



DELHI CHARTER TOWNSHIP

MASTER PLAN

2023



ACKNOWLEDGEMENTS

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A special thank you to Mark Jenks,
Community Liaison and Advisor.

Thank you also to the community
members who provided input
throughout the planning process.

Master Plan Prepared by:



With assistance from:



**Delhi Charter Township
Planning Commission Resolution # PC2023-02**

A Resolution to Approve Amendments to the Delhi Charter Township Comprehensive
Development Plan to be known as the 2023 Master Plan

At a regular meeting of the Planning Commission, of the Charter Township of Delhi, Ingham County, Michigan, held at the Community Services Center, 2074 Aurelius Road, Holt, Michigan on Monday, the 24th day of April, 2023, at 6:30 o'clock, p.m.

PRESENT: Kimberly Berry-Smokoski, Rita Craig, Fredric Ford, Michael Goodall, Kenneth O'Hara, Marni Swanson, Orlando Todd, Betsy Zietlow

ABSENT: Patrick Brown

The following Resolution was offered by Berry and supported by Goodall.

WHEREAS, Delhi Charter Township established a Planning Commission to prepare plans for the development of Delhi Township; and

WHEREAS, the Planning Commission has prepared a draft amendment to the Master Plan; and

WHEREAS, that draft has been reviewed at a public hearing to gather public comments from the residents of Delhi Charter Township and surrounding jurisdictions following notice as required by the Michigan Planning Enabling Act, PA 33 of 2008; and

WHEREAS, the Planning Commission has determined that the plan is appropriate for future development of Delhi Charter Township.

NOW, THEREFORE, BE IT RESOLVED; as follows:

1. The 2023 Master Plan which shall be and is hereby adopted including all the maps and descriptive matter intended by the Planning Commission to form the plan as set forth in Exhibit A of this Resolution, and
2. That the Director of Community Development be directed to place this Resolution in the 2023 Master Plan document after the covers sheet, and
3. That the Planning Commission Secretary cause a copy of the adopted 2023 Master Plan to be submitted, in hard copy or electronically, to the Delhi Township Board and each of the agencies and Boards that previously received notices throughout the planning process.

AYES: All

NAYS: None

ABSENT: Brown

The foregoing Resolution declared adopted on April 24, 2023.



Mike Goodall, Secretary
Delhi Charter Township
Planning Commission

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Secretary of the Delhi Charter Township Planning Commission, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the action taken by the Planning Commission at their meeting on April 24, 2023.

IN WITNESS THEREOF, I have hereunto affixed my official signature this 24th day of April, 2023.



Mike Goodall, Secretary
Delhi Charter Township
Planning Commission

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MASTER PLAN

2023

Introduction

The 2023 Master Plan is an update to the *2013 Delhi Charter Township Master Plan* adopted by the Planning Commission on October 28, 2013. The *2013 Master Plan* was originally adopted in 2002 and previously amended in 2007 before the *2013 Update*. It was also amended in 2016 with the *Realize Cedar Urban Design Framework*.

The 2023 Master Plan incorporates the most recent decennial census data, up-to-date local data, and the studies completed in the last 10 years that impacted the relevancy of the previous Master Plan. It is responsive to local and regional market conditions, considers redevelopment opportunities, and includes recent best practices to achieve the community's mission and goals.

The purpose of this plan is to guide future growth and development; serve as a tool for the community and Planning Commission in evaluating proposed public, private, or public/private projects; and to articulate the vision for the future of Delhi Charter Township.

The Master Plan is different from the Zoning Ordinance and corresponding Zoning Map because it is not a law. Instead of regulations, the Master Plan includes a Future Land Use Map that depicts uses of land 20 or more years in the future, and a Zoning Plan. The Zoning Plan is an explanation of how land use categories on the Future Land Use Map relate to the districts on the Zoning Map from 2023. The Master Plan also includes: an explanation of the Planning Process; a review of Existing Conditions: Community Profile, Facilities, and Features; Recommendations; and an Action Plan to implement the recommendations.



PLANNING PROCESS

1

The Planning Process followed the State of Michigan requirements for the Preparation and Adoption of a Master Plan outlined in the Michigan Planning Enabling Act, PA 33 of 2008, as amended. The process occurred from August of 2022 until May of 2023.

Multiple Delhi Charter Township plans were reviewed to inform the 2023 Master Plan. They include the *2013 Master Plan*, the *Realize Cedar Urban Design Framework*, the *2016 Non-Motorized Transportation Plan*, the *2020-2024 Community Parks and Recreation Plan*, and the *Wastewater Asset Management Plan*. In addition, the *2018-2023 Comprehensive Economic Development Strategy (CEDS)* by the Tri-County Regional Planning Commission was reviewed and adjacent community future land use maps were analyzed.

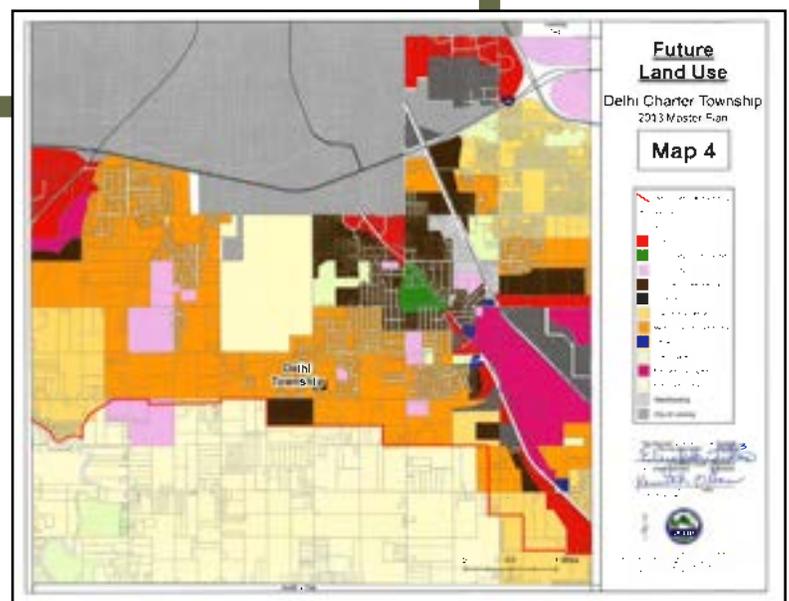
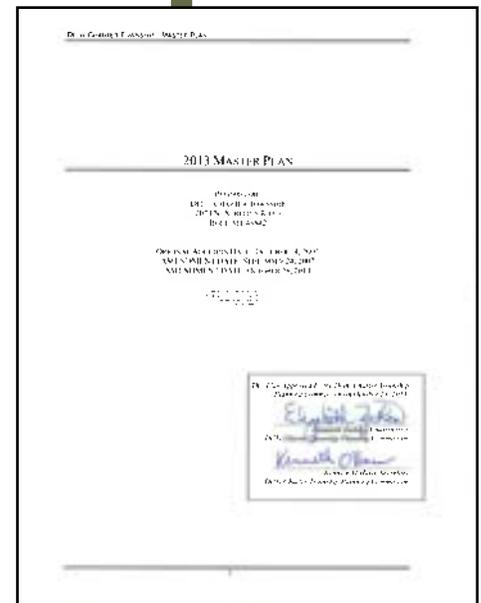
The Delhi Charter Township community was also engaged in the planning process through a variety of methods, and adjacent jurisdictions were coordinated with in the preparation of the Plan.

Review of Plans

2013 Master Plan

The *2013 Master Plan*, originally adopted in 2002, was amended in 2007 and 2013. The plan reviewed all major and relevant planning documents for the Township since the *Comprehensive Development Plan of 1967* and included a comprehensive community profile. The mission of the plan was to “create an environmentally and fiscally responsible pattern of land use which contributes positively to Delhi’s overall sense of place” by guiding residential growth.

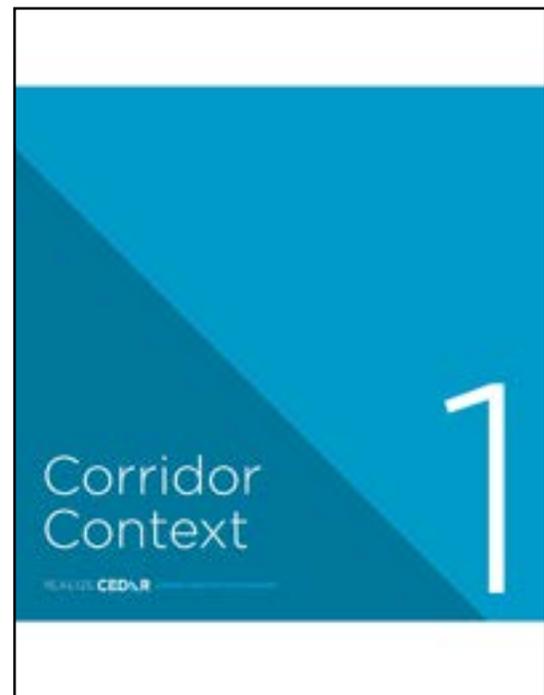
Policy recommendations include delineated locations for residential development, primary development, secondary development, a community activity center, and rural development character, regulatory tools, and program tools to support new development, protect existing residential neighborhoods, and preserve rural areas.



Realize Cedar Urban Design Framework

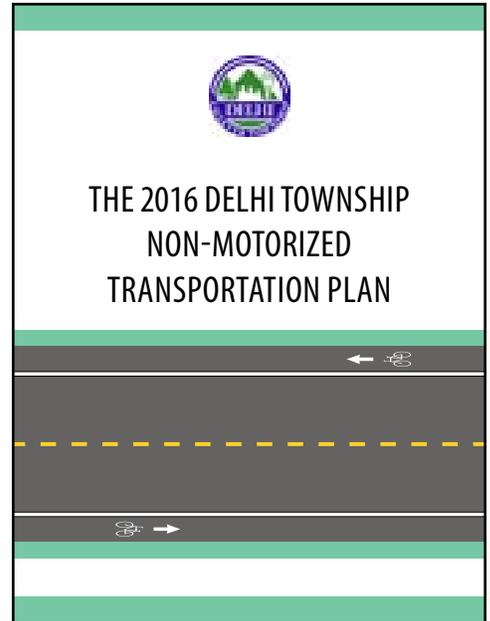
The *Realize Cedar Urban Design Framework* was approved by the Delhi Charter Township Planning Commission on October 14, 2016. The plan outlines a “course towards a more unified, functional, and multimodal future for Cedar Street,” a four-mile principal arterial road and significant corridor in the Township. The plan incorporates strategies from the *2013 Master Plan* and *2004 Cedar Street Corridor Plan* undertaken by the Downtown Development Authority, in addition to findings from a *Market Opportunities Assessment* conducted in 2014, which projected population growth of 4,000 people between 2010 and 2045. With significant community engagement, an opportunity and issue assessment, and scenario planning to evaluate potential development, the document communicates consensus on a strategic action plan for Cedar Street organization around specific goals.

- 1 **Promote** Cedar Street as a desirable corridor for development with various desired and needed uses available in the different sections of the corridor.
- 2 **Create** a cohesive, consistent design along Cedar Street to attract investment and activity, and to enhance the identity of the corridor.
- 3 **Foster** connectivity and access between surrounding neighborhoods and destinations along Cedar Street.



2016 Non-Motorized Transportation Plan

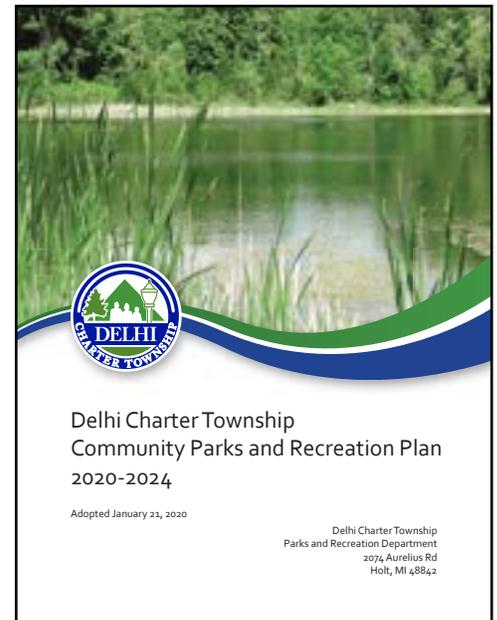
The 2016 Delhi Township Non-Motorized Transportation Plan (NMTP) was adopted on October 24, 2016 after approval by Delhi Township Planning Commission and Authorization by the Delhi Township Board of Trustees. The update to the 2007 Non-Motorized Transportation Plan began with a public engagement process and an inventory of completed projects from the 2007 NMTP. The plan also communicates the goal of creating an equitable non-motorized transportation system, in which traveling by walking, biking, and other options are just as or more convenient than traveling by passive transportation options, such as by car or bus, with action items and priority projects across the township.



2020 - 2024 Delhi Charter Township Community Parks and Recreation Plan

The *Community Parks and Recreation Plan* was adopted on January 21, 2020 by the Township Board. The update is compliant with Michigan Department of Natural Resources requirements so that Delhi is eligible to receive funding from the state in the form of grants for park and open space acquisition, park development, and improvements to existing parks.

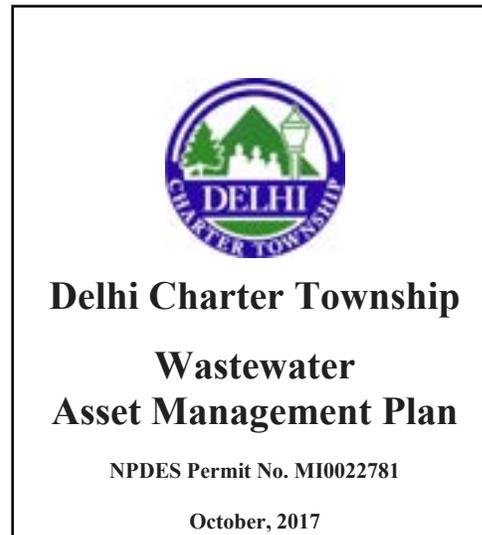
The plan outlines objectives to achieve the following goals: provide an effective, responsible, and cooperative Parks and Recreation Department that seeks to benefit residents of the township, provide quality facilities that meet the recreational needs of residents; bring park facilities up to current accessibility and safety standards; acquire land for recreation in quantities sufficient to meet the existing and future recreation needs of residents and to protect the township's natural resources; and promote the development of new recreation programs with active sports facilities and passive leisure opportunities which are in high demand, innovative, or are unique or not presently provided.



Wastewater Asset Management Plan

The *Wastewater Asset Management Plan* was adopted in October of 2017 to guide decision making for the Township’s sanitary sewerage and treatment system in alignment with the following Mission Statement. The plan also outlines a Level of Service (LOS) statement, annual operation and maintenance budget, and capital improvement plan.

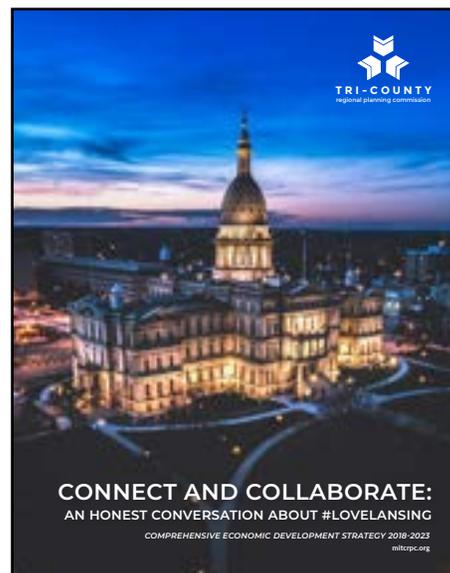
Delhi is committed to improving and maintaining public health and the performance of the Township’s wastewater treatment facility and collection utility assets, while minimizing the long-term cost of operating those assets. The Township strives to make the most cost-effective renewal and replacement investments and provide the highest-quality customer service possible. Pursuant to that goal, the *Wastewater Asset Management Plan* outlines an asset management program that allows the Township to budget accordingly for systematically identified assets in most need of repair, rehabilitation, and/or replacement.



Comprehensive Economic Development Strategy

The 2018-2023 *Comprehensive Economic Development Strategy* (CEDS) is a five-year plan for economic growth, vitality, and sustainability for the Tri-County Region (Clinton, Eaton, and Ingham Counties). The plan highlights the region’s strengths (e.g. diverse transportation infrastructure, low cost of living, natural assets, thriving auto industry, state government, Big-Ten research university, and robust insurance business), and further outlines a strategy to attract new residents, businesses, and development with regional collaboration.

The action plan includes goals to strengthen the following at a regional level:



Talent & Education

- Support for knowledge-economy related businesses
- New economy funding
- Increase wealth creation opportunities & outreach
- Industry-cluster opportunities
- Career and technical education

Local Culture & Lifestyle

- Increase public art funding
- Create public art master plan
- Placemaking and branding campaign
- Diversity, equity, and inclusion strategy

Transportation & Infrastructure

- Infrastructure assessment
- Inter-local agreements between public transit service providers
- Road funding
- Urban development
- Plan for housing needs

Engagement Process



Mark Jenks discussing the Master Plan at Food Frenzy on Sept. 14.

The township community was engaged throughout the 2023 Master Plan process in focus groups and planning commission meetings; pop-up and drop-in engagement activities; virtual office hours; and an online community survey facilitated by the engagement team. The team included Spalding DeDecker, Landscape Architects and Planners, and Township resident, advisor, and liaison Mark Jenks. Information about the process and opportunities to engage were available on the Township website from August 2022 until May 2023; on project handouts distributed at Township Hall; and through a number of community meetings, events, and activities. Over 15,000 community members were reached throughout the planning process.

Focus Groups & Planning Commission Meetings

The Planning Commission served as the steering committee and was the primary focus group engaged throughout the process. Project presentations, updates, and discussions occurred at the standing Planning Commission meetings in August, September, and November of 2022.

Virtual Office Hours

Three virtual office hours were hosted via Zoom at varying days and times to provide an opportunity for the community to engage in a virtual/remote platform.

- Wednesday, October 19, 9 - 12 pm
- Tuesday, November 15, 4 - 7 pm
- Saturday, February 4, 10 - 1 pm

Pop-Up and Drop-In Engagement

To engage the community in places convenient for them, the engagement team popped up at existing community events and dropped into existing community organization meetings. The team attended the following events and meetings with printed project handouts and facilitated discussion about the Master Plan update, land use in general, and the survey questions.

Date	Event	Estimated Handouts Distributed
September 1	Holt Education Foundation Community Cook-Out	50
September 14	Food Frenzy	50
September 16	Holt Fall Homecoming Game	25
September 17	Holt Farmers Market	100
September 22	Sam Corey Senior Center Lunch	20
September 23	Sam Corey Senior Center Euchre Tournament	20
September 28	Holt Junior High Parent Teacher Conferences	50
October 13	Delhi Fire-Prevention Open House	50
October 15	Brush Drop Off at Delhi Township Publicly Owned Treatment Works	150
October 20	Holt Business Alliance Breakfast Meeting	20
October 20	Holt Lions Club meeting	25
October 29	Delhi Library Book Sale	30
October 30	Trick or Treat in the Park	70
TOTAL		660



Mark Jenks discussing the survey at the Brush Drop Off on Oct. 15.



A community member completing the survey at the Holt Farmers Market on Sept. 17.

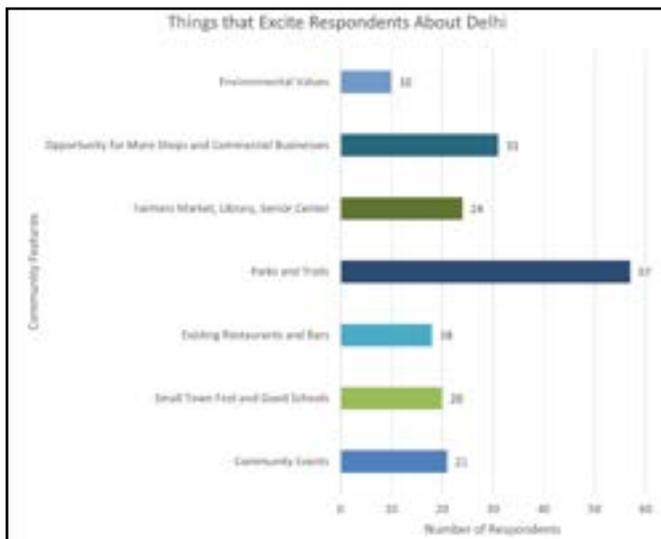
Online Community Survey

A public survey was available online on the Township’s website and in print from August 31 to October 31, 2022. The survey was accessible via a link on the Delhi Charter Township Master Plan Update page, via a QR code on the Project Handout and Yard Sign, and in print on the back of the Project Handout, which was made available at multiple community venues.

Delhi received 165 total responses, 134 online and 31 paper responses returned to Township Hall.

- 88% of respondents identified as residents of Delhi
- Nearly half of respondents that did not identify as residents of Delhi reside in Lansing

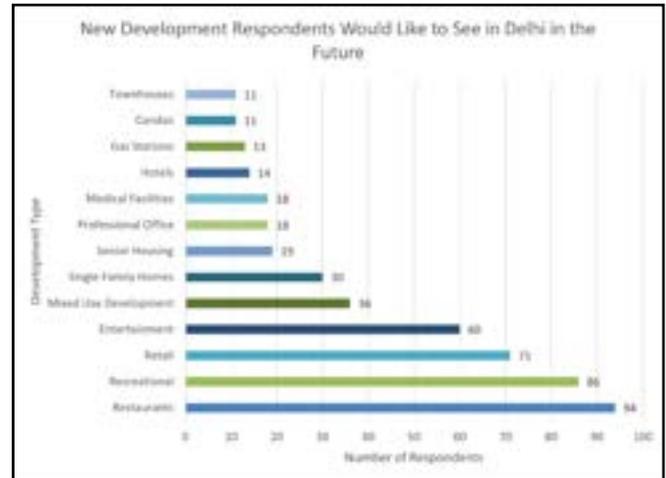
Multiple themes emerged about Delhi’s strengths and opportunities. Residents are most excited by the township’s Parks and Trails.



Respondents are concerned about the following land use issues in the community:

- Balancing affordable housing opportunities, apartments, and single-family homes
- Not enough commercial uses
- Threats to agriculture and parks

Respondents want to see more restaurant, recreational, retail, and entertainment development in Delhi in the the future.



Some respondents think that the following jobs are missing in the township:

- Office positions
- Retail
- Creative and entrepreneurial opportunities
- Industrial and manufacturing jobs

Respondent’s ideas to attract more commercial enterprises, that do not involve taxes, include:

- Assessing and reducing development regulations
- Enhance community services (i.e. roads, education, events and activities)

Many respondents feel that Delhi is already an inclusive community, but ideas to increase inclusion include:

- Develop a walkable downtown area
- Consider accessibility
- Allow more affordable and multi-family housing
- Encourage ethnic businesses and events

Project Handout & Yard Signs

The project handout was distributed in print and via email. In addition to the Pop-Up and Drop-In Engagement events, 100 copies of the project handout were printed and distributed at Township Hall, the library, four (4) senior citizen homes, the Delhi Community Services Center, and the Sam Corey Senior Center. The handout was included with a newsletter announcement distributed to 14,000 township residents, the Holt Public Schools' *Peak of the Week* email to 4,000 parents and families.

Yard Signs were posted at the Delhi Community Services Center, Delhi Department of Public Works, Holt High School, Sam Corey Senior Center, Valhalla Park, Kiwanis Park, Esker Landing, both the east and west Holt Road Trail Head parking lots, and Jolly Road Non-Motorized Trail.

Delhi Charter Township Master Plan Update

Delhi Charter Township is updating the 2013 Master Plan, and we need YOUR input to plan for the future!



What is a Master Plan?

The Master Plan is an overall guide for the growth and development of the Delhi Charter Township Community. It is used as a basis for public decision-makers to make decisions regarding land use and where residential, commercial, and industrial neighborhoods are located.

It is also a basis for determining where the expansion of public utilities, which new development depends upon, will be located.

The 2013 Master Plan can be found here: www.delhitownshipmi.gov/178/Master-Plan

How can you provide input?

You will find our team at the following events this fall:

- Sat, Sept. 17 - Holt Farmer's Market
- Thurs, Oct. 13 - Delhi Fire Prevention Open House
- Sat, Oct. 15 - Brush Drop Off at Delhi Township Publicly Owned Treatment Works
- Thu, Oct. 20 - Holt Business Alliance Breakfast Meeting
- Sat, Oct. 22 - Delhi Library Book Sale
- Sun, Oct. 30 - Trick or Treat in the Park

You can also dial-in to our virtual office hours on Zoom:

- Wed, Oct. 19, 9 – 12 pm
- Tue, Nov. 15, 4 – 7 pm
- Sat, Feb. 4, 10 – 1 pm

Please take our short survey here by October 31!



<https://www.surveymonkey.com/r/L6TRVZ8>

<https://us02web.zoom.us/j/82287168227>
Meeting ID: 822 8716 8227
One tap mobile
+16469313860,,82287168227# US

Please contact Tracy Miller at 517-694-2137 or Tracy.Miller@delhitownship.com to request accommodations.

Spalding DeDecker and Landscape Architects and Planners, with assistance from Mark Jenks, have been hired to provide the 2023 Master Plan Update. Please contact Cassi Meitl at cmeitl@sda-eng.com or (313) 305-9112 with questions, comments, or for additional information.

To complete the 2023 Master Plan Update, we are:

Sept. - Nov. 2022:	Conducting Research and Gathering Initial Input
Nov. - Jan. 2022:	Strategic Planning with the Planning Commission
Jan. - Mar. 2023:	Writing the Report for Public Review

Or complete the back of this flyer. Mail or drop it off to Township Hall at 2074 Aurelius Road in the dropbox located out front or email it to: info@delhitownshipmi.gov.

Coordination with Jurisdictions to Review the Plan

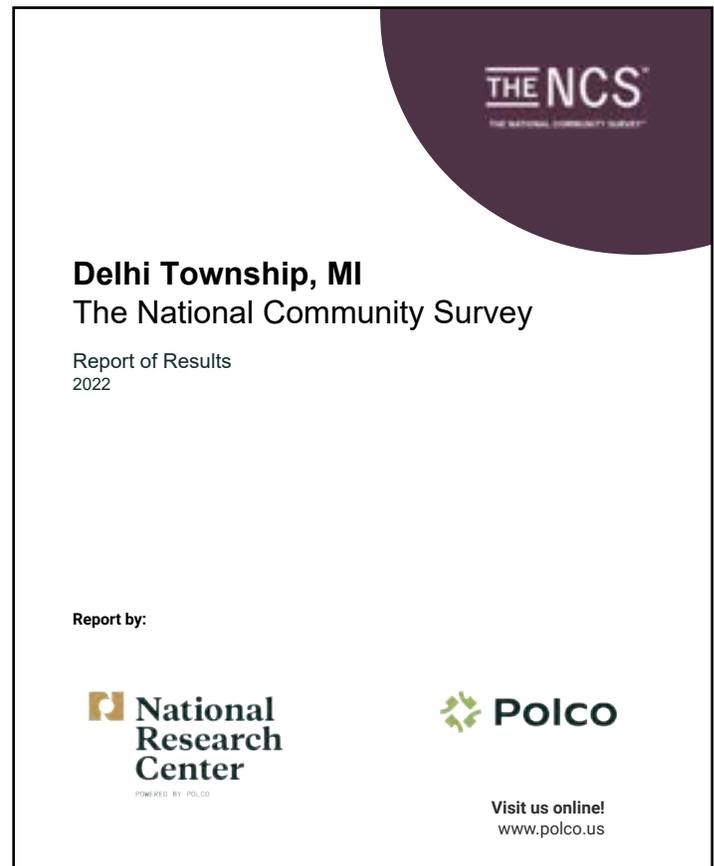
In accordance with the Michigan Planning Enabling Act, PA 33 of 2008, as amended, the following jurisdictions were coordinated with in the preparation of the Master Plan:

- Alaiedon Township
- Eaton Rapids Township
- Aurelius Township
- Meridian Township
- City of Lansing
- Vevay Township
- Windsor Township
- Lansing Township
- Ingham County Board of Commissioners
- City of East Lansing
- Ingham County Road Commission
- Tri-County Regional Planning Commission
- Consumers Energy
- Comcast Cable
- Lansing Board of Education
- Adrian & Blissfield Railroad Company
- Lansing Board of Water & Light
- Delta Charter Township

National Community Survey

Delhi Charter Township participated in *The National Community Survey* (The NCS) by Polco in 2021 to poll residents on the “livability” of the Delhi community in anticipation of the Master Plan Update. Surveys were mailed to a random selection of 2,700 residents between January 10, 2022, and February 28, 2022. A total of 490 residents provided feedback on their satisfaction with 10 central facets of the community: economy; mobility; community design; utilities; safety; natural environment; parks and recreation; health and wellness; education, arts, and culture; and inclusivity and engagement.

As noted by The NCS, the Delhi Township survey was administered in Delhi during the COVID-19 Pandemic (i.e. 2020-2022), which may impact comparison to national benchmarks. Data for national benchmarks were collected and analyzed before 2020.



- 1 The survey data shows that respondents have **favorably/positively rated the Township’s mobility**. In particular, the public transportation system in Delhi has been reported as excellent or good.
- 2 Residents reported a **higher than the national average benchmark for traffic flow on major streets and ease of travel by public transportation**. This could be due to the fact that many individuals were working remotely or working in a hybrid environment during the Pandemic which reduced congestion on the roads. There is less congestion overall in Delhi than on average, and/or a smaller percentage of the population uses public transportation than the national average.

- 3 Resident ratings of the importance and the **quality of parks and recreation, utilities, safety, and the natural environment** were particularly high.
- 4 **Every subsection** under the Natural Environment section in the NCS results aligns with the national benchmark rating.
- 5 Residents **positively rated the availability of paths and walking trails in the Township**, which is higher than the national benchmark.

⑥ When residents were asked on the NCS to use three words to describe the Township, one common word that people used frequently was “safe.” **Safety is one of the most valued aspects of the Township** and residents feel a strong sense of security - all responses were on par with the national benchmarks.

⑦ In terms of utilities, Delhi Township provides residents with its own stormwater management, waste-water management, and waste treatment systems. **Drinking water services were regarded with higher satisfaction** than the national benchmark.

⑧ Residents’ **participation in local political events is slightly lower** than the national benchmarks. The survey findings show that **residents’ overall confidence in the Delhi government is in the range of fair and good**. While residents report that there are opportunities to participate in social events and activities, it may be possible that the pandemic has affected in-person community engagement as a whole.

EXISTING CONDITIONS: COMMUNITY PROFILE, FACILITIES, AND FEATURES



This section is a review of existing conditions. It incorporates 2020 U.S. Census results, up-to-date local data, and findings from recently completed studies to update the 2013 Master Plan related to the community profile, facilities, and features, as organized below.

Location & Context	Community Profile
Population	
Economic Profile	
Housing	
Roads & Transportation	Public Facilities
Parks, Trails, & Recreation	
Public Facilities	
Schools	
Water and Sanitary Sewer	Features
Environmentally Sensitive Areas	

The Community Profile of Delhi is compared to the City of Mason, Vevay Township, Ingham County, and the State of Michigan to inform observations about the community and future projections. In regards to the data, the Census Bureau did its best to mitigate the data collection disruptions for the 2020 U.S. Census and Census Bureau’s American Community Survey by the COVID-19 Pandemic. Since the Pandemic affected peoples’ ability to participate in in-person activities and interactions, this data might be affected by nonresponse bias.

2

Location and Context

Delhi is a Charter Township of Ingham County, Michigan - south of the Lansing Capital. The township is 28.6 square miles and home to 27,771 people. The Township's mission is to "provide a sense of community with prospering quality of life while continuing to ensure the health, safety, and welfare of its residents and other citizens who live, work, and engage in activities in the community." This is evident in the pride the community has for its small town atmosphere, excellent school systems, central location, access to Lansing and Michigan State University, parks, and developing downtown area.

Holt, an unincorporated community and census-designated place (CDP), is located within the Township. Although Holt is a zip code area, many community members self-identify as Holt residents. Holt can be found on many signs and banners and is recognized by the U.S. Postal Service. The CDP is most associated with the public school system, library branch, and urban center area in Delhi. The recognized urban center of the Township is currently the triangular commercial area formed by Cedar Street, Holt Road, and N Aurelius Road.



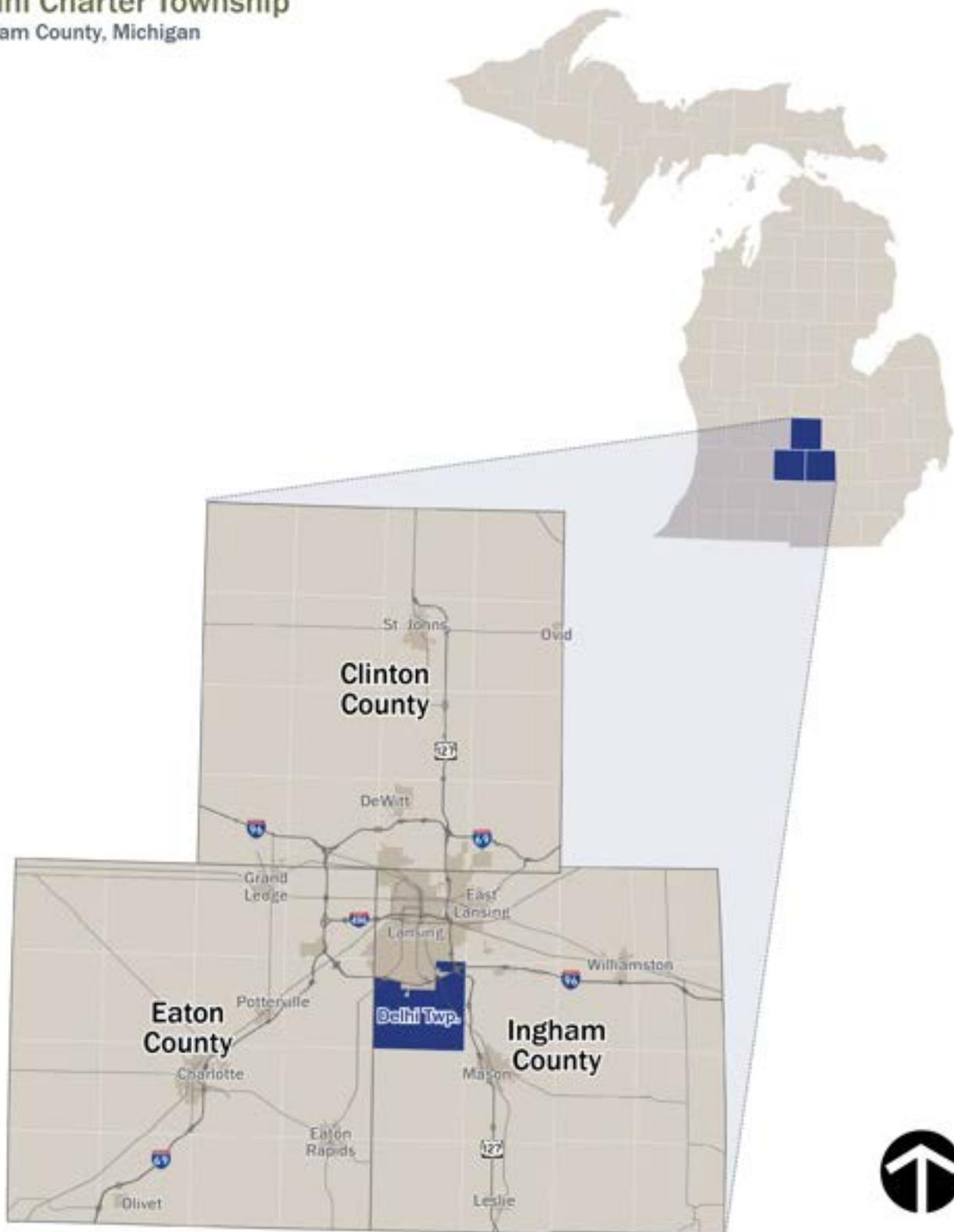
Delhi is located in the Tri-County Region, which includes the following counties: Ingham, Clinton, and Eaton. This entire area comprises 75 cities, townships, and villages. As part of the greater Lansing region, Delhi is in a central location; therefore, residents can easily access the interstate system in all cardinal directions to navigate to major metropolitan areas and adjacent cities within the state. The major highway system, I-96, is located to the north and forms a northern border of the Township. The other road systems that create the boundaries are Waverly Road in the west, Nichols Road in the south, and College Road in the east.

Delhi has been expanding, growing, and developing for over 180 years, since it was established on April 4th, 1842. It was first recognized as a primarily agrarian area, but over time, Delhi has experienced economic diversification. Major influences on the Township's growth to date are development changes in Lansing, Michigan State University, increasing demand for housing, and the availability of large properties for industrial or manufacturing development.

REGIONAL LOCATION

Delhi Charter Township

Ingham County, Michigan



Data Source:
State of Michigan GIS open Data

Neighboring Jurisdictions

Delhi is located south of the City of Lansing. Windsor Township is to the west, Alaiedon Township is to the east, and Aurelius Township is south of Delhi. During the planning process, zoning maps, master plans, and future land use plans for neighboring jurisdictions were reviewed.

Properties along the Lansing border are zoned primarily commercial, industrial, and multi-family residential. According to the *Design Lansing 2012 Comprehensive Plan*, Lansing is planning for expanded suburban commercial development surrounded by medium-density residential development along major corridors Cedar Street and Eaton-Rapids Road which continue into Delhi. Windsor Township boundary properties are zoned agricultural with some business and highway service along Eaton Rapids Road, where the Township is planning for commercial activity to continue. The Future Land Use Map also calls for primarily agricultural and residential uses west of Waverly Road.

Along the eastern boundary, properties in Alaiedon Township are zoned rural residential and planned for suburban residential development along the US-127 highway in the community's *2002 Master Plan*. To the south, Aurelius Township is planning for primarily agricultural preservation, some rural residential development, and recreation/open space land along the Delhi border.



Land Survey Sections

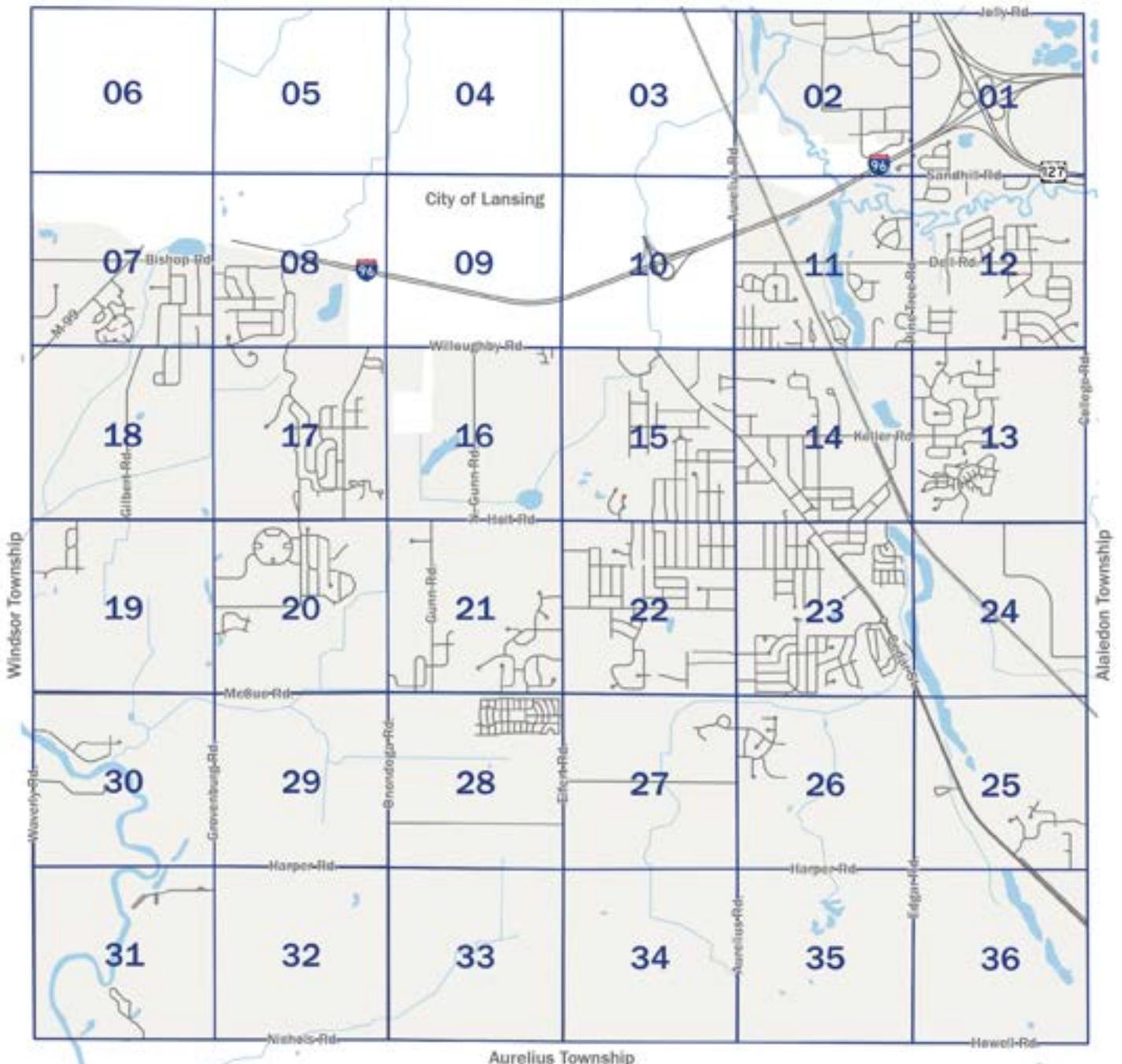
Delhi Charter Township is identified as Town 03N, Range 02W according to the U.S. Public Land Survey System. The Land Ordinance of 1785 Codified the six (6) mile by six (6) mile squares, subdivided into 36 one (1) square mile sections. Although the northern sections of Delhi Charter Township are Lansing jurisdiction today, as indicated in white on the following Land Survey Section Map, the balance of the area is considered Delhi Charter Township.

Many of the east-west and north-south roads in Delhi follow section lines. The section numbers are also still used in planning and land use activities.

LAND SURVEY SECTIONS

Town 03N, Range 02W

Ingham County, Michigan



LEGEND

- Land Survey Sections
- Delhi Charter Township
- Water Bodies
- Streets
- Railroad



0.5 0 0.5 1 mi



Data Source:
State of Michigan GIS open Data

Population

In 2020, the U.S. Census recorded the population of Delhi to be 27,771 people. This is a 23% population growth from 2000 and is about 1,000 more residents than what was forecasted in the 2013 Master Plan. Although growth in the Township was slower from 2010 to 2020 than it was from 2000 to 2010, Delhi has grown at a faster rate in the last two decades than Ingham County and the State of Michigan overall. Michigan experienced outbound migrations, meaning that more people left the state than moved in or were born, for most of the early 2000s. Delhi, on the other hand, has experienced continuous inbound migrations as residents likely migrated from other places in the state, possibly with children.

Population and Percent Change from 1970 to 2020

Community	Population						% Change		
	1970	1980	1990	2000	2010	2020	1970-2000	2000-2010	2010-2020
Delhi Township	13,795	17,144	19,190	22,569	25,877	27,771	+ 64%	+ 15%	+ 7%
Ingham County	261,039	275,520	281,912	279,320	280,895	292,406	+ 7%	+ 0.6%	+ 4%
Michigan	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	9,986,857	+ 12%	- 0.6%	+ 1%

Source: U.S. Census Bureau, 2020 Census.

Age

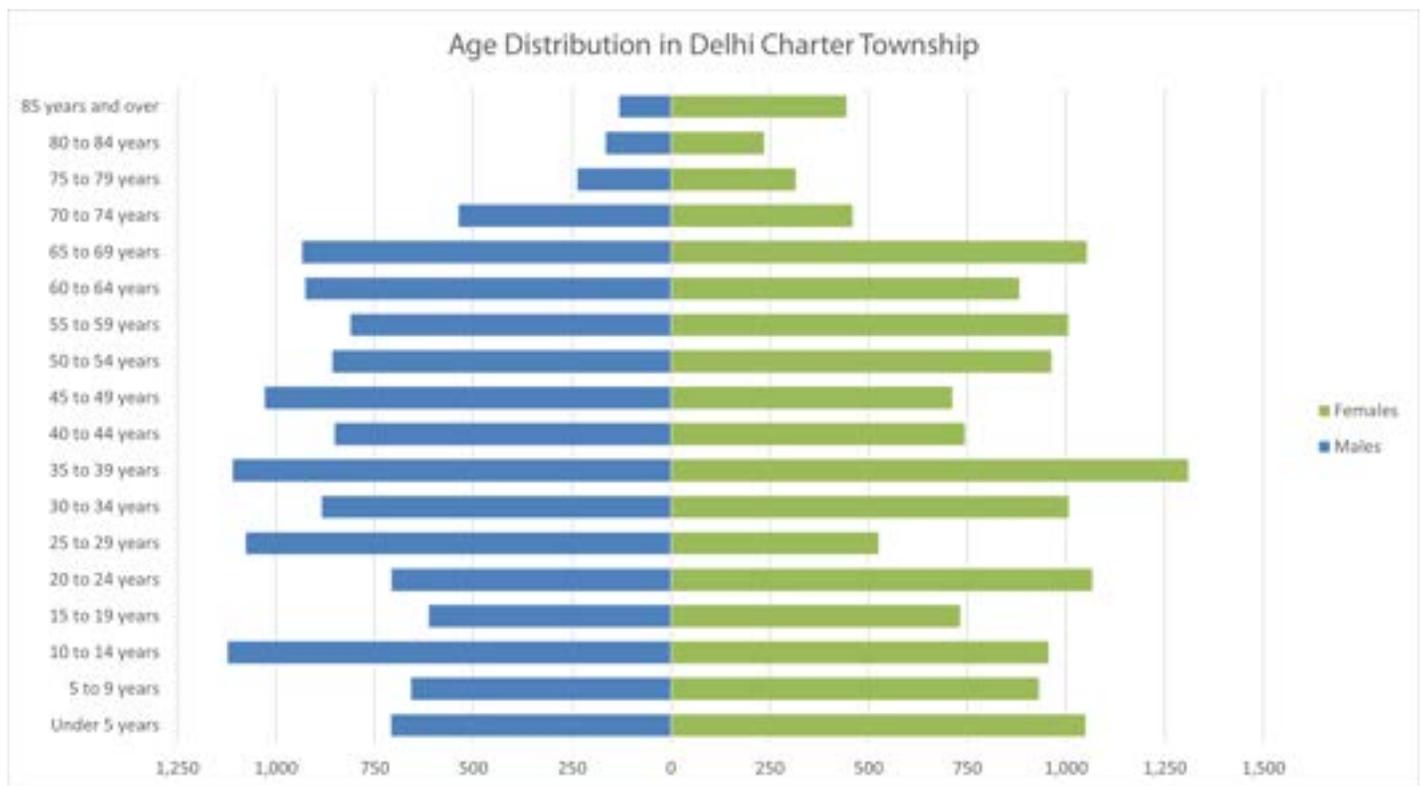
As of 2020 in Delhi, there is a higher percentage of youth (under age 18) than in Ingham County, the population over 65 years old is increasing in alignment with national trends, and the median age (38.5 years old) suggests a large working age population. The chart that follows, known as a population pyramid, shows the Township's current population distribution with the total number of people by self-identified gender in each age group.



Approximately 24.5% of the population of Delhi is under eighteen years old (defined as youth) according to 2020 Census data. In Ingham County, only 20.1% of people are under the age of eighteen, a decrease from 27% in 2012. As illustrated, the largest cohort of youth are between the ages of 10 and 14 years. Cohorts younger than 10 years in Delhi are comparatively smaller in size, showing that the birth rate or inbound migration by families with newborns has slowed.

In 2010, residents 55 years old and older represented 11.3% of the total population. As of 2020, this cohort has grown to 16.3%, with a majority of people being between the ages of 65 and 74.

The median age in Delhi is 38.5 years old, which is an increase from the previous median age of 35.9 in 2010. The working-age population (between ages 19 and 64) is expected to be the largest cohort in the community. Within this population in Delhi, the highest number of people are 35 to 39 years old.



Source: U.S. Census Bureau, 2020 Census.

Education

Residents in Delhi have higher educational attainment than neighboring communities and the State of Michigan overall. In 2020, 95.2% of residents of Delhi over the age of 25 had a high school diploma or higher and 41.4% had a Bachelor's degree or higher. Of Michigan residents, 91.3% have a high school diploma or higher and 30% have a Bachelor's degree or higher. Most of these diplomas and degrees have been received by people between the ages of 25 and 44.

The table below shows educational attainment in the Township within a local context.



Educational Attainment in 2020

Area	Percent of Population over age 25 with High School Diploma	Percent of Population over age 25 with Bachelor's Degree
Delhi Charter Township	95.2%	41.4%
City of Mason	80.5%	17.4%
Windsor Charter Township	95.8%	28.6%
Vevay Township	93.8%	28.8%

Source: U.S. Census Bureau, 2020 Census.

Race

In the past decade, Delhi's population has continued to diversify, as illustrated in the table to the right. While the overwhelming racial majority is the white population, at 81.5%, other racial minority populations have increased, except for Black or African American.

Percent of Population by Race in 2010 and 2020

	2010	2020
White	85.3%	81.5%
Hispanic or Latino	3.6%	5.4%
Black or African American	7.4%	6.4%
Asian	2.8%	4.4%
Two or more	3.0%	2.3%

Source: U.S. Census Bureau, American Community Survey.

Economic Profile

Since the Economic Census Release Information data will be available in March 2024, sources of data for the Economic Profile below include the 2012 Economic Census data and relevant community data from the Lansing Economic Area Partnership.

Income

For the past decade, the median household income among the township residents is higher than those self-reported at county and state levels. The median household income in Delhi is \$72,281, which is higher than Ingham County (\$55,253) and the State of Michigan (\$59,234). This is because Delhi has a higher percentage of households with incomes between \$100,000 and \$200,000 (29.8%) and a lower percentage of households who earn less than \$50,000 than the County and State.

The table below shows how Delhi's household incomes compare to Ingham County, the City of Mason, and the State of Michigan.



2020 Household Income Distribution by Percentage and Number of Households

Income	Delhi Township		Ingham County		Michigan		City of Mason	
Under \$50K	33.9%	3,802	45.5%	51,696	42.6%	1,695,263	37.7%	1,254
\$50K - \$100K	31.4%	3,522	30.5%	34,662	31.1%	1,238,830	33.8%	1,124
\$100K - \$200K	29.8%	3,344	19.2%	21,783	20.6%	819,097	25.4%	884
Over \$200K	4.9%	546	4.9%	5,537	5.7%	227,218	3.2%	108

Source: U.S. Census Bureau, 2020 Census.

Occupations and Employers

Of Delhi's working population, a majority are white-collar workers, as defined by the U.S. Census. White-collar workers represent 61% of the total population and blue-collar workers represent 34.8%. As provided by Lansing Area Economic Partnership, the largest job counts by occupation are in the following categories in Delhi: Office and Administrative Support; Sales; Executive, Managers, and Administrators; Food Preparation, Serving; and Business and Financial Operations. Given the high educational attainment among Delhi residents, these popular occupations are not surprising. It has been reported that employment in industries such as manufacturing; farming, fishing, and forestry; transportation and moving; and service occupations have been declining since 2000 in the township.

Delhi has multiple major employers, as identified below, that employ residents of the township and adjacent communities. Some Delhi residents may also travel to adjacent communities for employment, especially to Lansing. The average commute time for residents is 21.3 minutes, which is sufficient time to travel to downtown Lansing in favorable traffic conditions.



Source: Lansing Area Economic Partnership.

Delhi Township Major Employers - 2021

<u>Employer</u>	<u>Product or Service</u>	<u>Employees</u>
Holt Public Schools	Education	609
Granger Construction	Commercial Construction	355
Orchid Orthopedic	Exotic Metal Fabricator	220
RSDC	Steel Processing	219
Kroger	Retail Grocery	186
Two Men & A Truck	Moving Company	175
Keller Williams Real Estate	Realty	168
Magna Power Train	Automotive Supplier	150
Block Imaging	Hospital Equipment Refurbishing	138
NexCare (Holt Sr. Care/Rehab)	Long Term Care	120

Source: Delhi Charter Township 2022 Budget.

Housing

Households and Household Size

In the township, the number of households has increased in the last decade. In 2020, the total number of households in Delhi was estimated to be 11,214, representing 9.9% of all households in Ingham County. This is an increase from 8.4% in 2010. According to the U.S. Census, a household consists of all people who occupy a housing unit. They may be living alone, related family members, or unrelated people. The household count is a useful metric because of the correlation to housing units in a community.

Household size decreased in Delhi to 2.5 persons per household, which is in line with local and national trends. In 2010, U.S. Census data reported an average of 3 persons per household in the township. For context, since 1970, the U.S. Census reports that persons per household have been declining, and the decade between 2010 to 2020 demonstrated the slowest percentage of growth in all households across the country.



Apartments.

Housing Units

According to the U.S. Census Bureau, the largest increase in housing units in Delhi occurred between the years 2000 and 2009 when 21.6% of the total units that exist today (11,762 units) were built. Since 2010, the construction of housing units has slowed, as only 7.5% (875 units) have been added. As of 2020, the majority of housing units in Delhi are single-family homes. Single-family homes make up 70.7% of housing units, two to four (2-4) family structures make up 23.2% of housing units, and 6.1% are mobile homes.

Owner vs. Renter Occupied

In 2020, the U.S. Census reported that 7,813 dwellings were owner-occupied (69.%) and that 3,401 units were renter-occupied (30.3%) in the Township. Previous trends in Delhi exemplify that renter-occupied housing has been increasing since 2012, at a slightly higher rate than the state of Michigan's. In the state, 71.7% of units are owner-occupied and 28.3% renter-occupied. The following table displays changes in owner and renter-occupied units from 2012 to 2020.

Occupancy vs. Vacancy

In 2020, 95% (11,214) of housing units were reported to be occupied. Only five percent (5% or 548 units) were vacant. Ingham County's occupancy and vacancy rates are very similar, especially in comparison to the City of Mason and Vevay Township (U.S. Census Bureau, 2020).

Changes in Renter and Owner Occupied Units from 2012 to 2020

Context Area	Renter-Occupied 2012	Renter-Occupied 2020	Owner-Occupied 2012	Owner-Occupied 2020
Delhi Township	25.2%	30.3%	74.8%	69.7%
Michigan	27.2%	28.3%	72.8%	71.7%
City of Mason	34.6%	41.2%	65.4%	58.8%
Ingham County	39.9%	30.5%	60.1%	69.5%

Source: U.S. Census Bureau, 2012 and 2020 Census.



Senior apartment building.



Single-family homes.



Townhouses.

Value of Housing

The median value of housing and median monthly housing costs for both owner and renter-occupied units in Delhi is higher than the county and statewide medians. The median value for owner-occupied housing units in the township between 2017 and 2021 is \$172,800 according to the Census Reporter, an independent project that presents U.S. Census Bureau data. Comparatively, in Ingham County and the state of Michigan, the median value of owner-occupied housing units are \$153,200 and \$172,100, respectively. In 2013, the median house value in Delhi was \$151,200 (U.S. Census Bureau: ACS 5-Year Estimates Median Value). According to 2020 figures from the U.S. Census Bureau American Community Survey, the median monthly housing cost in Delhi was \$1,119. In Ingham County and the State of Michigan, it was \$942 and \$915, respectively.

For rental units, the median contract rent in the township was estimated to be \$854 in 2020 reported by the U.S. Census Bureau American Community Survey. Ingham County reported the median contract rent to be \$761 and the State of Michigan reported \$737.

Although inflation leads to increases in housing values over time, home size may also be a factor in the township compared to county and state medians. The following figures are reported from the 2020 U.S. Census Bureau Selected Housing Characteristics. In Delhi, 66.5% of the total housing stock has three or more bedrooms. Also, since 58% of households in Delhi own two (2) or more vehicles, many homes have large garages.



Single-family homes.

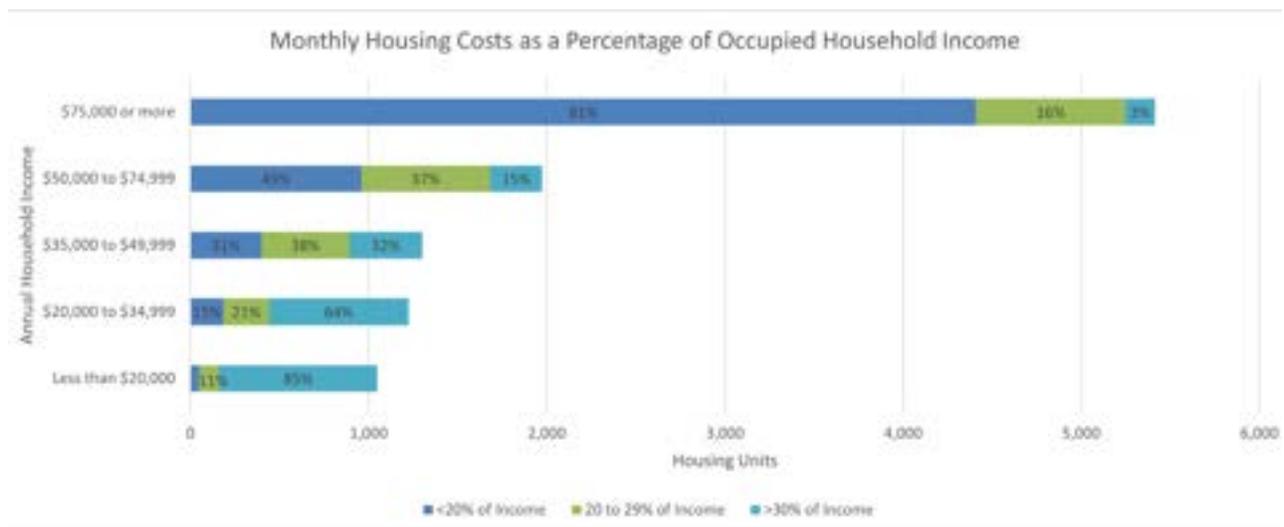
Housing Affordability

Housing is considered “affordable” when it costs no more than 30% of a household’s gross income, according to the U.S. Department of Housing and Urban Development. These costs include mortgage and/or rent, and basic utilities (electric, gas, and water). To evaluate housing affordability in Delhi Charter Township, the following charts illustrate the percentage of housing units occupied by households spending less than 20%, 20 to 30%, and more than 30% of their income on housing. Households spending more than 30% of their income on housing are considered “cost burdened.”

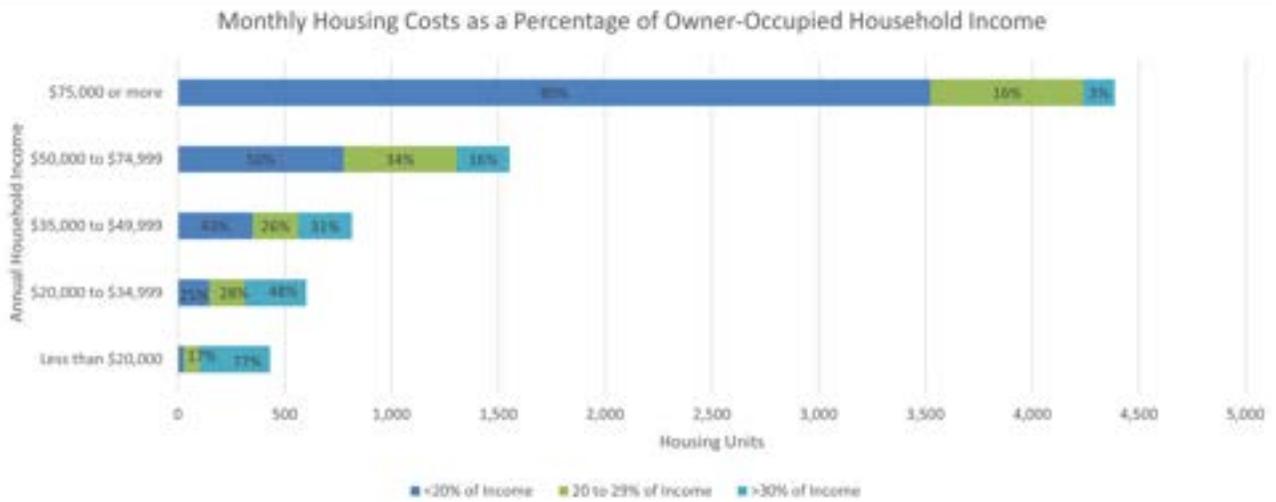
In Delhi, according to the U.S. Census, 30% of 10,960 total occupied housing units are occupied by households spending 30% or more of their household income on housing costs. Among owner-occupied units, only 16% of households are spending more than 30% of their income on housing; however, 40% of renters are “cost

burdened.” Nationally in 2020, 46% of American renters spent 30% or more of their income on housing, as rent has risen 18% over the last five years across the county, exceeding inflation and wage growth (U.S. Census Bureau, American Community Survey and Federal Reserve Bank of St. Louis).

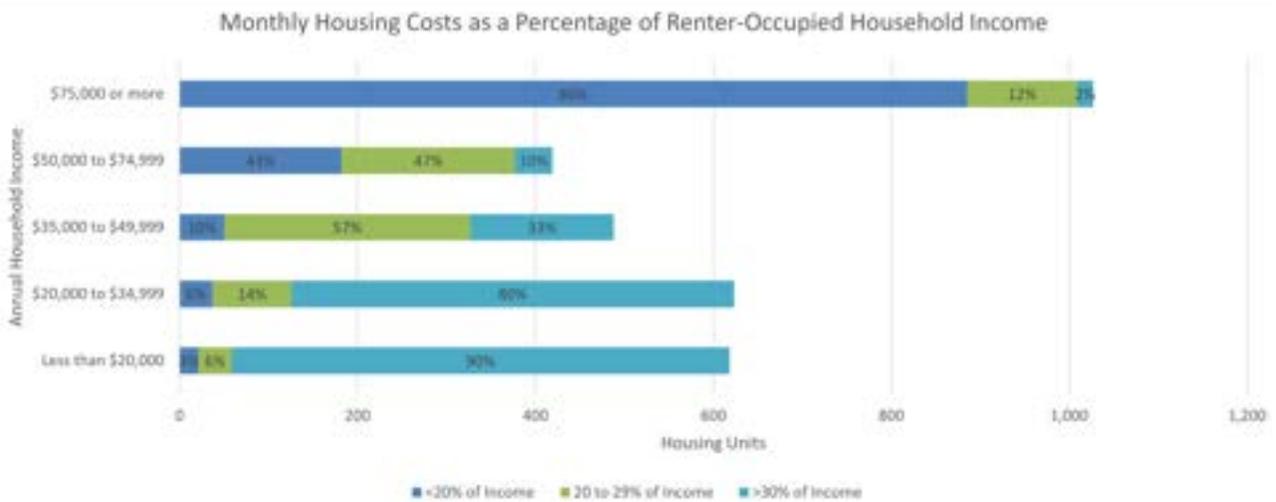
Similar to national trends, the households disproportionately impacted by rising housing costs are those with annual household incomes of less than \$34,999; particularly those who make less than \$20,000 per year. In Delhi, 80% of renters who earn \$20,000 to \$34,999 and 90% of renters who earn less than \$20,000 are spending more than 30% of their income on housing. Comparatively among owner-occupied housing units, 48% with incomes \$20,000 to \$34,999 and 77% with incomes less than \$20,000 are “cost-burdened.”



Source: U.S. Census Bureau, 2020 Census.



Source: U.S. Census Bureau, 2020 Census.



Source: U.S. Census Bureau, 2020 Census.

Roads & Transportation

Road Jurisdiction

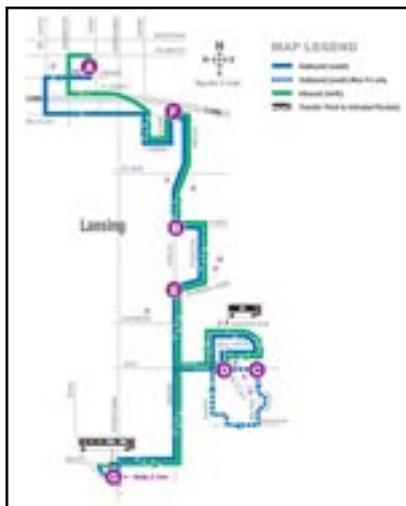
People and goods move along state, county, city, and private roads in Delhi. The major highway systems or state trunklines are I-96 and US-127. I-96 runs west and east, connecting the township to two major cities, Detroit and Grand Rapids. US-127 runs south to Jackson and north to US 27. A majority of the other streets are county primary or local roads, as illustrated on the Road Classification Map that follows. County Roads are under the jurisdiction of the Ingham County Road Department, which is governed by the Ingham County Board of Commissioners. The county oversees construction, closures, permits, and all road-related issues for these right-of-ways.

Public Transit

The Capital Area Transportation Authority (CATA) provides two fixed-route bus routes in Delhi: Route 7, serving the northeast portion of the township; and Route 8, serving South Cedar and the Holt, Eifert, and Aurelius Roads corridor. Additionally, Delhi has the Redi-Ride service, a curb-to-curb service that takes reservations in advance.



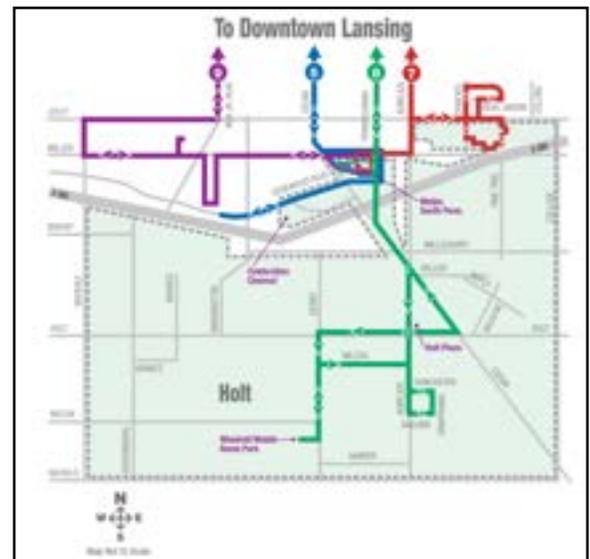
Bus stop on Aurelius Rd.



CATA: Route 7.



CATA: Route 8.



Redi-Ride Service Route.

ROAD CLASSIFICATIONS

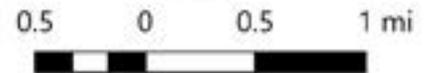
Delhi Charter Township
Ingham County, Michigan



LEGEND

- Water Bodies
- Railroad

- Delhi Road Types**
- State Trunkline
 - County Primary
 - County Local
 - City Major
 - Undefined/Private



Data Source:
Delhi Charter Township

Nearby Plane and Rail

Delhi residents can access an Airport in Lansing and Amtrak station in East Lansing by car or CATA bus. The Capital Region International Airport is the closest accessible airport near the Township. It is located three (3) miles northwest of downtown Lansing. The Airport is close to several freeway exits on both I-69 and US-127. It provides direct passage to some of the largest airport hubs in the country for vacations and business travel. The East Lansing Amtrak station is located less than 10 miles northwest of Delhi. Amtrak provides passengers with inter-city rail service across the state and beyond. Amtrak services in Michigan provides train lines to Chicago, Grand Rapids, Port Huron, Detroit, and Pontiac.

Complete Streets Ordinance

Known as the Complete Street Ordinance, Ordinance #123 in 2012 - Sec. 14-96 - 14-100, was passed in 2012 to encourage healthy, active living, reduce traffic congestion and dependence on fossil fuels, and improve the safety and quality of life for residents of Delhi. This ordinance created standards for providing safe, convenient and comfortable routes for multiple modes of transportation, including but not limited to, walking, bicycling, personal vehicles, and public transportation.

As outlined in the ordinance, complete streets infrastructure means "roadways planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle."

Since 2012, the Township has been making complete streets practices a routine part of operations, prioritizing projects that are near public service areas, and considering including

complete streets infrastructure on every street project on public or private streets.

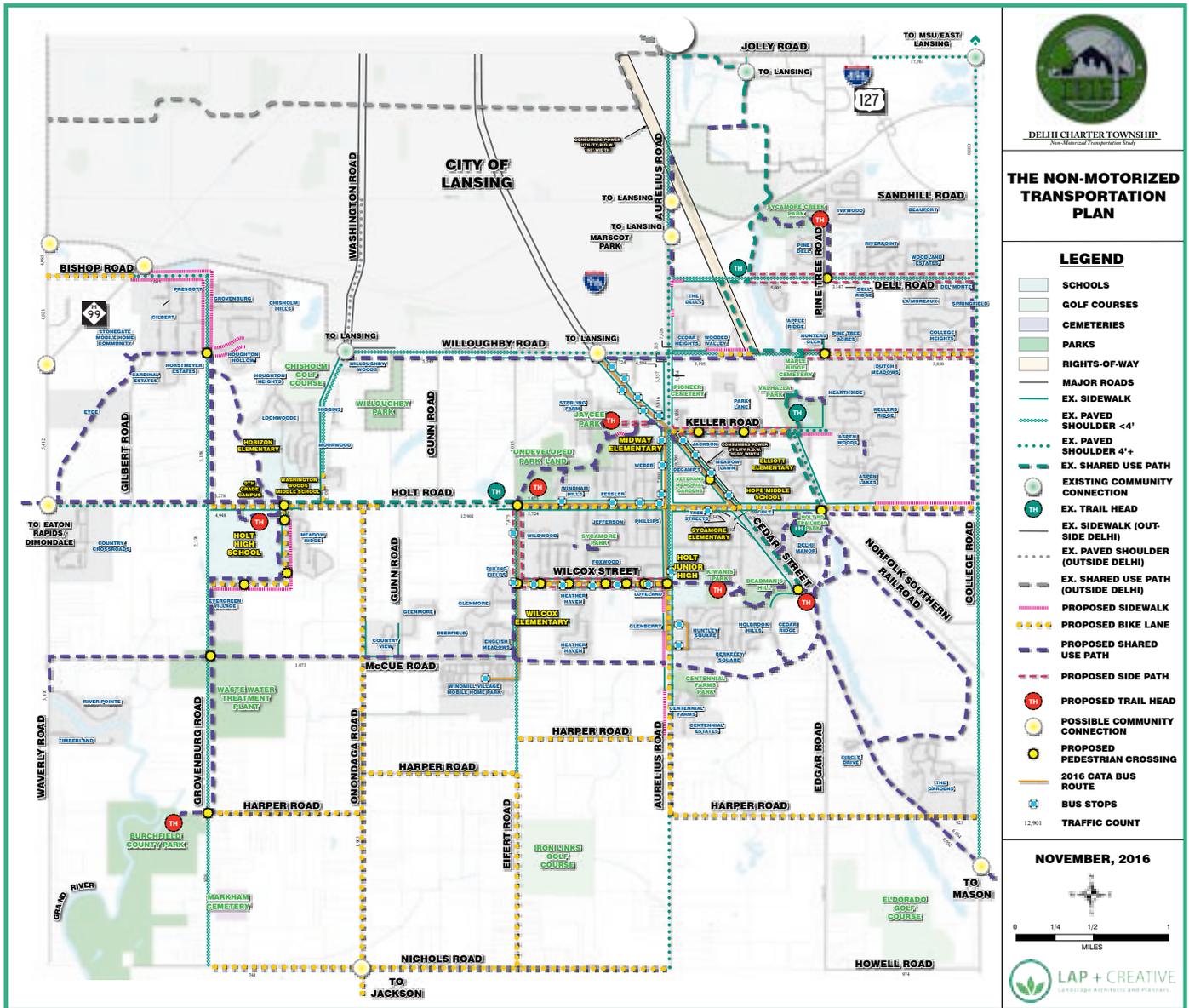
Non-Motorized Transportation Plan

In addition to the Complete Streets Ordinance, Delhi Charter Township has prioritized non-motorized transportation with the *2016 Non-Motorized Transportation Plan*. The plan identifies all existing elements of the Township's non-motorized transportation system (e.g. bike lanes, paved shoulders, shared use paths, side paths, sidewalks, shared lanes, wayfinding signage, controlled crossings, and trail heads) and establishes a long-term vision for completing the network. The intent of the plan is to connect neighborhoods and assets within Delhi by proposing modifications and new pathways.

The map that follows details all proposed infrastructure routes that would provide access to most of the area's residents. When completed, a number of high-value, high-feasibility projects would connect an inner loop of neighborhoods to the path network and a significant regional park. The priority projects not completed as of 2022 include:

- **Ram Trail to Burchfield Park** - shared use path
- **Kiwanis / John Taylor Memorial Park** - shared use path to complete southern portion of inner loop
- **Keller Road** - paved shoulder to close gap between Ram Trail to Cedar Street
- **Wilcox Road** - road improvements including paved shoulder, sidewalk, and shared use path
- **Eifert Road Holt to McCue** - shared use path to close gap between Holt Road and Wilcox Road and extend to the neighborhoods on McCue Road
- **Willoughby Road** - add paved shoulder and shared use path to Willoughby from College Road to the path west of Pine Tree Road

Non-Motorized Transportation Plan



Source: 2016 Delhi Township Non-Motorized Transportation Plan.

Parks, Trails, and Recreation

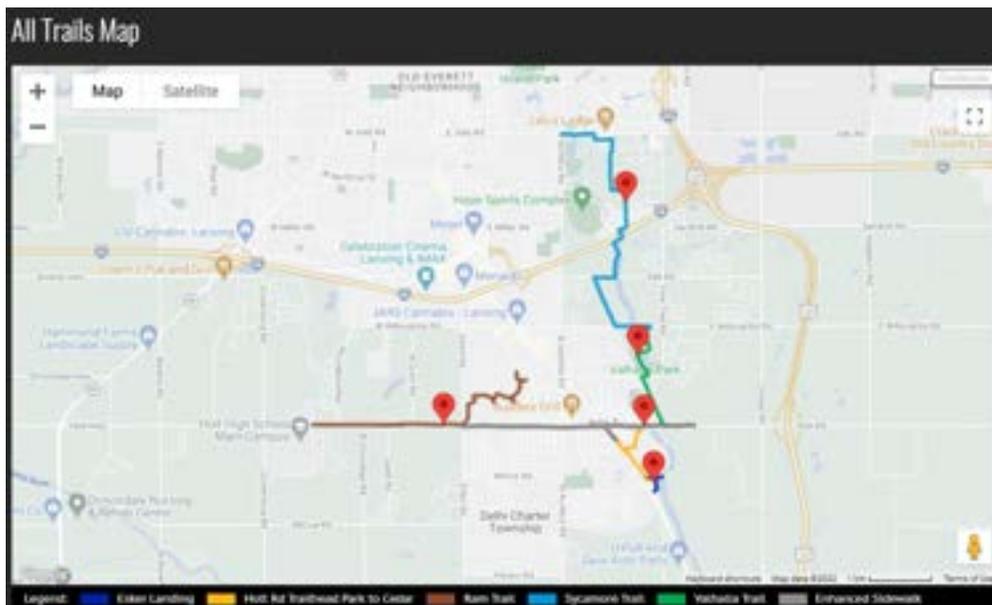
Delhi has many recreational facilities, including parks, trail heads, an Ingham County Park, and Sam Corey Senior Center that offer a variety of recreation opportunities. It is the goal of the Parks and Recreation Department to actively promote the benefits of open spaces for the well-being of the community.

Parks

The Township has several parks that encompass around 280 acres. These parks offer numerous recreational activities for people of all ages. According to the *Delhi Charter Township's Community Parks and Recreation Plan for 2020-2024*, the Township currently owns 10.8 acres of park per 1,000 people. This meets the guidelines based on the National Recreation and Parks Association recommendation of having 5.5 to 15.9 acres of land per 1,000 people.

Trails

As described in the *Non-Motorized Transportation Plan*, trails provide transportation alternatives for walkers and cyclists and are corridors for native wildlife. These off-road paved areas are great destinations for walkers, hikers, cyclists, rollerbladers, and others. In the township, trails provide access to open space lands for recreation purposes and also connect neighborhoods to parks, other trails, and retail. The website *DelhiTrails.com* illustrates the map below of completed trails.



Source: 2022 DelhiTrails.

Recreational Programs

Delhi Charter Township Parks and Recreation offers programs for all ages throughout the year at the Township's recreation facilities. These include adult softball leagues, youth floor hockey, volleyball, basketball, T-ball, softball, baseball, flag football, soccer leagues, special events, camps, and day trips. The Department also offers weekly lunch programs, classes, games, day trips, and special events for senior citizens.

Computer, health and safety, swimming, and dance classes are offered by Holt Public Schools through a cooperative agreement with the Township. This agreement maximizes use and maintenance of both Township and School District recreation facilities.

Residents can also access seasonal programs offered by the Ingham County Parks Department. In the warmer months, the County Parks offer nature trails, picnic areas with grills, swimming & fishing areas, playground equipment, and boat & mountain bike rentals. In the colder months, the ski trails and equipment rental, ice-skating, sledding, and a toboggan run and rental are available.



Valhalla Trail.

Sam Corey Senior Center

The Sam Corey Senior Center is located near the Veterans Memorial Gardens and offers a wide range of physical and social activities for senior citizens. The building is Leadership in Energy and Environmental Design certified (LEED) and demonstrates Delhi's commitment to being a leader in sustainability.

PUBLIC FACILITIES & PARKS

Delhi Charter Township
Ingham County, Michigan



LEGEND

- Delhi Township Parks
- Ingham County Parks
- School Properties
- Cemeteries
- Other Public Properties

Persons Per Square Mile (2020 Census)

- 1,000.0 to 1,999.9
- 500.0 to 999.9
- 100.0 to 499.9

- S Schools
- F Fire Station
- P Sheriff Department



0.5 0 0.5 1 mi

Data Source:
U.S. Census Bureau, Delhi Charter Township

Public Facilities

Delhi's facilities serve residents and visitors year-round. These facilities include parks, school properties, cemeteries, fire stations, and other public properties (e.g. the recycling center, Sheriff Department, wastewater treatment plant, Department of Public Works, Township Hall, and Library). They are located in areas of the community where residential density is the highest, as illustrated on the preceding Public Facilities and Parks Map. The parks and neighborhood facilities are clustered around the Cedar Street corridor to be accessed by car and non-motorized transportation. On the other hand, the wastewater treatment plant and recycling center are farther from dense residential development to isolate operational sounds and smells.

Many of the Township's public facilities are described in the following sections.

Police

Police services are provided by the Ingham County Sheriff's Office (ICSO) under a contractual agreement between the Township and the Sheriff's Office since 1990.

There are unique services that the Delhi Division of the ICSO provides along with normal Policing functions. There is a Community Policing Business Officer who handles business-related needs and supports business owners. The Delhi Division also provides assistance and resources when neighborhoods want to participate in a "Neighborhood Watch" program. Additionally, in 2018, the Sheriff's "Safer Schools" initiative planned various unannounced visits to provide an extra layer of safety for the Holt Public Schools system.

Fire

The Delhi Township Fire Department (DTFD) protects 30,000 people living in an area of 64 square miles. In 2021, the department responded to 3,910 calls, of which approximately 80% were EMS-related. The main station is located at the Community Services Center, 2074 Aurelius Road.

All services are offered 24/7, including the Advanced Life Support Ambulance service, Fire, EMS, and Rescue and Extrication Services. The Insurance Services Office rates the DTFD a score of 4, out of 10, as of 2022. The highest rating is a 1 and the score is based on the Fire Department, available water supply, emergency communications systems, and community risk reduction.

Community Services Center

The Community Services Center was built in 1996, replacing the old Township Hall that was built in the 1950s. The Center is a multi-use facility, currently holding plenty of Township offices, including Accounting, Assessing, Community Development, Clerk, Parks and Recreation, Public Services, Office of the Manager/Supervisor, Office of the Treasurer, and a 110-seat public meeting space. It also includes the Township's Fire Station and Holt Public Library, which is the Delhi Branch of the Capital Area District Library (CADL).

Library

The Holt Public Library is located in the Community Services Center. The Library serves the mid-Michigan region, partnering with other library municipalities. It has an extensive collection of videos, periodicals, books, and a computer lab for residents.

Cemeteries

There are three (3) cemeteries in Delhi. The Maple Ridge Cemetery is the largest, at 21 acres. The Markham Cemetery was a private cemetery from the 1800s to 2002, when it was transferred to the Township. The Pioneer Cemetery is an Ingham County historical site and is the resting place of the first Township Clerk, Caleb Thompson, as well as other pioneer residents. Both the Markham and the Pioneer cemeteries are burial grounds for many of Delhi's early settlers. Of these cemeteries, only Maple Ridge continues to offer future burial sites and cremation services.

Downtown Development Authority

Delhi's Downtown Development Authority (DDA) coordinates a wealth of resources for allocating budgets toward community prosperity. The DDA District, as illustrated on the Zoning Map in the Recommendations section, encompasses properties on both sides of Cedar Street and a portion of the Township to the east. The DDA operates from an office on Holt Road.

The DDA is focused on creating a thriving community by creating lasting partnerships, fostering community participation and involvement, and promoting opportunities available to residents and businesses. According to the *2022-2027 Capital Improvement Plan*, the DDA's budget is allocated for economic and redevelopment goals related to property purchases, environmental testing, and demolitions.

The DDA has funded a portion of the Sycamore Creek Trail construction and the Realize Cedar Project. Additionally, the Board funds several community events and activities such as the Senior Center, the local Farmer's Market, parks, and local festivals.

Recycling Collection

The Township Recycling Center is located on Grovenburg Road near the Wastewater Treatment Plant. Although the Township offers curbside recycling through a joint program with Granger, residents can also bring recyclables to the Recycling Center. The facility also hosts grease collection, Christmas tree drop-off, and brush and yard waste drop off on select days each year.

Utility Providers

The Township has two main utility service providers – Consumer's Energy and the Lansing Board of Water and Light (BWL). Consumer's Energy provides natural gas and electricity and the BWL provides public water and fire protection (i.e. hydrant). The majority of phone services in Delhi is provided by AT&T, while multiple providers offer internet and cable service to residents.

Local Food

In addition to the Kroger, CVS, Rite Aid, dollar stores, and multiple convenience stores, residents can purchase food from the Holt Farmer's Market. The market operates on various days of the week each year to provide residents with an opportunity to purchase locally produced foods directly from farmers.

For those in need, the Holt Community Food Bank (HCFB) is a non-profit that provides non-perishable foods, dairy, fresh produce, meats, and bread products in addition to personal needs items. The HCFB serves an average of 150+ families each month, providing them with enough food for approximately a week's worth of meals (Holt Food Bank).

Schools

Holt Public Schools

Holt Public Schools is the main public school district in Delhi. The District includes one (1) early learning center, five (5) elementary schools (including one (1) in Dimondale), three (3) middle schools, and one (1) high school in Delhi. The District also includes one (1) elementary school in Dimondale. Families from Delhi, Dimondale, Windsor Charter Township, and Lansing attend Holt Public Schools.

The chart below compares enrollment of each Holt Public School for the years 2013 and 2022. All schools but Dimondale and Elliott Elementary experienced a net loss of enrollment over the past 10 years. A majority of the enrollment loss was absorbed by the junior and senior high schools, which accounted for a total loss of 360 students. Overall, the District lost 249 students between 2013 and 2022.

Holt Public Schools is recognized as one of the top 100 schools in the nation and has won a

number of prestigious State and National awards because of their unique program offerings for teacher professional development and year-round schooling. Furthermore, the Holt Public School System offers adult education to work towards GED certification and high school completion. The community education program offers several courses relating to fitness, financial investment, and craft skills to all ages of Delhi residents.

From 2021 to 2027, Holt Public Schools is planning to make multiple improvements to critical infrastructure, safety and security, learning environments, and innovation at facilities throughout the district because a \$148 million bond proposal was passed in May of 2021. The projects are preparing the school district to transition all elementary schools to grades Pre-K through 5, all middle schools to grades 6 through 8, and the high school to grade 9 through 12. Holt Public Schools will also maintain the Midway Early Learning Center Programming, retire the oldest school building (Hope Middle School), and develop an Innovation Center at the North Campus.

Holt Public Schools Enrollment in 2013 and 2022

	Grades	2012 - 2013 Enrollment	2021 - 2022 Enrollment	Change
Dimondale Elementary School	K - 4	361	336	+89
Elliott Elementary School	K - 4	247	377	+27
Horizon Elementary School	K - 4	350	352	-5
Sycamore Elementary School	K - 4	357	335	-5
Wilcox Elementary School	K - 4	340	359	-5
Hope Middle School	5th - 6th	354	344	-94
Washington Woods Middle School	5th - 6th	451	352	-99
Holt Junior High School	7th - 8th	952	879	-73
Holt Senior High School	9th - 12th	1,784	1,690	-94
	TOTAL	5,273	5,024	-249

Source: CCD Public school data, 2012-2013, 2021-2022 school years.

Eaton Rapids and Mason Public Schools

Delhi is also served by the Eaton Rapids and Mason Public School Districts, whose boundaries overlap western and southern portions of the township. Enrollment data for each school in the two (2) districts is tabulated below for numerical comparison.

All but two (2) Eaton Rapids schools lost enrollment: Greyhound Central Elementary and Greyhound Central Performance Academy. Similarly, every school in Mason dropped in enrollment except for Mason Middle School, which had a net gain of 57 students over the nine (9) year period.

Overall, Eaton Rapids, Holt, and Mason lost a combined total of 942 students between 2013 and 2022. Eaton Rapids carried the greatest share of that loss (-481 students or -19%), which is largely due to the loss of 240 high school students. Holt Schools had the smallest relative loss in students at negative five percent (-5%). Elementary schools accounted for nearly all the increases in enrollment across the three (3) districts, while middle and high schools comprised the overwhelming majority of combined total loss.

Eaton Rapids Public Schools Enrollment in 2013 and 2022

	Grades	2012 - 2013 Enrollment	2021 - 2022 Enrollment	Change
Eaton Rapids High School	8th-12th	865	625	- 240
Eaton Rapids Middle School	5th-8th	585	475	- 110
Greyhound Central Elementary School	PK-KG	106	129	+ 23
Greyhound Central Performance Academy	3rd-12th	100	112	+ 12
Greyhound Intermediate School	3rd-5th	470	361	- 109
Lockwood Elementary School	PK-3	363	306	- 57
	TOTAL	2,489	2,008	- 481

Source: CCD Public school data, 2012-2013, 2021-2022 school years.

Mason Public Schools Enrollment in 2013 and 2022

	Grades	2012 - 2013 Enrollment	2021 - 2022 Enrollment	Change
Alaiedon Elementary School	PK-5	403	371	- 32
Eaton Rapids Middle School	PK-KG	N/A	271	-
Mason High School	9th-12th	1,036	1,013	- 23
Mason Middle School	6th-8th	684	741	57
North Aurelius Elementary School	PK-5	439	438	-1
Steele Street Elementary School	PK-5	463	403	- 60
	TOTAL	3,025	3,237	-212

Source: CCD Public school data, 2012-2013, 2021-2022 school years.

Private Schools

Three (3) private schools operate within the Township Boundary: Capitol City Baptist School, Holt Lutheran School, and Lansing Christian School. Each school provides a religious-based education for over 400 students from pre-Kindergarten to Grade 12.

The table below displays the change in enrollment across the three (3) private schools between 2012 and 2020. All three (3) schools experienced a net loss of 381 students over the eight (8) year period. Lansing Christian School most notably fell by 373 students.

Vocational Schools

The Wilson Talent Center (WTC), formally known as the Capital Area Career Center, is located in Mason, Michigan, and is the nearest program for vocational training. The training provided for students can prepare them for careers in auto body/auto mechanics, business, construction, drafting, health occupations, medical office occupations, laboratory science, cosmetology, marketing, welding, and hospitality services.

Colleges and Universities

The four (4) colleges and universities near Delhi are Michigan State University, Lansing Community College, Davenport College of Business, and Cooley Law School.

Holt Private Schools Enrollment in 2013 and 2022

	Grades	2011 - 2012 Enrollment	2019 - 2020 Enrollment	Change
Capitol City Baptist School	K - 12	46	36	-10
Holt Lutheran School	PK - 8	155	157	-2
Lansing Christian School	PK - 8	601	228	-373
	TOTAL	802	421	-381

Source: U.S. Department of Education, National Center for Education Statistics, "Private School Universe Survey (PSS)", 2011-12., PSS Private School Universe Survey data for the 2019-2020 school year.

Water and Sanitary Sewer

As mentioned previously, the Lansing Board of Water and Light (BWL) provides public water and fire protection (i.e. hydrant) services in Delhi.

Delhi Charter Township owns, operates and maintains a sanitary sewerage system that collects domestic, commercial, and industrial sewage. The Township's sanitary sewer collection system flows to the Wastewater Treatment Plant (WWTP), a publicly owned treatment works (POTW) at McCue Road and Grovenburg Road. There are over 115 miles of sanitary sewers, twelve (12) pump stations, 9.1 miles of force mains, and 2,545 total sanitary manholes in the system. The system is designed to treat wastewater flows of 2.5 million gallons per day, collecting wastewater from homes, commercial buildings, and industrial facilities (*Delhi Charter Township, Wastewater Asset Management Plan 2017*).

Urban Service Boundary

Delhi has an Urban Service Boundary that runs along Harper Road in the southern portion of the Township. An urban service boundary communicates the limit to which public services will be extended, including water and sanitary sewage. This boundary is designed to limit growth to areas of the township where public infrastructure is available, feasible, and planned. Any development outside the urban service boundary will be required to provide individual well water and septic systems, compliant with Ingham County Health Department and Drain Commissioner guidelines. As illustrated on the Future Land Use and Zoning maps in the Recommendations section of this plan, water and sewer locations in the township are located within or north of the urban service boundary, where there is dense development.

Environmentally Sensitive Areas

Environmentally sensitive areas are lands deemed environmentally significant. These areas contain wetlands, water areas, forests, or open space that are important to plants or wildlife. Considering the ecological benefits they provide to the community (e.g. improved air quality, flood mitigation, and outdoor recreation), it is important to protect, enhance, and restore these areas. To accomplish this, Delhi adopted the Wetlands Protection Ordinance and Flood Hazard Areas Ordinance.

These policies are explained below and depicted on the maps that follow.

Wetlands Protection Ordinance

Before European settlement, it is estimated that Delhi had 6,466 acres of wetlands. As of 2017, 2,845 acres remain - a loss of 56% according to the Michigan Department of Environment, Great Lakes, and Energy (EGLE), (*2017 Stormwater Management Plan*).

The purpose of the Wetlands Protection Ordinance is to preserve and maintain the Township's remaining wetlands by regulating land use and development. Wetlands are lands characterized by the presence of water at a frequency and duration sufficient to support vegetation and/or aquatic life (Delhi Charter Township, Code of Ordinances, 5.5). They are commonly known as swamps, bogs, or marshes and are typically not visible above the land surface. They provide rich habitat areas for wildlife as well as other benefits such as sediment control, water purification, and flood control. Wetlands also provide scenic environments, as they enhance the aesthetics of the area.

As identified on the Wetlands Protection Map, the Township has numerous water bodies and wetlands, the most sensitive of which are effectively protected under the ordinance.

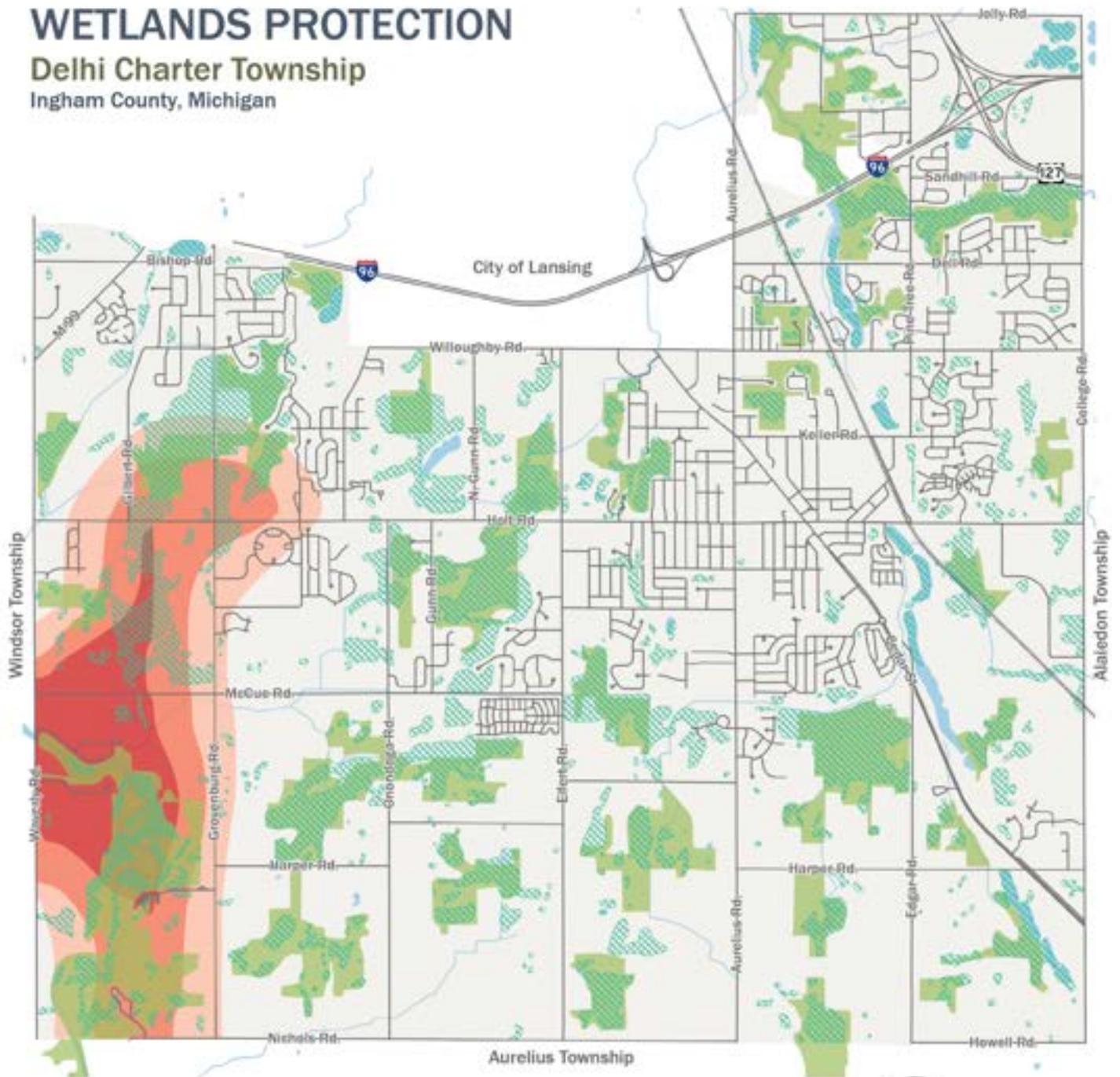
The Wetlands Protection Ordinance applies to wetlands of less than five (5) acres which are contiguous to a lake, pond or stream, or deemed essential to the preservation of natural resources of the state and township, or are located in an aquifer recharge area equal to greater than 7.5 inches per year and/or a potential conservation area as designated on the Township's Wetland Inventory Map. Potential Conservation Areas (PCA) were defined by the Potential Conservation Areas Report in 2008 for Ingham, Eaton, and Clinton Counties. They have native vegetation and the potential for harboring high quality natural areas and unique natural features (Tri-County Regional Planning Priority Conservation Areas, USDA-NRCS). Some wetlands less than two (2) acres are protected, as determined by the Director of Community Development.

Recreational (e.g. fishing, hunting, swimming, boating) and agricultural (e.g. farming, horticulture, ranching, draining) activities are allowed to occur without a permit on protected wetland areas because of their limited impact. However, it is unlawful to engage in depositing material, grading, dredging, or constructing, operating, or maintaining any use or development within a protected wetland without a wetland use permit issued in accordance with the Wetlands Protection Ordinance. Given their intensity, these development activities would have lasting effects on the remaining wetlands.

WETLANDS PROTECTION

Delhi Charter Township

Ingham County, Michigan

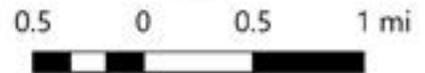


LEGEND

Groundwater Recharge Areas Rate/Year in Inches

- <math>< 7.5</math>
- 7.5-10
- 10-12.5
- >12.5

- Wetlands
- Water Bodies
- Potential Conservation Areas



Data Source:
Delhi Charter Township

Flood Hazard Areas Ordinance

Flood Hazard Areas (also known as Flood Hazard Zones) were identified by the Federal Emergency Management Agency on its flood insurance study (Community Number 260088) and flood insurance rate map (FIRM) 3260088-0001-0010B) and are depicted on the Flood Hazard Areas map that follows. Considering existing water bodies, wetlands, and topography, these areas are likely to experience flooding. They correlate with the areas identified through the Wetlands Protection Ordinance.

To “promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in special areas,” the Flood Hazard Areas Ordinance regulates development (Delhi Charter Township, Code of Ordinances, Chapter 7). In accordance with the National Flood Insurance Act of 1968 as amended, the Flood Hazard Areas Ordinance (Chapter 7 – Flood Damage Control in the Code of Ordinances) identifies areas within the Township that are areas of special flood hazard and establishes permitting requirements for construction or development within these areas.

Special flood hazard areas are considered to be 1% annual change flood, base flood, or 100-year flood areas. They are the areas “that will be inundated by the flood event having a 1% change of being equaled or exceeded in any given year” (FEMA). Moderate flood hazard areas are known as 0.2% annual change or 500-year flood areas. The floodway refers to the “channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than the designated height” (FEMA). Within the floodway, encroachments, including fill, new construction, substantial improvements,

and other development are prohibited. This is unless certification by a registered professional engineer of the department of natural resources that the development proposed will not result in any increases in flood levels during a base flood discharge is provided. This is important to ensure that flood elevations do not increase upstream.

In addition to requiring a development permit reviewed by the Township Zoning Board of Appeals and the building inspector, specific standards are required for development considered in areas of special flood hazards. As outlined in Chapter 7, Article IV, Flood Hazard Reduction of the Code of Ordinances, these standards for construction, building materials, methods, and practices minimize flood damage.

These practices, as described in the ordinance, are an effective tool to regulate land management and use, and limit the impact of flooding to public and private assets.

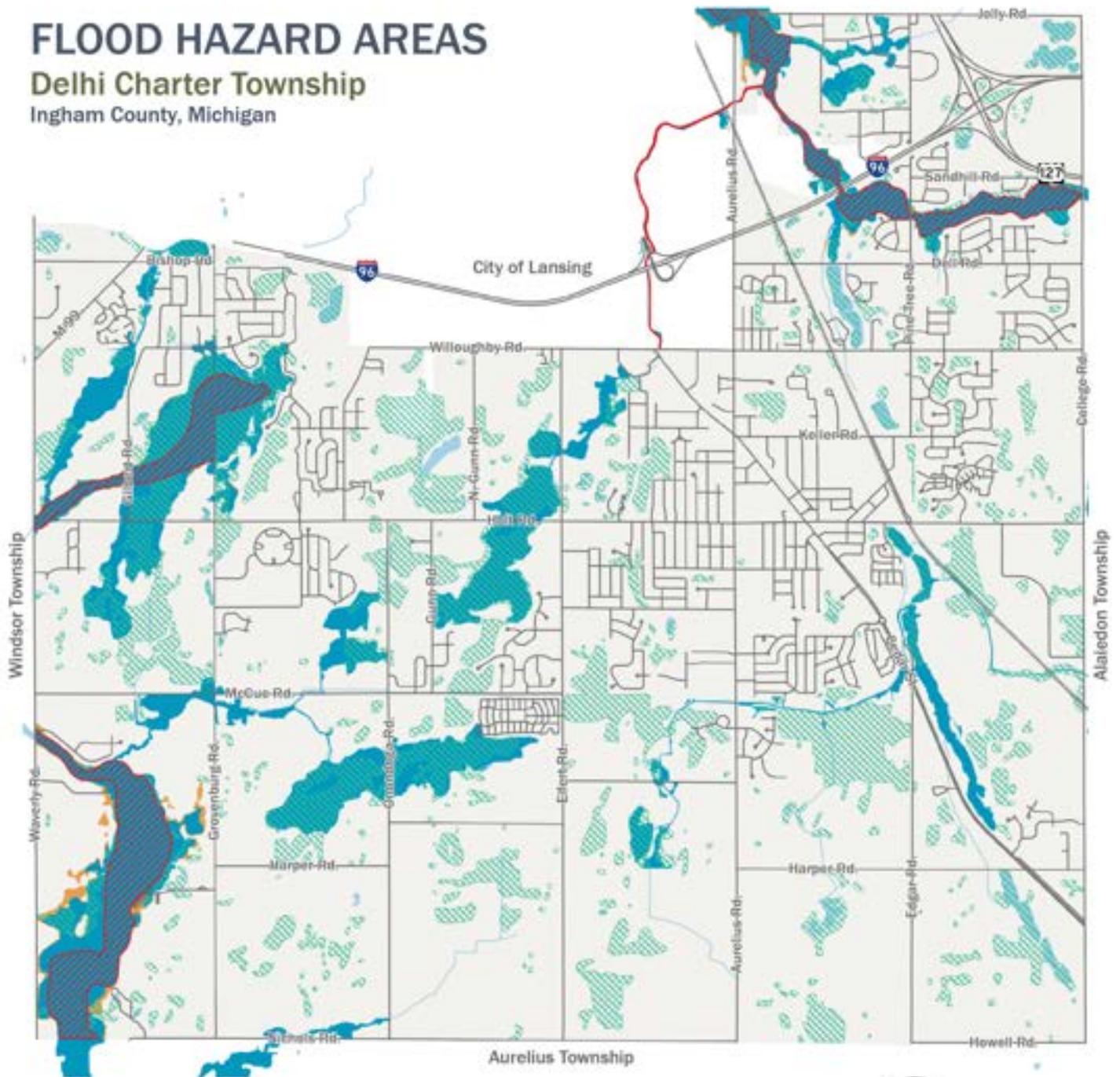
Precipitation

According to the National Oceanic and Atmospheric Administration (NOAA), Delhi’s precipitation has been slightly above average since 1990, similar to Michigan’s statewide incremental increase in precipitation ranks. Future predictions by NOAA suggest that within the next decade, mean precipitation could increase by 1.1 inches, which would impact flood hazard analyses.

FLOOD HAZARD AREAS

Delhi Charter Township

Ingham County, Michigan

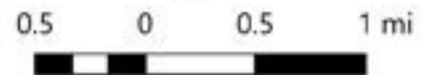


LEGEND

-  Wetlands
-  Water Bodies

Flood Hazard Zones

-  1.0% Annual Flood Hazard
-  0.2% Annual Flood Hazard
-  Floodway



Data Source:
FEMA, Delhi Charter Township

Watersheds

Delhi is located within the Middle Grand River and Red Cedar River Water watersheds. Watersheds are a physical area of land which is drained by a common source such as a river or river system. The watersheds that apply to Delhi are comprised of various bodies of water that drain and carry rainfall throughout the Township. Since stormwater runoff, generated by rain flowing over hard surfaces such as roads and rooftops, can pick up and deposit harmful pollutants into the natural water system and jeopardize the health of plants and animals that depend on clean water, these areas are also managed and overseen. Delhi and other entities test areas within the watershed for compliance with water quality standards, particularly to monitor *E. coli* levels.

In accordance with Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements, the *Middle Grand River Watershed Management Plan* (2010) and *Red Cedar River Watershed Management Plan* (amended in 2015 by the Michigan State University Institute of Water Research), outline a number of goals and objectives to restore and maintain water quality in the watersheds. They create a basis for engagement with local governments like Delhi to maintain and repair failing septic systems, correct illicit sewage discharges to surface water, regulate agricultural activities, improve land management near water, reduce stormwater runoff, reduce illegal dumping, among other objectives.

To implement these watershed management plans and address critical water quality concerns, Delhi Township and Ingham County developed *Delhi's 2017 Stormwater Management Plan*. The plan identifies best management practices (BMPs) currently utilized at public facilities and parks and privately owned facilities, and recommends additional BMPs to incorporate into future projects.

3

RECOMMENDATIONS

As described in the introduction, the purpose of this plan is to guide future growth and development, serve as a tool for the community and Planning Commission in evaluating proposed public, private, or public/private projects, and articulate the vision for the future of Delhi Charter Township.

The Future Land Use Map is the primary tool in the Master Plan that is used for decision-making because it communicates land use and development in the future. Existing conditions and the Planning Process informed the Future Land Use Map included in this section. All recommendations align with the Township’s mission and goals outlined in the Action Plan in the next section.

The Zoning Plan included here is an explanation of how the land use categories on the Future Land Use Map relate to the districts on the Zoning Map, as of 2023.

Future Land Use

Future Land Use Designations

The Future Land Use Map includes nine (9) land use designations and communicates maintaining the Urban Service Boundary. This map simplifies the Township's current 21-category land use zoning designations by combining similar categories. The intent is also to transition regulation from Use to by Building Types for the Mixed-Use category, which minimizes the need for as many categories.

Rural Residential and Agricultural

This section coordinates with the A-1 District: Agricultural, which is intended to preserve, enhance, and stabilize existing areas within the Township which are presently used predominately for general farming and areas which, because of their soil characteristics and natural flora, should be conserved for agricultural use. In addition, premature urban development within rural areas can result in increased public costs because of the necessity of serving scattered urban developments with water, sewer, schools, roadways, and other public services. It is, therefore, the purpose of this district to promote the orderly and harmonious development of Delhi by preserving predominantly rural lands from premature urban development and to preserve the essential characteristics and economic value of this district as agricultural lands.

Areas of the Township identified as Rural Residential and Agricultural are primarily south of the Urban Service Boundary and/or in an environmentally sensitive area.

Low Density Residential

This section coordinates with R-1A: One-Family Rural Residential and R-1B: One-Family Low-Density Residential Districts where the purpose is to encourage the development of residential properties of a semirural character within areas of the Township presently without public water and sewage services and likely to remain without such services for an indefinite period and areas

within Delhi which presently have, or will have within a reasonable future period, public water and sewer facilities.

Medium Density Residential

This section coordinates with R-1C: One-Family Medium-Density Residential. Higher population density is permitted through one-family dwelling unit construction on smaller lot areas. This district has been designed to include existing one-family developments within the Township which have a similar lot area and character, as well as areas within which such development appears likely and desirable.

High Density Residential

This section coordinates with R-1D District: One- and Two-Family High Density Residential, R-1E District: One-Family High-Density Residential, and RM District: Multiple-Family Residential. The intent is to accommodate a mixture of housing types to offer a greater choice in living environments for residents where more density and small lots may be desirable. This includes single-family and two-family dwellings, boarding and lodging homes, garden apartments, townhouses, row houses, mobile homes, or other group housing facilities similar in character and density that are harmonious with adjacent properties.

Many areas designated High-Density Residential are located around Mixed-Use Areas or near Commercial corridors and areas.

Commercial

This section is designed to accommodate retail, business, institutional facilities, office, and service facilities that are used by the general consumer population. This section combines the existing C-1 Low-Impact Commercial, C-2 District: General Business, and C-3 District: Highway Service districts, and allows a variety of commercial development in key commercial areas and corridors.

Mixed-Use

The intent of this section is to encourage development that incorporates different types of land uses (e.g. housing, commercial) and is regulated by Building Type rather than use. Three (3) sub-areas are designated within this category:

A - Realize Cedar Core Area

B - Community Activity Center

C - Eaton Rapids and Waverly Roads

Industrial

This section is designed to facilitate the development of buildings for a wide variety of: industrial uses, including warehouse, storage, and office-related activities, processing, assembling, and packaging, research; and the development of innovative technology and production techniques. The intent is to concentrate industrial activity on properties where industrial activity occurred previously, near commercial corridors and areas, and where impacts to adjacent land uses can be mitigated.

Economic Opportunity Property

It is the intent of this section to permit development of the Economic Opportunity Property for the purposes of:

- Encouraging development that is consistent with the goals stated within the township's comprehensive development plan or other adopted plans.
- Allowing for innovation in land use planning and development.
- Ensuring compatibility of design and function between neighboring properties and mitigating development impacts.
- Protecting and preserving natural resources, natural features, open space, and/or historical or significant architectural features.

Areas of the township identified as Economic Opportunity Property are uniquely positioned adjacent to two major interstate freeways, and have rail access, water, wastewater, sewer, and electric nearby. They are considered a Michigan Economic Development Corporation Build Ready Site and are expected to accommodate major development projects which have large impacts on the state, region, and local economy.

Public Facilities and Parks

The intent of the Public Facilities and Parks section is to provide a district wherein community services and facilities may be optimally located with respect to providing public service within Delhi. It coordinates with the existing PP District: Public Property and incorporates publicly-owned properties (e.g. buildings with governmental functions of the township, county or state, public schools) and public parks (e.g. playgrounds, playfields).

Urban Service Boundary

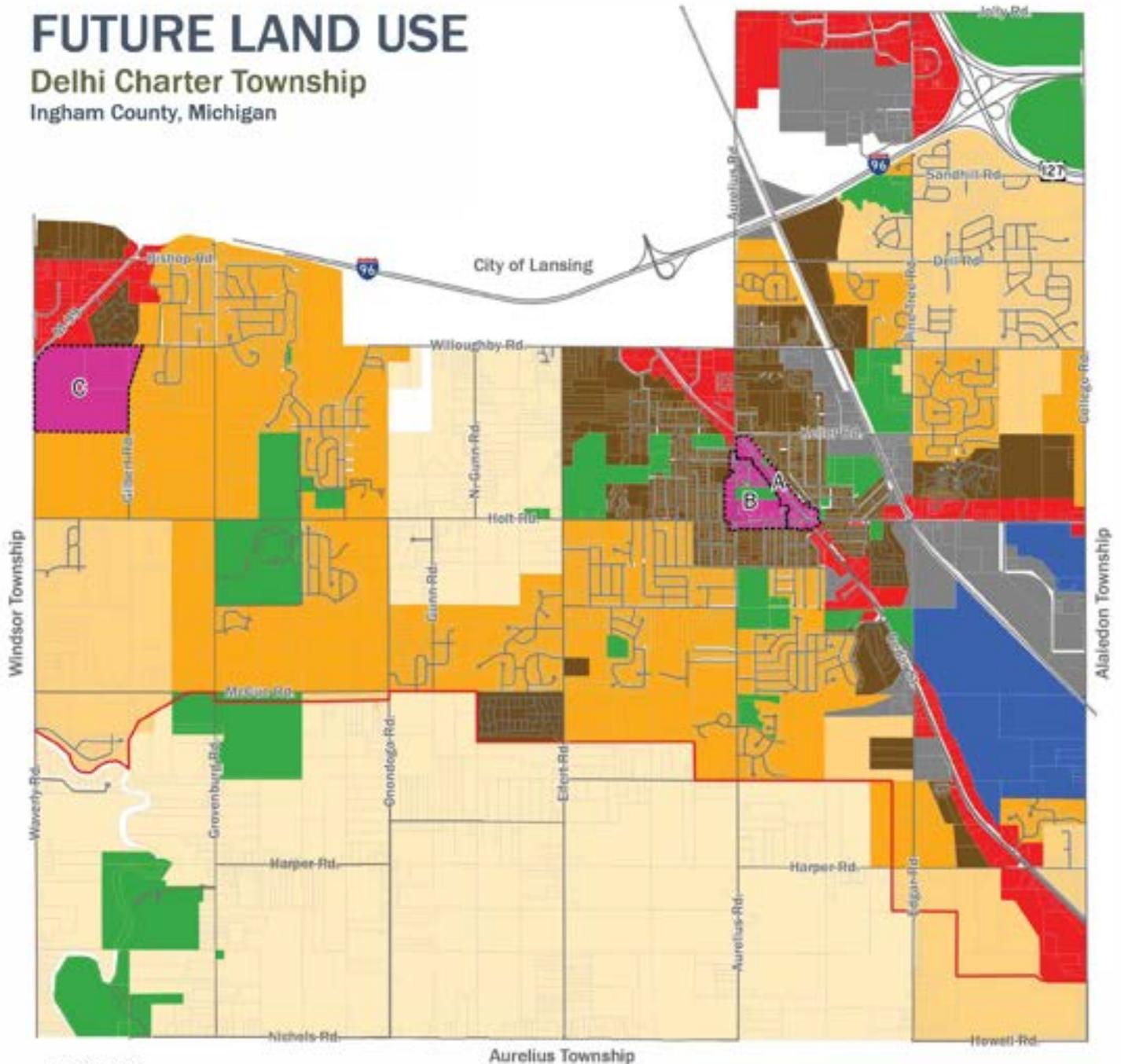
The Urban Service Boundary, or limit to which public services will be extended, shall remain in the location previously designated in the Zoning Ordinance. Any development outside the urban service boundary will be required to provide individual well water and septic systems, compliant with Ingham County Health Department and Drain Commissioner guidelines. The development of residential subdivisions or public roadway improvements outside the boundary may also not be supported by the Township.

Movement of the urban service boundary will require an amendment to the Zoning Ordinance and Master Plan.

FUTURE LAND USE

Delhi Charter Township

Ingham County, Michigan



LEGEND

- Public Facilities and Parks
- Commercial
- Economic Opportunity Property
- Industrial
- High Density Residential
- Urban Service Boundary

- Medium Density Residential
- Low Density Residential
- Rural Residential and Agricultural
- Mixed Use

- A - Realize Cedar Core Area
- B - Community Activity Center
- C - Eaton Rapids and Waverly Roads



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Data Source:
Delhi Charter Township

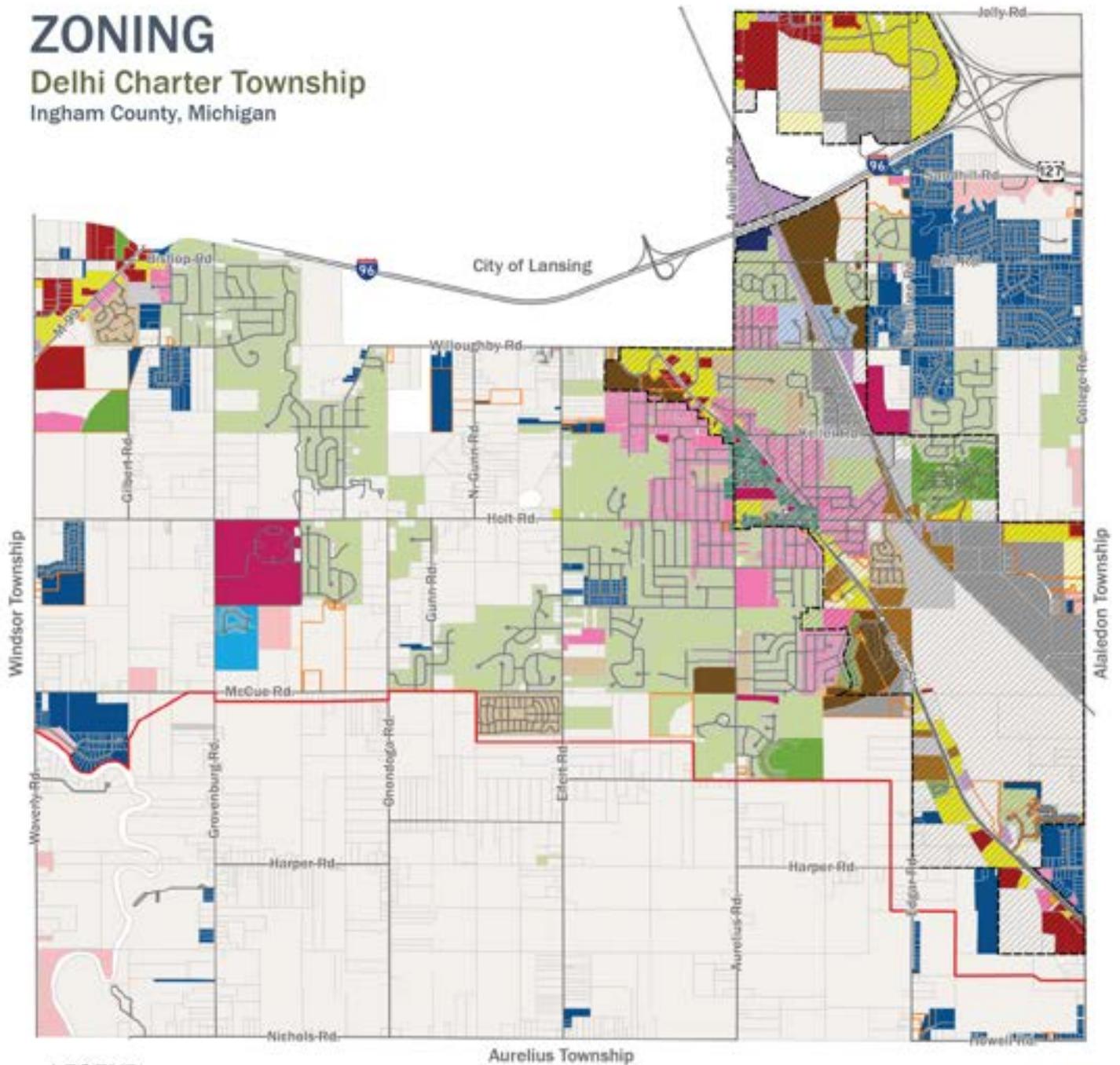
Zoning Plan

Future Land Use		Corresponding Zoning District		Density (du/ac) or Intensity	Minimum Lot Size (sq-ft)
	Rural Residential and Agricultural		A-1 District: Agricultural	1.09	40,000
	Low Density Residential		R-1A District: One-Family Rural Residential	1.09	40,000
			R-1B District: One-Family Low Density Residential	2.90	15,000
	Medium Density Residential		R-1C District: One-Family Medium Density Residential	4.36	10,000
	High Density Residential		R-1D District: One- and Two- Family High Density Residential	6.60	6,600 (detached) 10,000 (duplex)
			R-1E District: One-Family High Density Residential	6.60	6,600 (detached) 10,000 (duplex)
			RM District: Multiple-Family Residential	6.00	1 acre
	Commercial		C-1 District: Low-Impact Commercial	Moderate Intensity	
			C-2 District: General Business	Moderate Intensity	
			C-3 District: Highway Service	High Intensity	
	Mixed-Use	A	Areas Identified in <i>Realize Cedar Design Framework</i>	Regulated by Building Types	
		B	Areas Identified in <i>Realize Cedar Design Framework</i> , previously TC: Town Center District	Regulated by Building Types	
		C	As Identified in Master Plan	Regulated by Building Types	
	Industrial		IR District: Industrial Research	Moderate Intensity	2 acres
			IA District: Industrial Assembling	High Intensity	2 acres
			IM District: Industrial Manufacturing	High Intensity	2 acres
			IP District: Industrial Park	Moderate Intensity	30 acres
			IW District: Industrial Warehouse	Moderate Intensity	2 acres
	Economic Opportunity Property		Areas Identified in Master Plan	High Intensity	
	Public Facilities and Parks		PP District: Public Property	8	10,000

ZONING

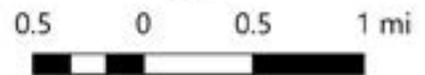
Delhi Charter Township

Ingham County, Michigan



LEGEND

A-1	IW	R-1D
C-1	PD	R-1E
C-2	PD-2	RM
C-3	PD-3	RM-1
IA	PP	TC
IM	R-1A	Parcel with Multiple Zones
IP	R-1B	Delhi DDA Boundary
IR	R-1C	Urban Service Boundary



Data Source:
Delhi Charter Township

Sub-Area Plans

Mixed-Use

A - Realize Cedar Core Area

The intent of the Realize Cedar Core Area is to achieve a unified, functional, and multimodal future for Cedar Street by allowing the development of Mixed-Use and Retail Building Types built to frontage lines with on-street parking and landscaped sidewalks accommodating pedestrian-scaled building proportions and amenities. This is a new land use category called the Community Core Area in the *Realize Cedar Urban Design Framework*.

B - Community Activity Center

The intent of B - Community Activity Center is to transition the previous TC: Town Center District, as recommended in the *Realize Cedar Urban Design Framework*.

C - Eaton Rapids and Waverly Roads

The Eaton Rapids and Waverly area is located on the west side of the Township and has been the subject of historical litigation between the township and the owner. It is expected that future development of this property will occur via a negotiated settlement.

A - Realize Cedar Core Area

The 2013 Master Plan planned for a “Community Activity Center” and designated the triangle formed by Aurelius Road, Holt Road, Cedar Street as this Center. However, the *Realize Cedar Urban Design Framework* recommendation shifts orientation of this development area to the Cedar Street corridor and recommends a new land use category. The rationale behind this recommendation is that an assessment of the corridor as a traditional commercial center yields more potential given Cedar Street’s connections to Lansing and Mason.

As outlined in the *Realize Cedar Urban Design Framework*, the Cedar Street corridor is ripe with development opportunities and the potential to grow from a cultural center to a walkable, mixed-use downtown. There are a number of opportunity sites – an underutilized shopping center, three (3) development opportunity sites near the Farmer’s Market, and three (3) additional development sites near the Holt Road intersection, in addition to nonconforming uses with redevelopment potential. The new Realize Cedar Core Area permits only mixed-use and retail building types that provide a continuity of activity, frontage type, and building setback in designated areas along Cedar Street.

Adopting the new designation – Realize Cedar Core Area, and modifying the previous designation – Community Activity Area would implement the *2016 Realize Cedar Urban Design Framework*. Adopting and implementing the other recommendations would also help revitalize Cedar in the Realize Cedar Core Area and Community Activity Center. These recommendations include: implementing regulations by building type, considering shared-use parking, implementing architectural standards, and considering street typologies and access management when making changes to reconfigure the roadway to make Cedar a complete street.

B - Community Activity Center

Per the *Realize Cedar Urban Design Framework*, the Community Activity Center designation becomes a transitional zone between the Realize Cedar Core Area and the surrounding residential neighborhoods. This area was previously the TC: Town Center District. It is designed to be regulated by Building Type.

Economic Opportunity Property

Delhi is home to an opportunity site — a Michigan Economic Development Corporation Build Ready Site. The area is about 431 acres, and uniquely positioned adjacent to two major interstate freeways. There is rail access, water, wastewater, sewer, and electric nearby.

To enable development in alignment with the Township’s goals and current market demand, a new future land use designation is most appropriate. As described, the intent of the Economic Opportunity Property designation is similar to the previous PD: Planned Development designation but offers added focus recognizing the unique status of this site due to significant economic development potential.

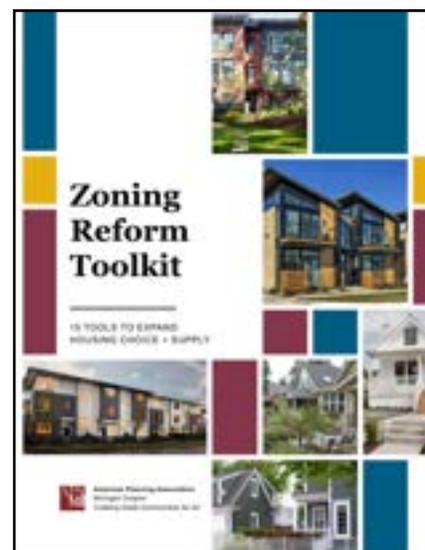
Business attraction efforts have long been a key part of the economic development strategy for Michigan, especially for desirable key industries. In 2021, Governor Whitmer’s Administration and the Michigan Economic Development Corporation created a \$100 million fund to prepare sites for large industrial developments after Michigan lost Ford’s \$11.4 billion electric-vehicle and battery plant investment to other states. The creation of the fund kicked off an initiative to identify assembled large properties that are candidates for industrial development across the state. The “Build Ready Site Program” now offers funds to assist with the development or enhancement of industrial sites to make them more competitive during the site selection process.

Delhi’s site is one (1) of just 18 featured sites of vacant property available for development and is targeted to larger economic development projects. The property has the potential to attract or retain hundreds of jobs, millions of dollars in investment, and to enhance the Township’s tax base.

Residential and Housing

Although the Future Land Use Map does not call for major changes to residential and housing designations in the Township from the 2013 *Master Plan*, minor changes would be impactful. Delhi is currently zoned A-1 Agricultural and R-1 A, B, and C which only allow for the development of single-family homes. As of 2022, residential development in Delhi is 70.7% single-family homes, 23.2% 2 to 4 family structures, and 6.1% mobile homes. This aligns with the average percentage housing units by type in Michigan, which limits housing choice and supply compared to other states. Delhi also experiences a higher monthly housing cost than the county and state overall, even though the owner and renter occupancy rate is comparable to state and local trends.

Large single-family homes are not always inclusive for diverse populations. Not only are they not always affordable, but they also do not necessarily align with demand. Many young adults today prefer smaller, connected housing units because they desire lower monthly housing costs. For those that can, many are choosing to spend less on housing costs, which could lead them to look outside Delhi for more variety in housing supply.



In 2020, the Michigan Association of Planning released a Zoning Reform Toolkit with 15 tools to expand housing choice and supply in Michigan to respond to a state-wide mismatch in housing demand and supply and to mitigate the effects of an impending supply and affordability crisis. Recommendations are to collapse (i.e. combine) zone districts, rezone for mixed-use/multi-family commercial districts, expand allowable uses, incorporate performance standards for uses, change regulations to residential form and context, and adjust development approval processes.

The recommendations that would have the most positive impact in Delhi are combining similar residential districts (i.e. Collapse Zone Districts), allowing a higher number of dwelling units to be constructed per acre, and reducing minimum lot sizes for residential zoning districts. Also recommended is allowing accessory dwelling units (ADUs) in all residential categories. These changes could lead to an increase in affordable housing options for a population with diverse age, abilities, race, income, and lifestyles in Delhi for the future.



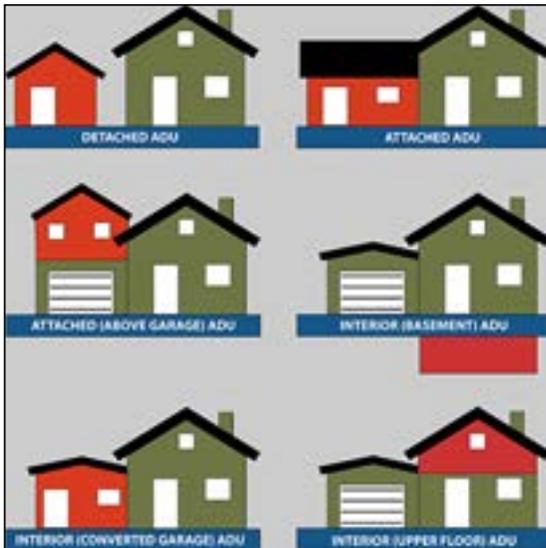
15 TOOLS TO REFORM ZONING		
Zone Districts	Form and Context	Processes
Collapse Zone Districts	Reduce Minimum Lot Width and Area	Eliminate or Reduce Elected Body Approval
Rezone for Mixed-Use / Multi-family in Commercial Districts	Reduce or Eliminate Minimum Dwelling Unit Size	Expand Administrative Review
Expand Allowable Uses	Reduce or Eliminate Minimum Parking Requirements	Pre-approved Plans
Performance Standards for Uses	Missing Middle Housing (Including ADUs)	More Flexible Approach to Nonconformities
	Density / Height Bonuses	Police Power Ordinances for Nuisance

Source: Zoning Reform Toolkit, Michigan Association of Planning.

Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit, or ADU, is a smaller residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).

Accessory Dwelling Units provide options for family members, friends, or tenants to reside on the same lot as a single-family home. The opportunity is most useful for adult children returning home temporarily, parents or in-laws who need assistance or are helping with the care of young children, or any other people experiencing a transition in housing. The ADU's are usually constructed and maintained by the owners of the single-family home. Rental or leased residential dwelling units would be required to be registered and compliant with the fees and inspections outlined in the existing Township Ordinance to ensure adequate maintenance.

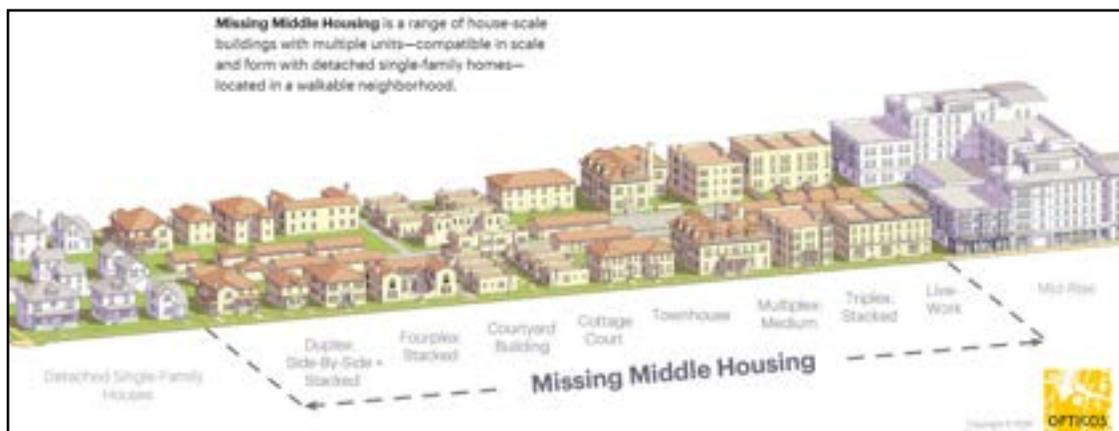


Source: <https://www.planning.org/knowledgebase/accessorydwellings/>.

Missing Middle Housing

Missing Middle Housing refers to a range of house-scale buildings with multiple units — compatible in scale and form with detached single-family homes — located in a walkable neighborhood. The housing typologies are missing from many neighborhoods in Michigan today, but offer alternatives to the traditional detached single-family home.

The Michigan Association of Planning Zoning Reform Toolkit recommends allowing and encouraging residential units in middle housing categories, especially in the High-Density Residential category.



Source: <https://www.middlehousing.com/>.

Building Types

Regulating the Mixed-Use District by Building Type applies form-based code to the building, setbacks, building heights, and zoning categories. Form-based codes have been found to foster mixed-use development and can support infill and redevelopment that complements and enhances the unique character of the area. Regulation by Building Type (i.e. physical form) is appropriate for the limited Mixed-Use Districts identified on the Future Land Use Map. The following comprehensive list of Building Types recommended for form-based zones in Delhi and their recommended associated regulations originate from the *Realize Cedar Urban Design Framework*.

Mixed-Use

The Mixed-Use Building type is a multi-story building with storefronts along all the primary frontage lines and extending, from primary frontage, minimum 20 feet into secondary frontages, that has been assigned setbacks at frontage lines of zero feet. Storefronts should have a minimum of 3.5 feet from primary frontage lines, and minimum 5-foot deep canvas or metal awnings should be provided above all storefront windows. Upper level windows should be no more than 50% glass. All exterior building glass should be clear.

This Building Type should also have a vertical zoning requirement. Ground floor permitted uses are restricted to retail and restaurant uses, while the upper floors are restricted to office, light industrial, and residential uses. These buildings should also be large enough to extend along the majority of all frontage lines thus, due to their zero-feet maximum setback, providing an immediate physical presence along frontage lines.

This Building Type is ideal for downtowns and the retail segments of downtown shopping streets.



Retail

The Retail Building Type is a single-story limited-use building with storefronts along all primary frontage lines and extending, from the primary frontage, minimum 25 feet into secondary frontages. Storefronts should have a minimum 50% glass, doors should be recessed minimum 3.5 feet from frontage lines, and minimum five-foot deep canvas or metal awnings should be provided above all storefront windows.

This building has frontage setbacks of zero feet. Permitted uses are limited to uses that serve to create continuity of activity along the street, such as retail, restaurant, and some entertainment-based uses. These buildings should also be large enough to extend along the majority of all frontage lines thus, due to their zero-foot maximum setback, providing an immediate physical presence along frontages.

This Building Type is ideally configured for downtowns and in the retail segments of downtown shopping streets.

Liner

The Liner Building Type is a Mixed-Use or Retail Building Type that has been limited in depth to between 20 and 36 feet from frontage lines and used to conceal parking behind. Grade level permitted uses include uses that serve to create activity along the street such as retail, restaurant, and some entertainment-based uses. If multi-story, upper floor uses permitted include residential, office, service, or light industrial.

This Building Type is ideally configured for mid-block conditions, secondary streets in downtowns, and adjacent to (located toward the edges of) the retail segments of downtown shopping streets. If extending to corner locations, then storefronts should extend into the secondary frontage for minimum 25 feet or the depth of the building, whichever is greater.



Cottage Retail

The Cottage Retail Building Type is a mixed-use building type with a residential building form that permits storefronts along all primary frontage lines and, where storefronts have been employed, extending minimum 7.5 feet from the primary building frontage down the sides of the corresponding building. Storefronts should have minimum 60% glass at the ground-floor level and doors recessed minimum 3.5 feet from the frontage line. This Building Type emulates or repeats a building form that has often evolved to become an existing condition in older neighborhoods adjacent to formal retail centers. The resulting form is a modestly scaled building, including a gable and a pitched roof, usually with a storefront at the ground floor. Uses on the ground floor behind the storefront may or may not include retail or restaurant uses and the storefront may or may not be setback from the frontage line.

Permitted uses include retail, restaurant, office, service, or light industrial. Residential uses may be located behind other uses on the ground floor level and/or on upper levels. These buildings may be designed from scratch or result from the modification of any residential Building Type (building code permitting), within designated zones.



Rowhouse

The Rowhouse Building Type consists of a contiguous row of individual residential units (three (3) or more) side-by-side, sharing common walls with one another, and with each unit extending front to back and continuously from below grade through to the roof. Another term for rowhouses is townhouses.

Additionally, each unit features a main exterior entrance along a frontage line, and typically in the Midwest, such buildings are set back from that frontage line with individual or



shared front porches accessed from each unit. In addition to parking and residential, permitted uses for this Building Type include home occupations and retail. Permitted uses in this Building Type are restricted to residential uses.

Apartment Building

Apartment buildings may take on a small variety of multi-family building configurations, three units or more, that do not correspond to the rowhouse configuration. For instance, apartment buildings do not have units continuous from the ground floor to the roof. This small variety of configurations includes shotgun (one or two units wide, front to back), courtyard, and forecourt configurations.

All of these apartment building configurations feature significant building setbacks, around 10 - 15 feet, on all sides except along secondary frontages and alleys, which often do not include building setbacks.



Duplex

The Duplex Building Type is any independent building configuration consisting of exactly two residential units, usually surrounded by a private or common yard, meeting minimum room quantity and size requirements as dictated by the local building code, zoning code, or both.

The units can be side-by-side (similar to rowhouses) or stacked one (1) above the other. Similarly, to single-family residential buildings, these buildings include front porches that encroach into the established building setback and optional detached garages.

In addition to parking and residential, permitted uses for this Building Type include home occupations and retail.



Single-Family

A Single-Family Building Type consists of a detached building containing one (1) residential unit, usually surrounded by a private or common yard, and meeting minimum room quantity and size requirements as dictated by the local building code, zoning code, or both. Similar to duplex residential building types, these buildings include front porches that encroach into the established building setback and optional detached garages. In addition to parking and residential, allowable uses for this Building Type include home occupations, restaurant, light industrial, and retail.



Accessory Dwelling Unit

Accessory Dwelling Units consist of one or more apartment units located above a detached garage. Like other detached garages, these buildings are typically setback three (3) feet from an alley easement and adjacent property lines. And also ten (10) feet behind the primary structure. Entry is at grade with an interior stairway servicing the upper level.

In addition to parking and residential, allowable uses for this Building Type include service, light industrial, office, and retail.



Schedule of Regulations

This schedule of regulations is recommended for application to the Building Types described in the previous section for regulating the Mixed-Use areas. It originates from the *Realize Cedar Urban Design Framework*.

Schedule of Regulations						
Building Type	Front Setback	Side Setback	Rear Setback	Height	Allowable Zones	Maximum Lot Size
Mixed-Use	Max. 0'	Min. 0'	Min. 0'	Max 42' / 3 Stories	Community Core	50' Width, 150' Depth
Retail	Max. 0'	Min. 0'	Min. 0'	18' Max. / 1-Story	Community Core	50' Width, 150' Depth
Liner	Max. 0'	Min. 0'	Min. 0'	30' Max. / 2 Stories	Community Core	60' Width, 36' Depth
Cottage Retail	Min. 0'	Min. 10'	Min. 10'	42' Max. / 2 ½ Stories	Community Activity Center	50' Width, 150' Depth
Apartment	Min. 10' / Min. 0' at Secondary Frontages	Min. 10'	Min. 10' / Min. 0' at alley easements	42' Max. / 3 ½ Stories	Community Activity Center	100' Width, 150' Depth
Rowhouse	Min. 25' / Front porches may encroach 12'	Min. 10'	Min. 10' / Min. 0' at Secondary Frontages	42' Max. / 3 Stories	Community Activity Center	140' Width, 150' Depth
Duplex	Min. 25' / Front porches may encroach 12'	Min. 10'	Min. 10'	42' Max. / 2 ½ Stories	Community Activity Center	50' Width, 150' Depth
Single-Family	Min. 25' / Front porches may encroach 12'	Min. 10'	Min. 10'	42' Max. / 2 ½ Stories	Community Activity Center	50' Width, 150' Depth
Accessory Dwelling Units (and other detached garages)	Min. 60' / Min. 10' from Main Building Type	Min. 3'	Min. 3'	42' Max. / 2 ½ Stories	Community Activity Center	N/A

Notes: 1. Front Setback requirements apply along all frontage lines.
 2. Buildings with 0' side setbacks may open into one another.
 3. If the right-of-way line is modified setbacks shall be taken from the new line.

Source: Realize Cedar Urban Design Framework.

ACTION PLAN

The Master Plan is implemented by following an Action Plan. This section provides strategies to achieve the determined goals and objectives for each community planning area, in alignment with the Delhi Charter Township community mission. The mission and goals below were updated from the 2013 Master Plan Update, in alignment with the community input provided throughout the planning process. The strategies are a mixture of ongoing, near, mid, and long-term efforts that require varying coordination with partner entities. All strategies require coordination with the Township Manager, Board, and Community Development/Building Department at a minimum.

To remain relevant, it is recommended that the Action Plan is revisited and updated on an annual basis by the Planning Commission and Township Board.



Community Mission

It is the Mission of Delhi's Planning Commission to create an environmentally and fiscally responsible pattern of land use which contributes positively to the Township's overall sense of place and is inclusive of all people. The Commission's focus shall be the stabilization, enhancement, and development of quality residential neighborhoods with affordable housing options and for appropriately planned non-residential land uses (commercial, industrial, mixed use, public facilities and parks). The Planning Commission shall provide for a mix of land use sufficient for funding public services, stability of the community, and for protection of environmentally sensitive areas. These recommendations shall be based in ensuring that Delhi Township embraces the concepts of placemaking and ensuring that it remains an location where all people want to live, work, learn and recreate. The mission shall be accomplished through the adoption of a Master Plan, recommending ordinances and ordinance revisions to the Township Board, recommending zoning changes and special use permits to the Township Board, and approving or denying site plans, all in accordance with state laws and Township ordinances. The Master Plan shall establish a framework for responsible and inclusive land use decision.

Goals

Planning Area	Goal
Economic	Delhi Charter Township will have a land use mix and sufficient stability and growth to ensure balanced revenue to support required Township services.
Residential/Housing	Delhi's quality residential neighborhoods will have affordable housing options that support a population with diverse race, ethnicity, age, gender, sexual orientation, language, income, abilities, and other identity markers.
Environment	Policies, regulations, zoning, and plans will preserve environmental resources from the impacts of development and enhance them to the extent possible.
Land Use	Delhi Township will have an appropriate mix of land uses that will serve the personal, business, and service needs of the community so that all residents are welcome, included, and will have the opportunity to participate and thrive.
Community Facilities	Public facilities and public activities will serve township residents and promote a sense of community for all people.
	The governmental departments and agencies that impact planning for community facilities will be appropriately supported.

Economic

Goal: Delhi Charter Township will have a land use mix and sufficient stability and growth to ensure balanced revenue to support required Township services.

Objective 1: Delhi will continue to encourage and support high-value development and redevelopment.

Objective 2: Delhi Township's Build Ready Site (i.e. Economic Opportunity Property) is developed in alignment with community goals to become a revenue and job-creating project.

Objective 3: Cedar Street is redeveloped/developed in alignment with the densities and uses described in the *Realize Cedar Design Framework* and Future Land Use Map in this plan.

Objective 4: Simplified Zoning Ordinance regulations for Commercial and Industrial development promote investment in alignment with community goals.

Strategy	Priority	Timeframe	Partners
Anticipate the use of conditional zoning, as permitted by the Zoning Ordinance to achieve the development of the Economic Opportunity Property area.	High	Near	MEDC, LEAP, Township Board, DDA
Amend the Zoning Ordinance and Map to enable commercial activity along Cedar Street south of Holt Road according to the Future Land Use Map and <i>Realize Cedar Urban Design Framework</i> .	Medium	Near	Township Board, DDA
Amend the Zoning Ordinance to create and designate the Mixed-Use category and sections A - Realize Cedar Core Area and B - Community Activity Center, as recommended in the <i>Realize Cedar Urban Design Framework</i> .	Medium	Near	Township Board, DDA
Amend the Zoning Ordinance to reduce the number of Industrial Zoning Districts and regulate uses by impact intensity (e.g. major or minor) and type of impact in alignment with current industrial development practices.	Medium	Mid	Township Board
Amend the Zoning Ordinance to build in flexibilities that can address emerging commercial uses over time without discretionary approvals.	Low	Long-term	

Residential/Housing

Goal: Delhi’s quality residential neighborhoods will have affordable housing options that support a population with diverse race, ethnicity, age, gender, sexual orientation, language, income, abilities, and other identity markers.

Objective 1: Simplified Zoning Ordinance regulations for residential development promote an increase in affordable housing options in alignment with community goals.

Objective 2: Residential development that increases affordable housing options in alignment with market demand and community goals is allowed by-right, without the use of conditional zoning.

Strategy	Priority	Timeframe	Partners
Amend the Zoning Ordinance to combine the R-1A: One-Family Rural Residential and R-1B: One-Family Low Density Residential Districts.	High	Near	Township Board
Amend the Zoning Ordinance to allow Accessory Dwelling Units (ADUs) in Residential Districts.	High	Mid	Township Board
Amend the Zoning Ordinance to create and designate the Mixed-Use category and sections A - Realize Cedar Core Area and B - Community Activity Center, as recommended in the <i>Realize Cedar Urban Design Framework</i> .	Medium	Near	Township Board
Amend the Zoning Ordinance to allow 12 dwelling units to be constructed per acre in RM: Multiple-Family Residential Districts.	Medium	Long-term	Township Board
Evaluate the impact and consider reducing minimum lot sizes for some residential zoning districts.	Medium	Long-term	Township Board
Amend the Zoning Ordinance to combine the R-1D: One- and Two-Family High Density Residential, and R-1E: One-Family High Density Residential.	Medium	Long-term	Township Board

Environment

Goal: Policies, regulations, zoning, and plans will preserve environmental resources from the impacts of development and enhance them to the extent possible.

Objective 1: The Urban Service Boundary is maintained, as shown on the Future Land Use Map.

Objective 2: The Township's Environmentally Sensitive Areas are preserved.

Objective 3: Delhi continues to be a leader in sustainable development.

Objective 4: Delhi's neighborhoods, parks, and other community assets are connected via non-motorized pathways according to the *Non-Motorized Transportation Plan*.

Strategy	Priority	Timeframe	Partners
Ensure that future ordinances and development decisions are made in accordance with the Urban Service Boundary.	High	Ongoing	Township Board
Regulate new development in alignment with the Wetlands Protection Ordinance and Flood Hazard Areas Ordinance.	High	Ongoing	Township Board
Support the implementation of the <i>Non-Motorized Transportation Plan</i> .	High	Near	Ingham County Road Dept., Township Board, others
Ensure that the development and redevelopment of community facilities achieves sustainability goals.	Medium	Ongoing	Township Board
Consider offering incentives (e.g. reduced or waived requirements) for development plans that provide Low Impact Development (LID) practices on site.	Medium	Long-term	
Consider developing cluster development regulations for residential and nonresidential uses that minimize new infrastructure, preserve undisturbed open space, and protect environmentally sensitive natural resources.	Medium	Long-term	
Review and update site, building, and design standards to prevent increased stormwater runoff and other environmental impacts from new construction.	Medium	Long-term	

Land Use

Goal: Delhi Township will have an appropriate mix of land uses that will serve the personal, business, and service needs of the community so that all residents are welcome, included, and will have the opportunity to participate and thrive.

Objective 1: Land use decisions will be made through a lens of diversity, equity, and inclusion (DEI) to promote these community values and ensure that the inadvertent (or overt) exclusion of individuals, or groups of individuals, does not occur as a result of land use decisions.

Objective 2: Cedar Street will be redeveloped with new buildings, as appropriate, that meet the various desired and needed uses and densities, and are the desired building types for different sections of the corridor.

Objective 3: Delhi Township's Build Ready Site (i.e. Economic Opportunity Property) is developed in alignment with community goals to become a revenue and job-creating project.

Objective 4: Simplified Zoning Ordinance regulations for Commercial and Industrial development promotes investment in alignment with community goals.

Strategy	Priority	Timeframe	Partners
Identify areas where current zoning is inconsistent with the Future Land Use Map and prioritize those areas for changes in zoning.	High	Ongoing	Township Board
Draft and utilize a series of questions to incorporate in land use recommendations and decision-making processes to review the decision being considered through a DEI lens.	High	Near	Township Board
Amend the Zoning Ordinance to create and designate the Mixed-Use category and sections A - Realize Cedar Core Area and B - Community Activity Center, as recommended in the <i>Realize Cedar Urban Design Framework</i> .	Medium	Near	Township Board
Amend the Zoning Ordinance and Map to enable commercial activity along Cedar Street south of Holt Road according to the Future Land Use Map and <i>Realize Cedar Urban Design Framework</i> .	Medium	Near	Township Board
Amend the Delhi Township Ordinance Section 5.13 to require new buildings to be of the types and the architectural details recommended in this plan and the <i>Realize Cedar Urban Design Framework</i> in the Mixed-Use Areas.	Medium	Near	Township Board
Amend the Zoning Ordinance to reduce the number of Industrial Zoning Districts and regulate uses by impact intensity (e.g. major or minor) and type of impact in alignment with current industrial development practices.	Medium	Mid	Township Board

Community Facilities

Goal 1: Public facilities and public activities will serve township residents and promote a sense of community for all people.

Objective 1: The surrounding neighborhoods and destinations along Cedar Street will be connected via the streetscapes, paths, and trails, as well as with signage and other elements that enhance the corridor's identity.

Goal 2: The governmental departments and agencies that impact planning for community facilities will be appropriately supported.

Objective 1: The Township will maintain an updated and relevant Capital Improvement Program for the purchase, construction, or replacement of physical features or assets of the community.

Strategy	Priority	Timeframe	Partners
Recognize and consider other governmental department's and agency's longterm approved plans.	High	Ongoing	Township Board and Depts.
Review and update the Capital Improvement Program annually.	High	Ongoing	Township Board and Depts.
Support the Parks and Recreation Department in the implementation of the <i>Community Parks and Recreation Plan</i> .	Medium	Ongoing	Parks and Recreation
Identify needs for community facilities and plan appropriate locations as needs develop.	Medium	Near	Township Depts.

APPENDIX

A - Online Survey Results

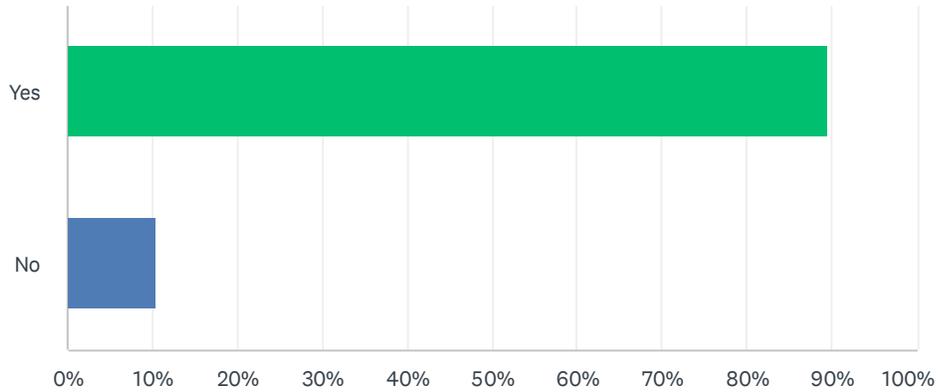
B - NCS Report Highlights and Survey Tool



Appendix A - Online Survey Results
 Delhi Charter Township Master Plan Update Survey

Q1 Are you a Delhi Charter Township resident?

Answered: 134 Skipped: 0

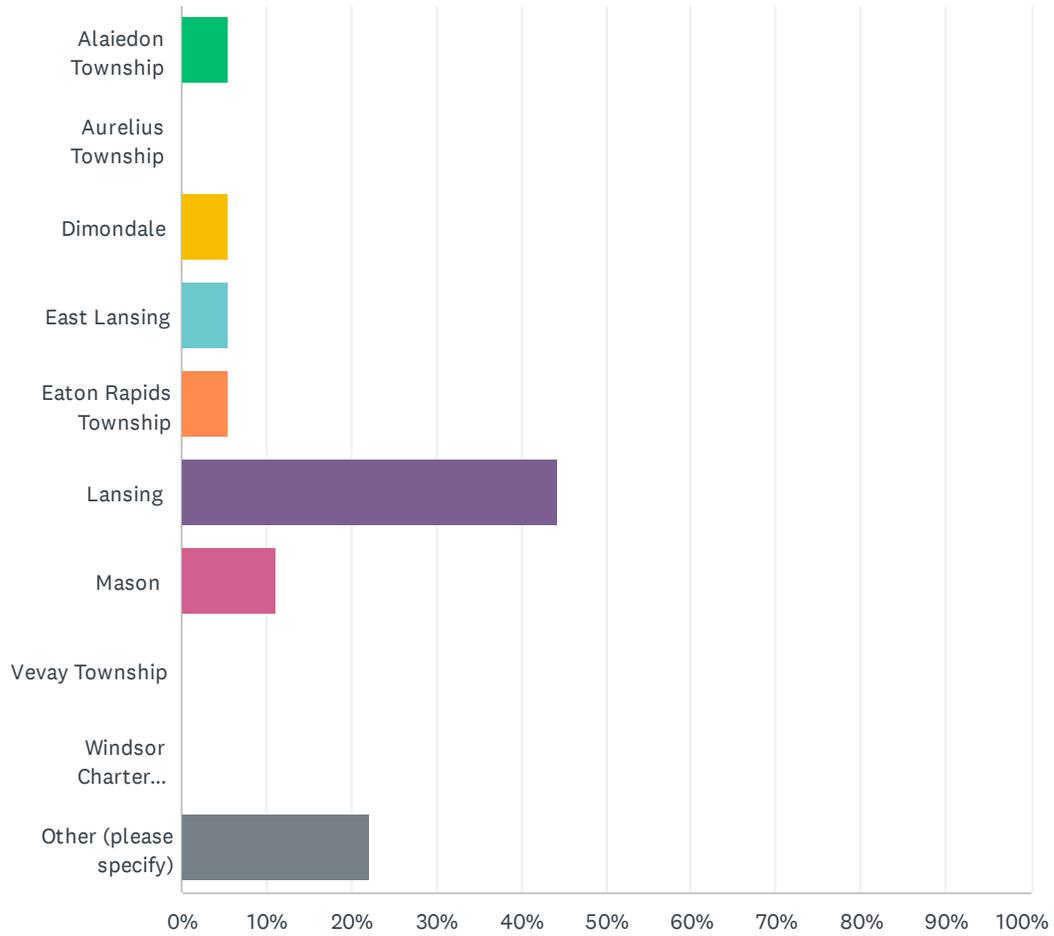


ANSWER CHOICES	RESPONSES	
Yes	89.55%	120
No	10.45%	14
TOTAL		134

#	IF NOT, WHERE DO YOU RESIDE/STAY?	DATE
	There are no responses.	

Q2 If not, in which city or township do you reside?

Answered: 18 Skipped: 116



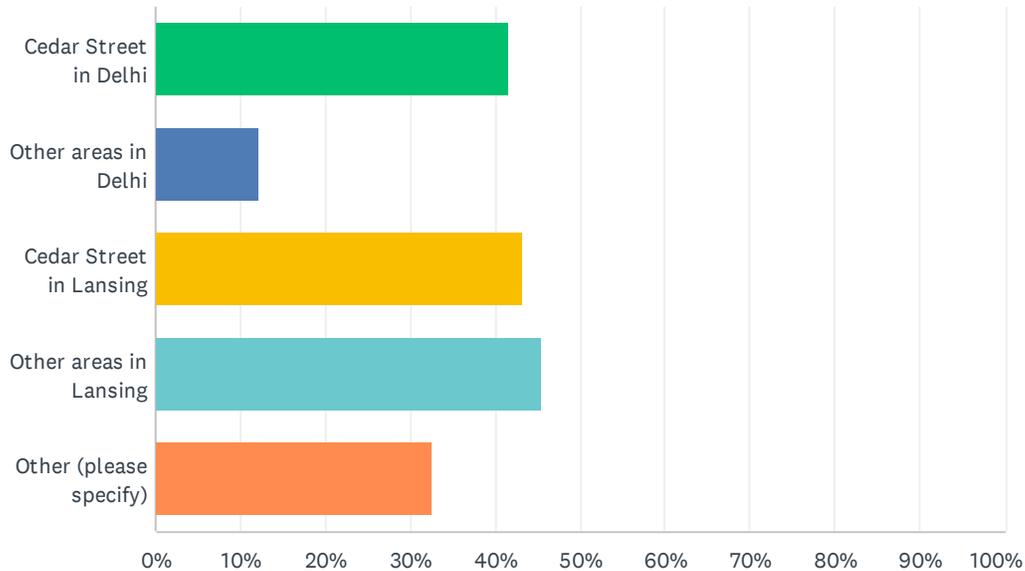
Delhi Charter Township Master Plan Update Survey

ANSWER CHOICES	RESPONSES	
Alaiedon Township	5.56%	1
Aurelius Township	0.00%	0
Dimondale	5.56%	1
East Lansing	5.56%	1
Eaton Rapids Township	5.56%	1
Lansing	44.44%	8
Mason	11.11%	2
Vevay Township	0.00%	0
Windsor Charter Township	0.00%	0
Other (please specify)	22.22%	4
TOTAL		18

#	OTHER (PLEASE SPECIFY)	DATE
1	Meridian	10/8/2022 10:43 AM
2	Onondaga Township	10/6/2022 9:21 AM
3	Onondaga	10/1/2022 1:08 PM
4	Holt	9/17/2022 5:24 PM

Q3 Where do you do MOST of your shopping and dining? Select all that apply.

Answered: 132 Skipped: 2



ANSWER CHOICES	RESPONSES	
Cedar Street in Delhi	41.67%	55
Other areas in Delhi	12.12%	16
Cedar Street in Lansing	43.18%	57
Other areas in Lansing	45.45%	60
Other (please specify)	32.58%	43
Total Respondents: 132		

#	OTHER (PLEASE SPECIFY)	DATE
1	East Lansing/Okemos	10/31/2022 8:17 PM
2	Mason, Okemos, Lansing	10/30/2022 6:24 PM
3	Lansing Township (Eastwood Area) and Delta Township (west side).	10/30/2022 9:42 AM
4	South Lansing, Delta Twp, East Lansing	10/30/2022 8:29 AM
5	Kroger and other out lying stores	10/29/2022 11:56 AM
6	Mason and East Lansing	10/25/2022 6:11 PM
7	Most shopping and dining is done in East Lansing, Okemos and Eastwood Town Center Lansing Twp	10/24/2022 4:48 PM
8	Okemos	10/24/2022 8:07 AM
9	Okemos, Lansing	10/23/2022 5:15 PM

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10	Jolly Rd in Okemos	10/22/2022 8:10 PM
11	Mason, S Lansing	10/21/2022 12:20 PM
12	Mason	10/20/2022 1:41 PM
13	Okemos	10/19/2022 12:25 PM
14	We get a lot of takeout from Zaytoons and we like the new Los Tres Amigos on Cedar St.	10/18/2022 7:10 AM
15	Home	10/16/2022 6:05 PM
16	Bob Evans	10/15/2022 2:06 PM
17	Mason Meijer	10/15/2022 12:29 PM
18	Mason	10/15/2022 9:39 AM
19	Mason	10/12/2022 12:03 PM
20	East Lansing, Okemos	10/12/2022 10:27 AM
21	Buddies in holt, Mason meijer, dining in west Lansing	10/4/2022 8:59 PM
22	Okemos, Haslett, East Lansing	10/4/2022 12:15 PM
23	Mason	10/2/2022 12:31 PM
24	Okemos	10/1/2022 1:08 PM
25	Okemos	9/29/2022 3:26 PM
26	Mason	9/28/2022 6:17 PM
27	Okemos	9/28/2022 12:58 PM
28	Meridian Township	9/27/2022 8:09 PM
29	Okemos	9/27/2022 11:11 AM
30	Mason	9/26/2022 8:06 PM
31	Okemos	9/25/2022 10:43 AM
32	Mason	9/24/2022 5:28 PM
33	Okemos	9/24/2022 12:47 PM
34	All over central Michigan	9/21/2022 12:22 PM
35	Okemos	9/20/2022 8:46 PM
36	Mason	9/19/2022 10:16 AM
37	Where ever meijer and our favorite shops and resturants are	9/18/2022 6:48 PM
38	Okemos	9/18/2022 11:32 AM
39	Mason	9/17/2022 2:02 PM
40	Okemos and East Lansing	9/16/2022 3:32 PM
41	okemos or mason	9/14/2022 4:25 PM
42	All over	9/14/2022 12:30 PM
43	Mason	9/1/2022 6:51 PM

Q4 What excites you about Delhi?What would excite you MORE?

Answered: 117 Skipped: 17

#	RESPONSES	DATE
1	Trail system, good township services, good communication from Township about services & issues, nice parks, Arts Council events. More? Trail extensions. Better/more bike lanes for transportation.	10/31/2022 8:17 PM
2	Library, bigger farm market	10/31/2022 12:06 PM
3	We like the community events.. more community events	10/31/2022 9:58 AM
4	Small town atmosphere and good schools.	10/30/2022 6:24 PM
5	More restaurants/bars	10/30/2022 5:33 PM
6	Developing a community center (Hope School) once the school bond renovations are completed.	10/30/2022 5:32 PM
7	More restaurants not chain	10/30/2022 5:29 PM
8	I really wish we had more dining options and a greater network of trails connected to other cities.	10/30/2022 3:37 PM
9	Honestly, the Library is about it. There is not very much here for me.other than taking a walk near the township offices where I feel safer. e for me except a shorter commute to my job in Jackson.	10/30/2022 9:42 AM
10	Major brand retailer/food sales (Costco, Sams Club, Rei, Whole Foods, Dicks Sporting Good type store)	10/30/2022 8:29 AM
11	More entertainment, more restaurants	10/29/2022 11:31 PM
12	Love the trail but would love for it to be extended.	10/29/2022 5:30 PM
13	The sense of community	10/29/2022 12:02 PM
14	More outdoor activities and trails	10/29/2022 11:56 AM
15	I am very happy that we don't have any marijuana dispensaries in the township. I would like a Chick-fil-A.	10/28/2022 8:32 PM
16	Nothing is exciting but we have some nice parks	10/27/2022 8:10 AM
17	Parks and recreational areas	10/26/2022 2:42 PM
18	Parks and trails. More dining/entertainment options	10/26/2022 1:52 PM
19	nice parks and trails, more and better restaurant choices	10/26/2022 1:08 PM
20	Better restaurants and better shopping	10/25/2022 6:11 PM
21	I didn't move to Delhi to be excited. Quality neighborhoods, schools, proximity to highways / transportation did. More of this, or improvements to these areas is what I would like to see.	10/24/2022 4:48 PM
22	The recent addition of Gravity Smokehouse and Los Tres Amigos restraurants - we need a better draw to area like that	10/24/2022 9:40 AM
23	Farmers Market	10/24/2022 8:07 AM
24	The community and more community involement	10/23/2022 5:15 PM
25	I like the small town feel. I don't like the boulevard recently constructed on Cedar between Holt Rd and Aurelius. It makes turning onto Cedar much more difficult.	10/23/2022 2:37 PM
26	Enjoying the new restaurants (Gravity & Los Tres) and the parks	10/22/2022 8:10 PM

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27	Love seeing more restaurants. Would Like to see more high end food shopping or specialty food shopping and better roads.	10/22/2022 4:45 PM
28	Farmers markets, communities special events, parks and trails ^o	10/22/2022 2:40 PM
29	Farmers markets, parks, local restaurants	10/22/2022 11:36 AM
30	I like the small town feel but that it's close to a bigger city. I also like the open space.	10/21/2022 5:14 PM
31	Events in the park and farmers market	10/21/2022 5:03 PM
32	I like the close proximity to urban and rural areas, sense of medium size community	10/21/2022 12:20 PM
33	Friendly atmosphere - more walkability in downtown area even though it is small	10/21/2022 10:41 AM
34	Not having to leave town for things would be great. I always have to drive to okemos or grand ledge for fun things or to mason for groceries and dining.	10/20/2022 1:41 PM
35	We need more shopping and night life	10/20/2022 8:40 AM
36	Quiet place to live. More community events targeted towards "junior seniors"	10/20/2022 8:03 AM
37	I really like the natural areas, trails, and parks that are available.	10/19/2022 1:42 PM
38	The quaint small town feel.	10/19/2022 12:25 PM
39	Investment in parks.	10/18/2022 7:35 AM
40	The parks. I am a retired person with a dog, and we love Valhalla, John Taylor, Kiwanis, and the river and bike trails.	10/18/2022 7:10 AM
41	The Sam Corey Senior Center and the beautiful Veterans Memorial Gardens with the fountain, amphitheater and gorgeous perennials! It would excite me more to get the beautiful fountain running again. Wedding, Prom, Birthday, Anniversary and everyday photos are taken in front of the fountain. People in the community and outside make a special trip to get photos taken there.	10/17/2022 11:07 PM
42	Parks and trails. More natural area with wildlife and birdwatching.	10/16/2022 6:05 PM
43	Delhi leaders are always looking for ways to improve the township.	10/16/2022 2:58 PM
44	The ability to walk places-more bars and restaurants within walking distance of the greater downtown area	10/16/2022 9:17 AM
45	Parks, walking paths, improved sidewalks, new businesses in the area while still maintaining farm lands. Excite me more: making sure we offer housing options for all income levels as we want to be a welcoming community and not elites.	10/16/2022 8:41 AM
46	Having every road in Delhi resurfaced including subdivisions, more signs for speed limit on Holt Rd, and the Stop Lights on Holt Rd flashing between 11pm-5am	10/16/2022 8:25 AM
47	Community	10/15/2022 2:06 PM
48	More children activities	10/15/2022 2:00 PM
49	With the trail system, the walkability / bikeability is good. More protected (separate from traffic) bike lanes would be wonderful.	10/15/2022 12:29 PM
50	More restaurant options, not fast food	10/15/2022 10:22 AM
51	It's a quiet area with several community events. I would like to see more events and a bit more local shopping.	10/15/2022 9:39 AM
52	The CADL branch is our family's favorite, and many community events are enjoyable. We would love to see even more events at the Veterans Memorial Garden which we also love visiting.	10/14/2022 2:24 PM
53	The library, small town feeling	10/12/2022 4:47 PM
54	The park	10/12/2022 12:03 PM
55	Farmer's market, Valhalla, the Rivertrail. Expansion of the trail and market would be nice.	10/12/2022 9:43 AM

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56	Bike trails, more bike trails would excite me. More shops downtown Holt	10/7/2022 3:56 PM
57	I like living here, but nothing excites me. We need a destination that is exciting and that would draw in people from other areas. We have nothing like that except a roller rink, which is a pretty dated concept.	10/7/2022 3:45 PM
58	"Realize Cedar", and Holt road diet was a mistake. Please stop these types of changes.	10/7/2022 4:56 AM
59	The beautiful parks and trails	10/6/2022 9:21 AM
60	More outside events	10/5/2022 2:09 PM
61	The food festival	10/5/2022 12:16 PM
62	More small businesses	10/5/2022 9:26 AM
63	Parks and trails. Better crosswalks to access parks, specifically Esker Landing	10/4/2022 8:59 PM
64	I like what's happening on Cedar: more walkability, great landscaping. I'd love to see more of that down Cedar toward Lansing, and I'd love to see more SHOPS like bakeries, smaller thrift stores, more small restaurants, etc. More like REO town or Old Town in Lansing.	10/4/2022 12:15 PM
65	I like that there is still farmland and open, undeveloped space.	10/4/2022 8:59 AM
66	Love the parks and things to do. And small businesses. Adding more incentive for small business and activities. Also allow me to have chickens and ducks for eggs. (not roosters)	10/3/2022 8:56 AM
67	MUSIC/ART FESTIVALS, LIKE THE ONES IN MASON	10/3/2022 8:41 AM
68	Better recycle center and more frequent yard waste drop off in spring and fall not just a week for fall leaf drop off	10/2/2022 12:31 PM
69	Valhalla park and running trails!	10/2/2022 12:16 PM
70	Holt Farmers Market. Lots of options	10/1/2022 1:08 PM
71	Community events like the food truck rally and the farmer's market are fantastic. And, although it sounds like retail and restaurants will no longer be happening, I am still excited to see the new development go up on Cedar St. That said, more dining options would excite me more!	9/30/2022 11:50 AM
72	Tennis and pickle ball courts!	9/29/2022 7:52 PM
73	Realize Cedar Plan, More projects like Realize Cedar - More of a Downtown	9/29/2022 3:26 PM
74	Love the parks. Need more food options.	9/28/2022 6:34 PM
75	The River trail. An actual shopping district	9/28/2022 12:58 PM
76	I get excited when new restaurants and stores open in the area. I also get excited about the improvement to our trail system. I am looking forward to the connection to the Mason trail.	9/27/2022 8:09 PM
77	The parks, garden, and restaurants. A public indoor swimming or YMCA.	9/27/2022 6:30 PM
78	Valhalla Park was the reason we moved here, keeping trails and nature center type places safe and untouched would be great.	9/27/2022 6:25 PM
79	More places to dine.	9/27/2022 3:49 PM
80	Renovation on Cedar. Trying to have more activities.	9/27/2022 11:11 AM
81	The parks and walking trails. Extension of walking trails would be great	9/27/2022 9:30 AM
82	Small town feeling. More trail access.	9/26/2022 8:06 PM
83	The Library in Holt. It would be nice to have more restaurants & shopping- maybe a big store like IKEA	9/26/2022 12:20 PM
84	The upkeep of the parks and trails is great.	9/26/2022 9:48 AM
85	I like the proximity to the city but not being in the city - I would like more festivals and events on the Delhi calendar. ALSO CHEAPER TAXES.	9/25/2022 6:16 PM
86	Parks! Bike trails!	9/25/2022 10:43 AM

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87	More retail. A fun festival	9/24/2022 5:28 PM
88	Proximity to major highways	9/24/2022 3:29 PM
89	Green space	9/24/2022 12:47 PM
90	Pickleball	9/23/2022 8:26 AM
91	Cedar Street going back to 2 lanes each direction.	9/22/2022 3:06 PM
92	I love Veterans Memorial Park. So beautiful and well maintained.	9/22/2022 9:23 AM
93	Trails!	9/22/2022 7:42 AM
94	River trail access	9/21/2022 12:29 PM
95	Enjoy Delhi. Would love a dog park to minimize the multiple trips a week to Soldans or East Lansing.	9/20/2022 4:05 PM
96	Commitment to parks and recreation and cooperation with Ingham Sheriff Dept to keep township safe.	9/20/2022 12:46 PM
97	Pickleball courts	9/19/2022 8:35 PM
98	Pickleball courts at Kiwanis	9/19/2022 8:14 PM
99	If we had pickle ball courts	9/19/2022 8:13 PM
100	The locals parks excite me most, and updates to them would excite me more	9/19/2022 4:12 PM
101	Parks, I wish there would be more maintenance and beautification done in Kiwanis Park! This park has so much potential and it deserves the paths to be repaved at least. I also wish that there was a basketball court in this park and I think there is ample space for one to be added.	9/19/2022 4:10 PM
102	I'm amazed at the Green Spaces offered and the new and upcoming condos on Cedar. Opportunities for senior residents along with curbing the migration south from the City of Lansing.	9/19/2022 10:16 AM
103	The bike trail and kayak launch	9/18/2022 6:48 PM
104	I appreciate the walkable community. I would like to see more intentional outdoor spaces for young people (e.g., a more robust outdoor play space at Kawanis park)	9/18/2022 1:46 PM
105	Walkable community is what excites me. What would excite me more: update and/or natural outdoor play spaces for children, more small business dining options, Starbucks, a more expansive farmers market (think Allen Farmers Market or the Meridian one), and more family events hosted in the veterans gardens.	9/18/2022 12:33 PM
106	I am excited by the new developments on Cedar. Cleaning up abandoned/neglected properties would excite me more.	9/18/2022 11:32 AM
107	I really like the parks but a better skate park or even just fixing it up	9/17/2022 5:24 PM
108	I appreciate that we have a great maintenance program- flowers and greenery well maintained; great parks encouraging walking, we are empty nesters but not seniors. Food Frenzy is great, concerts in park are great,	9/17/2022 2:02 PM
109	I wish there the farmers market had a larger variety and had more room to walk around	9/17/2022 1:20 PM
110	I like our Xc skiing park, accessible grocery stores and movie theater. I wish we had a true downtown with shops and bakeries. I really wish we had a nice hotel (tear down the old one on Cedar - it looks junky... replace with Holiday Inn Express)	9/17/2022 1:00 PM
111	The potential to see more restaurants like Gravity BBQ. I hope the new downtown dev has a place for businesses at the bottom on cedar street	9/16/2022 3:32 PM
112	Closer grocery shopping, something smaller like a Trader Joe's.	9/15/2022 10:21 AM
113	trails	9/14/2022 4:25 PM
114	Lower the property taxes. Add actual value like water, sewer, and trash	9/14/2022 12:34 PM
115	Just the way it is	9/14/2022 12:30 PM

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116	Not much excites me here. What would really excite myself and my neighbors would be to have Meadow Dr and Weswilmar Dr repaved. These roads are absolutely horrible	9/1/2022 6:51 PM
117	I like the small town feel but I would like to see more oversight of the income based housing properties on the southern border of Delhi Township.	9/1/2022 3:28 PM

Q5 What do you think is the #1 land use (i.e. residential, commercial, agriculture, industrial) issue facing Delhi?

Answered: 103 Skipped: 31

#	RESPONSES	DATE
1	Sensible growth without turning into homogenous commercial sprawl; mix of residential and walkable/bikeable access to business & services.	10/31/2022 8:17 PM
2	Keeping green spaces, parks	10/31/2022 12:06 PM
3	Residential	10/31/2022 9:58 AM
4	Residential property taxes are very high compared to surrounding towns/cities. It does deter some folks from purchasing homes in the area.	10/30/2022 6:24 PM
5	Residential	10/30/2022 5:33 PM
6	More flexibility in business development	10/30/2022 5:32 PM
7	Not enough food options	10/30/2022 5:29 PM
8	Need more shopping options OUTSIDE the borders of South Lansing. That area is not a safe place.	10/30/2022 9:42 AM
9	Residential is adding apartment type living and not neighborhood and homes. Too much Section 8 housing	10/30/2022 8:29 AM
10	Not enough to do	10/29/2022 11:31 PM
11	Unsure	10/29/2022 5:30 PM
12	Industrial and commercial	10/29/2022 1:24 PM
13	Commercial	10/29/2022 12:02 PM
14	Need more stores to bring people in	10/29/2022 11:56 AM
15	Commercial. No one wants to build here.	10/27/2022 8:10 AM
16	I don't know. I would like to see Delhi thrive economically	10/26/2022 2:42 PM
17	More concentrated commercial	10/26/2022 1:52 PM
18	Residential	10/25/2022 6:11 PM
19	The downtown triangle area, specifically Cedar St, seems to be having an identity crisis.	10/24/2022 4:48 PM
20	Quality - High End Commercial uses	10/24/2022 9:40 AM
21	residential - too many apartments.	10/24/2022 8:07 AM
22	commercial	10/23/2022 5:15 PM
23	Commercial	10/23/2022 2:37 PM
24	Don't know	10/22/2022 4:45 PM
25	Commercial	10/22/2022 2:40 PM
26	Sprawl.	10/21/2022 5:14 PM
27	I'm not sure	10/21/2022 5:03 PM
28	Its a mixture of these; need industrial and commercial base to add to development and tax base but sustain the betterment of neighborhoods and sustain rural influence.	10/21/2022 12:20 PM
29	Commercial	10/21/2022 10:41 AM

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30	Make sure that with development we can maintain historical and natural beauty.	10/20/2022 1:41 PM
31	Commercial use for retail or dining is far too complicated for zoning and building issues	10/20/2022 8:40 AM
32	Too many apartments being constructed. This tends to lead towards a transient population and short-term community members who may not necessarily value Delhi Township like those who are committed to the community.	10/20/2022 8:03 AM
33	I think that we need to protect and expand natural and recreational areas.	10/19/2022 1:42 PM
34	Residential	10/19/2022 12:25 PM
35	Good reuse of older/retired properties.	10/18/2022 7:35 AM
36	Our roads have been patched more times than a patchwork quilt.	10/18/2022 7:10 AM
37	Not enough commercial.....shopping and restaurants.	10/17/2022 11:07 PM
38	Filling in wetlands for development	10/16/2022 6:05 PM
39	Maintain agricultural lands.	10/16/2022 8:41 AM
40	Commercial	10/16/2022 8:25 AM
41	Accriculture, industrial	10/15/2022 2:06 PM
42	Low income housing	10/15/2022 2:00 PM
43	Residential	10/15/2022 12:29 PM
44	Not sure	10/15/2022 10:22 AM
45	Not sure.	10/15/2022 9:39 AM
46	I'm not sure.	10/14/2022 2:24 PM
47	All	10/12/2022 4:47 PM
48	Skate park	10/12/2022 12:03 PM
49	Residential	10/12/2022 10:27 AM
50	Unsure.	10/12/2022 9:43 AM
51	Affordable housing	10/8/2022 10:43 AM
52	Commercial. Need more businesses downtown holt	10/7/2022 3:56 PM
53	Commercial. We don't have enough fun stuff or unique places to bring people here that don't live here	10/7/2022 3:45 PM
54	Reasonable priced single family houses.	10/7/2022 4:56 AM
55	balancing recreational land with development	10/6/2022 9:21 AM
56	Residential - Rising Housing costs	10/5/2022 9:26 AM
57	Lack of restaurants	10/4/2022 12:15 PM
58	Saving farmland and open space	10/4/2022 8:59 AM
59	We need to leave more land for natural environment or parks and stop building more residential and commercial buildings (reuse what is already here)	10/3/2022 8:56 AM
60	LACK OF COMMERCIAL ENTERPRISES	10/3/2022 8:41 AM
61	Delhi need more shopping	10/2/2022 12:31 PM
62	Commercial	10/1/2022 1:08 PM
63	Lack of commercial development in the form of retail and dining. This is what will attract new residents and we just don't have much to choose from.	9/30/2022 11:50 AM
64	Old tennis and pickle ball courts	9/29/2022 7:52 PM

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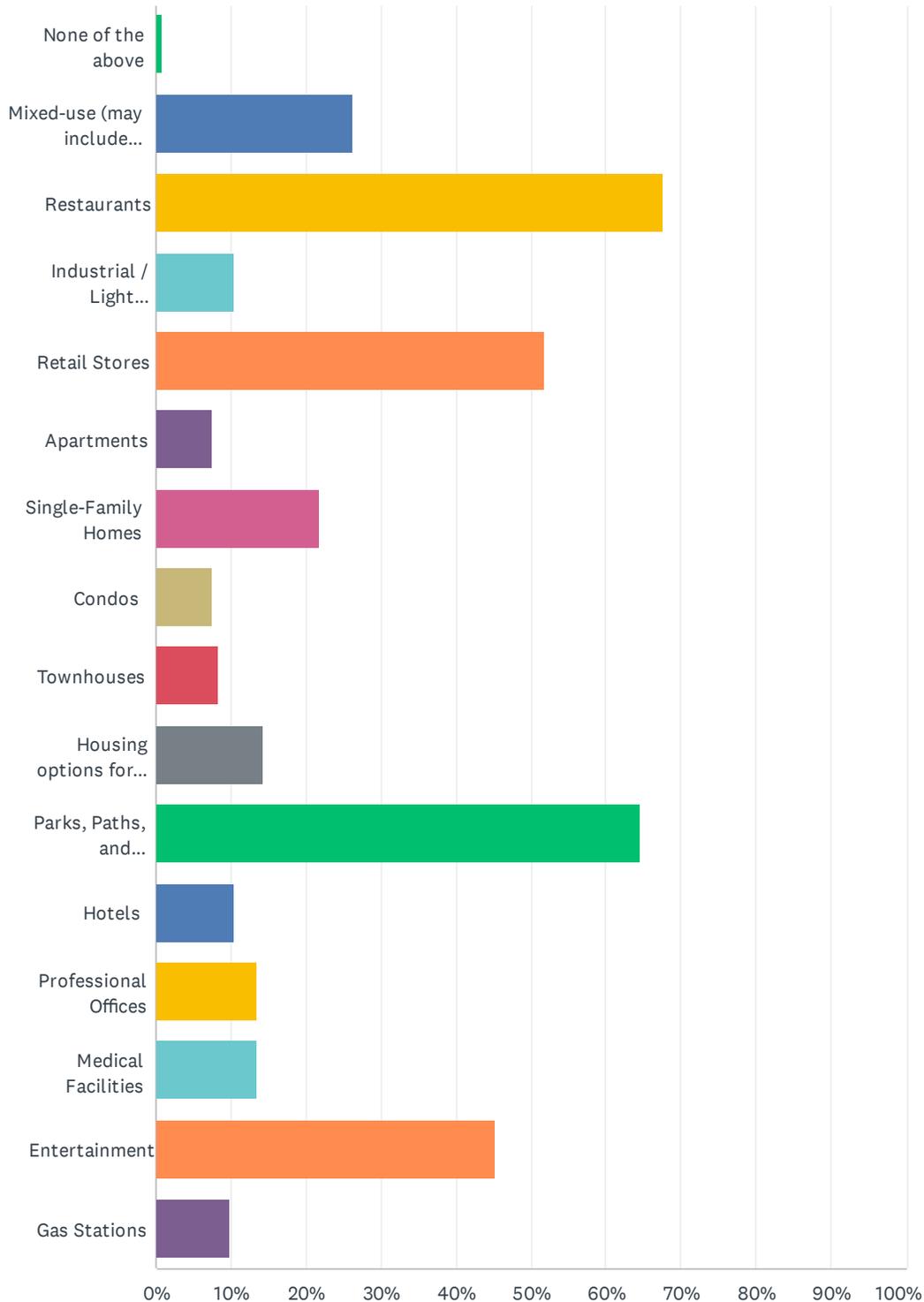
65	Industrial	9/29/2022 3:26 PM
66	Not alot of commercial buisness.	9/28/2022 6:34 PM
67	I worry that some of the high density housing will degrade in the future and degrade property values.	9/27/2022 8:09 PM
68	Dense housing/apartments near the town center can encourage more foot traffic and money to the city center while freeing up more land for commercial/industrial use.	9/27/2022 6:30 PM
69	Residential. By spreading so many homes outward it can make foot traffic become less and lead to less people shopping in local businesses. Building more local apartments and denser dwellings near the town will lead to more foot traffic in the town center. If someone has to get in their car to go somewhere, they tend to just go to lansing or larger towns near by, not to Delhi.	9/27/2022 6:25 PM
70	Residential	9/27/2022 3:49 PM
71	Too many housing complexes coming in. The town is getting bigger than it needs to.	9/27/2022 11:11 AM
72	Agricultural	9/27/2022 9:30 AM
73	Keeping green space	9/26/2022 8:06 PM
74	NA	9/25/2022 6:16 PM
75	Bike and pedestrian connectivity	9/25/2022 10:43 AM
76	Commercial	9/24/2022 7:02 PM
77	retail	9/24/2022 5:28 PM
78	Commercial growth	9/24/2022 3:29 PM
79	Accessibility	9/24/2022 12:47 PM
80	Housing	9/23/2022 8:26 AM
81	Commercial	9/22/2022 3:06 PM
82	Commercial	9/22/2022 9:23 AM
83	Umm too many drugstores and auto parts stores?	9/22/2022 7:42 AM
84	Residential	9/21/2022 12:29 PM
85	Commercial / entertainment	9/20/2022 8:46 PM
86	Mixing in the "right" commercial use.	9/20/2022 4:05 PM
87	lack of affordable housing and/or apartments	9/20/2022 12:46 PM
88	Kiwanis Park needs to be paid more attention as it is a huge opportunity for the community to gather!	9/19/2022 4:10 PM
89	Commercial land use or lack there of!	9/19/2022 10:16 AM
90	Too many rentals and terrible residential streets	9/18/2022 6:48 PM
91	Commercial spaces. It seems like there are issues attracting businesses to the area versus other areas in the greater Lansing area.	9/18/2022 1:46 PM
92	Commercial (lots of business leaving or not making it) and not a lot of green play space.	9/18/2022 12:33 PM
93	Commercial	9/18/2022 11:32 AM
94	Side walks at kawanis	9/17/2022 5:24 PM
95	Not sure what you are asking	9/17/2022 2:02 PM
96	Unused existing buildings that likely need funds for renovation to be useful and would revitalize the community	9/17/2022 1:20 PM
97	No true downtown.	9/17/2022 1:00 PM

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98	commercial. I think thought there is potential past holt and cedar almost towards the roundabout by redwood	9/16/2022 3:32 PM
99	NOT agriculture.	9/15/2022 10:21 AM
100	commercial	9/14/2022 4:25 PM
101	Unkept residential properties and unfinished commercial property projects.	9/14/2022 12:34 PM
102	None	9/14/2022 12:30 PM
103	Commercial	9/1/2022 3:28 PM

Q6 What kind of new development would you like to see in Delhi in the future? Select all that apply.

Answered: 133 Skipped: 1



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ANSWER CHOICES	RESPONSES	
None of the above	0.75%	1
Mixed-use (may include residential)	26.32%	35
Restaurants	67.67%	90
Industrial / Light Manufacturing	10.53%	14
Retail Stores	51.88%	69
Apartments	7.52%	10
Single-Family Homes	21.80%	29
Condos	7.52%	10
Townhouses	8.27%	11
Housing options for seniors / 55+ (please provide examples)	14.29%	19
Parks, Paths, and Recreational Spaces (please provide examples)	64.66%	86
Hotels	10.53%	14
Professional Offices	13.53%	18
Medical Facilities	13.53%	18
Entertainment	45.11%	60
Gas Stations	9.77%	13
Total Respondents: 133		

#	OTHER (PLEASE SPECIFY AND PROVIDE EXAMPLES)	DATE
1	More non-fast-food local restaurants; extension of trail systems with thoughtful attention to bike/walk needs to make them viable for routine transportation (like good mapping, connections between trails & good bike lanes and adding new safe bike lanes on roads); connections to more regional trail systems. Prefer limiting large or dense high-rise complexes, rather see lower buildings, green spaces.	10/31/2022 8:17 PM
2	Splash pad or aquatic center.	10/30/2022 6:24 PM
3	I moved to Holt in 2017 knowing that the property taxes were much higher than those in Delta Township. What I did not know is how little is spent on roads in this area. My subdivision, Heather Haven, contains streets that are in a terrible state of disrepair. Occasionally the "repair" crews come through and put temporary patches in the numerous potholes, many of which are very deep. Unfortunately, the repairs do not last more than a month or two. When I asked my neighbors (who have lived here for at least 30 years) they all said the same thing. The roads are in a subdivision and the property taxes in Holt township do not fund the upkeep of the roads, it is the Ingham County Road Commission. Honestly, I am appalled. I found out in order to get these roads fixed properly, the residents of the subdivision would need to pay a 10 year assessment in addition to the property tax to get the roads fixed properly. A lot of money is allocated to the schools, including the palaces that have been built on the west side, but we can't have our roads fixed properly because we are in a subdivision? These roads are damaged pretty much by school busses, salt trucks and plows, street sweepers, garbage trucks, and other commercial vehicles that ALSO damage the other roads in the township that aren't considered to be in a subdivision. I would like to see this problem visited by the board, I do not think it is fair to expect the subdivision residents to pay even more to have the roads fixed properly. Bottom line, something needs to be done about the roads and done quickly. If it is indeed the Ingham County Road Commission's responsibility, a portion of the property taxes should go toward paying for it.	10/30/2022 9:42 AM

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4	More public art and creative/interactive recreation facilities	10/26/2022 1:52 PM
5	anywhere you can add nice walking trails in addition to the Ram trail or adding on to it.	10/26/2022 1:08 PM
6	Rec space - gun/archery club, trap/skeet shooting. Senior housing for 55+ including assisted living & memory care.	10/22/2022 8:10 PM
7	Grocery Store Alternatives; affordable, single dwelling senior alternative living; paved bike path to Mason with parking nearby. Artistic, cultural, and museum/display areas would be nice and be priority as population grows.	10/21/2022 12:20 PM
8	Wholesale store	10/20/2022 1:41 PM
9	No more apartments. Commercial development should remain commercial and changed into work/live space.	10/20/2022 8:03 AM
10	I would like more protected natural areas like Valhalla Park, that includes natural areas like the forest, paved paths, and playgrounds.	10/19/2022 1:42 PM
11	Some parks could use better bathroom facilities. I'd like to see more community education options.	10/18/2022 7:10 AM
12	Community Education for exercise classes and pool availability for water aerobic classes.	10/17/2022 11:07 PM
13	Areas for wildlife and birdwatching	10/16/2022 6:05 PM
14	Speciality gyms such as orange theory, barre above, court one, etc	10/16/2022 9:17 AM
15	A couple resale and thrift stores. Larger farmers market.	10/16/2022 8:41 AM
16	Mixed use zoning that provided safe walkable / bikeable neighborhoods with access to daily needs	10/15/2022 12:29 PM
17	Maybe an indoor recreational space for kids like a trampoline park, or something educational and hands on like a science, nature, or art center?	10/14/2022 2:24 PM
18	And example of a good entertainment place would be like an indoor skydiving facility. The closest one is near Detroit. We could get all the people from the mid Michigan area and west of us that are interested in that type of venue to come here instead of go to novi	10/7/2022 3:45 PM
19	Parks and paths are the lifeblood of human connections to nature and each other. Please continue to maintain and expand trail systems where possible.	10/6/2022 9:21 AM
20	Affordable Housing	10/5/2022 9:26 AM
21	would love a better way to get from Valhalla to the library on bike with kids. the current route using Holt Rd is not safe. the neighborhood with Elliott Elem is not paved well for bikes	10/4/2022 6:30 PM
22	Reuse buildings already existing for low income families	10/3/2022 8:56 AM
23	Less rental property !!!	10/2/2022 12:31 PM
24	Development is overrated, maintain	10/1/2022 1:08 PM
25	Pickle ball courts	9/29/2022 7:52 PM
26	Parks, tennis and pickle ball courts	9/29/2022 7:52 PM
27	YMCA type place for indoor sports or swimming. Basketball parks.	9/27/2022 6:30 PM
28	Community garden and/or fruit orchard	9/27/2022 6:25 PM
29	trails that make the township more walkable are great. There are so many roads like Willoughby and Dell where there are no sidewalks and it's not safe to walk or bike.	9/22/2022 7:42 AM
30	Public pool / splash pads	9/20/2022 8:46 PM
31	Dog park as noted above	9/20/2022 4:05 PM
32	More walking path, pickleball	9/19/2022 8:35 PM
33	Pickleball courts	9/19/2022 8:14 PM
34	Pickle ball courts	9/19/2022 8:13 PM

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35	Improvements to local parks. Kiwanis for example is nestled right by some schools and lots of residences- it is frequently walked by students and locals alike yet the path is riddled with cracks and uneven surfaces. The tennis courts are also frequently used and could also use an update. Otherwise the addition of a basketball court would be awesome and some trees planted too.	9/19/2022 4:12 PM
36	More development in Kiwanis Park, please! Any park area is appreciated though. I would also love to see entertainment options like a karaoke room, movie theater, escape room, or other fun venue.	9/19/2022 4:10 PM
37	A 55+ community to include amenities ,would be a nice addition to Delhi. It would be gated and restricted to only residents. It could be a combination of both condos and single family homes.	9/19/2022 10:16 AM
38	There is an increase in outdoor exercise facilities (playground adjacent) in parks across the greater Lansing area. It would be awesome to see such spaces in our community.	9/18/2022 1:46 PM
39	*affordable housing. New housing is great but the subset of folks who can afford a \$1200/month rent payment or mortgage is small. How about a cooperative community?	9/18/2022 11:32 AM
40	Skate parks	9/17/2022 5:24 PM
41	Splash pad for kids, playground structure, boutique shops, maker facilities, murals, live bands, expansion of farmers market (I go to Meridian's because Holt is lacking), artisan restaurants not chains	9/17/2022 2:02 PM
42	I want to see the Holt to mason bike path finished to connect all our great parks to mason as our paths already going to Lansing and more local restaurants.	9/16/2022 3:32 PM
43	Additional bike paths are always an excellent addition.	9/14/2022 12:34 PM

Q7 We heard that residents want to see more employment opportunities in Delhi. What jobs do you think are missing? If you are looking for work, what jobs are you looking for?

Answered: 76 Skipped: 58

#	RESPONSES	DATE
1	Not applicable for me (retired).	10/31/2022 8:17 PM
2	None.	10/30/2022 6:24 PM
3	Young professionals jobs	10/30/2022 5:33 PM
4	More jobs for teens and young professionals	10/30/2022 5:29 PM
5	I am semi-retired.	10/30/2022 9:42 AM
6	Retail and emergency services missing/not filled enough	10/30/2022 8:29 AM
7	Career based jobs	10/29/2022 11:31 PM
8	Unsure. Not looking for work	10/29/2022 5:30 PM
9	Commercial	10/29/2022 12:02 PM
10	No idea. I'm retired.	10/27/2022 8:10 AM
11	?	10/26/2022 2:42 PM
12	Good pay and benefits for growing industries. More entertainment/activity events	10/26/2022 1:52 PM
13	professional offices/positions	10/26/2022 1:08 PM
14	I would be looking for professional, white-collar work. Health care is a growing field and proximity to new McLaren hospital and MSU could possibly be leveraged for expansion into Holt.	10/24/2022 4:48 PM
15	Good paying professional jobs, not retail minimum wage	10/24/2022 9:40 AM
16	Creative jobs	10/23/2022 5:15 PM
17	NA	10/23/2022 2:37 PM
18	No suggestions	10/22/2022 8:10 PM
19	Professional	10/22/2022 4:45 PM
20	Nit looking for work	10/22/2022 2:40 PM
21	Part-time jobs, and growth-advancement positions.	10/21/2022 12:20 PM
22	I am retired	10/21/2022 10:41 AM
23	Corporate headquarters offices	10/20/2022 1:41 PM
24	Retail	10/20/2022 8:40 AM
25	Jobs are dependent upon businesses. There aren't a whole lot of employment opportunities.	10/20/2022 8:03 AM
26	Office	10/19/2022 12:25 PM
27	I think growth that includes appropriate mix of new business will bring employment.	10/18/2022 7:35 AM
28	I'm retired, and I go to E Lansing frequently for their senior community Ed programs.	10/18/2022 7:10 AM
29	Missing Medical opportunities. I may look for something within the school system.	10/17/2022 11:07 PM

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30	N/a	10/16/2022 6:05 PM
31	NA	10/16/2022 8:41 AM
32	Retail	10/15/2022 2:06 PM
33	None	10/15/2022 2:00 PM
34	Retired	10/15/2022 10:22 AM
35	I'm not currently looking for work, so I'm uncertain what areas are in short supply.	10/15/2022 9:39 AM
36	More Librarians, Scientists, Artists, etc...	10/14/2022 2:24 PM
37	Ones for special needs people	10/12/2022 4:47 PM
38	Gas station	10/12/2022 12:03 PM
39	Small businesses	10/8/2022 10:43 AM
40	Corporate offices	10/7/2022 3:56 PM
41	Most of the jobs that are officially in Holt are low paying non-college jobs. The majority of us in Holt that have college degrees and work in professional jobs, work in businesses that are not located in Holt but in Lansing, East Lansing, Okemos etc.	10/7/2022 3:45 PM
42	Manufacturing	10/7/2022 4:56 AM
43	Accounting, Medical - Family Practice	10/5/2022 9:26 AM
44	Accounting, artistic creative places, small businesses in general	10/3/2022 8:56 AM
45	INDUSTRIAL/MANUFACTURING	10/3/2022 8:41 AM
46	Higher paying jobs, service jobs do not pay and maybe no benefits	10/1/2022 1:08 PM
47	I don't have a good answer for this one	9/30/2022 11:50 AM
48	Creative jobs	9/29/2022 3:26 PM
49	Biologics	9/28/2022 6:34 PM
50	More arts/creative ventures	9/28/2022 12:58 PM
51	Something like a Tesla plant would be perfect.	9/27/2022 8:09 PM
52	The jobs my household seeks are IT, marketing/ creative and enterprise jobs.	9/27/2022 6:30 PM
53	Creative, graphic design, marketing	9/27/2022 6:25 PM
54	Any of the above would bring in jobs.	9/27/2022 11:11 AM
55	Light manufacturing	9/27/2022 9:30 AM
56	Retail and restaurants	9/26/2022 8:06 PM
57	I do not work in Delhi and won't.	9/25/2022 6:16 PM
58	White collar business	9/24/2022 3:29 PM
59	I don't really see this as an issue? Many work from home jobs already exist.	9/22/2022 7:42 AM
60	Low-medium income	9/21/2022 12:29 PM
61	Digital marketing. E.g. setting up Facebook ads or Google ads.	9/20/2022 8:46 PM
62	light-industrial & manufacturing.	9/20/2022 12:46 PM
63	Restaurants and shops	9/19/2022 8:13 PM
64	Cannabis shops	9/19/2022 4:10 PM
65	Industrial and technology jobs.	9/19/2022 10:16 AM
66	Early childhood facilities dedicated to a Reggio-Emilia experience for children younger than pre-k age.	9/18/2022 1:46 PM

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67	Childcare/Education, formal licensed care centers not home based care centers.	9/18/2022 12:33 PM
68	I am currently employed	9/18/2022 11:32 AM
69	Musicians	9/17/2022 5:24 PM
70	Place for start up possibly, entrepreneurial in nature,	9/17/2022 2:02 PM
71	Small town retail, ma and pa restaurants.	9/17/2022 1:00 PM
72	N/A	9/16/2022 3:32 PM
73	Bringing in more diverse group of businesses would help. Not just food/pizza.	9/15/2022 10:21 AM
74	Manufacturing, Higher End Restaurants	9/14/2022 12:34 PM
75	Any	9/14/2022 12:30 PM
76	I think there are plenty of jobs in the area. People just don't want to work	9/1/2022 6:51 PM

Q8 How do you think we could attract more commercial enterprises (i.e. companies, businesses, stores) to the area?

Answered: 89 Skipped: 45

#	RESPONSES	DATE
1	Liveable community for residents, walkability, outdoor recreation opportunities. Attract businesses by making Delhi an attractive place for their employees.	10/31/2022 8:17 PM
2	Don't think you need to.	10/30/2022 6:24 PM
3	Additional retail and bars/restaurants	10/30/2022 5:33 PM
4	Repair the reputation about how difficult the Township can be.	10/30/2022 5:32 PM
5	Restaurants	10/30/2022 5:29 PM
6	Better roads, better shopping opportunities (not fast food with minimum wages). Lower property taxes. Safer community.	10/30/2022 9:42 AM
7	Offer large, name brand companies limited tax incentive to build/occupy in Delhi tax area	10/30/2022 8:29 AM
8	Having more to do in the area	10/29/2022 11:31 PM
9	Unsure	10/29/2022 5:30 PM
10	Stop making it so hard for development	10/29/2022 1:24 PM
11	Let them know how wonderful and supportive the community is.	10/29/2022 12:02 PM
12	New and affordable housing for employees	10/28/2022 8:32 PM
13	Not sure.	10/27/2022 8:10 AM
14	?	10/26/2022 2:42 PM
15	Infrastructure to support them. Aggressive recruitment of unique/new types of entertainment or retail	10/26/2022 1:52 PM
16	tax incentives	10/26/2022 1:08 PM
17	Businesses want to locate near their customers or where their employees live. Holt being a desirable place to live will attract more enterprise. Also, is anyone marketing and recruiting for the industrial park at the corner of College and Holt Rds? Infrastructure is there and great access to 127.	10/24/2022 4:48 PM
18	Advertise that Holt is Open for Business, build a brand, market that brand, I'm not sure the local area even thinks of Delhi / Holt - we have no real image.	10/24/2022 9:40 AM
19	Prefer that we don't attract commercial	10/23/2022 2:37 PM
20	We've always heard that Delhi is not business friendly (regulations, taxes, etc) and that's why many businesses are on the north side of Willoughby.	10/22/2022 8:10 PM
21	Develop commercial park and higher income residents	10/22/2022 4:45 PM
22	Don't know	10/22/2022 2:40 PM
23	Access to/from major roads, the business typerelative to population demands, tax incentives that do not burden future generations	10/21/2022 12:20 PM
24	Less restrictions to make community more appealing to businesses	10/21/2022 10:41 AM
25	A walkable downtown, make the cedar Street area near lansing prettier so you can really tell the difference between south lansing and holt	10/20/2022 1:41 PM
26	Lower taxes. Personal property rates and property taxes are at the extreme end of the scale	10/20/2022 8:40 AM

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	compared to putting a business in a nearby city	
27	Commercial rent is outrageous. People don't come to Holt unless there is a specific purpose.	10/20/2022 8:03 AM
28	Tax breaks, space that is well-priced and has proper amenities	10/19/2022 1:42 PM
29	Tax breaks	10/19/2022 12:25 PM
30	Short term tax incentives to allow startups to get on their feet. Many new businesses seem to fail quickly.	10/18/2022 7:35 AM
31	Lower rent and/or taxes they would have to pay.	10/17/2022 11:07 PM
32	Support for businesses that offer online shopping, food delivery. An Amazon returns location.	10/16/2022 6:05 PM
33	Make things easy for businesses to get established	10/16/2022 2:58 PM
34	Taxes	10/16/2022 11:26 AM
35	Lower taxes	10/16/2022 8:25 AM
36	Taxes lowered	10/15/2022 2:06 PM
37	I don't think we need more	10/15/2022 2:00 PM
38	Please NOT tax incentives	10/15/2022 12:29 PM
39	Tax incentives	10/15/2022 10:22 AM
40	Not sure.	10/15/2022 9:39 AM
41	Possibly visiting nearby communities' locations of said enterprises, speaking about what makes the community special to you, and letting them know you'd love to have them come join.	10/14/2022 2:24 PM
42	Stores	10/12/2022 4:47 PM
43	More events for kids	10/12/2022 12:03 PM
44	It would be nice to have an area, like the Holt Plaza, that has a variety of unique stores (similar to downtown mason - deli, keans, farmers market, ice cream, etc)	10/10/2022 8:18 AM
45	Offer subsidies	10/8/2022 10:43 AM
46	More cohesive commercial strip on cedar. Right now land use is all over the place	10/7/2022 3:56 PM
47	There has to be a demand, so that is why we need to have some sort of facility that offers a service or product that cannot be found locally or anywhere under an hour, right now	10/7/2022 3:45 PM
48	Not sure, but do not make things difficult for businesses. Insisting that a business needs to remove a now hiring sign is absurd and overstepping.	10/7/2022 4:56 AM
49	More family activities to draw people in - Holt Food Frenzy is such a success, I'd love to see more!	10/5/2022 2:09 PM
50	Tax incentives and temporary fee waiving for new developers	10/5/2022 9:26 AM
51	Walkability, more attractive "downtown" area, more centralized, "downtown" feel.	10/4/2022 12:15 PM
52	Tax or fee breaks for new small business	10/3/2022 8:56 AM
53	TAX INCENTIVES	10/3/2022 8:41 AM
54	Show there are reliable workers. Reliable utilities and parking	10/1/2022 1:08 PM
55	Having attractive buildings/storefronts for them to choose from. Continuing to add new residential homes to provide customers to these places.	9/30/2022 11:50 AM
56	More of a downtown setting	9/29/2022 3:26 PM
57	Better education.	9/28/2022 6:34 PM
58	A cool mascot, like a dog with sunglasses	9/28/2022 12:58 PM
59	See number 7.	9/27/2022 8:09 PM

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60	More mixed-use zoning could help.	9/27/2022 6:30 PM
61	Hotels and mixed use zoning regulations. I moved here because I stayed at the village inn for a few nights to check out the area. That was the closest motel/hotel to Delhi, it would've been nice to stay in a Holiday Express or something owned locally in nice condition.	9/27/2022 6:25 PM
62	Provide limited term tax incentives	9/27/2022 3:49 PM
63	Keep the area clean, upscale and trendy.	9/27/2022 11:11 AM
64	Clarify meaning of Delhi Township versus Holt	9/27/2022 9:30 AM
65	Tax breaks, hiring incentives	9/26/2022 8:06 PM
66	NA	9/25/2022 6:16 PM
67	Delhi needs some sort of niche event or activity to attract more people.	9/24/2022 7:02 PM
68	good spaces for then	9/24/2022 5:28 PM
69	Tax breaks, land easements,	9/24/2022 3:29 PM
70	Lower taxes	9/22/2022 3:06 PM
71	?	9/22/2022 9:23 AM
72	why?	9/22/2022 7:42 AM
73	Don't want more	9/21/2022 12:29 PM
74	Rezone more of cedar between Willoughby and Holt to be similar density to the Esker Square project. Replace the old PNC building with office space.	9/20/2022 8:46 PM
75	work with land owners to help promote their property for new business	9/20/2022 12:46 PM
76	Pickle ball courts	9/19/2022 8:13 PM
77	Allow cannabis shops because they are an excellent source of revenue. Everyone goes outside Holt for this so we may as well build within the township.	9/19/2022 4:10 PM
78	Tax incentives along with integrated opportunities for all.	9/19/2022 10:16 AM
79	Incentives such as starter grants, targeting small business owners, minority owned business owners, etc.	9/18/2022 1:46 PM
80	Tax incentives for commercial properties, and supports for small businesses starting in the area.	9/18/2022 12:33 PM
81	More local stores	9/17/2022 5:24 PM
82	Highway access, low taxes, maintained green spaces, something to draw people to stores - have to be unique - what makes us a draw over Okemos, Dewitt, or Mason?	9/17/2022 2:02 PM
83	Offer grants to renovate existing buildings	9/17/2022 1:20 PM
84	Develop a quaint downtown.	9/17/2022 1:00 PM
85	Provide more community support and shared spaces such as mixed use development. If you build apartments and don't have a commerical setting on cedar then that is just bad for delhi township in general.	9/16/2022 3:32 PM
86	Not sure	9/15/2022 10:21 AM
87	Provide actual value for the excessive property tax millage. When 75% of the millage goes to schools, businesses don't want to pay for that.	9/14/2022 12:34 PM
88	Lower taxes. Fixed side roads, not just the main roads	9/1/2022 6:51 PM
89	Lower taxes, Less Red Tape for opening a business.	9/1/2022 3:28 PM

Q9 What would make Delhi a more inclusive community?

Answered: 84 Skipped: 50

#	RESPONSES	DATE
1	Unsure.	10/31/2022 8:17 PM
2	Completion of sidewalks in some neighborhoods.	10/30/2022 6:24 PM
3	Connect holt to Dimondale with a path, better mass transit options	10/30/2022 5:29 PM
4	Something needs to be done to make the schools safer and more inclusive. I do not know what the answer is, and I know the superintendent is working on solutions.	10/30/2022 9:42 AM
5	Make a true downtown area that people want to come and eat/shop in. Think old town in Lansing, on a smaller scale	10/30/2022 8:29 AM
6	Unsure	10/29/2022 5:30 PM
7	I believe Delhi is already inclusive	10/29/2022 12:02 PM
8	Again, not sure.	10/27/2022 8:10 AM
9	?	10/26/2022 2:42 PM
10	Proactive outreach and making sure people in visible positions (electeds, schools, etc) reflect the diversity of the area	10/26/2022 1:52 PM
11	not sure but we are definitely not a very diverse community	10/26/2022 1:08 PM
12	I've noticed where sidewalks, paved areas, etc. have been recently redone, they are wheelchair accessible. Keep it up with any future opportunities, make it a requirement.	10/24/2022 4:48 PM
13	Inclusive is the flavor of the day type hype. Build a good business and residential community and inclusive will happen - don't force it or artificially create it.	10/24/2022 9:40 AM
14	Bring back the Holt Fest	10/23/2022 5:15 PM
15	Welcoming residents	10/23/2022 2:37 PM
16	Stop with the inclusivity, diversity, woke crap!	10/22/2022 8:10 PM
17	Don't know	10/22/2022 4:45 PM
18	I believe we are inclusive	10/22/2022 2:40 PM
19	Try small events to introduce township potential.	10/21/2022 12:20 PM
20	Opportunities for more ethnicities in businesses and restaurants	10/21/2022 10:41 AM
21	Make a women's group of holt and they could run an activity annually	10/20/2022 1:41 PM
22	Have those in charge required to live here	10/20/2022 8:40 AM
23	Holt offers a lot for families with children and the older seniors. People in between are left with very little options.	10/20/2022 8:03 AM
24	Affordable housing, walking paths for people who can't or doesn't drive, services are easy to get to via walking or other forms of transportation.	10/19/2022 1:42 PM
25	Dedicated bike paths	10/19/2022 12:25 PM
26	Increase multi family housing.	10/18/2022 7:35 AM
27	I believe it is becoming more inclusive, more than it was 30 years ago	10/18/2022 7:10 AM
28	Recognize ALL races, religions, etc.	10/17/2022 11:07 PM

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29	Ethnic festivals?	10/16/2022 6:05 PM
30	More restaurants and retail outlets.	10/16/2022 11:26 AM
31	Doing a good job creating community activities. Keep up the good work.	10/16/2022 8:41 AM
32	Fixing ALL ROADS including SUBDIVISIONS, lower taxes (Delhi is one of the highest in the area)	10/16/2022 8:25 AM
33	Shops and lower taxes	10/15/2022 2:06 PM
34	More cultural activities	10/15/2022 2:00 PM
35	More community events.	10/15/2022 9:39 AM
36	Perhaps more businesses owned by and/or supportive of minority or LGBTQIA+ groups	10/14/2022 2:24 PM
37	Kid friendly events	10/12/2022 12:03 PM
38	More or regular Community festivals	10/12/2022 9:43 AM
39	Festivals	10/7/2022 3:56 PM
40	We could be welcoming of different types of people and supportive of newcomers rather than blaming them for what's going wrong and Holt. We should have some thing like the hometown festival, that brings residents together for a fun time.	10/7/2022 3:45 PM
41	I feel that it is quite inclusive	10/7/2022 4:56 AM
42	More activities and events to bring people together - maybe more holiday events	10/5/2022 2:09 PM
43	Community cultural events	10/5/2022 9:26 AM
44	Farmer's Markets, community events, etc.	10/4/2022 8:59 AM
45	Having or encouraging more cultural inclusive events	10/3/2022 8:56 AM
46	HOSTING LGBTQ+ EVENTS, BRING BACK HOLT FESTIVAL	10/3/2022 8:41 AM
47	How do you change people? Education perhapy	10/1/2022 1:08 PM
48	I don't have a good answer to this one.	9/30/2022 11:50 AM
49	Pickle ball courts	9/29/2022 7:52 PM
50	Pride parade - Bring back Holt Fest or Hometown Days -	9/29/2022 3:26 PM
51	More quality food options.	9/28/2022 6:34 PM
52	More varied residential housing	9/28/2022 12:58 PM
53	Continue to hire young and diverse people in Township jobs.	9/27/2022 8:09 PM
54	Dense affordable housing/apartments.	9/27/2022 6:30 PM
55	Affordable housing and apartments.	9/27/2022 6:25 PM
56	More community events and public safety.	9/27/2022 11:11 AM
57	I think it is, but increase diversity in government	9/27/2022 9:30 AM
58	Already very inclusive but trail expansion and continuing to build walkable community.	9/26/2022 8:06 PM
59	If the older, more prejudiced people leave. They will all eventually die off.	9/25/2022 6:16 PM
60	What exactly do you mean?	9/24/2022 3:29 PM
61	Be more welcoming to diversity thru education	9/24/2022 12:47 PM
62	Lower taxes	9/22/2022 3:06 PM
63	I don't know	9/22/2022 9:23 AM
64	Safe walking and biking infrastructure.	9/22/2022 7:42 AM
65	Home cleaning and homeowner resources	9/21/2022 12:29 PM

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66	The summer activities at veterans park are nice so more of those.	9/20/2022 8:46 PM
67	Highlighting minority owned and/or culturally distinct businesses	9/20/2022 4:05 PM
68	I think that the township already does a good job with community activities/events and involvement	9/20/2022 12:46 PM
69	Low income housing	9/19/2022 8:35 PM
70	More low income housing options	9/19/2022 8:14 PM
71	More of a downtown	9/19/2022 8:13 PM
72	More events or symbols showcasing inclusivity. Maybe a community art show to display inclusive pride artwork? Replacing the Welcome to Holt lamppost signs with inclusive Pride themed signs!	9/19/2022 4:10 PM
73	We are already a inclusive community, what with the migration south from the city to schools of choice, better neighborhoods, better park spaces etc	9/19/2022 10:16 AM
74	Intentional, purposeful, and ongoing training for business owners and services in the community. Incorporation of cultural and ethnic celebrations in public spaces.	9/18/2022 1:46 PM
75	DEI trainings and initiatives and rewards for businesses and the school system. Community services including social workers on police staff and DEI trainings for emergency personnel and township workers, and providing incentives or supports for black owned businesses to start in Holt.	9/18/2022 12:33 PM
76	Affordable housing	9/18/2022 11:32 AM
77	Better parks	9/17/2022 5:24 PM
78	More ways to meet people, such as I take advantage of community garden - host a dinner for the gardeners at end of season to share a dish made with harvest, big buck dinners, was easier to be more involved when kids were in school -ll	9/17/2022 2:02 PM
79	Openly bipoc and lgbtqia friendly spaces with flags or stickers. Openly inclusive leadership	9/17/2022 1:20 PM
80	Keep the community events happening.	9/17/2022 1:00 PM
81	Bringing more community events and promoting them such as cruise to holt. I didn't know about this because its hard to understand what will be there besides cars. Advertise around holt and delhi somehow?	9/16/2022 3:32 PM
82	Not sure, maybe more affordable single family homes, and improved security and accountability for bullying at Junion and High school.	9/15/2022 10:21 AM
83	It's already inclusive. It is completely unnecessary to attempt to force additional diversity.	9/14/2022 12:34 PM
84	Bring back the Festival and fireworks show.	9/1/2022 6:51 PM

Q10 Is there anything else you want us to know or consider?

Answered: 69 Skipped: 65

#	RESPONSES	DATE
1	Be aware not to bring in more crime by allowing immoral business properties	10/31/2022 9:58 AM
2	Leadership seems to be too focused on developing the downtown corridor (Cedar St) at the expense of the rest of the township. Stop trying to be like downtown Lansing and try to be more like Mason.	10/30/2022 6:24 PM
3	N/A	10/30/2022 5:33 PM
4	The Township should consider a plan to renovate Hope School and develop a Community Center, similar to the Hannah Community Center.	10/30/2022 5:32 PM
5	We need more food options that are local and have hours for families. It is critical. Maybe a brew pub in the new housing on Cedar	10/30/2022 5:29 PM
6	I think a sporting goods store like bass pro shops or cable las would be great.	10/30/2022 3:37 PM
7	Thank you for giving me the opportunity to express my views..	10/30/2022 9:42 AM
8	The Township is doing a good job.	10/29/2022 12:02 PM
9	I like the farmers market. I like the food truck rallies. I think that the community has many inclusive activities.	10/28/2022 8:32 PM
10	Thank you for accepting input	10/26/2022 1:52 PM
11	I often think Holt / Delhi is associated with the South Lansing crime element. Sorry to say, but there needs to be a clear distinction between Holt and South Lansing - that is where a stronger community identity and branding comes into play I think,	10/24/2022 9:40 AM
12	crub side leaf pick up in the fall, help out entertainment business that have been here for years, Edru, Buddies, Queen Nails etc.	10/23/2022 5:15 PM
13	Let's not try to be somebody or something that we are not.	10/23/2022 2:37 PM
14	DO NOT allow marijuana or tobacco shops of any kind. Add bike path/lane on Willoughby between Aurelius Rd and College Rd.	10/22/2022 8:10 PM
15	South lansing has a negative influence on our community with violent crime and marajuana shops	10/22/2022 4:45 PM
16	I also attend church there. Jesus christ ig nathziren	10/22/2022 2:40 PM
17	Moved back to area about 6 years ago; grewup rural, transplanted to SE Michigan; enjoy urban and rural activities, nature, to me, a suburban environment offers access to many options.	10/21/2022 12:20 PM
18	I like living in this community and have for over 50 years! Since I am not in the business world here my knowledge of what it takes to have a business here is I only am aware that starting up a business in Delhi can be a daunting experience and making it more welcoming in what is required is a good idea ! Less red tape and more help becoming established is needed	10/21/2022 10:41 AM
19	I really like a lot of the annual activities here. The home town fest needs some work though. Consolidate it so the kids activities and music line up better so the whole family can enjoy.	10/20/2022 1:41 PM
20	Communication within the township departments needs to improve greatly	10/20/2022 8:40 AM
21	Cedar traffic is horendous and it's difficult to get out from side streets. DDA residential streets are in bad condition. What can be done to help? If our neighborhoods start deteriorating, it's not going to make our "downtown" appealing.	10/20/2022 8:03 AM
22	I appreciate that growth should be managed and feel the township puts effort into that.	10/18/2022 7:35 AM

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23	I appreciate the free brush drop off days, I'd love if there were more	10/18/2022 7:10 AM
24	If school of choice continues, can we consider not accepting student who have been kicked out or been in trouble at any other school. We have enough section 8 & low income housing in Holt.	10/17/2022 11:07 PM
25	I am very impressed with the friendly and helpful employees at the township offices. The staff in very department goes out of their way to take care of people. Single stream recycling would be a great plus for Delhi Township.	10/16/2022 2:58 PM
26	Do not think it is a good idea to build more apartment complexes. There are a few in the area that are run down and I would rather see those updated. Having trash included in our taxes would be a plus so we have less trash dumping. I also do not think it is a good idea to being in manufacturing of any kind. Bringing in office jobs could be a good idea however I feel like we need to expand the downtown restaurant area in order to compete with other office areas in the greater lansing	10/16/2022 9:17 AM
27	Thanks for asking for our input and being persistent at it.	10/16/2022 8:41 AM
28	FIX ALL ROADS INCLUDING SUBDIVISIONS	10/16/2022 8:25 AM
29	Read the book Strong Towns https://www.strongtowns.org/	10/15/2022 12:29 PM
30	Not at this time.	10/15/2022 9:39 AM
31	Love the town!	10/12/2022 12:03 PM
32	Change speed limit on Washington Rd between Ambler and Schoolhouse Rd from 45mph down to 35mph. Too many driveways and intersections and bikers for it to be 45 for that small stretch.	10/7/2022 3:56 PM
33	I love our town and I know the council does as well, I just do not agree with all of the directions we have taken. The DPW takes great care of our infrastructure. Please continue with the team we have.	10/7/2022 4:56 AM
34	Thank you for your wonderful parks. They are a large part of what brings me into your township.	10/6/2022 9:21 AM
35	Please consider more small business friendly promotional options.	10/5/2022 9:26 AM
36	I would love to have increased bike trails and lanes. would love a bike path down Dell rd or Willoughby from college to the river trail. also would love a better bike trail connection to downtown. The library is great and I would love a larger children's section with toys and activities	10/4/2022 6:30 PM
37	Please save as much farmland/open space as possible.	10/4/2022 8:59 AM
38	I think holt would really benefit from trying to focus on inviting small businesses in and also allowing people to have more animals (mainly to help maintain food source like chickens or ducks) also creating low income housing for people who are struggling. Reuse old buildings for businesses and housing instead of building new all the time.	10/3/2022 8:56 AM
39	More low cost meeting places for community groups	10/1/2022 1:08 PM
40	n/a	9/30/2022 11:50 AM
41	Bring back community education class/swim lessons/sports	9/29/2022 3:26 PM
42	We need more restaurant options. There are very few options that are decent and not fast food.	9/28/2022 6:34 PM
43	Okemos is getting an updated downtown. When is it our time? What reason does anyone have to go to holt?	9/28/2022 12:58 PM
44	Make sure Sam Corey Senior Center remains the premier place for citizens over 55. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE OR FOR ANY OTHER AGEGROUPS!!!'n	9/27/2022 3:49 PM
45	Delhi doesn't feel like a small community anymore, it feels like it is part of Lansing and all their problems and crime are spilling over into our community.	9/27/2022 11:11 AM
46	Can't think of anything	9/27/2022 9:30 AM

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47	Return sidewalk repair program to mandatory with shared cost between residents and township.	9/26/2022 8:06 PM
48	Lessen the taxes or increase the services.	9/25/2022 6:16 PM
49	Sustainability and renewal energy are important to me.	9/25/2022 5:10 PM
50	Bike lane on willoughby between Valhalla and college rd	9/25/2022 10:43 AM
51	more innovative spaces	9/24/2022 5:28 PM
52	Let's not raise taxes to implement any of the ideas generated here.	9/24/2022 3:29 PM
53	Pickleball	9/23/2022 8:26 AM
54	I've been in Delhi for 22 years and am seriously thinking about getting out. Taxes are killers and I've never felt as if anyone listens to the public.	9/22/2022 3:06 PM
55	Excited to see the new Tailgaters gas station near 127, and think and would be nice to see more development around that interchange.	9/20/2022 8:46 PM
56	while I agree with not allowing marijuana dispensaries, I believe that grow and processing facilities are no different than agricultural and light-industrial facilities. Highly regulated by the state and forced to be secure and safe. Grow and processing facilities should be allowed.	9/20/2022 12:46 PM
57	Dedicated pickleball courts not shared and in reasonable condition.	9/19/2022 8:35 PM
58	We really want dedicated pickleball courts so we do not have to travel to parks outside of our community	9/19/2022 8:14 PM
59	Really want pickle ball courts resurfaced and appropriate size nets	9/19/2022 8:13 PM
60	Yes, in addition to parks getting some updates, some sidewalks need an update too. Aurelius road near the schools and up to Holt road get really overgrown and annoying to walkthrough, and after the rain they often get flooded. Additionally a crosswalk by the school is very cracked and lumpy and could use an update. This is another part of the community that tons of students and locals walk daily (if you see this street after school ends you'll know what I mean-lots of kids walk home using these sidewalks)	9/19/2022 4:12 PM
61	Please develop and maintain Kiwanis Park more!	9/19/2022 4:10 PM
62	No	9/19/2022 10:16 AM
63	More green spaces	9/18/2022 6:48 PM
64	Holt needs stand-alone events spaces to host a variety of things from something as small as a business meeting to something more elegant such as a formal banquet.	9/18/2022 1:46 PM
65	The parks we have in holt are not very fun and there is not a lot of things to do	9/17/2022 5:24 PM
66	Nope!	9/17/2022 1:00 PM
67	I would like to see more run events such as 9/11 hero run which I run each year and love it. I'd love to create more runs myself because I run all over Holt and as much of Delhi as I can-contact me at rweber12@emich.edu	9/16/2022 3:32 PM
68	As a property tax payer who has lived in other townships, the millage rates are absurd for the actual value to homeowners.	9/14/2022 12:34 PM
69	You need to work with the Holt schools to get them to change their ways and bring families back to the schools. So many families are pulling their kids. It is going to be Lansing schools soon enough. Stop putting up art and benches along Cedar St. this is just not a way to attract people. Holy really doesn't have a nice business district with that older feel and never will. You need to get the community more involved in your township meetings and decisions. I never hear anything about your meetings, things being done, etc. i would get involved if I knew more about what you do and when.	9/1/2022 6:51 PM



Delhi Township, MI

The National Community Survey

Report of Results
2022

Report by:



Visit us online!
www.polco.us

About The NCS™

The National Community Survey™ (The NCS™) report is about the “livability” of Delhi. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents’ opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

The report provides the opinions of a representative sample of 490 residents of the Township of Delhi collected from January 10th, 2022 to February 28th, 2022. The margin of error around any reported percentage is 4% for all respondents and the response rate for the 2022 survey was 19%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Delhi.

How the results are reported

For the most part, the percentages presented in the following tabs represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data.” However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Comparisons to benchmarks

NRC’s database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 500 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Delhi’s results are noted as being “higher” than the benchmark, “lower” than the benchmark, or “similar” to the benchmark, meaning that the average rating given by Delhi residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as “higher” or “lower” than the benchmark means that Delhi’s average rating for a particular item was more than 10 points different than the benchmark. If a rating was “much higher” or “much lower,” then Delhi’s average rating was more than 20 points different when compared to the benchmark.

The survey was administered during the COVID-19 pandemic, a time of challenge for many local governments. While we provide comparisons to national benchmarks, it is important to note that much of the benchmark data was collected prior to the pandemic. This may impact how your Township’s 2022 ratings compare to other communities’ ratings from the past five years.



Methods

Selecting survey recipients

All households within the Township of Delhi were eligible to participate in the survey. A list of all households within the zip codes serving Delhi was purchased from Go-Dog Direct based on updated listings from the United States Postal Service. Since some of the zip codes that serve the Township of Delhi households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the Township of Delhi boundaries were removed from the list of potential households to survey. Each address identified as being within township boundaries was further identified as being within one of the three areas. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was selected using the birthday method. The birthday method selects a person within the household by asking the “person whose birthday has most recently passed” to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

Conducting the survey

The 2,700 randomly selected households received mailings beginning on January 10th, 2022 and the survey remained open for seven weeks. For 1,200 households, the first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. The final mailing contained a reminder letter, another survey, and a postage-paid return envelope. For the remaining 1,500 households, the first mailing was a postcard inviting the household to participate, followed one week later by a reminder postcard. All mailings included a web link to give residents the opportunity to respond to the survey online. All follow-up mailings asked those who had not completed the survey to do so and those who had already done so to refrain from completing the survey again.

About 4% of the 2,700 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 2,583 households that received the invitations to participate, 490 completed the survey, providing an overall response rate of 19%. The response rate was calculated using AAPOR’s response rate #2* for mailed surveys of unnamed persons.

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents’ opinions are relied on to estimate all residents’ opinions. The margin of error for the Township of Delhi survey is no greater than plus or minus 4 percentage points around any given percent reported for all respondents (490 completed surveys).

In addition to the randomly selected “probability sample” of households, a link to an online open participation survey was publicized by the Township of Delhi. The open participation survey was identical to the probability sample survey with two small updates; it included a map at the beginning asking where the respondent lives and a question about where they heard about the survey. The open participation survey was open to all township residents and became available on February 14th, 2022. The survey remained open for two weeks. The data presented in the following tabs exclude the open participation survey data, but a tab at the end provides the complete frequency of responses to questions by the open participation respondents.

Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a “key and verify” method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2010 Census and 2019 American Community Survey estimates for adults in the Township of Delhi. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, housing tenure, and area. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.* The results of the weighting scheme for the probability sample are presented in the following table.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target*
Age	18-34	9%	25%	25%
	35-54	29%	38%	38%
	55+	62%	38%	37%
Area	Eaton Rapids	1%	1%	1%
	Holt	93%	96%	96%
	Mason	6%	3%	3%
Hispanic origin	No, not Spanish, Hispanic, or Latino	96%	96%	97%
	Spanish, Hispanic, or Latino	4%	4%	3%
Housing tenure	Own	84%	73%	73%
	Rent	16%	27%	27%
Housing type	Attached	19%	25%	25%
	Detached	81%	75%	75%
Race & Hispanic origin	Not white alone	15%	18%	16%
	White alone, not Hispanic or Latino	85%	82%	84%
Sex	Female	55%	52%	52%
	Male	45%	48%	48%
Sex/age	Female 18-34	4%	12%	12%
	Female 35-54	19%	20%	20%
	Female 55+	32%	21%	21%
	Male 18-34	4%	13%	13%
	Male 35-54	10%	18%	18%
	Male 55+	30%	17%	17%

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python, and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data”. However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Contact

Delhi Township funded this research. Please contact Tracy Miller of Delhi Township at tracy.miller@delhitownshipmi.gov if you have any questions about the survey.

Survey Validity

See the Polco Knowledge Base article on survey validity at <https://info.polco.us/knowledge/statistical-vali>

* See AAPOR’s Standard Definitions for more information at

<https://www.aapor.org/Publications-Media/AAPOR-Journals/Standard-Definitions.aspx>

* Pasek, J. (2010). ANES Weighting Algorithm. Retrieved from

<https://web.stanford.edu/group/iriss/cgi-bin/anesrake/resources/RakingDescription.pdf>

* Targets come from the 2010 Census and 2019 American Community Survey

Highlights

Ratings for mobility in Delhi Township are strong, particularly in areas relating to public transportation.

Evaluations of Delhi Township's mobility were favorable, with about two-thirds of respondent's rating the Township's overall quality of the transportation system as excellent or good. A similar percentage gave positive ratings to the traffic flow on major streets, outperforming the national comparison group. About 8 in 10 offered high marks to the ease of travel by car in Delhi, and 7 in 10 did the same for the ease of walking and public parking in the township, all of which were on par with benchmark comparison communities. The ease of travel by public transportation received positive ratings from about half of respondents, higher than the national average. Although only 9% of respondents reported using public transportation instead of driving within the past year, which was lower than the benchmark, a higher than average proportion (62%) also rated Delhi's bus or transit services as excellent or good.

Delhi Township's parks and natural environment are assets that residents want to protect.

Ratings for survey items related to Delhi Township's natural environment tended to be positive and on par with national averages. Three-quarters of residents gave excellent or good reviews to the overall quality of natural environment in Delhi. Nearly two-thirds offered positive evaluations of Delhi's open space and preservation of natural areas, while roughly 8 in 10 residents favorably rated the air quality, cleanliness, and recycling services in Delhi. Most residents were also pleased with the Township parks (86% excellent or good). The availability of paths and walking trails received high marks from a similar percentage of residents (84%), scoring higher than the national average. In a question unique to Delhi Township, residents asked to rate the importance of implementing certain environmental strategies in the Township, and the results showed strong support for natural environment initiatives. Improving and maintaining the water quality of streams, ponds, lakes, and rivers was deemed essential or very important by 90% of respondents and was the highest-rated item within that question. Following closely behind in importance were restoring and preserving natural areas (81%) and encouraging proper recycling (77%).

Residents enjoy a high quality of life in Delhi Township and appreciate it's opportunities for healthy living.

Most residents positively rated the Township as a place to live (88% excellent or good) and the overall quality of life in Delhi (80%). About 8 in 10 were also likely to recommend living in Delhi Township to others and planned to remain in Delhi for the next few years. The Township's opportunities for healthy living likely contribute to the high quality of life experienced by residents. About three-quarters gave favorable reviews to Delhi's fitness opportunities, and 6 in 10 residents offered positive ratings of recreational opportunities and programs or classes. Overall health and wellness opportunities, the availability of affordable quality healthcare, and general health services in Delhi also received favorable reviews from 6 in 10 respondents.

Most residents feel a strong sense of safety in the Township.

Safety is a priority and a strength for Delhi Township, with most residents rating this facet as both of high importance and high quality. Three-quarters of respondents gave favorable reviews to the overall feeling of safety in Delhi Township's downtown/commercial area and in neighborhoods during the day, 9 in 10 residents said they felt very or somewhat safe in both. Similarly, most residents reported feeling safe from natural disasters (87%), violent crime (85%), and property crime (77%). The township safety services also received high marks from respondents. About 9 in 10 gave positive reviews of the fire services and ambulance or emergency medical services, and 8 in 10 residents did the same for police/sheriff services, and fire prevention and education. All ratings pertaining to safety on this survey were on par with benchmark comparison communities nationwide. In addition, when residents were asked to write three words to best describe Delhi Township, over 100 residents responded with "safe" as one of the words, indicating that safety is a valued aspect of the community.

Facets of livability

Resident perceptions of quality and importance for each of the facets of community livability provide an overview of community strengths and challenges that are useful for planning, budgeting and performance evaluation. The charts below show the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local ratings were lower, similar, or higher than communities across the country (the national benchmark).

Please rate each of the following characteristics as they relate to Delhi Township as a whole.
 (% excellent or good)

		vs. benchmark*
Overall economic health	63%	Similar
Overall quality of the transportation system	67%	Similar
Overall design or layout of residential and commercial areas	64%	Similar
Overall quality of the utility infrastructure	75%	Similar
Overall feeling of safety	75%	Similar
Overall quality of natural environment	74%	Similar
Overall quality of parks and recreation opportunities	83%	Similar
Overall health and wellness opportunities	64%	Similar
Overall opportunities for education, culture, and the arts	45%	Lower
Residents' connection and engagement with their community	51%	Similar

Please rate how important, if at all, you think it is for the Delhi Township community to focus on each of the following in the coming two years.

(% essential or very important)

Overall economic health	84%	Similar
Overall quality of the transportation system	66%	Similar
Overall design or layout of residential and commercial areas	58%	Similar
Overall quality of the utility infrastructure	87%	Similar
Overall feeling of safety	91%	Similar
Overall quality of natural environment	75%	Similar
Overall quality of parks and recreation opportunities	78%	Similar
Overall health and wellness opportunities	64%	Similar
Overall opportunities for education, culture, and the arts	67%	Similar
Residents' connection and engagement with their community	60%	Similar

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Balancing performance and importance

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

To help guide Township staff and officials with decisions on future resource allocation, resident ratings of the importance of services were compared to their ratings of the quality of these services. To identify the services perceived by residents to have relatively lower quality at the same time as relatively higher importance, all services were ranked from highest perceived quality to lowest perceived quality and from highest perceived importance to lowest perceived importance. Some services were in the top half of both lists (higher quality and higher importance); some were in the top half of one list but the bottom half of the other (higher quality and lower importance or lower quality and higher importance); and some services were in the bottom half of both lists.

Services receiving quality ratings of excellent or good by 65% or more of respondents were considered of “higher quality” and those with ratings lower than 65% were considered to be of “lower quality.” Services were classified as “more important” if they were rated as essential or very important by 71% or more of respondents. Services were rated as “less important” if they received a rating of less than 71%. This classification uses the median ratings for quality and importance to divide the services in half.

The quadrants in the figure below show which community facets were given higher or lower importance ratings (right-left) and which had higher or lower quality ratings (up-down). Facets of livability falling closer to a diagonal line from the lower left to the upper right are those where performance ratings are more commensurate with resident priorities. Facets scoring closest to the lower right hand corner of the matrix (higher in importance and lower in quality) are those that may warrant further investigation to see if changes to their delivery are necessary to improve their performance. This is the key part of this chart on which to focus. Facets falling in the top left hand corner of the chart (lower in importance but higher in quality) are areas where performance may outscore resident priorities, and may be a consideration for lower resource allocation.





January 2022

Dear Delhi Township Resident:

Here's another chance if you haven't already responded to the 2022 Delhi Community Survey! **If you completed it and sent it back, we thank you for your time and ask you to recycle this survey. Please do not respond twice.**

Please help us shape the future of Delhi! You have been selected at random to participate in the 2022 Delhi Community Survey.

Please take a few minutes to fill out the enclosed survey. Your participation in this survey is very important—especially since your household is one of only a small number being surveyed. Your feedback will help Delhi make decisions that affect our Township.

A few things to remember:

- **Your responses are confidential and no identifying information will be shared.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey.
- **You may return the survey by mail in the enclosed postage-paid envelope, or you can complete the survey online at:**

<https://polco.us/xxplaceholder>

Please do not share your survey link. This survey is for randomly selected households only. The Township will conduct a separate survey that is open to all residents just a few weeks from now.

If you have any questions about the survey, please call 517-694-2137.

Thank you for your time and participation!

Sincerely,

John Hayhoe
Township Supervisor

The Delhi Township 2022 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in Delhi Township.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Delhi Township as a place to live.....	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Delhi Township as a place to raise children.....	1	2	3	4	5
Delhi Township as a place to work.....	1	2	3	4	5
Delhi Township as a place to visit.....	1	2	3	4	5
Delhi Township as a place to retire.....	1	2	3	4	5
The overall quality of life in Delhi Township.....	1	2	3	4	5
Sense of community.....	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Delhi Township as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall economic health of Delhi Township	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Delhi Township	1	2	3	4	5
Overall design or layout of Delhi Township's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Delhi Township (water, sewer, storm water, electric, gas)	1	2	3	4	5
Overall feeling of safety in Delhi Township.....	1	2	3	4	5
Overall quality of natural environment in Delhi Township.....	1	2	3	4	5
Overall quality of parks and recreation opportunities.....	1	2	3	4	5
Overall health and wellness opportunities in Delhi Township.....	1	2	3	4	5
Overall opportunities for education, culture, and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	<u>Very likely</u>	<u>Somewhat likely</u>	<u>Somewhat unlikely</u>	<u>Very unlikely</u>	<u>Don't know</u>
Recommend living in Delhi Township to someone who asks.....	1	2	3	4	5
Remain in Delhi Township for the next five years.....	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	<u>Very safe</u>	<u>Somewhat safe</u>	<u>Neither safe nor unsafe</u>	<u>Somewhat unsafe</u>	<u>Very unsafe</u>	<u>Don't know</u>
In your neighborhood during the day.....	1	2	3	4	5	6
In Delhi Township's downtown/commercial area during the day	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Delhi Township community does at each of the following.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

6. Please rate each of the following in the Delhi Township community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall quality of business and service establishments in Delhi Township ..	1	2	3	4	5
Variety of business and service establishments in Delhi Township.....	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Delhi Township.....	1	2	3	4	5
Overall image or reputation of Delhi Township	1	2	3	4	5

7. Please also rate each of the following in the Delhi Township community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in Delhi Township.....	1	2	3	4	5
Ease of travel by public transportation in Delhi Township.....	1	2	3	4	5
Ease of travel by bicycle in Delhi Township.....	1	2	3	4	5
Ease of walking in Delhi Township	1	2	3	4	5
Well-planned residential growth.....	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods.....	1	2	3	4	5
Preservation of the historical or cultural character of the community.....	1	2	3	4	5
Public places where people want to spend time.....	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Overall quality of new development in Delhi Township.....	1	2	3	4	5
Overall appearance of Delhi Township.....	1	2	3	4	5
Cleanliness of Delhi Township.....	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.)	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails.....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.) ...	1	2	3	4	5
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services.....	1	2	3	4	5
Availability of affordable quality mental health care.....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities	1	2	3	4	5
Community support for the arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in Delhi Township.....	1	2	3	4	5
Opportunities to participate in social events and activities.....	1	2	3	4	5
Opportunities to attend special events and festivals	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	<u>No</u>	<u>Yes</u>
Contacted Delhi Township (in-person, phone, email, or web) for help or information.....	1	2
Contacted Delhi Township elected officials (in-person, phone, email, or web) to express your opinion ..	1	2
Attended a local public meeting (of local elected officials like Township Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in Delhi Township.....	1	2
Campaigned or advocated for a local issue, cause, or candidate.....	1	2
Voted in your most recent local election	1	2
Used bus, rail, subway, or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone	1	2
Walked or biked instead of driving.....	1	2

The Delhi Township 2022 Community Survey

9. Please rate the quality of each of the following services in Delhi Township.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair.....	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Bus or transit services.....	1	2	3	4	5
Land use, planning, and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.).....	1	2	3	4	5
Affordable high-speed internet access.....	1	2	3	4	5
Garbage collection.....	1	2	3	4	5
Drinking water.....	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.).....	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing.....	1	2	3	4	5
Police/Sheriff services.....	1	2	3	4	5
Crime prevention.....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services.....	1	2	3	4	5
Fire services.....	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations).....	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts).....	1	2	3	4	5
Delhi Township open space.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
Township parks.....	1	2	3	4	5
Recreation programs or classes.....	1	2	3	4	5
Recreation centers or facilities.....	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services.....	1	2	3	4	5
Overall customer service by Delhi Township employees (police, receptionists, planners, etc.).....	1	2	3	4	5

10. Please rate the following categories of Delhi Township government performance.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The value of services for the taxes paid to Delhi Township.....	1	2	3	4	5
The overall direction that Delhi Township is taking.....	1	2	3	4	5
The job Delhi Township government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in Delhi Township government.....	1	2	3	4	5
Generally acting in the best interest of the community.....	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community.....	1	2	3	4	5
Treating all residents fairly.....	1	2	3	4	5
Treating residents with respect.....	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Delhi Township.....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

12. Please rate how important, if at all, you think it is for the Delhi Township community to focus on each of the following in the coming two years.

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of Delhi Township	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Delhi Township	1	2	3	4
Overall design or layout of Delhi Township's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.).....	1	2	3	4
Overall quality of the utility infrastructure in Delhi Township (water, sewer, storm water, electric, gas).....	1	2	3	4
Overall feeling of safety in Delhi Township.....	1	2	3	4
Overall quality of natural environment in Delhi Township.....	1	2	3	4
Overall quality of parks and recreation opportunities.....	1	2	3	4
Overall health and wellness opportunities in Delhi Township.....	1	2	3	4
Overall opportunities for education, culture, and the arts.....	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

13. How much of a source, if at all, do you consider each of the following to be for obtaining information about the Delhi Township Township's activities, events, and services?

	<u>Major source</u>	<u>Minor source</u>	<u>Not a source</u>
Delhi Township website (www.delhitownshipmi.gov)	1	2	3
Local media outlets	1	2	3
Delhi Township e-news.....	1	2	3
Electronic Message Sign at the Corner of Holt & Aurelius Roads	1	2	3
Delhi Township communications via social media (Facebook, Twitter, etc.)	1	2	3
Utility bill or tax bill stuffers	1	2	3
Videos produced by Delhi Township about various topics	1	2	3

14. Please rate how important, if at all, each of the following strategies are to implement in Delhi Township.

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>	<u>Don't know</u>
Reduce waste sent to incinerators and landfills.....	1	2	3	4	5
Encouraging proper recycling.....	1	2	3	4	5
Demonstrating green practices in Township operations	1	2	3	4	5
Including green building design in development projects.....	1	2	3	4	5
Use renewable energy sources (e.g., installing solar panels on Township buildings)	1	2	3	4	5
Improve and maintain the water quality of streams, ponds, lakes, and rivers	1	2	3	4	5
Restore and preserve natural areas.....	1	2	3	4	5
Add public Electric Vehicle charging stations	1	2	3	4	5
Continue to offer community vegetable gardens.....	1	2	3	4	5

15. What 3 words best describes your community?

1. _____ 2. _____ 3. _____

The Delhi Township 2022 Community Survey

Our last questions are about you and your household.
Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone.....	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, Nextdoor, etc.	1	2	3	4	5	6
Use or check email.....	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online.....	1	2	3	4	5	6

D2. Please rate your overall health.

- Excellent
 Very good
 Good
 Fair
 Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months?

Do you think the impact will be:

- Very positive
 Somewhat positive
 Neutral
 Somewhat negative
 Very negative

D4. How many years have you lived in Delhi Township?

- Less than 2 years
 2-5 years
 6-10 years
 11-20 years
 More than 20 years

D5. Which best describes the building you live in?

- One family house detached from any other houses
 Building with two or more homes (duplex, townhome, apartment, or condominium)
 Mobile home
 Other

D6. Do you rent or own your home?

- Rent
 Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

- Less than \$500 \$2,000 to \$2,499
 \$500 to \$999 \$2,500 to \$2,999
 \$1,000 to \$1,499 \$3,000 to \$3,499
 \$1,500 to \$1,999 \$3,500 or more

D8. Do any children 17 or under live in your household?

- No Yes

D9. Are you or any other members of your household aged 65 or older?

- No Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

- Less than \$25,000 \$75,000 to \$99,999
 \$25,000 to \$49,999 \$100,000 to \$149,999
 \$50,000 to \$74,999 \$150,000 or more

D11. Are you Spanish, Hispanic or Latino?

- No, not Spanish, Hispanic, or Latino
 Yes, I consider myself to be Spanish, Hispanic, or Latino

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

- American Indian or Alaskan Native
 Asian, Asian Indian, or Pacific Islander
 Black or African American
 White
 Other

D13. In which category is your age?

- 18-24 years 55-64 years
 25-34 years 65-74 years
 35-44 years 75 years or older
 45-54 years

D14. What is your gender?

- Female
 Male
 Identify in another way

Thank you! Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502

