

# **Living Water Fellowship**

**A multi-site of St. Luke Lutheran Church  
Ann Arbor, MI**

**“Living Water Ministry ignites, empowers, and energizes people for a vibrant life in Jesus Christ.”**

**A Mission Plan**

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## **Executive Summary**

There are 18,000 households in the four townships of Webster, Northfield, Green Oak, and Hamburg. During the last decade the area has exploded in growth. In fact, Webster and Hamburg have grown by 60% and 57% respectively. This growth is expected to continue at the same rate into the next decade. The current population of 18,000 households is sixty-three percent unchurched. At this time, there are under 14 congregations serving these 18,000 households. One of them in Webster Township and another in Whitmore Lake are over 100 year's old. These congregations (2 of them LCMS) are not able to serve all of the people presently and certainly not with the predictive growth anticipated in the next decade. The area is prime for outreach.

The Michigan District of the Lutheran Church – Missouri Synod has recognized this growth potential and, along with St. Luke Lutheran Church as the sponsor, wish to extend a new congregation into the area. The model of congregation is unique as a multi-site of St. Luke and not a typical birthing of a new church. A multi-site maintains relationship with the mother church indefinitely and utilizes all the resources of that community to effectively establish an outreach. The great advantage is that a well established home church has the ongoing resources of personnel, governance structure, and budget to more easily establish a new community and then sustain it over a long period of time. Living Water Ministry is expected to be financially self sufficient which ultimately allows St. Luke to create other multi-sites in the Ann Arbor community and reach more of the lost. We are fulfilling the Jesus' mandate to reach out to the lost and draw them into the kingdom.

## **Multi-site Mission and Values**

### **Introduction**

Living Water Ministry is coming to Northfield, Webster, Green Oak, and Hamburg townships with the intention of bringing a healing message to lost people. The four townships have seen extraordinary growth in the last ten years with very little church development following and St. Luke wishes to generate a message of healing and renewal for those lost and unchurched people.

As with St. Luke, Living Water will have passionate worship, energetic ministry to families, and a call to maturity in one's own faith walk. These qualities empower the individual to step out of the congregational world and into the secular world with a passionate hope to offer their friends and colleagues.

### **This is what we see**

As a ministry of St. Luke, Living Water is a people of celebration and hope and renewal who wish to offer the community a unique sense of care.

- We wish to be a healthy church that strives to be in balance in an unbalanced world that impulsively swings from thing to thing or idea to idea. The church has one goal – Christ Saves – Christ Redeems – and holds us in balance.
- Living Water is a people that offers a safe haven to those who may feel threatened and insecure. We will offer comfort, support, encouragement, and hope to people who live in fear and apprehension. Our world is filled with stress and anxiety and worry. These things rip at our soul and distract us from the comfort and encouragement that Jesus offers us so we can feel rested and supported. Living Water is a people that will offer the world a sense of purpose and direction. We will be “purpose driven” to the mission of Jesus to save the lost and grow in our own faith relationship. To this end, we will offer experiences that will allow people to explore where they are going in their own lives and how Jesus directed his own followers to see a greater purpose.

Living Water is a people “teaming with life.” We are people of community committed to each other, holding each other accountable to our own faith walk, and striving to be transformed by the power of the Holy Spirit. Our life, as Ezekiel describes it, “will not wither, nor will their fruit fail. Every month they will bear...fruit for food and leaves for healing.” We are a healing people depended on Jesus Christ alone for safety, balance, and purpose.

### **Multi-site Mission Statement:**

We want to reach out to Webster, Northfield, Green Oak, and Hamburg Townships where parents both work outside the home and drive considerable distances to work. We want them to experience a life that is purposeful through teaching and encouragement. We want to reach to their children in a vibrant, encouraging, youth program that will disciple kids and give them a place to grow as people of God. We want to ultimately draw both young and old into small group communities where they can find a place of care and a relationship with Christ.

- We wish to ignite new believers so they will hunger to know scripture and have a relationship with Christ (Bible study, ALPHA).
- We wish to empower believers into a sense of maturity that roots them in the faith (Ps. 1) and anchors them against the crisis’ life will give them (small groups).
- We wish to energize them to reach out to their neighbors and as they mature in their faith walk, they will desire to connect to their community and draw them into fellowship. (Discipleship and outreach)

So, our mission statement reflects that intent: Living Water Ministry ignites, empowers, and energizes people for a vibrant life in Jesus Christ.

## **Core Values:**

Living Water Ministry will incorporate the core values of St. Luke with its own uniqueness:

### **Caring Congregations**

- Relationships change people. When people sense genuine care and compassion they will listen and respond to the Word of the Gospel.

### **Personal Sense of Purpose**

- People are hungering for the gospel. In their hearts they feel a sense of loss and emptiness. Through the Word and the sacraments of Baptism and Holy Communion the gospel transforms individuals and gives a sense of purpose.

### **Vital Community**

- To live as a community of believers in Jesus Christ who gather together to share our lives with in all forms to grow strong, vital, faithful and purposeful.

### **Empowering Worship**

- To have encouraging and empowering worship that is filled with energy and celebration using technology as a form to present the life-changing gospel.

### **Cultivation of Individual Gifts**

- To enable and encourage all believers to serve and be served utilizing their unique God given talents, gifts, and abilities.

### **Visionary and Accountable Leadership**

- To provide for followers of Jesus leadership that is accountable, full of faith, humble, and visionary.

### **Growth in Faith or Steps to Maturity**

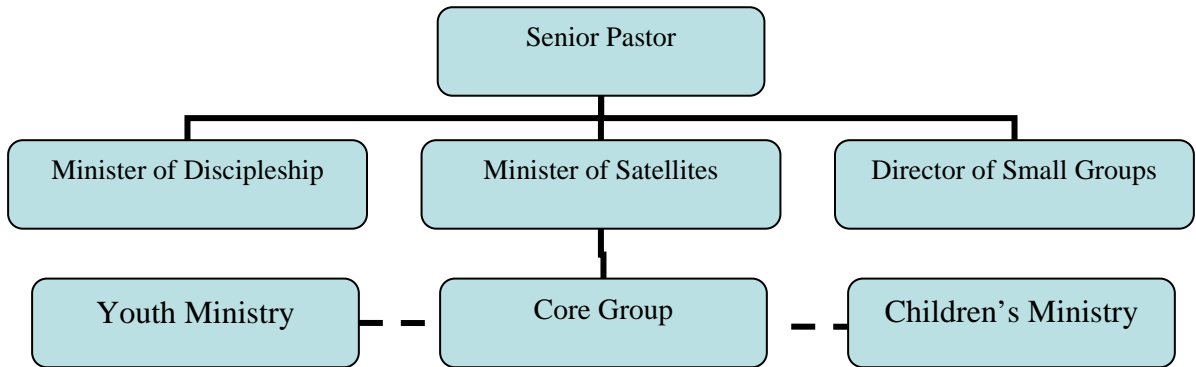
- All people want to feel that they have a direction for their lives. We wish to encourage individuals and families at whatever season of life they are in to grow in come to faith and mature in their faith.

## **Multi-site Mission Overview**

*Legal Description:* Living Water Ministry is a multi-site extension of St. Luke Lutheran Church, Ann Arbor, MI. A multi-site is a branch of the church with the intention of extending the ministry of the mother congregation into another area of the general community. The goal is to develop a congregation of new people that would not normally come to the mother church because of distance. Living Water Ministry is intended and designed to stay under the leadership of the Senior Pastor and Church Council of St. Luke. This ministry is extending 20 miles north of Ann Arbor into Webster, Northfield, Green Oak, and Hamburg Townships.

*Management Team:* (Look at Figure 1 below) Dan Cloeter, the Senior Pastor, is the leader of the management team. As he shapes the direction of the congregation so does the multi-site follow. Dan Flynn has been contracted by St. Luke with the sponsorship of the Michigan District of the Lutheran Church – Missouri Synod to create the multi-site and shepherd the new congregation. Lloyd Stuhr, Minister of Discipleship at St. Luke, has been given 15 hours a week to partner with Dan Flynn on the creation of the multi-site. Ron Wrightson, Minister of Small Groups, is going to support the training of small group leaders that are creating small groups for the new multi-site. Secondary support, noted by the dash line in figure 1 below, will come from Byron Porisch, Youth Director, and Sue Regner, Director of Children’s ministry. Secondary support is not as intense in the shaping of the ministry but offer resources as the need arises to encourage growth in the multi-site.

Figure 1, organizational chart



*Board of Directors:* The supervising board will be the Church Council of St. Luke, Ann Arbor. Policies of the congregation will extend to the multi-site and any policy or governance issues from the multi-site will be presented to the Church Council. Under consideration is the potential of having a member of the multi-site on the Church Council for representation.

*Staffing:* Dan Flynn is the full-time worker for the multi-site. Once the multi-site is active in public worship other part-time staff will be necessary. Youth ministry, support staff, and worship director would be the first positions to be added.

*Site Description:* At this point, the place for ministry will take place out of St. Luke, Ann Arbor, where calls, mailings, etc., can be done. Dan Flynn's home, 7580 Webster Church Road, Whitmore Lake, MI 48189, will be the mission out post where the congregation will initially meet. When public worship begins we will rent a facility in one of the four townships as a worship setting. This site is still to be determined.

*Strategic Alliances:* The following support and are part of the multi-site ministry.

- The Michigan District of the Lutheran Church – Missouri Synod is providing \$50,000 a year for a minimum of two years with renewal for additional years up to five. They also provide training, resources, and consultation for the new ministry.
- St. Luke Lutheran Church is the sponsoring congregation. They will provide staff support, additional budget for day to day operations, and other training experiences. The Senior Pastor serves as coach for the multi-site.
- The Church Extension Fund of the Michigan District will provide financial support for the purchase of land and a building when there has been appropriate growth in the ministry.
- Whitmore Lake School District where worship will be held at their high school and our ministry will be more focused in Northfield and Green Oak Townships.
- Webster Township will be the focal point because the mission outpost (Dan Flynn’s home) is located there.

*Worship Style:* St. Luke believes in diverse worship styles. As the needs of the congregation change the worship style can be shifted to match the population.. The multi-site in the four northern townships will do the same. The initial format will be contemporary using technology and other means to communicate the gospel (for example drama, dance, etc.). Sacrament will be the center piece of the worship experience. The language and presentation of worship will be current and connect with the unchurched community. It is vital to understand the surrounding community and draw them into a faith experience. This is a major statement for St. Luke in its own worship and will be carried to the Living Water multi-site. We will be “seeker” sensitive to our approach to worship and adjust our style to have the greatest impact in the community.

## **Multi-site Mission Strategy**

The philosophical base of our congregation is a purpose driven congregation based on Rick Warren's model at Saddleback Church in California. A purpose driven congregation is intentionally involved in nurturing the unchurched and discipling them into maturity. We will follow this model as well. It is simple, understandable and very functional.

The first concept is called the "Concentric Circles of Commitment." (Look at Figure 2 below) The value of this model is that in simple terms we gain some understanding of a person's commitment and then know how to minister to them. Working from the outside, the first stage is **Community**. These are people who live around your church who never or occasionally attend. Next is the **Crowd**. Those who attend the church but are not members. Third is the **congregation**. They are committed to both Christ and membership in the congregation. Within this group are those that are **committed**. People who are serious about growing into spiritual maturity. Finally is the **core**. These individuals actively serve in the ministry and mission of the congregation.

Figure 2, from Purpose Driven Church by Rick Warren



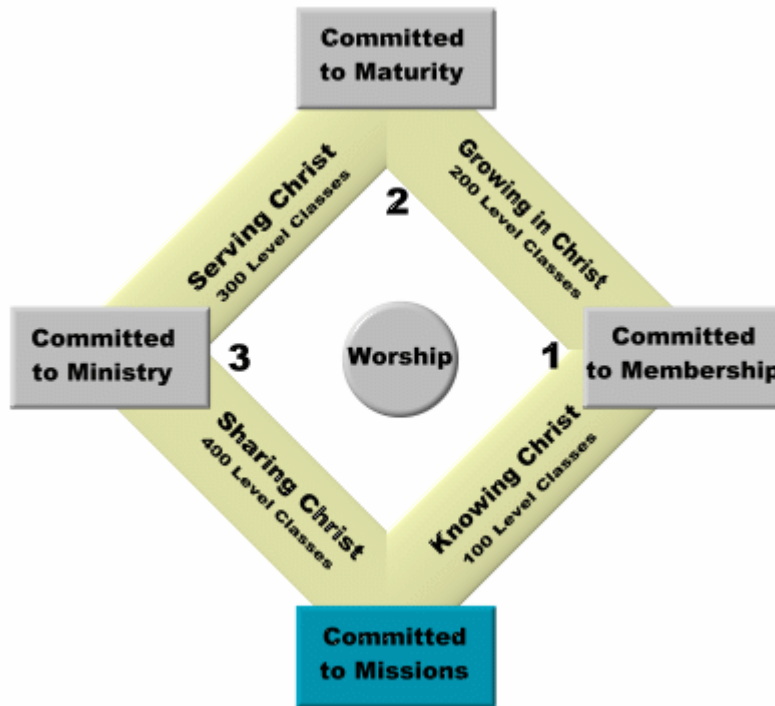
By understanding something of this model we can then intentionally serve people from their needs and not from where we want them to be. Ultimately, we wish to have people being discipled into a mature faith that appreciates Word and Sacrament and the extraordinary heritage of the Christian church.

So the goal is to move people to the core at a pace that suits the individual but does keep them moving forward. As the unchurched (the community) move into the crowd and begin to regularly attend. The desire is to move them to first base and commit them to membership. In order to move to first base the new believer takes class 101 Once they have completed these initial classes. A member can move to second base and take 200 level classes that cover such topics as time alone with God, prayer, living with believers in small groups, and tithing. When the member is ready they move to third base and take the 300 level courses. These courses are designed to encourage a believer to be engaged in the ministry. Whereas, the 200 level courses seek to disciple people, the 300 level courses direct people to find their place of ministry. The understanding is that everyone has a place of ministry and need to use that ministry to serve others. The role of the professional ministry is to administer the programs where people are doing their ministry. Finally, home base is mission centered. Once one is engaged in their ministry

it is important that they develop their own mission statement and the expectation that they go on a mission trip, possibly outside the United States.

Finally, an essential part of our ministry will be small groups. The expectation is that all people are in a small group or in a Fellowship Bible Study. In order to be purpose driven it is important that people connect with others on a personal level as well as doing the courses for each base. See Figure 3. The diagram below will visually describe the growth process.

Figure 3 from Rick Warren, Purpose Driven Church



### Harvest Field Analysis

Our target area is four different townships that cross between Washtenaw and Livingston Counties. The 2000 census data shows that both counties in the last decade have had tremendous growth with a projection that it will continue to grow into the next

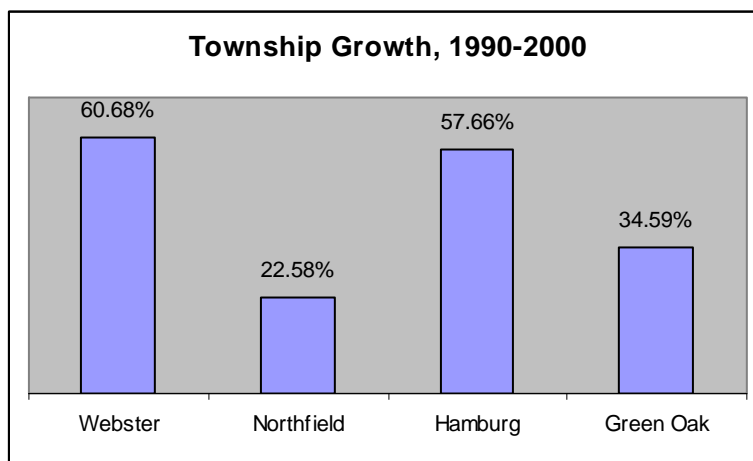
decade. We are focusing our multi-site plant on two northern Washtenaw townships, Webster and Northfield, and two southern Livingston County townships, Hamburg and Green Oak.

All four townships are 97% white and are 64.8% Unchurched. Most live in rural subdivisions that are growing from South Lyon in the east toward highway 23 or north from Ann Arbor west of highway 23. Each township has its own criteria for minimum property owned. For example, Webster expects all parcels of land to be a minimum of 2 acres for each home and Northfield up to 5 acres. This results with homes being spread over a large area and the possibility of being isolated from their neighbors. The car becomes the means of connecting with the outside world. People drive to Novi or Brighton or Ann Arbor in order to buy groceries or shop at malls, a considerable distance. There are no substantial business districts in the area that would centralize the population. One community, Whitmore Lake, does have a small shopping district of a grocery store, gas station, a bar/restaurant overlooking the lake. Most people drive past Whitmore Lake to larger communities. Not surprising, they drive on average 26.5 minutes to work.

Between 1990 and 2000 Webster and Hamburg Townships had a 60.68% and 57.66% growth in population. Northfield and Green Oak grew 22.58% and 34.59% respectfully. So, the average growth for the area in the last ten years was about 44%. The estimated population as of 2002 is 54,441 people that live in approximately 18,003 households. (See Figure 4 below) The area is moving quickly from being very rural to a suburban climate. In Spring 2003 the Ann Arbor News noted that the drive up Highway 23 out to Brighton is the last undeveloped corridor around the city that will develop

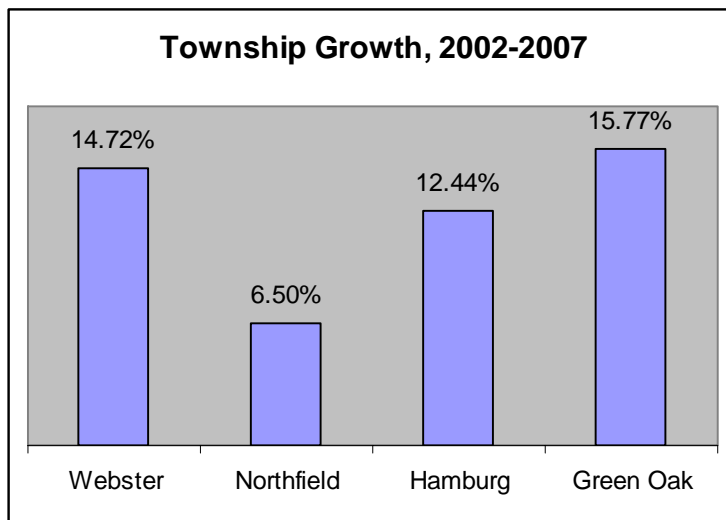
quickly in this next decade. The Northfield Supervisor, Mike McFarland, said to me recently that Meijers and other “large commercial entities” will be building at the intersection of North Territorial and Highway 23 in the next year. In the November 2003 planning meeting, Northfield gave permission for a 450 housing development to be built at Whitmore Lake Road and Five Mile Road. Kroger grocery store is building a new store in Hamburg Township at M36 and Chilson Road. The store is the anchor for a strip mall being built in the middle of the country with development moving to it. Green Oak, Hamburg, and Brighton Townships have an agreement to develop a water treatment plant in Green Oak Township (see Appendix B “Green Oak Supervisor for details). The system will move through these three townships as well as south to Northfield Township. This is the first treatment plant in the area and a move away from septic and well systems. All three townships are now putting in sewer and water pipes which will accelerate development of residential and commercial properties.

Figure 4



Projection of growth from 2002 to 2007 is continuing with an overall 12.36% growth for the four townships. Figure 5 gives the specific break down of growth for each township. The data for Northfield Township does not include the just approved subdivision of 450 homes or the impact of the new high school being built in Whitmore Lake. On the negative side, Ann Arbor just passed a Green Belt millage that provides resources to purchase land in Northfield and Webster and not allowing development to occur.

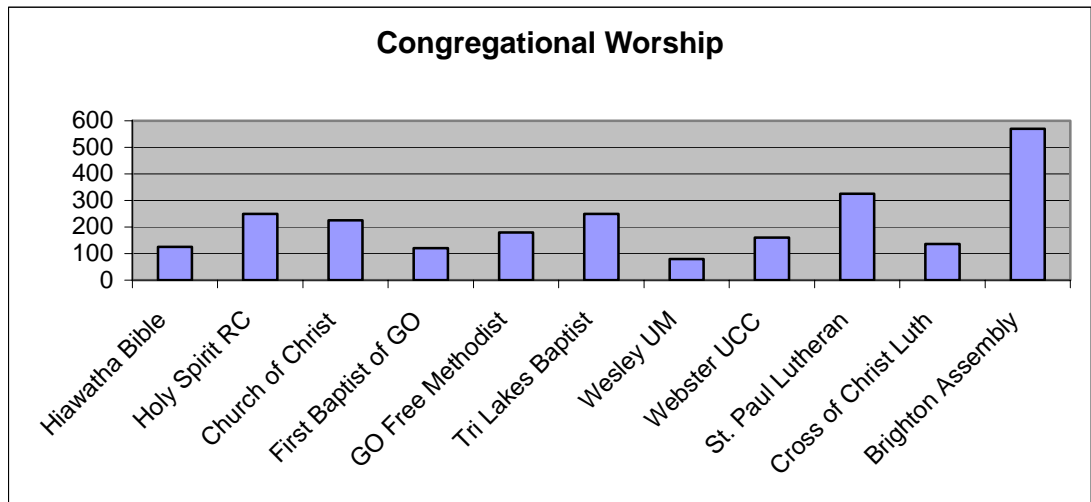
Figure 5



Thirteen churches have been identified in the four townships. The median age of the congregations is 57.36 years. The oldest is 136 years and the youngest, and fastest growing, is Brighton Assembly of God at eleven years. Most of the congregations are worshipping a median average of 215 people. The number is skewed by Brighton Assembly of God worshipping 550-570 per Sunday and St. Paul Lutheran worshipping 325 per Sunday. Most worship in the area of 100-150 people. Look at Figure 6 below.

The majority of the people living in the townships are from 35-54 in age with 64.7% being married. As expected, 8.5% of the population are ages 10-14 with another 6.9% between ages 15-19. Much of the family time would be spent at schools with an abundance of various activities. The Information Specialist for Hamburg Township noted that most families are VERY involved with soccer and hockey. In fact, hockey is a major issue for church families because there is a high competition for ice time and Sunday mornings is a popular time for practice. She also said that families tend to cocoon themselves in their homes which results in complicating how to connect with the community when they tend to hide in their homes. It is apparent that both children and youth ministry need a strong emphasis in our congregation so families are willing to engage us.

Figure 6



Over sixty percent of the people who live in these townships tend to be in Professional or Technical sales with 49 percent having attended college or have a

graduate degree. It would seem there is a strong support for education and a desire for people to self improve. The average household income is \$92,521.00. Webster Township skewed the average with a household income of \$108,316.00. Without Webster the average income is \$85,923.00. In both income and education Webster was statistically different from the other three townships. One reason is the Ann Arbor Country Club with the affluent Loch Alpine planned community surrounding it is in the southern part of Webster Township.

In summary, the demographics do tell us that one, we wish to offer convenience to an unchurched population. The unchurched are not as likely to drive to Ann Arbor to worship at St. Luke as they would drive to work. Second, in a community that spends all of its time traveling to shop and work, we will offer an intimate community that will contrast with the hurried lifestyle of the community. Third, we will support healthy families and encourage the children in their own faith walk. Most difficult is to overcome the cocooning nature of the subdivisions. The very thing people need they tend to resist by hiding in their homes coming out when the kids need to go somewhere.

### **Multi-site Mission Awareness Plan**

How will this new congregation become an established Christian community in Webster, Northfield, Green Oak, and Hamburg townships?

1. Initially, we will have two groups going. The first is connected to the 40 Days of Purpose that St. Luke is establishing for spiritual renewal. This group will meeting weekly and begin to establish its own identity. The leader is a lay person who can be trained and is willing to create other small groups. (September-November 2003)
2. The second group is a core of people who are initiating a plan to establish our multi-site outreach. They work on marketing the outreach, crafting

ideas for bridge events in the community, and create a plan that leads us to public worship. (August 2003 ongoing)

3. Congregational marketing plan begins (December 2003-April 2004). See Appendix A for details.
4. In January 2004 two house churches will meet twice a month and begin doing private worship with the sacrament.
5. Membership class 101 will happen with house churches. (January 2004)
6. December 2003-April 2004 fifty people are participating in the house churches and/or private worship.
7. Through all of this recruitment will be an ongoing part of the process. My basement will be converted into a family room and begin to do worship and small group studies. (October 2003-January 2004)
8. All of St. Luke and other believers will be invited to Bible studies and other spiritual life opportunities at my home. Outreach will be a constant theme. (February 2004-June 2004)
9. April 2004-June 2004, we will begin to plan and organize a “Phone’s for You” campaign. The goal is to have a minimum of 100 people involved in worship with 60% of them involved in small groups or Fellowship Group Bible studies.
10. July 2004-August 2004 “Phones-for-You” campaign.
11. September 2004, Public Worship begins.
12. Offerings for Living Water Ministry will start immediately. St. Luke has established an account that people can give financial support for this new outreach. (October 2003 ongoing)

### **Financial Plan**

Below is a chart of projected revenue and expenses for the next five years. The numbers are conservative with some ongoing support from St. Luke and the Michigan District. It is understood that after five years the multi-site will be financially self-sufficient. The hope is that this will happen sooner. If growth goes as expected, the

desire is to purchase land (probably in Green Oak Township) for a future building of Living Water Ministry. Those numbers are unknown at this point and would need to be inserted into the budget. A net profit has been left at this point until it is determined where that money should be placed. It could be added to the building fund or subtract revenue needed from the Michigan District or St. Luke.

	2004	2005	2006	2007	2008	
<b>Revenue:</b>						
Michigan District	50000	50000	40000	30000	20000	
St. Luke	25,800	25,800	20000	15000	10000	
Member of St. Luke offerings	10000	10000	10000	10000	10000	
New Members, 20 families, 5 months	21480.75					ave. salary/\$85923 x 3% x 20 by 5 months
new members, 30 families, 12 month		77330.7				ave. salary/\$85923 x 3% x 30
new members, 40 families, 12 month			103,107.60			ave. salary/\$85923 x 3% x 40
new members, 50 families, 12 month				128,845.50		ave. salary/\$85923 x 3% x 50
new members, 60 families, 12 month					154,661.40	ave. salary/\$85923 x 3% x 60
Total Revenues	107280.75	163130.7	173107.6	183845.5	194661.4	
<b>Disbursements</b>						
Tithe	10,768	16353	17310	19384	19466	
Pastor salary/benefits	77172	79214	84774	83510	89513	
support staff	0	12000	12360	12730	13112	
Worship leader	0	0	12360	12730	13112	
Youth Director/children's ministry	0	12000	12360	12730	13112	
Rent	2083	5000	5000	6000	6000	
Telephone	167	400	400	400	450	
Honorariums	416	1000	1000	1000	1200	
Mileage	1100	1100	1100	1100	1300	2004 didn't change to 5 months, mileage used over 12 months
Nursery	208	500	700	700	700	
Outreach	1041	3000	3500	3700	3900	
Christian Education	875	2500	2900	3500	3800	
Small Groups	833	2500	2500	2800	3000	
Youth Ministry	0	3000	3500	4000	4500	
Office Expenses	7700	2700	2700	2700	2700	2004 didn't change to 5 months, mailings used over 12 months
Fellowship	541	1300	1600	1600	1800	
Advertising	3000	3500	3500	3800	3800	2004 didn't change to 5 months, advertising used over 12 months
Building savings	0	1000	1500	2000	2500	
<b>Total</b>	105,904	147067	169064	174384	183965	
net	1376.75	16,063.70	4043.6	9461.5	10696.4	

## **Desired Outcomes**

- A congregation of 200 within 5 years
- Active small group ministry with 8-12 small groups and Fellowship Bible Groups within three years.
- A full time youth minister within 5 years, 20 hours per week part-time within 18 months
- Within 18 months a 20 hour per week part-time worship leader and 20 hour per week part-time support staff
- Develop within the next six months seeker classes that move people from the community to the crowd.
- Within a year establish four bridge events that will give Living Water public attention and begin developing the congregation as a presence in the community.
- A web page is to be active before Christmas 2003 as well as a CD to be disbursed to potential supporters and prayer partners. A second CD is to be done by March 2004 that can be given to the unchurched in the community.
- The first public worship in the fall of 2004 and the purchase of a computer, LCD projection, and other equipment by the time we do worship.

Ultimately, we wish to have a vibrant community that is relevant and approachable to the unchurched. Youth ministry, worship, and small groups are high priorities and will be most effective at validating the health of our new congregation.

# Appendix A

**Goal:** Develop a core of 30 people from St. Luke with an extended group of 50 by mid April 2004

1. Create a marketing CD for the congregation by Nov. 2003.
2. Dan Flynn begins to make calls on people who live in the designated area for Living Water.
3. Participate in the congregational mission fair on the sixth Sunday of the 40 Days of Purpose
4. Do the first Minute for Ministry during mission Sunday of 40 Days of Purpose.
5. Preacher on Mission Sunday gives a strong endorsement to stepping out and become a part of Living Water Ministry.
6. From December 2003 – April 2004, Twice a month have people at the Living Water Ministry display table in the narthex to engage people about the ministry.
7. December 2003, the Senior Pastor sends out a letter to the congregation asking them to consider joining Living Water or pass names to us of people that might be interested in becoming part of the congregation.
8. In February 2004, Senior Pastor preaches a strong message endorsing Living Water Ministry and asking people to step out of their comfort zone and consider joining Living Water Ministry and other multi-sites that are projected to happen. It is important that people understand that “we are not splitting the church” but rather expanding its mission as scripture calls us to do. Healthy congregations are to expand their ministry into new communities.
9. From December 2003 – April 2004, the Senior Pastor will speak to people privately about Living Water and encourage their participation. Dan Flynn will pass names that may need a contact from him.
10. February-March 2004, a second ministry minute with participants speaking to Living Water will be presented in video format or some other means.
11. Living Water Ministry is the second quarter offering.
12. From January 2004 – April 2004, Dan Flynn will speak to a variety of organizations at the congregation and present to them the mission of Living Water Ministry. The Senior Pastor, the Minister of Discipleship, and the Director of Assimilation, will give suggestions of what groups to approach.

13. Starting in September 2003
  - a. a column will be written for the Messenger that will communicate how the congregation is developing.
  - b. Second, a prayer data base of congregational members will be established and emails will be sent continuously with prayer needs for the new community.
14. January 2004, two house churches will start with congregational members.
15. February 2004 (after the Flynn basement is finished) a letter will be sent to congregational members in the area inviting them to a Bible study/worship like the Wednesday night service at St. Luke. People don't necessarily have to belong to Living Water. This is a gesture to minister to people who live some distance from St. Luke. In January 2003 a middle school small group will meet until confirmation in April.

Summary:

1. Over the four months of January to April 2004 saturate the congregation with information on Living Water educating them on the expectations of birthing a new community.
2. The Senior Pastor has to give a strong word of endorsement to congregation as a whole, to individuals, and to organizations. The congregation needs the strong endorsement so they see the necessity of expanding and that we are doing more than another project.
3. Dan Flynn needs to be visible in a variety of congregational areas so people see the intimate connection between Living Water Ministry and St. Luke.

# Appendix B

Mr. Fisher is the part time supervisor for Webster Township. He came to office when the preceding supervisor died in office. He fulfilled the term and successfully ran for office at the next election. He has lived in the township for most of the last fifty years with a brief job transfer of 11 years to Colorado. He returned in 1993 to find a very different Webster Township.

The 90s found a 60% growth in the township. Mr. Fisher returned as the major growth was beginning to take place. Now in 2003 the township finds itself with two very distinct populations. The Old Timers who are the farmers and have been around for generations. They have been the primary leaders of the township and have displaced by the newly arriving suburbanites who travel miles to work. The two populations have different needs and different desires. Mr. Fisher noted that the Old Timers become quite “irritated” when they wish to sell their farm land and the newly arrived resist the sale because they will lose the country feel. For the farmer this is their retirement, for the newly arrived it is a quality of life.

The Flynn family is an example of the Newly Arrived. We purchased land from the Wheeler family that have been in the township since 1840. We are the second owners of the land that was deeded to the family generations ago. We are an example of the changing climate of Webster Township.

The township is finding more and more large housing subdivisions wishing to build here because of their 2 acre minimum requirement to build verses some of the other townships that have 5 acre minimums. Mast Road and North Territorial is one example. The Dexter Roman Catholic Church, St. Josephs, is building on one corner. On the other three corners subdivisions are being built and building is continuing on Mast going north. Another sub is being designed on Gregory Road as an equestrian development. Home owners will board horses and take classes at the large barn on Gregory with a 2 mile riding trail surrounding the subdivision. Point is that Webster Township is seen as an ideal place to move so there is continual pressure for zoning boards to compromise the master plan.

The two major current issues are:

1. A major developer is asking the township to add a 2000 home mobile home park – a trailer park. This would add 60% more to the population of the township and no property taxes. It is an explosive issue that has received much resistance from everyone in the community. Mr. Fisher believes this will end up in court. It is very difficult for small rural townships to succeed in court against a very strong developer. There is grave concern over sewage waste and the water system.

2. As expected, the road system is of serious concern. The only major east/west road is North Territorial and the only south/north artery is Webster Church. All the townships in the area use North Territorial. Morning rush hour traffic is awful. Mr. Fisher would like Joy Road to be paved and a new ramp put in at 23 as an additional artery. Joy Road cuts through Webster, Northfield, and Ann Arbor Townships so the three would have to agree to the project. At this point, there is little talk among the townships, although everyone knows the problem will continue grow. The other variable is the county road commission. They take the township taxes to maintain roads but the commission is heavily represented by Ypsilanti and Ann Arbor. Result is that issues in the rural townships are just not priorities.

If I want to see the consultant report on the impact of the mobile home part as well as the report by a UM professor shared at a public hearing, they are accessible. He recommended I read them both.

The Webster Fall Festival is the one major community event that we could do a bridge event at.

Also I can get a good map of the township from Washtenaw County (429-1420). This gives a break down on who owns what land.

Green Oak Township  
Mark St. Charles

December 2, 2003

I walked into the office of the Mr. St. Charles and it was very obvious that this man's life is very intense. He had stacks of papers to be signed, there were blueprints on a nearby table in a random stack, and he received four calls on his cell phone while we talked. He left my meeting to get ready for a meeting with a client on a zoning change. Life in Green Oak is booming and his office is a reflection of the organized chaos. He said there is so business going on that the township is adding people to his building department.

He noted that land is selling very fast and if we wished to purchase 20 acres we better move, there weren't many parcels of that size left. He did suggest talking to the Hamburg VFW. They own 20 acres behind Holy Spirit Catholic Church that has never been developed (Wynans Lake Road and Mush (?)).

Just as with the other townships, there has been a major shift in population. Five to ten years ago the township was basically blue collar but today it has shifted to professional/high tech with many working in computers, medical world or education. There isn't any noticeable tension between the old blue collar and the new population. What has happened is the evolution of a bedroom community. Traffic is a major issue as people travel to Detroit, etc., to work.

Different groups:

- A. Professional/Technical
- B. Blue collar
- C. Owners of small lake lots
- D. Owners of 1 acre lots
- E. Owners of 2-5 acre lots

The two major areas of annoyance to an elected township supervisor are:

1. A mobile home community. Green Oak lost a court case and now there is a 600 home community being developed. The community was totally opposed but the courts support the developer. Mr. St. Charles said that is what always happens. The judge goes with the developer unless there is some very big reason they should not. Because of their court case the state is now reconfiguring mobile home laws.
2. Dealing with the DNR and state land. The State does not follow any designated zoning laws. They can do whatever they wish and only Lansing has any control. Result is ongoing fighting between the township and the state government.

Traffic is the biggest concern at this point. They expect it only to get worse.

Green Oak along with Brighton and Hamburg are building the first major water treatment plant. Phase 1 will be complete Jan./Feb. 2004. Plant and tower up and running in June (Green Oak cont.)

04. Water treatment will be ready in late 2004. This will have a major impact on the commercial industry and a subdivision that has wells running dry. They expect this will have a major impact on growth not only because of the water but also because of the drop in liability insurance. Premiums drop when there is access to water.

Phase 2 has pipes running down to Northfield township as well.

Future businesses coming:

Gordon Foods is building on 8 mile road - adding 100 jobs

Cosco (part of Kohls corporation)

A new microbrewer - adding 30 jobs

His major campaign slogan was “intergovernmental partnership.” With the water plant he really believes the township is better served when the union with other townships is involved.

Hamburg Township  
Assistant Supervisor: Pat Timassey

November 20, 2003

I met with Mrs. Timassey at the township office on Mirrell Road. As I waited, I noticed a large map of the township and found out that the township can produce any kind of map you want of the township. It was apparent as I waited looking at maps and observing township business that Hamburg is booming in new population as my demographic study had noted.

Meeting with Mrs. Timassey and later, Brenda Richardson, was very helpful. The following information was of interest to me.

- Two large subdivisions are currently being built, Mystic Ridge and Hay Creek. I have to find out where the subs are located.
- Krogers is putting up a store at Chilson and M36 along with some other businesses. There has been some community resistance but the project is moving forward.
- A first new water plant is going in at near 23 and Winans Road in Green Oak Township. It will be shared by Hamburg, Green Oak, and Brighton Township. This will be the first utilized by the townships and get people away from using wells and septic systems. The expectation is that residential building will increase dramatically. Green Oak will have the greatest advantage but Hamburg and Brighton can use the water plant.
- Cosco company is going to build a store at 23 and Winans Road in Green Oak Township. I'm to ask the Green Oak supervisor for details (I meet with him after Thanksgiving). This is vital because most people drive to Brighton or Novi to shop.

Brenda Richardson, the Director of Public Relations (I believe, titles were unclear), came in at the invitation of Mrs. Timassey. Brenda is a committed Christian who belongs to Brighton Assembly of God. She has assisted in starting congregations so was quite familiar with what I'm doing.

- Hamburg Rail Road Days happens in September. This is a potential event that a praise band could play at.
- Pinckney Art-in-the-Park program is another event for the band and a congregational bridge event.
- People read the Livingston County Argus or the Ann Arbor News
- WHMI is the local radio station centered in Howell that most people listen to as well as WJR
- Her experience with the telemarketing program for church plants works. She encouraged doing it.

- Contact Sligger/Livingston Publications to set up advertising. They control a number of local papers and can help you determine where to advertise.
- She suggested simply advertising that you were starting a church in the area and contact us if you're interested.

Brighton Assembly of God on Whitmore Lake Road in Green Oak Township is 11 years old. The pastor, Brad Trask, has been there from almost the inception. I'm not sure if he originated the congregation. His father is the president of the American Assembly of God church. The congregation has between 500-600 members and has grown dramatically in the last couple of years. They own 20 acres. This was their second choice of land to build on. The first was a smaller acreage in a subdivision but there was considerable community resistance to building. They ended up at the current location which has served them beyond expectation. I'm going to go and meet the pastor.

She noted:

- Build in a light industrial area. People will not be put off by traffic, parking, etc. that happens in subdivisions.
- Check out regulations on handing out stuff. Brighton has some fairly strict laws and you need permission.
- There is a major cocooning attitude in the subdivisions. People use their homes to hide in.
- Kids are VERY active in hockey and many in soccer. Ice time is a major deal so people live by the athletic schedule of their kids.
- Executive/managerial population is moving into Hamburg. A shift away from the blue collar population. Twenty-five percent are self-employed tradesmen.

Shalom Lutheran Church, ELCA, in Pinckney seems to be growing. The other congregations I've researched have flat growth. I'm going to drive by the church and see what the facility looks like and possibly meet with the pastor. He's not in our area but may know something of the population.

Northfield Township  
Mike McFarland, supervisor

November 17, 2003

Township offices are located on Barker Road off of Main Street in Whitmore Lake. The buildings are quite old but well kept.

Mr. McFarland was elected to office this last election. He ran because he saw the township stalling in development and being misused by contractors.

He has built a new fire house and police department that has offices above it for future growth and expansion.

He has developed a plan to redesign downtown Whitmore Lake and make it more appealing for people to come and stay. One goal is to purchase homes along the lake as they come up for sale, rip them out and create a park along the shore.

Northfield has a 5 acre minimum for the sale of land so that has kept development down. Currently, they are giving approval for a maximum of 450 homes to be put up in the Whitmore Lake schools.

They have a 25 year master plan that they follow closely and adjust periodically.

Ann Arbor just passed .5 mill to create a green belt around the city. This has caused Northfield much frustration. Why should Ann Arbor believe they have a right to take the land from townships and cut back on their tax base.

Meijers is going to build on the east side of 23. The hold up has been the bridge. Eight thousand cars a day go over the bridge and with Meijers building that number exponentially jumps so the township has requested Meijers to build a new bridge. Meijers and some other major entities have decided to build a bridge. So, there will be some major commercial buildings going in on the east and west side of 23. Last year the township ran sewer down there anticipating the building projects.

Currently the land along 23 is 30,000 to 40,000 per acre and will jump dramatically when sewer is complete. There are also going to run sewer along 36 past the prison in Green Oak township.

The school district has just passed a mileage to build a new high school with a community pool. Extraordinary success for the district.

All board meetings are televised on local cable channels.