed the shingle mill. In 1887, Jerome Bitely sold the store and farm to Robert Neil. He then sold the mill to Morton, Lewis & Co. in 1888, the mill was sold to A. D. Marten. The mill burned in 1890 and was rebuilt and operated until 1892 in 1895, the population was close to 500.”

Art and Florence Groff ran the grocery store a while, and then built a new store in 1959. They ran it until 1975 when Gerald Sanders purchased the store and operated it for about ten years. He sold it to Pat Griffin who had it a few years, and then Jerry took it back, later, the Wroblewski family purchased the store, and they own and operate the store/gas station today. E. R. Sailors had a weaving shop just east

of the present tavern and a tie mill. Lorne and Daisey Thomas owned the Bitely Tavern from about 1952 until 1963. It's located at the stoplight in the middle of town. Linda Kay and Bill Scott were also owners, and it is currently operated by Sandy Tenbrink Kirk.

The Bitely Post Office was established in 1889 when the population was over 500, with the first postmaster being Archer D. Marten. His building housed a hotel, store, depot, telegraph office and post office. Interesting note: you will see the spelling as "Biteley" at times and this was due to an error by the postal service department. They corrected it in 1949. Ray Michalski was postmaster for quite some years and Carl Brott served later.

The last mill was run by a Mr. Hall, and it burned in 1900. After Marten left the area, his building was occupied by John Campan, James Wright and Mr. Herpolsheimer. Louis Rederstroff built a store which he sold to Peter Christenson with the following owners, Cecil Wilkinson, Hubert Hicks, Jay Bushong and back to Christenson. It later went to S.H. and Helen Michalski in 1921 after their store burned in Hawkins. They sold groceries and had a barbershop. When the store burned, they built a new store on Old M37. This store was later sold to Dr Griswold and his wife who ran it as an antique store. John Koopman built a cement block store in the 1920's and later sold the stock to Lloyd and Mary Zettlemyer. Zettlemyer completed a building that stood north of the original Michalski store by the railroad tracks. Jim Ryder got the store after they died. Jerome Bitelys' hotel building ended up in Charles Greenings hands and was rebuilt into a beautiful clubhouse.

Up North Gift Shop sits on the location of the former grocery store owned by Art and Florence Groff. The gift shop, started and formerly owned by Jerry and Kathy Groff, is flourishing under the new ownership of Pat and Janet Lipzinski.

Homer Lamb owned a sawmill on Mill Lake, he also cut ice on this lake and sold it locally. Arthur Lamb had a sawmill which opened in 1924 and operated until 1940.

There was once a Northwoods Christian School in the area.

"Following the lumbermen, such people as Dr. Bertram Sippy, a millionaire Chicago doctor, settled here. In 1905, he bought up (2,500) two thousand-five hundred acres of mostly swamp, sold the pine trees for telephone poles, cleared the land, and planted peppermint and celery. The balance of land went for cattle and a milk business. Mr. Sippy died of a heart attack in 1924 and the ranch was sold, resold, and is now "The Legend Ranches".

Another name to mention in connection to Bitely is Charles Greening who made significant improvements to the area in the 1920's and 30's. He owned a nursery company and he ended up with 320 acres in this area and upon visiting the site was determined to develop the area which had frontage on Long Lake. His developments consisted of the Bitely Country Club, golf course and Jungle Gardens, all east of Mill Lake in that area. He also had cottages on Bitely Lake. The promotion of his property and the Bitely area brought many tourists and money to local businesses. James Tanner and Dow Wolgamott were made foremen of curing and laying logs for his cabins, circa 1925. Mrs. Mabel Sippy owned land

east of Greenings and leased him large acreage for several years where he began construction on the golf course. Jungle Gardens were considered the crowning project for nature lovers. It was a tract of 25 acres endowed by Mrs. Sippy, which in part, was covered with native trees and had two trout streams running through it.

“..... Charles Greening, a professional Landscape Architect, who obviously recognized the possibilities of the area as an excellent resort community, developed the jungle gardens, the Bitely Golf and Country Club. All this just east of the railroad tracks (east of our fire barn) on Mill Lake. This was the real beginning of the area as an excellent resort retreat.”

“The present church in Bitely was constructed in 1929”. On May 28, 1933, Mr., and Mrs. Leon Ford, were the first couple to be married in the new church in the town of Bitely.

Lilley was established as a post office in 1884 and had a station on the Pere Marquette Railway founded by Sisson and Lilley Lumber Company to haul their lumber to markets. Its population in 1895 was 30 and Edward Keets was postmaster; there was also a general store, feed mill, hotel, and a few summer resorts in its heyday.

Sisson once had a saloon, hotel, and other businesses; the area sat at Pettibone Lake. In 1884 a mill was built by Francis Lilley and George Sisson. They built their new mill on Pettibone Lake, in what would later be Lilley Township. A railroad station was built and called Lilley Junction and the village at the mill was called Sisson. By 1887, the village had a population of 500 and boasted a public hall. They cultivated 500 acres of land. In 1892, their planing mill burned, and the sawmill operated until 1898. When they completed their cut, many buildings were bought, tore down and shipped to Marl Lake and used by the Newaygo Portland Cement Co in the construction of the buildings for that project. In 1900, Wilson & Gregory of Hesperia bought the dock and deadheads in Pettibone Lake.

Stiles was built around a sawmill owned by the Stiles Brothers and was a station for the Pere Marquette Railway. It had a population of 50 in 1895 and had a post office until 1895 with E.W. Stiles as postmaster.

West Troy, also called **Walkup**, was a village site surveyed by Thaddeus Waters in 1881. Walkup or **Walkup City** was located on the east bank of Blue Lake in Lilley Township, it was a terminus of the C&WM Railroad and junction with the Butters Logging Railroad from Manistee. Grosvenor and Brewer were the first to build a mill and later sold to Babcock Brothers and Phillips. West Troy Lumber Company took over the property; Thomas Walkup was president, and the name then was changed to

West Troy. A telegraph office was established. The new firm built a large mill and employed 150 men with the same number of men in the woods. It quickly sold in 1883 to H.E. Cartier & Co. The next year, L.S. Baker purchased the property for \$100,000. In 1886, the mill burned and was rebuilt. In 1888 a lawsuit was on record and it's the last record of the mill. The area had a post office started in 1882 and operated until May 1893, with W.S. Brewer as postmaster. The town in 1884 had 60 buildings and 45 families in the area, now just a few homes stand there.

This History of Lilley Township information is a combined piece with excerpts from "A Brief History of Lilley Township" by Misty Wilkinson and Information from the Newaygo County Historical Society.

The following notes were taken from the Lilley Township Board Minutes of the Township meetings starting on September 15, 1939.

- September 15, 1939 – Board approved a man by the name of Centilli to operate a Beer Tavern in Bitely
- September 15, 1939 – Board approves dancing six days a week in Centillis' Beer Tavern in Bitely
- January 26, 1940 – Board approves wiring the Town Hall that was previously built
- March 21, 1945 – a motion was made by one of the members to have a streetlight put at the four corners of Bitely.
- December 10, 1945- Motion made to give fifty dollars (50.00) to help pay for wiring the new school on the corner of Bingham and Rothwell Avenues, Bitely, Michigan
- April 8, 1955- Marshall Wilkinson was elected Township Supervisor
- April 12, 1956 – Township approves the cost of eleven hundred dollars (\$1100) for the purchase of one Ford Fire Truck
- August 6, 1956, Loyal Wilkinson laid blocks for the fire barn at the price of eighteen cents (.18) per block.
- March 7, 1957- Board incorporates a Civil Defense Unit
- March 30, 1957 – Motion was made by the Board Members to exchange township property for school property for the purpose of building a new school.
- July 12, 1957 – A cement floor was to be poured for the Fire Barn
- March 11, 1958 – Motion made to install toilets in the Township Hall for the sum of two hundred and ninety dollars (290.00).



Bitely Homecoming 2019 Kids Pie Eating Contest



Bitely Homecoming 2019

Watermelon crawl



APPENDIX B

COMMUNITY SURVEY

Lilley Township Community Survey Analysis

The Planning Commission of Lilley Township mailed surveys to all registered voter households in the Township. 1455 Surveys were sent out (That is the number of taxable parcels in the Township in the year 2020). Of those sent, 162 were returned and used in this survey analysis.

Residents recognize and value the natural features and lifestyle found in Lilley Township. Trees, forests, rivers, lakes, wildlife, and recreation were consistently identified as the most important issues in this community. When asked how important the preservation of fields, forest, lakes, and rivers are to us, residents said these are especially important issues and will be for decades to come.

Note: All comments from respondents on this survey are noted under the question and section it pertains to.

Fifty three percent (53%) of the residents would like to see growth encouraged in the Township with some restrictions. Sixty five percent (65%) are satisfied with the way the Township is growing. Forty six percent (46%) of the residents feel that growth should not be too restrictive.

Over the next decade, sixty two percent (62%) of the residents said they would like single family homes on large lots to remain about the same. Twenty seven percent (27%) said they would like to see more single-family homes on large lots.

Thirty one percent (31%) of the residents would like fewer single-family homes on small lots.

Seventy seven percent (77%) of the residents said it is especially important to preserve fields, forests, lakes & rivers.

Ninety three percent (93%) of the residents said it is important to very important that we continue to protect surface and ground water, lakes, rivers, and well water.

Ninety percent (90%) said it is important to improve existing roads.

Ninety one percent (91%) said it is important to maintain property rights.

As for commercial and industrial development, according to survey results,

Forty seven percent (47%) of our residents strongly agree or agree that the Township should carefully analyze the amount and location of any new development. Seventy one percent (71%) agree or strongly agree that business should be restricted to certain areas in the Township.

Other likes and dislikes:

Road maintenance rated average to great with seventy eight percent (78%) of residents, while nineteen percent (19%) rated road maintenance poor or needing work.

Recreation traffic and law enforcement on our lakes is a problem for twenty nine percent (29%) and twenty seven percent (27%) respectively of our residents.

Ordinance enforcement (junk cars, trash, and zoning, etc.) Seventy three percent (73%) of residents want this issue addressed.

Seventy three percent (73%) see **Community blight** (properties in disrepair, unkept, trash and inoperable cars/equipment etc.) as a problem that needs attention.

Ninety percent (90%) of residents like that we have easy access to **Federal & State lands**, while five percent (5%) disagree or strongly disagree that their access to these areas is easy.

Mobile home park, seventy three percent (73%) of residents do not want a mobile home park in Lilley Township, while 2% of respondents said we could use one.

Reasons residents live in our township:

Ninety four percent (94%) because of natural features of woods and waters.

Ninety five percent (95%) because of State and Federal lands.

Eighty nine percent (89%) because of low crime rate.

Ninety percent (90%) because of rural surroundings.

Eighty four percent (84%) because we are separated from larger cities.

Residents of Lilley Township have a high regard for services that benefit the community.

Ninety percent (90%) rated **Fire Protection** average to great. Three percent (3%) said it needs work.

Seventy four percent (74%) rated **Police Protection** average to great. Fifteen percent (15%) said it needs work.

Eighty six percent (86%) rated **Ambulance/First Responders** average to great. Seven percent (7%) said it needs work.

Ninety two percent (92%) rated **Transfer Station** average to great. Three percent (3%) said it needs work.

Eighty two percent (82%) rated **Recycling** average to great. Nine percent (9%) said it needs work.

Forty percent (40%) rated **Ordinance Enforcement** average to great. Fifty one percent (51%) said it needs work.

Seventy five percent (75%) rated **Building Inspections** average to great. Twelve percent (12%) said it needs work.

Seventy nine percent (79%) rated **Parks and Recreation** average to great. Fifteen percent (15%) said it needs work.

Eighty percent (80%) rated **Cemetery landscaping and maintenance** average to great. Twelve percent (12%) said it needs work.

Lilley Township Population Growth Chart

Year	Population	Increase or Decrease
1930	150	
1940	220	+70
1950	335	+115
1960	292	-43
1970	429	+137
1980	568	+139
1990	565	-03
2000	788	+223
2010	797	+09
2020	820	+23

In 2020, seven percent (7%) of respondents are under 44 years of age.

Thirty seven percent (37%) are 45 to 64 years of age.

Forty eight percent (48%) are 65+ years.

Eighteen percent (18%) have lived in Lilley Township 5 years or less.

Twenty seven percent (27%) have lived in Lilley Township 6 to 20 years.

Forty nine percent (49%) have lived in Lilley Township 20 years or more.

As of July 1, 2020, the total housing units in Lilley Township equaled 1,109.

Owner occupied were 334 or thirty percent (30%)

Renter occupied were 55 or five percent (5%)

Vacant Housing units were 720 or sixty five percent (65%) This includes seasonal housing.

162 Surveys returned 1455 Surveys sent= 11.13%
 Participant comments listed in ***BOLD ITALICS***

	1- Significant	2-somewhat of a problem	3-Problem	4-can be a problem	5-No problem	Total	Percentage
1.How much of a problem are the following conditions to you?							
Traffic on Township roads <i>Speed</i>	9 = 6%	10=6%	10=6%	14=9%	99=61%	142	88%
Boat/recreational traffic on lakes <i>Speeding on no wake lakes</i> <i>Too many large boats on Bitely Lake causing erosion.</i> <i>Bitely Lake</i>	10=6%	14=9%	23=14%	16=10%	84=52%	147	91%
Lack of law enforcement on lakes and in wilderness areas. <i>Too much</i> <i>Tree cutting in wilderness is illegal</i> <i>Private citizens are blocking trails</i>	13=8%	15=9%	17=10%	18=11%	82=51%	145	89%
Junk/old cars/blight should be addressed <i>PLEASE!!</i> <i>Lakeside mobile homes and travel trailers</i> <i>Horrible problem!</i> <i>Major Problem, address immediately</i> <i>Peoples junk everywhere, cars, unused equipment, campers</i> <i>etc.</i> <i>Very definitely</i> <i>IMMEDIATELY</i> <i>#1 Property blight</i> <i>Very bad in my area</i>	74=46%	23=14%	21=13%	10=6%	28=17%	156	96%

2. Answer yes or no to the following statements that best describe your feelings about the growth in the Township.

	YES	NO		
I would like to see growth encouraged in the township with some restrictions	86=53%	59=36%	145	89%
I believe that growth should be allowed to take it's course with as little government involvement as possible	75=46%	61=38%	136	84%
<i>People need guidelines, no common sense</i>				
I am satisfied with the way growth is occurring	106=65%	28=17%	134	82%
<i>Pretty much</i>				
<i>Satisfied with growth except for all junk in yards</i>				
Growth should be tightly restricted in this township.	38=23%	95=59%	133	82%
<i>Growth should be tightly restricted in the twp.</i>				
<i>Building permits are needed but too expensive.</i>				
<i>Hope septic requirements are being enforced</i>				

3. How strongly do you agree/disagree with the following statements about the quality of life in Lilley Township?

	1-Strongly agree	2-Agree	3-Neutral	4-Disagree	5-Strongly Disagree		
I am proud to say that I live in Lilley Township	49=30%	49=30%	48=30%	2=1%	5=3%	153	94%
<i>Disagree with this statement because of all the junk in yards</i>							
<i>The junk and trash continues</i>							
Township is important to me.	59=36%	55=34%	35=22%	5=3%	2=1%	156	96%
I like that Lilley Township does not have a lot of homes or businesses.	51=31%	45=28%	39=24%	14=9%	7=4%	156	96%
I like that we have a low crime rate.	102=63%	40=25%	11=7%	2=1%	1=1%	156	97%
<i>Best</i>							

We don't

I like that we have access to other towns and cities.	91=56%	40=25%	18=11%	0	2=1%	151	93%
I like that we have easy access to Federal and State lands.	119=73%	27=17%	6=4%	3=2%	5=3%	160	99%

Bullshit!!

Limited in 2021/more obstructions without procedures

Need to allow access for ORV's and golf carts

The old trails and logging roads need to be reopened

Too many closed

We do not have easy access!

We can't use our trails.

The Manistee Forest trails are blocked so we can't ride a golf cart to our local store. It's UNFAIR

Trails closed!

4. What do you think about new commercial and manufacturing businesses or services in Lilley Township?	1- Strongly agree	2-Agree	3-Neutral	4-Disagree	5- Strongly Disagree		
New commercial and manufacturing businesses should be allowed to locate in our township.	46=28%	31=19%	38=23%	10=6%	31=19%	156	95%
Business should be restricted to certain areas in the Township.	79=49%	35=22%	21=13%	10=6%	10=6%	155	96%
There should be one central location where businesses are located, such as a business district	61=38%	35=22%	37=23%	12=7%	10=6%	155	96%
Depends on the business if businesses are permitted							
The Township should carefully analyze the amount and location of any new development.	82=51%	42=26%	19=12%	5=3%	8=5%	156	97%
The Township is too rural, needs subdivisions and places to shop.	9=6%	12=7%	30=19%	33=20%	72=44%	156	96%

Not subdivisions-need 3 meal a day restaurant, hardware, sport shop other business
There are plenty of places to shop in surrounding cities
Places to shop

5.How strongly do you agree/disagree with the following statements about housing in the Township?	1-Strongly agree	2-Agree	3-Neutral	4-Disagree	5-Strongly Disagree		
Families wishing to move into our Township should have a broad range of housing types Not scattered mobile homes on wheels	32=20%	37=23%	53=33%	13=8%	20=12%	155	96%
Families wishing to move into our Township can find affordable homes.	37=23%	53=33%	53=33%	7=4%	4=2%	154	95%
Smaller residential lots should be allowed to make homes more affordable.	18=11%	28=17%	47=29%	22=14%	37=23%	152	94%
The value of my home has continued to increase Not with the surrounding junk in yards Value of my home increased unfairly Home value stays the same, but u raising taxes, not good Businesses are closing, value of our homes down, but you keep our taxes	35=21%	52=32%	42=26%	11=7%	6=4%	146	90%

6.How strongly do you agree/disagree with the following statements about housing in Lilley Township	1.Strongly agree	2-Agree	3-Neutral	4-Disagree	5Strongly Disagree
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The homes and properties in the township are well maintained. <i>Not all Some exceptions out there Varies widely Strongly disagree- pigsties Depends on location</i>	7=4%	26=16%	55=34%	40=25%	30=19%	158	98%
My home is assessed in a fair and equal manner. <i>Home assessment unfair! Strongly disagree</i>	27=17%	47=29%	52=32%	15=9%	14=9%	155	96%
I plan to make improvements to my house in the near future. <i>Just because people are poor don't mean they have to keep their places trashy</i>	28=17%	34=21%	42=26%	23=14%	25=15%	152	93%
The Township should encourage construction of more homes. <i>Maybe an apartment complex</i>	17=10%	32=20%	52=32%	18=11%	36=22%	155	95%
Home businesses are important in Lilley Township and should not be discouraged.	53=33%	39=24%	41=25%	11=7%	9=6%	153	95%

7. Which of the following best describes your home in Lilley Township. (circle what applies to you)

Single family homeowner 73=45%

Single family renter	1=1%				
Multiple family renter	0				
Farm resident	2=1%				
Manufactured homeowner or renter	12=7%				
Seasonal resident	66=41%				
Seasonal renter	0				
Single family owner who rents property to others	3=2%				
other	2=1%				
vacant land	2=1%				
				161	99%

8. Should Lilley Township, in the future, have, 1. more, 2. about the same, or, 3. fewer, of the following in the next 10 years?

	1-More	2-Same	3-Fewer		
Single family homes on large lots	44=27%	101=62%	8=5%	153	94%
Single family homes on smaller lots	19=12%	77=48%	51=31%	147	91%
Double wide manufactured homes on individual lots.	12=7%	73=45%	68=42%	153	94%
Mobile home park	4=2%	29=18%	119=73%	152	93%
NO!!!					
Housing for lower income families	21=13%	71=44%	58=36%	150	93%
Rental apartments	14=9%	50=31%	85=52%	149	92%
Condominiums	20=12%	53=33%	74=46%	147	91%
Senior Citizen Housing	53=33%	70=43%	26=16%	149	92%
Farms and Farm Homes	62=38%	72=44%	14=9%	148	91%

9. How do you rate these services.

	1-Great	2-Average	3-Needs Work		
Road maintenance	46=28%	81=50%	30=19%	157	97%
Needs work, county or private					
	72=44%	75=46%	5=3%	152	93%

Fire protection					
Police protection	38=23%	83=51%	24=15%	145	89%
North end of county					
Parks and recreation	45=28%	82=51%	25=15%	152	94%
Assessing	29=18%	96=59%	17=10%	142	87%
Library Service	21=13%	78=48%	39=24%	138	85%
Storm water drainage	14=9%	84=52%	32=20%	130	81%
By gas station					
Neighbors dig holes, become hazards					
Building inspections	33=20%	89=55%	19=12%	141	87%
No notice when one is gone					
Cemetery landscaping and maintenance	43=27%	86=53%	19=12%	148	92%
Fix the fence					
Always looks great					
Medical First Responders/Rescue Squad/Ambulance Service	79=49%	60=37%	11=7%	150	93%
Ordinance enforcement (junk, trash, immobile vehicles, zoning etc.)	20=12%	45=28%	82=51%	147	91%
Gets a 10 (BAD)					
There isn't any enforcement, -10					
It's awful! 17 Mile is a good example					
Clean up vacant homes					

Very bad!

Get rid of trash in yards

Snow Plowing 40=25% 71=44% 25=15% 136 84%

Over grading parcel! County and neighbor

Transfer Station 108=67% 41=25% 5=3% 154 95%

Possibly more hours

Could be cleaned up around area

Jeff Ford is awesome

Recycling 86=53% 47=29% 14=9% 147 91%

Recycling is a well-kept secret

Need rules published

Always full

10.How important are these issues for Lilley Township in the next ten years? (1-Very Important to 5-Not important at all)

Keeping things the same.

Need updates

Get rid of trash in yards

Too general

1-Very Important	2-Somewhat important	3-Important	4-little importance	5-not important at all		
40=25%	40=25%	46=28%	10=6%	11=7%	147	91%

124=77%	20=12%	11=7%		2=1%	157	97%
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Preserving fields, forests, lakes and rivers.

Developing more recreational areas and activities. 55=34% 29=18% 45=28% 6=4% 17=10% 152 94%

Protecting surface and ground water, lakes, rivers and well water. 128=79% 18=11% 5=3% 3=2% 3=2% 157 97%

In reference to the lakes and streams, how important are environmental needs to you, such as Zebra Mussels, Algae, Herbicides etc. 111=69% 21=13% 16=10% 4=2% 4=2% 156 96%

Encouraging new businesses and services. 39=24% 36=22% 45=28% 12=7% 21=13% 153 94%

Dollar General to our area

Limiting the number of industrial businesses. 49=30% 28=17% 43=27% 8=5% 25=15% 153 94%

Improving existing roads. 67=41% 45=28% 34=21% 5=3% 1=1% 152 94%

SPEED

Maintaining property rights. 115=71% 18=11% 14=9% 1=1% 2=1% 150 93%

Checking & improving all septic systems. 45=28% 28=17% 42=26% 14=9% 24=15% 153 95%

Epecially on Cleveland and 13 Mile Rd

11.How important were the following when you decided to move to Lilley Township? (1-Very Important to 5-Not important at all)

	1-Very Important	2-Somewhat important	3-Important	4-little importance	5-not important at all		
Family nearby	30=19%	8=5%	15=9%	6=4%	88=54%	147	91%
Quality schools	12=7%	6=4%	19=12%	9=65	101=62%	147	91%
Natural features (woodlands, lakes, open space)	131=81%	15=9%	6=4%	0	2=1%	154	95%

State/Federal lands	110=68%	32=20%	12=7%	1=1%	4=2%	159	98%
Good air and water quality	123=76%	18=11%	3=2%	0	3=2%	147	91%
Low crime rate	103=64%	26=16%	15=9%	0	2=1%	146	90%
Rural surroundings	109=67%	26=16%	12=7%	2=1%	5=3%	154	94%
Sense of separation from larger cities	108=67%	17=10%	11=7%	5=3%	5=3%	146	90%
Churches	29=18%	23=14%	41=25%	13=8%	40=25%	146	90%
Farming opportunities	14=9%	4=2%	25=15%	16=10%	82=51%	141	87%
Housing price range I could afford	63=39%	29=18%	28=17%	4=2%	16=10%	140	86%
Quality of neighborhoods	65=40%	38=23%	30=19%	5=3%	8=5%	146	90%
Availability of housing/land	23=14%	34=21%	43=27%	4=2%	23=14%	127	78%
Job in area	8=5%	8=5%	20=12%	10=6%	90=56%	136	84%
Unheard of!!							
Easy access larger cities	35=22%	31=19%	31=19%	17=10%	33=20%	147	90%
12.How long have you owned your property? (Circle one)							
Less than one year	3=2%						
1 to 5 years	15=9%						
6 to 10 years	21=13%						
10 to 15 years	15=9%						
15 to 20 years	10=6%						
20 to 25 years	21=13%						
25+	68=42%						

13.How long have you lived in Lilley Township? (circle one)

Less than one year	7=4%
1 to 5 years	23=14%
6 to 10 years	16=10%
10 to 15 years	13=8%
15 to 20 years	15=9%
20 to 25 years	15=9%
25+	64=40%

We do not live in Lilley Township yet, but, own property- have been going to homecoming for 35 yrs. We really think that both Twp and Bitely are great places & hope to live there someday.

153 94%

14. What is your age? (circle one)

Under 24	
24 to 44	12=7%
45 to 59	23=14%
60 to 64	38=23%
65+	77=48%

Misc. Comments

150 92%

***Could not find drop box on building for survey
Would like to see a railing across the creek on Beaver Rd. A child fell off the road & into the creek at that location***