

Chapter 8 – Implementation and Adoption

Plan Coordination and Review

As required by 2001 amendments to the Township Planning Act 168 of 1959, notification of intent to develop the South Branch Township Master Plan was sent on March 29, 2005 to all communities and other entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the South Branch Township Planning Commission, a draft was transmitted to the Township Board for approval to distribute the plan for review and comment. The draft plan was transmitted on January 12, 2006 to entities notified at the initiation of the plan update. After the required comment period, public hearing and plan adoption the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

Public Hearing

Public hearings on the proposed Master Plan for South Branch, as required by the Township Planning Act, Act 168 of 1959 as amended, was held on June 1, 2006. Section Nine of the Act requires that thirty days notice of public hearing be given in two publications at least two weeks apart and not less than seven days before the hearing. Notices of the public hearings were published in a local newspaper. Copies of the public hearing notices are reproduced at the end of this chapter.

The purpose of the public hearing was to present the proposed master plan and to accept comments from the public. The public hearing began with a brief explanation of the planning process and plan development by NEMCOG planning staff. During the hearing, maps of existing land use, resource maps and proposed future land use recommendations were presented.

Plan Adoption

The South Branch Township Planning Commission formally adopted the master plan on June 1, 2006. The South Branch Township Board passed a resolution of concurrence of the master plan on July 11, 2006.

Plan Implementation

The Master Plan was developed to provide a vision of the community's' future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Township Rural Zoning Act, comprehensive planning is the legal foundation of a zoning ordinance. Section Three of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability, and to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places to reside, recreation, industry, trade, service, and other uses of land; to insure that use of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The zoning ordinance is the primary tool for implementing the South Branch Township Master Plan. This plan is the first step in the process of establishing a township zoning ordinance. Currently Zoning is administered by Crawford County, which intends to rescind this authority after the Township enacts its own zoning ordinance. The new township zoning ordinance should be consistent with the goals and the future land use plan.

Grants and Capital Improvement Plan

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, and roads). A Capital Improvements Program (CIP) typically looks five years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Recreation Plan

The Townships or County must have a current DNR approved Community Recreation Plan to be eligible for recreation grant funding. Background information presented in this Master Plan update would serve as part of a township recreation plan. Additional work would include developing information on existing recreational facilities within the Township and the region, recreation goals and an action program for existing and proposed facilities. The DNR approved Recreation Plan would cover a five year planning period. Grant funds would be pursued for recreation projects identified in the Master Plan and Community Recreation Plan. Project may include improvements to the ball fields, expansion of indoor and outdoor recreation facilities, bike and hiking trails, and public access onto the lakes and streams.

Affidavit of Mailing

Notice of Intent to Prepare a Master Plan

I Pat Papendick certify communities and agencies on the attached list were notified of Curtis Township's intent to prepare a Master Plan. The notification was sent on 3/29/05 by first class mail and in accordance with P.A. 168 of 1959.

Patricia Papendick
Name

3/29/05
Date

Mailing List for South Branch Township Master Plan

Roscommon County

Gerrish Township

Gerrish Township Zoning Board
2997 E. Higgins Lake Dr.
Roscommon, MI 48653
Phone Number: (989) 821-9313
Fax Number: (989) 821-8627
e-mail: gerrish_township@voyager.net

Higgins Township

Higgins Township Board/Planning Commission (Could not verify if township has planning commission)
PO Box 576
Roscommon, MI 48653-0576
(989) 275-8112
higgins@core.com

Au Sable Township

Au Sable Township Board/Planning Commission (Could not verify if township has planning commission)
PO Box 578
Roscommon, MI 48653-0578
(989) 389-3541
(989) 389-3972

Ogemaw County

Foster Township

Foster Township Board/Planning Commission (Could not verify if township has planning commission)
2782 Horseshoe Lake Rd.
West Branch, MI 48661-9497
(989) 345-2701

Crawford County

Lovells Township

Lovells Twp Planning Commission
8405 TWIN BRIDGES ROAD, GRAYLING, MICHIGAN 49738
PHONE: (989) 348-9215 FAX: (989) 348-6437

Beaver Creek Township

Beaver Creek Twp Planning Commission
8888 SOUTH GRAYLING ROAD, GRAYLING, MI 49738
PHONE: (989) 275-8878 FAX: (989) 275-9965

Grayling Township

Grayling Twp Planning Commission
POST OFFICE BOX 521

GRAYLING, MICHIGAN 49738
PHONE: (989) 348-4361 FAX: (989) 348-6713

Crawford County

Crawford County Planning Commission
COUNTY BUILDING
200 WEST MICHIGAN AVENUE, GRAYLING, MICHIGAN 49738

Oscoda County

Greenwood Township

Greenwood Twp Planning Commission
Post Office Box 480
Lewiston, Michigan 49756

Big Creek Township

Big Creek Twp Board
Post Office Box 197
Luzerne, MI 48636
Phone: (989) 826-5992 Fax: (989) 826-5673

Other Agencies

Michigan Department of Natural Resources

Roscommon Operations Service Center
8717 North Roscommon Rd.
I-75 & M-18 South
Roscommon, Michigan 48653

Huron-Manistee National Forest

Supervisor's Office
1755 S. Mitchell Street
Cadillac, MI 49601
800-821-6263
231-775-2421
231-775-3183 TTY
231-775-5551 fax

SOUTH BRANCH TOWNSHIP MASTER PLAN

May 25, 2005

Crawford County Planning Commission
County Building
200 W. Michigan Ave.
Grayling, MI 49738

Dear Madam/Sir:

The South Branch Township Planning Commission is working on updating the Township Master Plan. With the character and landscape rapidly changing, it is more important than ever to have a current master plan. A Master Plan can prove to be a valuable planning tool in guiding and promoting responsible development while protecting and conserving natural resources.

As required by 2001 amendments to the Township Planning Act 168 of 1959, notification is being sent to all adjacent counties, townships, villages, area utilities, and other entities to request cooperation and comment.

Prior to, and after adoption of the master plan, draft and final copies of the plan will be sent all governmental units, as defined in the Township Planning Act, for review and comment. Utilities and railroads must request copies and in accordance with the planning act, only utilities and railroads will be charged for photo copies and postage. On the form attached to this letter, please indicate if you wish to have copies of the master plan sent electronically or by first class mail. In order to minimize the expense of preparing large numbers of the draft and final plan, we are hopeful that adjacent governmental units will request the plan in electronic format, either on CD or via email.

Please sign, and return the attached form to the South Branch Township Planning Commission, PO Box 606, Roscommon, MI 48653; a self-addressed envelope has been enclosed for your convenience.

Thank you for your cooperation and we look forward to your participation in this important project.

Sincerely,

Notice letter for South Branch Township

PLANNING COMMISSION

A regularly scheduled meeting of the South Branch Township Planning Commission was held on December 1, 2005 at the township hall. The call to order at 7pm was followed by the pledge of allegiance.

Commission Attendance: Present: Bratfish, Koschtial, Luck, Pflum, Windolph.
Absent: Spangler.

Public Attendance: 2, Mr. & Mrs. Jones.

Minutes: Motion by Luck, 2nd by Windolph to approve minutes with the correction of Commission Attendance to indicate Windolph was present. Passed

Agenda: Approved as presented.

Old Business:

A. Resignation of Sid Dyer, Bratfish advised that the Township Board accepted the offer to resign by Mr. Dyer at its November meeting and that the position has been advertised and will be filled by the board at its December meeting.

B. Compensation letter to Twsp. Board. A letter was sent to the board after last months Planning Commission meeting that recommended an increase in compensation for 2006. No action was taken by the board.

C. International Fire Code: Fire Chief Windolph discussed his concerns that the township is not in compliance with this standard and that this leaves the township with no regulatory authority regarding fire and related building codes. Training and certification are desirable from his perspective and should be addressed before the township completes a new zoning ordinance. He will discuss it further with supervisor Kozlowski and report back.

New Business:

A. Resolution to transmit Township Master Plan to the Township Board. Bratfish stated that in order for the commission to move the draft Master Plan along to the township board for review and authorization to distribute we need to approve several motions. General discussion.

Motion by Luck, 2nd Windolph that The South Branch Township Planning Commission, in accordance with Section 7b of Public Act 168 of 1959, transmits the draft South Branch Township Master Plan to the Township Board and requests their approval to distribute the plan for community and agency review and comment. Passed.

Motion by Koschtial, 2nd Pflum; Providing the South Branch Township Board supports the draft Master Plan, the South Branch Township Planning Commission authorizes the Northeast Michigan Council of Governments to transmit the master plan and other

documents, as required by Michigan Public Act 168 of 1959, as amended, concerning the update of the South Branch Township Master Plan. Passed.

Correspondences:

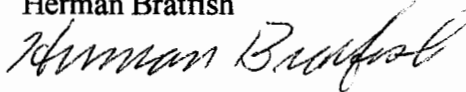
- A. Chair Bratfish received Natural Rivers information for commission members review. The information will be kept at the township hall.

Report of Township Representative. None

Public comment: Bratfish indicated that election of officers for 2006 will take place next month. He and secretary Koschtial indicated they would be available to continue in their current positions. Bratfish also attended a training session last month regarding lot splits. Mr. Jones advised the commission that he has applied for the advertised vacancy on the Planning Commission. Several applications have been received to date.

Motion by Windolph, 2nd Koschtial to adjourn, passed. Meeting adjourned at 8pm.
Next meeting January 5, 2006

Herman Bratfish



Lance Koschtial



Approved 1/5/06

South Branch Township Planning Commission
P.O. Box 606
Roscommon, MI 48653
989-275-8232 Phone
989-275-4860 Fax

To: Tom Kozlowski, South Branch Township Supervisor

From: Herman Bratfish, South Branch Township Planning Commission Chair

Chair: Draft Master Plan Approval and Distribution

At the December 3, 2005 Planning Commission meeting the following motions were approved and require Township Board approval to keep the master plan process moving. In order to expedite this process I am forwarding the motions in the body of this letter for your review and action. This will allow the commission to facilitate distribution of the draft copies by Nemcog to local units of governments and various agencies as required by law.

Motion by Luck, 2nd Windolph that The South Branch Township Planning Commission, in accordance with Section 7b of Public Act 168 of 1959, transmits the draft South Branch Township Master Plan to the Township Board and requests their approval to distribute the plan for community and agency review and comment. Passed.

Motion by Koschtial, 2nd Pflum; Providing the South Branch Township Board supports the draft Master Plan, the South Branch Township Planning Commission authorizes the Northeast Michigan Council of Governments to transmit the master plan and other documents, as required by Michigan Public Act 168 of 1959, as amended, concerning the update of the South Branch Township Master Plan. Passed.

Your prompt action on these motions will help us meet the combined goals of this commission, your board and Crawford County Board and allow the master plan process to continue as quickly as possible.

Please advise as early as possible as to the board's decision.

Sincerely,


Herman Bratfish, Chairman

Special Board Meeting December 20, 2005

Board Members Present: Smith, Janisse, Luck, Musselman and Kozlowski.

Absent: None.

Visitors: Planning commission members.

Meeting opened by Supervisor @7:00PM. All recited the Pledge of Allegiance.

1. Janisse moved, seconded by Musselman to place additional items on the agenda. All yeas-*passed*.

Two meetings in conjunction with one another, Special Board and Planning Commission meetings.

2. Much discussion on the *draft* for the 'master plan' for the township; numerous questions were asked by Board members.

Moved by Kozlowski, seconded by Smith to accept draft of Township Master Plan for distribution to surrounding communities and agencies for review and comments from NEMCOG, all yeas-*passed*.

3. Discussion on zoning ordinance; legal opinion is essential.

Moved by Janisse, seconded by Luck to allow Kozlowski to handle attorney selection and forwarding of written questions with regards to zoning ordinance, all yeas-*passed*. Planning commission members in agreement.

4. Moved by Kozlowski, seconded by Musselman to appoint Windolph and Pflum as planning commission members for three-year terms, all yeas-*passed*.

5. Moved by Kozlowski, seconded by Luck to change the word 'will' to "may" on the Internet policy, all yeas-*passed*.

6. Board in agreement to allow chief to distribute social security policy to firefighters and have firefighter sign for them with return copy of signatures supplied to Clerk, all other employees to sign for social security policy when picking up checks.

7. Board in agreement to attach roll call vote to ordinance number nineteen, international fire code.

8. Moved by Smith to discontinue Merit Network web building and pay pro-rated monies owed, seconded by Luck, all yeas-*passed*.

South Branch Township Minutes of Special Meeting
Master Plan/Zoning

Informational meeting held with AuSable with regards to south branch supplying fire and ambulance support.

Meeting adjourned @8:50PM

MERRY CHRISTMAS & HAPPY NEW YEARS TO ALL!!

Clerk, _____
Supervisor, _____



Meeting held @ South Branch Township
December 2005

Affidavit of Mailing
Draft Township Master Plan

I Patricia Papendick certify communities and agencies on the attached list were sent a draft master plan of South Branch Township for their review and comment.

The notification was sent on 11/2/06, by first class mail and in accordance with P.A. 168 of 1959.

Papendick
Name

11/2/06
Date

Mailing List for South Branch Township Master Plan

Roscommon County

Gerrish Township

Gerrish Township Zoning Board
2997 E. Higgins Lake Dr.
Roscommon, MI 48653
Phone Number: (989) 821-9313
Fax Number: (989) 821-8627
e-mail: gerrish_township@voyager.net

Higgins Township

Higgins Township Board/Planning Commission (Could not verify if township has planning commission)
PO Box 576
Roscommon, MI 48653-0576
(989) 275-8112
higgins@core.com

Au Sable Township

Au Sable Township Board/Planning Commission (Could not verify if township has planning commission)
PO Box 578
Roscommon, MI 48653-0578
(989) 389-3541
(989) 389-3972

Ogemaw County

Foster Township

Foster Township Board/Planning Commission (Could not verify if township has planning commission)
2782 Horseshoe Lake Rd.
West Branch, MI 48661-9497
(989) 345-2701

Crawford County

Lovells Township

Lovells Twp Planning Commission
8405 TWIN BRIDGES ROAD, GRAYLING, MICHIGAN 49738
PHONE: (989) 348-9215 FAX: (989) 348-6437

Beaver Creek Township

Beaver Creek Twp Planning Commission
8888 SOUTH GRAYLING ROAD, GRAYLING, MI 49738
PHONE: (989) 275-8878 FAX: (989) 275-9965

Grayling Township

Grayling Twp Planning Commission
POST OFFICE BOX 521

GRAYLING, MICHIGAN 49738
PHONE: (989) 348-4361 FAX: (989) 348-6713

Crawford County

Crawford County Planning Commission
COUNTY BUILDING
200 WEST MICHIGAN AVENUE, GRAYLING, MICHIGAN 49738

*Whole
Packet*

Oscoda County

Greenwood Township

Greenwood Twp Planning Commission
Post Office Box 480
Lewiston, Michigan 49756

Big Creek Township

Big Creek Twp Board
Post Office Box 197
Luzerne, MI 48636
Phone: (989) 826-5992 Fax: (989) 826-5673

Other Agencies

Michigan Department of Natural Resources

Roscommon Operations Service Center
8717 North Roscommon Rd.
I-75 & M-18 South
Roscommon, Michigan 48653

CD

Huron-Manistee National Forest

Supervisor's Office
1755 S. Mitchell Street
Cadillac, MI 49601
800-821-6263
231-775-2421
231-775-3183 TTY
231-775-5551 fax

CD



121 E. Mitchell, P.O. Box 457
Gaylord, Michigan 49734
989-732-3551
www.nemcog.org

TO: Communities, Utilities, Railroads and Agencies
FROM: Richard Deuell, AICP
DATE: January 12, 2006
SUBJECT: South Branch Township Draft Master Plan

South Branch Township has completed a draft Township Master Plan. As required by 2001 amendments to the Township Planning Act 168 of 1959, a draft of the master plan has been transmitted for your community's review and comment.

According to the act, Townships, cities, villages, utilities, railroads and agencies have 65 days to comment on the draft master plan. Those comments must be received within 65 days of date on the transmittal of the draft master plan (March 20, 2006). Comments should be drafted to the South Branch Township Planning Commission and sent to NEMCOG. Copies of the comments will be sent to the Township and the Crawford County Planning Commission. The County Planning Commission has an additional 30 days beyond the 65 day local community comments period to submit comments to South Branch Township.

Comments should be transmitted to: South Branch Township Planning Commission, C/O NEMCOG Attn: P. Papendick, P.O. Box 457, Gaylord, MI 49734.

For the communities that choose to receive the draft plan on a CD, the document is provided in Adobe Acrobat (PDF) format that can be viewed in Acrobat Reader. We have also provided the plan in MS Word. Please note, South Branch Township appreciates those communities who chose to receive digital copies of the plan as this minimizes the expense of preparing large numbers of the draft and final plan. We are hopeful that additional adjacent governmental units will request the final plan in electronic format on CD. **If you would like to receive the final adopted plan in digital format instead of printed format, please notify the South Branch Township Planning Commission at the above address or send an email to Richard Deuell, rdeuell@nemcog.org.**

Copies of the draft plan can be viewed and downloaded from NEMCOG's Web Site: www.nemcog.org. Look under the project button to view the draft master plan.

Thank you for your cooperation and we look forward to your participation in this important process. If you have any questions please contact: Richard Deuell, AICP, 989-732-3551 ext. 14.

Alcona * Alpena * Cheboygan * Crawford * Emmet * Montmorency * Oscoda * Otsego * Presque Isle



121 E. Mitchell, P.O. Box 457
Gaylord, Michigan 49734
989-732-3551
www.nemcog.org

TO: Crawford County Planning Commission

FROM: Richard Deuell, AICP

DATE: March 23, 2006

SUBJECT: South Branch Township Draft Master Plan

South Branch Township has completed their draft Township Master Plan. As required by 2001 amendments to the Township Planning Act 168 of 1959, a draft of the master plan was transmitted back in January for the county planning commission's review and comment.

According to the act, Townships, cities, villages, utilities, railroads and agencies have 65 days to comment on the draft master plan. The 65-day community comment period was over on March 20, 2006. According to the planning statute, the county planning commission has an additional 30 days to comment on the plan. We have included the one comment from a local community. Also, we have included the affidavit of mailing and list of communities that the plan was transmitted to back in January of 2006.

Comments should be transmitted to: South Branch Township Planning Commission, C/O NEMCOG, P.O. Box 457, Gaylord, MI 49734.

For the communities that choose to receive the draft plan on a CD, the document is provided in Adobe Acrobat (PDF) format that can be viewed in Acrobat Reader. We have also provided the plan in MS Word. Please note, South Branch Township appreciates those communities who chose to receive digital copies of the plan as this minimizes the expense of preparing large numbers of the draft and final plan. We are hopeful that additional adjacent governmental units will request the final plan in electronic format on CD. **If you would like to receive the final adopted plan in digital format instead of printed format, please notify the South Branch Township Planning Commission at the above address or send an email to Richard Deuell, rdeuell@nemcog.org.**

Copies of the draft plan can be viewed and downloaded from NEMCOG's Web Site: www.nemcog.org. Look under the project button to view the draft master plan.

Thank you for your cooperation and we look forward to your participation in this important process. If you have any questions please contact: Richard Deuell, AICP, 989-732-3551 ext. 14

**BEAVER CREEK TOWNSHIP
PLANNING COMMISSION
SHARON K. HARTMAN, SECRETARY
8888 S. GRAYLING ROAD
GRAYLING, MI 49738
989 275-8878**

February 1, 2006

South Branch Township
Planning Commission
C/O NEMCOG
Attn: P. Papendick
P.O. Box 457
Gaylord, MI 49734

Dear Planning Commission:

Thank you for sending the copy of your proposed Master Plan. At our Planning Commission Meeting January 31, 2006, we reviewed your plan with positive comments from all board members.

We are currently updating our Master Plan and you will be receiving a copy shortly for your review.

Please send us a copy of your proposed zoning map as we are also updating our Zoning Ordinance and would like to consider your zoning on our common township line as we make changes to our zoning map.

Thank you for your help in this matter. Good luck with all!

Sincerely,



Sharon K. Hartman
Secretary of the Planning Commission

**RESOLUTION HOLD PUBLIC COMMENT PERIOD AND PUBLIC HEARING
BY THE TOWNSHIP PLANNING COMMISSION
South Branch Township Master Plan**

WHEREAS: South Branch Township, Crawford County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Township Planning Commission is required by Section 8 of the Act to hold a public comment period, and then hold a public hearing, noticed in a local newspaper as required by the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The South Branch Township Planning Commission on this 4th day of May, 2006 adopts this resolution to make the Master Plan available for public comment and set the public hearing for 7 p.m. on June 1, 2006, at the South Branch Township Hall.

Motion: Spangler Second: Luck

Ayes: 7

Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the May 4, 2006 meeting of the South Branch Township Planning Commission.

HERMAN BRATFISH
Herman Bratfish Chair
South Branch Twp. Planning Commission

Lance Rosenthal
_____, Secretary
South Branch Twp. Planning Commission

James P. [Signature]

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN

SS

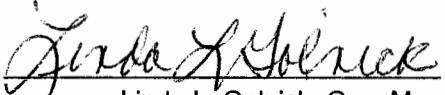
County of Crawford

Linda Golnick of said County and State, being duly sworn, deposes and says, that she is the general manager of THE CRAWFORD COUNTY AVALANCHE, a newspaper, published and circulated in said County of Crawford, and having a general circulation in said County and elsewhere, that the annexed notice was correctly published in the regular and entire issues of every number of said paper for two insertions, and that the publication of said notice was made in said newspaper on the 11th, day of May and the 25th day of May 2006, making in all two insertions of said notice, in said newspaper; that during publication of said notice she was and now is the general manager of said newspaper, and has a personal knowledge of the facts herein set forth.

**PUBLIC HEARING NOTICE
SOUTH BRANCH TOWNSHIP
MASTER PLAN**

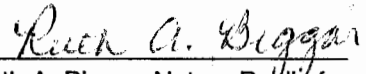
**7:00 P.M.
June 1, 2006
South Branch Township Hall
5245 N. M-18
Roscommon, MI 48653**

The South Branch Township Planning Commission will hold a public hearing on the draft Master Plan at 7:00 p.m. on June 1, 2006 at the Township Hall. All interested persons are invited to attend the hearing and comment on the draft plan. For further information call South Branch Township at (989) 275-8232. A copy of the draft Master Plan can be reviewed at the Township Hall or on the web at: http://www.nemcog.org/South-Branch-Township_MP.htm


Linda L. Golnick, Gen. Mgr.

Dated this 25th day of May, 2006.

Subscribed and sworn to before me
this 25th day of May, 2006.


Ruth A. Biggar, Notary Public for
Roscommon County,
Acting in Crawford County.
My commission expires August 12,
2008.

South Branch Township Planning Commission
Public Hearing and Regular Meeting
June 1, 2006

The meeting was called to order by Chairman Bratfish at 7:00 p.m., followed by the Pledge of Allegiance. Members present: Luck, Bratfish, Diodore, Windolph, Spangler and Pflum. Members absent: Koschtial. Visitors: Please see attached list.

The public hearing was opened by Chairman Bratfish at 7:05 p.m. Mr. Richard Deuell, Senior Planner for NEMCOG presented South Branch Township Draft Master Plan to the audience. Some items of interest included the fact that South Branch Township is the 2nd fastest growing township in Crawford County according to the 2000 U.S. Census information. Also, 90% of the Township is forested. The three branches of the AuSable River add a unique quality of life that many enjoy in South Branch Township. Mr. Deuell also presented the future land use map. The following comments were heard by the Commission Members:

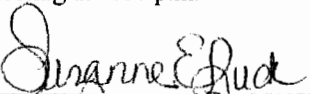
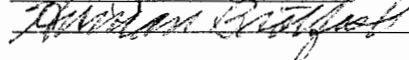
1. Mr. Tom Kozlowski of Leline Road asked the Commission Members if they looked at other township and county land use maps. The Commission Members stated that they did not review the land use maps; however, they didn't see any potential issues of conflict. The Commission did transmit the Township's Draft Master Plan and Future Land Use Map and received no reply or comment from the surrounding townships and counties.
2. Mr. Phil Verdui of Steckert Bridge Road asked if the land use map will be the guide to the zoning ordinance. The Commission Members stated yes that the Future Land Use Map will help create the Township Zoning Ordinance. If the use is not part of zoning then a taxpayer will have to request a variance or special use.

Hearing no other comments, the Resolution to Adopt the South Branch Township Master Plan was motioned by Luck, supported by Spangler. Roll Call: Diodore, aye; Pflum, aye; Spangler, aye; Windolph, aye; Luck, aye; Bratfish, aye. Absent: Koschtial. The Resolution passed.

Motion by Spangler, supported by Pflum that the South Branch Township Planning Commission, in accordance with Section 8 of Public Act 168 of 1959, transmits the adopted South Branch Township Master Plan to the Township Board for their consideration. All yeas, motion passed.

The Public Hearing closed at 7:50 p.m.

The regular meeting reopened at 7:50 p.m. Public comment opened to the audience. Those in attendance thanked the Commission for their efforts. With no other comments heard, motion by Pflum, supported by Windolph to adjourn the meeting at 8:00 p.m.


_____, Township Representative

_____, Chairman

**RESOLUTION OF ADOPTION
BY THE TOWNSHIP PLANNING COMMISSION
South Branch Township Master Plan**

WHEREAS: South Branch Township, Crawford County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is require by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The plan was presented to the public at a hearing held on June 1, 2006 before the Planning Commission, with notice of the hearing being published in the Crawford County Avalanche Newspaper on May 11, 2006 and May 25, 2006, in accordance with Section 8 of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the South Branch Township Planning Commission as the South Branch Township Master Plan on this 1st day of June, 2006.

Motion: Luck Second: Spangler

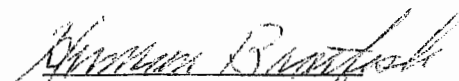
Ayes: 6


Nays: 0

Absent: 1

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the June 1, 2006, meeting of the South Branch Township Planning Commission.


Herman Bratfish, Chair
South Branch Twp. Planning Commission


Suzanne E. Luck, Twp. Representative
South Branch Twp. Planning Commission

South Branch Township
Planning Commission
Public Hearing
June 1, 2006

Visitors

1. Tom Koglan
2. Jack Jorvat
3. LAURA SMITH
4. Phil Verduci
5. Terry Warrington
6. Dan Fiskel
- 7.
- 8.
- 9.
- 10.

South Branch Township Planning Commission

P.O. Box 606

Roscommon, MI 48653

989-275-8232 Phone

989-275-4860 Fax

June 12, 2006

TO: South Branch Township Board Members

FROM: Suzanne E. Luck, Township Representative


RE: South Branch Township Master Plan

Dear Board Members,

At the Public Hearing held June 1, 2006, the Planning Commission adopted the South Branch Township Master Plan. The Commission is requesting that you adopt a Resolution of Concurrence and approve the Master Plan. A copy of the draft Master Plan and Resolution has been provided to you.

The Planning Commission has worked very hard to provide the Township Board with a Master Plan that will guide the Township for future growth.

Sincerely,



Suzanne E. Luck

SOUTH BRANCH TOWNSHIP
Regular Board Meeting
July 11, 2006

Meeting opened at 7 p.m. by Supervisor with reciting of Pledge of Allegiance.
Present: Kozlowski, Luck, Musselman, Janisse. Absent: Smith.
No public comment.

1. Motion made by Kozlowski, seconded by Luck, to approve consent agenda, including the Treasurer's report, approval of bills/invoices, projected bills, and Fire/EMT report; June meeting minutes were not approved. All ayes; passed.
2. Motion made by Luck, seconded by Musselman, to resolve to concur to support the Master Plan for South Branch Township. Roll Call vote: Kozlowski--aye; Luck--aye; Musselman--aye; Janisse--aye. One absent. Passed.
3. Motion made by Janisse, seconded by Musselman, to accept Planning Commission invoices for Master Plan, Zoning Ordinances, and renewal of Planning and Zoning Publication. All ayes; passed.
4. Motion made by Kozlowski, seconded by Luck, to accept the Planning Commission's recommendation to deny the special use permit requested by Mr. Hartman. All ayes; passed.
5. Motion made by Kozlowski, seconded by Luck, to accept amendments to Cemetery Ordinance. All ayes; passed.
6. Motion made by Janisse, seconded by Luck, to authorize \$550 for planter at Pioneer Cemetery. All ayes; passed.
7. Motion made by Kozlowski, seconded by Luck, to accept Burnham and Flower's pension proposal as presented in their administrative service agreement, with Kozlowski being the authorizing signature. All ayes; passed.
8. Motion made by Luck, seconded by Janisse, to disperse "911" payment to Crawford County for \$548. All ayes; passed.
9. Motion made by Janisse, seconded by Luck, to accept Land Division as presented by Mr. West. All ayes; passed.
10. Motion made by Janisse, seconded by Musselman, that either the treasurer or supervisor pick up the mail daily. All ayes; passed.
11. Motion made by Janisse, seconded by Musselman, that the Township

Treasurer, Fire Chief and EMS Lieutenant take over ambulance billing; that all MMR and ACCUMED responses be forwarded to Suzanne Pennell and Ernie Windolf, SB Township Fire Chief; and that all EMS records be forwarded to the South Branch Treasurer for collection. All ayes; passed.

12. Motion made by Janisse, seconded by Musselman, that a special meeting be set for July 25, 2006, at 7 p.m. to clarify clerk's duties. All ayes; passed.

Meeting adjourned at 8:30 p.m.

Subject to approval.

Kathleen Jones

Deputy Clerk

ATTEST: Laura Smith - CLERK
SUPERVISOR - T. Kozlowski

RESOLUTION OF CONCURRENCE
in support of the
South Branch Township Master Plan

WHEREAS: South Branch Township, Crawford County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The plan was presented to the public at a hearing held on June 1, 2006 before the Planning Commission, with notice of the hearing being published in Crawford County Avalanche Newspaper on May 11, 2006 and May 25, 2006, in accordance with Section 8 of the Act;

WHEREAS: The Township Planning Commission reviewed the proposed plan, considered public comment and adopted the South Branch Township Master Plan by resolution on June 1, 2006 and;

WHEREAS: The Township Board of Trustees of South Branch Township supports the recommendations and proposals contained in the adopted plan pertinent to the future development of the Township;

NOW THEREFORE BE IT RESOLVED THAT,

The Township Board of Trustees of South Branch Township does hereby concur with the action of the Planning Commission by means of passing this resolution on the 11th day of July, 2006.

Motion: Suzanne Luck Second: Paul Musselman

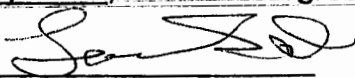
Ayes: 4

Nays: 0

Absent: 1

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the July 11, 2006 meeting of the South Branch Township Board of Trustees.


LAURA SMITH, Clerk



121 E. Mitchell, P.O. Box 457
Gaylord, Michigan 49734
989-732-3551
www.nemcog.org

TO: Communities and Agencies
FROM: Richard Deuell, AICP
DATE: September 6, 2006
SUBJECT: South Branch Township Master Plan

South Branch Township has completed and adopted their Township Master Plan. As required by 2001 amendments to the Township Planning Act 168 of 1959, the master plan is being transmitted to your community.

Copies of the plan can be viewed and downloaded from NEMCOG's Web Site:
www.nemcog.org. Look under the project button to view the master plan.

If you have any questions please contact: Richard Deuell, AICP, 989-732-3551 ext. 14.

Affidavit of Mailing Township Master Plan

I Patricia Papendick certify communities and agencies on the attached list were sent the South Branch Township Master Plan.

The Master Plan was sent on 9/5/06 by first class mail and in accordance with P.A. 168 of 1959.

Patricia Papendick
Name

9/5/06
Date

Mailing List for South Branch Township Master Plan

Roscommon County

Gerrish Township

Gerrish Township Zoning Board
2997 E. Higgins Lake Dr.
Roscommon, MI 48653
Phone Number: (989) 821-9313
Fax Number: (989) 821-8627
e-mail: gerrish_township@voyager.net

Higgins Township

Higgins Township Board/Planning Commission (Could not verify if township has planning commission)
PO Box 576
Roscommon, MI 48653-0576
(989) 275-8112
higgins@core.com

Au Sable Township

Au Sable Township Board/Planning Commission (Could not verify if township has planning commission)
PO Box 578
Roscommon, MI 48653-0578
(989) 389-3541
(989) 389-3972

Ogemaw County

Foster Township

Foster Township Board/Planning Commission (Could not verify if township has planning commission)
2782 Horseshoe Lake Rd.
West Branch, MI 48661-9497
(989) 345-2701

Crawford County

Lovells Township

Lovells Twp Planning Commission
8405 TWIN BRIDGES ROAD, GRAYLING, MICHIGAN 49738
PHONE: (989) 348-9215 FAX: (989) 348-6437

Beaver Creek Township

Beaver Creek Twp Planning Commission
8888 SOUTH GRAYLING ROAD, GRAYLING, MI 49738
PHONE: (989) 275-8878 FAX: (989) 275-9965

Grayling Township

Grayling Twp Planning Commission
POST OFFICE BOX 521

GRAYLING, MICHIGAN 49738
PHONE: (989) 348-4361 FAX: (989) 348-6713

Crawford County

Crawford County Planning Commission
COUNTY BUILDING
200 WEST MICHIGAN AVENUE, GRAYLING, MICHIGAN 49738

Oscoda County

Greenwood Township

Greenwood Twp Planning Commission
Post Office Box 480
Lewiston, Michigan 49756

Big Creek Township

Big Creek Twp Board
Post Office Box 197
Luzerne, MI 48636
Phone: (989) 826-5992 Fax: (989) 826-5673

Other Agencies

Michigan Department of Natural Resources

CD Roscommon Operations Service Center
8717 North Roscommon Rd.
I-75 & M-18 South
Roscommon, Michigan 48653

Huron-Manistee National Forest

CD Supervisor's Office
1755 S. Mitchell Street
Cadillac, MI 49601
800-821-6263
231-775-2421
231-775-3183 TTY
231-775-5551 fax