

WILSON TOWNSHIP

MASTER PLAN

2010



Wilson Township Planning Commission:

Gill Van Wagoner

Al Trelfa

Jim Westenbarger

Lynn Wallace

Richard King

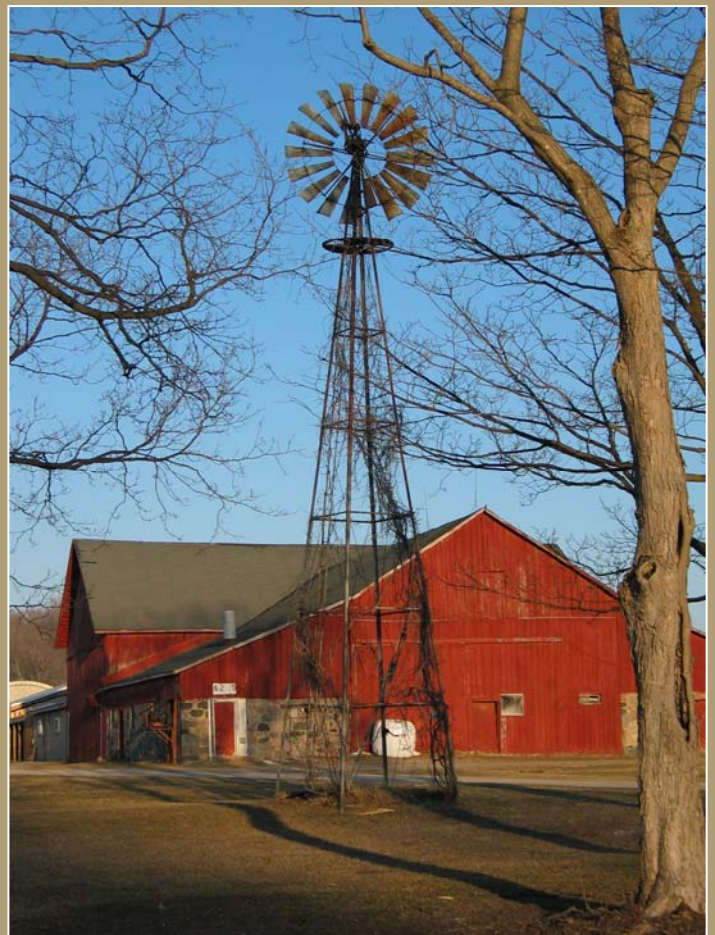
Wayne Elowsky

Cody Werth

MASTER PLAN

Wilson Township Alpena County, Michigan

Adopted May 12, 2010



Wilson Township Board of Trustees:

William Domke

Pamela Walker

Penny Szatkowski

Arnold Domke

Richard King

Prepared with the assistance of:
Northeast Michigan
Council of Governments



**RESOLUTION OF ADOPTION
BY THE WILSON TOWNSHIP BOARD OF TRUSTEES
Wilson Township Master Plan**

WHEREAS: Wilson Township, Alpena County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Wilson Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township and;

WHEREAS: Wilson 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 Wilson Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Alpena County Planning Commission of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Alpena County Planning Commission for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on April 6, 2010, before the Planning Commission, with notice of the hearing being published in the Alpena News on March 22, 2010 in accordance with Section 43(1) of the Act, and;

WHEREAS: The Wilson Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on April 6, 2010, and;

WHEREAS: The Wilson Township Board of Trustees has by resolution asserted the right to approve or reject the plan;

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 Wilson Township Board of Trustees as the Wilson Township Master Plan on this 12th day of May, 2010.

Motion: Arnold Domke

Second: Richard King

Ayes: William Domke, Pam Walker, Richard King, Penny Szatkowski, Arnold Domke.

Nays: none

Absent: none

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the May 12, 2010, meeting of the Wilson Township Board of Trustees.


Wilson Township Clerk

WILSON TOWNSHIP MASTER PLAN

Wilson Township
Alpena County, Michigan

Wilson Township Planning Commission

Members:

Gill Vanwagoner, Chairman
Allan Trelfa, Vice-Chairman
Jim Westenbarger, Secretary
Lynn Wallace
Wayne Elowsky
Richard King
Cody Werth

Wilson Township Board of Trustees

Members:

William Domke, Supervisor
Pamela Walker, Clerk
Penny Szatkowski, Treasurer
Arnold Domke, Trustee
Richard King, Trustee

Prepared with the assistance of:

Northeast Michigan Council of Governments

121 East Mitchell Street
P. O. Box 457
Gaylord, Michigan 49735
www.nemcog.org
989-732-3551

Adopted: May 12, 2010

ACKNOWLEDGEMENTS (from NEMCOG)

The Wilson Township Planning Commission, Wilson Township Board, and residents of Wilson Township should be recognized for their assistance during the plan development through meetings and valuable comments throughout the process. A very special thank you goes to Arnie Domke for his tremendous assistance throughout this Master Planning process.



Wilson Township
MASTER PLAN **2010**

WILSON TOWNSHIP MASTER PLAN

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CHAPTER 1: INTRODUCTION

Purpose and Planning Process

The purpose of the Wilson Township Land Use Master Plan is to provide guidelines for future development within the community, while protecting the natural resources and rural township character. The Michigan Planning Enabling Act, P.A. 33 of 2008, states a Township may adopt, amend, and implement a master plan. The Michigan Planning Enabling Act states: *The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.*
- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:*
 - (i) A system of transportation to lessen congestion on streets.*
 - (ii) Safety from fire and other dangers.*
 - (iii) Light and air.*
 - (iv) Healthful and convenient distribution of population.*
 - (v) Good civic design and arrangement and wise and efficient expenditure of public funds.*
 - (vi) Public utilities such as sewage disposal and water supply and other public improvements.*
 - (vii) Recreation.*
 - (viii) The use of resources in accordance with their character and adaptability.*

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in Wilson Township. A special community workshop was held to gather input from residents and landowners. Based on information gathered at this workshop and the background data, the Township Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Township.

The Master Plan was developed by the Wilson Township Planning Commission with the assistance from the Northeast Michigan Council of Governments (NEMCOG). This plan looks at a twenty year planning horizon, with required revisits every five years or sooner if needed. A series of planning workshops were held over the two-year period. All workshops were open meetings with public welcomed and encouraged to comment on the plan.

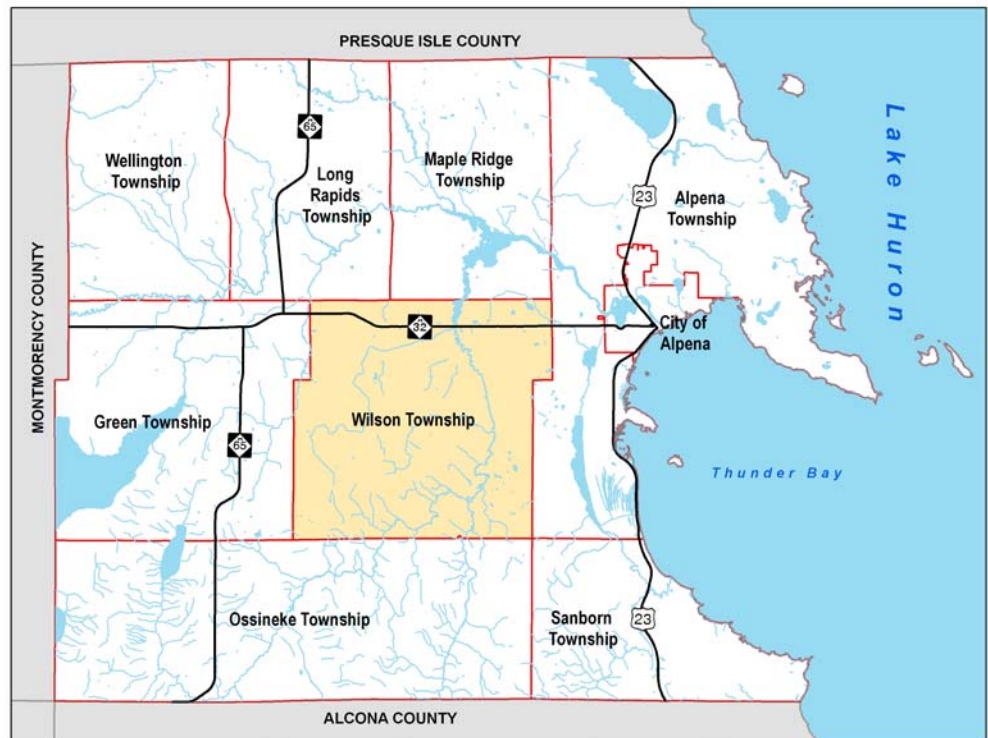
Location and Regional Setting

Wilson Township comprises an area of 80 square miles and is situated in Alpena County. The Township lies within T30N R6E, T30N R7E, T31N R6E, and T31N R7E. Wilson Township is centrally located in Alpena County and is bordering by six other townships. M-32 highway traverses the northern portion the Township. See **Map 1-1** and **Map 1-2**.

MAP 1-1: ALPENA COUNTY LOCATION



MAP 1-2: ALPENA COUNTY BASE MAP



The Status of Planning and Zoning in Wilson Township

In April of 1972, the Wilson Township Board established a Planning and Zoning Commission under the Township Planning Act 168 of 1959. With the assistance of planning consultants and the County Planning Commission, the Township adopted a zoning ordinance in 1974. Subsequently, in the early 1980's Wilson Township adopted its first Comprehensive Plan. In 1999, the Township adopted an amendment to their Comprehensive Plan which included Socio-Economic and Land Use Sections.

Wilson Township has recognized the importance and need for developing an updated Master

Plan in compliance the Michigan Planning Enabling Act, P.A. 33 of 2008. Two key issues are to provide a legal foundation for the Township Zoning Ordinance and to manage for anticipated growth within the Township. By documenting existing conditions such as environment, socio-economic, community services, transportation, recreation, and land use within a master plan, the Township will be able to formulate appropriate land use goals and policies to guide development and serve as the basis for enforceable zoning. The master plan will in turn be used as a basis for re-examining the Township's zoning districts and land use development controls.

CHAPTER 2: SOCIO-ECONOMIC CHARACTERISTICS

Population

Table 2-1 illustrates population trends for all municipalities in Alpena County for census years 1980, 1990, and 2000. The 2000 U.S. Census lists Wilson Township's population at 2,074. This represents an increase of 9.0% from 1990. Wilson Township's official population has fluctuated with a 9.3% population decrease occurring from 1980-1990. The decrease continues into 2008 as the US Census estimates that Wilson Township has decreased in population by 6.2% from 2000-2008 (**Table 2-2**). This is similar to the county-wide decrease of 5.7%. According to the 2000 US Census category for race, 98.9 percent of the population in Wilson Township was white; with American Indian, African American and Hispanic accounting for the balance of the 1.1 percent.

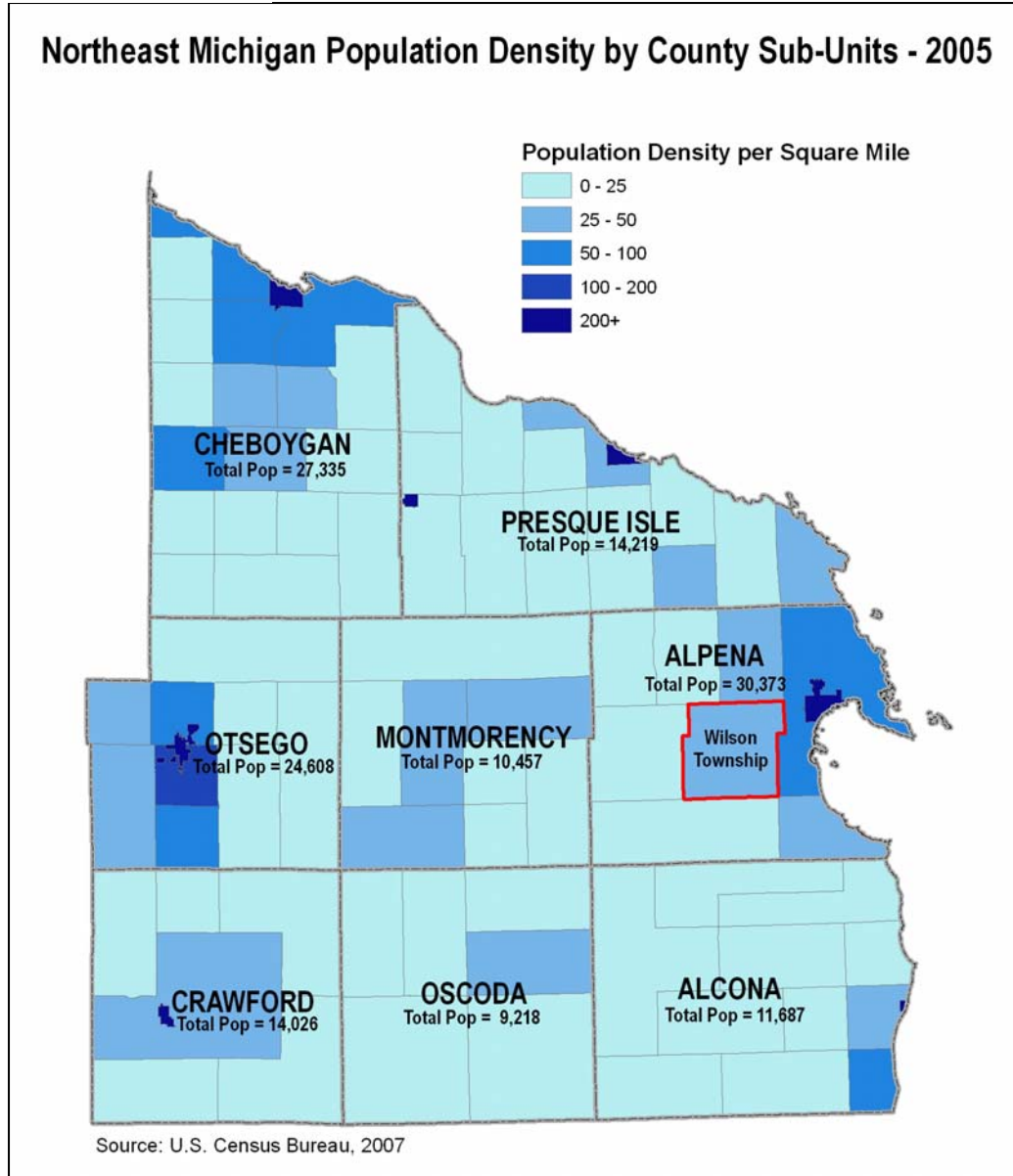
Municipality	1980 Pop.	1990 Pop.	% Change '80-'90	2000 Pop.	% Change '90-'00
Alpena County	32,315	30,605	-5.3%	31,314	2.3%
City of Alpena	12,214	11,354	-7.0%	11,304	-0.4%
Alpena Twp.	10,152	9,602	-5.4%	9,788	1.9%
Green Twp.	1,083	1,095	1.1%	1,205	10.0%
Long Rapids Twp.	1,006	1,021	1.5%	1,019	-0.2%
Maple Ridge Twp.	1,572	1,514	-3.7%	1,715	13.3%
Ossineke Twp.	1,607	1,654	2.8%	1,761	6.5%
Sanborn Twp.	2,297	2,196	-4.4%	2,152	-2.0%
Wellington Twp.	286	269	-5.9%	296	10.0%
Wilson Twp.	2,098	1,902	-9.3%	2,074	9.0%

Source: U.S. Bureau of the Census 2000

	Census	2001	2002	2003	2004	2005	2006	2007	2008	% change
Alpena County	31,314	31,131	30,854	30,649	30,494	30,186	29,814	29,707	29,520	-5.7%
City of Alpena	11,304	11,179	11,025	10,926	10,853	10,707	10,549	10,490	10,465	-7.5%
Alpena twp.	9,788	9,764	9,726	9,704	9,687	9,603	9,538	9,534	9,454	-3.3%
Bal. of Green Twp	1,205	1,199	1,190	1,180	1,171	1,163	1,145	1,139	1,127	-6.2%
Long Rapids Twp	1,019	1,016	1,008	999	992	986	970	966	954	-6.4%
Maple Ridge Twp	1,715	1,718	1,709	1,700	1,696	1,678	1,655	1,646	1,631	-4.9%
Ossineke Twp.	1,761	1,755	1,740	1,725	1,712	1,701	1,675	1,669	1,656	-6.0%
Sanborn Twp	2,152	2,135	2,111	2,091	2,076	2,055	2,023	2,013	1,996	-7.2%
Wellington Twp	296	297	296	293	291	292	288	288	287	-3.0%
Wilson Twp	2,074	2,064	2,045	2,027	2,012	1,997	1,967	1,958	1,946	-6.2%

Source: Michigan Department History, Arts, & Libraries, 2009; US Bureau of the Census

Figure 2-1



Households

According to the 2000 Census, of the 768 households in Wilson Township, 602, or 78%, were reported as being family households, and 166, or 22%, as being non-family households. 270 households were families with children under the age of 18. 138 householders lived alone, and of that number, 63 were over the age of 65 years. The average number of persons per household was 2.69.

Housing Characteristics

Of the 933 housing units reported in Wilson Township by the 2000 Census, 768 (82%) were occupied and 165 (18%) were vacant. Of the occupied units, 700 (91%) were owner-occupied and 68 (9%) were rentals. Of the 165 vacant units, 91 were classified as “seasonal, recreational, or occasional use”. See **Table 2-3**. The majority of housing units in Wilson Township (70%) were constructed prior to 1980, with 17% having been constructed in 1939 or earlier. The median home value for housing units in Wilson Township was listed as \$76,400 in 2000 with the majority (57.8%) having a value between \$50,000 and \$99,999.

MUNICIPALITY	Total Housing Units	Total Occupied Housing Units	% Owner Occupied	% Renter Occupied	Total Vacant Housing Units	% Seasonal*	Vacant % Owner	Vacant % Renter
Alpena County	15289	12818	79.1	20.9	2471	10.2	1.6	6.5
City of Alpena	5200	4874	67.4	32.6	326	0.8	1.8	5.8
Alpena Twp	4757	4037	83.2	16.8	720	10.3	1.4	7.4
Green Twp	789	471	92.4	7.6	318	37.6	2.0	10.0
Long Rapids Twp	560	404	92.8	7.2	156	22.1	1.6	3.3
Maple Ridge Twp	814	640	91.4	8.6	174	15.4	1.8	3.5
Ossineke Twp	1043	675	90.2	9.8	368	29.4	1.6	8.3
Sanborn Twp	979	838	93.3	16.7	141	9.2	1.0	11.4
Wellington Twp	214	111	88.3	11.7	103	43.5	3.0	0.0
Wilson Twp	933	768	91.1	8.9	165	9.8	1.7	5.6

Source: U.S. Bureau of the Census, 2000
 * Figure shows the seasonal housing units as a percentage of the unit's total housing units.

School Enrollment and Educational Attainment

In 2000, 572 persons in Wilson Township over the age of three years were enrolled in school, 478 in pre-school, elementary or high school, and 94 in college. Of the 1,338 persons 25 years and older, 505 were high school graduates, while 134 had attended school into the 9th-12th grade with no diploma and 137 had completed less than the 9th grade. 315 had received some college with no degree, 125 had Associate's degrees, 88 had earned a Bachelor's degree, and 34 had earned a graduate or professional degree. Wilson Township has a lower percentage of residents with a bachelors degree or higher than Alpena County and the State of Michigan as well as a higher percentage of residents with a high school diploma (**Table 2-4**).

**Table 2-4
Educational Attainment 2000**

	Wilson Township	Alpena County	Michigan
Less than 9 th grade education	10.2%	7.4%	4.6%
9 th – 12 th grade, no diploma	10.0%	9.5%	11.9%
High school graduate*	37.7%	35.7%	31.3%
Some college, no degree	23.5%	25.1%	23.3%
Associate degree	9.3%	9.1%	7.0%
Bachelor's degree	6.6%	7.9%	13.7%
Graduate or professional degree	2.5%	5.3%	8.1%

Source: U.S. Bureau of the Census

*includes equivalency

Age Distribution

The median age of the population of Wilson Township is 39.1 years, as reported in the 2000 U.S. Census; 26% of the total population was under eighteen years of age, while 14% was 65 years and over. Wilson Township has the lowest percentage of person 65+ in Alpena County. The most populous age group in the Township is 25-44 years. **Table 2-5** below illustrates the percentage of age distribution by population for all municipalities in Alpena County.

**Table 2-5
Age Distribution by Municipality for Alpena County - 2000**

	< 5 Yrs.	%*	5-17 Yrs.	%*	18-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*
Alpena Co.	1,716	5.5	5,702	18.0	2,436	7.8	8,309	26.5	7,784	25.0	5,357	17.1
City of Alpena	644	5.7	1,954	17.3	945	8.4	2,998	26.5	2,549	21.7	2,214	19.6
Alpena Twp	515	5.3	1,697	17.3	679	6.9	2,544	26.0	2,720	27.8	1,633	16.7
Green Twp	49	4.1	234	19.4	82	6.8	307	25.4	329	27.3	204	17.0
Long Rapids Twp	47	4.6	203	19.9	79	7.8	279	27.4	258	25.3	163	16.0
Maple Ridge Twp	91	5.3	388	22.6	101	5.9	503	29.3	410	24.0	222	12.9
Ossineke Twp	108	6.1	337	19.1	126	7.2	449	25.5	476	27.0	265	15.1
Sanborn Twp	123	5.7	411	19.1	153	7.1	577	26.8	566	26.3	322	15.0
Wellington Twp	14	4.7	59	20.0	20	6.8	77	26.0	77	26.0	49	16.6
Wilson Twp	125	6.0	419	20.2	160	7.7	575	27.7	510	24.6	285	13.7

Source: U.S. Bureau of the Census

*Figure shows the percentage each age grouping represents of the local unit's total population.

Disability Status

Data shown on **Table 2-6**, gives an indication of the number of disabled people residing in Alpena County. A person was classified as having a disability if they had a sensory disability, physical disability, mental disability, self-care disability, going outside the home disability or an employment disability. The Census showed that in 2000 there were 6,632 (21%) disabled persons in Alpena County. The largest number of disabled persons in the County were between the ages of 21 - 64 (3,511). Wilson Township has 379 disabled residents. The 65 and over age group had the highest percentage of persons with disability with almost one out of every two having some type of disability (45.5%).

LOCAL UNIT	Disabled persons 5-20	% Disabled 5-20	Disabled persons 21-64	% Disabled 21-64	Disabled persons 65+	% Disabled 65+
Alpena Co.	773	11.1%	3,511	20.6%	2,348	43.8%
City of Alpena	334	13.2%	1,169	20.2%	892	42.8%
Alpena Twp.	229	11.2%	1,087	19.6%	833	47.0%
Green Twp.	12	4.5%	167	24.9%	80	38.6%
Long Rapids Twp.	13	5.6%	146	24.0%	53	34.2%
Maple Ridge Twp.	44	9.8%	189	19.2%	97	42.5%
Ossineke Twp.	47	12.3%	226	23.7%	118	45.7%
Sanborn Twp.	42	8.4%	265	21%	117	37.3%
Wellington Twp.	17	23.9%	50	34.5%	26	55.3%
Wilson Twp.	35	6.8%	212	19.2%	132	45.5%

Source: U.S. Bureau of the Census
*Disability of civilian non-institutionalized persons.

Income and Poverty

Income statistics (**Table 2-7**) from the 1990 and 2000 US Census for Wilson Township show the Township's median household income lagging behind that of the state of Michigan; however the Township has the second highest household income in Alpena County. **Table 2-8** shows that one-quarter of the households in Wilson Township have a household income of \$35,000 - \$49,999. 14% of the households have an income under \$15,000. This is an improvement from 1990 when the percentage of households with an income less than \$15,000 was 27.1%. In 2000, a higher percentage of households exist in income brackets from \$35,000 and up than did in 1990.

Table 2-7		
Median Household Income: Municipalities, County & State, 1990 & 2000		
	1990	2000
State of Michigan	\$31,020	\$44,667
Alpena County	\$22,598	\$34,177
Alpena Township	\$27,011	\$39,889
City of Alpena	\$20,472	\$30,353
Green Township	\$21,042	\$34,271
Long Rapids Township	\$20,781	\$36,083
Maple Ridge Township	\$23,400	\$35,871
Ossineke Township	\$18,288	\$34,375
Sanborn Township	\$23,520	\$35,000
Wellington Township	\$20,625	\$28,393
Wilson Township	\$23,368	\$37,198

Source: U.S. Bureau of the Census

Table 2-8			
Household Income: Wilson Township			
	Number of households (2000)	% in 2000	% in 1990
Less than \$10,000	52	6.8	16.5
\$10,000 – \$14,999	56	7.3	10.6
\$15,000 - \$24,999	126	16.4	26.3
\$25,000 - \$34,999	124	16.2	20.1
\$35,000 - \$49,999	192	25.0	16.1
\$50,000 - \$74,999	119	15.5	8.0
\$75,000 - \$99,999	55	7.2	1.8
\$100,000 - \$149,999	25	3.3	0.0
\$150,000 - \$199,999	10	1.3	n/a
\$200,000 or more	8	1.0	n/a

Source: U.S. Bureau of the Census

From 1990 to 2000, poverty rates in Wilson Township dropped in all categories (**Table 2-9**). The poverty rate for families with children was 10.4 percent in 1990 and 4.1 percent in 2000. The greatest change was in families with female head of household which dropped from 44.1 percent to 17.7 percent.

Category	1990		2000	
	Number	Percent	Number	Percent
Families	56	10.4%	24	4.1%
Families with female head of household	15	44.1%	8	17.7%
Individuals	253	13.4%	112	5.4%

Source: U.S. Bureau of the Census

Employment

As is true for much of Northeast Lower Michigan, in 2000, employment in Alpena County was most likely to be found in the retail sector, government employment or services (**Figure 2-2**). In 2000, employment in government, services, and manufacturing in Alpena County was increasing while retail, mining, and construction employment was leveling off. In 2000, the labor force in Wilson Township totaled 1,543 people with the majority of those in the civilian labor force. 36.2% of Wilson Township residents were not in the labor force (**Table 2-10**). **Table 2-11** shows that the three most prevalent industries in which Wilson Township residents are employed in are education, health, and social services (22.9%), manufacturing (20.6%), and retail trade (13.2%). **Table 2-12** shows the distribution of jobs by industry for all of Alpena County from 2002-2005. Retail trade has dominated the private employment sector, however the number of available jobs has decreased. Manufacturing and construction are the next two largest job sectors with manufacturing jobs increasing and construction jobs slightly decreasing during this time period. However, state and local government or government enterprises has dominated overall employment during this time period.

Figure 2-2

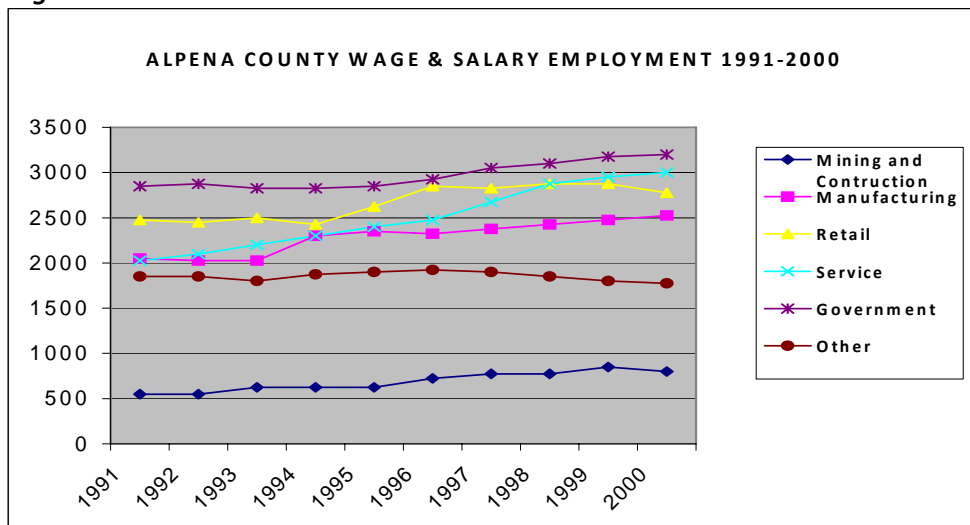


Table 2-10 Wilson Township Labor Force				
Category	1990		2000	
	Number	Percent	Number	Percent
Population 16 years and older	1,432	100%	1,543	100%
Civilian Labor Force	867	60.5%	969	62.8
Armed Forces	3	0.2%	15	1.0%
Not in Labor Force	562	39.2%	559	36.2%

Source: U.S. Bureau of the Census, 2000

Table 2-11 Wilson Township Residents Employment by Industry 2000		
Industry	2000	
	#	%
Agriculture, forestry, and mining	50	5.7
Construction	66	7.5
Manufacturing	181	20.6
Wholesale trade	36	4.1
Retail trade	116	13.2
Transportation, warehousing, utilities	27	3.1
Information	9	1.0
Finance, insurance, real estate, and rental and leasing	32	3.6
Professional, scientific, management, administrative, and waste management services	36	4.1
Educational, health, and social services	201	22.9
Arts, entertainment, recreation, accommodation, and food services	49	5.6
Public administration	19	2.2
Other services	57	6.5

Source: U.S. Bureau of the Census, 2000

**Table 2-12
Alpena County Jobs by Industry 2002-2005**

Components by Industry (number of jobs)	2002	2003	2004	2005
Private employment	13,677	13,618	13,827	13,802
Forestry, fishing, related activities, and other	154	131	142	138
Mining	53	59	49	57
Utilities	73	74	75	74
Construction	1,075	1,017	1,011	1,020
Manufacturing	1,854	1,887	2,094	2,063
Wholesale trade	560	552	584	586
Retail Trade	2,700	2,670	2,563	2,468
Transportation and warehousing	397	403	446	419
Finance and insurance	563	558	557	567
Real estate and rental and leasing	539	577	633	675
Professional and technical services	0	386	393	0
Government and government enterprises	3,323	3,252	3,128	3,118
Federal, civilian	106	116	107	99
Military	64	62	64	60
State and local	3,153	3,074	2,957	2,959

Source: Bureau of Economic Analysis, US Department of Commerce, Issued May 2007

Unemployment

The unemployment rates for Alpena County have historically been higher than the State of Michigan (**Table 2-13**). Alpena County's economy, like the state of Michigan, was stronger in the late 90's. Since 2001, the annual unemployment rate for Alpena County began to rise until finally reaching over 14% in 2009 nearly equaling the State of Michigan rate. The 2009 average does not include November and December's figures.

**Table 2-13
Average Annual Alpena County Unemployment Rates**

Year	Alpena County	Michigan
2009*	14.2%	14.0%
2008	9.3%	8.4%
2007	8.3%	7.2%
2006	7.6%	6.9%
2005	7.5%	6.9%
2004	8.5%	7.1%
2003	9.1%	7.1%
2002	8.5%	6.2%
2001	7.7%	5.2%
2000	5.5%	3.7%
1999	5.9%	3.8%

Source: Department of Energy, Labor, & Economic Growth
* January -October

Commuting to Work

As shown by **Table 2-14**, the vast majority of workers from Wilson Township drive to work alone. While the numbers of people who use varying methods of transportation to work remained relatively stable from 1990-2000, a significant increase in the number of people working from home occurred. This number has likely continued to increase from 2000-2009 due to advancements in technology which allows for more flexibility in office location.

Mode of Transportation	1990		2000	
	#	%	#	%
Drove Alone	613	84.2%	736	83.4%
Carpooled	45	6.2%	52	5.9%
Public Transportation (includes taxi)	2	0.3%	2	0.2%
Walked	10	1.4%	14	1.6%
Worked at home	50	6.9%	77	8.7%
Other means	8	1.1%	1	0.1%

Source: U.S. Bureau of the Census

Agriculture

According to the 2005 Census of Agriculture prepared by the United States Department of Agriculture, the amount of land being farmed in Alpena County decreased from 78,047 acres in 1997 to 73,790 acres in 2005. 36,063 acres of cropland were harvested in 2005. Corn (5,144 acres), wheat (2,507 acres), oats (1,845 acres), dry edible beans (1,528 acres), and soybeans (1,845 acres) are the primary crops in Alpena County. 23,126 acres of land is used for hay and all haylage, grass silage, and greenchop. In 2005, there were 9,974 heads of cattle, 179 hogs and pigs, 60 sheep and lambs, and 1,137 chickens (layers). **Table 2-15** highlights agricultural statistics for Alpena County.

Farms (number)	460
Land in farms (acres)	73,790
Land in farms - Average size of farm (acres)	160
Land in farms - Median size of farm (acres)	120
Farms by size - 1 to 9 acres	9
Farms by size - 10 to 49 acres	123
Farms by size - 50 to 179 acres	211
Farms by size - 180 to 499 acres	88
Farms by size - 500 to 999 acres	22
Farms by size - 1,000 acres or more	7
Total cropland (farms)	425
Total cropland (acres)	49,683
Total cropland - Harvested cropland (farms)	373

Total cropland - Harvested cropland (acres)	36,063
Irrigated land (farms)	12
Irrigated land (acres)	252
Farms by value of sales - Less than \$2,500	222
Farms by value of sales - \$2,500 to \$4,999	52
Farms by value of sales - \$5,000 to \$9,999	53
Farms by value of sales - \$10,000 to \$24,999	42
Farms by value of sales - \$25,000 to \$49,999	31
Farms by value of sales - \$50,000 to \$99,999	24
Principal operator by primary occupation - Farming	253
Principal operator by primary occupation - Other	207
Cattle (farms)	218
Hogs and pigs (farms)	17
Sheep and lambs (farms)	16
Chickens - meat(farms)	6
Chickens – layers (farms)	40
Corn (farms)	86
Wheat (farms)	36
Oat (farms)	58
Barley (farms)	13
Sorghum (farms)	3
Soybeans (farms)	10
Dry edible beans (farms)	9
Potatoes (farms)	5
Forage (farms) (land used for hay and all haylage, grass silage, and greenchop	318
Sunflower seeds (farms)	4
Vegetables (farms)	21
Land in orchards (farms)	15

Source: The Census of Agriculture, United States Department of Agriculture, 2005

CHAPTER 3: COMMUNITY SERVICES AND FACILITIES

Key factors that contribute to the quality of life of a community are the type and variety of services available to residents and visitors. Unlike more populated communities, smaller rural communities do not have the financial resources to provide many of the services that would normally be considered essential. In the case of fire and ambulance, many rural communities work cooperatively with adjacent communities to provide essential services.

This chapter of the Master Plan will identify the types and extent of services available to residents and businesses in Wilson Township. Although these services may be sufficient for the needs of the current population, future development may increase the demand to upgrade or expand the services and facilities to maintain a satisfactory living environment.

Water Supply and Sewage Disposal

Public drinking water and wastewater disposal is not available in most areas of Wilson Township. Some customers are served by the water and sewer lines which serve the Alpena County Regional Airport (**Map 3-1**). Per a 1977 agreement, the City of Alpena provides water to and accepts wastewater from Alpena Township. Municipal water lines were extended along M-32 to the Alpena County Regional Airport in Wilson Township by Alpena Township per an amended 1998 agreement. The City of Alpena also extended sewer lines along M-32 to the airport. Alpena Township is responsible for operations, maintenance, and billing for the water lines in Wilson Township while the City of Alpena contracts with United Water for operations, maintenance, and billing of sewer lines in Wilson Township.

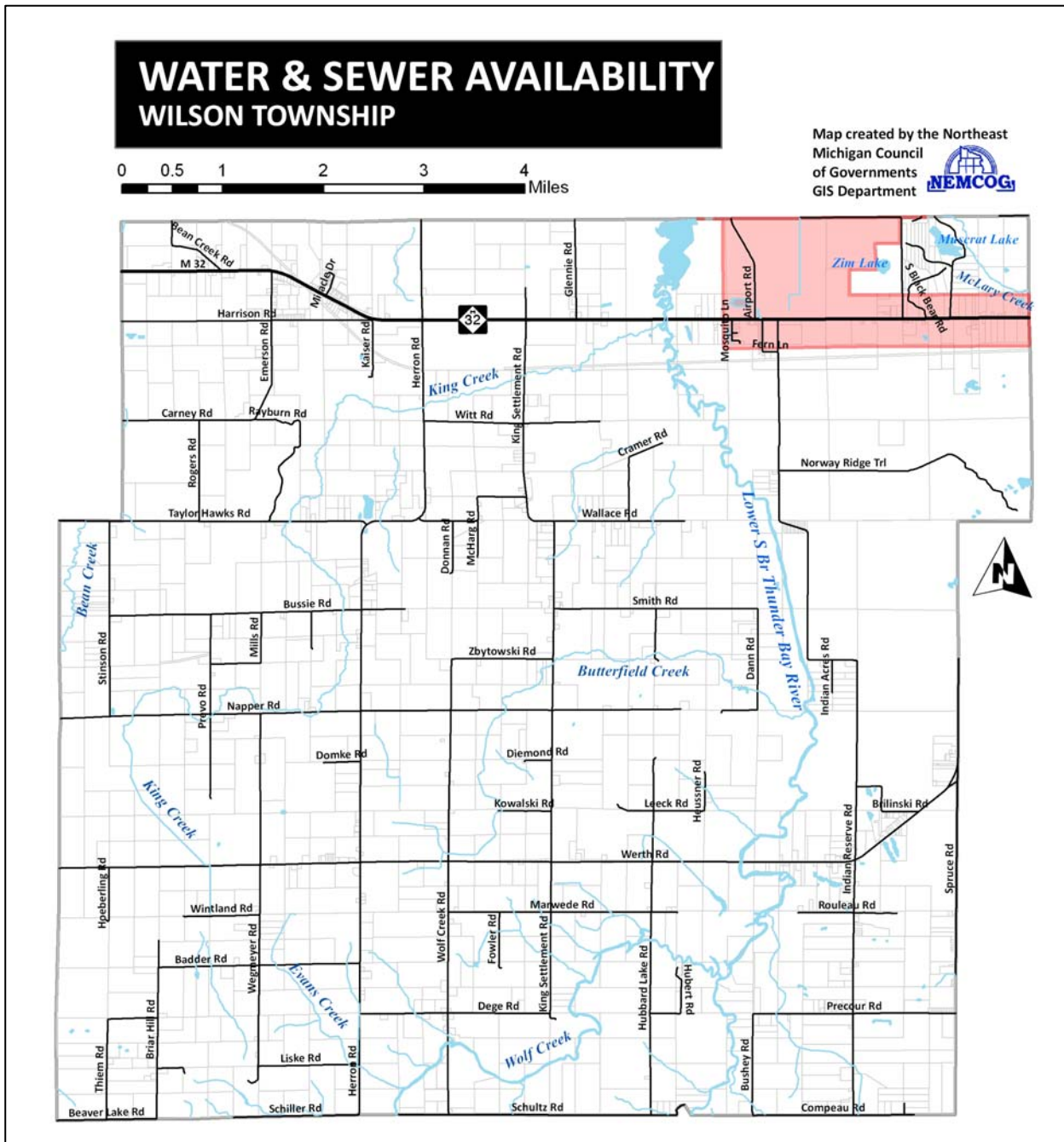
Most residents rely on on-site private wells for domestic drinking water. Private drinking water wells are regulated by the District Health Department under the Public Health Code. Wells for facilities such as schools or motels serving the public fall under regulations of the Federal and State Safe Drinking Water Acts, where isolation distance, minimum yield and water quality testing requirements are more stringent than for a private residential well.

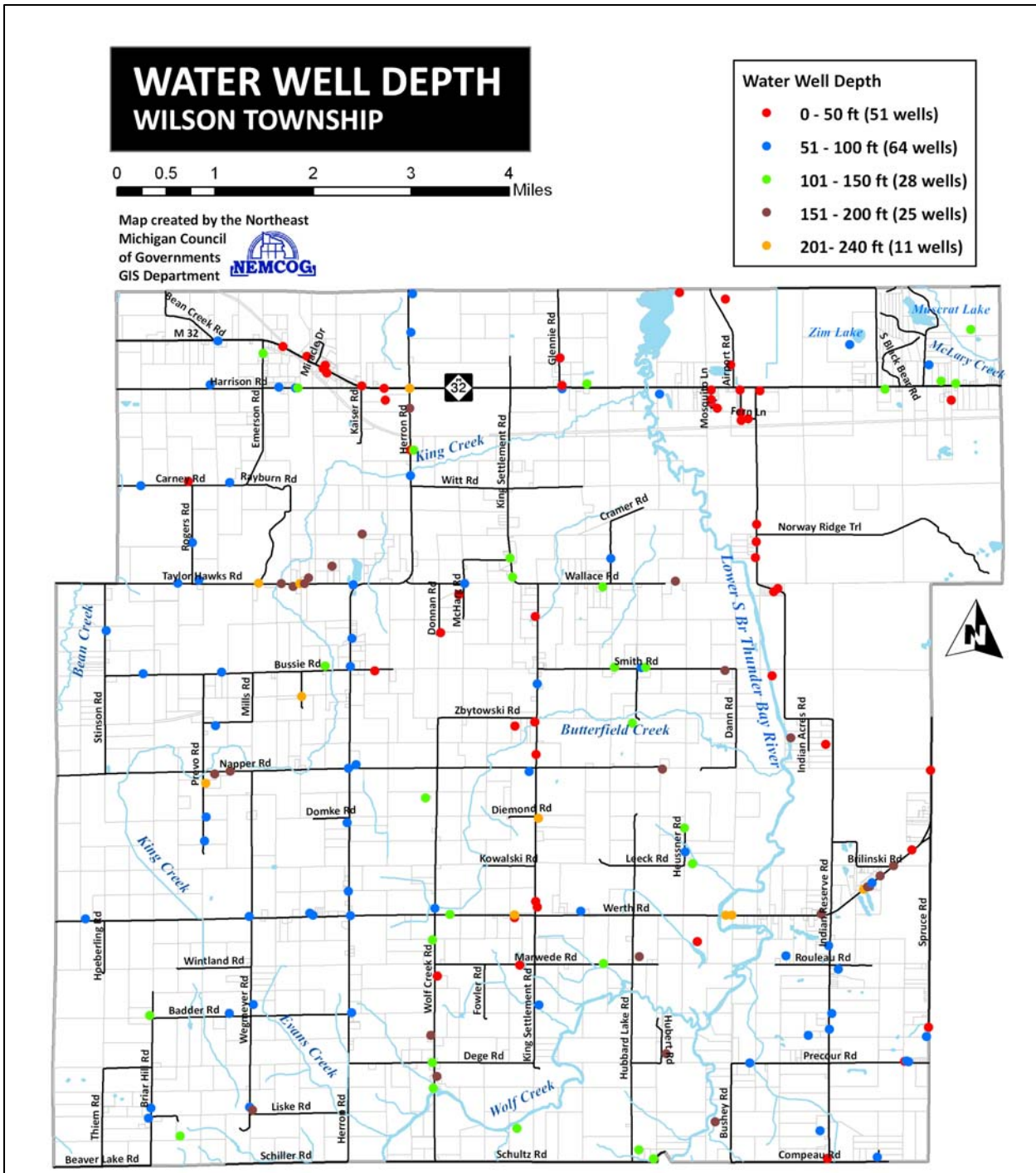
According to well log records, most drinking water wells in Wilson Township are drilled to a depth of 25 to 240 feet (**Map 3-2**). Some 76 percent of the wells in the data set are drawing from aquifers in glacial drift (**Map 3-3**). The depth of these wells ranged from 25 to 227 feet. Another 18 percent of the wells were drilled into bedrock, with depths ranging from 34 to 240 feet. While bedrock aquifer wells are found across the Township, there is a concentration in the northern part of the community. District 4 Health Department indicated no major issues with water quality, though there are some isolated incidents with nitrates levels.

Most residents of the township must rely on private on-site septic systems. According to District 4 Health Department officials, approximately half of the drain fields and in-ground and half are mounded systems. Mounded systems are required when soils do not perc properly due to clay soils, bedrock and high water tables. Generally, these systems are satisfactory when development is scattered or seasonal in nature. Two important determinants for siting a septic

system are soil types and steepness of slopes. In areas with clay soils, steep slopes and small lots, siting and maintaining septic systems can pose problems. The same holds true on lakefront properties, where older systems must be upgraded to accommodate increased usage from year round living or building larger homes. In some cases it is not possible to expand septic systems due to small lot sizes, and required isolation distances from water wells and surface water. Chapter 4 - Natural Resources provides color thematic maps depicting soil constraints in Wilson Township.

MAP 3-1





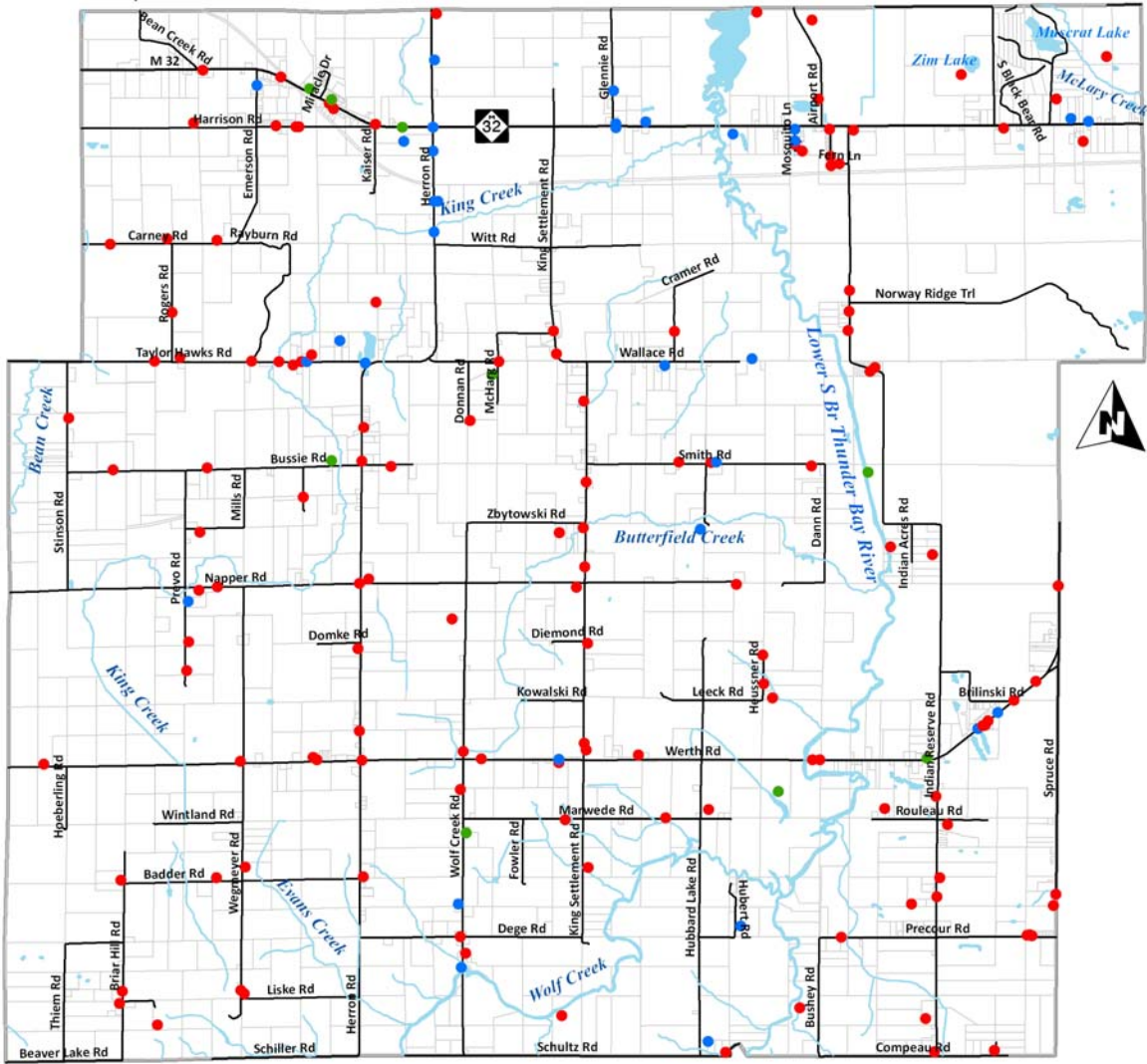
WATER WELL AQUIFER TYPE WILSON TOWNSHIP



Map created by the Northeast Michigan Council of Governments
 of Governments
 GIS Department



AQUIFER TYPE	
●	DRIFT (136 WELLS)
●	ROCK (34 WELLS)
●	OTHER (9 WELLS)



Solid Waste

There are currently no solid waste disposal sites for public use located in Alpena County. All solid waste is exported out of the county and transported to either Montmorency-Oscoda-Alpena Solid Waste Management Authority (MOASWMA) Landfill in Montmorency County or to the Waste Management, Inc landfill in Waters. Residential and commercial solid waste disposal is primarily at the MOASWMA Landfill located in Montmorency County, while industrial solid waste is transported to Waste Management's Landfill located in Waters. A flow control ordinance is in place to direct all residential and commercial solid waste disposal generated in Alpena County to the MOASWMA Landfill. It is estimated that MOASWMA has 20+ years of projected capacity. A Type III landfill is owned and operated by Lafarge Corp. for use as their disposal site for cement kiln dust, which is produced in manufacturing.

In 2002, the Northeast Michigan Recycling Alliance Authority (NEMRAA), comprised of Alpena and Montmorency Counties, obtained the former City of Alpena Transfer Station on M-32 in Wilson Township from the City of Alpena for use as a Resource Recovery Center. A Type A Transfer Station, and Household Hazardous Waste (HHW) Collection Facility is currently operational at the site, for use by Alpena County residents and businesses as well as to the public in surrounding counties. In 2006, the Montmorency-Oscoda-Alpena Solid Waste Management Authority (MOASWMA) took over the recycling operation which covers Alpena, Montmorency and Oscoda Counties. Evergreen Recycling, located in the City of Alpena, has been providing a small scale household and business recycling service in Alpena County since 1990. Most household materials are accepted such as newsprint, books, cardboard, and cans. Materials are collected at drop off sites, or for-fee curbside pick-up service is available in Alpena County.

Utilities

Electrical power is provided by Alpena Power Company and Presque Isle Electric and Gas, and natural gas is provided by DTE Energy. Verizon North provides regular telephone service while cellular telephone service is provided by various providers.

Postal Service

Residents of the Township are served by the post office located in Heron.

Schools

Wilson Township is located in the Alpena Public School District. The Alpena Public School District has eight elementary schools, one middle school and one high school. The Wilson

Elementary School is located at 4999 Herron Rd. The Thunder Bay Junior High School is located at 4500 South Third Ave. in Alpena Township, while the Alpena Senior High School is located at 3303 South Third St. in the City of Alpena. Students in the Alpena Public Schools may participate in “specialized schools” in order to meet their individual needs.

The Intermediate School District includes Alpena County, Montmorency County, and Alcona County. Known as the Alpena-Montmorency-Alcona Educational Service District, this agency also oversees the operation of the Pied Piper Opportunity Center located at 444 Wilson Street in the City of Alpena. They provide individualized instructional programs in personal care, independent living, language, and physical, vocational, academic and social-emotional education. Pupils are served at the center, at home, in the hospital or wherever needs are best met.

Northeast Michigan Area Vocational Technical Center: Housed by the Alpena High School, the Tech-Ed Center provides a wide range of career and technical programs to students from Alpena, Alcona, Hillman, Atlanta, Posen and Rogers City high schools and to those from the ACES Academy (see below). Adults may also participate in the programs that range from studies in agri-science to computer specialists.

ACES Academy (Alternative Choices for Educational Success): Housed in the former OxBow Elementary School in Alpena, the ACES Academy offers adult and alternative education, as well as community education programs. Its Alternative Education component serves students who have difficulty with the regular program at the Alpena High School. The Adult Education program helps adults earn a high school diploma equivalent (GED).

Alpena Community College (ACC) located in Alpena is a two-year institution serving the higher education needs of area residents. Alpena Community College’s main campus is located in City of Alpena. ACC offers two-year degrees, one-year certificates, and customized training. The college offers Associate in Arts, Associate in Science, Associate in Applied Science and Associate in General Studies Degrees. Additionally, the World Center for Concrete Technology has an associate degree concrete technology program and the Blockmakers Workshop program at ACC’s campus in Alpena. Alpena Community College is also a member of the Michigan Community College Virtual Learning Collaborative and offers selected courses online to students who have difficulty attending classes on campus. The Madeline Briggs University Center at Alpena Community College houses offices of accredited four-year institutions that are cooperating with ACC to make completion programs for selected bachelors and master’s degrees available in Northeast Michigan. These institutions include Spring Arbor University, Central Michigan University, and Northwood University.

Libraries and Museums

Residents of the Township use the George N. Fletcher Library located in downtown Alpena. Established in 1967, it serves Alpena County from a facility that was constructed in 1974 and fully remodeled in 1997. In 2002, the library was expanded into an adjacent building. Library

services include books, magazines, newspapers, compact discs, audiotapes, films, videocassettes and an art lending library. Inter-library loan services and computers with Internet access are available for public use. The Thunder Bay National Marine Sanctuary & Underwater Preserve established an agreement with the Library to jointly manage the Thunder Bay Sanctuary Research Collection, one of the premiere collections on Great Lakes history in the world.

The Besser Museum for Northeast Michigan is the only museum in Northeast Michigan accredited by the American Association of Museums. Located in the north part of the City of Alpena, it is the regional center for art, history and science in northeast Michigan. The Great Lakes Maritime Heritage Center is a 20,000-square-foot facility that highlights the maritime heritage of the Great Lakes and the shipwrecks of Thunder Bay. The facility features a maritime heritage "discovery center" featuring more than 8,000 square feet of exhibits on the Great Lakes, shipwrecks, archaeology, and maritime history.

The Great Lakes Maritime Heritage Center, which has interpretive shipwreck displays relating to the Thunder Bay National Marine Sanctuary, has been developed in a refurbished building within the old Fletcher Paper Mill property along the Thunder Bay River. The exhibits feature a life-size hand-built replica of a portion of a 1800s Great Lakes schooner, a recreation of a shipwreck site, artifact lab, and hundreds of interpretive learning opportunities.

Medical Facilities

Alpena Regional Medical Center is a 146-bed acute care facility located in the City of Alpena. Alpena Regional Medical Center is the federally-designated rural Regional Referral Center for northeast Michigan and home to the Northeast Michigan Cancer Center. The hospital has an emergency department equipped to provide services for minor injuries and illness to trauma. Air and ambulance service is available for patients requiring care not available at Alpena Regional Medical Center. There are two medical/surgical units that can provide care for adult and pediatric patients. Alpena Regional Medical Center and other local medical providers offer a wide variety of specialized medical services. Examples include kidney dialysis, specialized cancer treatments, behavioral treatment, and treatments for sleep disorders, as well as other services.

District Health Department #4 service area includes Alpena, Cheboygan Montmorency and Presque Isle Counties. Services are provided through four major divisions; Personal Health Services; Home Health Services; Environmental Health Services and Health Education. Health Department offices are located in Alpena, Cheboygan, Atlanta and Rogers City.

Northeast Michigan Community Mental Health provides support services to developmentally disabled persons as well as persons needing mental health services. The Northeast Michigan Community Mental Health service area covers Alpena, Alpena, Montmorency and Presque Isle Counties.

Cemeteries

The Wilson Township Cemetery is located on King Settlement Road across from the Wilson Township Hall and Fire Station.

Public Safety

There are no municipal law enforcement agencies in Wilson Township. The law is enforced by the Alpena County Sheriff's Department and supplemented by the Michigan State Police, Alpena Post. Two Department of Natural Resource Conservation Officers are assigned and living in Alpena County. They are certified law enforcement officers primarily responsible for conservation law enforcement.

The Combat Readiness Training Center (CRTC) located at the Alpena Regional Airport has a full time fire department with complete fire, rescue and HAZMAT (hazardous materials) capabilities. The CRTC also has self-contained facilities large enough to house 3,000 persons, up to a maximum of 6,000 persons under emergency conditions.

Wilson Township maintains a Fire Department in an 80' X 40' building located on King Settlement Road with 14 volunteer firefighters and six volunteer licensed medical first responders. Wilson Township fire equipment includes two pumpers and two tankers (one 3,000 gallon tanker and one 2,000 gallon tanker).

The Department of Natural Resources (DNR) is responsible for fire protection on State forested land. The DNR work closely with Wilson Township Fire Department whenever the danger of woodland and urban fires is elevated. Additionally, all fire departments in Alpena County have mutual aid with each other. The County has an "all encompassing:" mutual aid agreement with the adjoining counties of Iosco, Alcona, and Oscoda that provides for assistance outside the realm of normal emergency services.

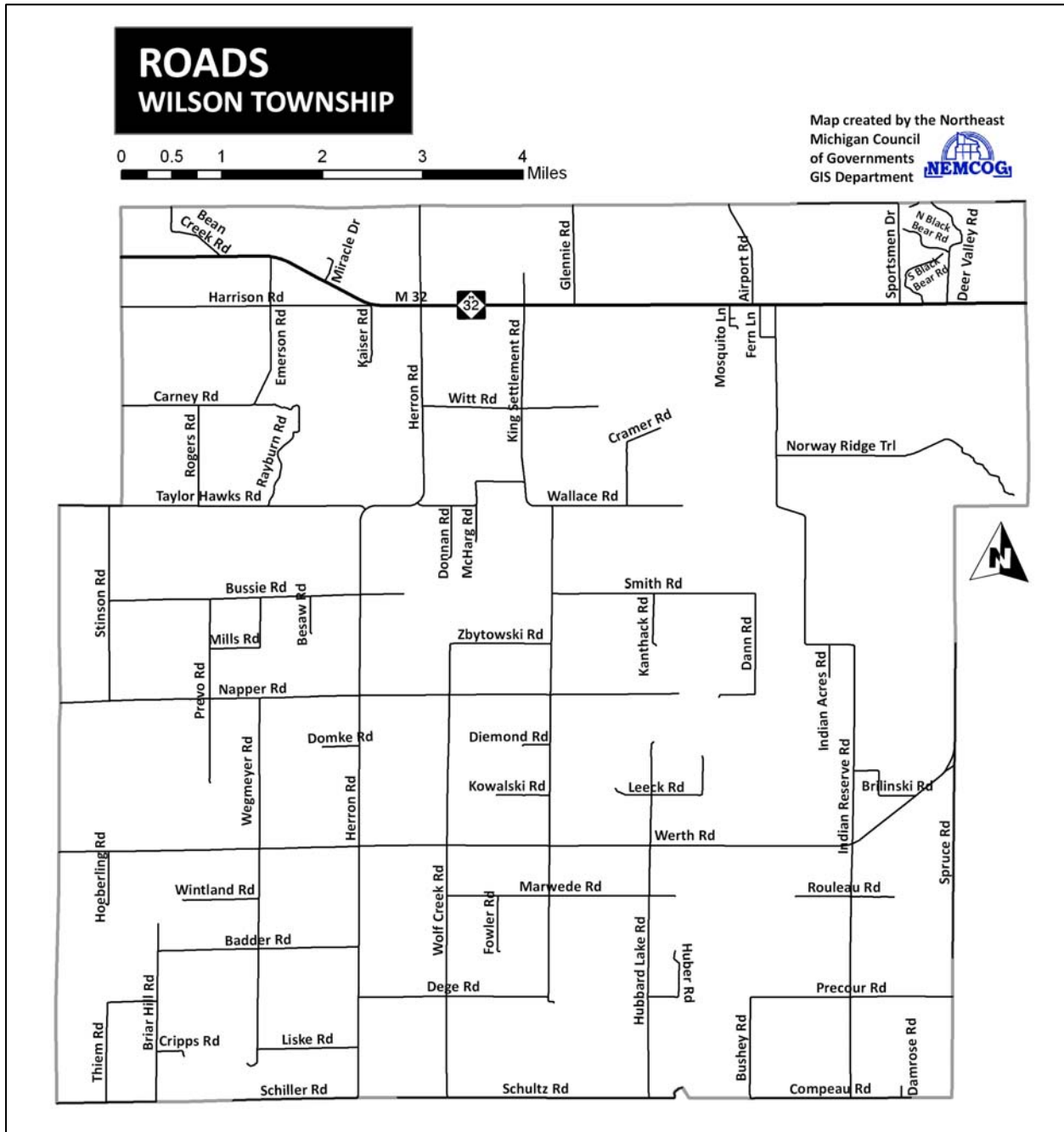
Roads

M-32, the only major highway located in Wilson Township, traverses east-west across the Township in the northern portion. The remaining roads in the Township are county and private roads. Portions of the Alpena County Airport are located in Wilson Township.

The Michigan Center for Geographic Information maintains the Framework data set that contains up-to-date road information for each county. According to the Framework, in Wilson Township there are 135.9 miles of road including 9.1 miles of state trunkline (M-32), 44.7 miles of county primary roads and 68.5 miles of county secondary roads. There are an additional 13.6 miles of unclassified roads in the Township. County primary roads include Beaver Lake Road, Herron Road, Hubbard Lake Road Road, Indian Reserve Road, King Settlement Road, Spruce

Road, Taylor Hawks Road, Werth Road, Wolf Creek Road and a portion of Airport Road (**Map 3-4**). The Alpena County Road Commission is the agency responsible for maintenance, snow removal and improvements. Wilson Township contributes to the cost of local road maintenance as funds are available.

MAP 3-4



Transit

There is no countywide dial-a-ride bus service available in Alpena County. Thunder Bay Transportation Corporation (TBTC), a non-profit corporation, provides transportation services for area elderly, handicapped and special needs passengers. TBTC operates five days a week, Monday through Friday, and by special contract other times and days. TBTC operates a fleet small buses and vans of which 20 of the vehicles are equipped with lifts. The Thunder Bay Regional Ride, in cooperation with medical care facilities in the region, provides inter-county transportation for medical and other needs. The County is supporting a multi-county transportation authority. The system functions under Thunder Bay Transportation and is designed to provide a higher level of public transportation than currently available in the County.

Indian Trails, Incorporated provides statewide public transportation services on a daily basis. The bus route follows US-23 through Alpena County. Buses operate seven days a week, with a southbound run in the morning and northbound run in the afternoon. The company operates 44-passenger buses on this route. Buses are wheelchair lift equipped and have space set aside to accommodate wheelchairs. The Michigan Department of Transportation (MDOT) subsidizes this transportation service for areas in northern Michigan. This system serves as a daily link between select cities and allows people to travel outside the area to other parts of the state and country.

Air Service

Regional air service is available at Alpena County Regional Airport (Phelps Collins), which is located in Wilson Township. The facility includes an 11,500 feet of concrete runway and state of the art communications and radar systems, the airport has the ability to accommodate any type of commercial or military aircraft. The airport is a U.S. Customs Port of Entry. Passenger air service connecting to Detroit and Sault Ste. Marie is offered by Mesaba Airlines as part of the Northwest Airlink service. The airport is also home to the Combat Readiness Training Center (CRTC) of the Michigan National Guard. Passenger service is provided by North Country Aviation of Gaylord, and Mesaba Airline / Northwest Air Link. Charter, airfreight and medivac services, as well as flight training and aircraft rentals are available from a variety of companies.

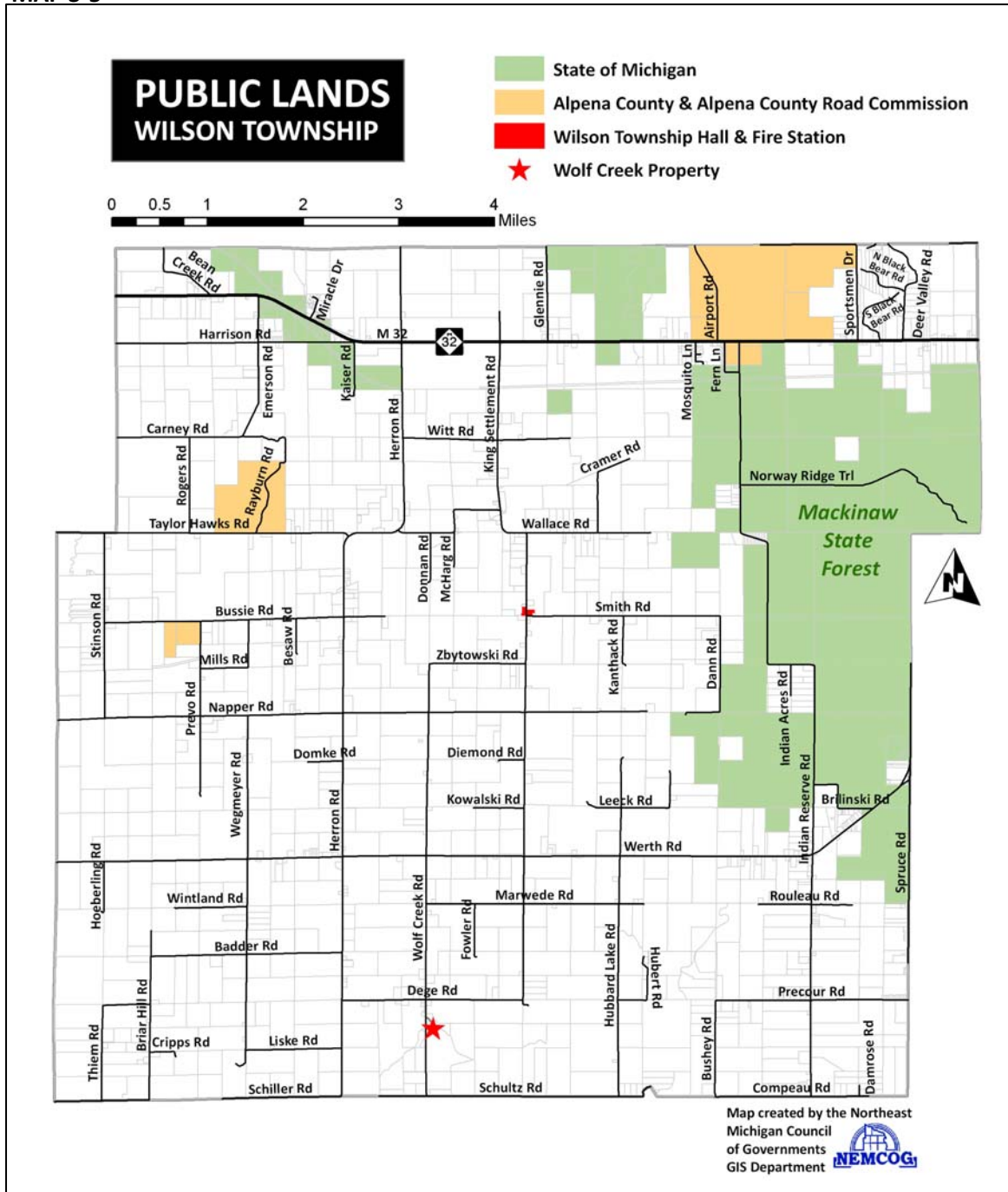
Recreation

The lakes, streams and woodlands provide a remarkable source for recreation activities, such as fishing, boating, camping, hunting and hiking. These activities are important economic factors for the region. Wilson Township developed a recreation plan in 2008, which was approved by the Michigan Department of Natural Resources. The plan provides a means by which the Township may apply for recreation funding for projects listed in the plan.

Public Lands

State lands account for 8,490 acres as part of the Mackinaw State Forest in the western portion of Wilson Township (**Map 3-5**). Land under the ownership of Alpena County total 1,049 acres and incorporate the Alpena County Airport. Wilson Township owns parcels including site of the Township Hall, fire station, cemetery, and property on Wolf Creek. Wilson Township Fire Hall and Township Offices are located three miles south of M-32 on King Settlement Road.

MAP 3-5



Media

Newspaper coverage is provided by the Alpena News, the County's only local newspaper. Located in the City of Alpena, this paper supplies local, regional and national news to County residents. It is published six days a week. Other newspapers circulated to area readers include the Detroit News/Detroit Free Press, the Bay Times, USA Today and various advertising media.

Residents of Alpena County receive full television coverage; both network and cable stations. One station (WBKB-TV) has an office located in the county. Cable television service is available in a portion of Alpena County by Charter Communications. The more rural portions of the county cannot receive cable service. A wide array of radio stations can be received throughout Alpena County. Radio stations located in the County include WATZ-AM/FM, and WHSB-FM/Bay 108.

CHAPTER 4: NATURAL RESOURCES

Introduction

Forests and wetlands account nearly 27,000 acres or 53 percent of the total land area in Wilson Township. Farmland covers over 32 percent of the total land area. The agricultural land base has defined the community since early European settlers first carved out farms from the densely forested landscape. As in other parts of the State, there is a downward trend in the number of active farms. The Thunder Bay River system is the water resource center piece of the Township. Numerous smaller streams, creeks, and lakes provide an abundant source of quality surface water features.

The greatest attraction for the residents and visitors of northern Michigan is the area's environment and the rural nature of this portion of the State. Recreational activities such as hunting, fishing, snowmobiling, boating and a multitude of other outdoor activities are enjoyed by residents and visitors. Given the abundant forest and farm resources, the natural environment is a major economic base and income generator. At the same time, the environment places constraints on human activities. Certain critical and sensitive parts of the natural landscape cannot be altered without creating problems that are not easily corrected. Increased flooding and soil erosion due to the indiscriminate filling of wetlands and clearing of land are but two examples. Therefore, it is essential that any future development respect the different characteristics of the natural environment. This is important in preserving the attractiveness of this part of the State, preventing potential hazards related to undue alteration of the land, and maximizing the economic benefits of the tourist and recreation industry.

Climate¹

Temperature data from the Midwest Regional Climate Center has indicated that, while the climate along the immediate Lake Huron shore is semi-marine and therefore more moderate in nature, temperature extremes are found only a few miles inland in locations such as Wilson Township. Although Thunder Bay and the Thunder Bay River are usually free of ice by the first week of April, water temperatures remain low enough to produce cool breezes reducing the maximum daily temperatures during the spring and summer. On a county-wide basis, summer temperatures as high as 106 °F have been recorded but are unusual. Sub-zero temperatures have been recorded as early as November 15 and as late as April 1. The lowest recorded temperature was -37 °F on February 17, 1979. In a typical year there will be seven days with temperatures above 90 °F and twenty days with temperatures below 0 °F. On average, January is the coldest month with a mean temperature of 17.6 °F and July is the warmest with a mean temperature of 67.1 °F.

Summer months are usually mild with considerable sunshine. The average annual total precipitation for the county is 28.8 inches. Most of the summer precipitation consists of rain

¹ Climate data taken from the Alpena County Recreation Plan 2003-2007 and incorporates all of Alpena County.

and thunderstorms which normally occur during the months of June, July and August. Thunderstorms will occur on an average of 24 days each year. Michigan is located on the northeast fringe of the Midwest tornado belt. The lower frequency of tornadoes occurring in Michigan may be, in part, the result of the colder water of Lake Michigan during the spring and early summer months, a prime period of tornado activity. During 1950-87, Michigan has averaged 15 tornadoes each year. During this same period, 4 tornadoes occurred within the county. Hailstorms average less than one per summer. The average length of the summer growing season is 156 days. The average date of the fall frost is October 4th.

Winter months are generally cloudy with little sunshine and frequent snow flurries. Nearly all of the precipitation in winter is in the form of sleet and snow, usually accumulating in sufficient amount to form a ground cover for summer grasses and winter grains. The 1961 through 1990 average seasonal snowfall was 87.4 inches. The following snowfall extremes, based on the time period of this station's published record, are: greatest observation-day total, 16.3 inches, recorded January 26, 1978; greatest monthly total, 49.4 inches, recorded March 1926; greatest seasonal total, 166.3 inches, recorded during 1970-71; least seasonal total, 26.9 inches, recorded during 1936-37; and greatest snow depth, 35 inches, recorded February 18, 1936.

Geology

The gently sloping plain, low hills, river valleys, swamps and lakes were created by the retreating continental glacier some 12,000 years ago. Beneath the mantle of the glacial deposits lays a foundation of layered sedimentary bedrock. This section will describe the glacial landforms or quaternary geology and the underlying bedrock geology.

Bedrock Geology

The foundation of the lower peninsula, beneath the thin mantle of glacial deposits, consists of layers of sedimentary bedrock that were created during the Paleozoic Era. The bedrock was formed in ancient seas which covered the area some 310- 405 million years ago. Shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, limestone, and dolomite bedrock. The uppermost bedrock in Wilson Township consists of materials from the upper and lower Mississippian series of the Paleozoic era. Various strata contain minerals of varied importance. Antrim Shale bedrock formations, from the Upper Devonian period, subcrop most of the Township. The shale was quarried and transported to Alpena as a component in the manufacture of cement. The bedrock formations underlying the northeastern part of Wilson Township belong to the Traverse Group of middle Devonian age. The Traverse Group consists primarily of limestone formations with some shale beds. The bedrock in this area is referred to as the Traverse Group. Deposits are further defined as Potter Farm Formation, Norway Point Formation, Four Mile Dam Formation and Alpena Limestone.

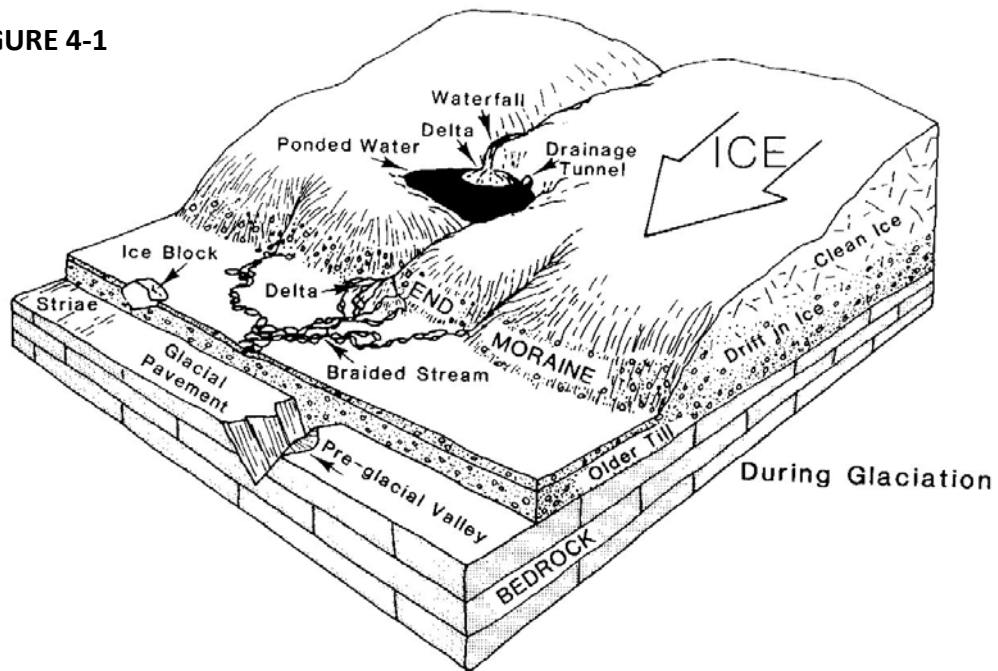
Surface Geology

Starting some 2 million years ago, during the Pleistocene era, continental glaciers formed in the Hudson Bay area. Several times, over this two million year period, the massive sheets of ice built up and inched their way south across what is today Michigan. The massive ice sheets advanced in a southerly direction bulldozing their way across the landscape. The glacier pushed material in front of it, incorporated rocks and soil into the debris laden ice, and scraped, ground and broke apart the sedimentary bedrock of the Michigan Basin.

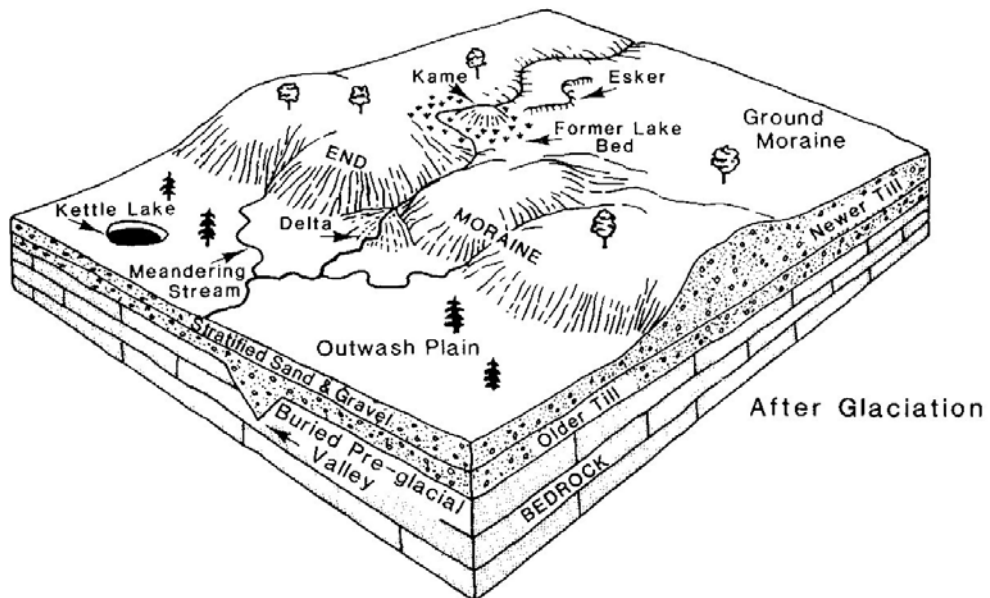
Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land; first obliterating and then creating new hills, valleys, rivers and lakes, swamps and marshes. The last glacial period, called the Wisconsin era, created the landscape we know today. The glacier left behind boulders, rocks, cobble, sand, gravel, silt, clay and loam. In some areas the material was deposited in unsorted masses called till plains, ground moraines and end moraines. **Figure 4-1** from “The Glacial Lakes around Michigan,” By William R. Farrand, shows how glacial landforms were created. Approximately two-thirds of the Township is covered by a till plain consisting of coarse and fine textured glacial till. Glacial till is defined as unsorted material deposited directly by glacial ice and showing no stratification; containing all sizes of fragments from clay to boulders. The community’s farms were able to thrive as a result of better soils formed from the sand, clay and loam till deposits.

Water flowing from the melting glaciers also sorted materials, creating outwash channels, sand deltas, kames and eskers. The Lachine Esker is a very prominent feature in Wilson Township. The esker traverses the community, in a southwest-northeast direction, entering the Township in Section 15, T.30N.-R.6E.; crossing Bussie Road; then Taylor Hawks Road in T.31N.-R-6E., Section 35; next crossing M-32 and exiting north through Section 24, (**Map 4-2: Eskers In Wilson Township**). As defined by the Encyclopedia Britannica, an esker is “*a long, narrow, winding ridge composed of stratified sand and gravel deposited by a subglacial or englacial meltwater stream. Eskers may range from 16 to 160 feet (5 to 50 m) in height, from 160 to 1,600 feet (500 m) in width, and a few hundred feet to tens of miles in length. They may occur unbroken or as detached segments. The sediment is sorted according to grain size, and cross-laminations that show only one flow direction commonly occur. Thus eskers are considered to be channel deposits (left by streams that flowed through tunnels in and below the ice) that were let down onto the ground surface as the glacier retreated. Esker formation presumably takes place after a glacier stagnates, because movement of the ice would likely spread the material and produce ground moraine. Because of ease of access, esker deposits often are quarried for their sand and gravel for construction purposes.*” As evidenced by the number of gravel pits along this feature, the deposits generate dollars into the local economy.

FIGURE 4-1

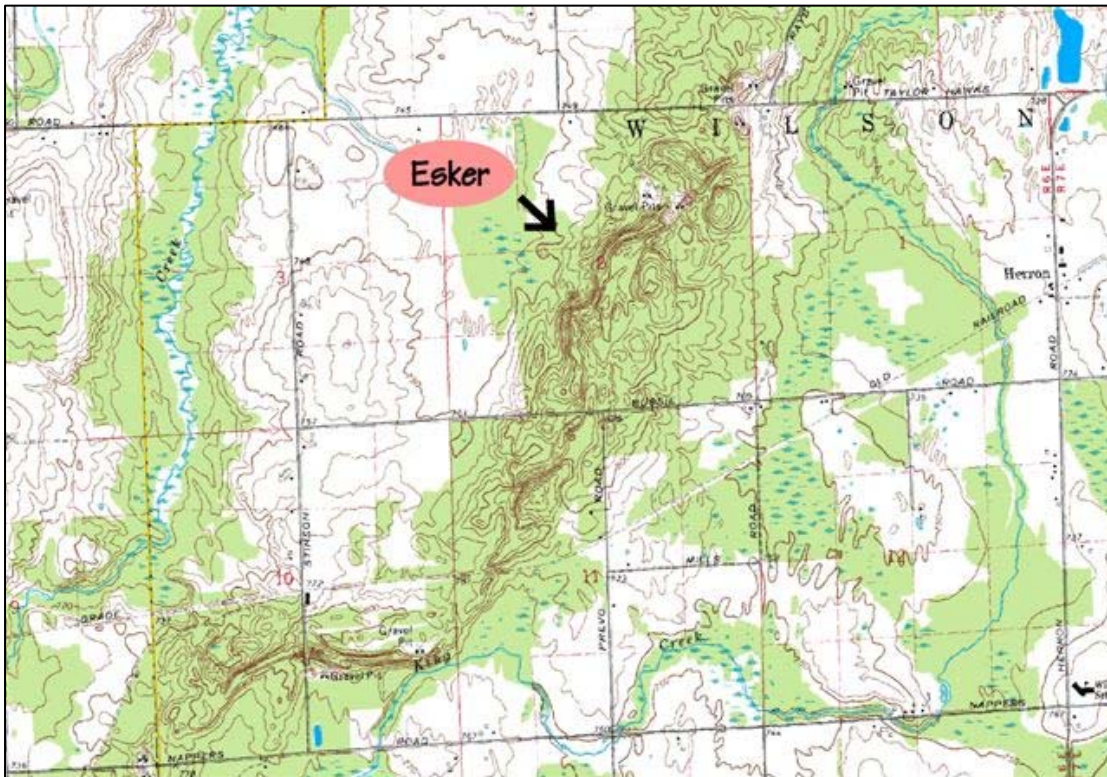


Features originating at a glacier front occur in a definite order.



Landforms of continental glaciation are unmistakable.

MAP 4-2: ESKERS IN WILSON TOWNSHIP



As the continental glaciers melted and retreated from the landscape, deep basins which were carved out of the bedrock filled with water. These emerging lake basins were the beginnings of our Great Lakes. During different periods, the pro and post glacial Great Lakes were both much higher and lower than the lake levels we have grown accustomed to in recent times. Geologists have identified and named the different glacial Great Lake stages. Glacial Great Lake Warren formed at the front of the melting Huron glacial lobe around 12,000 years before present and was the most extensive, flooding large portions of parts Alpena and Presque Isle Counties. The ancient shoreline of Lake Warren was 850 feet above sea level as compared to 577 feet above sea level of Lake Huron. In other words, the lake level of Lake Warren was 273 higher than Lake Huron!

Materials, captured in the fast moving glacial meltwater, settled to the bottom of expansive glacial lakes creating lacustrine sand and gravel plains and lacustrine clay and silt plains. A two to eighteen mile wide lake plain, once submerged by post glacial Lakes Warren, Algonquin and Nipissing, and covered with lacustrine sand and gravel deposits, runs along the entire coastal area of the County. This relatively level glacial landform was created by the receding glacial Great Lakes. Some areas are sandy plains covered by pine and aspen forests while other areas consist of poorly drained soils covered with cedar forests. The northeastern one third of the Township is part of the lake plain (**Map 4-3: Glacial Geology of Wilson Township**).

Old shorelines and sand dunes are prominent features in the lake plain. Both of these features are present in Wilson Township, (**Map 4-4: Old Shoreline Sand Dune in Wilson Township**). Dune sand deposits, in the form of small sandy hills, can be found within the poorly drained lake plain. The sandy knolls provide perfect habitat for red pine and white pine forests that rise

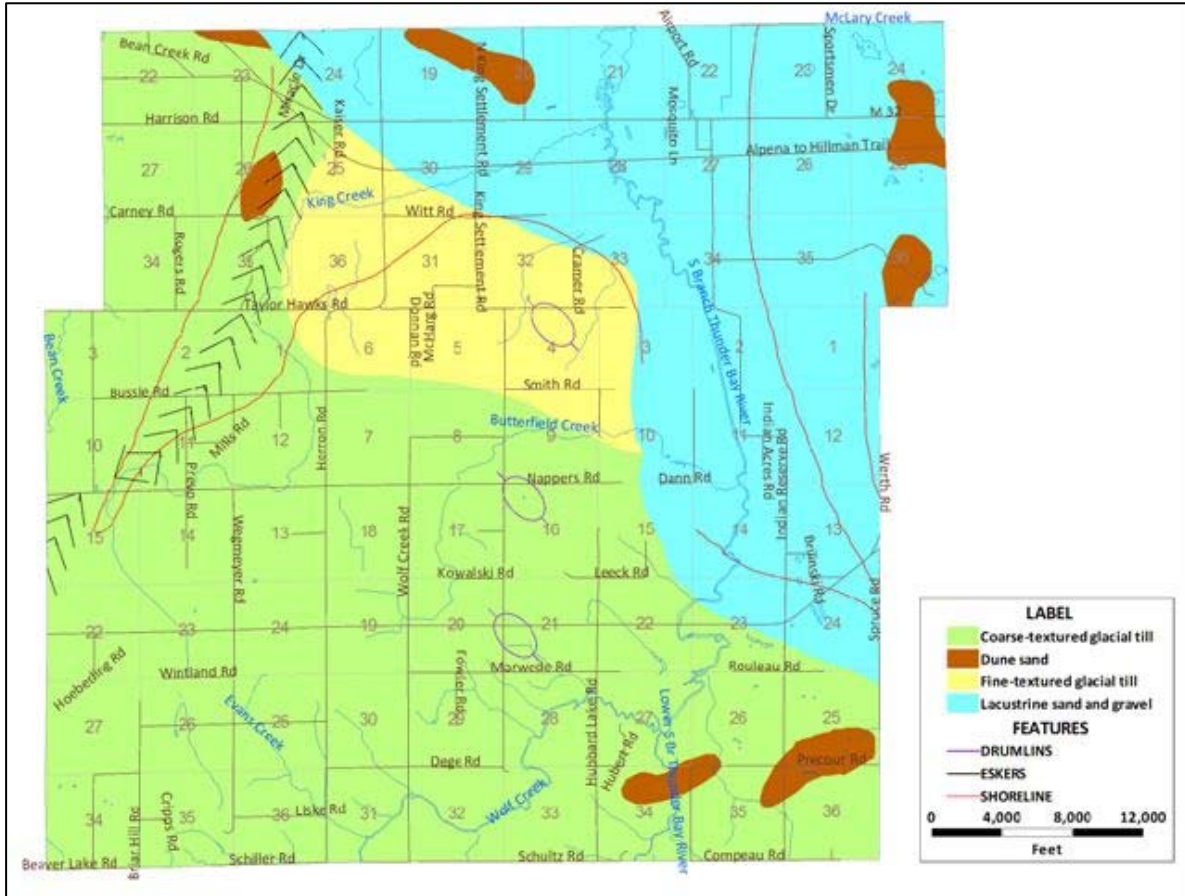
above the lowland forests and wetlands.

When lake levels receded at a rapid rate, expansive areas of relatively level land were uncovered. Initially the area may have been an emergent coastal wetland like Squaw Bay. As the water table further dropped, lowland brush and eventually lowland conifer and hardwood trees would dominate a site. There were extended periods when the lake recession stalled and, combined with a readily available supply of sand, washed into the pro-glacial lakes by the glacial meltwaters creating long wide sandy ridges or low sand dunes along the shorelines. A wide sandy ridge, one to two miles inland from the present Lake Huron Shoreline, runs from the community of Black River in Alcona County, through Negwegon State Park and Ossineke continuing north into Alpena Township and the City of Alpena. Sandhill Road in Alcona County and Piper Road in Alpena County follow this dry sandy ridge. Another old shoreline, further inland, runs through the eastern part of Wilson Township and parallels the Black River to Alpena old shoreline. Indian Reserve Road follows this long wide sandy ridge. It should be no surprise the Alpena County Airport is located on this well drained sand deposit. The sandy ridges provide excellent growing conditions from red, jack and white pine forests.

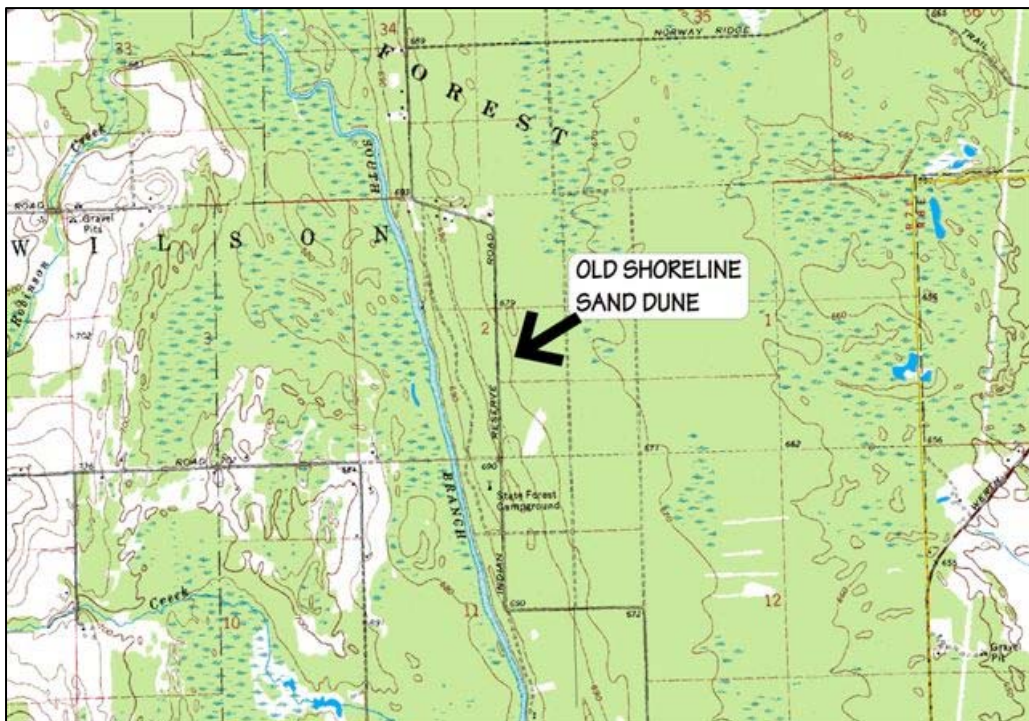
Sand deposits of the old lake shoreline also influenced location of rivers that carved new channels in the newly post glacial landscape. The lower South Branch of the Thunder Bay River meanders across the landscape until it encounters the sandy ridge in Section 11 of T.30N.-R.7E. The river is deflected to the north, flowing along the western edge of the landform for approximately two miles until it veers away and reestablishes a meandering course before emptying into Lake Winyah.

Geological features called drumlins can be found in the central part of the Township. The Township Hall is located within a grouping of drumlins, which are extended, oval hills or ridges of compacted sediment deposited and shaped by a glacier. The drumlins trend in a southeastward direction and record the readvance of the glacier. These streamlined hills, up to a mile long, were molded by overriding ice (**Map 4-5: Drumlin Field in Wilson Township**). **Maps 4-6** and **4-7** provide more information on geologic features in Wilson Township and the surrounding area.

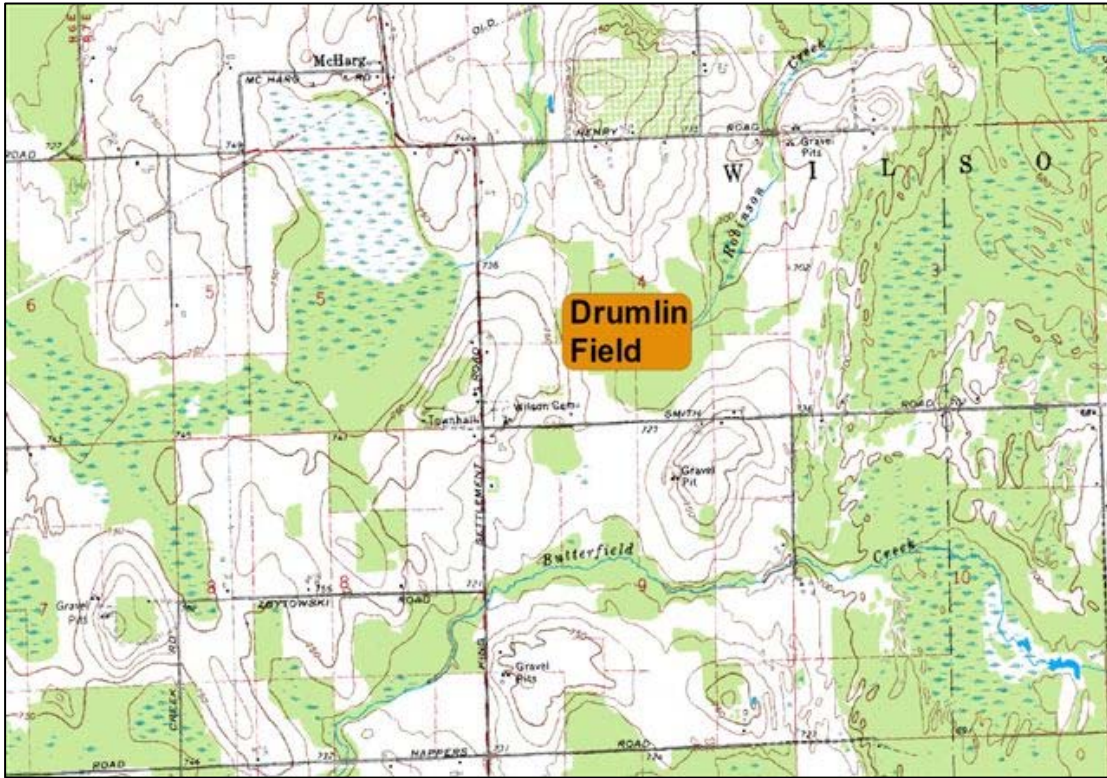
MAP 4-3: GLACIAL GEOLOGY OF WILSON TOWNSHIP



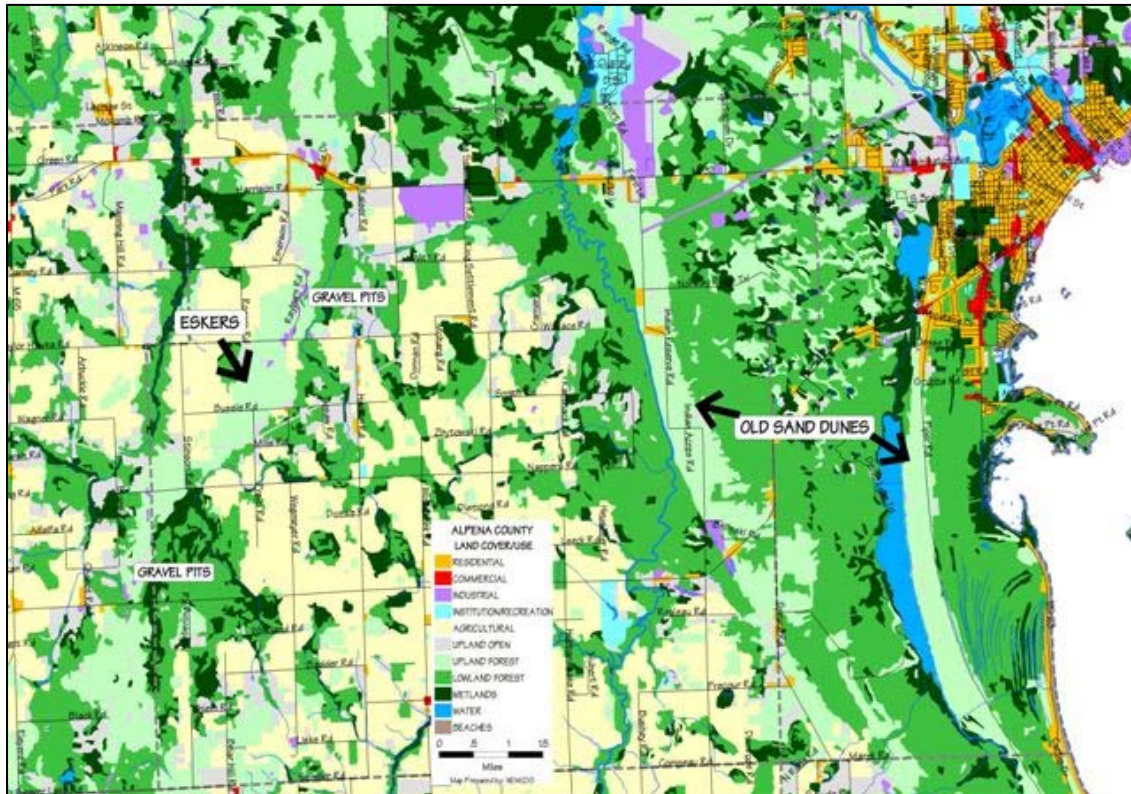
MAP 4-4: OLD SHORELINE SAND DUNE IN WILSON TOWNSHIP



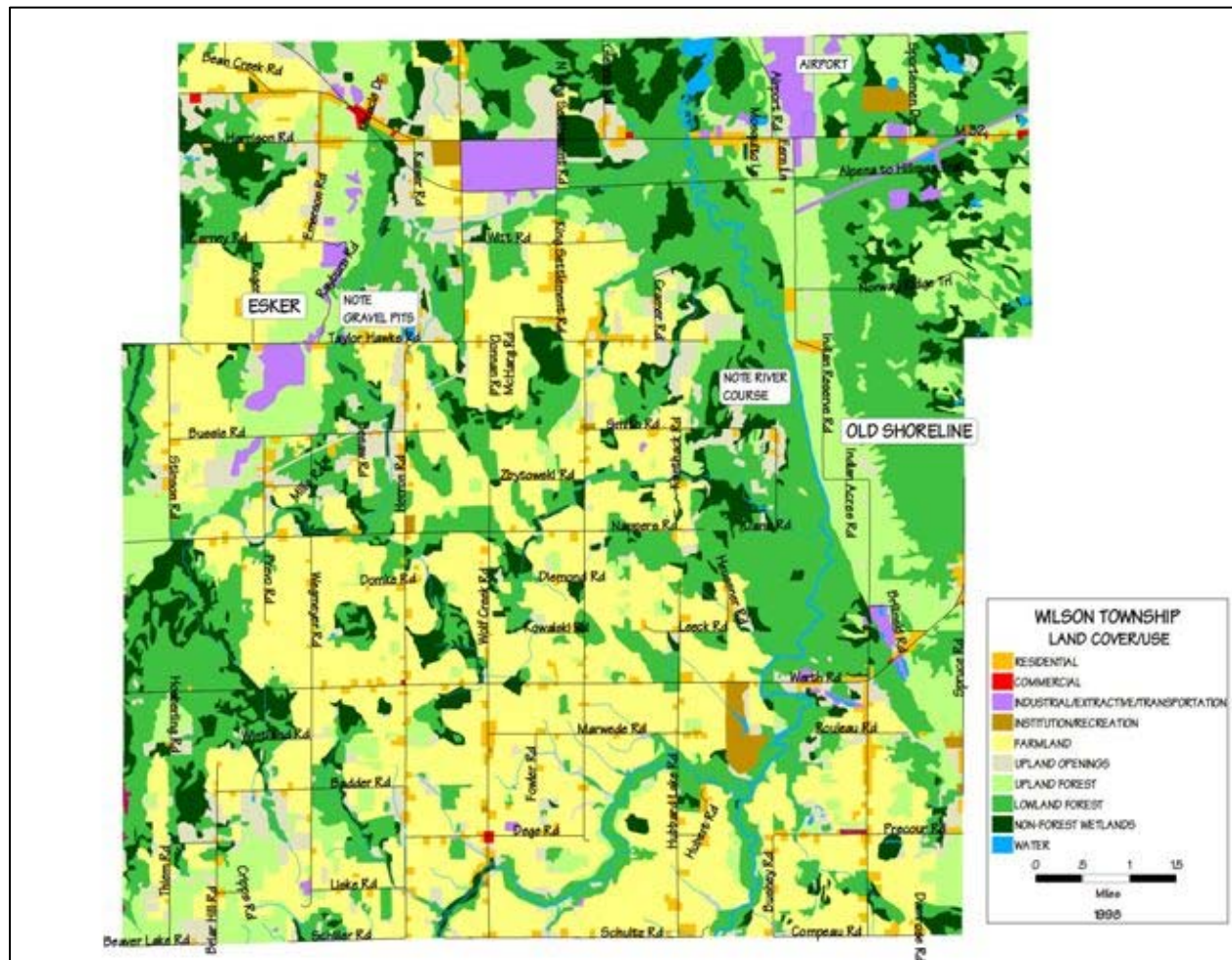
MAP 4-5: DRUMLIN FIELD IN WILSON TOWNSHIP



MAP 4-6: REGIONAL GEOLOGIC FEATURES



MAP 4-7: GEOLOGY FEATURES AND LAND COVER IN WILSON TOWNSHIP

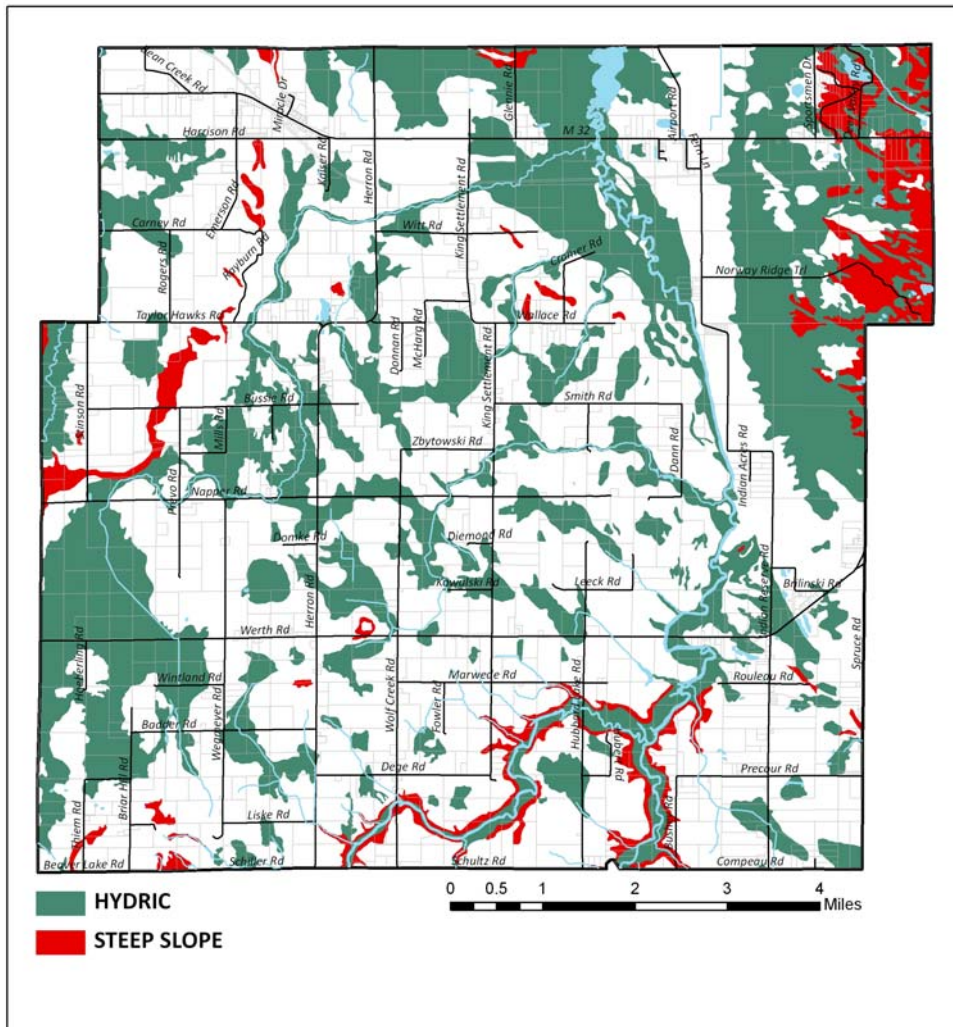


Soils

The most noticeable feature of the soils in Alpena County is their sandy texture, along with some soil types that are considered stony and limestone in texture. Soils types found in Alpena County are generally classified as sands, loamy sands, sandy loams, loams, fine sandy loams and muck or organic soils.

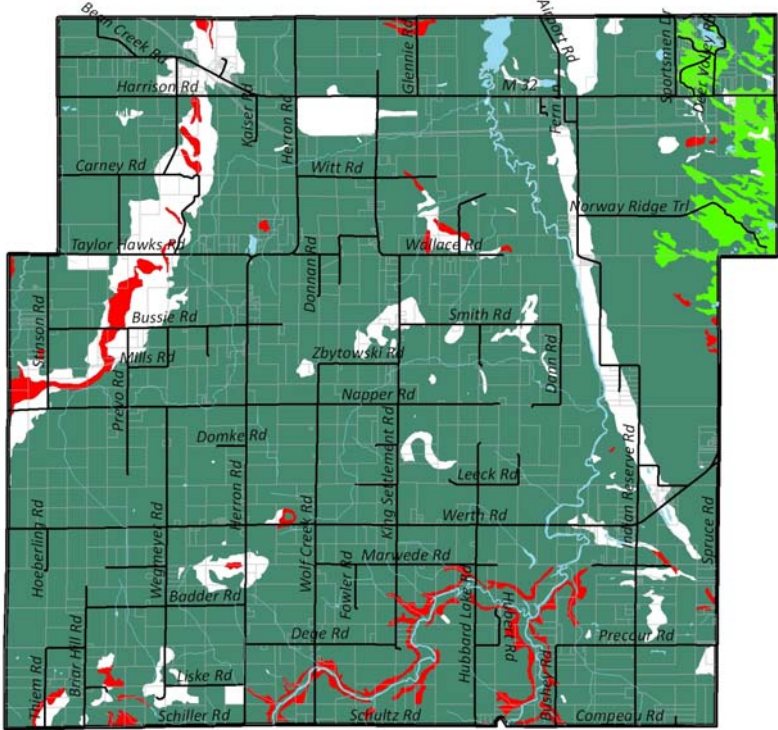
Map 4-8a shows hydric soils which are fairly well distributed across Wilson Township with significant areas located in the northeast, northern, and southwestern portions of the Township. Most of the steeper slopes are located in the extreme northeastern portion of the township with some located in the western portion and along the riparian corridors in the south. **Maps 4-8 b-d** show areas where building and septic limitations exist. While these limitations appear to be widespread, if proper engineering and building techniques are utilized, much of the land would be considered suitable for building.

MAP 4-8a: HYDRIC SOILS AND STEEP SLOPES

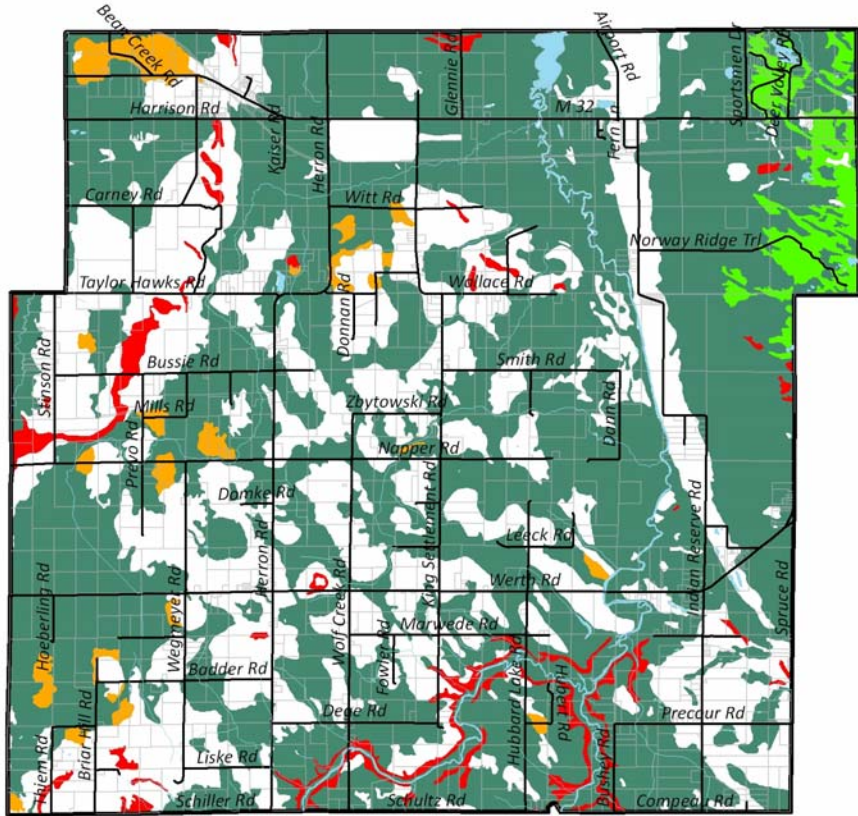


NOTE: The digital soils data is provided by Michigan Center for Geographic Information and is derived from the soil map prepared as part of the USDA National Cooperative Soil Survey. This map is for general planning purposes only. This map is not intended to determine soil suitability for a specific use at a specific site. This map is not intended to restrict development of a given site. Sites classified with building restrictions may be suitable for building with proper engineering.

MAP 4-8b: BUILDING LIMITATIONS – BUILDINGS WITH BASEMENTS



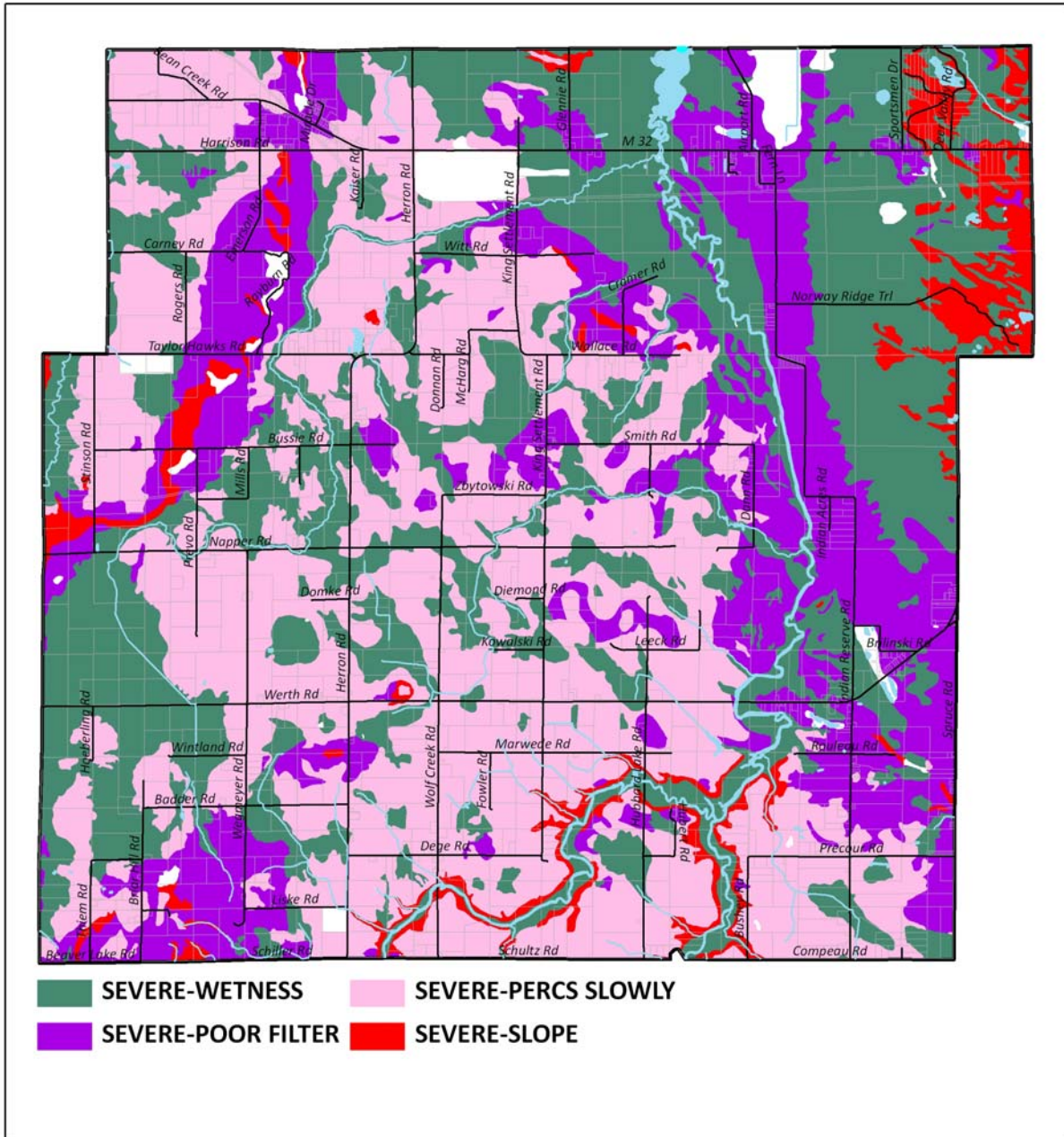
- SEVERE-SHRINK & SWELL
- SEVERE-WETNESS
- SEVERE-SLOPE
- SEVERE-WETNESS & SLOPE



MAP 4-8c: BUILDING LIMITATIONS – BUILDINGS WITHOUT BASEMENTS

Adopted May 12, 2010

MAP 4-8d: SEPTIC LIMITATIONS

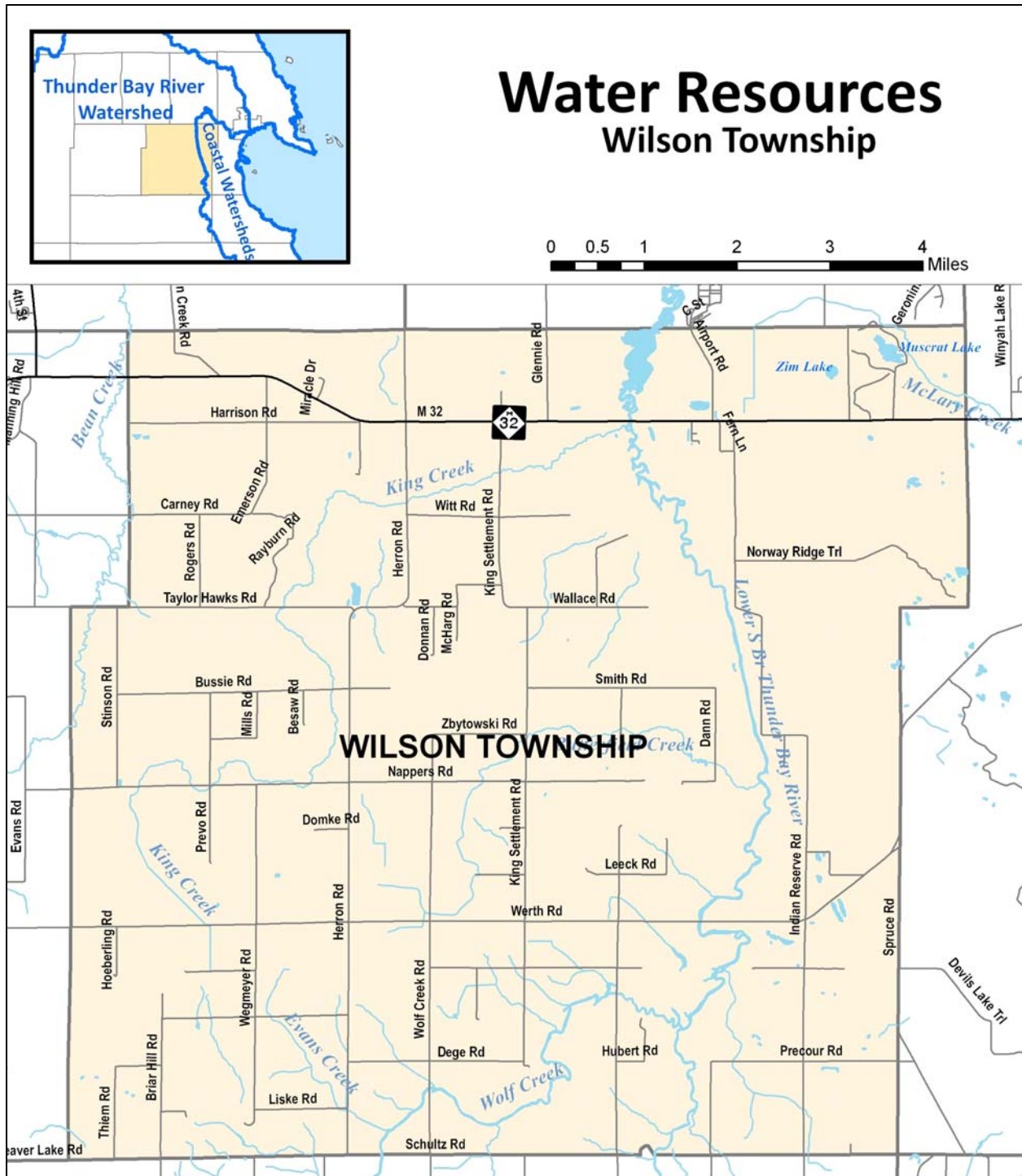


Water Resources and Fish and Wildlife

The majority of Wilson Township exists within the Thunder Bay River Watershed. Surface water in the Township exists in creeks such as King Creek, Wolf Creek, and Butterfield Creek which flow into the Lower South Branch of the Thunder Bay River. The extreme western edge of the Township is drained by Bean Creek which flows directly into the Thunder Bay River. The eastern portion of the Township is located within the coastal watersheds of the Devil's River and Black River, which drains toward Lake Huron. Only two small lakes exist in Wilson Township. Zim Lake, found in section 23 (T31N R7E), is a natural, warm water lake. Zim Lake is 7.5 acres in size and is approximately 36 feet in depth. Muskrat Lake, found in section 24 (T31N R7E), is also a natural, warm water lake and is approximately 23 acres in size. The waters of Lake Winyah, an impoundment of the Thunder Bay River, extend south into Wilson Township. Another man made lake was recently created by Lafarge in the abandoned Paxton shale quarry. Lakes in the Township contain warm water species such as pan fish, northern pike and bass. **Map 4-9** depicts water resources in Wilson Township.

The existing forested areas of the Township are suited to both small and large game. Small game includes cottontail rabbit, snowshoe hare, squirrel, raccoon, beaver, fox, woodchuck, and other small species. White-tail deer are found abundantly in the Township, and black bear are found in the more isolated areas. The western portion of the Township is particularly well-suited for both bobcat and wild turkey. The north central portion is best suited exclusively to the bobcat while the southeastern portion is better suited to the turkey.

MAP 4-9: WATER RESOURCES IN WILSON TOWNSHIP

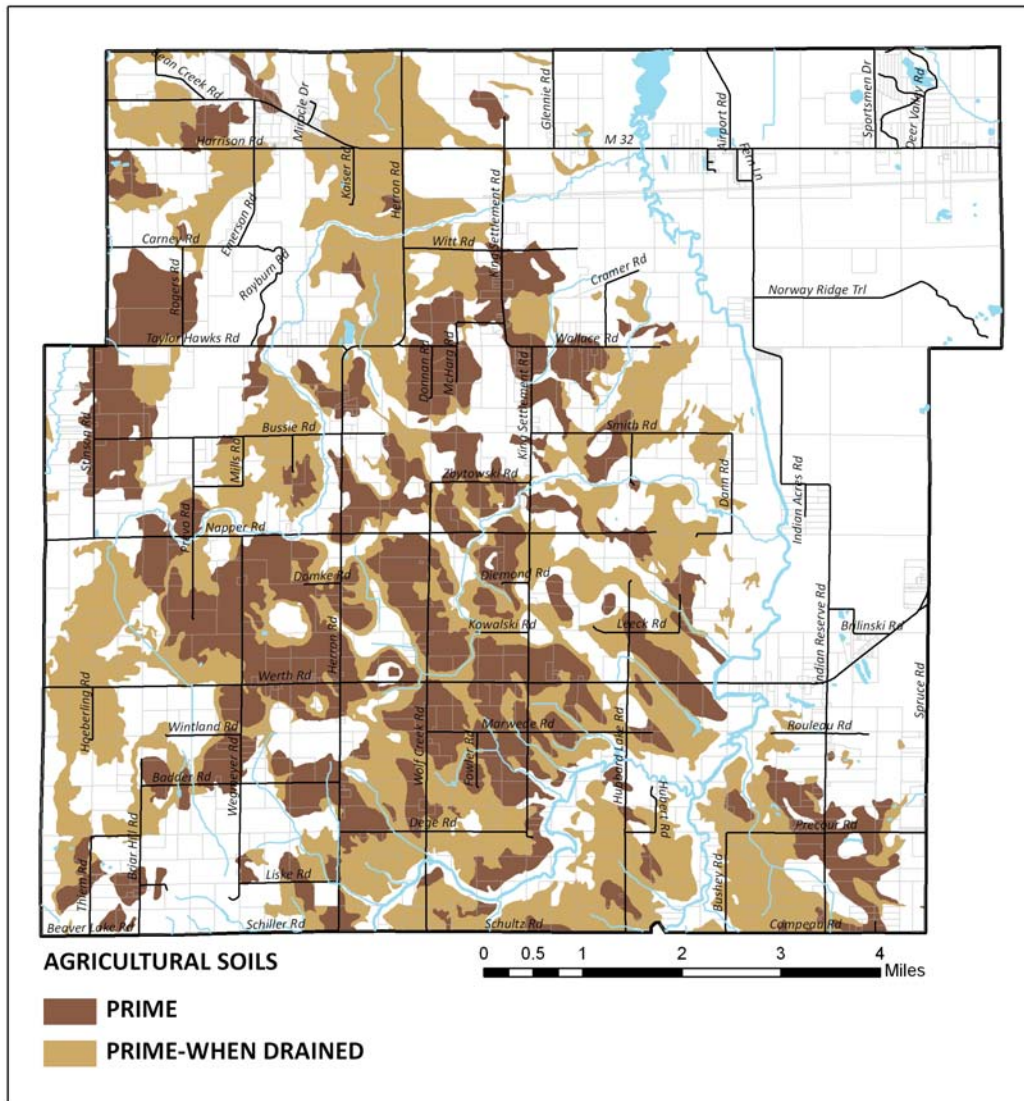


Prime Farmland

Farming is important to the local economy and central to the rural community character and lifestyle of many long-term residents of the County. The presence of farmland is also an integral part of the rural landscape. While the amount of land being farmed has been decreasing each decade, generally the land is converting to a less intensive use of open lands. Currently there is no significant pressure for farmland conversion to subdivisions or commercial uses. **Map 4-10** shows the farmland and areas identified as prime farmland soils in the USDA Soil Survey.

Most prime agricultural soils are located in the central and west-central portion of the Township. When soils are included that would be prime when drained, the area expands significantly to include areas to the south and west Township line. The areas of prime and prime-when-drained agricultural soils are consistent with the location of current agricultural land uses.

MAP 4-10: PRIME FARMLAND IN WILSON TOWNSHIP



Forests and Wetlands

Wetlands are often referred to as marshes, swamps or bogs. The US Army Corps of Engineers defines wetlands as: "...those areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Residents of Michigan are becoming more aware of the value of wetlands. Beyond their aesthetic value, wetlands protect water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Additionally, wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

Poorly drained, lowland areas support northern white cedar, tamarack, balsam fir, black spruce, eastern hemlock, white pine, balsam poplar, trembling aspen, paper birch, black ash, speckled alder and shrub willows. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. These lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Nonforested wetland types include lowland brush, marshes and bogs. Forested and nonforested wetlands are a finite resource in the Township. Land use planning activities should focus on protecting and preserving these limited and critical resources. **Map 4-11** is a color thematic map prepared from the US Fish and Wildlife Service National Wetlands Inventory. Green areas depict emergent, scrub-shrub and forested wetlands areas. As can be seen wetlands are a finite resource that is concentrated along streams and lakes.

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion and acts as a buffer from noise on heavily traveled highways. State forestland encompasses approximately 17 percent of the total land area in the Township. In addition, privately owned forestlands can be found throughout the Township. The Michigan Resource Information System's (MIRIS) maps were updated for the existing land use section of this plan. **Map 4-12** is a map that depicts forest types in the Township. Note, the forest types were not field checked to verify types and stand density. Tree species vary depending upon the soils, moisture and past activities such as logging, fires and land clearing. Nearly 43 percent of the Township is forested.

By far the most dominant forest type is lowland hardwoods (black ash, slippery elm, balsam poplar, aspen and red maple). The next most prevalent forest types are lowland conifers (cedar, tamarack and spruce). Poorly drained soils with seasonally high water tables support lowland forests. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. Lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Lowland forests adjacent to rivers and streams are prone to flooding

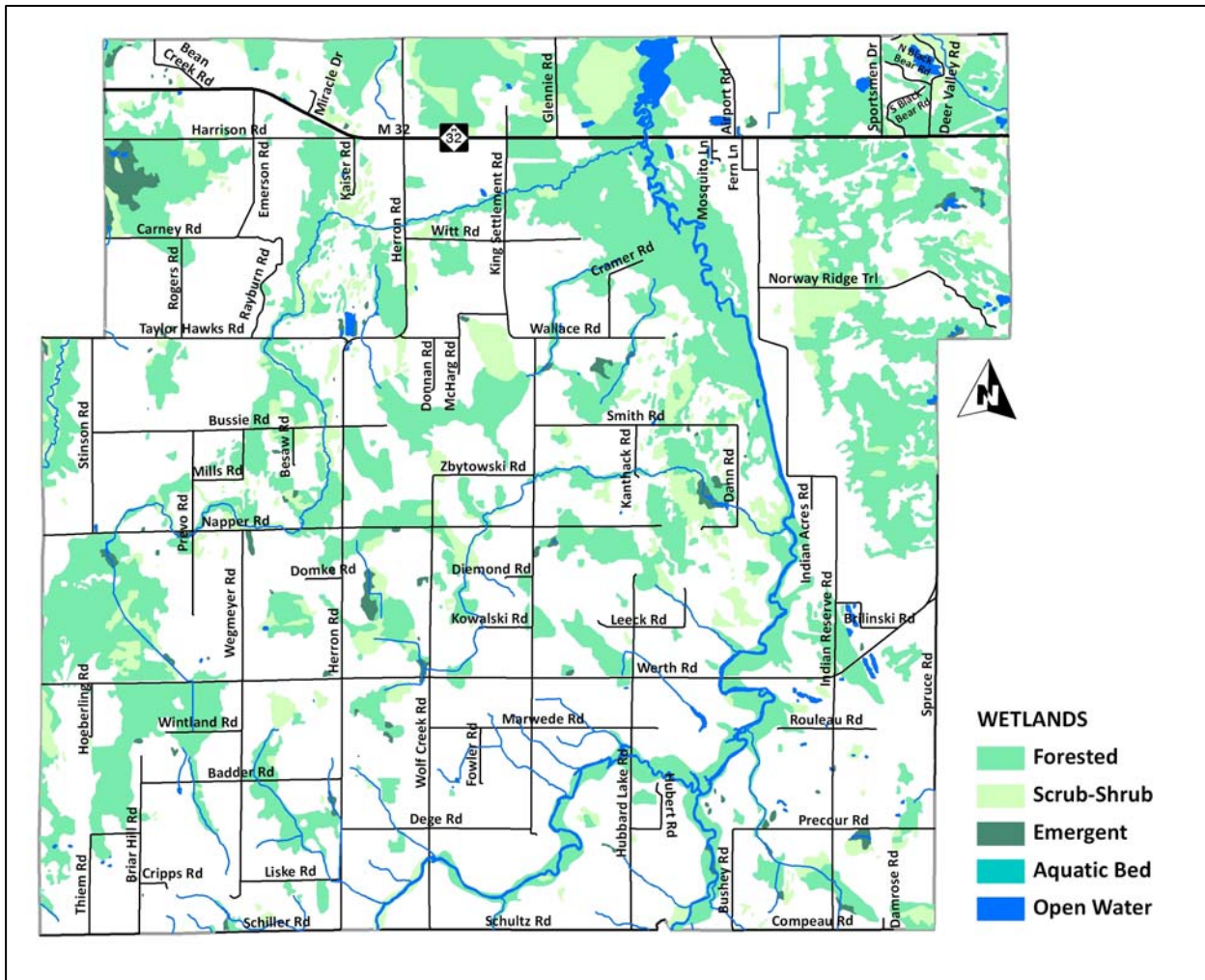
during the spring snowmelt, particularly when combined with heavy spring rains.

Other forest types include aspen/birch, pine (red, jack and white), oak (red and white) and northern hardwoods (sugar maple, American beech and basswood). Draughty, low fertility sandy soils supported pre-settlement pine forests that for thousands of years were perpetuated by wildfires. Today, residential development has occurred within the same wildfire prone areas. While under dry conditions forest fires can occur in any forests type, some forest types have higher risks. Jack and red pine forests have a high risk for wildfires. Oak and white pine forests have a moderate risk for wildfires.

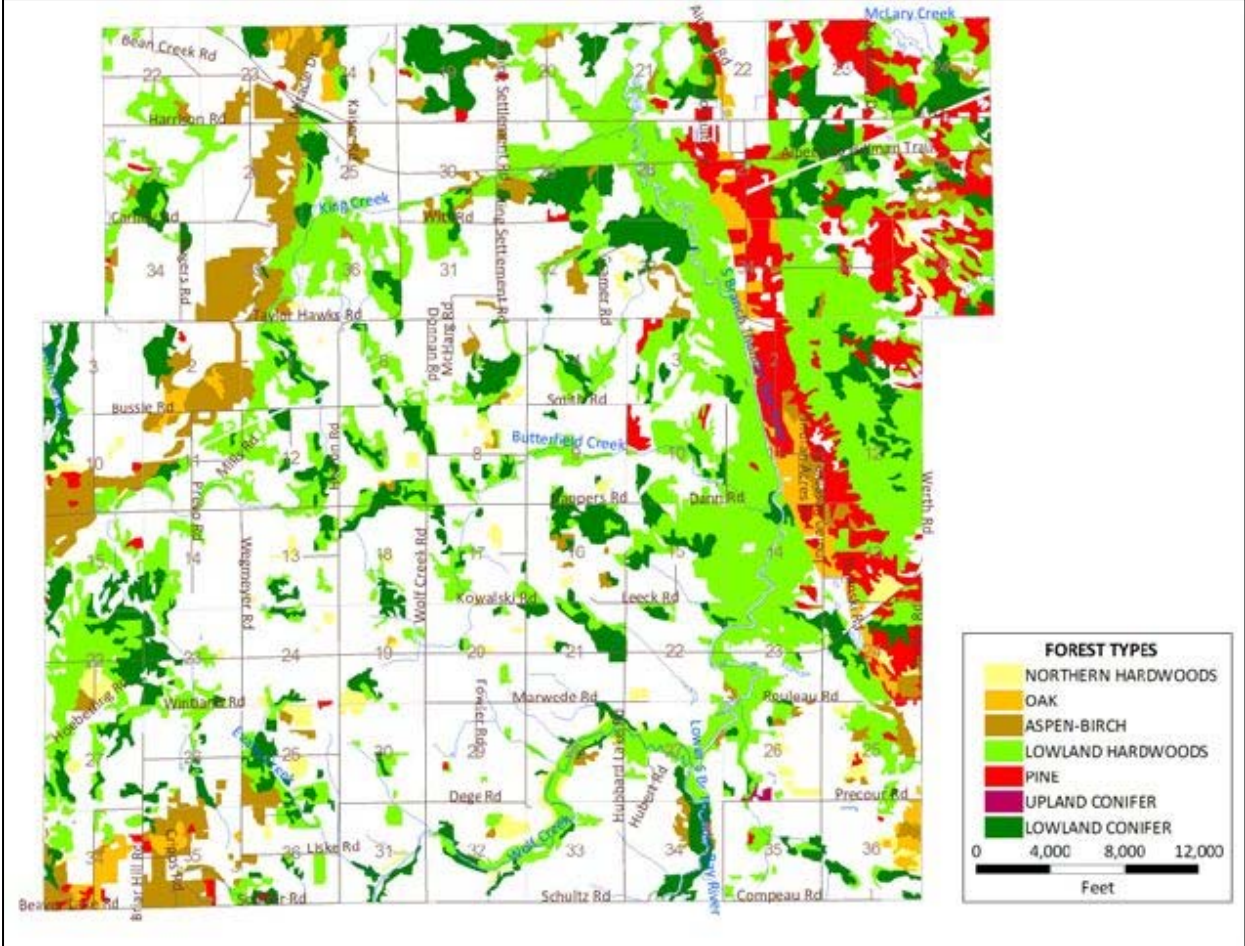
Forest Type	Acres	Percent
Northern Hardwoods	799	3.6
Central Hardwoods (oak)	882	4.0
Aspen-Birch	2,684	12.1
Lowland Hardwoods	10,452	47.1
Pine	2,677	12.1
Other Upland Conifer	13	0.1
Lowland Conifer	4,696	21.2
TOTAL	22,203	100.0

Source: 2007 Land Use Update of MIRIS

MAP 4-11: WETLANDS IN WILSON TOWNSHIP



MAP 4-12: FORESTS IN WILSON TOWNSHIP



Sites of Environmental Contamination

The Part 201 (Environmental Response) of Natural Resources and Environmental Protection Act (P.A. 451 of 1994), as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) is charged with administering this law. A site of environmental contamination, as identified by ERD, is “a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices”. The agency publishes a list of environmentally contaminated sites by county showing the sites by name, pollutant(s) and site status (see list below). A Site Assessment Model (SAM) score is computed to assess the relative risk a site may pose and to help determine the aggressiveness of clean up efforts. SAM scores range from 0 to 48 with 0 being the least contaminated and 48 the most contaminated. In some instances where the score is high and further contamination is possible, immediate response may be required. Conversely, a location where the score is low and the conditions of the site are not likely to change; no action may be the preferred course.

Site ID: 04000003

Site Name: Alpena LF City of

Site Address: M-32 (3.3 miles west of Bagley St)

City: Alpena

Zip Code: 49707

County: Alpena

Source: Refuse Systems

Pollutant(s): Benzene; Pb; Zn

Score: 30 out of 48

Score Date: 2005-04-07

Township: 31N **Range:** 07E **Section:** 26

Quarter: SW **Quarter/Quarter:** N/A

Status: Remedial Action in Progress (may incl. use restrictions, O&M and/or monitoring)

Site ID: 04000031

Site Name: Jerry Duby Excavating

Site Address: 9883 M-32

City: Herron

Zip Code: 49707

County: Alpena

Source: Auto Repair Services & Garage

Pollutant(s): Waste oil

Score: 14 out of 48

Score Date: 2004-01-06

Township: 31N **Range:** 06E **Section:** 24

Quarter: SW **Quarter/Quarter:** SW

Status: Inactive - no actions taken to address contamination

Part 213 (Leaking Underground Storage Tank) of the Natural Resources and Environmental Protection Act (1994 PA 451, as amended) is intended to provide remedies for sites posing a threat to the public health, safety, or welfare, or to the environment, regardless of whether the release or threat of release of a regulated substance. Leaking underground storage tanks (LUSTs) are those sites contaminated with leaking petroleum products from underground tanks.

- An Open Lust site means a location where a release has occurred from an underground storage tank system, and where corrective actions have not been completed to meet the appropriate land use criteria. An OPEN LUST site may have more than one confirmed release.
- A Closed Lust site means a location where a release has occurred from an underground storage tank system, and where corrective actions have been completed to meet the appropriate land use criteria. In accordance with Section 21315(1) of Part 213, Leaking Underground Storage Tank, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Act 451), the MDEQ may audit a closure report, wherein the results of corrective actions are documented, up to 6 months after receipt of the closure report. This audit window may result in a confirmed release(s) being reopened during the 6 month time frame following receipt of a closure report if deficiencies are noted.

One site is listed on the MDEQ web database:

Facility ID:00000893;
Bob-A-Lu Market
10010 Werth Rd, Herron, MI 49744
Discovery Date: 07/11/1990
Release Status: Open
Evaluation: Tier II Evaluation
Land Use restrictions: Deed Restriction

CHAPTER 5: EXISTING LAND USE

Prior to determining future land uses and developing a future land use map, a community must have an accurate assessment of existing land uses. This chapter presents information on both the types and location of existing land uses. The process identifies both urban built-up land uses such as residential and commercial along with natural land cover types like forests and wetlands. As a result the final map presented in this chapter is a hybrid that combines land cover and land use.

Land Division Patterns

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Wilson Township are discussed below. State lands account for 8,490 acres as part of the Mackinaw State Forest in the western portion of Wilson Township. Most of the private ownership is in tracts that are 40 acres and larger. Large tracts of private ownership, typically farmland, are found throughout the Township. Subdivisions and small tracts are clustered along primary county roads and along M-32.

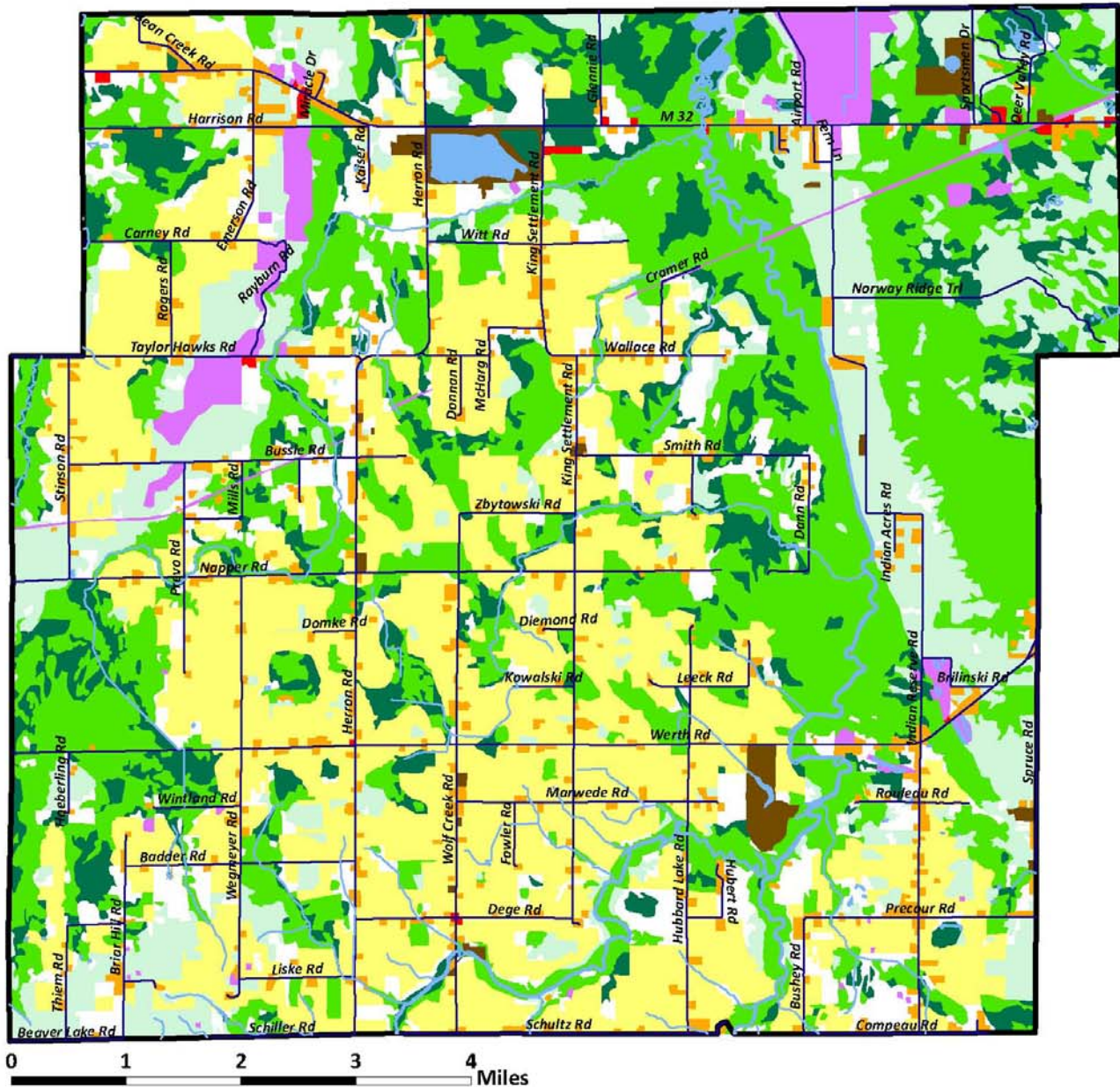
Existing Land Cover/Use Characteristics

NEMCOG mapped existing land cover/use in the Township in 2009. The map of existing land use, shown as **Figure 5-1**, illustrates the distribution of land uses throughout the Township. Michigan Resource Information System (MIRIS) land cover/use classification categories were used to map the existing land cover/use. The map represents an update of the 1978/1999 MIRIS land cover/use map. The MIRIS map was updated with 2005 digital ortho-photos. The updated information was then digitized to produce the existing land cover/use map and statistics. **Table 5-1** presents the land uses showing the number of acres and percent of the Township in each of the land use categories.

Forestland and farmland dominate the landscape of Wilson Township. Lowland forests growing on poorly drained soils are concentrated in the eastern and southwestern parts of the Township. These lowland forests border lakes and streams providing important wildlife cover and protecting water quality. Two higher ridges traverse Wilson Township and support oak, pine and northern hardwood forests. Farming is concentrated in a six mile wide band that runs through the central part of the community. Approximately seven percent of the land cover is classified as urban built-up land uses. Extractive operations can be found on a sand and gravel landform called an esker. An abandoned shale quarry has been converted into a private lake and park area. Residential uses are scattered around the Township, while commercial and industrial land uses are concentrated along the M-32 corridor. An important trend noted during the land use inventory update was an increase in low-density residential development on both large and small tracts throughout the township. These typically occur on parcels two acres and larger. The Alpena County Airport is located in Section 22 of the northeastern part of the Township.

EXISTING LAND USE

WILSON TOWNSHIP MASTER PLAN



EXISTING LAND USE

- | | |
|--|---|
|  Residential |  Nonforest Uplands |
|  Agricultural |  Upland Forest |
|  Commercial |  Lowland Forest |
|  Industrial/Extractive/Transportation/Utility |  Wetlands |
|  Institutional/Recreational |  Lakes & Streams |



FIGURE 5-1

2009 Map created by the
NORTHWEST MICHIGAN
Council of Governments 

Table 5-1 Wilson Township Existing Land Use Statistics: 2009		
Land Use Category	Number of Acres	Percent of Township Area
Residential	2,057	4.0
Commercial	93	0.2
Industrial	41	0.1
Extractive	630	1.2
Transportation/Utilities	626	1.3
Institutional/Cemeteries	53	0.1
Recreational	481	0.9
Agricultural	15,084	29.5
Non-Forested/Openland	4,518	8.8
Upland Forest	7,048	13.8
Lowland Forests	15,179	29.7
Nonforested Wetlands	4,842	9.5
Lakes/Rivers	463	0.9
Totals	51,115	100
Source: Michigan Resource Information System, Michigan Department of Natural Resources; and Northeast Michigan Council of Governments		

Residential Development

As can be seen in **Table 5-1**, residential use occupies approximately four percent (2,057 acres) of the land in the Township. Single-family residential accounts for all of the residential development. These figures include farmstead residential as well as rural residential development and subdivisions. Residential development is scattered throughout the Township but tends to be concentrated along main roads. **Figure 5-1** Existing Land Cover/Use Map shows the heaviest concentrations of residential development occur on M-32 and Emerson Road (Herron community) on the west side of the Township; M-32 just west of the airport; M-32 on the east side of the Township; Indian Reserve Road and Werth Road in the southeast corner of the Township; and the north end of King Settlement Road. The remaining is rural residential and farmsteads dispersed throughout the Township.

Commercial Development

Wilson Township has limited commercial development occurring primarily along M-32. Other scattered commercial businesses are noted on the existing land use map on the northeast corner of Werth and Herron Roads, the Werth and Spruce Roads intersection, and at the Dege and Wolf Creek Roads intersection.

Industrial, Utility, and Transportation Development

Just over 41 acres (less than one percent) of the Township's total land area is developed for industrial uses. Additionally, 626 acres, classified as utility and transportation, include a closed landfill, Alpena County Airport and utilities (major power line and substations.)

Extractive Land Use

Extractive uses, which include gravel-sand pits and gas wells, cover 630 acres, or 1.2 percent, of the Township's land area. Several large gravel pits are located in the northwest portion of the Township on an esker glacial landform. These water-sorted deposits are excellent sources for sand and gravel. By comparing the original 1978 MIRIS information with the 2009 update, it is evident that these mining operations have expanded extensively over the past 20 years.

Institutional Development

Land devoted specifically for institutional uses amounts to less than 53 acres, and includes Wilson Township Hall and Fire Department, churches, cemeteries and school.

Recreational Development

Recreational uses in Wilson Township cover 300 acres or 0.6 percent of the land area. These uses are shown on the existing land use map and include: River's Edge Golf Club, Alpena Sportsmen's Club, Alpena Cycle Club, Optimists Acres and P.K. Fletcher Gun Club. Additionally, land categorized as forested or wetlands may also be used for recreational purposes such as hunting, hiking or rustic camping. A large shale pit, located on the south side of M-32 in the north-central portion of the Township, is no longer operational and has been converted to a private lake and recreational area.

Agricultural Land Use

Land used for agricultural purposes makes up Wilson Township's second largest land use category. Roughly 15,084 acres, or approximately 29 percent of the Township's total land area, is devoted to agriculture. Farming is concentrated in a six mile wide band that runs through the central part of the community.

Non-Forested Uplands

Non-forested uplands are defined as areas supporting early stage of plant succession consisting of plant communities characterized by grasses and shrubs. Such areas often occur on abandoned agricultural land or recently timbered areas. Typical grass species are quackgrass, Kentucky bluegrass, upland and lowland sedges, reed canary grass and clovers. Typical shrub species include blackberry and raspberry briars, dogwood, willow, sumac and tag alder. Non-forested upland openings make up less than nine percent of the Township's land area and is scattered throughout the Township, as can be noted on **Figure 5-1**.

Forests and Wetlands

The existing land use map shows these categories as "upland forests" and "lowland forests" and "wetlands." As noted on **Table 5-1**, 7,048 acres or just over 14 percent of the Township's land area is made up of upland forests. The dominant forest associations in Wilson Township are northern hardwoods (sugar maple, American beech and basswood,) oak, aspen and pine in the upland areas. In addition to scenic characteristics, woodlands provide habitat for wildlife, protect the soil from erosion and act as a buffer from noise on heavily traveled highways. Areas

covered with upland forests are found along Indian Reserve Road and on the west side of the Township as noted on **Figure 5-1**. State-owned land (Mackinaw State Forest) covers nearly 8,500 acres of land in Wilson Township. These areas are covered with both “upland forests” and “lowland forests and wetlands.”

Wetlands are defined as land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes and bogs. The wetland category comprises non-forested types such as lowland brush (tag alder and willow), sphagnum bogs, emergent vegetation in lakes and beaver floodings and wet meadows. Non-forested wetlands account for 4,842 acres of the Township.

Lowland forests grow on soils with a seasonally high water table and are often classified as wetlands. Lowland forests include areas that support lowland hardwoods and conifers, such as northern white cedar, black spruce, balsam fir, elm, black ash, red maple, ash and aspen species. Lowland forests occupy 15,180 acres of the Township area. Two of the most important functions of wetlands are water quality protection and ecological corridors. As can be noted on the Existing Land Use Map, the major wetland areas are adjacent to rivers and creeks. The network of wetlands receives surface water and subsurface water discharge creating the many streams and creeks that, in turn, flow into the area lakes. The interconnected resources exemplify how activities distant from major water bodies can still have an impact on the water quality. It is important to note that existing land use statistics used in this report are based on MIRIS data. Forested and wetland information contained in the MIRIS data was not verified by field inspection when the data was compiled. Thus, areas shown as wetlands on the MIRIS system may not actually meet State and Federal criteria for legally regulated wetlands. However, the information is still valuable for general land use planning decisions.

Surface Water

Open water comprises less than 463 acres of Wilson Township. Water features include small ponds, the old flooded Paxton Quarry, flooded backwaters of Lake Winyah, and the Thunder Bay River and Wolf Creek (areas that were wide enough to delineate on the land cover map).

CHAPTER 6: GOALS & OBJECTIVES

Purpose

The purpose of this chapter is to establish the goals, objectives and strategies that will guide future growth and development in a manner that will reflect the community's unique character. In developing community goals and objectives, it is important to analyze demographics, housing, economic conditions, services and facilities, cultural and natural resources and existing land use. Preceding chapters of this master plan have documented the above characteristics.

An equally important step in developing goals is community input. The Planning Commission sponsored a community-wide workshop held at the Wilson Township Hall that was attended by 24 people. Participants were first asked to identify assets in Wilson Township. Each participant was given multiple opportunities to state assets that Wilson Township should strive to protect or expand. Next, participants were asked to identify negative issues about Wilson Township. Each asset or issue was recorded on flip charts, and then participants were given three stickers to vote on their top three assets and top three issues. Lastly, participants were asked to state their vision of Wilson Township in 20 years. With guidance from the community input effort, the Planning Commission established the goals and objectives identified in this chapter.

Assets

The following four assets received the most votes by participants in the community input session:

1. **Farming**
2. **Hunting/Fishing**
3. **Community/People working together**
4. **Tranquility/Peace/Quiet**

The people living in Wilson Township value their farming heritage and desire to preserve the farming tradition in their community. The quality of hunting and fishing was also indicated as one of the premier assets of the Township. Township residents value the sense of community that exists and the way that neighbors and community members in general work together. The tranquility and peace of living in a rural, farming community is also high on their list of Wilson Township assets.

The following list includes all assets listed at the community input session. The number after the dash indicates the number of votes the item received.

- Farming – 11
- Hunting/fishing – 10
- People working together – community – 10
- Tranquility/Peace/Quiet – 9
- Open space – 5
- Good neighbors – 4
- Rivers – 3
- Recreation on rivers – 3
- Medical facilities – 2
- Fire Department/Emergency Services – 2
- School System – 2
- Transportation – infrastructure – 2
- Woodlands – 1
- Wildlife – 1
- Zoning – 1
- College – 1
- Safety – 1
- Central location
- Family history
- Churches
- Access to Museum
- Access to Cultural Activities
- Snowmobile Trail
- Businesses
- Air Base
- Renaissance Zone
- Close to city facilities

Issues

The following four issues received the most votes by participants in the community input session:

1. **Junk/Blight**
2. **Lack of quality jobs**
3. **Decreased revenue sharing**
4. **Lack of cable TV/high speed internet throughout the Township.**

Concerns about nuisance created by junk/blight on residential properties topped the list of issues to address in Wilson Township. The lack of quality jobs not only in Wilson Township but the surrounding area also ranked as one of the top concerns of Township residents. Decreased revenue sharing from the State of Michigan with the local units of government also is an issue which raises concerns about continuing levels of services provided by Wilson Township. The lack of cable TV and high speed internet throughout the Township is an issue for residents as well. This lack of technology infrastructure is tied to the lack of quality jobs as more and more people seek out self-employment via home-based businesses that need this infrastructure.

The following list includes all issues listed at the community input session. The number after the dash indicates the number of votes the item received.

- Junk/Blight – 12
- Jobs – lack of quality jobs – 11
- Decreased revenue sharing – 7
- Cable TV/high speed internet – 6
- Paxton Lake flooding – 5
- Loss of farmland – 4
- Road maintenance – 3
- Trespassing/lack of privacy – 3
- Lack of businesses – 2
- Unpaved roads – 2
- Lack of money – 2
- Need better Zoning – 2
- Burning of plastics – 2
- Tax relief for businesses (lack of) – 2
- Lack of environmental awareness - 2
- Need land use that makes sense – 1
- Pollution/Garbage – 1
- Lack of health care benefits – 1
- Use of human waste on farm fields (not properly managed) – 1
- Lack of ORV trails – 1
- Noise
- Poverty
- Strict requirements required for Twp services
- Lack of staffing
- Lack of control of gas wells

Wilson Township in the Year 2029

Visioning is a process to help community members imagine, describe and attain a preferred future for their community. Participants were asked respond to the following visioning exercise. To encourage a free flow of ideas, answers were not constrained by present situations. Participants had opportunities to present their ideas in an open, informal setting.

“Imagine you have friends or relatives visiting in the year 2029. You decide to take them for a tour to show off the wonderful community in which you live. You take a drive through the Township; admire the beauty of the landscape and marvel at the development; you stop at a park for a picnic. Much of what you see and hear pleases you, and some activities surprise you. Describe the 2029 future that you envision. Consider the physical environment (residential, commercial and industrial development); the natural resources (forests, water, open space and farmlands); and community facilities and services.”

The following list includes all vision items listed at the community input session:

- Small business hubs
- Farming – active base
- Nothing changed
- Wolf Creek Park development
- Less small farms
- Prepare for future changes All roads seal-coated
- Cable TV
- Middle class jobs manufacturing facilities
- 4 year college
- Interstate
- Small population growth
- No junk
- Well-kept homes
- Hunting on property
- Picnic areas
- Self-sustaining area – resources available here
- Younger population
- Quality jobs for younger population
- Growth in fire department
- Growth in Health Services
- Growth in Recreational Services
- Traffic increase
- Historic Structure Preservation
- Less small farms & stores
- Loss of historic structures
- Lots of wildlife
- Better land use
- Airport to city (M32) – business/industrial development
- Larger farms – more efficient
- Pedestrian traffic (foot, bike)
- Caring people, good neighbors
- Middle class jobs
- Less housing growth – use of current housing

Goals & Objectives

Note: Items in the Goals & Objectives tables are not listed in order of importance.

GENERAL TOWNSHIP GOALS
PRESERVE THE UNIQUENESS OF WILSON TOWNSHIP -- by protecting the rural setting, community character, and maintaining an overall clean, healthy and well maintained living environment.
PROTECT THE HEALTH, SAFETY AND WELFARE of Township residents by coordinating land use, applying zoning standards, and providing efficient public services.
PROMOTE A DIVERSE BUSINESS ENVIRONMENT and provide opportunities for knowledge workers, new commercial and light industrial businesses.
PROTECT AND PRESERVE HISTORIC areas, sites, buildings, structures, and features.
ENCOURAGE CULTURAL FACILITIES AND EVENTS that meet the diverse needs of the entire community.
ENCOURAGE RECREATIONAL FACILITIES that meet the needs of a diverse age group.
UPGRADE PUBLIC INFRASTRUCTURE to meet the needs of Township residents.

PLANNING & COMMUNITY DEVELOPMENT

GOAL: Guide future development in a manner that will protect existing development; preserve community character; and conserve natural resources and environment, yet will meet the long-term needs of the community.

1. Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources.
2. Encourage planned land uses in coordination with public utility, facility, and service improvement programs.
3. Require planning review of the following types of public projects:
 - a. The acquisition or enlargement of any park, playground or public open space.
 - b. The construction, acquisition, or authorization of public buildings or structures.
4. Site Plan Review:
 - a. Revise site plan review process which takes into account the character of the Township.
 - b. Incorporate standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.
 - c. Amend the site plan review process to assure consistent application of the zoning ordinance.
5. Require buffers like the construction of berms or vegetative screening to shield residential properties from adjacent, more intense non-residential development.
6. Develop open space development design standards to preserve scenic views, rural character, farmland, meadows, woodlands, and wetlands.
7. Research innovative development options to increase the tax base while maintaining the essential character of the community.
8. Revise Zoning Ordinance to be easily understandable, innovative, up-to-date and fit the Township vision.
9. Encourage the general public, civic organizations and all commissions to provide input for Township decisions.
10. Control the location of new development by designating appropriate areas for new residential, commercial, light industrial and recreational land uses.
11. Establish landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside landscaping.
12. Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.
13. Develop a nuisance ordinance and enforcement procedures to eliminate issues of accumulating junk and abandoned vehicles thereby improving the quality of housing and protecting property values.

14. Develop signage standards in the Zoning Ordinance. Increase safety and reduce the visual impact of signs by controlling their size, number, illumination, and configuration.
15. Develop innovative zoning techniques that allow for a mix of residential and commercial uses as well as an expansion of home-based business and cottage industry.
16. Enforce all Township ordinances in a consistent and fair manner.

COMMUNITY CHARACTER

GOAL: Maintain the quality of life and rural character in Wilson Township while adapting to the modern needs of residents.

OBJECTIVES:

1. Encourage social, governmental, and economic practices which maintain the tranquil community character of Wilson Township.
2. Diversify employment opportunities for all age groups to provide opportunities for community members to remain in Wilson Township.
3. Utilize the existing resources of Wilson Township in a productive manner to maintain the community character and address problems.
4. Protect and preserve the historic structures in Wilson Township.
5. Work with larger communities in the area to provide them with a stable work base consisting of Wilson Township residents.

NATURAL ENVIRONMENT

GOAL: *Protect and preserve natural resources.*

OBJECTIVES

1. Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area. Evaluate type and density of proposed developments based on soil suitability; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.
2. Protect land resources and water quality related to our water bodies and wetlands. Limit and control the density of type of development adjacent to water areas.
3. Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.
4. Maintain greenbelt areas adjacent to ponds, streams, and wetlands to protect water quality and critical wildlife habitat.
5. Establish regulations and standards necessary to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust and other pollutants.
6. Establish regulations and standards to protect the community against high noise levels and exterior lighting glare.
7. Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the Township's existing character.
8. Encourage the integration of wetlands, woodlands and meadows into site development as aesthetic and functional features.
9. Preserve topography such as slopes, valleys and hills by limiting the amount of cut and fill during site development.
10. Encourage the retention of agricultural lands, forest lands and ecological corridors through available mechanisms such as open space and farmland agreements, forest stewardship programs, and conservation easements, as well as zoning incentives or through the development of a Purchase of Development Rights and Transfer of Development Rights program.
11. Encourage and support sound wildlife management practices at the local and State level.

AGRICULTURE

GOAL: Recognize the importance of agricultural lands as an economic base, heritage, and way of life in Wilson Township.

OBJECTIVES:

1. Maintain and provide for the preservation of farmland and woodlands where feasible.
2. Discourage the conversion of farmland into other more intensive uses. Recognize farmland as contributing to the scenic and rural character of the Township.
3. Encourage the use of "Purchase of Development Rights", "Transfer of Development Rights", Clustering, and Conservation Easements to help farmers retain their agricultural acreage.
4. Recognize farmland as part of the Township's active economic base and potential source of jobs for Township residents.
5. Recognize the importance of small family farms in Wilson Township.
6. Maximize the most beneficial agricultural use of agricultural lands in Wilson Township, while encouraging environmentally sensitive farming practices to protect local surface and ground water quality without unnecessarily limiting the economic rights of agricultural landowners.
7. Encourage agricultural landowners to work cooperatively with supportive public agencies, such as the local Michigan State University Extension, Alpena Conservation District, USDA, and National Resource Conservation District offices.
8. Allow farmers to produce, process, and market at wholesale and retail the products grown on their property.
9. Amend Zoning Ordinance to include regulations which encourage agricultural tourism activities.
10. Educate residents and local officials on Michigan's Right to Farm Act.
11. Encourage the use of Generally Accepted Agricultural Management Practices (GAAMPs) through local zoning.
12. Address the issues of improperly managed human waste used on agricultural lands.

RECREATION, PUBLIC LANDS, & OPEN SPACE

GOAL: Preserve open space, preserve and improve access to public lands and water, expand and improve recreational trails and public parks for the enjoyment of residents, visitors and future generations, and engage in community beautification.

OBJECTIVES:

1. Maintain an updated Wilson Township Recreation Plan that identifies and prioritizes needed recreational facilities.
2. Implement the improvements proposed in the Wilson Township Recreation Plan.
3. Support cooperative recreational planning and development with Alpena County and the Michigan DNR.
4. Support the continued existence of and access to public lands in the Township.
5. Preserve and maintain public recreation areas and access sites.
6. Continue the development of Wolf Creek Park according to the Recreation Plan.
7. Encourage the preservation of open spaces in the Township.
8. Identify and protect key scenic vistas.
9. Pursue outside funding sources, such as grants, for land acquisition and recreational development.
10. Preserve prime hunting lands as a recreational asset in the Township.
11. Encourage the expansion of snowmobile trails in the Township.
12. Encourage the expansion of ORV/ATV trails in the Township.
13. Work cooperatively with agencies, organizations and neighboring communities to expand non-motorized trails, which link attractions and communities.
14. Preserve and protect all healthy trees growing on public property or public rights-of-way and replace or add to the stock when needed.
15. Market the recreational amenities in and around Wilson Township to residents and visitors
16. Develop a signage/wayfinding program for recreational facilities.
17. Retain and improve public water access sites for residents, seasonal residents and visitors.
18. Encourage proposed subdivisions, site condominiums, planned unit developments, and commercial and light industrial to provide or participate in the development of recreational facilities and the preservation of open space through zoning and review procedures.

GOVERNMENT

GOAL: Provide services in an efficient and caring manner to meet the needs of the residents, property owners, business people and visitors.

OBJECTIVES:

1. Promote intergovernmental and regional cooperation on issues of mutual concern.
2. Work cooperatively with neighboring townships to coordinate planning and zoning decisions.
3. Ensure a responsible fiscal policy and budget process to finance the Township government.
4. Promote the involvement of volunteers in the government process.
5. Engage in public input regularly to ensure government is responsible to the people.
6. Utilize the proactive master planning process as a check and balance on decision making.
7. Maintain communication with the Department of Natural Resources to provide input into the usage and management of the public lands in the Township.
8. Research the feasibility of a Township government website.
9. Continue to work with adjacent communities to provide emergency services to Township residents.
10. Research grant funding opportunities in order to provide a higher level of service to Township residents.
11. Investigate the feasibility of funding staff positions to better address the needs of the Township government and the public.
12. Work cooperatively with community service organizations.

INFRASTRUCTURE, COMMUNITY FACILITIES, & COMMUNITY SERVICES

GOAL: Improve and maintain the Township's vehicular and pedestrian circulation routes, community facilities, programs, services and public utilities to accommodate the needs of residents and visitors.

OBJECTIVES:

1. Encourage the efficient use of existing roadways and infrastructure.
2. Work with the Alpena County Road Commission to plan for upgrading of roads, maintenance of existing roads, and vehicular and pedestrian safety at intersections and on roadways.
3. Support the development of bicycle paths and pedestrian walkways.
4. Develop a capital improvements plan to address the long term needs for road improvements, Fire Department needs, recreational facilities, and a community center.
5. Support the development of an interstate highway to increase the economic viability of the region.
6. Direct development to areas with existing infrastructure and where infrastructure is not adequate require developers to fund the upgrading of infrastructure to support proposed new development.
7. Encourage the placement of utilities underground.
8. Encourage utility companies to provide affordable options for fuel, electric, cable, and telecommunications service to township residents.
9. Plan utility improvements to coincide with development, where possible.
10. Support the expansion of public transportation.
11. Encourage development of corridor plans for all primary transportation routes.
12. Encourage and support the conversion of Alpena Community College into a 4-year institution.
13. Improve fire protection services.
14. Improve access to health services for Township residents.

ECONOMIC DEVELOPMENT

GOAL: Develop and promote the growth of a diverse economic base to serve the employment needs of the Township and Region.

OBJECTIVES:

1. Seek out and encourage the establishment of businesses that serve to fill gaps in the services needed in the Township.
2. Continue to improve recreational facilities within the Township and make Wilson Township a tourism destination.
3. Work with neighboring communities to promote year-round sustained tourism, i.e. spring, summer, fall and winter festivals and activities that will draw people to the region.
4. Form public-private partnerships to improve the local economy.
5. Strive to attract young people and young families to Wilson Township and develop the goods, services, recreation and employment opportunities needed to retain them.
6. Encourage home-based businesses and cottage industry in Wilson Township.
7. Encourage the expansion of the infrastructure required to make Wilson Township attractive to commercial, industrial, and home-based business.
8. Encourage increased use and expansion of the airport.
9. Investigate tax incentive programs.
10. Research methods of using available local resources to create a self-sustaining community.

RESIDENTIAL LAND USES/HOUSING

GOAL: Provide for suitable housing opportunities for all income levels and age groups and preserve and enhance existing residential character.

OBJECTIVES:

1. Utilize current housing stock, where possible, to meet the needs of all household types and income groups.
2. Designate areas appropriate for all types of residential development including single family, multi-family, elderly housing, condominium, low to moderate income rental complexes, and extended care facilities.
3. Encourage new residential development to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate.
4. Encourage the maintenance of the existing housing stock in good repair, appearance, usefulness and safety.
5. Protect the residential areas from intrusion of incompatible uses.
6. Plan medium- and high-density residential development only in those areas that are suitable for such use in order to preserve open space and natural resources.

COMMERCIAL AREAS & ACTIVITIES

GOAL: Promote a varied business environment and foster growth and cooperation among area businesses to meet the needs of residents and tourists while preserving the natural environment and rural character of Wilson Township.

OBJECTIVES:

1. Promote a varied business environment, which meets both seasonal and year round needs.
2. Support the existing commercial establishments. Guide new commercial development into appropriate and desirable areas through the master plan and zoning ordinance.
3. Encourage the development of small business hubs throughout the Township to serve local needs.
4. Amend the Zoning Ordinance to facilitate commercial development at and surrounding the airport.
5. Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance.
6. Develop and utilize innovative planning and zoning techniques, such as clustering, shared parking, access management, and landscaping to regulate commercial development along primary county roads.
7. Regulate home occupations and home based businesses to assure compatibility with existing residential areas.
8. Require landscape buffers where commercial uses are adjacent to residential uses.
9. Encourage entrepreneurial training programs to assist residents in starting and maintaining their own small businesses.

INDUSTRIAL LAND USES

GOAL: Encourage the retention of existing industries and establishment of new light industries to diversify the local economy.

1. Ensure that industrial developments take place in an environmentally sensitive manner and are harmonious with the existing community.
2. Encourage light factory industries and high tech industries that do not pollute the air, soil or water nor offend because of noise, odor, or visual impact, to locate in the designated industrial areas.
3. Require adequate buffering and screening through appropriate landscaping and site design to minimize land use conflicts.
4. Amend the Zoning Ordinance to facilitate light industrial development at and surrounding the airport.

CHAPTER 7: FUTURE LAND USE

Purpose

Good planning is critical to the future quality of life in Wilson Township. The final critical step in completing a Master Plan is to determine the types, location and intensities of development that will occur over the next twenty years. With the establishment of a Future Land Use Plan, Wilson Township intends to ensure that existing land uses can continue, natural resources will be protected, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. While future land uses are difficult to predict, a future land use plan provides a scenario which Wilson Township can use as a guide when considering land use and development decisions.

Future land use recommendations are based on social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, current zoning (found in **Figure 7-1**) and community goals and objectives (**Chapter 6**). The future land use plan illustrates the proposed physical arrangements of land use within Wilson Township. It identifies and defines the major future land use categories as well as the approximate locations for each use. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. The plan is prepared to serve as a guide for the Township regarding current issues, land use decisions, investments, public improvements and zoning decisions. The plan is also intended to be a working document which will provide for the orderly development of the Township, assist the community in its efforts to maintain and enhance a pleasant living environment, protect important natural resources and foster economic development and redevelopment.

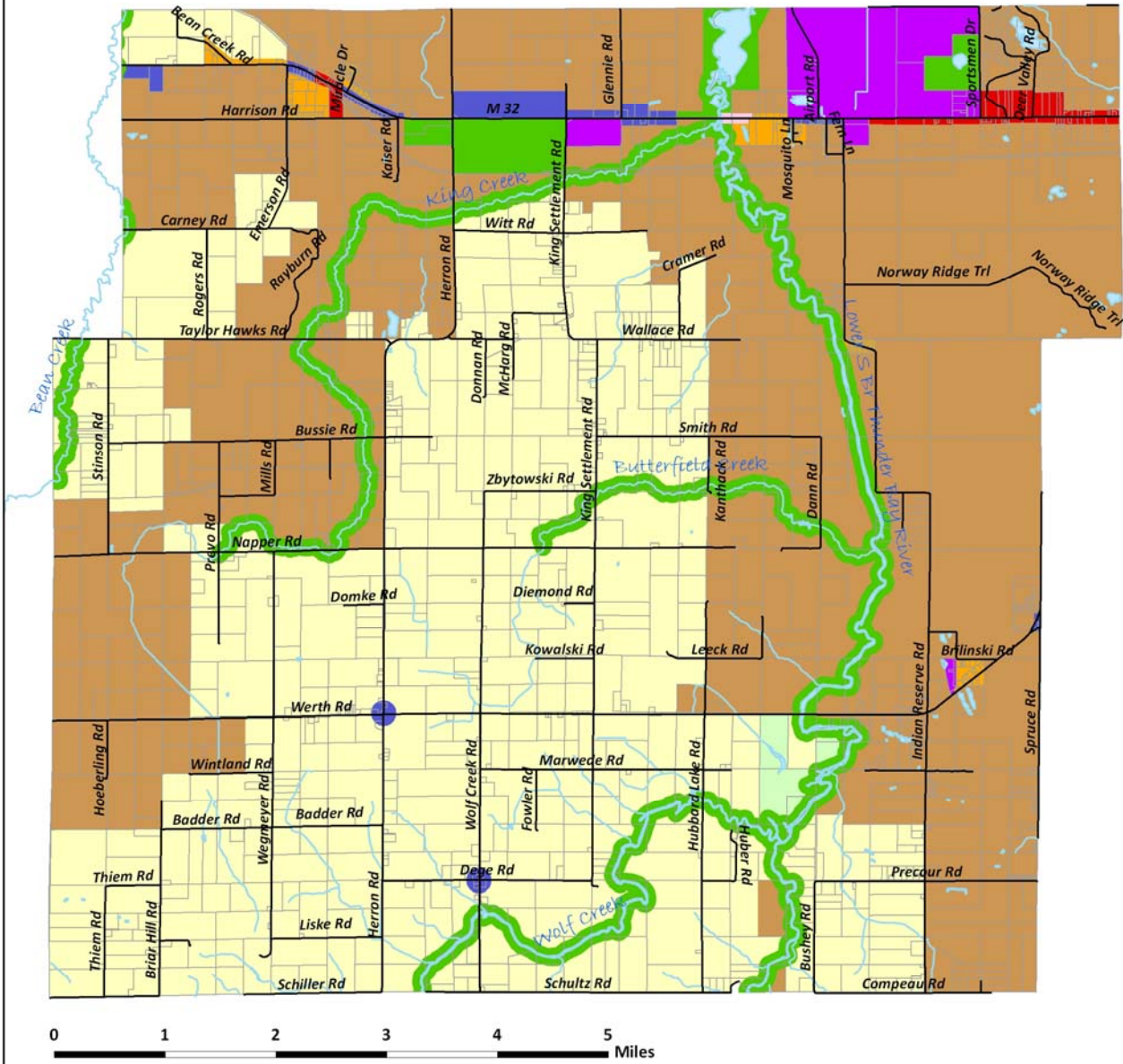
Land Use Planning Areas

Wilson Township has identified nine categories of land use intended to serve future development needs. These future land use categories are listed below and shown in **Figure 7-2**.

- *General Residential*
- *Recreational Residential*
- *Mixed Use: Light Industrial/Manufacturing & Commercial*
- *Commercial*
- *Mixed Use: Residential & Business*
- *Neighborhood Business*
- *Conservation & Recreation*
- *Agricultural*
- *Farm & Forest*

Some lots created prior to this Master Plan and the Wilson Township Zoning Ordinance may be smaller than the larger lots this plan recommends. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character. The following sections describe the proposed future land use categories as well as incorporate the Zoning Plan.

FUTURE LAND USE MAP WILSON TOWNSHIP MASTER PLAN



FUTURE LAND USE	NEIGHBORHOOD BUSINESS
GENERAL RESIDENTIAL	MIXED USE: BUSINESS & RESIDENTIAL
RECREATIONAL RESIDENTIAL	COMMERCIAL
AGRICULTURAL	MIXED USE: LIGHT INDUSTRIAL/MANUFACTURING & COMMERCIAL
FARM & FOREST	CONSERVATION & RECREATION

Figure 7-2
2009 MAP CREATED BY THE
 NORTHEAST MICHIGAN
 COUNCIL OF GOVERNMENTS

General Residential

The General Residential land use category is primarily designed to accommodate single-family dwellings on lots which have a minimum width of 100 feet. This category is intended to preserve existing residential development on these smaller lots as well as to allow larger lots within these areas to be subdivided into 100-foot lots to accommodate the need for higher density residential development in select areas of the Township.

Rather than designate new areas for this higher density development, the Township has, instead, elected to preserve already existing higher density development. In some cases, the higher density areas have been expanded slightly to accommodate increased demand for smaller lot sizes in Wilson Township. The General Residential areas include the following:

1. Mosquito Lane west to the designated Neighborhood Business area and Conservation Recreation area adjacent to the Thunder Bay River (northeast portion of Wilson Township): This area includes lots along Mosquito Lane, Gemini Lane, and Jupiter Lane as well as lots on the north and south sides of M-32. Most lots in this area are at least 100 feet wide and 200 feet deep. The lots along M-32 are much larger.
2. Fern Lane south of M-32 (northeast portion of Wilson Township): The lots along Fern Lane are approximately 100 feet wide and 100 feet deep.
3. Miracle Drive north of M-32 (northwest portion of Wilson Township): The lots in this area vary in size but most are at least 100 feet wide.
4. Emerson Road south of M-32 (northwest portion of Wilson Township): Lots east of Emerson Road and north of Harrison Road vary in size greatly, but the smallest of these lots are at least 100 feet wide.
5. Bean Creek Road north of M-32 (northwest portion of Wilson Township): Having at least 150 foot minimum widths, the lots along Bean Creek Road and along M-32 east to Emerson Road are slightly larger than most in the General Residential category.
6. Indian Reserve Road (northeast portion of the Township south of Norway Ridge Trail and adjacent to the Conservation Recreation area along the Thunder Bay River): These lots, north and south of Indian Reserve Road, are uniform in size and are 100 feet in width.
7. Werth Road and Brilinski Road (southeastern portion of the Township): These lots are 100 feet wide at a minimum and approximately 400 feet deep. Due to the fact that this area abuts a Mixed Use: Commercial & Light Industrial area, development regulations for the commercial and industrial lots should include appropriate screening and buffering in order to protect the adjacent residential area from effects of the commercial and light industrial uses.

Principal uses recommended for inclusion in the General Residential areas include those typically found in residential neighborhoods such as single-family and two-family dwelling units, home-based businesses and cottage industries, child care uses, small parks, and other uses which are considered compatible with residential uses and do not alter the existing character of the neighborhood. Very high density development, such as multiple-family dwellings, should be restricted from these areas due to the lack of public water and sewer service available in Wilson Township. The Township should consider site plan review and approval for all Special Land Uses. Development within these areas should be discouraged where natural features present significant environmental constraints including wetland areas and soils inadequate to accommodate septic systems.

This plan recommends maintaining a minimum lot width of at least 100 feet (as is required in the current Zoning Ordinance) in the General Residential areas. Those lots that do not meet the 100 foot minimum requirement shall be considered nonconforming lots and their use shall be continued. Setbacks should be established in the General Residential areas which are conducive to the density allowed. As setbacks are reviewed, the Township will also take existing development into consideration and establish setbacks accordingly. Areas within the General Residential category are currently zoned Single-Family Residential, Farm and Forest, Agricultural or Recreational Residential.

Recreational Residential

The Recreational Residential land use category is a fairly small area located in the southeastern portion of the Township adjacent to the Conservation Recreation area on the Thunder Bay River. This area is designed to accommodate cottage and seasonal home developments in a recreational setting. The allowed recreational amenities include parks, recreation lands, trails, and golf courses. This category is not intended to mix other type of uses (commercial or institutional) with the recreational residential character. Due to the nature of the area designated as Recreational Residential, larger lot sizes of at least 100 feet minimum width and low impervious surface coverage should be required. As development occurs, the Township will investigate the feasibility of allowing lots to be smaller in size and clustered, resulting in a high density in certain areas of the district while requiring larger, unbroken areas of land to be set aside permanently for open space or recreational land.

Mixed Use: Light Industrial/Manufacturing and Commercial

This mixed light industrial and commercial district is designed primarily to accommodate airports, airport support activities, establishments which are compatible with airport activities, wholesale activities, warehouses and industrial and manufacturing operations whose external and physical effects are restricted to the immediate area and have a minimal effect on surrounding districts. This designation allows uses such as manufacturing, compounding, processing, packaging and assembly of finished or semi-finished products from previously prepared materials. "Clean" industries (research and high-tech) are included in this designation. Support uses for industrial developments, such as training facilities, are also allowable.

This proposed mixed industrial and commercial use appears in three locations on the future land use map. The first and largest area is the airport and surrounding areas. The availability of water and sewer and the existing of the airport make this area a prime location for the type of mixed industrial and commercial establishments that typically develop around an airport. This area is currently zoned Farm and Forest making most of the current uses in that district nonconforming. A small portion of the area along M-32 is already zoned industrial. As zoning regulations are developed for this district, specific density and height regulations applying to an airport overlay zone will be adopted. These regulations will be consistent with the current airport zoning ordinance adopted by Alpena County. The second area of mixed industrial and commercial uses appears on the corner of M-32 and King Settlement Road in the north central portion of the Township. This area is currently being used for and is zoned for industrial purposes. The final area proposed for this use occurs near the corner of Werth Road and Indian Reserve Road. This area is currently zoned Industrial and General Business.

Development regulations relating to performance standards, signage, lighting, landscaping, outdoor storage, and parking should be addressed in the form of Zoning Ordinance revisions. Buffering is a particularly important issue in this district due to its close proximity to the Farm and Forest District, Conservation and Recreation areas, and, in the case of the area on Werth Road, a General Residential area.

Commercial

This category is intended for the widest and most intensive variety of retail and service businesses which serve a regional clientele. Businesses that meet the commercial needs of the automobile dependent public are typically associated with roadways having high traffic volumes. Two areas along the M-32 corridor have been designated as suitable for this type of general business use. The first and largest area is located at the eastern edge of the Township near the airport. While the airport property has been designated as a mixed commercial/light industrial area, Wilson Township has determined that general business uses are appropriate on the properties fronting both sides of M-32 from the airport to the eastern Township boundary. The Township recognizes that, currently, residential uses are located in this area and will continue. However, as development opportunities arise, the Township feels that this area is most suitable for commercial development due to traffic volumes, availability of water and sewer services, and the proximity to the airport. The second area that has been designated as a potential commercial area is along M-32 in the western portion of the Township west of Miracle Drive. A small commercial center currently exists in this location. This existing area has been slightly expanded in the Future Land Use Map in order to allow a slightly larger commercial center which could serve highway as well as neighborhood traffic. The expansion of this commercial area is limited due to the lack of water and sewer services.

Commercial development in this district will be evaluated with an updated site plan review process. Signage regulations should be reviewed to determine appropriate area and height requirements. In addition, specific requirements for message boards and digital signage should be developed. Other development regulations that will be incorporated into this district include those related lighting, landscaping, and buffering.

Mixed Use: Residential and Business

The mixed residential and business designation exists to recognize the fact that there are portions of the Township that are not divided into homogeneous land uses. In the past, various land uses developed out of necessity and prevailing development patterns at that time. While the trend since this development has occurred has been to try to separate land uses, Wilson Township recognizes that areas of mixed business and residential development will naturally occur surrounding commercial or industrial areas and can serve as either a transition from areas of commercial development to rural areas or as small commercial centers which primarily serve the needs of local residents. The areas designated for this type of mixed use are as follows:

1. *M-32 (south side) west of Indian Reserve Road to western edge of section 27:* These lots, all of which are 100 feet wide or more, serve as a transition zone between the mixed industrial and commercial areas surrounding the airport and the general residential areas along M-32. The area is currently zoned partially residential and partially farm and forest.
2. *M-32 in sections 19, 20, and 29:* This area would allow limited business development along M-32 to serve passerby traffic, but the lack of water and sewer services will limited the intensity of the development. The area is currently zoned for general business and industrial on the north side of M-32 and general residential on the south side.
3. *M-32 (north and south sides) between Kaiser Road and Emerson Road:* This area extends outward from the area designated as commercial. This serves as a transition from that commercial center to the surrounding residential and farm/forest areas. This area is currently predominantly zoned residential with some general business near Miracle Drive.
4. *M-32 (south side) along western Township line:* A commercial use presently exists in this area and the Township would like to see that commercial use continue.
5. *Werth Road/Spruce Road intersection:* This area is currently zoned for general business. A mixed business and residential category is more compatible with the surrounding farm and forest land.
6. *Werth Road/Herron Road intersection:* One corner of this intersection is currently zoned for General Business. Its location in an agricultural portion of the Township that is generally un-served by local businesses makes it a prime location for mixed residential and business development in the form of a small commercial center. On the Future Land Use map, the entire intersection is designated as future mixed use, but this area need not be limited to only the parcels directly on the intersecting roads.

7. Wolf Creek Road and Dege Road intersection: The area is currently zoned for business use. Its location in a commercially un-served area of the Township makes it a prime location for a small commercial center. The general area around the intersection is designated as mixed use, but this area need not be limited to only the parcels directly on the intersecting roads.

Commercial development within this designation should be consistent in design (building setback, building form, massing) with existing residential development. Permitted commercial land uses in this category should be low impact with standard business hours which are compatible with residential uses. Signage, lighting, and parking regulations should be incorporated to ensure that these elements will blend into the residential aspects of the neighborhood. Signage should be small and ground mounted with a low maximum height, lighting should be designed to direct downward and should not interfere with pedestrian or traffic visibility or encroach onto neighboring property, and parking should be located either in the rear or side yard. In addition, adequate buffers should be provided to screen commercial uses from residential uses. As the Zoning Ordinance is updated, development regulations will be incorporated which insure compatibility between uses.

Neighborhood Business

The neighborhood business future land use category is intended to allow the establishment of small neighborhood businesses that meet the needs of local residents and are not dependent upon passerby traffic. In addition, businesses which meet the needs of tourists would also fit into this category. While this category is similar to the Mixed Use: Residential & Business category, it is meant to be applied to single lot uses in appropriate areas in the Township rather than as a “mixed business/residential center”.

Uses that would be allowed in neighborhood business areas would include low impact uses such as retail and service stores without outside storage areas, professional offices, public buildings, schools, restaurants, taverns and fraternal organizations. Signage, lighting, and parking regulations should be incorporated to ensure that these elements maintain the rural character of the Township. Signage should be small and ground mounted with a low maximum height, lighting should be designed to direct downward and should not interfere with pedestrian or traffic visibility or encroach onto neighboring property, and parking should be located either in the rear or side yard. In addition, adequate buffers should be provided to screen commercial uses from residential uses. As the Zoning Ordinance is updated, development regulations will be incorporated which insure compatibility between uses.

Currently, only one area has been designated as neighborhood business -the area along M-32 east of the Thunder Bay River and adjacent to the general residential area. This land is currently zoned for local and tourist business. The lack of other areas of land designated for Neighborhood Business does not preclude that land use category from applying to other portions of the Township. As new areas of neighborhood businesses develop that have not been designated on the Future Land Use Map, the locations of these developments will be evaluated on a case by case basis in terms of the compatibility with the surrounding neighborhoods.

Conservation and Recreation

Wilson Township recognizes the presence of environmentally sensitive lands which contribute significantly to the quality of life and the rural character of the community. The Conservation and Recreation category is designed to provide protection to environmentally sensitive areas as well as significant recreational areas. Locations for the Conservation and Recreation category include the following:

1. Paxton Quarry (Herron Road) and Optimist Acres (between King Settlement Road and Herron Road) south of M-32.
2. Land surrounding the Sportsmen's Club (east of the airport).
3. A 400-foot buffer around the significant riparian areas of the Township (including the Thunder Bay River, Wolf Creek, King Creek, Butterfield Creek and Bean Creek).

The Conservation and Recreation areas should be protected from intense development without denying private property owners reasonable economic use of the land. This plan encourages the retention of contiguous resource areas, river greenbelts, wetlands, scenic areas and wildlife habitat. This land use category could be implemented as an overlay zone in the areas designated. The uses of the underlying districts would be allowed, however stricter setbacks and environmentally-conscious regulations such as riparian greenbelts should be incorporated into this overlay zone.

Lands within the 400-foot riparian buffer are currently zoned Conservation and Resources. It should be noted that the 400-foot buffer along Bean Creek on the western edge of the Township is essentially a continuation of the 400-foot buffer around Bean Creek that is zoned as a Conservation and Resources overlay district in neighboring Green Township. Land surrounding the Sportsmen's Club is currently zoned Farm and Forest, while the Paxton Quarry and Optimist Acres are zoned Industrial.

Larger minimum lot widths should be considered in this zone and long, narrow lots should be discouraged. A waterfront setback from the ordinary high water mark should be established within the areas designated within the 400-foot riparian buffer which applies to all structures except for pump houses, recreational docks, storm water and erosion control devices, recreational watercraft, yard furniture, boardwalks and/or steps allowing access to the shore, and similar structures. Maintaining a natural strip of vegetation along the shoreline is also very important to maintaining the aesthetic character and ecological integrity of the shoreline. These vegetative buffers should be encouraged or required to minimize erosion, protect water quality, keep nutrients out of the water, and provide wildlife habitat.

Agricultural

Wilson Township has made it a high priority to continue the farming tradition of the community. Farmland not only contributes significantly to the scenic and rural character of the township, but

also represents a way of life that the character of the community is built upon. The Agricultural land use designation one of the most extensive future land use categories in the Township (21,625 acres or 42% of the Township) and is intended to encourage the continued existence and expansion of farms. The agricultural areas are primarily located on prime agricultural land in the central, southern, and western portions of the Township.

This category encourages the continuation of farming in the Township. Farm dwellings and agricultural accessory buildings are allowed, as well as crop production and the raising of livestock normally associated with farming activities. The plan recommends this category accommodate single family dwellings at a low density. Child care facilities, educational facilities, plant nurseries, greenhouses, bed and breakfast inns, churches, recreation areas, clubs and lodges, and forest and wildlife preserves would also be allowed. Home occupations and cottage industries are encouraged in order to diversify the local economy and provide options for families to supplement their farming income in order to continue farming agricultural lands in the Township. Both residential and commercial wind turbine generators are allowed in this district. Some of these uses will be designated as Special Land Uses which may be allowed if they are designed to be compatible with the primary uses.

Wilson Township hopes to encourage ancillary agricultural uses and agricultural tourism by developing zoning regulations which are more conducive to allowing these uses. Such uses include farm markets, roadside stands, bakeries selling goods grown primarily on-site, educational tours, family-oriented animated barns, gift shops for agriculturally-related products, historical exhibits, meeting spaces, petting farms, picnic areas, playgrounds, wagon rides, nature trails, small-scale entertainment, and restaurant operations related to the agricultural use of the site.

This plan also recommends allowing Planned Unit Developments (PUD) in this district and the Farm and Forest District. The purpose of such a planning tool allows design and use flexibility on a given site while at the same time protecting present and future residents from the adverse effects of unplanned or unregulated development. This approach allows the applicant to utilize innovative designs and methods to control the effects of development rather than having rigid numerical zoning standards dictate design parameters. Allowing the Township and developers to work together to set flexible design parameters can result in low intensity development that is designed around natural features, clusters residences, creates neighborhood business opportunities, and takes the needs, desires, and character of the Township in consideration.

Keeping both large and small tracts of farmland operational is a goal of the Township. The Township also recognizes the need to balance the preservation of farmland with the economic value that comes from selling tracts of farmland for non-farm development. Therefore, this plan recommends the Township investigate innovative methods of farmland preservation that still allow for low impact residential development. Non-farm development should be directed to locate on less productive farmland and/or in areas where development is more concentrated and where land is already fragmented. This clustering of non-farm development leaves larger tracts of farmland intact. This plan recommends investigating the allowance of smaller lot sizes for non-

farm development while requiring these clustering techniques. This also limits land use conflicts between new residential development and agricultural fields.

Farm and Forest

The Farm and Forest future land use category is the most extensive in the Township at 22,918 acres or 44% of the land area. The presence of these mixed agricultural and forested areas is a major factor in the character of and quality of life in Wilson Township. The Farm and Forest category is designed to promote the use of wooded and rural areas in a manner that will retain the value of the natural resources and provide enjoyment to residents and visitors while maintaining an economic benefit to property owners. The boundary was generally drawn around areas that are predominantly forested or those areas of agriculture which also include forested areas. The Farm and Forest lands are found on the eastern third and the northern quarter of the Township, and along a northeastern to southwestern trend in the western portion of the Township. Most of these lands are not found on prime agricultural soils. Because this category encompasses both farming and forested areas, all of the above recommendations for land use for the Agricultural section also apply to the farming portions of this land use category. In addition, this category encourages forestry and forest product operations in combination with the agricultural and residential uses. Again, residential clustering should be encouraged to preserve large tracts of forest land. Most of the land in this category is currently zoned either Farm and Forest or Agricultural.

Other Zoning Considerations: General

Many zoning issues have already been addressed in the preceding paragraphs and in the Goals & Objectives chapter; however, in 2008, a review of the current zoning ordinance was done and recommendations were made for improvements to the ordinance including but not limited to the following:

GENERAL PROVISIONS: Revisions are needed to address fence regulations, signage, and landscaping. Sections addressing administration and enforcement also need to be updated.

PERMITTED AND SPECIAL LAND USES: A thorough review of permitted and Special Land Uses in all districts is needed.

SITE PLAN REVIEW: The site plan review process is one most useful and powerful tools in the ordinance. Good site plan review regulations allow the community to insure the requirements of the ordinance are being followed and to insure that adequate and necessary conditions or restrictions are placed on land uses to mitigate any possible negative impacts.

The site plan review chapter will adequately address the system for site plan review in Wilson Township. The ordinance needs to be clear as to whether a sketch, plot plan, or site plan is required and which entity reviews and approves each type of plan (Zoning Administrator or Planning Commission). All commercial and industrial developments should be required to submit a professionally designed site plan. In addition, copies of the site plan should be provided to each

member of the Planning Commission and the Zoning Administrator (by the applicant).

The process for site plan review should be detailed, and it is highly recommended that a pre-application provision be incorporated into the process. Many land uses often vary on the level of detail and amount of information needed to evaluate its impacts. A system to tailor the site plan requirements to the proposal should be included into the process. Pre-application conferences are an easy, inexpensive and effective way for the developers and Township representatives to discuss land use proposals and requirements of the Township ordinance in an informal atmosphere. The pre-application conference allows developers the opportunity to alter proposals to meet conditions of the Township prior to the submission of an application.

Additionally, better site plan review standards should be incorporated into the Zoning Ordinance. These standards will provide a basis upon which the Planning Commission will make fair and consistent decisions. A statement of findings and conclusions for each decision made should be drafted to show that the proposal was approved because it met all of the standards or was denied based on the fact that it failed to meet the approval standards. This will provide protection for the Township in the event that a decision is challenged in court.

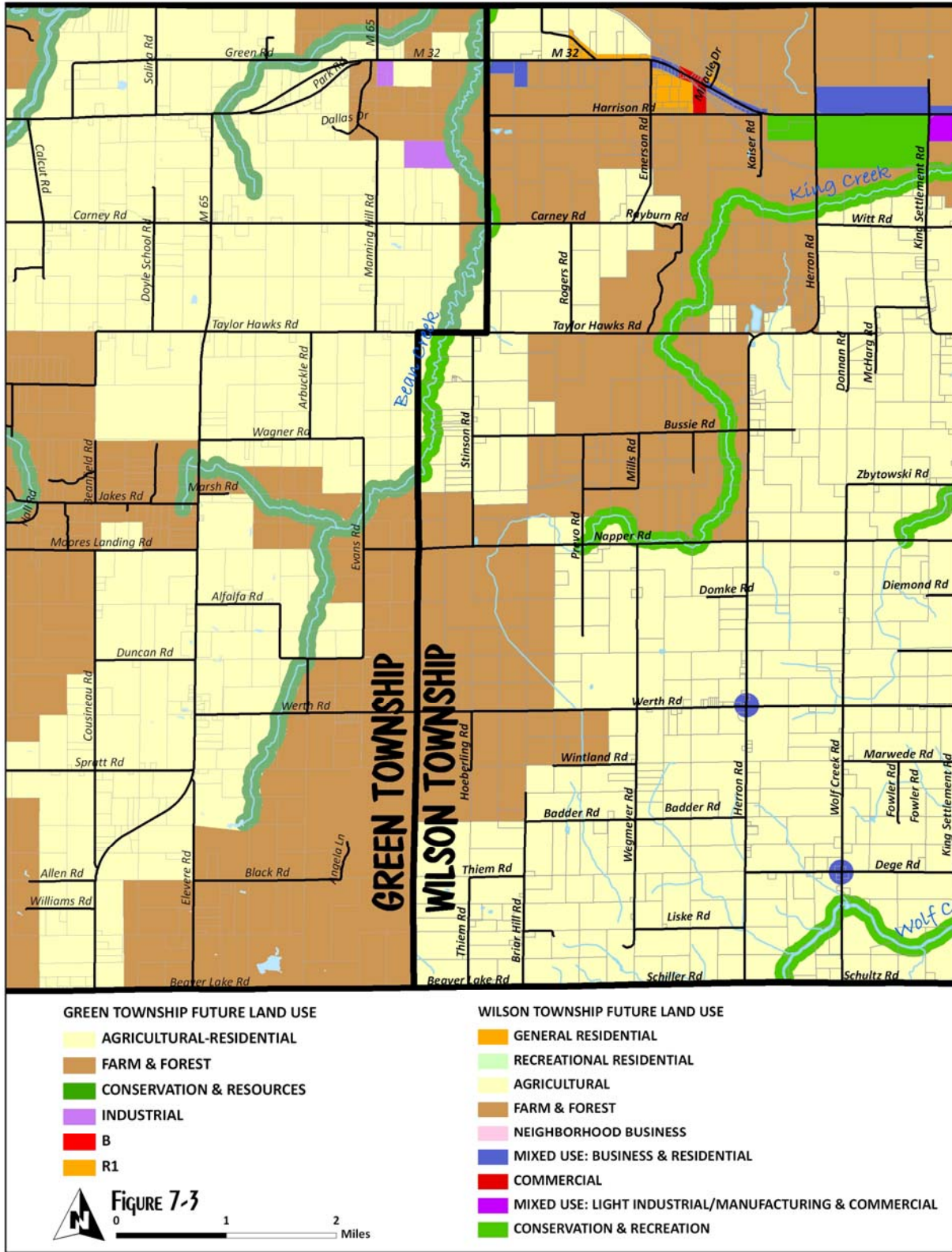
Finally, this chapter should contain provisions for amendments to an approved site plan, the expiration of a site plan, conditional approvals, performance guarantees, and cases in which the requirement of site plan is waived. A further recommendation is to have the Planning Commission Chairman, Zoning Administrator, and the applicant sign the final, approved site plan.

SUPPLEMENTAL REGULATIONS: Also, the Zoning Ordinance should contain more comprehensive Site Development Standards for more intense Special Land Uses (Supplemental Regulations). This section contains specific criteria for unique or intense special land uses such as cellular towers, pits and quarries, car washes, outdoor commercial storage facilities, drive-through restaurants, site condominiums and sexually-oriented businesses. The current text addressing these issues is inadequate.

Future Land Use Planning with Adjacent Jurisdiction

During land use planning, it is important to evaluate land uses of adjacent governmental entities to ensure that Wilson Township's future land use does not conflict with future land uses planned in neighboring Townships. **Figure 7-3** shows the future land use categories in Wilson Township and Green Township. Both townships have planned for a 400-foot riparian buffer in order to protect ecologically sensitive lands. This buffer seamlessly crosses the Township boundary uninterrupted; showing that both townships put a high value on riparian corridor protection. In addition, both townships have agricultural and farm/forest future land uses planned which are harmonious in their boundaries. This type of future land use coordination will also ensure that zoning provisions in these adjacent jurisdictions do not conflict.

Figure 7-3 shows the future land use coordination between adjacent jurisdictions: Wilson and Green Townships.



CHAPTER 8: IMPLEMENTATION AND ADOPTION

Plan Coordination and Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the Wilson Township Master Plan was sent on January 12, 2009, to all adjacent communities and other relevant 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 Wilson Township Planning Commission with the assistance of NEMCOG, a draft was transmitted to the Wilson Township Board of Trustees for approval to distribute the plan for review and comment. The draft plan was transmitted on December 15, 2009 to entities notified at the initiation of the plan development. After the required comment period, a public hearing notice and notice of plan adoption of 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

A public hearing on the proposed Master Plan for Wilson Township, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on April 6, 2010. Section 43 of the Act requires that 15 days notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearings was published in a local newspaper within the community. Copies of the public hearing notice 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.

Plan Adoption

The Wilson Township Planning Commission formally adopted the Master Plan on April 6, 2010. The Wilson Township Board of Trustees passed a resolution of adoption of the Master Plan on May 12, 2010.

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.

On an annual basis, the Wilson Township Planning Commission will review the goals and objectives

of the Master Plan and identify and prioritize three to four working objectives per year. These identified priority items will be the focus of the Planning Commission's activity throughout that particular year. This will allow the Planning Commission to work on a proactive basis in order to better accomplish the goals identified in the Comprehensive Plan.

The Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) recommends that all master plans be reviewed and updated, as necessary, every five years. The Wilson Township Planning Commission will review the Master Plan on a five-year schedule and develop updates as necessary.

Zoning Plan

The Master Plan will serve as the foundation upon which the Wilson Township Zoning Ordinance is based. Section 33 of P.A. 33 of 2008, as amended, requires the Master Plan to contain a Zoning Plan – an explanation of how the land use categories on the future land use map relate to the districts on the zoning map. This zoning plan requirement is addressed throughout **Chapter 6: Goals & Objectives** and **Chapter 7: Future Land Use**.

Many of the goals and objectives stated in the Master Plan can be addressed by implementing changes to the Zoning Ordinance. To accomplish many of these objectives, the Township must consider new zoning standards as new development and infill development occurs. Plans for updated zoning regulations were discussed within each Future Land Use section in Chapter 7. In addition, general recommendations for zoning updates were discussed in Chapter 7. To summarize, current zoning standards and allowable uses in each district will be reviewed and evaluated to determine if changes are needed in order to facilitate the orderly development of Wilson Township while maintaining its existing rural character and providing for innovative approaches for new development and re-development.

Regulations will be reviewed to ensure that they are consistent with the existing character of the Township and do not create an abundance of nonconforming structures. Regulations will be considered which allow a mixed use within neighborhoods to encourage the development of shops and recreational opportunities. Allowing this range of uses and densities contributes to the sustainability of a community in a changing economy. Chapter 6 addresses many general and specific goals and objectives that will be achieved through zoning updates.

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, etc.). A Capital Improvements Program (CIP) typically looks six 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

Wilson Township actively updates its DNR-approved Recreation Plan every five years. The goals and objectives contained in the “Recreation, Public Lands, and Open Space” and the “Infrastructure, Community Facilities, and Community Services” sections of Chapter 6 will guide future Recreation Plan updates and the implementation of recreation related capital improvement projects. In addition, the goals pertaining to recreation found in both the Master Plan and Recreation Plan will facilitate grant applications to fund identified projects.

Airport Approach Plan Incorporation

This Master Plan officially incorporates the currently approved Alpena County Regional Airport Approach Plan and any subsequent amendments.

WILSON TOWNSHIP

AFFIDAVIT OF MAILING FORM

State of Michigan
County of Alpena

Date: January 20th, 2009

Reference: Notice of Intent to Develop a Master Plan

On January 20th, 2009, I caused to be served the following:

Notice of Intent to Develop a Master Plan, copies of which are hereto attached, upon the entities listed below (and/or on attached pages) by mailing to each of them copies of such instruments, with postage prepaid, addressed to their respective last know addresses by ordinary mail:

1. Alpena County Planning Commission (Fred Wegmeyer, Chair, 603 S. 11th Ave, Alpena MI 49707)
2. Alpena Township
3. Green Township
4. Maple Ridge Township
5. Long Rapids Township
6. Ossineke Township
7. Sanborn Township
8. Verizon North
9. Presque Isle Electric & Gas
10. DTE Energy
11. Alpena Power Company
12. United Water
13. Charter Communications

The foregoing (and/or listed on attached pages) are all of the entities who should receive this notice of intent to develop a Master Plan as required by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended).

I declare that this proof of service has been examined by me and that the contents thereof are true to the best of my information, knowledge and belief.

James M. Weitenberg
Planning Commission Secretary

1-22-09
Date

Subscribed to and sworn before me, a notary public, in and for the county aforesaid on the day of 22 JAN, 2009
Commission expires Nov 13, 2011 Notary Public

Judy L King
JUDY L. KING
NOTARY PUBLIC, STATE OF MI
COUNTY OF ALPENA
MY COMMISSION EXPIRES Nov 13, 2011
ACTING IN COUNTY OF Alpena

WILSON TOWNSHIP

ALPENA COUNTY, MICHIGAN

COPY

January 12, 2009

Alpena County Planning Commission
Fred Wegmeyer, Chair
603 S. 11th Avenue
Alpena, Michigan. 49707

NOTICE OF INTENT TO DEVELOP A MASTER PLAN

Dear Sir/Madam:

Wilson Township has begun working with the Northeast Michigan Council of Governments in the creation of a new Wilson Township Master Plan. As required by Public Act 33 of 2008, the Michigan Planning Enabling Act, notification is being sent to all adjacent governmental entities and utilities to request cooperation and comment.

Prior to and after adoption of the Master Plan, draft and final copies of the plan will be sent to all adjacent governmental units, as defined in the Michigan Planning Enabling Act, for review and comment. Utilities must request copies and may be charged for photo copies and postage. Note: there will be no charge to utilities that choose to receive the plan on CD or via email.

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

Sincerely,



Gill VanWagoner, Chair
Wilson Township Planning Commission

WILSON TOWNSHIP PLANNING MEETING MINUTES

December 1, 2009

The regularly scheduled meeting of the Wilson Township Planning Commission was called to order at 7:00 p.m. by Chairman Gill VanWagoner. Also present were Dick King, Lynn Wallace, Wayne Elowsky, Al Trelfa, Jim Westenbarger, Arnie Domke(ZA), Bill Domke(TS), Cody Werth, and Denise Cline(NEMCOG).

The minutes from the October meeting were read and approved after a motion by Al Trelfa and a second by Lynn Wallace.

Gill discussed the grant application to CFNEM--CFNEM responded--say the decisions will be made on December 8th. First Federal grant application also turned in on time. Good job by Denise to get done on time! Gill says Besser CU has grant monies available--we should check with other CU's.

Wayne mentioned checking into Huron Pines for info and help on planning for our park.

Cody said that Alpena Septic's price for a deluxe toilet is \$85/mo.--they would like to be able to anchor them to a concrete slab.

Denise Cline: The last two chapters of our Master Plan--Chapters 7 & 8. With a Master Plan, the trick is to keep ideas and future plans general--yet specific in some areas, without being too binding. ZBA makes corrections in zoning maps--ZBA could be called to make changes as known. Can't always separate areas for uses--have to have some new categories to allow for uses. Future land use map doesn't mean that we will be rezoning all properties to match zones on map! Mixed-use zoning is desirable in many areas.

Chapter 8--Summation and need to update Zoning Ordinance Book.

Next step: Denise will make changes as needed

We need to approve the Master Plan & send it to the Town Board

Motion by Wayne, 2nd by Al, to approve the Master Plan and send it to the Town Board for their approval. Roll call vote: Al-yes, Lynn-yes, Wayne-yes, Cody-yes, Jim-yes, Dick-yes, Gill-yes--motion approved by unanimous vote.

WILSON TOWNSHIP

ALPENA COUNTY, MICHIGAN

December 7, 2009

Wilson Township Board of Trustees:

The Wilson Township Planning Commission hereby transmits to you, the Wilson Township Board, the draft Wilson Township Master Plan for your review. This plan has been drafted with the assistance of the Northeast Michigan Council of Governments and reviewed by the Wilson Township Planning Commission. The next step in the Master Plan process is to distribute the plan to adjacent communities and requesting agencies for their review and comment. All Planning Commission members concur that the draft Master Plan is ready to be sent to adjacent communities for review and comment. No other agencies have requested review of the Master Plan. Please see the attached minutes from the Wilson Township Planning Commission meeting of December 1, 2009, where a motion was made and passed to send the draft plan to the Township Board for approval of distribution. If the Township Board concurs that the plan is ready to be distributed for review and comment, a motion should be made as follows:

MOTION:

The Wilson Township Board, in accordance with section 41(2) of Public Act 33 of 2008, approves the draft Wilson Township Master Plan for distribution to adjacent communities for review and comment.

Sincerely,


Gill Van Wagoner, Chair
Wilson Township Planning Commission

Untitled

WILSON TOWNSHIP
REGULAR MEETING
DECEMBER 9, 2009

Meeting opened at 7:00 P.M. with Pledge of Allegiance. All Board members were present. Also present were Rick Fluharty, Norm Szatkowski, Cody walker, Wayne Elowsky, Cam Habermehl, Gil LaCross, and Gill Van Wagoner.

Motion was made by Arnie Domke, supported by Penny Szatkowski, to accept previous minutes as presented. All in favor, motion carried.

Commissioner Habermehl informed the Board that the County budget for next year is not looking good, many programs to be cut due to shortage of funds.

Motion was made by Arnie Domke, supported by Pam walker, to purchase twenty two threadsavers for SICBA bottles, at a cost of \$3.95 each. All in favor, motion carried

Motion was made by Arnie Domke, supported by Dick King, to purchase four 3-cell flashlights with LED filaments at a cost of \$29.00 each. All in favor, motion carried.

Motion by Arnie Domke, supported by Penny Szatkowski, that fire department personell will only be reimburse for search and rescue if it occurs within Wilson Township, Fire Chief will inform fire department members. Roll call vote: Pam Walker-yes, Bill Domke-yes, Penny Szatkowski-yes, Arnie Domke-yes, Dick King-yes. Motion carried.

Motion was made by Arnie Domke, supported by Dick King, to adopt Resolution #09-02, final approval of the Master Plan. Roll call vote: Dick King-yes, Arnie Domke-yes, Bill Domke-yes, Penny Szatkowski-yes, Pam Walker-yes. Motion carried.

Motion was made by Arnie Domke, supported by Dick King, to adopt the Master Plan as presented by NEMCOG, and facilitate the information to the surrounding entities as recommended by the Planning Commission. Roll call vote: Arnie Domke-yes, Bill Domke-yes, Dick King-yes, Pam Walker-yes, Penny Szatkowski-yes. Motion carried.

2009 following
Motion was made by Arnie Domke, supported by Pam walker, to take the action: having received a freedom of information request from Cam Habermehl questioning a personal property tax billing, it was decided that the taxes were billed in error, and the issue will be resolved at the December 15,

Board of Review. Roll call vote: Penny Szatkowski-yes, Dick King-yes, Pam Walker-yes, Bill Domke-yes, Arnie Domke-yes. Motion carried.

Motion was made by Arnie Domke, supported by Dick King, to contact John Ernst to attend our February Planning Commission meeting. All in favor motion carried.

Motion was made by Arnie Domke, supported by Penny Szatkowski, to pay Larry Krueger for 46 hours of service to the fire department vehicles, upon receipt of a detailed list of hours, repairs and dates. All in favor, motion carried.

Motion was made by Pam walker, supported by Penny Szatkowski, to enter into agreement with MOA Solid Waste Management Authority and to pay

Page 1

Jntitled
\$2,432.50 as per the payment schedule. Roll call vote: Dick King-yes
Penny Szatkowski-yes, Pam Walker-yes, Bill Domke-yes, Arnie Domke-yes.
Motion carried.

Motion was made by Arnie Domke, supported by Penny Szatkowski, to
enter into agreement with MEMAC. Roll call vote: Pam Walker-yes, Arnie
Domke-yes, Dick King-yes, Bill Domke-yes, Penny Szatkowski-yes. Motion
carried.

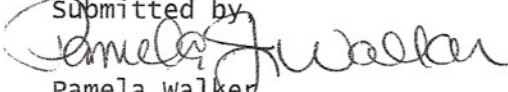
Motion was made by Pam Walker, supported by Dick King, to accept the
Treasurer's report as presented. All in favor, motion carried.

Motion was made by Arnie Domke, supported by Penny Szatkowski, to pay
all bills as presented, with additions. Roll call vote: Dick King-yes,
Bill Domke-yes, Pam Walker-yes, Penny Szatkowski-yes, Arnie Domke-yes.
Motion carried.

Motion was made by Arnie Domke, supported by Pam Walker, to send a letter
to the school board opting out of summer tax collection. All in favor,
motion carried.

Motion to adjourn was made by Pam Walker, supported by Penny Szatkowski.
All in favor, motion carried.

Meeting adjourned at 10:30 P.M.

Submitted by

Pamela Walker,
Wilson Township Clerk

**Resolution 2 of 2009
WILSON TOWNSHIP MASTER PLAN**

**RESOLUTION FOR FINAL APPROVAL
WILSON TOWNSHIP BOARD OF TRUSTEES**

WHEREAS, Wilson Township has undertaken development of a Master Plan to guide development; promote the public health, safety, and welfare of the Township; to encourage the proper use of resources; to facilitate recreation and other public improvements; and to consider the character of the Township and suitability of particular land uses, and

WHEREAS, Section 43(3) of Public Act 33 of 2008, commonly known as the Michigan Planning Enabling Act, gives the Township Board the authority to assert the right to make final approval or rejection of said Master Plan, and

WHEREAS, The Wilson Township Board of Trustees has a responsibility to the citizens of Wilson Township to provide for and promote the public health, safety and general welfare of the Township, and

NOW, THEREFORE BE IT RESOLVED, that the Wilson Township Board of Trustees hereby asserts the authority to make the final approval or rejection of the Wilson Township Master Plan as a guideline for improving the overall quality of life for the residents of Wilson Township.

Yeas: 5

Nays: 0

Absent: 0

I HEREBY CERTIFY, that the forgoing Resolution was adopted at a regular meeting of the Wilson Township Board of Trustees, held on December 9, 2009.

5/12/10
Date


Wilson Township Clerk

WILSON TOWNSHIP

AFFIDAVIT OF MAILING FORM

State of Michigan
County of Alpena

Date: December 15, 2009

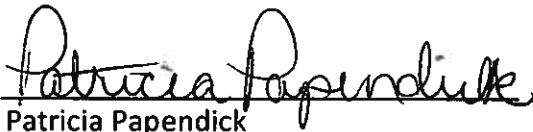
Reference: Draft Wilson Township Master Plan


AFFIDAVIT OF MAILING DRAFT WILSON TOWNSHIP MASTER PLAN

I, Patricia Papendick, certify that the communities and agencies on the attached list were mailed the draft Wilson Township Master Plan for their review and comment. The notification was sent on December 15, 2009 by first class mail and in accordance with Public Act 33 of 2008.

- 1. Alpena County Planning Commission (Fred Wegmeyer, Chair, 603 S. 11th Ave, Alpena MI 49707)*
- 2. Alpena Township Planning Commission (Karen Szymanski, Scy, 9075 US-23 North, Alpena MI 49707)*
- 3. Green Township Planning Commission (Gunter Buergerhoff, Chair, 14950 Wagner Rd., Lachine MI 49754)*
- 4. Maple Ridge Township Planning Commission (Michael Kapalla, Chair, 6000 W. LaComb Rd., Alpena MI 49707)*
- 5. Long Rapids Township Planning Commission (John Faulman, Chair, 3388 M-65 N., Lachine MI 49753)*
- 6. Ossineke Township Planning Commission (Denise Schultz, Scy, 7614 W. Hurbert Rd., Hubbard Lake MI 49747)*
- 7. Sanborn Township Planning Commission (Richard Prittie, Chair, 2779 Railroad St., Ossineke MI 49766)*

The foregoing are all of the entities who should receive this draft Master Plan as required by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended).


Patricia Papendick


Date

WILSON TOWNSHIP

ALPENA COUNTY, MICHIGAN

December 14, 2009

RE: WILSON TOWNSHIP MASTER PLAN DRAFT REVIEW BY ADJACENT COMMUNITIES

Wilson Township is submitting a copy of the draft Wilson Township Master Plan for your review and comment. This draft is being submitted to you pursuant to Section 41 of Public Act 33 of 2008, as amended. Alpena County has a maximum of 63 days from the receipt of this draft plan to submit comments on the draft plan to Wilson Township.

Following is a list of entities to whom the draft Wilson Township Master Plan was submitted on December 14, 2009:

1. *Alpena County Planning Commission (Fred Wegmeyer, Chair, 603 S. 11th Ave, Alpena MI 49707)*
2. *Alpena Township Planning Commission (Karen Szymanski, Scy, 9075 US-23 North, Alpena MI 49707)*
3. *Green Township Planning Commission (Gunter Buergerhoff, Chair, 14950 Wagner Rd., Lachine MI 49754)*
4. *Maple Ridge Township Planning Commission (Michael Kapalla, Chair, 6000 W. LaComb Rd., Alpena MI 49707)*
5. *Long Rapids Township Planning Commission (John Faulman, Chair, 3388 M-65 N., Lachine MI 49753)*
6. *Ossineke Township Planning Commission (Denise Schultz, Scy, 7614 W. Hurbert Rd., Hubbard Lake MI 49747)*
7. *Sanborn Township Planning Commission (Richard Prittie, Chair, 2779 Railroad St., Ossineke MI 49766)*

No public utility registered its name with Wilson Township to receive a copy of the draft or final Master Plan. Please submit comments to:

Denise Cline
Northeast Michigan Council of Governments
786 N Saint Joseph Street
Unit 11
Suttons Bay, MI 49682

Or via email:
dmcline@nemcog.org

Thank you for your cooperation and we look forward to your comments. If you have any questions, please contact me at the above email address or at (231) 883-2628.

Sincerely,



Denise Cline
Northeast Michigan Council of Governments
Community Planner/GIS Specialist

WILSON TOWNSHIP

ALPENA COUNTY, MICHIGAN

December 14, 2009

RE: WILSON TOWNSHIP MASTER PLAN DRAFT REVIEW BY ADJACENT COMMUNITIES

Dear Sir/Madam:

Wilson Township is submitting a copy of the draft Wilson Township Master Plan for your review and comment. This draft is being submitted to you pursuant to Section 41 of Public Act 33 of 2008, as amended. Your township has a maximum of 63 days from the receipt of this draft plan to submit comments on the draft plan to Wilson Township.

Please submit comments to:

Denise Cline
Northeast Michigan Council of Governments
786 N Saint Joseph Street
Unit 11
Suttons Bay, MI 49682

Or via email:

dmcline@nemcog.org

Thank you for your cooperation and we look forward to your comments. If you have any questions, please contact me at the above email address or at (231) 883-2628.

Sincerely,



Denise Cline
Northeast Michigan Council of Governments
Community Planner/GIS Specialist

Alpena News Publishing Co
130 Park Place
Alpena, MI 49707
(989) 354-3111

State of Michigan)
County of Alpena) ss:

Personally appeared before me,

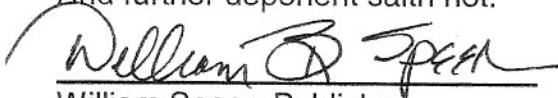
William Speer, Publisher

Alpena Newspapers Publishing
A newspaper printed, published
and circulated in said county,
and that he knows of his own
Knowledge that the

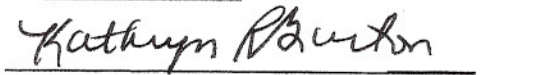
**Wilson Township Planning
Commission**

Made solemn oath that the attached
notice was Inserted for 1 time(s) in said
newspaper; and that the first of said
publication was on the 22nd day
MARCH 2010 and the last of said
publication was on the 22nd day of
MARCH 2010.

And further deponent saith not.


William Speer, Publisher

Sworn to before me and signed in my
presence, this 22nd day
of **MARCH 2010**.


**Kathryn L. Burton, Notary Public for
Alpena County, Acting in Alpena
County.**
Notary Expires: 9/3/13.

The Wilson Township Planning Commission will hold a Public Hearing to adopt their proposed Master Plan and to consider a zoning amendment on Tuesday, April 6, 2010, at 7:00 PM at the Wilson Township Fire Station at 3746 King Settlement Road. The Master Plan and zoning amendment text can be accessed at www.nemcog.org or by contacting Gill VanWagoner at 989-379-2224. Written comments may be mailed to Gill VanWagoner at 3370 King Settlement Road, Alpena, MI 49707. The public may appear at the public hearing by person or counsel.

The zoning amendment is a text amendment to add Article 13A - Airport District, a map amendment to rezone land upon which the Alpena County Regional Airport is located and the immediate surrounding area to "Airport District", and to amend Article 14 to include the new district. The new Airport District accommodates airport activities, wholesale, warehouses, military activities, animal care, human care and social assistance, limited forest products and agricultural activities, public facilities, commercial and office uses, and limited manufacturing. The property proposed for rezoning includes the following:

- 084-022-000-001-02
 - 084-022-000-001-03
 - 084-022-000-501-00
 - 084-023-000-010-00
 - 084-023-000-550-00
 - 084-027-000-251-00
 - 084-027-000-001-00
 - 085-040-000-001-00
 - 084-022-000-001-04
- (March 22, 2010)

WILSON TOWNSHIP

AFFIDAVIT OF MAILING FORM

State of Michigan
County of Alpena

Date:

Reference: Wilson Township Public Hearing Notice

AFFIDAVIT OF MAILING DRAFT WILSON TOWNSHIP MASTER PLAN

I, Patricia Papendick, certify that the communities and agencies on the attached list were mailed the public hearing notice for the Wilson Township Master Plan. The notification was sent on March 17, 2010 by first class mail and in accordance with Public Act 33 of 2008.

1. *Alpena County Planning Commission*
2. *Alpena Township*
3. *Green Township*
4. *Maple Ridge Township*
5. *Long Rapids Township*
6. *Ossineke Township*
7. *Sanborn Township*

The foregoing are all of the entities who should receive this notice as required by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended).



Patricia Papendick

3/17/10

Date

WILSON TOWNSHIP

ALPENA COUNTY, MICHIGAN

March 17, 2010

RE: WILSON TOWNSHIP MASTER PLAN PUBLIC HEARING

Dear Sir/Madam:

The Wilson Township Planning Commission will hold a Public Hearing to adopt their proposed Master Plan on Tuesday, April 6, 2010, at 7:00 PM at the Wilson Township Fire Station at 3746 King Settlement Road. The Master Plan can be accessed via the internet at www.nemcog.org. Written comments may be mailed to Gill Van Wagoner at 3370 King Settlement Road, Alpena, MI 49707. The public may appear at the public hearing by person or counsel.

Sincerely,



Denise Cline
Northeast Michigan Council of Governments
Community Planner/GIS Specialist

**RESOLUTION OF ADOPTION
BY THE WILSON TOWNSHIP PLANNING COMMISSION
Wilson Township Master Plan**

WHEREAS: Wilson Township, Alpena County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Wilson Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township, and;

WHEREAS: Wilson 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 Wilson Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Alpena County Planning Commission of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Alpena County Planning Commission for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on April 6, 2010, before the Planning Commission, with notice of the hearing being published in the Alpena News on 3/22, 2010 in accordance with Section 43(1) 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 Wilson Township Planning Commission as the Wilson Township Master Plan on this 6th day of April, 2010.

Motion: Richard King Second: Al Trelfa

Ayes: 5

Nays: 0

Absent: 2 (Wayne Flowsky, Lynn Wallace)

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the April 6, 2010, meeting of the Wilson Township Planning Commission.

Steve E. Kulewicz, Chair
Wilson Township Planning Commission

James M. Wente, Secretary
Wilson Township Planning

WILSON TOWNSHIP PLANNING COMMISSION MEETING MINUTES

PUBLIC HEARING--APRIL 6th, 2010

The Wilson Township Planning Commission regularly scheduled meeting was called to order at 7:00p.m. by Chairman Gill VanWagner. Also present were Al Trelfa, Cody Werth, Dick King, Jim Westenbarger, Arnie Domke(ZA), and Bill Domke(TS).

A list of guests is on another page.

PUBLIC HEARING--Master Plan

A motion by Al Trelfa, second by Dick King, asked for the Wilson Township Master Plan to be adopted by the Wilson Township Planning Commission and recommend that the Wilson Town Board do the same. A roll call vote as follows: Cody--yes, Al--yes, Dick--yes, Gill--yes, Jim--yes Motion passes 5-0 vote. Absent were Lynn Wallace and Wayne Elowsky.

PUBLIC HEARING--Airport District Rezoning

Alpena County requested that County property, on the airport, be zoned as the Airport District. The FAA controls development on airport land and demands that the property be designated as the Airport District.

Lee Shirey(Target Alpena) said the concern for Alpena County was to be able to have Renaissance Zone property rezoned so it would attract developers to buy, develop, and create jobs.

Questions were asked about roads to be built into the Airport District for development. The answer was that there will likely be one road built entering the property to the east of the runways. That road will enter a complex of businesses and will have to be approved by MDOT.

There will be no development on the south side of the highway.

A motion was made by Dick King, second by Al Trelfa, to approve the Airport District Rezoning requested by the Alpena County. A roll call vote on the motion: Al--yes, Cody--yes, Gill--yes, Jim--yes, Dick--yes. Motion passes on 5-0 vote.

Al Trelfa made a motion to close the Public Hearing, second by Dick King. Public Hearing is closed.

Planning meeting opened at 8:34p.m.

The minutes of the February 2nd, 2010 meeting were read. A change of the date of the Public Hearing for Airport District Rezoning from March 12th to April 6th was made to minutes. The minutes were approved after change was made and a motion by Dick, and second by Cody.

Bill Domke said that he's waiting for a bid from Tim Cramer to seal the sill plate at Wolf Creek Park. He also tried to call John Earnst but got no reply.

Gill will look into prices on materials to install two benches and a picnic table. He will also check prices for two more benches and another picnic table.

Prices from Cody--4' picnic table(\$1,000) 6' bench(\$678)

Bill was asked about summer laborers--said he would call Peggy about the summer positions. He also stated that toilets would be set out soon for the summer.

Wayne asked (by proctor) if we could put information about the Wolf Creek Park in the next tax bill mailing?

What's next at Wolf Creek Park--besides planning for berm work? We agreed to watch weather and meet at the park soon for some ideas.

Arnie said that Cordes Excavating has put up a new fence at Bolin's pit and is making neighbors happy. Also the new culvert is in at LaFarge Lake.

Meeting adjourned.

Jim Westenbarger--Secretary

**RESOLUTION OF ADOPTION
BY THE WILSON TOWNSHIP BOARD OF TRUSTEES
Wilson Township Master Plan**

WHEREAS: Wilson Township, Alpena County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Wilson Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township and;

WHEREAS: Wilson 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 Wilson Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Alpena County Planning Commission of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Alpena County Planning Commission for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on April 6, 2010, before the Planning Commission, with notice of the hearing being published in the Alpena News on March 22, 2010 in accordance with Section 43(1) of the Act, and;

WHEREAS: The Wilson Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on April 6, 2010, and;

WHEREAS: The Wilson Township Board of Trustees has by resolution asserted the right to approve or reject the plan;

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 Wilson Township Board of Trustees as the Wilson Township Master Plan on this 12th day of May, 2010.

Motion: Arnold Domke

Second: Richard King

Ayes: William Domke, Pam Walker, Richard King, Penny Szatkowski, Arnold Domke.

Nays: none

Absent: none

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the May 12, 2010, meeting of the Wilson Township Board of Trustees.


Wilson Township Clerk

**WILSON TOWNSHIP
REGULAR MEETING
MAY 12, 2010**

Meeting opened at 7:00 P.M. with Pledge of Allegiance. All Board members were present. Also present were Rick Fluharty, Gill Van Wagoner, Gil LaCross, Wayne McEwen, Wayne Elowsky, Al Treffa, Scott Shumaker, and Dan Hibner.

Motion was made by Arnie Domke, supported by Dick King, to accept the previous minutes as presented. All in favor, motion carried.

Motion was made by Arnie Domke, supported by Pam Walker, to receive and file all correspondence. All in favor, motion carried.

Motion was made by Arnie Domke, supported by Pam Walker, to table the fire department request for nozzles and hoses until the June 2010 meeting. All in favor, motion carried.

Recess at 7:40 P.M.

Meeting resumed at 8:10 P.M.

Motion was made by Arnie Domke, supported by Pam Walker, to accept with regret the voluntary resignation of Scott Shumaker from the Fire Department. Roll call vote: Bill Domke-yes, Pam Walker-yes, Arnie Domke-yes, Penny Szatkowski-yes, Dick King-yes. Motion carried.

Motion was made by Arnie Domke, supported by Pam Walker, to amend the Wilson Township Zoning Ordinance to add "Article 13A: Airport District" and to rezone the land upon which the Alpena County Regional Airport is located and the immediate surrounding areas to this new Airport District as indicated on the reference map. Roll call vote: Arnie Domke-yes, Dick King-yes, Penny Szatkowski-yes, Bill Domke-yes, Pam Walker-yes. Motion carried.

Motion was made by Arnie Domke, supported by Dick King, to adopt by resolution the final approval of Master Plan as forwarded by the Wilson Township Planning Commission. Roll call vote: Bill Domke-yes, Pam Walker-yes, Dick King-yes, Penny Szatkowski-yes, Arnie Domke-yes. Motion carried.

Motion was made by Arnie Domke, supported by Dick King, to accept the Treasurer's report as presented. All in favor, motion carried.

Motion was made by Arnie Domke, supported by Dick King, to pay all bills as presented. Roll call vote: Dick King-yes, Arnie Domke-yes, Bill Domke-yes, Penny Szatkowski-yes, Pam Walker-yes. Motion carried.

Motion was made by Arnie Domke, supported by Pam Walker, to allow Planning Commission to spend up to \$1,500.00 for park benches, picnic tables and other materials, equivalent to grant approval. Roll call vote: Pam Walker-yes, Penny Szatkowski-yes, Bill Domke-yes, Dick King-yes, Arnie Domke-yes. Motion carried.

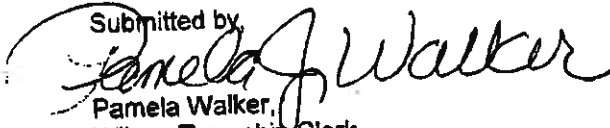
Motion was made by Arnie Domke, supported by Dick King, to accept the bid from Environmental Excavating and Contracting Inc. for \$773.00 to install cobblestone on the backside of the dam at Wolf Creek Park. Roll call vote: Pam Walker-yes, Penny Szatkowski-yes, Arnie Domke-yes, Bill Domke-yes, Dick King-yes. Motion carried.

Motion was made by Arnie Domke, supported by Pam Walker, to appoint Dan Hibner to the Planning Commission to fulfill Lynn Wallace's term. Roll call vote: Pam Walker-yes, Dick King-yes, Bill Domke-yes, Arnie Domke-yes, Penny Szatkowski-yes. Motion carried.

Motion was made by Arnie Domke, supported by Pam Walker, to enter into agreement with the Alpena County Road Commission for 2010 proposed road projects as outlined in proposal, with limestone to be used with the exception of Harrison Road. Roll call vote: Dick King-yes, Penny Szatkowski-yes, Bill Domke-yes, Arnie Domke-yes, Pam Walker-yes. Motion carried.

Motion to adjourn was made by Penny Szatkowski, supported by Pam Walker. All in favor, motion carried.

Meeting adjourned at 9:45 P.M.

Submitted by

Pamela Walker,
Wilson Township Clerk

SANBORN TOWNSHIP PLANNING COMMISSION

January 25, 2010

Sanborn Township Planning Commission meeting was called to order at 7:00 p.m. by Chairman Richard Prittie.

Roll called was taken and all was present: Al Sharp, Nancy Hier, Bill Scheuner, Lynda VanDusen and Rich Prittie. Also present were Bob and Sandra Ball.

Minutes of October 26, 2009 were approved as typed on a motion made by Hier, supported by Scheuner. Motion carried.

A letter was received from the Alpena County Planning Commission recommending that the rezoning be rezoned on properties lying east of State Street from the bridge from R-3 to R-1. The Township Board also approved the rezoning at its meeting of December 14, 2009.

Wilson Township submitted a copy of their 2010 Master Plan for review which was done by NEMCOG. Chairman Prittie reviewed the plan prior to the meeting and the board reviewed the plan and felt that they thoroughly put the Plan together.

Alpena Township also submitted their proposed future land use map amendment. Board members reviewed the map and comments were made by members and also Mr. & Mrs. Ball regarding the zoning aspect on the west side of U.S. 23 highway south of Squaw Bay where mobiles are being placed. On the east side of the highway you have prime water front property and felt that the zoning should be looked at for future land use for the west side properties in its effort to maintain and enhance the area rather than allowing mixed uses.

Copy of these minutes will be sent to both Wilson and Alpena Township.

Wind Turbines and Outdoor Fuel furnaces were discussed and members will get more information at their next meeting for review.

Meeting adjourned at 8:28 p.m. on a motion made by Sharp, supported by Prittie. Motion carried.

Lynda VanDusen
Secretary

A P P E N D I X :

PUBLIC INPUT SESSION MATERIALS

Public Forum

Wilson Township Master Plan

"Planning for Our Future"

August 4th, 2009 at 7:00 P.M.
Wilson Township Hall
3746 King Settlement Road



Wilson Township is in the process of updating its community master plan. The Wilson Township Planning Commission and Township Board are seeking input from residents, businesses and community leaders to help guide development of the master plan. Come to a meeting and share your thoughts: what makes your community a great place to live, what are some problems that should be addressed, and what you'd like the community to be 20 years from today.

For additional information contact:

Bill Domke, Supervisor, Wilson Township: 989-379-4314
Gill Vanwagoner, Wilson Township Planning Commission: (989) 379-2224
Denise Cline at dmcline@nemcog.org or (989) 354-5970

“Wilson Township residents to provide input”

From the Alpena News

Patty Ramus

POSTED: July 30, 2009

Fact Box

What: Planning session for the Wilson Township master plan

When: 7 p.m. Tuesday

Where: Wilson Township Hall, 3746 King Settlement Road

Wilson Township residents will be able to provide input about where the township is headed over the next 20 years during an upcoming meeting about the township's new master plan.

The township with the assistance of the Northeast Michigan Council of Governments is in the process of updating its master plan. The township and NEMCOG will hold a planning session 7 p.m. Tuesday at the township hall at 3746 King Settlement Road.

According to Denise Cline, NEMCOG GIS specialist and community planner, the purpose of a master plan is to provide guidelines on future development while protecting the natural resources, preserving the community character and maintaining the sense of community. A master plan contains background studies on the population and housing characteristics, economic development, community services, natural resources and existing land uses.

Gill VanWagoner, township planning commission chair, said the master plan is a long-range look at what may happen in the township during the next five, 10 or 15 years. The state mandates that master plans be updated every so many years.

"What has come about in the last five years, there were things that we had no idea was out there," he said.

The master plan will give the township a chance to clarify or change language in its zoning. Language regarding what constitutes a farm or agricultural property or dealing with satellite towers are some examples of what may need to be clarified or changed, said Supervisor Bill Domke.

Domke said the township's master plan was last updated about eight or nine years ago. The township is looking for general input from the public during the upcoming meeting.

Background studies have been completed that profile where the community is now and analyze trends on where the community is going. The next step is to create a vision of where the community wants to be in the future. The meeting is to solicit ideas from residents or business owners to accomplish this step, Cline said.

During the meeting participants will be asked to identify community assets to protect, community issues to address and what their desired future vision for the township.

"All attendees will be encouraged to actively participate in the process and provide input into the planning commission," she said.

Cline said after goals and objectives have been established, the future land-use component of the master plan will be developed. This component will represent the desired pattern of land uses in the community for the next 20 years, which provides guidelines on how the community would like to grow and recommendations on the type, density and location of development. The future land use plan shows where forest lands, open spaces and natural features should be retained and where residential, commercial and industrial areas should be constructed.

The future land-use plan will be based on the analysis of environmental opportunities and constraints, existing trends and conditions and projected future land use plans. Once the master plan is completed, the township will hold a legally required public hearing, prior to adopting the plan, Cline said.

Patty Ramus can be reached via e-mail at pramus@thealpennews.com or by phone at 358-5687.

24
people

Wilson Township Master Plan



SIGN IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
1.	Rick Bluhardt	3726 King Settlement		
2.	Allen Tarefa	7222 Smiths Rd	989-379-4669	
3.	Wayne E. Towley	6506 Smith Rd	559 461 7744	e.lawsky@gmail.com
4.	Lee VanWayne	3370 King Settlement	379-2224	
5.	ARNT DONKE	4372 Phevo Rd Herron	379-4652	
6.	Richard King	5199 weeth Rd ALPENA	356-1778	
7.	Earla D. Janina	707 Shockey Dr. ALPENA	354-5339	
8.	Edy Wirth	2063 King Settlement Rd.	464-3682	
9.	Lana Wallace	3119 " "	379-4415	
10.	Staci Burger	11260 Nicholson Hill Rd	727-4216	
11.	Penny Szatkowski	6368 Herron Rd Herron, MI	727-2731	penzat@yahoo.com
12.	Pam Walker	6120 Herron Rd Herron	727 3981	



SIGN IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
13.	Julius Wilke	3600 West Rd Alpena 49707	356 0607	
14.	Bette Wilke	3600 West Rd Alpena mi 49707	989-3560607	
15.	Glennia Louch	6806 Smith Rd. Alpena	(989) 379-4780	
16.	Dave Hadden	7545 King SOTT RD ALPENA		
17.	Risto Solder	" " "		
18.	Joe Hennings	8500 Wegmeyer Turn	724-2083	
19.	Barum Magnardt	7320 Walford Rd	727-2309	
20.	Juellyn Thurgardt	Ikron MI		
21.	Wayne Miller	1445 Emerson Rd	379-4085	
22.	Bill & Pamela	3181 Wenson Rd.	379-4314	
23.				
24.				

Wilson Twp Meeting Notes 8/4/09

Future

- Small business hubs
- Farming – active base
- Nothing changed
- Wolf Creek Park development
- Less small farms
- Prepare for future changes All roads seal-coated
- Cable TV
- Middle class jobs manufacturing facilities
- 4 year college
- Interstate
- Small population growth
- No junk
- Well-kept homes
- Hunting on property
- Picnic areas
- Self-sustaining area – resources available here
- Younger population
- Quality jobs for younger population
- Growth in fire department
- Growth in Health Services
- Growth in Recreational Services
- Traffic increase
- Historic Structure Preservation
- Less small farms & stores
- Loss of historic structures
- Lots of wildlife
- Better land use
- Airport to city (M32) – business/industrial development
- Larger farms – more efficient
- Pedestrian traffic (foot, bike)
- Caring people, good neighbors
- Middle class jobs
- Less housing growth – use of current housing

Assets

- Tranquility/Peace/Quiet – 9
- Open space – 5
- School System – 2
- Rivers – 3
- Recreation on rivers – 3
- Farming – 11
- Woodlands – 1
- Wildlife – 1
- People working together – community – 10
- Good neighbors – 4
- Transportation – infrastructure – 2

- Zoning – 1
- Hunting/fishing – 10
- Central location
- Family history
- Medical facilities – 2
- Fire Department/Emergency Services – 2
- Churches
- Access to Museum
- Safety – 1
- Access to Cultural Activities –
- Snowmobile Trail
- Businesses
- Air Base
- Renaissance Zone
- College – 1
- Close to city facilities

Issues

- Lack of businesses – 2
- Need land use that makes sense – 1
- Noise
- Pollution/Garbage – 1
- Jobs – lack of quality jobs – 11
- Poverty
- Unpaved roads – 2
- Junk/Blight – 12
- Loss of farmland – 4
- Lack of health care benefits – 1
- Road maintenance – 3
- Paxton Lake flooding – 5
- Need better Zoning – 2
- Tax relief for businesses (lack of) – 2
- Lack of money – 2
- Trespassing/lack of privacy – 3
- Cable TV/high speed internet – 6
- Strict requirements required for Twp services
- Lack of staffing
- Decreased revenue sharing – 7
- Use of human waste on farm fields (not property managed) – 1
- Lack of control of gas wells
- Lack of ORV trails – 1
- Burning of plastics – 2
- Lack of environmental awareness - 2