

LOCKE TOWNSHIP REGULAR BOARD MEETING AGENDA MARCH 11, 2025 7 PM

LOCKE TOWNSHIP HALL 3805 BELLOAK RD, WILLIAMSTON 48895 517-468-3405

1. Call to order by Supervisor Lott, Welcome everyone, please stand for the Pledge of Allegiance.
2. Additions to Agenda/Approval of Agenda. If Additions proposed-
Motion____, Second____, to add____ to the agenda. (designate where to add)
Motion____, Second____, to approve agenda.
All in favor say aye____, All opposed say nay____, Motion passes/fails?
3. Action on February 11, 2025 meeting minutes. Any corrections? Motion to Approve?
Motion____, Second____, to approve February 11, 2025 meeting minutes.
All in favor say aye____, All opposed say nay____, Motion passes/fails?
4. Public Hearing-General Fund Budget And General Appropriation Act for the fiscal year 4-1-2025 thru 3-31-2026. Supervisor Lott calls the public hearing to order at _____. Any questions or comments from the Public? If so or not, Supervisor Lott ask for Motion to Adjourn.
Motion____, Second____, to adjourn the March 11, 2025 Public Budget Hearing. Roll call please Shepler____, Rambo____, Coe____, Hull____, Lott____. Motion passes/fails?
5. Actions on Accounts payable Independent Bank checks #6582-66____ totaling \$_____.
Any questions or comments? Motions to approve?
Motion____, Second____, to approve Accounts payable checks#6582-66____, totaling \$_____
All in favor say aye____, All opposed say nay____, Motion Passes/fails?
6. Presentations/Public comments- 3 minute limitations.

7. Unfinished Business.
 - Ingham County Road Commission sent over the scope of work that they are performing for the money the board and budget allowed. The work being performed is exactly what the board discussed at the last meeting. The next step is they are going to send a contract over for us to sign.
 - Strong's Lawn service has been notified of us accepting his bid and Nick's Lawn service has been notified that we are not using him this year.
 - Supervisor Lott contacted Sexton Fuller and let him know about the \$20 per hour and \$550 for burial rates.
 - Locke Township Master Plan: Supervisor Lott is proposing that the township board passes the Locke Township Master Plan, which was put together by Williams and Works and accepted by the Locke Township Planning Commission. Any Questions or Comments?
Motion to approve? Motion____, Second____. Roll call please. Lott____, Hull____, Coe____, Rambo____, Shepler____. Motion passes/fails?

8. New Business

- Bank CD- Locke Township CD is coming up in April and we need to discuss what to do with it.
- We need to order flags for the cemetery for upcoming holidays.
- Resolution 2025-03 General Fund Budget/Appropriation Act for fiscal year 4-01-25 thru 3-31-26. Any Questions or comments? Motion_____, Second_____, to accept Resolution 2025-03 Appropriation Act. Roll call please Lott_____, Hull_____, Shepler_____, Rambo_____, Coe_____. Motion Passes/Fails?
- Locke Township Cemetery and Township Hall Signs- Discussion on if we need new signs in 2026 or if we think the ones we have now have some life left. Discussion or comments?
- Supervisor Lott will start checking into our biannual audit

9. Reports

Treasurer Rambo-2/31 treasurer report: 1) Collected 97% of 2024 property taxes; 3% turned over delinquent to Ingham County for collection. 2) Attended (by zoom) webinar re: new Earned Sick Time Act. 3) Looking into current CD interest rates. 4) Had zero tax payers on 2/28/2025. 5) Entered into settlement process with the county.

Clerk Shepler- February rev/exp Report:

Trustee Hull-

Trustee Coe-

Supervisor Lott-

Zoning Administrator Moore- February report summary with building and trade permits updated.

NIESA. February Report

10. Public Comments (3 minute limitation)

11. Communications, seminars, etc.

*SGT Jeremy Doerr, ICSD Report

12. Any other Business/ Board member comments.

13. Adjournment. Motion_____, Second_____, to adjourn at _____pm

All in favor say aye_____, All opposed say nay_____, Motion Passes/Fails.

Nathan M. Lott, Locke Township Supervisor

Next Meeting- April 8, 2025

LOCKE TOWNSHIP BOARD OF TRUSTEES MEETING MINUTES
February 11, 2025

Draft
Approved _____

The Locke Township Board met on **February 11, 2025**, in the Locke Township Hall, 3805 Bell Oak Road.

Present: Nathan Lott, Marcy Shepler, Sheri Rambo, Ty Hull, Jean Coe. Also, present Matthew Keys, Bob Davis & Monica Schafer.

Absent: None.

Call to order at 7:00 PM by Supervisor Lott followed by pledge to flag.

Additions to agenda: None - Approval of agenda – Motion Shepler, second Rambo – agenda approved. PASSED {5-0}.

Action on January 15, 2025 Board of Trustees meeting minutes. Motion Shepler, second Hull to approve the Board of Trustees meeting minutes of 1/15/2025. PASSED {5-0}.

Action on Accounts Payable checks. Motion Lott, second Rambo to approve accounts payable checks #6556 - #6581 in the amount of \$24303.72. PASSED {5-0}.

Presentation/Public Comment: Keys Diesel regarding Zoning. Website needs to be updated with correct meeting dates and board members.

Unfinished Business:

* Ingham County Road Department Local Road Program. Supervisor Lott proposes we agree to spend the \$200,000 that is in the Budget for road work in Locke Township. Motion Lott, second Coe
Roll call vote: Yes-Shepler, Lott, Hull, Coe, Rambo. No – None - PASSED {5-0}.

* Key Deisel: Supervisor Lott has done a lot of follow up on this matter, with the support of Attorney Hitch, AGS and the Planning Commission, Supervisor Lott is proposing we give Key Deisel (Matthew Key) a Grace period of 6 months starting February 11, 2025 and ending August 11, 2025 at 12 PM. If Key Deisel has not moved the business or shut the business down by the 11th of August, Key Deisel must close doors immediately and if they choose to not do so ASG will serve a citation every day until closed. Key Deisel is to stop all construction work at the address of 4838 Deitz Rd, unless Key Deisel pulls the proper permits with Locke Township, all construction on the property of 4838 Deitz Rd should be for Personal use and not for the commercial business. Attorney Hitch has prepared a contract for Supervisor Nathan Lott and Matthew Key (Owner of Key Deisel) to sign. If Key Deisel does not agree to this contract, immediate action will start back up. Motion Lott, second Hull. **Roll call vote:** Yes-Rambo, Coe, Hull, Lott, Shepler - No – None - PASSED {5-0}.

* Supervisor Lott has reached out to more Lawyers and is receiving resumes in at this time. Supervisor Lott will keep the Board up to date through this process.

New Business

*Locke Township Lawn Maintenance: We have one bid on the cemeteries and two bids on the Township Hall. Strong's Lawn service has put a bid on both and Nick's Lawn service has put a bid on the hall. Strong's bid is \$85 lower than Nick's equaling around \$340 a month cheaper. Supervisor Lott recommends we use Strong's Lawn Services and save \$340 per month. Motion Lott, second Coe **Roll call vote:** Yes- Hull, Shepler, Rambo, Coe, Lott - No – None - PASSED {5-0}.

TOWNSHIP OF LOCKE, INGHAM COUNTY, MICHIGAN
 RESOLUTION 2025-03 RE: GENERAL FUND BUDGET AND GENERAL APPROPRIATION ACT
 FOR FISCAL YEAR 04-01-25 THRU 03-31-26

A Resolution to establish a General Appropriations Act for Locke Township; to define the powers and duties of the Locke Township officers in relation to the administration of the budget; and to provide remedies for refusal or neglect to comply with the requirements of this Resolution.

The Board of Trustees of Locke Township resolves:

Section 1: Title This Resolution shall be known as the Locke Township General Appropriations Act.

Section 2: Chief Administrative Officer The Supervisor shall be the Chief Administrative Officer and shall perform the duties of the Chief Administrative Officer enumerated in this Act.

Section 3: Fiscal Officer The Clerk shall be the Fiscal Officer and shall perform the duties of the Fiscal Officer enumerated in this Act.

Section 4: Public Hearing on the Budget Pursuant to MCLA 141.412, notice of a public hearing on the proposed budget was published in The Fowlerville News and Views, a newspaper of general circulation, on February 25, 2025, and a public hearing on the proposed budget was held on March 11, 2025.

Section 5: Estimated Revenues Estimated Township general fund revenues for fiscal year 2025-2026, including millage and various miscellaneous revenue, shall total \$372,727.

PROPERTY TAXES	98000	ARPA Grant [transfer from Huntington]	00
TAX ADM FEE	37000	METRO ACT R-O-W FEE	5000
BUILDING & TRADES PERMITS	10000	REVENUE SHARING	195027
ZONING PERMITS	1500	CEMETERY BURIAL	10000
SUMMER TAX COLLECT FEE	2700	SALE OF CEMETERY LOTS	3500
ELECTION REIMBURSEMENT	0	INTEREST	5000
		HALL RENTAL	5000

Section 6: Millage Levy The Locke Township Board shall cause to be levied and collected the general property tax on all real and personal property within the township upon the current tax roll an amount equal to 1 mill as set forth by the Tax Allocation Board, reduced if and as necessary to comply with constitutional tax limitation.

Section 7: Estimated Expenditures Estimated township general fund expenditures for fiscal year 2025-2026 for the various Township activities total \$524,429.

101 TOWNSHIP BOARD	36310	302 HAZMAT APPROP	500
171 SUPERVISOR	24882	371 CONTRACT INSPECTOR	10000
215 CLERK	48095	445 DRAINS	10000
247 BOARD OF REVIEW	1780	446 HIGHWAYS/STS/BRIDGES	200000
253 TREASURER	37512	567 CEMETERY	43460
257 ASSESSOR	22500	701 PLANNING	30000
262 ELECTION	4600	702 ZONING	14090
265 BUILDING/GROUNDS	40700		

Section 8: Adoption of Budget by Activity/Department Locke Township Board adopts the 2025-2026 fiscal year general fund budget by Activity/Department, with revenues and activity expenditures as indicated in Section 5 and 7 of this Act. Township officials responsible for the expenditures authorized in the budget may expend Township funds up to, but not to exceed, the total appropriation authorized for each Activity/Department. The account numbers, organization, summaries and headings may be adjusted by the Fiscal Officer to comply with state law and proper accounting standards.

Section 9: Budget Monitoring Whenever it appears to the Chief Administrative Officer, the Fiscal Officer or the Township Board that the actual and probable revenues in any fund will be less than the estimated revenues upon which appropriations from such fund were based, and when it appears that expenditures shall exceed an appropriation, the Chief Administrative Officer or Fiscal Officer shall present to the Township Board recommendations to prevent expenditures from exceeding available revenues or appropriations for the current fiscal year. Such recommendations shall include proposals for reducing appropriations, increasing revenues, or both.

From: Heather Barry <HBarry@ingham.org>
Sent: Thursday, February 13, 2025 10:12 AM
To: locketwpsupervisor@tds.net
Cc: Andrew Dunn
Subject: Locke Township Local Road Program

Hi Nate,

I spoke with Andy and he came up with the following:

ROAD NAME	SEGMENT OF ROAD	SCOPE OF WORK	ESTIMATED COST OF PROJECT
Dietz Road	Rowley to Moyer	The scope of work includes tree removal and trimming, culvert replacement, ditching, HMA leveling course, HMA wearing/top course, gravel shoulders, and chip seal.	\$ 102,009.60
Dietz Road	Bell Oak to Sherwood	The scope of work includes tree trimming, ditching, HMA leveling course, HMA wearing/top course, gravel shoulders, and chip seal.	\$ 102,009.60
Pringle Road	Haslet to Colby	The scope of work includes Pulverizing + 2" Gravel, Grading, Culverts, and Ditching.	\$31,154.4
Colby Road	M52 to Pringle Rd	The scope of work includes Pulverizing + 2" Gravel, Grading, Culverts, and Ditching.	\$31,223.7
TOTAL ESTIMATED COST:			\$266,397.3
ICRD FUNDS CONTRIBUTION:			\$66,893.11
TOTAL ESTIMATED COST FOR TOWNSHIP:			\$199,504.19

If you have any questions you can give Andy a call at 517-719-1371.

Let me know if this is what you would like to move forward with and we will start the process on our end.

Have a wonderful day!

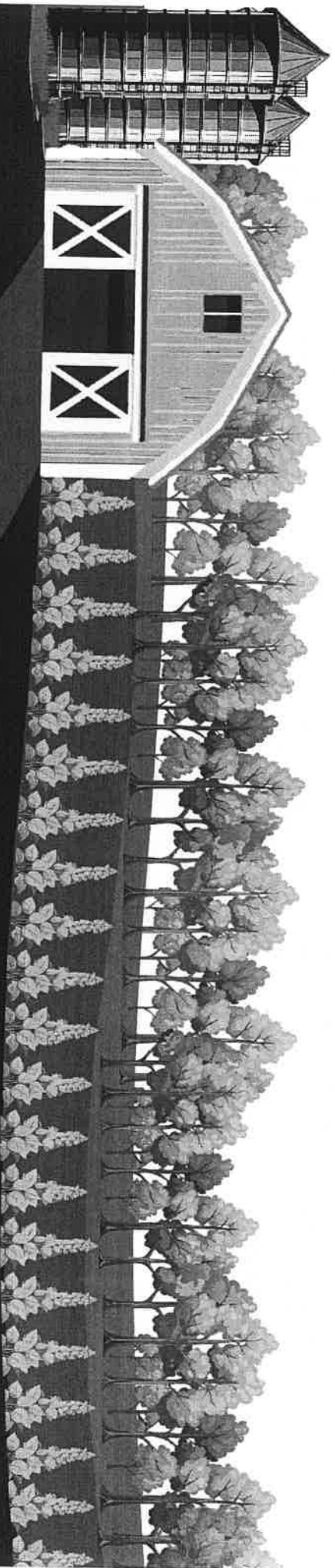
Best,

Heather Barry

MASTER PLAN

LOCKE TOWNSHIP

Ingham County, Michigan



DRAFT November 2024



ACKNOWLEDGMENTS

The Locke Township Master Plan benefited from significant collaboration with the Planning Commission, Board of Trustees, Township staff, and active members of the community who participated in this planning process.

Planning Commission

- Jordan Smith, Chairperson
- Ty Hull, Planning Commissioner
- Marcy Shepler, Vice Chairperson, Ex-Officio
- Cory Jorgensen, Planning Commissioner
- Ben Howard, Secretary

Township Board of Trustees

- Nate Lott, Township Supervisor
- Sheri Rambo, Township Treasurer
- Glenda Turner, Township Clerk
- Marcy Shepler, Trustee
- Bob Davis, Trustee

A Special Thanks To

- Julie Moore, Zoning Administrator
- Dorothy Hart, Township Supervisor (retired)



Prepared By:
williams works

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- Industrial 51
- Low Density Residential 51

Zoning Plan 53

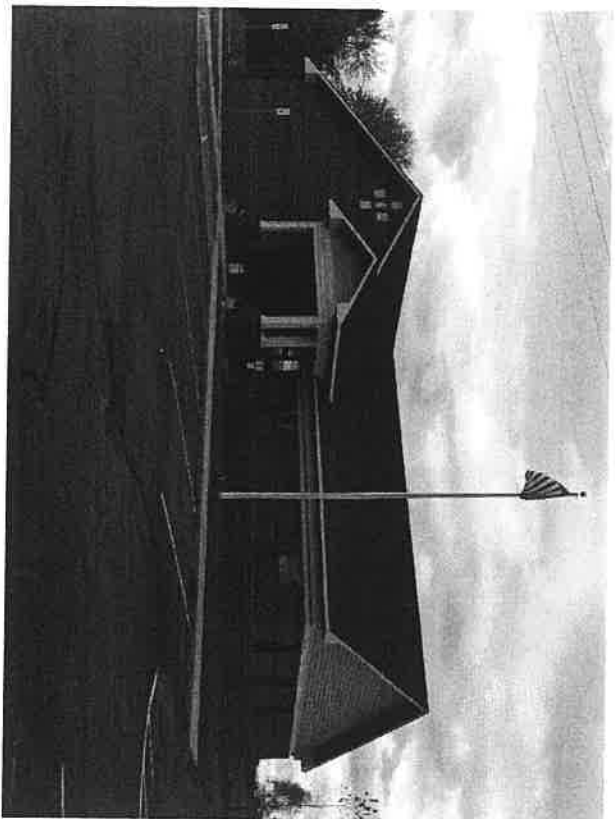
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INTRODUCTION

Located in the northeastern corner of Ingham County, Locke Township has long been considered one of Ingham County's most desirable areas to live. Containing vast open spaces, a variety of natural features, proximity to large metro areas, and a strong agricultural heritage; all within a short distance of downtown Lansing.

The people of Locke Township share a deep connection to the land and to each other, built on generations of farming, shared effort, and a commitment to helping when it's needed most. It's a place where tradition holds meaning, and small acts of kindness are part of everyday life. Whether you're a lifelong resident or someone just passing through, Locke Township reflects the strength of a community that values connection, resilience, and simple living.

WHAT IS A MASTER PLAN?

A Master Plan represents a statement about what a community is, what its residents value, and what those residents and businesses hope the community will become in the future. This Master Plan is the product of more than a year of work by the Township staff, Planning Commission, citizens, and local leaders. It reflects the community's commitment to caring for Locke Township's people and its natural and built environment. This plan provides a strong commitment to retaining and strengthening the local quality of life for everyone in Locke Township.

The Master Plan is comprised of several different sections, including a description of the Township's existing conditions and trends related to its people, the land, and Township or regional authority services. It also contains policy statements outlining the future direction for the Township through a common vision statement and a detailed set of goals and objectives that are intended to achieve that vision.

In addition, the Master Plan provides the Township with a guide for land use, the character of new development, and opportunities for new development, redevelopment, and conservation. The Master Plan serves as the basis for land use decisions and regulation under zoning and other regulatory means. This Master Plan has been developed pursuant to the Michigan Zoning Enabling Act (PA 33 of 2008, as amended), which enables municipalities in Michigan to undertake planning efforts.

The 2025 Locke Township Master Plan is an update of the previous Master Plan, adopted in 2004, but last reviewed in 2019. Some of the policies from the 2004 Plan have been retained, while others have been strengthened, revised, or removed.

- Step 5 - Implementation Strategies. The Master Plan concludes with a series of steps that, if implemented, will fulfill the Plan's Goals and Objectives, and should allow Locke Township to achieve the overarching vision articulated by this Plan. These can be found in Chapter 4 with the Goals and Objectives.

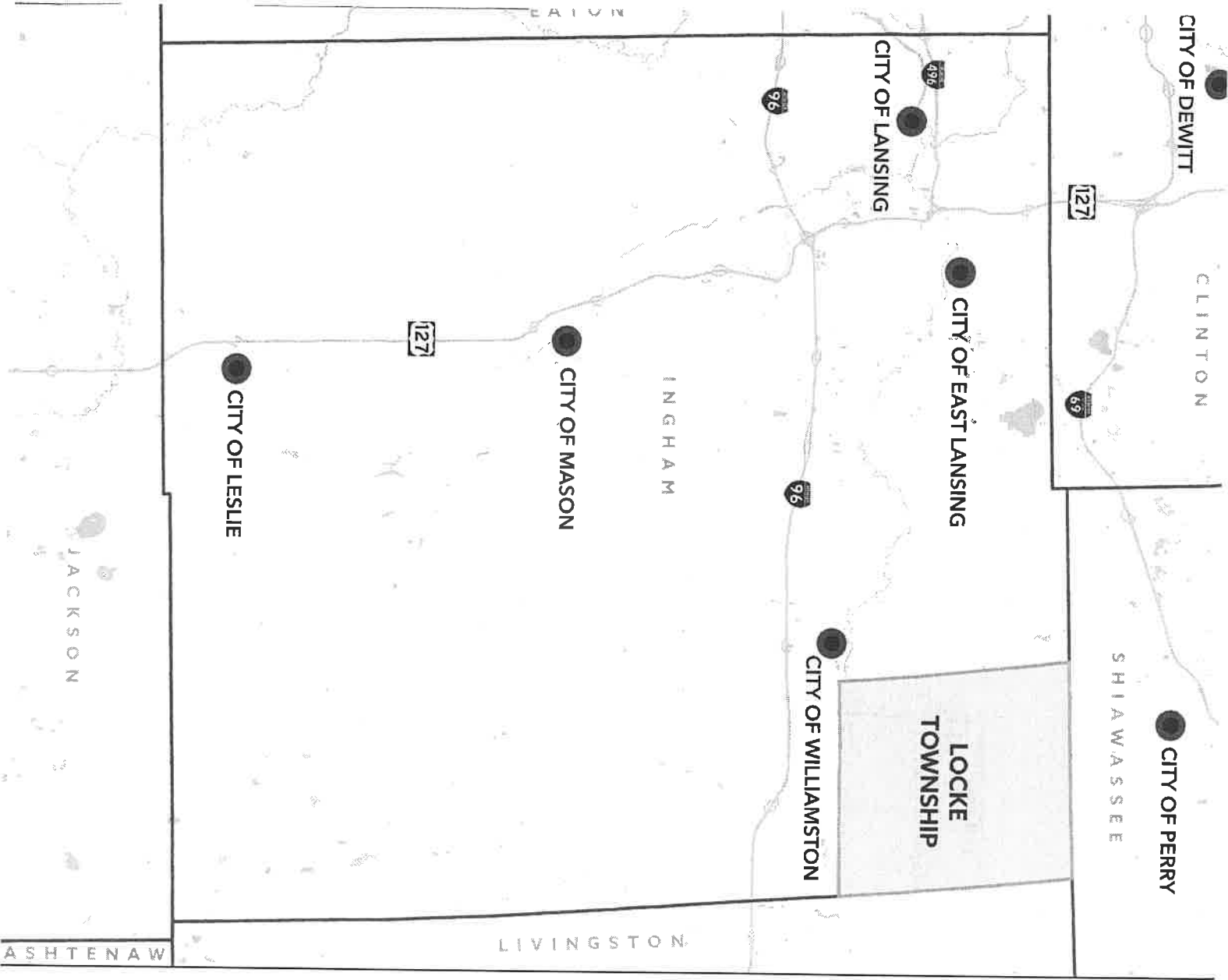
Communities have a responsibility to look beyond the day-to-day zoning issues and provide a blueprint for land use and development in the community, and the long-range, community-based perspective of a Master Plan provides that blueprint. A properly formulated, thoughtful Master Plan can be of great value to the citizens of Locke Township. When implemented, this Plan will help to preserve the agricultural centric, rural charm that citizens value, encourage thoughtful and sustainable development, and protect the environment of the Township that gives Locke Township its unique character.

The adoption of this Master Plan is not the end of the process, but the beginning. Ultimately, the effectiveness of the Master Plan will depend on the willingness of the Township to follow the Plan and achieve its vision through cooperative, methodical, and positive actions. Doing so will be hard work, but the rewards and the benefits to future generations be well worth the effort.



PUBLIC ENGAGEMENT

A vital piece of any Master Plan is engagement with the community and its people. People are the most important aspect of planning, and it is to them which master plans conform. Public engagement for the Master Plan was held during open public workshop sessions held with the Planning Commission where members of the public were invited to participate and provide their feedback, concerns, and desires for the Locke Township Community. This feedback was combined with that of the Planning Commission to create the Township's goals and objective statements for this Plan.



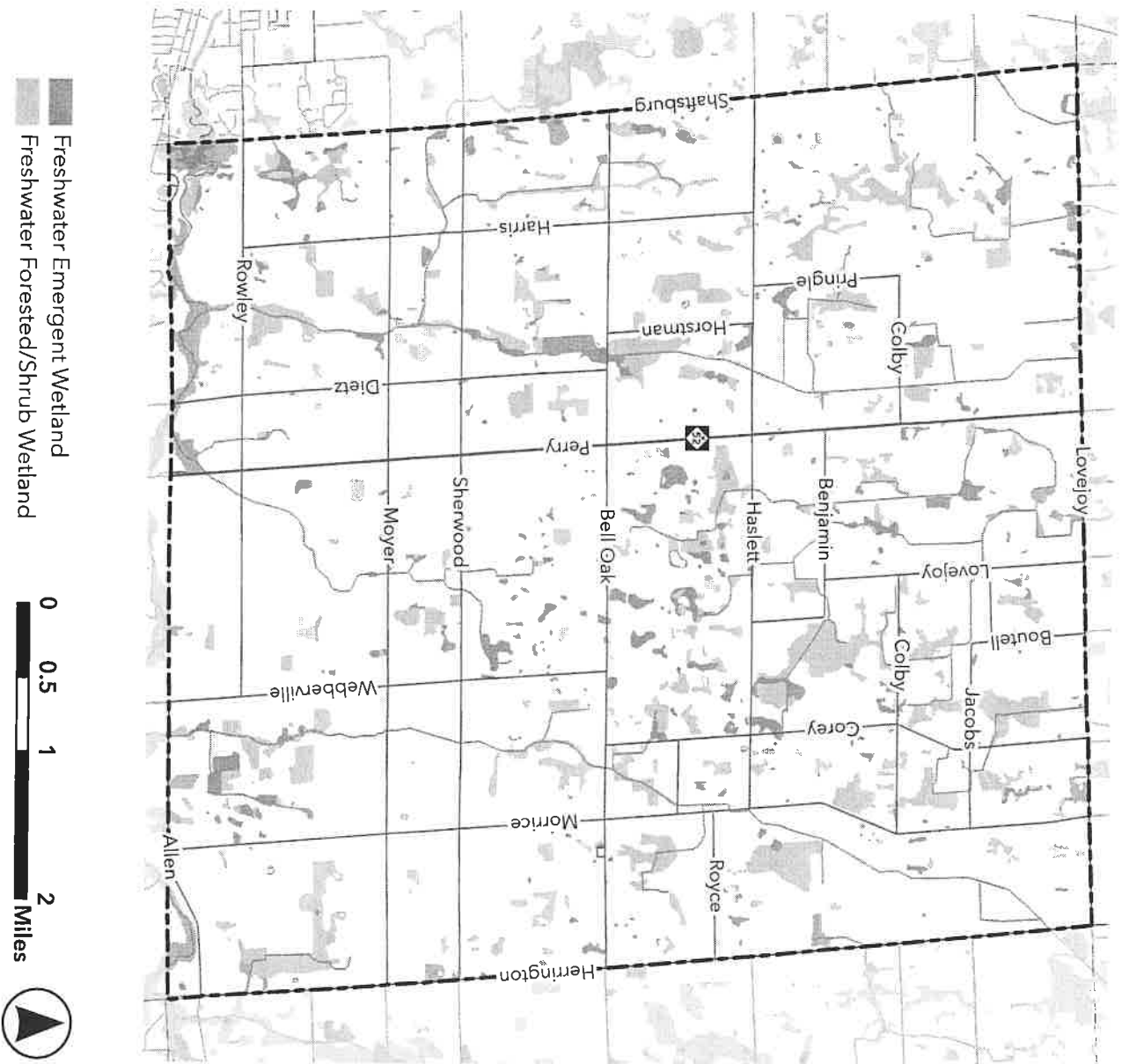
OUR TOWNSHIP TODAY

The natural features of a community provide essential resources to the community's residents. They also drive land use decisions by influencing the suitability of different areas for various purposes. Understanding the range of natural features within Locke Township will provide for better consideration of the land's suitability for different uses and demonstrate the benefits offered by the natural features themselves. This chapter discusses the natural features of Locke Township and some of the planning implications of these features.

Regional Context

Locke Township is in the northeast corner of Ingham County in central Michigan. The Township borders both Shiawassee County to the north and Livingston County to the east. The City of Williamston is located immediately adjoining the southwest corner of the Township between Williamstown and Wheatfield Townships, and the Village of Webberville lies south of the Township wholly within Leroy Township.

MAP 2.1. LOCKE TOWNSHIP REGION

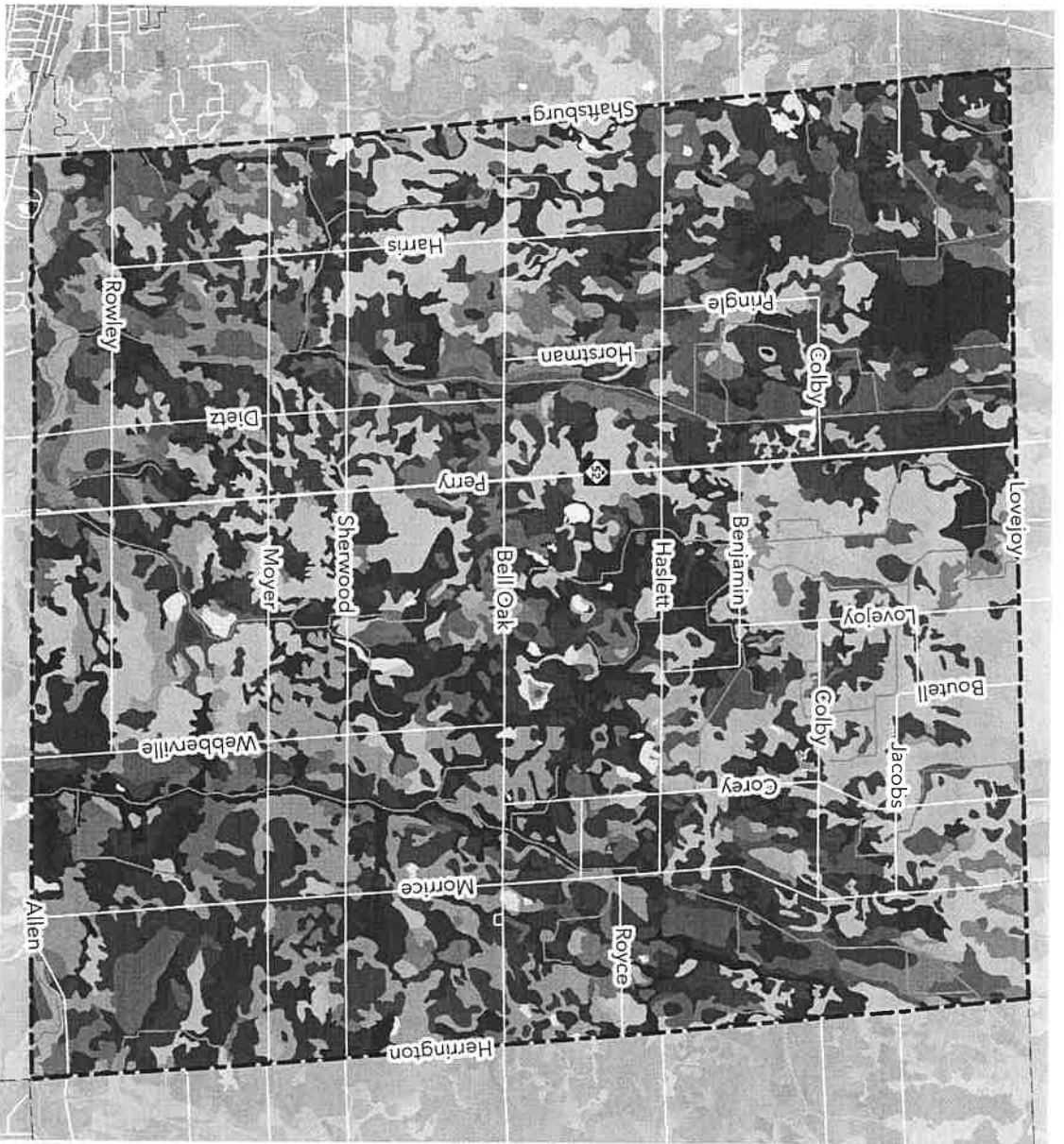


Water Resources

Locke Township is located in the Red Cedar and Looking Glass River Basins of the Grand River Watershed. As part of the Grand River Watershed, Locke Township is connected to a large community in Mid- and West Michigan that works together to protect the water resources of the Grand River and its tributaries.

The Red Cedar River runs through the southwestern corner of the Township, and several smaller creeks and ponds are also found throughout the Township. Map 2.2 shows the various hydrological features of the Township. Rivers and streams provide numerous benefits to the surrounding land area. For instance, they provide recreational opportunities to Township residents and visitors, offer aesthetic beauty, regulate temperatures, provide habitat for aquatic wildlife, and more. Rivers also may pose threats to the community, as flood risk threatens to damage infrastructure. 100-year floodplains exist for the Red Cedar River and the various creeks throughout the Township. People planning to develop in these areas should consider flood risks when making decisions related to their developments.

MAP 2.3. WETLANDS



Topography

Topography across the State of Michigan is largely derived from glacial activity. Rolling hills and small, isolated lakes are landforms commonly resulting from historical glaciers, and some can be seen in Locke Township, particularly the northern half.

Map 2.4 highlights the topography of Locke Township, showing that it ranges from around 730 feet in elevation at its lowest point to around 970 feet at its highest. The slope also reaches up to 15% grade at the steepest points of the Township, although most of the Township seems much more limited in slope change, as seen in Map 2.5. The majority of the Township is relatively flat, which promotes the use of land for agricultural purposes.

MAP 2.4. TOPOGRAPHY

TABLE 2.1. ENDANGERED SPECIES

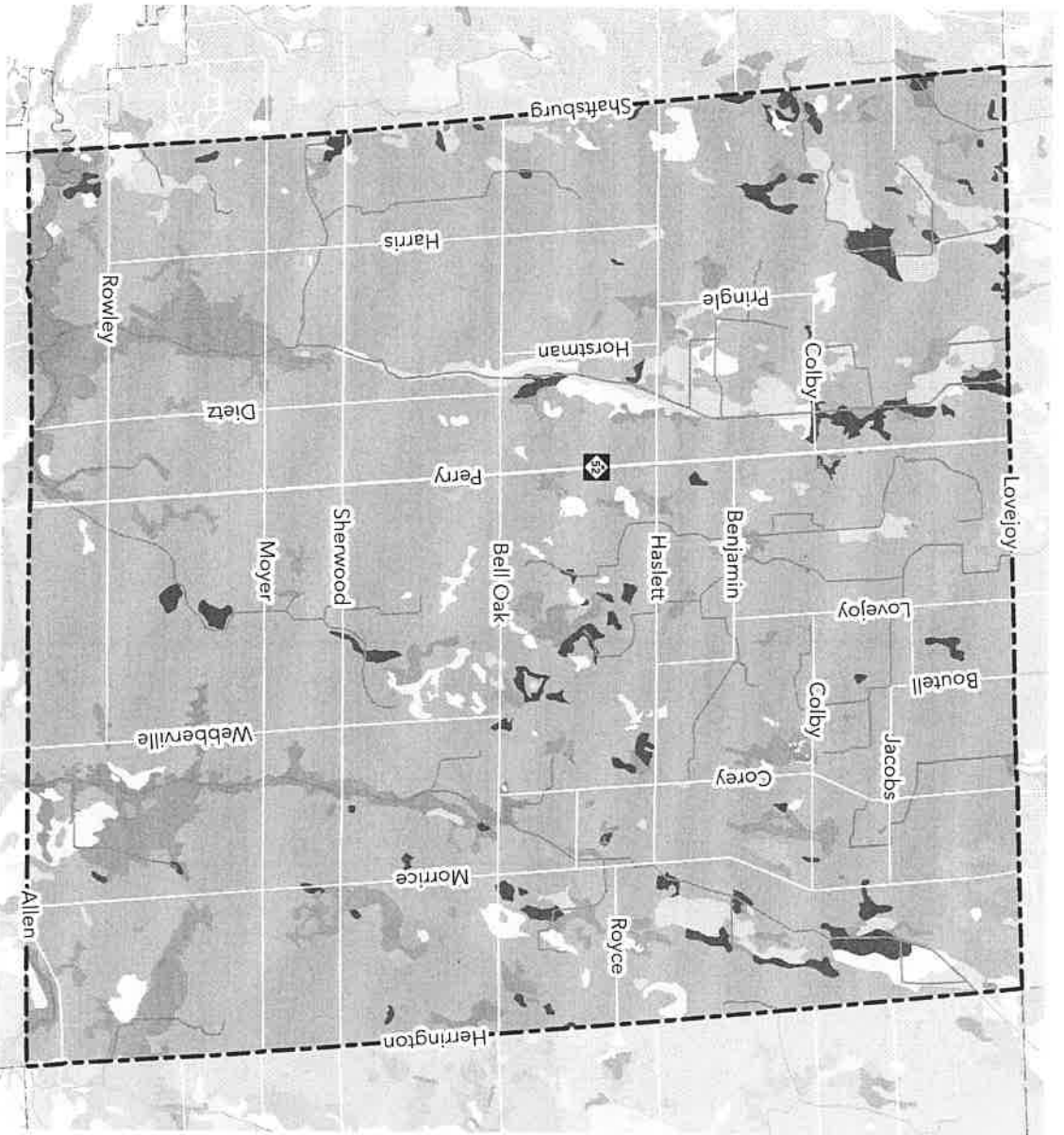
SPECIES	SPECIES TYPE	CLASSIFICATION
INDIANA BAT	MAMMAL	ENDANGERED
NORTHERN LONG-EARED BAT	MAMMAL	ENDANGERED
TRICOLORED BAT	MAMMAL	PROPOSED ENDANGERED
RUFIA RED KNOT	BIRD	THREATENED
WHOOPIING CRANE	BIRD	EXPERIMENTAL POPULATION, NON-ESSENTIAL
EASTERN MISSASUAGA (RATTLESLAKE)	REPTILE	THREATENED
MONARCH BUTTERFLY	INSECT	CANDIDATE
EASTERN PRAIRIE FRINGED ORCHID	FLOWERING PLANT	THREATENED

SOURCE: US FISH AND WILDLIFE SERVICE

Map 2.6 (p. 19) shows the different broad soil types in Locke Township. The majority of the Township has fine-loamy soil, although there are also areas of coarse-loamy, loamy, fine and fine-silty, and sandy and sandy-mixed soils. Loamy soils are some of the best for development, as they do not expand and contract with moisture as much as silt and clay does. Sandy soils also do not expand and contract due to high drainage, but it may not be particularly stable, so it should be compacted before development. Loamy soil also tends to be good for agricultural purposes. Particle size variety allows for air, water, and roots to filter through it well, and it tends to be good for tilling.

Farmland

Agricultural data from the USDA Census of Agriculture is available at the county level, but not at the township level. Across Ingham County in 2022, soybeans occupied the most land area of any crop, followed by corn and wheat. Layers (egg-laying poultry) were the most common livestock, followed by cattle and calves. The average farm size in the County was 220 acres, which was a 12% increase since 2017. The average net cash farm income measured per farm in the County was \$28,622, a 5% increase since 2017.



- Fine & Fine-Silty
- Sandy & Sandy-Mixed
- Fine-Loamy
- Coarse-Loamy
- Loamy
- Not Identified
- Water

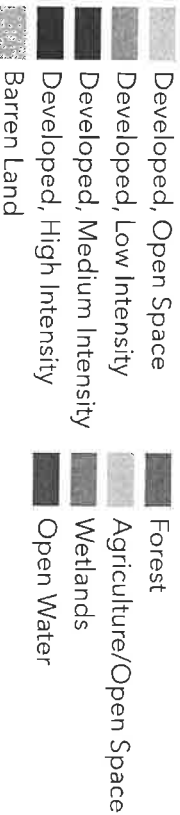
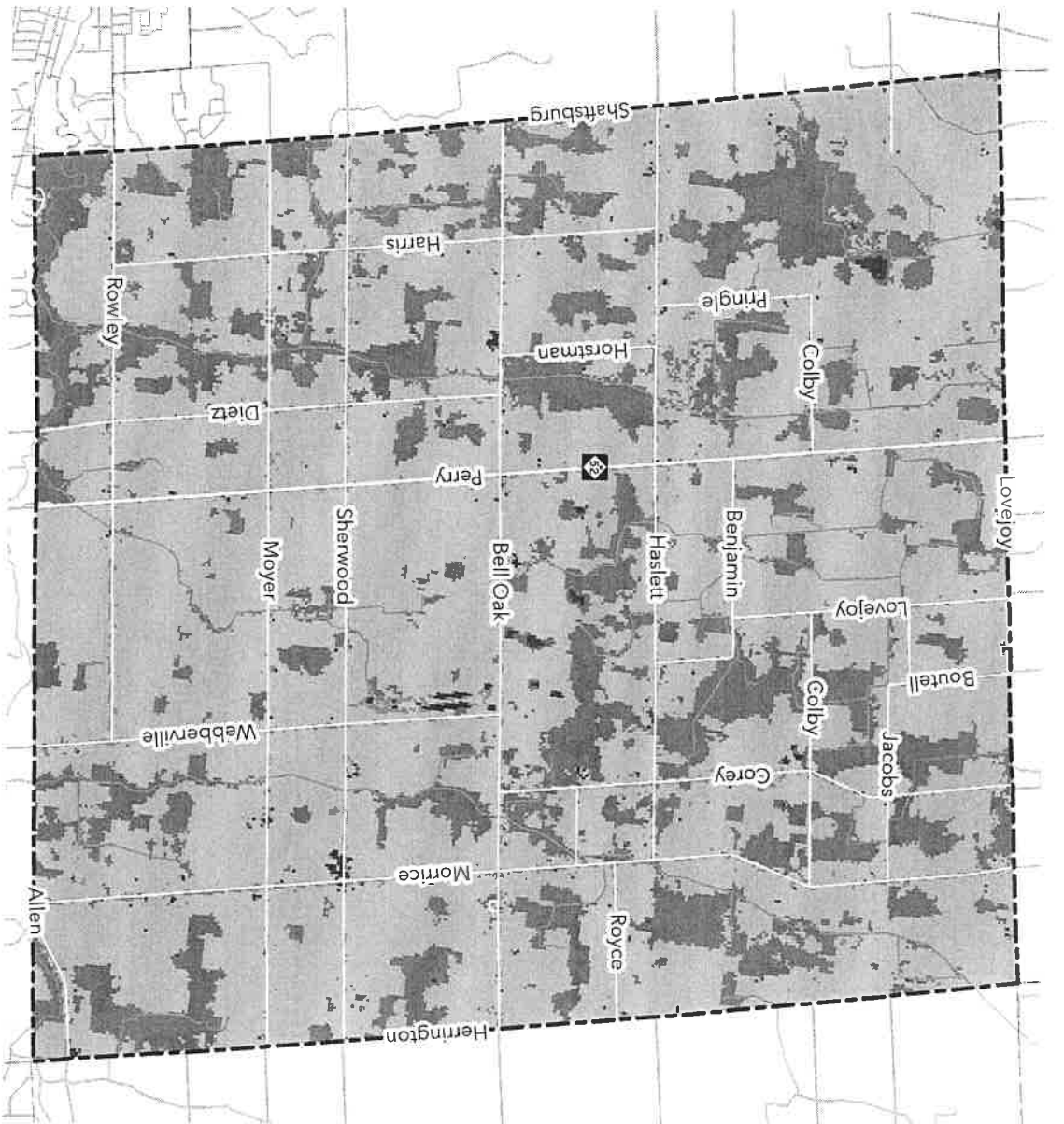


Land Cover

Land Cover describes the types of vegetation or land uses occupying a particular space in a community. Land cover data was collected from the U.S. Geological Survey National Land Cover Database (NLCD) from 2021. The NLCD characterizes land in one of 16 classes using a modified Anderson Level II classification system.

Locke Township is made up primarily of agricultural land, as planted and cultivated lands compose 71% of the land area. This includes 62% that is made up of cultivated crops and 9% made up of pasture/hay. Wetlands make up a further 18% of land area in the Township. Woody wetlands are most common in the Township, making up 17% of land area. As described previously, these wetlands include tall trees and scrub/shrubs.

MAP 2.6. SOILS



EXISTING LAND USE

The current land use of Locke Township provides insight into the current character of the community as it relates to how people occupy the land for economic, recreational, educational, and other personal purposes. The existing land use map, Map 2.7, offers a spatial representation of these land uses by density to show where different activities occur. Table 2.2 shows the proportion of the land area occupied by each land use.

Locke Township has seven general land use categories:

- 1. Agricultural
- 2. Commercial
- 3. Public or Quasi-Public
- 4. Industrial
- 5. Residential
- 6. Forests
- 7. Wetlands

MAP 2.7. EXISTING LAND USE

TABLE 2.4. AVERAGE NON-AGRICULTURAL LAND VALUES OF UNDEVELOPED LAND

LAND TYPE	2019 DISTRICT 8	2021 DISTRICTS 7-9	CHANGE (2019-2021)
RESIDENTIAL	\$8,202/AC.	\$14,222/AC.	+73.4%
COMMERCIAL/ INDUSTRIAL	\$24,321/AC.	\$41,175/AC.	+69.3%
RECREATIONAL	\$3,220/AC.	\$4,088/AC.	+27.0%

SOURCE: MICHIGAN STATE UNIVERSITY

The rental rate by agreement type has also shifted between 2019 and 2021. In Districts 7-9, 80.9% of leased agricultural land used a cash rent agreement without a bonus in 2021 (compared to 71% in District 8 in 2019). Rental rates per acre in these agreements increased by 23.3%. On the other hand, in cash rent agreements with a bonus (4.6% of agreements in 2021, 24% in 2019), the cost of rent decreased by 4.5%

TABLE 2.5. COST OF LEASES AGRICULTURAL LAND

LAND TYPE	2019 DISTRICT 8	2021 DISTRICTS 7-9	CHANGE (2019-2021)
CASH RENT WITHOUT BONUS	\$129/AC.	\$159AC.	+23.3%
CASH RENT WITH BONUS	\$133/AC.	\$127/AC.	-4.5%
CASH BONUS	\$42/AC.	N/A*	N/A

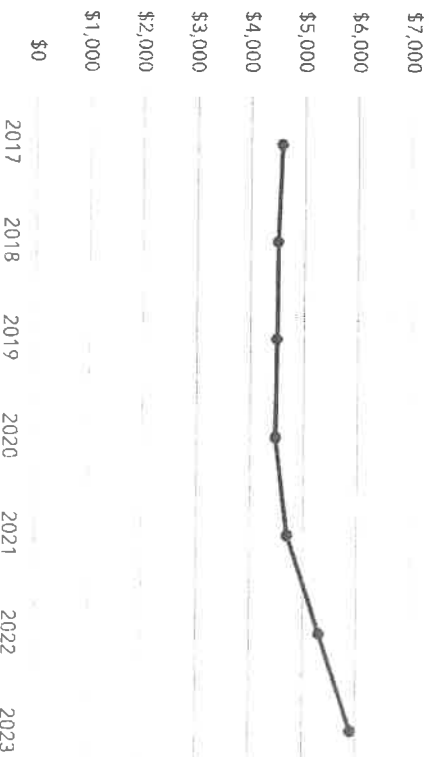
*NOTE: FEWER THAN 3 RESPONSES TO SURVEY

SOURCE: MICHIGAN STATE UNIVERSITY

As previously, the 2019 and 2021 reports used different geographic extents to compile their average data. Looking at the less aggregated data from 2019 reveals that District 7 (southwest Michigan) had higher values for most land use types than District 8 had, and the difference varied between Districts 8 and 9. Therefore, the changes reported here between 2019 and 2021 may not reflect the actual change in value in Locke Township or the entire District 8 region. Figure 2.3, however, demonstrates that agricultural land values have risen steadily since 2021 after being relatively stagnant since 2017.

The report also noted factors that influence the value of agricultural land, as perceived by the survey respondents. In Districts 7-9 in 2021, the most important factors were yield history, terrain and continuity of parcels, and tillage. Factors that were not viewed as particularly significant included engaging in no-till and cover cropping practices.

FIGURE 2.3. MICHIGAN CROP LAND VALUE PER ACRE 2017-2023



SOURCE: USDA NATIONAL AGRICULTURAL STATISTICS SURVEY

TABLE 2.6: POPULATION CHANGE 1980-2021

COMMUNITY	1980	1990	2000	2010	2020	2021	CHANGE 1980-2021	CHANGE 2010-2021
LOCKE TOWNSHIP	1,456	1,521	1,671	1,791	1,809	1,767	21.4%	-1.3%
LEROY TOWNSHIP	3,413	3,561	3,653	3,530	3,791	3,781	10.8%	7.1%
WILLIAMSTOWN TOWNSHIP	3,972	4,285	4,834	4,978	5,286	5,282	33.0%	6.1%
CONWAY TOWNSHIP	1,722	1,818	2,732	3,546	3,608	3,613	109.8%	1.9%
PERRY TOWNSHIP	3,467	3,698	4,438	4,327	4,141	4,151	19.7%	-4.1%
INGHAM COUNTY	275,520	281,912	279,320	280,895	284,900	285,660	3.7%	1.7%
STATE OF MICHIGAN	9,262,078	9,295,297	9,938,444	9,883,640	10,077,331	10,050,811	8.5%	1.7%

SOURCE: US CENSUS BUREAU

Population

When developing a master plan, the population is among the most important measures to demonstrate growth and its potential impact on land use in a community. Therefore, understanding the Township's population and growth trends in the region is essential when preparing a meaningful and realistic master plan.

Figure 2.4 on the previous page is a snapshot of the population changes between Locke Township and its neighboring townships over the last 40+ years. The figure shows that Locke Township's population (Dark Brown) rises steadily over the decades (21%) but at a much more conservative rate than some neighboring townships, such as Conway Township (110%) or Williamstown Township (33%). Table 2.6 presents the population change between 1980 and 2021 numerically. As mentioned, above, Locke Township has grown steadily, by 21.4%, over this period; however, between 2010 and 2021, the Township has experienced a slight decrease in population (-1.3%). Overall, Locke Township's change since 1980 is nearly six times faster than Ingham County and more than twice as fast as the State of Michigan. Looking closely at the population numbers reveals dips in population rates between 2000-2010 and 2020-2021 due to two of the largest economic impacts the nation has faced in decades: the economic recession caused by subprime lending and the COVID-19 pandemic. However, short term impacts may happen to communities of all sizes in these unusual situations, and Locke Township residents should focus more on the long-term population effects

TABLE 2.9. BUILDING PERMIT POPULATION ESTIMATE

BUILDING PERMITS (2010 - 2023)	AVERAGE PERSONS PER HOUSEHOLD	2021	2030	2040	2050
2.7	2.82	1,767	1,835	1,911	1,987

SOURCE: LOCKE TOWNSHIP

Building Permit Method

The building permit method of population change uses the number of residential building permits issued over the last several years to project a community's future population. This method relies on two assumptions. First, it assumes that the number of residential building permits issued each year will remain constant in the future, and that the community's population will continue to correspond to the number of permits previously issued. Second, it assumes that the average number of people per household will not change. Between 2010 and 2023, about 2.7 building permits were issued each year in Locke Township, and there were around 2.82 people per household in 2021, according to the American Community Survey. The projected population through 2050 using the building permit method is shown in Table 2.9.

Population Projection Summary

Taking the average of the three above population projections offers a composite estimate of future population that may reduce the effects of potential biases in each individual method. Each method's projection for the decades from 2030 to 2050, in addition to the average projection, can be seen in Table 2.10. This process results in an estimated population of 2,010 for Locke Township by 2050.

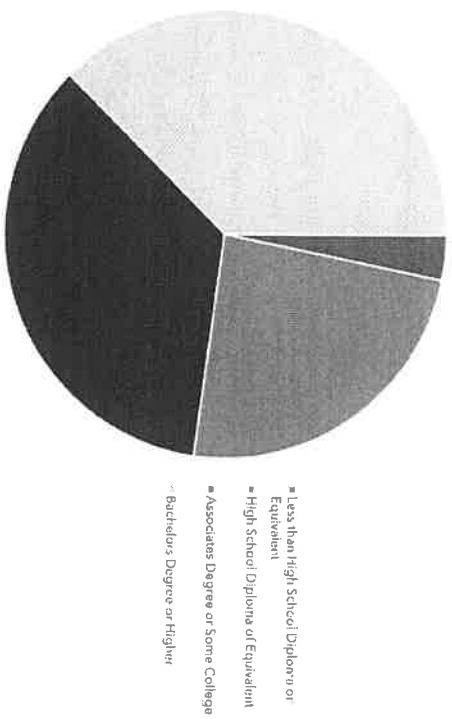
TABLE 2.10. POPULATION PROJECTION AVERAGES

METHOD	2021	2030	2040	2050
ARITHMETIC	1,767	1,835	1,911	1,987
GROWTH RATE	1,767	1,852	1,951	2,055
BUILDING PERMIT	1,767	1,841	1,911	1,987
AVERAGE	1,767	1,841	1,924	2,010

AGE COMPOSITION

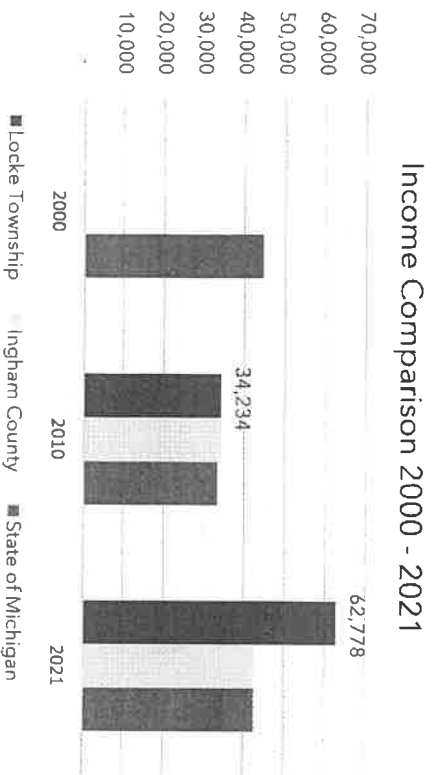
Population distribution by age provides information about school-aged children, the elderly, and potential long-term growth. For example, the Township's median age has increased from 40.8 years in 2010 to 41.1 years in 2021, according to the ACS 5-year estimates—an age increase of 0.7%. While the Township is getting older, it is aging at a much slower rate than the County and State: +5.5% for the former and +4.3% for the latter. Furthermore, the Township's median age was slightly above the state's median age (39.8 years) in 2021 and much higher than the County's median age (32.7 years). This is likely due to the presence of a large state university nearby. While higher than many places in the state, it is not unusual for rural areas to have a slightly higher median age than more urban/suburban areas.

FIGURE 2.6. EDUCATIONAL ATTAINMENT OF POPULATION 25 YEARS AND OVER (2021)



SOURCE: US CENSUS BUREAU

FIGURE 2.7. MEDIAN HOUSEHOLD INCOME IN DOLLARS (2000-2021)



SOURCE: US CENSUS BUREAU

The aging population of the Township must be considered.

Retirement-aged individuals make up about 20% of the total population and another 15% of the total population is between 55 and 65 years old. Therefore, more than a third of the current total population will be retired or elderly within the next ten years and many people are trying to figure out ways to age in place. As a result, an older community may require more specific housing than currently available in the Township (e.g., assisted living, senior living facilities, or accessory dwelling units to allow elderly family members to live with children or younger caretakers). Therefore, more accommodations for this aging population should be planned for in the near future to meet the needs of the Township's population. This could be addressed by amending the zoning to permit smaller homes, cluster developments, or age restricted housing options for those of retired age.

It is worth noting that the US Census classifies Hispanic/Latino populations separately from race. Approximately 1.2% of the Locke Township population identified their ethnicity as of Hispanic or Latino origin in the 2020 Census.

EDUCATION

Three hundred (300) children over the age of three are currently enrolled in school in Locke Township (26.3%). About 96.8% of the population 25 years or older have an education equivalent to a high school diploma or higher in the Township, which is slightly higher than the county average (93.7%). However, the County (40.6%) had a higher number of people who obtained either a Bachelor's degree or a Graduate/professional degree than the Township (37.5%).

TABLE 2.12. EMPLOYMENT BY INDUSTRY (2010 - 2020)

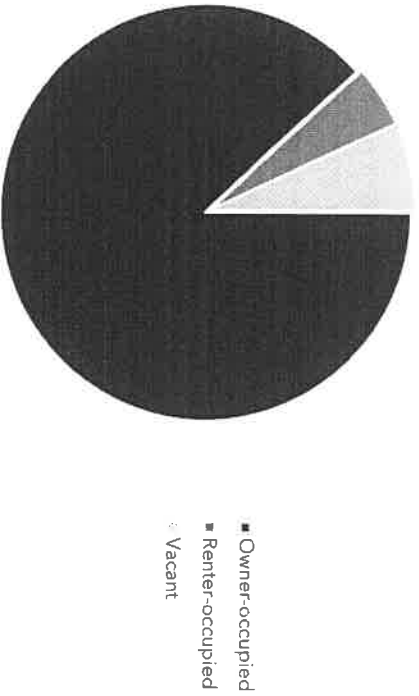
INDUSTRY	PEOPLE 2021	PERCENTAGE (%)	PEOPLE 2010	PERCENT CHANGE (2010-2021)
AGRICULTURE, FORESTRY, HUNTING/FISHING, MINING	20	2.2%	108	-440.0%
CONSTRUCTION	112	12.2%	122	-8.9%
MANUFACTURING	138	15.1%	115	+16.7%
WHOLESALE TRADE	10	1.1%	27	-170.0%
RETAIL TRADE	53	5.8%	85	-60.4%
TRANSPORTATION, WAREHOUSING, AND UTILITIES	28	3.1%	40	-42.9%
INFORMATION	7	0.8%	11	-57.1%
FINANCE, INSURANCE, REAL ESTATE, RENTAL & LEASING	73	8.0%	69	+5.5%
PROFESSIONAL, SCIENTIFIC, MANAGEMENT, ADMINISTRATIVE, AND WASTE MANAGEMENT	50	5.5%	82	-64.0%
EDUCATION, HEALTHCARE, AND SOCIAL ASSISTANCE	227	24.8%	157	+30.8%
ARTS, ENTERTAINMENT, RECREATION, ACCOMMODATION, AND FOOD SERVICE	39	4.3%	88	-125.6%
OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION	47	5.1%	83	-76.6%
PUBLIC ADMINISTRATION	111	12.1%	69	+37.8%

SOURCE: ASS 5-YEAR ESTIMATES

HOUSING

As seen in Figure 2.10, the 2021 ACS estimates that there were 672 housing units in Locke Township in 2021. Of these, 626 units, or 93.2%, were occupied (593 units were owner-occupied and 33 units were renter-occupied).

FIGURE 2.10. HOUSING OCCUPANCY BY NUMBER OF UNITS (2021)



The vast majority of units in Locke Township were single-family units in 2021, with 96.9% of units being composed of single-family detached housing and 1.8% (the next largest category) being single-family attached. No residential structures in the township had more than two units.

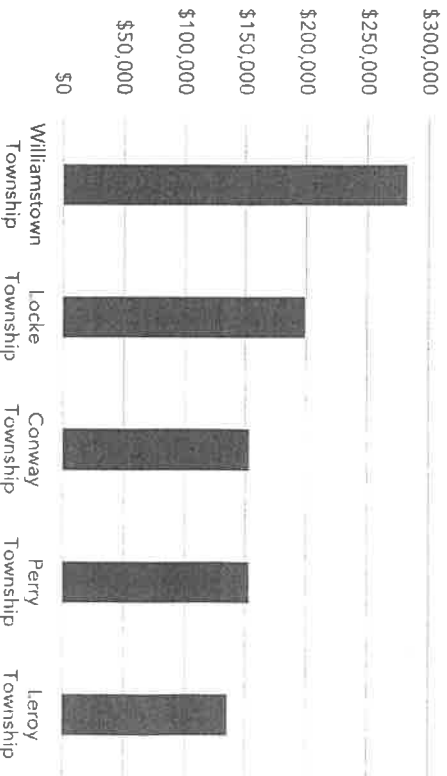
The median home value in Locke Township was \$199,100 in 2021, and the median monthly rent price was \$1,125. As shown in Figure 2.11, Locke had a higher median home value than most surrounding townships, with the exception of Williamstown Township, which had a median home value of \$282,300.

TABLE 2.13. HOUSING TYPE BY UNIT (2021)

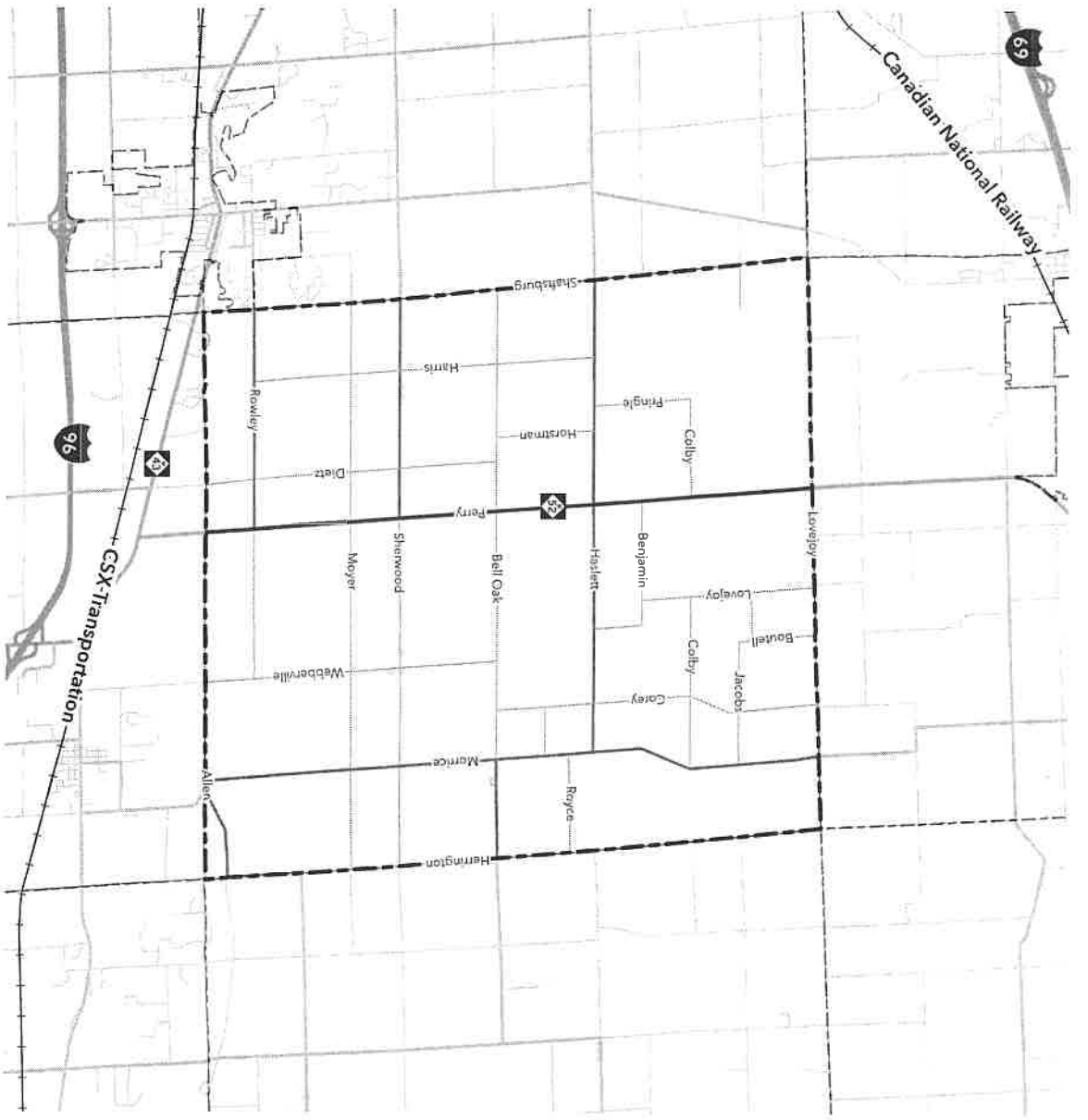
TYPE OF UNIT	PERCENT OF TOTAL UNITS
1-UNIT, DETACHED	96.6%
1-UNIT, ATTACHED	1.8%
2 UNITS	0.4%
MULTIFAMILY (3 UNITS OR MORE)	0.0%
MOBILE HOMES	0.9%

SOURCE: ACS 5-YEAR ESTIMATES

FIGURE 2.11. MEDIAN HOME VALUE (2021)



SOURCE: ACS 5-YEAR ESTIMATES



Utilities

No public sewer or water services exist in Locke Township. Instead, residents use private wells and septic systems to access potable water and dispose of sewage.

Electric and gas utilities are provided to Township residents by DTE Energy and Consumers Energy.

Internet

Consistent access to the internet is an important part of working people's and students' lives across the United States. In particular, broadband internet access allows people to access and navigate the internet at higher speeds than allowed by alternative services. Providing equitable broadband internet access to all demographics helps bridge gaps in educational attainment, employment access, socioeconomic equality, public safety, communications, agriculture, and more. Rural areas like Locke Township have historically been underserved by broadband internet, which makes economic development more challenging in these areas as a result of the consequences described above.

MAP 2.8. TRANSPORTATION

Schools

Locke Township is served by five public school districts:

- Webberville Community Schools: occupies the southeastern portion of the Township and well into the northern half
- Williamston Community Schools: occupies the southwestern portion of the Township
- Perry Public Schools: occupies the northwestern portion of the Township and some of the northeastern portion. Part of the Shiawassee Regional ESD
- Morrice Public Schools: occupies some of the northeastern portion of the Township. Part of the Shiawassee Regional ESD
- Fowlerville Community Schools: occupies a small part of the eastern portion of the Township at the eastern boundary. Part of the Livingston ESA

No school facilities from these districts are located in Locke Township itself. St. Mary Catholic School and Seventh-Day Adventist School are private schools located nearby in the City of Williamston. Williamston and Webberville Public Schools are members of the Ingham Intermediate School District, the other districts noted originate in Shiawassee or Livingston Counties.

Public Facilities

Locke Township manages and owns several public facilities. Locke Township Hall is the center of government for the Township, where board and commission meetings are held. The Township Hall is also available to be rented for a fee. In addition to the Township Hall, Locke Township hosts three public cemeteries: Shatsburg Cemetery, Bell Oak Cemetery, and Rowley Cemetery.



A VISION FOR OUR COMMUNITY

Our vision is to preserve our rural township's agricultural heritage and landscapes, foster responsible residential growth within sustainable areas near existing development and future infrastructure, encourage thoughtfully clustered commercial development, and safeguard our community's character and natural resources from the pressures of suburban expansion.

Preserving Agriculture

- Honor and sustain the township's agricultural legacy by protecting farmland, supporting farming economies, and promoting a rural lifestyle rooted in tradition and stewardship.

This vision emphasizes safeguarding the township's agricultural resources, preserving its open spaces, and promoting farming as a cornerstone of the community's identity. It supports practices like zoning for farmland preservation, implementing conservation easements, and fostering local food systems.

- Safeguard the township's rural identity by establishing clear boundaries and planning policies to prevent unregulated suburban encroachment.

This vision emphasizes the use of a clear residential delineation, zoning regulations, and collaborative planning to resist the spread of suburban sprawl. It aims to maintain low-density land use and protect the community's rural way of life by establishing districts which are designed principally for residential uses.

Residential Development

- Residential development will be promoted within growth areas to meet housing needs while maintaining the township's open spaces, rural character, and infrastructure efficiency.

The township will focus on guiding residential growth to specific zones, this vision limits sprawl and minimizes conflicts with agricultural uses. It aligns with strategic future infrastructure investments and clustering homes to leave room for natural areas and farming.

Clustered Commercial Development

- Encourage compact and accessible commercial hubs that serve community needs, enhance economic vitality, and respect the township's rural character.

This vision supports the development of small-scale, clustered commercial areas, particularly the major intersections of M-52 and Bell Oak Road and M-52 and Haslett Road. It avoids strip development and promotes efficient land use, and aesthetic harmony with rural surroundings.

Planned Industrial Development

- Promote sustainable industrial growth through Planned Unit Development (PUD) to ensure high-quality design, environmental stewardship, and compatibility with the community's rural character and resources.

This vision prioritizes intentional, well-organized industrial development tailored to fit the township's goals and needs. By requiring Planned Unit Development for industrial zoning, the township ensures that new industrial facilities are designed with flexibility, innovation, and long-term sustainability in mind. This approach fosters compatibility with surrounding land uses, minimizes environmental impacts, and encourages efficient use of infrastructure. The vision also emphasizes the importance of creating opportunities for economic growth while preserving the township's overall identity and quality of life.

Rural Heritage

- Preserve and celebrate our rural heritage by protecting farmland, fostering traditional agricultural practices, conserving open spaces, and maintaining the township's scenic landscapes and cultural identity for future generations

This vision emphasizes safeguarding the township's historical connection to agriculture and its natural surroundings. It seeks to protect working farmlands, promote sustainable farming practices, and conserve the open spaces that define the area's rural character. By integrating cultural traditions and environmental stewardship into planning efforts, the township ensures that its rural heritage remains a vibrant and cherished part of the community's identity.

To balance growth and preservation by protecting the township's agricultural heritage, promoting responsible development in designated areas, clustering commercial and industrial uses for efficiency, and safeguarding rural character against the pressures of suburban expansion; the Township has created a set of goals to accomplish its vision.

AGRICULTURAL PRESERVATION

Establish a rural residential transition zone that balances the need for housing with the protection of agricultural lands, ensuring that development occurs in a way that supports rural character, minimizes conflicts with farming operations, and preserves open space and natural resources.

- Zoning Regulations and Design Standards
- Develop zoning ordinances that limit residential density east of the Shaftsbury Road corridor, requiring lot sizes and layouts that are compatible with the surrounding agricultural uses. Establish buffer zones or setback requirements to minimize potential conflicts between residential and farming activities.
- Infrastructure and Service Planning
- Direct development to areas where public infrastructure, such as roads and utilities, can be extended cost-effectively without compromising agricultural operations. Avoid creating new service demands that would encourage sprawl into productive farmland.

- Conservation Easements and Incentive Programs
- Collaborate with land trusts and the state government to offer incentives, such as tax breaks or development rights transfers, for property owners who preserve farmland within this transition area. Encourage clustering of homes on smaller lots to maintain larger contiguous agricultural areas.

Implementation Strategies

Implementation Strategies for Preserving High-Quality Agricultural Soils:

- Prime Farmland Mapping and Zoning
- Conduct a comprehensive soil survey to identify and map high-quality agricultural soils.
 - Use the survey to designate these areas as agricultural protection zones within the zoning ordinance.

Suburban Containment

- Establish a specific residential district containing promotes higher density. Restrict rezoning of prime farmland for non-agricultural uses within these boundaries.

Incentive Agricultural Land Conservation

- Promote programs such as Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) to compensate landowners for preserving farmland.

Comprehensive Land Use Planning

- Integrate agricultural preservation policies that direct new development to infill areas or marginal lands.
- Require agricultural impact assessments for developments proposed near prime farmland.

Environmental Stewardship Programs

- Programs like the Michigan Agriculture Environmental Assurance Program (MAEAP) promote environmentally friendly farming practices.
- While not explicitly preservation-focused, they encourage the sustainable use of agricultural lands, indirectly supporting long-term preservation.

Conservation Reserve Enhancement Program (CREP)

- A partnership with the USDA that provides financial incentives for farmers to implement conservation practices that preserve soil, water, and wildlife habitats.
- Keeps marginal lands in conservation use, supporting the overall agricultural landscape.

Support Agricultural Economies

Promote land use policies that enhance the economic viability of farming, including agritourism, value-added agricultural enterprises, and local food systems.

Prevent Urban Encroachment

Establish clear buffer zones to limit the spread of urban and suburban development into agricultural areas.

Encourage Agricultural-Compatible Development

Require new developments near agricultural land to incorporate measures that minimize conflicts, such as setbacks, buffering, and shared infrastructure.

Foster Long-Term Land Stewardship

Encourage sustainable farming practices and conservation programs that maintain soil health, water quality, and biodiversity within agricultural districts.

Promote Cluster Development

Allow residential or commercial developments in agricultural zones only if designed to minimize land consumption, such as through cluster developments or density transfers.

Strengthen Land Use Regulations

Adopt zoning ordinances that limit non-agricultural land uses in designated agricultural districts and discourage fragmentation of farmland into smaller, non-viable parcels.

Encourage Conservation Easements

Work with land trusts and agricultural organizations to expand the use of conservation easements, keeping farmland in production while providing financial benefits to landowners.

Facilitate Agricultural Innovation

Create zoning allowances for emerging agricultural practices, such as vertical farming, agrivoltaics, or sustainable greenhouse operations, to adapt to changing farming needs.

Preserve Rural Character

Protect scenic views, historical farmsteads, and rural landscapes that contribute to the cultural identity and aesthetic value of agricultural areas.

Preserve Traffic Flow and Safety

Implement access management strategies, including turn lanes, shared entrances, and traffic controls, to ensure that commercial development at intersections enhances rather than hinders highway traffic flow and safety.

INDUSTRY

Encourage well-planned industrial growth through the exclusive use of Planned Unit Development (PUD) zoning to ensure high-quality design, compatibility with surrounding land uses, efficient infrastructure use, and the preservation of environmental and community resources.

Design Flexibility and Zoning Innovation

Utilize the PUD framework to allow for innovative industrial site layouts, tailored to the specific needs of businesses while meeting community and environmental standards.

Develop clear guidelines for industrial PUD applications, addressing building design, landscaping, noise control, traffic management, and environmental mitigation.

Identify specific zones or corridors best suited for industrial PUDs based on proximity to transportation networks, utilities, and workforce populations.

Compatibility with Adjacent Uses

Ensure that industrial developments are designed to minimize adverse impacts on nearby residential, agricultural, or commercial areas through effective buffering, screening, and transitional land uses.

Sustainability and Environmental Stewardship

Require PUDs to incorporate sustainable practices such as low-impact stormwater systems and protections for natural habitats.

Economic Growth and Community Integration

Encourage industrial developments that provide local employment opportunities while supporting broader community goals for balanced growth and enhanced quality of life.

FUTURE LAND USE

By addressing the intricacies of preserving agriculture, rural character, and environmentally sensitive areas while still strategically planning for residential, commercial, and industrial land uses, rural communities can effectively balance the preservation of their unique character with the necessary connections and resources offered by neighboring town centers, fostering a sustainable and harmonious relationship between the two environments.

The future land use categories in Locke Township are underpinned by a comprehensive understanding of various factors that contribute to the area's developmental potential and growth. The Land Use Plan plays a critical role in the township's planning and zoning efforts, serving as the fundamental blueprint for the creation of the Zoning District Map (5.2) and establishing specific regulations, performance standards, and criteria for development. By taking into account the existing land uses and potential future developments, the plan endeavors to guide the overall pattern of development and land use arrangements, ensuring a cohesive and well-coordinated approach to future growth.

Locke Township's land use potential is significantly influenced by a range of regional factors that underscore its strategic location and connectivity. Being situated near Interstate 96 and centrally divided by M-52, the township serves as a crucial crossroad for agricultural industry, facilitating the movement of industrial, commercial, and recreational traffic between major economic centers such as Detroit, Lansing, Grand Rapids, and Chicago. Its proximity to the Lansing Metropolitan Area further enhances its employment and commercial hub role. Additionally, the township's active engagement in the farming industry and its connection to regional and national markets

influence its agricultural development and land use strategies. A regional international airport also supports air transportation, contributing to the township's overall connectivity and economic activities.

On a local scale, Locke Township's land use potential is shaped by various factors intrinsic to its immediate surroundings and infrastructure. The intensive development within the neighboring City of Williamston and large suburban townships, such as Meridian Township, exerts a significant influence on the township's future development plans, necessitating careful coordination and planning to ensure sustainable growth and harmonious expansion. Additionally, the existing development patterns and available land space within the township form the cornerstone for future land use potential and expansion strategies. The presence of nearby infrastructure, including water supply (City of Williamston), wastewater disposal systems (City of Williamston), and transportation interchanges, also plays a pivotal role in determining the township's developmental trajectory. Furthermore, the township's participation in the regional economic sectors, such as industrial manufacturing, agriculture, hospitality, health and education, and emergency services, along with the presence of major educational and cultural facilities, contribute to the formulation of land use plans that accommodate and support these sectors. All these factors contribute to local land use planning and zoning initiatives, promoting a well-rounded and inclusive approach to community development. The following are Locke Township's identified future land use categories and a description of each.

Local Commercial

The local commercial designation is designed to concentrate permitted businesses within identified development nodes best suited for commercial use, ensuring efficient land use and access to primary road networks. This approach protects the township's environmental character by limiting scattered development and preserving open spaces, agricultural lands, and natural resources. Focusing the township's commercial activity in designated areas, the district supports economic vitality while maintaining the rural and ecological integrity of the surrounding landscape.

Industrial

Industrial development will solely be allowed through a Planned Unit Development (PUD) approach to ensure that such uses are appropriately located and thoughtfully designed. This method provides for carefully considering access to transportation networks, the availability of necessary infrastructure, and the potential impacts on surrounding farming and residential areas. By requiring industrial development to align with these criteria, the township can minimize conflicts with agricultural operations and preserve the character of residential districts. Additionally, this approach prioritizes the protection of sensitive environmental features, ensuring that industrial growth occurs sustainably and without compromising the township's natural resources or rural identity.

Low-Density Residential

The Low-Density Residential future land use category accommodates targeted small-lot and clustered residential developments that align with the township's rural character and land preservation goals. This category emphasizes efficient land use by concentrating homes within thoughtfully planned clusters, in proximity to more dense neighboring development in adjoining communities while leaving significant portions of the surrounding township as open space or agricultural land. Developments in this category are intended to minimize infrastructure demands while maintaining the scenic and environmental qualities of the township. By carefully managing residential density and layout, this category supports a balance between housing needs and preserving farmland, natural resources, and rural aesthetics.

ZONING PLAN

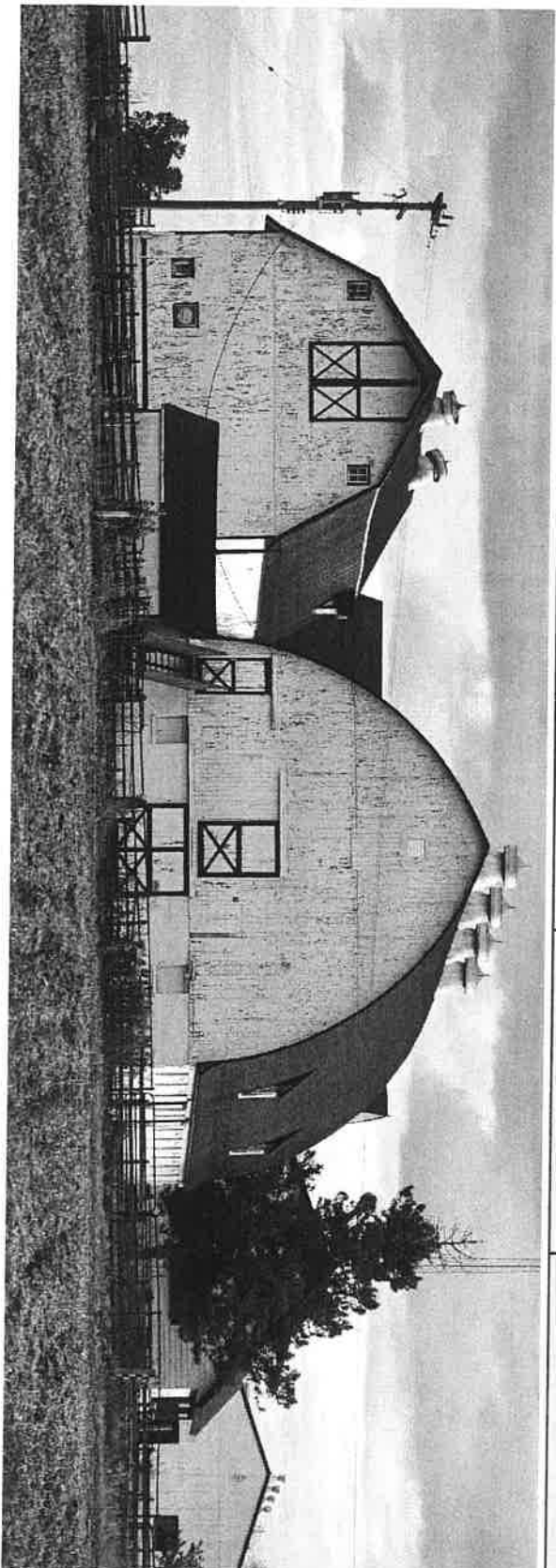
As outlined in the Michigan Planning Enabling Act (MPEA), a zoning plan is a foundational document that guides the development and implementation of a municipality's zoning ordinance. It serves as a land-use regulation road map and is typically included in the community's master plan. The zoning plan describes how the land use goals, policies, and recommendations of the master plan will be translated into zoning districts, standards, and regulations. It identifies specific zoning categories, their intended purposes, and the locations where these districts should be applied. Additionally, it outlines how zoning will address key issues like land use compatibility, infrastructure alignment, environmental protection, and community character. By connecting the master plan's vision with enforceable zoning regulations, the zoning plan ensures that growth and development align with the community's long-term goals.



MAP 5.2. ZONING MAP

- A-1, General Agriculture
- B-1, Local Commercial
- R-1, Low Density Residential

MANUFACTURED HOUSING	LOTS	21,780 SQ. FT. (0.5 ACRE) W/UTILITIES	R-1, R-2, R-3	THE R-1 DISTRICT, R-2, AND R-3 DISTRICTS ARE DESIGNED TO PERMIT LOW, MEDIUM, AND HIGHER DENSITY RESIDENTIAL DEVELOPMENT. THIS INCLUDES CLUSTERED DEVELOPMENT PATTERNS.
	DENSITY	43,560 SQ. FT. (1 ACRE) W/ WELL-SEPTIC		
	UTILITIES	2 UNITS PER 1 ACRE WELL/SEPTIC - 1 ACRE MIN. PUBLIC UTILITY - 0.5 ACRE MIN.		
	UTILITIES	PER STATE REQUIRED		
	LOTS	PER STATE REQUIRED	R-MHC	THIS DISTRICT CAN BE PERMITTED AS A REZONING IN ANY RESIDENTIAL DISTRICT THAT MEETS THE REQUIREMENTS OF THE MICHIGAN MANUFACTURED HOUSING ACT
	DENSITY	PER STATE REQUIRED		
	UTILITIES	PER STATE REQUIRED		





Rowley

Cemetery

Locke Township



A large, ornate sign for Bell Oak Cemetery. The sign has a decorative, arched top and a double-line border. It features a central floral emblem at the top and another at the bottom. The text is centered and reads "Bell Oak Cemetery" in a large, bold, serif font, with "Locke Township" in a smaller font below it.

Bell Oak Cemetery

Locke Township

RULES

- No Artificial Flowers
Apr 1st - Dec 31st
- No Shrubs or Trees
Without Permission
- No Glass Containers



**Locke
Township
Hall**

3805 Bell Oak Rd.

Williamston



Shaftsbury Cemetery

• Locke Township •



RULES

- No Artificial Decorations
Apr. 1st - Nov. 1st
- No Shrubs or Trees
Without Permission
- No Glass Containers

♣♥2025 LOCKE TOWNSHIP BUILDING PERMITS

Dec/Jan☒ Jan/Feb# Feb/Mar☒ Mar/Apr+ Apr/May



May/Jun^ Jun/Jul☺ Jul/Aug% Aug/Sep☺ Sep/Oct♥ Oct/Nov@ Nov/Dec♣

JAN

01-14-25	Luft, Nicholas	25-002	5695 M-52 48449	09 300 020	Pd\$ 343	Grd. Solar
01-14-25	Luft, Nicholas	25-001	5695 M-52 48449	09 300 020	Pd\$439	Res. Alter
02-06-25	Sheets, Leo	25-003	4295 Moyer Rd	27 200 012	Pd \$343	Re-roof

2025 Locke Twp-plumbing/mechanical/electrical permits

01-07-25	Gibney, Dennis	25-001	5005 Harris Rd 48895	18 400 009	Pd\$48	Elec.	Generator♣
01-16-25	Luft, Nicholas	25-002	5695 M-52 48449	09 300 020	Pd\$96	Elec.	Gr. Solar
01-16-25	Luft, Nicholas	25-003	5695 M-52 48449	09 300 020	Pd\$288	Elec.	200 amp.
01-21-25	Bowen, Jason	25-004	5130 Shaftsburg Rd	18 300 012	Pd\$192	Elec.	200 amp

01-16-25	Luft, Nicholas	25-001	5695 M-52 48449	09 300 020	Pd\$288	Mech.	Gas/Oil duct
01-23-25	Black, Michael	25- 002	2625 E. Haslett 48895	07 300 005	Pd.\$96.	Mech.	Furnance

01-16-25	Luft, Nicholas	25-001	5695 M-52 48449	09 300 020	Pd\$288	Plumb	Sewer/Water
02-13-25	Braselton, E.	25-00	4143 Dietz Rd 48895	29 400 008	\$96	Plumb	Water heater

02-04-25. Opened emails. Met with Ted Oginsky re: TRW 22-400-004 documents. Provided copies of LU permits, Bldg. etc.
 02-04-25 Opened emails. Met with T. Oginisky re: information on parcel 22-400-004. Provided copies of SLU permits.

02-06-25. Opened emails. Sent email to J. Landgon re: no permit requires for install exterior garage doors/patios if no structural changes/headers are required. Rec'd BP 25-003. TCT Smolyanov advising BP ready for pick up – owes \$343. Rec'd Final inspection from AGS. Documented on BP list and filed. Rec'd inquiry to split 14-200-004 – emailed LD application.

02-11-25 Opened emails. Rec'd Smolyanov Home Improvement #13266 2-6-25 \$343 for 4295 Moyer Road. TXT Smolyanov advised check rec'd, mailed BP 25-003. Gave check to clerk. Updated BP list.

02-13-25 Opened emails. Rec'd Plumb. Permit app. for 29-400-008. Emailed to AGS. Doc. on BP list. Emailed permits@michiganplumbing.com advising they owe Locke Twp. \$96.00 before permit will be issued. Key Diesel signed forbearance agreement.

02-18-25. Did not attend PC commission. Off 02-18-25 through 02-25-25.

02-27-25. Opened emails. Rec'd AGS New permits report. Reconciled & gave to clerk. Filed. Pymt of \$48 cash rec'd by N. Lott on 2-25-25 for Temp. Cert. of Occupancy for 13-200-022. Gave to clerk who documented. Filed. Ret. Call to M. Barker & left voice mail. Rec'd obsolete BP App. for 3222 E.Haslett Rd. Emailed home owner & attached new BP APP and Soil Erosion Forms. Completed EOM report & gave to Supervisor.

NIESA report

February 2025

Wed Jan 29 6 calls – medical: 3 City [1 fire], 1 Vlg, 2 mutual aid Okemos
 Thu Jan 30 2 calls – medical: 1 Whtfld, 1 City
 Fri Jan 31 3 calls – medical: 1 Vlg [veh. acc. Highview/M-52], 2 Wmstown
 Sat Feb 01 3 calls – medical: 1 City, 1 Wmstown, 1 Whtfld

 Sun Feb 02 1 calls – medical: City
 Mon Feb 03 11 calls – medical: 1 Vlg, 1 Whtfld[veh acc Howell/Meech], 4 City, 2 Leroy[veh acc I-96],
 1 Wmstown, 1 mutual aid Stockbridge, 1 mutual aid Okemos
 Tues Feb 04 2 calls – medical: 1 Whtfld, 1 Leroy
 Wed Feb 05 2 calls – medical: 1 Whtfld, 1 Leroy
 Thu Feb 06 6 calls - medical: 2 Leroy[veh acc & fire], 1 City, **1 Locke**, 2 Wmstown
 Fri Feb 07 5 calls - medical: 1 Leroy, 1 Whtfld, 1 Wmstown, 1 Vlg, 1 mutual aid Holt
 Sat Feb 08 8 calls – medical: 3 City, 2 Wmstown, **1 Locke**, 1 Leroy[acc I-96/M-52], 1 mutual aid Meridian

 Sun Feb 09 3 calls - medical: 1 Leroy, **1 Locke**, 1 Wmstown
 Mon Feb 10 4 calls - medical: **1 Locke**, 1 Whtfld[fire], 2 Leroy
 Tue Feb 11 3 calls - medical: **1 Locke**, 1 Leroy[veh acc Gr Ri/Dietz, 1 mutual aid Perry
 Wed Feb 12 5 calls - medical: 3 Wmstown, 2 City
 Thu Feb 13 3 calls - medical: 2 City, 1 Vlg
 Fri Feb 14 5 calls – medical: 1 Vlg, 1 City, 1 Wmstown, 1 Leroy, 1 mutual aid Okemos
 Sat Feb 15 4 calls - medical: **2 Locke**, 2 Wmstown

 Sun Feb 16 2 calls – medical: 2 Whtfld [1 fire]
 Mon Feb 17 5 calls – medical: 3 City, 1 Vlg, 1 mutual aid Fowlerville
 Tue Feb 18 1 calls – medical: 1 City
 Wed Feb 19 6 calls - medical: 1 Leroy, 1 Whtfld-fire, **2 Locke**, 1 Vlg, 1 Wmstown
 Thu Feb 20 8 calls – medical: 2 City [1 fire], 1 Leroy, 3 Wmstown, 2 Vlg
 Fri Feb 21 6 calls – medical: 1 Wmstown, 2 Whtfld, **1 Locke**, 1 City, 1 Leroy
 Sat Feb 22 4 calls – medical: 1 Leroy, 2 City, 1 Wmstown

 Sun Feb 23 5 calls – medical: 2 City, 2 Wmstown, **1 Locke-acc M-52 & Haslett**
 Mon Feb 24 4 calls - medical: 2 Wmstown [1 acc Wmstn/Sherwood], 1 Whtfld, 1 Leroy
 Tue Feb 25 4 calls – medical: 3 Wmstown, 1 City

TREASURER'S REPORT

2/28/2025

GENERAL ACCOUNT #4621	<u>Checking</u>	<u>Cash Sweep</u>	<u>Total</u>
Beginning Balance	\$1,000.00	\$352,531.25	
Deposits	\$96,833.25	\$74,770.07	
Interest (0.90%)		\$202.67	
Withdrawals (incl. IRS)	(\$96,833.25)	(\$25,850.67)	
IRS Tax Payment			
Ending Balance	\$1,000.00	\$401,653.32	\$402,653.32

TAX ACCOUNT #4618			
Beginning Balance	\$556,179.14		
Deposits (incl. interest)	\$1,123,218.25		
Interest (0%)			
Withdrawals	(\$560,015.98)		
Ending Balance	\$1,119,381.41		\$1,119,381.41

As of
3/4/2025
161,859.⁶²

HUNTINGTON BANK

ARPA FUNDS #1274

Beginning Balance			
Deposits (incl. interest)			
Interest			
Withdrawals			
Ending Balance	\$0.00		\$ -

FLAGSTAR BANK

CD #8015

Rolled Over October 21, 2024 for 179-day term

Beginning Balance	\$ 256,322.43		
Ending Balance			\$ 256,322.43
Interest (4.40%)			
Matures April 18, 2025			

<u>CASH ON HAND</u>	\$20.00		\$20.00
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<u>GRAND TOTAL</u>			\$1,778,377.16
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Signed

Sherry L. Rambo, Treasurer