

Pine Township Master Plan Update Survey

Pine Township is updating its Master Plan, the community's long-range guide for land use, housing, infrastructure, and growth. The current plan was adopted in 2009. This survey helps the Township understand what residents value and want to see in the years ahead.

How can I take the survey? Fill out this paper copy and return using the instructions below, or fill out online by scanning the QR code or visiting <https://shorturl.at/o1uaz>.

How can I stay involved? Take this survey and return it using the instructions below. Planning Commission meetings are also open to the public. Visit the Pine Township website for meeting dates.

How long will this take? The project runs from April 2026 through January 2027, though the schedule may shift.

How do I return my completed survey? By mail, by stamping and addressing your return envelope to: *Pine Township Hall, 7900 2nd St NW Stanton, MI 48888*.

You can also drop off your completed survey at the Pine Township Hall Dropbox.



ABOUT YOU

1. How long have you lived in Pine Township?
 - a. Less than 5 years
 - b. 5–14 years
 - c. 15–29 years
 - d. 30 years or more

2. What is your age?
 - a. Under 18
 - b. 18–24
 - c. 25–34
 - d. 35–44
 - e. 45–54
 - f. 55–64
 - g. 65–74
 - h. 75 or older

3. How would you describe your relationship to Pine Township? (circle all that apply)
 - a. I own a home in Pine Township
 - b. I rent a home in Pine Township
 - c. I own or operate a farm in Pine Township
 - d. I own a business in Pine Township
 - e. I'm a seasonal resident in Pine Township
 - f. I own a property in Pine Township
 - g. I rent a property (other than a home) in Pine Township

YOUR COMMUNITY

4. What do you like most about living in Pine Township?
5. What do you like the least? What is your biggest concern about how Pine Township might change over the next 10–20 years?
6. Do you think Pine Township is a good place for young adults and families to put down roots?
 - a. Yes
 - b. Somewhat
 - c. No, because: _____
 - d. Not sure

LAND USE AND DEVELOPMENT

7. How important is it to you that Pine Township protect farmland from development?
 - a. Not important
 - b. Slightly important
 - c. Somewhat important
 - d. Important
 - e. Very important
8. If a landowner wishes to develop agricultural land or sell/lease agricultural land for the purposes of development, do you think the township should have any say in that decision?
 - a. Yes, the Zoning Ordinance should be able to set conditions
 - b. It depends on the situation
 - c. No, that decision belongs to the landowner
9. The 2009 plan designated M-91 as a special landscape corridor. This designation called for preserving natural roadside vegetation and screening new development with plantings to maintain M-91's rural character. Should that designation continue?
 - a. Yes
 - b. No
 - c. Not sure
 - d. I don't have a strong opinion
10. If new business development occurs in Pine Township, where should it be directed? (circle all that apply)
 - a. Langston
 - b. Five Corners
 - c. Cole's Corner
 - d. Along M-91
 - e. Other: _____
 - f. I don't think new development should be encouraged

11. If new housing development occurs in the Township, where should it be directed? (circle all that apply)
- a. Near existing residential development around inland lakes
 - b. Along paved arterial roads
 - c. Near the Langston village center
 - d. On large lots in agricultural areas
 - e. Clustered developments that preserve open land
 - f. Only where adequate well/septic capacity exists
 - g. Other: _____
 - h. I don't think new housing development should be encouraged
12. Should the master plan include goals to expand housing options in Pine Township?
- a. Yes
 - b. No
 - c. It depends (please specify): _____
13. If you answered yes to the above, what housing options are you interested in seeing?
- a. Single-family homes on smaller lots
 - b. Duplexes or two-family homes
 - c. Senior or age-restricted housing
 - d. Workforce housing (modest homes priced for teachers, tradespeople, and service workers)
 - e. Accessory dwelling units (in-law suites, garage apartments, etc.)
 - f. Manufactured or modular homes
 - g. Other: _____
14. Large energy facilities, including solar farms, data centers, and battery storage sites, are being proposed in communities across rural Michigan. How do you feel about these uses in Pine Township?
- a. Supportive, if located and regulated appropriately
 - b. Neutral, depends on the specifics
 - c. Concerned, but not opposed
 - d. Opposed
15. If these uses are permitted in Pine Township, which conditions matter most to you? (select up to 3)
- a. Distance from homes and farms
 - b. Buffering and visual screening
 - c. Noise limits
 - d. Impacts on township roads
 - e. Property tax implications
 - f. Other: _____
16. Have you experienced conflicts between farming operations and neighboring residential or other uses in Pine Township? (select all that apply)
- a. Noise or odor from farm operations
 - b. Equipment or livestock on roads
 - c. Disputes over fencing or property boundaries
 - d. Drainage or water quality concerns
 - e. No conflicts
 - f. Other: _____

WATER AND ENVIRONMENT

17. How concerned are you about groundwater and surface water quality in Pine Township?
 - a. Not concerned
 - b. Slightly concerned
 - c. Somewhat concerned
 - d. Concerned
 - e. Very concerned
18. Have you personally noticed any changes in water quality in Pine Township?
 - a. Yes, conditions have gotten worse
 - b. Yes, conditions have improved
 - c. No noticeable change
 - d. I'm not sure
19. How concerned are you about light pollution and dark skies in Pine Township?
 - a. Not concerned
 - b. Slightly concerned
 - c. Somewhat concerned
 - d. Concerned
 - e. Very concerned

ROADS

20. How would you rate the condition of roads in Pine Township?
 - a. Good
 - b. Fair
 - c. Poor
21. Are there specific roads or intersections you think need attention?
22. If the township had to choose between keeping property taxes low or investing in improved roads or services, which would you prioritize?
 - a. Keeping taxes low, even if some improvements are delayed
 - b. Investing in improvements, even if taxes increase modestly
 - c. Not sure
23. Is there anything else you want the Planning Commission to know as it updates the master plan?