



Master Plan 2014

Green Township
Alpena County, Michigan

Adopted: April 14, 2014

**RESOLUTION OF ADOPTION
BY THE GREEN TOWNSHIP BOARD OF TRUSTEES
Green Township Master Plan Update**

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

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

WHEREAS: The Green 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 7, 2014, before the Planning Commission, with notice of the hearing being published in the Alpena News on March 20-22, 2014 in accordance with Section 43(1) of the Act;

WHEREAS: The Green Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on April 7, 2014, and;

WHEREAS: The Green Township Board 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 Green Township Board of Trustees as the Green Township Master Plan on this 14th day of April, 2014.

Motion: Melony Sumic Second: Penny Barton

Ayes: Sumic, Barton, Smith, Carraige, Bates

Nays: none

Absent: none

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the April 14, 2014, meeting of the Green Township Board of Trustees.

Melony Sumic, Secretary
Green Township Board of Trustees

GREEN TOWNSHIP MASTER PLAN

Green Township
Alpena County, Michigan

Green Township Planning Commission

Members:

Roxanne Foor, Chair
Michael Torok, Vice-Chair
Delores Sumerix, Secretary
Tammy Bates
Vivian MacArthur
Donna Yeager
Becky Smith, Alternate

Green Township Board

Members:

Eric Smith, Supervisor
Melony Sumerix, Clerk
Penny Barton, Treasurer
Herb Gamage, Trustee
Tammy Bates, Trustee

Prepared with the assistance of:

Northeast Michigan Council of Governments

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Adopted by Planning Commission: April 7, 2014

Adopted by Township Board: April 14, 2014

Assisted by:

Northeast Michigan Council of Governments
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**GREEN TOWNSHIP
MASTER PLAN**

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- 2 - Affidavit of Service: Notice of Intent to Update Master Plan
- 3- Planning Commission minutes - transmit draft plan to Township Board for distribution to adjacent communities
- 4 - Township Board Minutes: Approval of Distribution of Draft Plan to Adjacent Communities
- 5 - Copy of Notice - Draft Plans to Adjacent Communities
- 6 - Affidavit of Mailing of Draft Plans to Adjacent Communities
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Introduction

Purpose and Planning Process

The purpose of the Green 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 (PA 33 of 2008, as amended) authorizes townships to develop master plans. As stated in the enabling legislation: 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:
 1. A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.
 2. Safety from fire and other dangers.
 3. Light and air.
 4. Healthful and convenient distribution of population.
 5. Good civic design and arrangement and wise and efficient expenditure of public funds.
 6. Public utilities such as sewage disposal and water supply and other public improvements.
 7. Recreation.
 8. 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 Green 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 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 Land Use Master Plan was developed by the Green Township Planning Commission with the assistance from the Northeast Michigan Council of Governments (NEMCOG). The plan looks at a twenty year planning horizon, with suggested revisits every five years or sooner if needed.

Location and Regional Setting

Green Township is located in the western portion of Alpena County in the northeastern lower peninsula of Michigan. **Figure 1-1** shows the location of the Township and County. The Village of Hillman, Hillman Township, and Rust Township in Montmorency County border Green Township to the west. Green Township is bordered by Ossineke Township to the south, Wilson Township to the east and Long Rapids Township and Wellington Township to the north, all of which are in Alpena County. The Township geographic area covers approximately 80 square miles.

A Brief History and Overview of Green Township

Green Township's history and its present economic and social conditions have been shaped by its abundant natural resources. These resources include the forests, agricultural land, and the water bodies of Beaver Lake and the Fletcher Floodwaters. Prior to European settlement, forests were the principle land cover. These forests originally provided for and spurred the early economic development of the area, first with trapping and then logging. The proximity to the Thunder Bay River made this area accessible to loggers supplying the saw mills located in Alpena.

The effects of human activity were not significant in Green Township until the nineteenth century. Cheap land was made available by state and federal government at the same time the demand for construction wood, railroad ties, trestles, and fuel was increasing rapidly for expanding communities throughout the East and Midwest. After the region's timber was depleted, the land was divided into smaller tracts and used primarily for farming and recreation. Today, large sections of the Township have regenerated significant forest and are once again periodically harvested for timber.

Farmers followed the loggers and in the 1950's, family farming operations were a significant part of the economy. There were numerous dairy, strawberry, and diversified crop farms in the township. Today, several large commercial farms and numerous smaller part time farmers dominate the agricultural sector.

Many of the current residents of the township are retirees or persons approaching retirement age. The working-age segment of the population has found the rural, sparsely populated township to be a desirable place to live, even though this frequently means commuting out of the area to find employment.

Green Township was established on April 4, 1881 along with the County of Alpena. The Township is organized as a general law township and is composed of approximately 81 square miles. The Township's economic and social conditions continue to be closely associated with the natural resources. In 1932, the Thunder Bay River was dammed to form Fletcher Floodwaters. This 8,970-acre body of water is well known for its extensive fishing opportunities, and constitutes nearly 20% of the area of the township.

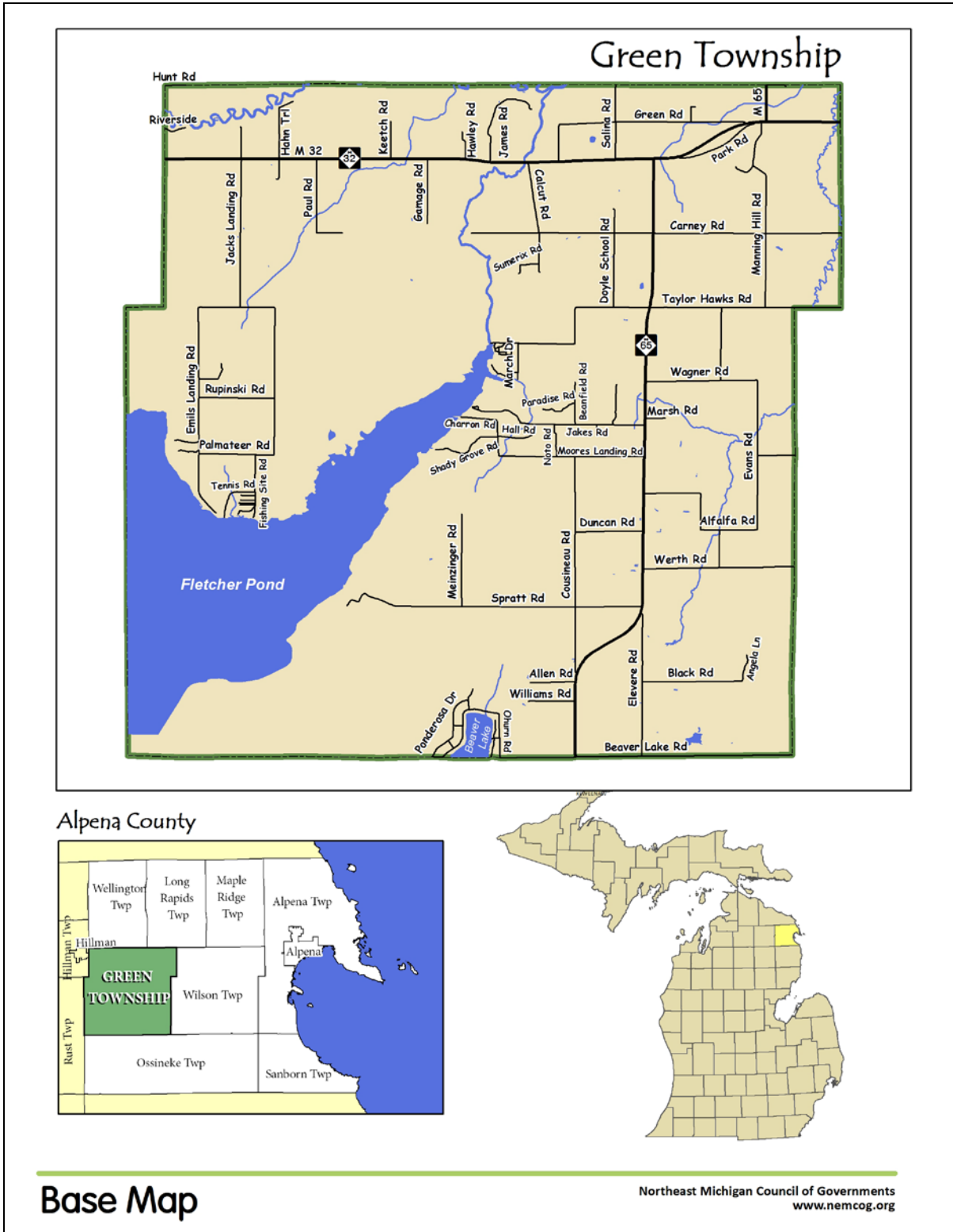
The Status of Planning and Zoning in Green Township

Green Township has exercised its legal right to establish and administer local zoning as authorized by the Michigan Zoning Enabling Act (P.A. 110 of 2006). The first zoning ordinance was adopted by

the Township Board in 1976. This ordinance has provided guidance in regulating the location, density and standards for local development.

In 2004, Green Township recognized the importance and need to develop its first Land Use Master Plan. 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 natural resources, socio-economic, community services, transportation, 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.

Figure 1-1



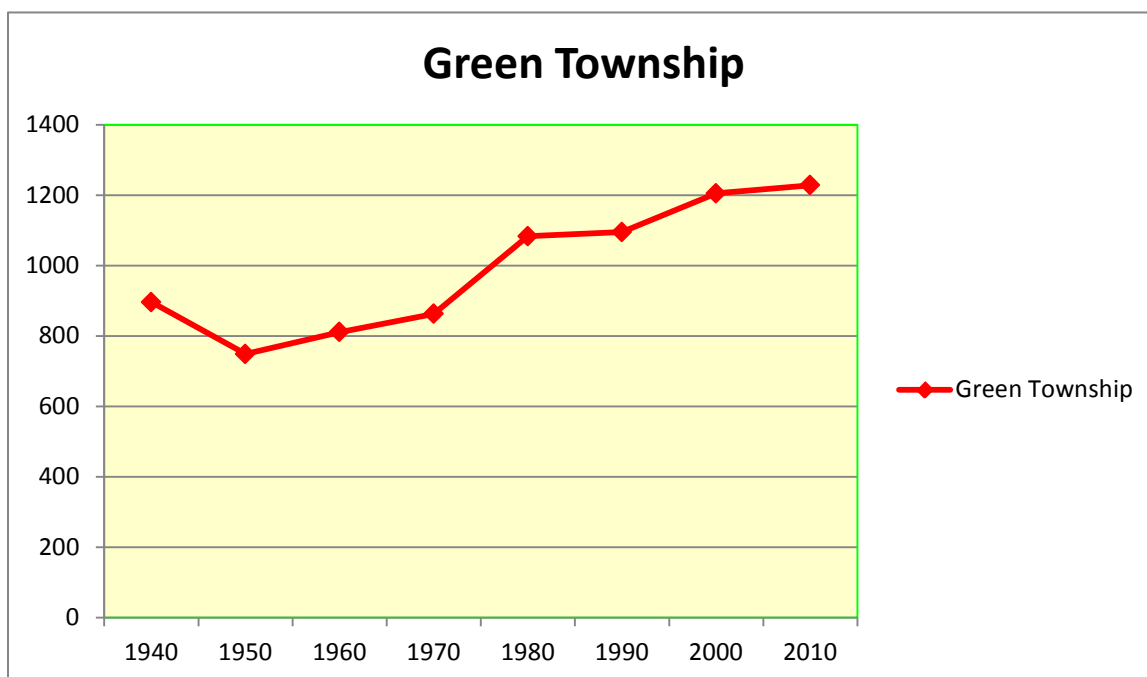
Social & Economic Conditions

Population

The 2010 Census showed that Green Township reported a population of 1,228 – a growth of 1.9% since 2000. In comparison, The 2010 Census showed that Alpena County, with a population of 29,598, continues to be the most populated county in the Northeast Michigan region. Although the population of the county has decreased by 1,716 people (-5.5 percent) since 2000, Green Township is the only municipality in Alpena County that has experienced a small but steady population increase since 1940, for an overall growth of 54.3 percent. Although the county population density is 52.1 persons per square mile, 66 percent of the population is concentrated in Alpena Township and the City of Alpena (see **Table 2-1**). If the land area and population of the City of Alpena and Alpena Township are excluded, the average density for the remaining seven townships is 22.5 persons per square mile.

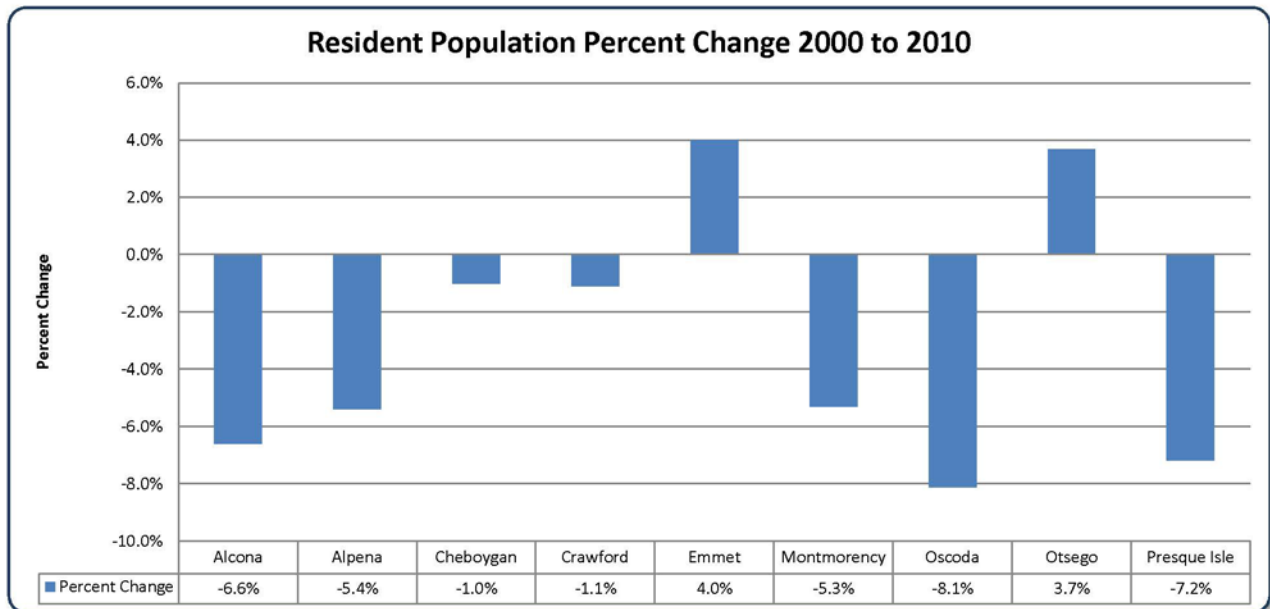
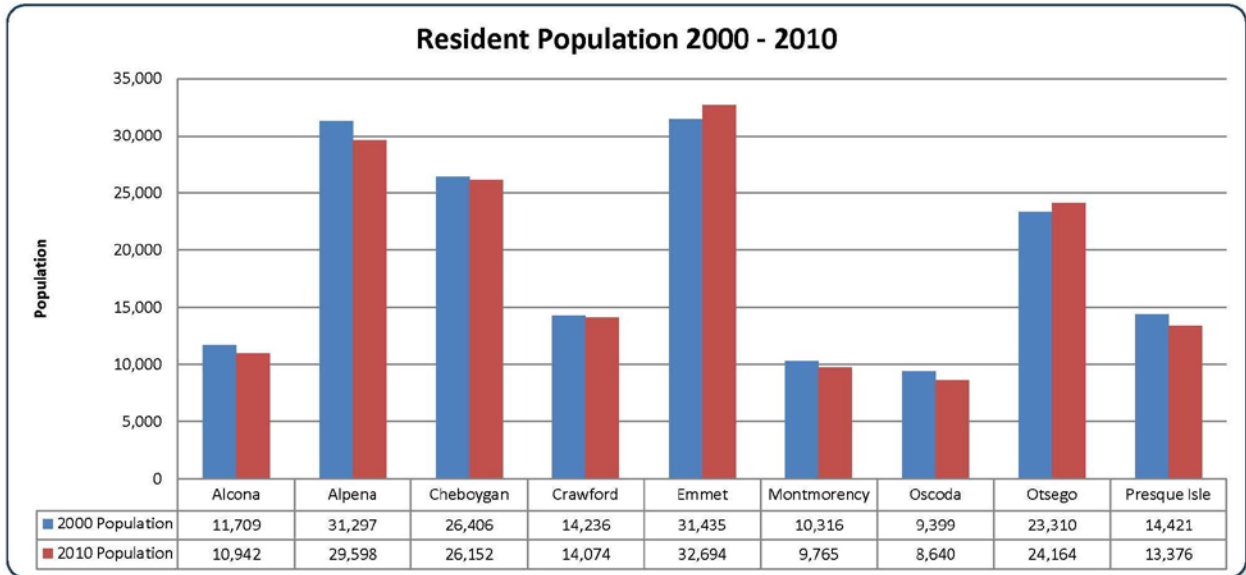
Alpena County is the most populated of the eight counties making up the Northeast Michigan Region¹ (Emmet County is included in the northwest Michigan region but is included for comparison). Seven of the eight counties experienced population declines from 2000-2010 with only Otsego seeing an increase (see **Figure 2-2**). Oscoda County had the highest population loss in northeast Michigan.

Figure 2-1 Population Trends 1940-2010



¹ The Northeast Michigan Region includes the counties of Alcona, Alpena, Cheboygan, Crawford, Montmorency, Oscoda, Otsego and Presque Isle.

Figure 2-2: Northeast Michigan Population



Source: US Census Bureau. A revised count for 2000 was used (The US Census Bureau issues revised counts to correct for errors which have been challenged as part of the Count Question Resolution (CQR) Program).

**Table 2-1
Population For Alpena County & Municipalities, 1980-2010**

Municipality	1980 Pop.	1990 Pop.	% Change '80-'90	2000 Pop.	% Change '90-'00	2010 Pop.	% Change '00 – '10	% Change '80 – '10
Alpena County	32,315	30,605	-5.3%	31,314	2.3%	29,598	-5.5%	-8.4%
City of Alpena	12,214	11,354	-7.0%	11,304	-0.4%	10,483	-7.3%	-14.2%
Alpena Twp.	10,152	9,602	-5.4%	9,788	1.9%	9,060	-7.4%	-10.8%
Green Twp.	1,083	1,095	1.1%	1,205	10.0%	1,228	1.9%	13.4%
Long Rapids Twp.	1,006	1,021	1.5%	1,019	-0.2%	1,010	-0.9%	0.4%
Maple Ridge Twp.	1,572	1,514	-3.7%	1,715	13.3%	1,690	-1.5%	7.5%
Ossineke Twp.	1,607	1,654	2.8%	1,761	6.5%	1,675	-4.9%	4.2%
Sanborn Twp.	2,297	2,196	-4.4%	2,152	-2.0%	2,116	-1.7%	-7.9%
Wellington Twp.	286	269	-5.9%	296	10.0%	307	3.7%	7.3%
Wilson Twp.	2,098	1,902	-9.3%	2,074	9.0%	2,029	-2.2%	-3.3%

Source: U.S. Bureau of the Census 2010

Between 1980 and 2010, Green Township experienced the largest population gain of any municipality, with an increase of 13.4 percent. This compares to Alpena Township, who lost over 10 percent of its population while the City of Alpena lost over 14 percent (**Table 2-1**). The City of Alpena’s population loss from 2000-2010 was comparable to the loss of 1980-1990. Sanborn Township and Wilson Township also experienced more moderate population losses over that 30 year time period. Long Rapids, Maple Ridge, Ossineke, and Wellington Township all experienced moderate population increases while Green Township experienced a significant population increase of over 13 percent.

Seasonal Population

In 2010, the Census reported that 34.4 percent of the housing units in Green Township were seasonal, as compared to Alpena County’s 12.2 percent. Obtaining accurate numbers of seasonal residents and tourists is difficult. Because the decennial U.S. Census is conducted in April, the numbers only reflect those persons who live in the county on a year-round basis. A rough estimate of the number of county seasonal residents can be calculated by multiplying the number of the Township’s seasonal housing units (317) by the Township's average number of persons per household (2.21), for a total of 701 persons. Seasonal residents, therefore, added another 57 percent to the Township's year-round residents, for approximately 1,929 persons, compared to the actual 2010 Census figure of 1,228 persons. This figure does not include those seasonal visitors or tourists staying in area motels, campgrounds or family homes. It is impossible to obtain accurate count of the number of the tourists who annually visit the county.

Age Distribution

2010 Census data shows that 55.5 percent of Green Township’s population was 45 years old or older, an 11.2 percent increase since 2000 (see **Table 2-2 and Figures 2-3**). The shift towards an older population is most likely due to the existing residents getting older, rather than a significant amount of in migration. The age group 45-64 is the most populous age group in all municipalities. In Alpena County as a whole, the 25-44 age group slightly exceeds the 65+ age group.

Increase in the median age is also evidence of a relatively stable population that is getting older. The median age of residents in Green Township increased 7.8 years from 42.1 in 2000 to 48.9 in 2010. Comparatively, Alpena County increased 5.2 years from 40.4 to 45.6 during the period 2000-2010, (see **Table 2-2**). This is

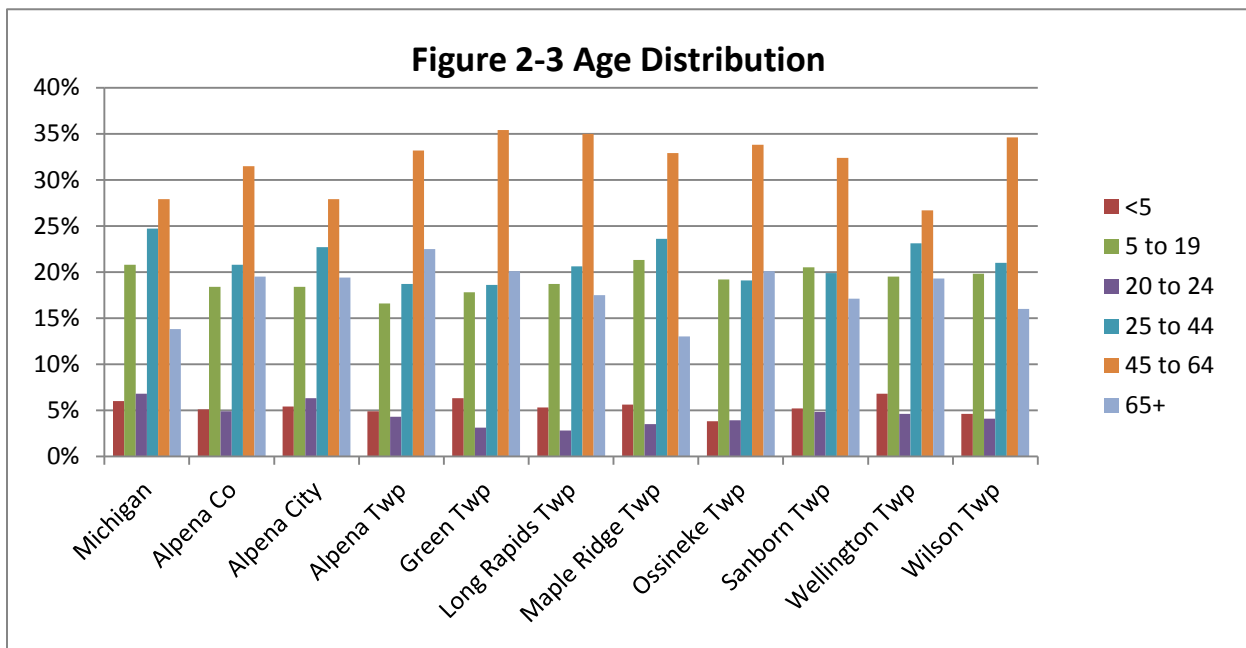
higher than the statewide median age of 38.9. In fact, each municipality exceeds the statewide median age. Green Township has the highest median age in Alpena County while Wellington Township has the lowest.

**Table 2-2
Age Distribution for Alpena County and the State of Michigan - 2010**

	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
Michigan		6.0		20.8		6.8		24.7		27.9		13.8	38.9
Alpena Co	1508	5.1	5417	18.4	1444	4.9	6149	20.8	9315	31.5	5765	19.5	45.6
Alpena City	561	5.4	1925	18.4	664	6.3	2378	22.7	2921	27.9	2034	19.4	42.5
Alpena Twp	448	4.9	1507	16.6	391	4.3	1696	18.7	3013	33.2	2005	22.5	48.4
Green Twp	60	6.3	219	17.8	38	3.1	229	18.6	435	35.4	247	20.1	48.9
Long Rapids Twp	54	5.3	190	18.7	28	2.8	208	20.6	354	35.0	176	17.5	46.3
Maple Ridge Twp	95	5.6	361	21.3	59	3.5	399	23.6	556	32.9	220	13.0	42.3
Ossineke Twp	64	3.8	323	19.2	65	3.9	320	19.1	567	33.8	336	20.1	47.1
Sanborn Twp	111	5.2	432	20.5	102	4.8	422	19.9	686	32.4	363	17.1	44.7
Wellington Twp	21	6.8	60	19.5	14	4.6	71	23.1	82	26.7	59	19.3	41.4
Wilson Twp	94	4.6	261	19.8	83	4.1	426	21.0	701	34.6	325	16.0	45.3

Source: U.S. Bureau of the Census 2010

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



Race and Ethnic Composition

Information found below on **Table 2-3** shows that both Green Township and Alpena County have a very small minority population, a situation that has not changed significantly over the last ten years. The number of minorities has increased only slightly from 2000 to 2010.

Excluding the two or more races category, American Indian was the largest minority group in Green Township. This situation was reversed for Alpena County. Hispanic was the largest minority group with 1.03 percent of the population, followed by American Indian and Asian at 0.53 and 0.51 percent, respectively. Persons included in the “Other Races” category made up 0.2 percent of the population in the Township.

Table 2-3
Population By Race and Hispanic Origin for Green Township and Alpena County: 2000-2010

	Green Township				Alpena County			
	2000		2010		2000		2010	
	#	% of Pop	#	% of Pop	#	% of Pop	#	% of Pop
White	1,173	97.3%	1,197	97.5%	30,753	98.9%	28,845	97.5%
Black	5	0.4%	1	0.1%	77	0.2%	79	0.27%
Am. Indian	5	0.4%	16	1.3%	123	0.4%	156	0.53%
Asian	2	0.2%	0	0	103	0.3%	152	0.51%
Two or More Races*	6	0.5%	10	0.8%	218	0.7%	311	1.1%
Hispanic or Latino Origin**	13	1.1%	14	1.1%	181	0.6%	304	1.0%

* Census 2010 gave respondents the opportunity to choose more than one race category.
 ** Persons of Hispanic or Latino Origin may be of any race.
 *** Excludes Hispanic or Latino Origin
 Source: U.S. Bureau of the Census

Disability Status

Data relating to disabled status is estimated by the American Community Survey (ACS)² and is based on a self-reported sample (**Table 2-4a**). A significant number of people between the ages of 18-64 have some type of disability with ambulatory disabilities being the most common. Cognitive disabilities are the next most common in this age group and are the most common in the 5-17 year age group. The data shown in **Table 2-4b** gives an indication of the number of disabled people residing in Northeast Michigan. 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 high percentage of disabilities in Northeast Michigan indicates a demand for disabled services. 38.4 percent of the population of Northeast Michigan over the age of 21 is classified as having a disability. More significantly, over 28 percent of households have a household member with a disability that lives alone.

² The ACS is an ongoing statistical survey sent to approximately 250,000 addresses across the US monthly.

Table 2-4a	
Disability Status in Alpena County	
Population under 5 years	
With a hearing difficulty	8
With a vision difficulty	0
Population 5-17 years	
With a hearing difficulty	20
With a vision difficulty	17
With a cognitive difficulty	303
With an ambulatory difficulty	34
With a self-care difficulty	64
Population 18-64 years	
With a hearing difficulty	482
With a vision difficulty	305
With a cognitive difficulty	1,167
With an ambulatory difficulty	1,341
With a self-care difficulty	460
With an independent living difficulty	1,096
Population 65+ years	
With a hearing difficulty	1,181
With a vision difficulty	524
With a cognitive difficulty	565
With an ambulatory difficulty	1,187
With a self-care difficulty	444
With an independent living difficulty	775
Source: American Community Survey 2009-2011 3-Year Estimates	

Table 2-4b	
Disability Status in 8-county region* 2005-2007	
% of Population with a disability age 21-64	21.0%
% of Population with a disability age 64+	17.4%
% of Population with a disability who are employed (Ages 16-64)	33.1%
% of Households with member with a disability that lives alone	28.8%
Source: American Community Survey (PUMS: Public Use Microdata)	
*Region includes Alcona, Alpena, Cheboygan, Crawford, Montmorency, Oscoda, Otsego, and Presque Isle	

Educational Attainment

Since 2000, Alpena County has made noteworthy increases in educational attainment as shown in **Table 2-5**. The number of people 25 and older who had a high school diploma or more increased from 73.6 percent in 1990 to 83.1 percent in 2000 and has now topped 87 percent in 2010. Green Township experienced a drop of 2.3 percent for that same population. The percentage of residents with less than a high school diploma dropped in the County, while that percentage increased by 2.3 percent in the Township. The percentage of those obtaining a high school diploma or taking some college but not earning a degree stayed relatively constant in both the Township and the County. Overall, residents in the Township earning degrees increased slightly from 2000. However, the percentage of those earning Bachelors' degrees and higher decreased by

half. It can be assumed that this population drop is a result of the economic downturn and those individuals left the area to seek employment elsewhere.

Table 2-5
Educational Attainment for Populations 25 Years and Over
Green Township and Alpena County: 2000-2010

	Green Township		Alpena County	
	2000*	2010**	2000*	2010**
Less than 9 th grade	7.0%	2.3%	7.4%	3.9%
9 th to 12 th no diploma	10.5%	12.8%	9.5%	8.5%
High school diploma	41.7%	40.7%	35.7%	34.9%
Some college no degree	25.1%	27.0%	25.1%	25.4%
Associates	6.2%	12.5%	9.1%	11.8%
Bachelors	6.4%	3.1%	7.9%	9.1%
Graduate/Professional	3.2%	1.6%	5.3%	6.4%

Source: U.S. Bureau of the Census – American Community Survey 2010

Income and Poverty

A reliable measure of the economic health of families is median household income which is the midpoint of income for all households. While all eight counties of Northeast Michigan have generally exhibited a steady increase in median income over the past several decades, Northeast Michigan still lags behind the state as a whole. The downturn in the economy in 2008 has resulted in a drop in median income for all counties except Oscoda County. **Figure 2-4** and **Table 2-6** present information on the median household income for counties in Northeast Michigan. According to the U.S. Census Bureau, Otsego County continues to have the highest median household income. The 2009 median household income for Otsego County was \$42,831 which was 94.6 percent of State’s household income. This is unusual in Northeast Michigan, where the median household income of most counties is much lower than the State rate. All other Northeast Michigan counties also have much higher poverty rates than Otsego County.

Table 2-6
Median Household Income:
Northeast Michigan

	2009
Alcona County	\$32,644
Green Township	\$35,000
Alpena County	\$35,710
Cheboygan County	\$36,860
Crawford County	\$35,866
Montmorency County	\$32,809
Oscoda County	\$32,928
Otsego County	\$42,831
Presque Isle County	\$36,520
State of Michigan	\$48,700
United States	\$51,425

Source: U.S. Bureau of the Census, American Community Survey

Table 2-7
Median Household Income by Age:
Green Township and Alpena County

	Green Township	Alpena County
15-24 years	**	\$17,372
25-44 years	\$51,406	\$40,426
45-64 years	\$32,206	\$43,879
65+ years	\$29,219	\$28,793

Source: U.S. Bureau of the Census American Community Survey, 2006-2010

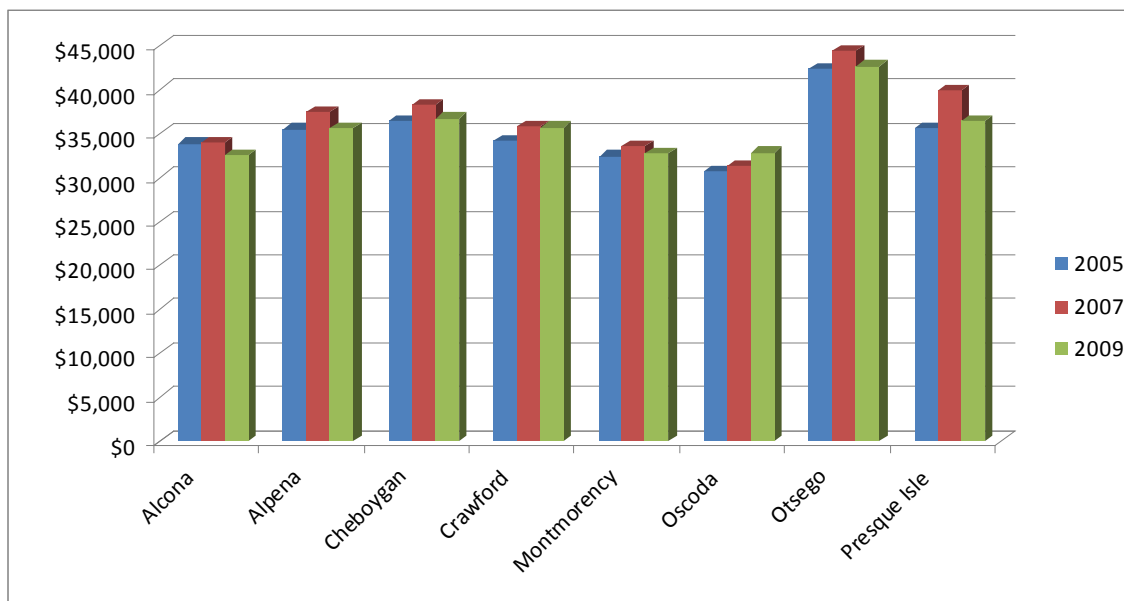
**Indicates either no sample or insufficient sample data available

Generally speaking, individuals who have steady, year-round employment will tend to have higher overall incomes than those who are laid-off for part of the year. As more retirees move into the region and the local economy becomes more reliant on service and tourism job sectors, this trend of widening gaps between regional and state median household incomes is expected to continue. Lower incomes create challenges for balanced economic growth. As

expenses for gas, food and housing continue to increase, families will be forced to move to areas that offer higher incomes. This could create an imbalance in the labor force necessary for positive economic growth.

The American Community Survey estimates that median household income in Alpena County from 2005-2009 was \$35,710 (Table 2-6). Table 2-7 breaks down income levels in the county and township by age group.

Figure 2.4: Median Household Income for Northeast Michigan



Poverty rates continue to be a problem in Alpena County and the Northeast Michigan region in general. Over 12 percent of all families are estimated to be in poverty in the County, and 10 percent are in poverty in the Township. When children are present, this percentage doubles in both the County in the Township. Again, this number increases dramatically in both Green Township and Alpena County (23 percent and 44 percent, respectively) when a female head of household is present and goes even higher (47 percent and 62 percent, respectively) when children under the age of 18 are in the household. The percentage of householders 65+ years of age living in poverty has increased from 3.4 percent in 2000 to 5.5 percent in 2012.

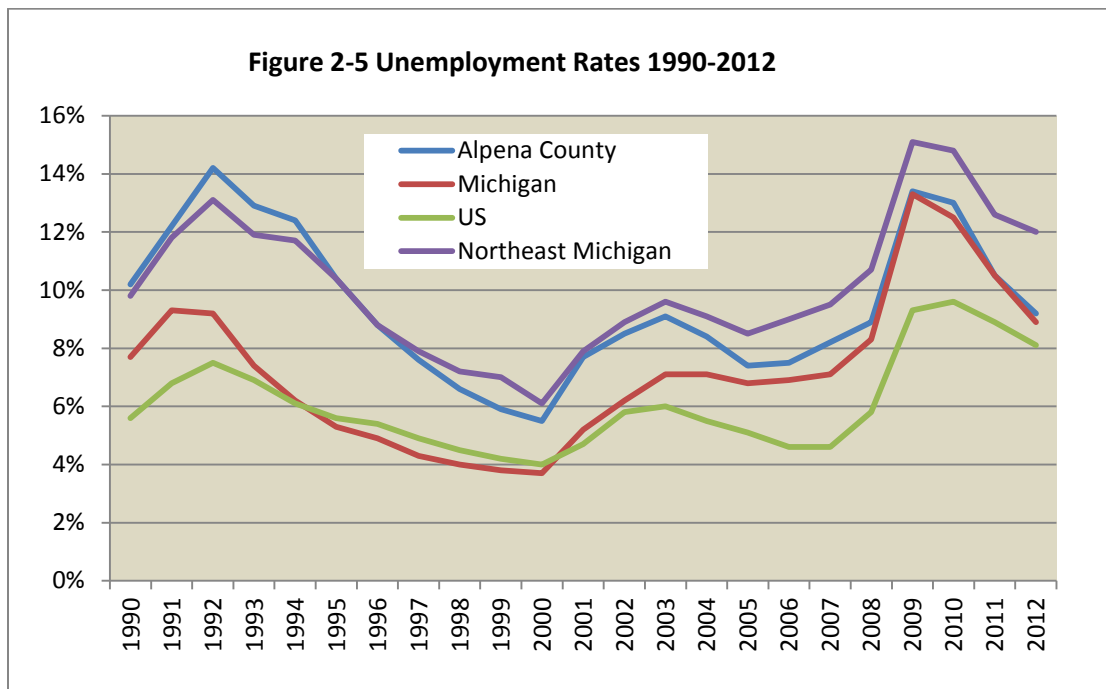
**Table 2-8
Green Township and Alpena County Poverty Rates 2012**

Category	Alpena County	Green Township
Families	12.4%	10.1%
All families w/related children under 18	24.6%	20.8%
Married couple families	6.2%	9.3%
Married couple families w/related children under 18	10.6%	18.0%
Female householder, no husband present	44.1%	23.4%
Female householder, no husband present w/ related children under 18	61.6%	47.8%
Householder 65+ years	9.7%	5.5%

Source: U.S. Bureau of the Census – American Community Survey 5 –Year Estimates

Employment and Unemployment

Joblessness in Alpena County has been historically high, as compared to the State's figures, but is always much lower than the unemployment rates found in nearby counties. **Figure 2-5** shows that the county's unemployment rate declined dramatically from over 14 percent to 5.5 percent from 1992 to 2000. Historically, Alpena County's unemployment rate has run higher than the State but has mirrored the State's trend. After 2000, the rate climbed until 2003, then dropped again. As with the rest of the State and nation, Alpena County's economy has suffered job losses due to the downturn in the national economy. After 2005, rates began climbing significantly to a high of 13.4 percent in 2009 (matching the State jobless rate). Jobless rates are again on a decrease as the rate appears to be around 10.5 percent at the end of 2011 and 9.2 percent at the end of 2012.



Size of Labor Force

Between 1990 and 2010, the county's civilian labor force remained relatively stagnant (see **Table 2-9**). Between 1990 and 1999, the labor force was in a general growth trend with the exception of 1995. Since 1999, the county has experienced 10 years of labor force decrease with the highest losses coming in 2000, 2002, and 2010.

Table 2-9 Alpena County Civilian Labor Force: 1990-2010		
Year	Civilian Labor Force	
	#	% Dif*
1990	14,329	
1991	14,332	0.02%
1992	14,789	3.1%
1993	14,900	0.8%
1994	15,453	3.7%
1995	15,319	-0.9%
1996	15,533	1.4%
1997	15,901	2.7%
1998	16,054	1.0%
1999	16,028	-0.2%
2000	15,532	-3.0%
2001	15,708	1.1%
2002	15,199	-3.2%
2003	15,211	-0.08%
2004	15,200	-0.07%
2005	15,087	-0.7%
2006	15,007	-0.5%
2007	15,015	0.05%
2008	14,985	-0.2%
2009	14,699	-1.9%
2010	14,199	-3.4%

*Figure shows percent difference from proceeding year.
Source: Michigan Department of Technology, Management & Budget

Wage and Salary Employment

Making historical employment sector comparisons is difficult due to the change in classification systems in recent years. Therefore, data is being presented in this Master Plan which represents data gathered by the Michigan Department of Technology, Management and Budget as well as that gathered by the American Community Survey. Each classify sectors differently, therefore comparisons are kept separate. **Table 2-10** and **Figure 2-6** show data from the Michigan Department of Technology, Management & Budget “Industry Census of Employment & Wages.” According to this source, government workers make up the largest sector of the Alpena County economy. This is likely due to the fact that the Alpena Regional Medical Center is counted under the “local government” category. Taking that into account, health care and social assistance is the largest employment sector in the county. Retail trade has surpassed manufacturing in the number of people employed; however manufacturing still remains significant in the Alpena County economy. Although not reflected in the data shown in **Table 2-10**, until the middle 1980's Alpena County's economy was centered in the manufacturing sector. The sectors which have made gains in employment from 2000 to 2010 include finance/insurance, health care and social assistance, state government, and federal government. All other sectors in Alpena County have experienced a loss since 2000. **Figure 2-7** shows that significant losses were experienced by the manufacturing sector (43 percent) and the construction sector (44 percent). Even though it remains a large sector of the economy, retail trade lost approximately 12 percent of its jobs from 2000 to 2010. The accommodation and food services sector lost 33 percent in the same period.

The American Community Survey (2008-2010) classifies sectors in a slightly different manner. According to its findings, the largest sector of the Alpena economy is “health care, social assistance, and education” which makes up nearly 27 percent of the economy. Retail trade makes up approximately 14 percent of the economy. Manufacturing is the third largest sector making up over nine percent of the economy of Alpena County. Therefore, both data sources agree that the top three sectors of the Alpena economy are health care, retail trade, and manufacturing.

**Table 2-10
Alpena County Residents Employment by Industry 2000/2010***

Industry	# of establishments		Average employment		Avg weekly wages	
	2000	2010	2000	2010	2000	2010
Agriculture, forestry, fishing & hunting	13	9	53	25	426	437
Mining	3	6	46	56	999	1,154
Utilities	4	4	69	56	947	1,406
Construction	137	112	749	414	607	649
Manufacturing	56	51	2,298	1,301	834	1,096
Wholesale trade	39	35	462	404	558	737
Retail trade	176	140	2,062	1,811	322	432
Transportation & warehousing	29	28	321	222	705	718
Information	15	14	218	189	492	668
Finance & insurance	39	41	354	390	505	680
Real Estate, rental & leasing	20	18	105	95	267	391
Professional, scientific & technical services	38	46	268	207	512	783
Management of companies & enterprises	3	2	21	n/a	807	n/a
Administrative & waste services	33	32	289	156	384	375
Educational services	4	4	17	15	220	583
Health care & social assistance	90	84	1,414	1,655	401	596
Arts, entertainment, & recreation	12	23	126	97	215	276
Accommodation & food services	72	66	906	603	164	202
Other services (except public administration)	90	93	488	399	278	298
†Local Government**	18	17	2,629	2,506	705	806
†State Government	14	11	131	149	1,010	1,077
†Federal Government	17	16	99	128	848	896

Source: Department of Technology, Management & Budget 2011

*Some state and local government workers, such as those who work at state colleges, universities, elementary and secondary schools, are excluded.

**Includes Alpena Regional Medical Center.

† Data from Local, State & Federal Government employment is only available from 2005, therefore the numbers represented in the “2000” column are from 2005.

Figure 2-6: Employment by Private Industry - Alpena County

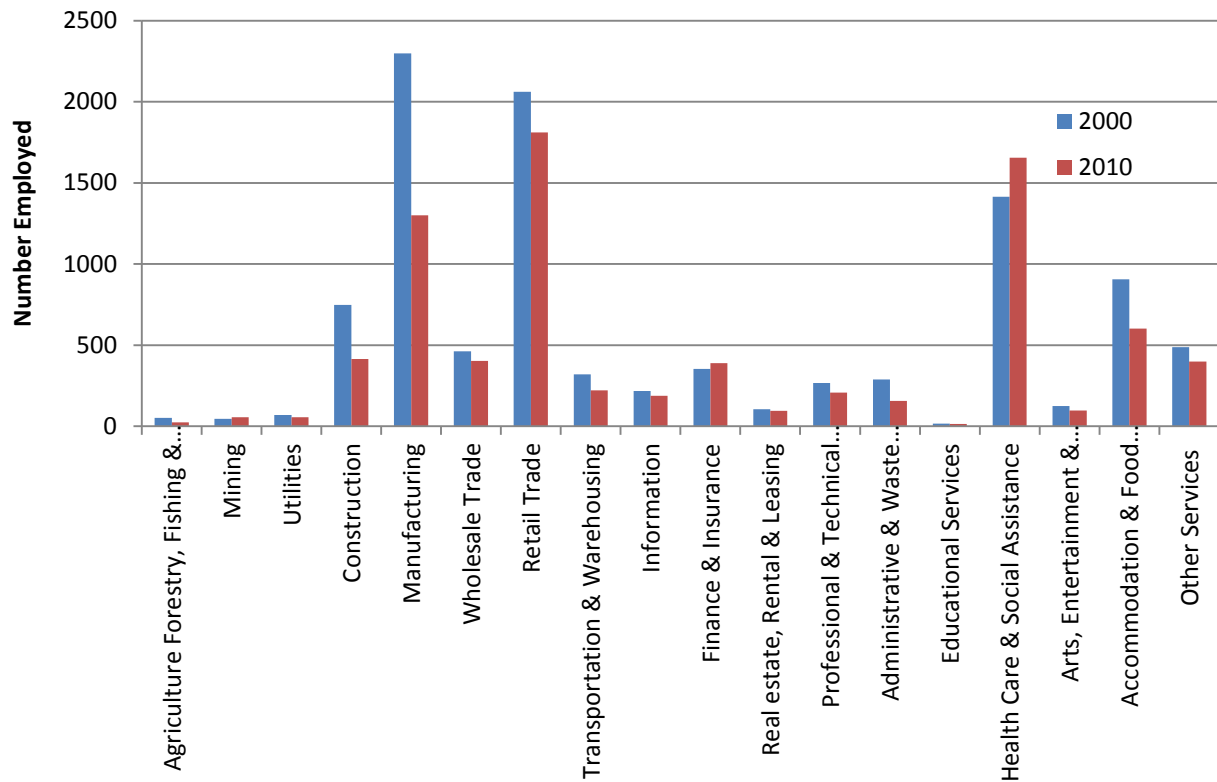


Figure 2-7: Employment by Sector - Alpena Co 2008-2010 (from American Community Survey)

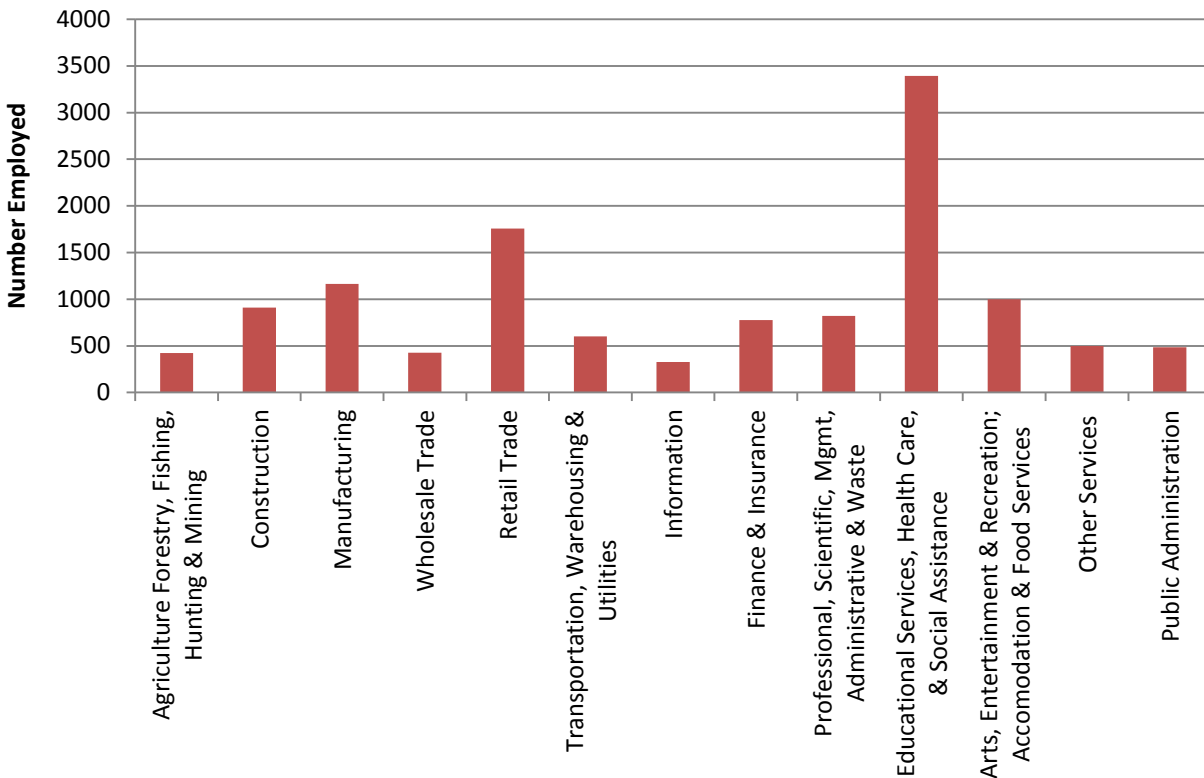
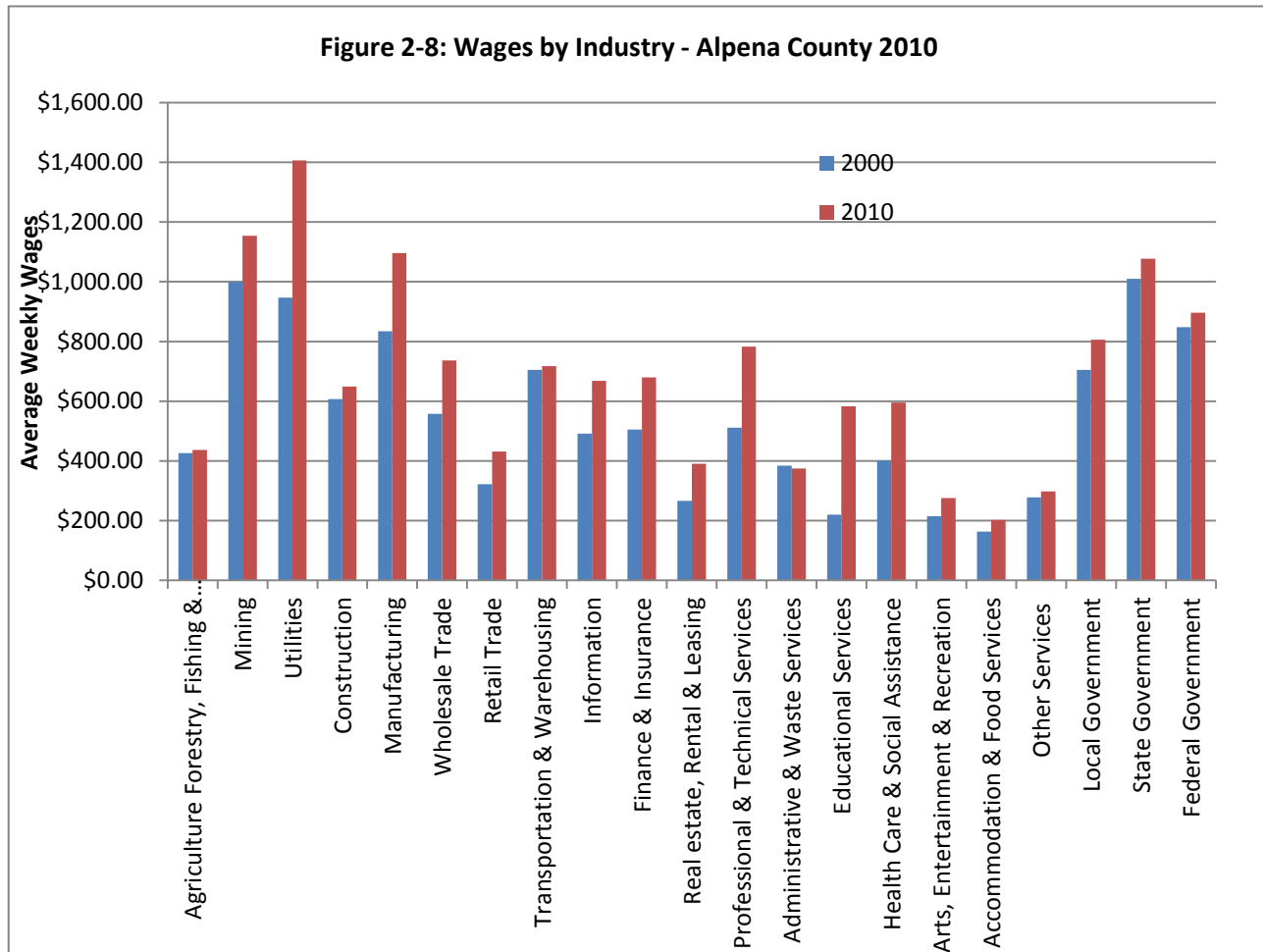


Figure 2-8 depicts wage information from the Michigan Department of Technology, Management and Budget (as does **Table 2-10**). The sectors paying the highest wages in 2010 are utilities, mining, manufacturing, and state government. All sectors, except administration and waste services, saw an increase in average weekly wage from 2000 to 2010. Certain sectors experienced significant increases including utilities (48 percent), manufacturing (31 percent), education (165 percent), wholesale trade (32 percent), information (36 percent), professional, scientific and technical (53 percent), and health care (49 percent).



Commuting to Work

As shown by **Table 2-11**, the vast majority (80 percent) of workers in Alpena County travel to work by driving alone. Compared to 2000, a slightly higher percentage of people carpooled from 2008 to 2010, likely due to the higher price of gasoline in recent years. The use of public transportation as a means to get to employment destinations decreased 0.2 at the end of the decade. Walkers and people that work-at-home were not measured by the American Community Survey and commuting to work statistics are not gathered by the 2010 Census. 92 percent of commuters in Alpena County both work and reside in Alpena County. Alpena County commuters have a mean travel time of 15.4 minutes to work with over 28 percent of workers having a travel time of less than ten minutes and nearly 28 percent have a travel time of greater than 20

minutes. This corresponds to the declining population in the county's only urban center, Alpena, and an increase in population in the rural townships.

Mode of Transportation	2000		2010	
	#	%	#	%
Drove Alone	11,452	83.8%	9,758	80.0%
Carpooled	1,092	8.0%	1,407	11.6%
Public Transportation (includes taxi)	55	0.4%	25	0.2%
Walked	330	2.4%	n/a	n/a
Worked at home	577	4.2%	n/a	n/a
Other means	160	1.2%	n/a	n/a

Source: U.S. Bureau of the Census (2000) and American Community Survey 2008-2010

Housing Characteristics

Housing characteristics for Green Township and all the municipalities in Alpena County are found in **Table 2-12**. There was an increase in housing in Green Township of 13 percent, compared Alpena County's five percent since 2000. Over one-third (34.4 percent) of the Township's housing is considered seasonal, compared to the County at 12.2 percent. In comparison, many other counties in Northeast Michigan region have close to 40 percent seasonal housing. Seasonal housing in the City of Alpena is almost nonexistent (1.3 percent). The highest percentage of seasonal housing in the county is found Green Township as well as in Ossineke and Wellington.

In all of the Townships, over 80 percent of the occupied housing units are owner occupied. This rate is significantly lower in the City which recorded a 66.4 percent owner occupied rate in 2010 thereby bringing the total county owner-occupied rate down to 78.8 percent. Throughout the county, the number of vacant houses has increased significantly since 2000 (+32 percent) due to the economic downturn. Owner and renter vacancy rates have increased 75 percent and 48 percent respectively.

MUNICIPALITY	Total Housing Units	Total Occupied Housing Units	% Owner Occupied	% Renter Occupied	Total Vacant Housing Units	% Seasonal*	Home-owner Vacancy Rate (%)	Renter Vacancy Rate	% Vacant Change from '00 - '10
Alpena County	16,053	12,791	78.8	21.2	3,262	12.2	2.8	9.6	+32.0%
City of Alpena	5,278	4,734	66.4	33.6	544	1.3	3.2	8.8	+64.4%
Alpena Twp	4,907	3,976	82.5	17.5	931	11.4	2.5	10.1	+29.3%
Green Twp	922	508	92.3	7.7	414	34.4	3.1	9.1	+30.2%
Long Rapids Twp	574	418	91.4	8.6	156	18.6	1.8	12.2	0.0%
Maple Ridge Twp	904	665	90.1	9.9	239	20.4	2.0	4.2	+37.4%
Ossineke Twp	1,102	706	91.9	8.1	396	29.2	3.0	12.3	+7.6%
Sanborn Twp	1,083	845	83.4	16.6	238	13.5	2.8	17.2	+68.8%
Wellington Twp	247	127	87.4	12.6	120	39.7	3.5	0.0	+16.5%
Wilson Twp	1,036	812	90.6	9.4	224	15.3	2.5	7.2	+35.8%

Source: U.S. Bureau of the Census, 2010
*Figure shows the seasonal housing units as a percentage of the municipality's total housing units.

Table 2-13 Year Structure Built - Green Township and Alpena County				
Year Structure Built	Green Township		Alpena County	
	2000	2010	2000	2010
2000 or later		7.2%		4.6%
1990-1999	16.8%	11.6%	11.2%	9.2%
1980-1989	14.1%	19.3%	10.3%	10.3%
1960-1979	40.1%	38.5%	33.8%	33.4%
1940-1959	15.6%	11.4%	24.6%	24.6%
1939 or earlier	12.5%	12.0%	19.9%	17.0%

Source: U.S. Census Bureau 2000 and American Community Survey 2010

Information found in **Table 2-13** shows the year that housing units were built in Green Township and Alpena County. Generally speaking, the older a housing unit is the more it is likely to be in need of rehabilitation. As a rule of thumb, any housing unit that is older than 50 years may be in need of at least some, if not a great deal of renovation. Approximately a quarter of the housing in Green Township was built prior to 1960, compared to 44 percent of the housing in Alpena County. The majority of the homes in Green Township were built between 1960 and 1979. Data indicates that the City of Alpena has, by far, the largest percentage of older housing units within the county (over 34 percent were built prior to 1940). While many of these homes are beautiful, historic and well kept homes; several are in need of repair and renovations.

There is not a great deal of older housing stock (housing built in 1939 or earlier) found in other Alpena County municipalities. All local units, except Alpena City, had more than 50 percent of their housing stock built between 1940 and 1970 according to the 2000 census. Due to the age of this housing, some of it is no doubt in need of rehabilitation. Both the City of Alpena and Alpena County have housing rehabilitation programs that help lower income homeowners undertake needed repairs on their houses.

State Equalized Value (SEV)

By analysis of the State Equalized Value (SEV), characteristics of property values can be obtained. Over the past decade the residential portion of the Township-assessed value increased from 55.1 percent to 81.5 percent. The agricultural classification decreased from a high of 29.7% percent in 2002 to 15 percent in 2011. In addition, while commercial property remained relatively stagnant, timber cut-over appeared to be eliminated in 2007. (**Table 2-14 and Figure 2-9**). Total assessed value rose from 2000 to 2009 and has been declining since.

**Table 2-14
Green Township Assessed Value: 2000-2011**

Year	Agricultural		Timber Cut-Over		Commercial		Industrial		Residential		Total Real*	Real + Personal Property
	\$*	%**	\$*	%**	\$*	%	\$*	%	\$*	%		
2011	10.3	15.0%	0	0	2.3	3.4%	.012	0.2%	55.7	81.5%	68.4	73.3
2010	13.5	17.8%	0	0	2.7	3.6%	0.12	0.2%	59.5	78.5%	75.8	81.1
2009	14.7	18.0%	0	0	3.0	3.7%	0.12	0.1%	63.7	78.1%	81.6	87.1
2008	14.5	18.1%	0	0	2.9	3.7%	0.15	0.2%	62.5	78.1%	80.1	85.4
2007	14.5	19.0%	N/C	N/C	2.8	3.7%	0.15	0.2%	58.6	77.1%	76.0	81.4
2006	12.6	17.6%	9.3	13.0%	2.5	3.5%	.016	0.2%	47.0	65.7%	71.5	77.1
2005	11.5	16.8%	8.6	12.5%	2.3	3.3%	0.18	0.3%	46.0	67.1%	68.6	74.3
2004	10.9	17.7%	8.0	13.0%	2.2	3.6%	0.18	0.3%	40.3	65.4%	61.5	67.6
2003	9.8	17.3%	8.1	14.3%	2.0	3.5%	0.15	0.3%	36.6	64.7%	56.6	62.8
2002	13.8	29.7%	6.4	13.7%	1.9	4.1%	0.17	0.3%	24.3	52.1%	46.5	52.5
2001	11.9	28.4%	4.5	10.9%	1.3	3.2%	0.14	0.3%	23.9	57.1%	41.8	46.8
2000	11.1	29.6%	4.4	11.7%	1.2	3.3%	0.13	0.3%	20.6	55.1%	37.5	44.0

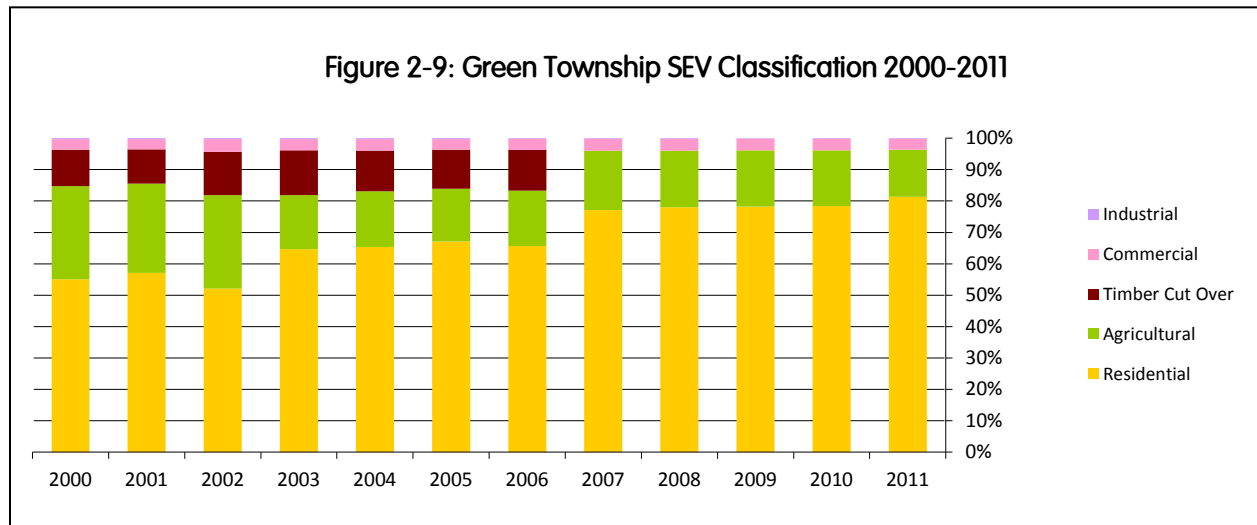
Source: Michigan Department of Treasury

*In millions of dollars

**% of Total Real Property

N/C – Not calculated

Figure 2-9: Green Township SEV Classification 2000-2011



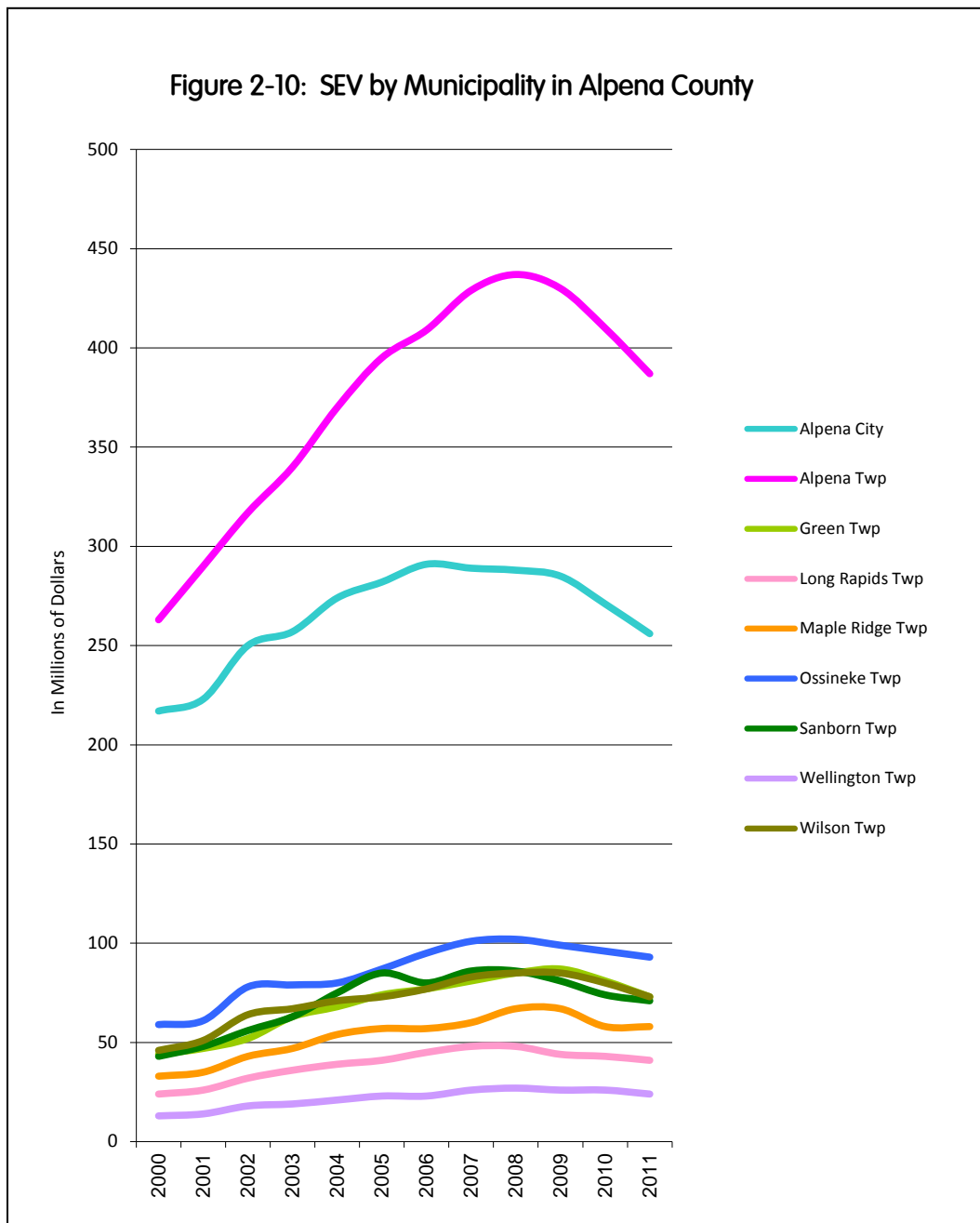


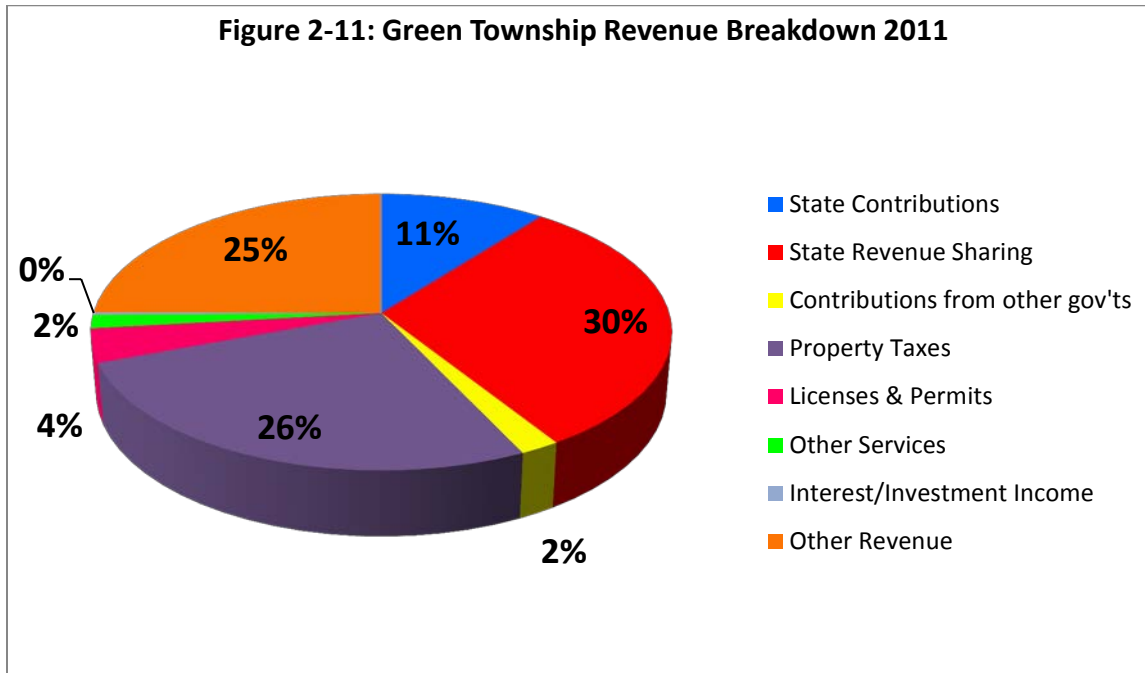
Figure 2-10 shows the change in the SEV in the Alpena County municipalities over the last decade. Nearly two-thirds of the county's SEV is concentrated in City of Alpena and Alpena Township. Over the past ten years the SEV in all the townships was on the increase until 2008 when the values began decreasing. In the City of Alpena, values began decreasing in 2006.

Green Township Finances

Information contained in this section was generated from F65 forms that the county files with the State of Michigan each year. The data is available through Munetrix LLC because the Northeast Michigan Council of Governments is a Munetrix subscriber. This section is intended to give a summary of the financial health of Green Township.

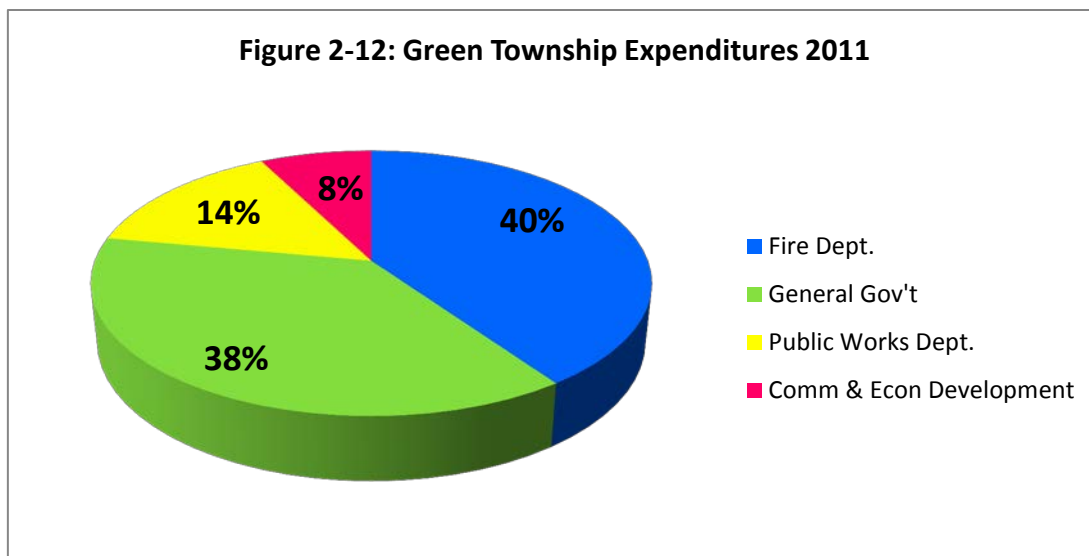
Revenue

Revenue is generated from tax dollars received from residents and businesses which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State and Federal grants, permits, and fees. **Figure 2-11** shows the sources of revenue for Green Township. The three largest revenue sources are State Revenue Sharing, Property Taxes and Other Revenue.



Expenditures

As a service provider for the community, expenses cover the costs associated with running the Township government. As seen in **Figure 2-12**, the majority of Green Township expenses are incurred in the Fire Department category, closely followed by General Government.



Public Safety Cost per Resident

Limited information is available regarding the cost of public safety in the Township. In this case, public safety is in reference to the Township’s fire department. The total cost per resident for the fire department was \$82.65.

Financial Stress

The "Stress Meter" provides an overview of Indicator Scores used by the State of Michigan to calculate the financial stress of a municipality. The Indicator Score gives an overall picture of the soundness of local governments, the trend of stability over time, and allows the identification of local units that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of

Table 2-15 State of Michigan Fiscal Distress Indicator System		
Points from Scale	Category	State Action
0-4	Fiscally Neutral	No State action needed
5-7	Fiscal Watch	Unit of local government is notified of its relatively high score and is placed on a watch list for the current and following year.
8-10	Fiscal Stress	Unit of local government is notified of its high score, is placed on a watch list for the current and following year, and receives consideration for review.

Source: Munetrix, 2012

taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. There are three categories of scores grouped by color; shades of green, blue and red (Table 2-15). The State Department of Treasury uses these indicator scores to determine those communities in Michigan which are under the most extreme financial stress. Figure 2-13 shows the indicator scores for all municipalities in Alpena County. The graph shows a trend of lighter green (more financial stress) since 2006, but all municipalities remain in the Fiscally Neutral category. Figure 2-14 shows the fiscal stress for all of Northeast Michigan. As can be seen, some communities in the region were included in the Fiscal Watch category beginning in 2008.

Figure 2-13: Fiscal Stress for Alpena County Municipalities

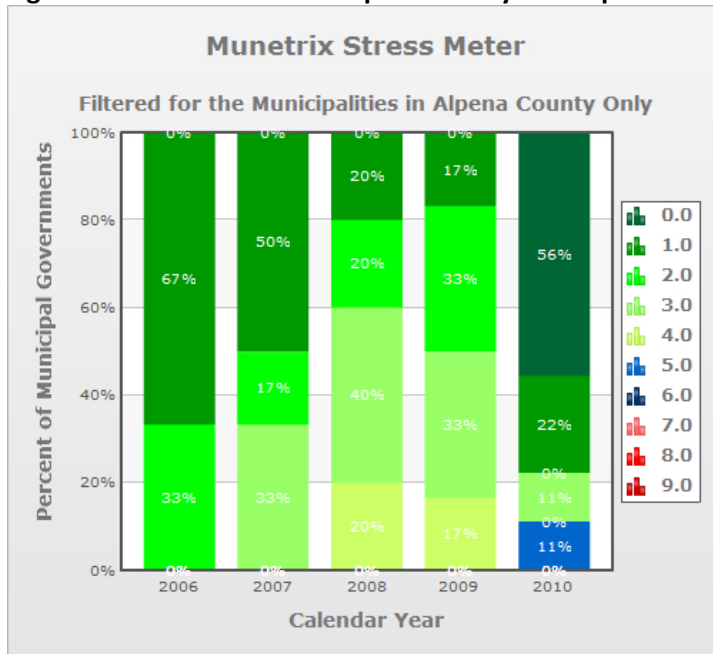
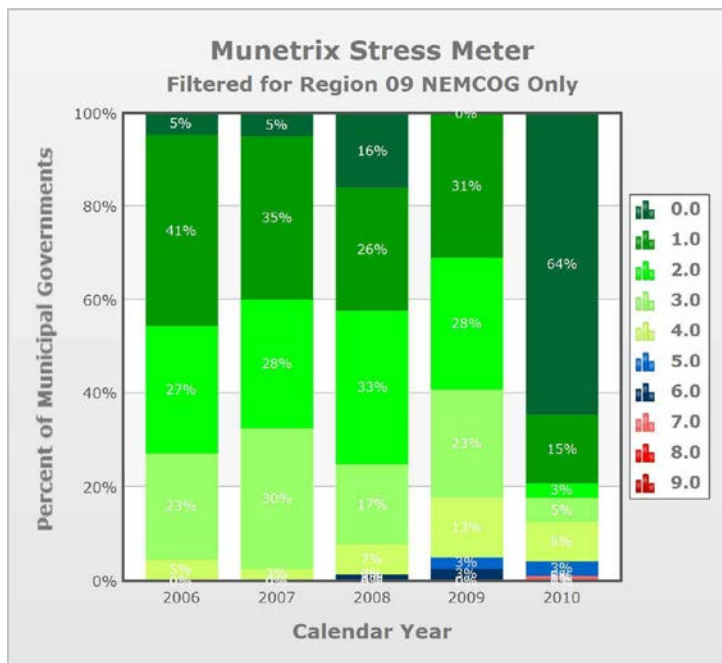


Figure 2-14: Fiscal Stress of Communities in Northeast Michigan



General Fund Operating Deficit

This variable is computed by subtracting general fund expenditures from general fund revenues for a given year. This figure is then divided by general fund revenues. If the number that results is less than -0.01, this indicates a unit has a nontrivial operating deficit and this unit receives a score of 1. If the unit does not have a general fund operating deficit, or if this deficit is trivial, the unit is given a 0. **Figure 2-15** shows a comparison of general operating fund deficit averages from all counties in Northeast Michigan.

Figure 2-15: General Operating Deficit for Northeast Michigan

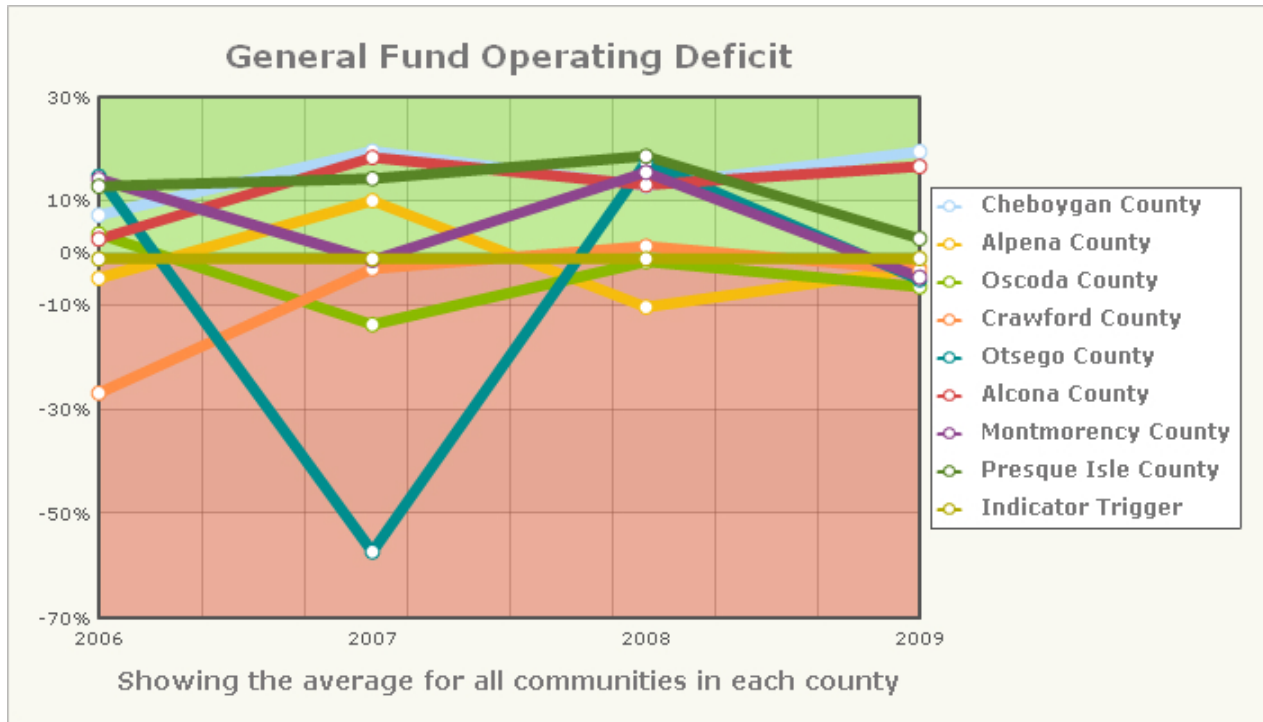
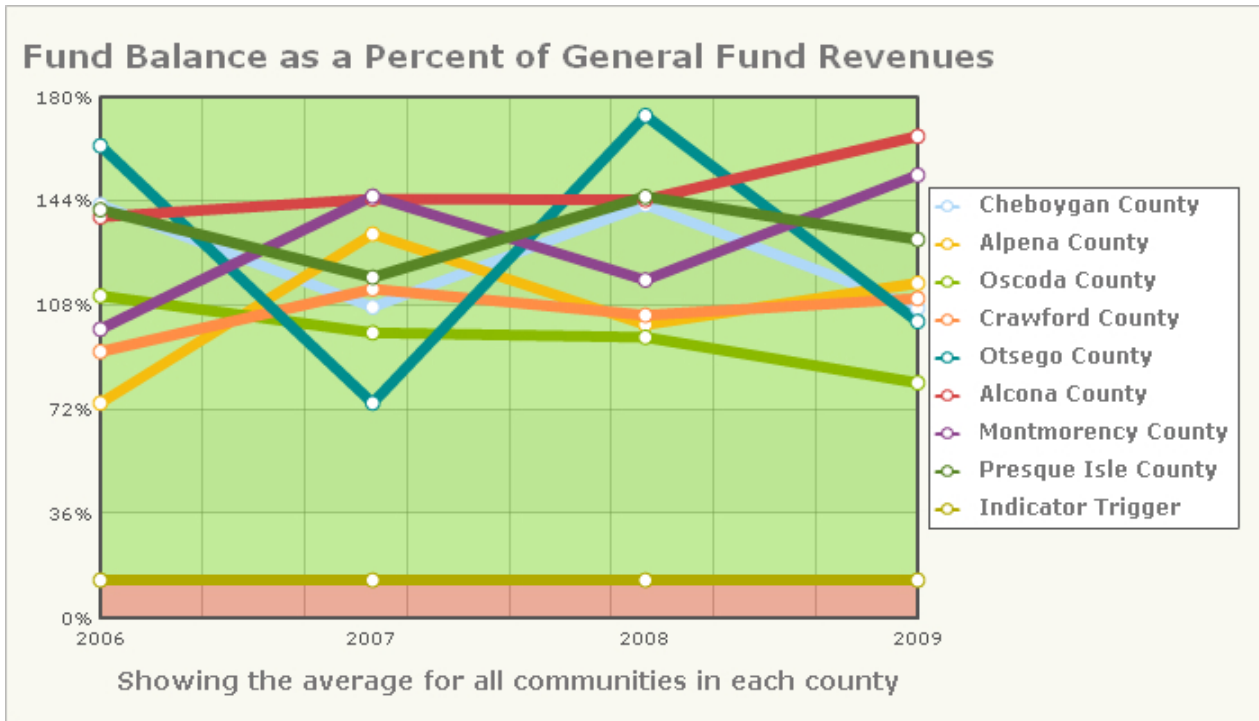


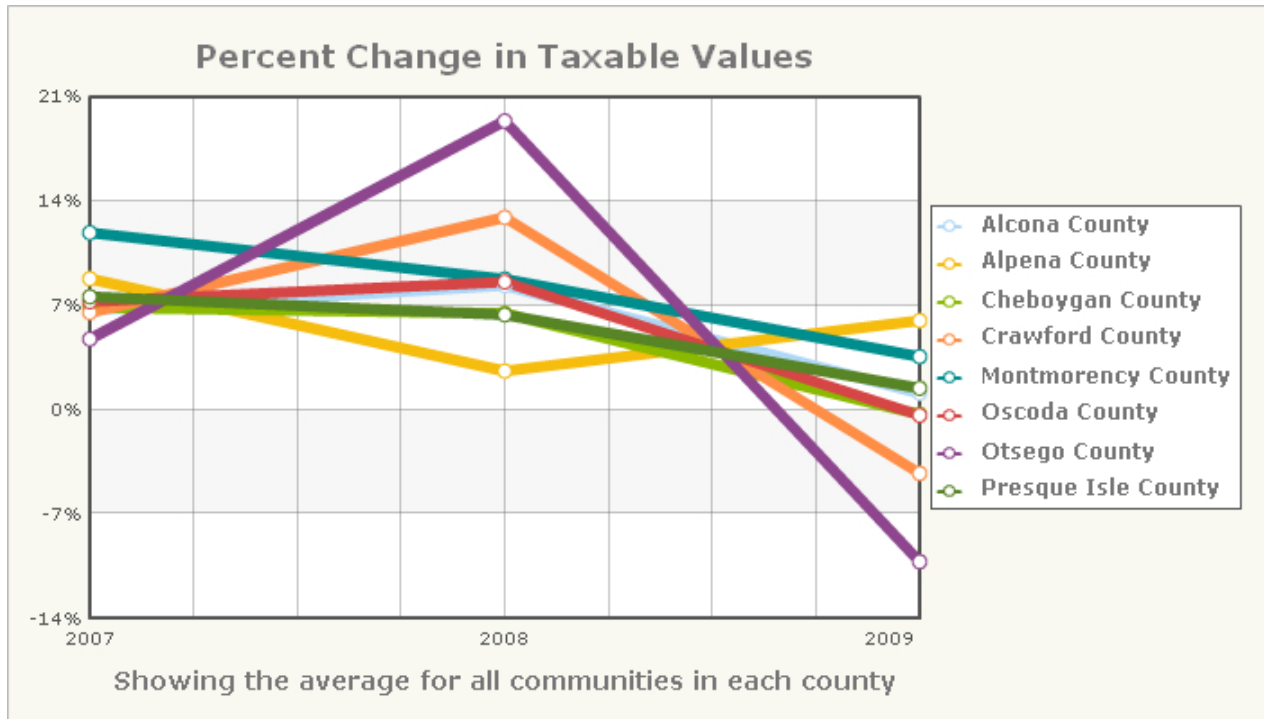
Figure 2-16: Fund Balance as a Percent of General Fund Revenues for Northeast Michigan



Fund Balance as a Percent of General Fund Revenues

Most units maintain a positive fund balance, and it is a sign of fiscal distress if the fund balance is negative. Units typically find it beneficial to keep the fund balance from declining too greatly as this inhibits their ability to cope with unexpected circumstances in either the revenue or expenditure stream. The actual variable constructed for this indicator is the general fund balance as a proportion of general fund revenue. If a unit maintains a general fund balance less than 13 percent of its general fund revenue, it scores a 1. Conversely a general fund balance above the 0.13 level scores a 0. **Figure 2-16** shows fund balance for all of Northeast Michigan.

Figure 2-17: Percent Change in Taxable Values for Northeast Michigan



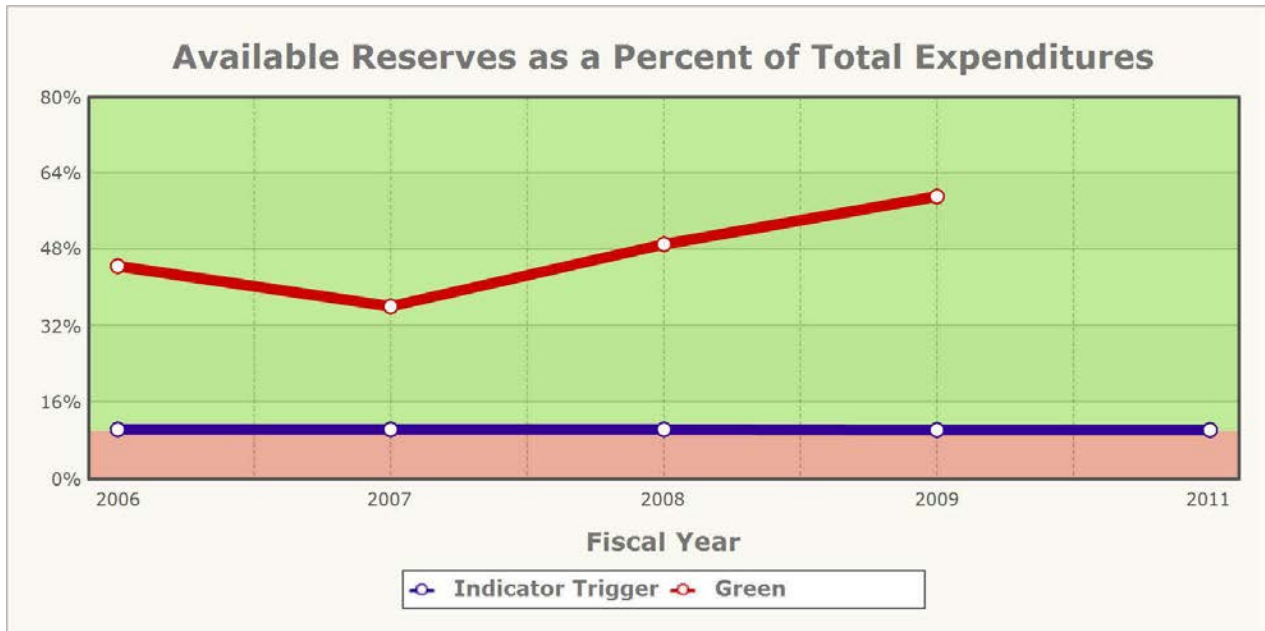
Percent Change in Taxable Value

Much as with population growth, there appears to be a relationship between declining taxable value of a unit and its fiscal health. Since many local governments rely heavily upon property taxes, it follows that decreases in taxable value will require major adjustments in expenditures. Two-year growth periods of real taxable value for each unit are computed. Units score a 1 if they demonstrate negative real growth and a 0 if they exhibit positive real growth. To compute real taxable value, the current year taxable value is divided by the adjusted deflator. **Figure 2-17** shows percent change in taxable value for all of Northeast Michigan.

Available Reserves as a Percent of Total Expenditures

Available reserves is the total equity minus any designated and reserved funds) divided by total annual expenditures (includes general fund, enterprise funds, and all other funds but excludes component unit funds). **Figure 2-18** gives a picture of the available reserves for Green Township. As can be seen, reserves in Green Township fall well above the indicator trigger.

Figure 2-18: Available Reserves as a Percent of Total Expenditures for Green Township



Community Services & Facilities

One of the primary contributors to the quality of life of a community is the type and variety of services made available to both local residents and visitors to the area. Often, a smaller community does not have the financial resources to provide many of the services that would be considered essential in a larger community. The more populated a community, the greater the variety of public, semi-public and private services available to the residents.

This chapter will identify the types and extent of services now available to residents and businesses in Green Township. Though these services may be sufficient for the needs of the current population, with continued growth the Township may require an upgrade or expansion of services and facilities to maintain a satisfactory living environment in the future.

Water and Sewage Disposal

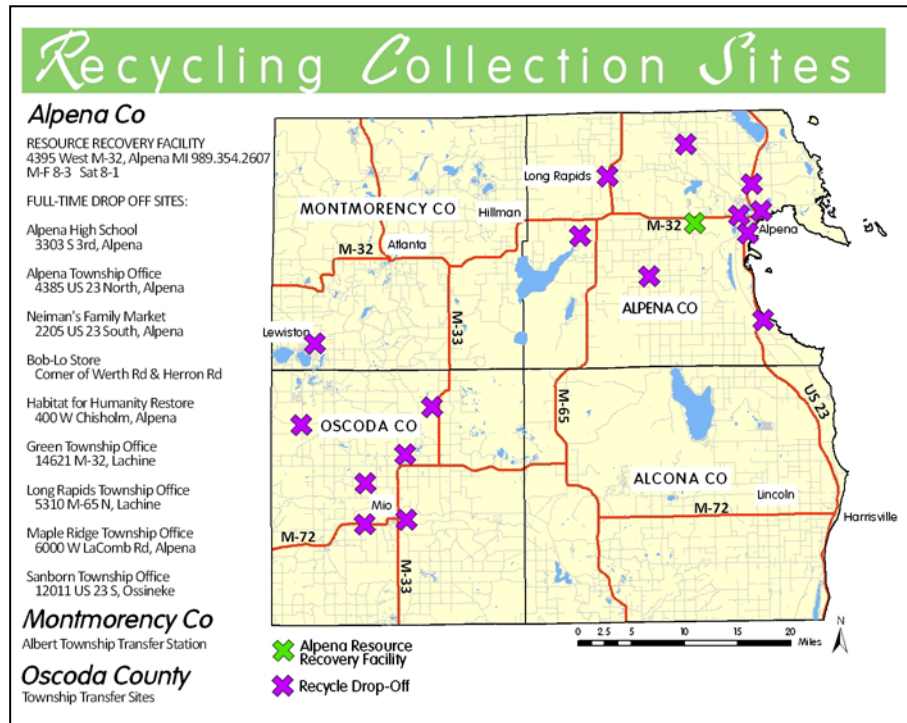
Green Township does not provide public water or sewage disposal for Township residents. Public water and sewer service is available in the Village of Hillman. The eastern portion of the Village extends into Green Township and consists of a residential development. However, on-site private wells provide domestic drinking water, and private on-site septic systems serve for wastewater disposal for the majority of the community. Private septic systems have worked satisfactorily in the past, when development was scattered and/or seasonal in nature. With the conversion of seasonal homes to year-round use, added to the increase in development along major roadways and shoreline areas, septic system problems have occurred more frequently. Compounding the problem, soils in some areas of the Township are poorly suited for siting septic filter fields. Lots with wet soils or bedrock close to the surface pose special problems for on-site sewage disposal. Even sandy soils, which percolate well, may lack filtering action necessary to protect nearby drinking water wells or lakes and streams. For these reasons, the Township has adopted septic system regulations for properties adjacent or having access to its inland lakes. This document supports and recommends the continued enforcement of these regulations. Additional information on soil types and limitations can be found in Chapter 4.

Solid Waste

Green Township does not presently offer solid waste management or disposal service. Four private waste haulers handle the solid waste disposal needs of area residents and businesses: Thunder Bay Sanitation of Hillman, Panda Waste of Hillman, Greenway (L & N) Disposal of Alpena and Jewell's Disposal Services, Inc. of Posen. As an option to private contracts for waste hauling, citizens may haul garbage to the Montmorency-Oscoda-Alpena Landfill and pay per bag.

Figure 3-1

Montmorency and Alpena Counties have formed a multi-county recycling authority that offers countywide recycling opportunities. Township residents may drop recyclable items at a drop box accepting such items as newspapers, glossy paper, colored and clear glass, tin and aluminum, and most plastics. This dropbox is located at the Green Township Hall. See **Figure 3-1** for all dropoff sites. Alpena County and other nearby areas hold periodic household hazardous waste drop-off days.



Utility Services

Presque Isle Electric and Gas Cooperative, Inc. supplies electric service to the majority of the Township, with Alpena Power Company providing electric service in isolated cases.

Natural gas is also provided by Presque Isle Electric and Gas, serving customers along M-65 and M-32. Other gas users may purchase liquefied propane or fuel oil from several suppliers throughout the area. Some residents elect to heat with wood.

Local telephone service is provided by Frontier, while residents and commercial users have the option of choosing long distance service from several providers. Allband Multimedia also provides telephone and high speed internet, while high-speed internet connection is also available within Green Township from various providers. Wireless telephone service is also available from a variety of providers.

Cable television service, provided by Charter Communications, is currently available only to residents in the area of Park Road in Lachine. However, Allband Multimedia is expected to provide satellite service in the near future.

Police, Fire and Ambulance Services

Law enforcement for Green Township is primarily the responsibility of the Alpena County Sheriff's Department. The Michigan State Police, which has a branch office in Alpena, provides assistance as necessary, but regularly patrol only state roads, such as M-32 and M-65, in the Township. Green

Township's geographic location in the County may mean longer response times. Green Township falls within the four-county region (Alpena, Alcona, Montmorency and Presque Isle) covered by the Huron Undercover Narcotics Team (HUNT).

Fire protection for the east side of Green Township is provided by the all-volunteer Green Township Fire Department. The fire station is located at M-65 and Moores Landing Road, and also serves the west portion of Ossineke Township. Fire protection on the west side of Green Township is provided by the Hillman Fire Department. The Township Fires Department is supported by Mutual Aid agreements with the surrounding entities.

Alpena County's enhanced 911 emergency and ambulance services are available for all Green Township residents.

Transportation

Two State highways intersect in Green Township. M-32 runs east and west across the northern part of Green Township for 10 miles. M-65 runs north and south along the east side of the Township for 10.5 miles. The roads are combined for approximately ½ mile where they intersect at Manning Hill (**Figure 3-2**). Other local roads are under the County jurisdiction, and all roads in the township are maintained by the Alpena County Road Commission, with funding assistance provided by the Township. Figure 3-3 shows the location of traffic crashes in Green Township between 2007-2011.

There is no public transit or passenger rail service available to the local area. Limited bus service is provided locally by Thunder Bay Transportation Corporation. The company primarily provides transportation for senior citizens and disabled persons to community services, however the general public may ride the buses if seating is available.

Regional air service is available at the Alpena County Regional Airport, located approximately 8 miles east of Green Township on M-32. Commercial air service is provided by Skywest offering connections to Detroit and Minneapolis. Charter, airfreight, and medevac services, as well as flight training and aircraft rentals, are available from a variety of companies. The Alpena Combat Readiness Training Center (formerly Phelps Collins Air National Guard Base) also shares the airport's runways.

Figure 3-2

Green Township Transportation System

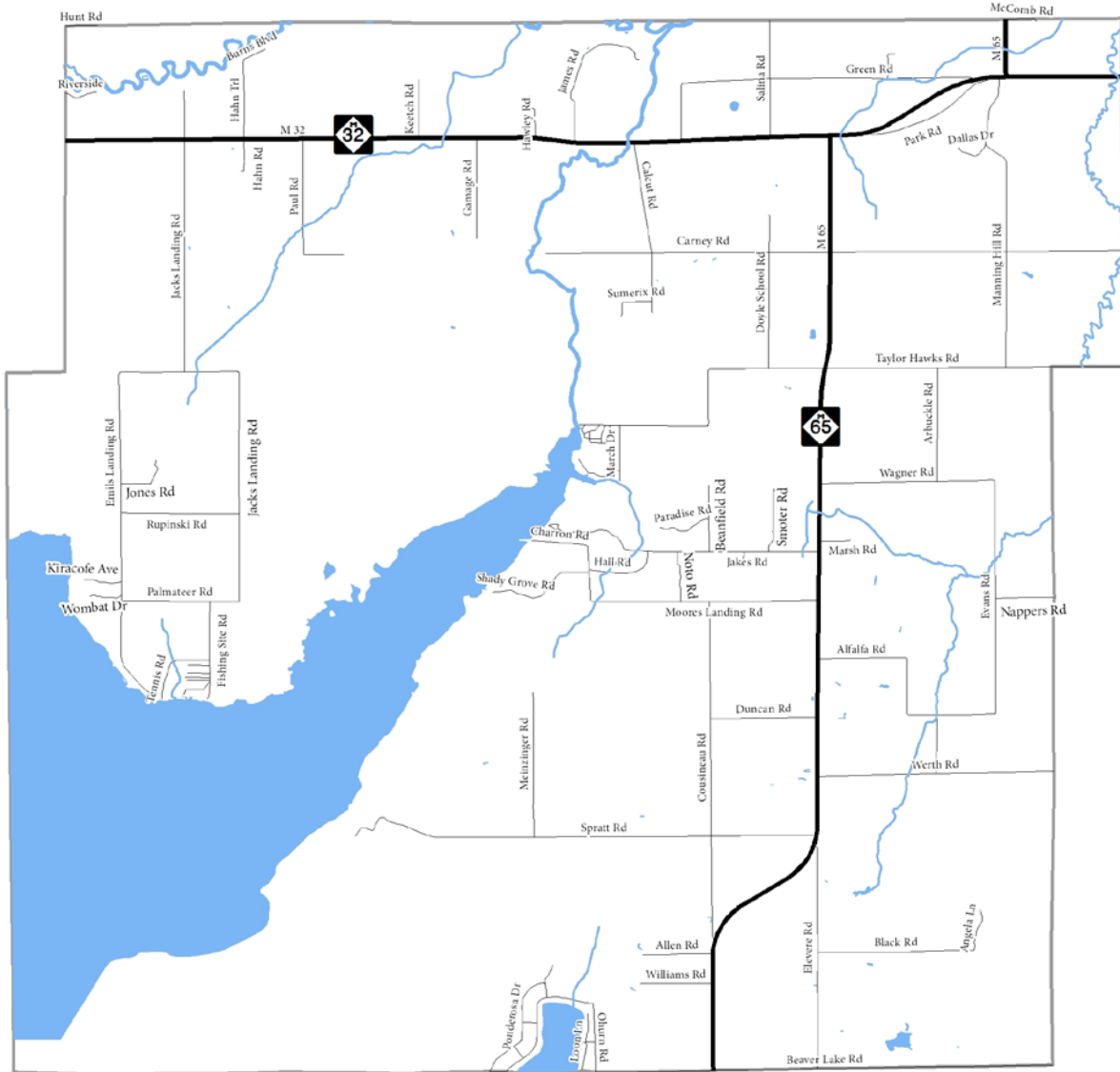
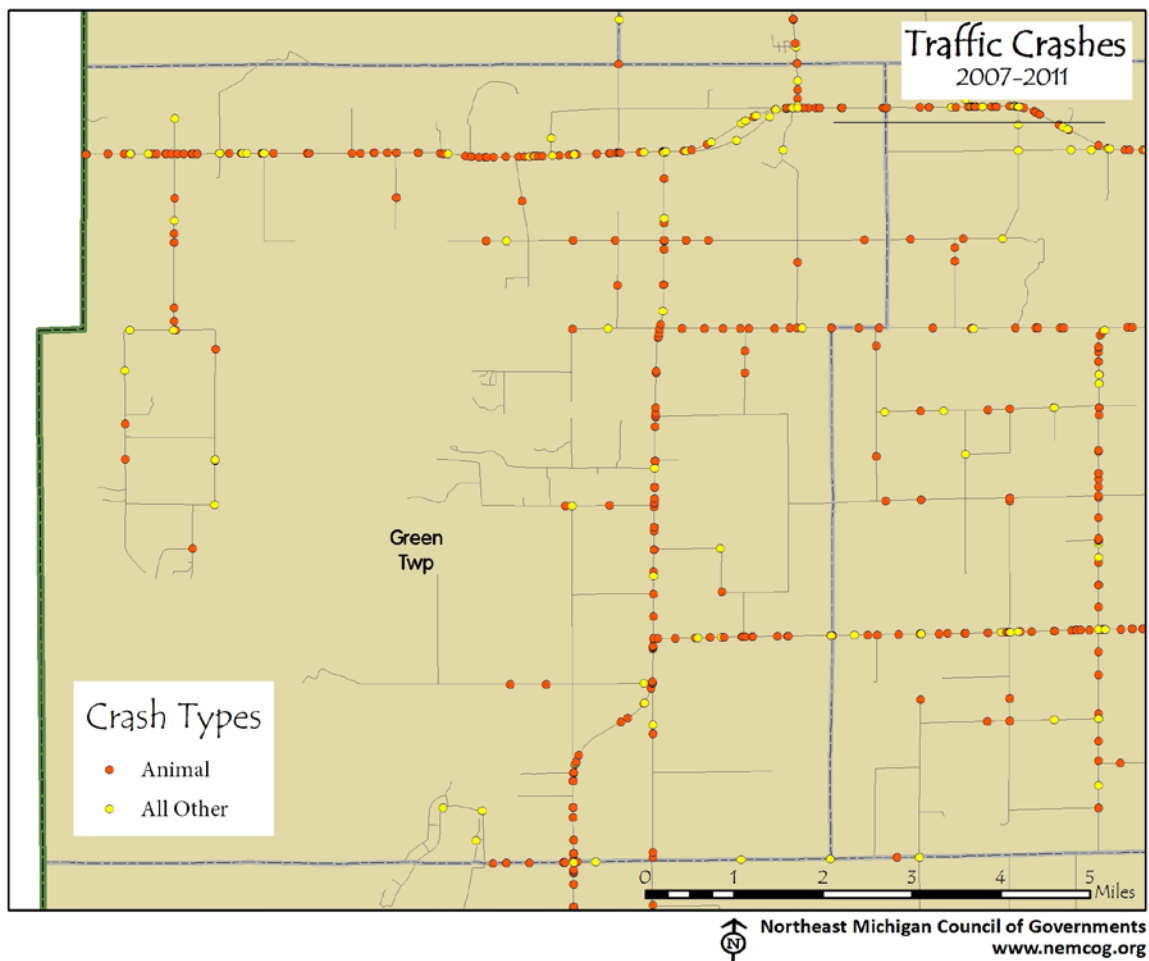


Figure 3-3



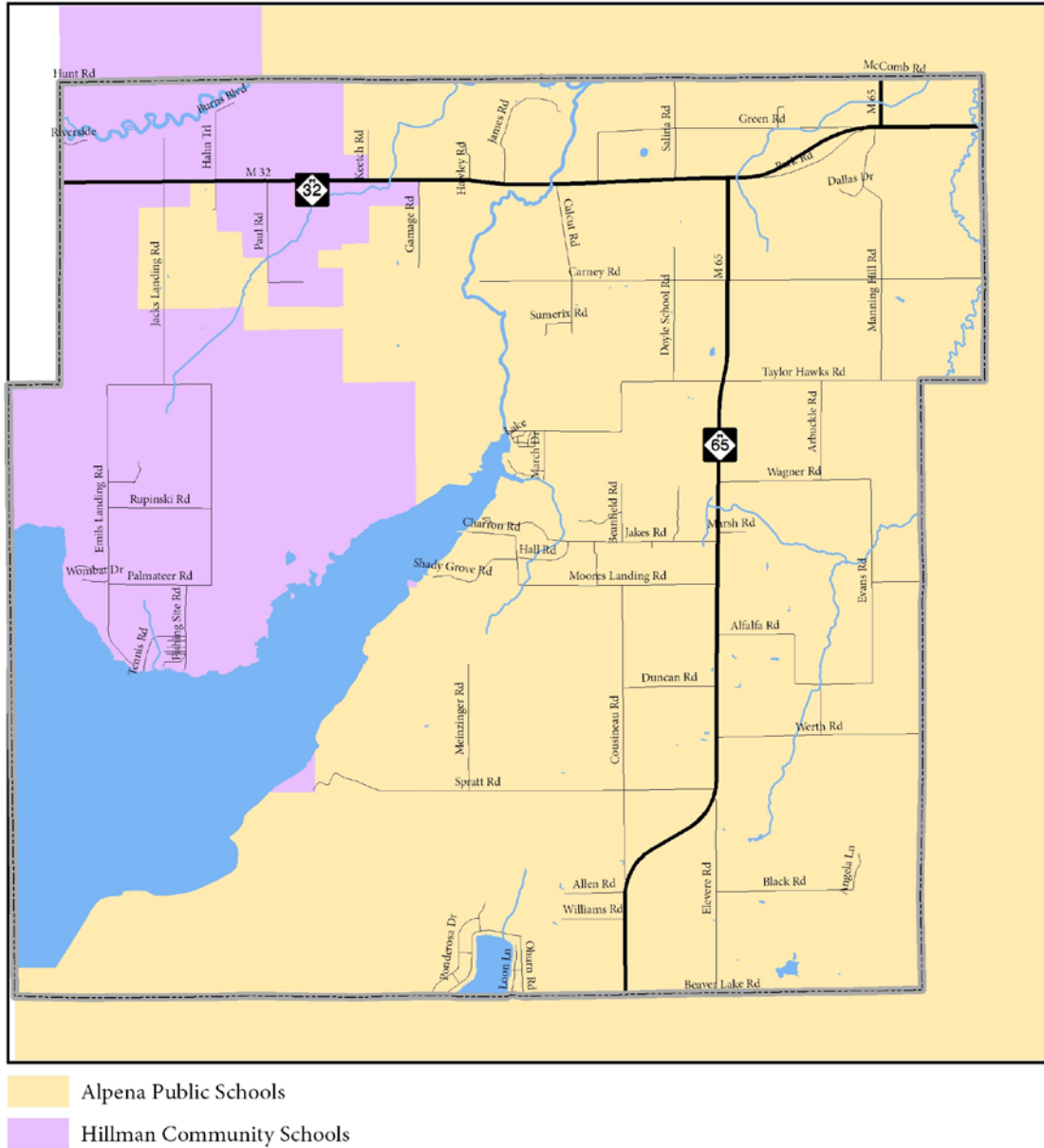
Schools

Green Township is served by Hillman Community Schools and Alpena Public Schools. **Figure 3-4** shows the school districts in Green Township. Bus transportation to appropriate school buildings is available to all students in the Township. In addition to public schools, other education options include All Saints School, Immanuel Lutheran School, Seventh Day Adventist School, and Bingham Arts Academy.

Alpena Community College (ACC), a two-year institution, provides higher education for the region's population. 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. The Associate in Applied Science degree in Utility Technology is the only Associate Degree program in Michigan designed to specifically prepare students to install business and residential electrical, telephone, and CATV transmission systems. 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. 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 Ferris State University and Northwood University. ACC also offers a BSN degree from UM- Flint. The college will also be offering biotech classes in the near future.

Figure 3.4



Cemeteries

Two cemeteries are located in Green Township. Greely Cemetery, located near M-65 and M-32, is the responsibility of the Township Board. Spratt Cemetery, which is located on Spratt Road, is also the responsibility of the Township Board.

Medical Facilities

Thunder Bay Community Health Service, located in Hillman, provides primary care for the entire family (from obstetrics to geriatrics) on an out-patient basis. The facility is staffed by two physicians, one physician's assistant, one nurse practitioner, and a full support staff of registered nurses, licensed practical nurses, medical assistants and health educators. The clinic is fully equipped with x-ray and laboratory capabilities as well as a pharmacy. Physicians at this facility have hospital privileges at Alpena Regional Medical Center in Alpena. There are also two dentists and one chiropractor located in Hillman.

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 which is affiliated with the University of Michigan. 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 locally. There are two medical/surgical units that can provide care for adult and pediatric patients. Alpena Regional Medical Center and other local medical providers also offer a wide variety of specialized medical services. Examples include a hyperbaric chamber, kidney dialysis, specialized cancer treatments, behavioral treatment, and treatments for sleep disorders, as well as other services. Alpena Regional Medical Center has a staff of nearly 100 physicians, over 900 employees, and 300 volunteers.

District Health Department Number Four is often able to provide health care services to the community not available or affordable elsewhere in the area. The Health Department service area includes Alpena, Cheboygan, Presque Isle and Montmorency Counties, and is headed by a twelve-member board made up of representatives from the participating County Boards of Commissioners. Programs offered by the Health Department fall into three categories: home health care services, environmental health services and personal health services.

Hillman Nursing Center is a long-term extended care facility located in the Village of Hillman. The 104-bed facility employs approximately 90 persons, and provides 24-hour skilled nursing care, as well as physical, speech and occupational therapy.

There are eleven assisted living facilities in Alpena County, two of which are located in the Township.

Media

Newspaper coverage is provided by the Alpena News, the County's only local newspaper. Located in the City of Alpena, it supplies local, regional and national news to County residents. It is published six days a week. Other newspapers circulated to area readers include the Montmorency County Tribune, 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 throughout much of Alpena County by "Charter" Cable company. A wide array of radio stations can be received

throughout Alpena County. Radio stations located in the County include WATZ-AM/FM, WHSB-FM/Bay 108 and WQLB/WKJZ (B-Rock).

Other Community Services/Facilities

Green Township-owned facilities include the Green Township Hall which includes ballfields, a basketball court, swings, and picnic tables. Postal service for the Township is located in Lachine and Hillman.

Services to Veteran’s in the Township are provided by the VA Clinic and a Veteran’s Affairs Office in Alpena. **Figure 3-5a and 3-5b** provide a guide to facilities and businesses located in Green Township.

Figure 3-5a

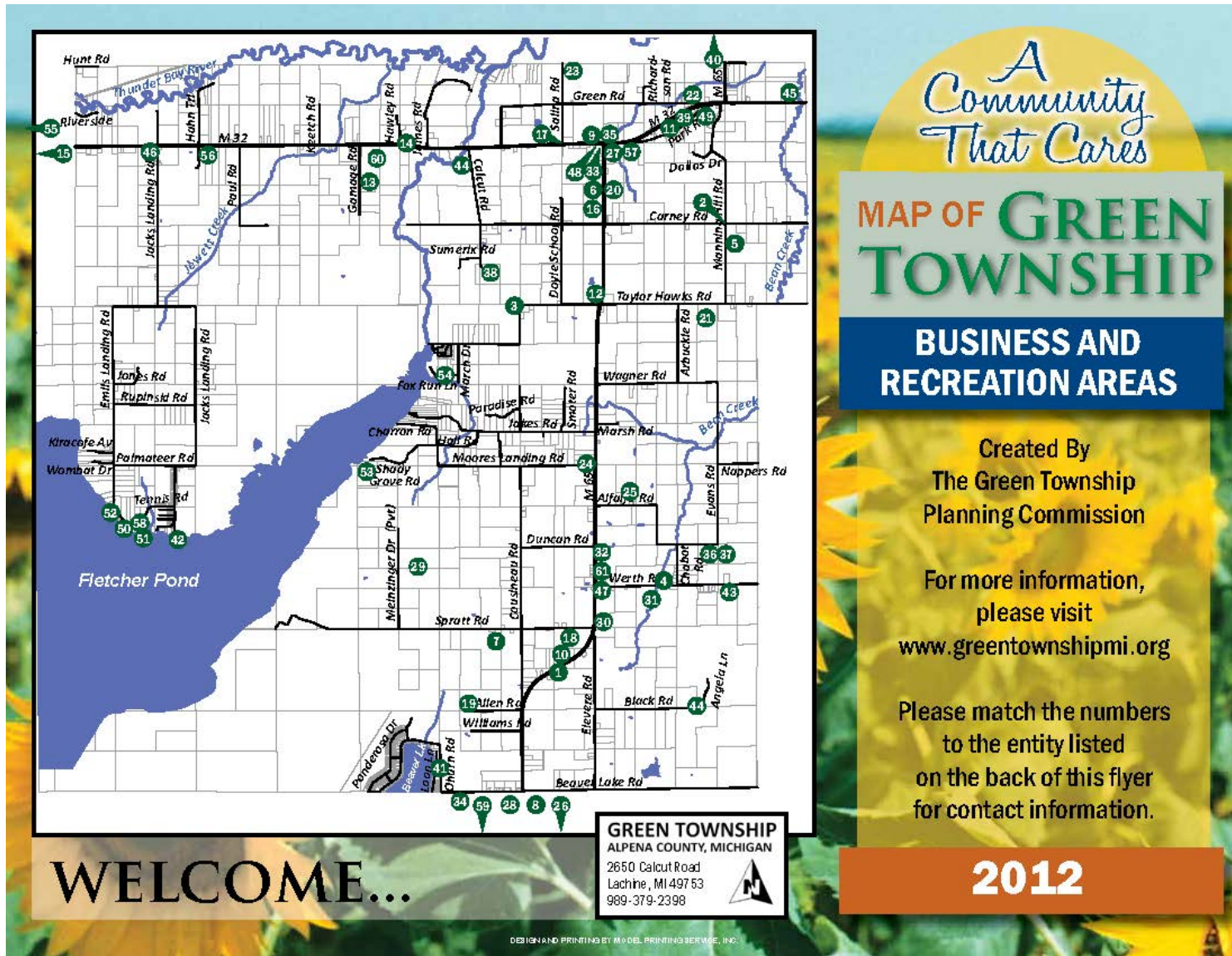


Figure 3-5b

ADULT FOSTER CARE

- 1 Victoria's Adult Foster Care Home
7560 S M-65
Lachine, MI 49753
Victoria or Steven Owens • 989-379-3320
www.victoriadultfostercarehome.com
- 2 Back Home Adult Foster Care Home
1391 Manning Hill Road
Lachine, MI 49753
Kaye Lewis • 989-379-4290

AUTOMOTIVE & TRUCK REPAIR

- 3 Lachine Auto Repair and Tire Service
15310 Taylor Hanks Road
Lachine, MI 49753
Lisa Sutkay • 989-379-4765
All General Service, Air Conditioning,
Tire Sales and Service, Computer Diagnostics
- 4 B.K. Auto Repair
14040 Wirth Road
Lachine, MI 49753
Bill Kinsey • 989-379-3610
Automotive Repair

CATERING

- 5 Good Things Catering & Oakes
2115 Manning Hill Road, Lachine, MI 49753
Chateau Dubie • 989-464-3199
E-mail: goodthingscatering@yahoo.com
Simple Honest Food

CEMETERIES

- 6 Greely Cemetery (Owned by Green Township)
M-65 South
Lachine, MI 49753
Perry Barton • 989-379-2368
- 7 Spratt Cemetery (Owned by Green Township)
Spratt Road
Lachine, MI 49753
Perry Barton • 989-379-2368

CHURCHES

- 8 Beaver Lake Community Church
9007 M65 South
Lachine, MI 49753
Pastor Jack Williams • 989-379-4123
www.beaverlakechurch.info.com
Worship Sundays 11:00am
Pickin' for People - Music for benefits
- 9 Greely Baptist Church ABC
14622 W.M-32
Lachine, MI 49753
Bruce Rubin • 989-884-0024
Sunday School 9:30, Worship Service 10:30,
Bible Study Wednesday 7:00pm
- 10 Spratt United Methodist Church
7440 S M-65
Lachine, MI 49753
Pastor Don Derby • 989-742-4372
Sunday School 9:45am
Worship: 11:00am

COMMERCIAL

- 11 East Shore Asphalt
13920 Park Rd.
Lachine, MI 49753
Don Neuns • 989-379-3994
Commercial/Residential Parking Lots,
Driveways, Resurfacing and Site Prep

CONTRACTORS

- 12 Arlie Black Excavating
2796 South M-65
Lachine, MI 49753
989-379-4038; Call Arlie 464-7377
Call James 464-9568
Building Site Preparation, Driveways,
Land Clearing, Sand and Gravel
- 13 Mac Arthur Construction, Inc.
1555 Gamage Road
Hillman, MI 49746
Wivian Mac Arthur • 989-379-4024
macarthurconstruction@myfamily.com

CRAFTS & HOBBIES

- 14 Sandy Dee's Sewing Quilt Shop
1015 Hanley Road
Hillman, MI 49746
Sandy Sapp • 989-379-2406
E-mail: sandydees@verizon.com
Quilting Classes, Over 3,000 Bolts Fabric,
Wide Variety Backing

FARM IMPLEMENTS

- 15 Gino's Sales Inc.
20931 M-32 W
Hillman, MI 49746
Jim Thompson • 989-742-7500
www.ginosales.com
Kubota Farm Equipment, New Holland
Construction, New and Used Tractors,
Backhoes and More

- 16 Sumex Implement Sales Inc
1338 M-65 S
Lachine, MI 49753
Ivan Sumexix • 989-379-2721
www.sumeximp.com
Machinery Sales, Farm Equipment

FARM PRODUCTS & PRODUCE

- 17 AJ's
1150 Salina Road
Lachine, MI 49753
Al or Amy MacArthur • 989-379-3061
www.ajsberrymfarm.com
Strawberries, Raspberries, Beef,
Maple Syrup, Vegetables
- 18 Arnold Black Farm
15211 Spratt Road
Lachine, MI 49753
Arnold or Jerry Black • 989-379-4491
Strawberries, Sweet Corn

19 Glenn Herron Strawberries

- 16390 Allen Road
Lachine, MI 49753
989-379-4088 Cell: 590-2776
Glen or Karen Herron
Pumpkins, Sweet Corn, and Strawberries

20 Sumexifarms

- 1338 M-65 S
Lachine, MI 49753
Larry Sumexix • 989-657-4073
E-mail: drycovehay@yahoo.com
Dark and Light Red Kidney Bean Seed, Red
Hombry Montanas, Dry Cow Hay, Alfalfa, Grass

21 Green Acres Farm & Feed

- 13449 Taylor Hanks Road
Lachine, MI 49753
Daniel Smolnicki • 989-379-2567
E-mail: adm@greenacresfarm.biz
Feed & Seed, Fertilizer, Hay & Straw

22 Green Road Tree Farm LLC

- 13644 Green Road
Lachine, MI 49753
Bob or Mickey Strong • 989-379-4548
E-mail: mstrong@frontier.com
Green Road Gold Maple Syrup, Lumber,
Firewood, Walking Sticks and Canes

23 Terry Jacobs

- 2087 Salina Road
Lachine, MI 49753
989-379-4539
Cattle For Sale, Hay, Freezer Beef

FIRE DEPARTMENT

- 24 Green Township Fire Department
15000 Moores Landing Road
Lachine, MI 49753
989-379-4112

FORESTRY PRODUCT

- 25 Dean's Timber LLC
14784 Alfalfa Road
Lachine, MI 49753
Russ Dean • 989-464-7266
Firewood, Select Cuts, Clear Cuts,
Whole Tree Chipping Available

GROCERY/GAS

- 26 Beaver Lake Service Center
3543 S M-65
Lachine, MI 49753
Duane Jennings • 989-379-4051
Groceries, Gas, Beer, Wine, Liquor, Lotto,
Storage & Shink Wrap, Souvenirs & Apparel,
Hardware, DNR Licenses
- 27 JR's Country Store
14471 WM-32
Lachine, MI 49753
Margo Rodoske • 989-379-2641
E-mail: jrl111@artlink.com
Gas, Groceries, Liquor, Beer,
Lottory, ATM
- 28 Northland Market
9010 S M-65, Lachine, MI 49753
Jamie Clark, Joe Clark • 989-379-4490
E-mail: piesatnorthland@yahoo.com
Baked Goods, Grocery Items, Bar

GUN SHOP

- 29 Northwoods Gun Shop LLC
6110 Meinings Drive
Lachine, MI 49753
Mark Meininger • 989-369-9944
Arpena County Parks Commission

HAIR DRESSER

- 30 Karen's Country Curl
6931 South M-65
Lachine, MI 49753
Karen Wilson • 989-379-3062
Haircuts,perms, Colors, Highlights,
Facial Waxing, Hair Care Products

HEATING & CONTROLS

- 31 Kauffman's Heat Source
14139 Wirth Road
Lachine, MI 49753
Brad Kauffman • 989-464-8914
E-mail: eatmann43@hotmail.com
Portage & Main Outdoor Wood Boiler and
All Related Products for Heating Needs
- 32 Control Solutions Inc
5937 M 65 South Suite B
Lachine, MI 49753
989-379-2404
www.controlyourbuilding.com
Electrical, Mechanical and
Temperature Controls

HALL RENTAL

- 33 Green Township Hall
14621 W.M-32 Lachine, MI 49753
Perry Barton • 989-379-2368

LAWN CARE

- 34 Beaver Lake Services
16787 Beaver Lake Road, Lachine, MI 49753
Matt Cohoon • 989-766-3269
Lawn Mowing, Tree Services,
Doek Installation, Yard Cleanup
- 35 Cam's Lawn Service
14510 M 32W, Lachine, MI 49753
Cameron Habermehl • 989-884-1618
Lawn Mowing and Trimming, Cleanup

36 DB's Cut & Trim Lawn Care

- 13549 Alfalfa Road
Lachine, MI 49753
Daryl W. Barton • 989-379-2368
E-mail: pdjbarton@peddettie.com
Lawn Mowing and Trimming

NOTARY

- Free notary service to all local residents
- 37 Notary Public / Alpena County
13549 Alfalfa Road
Lachine, MI 49753
Perry Barton • 989-379-2368
- 38 Notary Public / Alpena County
2650 Caleut Road
Lachine, MI 49753
Melony Sumexix • 989-379-2398

PARKS

- 39 Manning Hill Roadside Park
Park Road
Lachine, MI 49753
www.alpenacounty.org
Arpena County Parks Commission

POST OFFICE

- 40 Lachine Post Office
2292 NM-65
Lachine, MI 49753
989-379-4125

PUBLIC ACCESS

- 41 Beaver Lake (Off Black Road)
- 42 Fletcher Pond (Jack's Landing Road)
- 43 State Land (Wirth Road & Black Road)
- 44 Thunder Bay River
(Corner of Caleut & M-32)

RECREATION/ENTERTAINMENT

- 45 Bean Creek
M-32, Lachine, MI 49753
- 46 Good Time Charlies (Pending)
20010 E M-32
Hillman, MI 49746
Chris Hendershot • 231-881-6570
Pizza & Drinks
- 47 Hoppe's Hut
6449 S M-65
Lachine, MI 49753
Harvey & Jen Hoppe • 989-379-4456
Bar, Weekend Music, Daily Food Specials,
Always A Good Time

48 King Ball Field

- 14621 W.M-32
Lachine, MI 49753
Perry Barton • 989-379-2368

RESORTS/BAIT & TACKLE/CHARTERS

- 49 Lake & Stream Charters
13395 Park Rd
Lachine, MI 49753
Richard Rang • 989-379-2617
www.fishalpena.com
Fishing Charters, Lake Trolling
- 50 Fletcher's Landing
5814 Emils Landing Road
Hillman, MI 49746
Duane Reinbold • 989-742-4166
www.fletcherslanding.com
Cabin Rentals, Boat/Motor,
Ice Shanty Rentals, Bait & Tackle
- 51 Jack's Landing Inn & Resort
20836 Tennis Road
Hillman, MI 49746
Dean Robinson • 989-742-4870
www.jackslanding.com
Cabin Rental, Camping, Restaurant/Bar,
Boat/Motor Rentals, Bait & Tackle

52 Killion's Landing

- 5428 Emils Landing Road
Hillman, MI 49746
Mary Jo Killion • 989-742-4385
www.fletcherfoodstayers.com
Camping, Cabins, Boat/Motor Rentals

53 Moores Landing

- 17990 Shady Grove Road
Lachine, MI 49753
Chris Moore • 989-379-4057
Rustic Campground, Boat/Motor
Rental, Bait & Tackle

54 Bradley's Paradise Lodge

- 16391 Taylor Hanks Road
Lachine, MI 49753
Ed Bradley • 989-379-2628
www.fletcherspond.com
Boat/Ponton Rental,
Cabin Rental, Camping

55 Thunder Bay Resort

- 27800 M-32
Hillman, MI 49746
Jack Matthias • 989-742-4502
www.thunderbayresort.com
Golf, Resort, Grill, Elk viewing, Carriage/Sleigh
Ride & Gourmet Dinner, RVPark

56 Willi Bill's Bait & Tackle

- 19485 M-32 W
Hillman, MI 49746
Vicki Rao • 989-742-4874
Full Line Of Bait & Tackle, Open 7 Days A Week

RESTAURANTS

- 57 Good Things Pizza & Ribs
(That Pizza Place)
14471 M 32W
Lachine, MI 49753
Chateau Dubie • 989-379-7777
E-mail: goodthingscatering@yahoo.com
Pizza, Ribs, Hoagies, Mexican
- 58 Jack's Landing Resort
20836 Tennis Road
Hillman, MI 49746
Dean Robinson • 989-742-4370
www.jackslanding.com
Restaurant/Bar

59 The Depot

- 3020 M-65 South, Lachine, MI 49753
Jamie Clark • 989-379-4264
Home Cooked Meals, Pizza

SNOWPLOWING

- 60 Northern Wing
17295 M-32 W, Hillman, MI 49746
Adrian MacArthur • 989-464-7280
adrianmacarthur@hotmail.com
Snowplowing

WELL DRILLING

- 61 Pure Water Well Inc
6429 South M-65, Lachine, MI 49753
Richard & Lisa Layman • 989-379-3266
www.purewaterwell.com
Water Well Drilling, Service and Repair All
Water Wells, Geothermal Drilling for Heating



Physical Characteristics

Climate

Summer months for the County of Alpena 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 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 tempering effect of Lake Michigan water temperature during the spring and early summer months, a prime period of tornado activity. Hail storms 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. The area receives between 60 to 80 inches of snow a year, but has had winter snowfalls of 175 inches. The Blizzard of 1978 had an impact on this area, as well as the entire State. The blizzard could have impacted Alpena County more severely, however the warmer waters of Lake Huron's Thunder Bay often deflect storms to the northeast or southwest. Nearly all of the precipitation in winter is in the form of sleet and snow. Temperature data from the Midwest Regional Climate Center indicates that climate along the immediate Lake Huron shore is semi-marine in nature and lacks many of the temperature extremes found only a few miles inland. Green Township, located at the westernmost edge of Alpena County, may experience a greater fluctuation in temperature than portions of the county that are located closer to the shoreline.

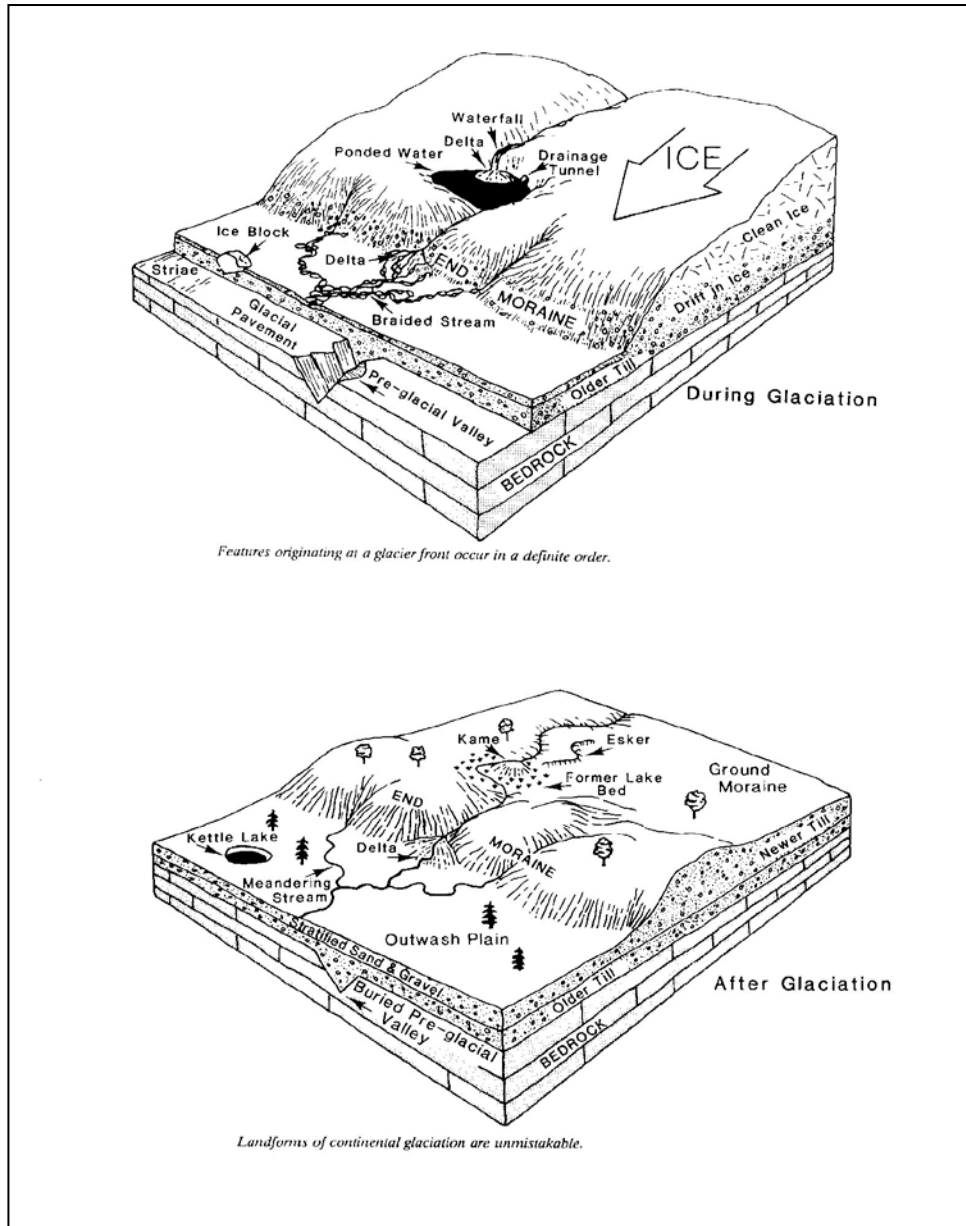
Although Thunder Bay and the Thunder Bay River are usually free of ice by the first week of April, water temperatures remain low enough to produce cool breezes reducing the maximum daily temperatures during the spring and summer. Summer temperatures as high as 106 °F have been recorded, but are unusual. Sub-zero temperatures have been recorded as early as mid-November and as late as April first. 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.

Prevailing winds for Alpena County are about 70% from the west/southwest during spring, summer and early fall. During winter months, however, winds are 70% from the northwest and 20% from an easterly direction. Winds are usually less than 10 mph. During storm periods, winds can easily be 30 mph, with gust to 50 mph, and wind sheer speeds of 90 to 120 mph have been recorded in northeastern Michigan.

Geology

Green Township's surface geology is a result of the advancing and retreating of glaciers prevalent thousands of years ago (**Figure 4-1**). Four geologic features can be used to describe the surface geology of the Township: *Peat & muck*, *moraines*, *till plains*, and *outwash plains* (**Figure 4-2**).

Figure 4-1
Glacial Landforms



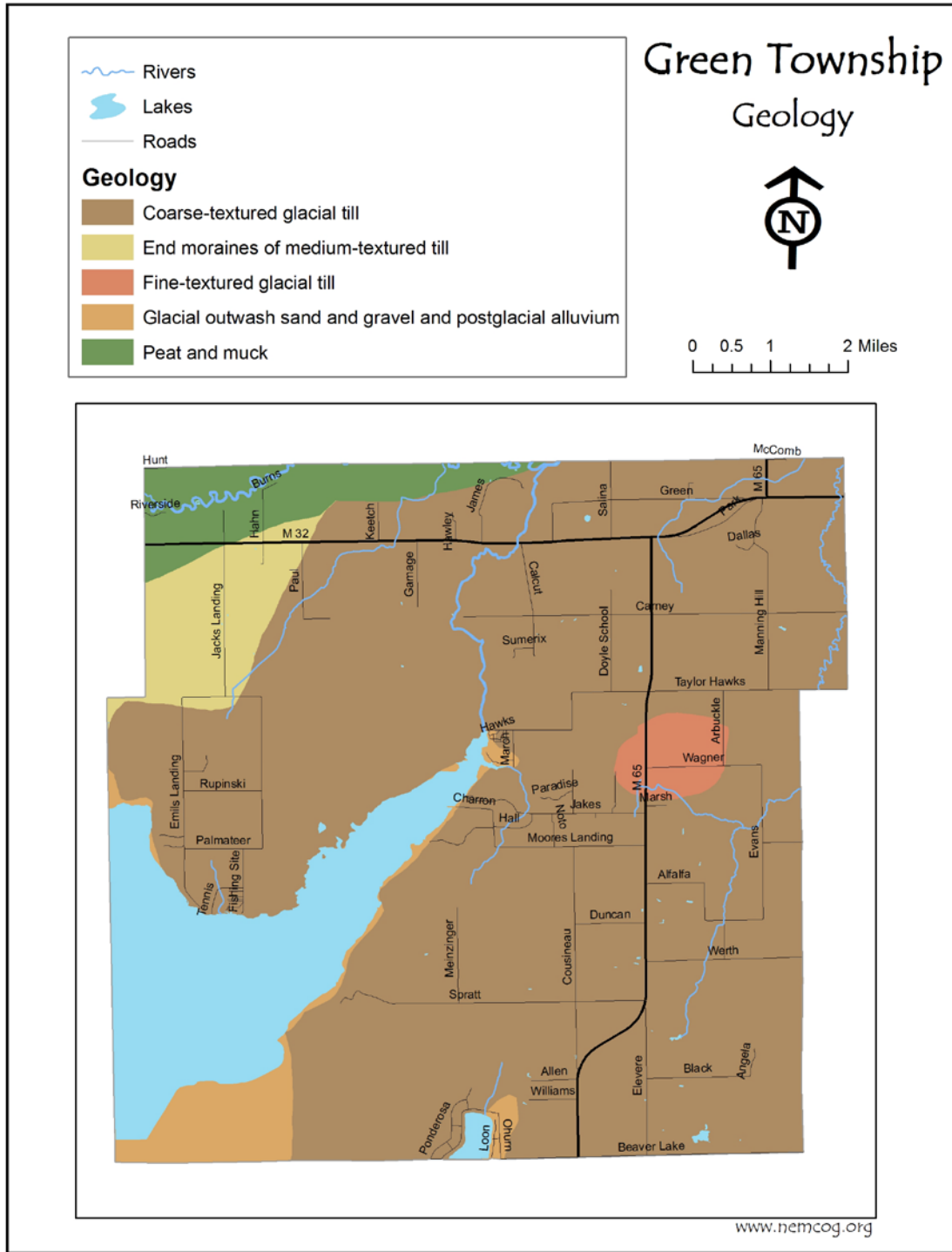
Source: DEQ Geological Survey Division 1988

Peat and *Muck* are both comprised of organic soil material, with muck containing more minerals than peat. In peat, the original plant parts are recognizable, but these are indistinguishable in muck. Peat & muck are found at the northern and northwestern edge of the Township. *Moraines* are

shaped like hilly ridges and were formed by the deposition of unsorted sand, gravel, rock and clay at the margins of the glacier. An area of end moraines lies in the northwestern portion of the Township, just south of the peat and muck formation. *Till plains* were also formed from ice deposition; they are the level areas between moraines consisting of unsorted sand, gravel, rock, and clay. *Outwash plains* are water-laid deposits from the melting glacier. Found primarily in the southwestern portion of the Township, under what is now Fletcher Pond, outwash plains are stratified deposits of sand, gravel, silt, and clay deposited by the melting glacier. Coarse-textured glacial till is the dominant surface geology type found throughout the Township. A small area of fine textured glacial till is located in Section 5 and portions of Sections 6, 7 and 8.

Eskers are another geological feature found in the Township. An esker is a long, narrow, sinuous, steep-sided ridge composed of irregularly stratified sand and gravel. One such esker is located in the north central portion of the Township, extending through Sections 34 and 26, and into Section 23. Another, longer, esker is located in the extreme southeastern corner of the Township and winds north along the Township boundary until it crosses into Wilson Township.

Figure 4-2



Soils

Soils information is important in the determination of types and intensity of land uses. The nature of the soils and the slope of the land within the Township determine potential land use, soil infiltration rates, water holding capacity and soil erodibility. The construction of roads, buildings, and septic systems on steeply sloped areas or areas with organic and hydric soils require special design considerations. If developed improperly the impacts to natural resources can be far-reaching.

The Natural Resource Conservation Service completed a detailed soil survey for Alpena County. Using the results of this survey and digital versions of the soil survey maps from the Michigan Center for Geographic Information, a series of soil maps for Green Township were developed.

Four soil types dominate the Township landscape: Sand and gravel, loam, sand and loam, and sand. **Figure 4-3** shows the location of the prime agricultural soils in the Township. As evident in the map, agricultural soils dominate the Township except in the south central portion. The soils in much of Green Township are under severe constraints for development and/or installing septic systems. Nearly half the Township has severe constraints due to hydric soils or steep slopes. Hydric soils are particularly dominant in the area of the Fletcher Pond's southern shoreline. Steep slopes are found throughout the Township, but primarily forming a narrow band in the central portion of the Township, running north and south of Fletcher Pond. Lower density, less intensive development should be directed to areas with these severe building constraints.

Green Township is highly susceptible to septic limitations, with virtually all of its soils exhibiting severe constraints (See **Figures 4-4 and 4-5**). Since they do not absorb septic effluent efficiently, sand and gravel close to the septic field are considered poor filters. This is a problem when the water table is close to the surface or when high-density development occurs. Soils that are subject to wetness or ponding such as those surrounding Fletcher Pond are also ill suited for use as septic absorption fields due to excessively slow absorption rates. The Township also contains significant areas of soils that perc slowly or that have steep slopes. Conditions such as these increase the Township's vulnerability to ground water contamination. It is possible in some cases, however, to mitigate the impacts caused by development in less than ideal soils. As an example, soils subject to slow absorption rates can be made more effective if fill material is used to raise the absorption field above the water table, or if a subsurface drainage system is installed to lower the water table. In the case of poorly filtering soils, alternatives include the application of fill material to the site, and/or the enlargement of the absorption field.

Figure 4-3

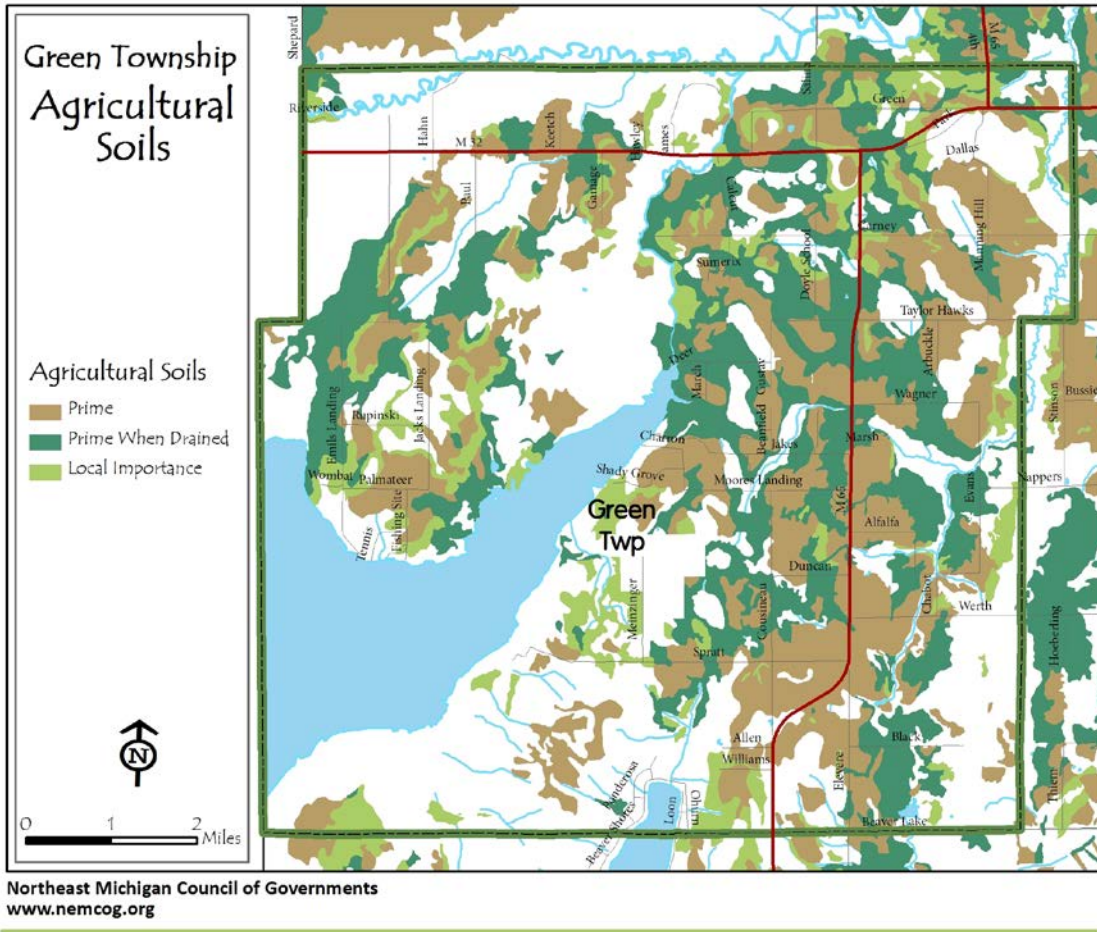


Figure 4-4

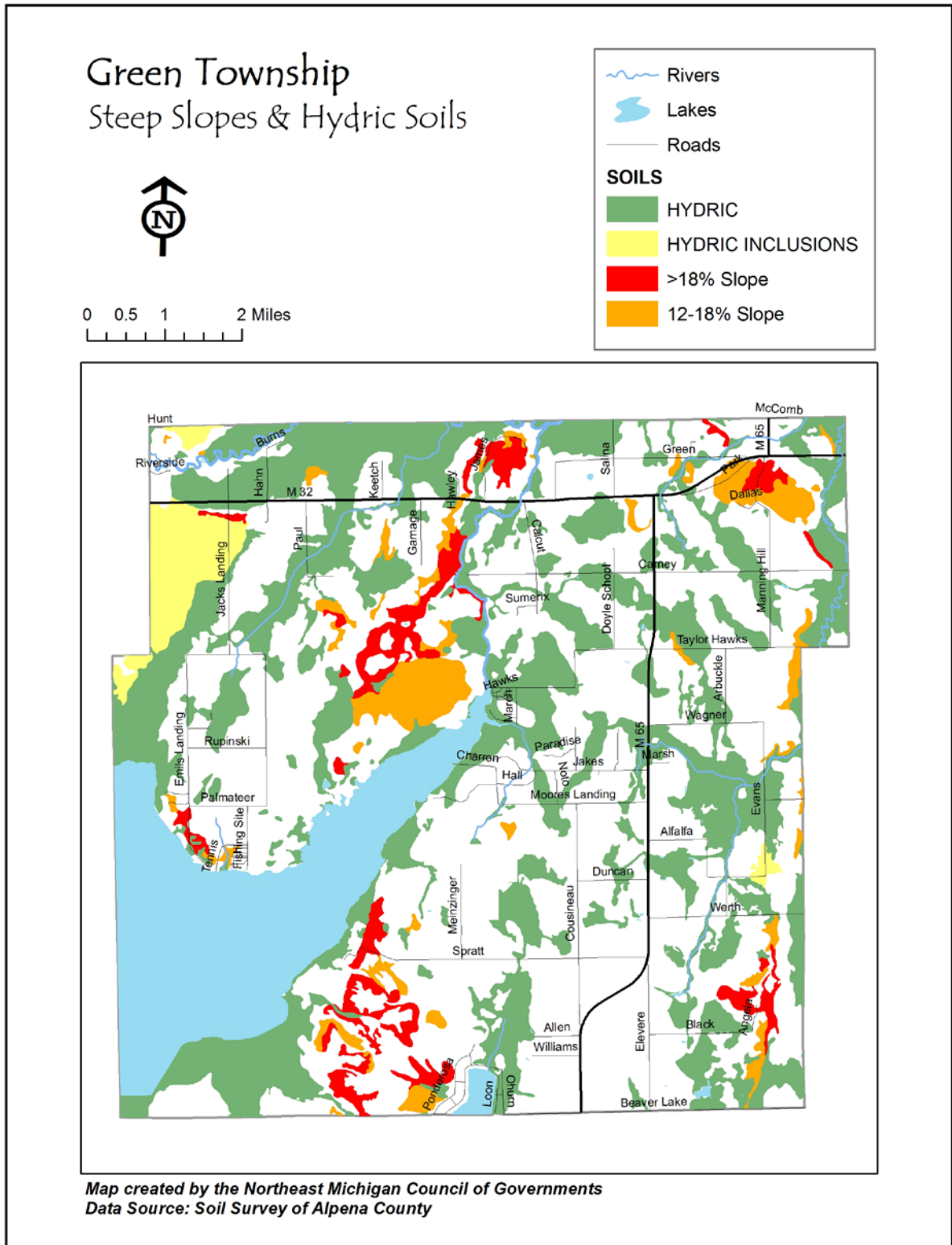
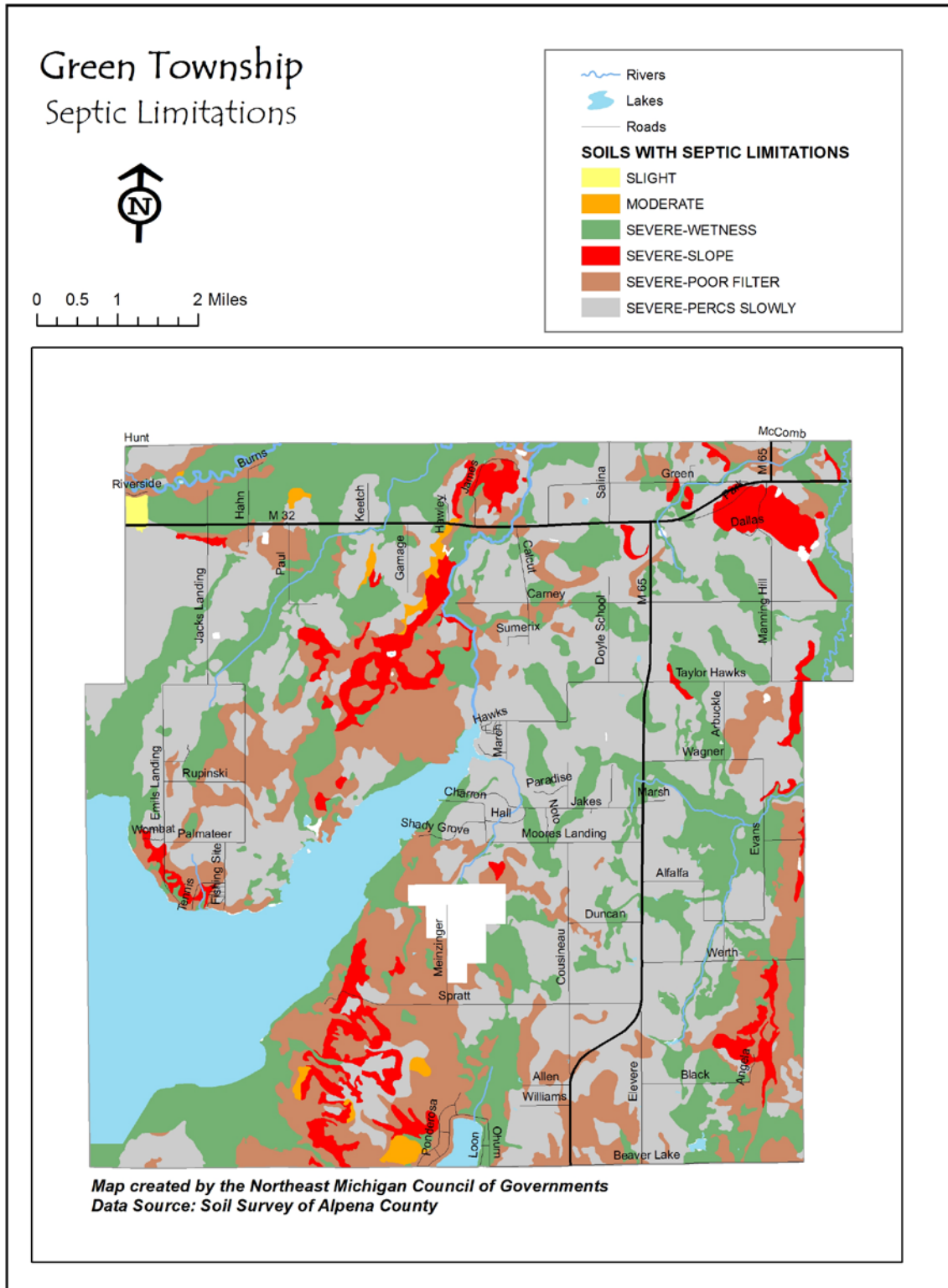


Figure 4-5



Water Resources

Green Township's three most significant bodies of water are Fletcher Pond, Beaver Lake, and the South Branch of the Thunder Bay River (**Figure 4-6**). Fletcher Pond, a reservoir created by the construction of a hydroelectric dam on the South Branch, is the largest body of water in the Township, and in the County as well. Shared with Montmorency County, the reservoir covers a total of 8,970 acres with 5,310 acres in Green Township.

Numerous water quality studies have been conducted on Fletcher Pond and the Thunder Bay River. Although pollutants such as sediment from eroding streambanks and road/stream crossings have been identified, the river exhibits a *Good to Excellent* water quality rating. With the ever-increasing demands development puts on water resources, however, great care will need to be taken to ensure continued high water quality for the future. Many factors can threaten or impair water quality. Threats and potential threats to the water resources of Green Township include:

- Sediments and contaminants introduced to the lake and river by stormwater runoff
- Increased development of shorelines
- Loss of wetlands and wildlife habitat due to development and other human impacts
- Inadequate or poorly maintained septic systems
- Agricultural runoff that contribute bacteria and nutrients to the water system
- Increased sedimentation from shoreline erosion
- Erosion at road/stream crossings
- Impairment of recreation and aquatic/wildlife habitat with the introduction and spread of invasive species.

In a 2003 inventory of nonpoint source pollution in the Thunder Bay River Watershed, sediments and nutrients were determined to be the pollutants most affecting the Thunder Bay River. Sources of sediment include road/stream crossings, streambank erosion, stormwater runoff, agricultural operations, land development practices and lake and river access sites.

Excess nutrients are introduced to the Thunder Bay River and Fletcher Pond from a variety of sources. Yard and pet waste, improperly functioning septic systems on riparian parcels, and livestock management practices (including unrestricted livestock access to water bodies and the storage/application of manure) are significant sources of nutrients. Another by-product of excess nutrients in a water body is the proliferation of aquatic nuisance species such as Eurasian watermilfoil (present in large portions of Fletcher Pond) and Hydrilla. Once introduced to a water body these species can spread rapidly, forming dense mats of vegetation that not only hamper navigation, but deprive native aquatic plants and animals access to sunlight. As the plant matter dies and sinks to the bottom of a lake it decomposes, and in the process depletes the oxygen supply, further degrading habitat for native species.

It is important to address all of these water quality threats. The economy of the Township in large part depends on the availability of high quality lakes and streams for recreational purposes. The tourism industry, in particular, thrives because of the boating, fishing, and hunting opportunities afforded by these pristine waters. Golf courses, canoe liveries, restaurants, entertainment enterprises, and many other businesses also benefit from the numbers of visitors attracted to the area by water related recreational opportunities. Any degradation of the water system will adversely affect Green Township's standing as one of northeast Michigan's preferred vacation

destinations. A water quality monitoring program should be considered (perhaps in partnership with adjacent counties or townships) in order to safeguard the quality of the Township's water resources. The highly developed Beaver Lake, in particular should be monitored closely, and information on how to protect the quality of the lake should be made available to its shoreline residents.

Figure 4-6



Existing Land Use

Land Ownership

Approximately 96% of the Township is made up of private land and 4% is owned by the State of Michigan (approximately 1,970 acres). Portions of the Mackinaw State Forest can be found in the southeastern and extreme northern areas of the Township. In general, private land in the Township is made of up tracts greater than 10 acres in size. However, as with other parts of northern Michigan, land is increasingly being divided into smaller tracts of 10 acres or less. These smaller tracts can already be found around in some areas in the Township.

Land Use

Soils, topography and surface water in large part determine land uses for the Township. The natural and scenic landscape is one of the Townships biggest attractions, and this is reflected in its dominant land use types. Forests and wetlands account for 64 percent of the Townships total acreage.

Land Use Category	Acres	Square Miles	% of Township
Lowland Forests	16,826	26.3	32.8
Upland Forests	15,433	24.1	30.0
Agricultural	9,527	14.9	18.6
Water	5,772	9.0	11.3
Non-forested Uplands	2,333	3.6	4.6
Wetlands	1,068	1.7	2.1
Commercial	59	0.09	0.1
Residential	164.8	0.26	0.3
Recreational	56.6	0.09	0.1
Quarries/Barren	34.2	0.05	0.07
TOTAL	51,274	80.09	100%

Source: Michigan Resource Inventory System – field checked in 2006, updated in 2013 by NEMCOG

Lowland Forest:

Lowland forests constitute the largest land use (32 percent or 16,826 acres) of the Township's surface area. Lowland forests are defined as those containing ash, elm and soft maple, along with cottonwood and balm-of-Gilead. Lowland conifers, such as cedar, tamarack, black and white spruce and balsam fir stands are also found in this environment. Lowland forests are spread fairly uniformly around the Township.

Upland Forest:

Upland forests make up 15,433 acres or 30 percent of the Township's surface area. Species such as sugar and red maple, elm, beech, yellow birch, cherry, basswood, white ash, all aspen types, white, red, jack and scotch pines predominate areas classified as upland forests. Other upland conifers include white or black spruce, balsam, or Douglas fir, along with areas covered by larch and hemlock. Upland forests are most prevalent north and south of Fletcher Pond in large, unbroken areas.

Agriculture:

Agricultural lands occupy another large portion of the Township's total area. The agricultural land use category includes land that is used for the production of food and fiber, and for non-food livestock such as horses. Types of agricultural operations fall into a variety of classes: cropland, orchards (including vineyards and ornamental horticulture), confined feeding operations for livestock, pasture lands, farmsteads, greenhouse operations, and horse training areas. With 9,527 acres (18.6 percent) classified as farmland, agriculture is one of the Township's largest land use categories, and represents a significant portion of all prime agricultural land in Alpena County. Agricultural land dominates the eastern half of the Township.

Non-Forested Uplands:

Non-forested uplands account for 4.6% of the land cover in the Township. This category consists of herbaceous open and shrub land. Old farm fields would fall also into this category. Non-forested uplands are found interspersed among upland forests in small, isolated areas.

Non-Forested Wetlands:

The Land Use Map for Green Township (**Map 5-1**) shows that 2.1 percent, or 1,068 acres of the Township's land area is classified as non-forested wetlands. Numerous small wetlands are scattered throughout the Township, with larger areas adjacent to Fletcher Pond. Wetlands are those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years. The hydrologic regime is such that it permits the formation of hydric soils, or supports the growth of hydrophytic vegetation. Examples of wetlands include marshes, mudflats, wooded swamps and floating vegetation situated on the shallow margins of bays, lakes, rivers, ponds, and streams. These wetland categories include shrub wetlands, fresh-water marshes, wet meadows, open bogs, emergent wetlands and aquatic bed wetlands.

Wetlands are a valuable asset to the Township. These unique water features improve water quality by filtering nutrients, organic chemicals and toxic heavy metals. In addition, wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. By absorbing excess water when river levels are high, and releasing water when levels are low, wetlands help lessen the impact of droughts or floods.

Residential, Commercial, Recreation & Quarries/Barren:

The land use/land cover classification used for this plan was derived from the Michigan Land Cover Data Set (U.S. Geological Survey). This data classifies land use according to actual land cover. Therefore, a parcel may contain several different land use/land cover categories. As a result, only a small fraction of the Township's land is classified as residential, commercial, recreational, or quarries/barren. While Commercial (0.1 percent) and Residential (0.3 percent) land uses make up seemingly insignificant portions of the Township, they are most important when considered from financial asset and

sociological perspectives. Much of the residential land use occurs on land that is classified as agriculture and forest, in fact making Green Township a residential community.

Table 5-2 shows the State Equalized Value (SEV) for the major land uses found within the Township. This table depicts land use on a parcel by parcel basis rather than by actual land cover, therefore the residential category appears much higher because parcels which are primarily residential have had the other land cover categories removed (categories which appear in the Michigan Land Cover Data Set that was used to produce **Map 5-1** and **Table 5-1**). Residential land uses total over 74 percent of the Township’s value with agricultural uses being the next highest at 15.2 percent.

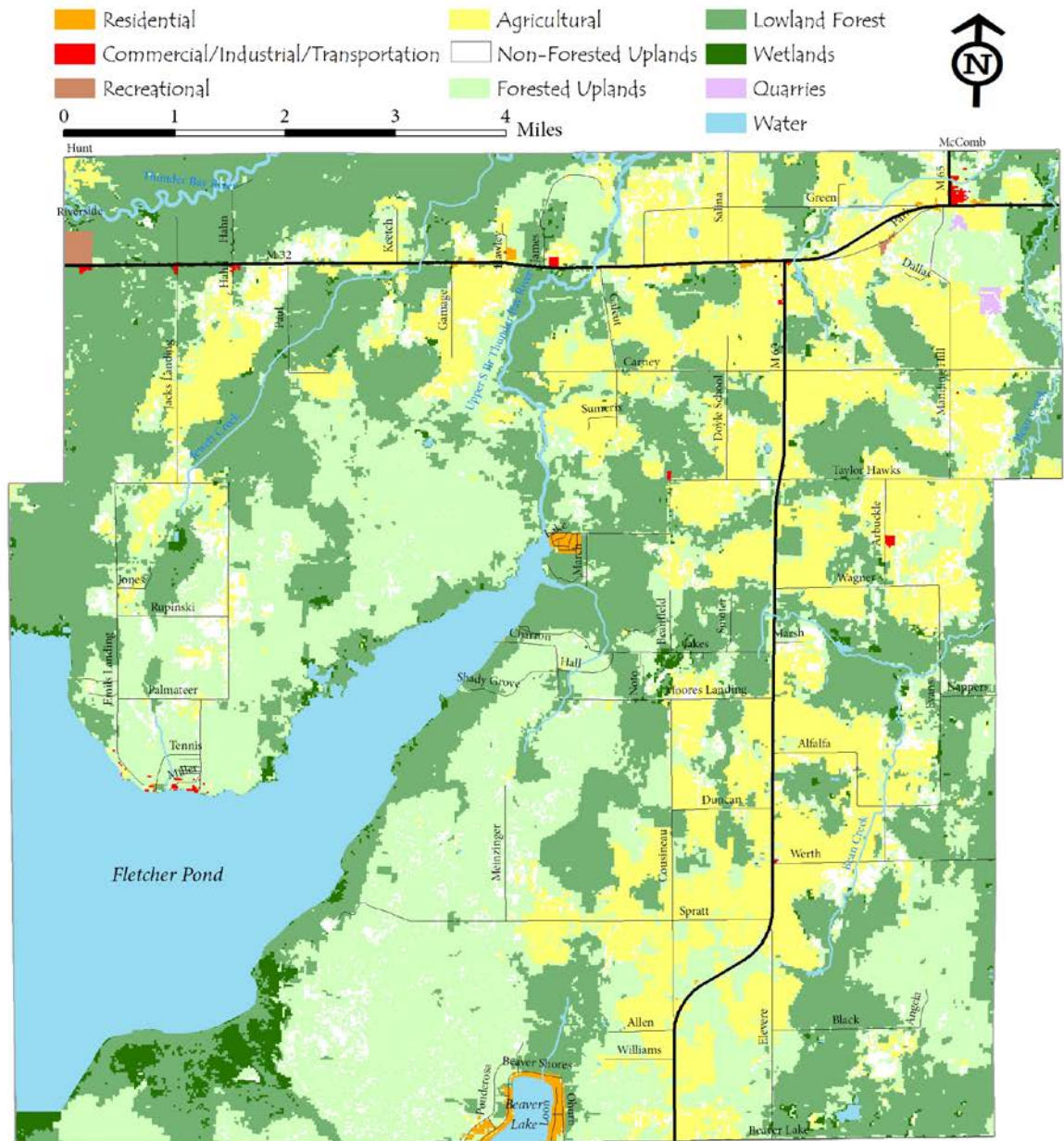
Population trends show that Green Township, on a percentage basis, leads many adjacent jurisdictions in attracting residential growth. This is probably the result of the abundance of water features, forests, agricultural lands, and other natural amenities. Preserving the desirable land uses, while providing for growth is the challenge presented in this planning process.

Table 5-2 Relative Value of Green Township Land by Use		
Classification	State Equalized Value	% of Total
Residential	\$51,432,500	74.6
Agriculture	\$10,458,300	15.2
Commercial	\$2,231,000	3.2
Industrial	\$129,800	0.2
Personal Property	\$4,710,800	6.8
Total Real + Personal Property	\$68,962,400	100%
Source: Michigan Department of Treasury		

Green Township

Figure 5-1

Existing Land Use



Goals & Objectives

The purpose of this chapter is to establish the goals and objectives that will guide future development within Green Township. In developing community goals and objectives, it is important to analyze existing community characteristics such as: social and economic conditions, services and facilities, environmental conditions, 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 Township held a workshop on May 15, 2006 to gather input for establishing long and short term community goals and objectives. 42 people attended the visioning workshop. The group identified assets to protect and problems to address. In addition, the participants were asked to develop a vision of the community 20 years into the future. A full listing of the workshop comments is included in Appendix A. For the 2014 update, the Green Township Planning Commission reviewed the township's goals and objectives to determine if updates were needed.

Green Township Assets to Preserve

Participants in the workshop noted that Green Township is blessed with an abundance of high quality natural resources. Resources include forests, wetlands, farmland/open space, water resources, and wildlife. These resources are some of the primary reasons that many people choose to live in the Township and are important to the local economy and quality of life. The rural character of forest lands, farmlands, and low density residential development creates a landscape with considerable open space. Community facilities and services, such as the local road network, fire department, surrounding schools and area health care facilities are important to the quality of life in Green Township. In addition to the physical assets that are part of the community, are many intangible assets that make Green Township a highly desirable place to live. The people of Green Township value a strong sense of community, a deeply rooted sense of neighborhood synergy, peace, tranquility, and a traditional farming lifestyle. These qualities, along with a lack of crime, slow pace of life, and a relatively inexpensive way of life make Green Township what it is. A complete list of assets to preserve is presented in Appendix A.

Green Township Problems to Address

Based on comments from participants of the workshop, it is clear that problems do exist in Green Township. These problems include loss of farmland, ground and surface water quality, poor wildlife management, road maintenance, over-development of oil and gas wells, lack of telecommunications, limited Township financial resources, and nuisances such as trash, abandoned vehicles and abandoned structures. Certain problems exist in terms of community character, including the exit of younger

people from the community resulting in an aging population; poverty; drug abuse; and an increase in the proximity of sex offenders. The Township has also identified a lack of available social services, such as quality health care, child care, and a community school system. A complete list of problems to address is presented in Appendix A.

Green Township in the Year 2026

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 2026. You decide to take them for a tour to show off the wonderful community in which you live. You take a drive through countryside; 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 2026 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.”

Descriptive Summary of Participants Comments

“The community is dominated by an agricultural landscape engaged in traditional and sustainable farming. Many workers are employed on the farms and prices for local products are kept low. Local agriculture isn’t having a negative effect on water quality. In fact, surface and ground water quality is the best it has been in 20 years. The improvements in water quality have increased the area’s recreational tourism base, which is bringing in revenue across the Township. The access to public land has also contributed to the economic tourism base. In addition, the Township looks pristine because nuisances such as trash and abandoned vehicles have been eliminated. Abandoned homes have either been torn down or rehabilitated into historic structures. Subdivisions that appeared to be abandoned 20 years ago have continued to develop according to Township regulations and with much input from the Township Planning Commission, making these areas assets to the community. New residents now occupy these lots, which broadens the tax base and contributes to the financial soundness of Green Township

Services have become available to residents that, in the past, were absent or insufficient. The road network has been improved and is sufficiently maintained during all seasons. In addition to alternative education, a traditional community school exists which has helped the Township become an even closer knit community. In addition, continuing education courses are available for adults in the area. Health and day care facilities exist which allow for less travel to these necessary services. Public safety is at an all-time high due to the presence of a quality Fire Department and an increase in police protection and 911 services in the area. Telecommunications options exist which allow residents access to cable television and a choice of internet services. A public transit system is also in place to provide access to the new services as well as to keep traffic volumes lower.

The quality of life in Green Township has been maintained because the intangible assets that give Green Township its close-knit community feel have persisted throughout the years. As young adults become working-age adults, they are able to find good-paying jobs either in the Township or in

nearby communities thereby allowing them to remain in Green Township and close to family and friends. Services have become available for the aging population allowing them to remain at home in the care of younger adults. This allows the elderly to remain in the Township and to mentor young people in order to prepare them for their lives ahead. Lastly, Green Township remains a peaceful, tranquil, and prosperous place to live for future generations.”

Community Goals and Objectives

After reviewing the community input and considering the existing conditions in the Township, the Planning Commission established Goals and Objectives. These goals and objectives will provide guidance to both the Green Township Planning Commission and Township Board.

Agricultural Land

Goal: Recognize the importance of agricultural lands as an economic base and way of life in Green Township.

Objectives:

- Maintain and provide for the preservation of farmland and woodlands where feasible.
- Discourage the conversion of farmland into other more intensive uses. Recognize farmland as contributing to the scenic and rural character of the Township.
- Recognize farmland as part of the Township’s economic base and potential source of jobs for Township residents.
- Maximize the most beneficial agricultural use of agricultural lands in Green Township, while encouraging environmentally sensitive farming practices to protect local surface and ground water quality without unnecessarily limiting the economic rights of agricultural landowners.
- 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.
- Research the creation and adoption of a farmland preservation ordinance.
- Recognize the importance and encourage the continued opportunity to purchase fresh foods produced on local agricultural land.

Recreation, Public Lands and Open Space

Goal: Preserve open space and preserve and improve access to public lands and water, recreational trails and public parks for the enjoyment of residents, visitors and future generations.

Objectives:

- Develop a Township Recreation Plan that identifies and prioritizes needed community recreational facilities.
- Support the continued existence of and access to public lands in the Township.
- Pursue outside funding sources, such as grants, for land acquisition and recreational development.
- Encourage the preservation of open space.
- Retain and improve public water access sites for residents, seasonal residents and visitors.
- Facilitate the establishment of snowmobile route to enhance the winter recreational base.
 - ✓ *2014 Update: A snowmobile trail traverses Green Township along M-32 connecting Hillman to Alpena.*
- Support the expansion, creation and maintenance of non-motorized recreation trails such as cross-country ski trails, bike trails and horse riding trails on both public and private lands.
- Support the expansion and creation of motorized recreation trails such as ORV and ATV trails on public and private land in locations appropriate for such uses.
- Developments such as proposed subdivisions, site condominiums, planned unit developments, and commercial and light industrial developments should be encouraged to provide or participate in the development of recreational facilities and the preservation of open space through zoning and review procedures.
- Recognize the importance of prime hunting lands within the Township and encourage the preservation of these lands.

Natural Environment

Goal: Protect and preserve the natural environment by protecting groundwater, surface water, environmentally sensitive areas, highly erosive areas, woodlands, wetlands, open space, fish and wildlife.

Objectives:

- Encourage a land use pattern that is oriented to 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.
- Limit and control the density and type of residential and commercial development adjacent to lakes, ponds, streams, and wetlands.
- Maintain greenbelt areas adjacent to lakes, ponds, streams, and wetlands through development of a greenbelt section in the zoning ordinance.
- Implement groundwater protection and stormwater management regulations in the zoning ordinance, while encouraging the continued natural use of wetlands as groundwater recharge, stormwater filtering and stormwater holding areas.
- Limit development on steeply sloped areas. Require erosion control measures where construction is permitted. Require slope stabilization and revegetation on disturbed slopes or in extraction areas.
- Limit development on poorly drained soils and soils with severe limitations for septic systems.
- Discourage the establishment of new oil and gas wells and/or encourage environmentally sound practices by oil and gas well developers so as not to negatively affect water quality of the Township.
- Discourage any commercial or industrial practice that will negatively affect air, water and environmental quality.
- Preserve topography such as slopes, valleys and hills by limiting the amount of cut and fill during site development.

- Encourage the integration of wetlands, woodlands and meadows into site development as aesthetic and functional features.
- 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.
- Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the communities' existing character.
- Encourage and support sound wildlife management practices at the local and State level in order to decrease the occurrence of diseases such as Bovine TB.

Community Character

Goal: Maintain the desirable aspects of the community character of Green Township while working toward resolving the problematic aspects.

Objectives:

- Utilize the existing resources of Green Township in a productive manner to maintain the community character and address problems.
- Increase employment opportunities for young adults in order to allow them to remain and prosper in Green Township.
- Work toward attracting young adults and families to the area to offset the aging population.
- Work toward attracting young people with professional backgrounds to the area.
- Encourage local programs that seek to alleviate poverty and associated issues.
- Encourage social, governmental, and economic practices which maintain the rural, tranquil community character of Green Township.
- Work with larger communities in the area to provide them with a stable work base consisting of Green Township residents.

Planning and Community Development

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

Objectives:

- Encourage innovative development options to increase the tax base while maintaining the essential character of the community.
- Control the location of new development by designating appropriate areas for new residential, commercial, light industrial and resort/recreational land uses.
 - ✓ *2014 Update: The Green Township Zoning Ordinance was updated and all districts were reviewed and amended in 2009.*
- 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.
 - ✓ *2014 Update: Landscaping requirements, setbacks, green space, and buffer zones were added to the Green Township Zoning Ordinance in 2009.*
- Develop open space residential and commercial development design standards to preserve scenic views, rural character, farmland, meadows, woodlands, steep slopes and wetlands with a target of preserving 50 percent of the land within a development.
- Incorporate standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.
 - ✓ *2014 Update: Site plan review process and standards were added to the Green Township Zoning Ordinance in 2009.*
- Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.
 - ✓ *2014 Update: Exterior lighting standards were added to the Green Township Zoning Ordinance in 2009.*

- Implement access management standards for commercial development along the primary corridors within the Township including M-32 and M-65.
- Discourage the development of an interstate highway (limited access, multi-lane divided highway) through the Township.
- Develop a waterfront overlay district in the zoning ordinance that will set forth special requirements and standards for development in these sensitive areas adjacent to streams.
 - ✓ *2014 Update: The Green Township Zoning Ordinance (adopted in 2009) contains the Conservation and Resources Overlay District which regulates 400 feet on both sides of the Thunder Bay River and portions of Bean Creek.*
- Establish standards that regulate the placement and size of cellular, communication and transmission towers.
 - ✓ *2014 Update: Standards for telecommunications facilities were added to the Green Township Zoning Ordinance in 2009.*
- 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.
 - ✓ *2014 Update: A nuisance ordinance was adopted by the Township Board in 2006.*
- Incorporate measures in the Zoning Ordinance to address abandoned development projects.
 - ✓ *2014 Update: The 2009 Green Township Zoning Ordinance contains provisions which require a performance guarantee from the applicant for specific projects. The performance guarantee ensures public and site improvements are completed in accordance with the plans approved by the Planning Commission.*
- Develop a Township ordinance that will regulate size and location of signs and billboards to minimize clutter, confusion, aesthetic degradation, and limit traffic hazards.
 - ✓ *2014 Update: Sign regulations, including the regulation of billboards, were amended in the Green Township Zoning Ordinance in 2009.*
- Enforce all Township ordinances in a consistent and fair manner.

- Amend the site plan review process to assure consistent application of the zoning ordinance.
 - ✓ *2014 Update: Site plan review standards were added to the Green Township Zoning Ordinance in 2009 – these standards apply to all developments that require a site plan.*
- Through the zoning ordinance, encourage new commercial development to have a consistent appearance, use landscaping and buffers, and share parking with adjacent businesses, and limit access points onto county roads.

Government

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

Objectives:

- Ensure a responsible fiscal policy and budget process to finance the Township government.
- Promote intergovernmental and regional cooperation on issues of mutual concern.
- Work cooperatively with adjacent townships in providing guidance and input on zoning decisions that impact the Township.
 - ✓ *2014 Update: Green Township has meet jointly with Ossineke Township, Long Rapids Township and Wilson Township to discuss planning and zoning issues.*
- Continue to work with adjacent communities to provide emergency services to Township residents
- Maintain communication with the Department of Natural Resources to provide input into the usage and management of the public lands in the Township.
- Promote the involvement of volunteers in the governing process.
- Utilize the proactive master planning process as a check and balance on decision-making.
- Continue to monitor and assess Green Township facilities and review existing ordinances.

Infrastructure, Community Facilities, and Community Services

Goal: Improve the Township's transportation system, public utilities, telecommunications system, and community facilities and services to accommodate the needs of residents and visitors.

Objectives:

- Develop a capital improvements plan to address the long term needs for road improvements, Fire Department needs, recreational facilities, and a community center.
- Continue to maintain and, when necessary, expand the Township cemeteries.
- Encourage the efficient use and maintenance of existing roadways and infrastructure.
- 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.
- 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.
- Support the expansion of public transit to better serve the needs of senior citizens and other transit dependent Township residents.
- Encourage utility companies to provide affordable options for fuel, electric, and telecommunications service to township residents.
- Support the development of a community school as well as options for alternative education.
- Encourage and work toward the development of affordable telecommunications options for Township residents.
- Encourage a greater police presence in the Township to address growing social problems.

Residential Land Uses

Goal: *Allow for suitable housing opportunities for all income levels and age groups, including year-round residents and seasonal residents.*

Objectives:

- 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.
- To preserve open space and vital natural resources, encourage the development option of clustered single-family housing, in buildable portions of the Township.
- 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.
- Discourage large scale residential development in the absence of documented demand for such development.
- Encourage existing housing stock to be kept in good repair, appearance, usefulness and safety.
- Require adequate buffers and transition areas between residential and non-residential uses to maintain property values and visual attractiveness.
- ✓ *2014 Update: Buffering requirements between residential and non-residential uses were added to the Green Township Zoning Ordinance in 2009.*
- Discourage areas of incompatible uses in order to preserve the integrity of existing residential areas.

Commercial Areas and Activities

Goal: Promote a varied and appropriate business environment, and encourage retention, expansion and enhancement of rurally-compatible businesses to meet the needs of residents and tourists, while preserving the natural environment and rural character of the community.

Objectives:

- Encourage the establishment of service providers in the Township to address the issues of health care, child care, and the aging population.
- Support the existing commercial establishments. Guide new commercial development into appropriate and desirable areas, through the master plan and zoning ordinance.
 - ✓ *2014 Update: The Green Township Planning Commission created and distributed a brochure which promotes Green Township businesses.*
- Seek out and encourage the establishment of businesses that serve to fill gaps in the services needed in the Township.
- Encourage environmentally-friendly commercial establishments.
- Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance.
- 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.
 - ✓ *2014 Update: Parking and landscaping standards were added to the Green Township Zoning Ordinance in 2009.*
- Increase safety and reduce the visual impact of signs and billboards, by controlling their size, number, illumination, and configuration.
 - ✓ *2014 Update: Sign regulations, including the regulation of billboards, were amended in the Green Township Zoning Ordinance in 2009. The issues addressed included size, number, illumination, and configuration.*
- Make parking (public and private) needs a consideration for all expansions and new development.

- ✓ *2014 Update: Parking requirements were added to the Green Township Zoning Ordinance in 2009.*
- Require landscape buffers where commercial uses are adjacent to residential uses.
 - ✓ *2014 Update: Buffering requirements between residential and non-residential uses were added to the Green Township Zoning Ordinance in 2009.*
- Regulate home occupations and home based businesses to assure compatibility with existing residential areas.
 - ✓ *2014 Update: Standards for home occupations and cottage industries were added to the Green Township Zoning Ordinance in 2009.*
- Continue to promote businesses within Green Township through the creation and distribution of print materials.

Industrial Land Uses

Industrial facilities are located in the adjacent community of Alpena. The City of Alpena has facilities, utilities, and services that are necessary for industrial type operations. Furthermore, Green Township lacks the infrastructure to support these types of developments. Therefore, the community does not support large scale industrial development.

Goal: Encourage the establishment of environmentally-friendly light industries to diversify the local economy and to create more stability and self-sufficiency for the community.

Objectives:

- Ensure that light industrial uses are developed in an environmentally sensitive manner, are harmonious with the existing community and are located in areas identified in the future land use plan.
- Encourage light 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 zoned industrial areas within the Township. Due to the lack of public water and sewer, these industries should not require high water usage or generate large amounts of septic outflow.
- Require landscape buffers where industrial uses are adjacent to other land uses.
 - ✓ *2014 Update: Buffering between residential and industrial uses was added to the Green Township Zoning Ordinance in 2009.*
- Ensure that extractive development takes place in an environmentally sensitive manner. Require landscape buffers around extractive operations to screen adjacent properties and public roadways. Establish criteria for reclaiming extractive areas after the operation is complete.

Future Land Use & Zoning Plan

Good planning is critical to the future quality of life in Green 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, Green Township intends to ensure that existing land uses can continue; that natural resources such as water, wetlands, forestlands and farmlands will be protected; and that 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 Green Township may use as a guide when considering land use and development decisions.

The Township Planning Commission, with public input and assistance from NEMCOG, developed future land use recommendations for Green Township. Future land use recommendations are based on environmental conditions, existing land uses, available community services and facilities, existing patterns of land divisions, current zoning (found in **Figure 7-2**) and community goals and objectives. The preservation of the existing character of Green Township played a significant role in creating the final future land use map. The Future Land Use Map reflects this preservation goal by showing a strong correlation between existing land use and future land use while at the same time designating generalized areas for commercial development in order to prevent these uses from occurring in areas of incompatible land use. Elements of the Green Township zoning plan are incorporated into the discussion below on Land Use Planning Areas.

Land Use Planning Areas

Listed below are seven different future land use planning areas. **Figure 7-1** is the Future Land Use Map of Green Township, which depicts the locations of future land use planning areas. This section will provide explanations of each land use planning area, including purpose, recommended development density and, compatible uses.

- Medium Density Residential
- Agricultural Residential
- Resource Conservation
- Farm & Forest
- Highway Commercial
- Neighborhood Business
- Light Industrial

Some lots created prior to this Master Plan and the Green 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.

Medium Density Residential

The Medium Density Residential development category is primarily designed to accommodate single-family dwellings on lots with a minimum size of one-quarter of an acre. The medium density residential category is intended to preserve existing residential development where land has already been subdivided into smaller lots (currently contained with the R-1 Single Family Residential zoning district).

Principal uses allowed include single family dwellings and two-family dwellings. Special uses are allowed that are designed to be compatible with the residential setting. Other compatible uses in the medium-density residential land use category include home occupations contained within the dwelling; home child care facilities; bed and breakfast facilities; churches and associated structures; parks and playgrounds; schools and libraries; community buildings and publicly owned buildings; clubs and lodges; museums; nature parks; and public utility buildings. The township requires site plan review and special approval for most uses other than individual single and two-family homes. The development of a waterfront residential overlay zone (discussed below) addresses issues relating to water quality and shoreline protection.

Renovation and redevelopment of existing streamside properties is expected to continue as seasonal residences are replaced by year round homes. This renovation and redevelopment should be sensitive to the protection of native vegetation greenbelts.

Higher density residential uses, such as apartments, townhouses, condominiums, convalescent or nursing homes and manufactured home developments should be restricted due to a lack of public water and sewer service available in Green Township. If adequately engineered wastewater disposal systems are included as part of the design, higher density development can be considered. It is also important to note that under state law, manufactured homes are allowed in any residential area if the structure meets all requirements set for site-built homes.

Agricultural Residential

Green 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-Residential land use designation is the second most extensive land use category in the township and is intended to encourage the continued existence and

expansion of farms in the township. The agricultural areas are primarily located in the eastern portion of the township with smaller areas located on the northwest portion, as shown on the Future Land Use Map, **Map 7-1**.

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. Plant nurseries, greenhouses, bed and breakfast inns, churches, and forest and wildlife preserves are also allowed.

Special uses are allowed that are designed to be compatible with the primary uses. Where compatible with surrounding uses, private clubs, veterinary services, certain commercial establishments relating to agriculture, human care facilities, manufactured home developments, golf courses, publicly owned buildings and publicly owned parks are allowed with an approved site plan under the special approval process.

Farm and Forest

Current land use patterns in Green Township result in a large portion of the township being forested. The presence of this landscape is a major factor resulting in the community character and quality of life that Green Township residents enjoy. The township has placed a high priority on maintaining quality natural resources and the current “character” of the community. Therefore, the Farm and Forest category is the most extensive land use category recommended for Green Township. Much of the land that is currently zoned Farm and Forest has been included in the Farm and Forest category. However, the boundaries were generally drawn around land that is forested in nature and not being used for agricultural purposes at the present time. The creation of this land use category allows the township to preserve large tracts of forested land while still allowing farming operations outside of the Agricultural-Residential areas. The Farm and Forest areas are concentrated in the northwestern portion and the south-central portion of the township, as shown on the Future Land Use Map, **Figure 7-1**.

This category encourages forestry operations, resource management, wildland recreation activities, and farming operations combined with residential uses. The plan recommends this category accommodate single family dwellings at a lower density. Larger residential lots provide privacy and tend to maintain ecological integrity of the natural resources. Other uses allowed for these areas include home child care facilities, hunting camps, parks, and playgrounds. In addition, recreational camps and clubs, golf courses and resorts and similar uses are allowed – some of these are special land uses. Gravel pits with site reclamation plans, saw mills, retail commercial enterprises related to recreational activities and home occupations are allowed under the special approval process, provided the activity is compatible with surrounding neighborhoods.

Neighborhood Business

Much of the major retail and service needs of the township are met by facilities in the city of Alpena, however Green Township wishes to set aside areas to accommodate neighborhood business services that will meet the immediate needs of residents. Uses that are allowed in neighborhood commercial zones (B-1 in the Zoning Ordinance) include retail and service stores without outside storage areas, professional offices, banks, public buildings, schools, restaurants, taverns and fraternal organizations. In granting approval to such operations, buffer zones, access management, and parking are considered.

Highway Commercial

Located at the intersections of M-32 and M-65 north and M-32 and M-65 south, these areas are designed to serve both local needs and motorists passing through Green Township and are general zoned B-2 in the Zoning Ordinance. Highway commercial businesses, which are heavier traffic generators, are located to serve vehicular traffic. Development should consider access management, buffering, signs and landscaping to maintain traffic safety and minimize any negative visual impacts of development along the main roads. Compatible uses include gas stations, vehicle service and repair businesses, auto sales and service, retail operations that require large outside storage areas, public buildings, drive-in food and drink establishments, hotels and motels. These areas are designated with a red asterisk on the Future Land Use map indicating that these commercial areas are not restricted only to the parcels abutting the above intersections. As these commercial centers develop, they could expand out from these intersections, as needed.

Light Industrial

Industrial parks are located in the communities of Alpena and Hillman. These facilities provide necessary utilities and services, and have sites available for industrial type operations. Furthermore, an analysis of soil conditions in the natural resource section found soils to be poorly suited for septic fields. Given existing industrial parks in adjacent communities and the lack of public water and sewer service in Green Township, large scale industrial development is not accommodated in this plan. The Light Industrial future land use category is designed to provide sites for wholesale activities, warehouses, retail operations that require large outside storage areas, light manufacturing operations, and gravel pits. Operations are subject to performance standards relative to impacts on the community. This district is compatible with a business district, but not compatible with residential districts without a required buffer.

Resource Conservation

Green Township recognizes the presence of environmentally sensitive lands which contribute significantly to the quality of life and the rural character of the community. The

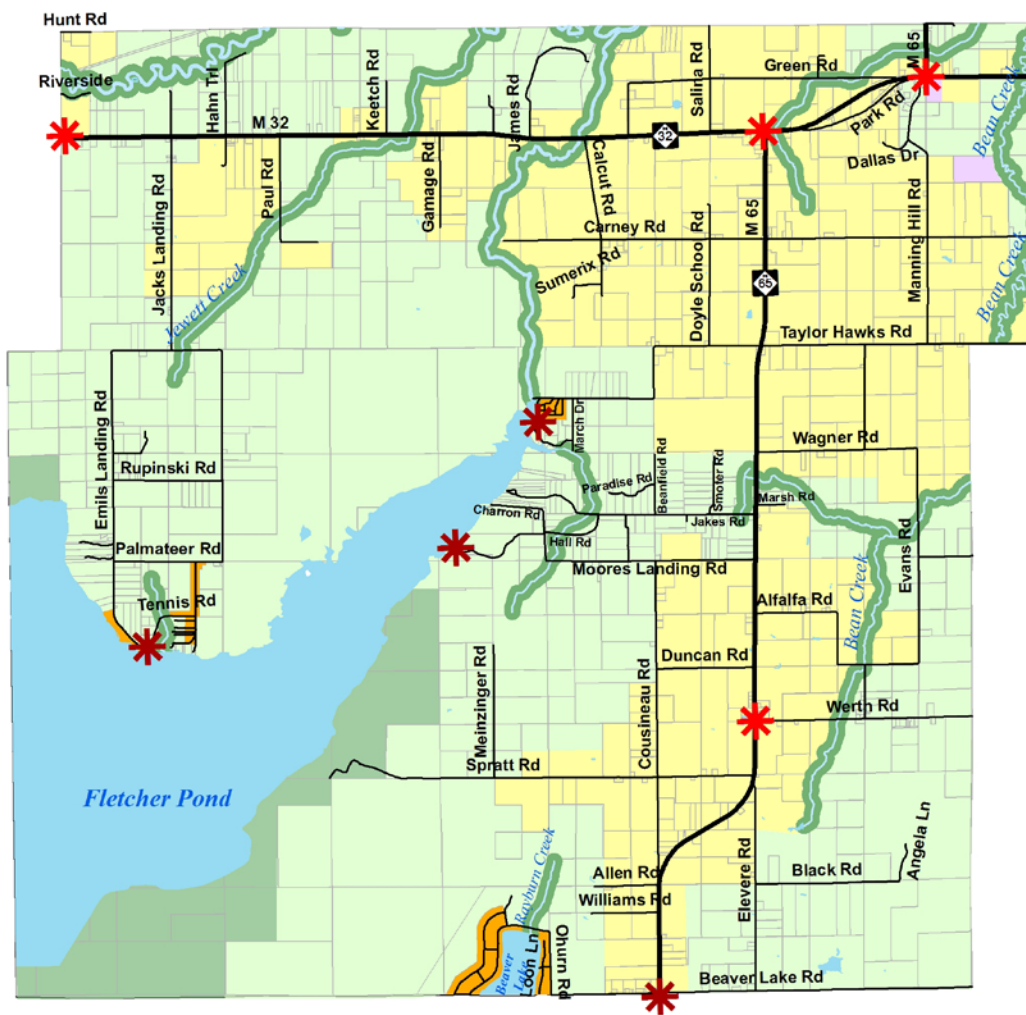
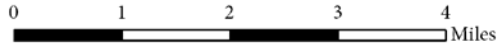
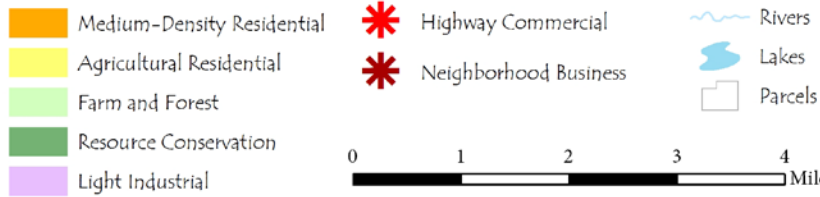
Resource Conservation category is designed to provide protection to environmentally sensitive areas. Locations recommended for the Resource Conservation category include a large area south of Fletcher Pond as well as a 400-foot buffered area along the riparian areas within the township.

The Resource Conservation 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 is implemented as an overlay zone in the areas along the Thunder Bay River and portions of Bean Creek. Varying uses are allowed, however stricter setbacks and environmentally-conscious regulations such as riparian greenbelts are incorporated into these areas. No Resource Conservation overlay zone is currently in effect in the area south of Fletcher Pond.

Green Township

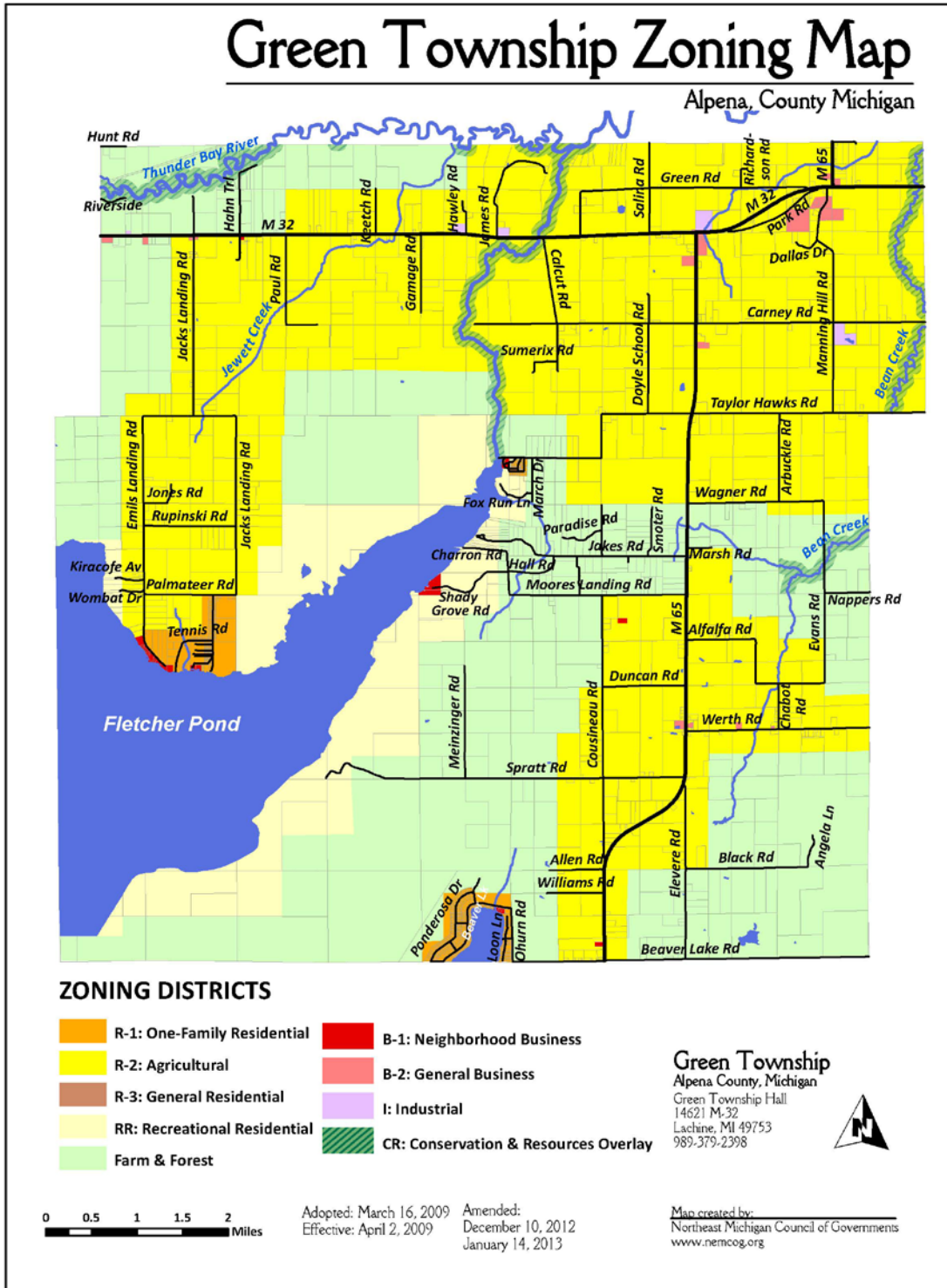
Figure 7-1

Future Land Use



Map created by the Northeast Michigan Council of Governments November 2006
 Reviewed by Green Township Planning Commission 2013

Figure 7-2



Special Issue Areas

Transportation Network

With the exception of M-32, M-65 and portions of several county roads including Werth Road, Moores Landing Road, Jacks Landing Road, Manning Hill Road, and several roads around Beaver Lake, the transportation network is mainly gravel base, secondary county roads. Green Township intends to work cooperatively with the Alpena County Road Commission to maintain and improve this road network.

Waterfront Residential

Areas around the rivers of Green Township have been designated Resource Conservation to preserve water quality and property values. To preserve the scenic beauty, property value and environmental integrity of adjacent areas, the Green Township Planning Commission has adopted waterfront greenbelt and waterfront setback regulations in the Zoning Ordinance. The waterfront greenbelt applies to all property located within fifty (50) feet of the ordinary high water mark of a stream. The regulations require that at least 70 percent of the lot width at the water line be kept in its natural vegetative state with 50 foot wide strip of trees, shrubs, herbaceous plants or unmowed grass. No structures are permitted except those related to water use (boat launches, docks, and boathouses). No burning of leaves or stockpiling of grass, leaves or compost is allowed. In addition, setbacks for septic systems must meet those set by the District Health Department and no dredging or filling can occur without a soil erosion and sediment control permit.

Waterfront setback regulations are also contained within the Zoning Ordinance and apply to any property which borders on or contains a natural river, stream, pond, or lake, which is identifiable on the U.S. Geological Survey Maps of Green Township. The purpose of these regulations is to protect surface water resources and flood plains from adverse construction or alteration in order to:

1. Avoid structural encroachment of the natural waters and waterways, except in the situation of uses traditionally depending upon direct water access.
2. Promote high water quality through the encouragement of an undisturbed natural area to trap nutrients and sediment from entering natural waters, and to prevent erosion.
3. Protect the natural environment of streams and lakes for wildlife habitat purposes and to preserve, to the extent practical, the natural image of landscapes.

The following regulations are contained within the Green Township Zoning Ordinance:

1. No fill or permanent construction shall occur in any floodway appurtenant to a

natural river, stream, pond, or lake, which is identifiable on U.S. Geological Survey Maps of the 7' or 15' quadrangle series, and which is further identified as an area that is prone to annual flooding (i.e. a natural storage basin during high water levels). Fill can be approved if accomplished in such a way as to not reduce or diminish the water holding capacity of the natural floodway, and that such is documented by a Registered Professional Engineer or similarly qualified professional.

2. Permanent structures, parking lots, and other impervious surfaces, except boat docks, boat slips, ramps, or marinas, or other water-dependent uses, shall observe a minimum setback of seventy-five (75) feet from the documented 1986 High Water Mark in all Districts. Except for a potential interference in floodways, the setbacks of this paragraph shall not apply to drains or intermittent streams. An intermittent stream is one which holds water at some time during each year, but for not more that eight (8) months.
3. Ground decking and patios without railings and which are less than eighteen (18) inches above the natural grade at the deck building line may extend into the setback area, but not nearer to the shoreline than twenty-five (25) feet. Railed decks and enclosed patios over eighteen (18) inches high shall observe the setback lines for main buildings, in the applicable zoning district. Walkways and pathways, if not wider than six (6) feet, and if perpendicular to the shoreline, are not restricted by this section.

Water and Wastewater

According to information obtained from the USDA Soil Survey, much of the township has severe limitations for septic system drain fields. These limitations include depth to water table, wetness, poor filtering capacity and ability to perk water. The analysis of soil constraints can be found in Chapter 4 of this plan. Due to a lack of public water and sewer service, higher density residential uses, such as apartments, nursing homes and manufactured home developments, as well as higher density commercial and industrial development should only be considered if adequately engineered wastewater disposal systems are included as part of the design.

This plan also encourages upgrading of individual septic systems to mounded or secondary treatment systems. The township should also pursue funding sources to assist landowners with upgrading septic systems or possibly developing cluster systems where appropriate.

Open Space Development

Preserving existing forest and farm lands has been identified as a priority for Green Township. Methods which other communities have employed to help protect and preserve privately held forest and farm lands, while protecting a landowner's economic investment

include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), conservation open space development standards, clustering requirements for residential uses and tax breaks or incentives for continuing forestry and farming use. The conservation open space residential and commercial development design standards are effective means to preserve scenic views, rural character, farmland, meadows, woodlands, steep slopes and wetlands with a target of preserving 50 percent of the land within a development. It is recommended that these alternatives be investigated for possible application in Green Township as a way to balance economic rights with wildland preservation goals.

Zoning Plan

The Michigan Planning Enabling Act requires that a master plan serve as the basis for the zoning plan. The zoning plan identifies the current zoning districts and their purposes as well as recommendations for changes or consolidation of districts and some general provision changes to these districts. These matters are regulated by the specific terms in a zoning ordinance. Green Township is divided into the following districts: Single-Family Residential, Agricultural, General Residential, Recreational Residential, Farm and Forest, Neighborhood Business, General Business, Industrial, and the Conservation and Resources Overlay. This Future Land Use chapter has addressed many portions of the zoning plan in previous sections.

Following the adoption of the Green Township Master Plan in 2007, the Planning Commission began the process of updating the Green Township Zoning Ordinance. The new Zoning Ordinance, adopted in 2009, replaced the old ordinance in its entirety. The new Zoning Ordinance addresses a wide variety of land use issues in the Township that are contained within the goals and objectives of this Master Plan. In addition, the land uses recommended in this chapter for the designated Future Land Use categories have all been incorporated into the Green Township Zoning Districts as part of the Land Use Matrix contained in the Zoning Ordinance of 2009.

Following is a list of issues that are currently addressed in the Zoning Ordinance. The Green Township Planning Commission will continue to monitor these issues and will make amendments as necessary. In addition, as new land use issues arise due to changes in State law, such as the Michigan Medical Marihuana Law, the Planning Commission will analyze those issues and move forward with amendments if necessary.

Zoning Issues Covered in the Green Township Zoning Ordinance of 2009:

1. Expanded definitions.
2. Lot-building relationship
3. Restoration of unsafe buildings
4. Barrier-free modification
5. Accessory Buildings
6. Temporary Buildings for Construction Purposes
7. Basement as a Dwelling
8. Moving Buildings
9. Demolition of Buildings
10. Projections (encroachments into setbacks)
11. Intersection Visibility and Street Rights-of-Way
12. Essential Services
13. Required Water Supply and Sanitary Facilities

14. On Site Drainage and Runoff Requirements
15. Mobile Homes on Individual Lots or Parcels
16. Recreational Vehicles
17. Temporary Dwelling Occupancy during Construction
18. Waterfront Greenbelt
19. Waterfront Setback
20. Home Occupations & Cottage Industries
21. Fences and Walls
22. Landscaping and Buffering
23. Parking and Loading Space Requirements
24. Water Supply and Sewage Disposal Facilities
25. Stormwater Retention
26. Groundwater Protection & Hazardous Substances
27. Reserved
28. Salvage of Dumping of Motor Vehicles
29. Dumping of Materials
30. Reserved
31. Outdoor Lighting
32. Outdoor Advertising Signs
33. Pets and Livestock
34. Driveways & Private Roads
35. Classification of Unlisted Uses
36. Nonconformities
37. Plot plan and site plan review
38. Special land uses
39. Bed and breakfasts
40. Group Day Care Homes/Child Care Center
41. Businesses with Drive-Through Services
42. Campgrounds & Travel Trailer Parks
43. Car Wash Facilities
44. Cemeteries
45. Commercial & Industrial Uses with Outdoor Storage
46. Commercial Outdoor Recreational Facilities
47. Lumber Yards
48. Sawmills & Other Mills
49. Automobile Repair Garage/Automobile Service Station
50. Junkyards, Salvage Yards, & Sanitary Landfills
51. Kennels/Veterinary Clinics/Animal Hospitals
52. Manufactured Housing Developments
53. Outdoor Sales Facilities
54. Sexually Oriented Business
55. Storage Uses
56. Telecommunication Towers and Antennae Facilities/Alternative Tower Structures
57. Antenna Co-Location on an Existing Tower or Structure
58. Wind Turbine Generators (Wind Energy Systems) and Anemometer Towers
59. Planned Unit Developments (PUD)
60. Medical Marihuana Primary Caregiver Facility
61. Administration
62. Enforcement
63. Zoning Board of Appeals

Adoption & Implementation

Plan Coordination & Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the Green Township Master Plan was sent on April 4, 2013, 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 Green Township Planning Commission with the assistance of NEMCOG, a draft was transmitted to Green Township Board of Trustees for approval to distribute the plan for review and comment. The draft plan was transmitted on January 10, 2014, 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 Green Township, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on April 7, 2014. 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 the Alpena News. 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 Green Township Planning Commission formally adopted the master plan on April 7, 2014. The Green Township Board of Trustees passed a resolution of adoption on April 14, 2014.

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.

A zoning plan, contained within the Master Plan, should be the basis for the Zoning Ordinance. Section 201 of the Act states: "*A local unit of government may provide by zoning ordinance for the regulation of land development and the establishment of 1 or more districts within its zoning*

jurisdiction which regulate the use of land and structures to meet the needs of the state's citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to ensure that use of the land is situated in appropriate locations and relationships, to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities, to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements, and to promote public health, safety, and welfare”.

Zoning Ordinance

The zoning ordinance is the primary tool for implementing Green Township’s Master Plan. The Green Township Board enacted the current zoning ordinance regulating land use activities in 2009. This plan recommends the Township zoning ordinance be reviewed to ensure the ordinance is consistent with the goals and the future land use plan. At that same time the zoning ordinance should be reviewed to assure it conforms to current State regulations.

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 prioritized and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks five years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Recreation Plan

Green Township or Alpena County must have a current DNR approved Community Recreation Plan to be eligible for recreation grant funding. Background information presented in this Master Plan update would serve as part of a township recreation plan. Additional work would include developing information on existing recreational facilities within the Township and the region, recreation goals and an action program for existing and proposed facilities. The DNR-approved Recreation Plan would cover a five year planning period. Grant funds would be pursued for recreation projects identified in the Community Recreation Plan.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board. The plan must also be submitted for review and comment to the county planning commission, if one exists, or to the Northeast Michigan Council of Governments. Copies of these transmittal letters appear on the following pages.

Green Township

Notice of Intent to Update Master Plan: Green Township, Michigan

April 4, 2013

Dear Sir/Madam:

Green Township has begun working with the Northeast Michigan Council of Governments in the update of their Master Plan.

As required by Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act, notification is being sent to all adjacent governmental entities, utilities, and transportation agencies to request cooperation and comment.

ADJACENT GOVERNMENTAL UNITS: 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. The plan will be transmitted via CD unless the governmental unit requests a printed copy.

UTILITIES & PUBLIC TRANSPORTATION AGENCIES: Utilities and public transportation agencies must request copies and may be charged for 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,


Chairman, Green Township Planning Commission

**AFFIDAVIT OF MAILING
NOTICE OF INTENT TO UPDATE THE MASTER PLAN**

I, Dolores Sumerix certify that the communities and agencies on the attached list were notified of Green Township's intent to update the Master Plan. The notification was sent April 4, 2013 by first class mail and in accordance with Public Act 33 of 2008, as amended.

1. **Northeast Michigan Council of Governments**
PO Box 457 Gaylord, MI 49734
2. **Alpena County Planning Commission**
603 S. Eleventh Street, Alpena, MI 49707
3. **Wilson Township Planning Commission**
3181 Herron Rd, Herron, MI 49744
4. **Ossineke Township Planning Commission**
7614 W Hubert Rd, Hubbard Lake, MI 49747
5. **Long Rapids Township Planning Commission**
5310 M-65 North, Lachine, MI 49753
6. **Wellington Township**
6091 Collins Rd, Lachine, MI 49753
7. **Rust Township Planning Commission**
PO Box 456, Hillman, MI 49746
8. **Hillman Township Planning Commission**
PO Box 25, Hillman, MI 49746
9. **Village of Hillman Planning Commission**
PO Box 96, Hillman, MI 49746
10. **Michigan Department of Transportation – Alpena TSC**
1540 Airport Rd, Alpena, MI 49707
11. **Alpena County Road Commission**
1400 N. Bagley St. Alpena, MI 49707
12. **Thunder Bay Transportation Authority**
3020 US 23 South, Alpena, MI 49707
13. **DTE**
PO box 740786
Cincinnati, OH 45274-0786
14. **Presque Isle Electric & Gas Co-op**
19831 M-68 Highway
Rogers City, MI 49765
15. **Alpena Power Company**
401 N. 9th Ave, Alpena, MI 49707
16. **Consumers Energy**
Lansing, MI 48937-0001
17. **Frontier Communications**
PO Box 6000, Hayden, ID 83835-2009
18. **Charter Communications**
2074 M-32
Alpena, MI. 49707

Dolores Sumerix

**GREEN TOWNSHIP PLANNING COMMISSION
DECEMBER 2, 2013**

The Green Township Planning Commission met on Monday December 2, 2013 at 7 P.M. in the Green Township Hall. The meeting was called to order by Roxanne Foor. The pledge of allegiance was recited and roll call was taken.

Commission Members Present: Tammy Bates, Roxanne Foor, Vivian MacArthur, Bekki Smith, Dolores Sumerix.

Commission Members Absent: Mike Torok, Donna Yeager – Excused.

Moved by Vivian MacArthur and supported by Bekki Smith to adopt the agenda with the addition of adding a Planning Commission member to the Zoning Board of Appeals. Motion Carried.

Moved by Tammy Bates and supported by Dolores Sumerix to approve the minutes of November 4, 2013. Motion carried.

Public Comment: None.

Old Business: Review of Master Plan.

Moved by Dolores Sumerix and supported by Bekki Smith to present the draft of the Green Township Master Plan with corrections to the township board for approval. Motion carried.

We reviewed the amendments to the zoning ordinance

A discussion was held about our last meeting with the Ossineke Planning Commission.

Roxanne Foor agreed to fill the position of Planning Commission member for the Zoning Board of Appeals. Supervisor Eric Smith will make final approval at the November 11, 2013 township board meeting.

Moved by Tammy Bates and supported by Dolores Sumerix to adjourn at 7:55 P.M. Motion carried.


Dolores Sumerix

The Green Township Board met on December 9, 2013 to hold it's business meeting.

Members present were Melony Sumerix, Penny Barton, Herb Gamage, and Tammy Bates, absent was Eric Smith.

Guests were John Barton, Jessica & Matt Cohoon, Dale Sumerix, Rose Standen and Dolores Sumerix.

The meeting was chaired by Herb Gamage and called to order with the Pledge of Allegiance.

A motion to adopt the agenda with additions was made by Tammy Bates and seconded by Penny Barton. Motion Carried.

A motion to accept the minutes from November was made by Tammy Bates and seconded by Penny Barton. Motion Carried.

A motion to accept the treasurer's report was made by Melony Sumerix and seconded by Tammy Bates. Motion Carried.

A motion was made by Tammy Bates and seconded by Penny Barton to transfer monies from the Metro Fund account to the general fund to cover road expenses and to transfer \$19,000.00 from the savings account to the general fund to cover a land purchase. A roll call vote was 4 yea and 0 nay. Motion Carried.

A motion was made by Tammy Bates and seconded by Penny Barton to authorize Eric Smith to move forward with the purchase agreement on the land next to the township hall for \$20,000 as previously approved at an annual meeting of the township. A roll call vote was 4 yea and 0 nay. Motion Carried.

The fire department reported it's activity for the month.

A motion was made by Herb Gamage and seconded by Melony Sumerix to put the funds from the airboat, power washer and Carr donation into the Jaws of Life fund. Motion Carried.

Discussion on purchasing a laptop computer for the fire department. Jessica to get some prices and report back in January.

A motion was made by Tammy Bates and seconded by Penny Barton to approve the fire departments request to apply for grants for a water system to fill the trucks. Motion Carried.

A motion was made by Melony Sumerix and seconded by Penny Barton to approve the draft master plan for distribution to adjacent communities with the suggested corrections in accordance with section 41(2) of PA 33 of 208 . Motion Carried.

A motion was made by Tammy Bates and seconded by Herb Gamage to support the resolution giving the Green Township Board the final approval on the adoption of the Master Plan. Motion Carried.

A motion was made by Tammy Bates and seconded by Melony Sumerix to approve the bills. Motion Carried.

A motion was made by Tammy Bates and seconded by Herb Gamage to approve the new wording in the Intergovernmental Agreement for Non-Transport Advance Life Support Services. Motion Carried.

A motion was made by Penny Barton and seconded by Melony Sumerix to approve the following appointments. Motion Carried.

Roxanne Foor – Planning Comm. 12/31/13-12/31/16
Donna Yeager – Planning Comm. Alternate 12/31/13-12/31/16
Daryl Barton - PIE & G Liaison 12/31/13-12/31/16

Connie Cook, Jean Hayka, Louie Zybtowski, Donna Yeager (Alternate) for Board of Review for period 1/1/14-1/1/16

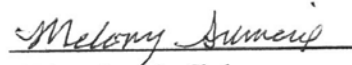
Fire Department appointments
Terry Bates, Training Officer 12/1/12-12/1/2014
Brad Kauffman, Assn't Chief 10/1/13-10/1/16
Herb Gamage, Safety Officer and Search & Rescue 12/31/2012-12/31/2014
Jessica Cohoon, Secretary 12/31/13-12/31/14

A motion was made by Tammy Bates and seconded by Penny Barton to approve the federal poverty guidelines for 2014 and set a asset limit of \$30,000.00. Motion Carried.

A motion was made by Penny Barton and seconded by Herb Gamage to not collect summer taxes for Alpena Public Schools. Motion Carried.

A motion to adjourn was made by Penny Barton and seconded by Tammy Bates. Motion Carried.

Adjourn at 8:52 p.m.


Melony Sumerix, Clerk

January 10, 2014

RE: Green Township Master Plan Update - Draft

Green Township is submitting a copy of the draft Green Township Master Plan update 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 municipality or agency has a maximum of 63 days from the receipt of this document to submit comments on the draft plan. The draft plan contains updates which are noted in red text. However, please note that all of Chapter 2: Social and Economic Conditions has been updated with new data (text remains in black).

Please submit comments to:
Denise Cline, NEMCOG
PO Box 457 Gaylord, MI 49734

Or via email:
dmcline@nemcog.org

Following is a list of entities to which the draft plan was submitted:

- | | |
|-------------------------|--|
| 1. NEMCOG | 8. Hillman Township |
| 2. Alpena County | 9. Village of Hillman |
| 3. Wilson Township | 10. MDOT |
| 4. Ossineke Township | 11. Alpena County Road Commission |
| 5. Long Rapids Township | 12. Thunder Bay Transportation Authority |
| 6. Wellington Township | |
| 7. Rust Township | |

Thank you for your cooperation, and we look forward to your comments. If you have any questions, please don't hesitate to contact me.

Sincerely,

Regional
Cooperation
Since
1968

Denise Cline
Northeast Michigan Council of Governments
Regional Planner

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

An
Equal
Opportunity
Employer

**AFFIDAVIT OF MAILING
MAILING OF DRAFT MASTER PLAN**

I, Denise Cline, certify that the communities and agencies on the attached list were mailed the draft Green Township Master Plan update. The draft plan was sent on January 10, 2014, by first class mail and in accordance with Public Act 33 of 2008, as amended.

- 1. Northeast Michigan Council of Governments**
PO Box 457 Gaylord, MI 49734
- 2. Alpena County Planning Commission**
603 S. Eleventh Street, Alpena, MI 49707
- 3. Wilson Township Planning Commission**
3181 Herron Rd, Herron, MI 49744
- 4. Ossineke Township Planning Commission**
7614 W Hubert Rd, Hubbard Lake, MI 49747
- 5. Long Rapids Township Planning Commission**
5310 M-65 North, Lachine, MI 49753
- 6. Wellington Township**
6091 Collins Rd, Lachine, MI 49753
- 7. Rust Township Planning Commission**
PO Box 456, Hillman, MI 49746
- 8. Hillman Township Planning Commission**
PO Box 25, Hillman, MI 49746
- 9. Village of Hillman Planning Commission**
PO Box 96, Hillman, MI 49746
- 10. Michigan Department of Transportation – Alpena TSC**
1540 Airport Rd, Alpena, MI 49707
- 11. Alpena County Road Commission**
1400 N. Bagley St. Alpena, MI 49707
- 12. Thunder Bay Transportation Authority**
3020 US 23 South, Alpena, MI 49707



GREEN TOWNSHIP PLANNING COMMISSION

"A Community that Cares"

March 18, 2014

**The Alpena News
Classified Ad Department**

Please publish the following ad in the Classifieds on Thursday, March 20, 2014:

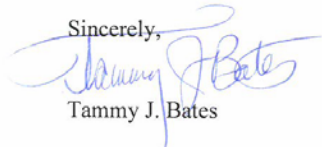
The Green Township Planning Commission will hold a Public Hearing to adopt their updated Master Plan on Monday, April 7, 2014, at 7:00 PM at Green Township Hall (14621 M-32, Lachine). The Master Plan can be accessed via the internet at www.nemcog.org/plan_zone.asp or can be viewed the Alpena County Library Reference Desk. Written comments may be mailed to Denise Cline, NEMCOG, PO Box 457, Gaylord, MI, 49734 or emailed to dmcline@nemcog.org.

Please bill to the following address:

GREEN TOWNSHIP CLERK
Melony Sumerix
2650 Calcut Road
Lachine, MI 49753

Thank you. If you have any questions, please contact me at 354-9502.

Sincerely,



Tammy J. Bates



March 12, 2014

Re: Green Township Master Plan Public Hearing Notice

The Green Township Planning Commission shall hold a public hearing to adopt their proposed Master Plan on Monday, April 7, 2014, at 7 pm at Green Township Hall (14621 M-32, Lachine). The Master Plan can be accessed via the internet at www.nemcog.org/plan_zone.asp.

Please submit any written comments to:

Denise Cline
Northeast Michigan Council of Governments
PO Box 457
Gaylord, MI 49734

Or via email:
dmcline@nemcog.org

If you have any questions, please do not hesitate to contact me.

Sincerely,

Denise Cline
Northeast Michigan Council of Governments
Regional Planner

Regional
Cooperation
Since
1968

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

An
Equal
Opportunity
Employer

**AFFIDAVIT OF MAILING
MAILING OF PUBLIC HEARING NOTICE**

I, Denise Cline, certify that the communities and agencies on the attached list were mailed the draft Green Township Master Plan Public Hearing Notice. The notice was sent on March 12, 2014, by first class mail and in accordance with Public Act 33 of 2008, as amended.

- 1. Northeast Michigan Council of Governments**
PO Box 457 Gaylord, MI 49734
- 2. Alpena County Planning Commission**
603 S. Eleventh Street, Alpena, MI 49707
- 3. Wilson Township Planning Commission**
3181 Herron Rd, Herron, MI 49744
- 4. Ossineke Township Planning Commission**
7614 W Hubert Rd, Hubbard Lake, MI 49747
- 5. Long Rapids Township Planning Commission**
5310 M-65 North, Lachine, MI 49753
- 6. Wellington Township**
6091 Collins Rd, Lachine, MI 49753
- 7. Rust Township Planning Commission**
PO Box 456, Hillman, MI 49746
- 8. Hillman Township Planning Commission**
PO Box 25, Hillman, MI 49746
- 9. Village of Hillman Planning Commission**
PO Box 96, Hillman, MI 49746
- 10. Michigan Department of Transportation – Alpena TSC**
1540 Airport Rd, Alpena, MI 49707
- 11. Alpena County Road Commission**
1400 N. Bagley St. Alpena, MI 49707
- 12. Thunder Bay Transportation Authority**
3020 US 23 South, Alpena, MI 49707

**RESOLUTION OF ADOPTION
BY THE GREEN TOWNSHIP PLANNING COMMISSION
Green Township Master Plan Update**

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

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

WHEREAS: The Green 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 7, 2014, before the Planning Commission, with notice of the hearing being published in the Alpena News on March 20-22, 2014 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 Green Township Planning Commission as the Green Township Master Plan on this 7th day of April, 2014.

Motion: Vivian MacArthur

Second: Tammy Bates.

Ayes: Tammy Bates, Roxanne Foor, Vivian MacArthur, Dolores Sumerix

Nays: None

Absent: Bekki Smith, Mike Torok

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the April 7, 2014, meeting of the Green Township Planning Commission.


Roxanne Foor, Chair
Green Township Planning Commission


Dolores Sumerix, Secretary
Green Township Planning Commission

GREEN TOWNSHIP PLANNING COMMISSION

APRIL 7, 2014

The Green Township Planning Commission met on Monday April 7, 2014 in the Green Township Hall. The meeting was called to order by Chairman Roxanne Foor. The Pledge of Allegiance was recited and roll call was taken.

Commission Members Present: Tammy Bates, Roxanne Foor, Vivian MacArthur, Dolores Sumerix.

Commission Members Absent: Bekki Smith, Mike Torok. – Excused.

Moved by Dolores Sumerix and supported by Vivian MacArthur to adopt the agenda. Motion carried.

Moved by Tammy Bates and supported by Dolores Sumerix to approve the March 3, 2014 minutes. Motion carried.

Public Comment: None.

At 7:07 P.M. the public hearing for the purpose of Green Township Master Plan Update was opened. Chairman Roxanne Foor presented the Master Plan update. There was no public comment. Public hearing was closed at 7:10 P.M.

Moved by Vivian MacArthur and supported by Tammy Bates to accept changes to the Green Township Master Plan which will be presented to the Green Township Board for final approval. There was no discussion. Roll call vote was taken, Tammy Bates-yea, Roxanne Foor-yea, Vivian MacArthur-yea, Dolores Sumerix-yea, Nays-none. Motion carried.

Old Business:

We did some update on the new flyers. Mark Meinzingler does not want Northwoods Gun Shop LLC listed on the new flyer, He also wishes to have Meinzingler Rd. removed from the map. We reviewed the letters we received back so far.

We discussed the possibility of a recreation plan for Green Township. We will be doing some research to see if we have enough recreation areas to warrant having a recreation plan.

A application for a Special Land Use Permit was e-mailed to everyone for their review before our May Meeting.

Moved by Vivian MacArthur to adjourn at 7:45 P.M. Motion carried.


Dolores Sumerix / Secretary

**RESOLUTION OF ADOPTION
BY THE GREEN TOWNSHIP BOARD OF TRUSTEES
Green Township Master Plan Update**

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

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

WHEREAS: The Green 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 7, 2014, before the Planning Commission, with notice of the hearing being published in the Alpena News on March 20-22, 2014 in accordance with Section 43(1) of the Act;

WHEREAS: The Green Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on April 7, 2014, and;

WHEREAS: The Green Township Board 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 Green Township Board of Trustees as the Green Township Master Plan on this 14th day of April, 2014.

Motion: Melroy Sumner Second: Penny Barton

Ayes: Sumner, Barton, Smith, Carnegie, Bates

Nays: none

Absent: none

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the April 14, 2014, meeting of the Green Township Board of Trustees.

Melroy Sumner, Secretary
Green Township Board of Trustees

The Green Township Board met on April 14, 2014, to hold its monthly business meeting.

Members present were Penny Barton, Melony Sumerix, Eric Smith, Herb Gamage, and Tammy Bates.

Various guests were present.

The meeting was called to order with the Pledge of Allegiance.

A motion to approve the agenda was made by Melony Sumerix and seconded by Tammy Bates. Motion Carried.

A motion to approve the minutes from March 11, 2014 was made by Tammy Bates and seconded by Herb Gamage. Motion Carried.

A motion to approve the treasurer's report was made by Herb Gamage and seconded by Tammy Bates. Motion Carried.

Communications

The fire department activity report for the month included 1 business meeting, 1 equipment check, 7 medical runs, 1 fire run and 1 training session. There was discussion on getting estimates to replace the old furnace in the office at the fire department because it is the original one from when the office was built.

The planning commission held a hearing on the township master plan. There was no opposition to the plan from those residents in attendance.

A motion was made by Melony Sumerix and seconded by Penny Barton to approve the resolution presented by the planning commission to adopt the newly revised master plan for the township. Motion Carried

A motion was made by Tammy Bates and seconded by Melony Sumerix to appoint Daryl Barton to the planning commission. Motion Carried.

Communication was received from Charter Communication notifying residents in Green Township that have cable that they would be going all digital on the 13th of May.

A motion to pay bills with the addition of a invoice from the assessor for updated maps was made by Penny Barton and seconded by Herb Gamage. Motion Carried.

Old Business

Applications for the treasurer's position were distributed to the board members and the date of April 28 & 29 were set to do interviews.

1

p.1

9893792398

Melony Sumerix

May 13 14 10:49p

Discussion on language for 2 proposals for a millage to be put on the August 5th primary election ballot.

A motion was made by Herb Gamage and seconded by Tammy Bates to have the clerk submit ballot language for a proposal for the fire department and road construction for the august ballot with the authority to make changes necessary to have the language approve. Motion Carried.


New Business

Discussion on Green hosting the Intergovernmental Council meeting on Thursday, May 1st at 7:00 p.m.

A motion was made by Melony Sumerix and seconded by Tammy Bates to sign the Fire and Rescue Agreement with Ossineke Township effective May 1, 2014 thru April 31, 2015. Motion Carried.

A motion to adjourn was made by Penny Barton and seconded by Herb Gamage. Motion Carried.

Adjourn at 8:05 p.m.


Melony Sumerix, Township Clerk

APPENDIX A

A public input workshop was held at the Green Township Hall on May 15, 2006. A notice was published in the Alpena News, flyers were distributed, and phone calls were made to generate interest in the workshop. 42 residents attended the workshop. The results have been organized by category.

NOTE:

Participants were asked to rank "Assets to Preserve" and "Problems to Address".

The top three "Assets" were (1) Agriculture (2) Quality of Life and (3) Water Resources

The top three "Problems" were (1) Loss of Farmland (2) Lack of money and (3) Trash and (3) Wildlife Management (tie).

Assets to Protect
Natural Resources
Water resources
Water quality
Farmland
Open spaces
Hunting land
Forest land
Air quality
Wetlands
Wildlife
Fresh, local food
Weather
Access to public land

Community Character/Resources
Churches
Sense of community
Rural character
Quiet/peace/tranquility/pace of life
Lack of population density
Quality of life
Lack of crime
Recreational resources
Freedom/independence
Neighborhood synergy
Tourism
Inexpensive living
Farming traditions
Development
Businesses – environmentally conscious
Lack of traffic
Service/Infrastructure
Road network
Schools/education
Fire Department
Quality healthcare
Planning/Zoning/Regulation

Problems to Address
Natural Resources
Water quality issues (surface water and ground water) – oil and gas well pollution; agriculture
Water quality – negatively affects tourism base
Poor wildlife management
Bovine Tuberculosis
Loss of farmland
Community Character/Resources
Aging population – can't keep youth/young adults in the area
Poverty; social welfare
Drug abuse
Increase in number of sex offenders
Development
Abandoned subdivision development – never completed; roads overgrown with vegetation
Over-development of oil and gas wells – affecting water supply
Lack of restaurants
Limited revenue
Difficult to attract professional, technical people to the area due to lack of cultural and financial assets
Service/Infrastructure
Lack of telecommunication technology
Lack of health inspections in nuisance cases
Snowplowing; road maintenance issues
Aging of Green Township assets/equipment
Distance to health care providers

Lack of local educational system
Not enough police protection
Lack of quality child care
Planning/Zoning/Regulation
Trash
Nuisances – abandoned cars, houses, garages, trailers
Code enforcement

Vision 2026 – Green Township 20 years in the future...
Natural Resources
Traditional farming – more viable- less restrictions
More farming with less environmental impact
Highest and best use of farmland – sustainable farming
Good water quality
Community Character/Resources
Quality of life maintained
Employment is high; jobs are available in the community
Product prices are low
Young adults remain in the area
Strong sense of community
Regional focus in numerous areas – working with surrounding communities
Less poverty
Care of the aging population has created employment opportunities for young people
Young work with old to gain knowledge - mentoring
Cohesive, growing community

Development
New residents
Increased tax base/revenues to make township financially sound
Innovative means of expanding the tax base are on-going
Service/Infrastructure
Community school in the township
Educational alternatives are available
Continuing educational opportunities
Large community building where activities are held
No expressway
Road network – provides links in a regional system
Alternative transportation is available
Public transit system
Better local health care
More high quality child care
Home-care services are available to the aging population
Planning/Zoning/Regulation
No nuisance issues such as trash and blight
Abandoned homes have been either removed or remodeled