



# *2026 Alaiedon Township Master Plan*



Adopted DD/MM/YYYY

# *Acknowledgments*

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## **Special Thanks**

Thank you to the many community members who provided their input and local expertise throughout the planning process

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To be added after distribution and public comment.

# *1 – Introduction*



*“Love the peacefulness of Alaiedon township The location is conveniently located in a metropolitan area near a decent number of amenities. The township is close to family and friends.”*

*– Community Survey Response*

## Introduction

The *2026 Alaiedon Township Master Plan* replaces the previous plan, which was adopted by the Township Planning Commission in 2002. This updated Master Plan incorporates the most recent decennial census and American Community Survey data, local and regional demographic and economic data, environmental conditions, and plans and studies completed for Alaiedon Township over the past 10 years. The plan is responsive to local and regional market conditions, incorporates resident and stakeholder input, articulates a vision for the future of Alaiedon Township, and contains detailed strategies for achieving the community’s goals and objectives.

## Plan Purpose

The primary purpose of this Master Plan is to serve as a guiding framework for future planning and decision-making. The Master Plan is different from the Township’s Zoning Ordinance and Official Zoning Map because it is not policy. Instead, the plan serves as an advisory document that contains:

- An overarching vision for the future of Alaiedon Township;
- Community land use, housing, and transportation goals and objectives;
- A future land use map that envisions land use 20 years or more into the future; and
- A corresponding zoning plan explaining how districts in the Township’s existing zoning ordinance connect to future land use categories.

The plan should be referenced by residents, Planning Commissioners, and elected officials when considering policy or ordinance amendments, hearing rezoning requests, planning and budgeting for capital projects, and setting municipal priorities.

The *2026 Alaiedon Township Master Plan* was prepared in compliance with the Michigan Planning Enabling Act (Public Act 33 of 2008), which outlines the required content of a local master plan as well as the legal process for adoption. The structure of this document reflects the intent of the Act by including chapters that document the planning process, examine existing conditions and project future needs, plan for future land uses and transportation network improvements, assess and address community housing needs, set long-term goals and objectives, and identify specific implementation strategies to achieve the master plan vision. Together, these elements of the plan ensure a comprehensive and coordinated approach to guiding the community’s long-term growth and development in accordance with state planning requirements.

## Master Plan Contents

Each chapter of the Master Plan and its purpose is described below.

- *Chapter 1: Introduction* – (this chapter) outlines the purpose of the Plan, acknowledges the requirements of the Michigan Planning Enabling Act, and reviews past planning efforts.
- *Chapter 2: Planning Process* – outlines the steps in the planning process, including plan preparation and adoption. This chapter also summarizes key public engagement activities.
- *Chapter 3: Community Profile* – provides an analysis of demographic and economic conditions, the existing transportation network, natural features, community facilities, and Township zoning districts.
- *Chapter 4: Housing Needs Assessment* - details on the community’s existing and projected housing demands and outline specific strategies and policies to address those demands.
- *Chapter 5: Land Use and Transportation Plan* – discusses key recommendations for future land use and transportation in the township, highlighting the relationship between land use and transportation infrastructure.
- *Chapter 6: Implementation Strategies* - provides clear, actionable steps to guide decision-making and ensure effective execution of the plan.
- *Appendices* - contain supporting plan documents, including a copy of the *Alaiedon Township Master Plan Community Survey*.

## Integrating Existing Plans and Studies

During the planning process, the project team reviewed past plans and studies prepared for Alaiedon Township. These are described in greater detail below.

The goals and objectives of the *2002 Master Plan* are largely consistent with this updated plan. However, additional data analysis was completed to assess how local and regional conditions have changed since 2002, and public input was incorporated to further refine the community vision. The Township’s *Community Parks and Recreation Plan*, adopted in 2024 and summarized below, includes several goals and recommendations that align with the future land use vision for Alaiedon Township. Key strategies from the *Parks and Recreation Plan* are included in this master plan for consistency.

Overall, the *2026 Master Plan* serves as an overarching vision and guiding framework – integrating the Township’s more detailed plans, studies, policies, and programs.

## 2002 Alaiedon Township Master Plan

The *2002 Master Plan* provided township officials with a framework for managing future growth and preserving rural character, natural resources, and farmland. At the time of plan development, Alaiedon Township's population was 3,498 (U.S. Census Bureau – Decennial Census, 2000). The Master Plan projected that the township's population would reach 4,381 by the year 2020 (see Figure 1.1). As explored in Chapter 3, the township's population instead declined between 2000 and 2023 and now stands at an estimated 2,904 residents. The number of households in Alaiedon Township also declined, but not as significantly due to smaller household sizes.

**Figure 1.1: Population Projections from 2002 Master Plan.**

**TABLE C-2  
Alaiedon Township Population Projections**

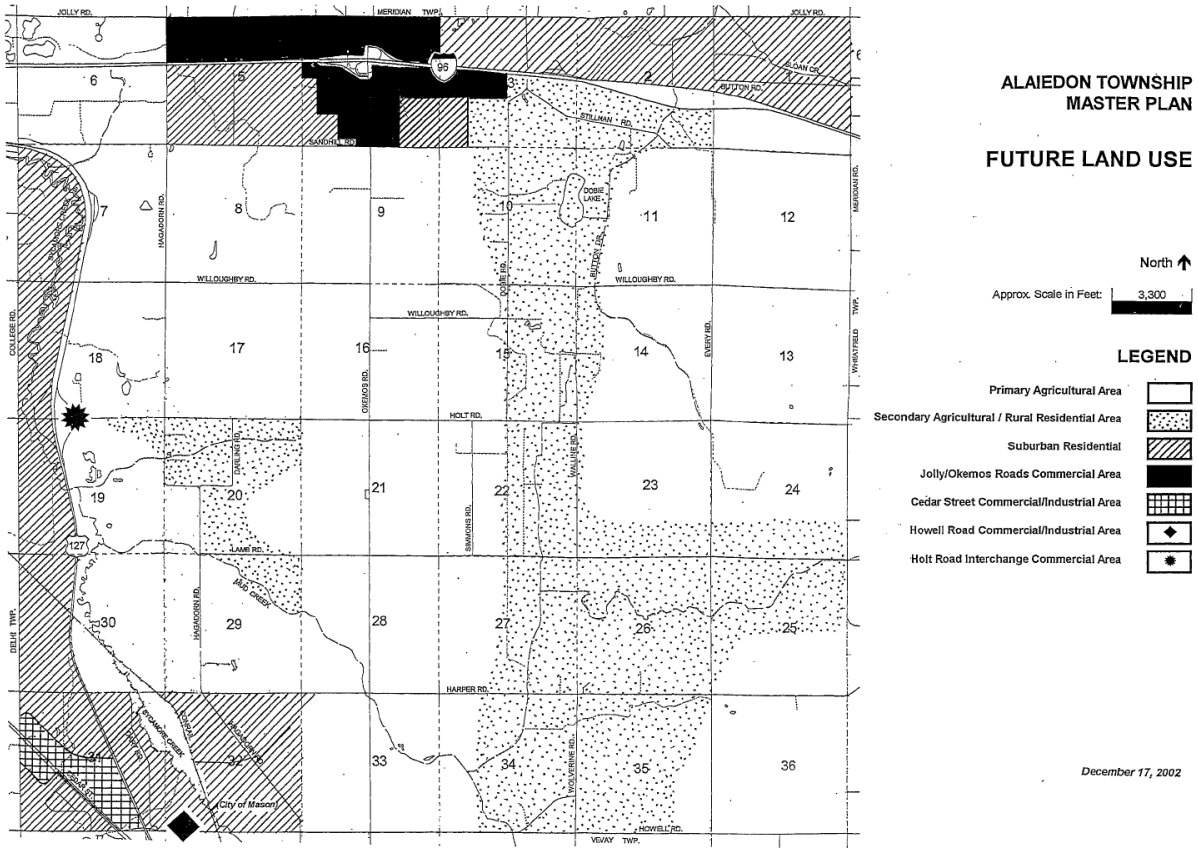
Projection Method	Year 2010	Year 2020
Current Trend	3,823	4,179
Historical Trend	4,236	5,130
Ratio Trend	3,671	3,835
Average of Trends	3,910	4,381

*Source: 2002 Alaiedon Township Master Plan, page C-2.*

The plan included goals and objectives for protecting farmland and rural residential uses, including recommendations for the establishment of Purchase and Transfer of Development Rights (PDR/TDR) programs, limiting the expansion of municipal utilities, and zoning for large lot sizes and buffer areas between agricultural and other uses. The 2002 Future Land Use Map (Figure 1.2) designated agriculture and low-density residential development—about one (1) dwelling per two (2) acres—as the primary future land uses for the Township. Limited growth opportunities were envisioned along I-96 and US-127, but the plan proposed limiting any commercial and industrial development only to sites along those corridors with public sewer and water availability.

Between 2002 and today, Alaiedon Township's zoning and development patterns have largely followed the 2002 Future Land Use Map. Large lot (2+ acre) residential and agriculture remain the primary land uses, despite a downward trend in agricultural employment. Commercial and industrial development has been concentrated north of I-96 and along US-127. While Ingham County and surrounding communities continue to grow, the built environment of Alaiedon Township has remained largely the same since 2002.

Figure 1.2: 2002 Alaiedon Township Future Land Use Map.



Source: 2002 Alaiedon Township Master Plan, page 3-9.

### 2024-2028 Parks and Recreation Plan

Alaiedon Township’s *Community Parks and Recreation Plan* was adopted in 2024 and sets priorities for future recreation improvements and programming. Six (6) Township-owned properties were inventoried as a part of the planning process, including Township Hall and Park, Leek Cemetery and wooded area, property on Dobie Road, and three (3) historic cemeteries. Available amenities include ball fields, playground equipment, short walking paths, a pavilion, and a memorial plaza. At Township Hall Park, the township plans to construct pickleball courts, resurface the existing playground, perform maintenance on the ball fields and replace existing ball field lights. The 5-Year Plan proposes funding these improvements through a mix of general funds and Michigan Department of Natural Resources (MDNR) grant funding.

## *2- Planning Process*



*“A peaceful place to live in. A healthy place to live in. A friendly place to live in.”*

– *Community Survey Response*

## Overview

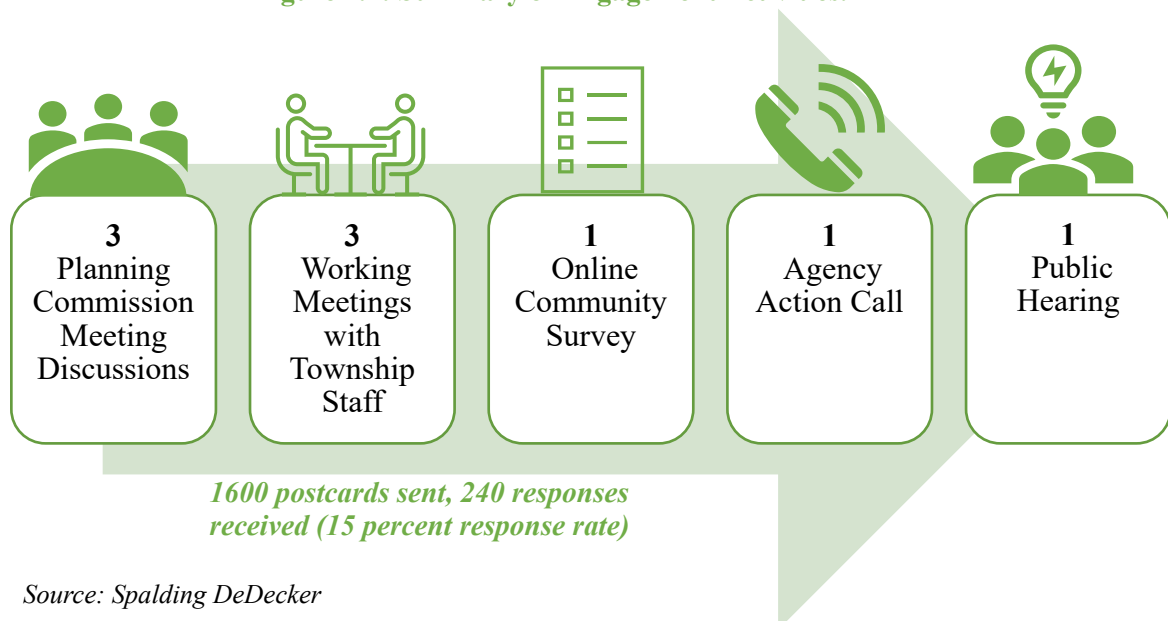
The Planning Process followed the State of Michigan requirements for the preparation and adoption of a Master Plan outlined in the Michigan Planning Enabling Act, PA 33 of 2008, as amended. This Plan is also consistent with PA 153 of 2024, which requires an “assessment of the community’s existing and forecasted housing demands, with strategies and policies for addressing those demands” (PA 153). Chapter 3 explores Alaiedon Township’s housing needs and provides several recommendations for meeting current and future housing demand.

To ensure a well-rounded public engagement and stakeholder input process, several outreach methods were utilized, including Planning Commission and Township staff discussions, a public engagement survey, an agency action call, and a public hearing.

## Public Engagement and Stakeholder Input

During the development of the Master Plan, several engagement methods were utilized to help identify planning priorities, community needs, and future development considerations. Findings and feedback from the community engagement process are referenced throughout this Master Plan document and have directly informed the goals, objectives, and recommendations presented in subsequent chapters. Previous planning efforts, including the *2002 Master Plan*, were also reviewed as part of this Master Plan Update process.

**Figure 2.1: Summary of Engagement Activities.**



Planning Commission Meeting Discussions

Figure 2.2: Planning Commission Meeting, January 2026.



Source: Spalding DeDecker.

**September 2025:** The first Planning Commission meeting was held on September 15, 2025, and represented the official project kick-off. Seven (7) Planning Commission members were present. During the meeting, members discussed the overall Master Plan update process and participated in two (2) engagement exercises: a SWOT (Strength, Weakness, Opportunities, and Threats) analysis and an APAE exercise (Achieve, Preserve, Eliminate, Avoid). Both exercises were conducted using physical sticky notepads to encourage open discussion and idea sharing. The comments collected during these exercises were compiled, reviewed, and synthesized for incorporation into the Master Plan.

**January 2026:** The second Planning Commission meeting was held on January 13, 2026, and five (5) Commissioners were present. During this meeting, the Commission reviewed the draft Introduction and Community Profile Chapters and discussed the community survey responses. Commissioners also discussed early plan recommendations related to accessory dwelling units (ADUs), agritourism and its potential impacts, frontage and setback requirements, and roadway safety. At the end of the meeting, Commissioners and the public participated in an exercise to establish goals, objectives, and implementation strategies for the plan. Feedback and direction provided during this meeting directly informed Chapter 6 of this Plan.

**March 2026:** The final Planning Commission discussion occurred on March 16, 2026. At this meeting, the Commission discussed the drafted Housing Needs Assessment, Land Use and Transportation Vision, and Implementation Chapters. Feedback primarily focused on minor text revisions, including sentence corrections and clarifications, as well as improvements to map legibility through the addition of supporting elements. Overall, the revisions to the Master Plan draft were minimal, and the meeting consisted of an informal discussion of the chapters and their content.

### Working Meetings with Township Staff

The planning team worked closely with Township staff during the Master Plan Update process to plan engagement activities, understand community priorities, and gain information on past planning and zoning initiatives. During these meetings, staff provided feedback on draft plan content and recommended actions, worked with the planning team to schedule meetings and advertise the survey, and provided insight to guide next steps of Master Plan implementation.

### Online Community Survey

The public engagement process for the Alaiedon Township Master Plan Update was designed to ensure broad community participation through both digital and in-person methods. To gather resident input, the project team designed an online, 22-question community survey using Survey123, allowing residents to easily access and complete the survey on their mobile devices or computers. In addition to the digital option, physical copies of the survey were made available at the Township Hall, enabling residents to participate at their convenience.

Figure 2.3: Survey Yard Sign in Front of Township Hall.



Source: Township Staff, 2026.

To inform residents about the engagement process, postcards were sent to all township addresses (1600 in total). The postcard included details about the Master Plan update, a QR code linking directly to the online survey, and information on where to obtain a physical copy for those who preferred not to use a mobile device. Yard signs were also placed at multiple locations throughout the township, each displaying a QR code linking to the survey along with additional contact information. There were 240 responses to the community survey – a response rate of 15 percent.

### Agency Action Call

Meetings with Township staff and results of the community survey revealed residents' concerns about vacancies in the commercial areas north of I-96 (the Township's central business district). To better understand factors driving these commercial vacancies and to begin to identify partners to assist the township in attracting new business, an agency action call was facilitated with the Lansing Economic Area Partnership (LEAP). This call resulted in several recommendations detailed in Chapter 6, including recommendations for the township to participate in LEAP's Zoom Prospector commercial listing service and to expand allowable uses in the B-1 district to include senior housing and assisted living.

### Public Hearing

On **Month Date, 2026**, a public hearing was held as required by state statute, providing an opportunity for the public to review and comment on the fully drafted Master Plan. The public hearing was advertised in a local paper and on the Township website. **[Discuss how recommended revisions were incorporated into the plan document.]**

## Key Findings

### Engagement Response

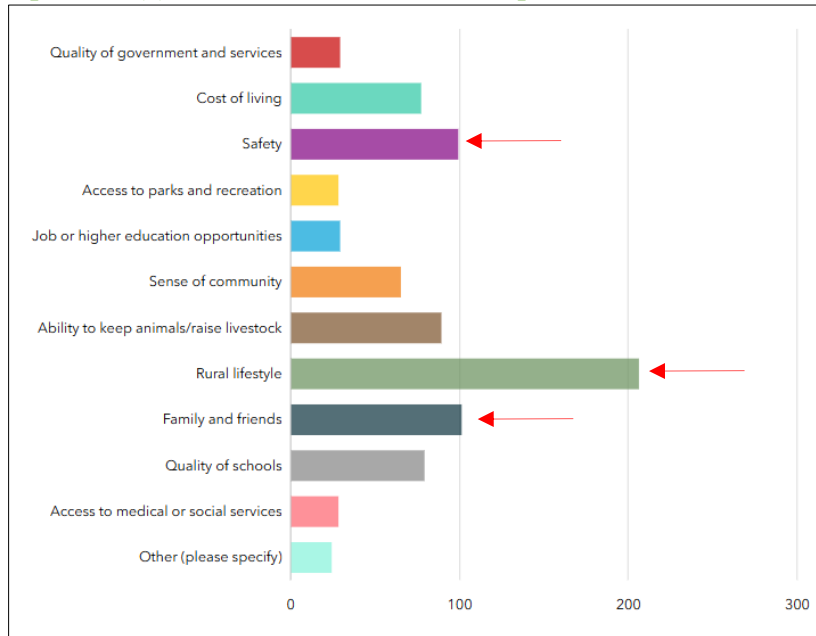
The community survey was conducted from November 2025 to February 2026 and received a total of **240 responses**. Most responses were submitted online, with approximately five (5) paper surveys collected and returned via the Township Hall.

Approximately 88 percent of survey respondents reside in Alaiedon Township, with about 78 percent living within the 48854 ZIP code. In addition, roughly 55 percent of respondents have lived in the Township for more than 20 years. Of the survey respondents who do not live in the community, the majority answered that they own property in or are employed in the township.

### Reasons for living in Alaiedon Township

Respondents cited Alaiedon Township's rural and agricultural character as the primary reason for living, working, or spending time in the Township (88 percent of responses). Residents value the ability to farm and raise livestock, the quiet and private rural setting, access to natural areas, and opportunities for hunting and fishing. Respondents also appreciate the Township's proximity to goods, services, schools, transportation, and employment, as well as the quality of housing. A strong sense of safety, community, and long-standing family and social ties further contributes to residents' desire to remain in Alaiedon Township.

Figure 2.4: Top Three (3) Reasons to Live, Work or Spend Time in Alaiedon Township.



Source: Excerpt from Online Survey (Survey 123).

### Housing preferences and vision

Nearly 87 percent of respondents expressed a preference for single-family homes on large lots (two or more acres). Open-ended responses emphasized the importance of preserving the Township’s rural character, including maintaining two (2) acre minimum lot sizes and frontage requirements. However, some residents expressed support for limited alternatives, such as accessory dwelling units (ADUs), condominiums, downsizing options, and housing suitable for empty nesters. As seen in the quote below, these responses were not necessarily exclusive of one another. Survey respondents also raised concerns related to property taxes and overall housing affordability, often noting that affordability issues are more severe for young families and for seniors on fixed income. Resident housing desires are discussed more in Chapter 4 – *Housing Needs Assessment*.

*“I am interested in having the ability to construct an ADU on our property for aging relatives who will need my support. I am also in favor of limiting the number of high-density housing in order to retain the rural characteristics of the township.”*

- Community Survey Response

**Insights on commercial, industrial, and agricultural uses**

Open-ended responses touched on the desire to preserve the Township’s rural residential and agricultural character and make them a dominant land use. Overall, there was a strong opposition to additional development, particularly large-scale or intensive uses such as data centers, solar farms, wind turbines, and commercial businesses including strip malls, car washes, and marijuana establishments. While respondents supported expanding agritourism, some expressed concern that it could increase traffic and other related impacts.

While many residents opposed additional development, some expressed interest in growth. These residents supported additional grocery options that differ from big-box stores. There was also interest in expanding agrotourism opportunities to support young and small-scale farmers, allowing them space to grow and thrive. Residents suggested agricultural-related special events and event barns as potential opportunities for farmers to showcase and sell their products.

**Community Aspirations**

When residents were asked about their wishes for the future of Alaiedon Township, the following themes emerged: preserving a rural, agricultural lifestyle; supporting small farmers, environmental stewardship, and locally grown food; seeking affordable living, improved internet and utility services, additional senior housing, enhanced trails and community spaces, stronger municipal services; and promoting careful growth that protects rural areas, particularly south of I-96 while limiting large-scale development.

**Figure 2.5: Summary Of Categories Emerging from Open-Ended Responses on Community Aspirations.**

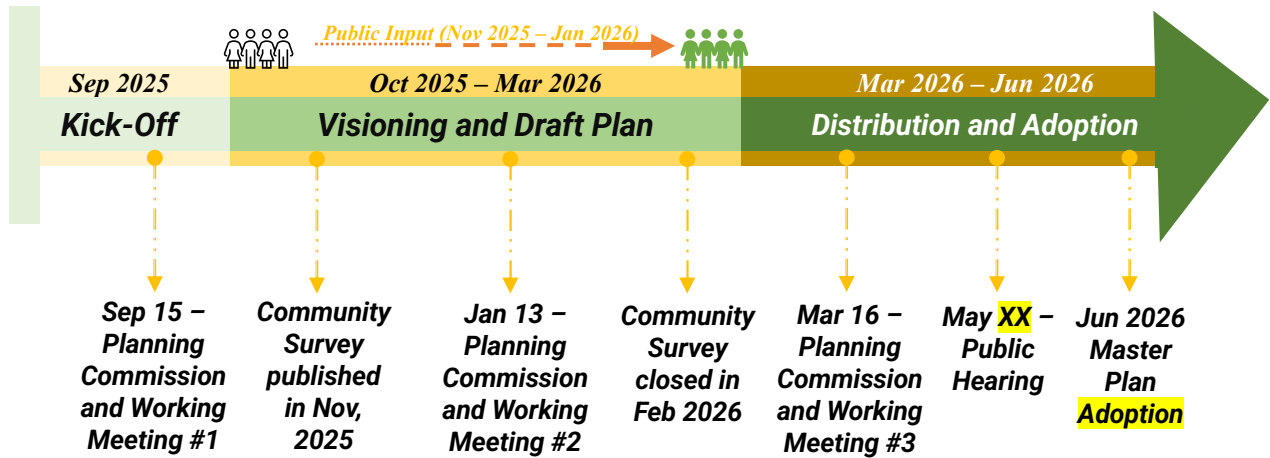
<b>Rural/County/Agricultural Lifestyle</b>
Preservation of rural character
Stewards of the environment
Support small/young farmers
<b>Active and Social Community Spaces</b>
Access to walking/biking trails
Addition of more events/entertainment avenues
Walking and biking trails
<b>Cost-Effective and Well-Serviced Living</b>
Low taxes
Low regulations for ADUs and acreage
Alternative internet service providers
Senior housing/aging in place infrastructure
<b>Township Operations and Development</b>
Recycling services
Snow removal/plowing improvements
Road maintenance and beautification
Digital presence/website updates
<b>Growth Management</b>
Limit development to north of I-96
No wind turbines, solar farms, and data centers

Source: Spalding DeDecker.

## Plan Timeline

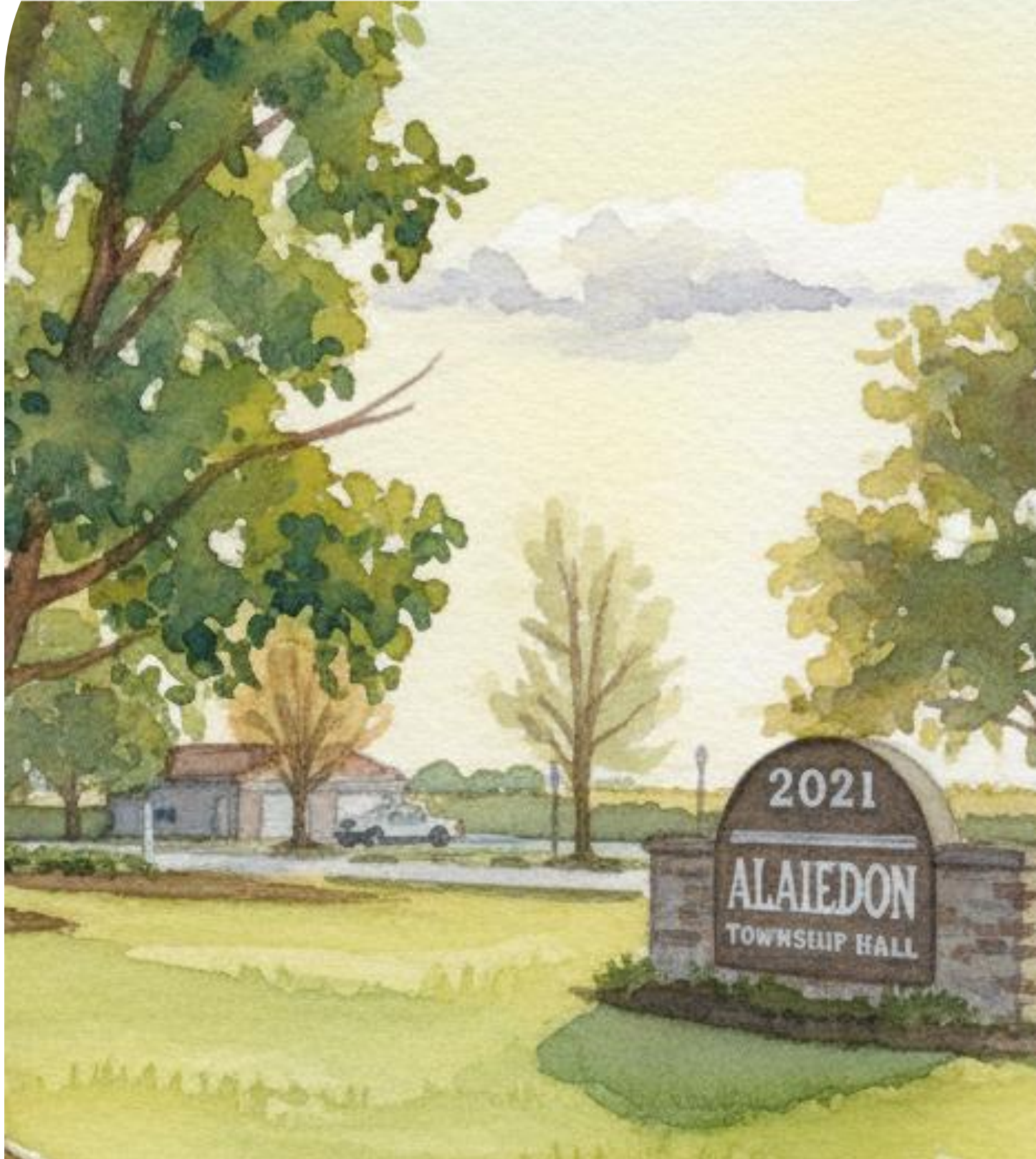
The Master Plan update began in September 2025, with Planning Commission and Working Meeting #1, officially kicking off the process. From October 2025 through March 2026, the project moved into the Visioning and Draft Plan phase. A community survey was published in November 2025 and remained open through February 2026 to gather public input. On January 2026, the Planning Commission Meeting and Working Meeting #2 was held to review feedback and help shape the draft plan. The process then shifted to Distribution and Adoption from March through May 2026. During this time, the draft Master Plan was submitted, reviewed, and considered for final adoption, completing the update process in spring 2026.

**Figure 2.7: Master Plan Timeline Highlighting Key Milestones and Phases from Project Kickoff Through Adoption.**



Source: Spalding DeDecker

## *3 - Community Profile*



*“I appreciate the rural surroundings and farms so that I can keep and raise my animals. I like that we are close to medical doctors, hospitals, and shopping. I like that we are near the cultural opportunities of MSU.”*

– Community Survey Response

## Overview

The Community Profile provides an overview of socioeconomic conditions and trends in Alaiedon Township, as well as an extensive inventory of natural features and community facilities. This chapter provides a baseline understanding of Alaiedon Township’s existing conditions and projected needs in order to inform recommendations in the later chapters of this Master Plan. The Community Profile draws heavily on data provided by the U.S. Census Bureau and by Esri Community Analyst.

Note: The most recent decennial census occurred during the COVID-19 Pandemic in 2020. The Census Bureau made efforts to mitigate disruptions caused by the pandemic, but because conditions affected households’ abilities to participate in in-person activities and interactions, this data might be affected by nonresponse bias. To avoid over-relying on the decennial census data, 2023 American Community Survey data – also provided by the U.S. Census Bureau - was used to reflect current conditions in the Township (while 2020 data was used for comparison purposes). The subsequent analysis offers valuable insights into the township’s present landscape and future trajectory, despite limitations of the 2020 dataset.

## Key Findings

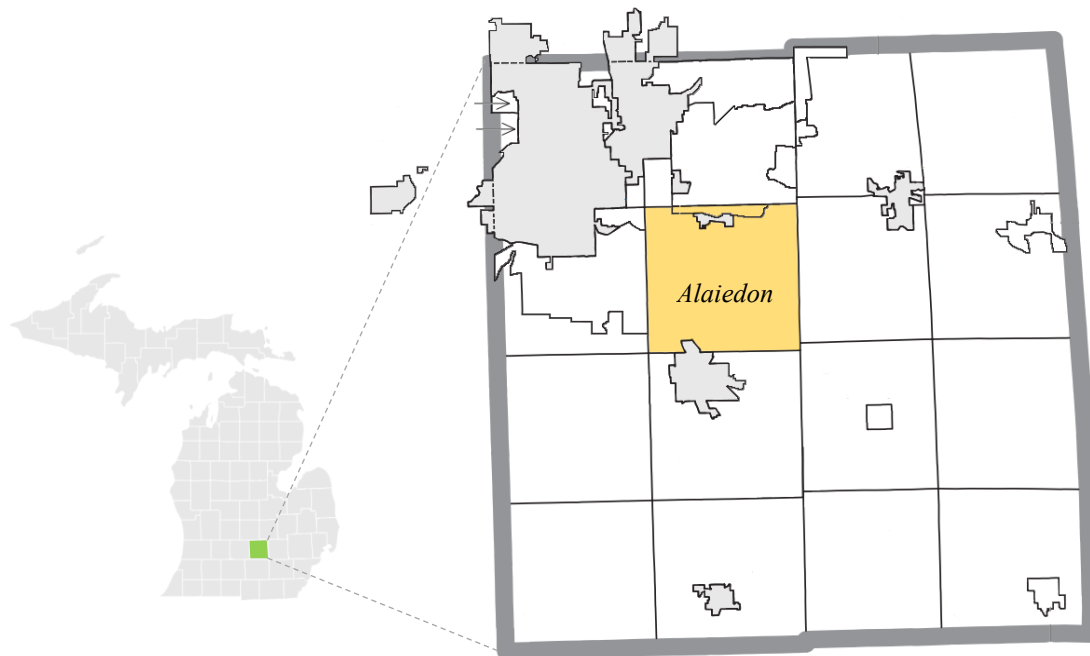
The assessment of community conditions revealed the following key findings.

- Alaiedon Township spans 35.77 square miles and had a total population of 2,904 in 2023.
- A slight population decrease is expected in Alaiedon Township, as well as in most surrounding communities—including Lansing, Delhi, and Meridian—over the next five (5) years. However, the number of households is projected to remain steady due to a shift toward smaller household sizes.
- A large portion of Alaiedon Township's households fall into the highest income brackets, with 27.5 percent earning \$150,000 or more, compared to 14.9 percent in Ingham County.
- *Educational Services, and Health Care and Social Assistance* is the largest industry in both Alaiedon Township and Ingham County, employing nearly 30 percent of the population. This high concentration is attributable to the presence of large institutions for higher-education, including Michigan State University.
- Median age in Alaiedon Township is nearly ten (10) years higher than in Ingham County, and the population is expected to continue ageing.
- Despite the community’s proximity to Michigan’s Capital and Michigan State University, Alaiedon Township’s predominant land uses remain agricultural and rural residential. The area includes an abundance of prime farmlands. Much of the community, especially south of I-96 and east of US-127, is still zoned General Agricultural (A-1).

## Location and Context

Alaiedon Township is a rural residential community in Ingham County. The township is intersected by I-96 along its northern border and by US-127 along its western edge. The Township’s land uses are organized according to the divisions created by the freeways, with higher-intensity commercial, industrial, and residential uses primarily being located north of I-96 and east of US-127. The central portion of the township has largely retained its rural, agricultural character. Alaiedon Township is bordered by Meridian Township to the north, Wheatfield Township to the east, the City of Mason and Vevay Township to the south, and Delhi Township to the west. Alaiedon Township has a Conditional Land Transfer Agreement (Public Act 425 of 1984), known as a 425 Agreement, with the City of Lansing (appearing as a gray island in the middle of the Township in Map 3.A).

**Map 3.A: Location of Alaiedon Township within Ingham County, in the State of Michigan.**



*Source: Map created by Spalding DeDecker, 2025. Incorporated cities, towns, and villages in Ingham County are shown in gray.*

## Demographics

### Total Population

Alaiedon Township experienced a gradual decline in population from 2010 to 2025 (see Table 3.1). In contrast, Ingham County saw a noticeable increase in population in 2025. Interestingly, both the Township and County are expected to experience population loss between the years 2025 and 2030. Alaiedon Township is projected to experience a 4.5 percent decrease, from 2,910 residents in 2020 to 2,779 in 2030. Most surrounding communities also show slight population losses, except Delhi Township, which is projected to grow slightly (+0.9 percent). Overall, the region is expected to experience modest population decline over the next decade. Data from the Tri-County Regional Planning Commission (“Population and Growth Components”, 2024) suggests that birth and death rates for the area are holding steady, while total population is more heavily influenced by in- and out-migration.

**Table 3.1: Population Change in Alaiedon Township and Adjacent Communities.**

Community	Population				Percent Change	
	2010	2020	2023	2025*	2030*	2020-2030*
<b>Alaiedon Township</b>	2,894	2,910	2,904	2,822	2,779	-4.5%
<b>Lansing Township</b>	8,126	8,143	8,080	8,035	7,961	-2.24%
<b>Meridian Township</b>	39,668	43,916	43,823	43,574	43,445	-1.07%
<b>Delhi Township</b>	25,877	27,710	27,776	27,541	27,950	+0.87%
<b>Ingham County</b>	280,895	292,406	284,637	312,985	282,653	-3.34%

\*2025 and 2030 Esri Community Analyst Estimates and Projections.

Source: U.S. Census Bureau, Table DP05 & ESRI's Market Profile.

### Race and Ethnicity

In 2023, Alaiedon Township’s population predominantly identified as White (81.3 percent), although smaller subsets of the community identified as Two or More Races (12.1 percent) and Black or African American (6.3 percent) (see Table 3.2). In 2023, 7.2 percent of Alaiedon Township’s population identified as Hispanic or Latino of any race, compared to 8.6 percent in Ingham County (U.S. Census Bureau, Table B03001). Data on spoken languages was unavailable for Alaiedon Township in 2023. In Ingham County, less than three (3) percent of households are estimated to be “limited English-speaking”.

**Table 3.2: Alaiedon Township and Ingham County Racial Characteristics, 2023.**

Race	Alaiedon Township		Ingham County	
	Number	Percent	Number	Percent
<b>White</b>	2,881	81.29%	198,496	70.38%
<b>Black or African American</b>	223	6.29%	33,264	11.80%
<b>American Indian and Alaska Native</b>	5	0.14%	1,228	0.44%
<b>Asian</b>	-	0.00%	17,670	6.27%
<b>Native Hawaiian and Other Pacific Islander</b>	-	0.00%	50	0.02%
<b>Some Other Race</b>	7	0.20%	5,744	2.04%
<b>Two or More Races</b>	428	12.08%	25,563	9.06%

Source: U.S. Census Bureau, Table B02001.

### Age

The median age of Alaiedon Township residents in 2023 was 46.8 – significantly higher than the median age of Ingham County (see Table 3.3). Median age in the Township increased slightly between 2020 and 2023; that trend is expected to continue into 2025 and 2030, representing an aging population. In 2023, one third (1/3) of all residents were over the age of 65 (see Table 3.4).

**Table 3.3: Median Age in Alaiedon Township and Ingham County (2010-2030).**

Year	Median Age	
	Alaiedon Township	Ingham County
2010	45.5	30.9
2020	45.4	32.4
2023	46.8	33.3
2025*	47.3	34.4
2030*	47.9	35.6

\*2025 and 2030 Esri Community Analyst Projections.

Source: U.S. Census Bureau, Table DP05 & ESRI’s Market Profile.

The *age dependency ratio* is the proportion of dependent individuals (children and older adults) in a community compared to the working population. The ratio is estimated based on the ages of individuals in a community, but it is not exact. There are adults over the age of 65, for example, who still work. In Alaiedon Township, nearly 40 percent of the population is age-dependent. This is eight (8) percent higher than in Ingham County. The age dependency ratio (64.35) also exceeds the estimated age-dependency ratio of the U.S., 55.00 in 2025 ([World Economics](#), 2025). Alaiedon Township’s high age dependency ratio, which is primarily driven by its older adult population, may indicate a need for additional senior housing and for resources to aid families who are caring for older parents and grandparents at home.

Non-driving youth (under 15 years) make up over 16 percent of Alaiedon Township’s population, while older adults make up 23 percent of the population. In both Alaiedon Township and Ingham County, 25 percent of households have children under the age of 18 living at home (U.S. Census Bureau, Table S1101 - 2023).

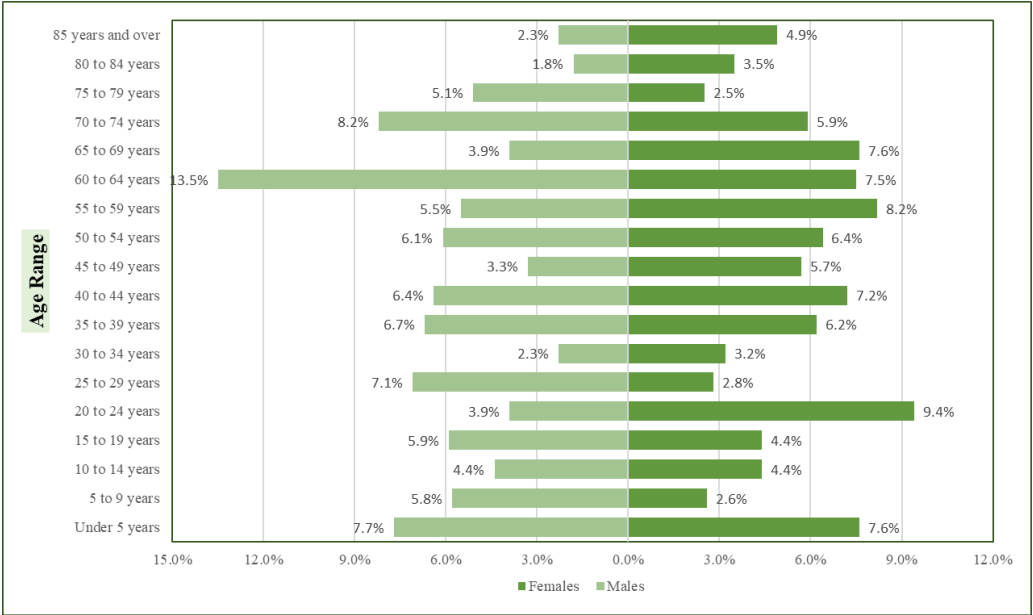
**Table 3.4: Alaiedon Township and Ingham County Age Dependencies, 2023.**

Age Grouping	Alaiedon Township		Ingham County	
	Number	Percentage of Total Population	Number	Percentage of Total Population
<b>Working Population (16-64)</b>	1,767	60.85%	194,820	69.08%
<b>Youth Under 15 Years</b>	467	16.08%	46,103	16.35%
<b>Older Adults 65+ Years</b>	670	23.07%	41,092	14.57%
<b>Age Dependency Ratio</b>		<b>64.35</b>		<b>44.76</b>

Source: U.S. Census Bureau, Table DP05.

Figure 3.5 shows the age of residents by sex in Alaiedon Township. Interestingly, the male population exceeds the female population of the township by nine (9) percent. This makes the population pyramid in Figure 3.5 appear skewed. While the bottom of the period represents the presence of young children in 2025, it is also clear that the Township is aging – with larger population cohorts in age groups 60 years and above.

Figure 3.5: Population by Age and Gender in Alaiedon Township, 2023.

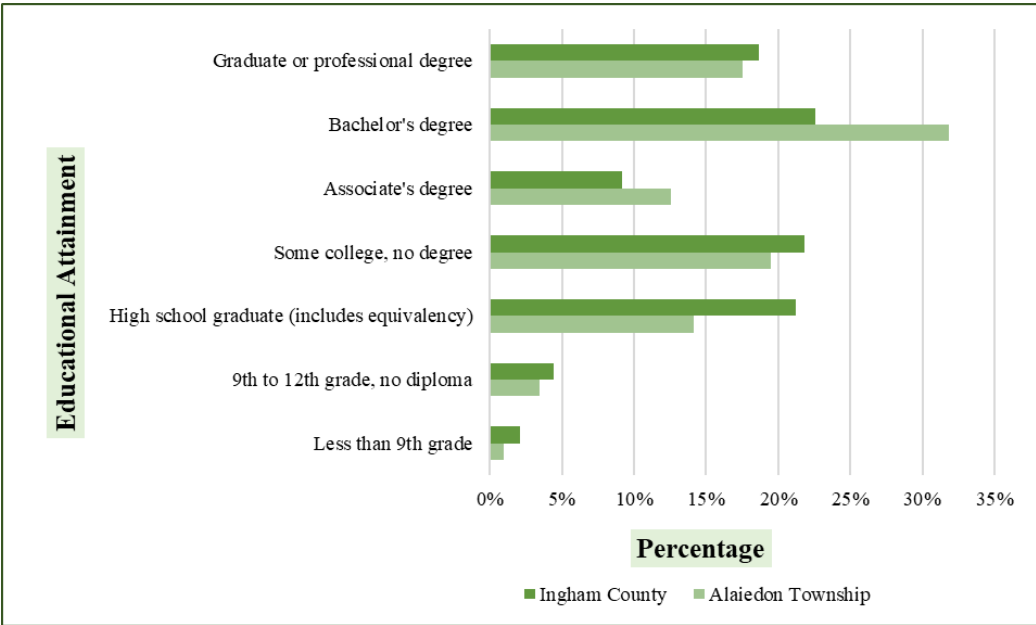


Source: U.S. Census Bureau, Table S0101, 2023.

**Educational Attainment**

Educational attainment in Alaiedon Township is higher than in Ingham County as a whole. Nearly 50 percent of the Township’s population 25 years and over has completed a Bachelor’s Degree (or higher degree), compared to 40 percent of Ingham County residents (Figure 3.6). The percentage of residents 25 years and over who have earned at least a High School Degree is over 95 percent (Figure 3.6).

Figure 3.6: Educational Attainment in Alaiedon Township and Ingham County, 2023.



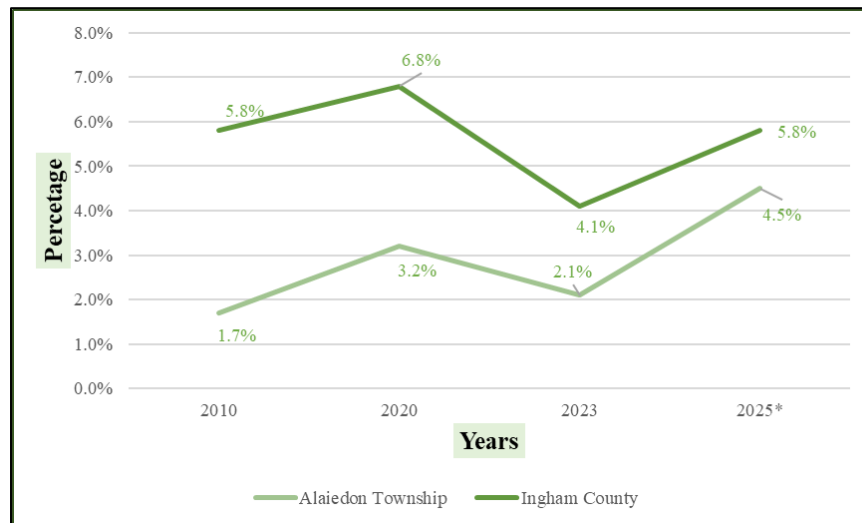
Source: U.S. Census Bureau, Table S1501.

## Economic Characteristics

### Labor Force and Unemployment

In 2023, the civilian labor force in Alaiedon Township was 1,491 – approximately 61.6 percent of the township’s population (U.S. Census Bureau, Table DP03 – 2023). The unemployment rate was 2.1 percent, compared to 4.1 percent in Ingham County. As shown in Figure 3.7, the unemployment rate in Alaiedon Township has historically been lower than in the County.

Figure 3.7: Unemployment Trends in Alaiedon Township and Ingham County (2010-2025).



\*2025 Esri Community Analyst Projections.

Source: U.S. Census Bureau, Table DP03 & ESRI’s Market Profile.

### Industry

Tables 3.8 and 3.9 show Alaiedon Township and Ingham County employment by industry for 2010 and 2023. In both the township and the county in 2023, the largest industries by employment were:

1. Educational Services, Health Care and Social Assistance (employing 30.7 percent of Alaiedon Township workers); and
2. Professional, Scientific, and Management, and Administrative and Waste Management Services (employing 17.7 percent of Alaiedon Township workers).

This represents a slight shift from 2010, when Finance and Insurance, Real Estate, and Rental and Leasing employed more Alaiedon Township residents than Professional Services. **The number of residents employed in Agriculture, Forestry, Fishing and Hunting, and Mining decreased by 50 percent between 2010 and 2023.** Other industries that declined in their share of employees between 2010 and 2023 include Wholesale Trade, Retail Trade, Transportation and Warehousing, and Utilities, Arts, Entertainment, Recreation, Accommodation and Food Services, and Other Services. Meanwhile, **employment in Construction, Manufacturing, Professional Services, and Educational Services and Health Care has grown.**

Table 3.8: Alaiedon Township and Ingham County Employment by Industry, 2010.

Industry	Alaiedon Township		Ingham County	
	Total Number Employed	Percent of Employed Population	Total Number Employed	Percent of Employed Population
<b>Civilian Employed Population 16 Years and Over</b>	1,413	-	133,958	-
<b>Agriculture, Forestry, Fishing and Hunting, and Mining</b>	44	3.1%	1,317	1.0%
<b>Construction</b>	74	5.2%	4,857	3.6%
<b>Manufacturing</b>	108	7.6%	11,955	8.9%
<b>Wholesale Trade</b>	60	4.2%	2,599	1.9%
<b>Retail Trade</b>	130	9.2%	15,035	11.2%
<b>Transportation and Warehousing, Utilities</b>	121	8.6%	4,280	3.2%
<b>Information</b>	23	1.6%	2,823	2.1%
<b>Finance and Insurance, Real Estate, and Rental and Leasing</b>	140	9.9%	9,026	6.7%
<b>Professional, Scientific, and Management, and Administrative and Waste Management Services</b>	133	9.4%	12,021	9.0%
<b>Educational Services, Health Care and Social Assistance</b>	335	23.7%	39,788	29.7%
<b>Arts, Entertainment, Recreation, Accommodation and Food Services</b>	56	4.0%	13,473	10.1%
<b>Other Services, Except Public Administration</b>	98	6.9%	6,612	4.9%
<b>Public Administration</b>	91	6.4%	10,172	7.6%

Source: U.S. Census Bureau, Table DP03.

Compared to Ingham County, Alaiedon Township has a notably higher proportion of residents employed in Construction, Professional, Scientific, and Management, and Administrative and Waste Management Services, and Public Administration than Ingham County (see Table 3.9).

Table 3.9: Alaiedon Township and Ingham County Employment by Industry, 2023.

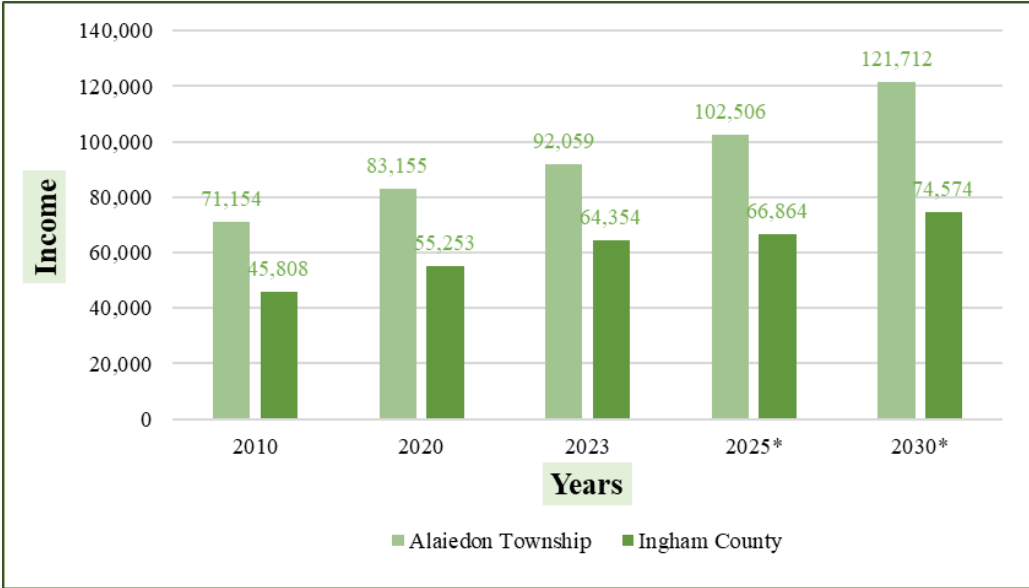
Industry	Alaiedon Township		Ingham County	
	Total Number Employed	Percent of Employed Population	Total Number Employed	Percent of Employed Population
<b>Civilian Employed Population 16 Years and Over</b>	1,439	-	140,454	-
<b>Agriculture, Forestry, Fishing, Hunting, and Mining</b>	22	1.5%	822	0.6%
<b>Construction</b>	101	7.0%	5,899	4.2%
<b>Manufacturing</b>	136	9.5%	13,636	9.7%
<b>Wholesale Trade</b>	9	0.6%	2,286	1.6%
<b>Retail Trade</b>	63	4.4%	13,873	9.9%
<b>Transportation and Warehousing, Utilities</b>	40	2.8%	6,266	4.5%
<b>Information</b>	21	1.5%	2,078	1.5%
<b>Finance and Insurance, Real Estate, and Rental and Leasing</b>	102	7.1%	10,827	7.7%
<b>Professional, Scientific, and Management, and Administrative and Waste Management Services</b>	255	17.7%	14,225	10.1%
<b>Educational Services, Health Care and Social Assistance</b>	442	30.7%	42,308	30.1%
<b>Arts, Entertainment, Recreation, Accommodation and Food Services</b>	47	3.3%	12,210	8.7%
<b>Other Services, Except Public Administration</b>	19	1.3%	6,225	4.4%
<b>Public Administration</b>	182	12.6%	9,799	7.0%

Source: U.S. Census Bureau, Table DP03.

Income

Household incomes in Alaiedon Township have historically exceeded the medians for Ingham County (see Figure 3.10). In 2023, the median household income in the township was 92,059 dollars. By 2030, that number is expected to grow to 121,712 dollars (Esri Business Analyst, 2025). Median incomes in Ingham County are also rising, but at a slower pace than in Alaiedon Township.

Figure 3.10: Median Household Income in Alaiedon Township and Ingham County (2010-2025).



\*2025 Esri Community Analyst Projections.

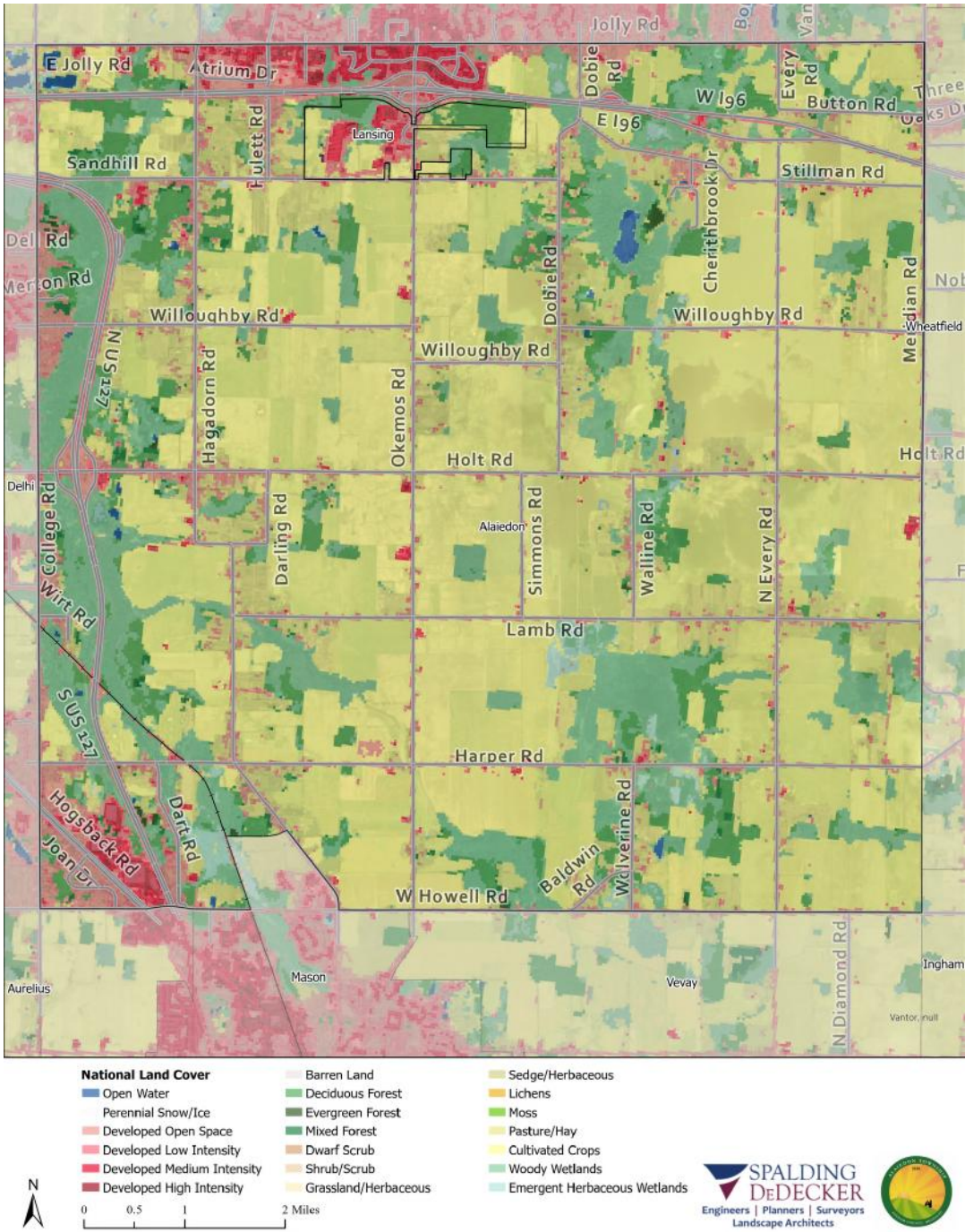
Source: U.S. Census Bureau, Table S2503 & ESRI's Market Profile.

Overall, Alaiedon Township experiences higher educational attainment, higher incomes, and lower unemployment rates than Ingham County as a whole. The population is not expected to grow, although shrinking household sizes are leading to more household formation (see also Chapter 4). Township residents are aging, with nearly a quarter of the population aged 65 years or older. This aging population will drive demand for township housing and services.

# Land and Natural Features Inventory

The land use and development pattern of Alaiedon Township is such that it is dominated by farming operations, woodlands, wetlands, and other open spaces. The exceptions are at the northern perimeter of the Township along Jolly and Okemos Roads, and at the far southwest corner of the Township, near the City of Mason (see Map 3.B). These areas of the Township are isolated from the rest of the community by I-96 (north) and US-127 (west).

Map 3.B: Land Cover in Alaiedon Township, MI (2025).

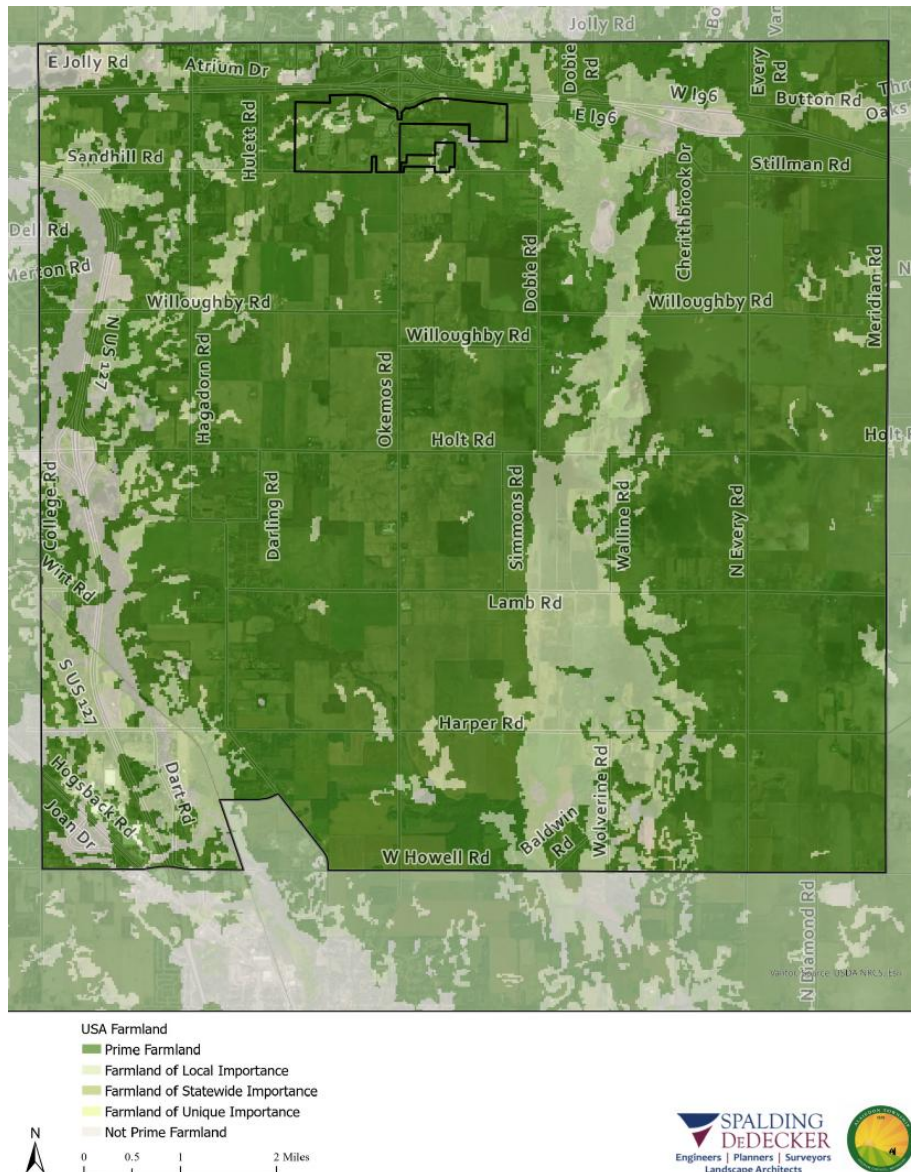


### Farmland

Alaiedon Township’s land uses are responsive to the unique natural features present in the community. Notably, the community hosts an abundance of *prime farmland*. Prime farmland is defined by the U.S. Department of Agriculture (USDA) as, “land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses” (USDA Soil Survey Manual, 1993). Prime farmlands are mapped by the USDA for the purposes of protecting lands most suitable for American agriculture and food production.

Alaiedon Township also has land that is not classified by USDA as prime farmland, but that is important to local crop production and agricultural economy (*farmland of local importance*). The Township’s farmland of local importance is largely found within flood plain areas, where crops can be grown, but where risk of flooding disqualifies the land from the USDA’s ‘prime farmland’ categorization. Very few areas in the Township are not classified as prime or locally important farmlands (see Map 3.C).

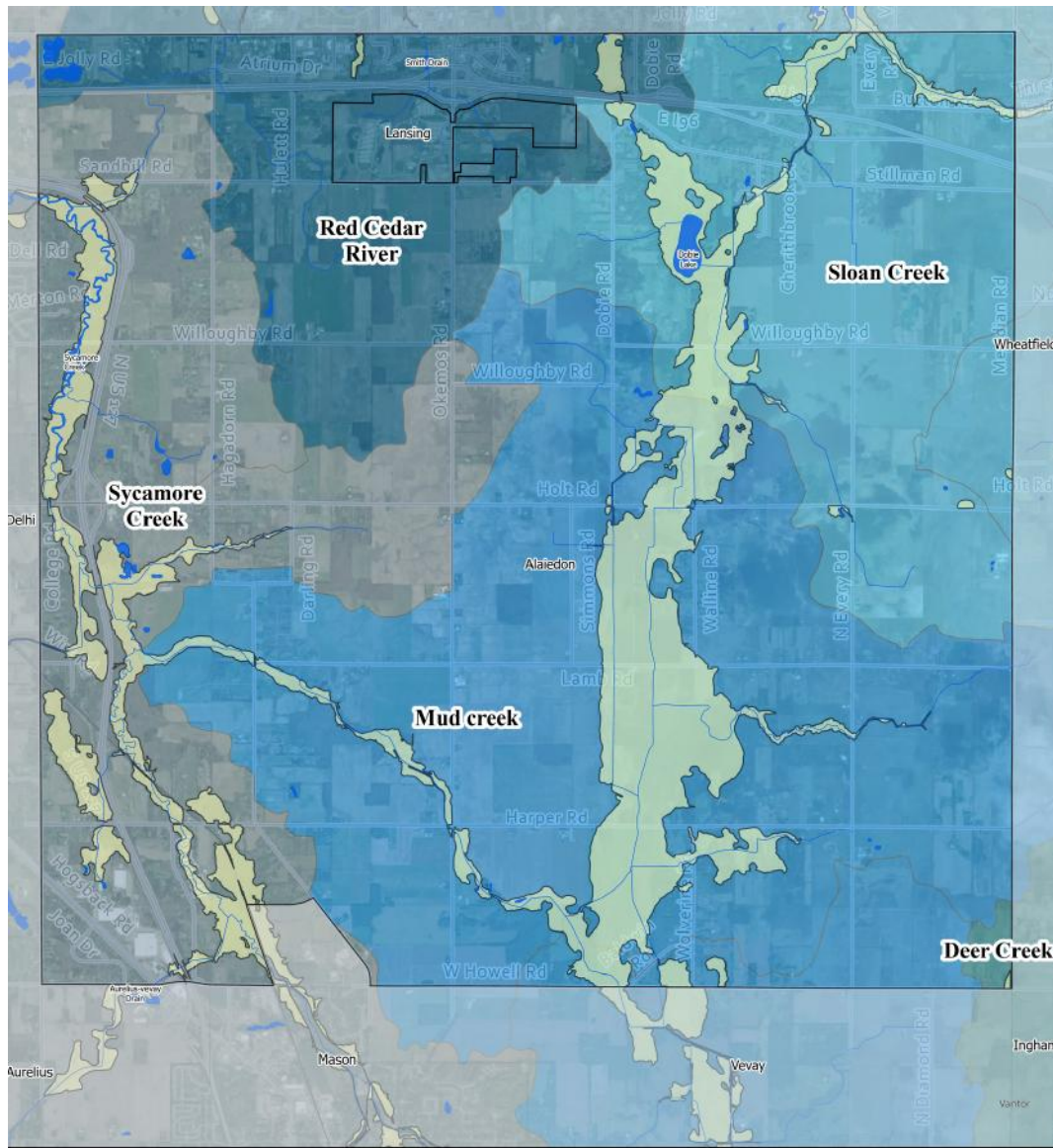
Map 3.C: Prime Farmland in Alaiedon Township, 2025.



### Water Features, Wetlands, and Flood Risk

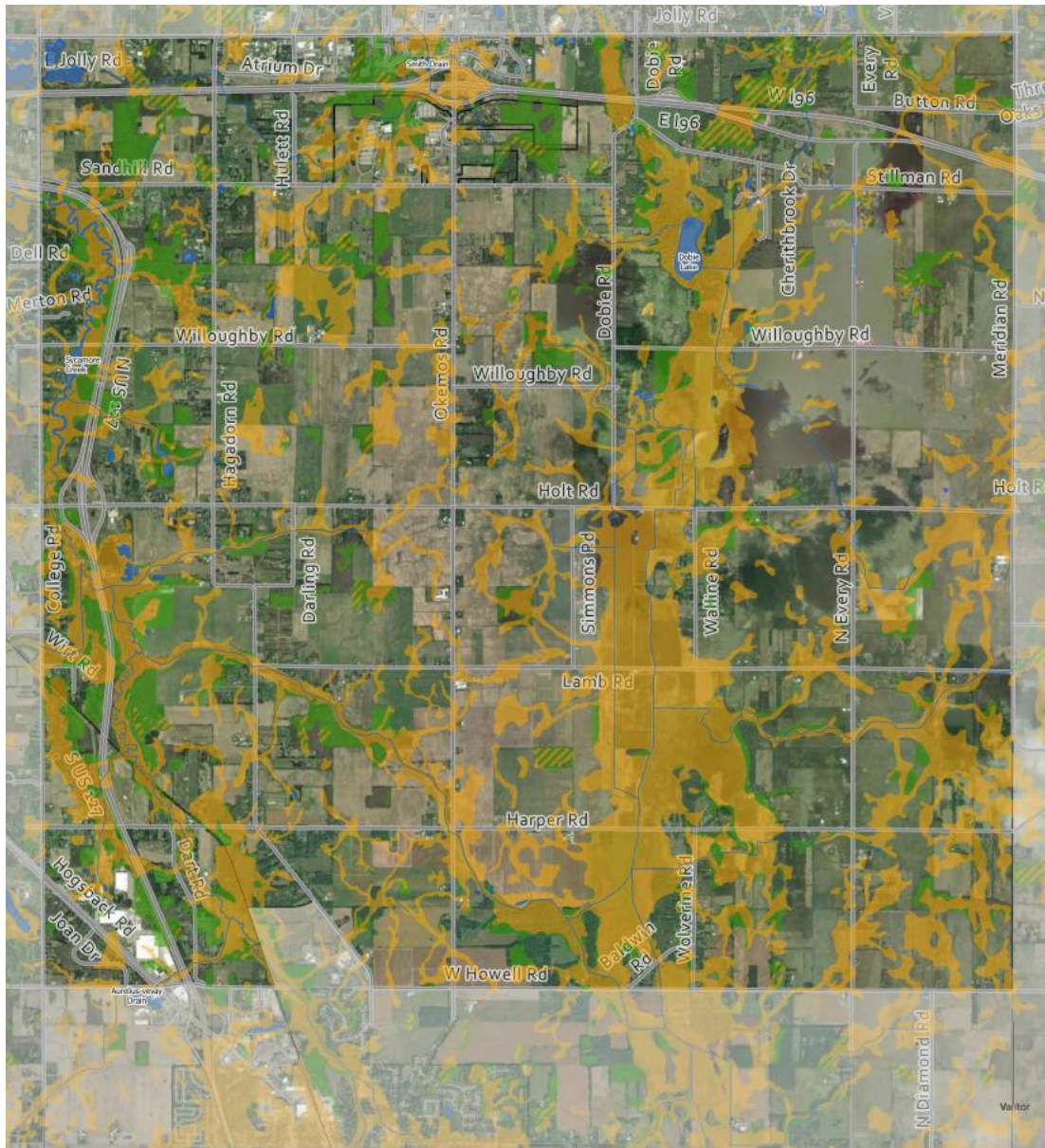
One (1) small lake, Dobie Lake, is present in Alaiedon Township. The community is also traversed by Sycamore Creek and several county drains, including the Mud Creek Drain. Water (including rain and snowmelt) drains to five (5) different watersheds within Alaiedon Township – Deer Creek, Mud Creek, Red Cedar River, Sloan Creek, and Sycamore Creek Watersheds. High-risk floodplain areas with a one (1) percent annual flood risk exist along major creeks and drains in the area, including along Sycamore Creek and the Mud Creek Drain. Within these flood risk areas, residents with a mortgage are required to buy and maintain flood insurance.

Map 3.D: Alaiedon Township Water Bodies, Watersheds, and Flood Risk.



Wetland areas are pervasive in Alaiedon Township. Areas shown in orange on Map 3.E represent suspected wetlands (areas with wetland soils), while areas in green represent wetlands mapped in the National Wetlands Inventory (NWI) or Michigan Resource Inventory System (MIRIS). Most of the wetland areas shown in Map 3.E are currently occupied by agricultural uses. However, in some places, wetlands may have been mitigated to support residential or commercial development. The Township classifies floodplain and wetland areas as sensitive lands, which are regulated in the zoning ordinance (§9-1).

Map 3.E: Wetland Areas in Alaiedon Township.



**Wetlands**

- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps



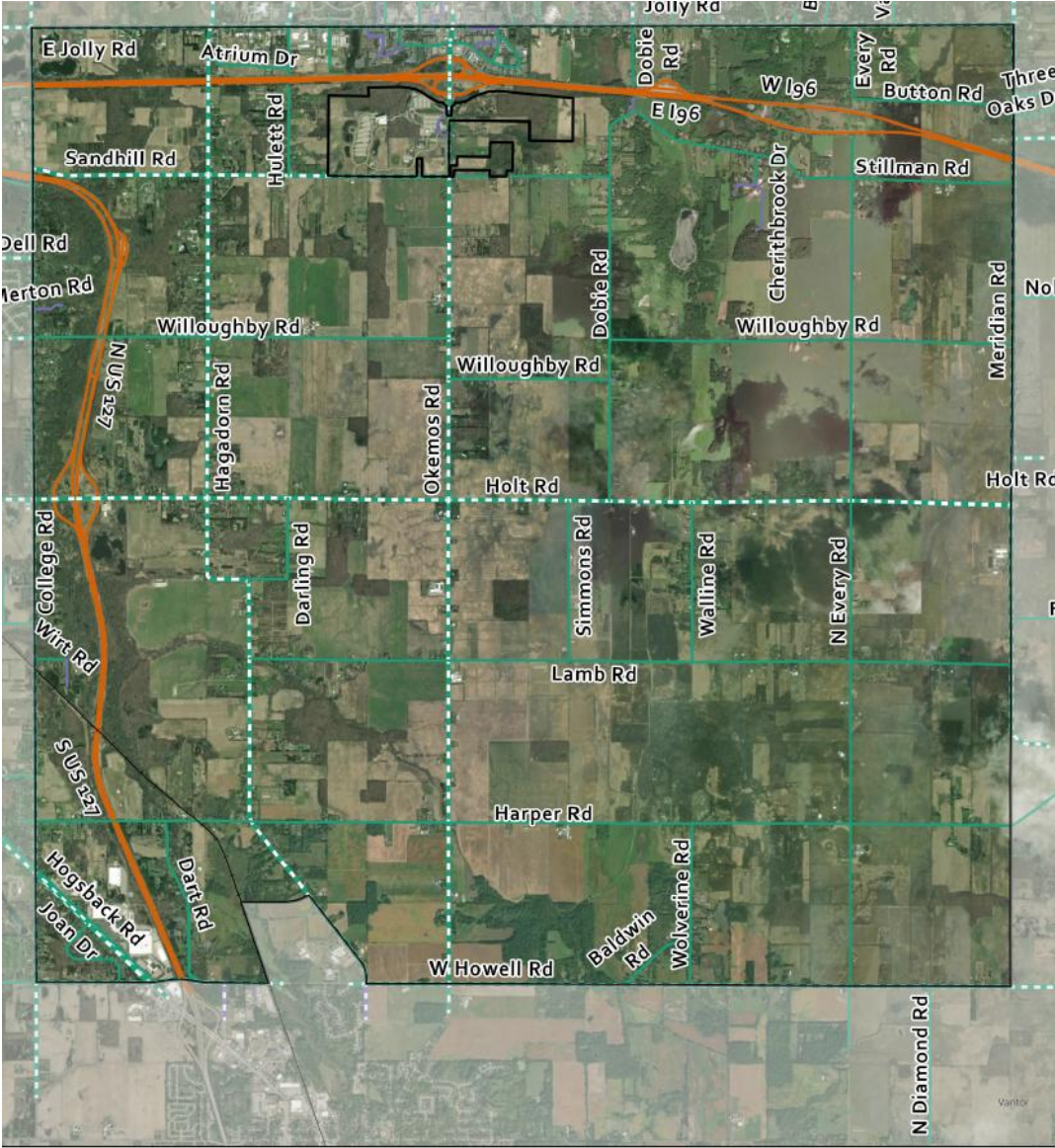
# Transportation and Community Facilities

The following section provides an overview of the existing transportation network and community facilities within Alaiedon Township.

## Road Jurisdiction

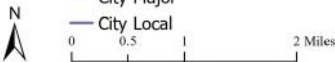
Except for I-96 and US-127 which are state trunklines, roads in the township are under the jurisdiction of the Ingham County Road Department. There are no township-maintained roads in the community.

Map 3.F: Road Jurisdiction in Alaiedon Township.



**Road Jurisdiction**

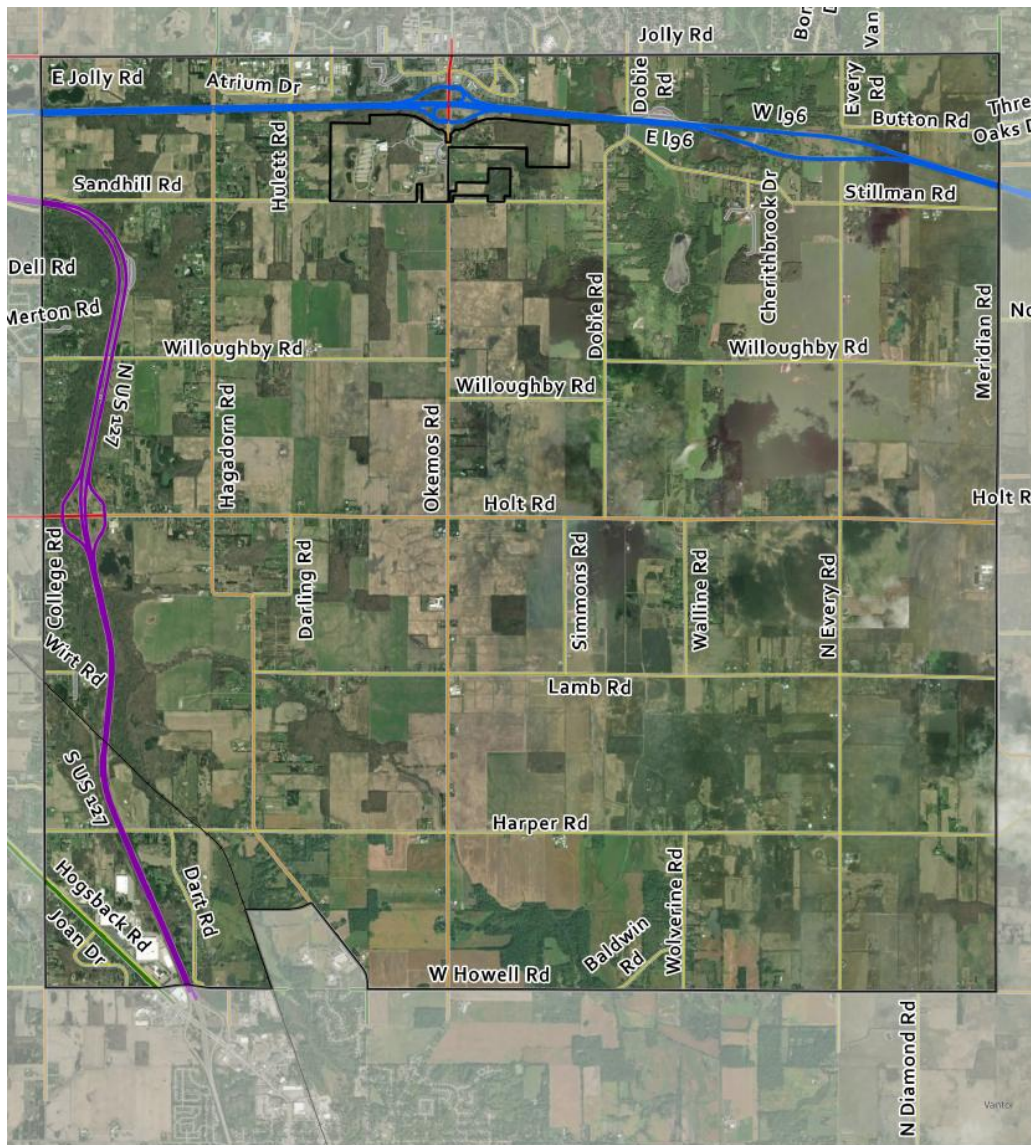
- State Trunkline
- - - County Primary
- County Local
- - - City Major
- City Local



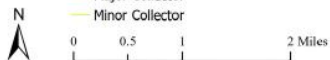
### Functional Classification and Traffic Volumes

Alaiedon Township is serviced by collector roads, arterial roads, freeways, and interstates. Because of its rural, agricultural development pattern with large lot sizes, there are few private or local roads within the township. With fewer routes to choose from, daily vehicular traffic is concentrated on a few major roads in the community. Other than I-96 and US-127, higher traffic volumes are experienced on Howell and Jolly Roads along the township’s perimeter, and on Hagadorn, Okemos, and Holt Roads in the central part of the township.

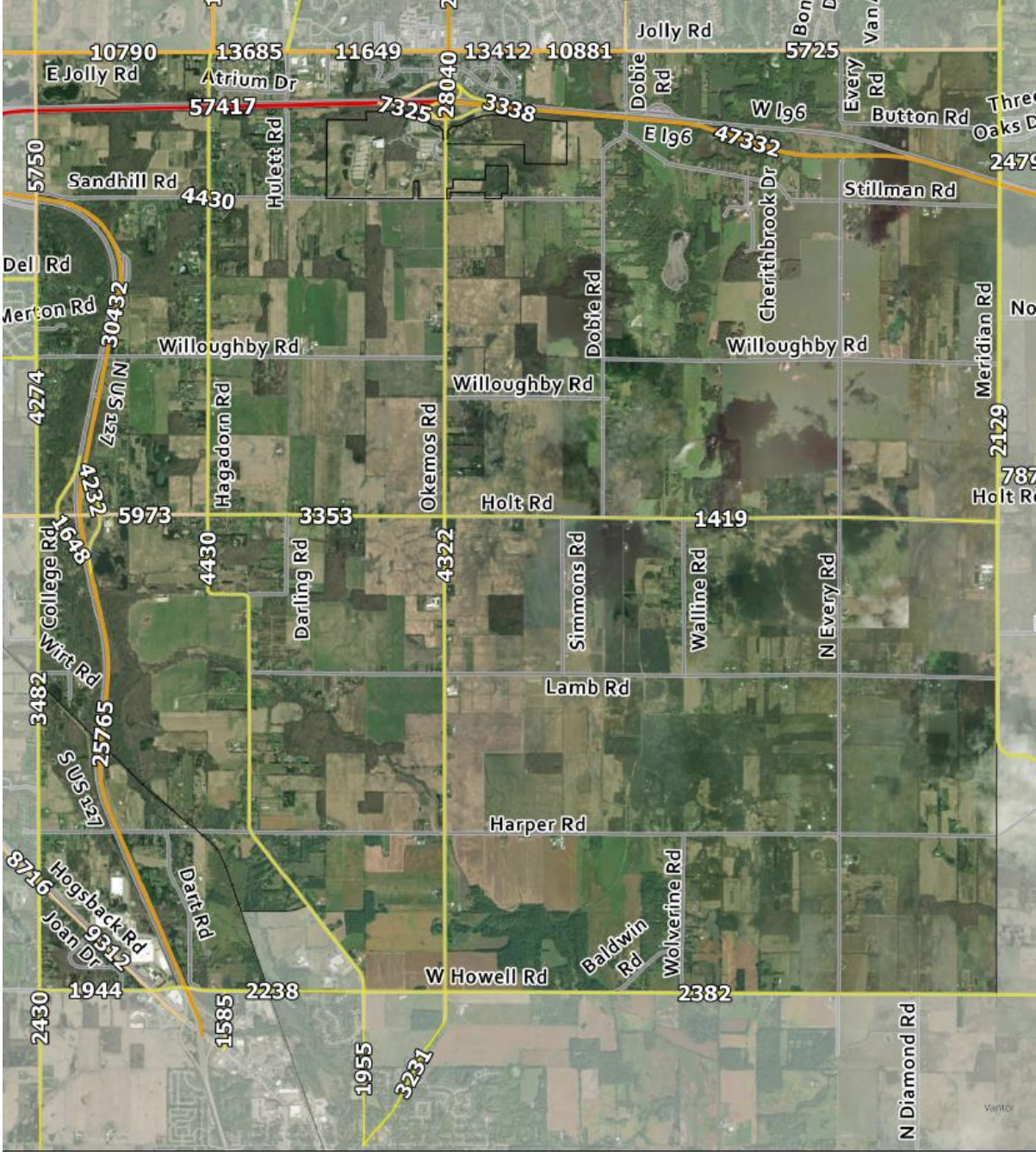
Map 3.G: Functional Classification of Roads in Alaiedon Township.



**National Functional Classification**  
 Interstate  
 Other Fwy or Expwy  
 Other Principal Arterial  
 Minor Arterial  
 Major Collector  
 Minor Collector



Map 3.H: Annual Average Daily Traffic (AADT) on Roads in Alaiedon Township.



**2024 AADT**

- Over 100,000
- 50,001 - 100,000
- 20,001 - 50,000
- 10,001 - 20,000
- 5,001 - 10,000
- 2,001 - 5,000
- 1 - 2,000



0 0.5 1 2 Miles



**Transit Access**

There are three (3) Capital Area Transit Authority (CATA) bus routes that pass through Alaiedon Township, but only one of the routes stops in the community: Route 23, servicing MSU, Okemos, and Haslett. Route 23 makes stops on the north and south sides of Jolly Road on Alaiedon Township’s northern border. On the route, riders can reach destinations including Michigan State University, Lake Lansing Park, and Meridian Mall. The route also intersects with other CATA bus routes serving the region.

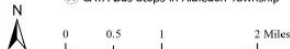
The Mason Limited Route (a connector bus, shown in green on Map 3.J) can make route deviations up to one (1) mile if reserved in advance – which means that Alaiedon Township residents can access the service. CATA’s Rural Service also provides residents with rides (scheduled a day in advance) to the Meijer in Mason, where they can access other CATA transportation services. Mason and Delhi Townships also receive service from CATA Redi-Ride, a program that offers residents curb-to-curb transportation with advanced reservation. Alaiedon Township does not currently participate in the Redi-Ride program.

**Map 3.I: CATA Bus Routes and Stops in Alaiedon Township (2025).**



CATA (Capital Area Transportation Authority) Bus Routes

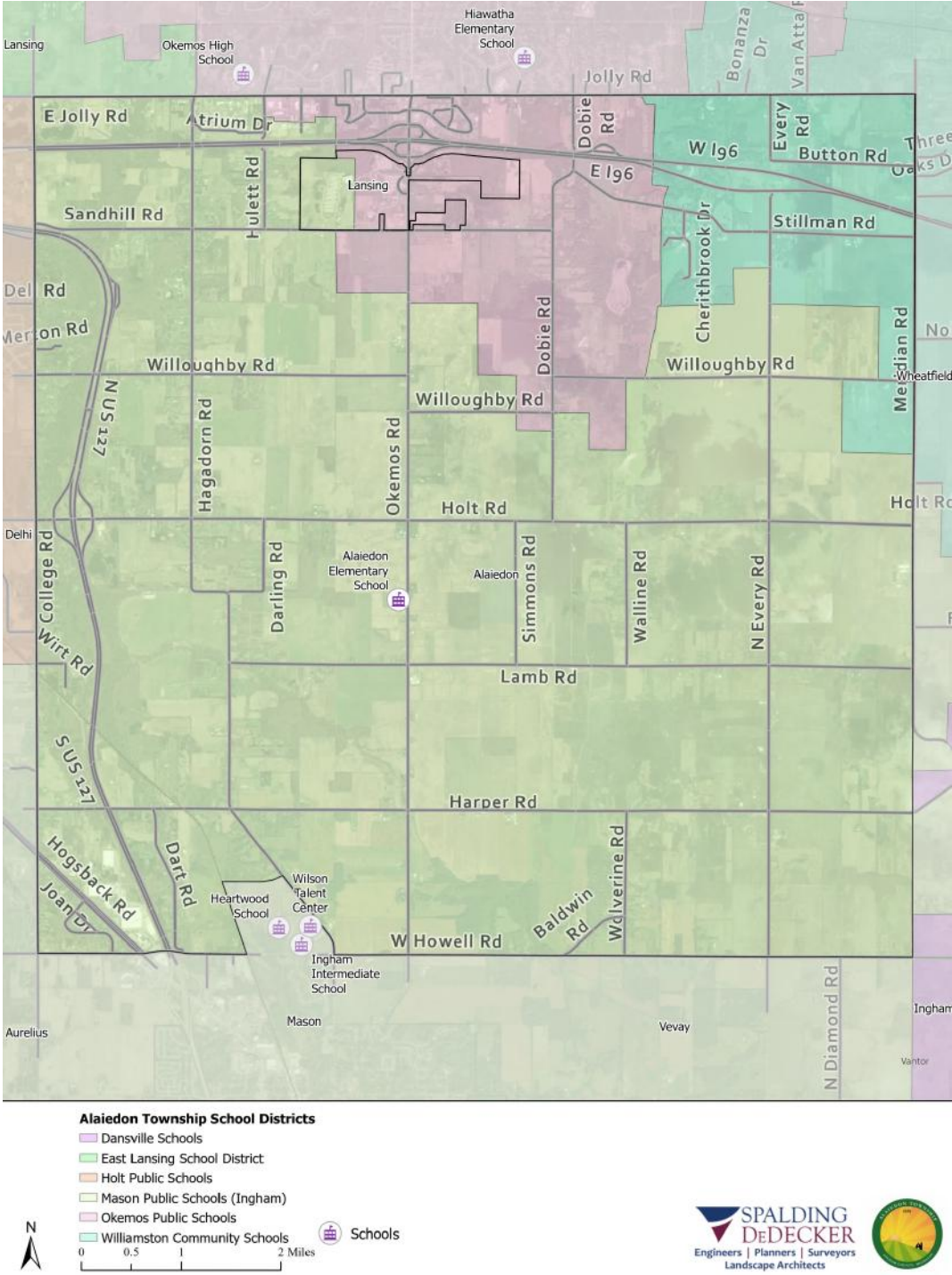
- Route 46 - MASON LTD.
- Route 23 - MSU - OKEMOS - HASLETT
- Route 48 - WILLIAMSTON-WEBBERVILLE LTD
- CATA Bus Stops in Alaiedon Township



School Districts

Students in Alaiedon Township attend school in three (3) different school districts (Okemos, Williamston, and Mason), which are shown in Map 3.K. There is only one (1) school physically present within the boundaries of the community which is the Alaiedon Elementary School. In 2023, there were an estimated 380 children in the township enrolled in K-12 schools (U.S. Census Bureau, Table S1401 – 2023).

Map 3.J: Schools and School Districts Serving Alaiedon Township.



### Community Facilities

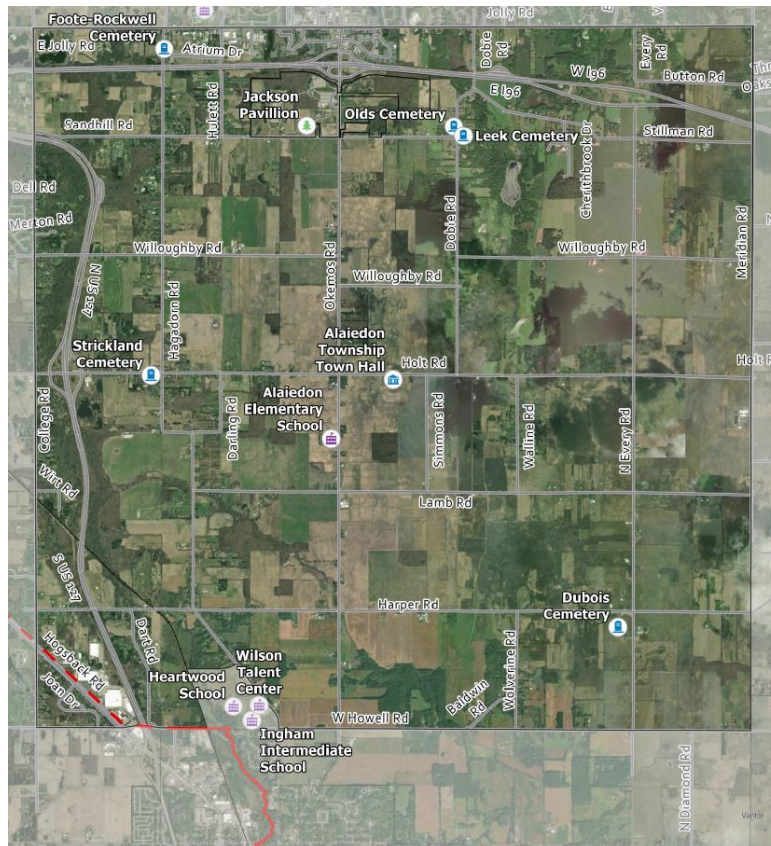
The Township owns five (5) properties within the community: the site of Township Hall, the Leek Cemetery, the Dubois Cemetery, the Strickland Cemetery, and undeveloped land on Dobbie Road. The most recently adopted *Community Parks and Recreation Master Plan (2024)* recommends recreational improvements at Township Hall, and the Dobbie Road Property. Trails were recently developed at Leek Cemetery and completed in 2026. Hayhoe Riverwalk Paved Trail runs along Alaiedon Township’s southern border and is planned to be expanded along North Cedar Street.

Figure 3.11: Images of Community Facilities in Alaiedon Township.



Source: Township Hall (left), Leek Cemetery (center), Ball Fields (right) – Spalding DeDecker, 2025.

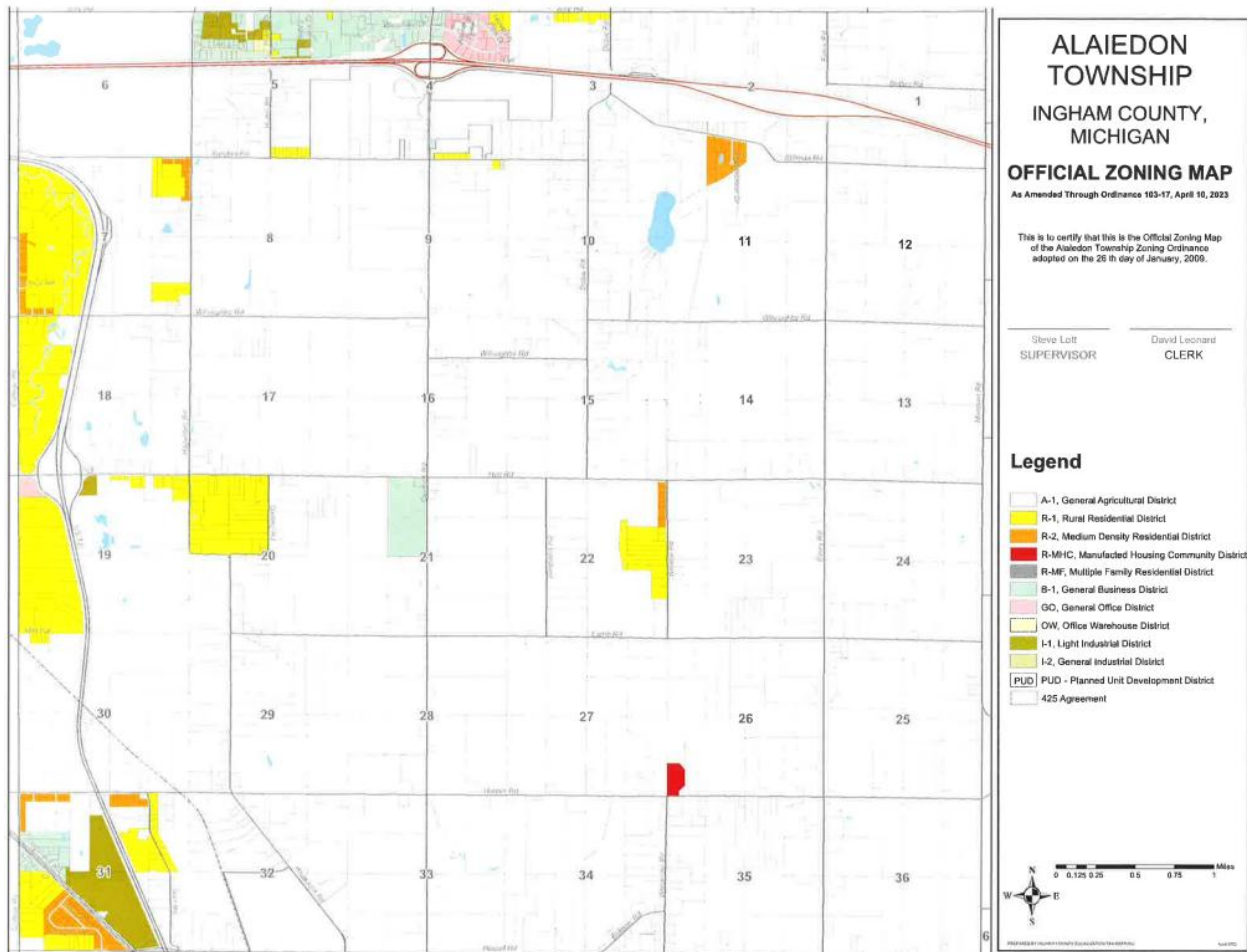
Map 3.K: Alaiedon Township Community Facilities.



## Existing Zoning

Alaiedon Township is divided into 11 zoning districts which accommodate agricultural, residential, commercial, industrial, and planned unit development uses. The majority of the Township is zoned General Agricultural (A-1), allowing for agriculture activities, single-family and two-family residential, and public facilities on minimum lot sizes of two (2) acres (or 2.5 acres for sites featuring two-family dwellings). East of US-127, the township is zoned for Rural Residential (R-1), Light Industrial (I-1), and Medium Density Residential (R-2) uses primarily. The township’s largest business and office area is located north of I-96 along its border with Meridian Township. Figure 3.13 shows Alaiedon Township’s Zoning Map, as amended, through 2023.

Figure 3.12: Alaiedon Township Zoning Map.



Source: Alaiedon Township, MI (2025).

Table 3.13 on the next page highlights key standards within each of the Township’s 11 zoning districts. The remaining chapters of this plan will discuss how existing demographic, economic, environmental, and zoning conditions influence land use planning in the Township. Chapter 7 will offer strategies for achieving Alaiedon Township’s vision, including strategies for better aligning zoning and other policies with the community’s goals and objectives.

**Table 3.13: Alaiedon Township Zoning District Standards (Ordinance 103, as of 2025)**

Zoning District	Primary Uses	Minimum Lot Size	Maximum Density	Maximum Building Height	Maximum Lot Coverage
Agricultural (A-1)	Agriculture and low-density residential	<u>Single-Family:</u> 2 acres  <u>Two-Family:</u> 2.5 acres	0.8 units per acre	2.5 stories, 35 feet*	20 percent
Rural Residential (R-1)	Agriculture and low-density residential – excluding sale of agricultural products	<u>Single-Family:</u> 2 acres  <u>Two-Family:</u> 2.5 acres	0.8 units per acre	2.5 stories, 35 feet*	20 percent
Medium Density Residential (R-2)	Single- and two-family residential	<u>Single-Family, sewer available:</u> 0.66 acre  <u>Single-Family, septic:</u> 2 acres	1.5 units per acre	2.5 stories, 35 feet	20 percent
Multiple Family Residential (R-MF)	Multiple-family residential	1 acre	NA – minimum floor area standards apply	35 feet**	35 percent
Manufactured Housing Community (R-MHC)	Manufactured housing within a community	<u>Project area:</u> 10 acres  <u>Site average:</u> 0.13 acre	7.7 units per acre	Specific definitions of mobile and manufactured homes apply	NA
General Business (B-1)	Retail, personal care services, restaurants, offices	1 acre	NA	2 stories, 30 feet*	40 percent
General Office (GO)	Office uses, restaurants, lodging/conference facilities	1 acre	NA	30 feet*	40 percent
Office Warehouse (OW)	Office, warehouse, showroom, and retail uses – excludes manufacturing, processing, assembly	1 acre	NA	40 feet*	40 percent
Light Industrial (I-1)	Light industrial uses – excludes extraction and processing of raw materials	1 acre	NA	3 stories, 40 feet*	50 percent
General Industrial (I-2)	Industrial uses	1 acre	NA	3 stories, 40 feet*	50 percent
Planned Unit Development (PUD)	Flexibility in land uses and site design				NA

\* Farm structures are allowed a maximum height of 75 feet. Structures and buildings associated with special land uses in the Agricultural and Residential Districts, and all principal buildings in a Business or Industrial District, are allowed increased height proportionate to setback increases.

\*\*The maximum height of multi-family buildings within 100 feet of an A-1, R-1, or R-2 District is 25 feet.

Source: Spalding DeDecker

## *4- Housing Needs Assessment*



*“I haven't actually looked for housing, in or out of Alaiedon Township, in 40+ years, so I don't really know what is available. However, I suspect that there is not much housing that is affordable for first-time home buyers. I also think that multi-unit housing of various types would be beneficial, but that would impinge on the agricultural status of much of this township.”*

– Community Survey Response

## Housing Needs Assessment

In 2024, the State Legislature passed Public Act 153 of 2024, amending the Michigan Planning Enabling Act (MPEA). The new legislation requires municipalities to promote or adequately plan for, “a range of housing types, costs, affordability, attainability, ages, and other characteristics, including single- and multiple-family dwellings, to serve the housing demands of a diverse population” (PA 153 of 2024). To these ends, all Master Plans must now include:

1. An assessment of existing and forecasted housing demand; and
2. Strategies and policy recommendations for addressing local housing demand.

This chapter of the Master Plan reviews housing supply and demand in Alaiedon Township to understand housing needs and develop strategies for addressing those needs, thus satisfying the requirements of the MPEA, as amended.

### Statewide Housing Plan and Regional Housing Partnerships

Public Act 153 of 2024 resulted from the implementation of [Michigan's Statewide Housing Plan \(2022\)](#) through the ongoing efforts of regional housing partnerships (specifically established to implement the state plan). The *Statewide Housing Plan* includes 37 goals and 184 strategies for:

- Adding 75,000 new or rehabilitated housing units to the state supply;
- Stabilizing housing for 100,000+ households;
- Reducing equity gaps in homelessness and homeownership;
- Making homelessness rare, brief, and one-time; and
- Improving weatherization and energy-efficiency for 15,000+ households.

The key driver of the strategies in the plan is a finding that 1.5 million Michigan households (38%) struggle to afford their basic needs (housing, transportation, childcare, food, and utilities).

Although challenges of housing affordability and security impact all of Michigan, the Michigan State Housing Development Authority (MSDHA) recognized that housing solutions would need to be tailored to and driven by the unique needs of regions and individual communities. Fifteen (15) Regional Housing Partnerships were established to develop regional priorities and action plans in alignment with the statewide plan. Alaiedon Township falls within the South Central Housing Partnership – co-led by Tri-County Regional Planning Commission and the Capital Area Housing Partnership.

Figure 4.1: The Importance of Housing to Community.



Source: *Development Strategies – for the Housing Drives Assessment, 2023.*

The South Central Housing Partnership serves Ingham, Eaton, and Clinton Counties – with an estimated population of 483,735 people (*HousingDrives* – 2023, page 13). In 2023, the [HousingDrives Assessment](#) was completed for the Tri-County Regional Planning Commission. This plan includes a market analysis of current and future housing supply and demand, integrates public feedback, and proposes a framework for addressing the south central region’s housing needs. Four (4) goals were proposed in the plan:

1. Create a regional policy framework (to link land use, transportation, and utility infrastructure);
2. Expand existing tools and establish new ones (including diversifying development, streamlining review processes, and expanding senior housing options);
3. Support reinvestment in existing housing stock (housing and neighborhood stabilization); and
4. Align housing-related investments with jobs (by encouraging new industries to locate near jobs and vice versa).

In the existing conditions analysis for *HousingDrives*, the region is divided into subareas (urban, suburban, exurban, and rural) in recognition of unique land use contexts. However, the plan’s recommended strategies apply broadly and are not tailored to the four (4) subareas. Alaiedon Township primarily fits within the Rural and Exurban subareas, which are characterized by residential and agricultural land uses, car-dependency, and low residential densities. Exurban areas are rapidly growing, while rural areas maintain a stable or even declining population. Housing strategies for Alaiedon Township are different than those for more urban Lansing or East Lansing or for suburban Meridian Township.

The rest of this chapter focuses on Alaiedon Township’s unique housing needs, drawing from a range of sources, including U.S. Census Bureau data, the State of Michigan Housing Data Portal, and feedback received from residents and stakeholders. Goals, objectives, and strategies for addressing the township’s housing needs are outlined in Chapters 5, 6, and 7 of this Master Plan.

**Housing Demand**

Housing demand is largely driven by demographic shifts (population growth or decline, household formations, consumer preferences, etc.) and economic trends such as location of jobs and household incomes. Housing demand may also be influenced by external market forces such as mortgage interest rates, property taxes, and the stability (or instability) of the economy at-large.

The number of households in Ingham County is expected to increase steadily from 116,566 in 2023 to 120,940 in 2030 (Table 4.2). In contrast, Alaiedon Township’s total number of households is expected to remain stable overall, with a slight increase from 1,070 households in 2023, back to pre-2023 levels by 2030 (Table 4.2). Average household size in Alaiedon Township is expected to continue declining into 2030 (Table 4.3). In 2010, 32.1 percent of households in the township included children (under age 18) living at home; by 2023, only 24.3 percent of households had children living at home (U.S. Census Bureau – Table S1101, 2010 and 2023).

These changes in household size and composition, even if the total number of households is not increasing drastically, are expected to drive some demand for housing in Alaiedon Township. A variety of housing types may be needed to allow residents to downsize or transition to maintenance-free living.

**Table 4.2: Total Number of Households in Alaiedon Township and Ingham County.**

Year	Total Households	
	Alaiedon Township	Ingham County
2010	1,117	108,723
2020	1,128	113,678
2023	1,070	116,566
2025*	1,126	118,444
2030*	1,125	120,940

*\*2025 and 2030 ESRI Business Analyst Estimates and Projections.*

*Source: U.S. Census Bureau – Table S1101 & ESRI’s Market Profiles.*

**Table 4.3: Median Household Size in Alaiedon Township and Ingham County.**

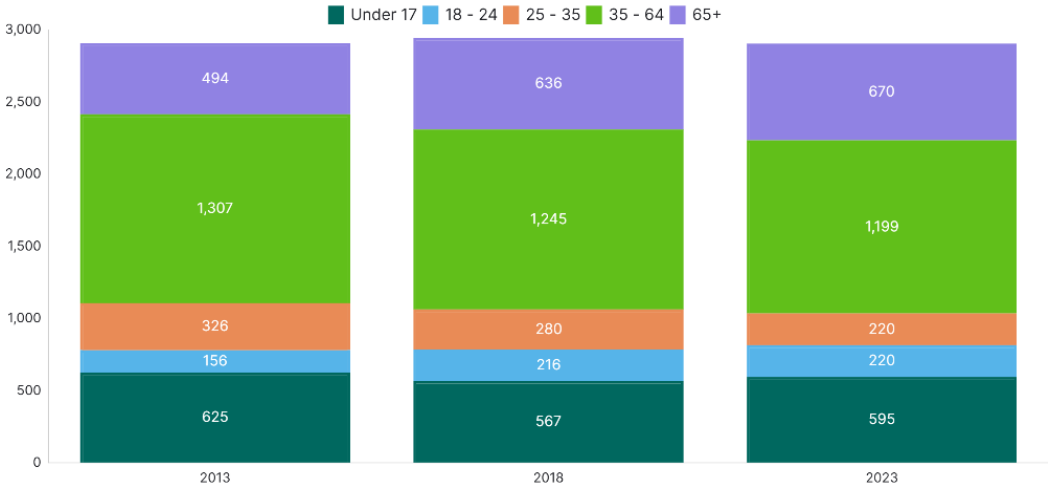
Year	Average Household Size	
	Alaiedon Township	Ingham County
2010	2.55	2.40
2020	2.85	2.40
2023	2.69	2.27
2025*	2.49	2.23
2030*	2.45	2.18

*\*2025 and 2030 ESRI Business Analyst Estimates and Projections.*

*Source: U.S. Census Bureau – Table S1101 & ESRI’s Market Profiles.*

The State of Michigan Housing Data Portal shows a breakdown of population by key age groups from 2013 to 2023 (see Figure 4.4). Between 2013 and 2018, almost 200 residents aged into the “65 and up” age category. That category continued to grow into 2023. Meanwhile, the number of residents under age 17 declined between 2013 and 2018 and then increased into 2023 – consistent with the trend toward higher birth rates (“baby bump”) experienced across the United States during the COVID-19 Pandemic.

Figure 4.4: Alaiedon Township Population by Age Group.

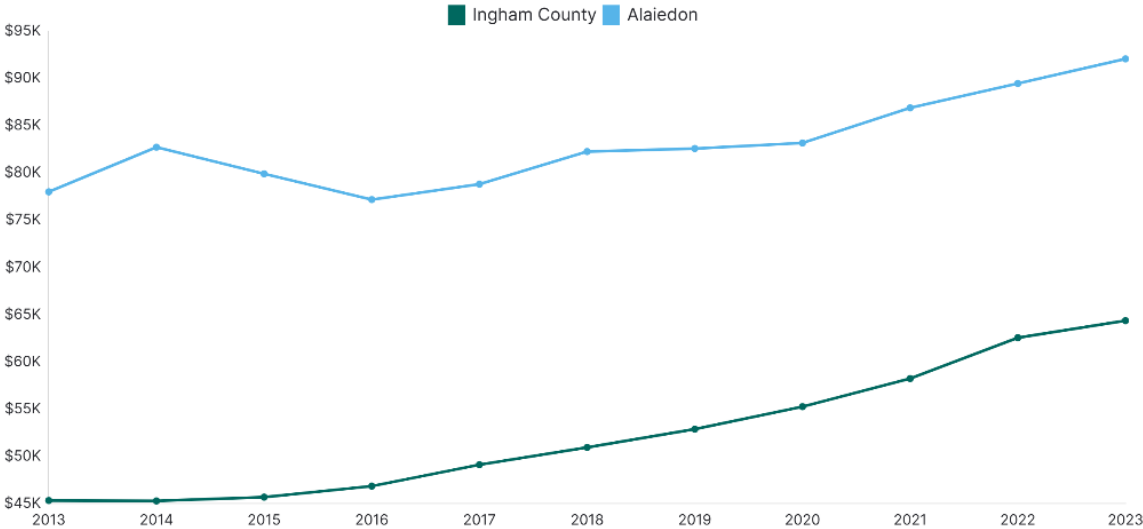


Source: Michigan Housing Data Portal, 2025.

Household income also influences housing demand. The median household income in Alaiedon Township has been rising since 2016 and is well above county median income (Figure 4.5). Median income, however, does not provide a full picture. In 2023, 124 residents of Alaiedon Township were determined to be in poverty, and 21 households were receiving food stamps or SNAP benefits (U.S. Census Bureau – Tables S1701 and Table S2201, 2023). A full breakdown of incomes in Alaiedon Township and Ingham County is shown in Table 4.6.

The Area Median Income (AMI) determined for the Tri-County Area by the U.S. Department of Housing and Urban Development (HUD) was \$66,640 in 2023 (HousingDrives – 2023, page 57). At least 19.6 percent of Alaiedon Township households earn less than AMI, and 8.7 percent earn 50 percent or less of AMI (see Table 4.6). In both Alaiedon Township and Ingham County, there were increases in the percentage of households earning over \$200,000 per year between 2010 and 2023.

Figure 4.5: Median Household Income Over Time, Alaiedon Township and Ingham County.



Source: Michigan Housing Data Portal, 2025.

**Table 4.6: Percentage of Households by Income in Alaiedon Township and Ingham County.**

Household Income	Alaiedon Township Households (%)		Ingham County Households (%)	
	2010	2023	2010	2023
Less than \$10,000	2.7	2.4	11.5	6.8
\$10,000 to \$14,999	3.8	1.9	5.9	4.6
\$15,000 to \$24,999	6.9	1.2	11.3	7.5
\$25,000 to \$34,999	6.7	3.2	10.5	8.4
\$35,000 to \$49,999	10.5	10.9	14.6	12.2
\$50,000 to \$74,999	22.1	15.3	18.6	17.6
\$75,000 to \$99,999	11.9	18.2	11.3	12.5
\$100,000 to \$149,999	20.6	19.3	10.7	15.5
\$150,000 to \$199,999	9.2	12.1	3.1	7.2
\$200,000 or more	5.5	15.3	2.6	7.6

50% AMI:  
\$33,320

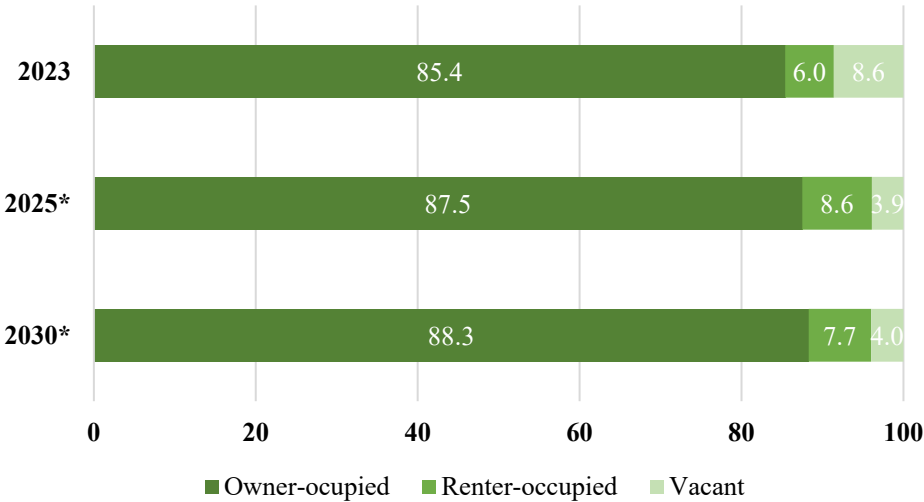
AMI:  
\$66,640

Source: U.S. Census Bureau – Table S1901, 2010 and 2023.

**Housing Supply**

This section examines housing supply in Alaiedon Township, including the total number of housing units, unit type, and unit condition. In 2023, there were 1,171 housing units in Alaiedon Township – down from 1,197 in 2010 (U.S. Census Bureau – Table B25002, 2010 and 2023). Of these units, 101 (8.6 percent) were vacant. Figure 4.7 shows housing tenure in Alaiedon Township in 2023, 2025, and projected for 2030. The majority of housing units in the township are owner-occupied; this is not expected to change in the near future (Figure 4.7).

**Figure 4.7: Housing Tenure in Alaiedon Township, as a Percentage.**



\*2025 and 2030 ESRI Business Analyst Estimates and Projections.

Source: U.S. Census Bureau – Table S2502 & ESRI’s Market Profiles.

The housing typology in Alaiedon Township is dominated by detached, single-family homes (Table 4.8). Of the five (5) percent of the housing stock that does not fit into this category, three (3) percent is attached single-family homes – also called townhomes, 1.5 percent is duplexes (2-unit buildings), and less than one (1) percent is mobile homes or other housing types. There are no true apartment buildings within the community. There are no identified senior housing or assisted living complexes within Alaiedon Township. However, census data reveals that 29 residents live in non-institutionalized group quarters, such as group homes or shelters (U.S. Census Bureau – Table B26001, 2023).

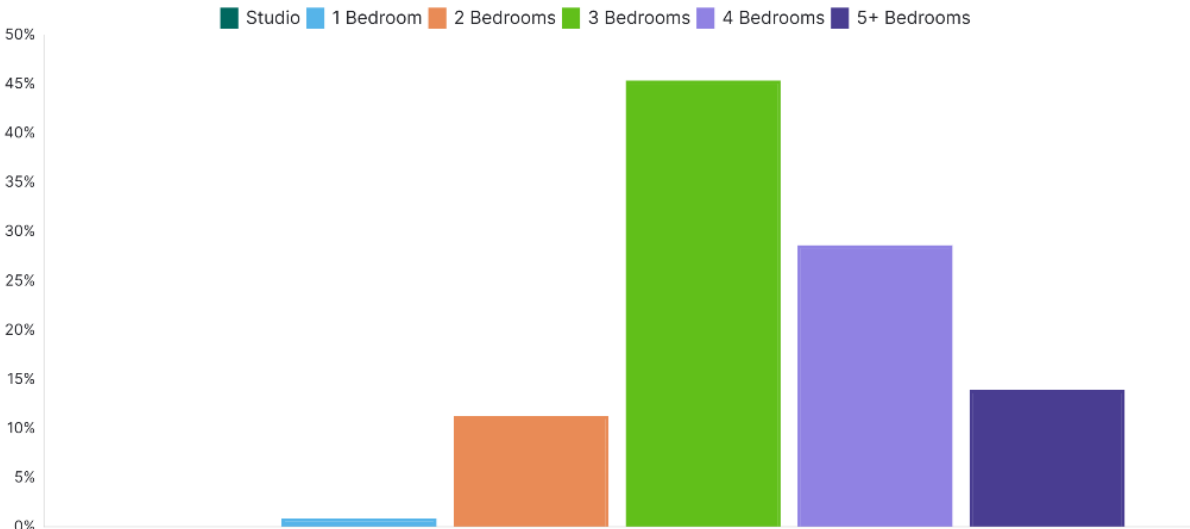
**Table 4.8: Housing Types in Alaiedon Township and Ingham County, 2023.**

Units in Structure	Alaiedon Township		Ingham County	
	Number	Percent	Number	Percent
1, detached	1,017	95.0	72,193	61.9
1, attached	32	3.0	5,695	4.9
2 apartments	16	1.5	2,712	2.3
3 or 4 apartments	0	0.0	3,801	3.3
5 to 9 apartments	0	0.0	6,882	5.9
10 or more apartments	0	0.0	22,347	19.2
Mobile home or other type of housing	5	0.5	2,936	2.5

Source: U.S. Census Bureau – Table S2504, 2023.

In 2023, over 85 percent of housing units in the township included three (3) or more bedrooms (Figure 4.9). The percentage of housing units with five (5) or more bedrooms exceeded the number of one (1) and two (2) bedroom units combined. The existing housing stock contrasts with housing demand characteristics identified in previous sections, including median household size, which was just 2.69 in 2023 (Table 4.3). In 2023, 66 percent of all households in Alaiedon Township were composed of two (2) or less people (U.S. Census Bureau – Table S2501, 2023). However, studio, one (1), and two (2) bedroom units make up less than 15 percent of total housing stock. This represents a mismatch between household size and the size of homes – a mismatch that is likely to worsen as household size continues to shrink.

**Figure 4.9: Alaiedon Township Homes by Number of Bedrooms.**

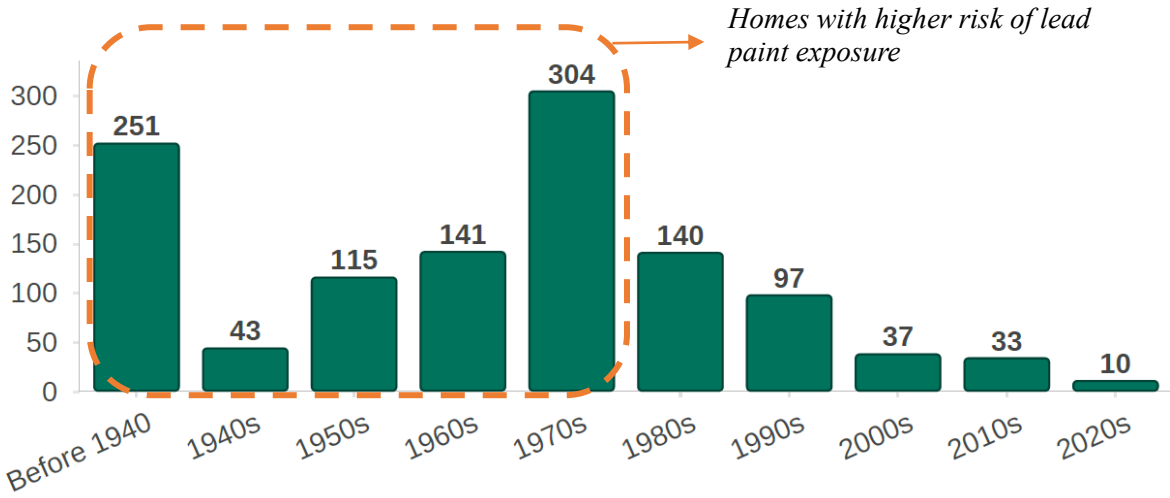


Source: Michigan Housing Data Portal, 2023.

Housing conditions are reported through the American Community Survey. In Alaiedon Township, all housing units include complete plumbing facilities, but five (5) units in total reportedly lack full kitchen facilities – defined as having a refrigerator, a stovetop/range, and a sink with a faucet producing hot and cold water (U.S. Census Bureau – Table S2504, 2023). While all housing units have some method of heating, nearly 12 percent of homes are heated by wood, coal/coke, or kerosene (ibid). Residents in these units are at increased risk for indoor air contaminants. In addition, coal- and wood-burning stoves require labor (cutting, stacking, lifting, loading) that may become more difficult as residents age.

Of the 1,171 housing units in Alaiedon Township in 2023, only 80 (6.8 percent) were built in this century (see Figure 4.10). In contrast, 854 units (72.9 percent) were constructed in the 1970s or before (Figure 4.10). These older units may be in need of maintenance and repairs, weatherization, or other improvements to ensure that they remain in good condition. In addition, residents occupying homes built prior to 1978 are at increased risk for lead exposure. In Michigan, dust from lead paint in homes built prior to 1978 is the leading cause of lead poisoning (Ingham County Health Department, 2015).

Figure 4.10: Alaiedon Township Housing Units, by Decade Built.

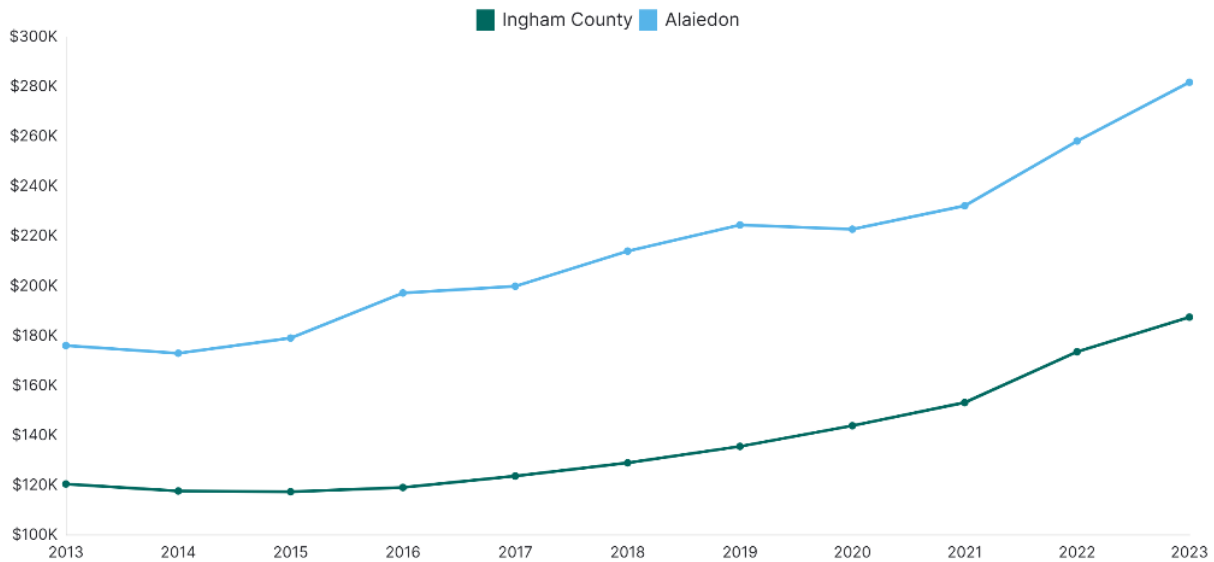


Source: Michigan Housing Data Portal, 2023.

Financial Characteristics and Housing Cost-Burden

Median home values in Alaiedon Township are well above those for Ingham County (Figure 4.11). In both the Township and the County, home values continue to increase. In a 10-year span, the median home value for Alaiedon Township grew by over 100,000 dollars – now standing at \$281,800 (Figure 4.11). While rising home values can lead to wealth accumulation for some existing homeowners, they can also have adverse impacts on housing affordability. Increases in home values can lead to homeowners paying more in property taxes. In Michigan, the taxable value of a home cannot increase more than five (5) percent in one year unless the property is sold or major renovations occur (Michigan Department of Treasury, 2026). Because home values have risen so substantially in the last decade, this presents as an annual increase in property taxes for homeowners – as taxable value works to catch up to assessed values. In addition, higher home values mean higher costs for individuals looking to enter the housing market – both in-terms of down payments and monthly mortgage costs, and in exorbitant property taxes when the taxable value “un-caps” at the time of property purchase or transfer (McManamon – for Living in Michigan, 2026).

**Figure 4.11: Median Home Values in Alaiedon Township and Ingham County Over Time.**



Source: Michigan Housing Data Portal, 2023.

As shown in Chapter 3, the median household income in Alaiedon Township is \$92,059 (U.S. Census Bureau - Table S2503, 2023). The U.S. Department of Housing and Urban Development (HUD) determines housing to be affordable if it costs the occupant no more than 30 percent of their household income (including housing costs and utilities - HUD determination for Section 8). The median household in Alaiedon Township could afford to pay up to \$27,618 per year, or \$2,301 per month, for housing. Table 4.12 shows monthly housing costs as a percentage of household income for homeowner households. In 2023, 25.2 percent of Alaiedon Township’s owner-households were cost-burdened (spending more than 30 percent of their income on housing); this is compared to 21.8 percent in Ingham County (Figure 4.12). Even at the highest income levels, there are households that are housing cost-burdened.

**Table 4.12: Monthly Housing Costs for Owners as a Percentage of Household Income, 2023.**

Annual Household Income	Percentage of Income Spent on Mortgage	Percentage of Total Owner-Households	
		Alaiedon Township	Ingham County
Less than \$20,000	Less than 20 percent	0.0	0.0
	20 to 29 percent	0.0	0.0
	30 percent or more	1.5	3.9
\$20,000 to \$34,999	Less than 20 percent	0.0	0.1
	20 to 29 percent	0.0	0.6
	30 percent or more	0.0	5.6
\$35,000 to \$49,999	Less than 20 percent	0.0	0.5
	20 to 29 percent	0.8	2.8
	30 percent or more	6.1	4.7
\$50,000 to \$74,999	Less than 20 percent	0.0	4.4
	20 to 29 percent	4.4	7.5
	30 percent or more	8.9	4.5
\$75,000 or more	Less than 20 percent	50.6	48.0
	20 to 29 percent	18.0	13.8
	30 percent or more	8.7	3.1

Source: U.S. Census Bureau – Table S2506, 2023.

Table 4.13 shows housing cost burden for renter households in Alaiedon Township and Ingham County. In 2023, 66.7 percent of the Township’s renter households were spending more than 30 percent of their income on rent (Table 4.13). The percentage of cost-burdened households was higher in lower income brackets (below the AMI of \$66,640). No renter households paid less than 20 percent on rent unless they belonged to the group of households making \$75,000 or more annually. Ingham County had a comparatively smaller percentage of cost-burdened renter households (54.7 percent to the Township’s 66.7 percent). Even in the lowest income brackets, there are County households that spend less than 30 percent of income on housing.

**Table 4.13: Monthly Housing Costs for Renters as a Percentage of Household Income, 2023.**

Annual Household Income	Percentage of Income Spent on Gross Rent	Alaiedon Township	Ingham County
		Percentage of Total Renter Households	
Less than \$20,000	Less than 20 percent	0.0	0.5
	20 to 29 percent	0.0	0.9
	30 percent or more	5.3	20.6
\$20,000 to \$34,999	Less than 20 percent	0.0	0.8
	20 to 29 percent	0.0	0.4
	30 percent or more	10.5	19.7
\$35,000 to \$49,999	Less than 20 percent	0.0	0.9
	20 to 29 percent	0.0	7.7
	30 percent or more	45.6	9.7
\$50,000 to \$74,999	Less than 20 percent	0.0	4.1
	20 to 29 percent	14.0	11.4
	30 percent or more	5.3	2.7
\$75,000 or more	Less than 20 percent	19.3	13.5
	20 to 29 percent	0.0	6.6
	30 percent or more	0.0	2.0

Source: U.S. Census Bureau – Table B25074, 2023.

### Key Findings of the Housing Needs Assessment

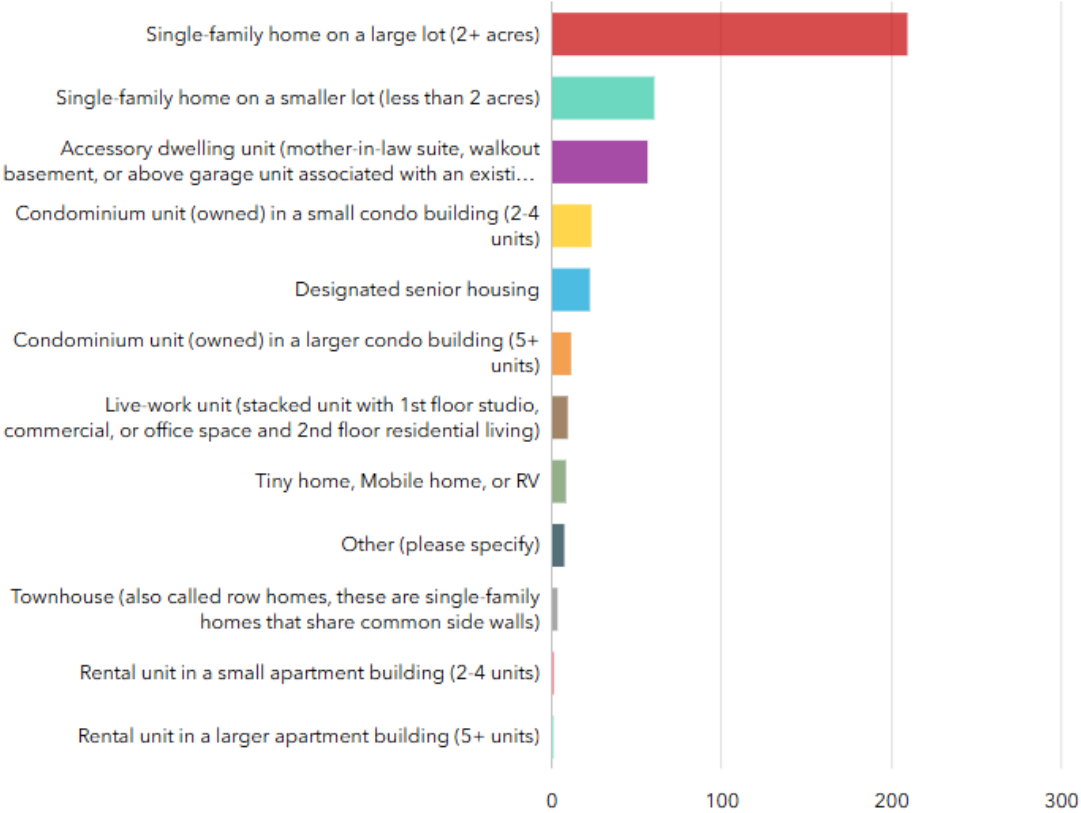
The sections above explored housing demand, supply, and cost to gain a clear picture of housing needs within Alaiedon Township. These key findings are integrated with community and stakeholder feedback to inform the goals and strategies identified in later chapters of this Master Plan.

1. There is a high rate of homeownership in the township, with 85 percent of residents owning their homes – 36 percent of which have paid off their mortgages. Home values continue to rise, building wealth for existing homeowners but creating barriers to entry for prospective buyers.
2. Household size is decreasing in Alaiedon Township as the population continues to age and children move out. By 2030, the median household size will be 2.45. In 2023, two-thirds (2/3) of all households in the township were composed of two (2) or fewer people.
3. In 2023, 95 percent of the township’s 1,171 housing units were single-family detached homes. Housing stock is increasingly mismatched to resident needs – with 85 percent of housing units featuring three (3) or more bedrooms, despite shrinking household size and an aging population.
4. Only 80 housing units were constructed in Alaiedon Township between 2000 and 2023. Older homes are more likely to need repairs and weatherization. In addition, residents occupying the 47 percent of homes built prior to the 1970s are at increased risk for lead paint exposure.
5. In 2023, 25.2 percent of owner-households and 66.7 percent of renter households were housing cost burdened. The percentage of cost-burdened households in Alaiedon Township was higher than in Ingham County as a whole, despite the higher median income in the township.

## Community Housing Preferences

Community survey respondents most frequently expressed a preference for living in single-family homes on lots at least two (2) acres in size; this aligns with preferences to keep the community rural and protect agricultural uses. However, there were respondents who expressed interest in housing diversification – especially single-family homes on smaller lots and accessory dwelling units (ADUs). Some survey respondents provided open-ended responses that discussed the needs of aging adults in the community, including family members, who they feared would not have a place to “age into” in Alaiedon Township. Figure 4.14 shows resident housing preferences.

**Figure 4.14: Survey Respondent Answers to, “What Types of Housing Would You Most Prefer to Live In?”.**



Source: Community Survey Results, 2026.

## Zoning and Housing

Housing supply and cost are impacted by several factors including land availability, construction and labor costs, financing, and **regulation**. The Michigan Association of Planning recently published the *Zoning Reform Toolkit: 15 Tools to Expand Housing Choice and Supply* to help municipalities reduce regulatory barriers to housing. Each of the 15 tools - and their applicability to Alaiedon Township - are described below. Housing-related recommendations are also described in Chapters 5 and 6.

### **Collapse Zone Districts**

*This action involves consolidating zoning districts that have similar allowed uses and dimensional standards. Collapsing redundant zoning districts improves clarity and ease of use for applicants and for staff enforcing the ordinance and can lead to an expansion of uses allowed in districts depending on the nature of the consolidation.*

A summary of existing zoning districts in Alaiedon Township is provided in Chapter 3. The Township has several zoning districts that are narrowly defined and could be consolidated with others. In Chapter 5, consolidation of the B-1 and GO Zoning Districts is discussed. The Future Land Use Chapter envisions Rural Residential and Suburban Residential areas within the township (see Chapter 5). These future land use categories correspond to the R-1 and R-2 Zoning Districts, which today are nearly identical. Instead of collapsing these zoning districts, the district standards for each should be re-evaluated and amended to differentiate between rural neighborhoods and suburban neighborhoods.

### **Rezone for Mixed-Use and/or Multi-Family in Commercial Zones**

*This action focuses on accommodating housing near existing commercial districts and corridors where public infrastructure such as water and sewer services already exists. Allowing mixed-use and multi-family districts creates a built-in customer base for nearby commercial areas and prevents growth from spreading to rural/open space areas. This proximity strengthens connections between residents and businesses, fosters a stronger sense of place, and makes efficient use of existing infrastructure.*

The commercial spaces north of I-96 have access to municipal water and sewer (from adjacent communities), benefit from CATA fixed-route bus service on Jolly Road (Route 23), and currently feature several vacancies. The Township has received inquiries from commercial plaza property managers interested in converting space to residential uses. This chapter identified the need for housing for seniors and assisted living facilities. The commercial district in the north part of the township is a promising location for these uses because of the availability of services described above. As discussed in Chapter 5, the B-1 zoning district should be amended to allow senior housing and assisted living facilities.

### **Expand Allowable Uses**

*This action expands the range of housing types permitted in each zoning district, to allow greater diversity in housing options.*

Survey responses highlighted interest in Accessory Dwelling Units (ADUs). One participant specifically noted the desire to support aging relatives, while another respondent pointed out the lack of housing options for aging empty nesters. Allowing ADUs could help address the need for additional, smaller housing units without causing significant change to existing rural character. The Township should consider adopting an ADU Ordinance that:



ADU in pole barn (Beehive Bldgs.,

- Allows ADUs as a permitted or special land use on properties  $\geq$  two (2) acres in residential zoning districts;
- Requires owner-occupancy of the primary dwelling or ADU;
- Requires the entrance to the ADU to be from the rear or side yard;
- Requires proof of adequate well and septic system capacity; and
- Prohibits short-term rentals (i.e. rentals of 30 days or less).

### **Performance Zoning**

*This action establishes performance zoning standards that regulate development based on measurable impacts such as noise, traffic, and environmental effects. This approach allows for compatibility with surrounding uses and greater flexibility in land uses.*

The Township Zoning Ordinance currently includes site development standards that address environmental protection, including sensitive lands preservation and lighting regulation. However, these ordinances should be strengthened to mitigate any negative impacts of development. See Chapter 6 for specific strategies.

### **Reduce Minimum Lot Width and Area**

*This action highlights the importance of lot width and lot area in reducing the number of homes that can be built and driving housing costs (cost of land). Lot width sets the minimum required width of a property for a given land use, while lot area sets the minimum size of the lot.*

In Alaiedon Township, single-family homes on large lots (2+ acres) are highly valued. The Future Land Use Map of this plan proposes preserving two (2) acre minimum lots south of I-96 and east of US-127. However, expanded Suburban Residential Areas with smaller lot sizes are planned for the northern section of the township between University Park Drive and Every Road. This area is served by transit and adjacent to other suburban neighborhoods featuring smaller lot sizes. Reduced lot widths and areas in this section of the township will not change the character of the rural areas that residents value south of I-96.

### **Reduce or Eliminate Minimum Dwelling Unit Size**

*This action expands individual choice by eliminating zoning standards that establish a minimum size for dwelling units. Minimum dwelling unit sizes can unintentionally prohibit housing types that would otherwise be desirable – such as small, low-maintenance ranch-style homes or accessory dwelling units (ADUs).*

Alaiedon Township sets a minimum floor area of 1,000 square feet for single-family homes and 400-1,050 square feet for multi-family units depending on the number of bedrooms. These minimum standards are not excessive and are unlikely to restrict the type of housing that is developed.

**Reduce or Eliminate Minimum Parking**

*The Michigan Association of Planning recommends reducing or eliminating minimum parking requirements for residential uses to make housing development more financially feasible and to increase the amount of land available for housing development.*

Alaiedon Township requires at least two (2) parking spaces per residential dwelling unit, in addition to guest parking for multi-family residential and manufactured housing communities. Most of the township is reliant on vehicle transportation, since transit service is unavailable and destinations are dispersed (preventing walking or bicycling trips). However, the township may consider allowing parking reductions for residential developments that are built near fixed-route bus transit stops on Jolly Road. Parking reductions in this area could also be used as an incentive to developers to provide walkways, bus stop improvements, and/or residential open space.

**Missing Middle Housing Typologies**

*Missing middle housing describes housing types such as duplexes, triplexes, cottage-style development, and Accessory Dwelling Units (ADUs), which fall in-between the scale of single-family homes and multi-story apartment buildings. These housing types are especially attractive to young professionals and aging adults who may have a lower budget for housing or who may prefer less home and yard maintenance responsibility.*

To support aging in place and expand missing middle housing options, Alaiedon Township should consider adopting an Accessory Dwelling Unit (ADU) ordinance. ADUs represent a form of missing middle housing that can provide smaller, more flexible housing options for older adults and multi-generational households. In the Suburban Residential Future Land Use Category (see Chapter 5), townhomes could also be explored adjacent to bus stops and where municipal water/sewer is available. Alaiedon Township has historically allowed limited workforce housing for farmhands on agricultural properties.

**Density and/or Height Bonuses**

*This action involves granting developers an increase in building height or allowed units in exchange for the developer providing a community benefit that aligns with local priorities. Density bonuses are commonly tied to benefits such as affordable housing set asides, open space preservation, or sustainable development features.*

Alaiedon Township has limited infrastructure capacity and has prioritized preservation of rural residential character. Height and density bonuses are not recommended. Density is controlled by large minimum lot sizes in most of the township. These lot sizes help protect farmland from encroachment but are also a necessity for well and septic systems – given the township’s limited access to water/sewer service. The maximum building height for all residential zones is 35 feet, which allows buildings up to 2.5 stories. In the Suburban Residential Future Land Use Area (see Chapter 5), parking reductions near transit stops could be used as an incentive to achieve other community desires – such as open space preservation, walkways, or improved bus stops.

**Form and Site Standards**

*This action focuses on adopting form and site-based standards that regulate the design and placement of structures on a parcel.*

Alaiedon Township has several site development standards in the zoning ordinance that control building heights, lot coverage, lighting, and other features. Additional design standards for residential structures are not recommended.

**Eliminate or Reduce Elected Body Approvals**

*This action involves simplifying application approval procedures so that a zoning administrator can review and act on applications for permitted uses. More complex site plans or special land uses may still require Planning Commission or Board of Trustees review. Lengthy local approval processes can increase development costs, which are often passed on to the end buyer or renter making housing less affordable.*

The following best practices are recommended when developing review standards:

- Provide clear, consistent, and streamlined standards for all land uses permitted by-right and allow site plans and applications for these uses to be reviewed administratively by the zoning administrator or by the Planning Commission (eliminating Board reviews of permitted uses).
- Establish consistent timelines and procedures for all reviews to ensure predictability and reduce unnecessary delays.
- Verify that ordinance language matches application forms and procedures followed by staff.

**Expand Administrative Review**

*This action is related to “eliminating or reducing elected body approvals” as described above. The recommendations for both actions are the same.*

**Pre-Approved Plans**

*This action involves using pre-approved housing prototypes or plan sets authorized by the local jurisdiction. These designs have already been reviewed for compatibility with the surrounding neighborhood context and are determined to be appropriate for construction.*

This strategy is generally more effective in larger communities where staff have the capacity to develop typical plans and where large-scale builders are leading development efforts. Pre-approved plans are not recommended for Alaiedon Township at this time.

**Flexible Approach to Non-Conformities**

*This action promotes a more flexible approach to nonconforming structures and lots, encouraging their reuse or adaptation to expand housing options. By allowing some flexibility, the decline of older structures can be slowed, preventing disinvestment and preserving housing stock.*

Alaiedon Township’s ordinances have changed very little since they were first adopted, and the community does not experience many residential non-conformities. Housing preservation can be achieved by connecting residents with available resources from Ingham County and other partners – especially considering the community’s aging housing stock. Several organizations provide funding for home improvements, including weatherization, emergency maintenance, and accessibility/aging-in-place retrofits. See Chapter 6 for additional details.

**Police Power Ordinances to Regulate Nuisances**

*This action emphasizes stronger code enforcement to address nuisance residential properties and improve overall neighborhood character.*

Alaiedon Township has limited staff available for code enforcement. However, ordinances should be audited and amended as applicable to ensure that standards exist which can help code enforcement officials take action against nuisance properties when needed.

These actions, when taken collectively, can address the housing needs identified in this chapter while also advancing Alaiedon Township’s agricultural and rural preservation goals. Additional recommendations related to housing can be found in Chapters 5 and 6 of this plan.

# *5 – Land Use and Transportation Vision*



*“Love the peacefulness of Alaiedon township. The location is conveniently located in a metropolitan area near a decent amount of amenities. The township is close to family and friends.”*

– Community Survey Response

## Overview

This chapter discusses Alaiedon Township’s long-term vision for future land uses and transportation.

## Alaiedon Township’s Vision for the Future

In a Master Plan, several key terms appear frequently, such as vision, values, goals, objectives, and strategies. To ensure clarity and a shared understanding, these terms are defined below:

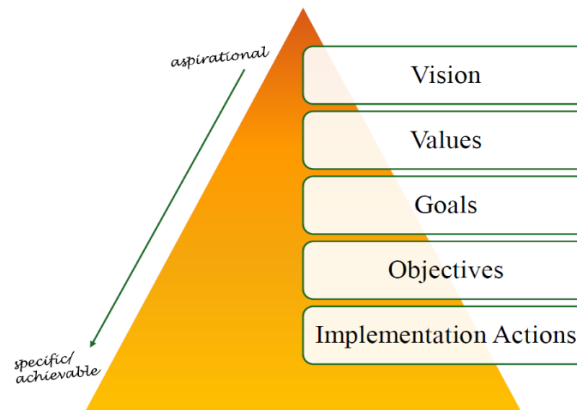
- **Vision:** the vision represents the ultimate purpose of an organization (in this case, Alaiedon township) and outlines what the plan should ultimately achieve
- **Values:** beliefs about desirable states or modes of conduct that guide behavior and prioritization of goals and objectives
- **Goals:** overarching desired outcomes that can be attained by following the Master Plan
- **Objectives:** more specific outcomes that identify an end state
- **Strategies:** implementable techniques that help elected officials and stakeholders to take an action

On a spectrum, a vision statement tends to be aspirational and long-term in nature. Values and goals also reflect broad community aspirations. In contrast, objectives and implementation actions are typically more specific, measurable, and achievable. For example, “Alaiedon Township is and continues to be the Hill Land for Excellent Living” serves as a vision statement. Its values include a rural and agricultural lifestyle, attainable living, neighborliness, and stewardship.

### Turning Goals into Actions

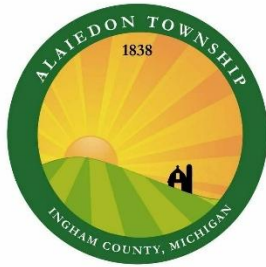
Goals are important because they guide us to the shared community vision. However, goals on their own are not enough: while they indicate where a community aims to be, they do not explain how a community can get there. This plan is meant to be useful for elected and appointed officials, property owners, developers, and other community members; as such, it needs to be implementable. Actions are the method through which community goals can be realized. Actions lay out the path from today’s reality to the vision for tomorrow.

Figure 5.1: Planning Pyramid: From Vision to Implementation



Source: Spalding DeDecker

## Vision



The name “Alaiedon” is derived in part from the Ojibwe/Chippewa language and can be loosely translated to mean, “the hill land for excellent living”. Residents are proud to call Alaiedon Township home, to care for the land and each other, and to put down roots that last for generations. The vision statement for this Master Plan is simple: **Alaiedon Township is, and will continue to be, the hill land for excellent living.**

## Values

Four (4) values emerged from public engagement efforts and help define what it means to be the “hill land for excellent living”. These values shaped the development of the Master Plan:

1. **Rural, Agricultural Lifestyle:** commitment to preserving and supporting rural and farming heritage, identity, and practices.
2. **Attainable Living:** focus on keeping rural, agricultural living affordable and adaptable for residents across all stages of life (youth to seniors).
3. **Neighborliness:** dedication to building community spirit, support networks, engaged constituents, and strong bonds between neighbors.
4. **Stewardship:** responsibility to protect and effectively manage public resources for current and future generations.

Values are reflected through the future land use map’s emphasis on agricultural and rural residential, and through the recommendations made in this chapter and Chapter 6 – Implementation Strategies.

## Goals

The community established seven (7) goals related to the above values. For each goal, this plan articulates objectives and strategies for achieving success (see Chapter 6).

- Goal 1:** Strategically manage growth to preserve rural character, support agricultural uses, and increase access to recreational and natural amenities.
- Goal 2:** Preserve and promote Alaiedon Township’s agricultural heritage.
- Goal 3:** Keep life in the Township affordable and accessible for residents of all ages.
- Goal 4:** Promote good governance through open communication and transparent standards and processes.
- Goal 5:** Continue to be a good neighbor to surrounding communities, while advocating for the interests of Alaiedon Township residents.
- Goal 6:** Responsibly manage township resources to cost-effectively deliver services.
- Goal 7:** Become long-term stewards of Alaiedon Township’s unique resources.

## Community Input on Land Use and Transportation

As part of the visioning process for Alaiedon Township, a four (4) month long community survey was conducted to gather input from residents. Working meetings were also held with Township staff to better understand preferences related to land use and transportation. Additional discussions took place during Planning Commission meetings, along with exercises such as a SWOT (Strength, Weakness, Opportunities, and Threat) analysis and the APAE (Achieve, Preserve, Avoid, Eliminate) framework.

### SWOT Analysis

Figure 5.2: Planning Commission and Township Staff Responses to SWOT Exercise

Strengths	Opportunities
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>Unclear and sometimes contradicting ordinances – including unclear development review processes</li> <li>Handling of ordinance disputes, consistency of enforcement</li> <li>Only 1 internet cable provider (WOW)</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>Vacancies in commercial spaces</li> <li>Development pressure in agricultural areas</li> <li>Maintenance of agricultural infrastructure</li> <li>State/county property tax increases – especially for fixed-income households</li> <li>Housing cost burden</li> <li>Large-scale solar projects</li> <li>Ingham County septic regulations</li> </ul>

Source: Excerpt from presentation given to the Planning Commission on January 13, 2026 (Spalding DeDecker).

SWOT analysis was conducted during the visioning phase of the Master Plan update with participation from both Planning Commission members and Township Staff. Identified strengths included well-maintained infrastructure and roads, the Township’s rural character characterized by large lot sizes and limited development, convenient access to daily destinations, and the presence of township cemeteries and recreation facilities. No significant weaknesses specific to land use or transportation were identified. However, concerns were raised regarding development review processes and overall clarity/usability of the existing Zoning Ordinance. Opportunities related to land use and transportation included the potential reuse of vacant office spaces located north of I-96 and openness to expanding the parks and recreation system. Key threats discussed included development pressure on agricultural lands, utility-scale renewable energy projects and data centers, and Ingham County septic regulations. Commercial vacancies were viewed as both an opportunity for reinvestment and a potential threat if they persist long term.

APAE Analysis

Figure 5.3: Planning Commission and Township Staff Responses to APAE Exercise

<p><b>Achieve</b></p> <ul style="list-style-type: none"> <li>• Non-motorized transportation/bike lanes/ recreational trails on public property</li> <li>• Local grocery store (not large supermarket)</li> <li>• Less traffic (reduce through traffic)</li> <li>• Outdoor parks and recreation, community gathering space</li> <li>• Community facilities, gas, and more broadband service providers</li> </ul>	<p><b>Preserve</b></p> <ul style="list-style-type: none"> <li>• Rural character, buffer from commercial development</li> <li>• 2-acre minimum lot size</li> <li>• Keep the intent of the current zoning layout</li> <li>• Wetlands (review Ingham County wetland standards to ensure they achieve this goal)</li> </ul>
<p><b>Avoid</b></p> <ul style="list-style-type: none"> <li>• Commercial-scale renewable energy projects: viewshed impacts and loss of farmland</li> <li>• Development creek within expressway boundaries and loss of farmland to development</li> <li>• Illegal uses and sexually-oriented businesses</li> </ul>	<p><b>Eliminate</b></p> <ul style="list-style-type: none"> <li>• Deer overpopulation/unsafe wildlife encounters</li> <li>• Blight/nuisance properties</li> <li>• Light pollution</li> </ul>

Source: excerpt from presentation given to the Planning Commission on January 13, 2026 (Spalding DeDecker).

While the SWOT analysis helped identify key assets and deficiencies, the APAE analysis provided a framework for developing an action-oriented plan to achieve desired future outcomes. This exercise was conducted collaboratively with both the Planning Commission (at a public meeting) and Township staff. In terms of achievements to be pursued, priorities included expanding non-motorized transportation infrastructure such as bike lanes and recreational trails, supporting local food production and food access, and maintaining reduced traffic volumes. Elements identified for preservation included the Township’s rural character, two (2) acre minimum lot sizes, and the protection of wetlands in accordance with Ingham County wetland standards. Uses to be strictly avoided include utility-scale renewable energy projects and data centers, development within expressway corridor boundaries, and prohibited or illegal land uses such as sexually oriented businesses. Finally, key issues identified for elimination or mitigation included deer overpopulation, blight, and light pollution.

Community Survey Responses

The online community survey consisted of 22 questions, including a mix of open-ended, multiple choice, and ranking formats. The survey received 240 responses, a response rate of 15 percent (based on the 1,600 postcards that were mailed to property owners). Key themes that emerged from the survey include:

**Rural/Agricultural Lifestyle**

Alaiedon Township’s rural and agricultural character was identified as the primary reason residents choose to live in the community. Respondents expressed strong appreciation for the ability to farm, raise livestock, and engage in agricultural practices. Many also emphasized the importance of preserving the Township’s rural residential and agricultural character as the dominant land use pattern. When asked about commercial and industrial uses, most respondents felt that these should remain north of I-96 and west of US-127. Respondents expressed interest in expanding agritourism in the community and taking other actions to support the livelihood of local farmers.

**Location/Access to Services**

Residents value Alaiedon Township’s proximity to essential goods and services, transportation networks, educational institutions, and employment opportunities. They particularly appreciate the quality of local school districts.

**Leveraging Existing Assets**

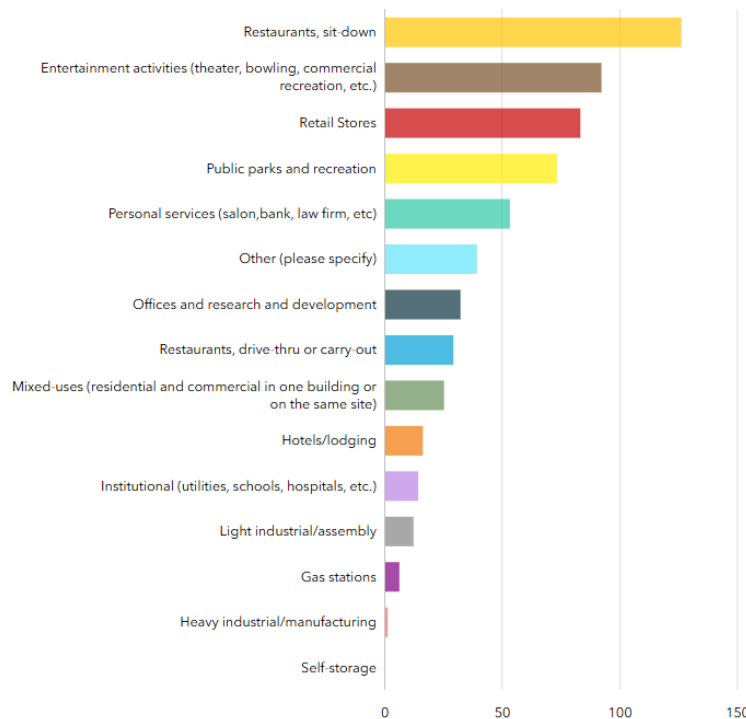
Survey respondents did not want to see the expansion of land dedicated to commercial and industrial uses, but they did support more efficient use of these lands and efforts to fill commercial vacancies. Desired amenities and services included dining, entertainment/commercial recreation, a local grocery store, and senior housing and assisted living. Leveraging existing assets was also a theme when discussing parks and recreation. Respondents saw opportunities to enhance Township facilities by adding places for walking, gathering, or other recreation. The survey responses were clear that these activities and improvements should be balanced with the need to responsibly manage fiscal resources and keep township taxes low.

Two (2) areas of the township have experienced drastic changes since the 2002 Master Plan was adopted, and the survey included specific questions to gauge respondents’ land use preferences for these areas.

**General Business and Office Districts North of I-96, between University Park Drive and James Phillips Drive:** this district includes a mix of office, retail, service, dining, and lodging uses. When asked what uses respondents would like to see more of in this area, the top responses were Sit-Down Restaurants, Retail Stores, and Entertainment Activities.

**Agricultural/Residential Areas North of I-96 between University Park Drive and Every Road:** this district primarily features agricultural uses today, but it abuts Jolly Road, is served by fixed-route bus transit, and is surrounded by commercial and suburban residential uses to the west and north. In this area, respondents wanted to see continuing Agriculture, Public Parks and Recreation, and Single-Family Neighborhoods.

Figure 5.4: Survey Respondent Land Use Preferences for General Business/Office District.



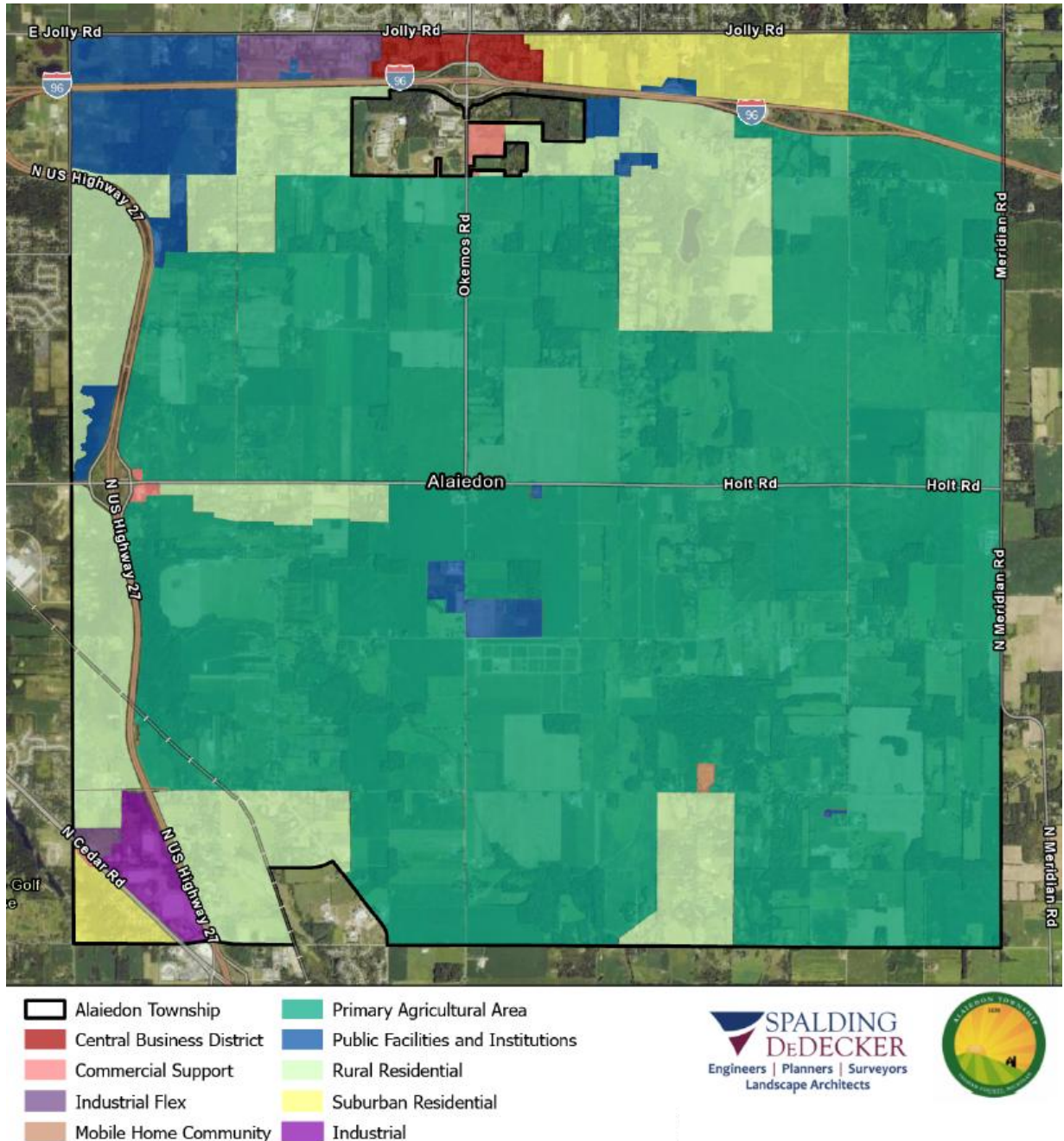
Source: Alaiedon Township Community Survey, 2026.

## Future Land Use and Zoning Plan

### Future Land Use Categories

As described in the Introduction chapter, the purposes of this Plan are to guide future growth and development, serve as a tool for the Township in evaluating proposed projects, and articulate the vision for the future of Alaiedon Township. The Future Land Use Map is a visionary planning tool that supports decision-making by guiding stakeholders in shaping strategic growth and development. It serves as a policy guide rather than a precise prediction of future conditions - providing direction while allowing flexibility as circumstances evolve.

Map 5.A: Future Land Use Map, Alaiedon Township



The Future Land Use Map was prepared with careful consideration of community aspirations and a growth strategy that supports long-term sustainability without placing undue burden on Township infrastructure, services, or fiscal resources. The Future Land Use Categories were established based on input from the online community survey and from discussions with members of the Planning Commission and Township staff. This future land use map also takes into consideration the current land use patterns, zoning districts, environmental features, infrastructure capacity, and development trends in the Township. Core future land use designations from the *2002 Master Plan*, like the Primary Agricultural Area, Rural Residential, and Suburban Residential designations, are preserved.

Alaiedon Township Future Land Use Categories and Zoning Plan			
Future Land Use Category		Description	Related Zoning District(s)
	Primary Agricultural Area	Areas of prime farmland intended to preserve active farming, agricultural operations, large open spaces, and single-family residential uses on large lot sizes.	A-1
	Rural Residential	Low-density residential areas that maintain the Township’s rural character with large lot sizes and limited infrastructure.	R-1
	Suburban Residential	Moderate-density residential areas that allow for more compact development than in Rural Residential areas and that have greater access to infrastructure and services.	R-2 and R-MF
	Mobile Home Community	Designated area for mobile home communities with shared infrastructure and amenities.	R-MHC
	Central Business District	A consolidated mixed-use commercial area serving as the primary location for business, services, and entertainment.	GB
	Commercial Support	Dispersed areas of small-scale commercial services and offices located along major thoroughfares and expressways and supporting auto-oriented uses.	GB and GO*
	Industrial Flex	Areas designated for smaller-scale light industrial, warehousing, wholesale retail, and flexible commercial-industrial uses.	I-1
	Industrial	Areas reserved for traditional industrial uses and storage.	I-2
	Public Facilities and Institutions	Educational institutions, government offices, cemeteries, parks, and other facilities owned by public entities.	A-1 and R-1

*\*A new zoning district for these small-scale commercial uses is recommended.*

The next section provides summary characteristics for each Future Land Use category. These summaries are intended to guide future development and ensure consistency with the Township’s overall vision and planning objectives. For ease of use, the summaries are formatted in one (1) page briefs, so that stakeholders or decision-making authorities can quickly reference them and gain a clear understanding of each Future Land Use category.

**Primary Agricultural Area**

**Description:** Areas of prime farmland intended to preserve active farming, agricultural operations, large open spaces, and single-family residential uses on large lot sizes.



Field in Alaiedon Township (Spalding DeDecker, 2025).

*“This township is strongest when supporting your local farmers, large and small.”*

*– Community Survey Response.*

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
A-1	Agriculture, Single- and Two-Family Residential, Open Space, Accessory Uses	Multi-family Residential (except for worker housing), Industrial uses, Commercial Uses Not Accessory to Agriculture	2 acres	200 feet	35 feet, with exceptions for farm buildings

**Primary Agricultural Area – Additional Recommendations:**

The primary agricultural areas correspond to prime farmlands within the township, particularly south of I-96 and east of US-127. Intended uses in this future land use category include agriculture, accessory agricultural business, and low-density residential. Two (2) acre minimum lot sizes help to control residential development pressure in this part of the township. However, additional actions are recommended to support the continuing viability of farming and agriculture.

**Agritourism:** 84 percent of community survey respondents were in favor of allowing agritourism uses in the community, such as u-pick operations, market stands, and farm-to-table restaurants. The zoning ordinance currently prohibits most agritourism uses but could be amended to allow small-scale agritourism uses that support the livelihood of farmers. A strong ordinance would define the allowed types of businesses, hours of operation, and facility capacity, would require that the agritourism use be related to an existing farming operation, and would require submission of parking and emergency management plans. Establishing a temporary use permit application and approval process can also help regulate agritourism uses.

**Farmer Education and Outreach:** Chapter 6 includes additional recommendations for engaging with the agricultural community and connecting farmers with resources for farm management, succession planning, and farmland preservation.

**Rural Residential**

**Description:** Low-density residential areas that maintain the Township’s rural character with large lot sizes and limited infrastructure.



Rural residential street in Alaiedon (Google Maps, 2019).

*“Please keep housing primarily single-family homes or small condos. Please limit subdivisions and higher density buildings. Alaiedon should stay rural.”*

– Community Survey Response.

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
R-1	Single- and Two-Family Residential, Household Food Production, Open Space	Commercial and Industrial Uses, except for Home Businesses and Public Uses	2 acres	200 feet	35 feet

**Rural Residential – Additional Recommendations:**

Rural residential areas are appropriate south of I-96, surrounding more intensive agricultural uses. Low-density residential uses are expected to be the predominant uses in this future land use category. Large lot sizes should be maintained, as sites must accommodate well and septic systems. Small-scale agriculture, such as gardening and the raising of chickens, cows, or other animals for household food production, is encouraged. Additional recommendations for this future land use area include:

**Sensitive Lands Preservation:** in some places, the Rural Residential future land use category intersects sensitive natural features such as wetlands, forested areas, and flood plains. While the Zoning Ordinance includes language on environmental preservation, clearer standards – including a natural resource buffer area – are recommended to protect sensitive features.

**Accessory Dwelling Units (ADUs):** as described in Chapter 4, nearly a quarter (over 23 percent) of community survey respondents said that they would prefer to live in an ADU if it was available in the township. An ordinance regulating ADUs could help increase housing opportunities, especially for young families and aging adults, while preserving rural residential character.

**Suburban Residential**

**Description:** Moderate-density residential areas that allow for more compact development than in Rural Residential areas and that have greater access to infrastructure and services.



Suburban residential street in Alaiedon (Google Maps, 2019).

*“It would be nice if there was a housing development providing smaller, quality homes, with affordable housing for young families. A development with a walkable neighborhood, a park, etc.”*

– Community Survey Response.

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
R-2 and R-MF	Single- and Two-Family Residential, Townhomes (if water/sewer is present), Public Uses	Commercial and Industrial Uses, Agriculture	1 acre (septic), 0.5 acres (sewer)	100 feet	30 feet

**Suburban Residential – Additional Recommendations:**

Suburban residential areas are anticipated in two (2) locations in the township. The first is an already developed suburban neighborhood south of Cedar Road in the very southwest corner of the community. Primarily built in the 1950s, lots range in size from 0.5 to one (1) acre. The second location envisioned for suburban residential is north of I-96 between University Park Drive and Every Road. This area, which currently features a mix of agricultural and residential uses, abuts suburban residential neighborhoods in Meridian Township, is adjacent to Alaiedon Township’s general business district, and is served by fixed-route bus transit (CATA Route 23) and bus stops. These qualities make it an ideal location to expand housing options in the community without disrupting the agricultural and rural residential character south of I-96. Additional recommendations for suburban residential areas include:

**Residential Open Space and Sidewalks:** Alaiedon Township’s park spaces, including Township Hall, the Leek Cemetery walking trails, and the recently acquired natural area off of Dobie Road, are all located south of I-96 and would not be easily accessible to residents in neighborhoods developed north of the expressway. A playground is present at Hiawatha Elementary School on the north side of Jolly Road in Meridian Township, but traffic on Jolly Road is difficult to cross without a signalized intersection. Considering this, the Township should explore options to integrate open space and sidewalk requirements into its Site Condominium Standards (Zoning Ordinance Article 20). If larger-scale residential development occurs north of I-96, stronger standards would help balance the impact on public services. Non-motorized connections to the existing bus stops will be especially important in encouraging multimodal transportation and reducing traffic impacts of development.

### Mobile Home Community

**Description:** Designated area for mobile home communities with shared infrastructure and amenities.



Sunset Mobile Home Park in Alaiedon (Google Maps, 2019).

Over 56 percent of respondents to the community survey said that they were **“Satisfied”** or **“Very Satisfied”** with the variety of housing types available in Alaiedon Township.

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
R-MHC	Manufactured Housing in a community setting with shared infrastructure and amenities	Commercial and Industrial Uses, Agriculture	10 acre minimum project size, 5,500 sq.ft. per unit	NA	30 feet

#### Mobile Home Community – Additional Recommendations:

The existing Sunset Mobile Home Park in the township is intended to remain within the Mobile Home Community future land use category. To protect a range of housing types and prevent the creation of non-conforming uses and structures, it is important that the Manufactured Housing Community Zoning District (R-MHC) be preserved in the Township Ordinance. Currently, manufactured homes are prohibited outside of manufactured housing communities – unless they are used as a temporary residential dwelling. A few respondents to the community survey expressed a desire to own a tiny home on acreage. As the Township pursues zoning ordinance amendments, consideration should be given as to if, and under what circumstances, tiny homes or other types of mobile or modular housing should be allowed outside of the R-MHC district.

Expansion of the R-MHC is not anticipated, but the existing use should be preserved.

**Central Business District**

**Description:** A consolidated mixed-use commercial area serving as the primary location for business, services, and entertainment.



Woodland Square Commercial Area (LoopNet, 2026).

*“My compliments to the current and past planners in finding an area within the township where commercial businesses can locate. There seems to be the right amount of area, some still undeveloped, that can serve the community well into the future.”*

– Community Survey Response.

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
B-1	Retail, Dining, Medical, Services, Entertainment, Offices, Senior Housing and Assisted Living	Single-Family Residential, Multi-Family Residential (except for Senior and Assisted Living), Industrial Uses	1 acre	100 feet	30 feet

**Central Business District – Additional Recommendations:**

Alaiedon Township’s Central Business District extends from Woods Edge Drive to University Park Drive, north of I-96. The large area includes a mix of office, lodging, dining, medical, and service uses. This area is intended to continue as the primary commercial area within Alaiedon Township – attracting residents from the community and neighboring municipalities as well as travelers from I-96 (on and off-ramps at Okemos Road). In recent years, this area has experienced a higher number of tenant vacancies in commercial plazas and office buildings. The following recommendations are geared toward addressing vacancies and expanding resident access to goods and services:

**Consolidate the General Business (B-1) and General Office (GO) Zoning Districts:** half of the area that is currently master-planned as the Central Business District is zoned GO. The GO District excludes several uses that could be appropriate for this area of the township, including financial institutions, health clubs/gyms, indoor recreation, day cares, medical clinics, and other goods and services that are desired by residents. The GO District should be absorbed into the B-1 District, which allows all of these uses plus the office uses that were the focus of the GO District.

**Allow Senior Housing and Assisted Living in the B-1 District:** previous chapters of this plan discussed Alaiedon Township’s aging population and residents’ desires for additional senior and assisted living housing opportunities. These uses are a good fit in the Central Business District, where water and sewer area available, where transit service is present, and where a variety of goods and services exist nearby. Vacant office and commercial spaces present an opportunity for adaptive reuse to fulfill these housing needs.

**Commercial Support**

**Description:** Dispersed areas of small-scale commercial services and offices located along major thoroughfares and expressways and supporting auto-oriented uses.



*Taste Coffee Company on Okemos Road (Google Maps, 2022).*

*“With the idea of rural living, but close proximity to amenities, we appreciate that fact that there are homes, not franchises or commercial entities, on every corner. We prefer the low-key single story commercial entities that do exist yet blend well with the small-town atmosphere that Alaiedon Township maintains.”*

*– Community Survey Response.*

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
B-1 and I-1*	Small-Scale Commercial	Industrial Uses, Large-Scale Commercial Uses	1 acre	100 feet	25 feet

*\*A new zoning district for these small-scale recreational uses is recommended.*

**Commercial Support – Additional Recommendations:**

This future land use category exists for the small-scale commercial nodes that exist in limited places throughout the township south of I-96 and east of US-127. There is also a small area of Commercial Support designated on the west side of Cedar Road. The Commercial Support Uses are distinct from the Central Business District and Industrial Areas because they:

- Have small building footprints;
- Feature lower-intensity commercial uses;
- Exist to support other uses or districts; and
- Exhibit architecture that could pass for residential homes.

These areas are currently zoned B-1 or I-1, neither of which appropriately controls the scale of these commercial activities. The Township should consider developing a new zoning district specifically for Commercial Support Uses, limiting the types of uses that can occupy these spaces as well as providing standards for site development and architecture. In the community survey, residents expressed a preference for commercial businesses that take on the appearance of houses – blending into residential neighborhoods. A new zoning district could include appearance guidelines and standards. Standards to reduce light pollution from commercial uses in rural neighborhoods could also be appropriate.

**Industrial Flex**

**Description:** Areas designated for smaller-scale light industrial, warehousing, wholesale retail, and flexible commercial-industrial uses.



Fountain Pointe Office Park (Spalding DeDecker, 2025).

*“Create opportunity for development on the North I-96 corridor.”*

– Community Survey Response.

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
I-1	Small-scale Industrial, Warehousing, Wholesale Retail, Supporting Commercial	Large-Scale Industrial Uses, Residential Uses, Agriculture, Self-Storage or Outdoor Storage	1 acre	100 feet	35 feet

**Industrial Flex – Additional Recommendations:**

Industrial Flex Areas blend light industrial uses with office space, warehousing, distribution, wholesale retail, and other commercial uses. These areas allow more industrial uses (such as workshops and show rooms, assembly, and warehousing) than would be allowed in a typical commercial zoning district. However, uses are intended to be less intense than traditional industrial zoning districts – which allow for material processing, outdoor storage, and large-scale manufacturing. The two (2) areas designated as Industrial Flex on the Future Land Use Map correspond to B-1 and I-1 in the Official Zoning Map. The following changes are recommended to the I-1 district to better accommodate Industrial Flex uses:

**Prohibit Self-Storage and Outdoor Storage:** to encourage a mix of commercial and industrial uses in an attractive setting, self-storage and outdoor storage uses should be discouraged. These uses are more appropriate in the Industrial future land use category (I-2 zoning district).

**Allow Indoor Commercial Recreation:** buildings constructed for industrial flex uses combine office space with floor/warehouse space, which can also be ideal for indoor commercial recreational uses, such as soccer facilities and pickleball courts. These uses should be contemplated in the I-1 zoning district.

**Establish Performance Standards:** stronger standards regarding heat/noise/glare/vibration should be established for all industrial areas.

**Industrial**

**Description:** Areas reserved for traditional industrial uses and storage.



*Dart Container Headquarters, (Google Maps, 2019).*

*“Find the right growth balance. No extreme growth in commercial or industrial.”*  
 – Community Survey Response.

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
I-2	Industrial Uses, Self-Storage, and Outdoor Storage	Residential, Agriculture	2 acres	200 feet	45 feet

**Industrial – Additional Recommendations:**

The Industrial future land use category is reserved for traditional industrial uses established in the southwest corner of Alaiedon Township, along Cedar Road. This area hosts Dart headquarters, two (2) production plants, Dart research and development operations, and a distribution warehouse – employing approximately 1,400 people from Alaiedon Township and neighboring communities. The Industrial areas are currently zoned I-1, even though the scale of uses is more aligned with the I-2 zoning district. Additional recommendations for this area include:

**Establish Performance Standards:** stronger standards requiring municipal water and sewer connections and limiting heat/noise/glare/vibration should be established for all industrial areas.

**Review Lists of Permitted Uses and Specific Use Standards:** in the community survey and during Master Plan discussions with the Planning Commission, residents specifically raised concerns about potential impacts of large-scale industrial uses, including data centers and utility-scale renewable energy facilities. The Township should review lists of permitted uses for each zoning district as well as specific use standards to ensure that any adverse impacts of large-scale industrial uses can be mitigated. Community engagement efforts revealed that the priority for residents and Township leadership is the preservation of agriculture, open space, and rural lifestyles. See Chapter 6 for a full list of community goals and objectives.

**Public Facilities and Institutions**

**Description:** Educational institutions, government offices, cemeteries, parks, and other facilities owned by public entities.



Ball Fields behind the Township Hall, Spalding DeDecker, 2025

*“I’m the 3rd generation of my family to live and care for the land. I love the rural character and peace of the farmland and countryside. It is safe and has good schools and a sense of friendliness.”*

*– Community Survey Response.*

Recommended Zoning Categories, Primary Uses, and Site Standards					
Related Zoning District(s)	Primary Uses	Prohibited Uses	Target Site Standards		
			Minimum Lot Size	Minimum Lot Width (Frontage)	Maximum Height
A-1 and R-1	Educational Facilities, Government Buildings, Parks, Cemeteries	Residential, Commercial Uses, Industrial Uses	NA	NA	35 feet

**Public Facilities and Institutions – Additional Recommendations:**

Public Facilities and Institutions encompass all publicly owned lands, including Michigan State University offices and farms, Township hall, Township cemeteries and natural areas, and public schools. Existing public lands are generally zoned A-1 or R-1. Areas designated for Public Facilities and Institutions are expected to remain in public use well into the future. Resident feedback during the planning process emphasized residents’ desire to limit township services and expenditures in favor of keeping taxes (millage rate) low. However, when residents were asked to identify three (3) things that they would wish for the future of Alaiedon Township (community survey), 49 recreation-related comments were received. Respondents wanted walking and biking trails, new park spaces, and more township events. Some of these needs and preferences are discussed in the Township’s *5-Year Community Parks and Recreation Master Plan*. Additional recommendations to expand opportunities while keeping costs low include:

**Apply for Grant Funding for Improvements to Township Hall Park:** the *5-Year Community Parks and Recreation Master Plan* recommends applying for funding from the Michigan Department of Natural Resources (MDNR) to complete several improvements at Township Hall Park, including upgraded ball field lighting and new playground surfacing.

**Coordinate with Partners to Protect Unique Natural Features:** organizations such as the [Mid-Michigan Land Conservancy](#) (MMLC) are committed to long-term protection of natural and recreational lands. The Conservancy works with property owners to transfer ownership of land or place conservation easements on properties. MMLC currently operates eight (8) preserves which are open to the public for recreation.

## Transportation Recommendations

Master Plans are required to consider:

*All components of a transportation system and their interconnectivity, including streets and bridges, public transit including public transportation facilities and routes, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way. (PA 33 of 2008)*

The Township's transportation facilities are inventoried in Chapter 3 of this Plan. Recognizing that land use and transportation are intricately linked, the Future Land Use Map carefully considers existing transportation patterns and how these could influence development. For example, commercial and industrial uses are concentrated along corridors with the highest traffic volumes and best access from expressways and the CATA Bus System. In addition, suburban residential development (the highest intensity of residential use for Alaiedon Township) is proposed along bus transit routes – to promote multimodal transportation and alleviate some of the traffic impacts that can come from increased development.

Additional walking and biking opportunities were desired by survey respondents and members of the Planning Commission, not necessarily as a transportation mode, but as a means of recreation. However, concerns were raised about the safety of walking and bicycling on the township's rural roads and about the long-term costs of managing sidewalks and non-motorized trails. Transportation recommendations in this plan are focused on leveraging existing assets and increasing coordination with the agencies that oversee Alaiedon Township's transportation network.

### Transportation Agencies

The following agencies play a role in Alaiedon Township's transportation system:

#### **Ingham County Road Department (ICRD)**

Excluding I-96 and US-127, all right-of-way in Alaiedon Township is owned and operated by ICRD. ICRD oversees snow removal, road upkeep and maintenance, as well as signs and signals. ICRD is also responsible for construction inspections, dust control on gravel roads, pavement markings, pothole patching, and roadside mowing. The Township must coordinate with ICRD to schedule and fund needed roadway projects, and the ICRD also represents Alaiedon Township recommending projects for inclusion in the Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP).

#### **Tri-County Regional Planning Commission (TCRPC)**

TCRPC is responsible for fulfilling all federally required transportation planning requirements in the Lansing-East Lansing Metropolitan area throughout Clinton, Eaton and Ingham Counties in the state of Michigan. Federal funding for transportation projects throughout the three (3) counties is channeled through TCRPC. How the funding is allocated is determined by the Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP). In the 2026-2029 TIP, funding is set aside for non-motorized trail along Hogsback Road in southwest Alaiedon.

#### **Michigan Department of Transportation (MDOT)**

MDOT owns and operates US-127, I-96, and associated on/off ramps and restroom facilities. The MDOT Five (5) Year Transportation Program, 2025-2030, does not include any funded projects in Alaiedon Township. The State Transportation Improvement Program (STIP) shows retroreflectivity pavement markings being added to all trunklines in this region in fiscal year 2027. No major changes are expected to MDOT routes through this area in the next 20 years.

### **Capital Area Transportation Authority (CATA)**

The Capital Area Transportation Authority (CATA) provides transit services throughout the Lansing/East Lansing Metropolitan Area. In Alaiedon Township, Routes 46 (Mason Limited) and 48 (Williamston–Webberville Limited) pass through without stops, while Route 23 (MSU–Okemos–Haslett) includes stops along Jolly Road. Nearby municipalities, including Delhi Township, partner with CATA to operate a Redi-Ride program with advance-reservation, curb-to-curb service operating Monday through Saturday.

### **Recommendations**

Alaiedon Township does not have jurisdiction over its transportation system and is not anticipating significant residential growth. These transportation recommendations focus on leveraging existing assets and increasing coordination with transportation agencies to address the needs and desires of residents.

**Addressing Needs on County Roads:** Survey respondents expressed growing concerns about traffic congestion on rural corridors, including Okemos Road, as drivers cut through the township to avoid US-127 and I-96. The Township should establish regular meetings with ICRD staff to discuss travel delays, intersection improvements, and community priorities for projects. In addition, during the January Planning Commission discussion, members of the public raised concerns about farm equipment on county roads – recognizing that increasing traffic presents new risks for conflicts with tractors and oversized equipment. Residents noted that the lack of shoulders on county roads in Alaiedon Township makes it difficult to safely share the right-of-way and allow others to pass. Potential solutions should be explored in partnership with the County.

**Coordinating with CATA:** CATA is currently undergoing a Comprehensive Operational Analysis, referred to as “CATA’s Road Ahead: Shaping Transit Service that Moves with Our Community”. The operational analysis will include opportunities for community leadership and members of the public to provide input on CATA services and future projects. Alaiedon Township should use this opportunity to learn more about available partnership services, such as Redi-Ride, and discuss its future land use plans. In the northern part of the Township, bus stop enhancements could help improve the feasibility of taking transit – and will be especially important for supporting future senior housing and residential neighborhoods along Jolly Road.

**Trail Opportunities:** Survey respondents were interested in the development of non-motorized trails for recreation purposes. The Tri-County TIP currently includes funding for non-motorized trail along Hogsback Road in the southwest part of the township. The township has plans to construct walking trails on its property off of Dobie Road and could consider partnering with land conservancies or other environmental groups to do so.

A final opportunity presents itself with the potential International Transmission Company (ITC) Oneida-Sabine Lake Transmission Corridor that is expected to be routed through a portion of Alaiedon Township. As of the writing of this plan, ITC is holding Listening Sessions to obtain public feedback on proposed route alignments. Residents are opposed to the presence of the high-voltage electric transmission line in their community. If the line does move forward, Alaiedon Township should be prepared to negotiate for amenities that minimize the impact of the corridor. Several communities in Michigan have found success in coordinating trail projects and pollinator/butterfly habitat development with the large corridors.

For example, the City of Novi developed the 4.66-mile ITC Corridor Trail through a collaborative partnership with ITC. The project was supported by a grant from the Michigan Natural Resources Trust Fund. Additional information on Novi’s project is provided in Chapter 6. ITC has also led projects to protect, restore, and enhance monarch butterfly habitat along its corridors. Alaiedon Township should consider working with ITC and private property owners to advocate for these improvements if the ITC Corridor becomes imminent.

**Figure 5.5: International Transmission Company (ITC) Corridor Trail – City of Novi, and Monarch Butterfly Habitat Program.**



Source: (Left) Traillink, 2026. (Right) ITC Monarch Habitat Fact Sheet, 2026.

## *6 – Implementation Strategies*



***“Growth should be intentional, phased, and guided, while continuing to protect farmland, open space, and rural character elsewhere.”***

***- Community Survey Response***

## Overview

The Master Plan is implemented through an Action Plan. The Action Plan outlined in this chapter identifies strategies for achieving Alaiedon Township’s goals and objectives related to growth management, community character and the environment, farmland protection, residential, commercial, and industrial development, as well as circulation and regional coordination. The goals, objectives, and strategies were updated and expanded from the *2002 Master Plan*, in alignment with the community, staff, and stakeholder 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 Supervisor, Board, and Community Development department at a minimum.

It is recommended that the Action Plan be revisited and updated on an annual basis by the staff, Planning Commission, and Township Board to ensure responsiveness to township priorities and evolving community conditions. Implementation of the recommended actions depends on funding availability, staff resources, and political support.

## Alaiedon Township’s Vision and Values

Alaiedon Township is, and will continue to be, the Hill Land for Excellent Living - driven by four (4) shared community values:

	<b>Rural, Agricultural Lifestyle</b>	<b>Attainable Living</b>	<b>Neighborliness</b>	<b>Stewardship</b>
<b>Value Statements</b>	Commitment to preserving and supporting rural and farming heritage, identity, and practices	Focus on keeping rural, agricultural living affordable and adaptable for residents across all stages of life (youth to seniors).	Dedication to building community spirit, support networks, engaged constituents, and strong bonds between neighbors	Responsibility to protect and effectively manage public resources for current and future generations.

The goals, objectives, and implementation strategies contained in this chapter are organized within the framework of these principal values.

## Implementation Strategies

### Rural, Agricultural Lifestyle

<b>Goal 1:</b> Strategically manage growth to preserve rural character, support agricultural uses, and increase access to recreational and natural amenities.			
<i>Objective 1.1: Prevent or reduce the rate of conversion of prime and locally significant farmlands to other uses.</i>			
<b>Strategy</b>	<b>Collaborators</b>	<b>Priority</b>	<b>Resources</b>
<b>1.1A:</b> Preserve two (2) acre minimum lot sizes within the boundaries of I-96 and US-127.	Planning Commission, Board of Trustees	High	Township Zoning Ordinance – Article 3, Section 3-7
<b>1.1B:</b> Manage the spread of commercial and industrial uses by concentrating these uses north of I-96 and west of US-127.	Planning Commission, Board of Trustees	High	Township Zoning Ordinance – Article 3
<b>1.1C:</b> Consider removing Planned Unit Development and Open Space Subdivision provisions from the zoning ordinance.	Planning Commission, Board of Trustees	High	Township Zoning Ordinance – Article 4
<i>Objective 1.2: Minimize the impacts of development on natural features and environmental quality.</i>			
<b>Strategy</b>	<b>Collaborators</b>	<b>Priority</b>	<b>Resources</b>
<b>1.2A:</b> Amend the Sensitive Lands Ordinance to include stricter standards protecting natural features from the impacts of development.	Planning Commission, Board of Trustees	High	Township Zoning Ordinance – Article 9 <a href="#">MLSA – Natural Features Setbacks</a>
<b>1.2B:</b> Consider adopting a Dark Sky Ordinance to reduce light pollution and preserve the Township’s view of the night sky.	Planning Commission, Board of Trustees	High	Colorado Cooperative Dark Sky Plateau – <a href="#">Outdoor Lighting Ordinances</a>
<b>1.2C:</b> Review and amend (as necessary) allowed uses within commercial and industrial zoning districts to match market needs and site constraints, and establish performance standards.	Planning Commission, Board of Trustees	High	Township Zoning Ordinance – Article 3
<b>1.2D:</b> Review and amend (as necessary) ordinances regulating large-scale renewable energy, data centers, and other emerging and consumptive uses.	Planning Commission, Board of Trustees	High	University of Michigan – <a href="#">What Local Governments Should Know About Data Centers</a>

<b>Objective 1.3: Expand resident access to recreational opportunities.</b>			
<b>Strategy</b>	<b>Collaborators</b>	<b>Priority</b>	<b>Resources</b>
<b>1.3A:</b> Amend ordinances to allow commercial recreation uses within commercial and industrial zoning districts as appropriate.	Planning Commission, Board of Trustees	High	Township Zoning Ordinance – Article 3
<b>1.3B:</b> If ITC Transmission Lines are routed through Alaiedon Township, consider pursuing opportunities to integrate non-motorized trails through the transmission corridor.	Board of Trustees, Property Owners, ITC	Low	<a href="#">Novi ITC Corridor Trail</a>
<b>1.3C:</b> Continue to implement the projects identified in the <i>5-Year Community Parks and Recreation Plan</i> .	Board of Trustees	Medium	Alaiedon Township <i>5-Year Community Parks and Recreation Plan</i>
<b>Goal 2: Preserve and promote Alaiedon Township’s agricultural heritage.</b>			
<b>Objective 2.1: Create opportunities for the continuing success of farming and agricultural uses within the Township.</b>			
<b>Strategy</b>	<b>Collaborators</b>	<b>Priority</b>	<b>Resources</b>
<b>2.1A:</b> Adopt an Agricultural Tourism Ordinance.	Planning Commission, Board of Trustees, Local Agricultural Community	High	<a href="#">Michigan Agricultural Tourism Local Zoning Guidebook</a>
<b>2.1B:</b> Develop a new web page on the Township website that directs local farmers to available grant programs, training, preservation programs, and resources.	Township staff, MDARD, MSU Extension, Ingham County Farmland and Open Space Preservation Program, MI Farm Link	Low	<a href="#">MI Farm Link</a> MDARD – <a href="#">Michigan Agriculture Resources</a> <a href="#">Farmland and Open Spaces Preservation Program</a>
<b>2.1C:</b> Meet with the Ingham County Road Department to discuss the needs of farmers (farm equipment) on county roads and the feasibility of adding shoulders on key routes.	Board of Trustees, Ingham County Road Department	Medium	NA

Attainable Living

<b>Goal 3: Keep life in the Township affordable and accessible for residents of all ages.</b>			
<i>Objective 3.1: Expand housing options while maintaining the rural character of the Township.</i>			
Strategy	Collaborators	Priority	Resources
<b>3.1A:</b> Consider adopting an Accessory Dwelling Unit (ADU) Ordinance.	Planning Commission, Board of Trustees	High	<a href="#">AARP Guide to Expanding ADU Development and Occupancy</a>
<b>3.1B:</b> Amend the Zoning Ordinance to allow for designated senior housing (assisted or independent) in the General Business District (B-1).	Planning Commission, Board of Trustees	High	<a href="#">Washington Township Zoning Ordinance – Article 2: Definitions (Housing for the Elderly or Senior Citizen Housing)</a>
<b>3.1C:</b> Allow for lot sizes smaller than two (2) acres north of I-96, east of the General Business District – especially adjacent to CATA bus stops.	Planning Commission, Board of Trustees	High	NA
<i>Objective 3.2: Connect residents with resources and opportunities for aging in place and thriving in the community through all life stages.</i>			
<b>3.2A:</b> Coordinate with and advertise Ingham County and partner housing programs, including the Lead Safe Housing Program and Down Payment Assistance Programs.	Board of Trustees, Township staff, Ingham County, Greater Lansing Housing Coalition, and other partners	Low	<a href="#">Ingham County Housing Resource Guide</a>  <a href="#">Ingham County Housing Trust Fund Opportunities</a>
<b>3.2B:</b> Amend ordinances to remove regulatory barriers to childcare businesses in keeping with state best practices.	Planning Commission, Board of Trustees	High	<a href="#">RRC Childcare Readiness Toolkit</a>
<b>3.2C:</b> Consider working with CATA to develop a Redi-Ride Program for Alaiedon Township, similar to services provided in Mason, Meridian Township, and Delhi Township.	Board of Trustees	Low	<a href="#">CATA Redi-Ride Programs</a>

Neighborliness

<b>Goal 4:</b> Promote good governance through open communication and transparent standards and processes.			
<i>Objective 4.1: Increase the number of ways that the Township connects with and informs residents of community meetings, resources, and happenings.</i>			
Strategy	Collaborators	Priority	Resources
<b>4.1A:</b> Consider hosting a Community Calendar on the Township Website, as a centralized place to advertise government meetings, holidays and closures, recycling days, and other events.	Board of Trustees, Township staff	High	NA
<b>4.1B:</b> Add a section to the Tax Bill Newsletter highlighting upcoming events and topics of interest, including ordinance amendment discussions.	Board of Trustees, Township staff	High	NA
<b>4.1C:</b> Explore opportunities to record and publicly share Township meeting audio and video.	Board of Trustees, Planning Commission	Low	<a href="#">Shelbyville, IN</a> <a href="#">Foundation for Rural Service Grants</a>
<i>Objective 4.2: Make Township ordinances and procedures clearer and more user-friendly for all residents and applicants.</i>			
Strategy	Collaborators	Priority	Resources
<b>4.2A:</b> Amend ordinances and forms as needed to ensure alignment between Township ordinances, application forms, and review practices.	Planning Commission, Board of Trustees	High	MSU Extensions – <a href="#">Organization and Codification of a Zoning Ordinance</a>
<b>4.2B:</b> Update the Township Sign Ordinance for usability and compliance with recent case law.	Planning Commission, Board of Trustees	High	Sign Research Foundation – <a href="#">An Evidence Based Model Sign Ordinance</a>
<b>4.2C:</b> Adopt clear procedures for reviewing and processing temporary use applications.	Planning Commission, Board of Trustees, Township Staff	High	APA Zoning Practice – <a href="#">Zoning for Temporary Land Uses</a>
<b>4.2D:</b> Amend ordinances and development procedures for consistency with the Master Plan.	Planning Commission, Board of Trustees	High	<i>Alaiedon Township Master Plan</i> , as amended

<b>Goal 5:</b> Continue to be a good neighbor to surrounding communities, while advocating for the interests of Alaiedon Township residents.			
<b>Objective 5.1:</b> Collaborate with neighboring municipalities and regional partners to deliver high-quality services and preserve safety and quality of life for residents.			
<b>Strategy</b>	<b>Collaborators</b>	<b>Priority</b>	<b>Resources</b>
<b>5.1A:</b> Establish regular meetings with the Ingham County Road Department to address transportation concerns and promote the inclusion of Township projects in the Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP).	Board of Trustees, Ingham County Road Commission	Medium	<a href="#">Capital Area Regional Transportation Study</a>  <i>Note that Ingham County represents Alaiedon Township on the Technical Committee.</i>
<b>5.1B:</b> Join the Rural Readiness Network (MI).	Board of Trustees	Medium	<a href="#">Rural Readiness Network Interest Form</a>
<b>5.1C:</b> Explore opportunities with Granger to increase the frequency of recycling days at Township Hall.	Board of Trustees; Granger	Low	<a href="#">Delhi Recycling Program</a>
<b>5.1D:</b> Reach out to area Internet providers to understand their plans for future network expansion and advocate for increased service to the Township. Advertise available Internet services on the Township website.	Township Board; Various Internet Providers	Medium	<a href="#">Great Lakes High Speed</a> (Available Nearby)  <a href="#">Stellar Broadband</a> (Available Nearby)  <a href="#">X Net Wifi</a> (Available Now)  Various Satellite Internet Providers
<b>5.1E:</b> Continue to collaborate with Ingham County and adjacent municipalities for strong public services – including police and fire.	Township Board	High	NA
<b>5.1F:</b> Work with the Lansing Economic Area Partnership (LEAP) to advertise vacant commercial and industrial properties on Zoom Prospector.	Township Board; Private Property Owners and Property Managers; LEAP	Medium	<a href="#">LEAP Zoom Prospector – Property Listings</a>

Stewardship

<b>Goal 6:</b> Responsibly manage township resources to cost-effectively deliver services.			
<i>Objective 6.1: Pursue grant funding for capital improvements, to reduce Township cost share.</i>			
Strategy	Collaborators	Priority	Resources
<b>6.1A:</b> Apply for grants through MDNR to implement the projects identified in the <i>5-Year Community Parks and Recreation Plan</i> .	Township Board, Consultants, MDNR, Tri-County Regional Planning Commission (Grant Support)	Medium	<a href="#">MDNR Recreation Grants</a>
<b>6.1B:</b> Look for funding opportunities through the Rotary Club of Lansing or other community foundations to complete smaller-scale improvements to community spaces.	Township Board, Volunteers, Rotary Club, Community Foundations	Low	<a href="#">Rotary Club of Lansing Grant Opportunities</a>
<i>Objective 6.2: Build partnerships to extend the social and cultural services available to residents.</i>			
Strategy	Collaborators	Priority	Resources
<b>6.2A:</b> Invite MSU Extension to the Township to provide classes on Financial Management, including farm management, retirement saving, financial preparedness, and more.	Township Board, MSU Extensions	Low	<a href="#">MSU Extension – Farm Management</a> <a href="#">MSU Extension – Money Management</a>
<b>6.2B:</b> Work with Capital Area District Libraries (CADL) to bring the Mobile Library to Alaiedon Township or open a satellite library collection within Township Hall.	Township Board, CADL, Resident Volunteers	Low	<a href="#">Aurelius Township Hall and Library</a> <a href="#">Mobile Library</a>
<b>Goal 7:</b> Become long-term stewards of Alaiedon Township’s unique resources.			
<i>Objective 7.1: Seek opportunities to permanently protect natural and historical resources within the Township.</i>			
<b>7.1A:</b> Explore opportunities to complete an oral history project highlighting Alaiedon Township’s origin, farming community, and connections to Greater Lansing.	Township Residents, Eastern Michigan University, Public Schools	Low	<a href="#">Eastern Michigan University Center for Oral History Research</a>
<b>7.1B:</b> Consider placing Township-owned natural/recreational properties into permanent conservation easements – still allowing for the development of trails and recreation.	Township Board, Mid-Michigan Land Conservancy	Medium	<a href="#">Mid-Michigan Land Conservancy</a>

