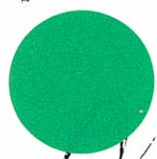


Paul Grebe



Planning Commission  
Original  
Proposal

MONTMORENCY COUNTY

ROAD SIGNING AND HOUSE NUMBERING PLAN

Prepared by

MONTMORENCY COUNTY PLANNING COMMISSION

Spring 1986

Wed. 7:00 p.m.  
Parks Bldg.  
@ Courthouse

## MEMBERS OF THE MONTMORENCY COUNTY PLANNING-ZONING COMMISSION

CHAIRMAN	-	Orlen Zahnow	-	Member-at-large
VICE-CHAIRMAN	-	Larry Beauregard	-	Member-at-large
SECRETARY	-	Earl Clement	-	Briley Twp. Representative
MEMBERS	-	Harold Ott	-	Albert Twp. Representative
	-	John Stegall	-	Avery Twp. Representative
	-	Robert Kenyon, Jr.	-	Hillman Twp. Representative
	-	Robin Danks	-	Loud Twp. Representative
	-	William Bunnell	-	Montmorency Twp. Representative
	-	Roy Avery	-	Rust Twp. Representative
	-	Randy Bell	-	Vienna Twp. Representative
	-	Eugene Phillips	-	Member-at-large

## CREDITS

The Montmorency County Planning-Zoning Commission gratefully express thanks to the following for assistance in the preparation of this report:

Ken Lashaway	-	NEMCOG
Gus Franczek	-	NEMCOG
Chris Stark	-	Northeast Michigan Consortium
Pete Davis	-	Previous Member
Tom Edison	-	Previous Member
DNR	-	Atlanta Office
Len Tafelsky	-	Consumers Power
Linda Wollam	-	Consumers Power
Kim Bleech	-	Montmorency County Road Commission
Paul Goode	-	Montmorency County Coordinator
Ed Holtcamp	-	Fire Chief, Beaver Creek Twp.
Sharon Vanderveer	-	Montmorency Township Association

## INDEX

			Page
I	-	Introduction	1
II	-	Ordinance	2
III	-	Road Naming	2
IV	-	Road Corner Signs	3
V	-	House Numbering	5
VI	-	County Map	8, 11
VII	-	Sources of Funds	9
VIII	-	Cost Summary and Funding Suggestions	9
IX	-	Appendix	12

## I. INTRODUCTION

The Montmorency County Comprehensive Plan, completed in 1980 by the Planning-Zoning Commission, has as a priority objective to complete County-wide road naming and signing of the roads. This was deemed necessary for the improved health, safety and welfare of our citizens as well as an aid to increased tourism. Montmorency County has grown considerable in the last several years and population projections indicate continuing growth. The County population has increased from 4,424 in 1960 to an estimated 8,306 in 1985, almost doubling in the last 25 years. (Figures are from the Department of Management and Budget.) Also, seasonal visitors increase the population in many areas to three and four times year-round residents.

Because a high percentage of our year-round and seasonal citizens (approximately 54%) are retired and at the age where health and safety are serious considerations, there is a further requirement of adopting a building and residence numbering system for quick location of a building in the County in an emergency.

The County Board of Commissioners, in 1984, concurred with these requirements and assigned to the Planning-Zoning Commission the job of developing a plan to achieve the objectives.

This report is in response to that assignment.

As a first step, maps of the County were obtained from the DNR and the scale of these maps was increased to 2.66 inches to the mile (scale 1:24,000). These maps were developed from infra-red photographs taken in 1978 for a forestry inventory and management study by the Michigan Resource Information System (MIRIS) as a response to PA 204. Two sets of the enlarged maps were made; one set was sent to the County Historical Society for a road naming review to suggest new or changes to the names for Road Commission decisions.

The second set was used by the Planning Commission members representing their Townships to determine how many signs and sign posts would be required.

We received only one Township response from the Historical Society (Vienna Township), so the plan will propose an alternate way of reviewing the road names.

## II ORDINANCE

Upon completion of the Montmorency County Planning-Zoning Commission's plan as proposed herein, and the project's acceptance by the Montmorency County Board of Commissioners, the County Coordinator and the County Prosecutor shall prepare a proposed Ordinance for consideration by the Board of Commissioners.

This Ordinance shall incorporate the legal requirements of the project and establish the responsibilities of all related public and private agencies.

## III ROAD NAMING

### A. Road Names

There must be a name for every public road or trail within the County that leads to or passes a building. An exception will be that if a dead end two-track private road leads to a building (or buildings) on that two-track, house numbers should be posted on the main road without (necessarily) a name for that two-track.

To insure that a good review and that new qualifying roads and public trails are aptly named, it is suggested that a letter be sent from the County Coordinator to the eight Township Boards requesting this information. The letter must clearly state ground rules for the job, explain the house numbering grid (See page 5) and have a due date for information to

be returned.

The Township Boards should be informed that platted subdivisions cannot have road name changes made except for the addition of a "street", "avenue", "lane", etc., be added to the road name for distinctive reasons.

Also, a road, for example Farrier Road, can have a 90° change in direction because numbering will be different on each of two legs, but a 180° change in direction is unacceptable because two buildings could have the same number and road name.

It is suggested that the County Clerk be made the recipient of all road name changes or new name suggestions for submission to the County Road Commission.

B. Cost

There should be no cost involved for the above service by either the County or Townships. It is within the normal requirement of Township Officials to serve the public.

IV ROAD CORNER SIGNS

A. Requirements

Townships at present may request installation of road signs by the County Road Commission at a cost of \$60.00 per road corner sign. Platted subdivisions or private roads road signing is the responsibility of the developer or property owners.

Planning-Zoning Commission members contacted several outside-county qualified personnel to obtain a base for acceptable procurement and installation concepts and costs. It was determined that the Montmorency County Road Commission has competitive procedures and costs.

The Montmorency County Township Association entertained the thought that a wooden post, rustic road name, corner sign would be desirable for Montmorency County. This and reflective road name signs were rejected by the Planning Commission as too expensive to consider at this time. Also, it would be desirable to add to the road name signs the X,000 section numbering system to the road sign, but this, also, is considered as too expensive.

The Township Representatives on the Planning Commission made a survey of all road and trail intersections in their Townships. The Village of Hillman was not included and intersections with existing posts and road name signs were not included in the survey. The survey determined the following count of required posts and signs:

Albert	161	Loud	30
Avery	23	Montmorency	75
Briley	131	Rust	30
Hillman	110	Vienna	45

Total: 605 posts and signs

For this analysis, 15% will be added to this number for survey error. Seven hundred signs will be required.

A standard installation of signs on the top of 2-inch galvanized steel pipe 7 feet long and set in 1 foot of concrete has been chosen for cost estimates. Signs would be 6 feet above ground.

B. Cost Estimates

Average costs for material and installation were determined to be:

1) Material

A. Sign posts	\$18.00
B. Sign plates 4 @\$5.00	20.00
C. Brackets, complete set	13.80
D. Concrete	2.00
Cost per sign	<u>\$53.80</u>

2) Installation

A. Truck - \$25.00/hr.	\$200.00/day
B. Personnel, 2/Truck	<u>200.00/day</u>
Total per day	\$400.00

The installation for public road signs is estimated to take a total of 50 working days (10 weeks) or approximately 14 signs installed per working day. The total cost of material and installation would be:

1)	Material, 700 signs @\$53.80 per sign	\$37,660.00
2)	Installation, 50 days @\$400.00 per day	<u>20,000.00</u>
	Total cost - Road corner signing	\$57,660.00

## V HOUSE NUMBERING

### A. Numbering Grid

The surveyor's correction line bisects Montmorency County in the E-W direction; therefore, the N-S section lines are not continuous above and below said line. It was decided as best to establish two zero points of origin; one for the northern half of the county at the southwest corner of Section 31, T31N, R3E, and the third correction line and the second for the southern half at the northwest corner of Section 6, T30N, R3E, and the third correction line. There are 3 E-W roads which lie on, or near, the third correction line and the person assigned the responsibility of establishing house numbers will decide which origin to use for numbering buildings on these roads. It is suggested that Kellyville Road be assigned numbers from the south 0-0 baseline.

One thousand numbers shall be allocated for each mile, or section, N,S, E,W from the point of origin. Therefore, on a straight E-W or N-S road, one house number will be available for each 5.28 feet of road frontage. House numbers shall be even on the right going away from the zero baselines and odd on the left.

Numbering for winding roads will be handled by establishing the road's predominant direction (N-S or E-W) and then using the corresponding baseline. The computed or actual distance of the road within a section will be used to



determine the interval of feet per house number; e.g., the length of X-road is 1.4 miles or 7,392 feet;  $7,392 \div 1,000 = 7.392$  feet per house number. A table can be prepared showing the house number per every 7,392 ft., as 1,2,3, etc. However, because of the varying distance of curving roads within a section in this county, and the few houses per road, it would be preferable to take the footage of a building from the section line and divide this distance by 7.392; e.g., a house is 1,300 ft. from a section line;  $1,300 \div 7.392 = 175$ ; the house number is then Y175. The Y is a one or two digit number taken from the grid for that section. (See map page 11)

All house numbers within a section shall have numbers within the limits of the N-S or E-W grid line numbers of the distance from point of origin.

Quite a bit of house numbering effort can be accomplished by an astute individual using maps and plat books and the Equalization Department's information. Tax records and township assessors surveys will be helpful in determinations. A surveyor's training would be of help if field investigations are required to resolve problems. The person responsible for establishing building numbers will notify townships where decisions must be made on road name changes and the spelling of a road name.

As mentioned previously, Mylar maps of all the townships are available in the scale of 1:24,000 (Approximately  $\frac{1}{2}$  inch per 1,000 feet.)

It is recommended that a geography major or a surveyor be hired for the position of house numbering supervisor assigned to the Equalization Department.

It has been determined that the postal service will honor the County's ordinance on the project.

#### B. Notification

Once the house numbers have been established, the home owners, post

offices, tax assessors, emergency units, utilities, etc. must be apprised of the results. This can be accomplished best by the Equalization Department. Owners of dwellings could be apprised of their house numbers by inserting house numbers with tax billings. Installation can be made the responsibility of the County or the resident, depending on funds available, but numbers should be consistent on size, visibility, and location. This decision should be spelled out in the Ordinance. (See II above) There are 17,895 parcels of privately owned land in the County on the tax rolls; approximately 40% of these parcels have a home or hunting cabin on the property.

See Appendix (for further notification)

#### C. Costs

This is the most difficult part of this project to analyze for costs. Properly trained or educated and motivated personnel are a "must" to accomplish the job.

Our estimate for this facet of the program in time required is six months. Basic tools for accomplishment have been discussed as well as the type of person or persons required to accomplish the task.

Labor (6 months)	\$10,000.00
Mileage - 3,000 miles	600.00
Materials and Phone	500.00
Mailings	2,000.00
Consultant (e.g. Surveyor)	1,000.00
Total costs	<u>\$14,100.00</u>

#### D. Recommendation

It is the consensus of the Planning-Zoning Commission, NEMCOG, the Northeast Michigan Consortium and the Montmorency County Township Association that the house numbering funding should be budgeted by the Board of County Commissioners at the earliest time possible. Emergency location of all residents is, and will be, the most important governmental response for the health, safety

and welfare of the citizens of Montmorency County.

This building numbering facet of the program is the most important of the overall plan and is the most reasonable of costs. Road signing can be accomplished at a more reasonable expenditure over a several year outlay of funds. These roads signing funds could be budgeted over a one to five year plan and be the subject of possible grants of State or Federal funds - or from allocations of private funding of Foundations (e.g., Ford, Kellogg, Turtle Lake, Canada Creek, etc.).

Millage requests for the complete project on a ballot is considered to be a loser at this point in time (1986). There are too many requests from other areas of public requirements. We consider the house numbering requirement worthy of a budgeted necessity.

If millage is considered by the Board of County Commissioners, the cost of house numbering could be covered by the request of 0.1 mill for one year.

#### VI COUNTY MAP

A revised County map will be required after the townships have supplied the road naming suggestions to the Montmorency County Road Commission. The decision to accept or reject suggestions of changes to road names is entirely the responsibility of the Road Commission, with the exception that rules established previously for building numbering are followed.

The Road Commission must honor the regulations imposed by the Ordinance published by the Board of County Commissioners and also understand the requirements of house numbering rules that no road can reverse on itself from a N-S, E-W, to a N-S direction.

Cooperation with the personnel of the Road Commission and the Director of the house numbering project is essential and if such is not forthcoming, changes

must be made. It must be understood by all parties involved in the project that cooperation is extremely necessary.

#### A. Costs

The costs involved in the preparation of a revised County map is the responsibility of the Montmorency County Road Commission. It is the Planning-Zoning Commission's opinion that our County map at present is one of the best of contiguous counties.

The estimated cost of changes to the map, to be borne by the Road Commission, will be approximately \$750.00 plus printing of copies.

### VII SOURCES OF FUNDS

NEMCOG was asked in December, 1985, to investigate funding sources for the Montmorency County road signing and house numbering project. Their response was to list the following avenues of funding possibilities:

- 1) Existing County Funds - 100%
- 2) 50-50 County and Township Funds  
(e.g., Township buy signs - County installation)
- 3) 100% request for millage  
(1,2,3, or 4 year ballot proposals)
- 4) County multi-year millage for 50%, balance of funding from Townships
- 5) 1986 Michigan Equity Grant Program  
(this program provides a maximum of \$100,000 grant;  
no match required)
- 6) Find out whether MDOT can assist with new County maps
- 7) Investigate availability of Summer Youth Employment Program  
or the Michigan Youth Corps
- 8) Investigate potential for private foundation grants

The consensus of all concerned County service organizations is that No. 7 should be considered by either County or Township Boards in implementation of the project. Also, No. 5 should be investigated by the County Coordinator.

### VIII COST SUMMARY AND FUNDING SUGGESTIONS

The complete project of road naming and house numbering for the entire

County is estimated to cost approximately \$72,000 plus the Road Commission cost of providing a new County map of the building numbering grid and changed or new road names.

It is recommended that the building numbering phase of the project (approximately \$14,000) be a budgeted expense of the County and be implemented as soon as possible. Notification to County residents of their building numbers would have to await the Road Commission's decisions on new or changes to road naming.

Albert Township has recommended that the road signing be accomplished by a  $\frac{1}{4}$  mill request for two years by ballot.

The majority of the remaining Townships suggest that the County budget the building numbering costs, that the Townships cover the road sign material costs and that the Road Commission assume the installation costs.

The Townships also suggest that Summer Youth Employment Program or the Michigan Youth Corps be utilized for installation of the road corner signs with supervision by the Road Commission.

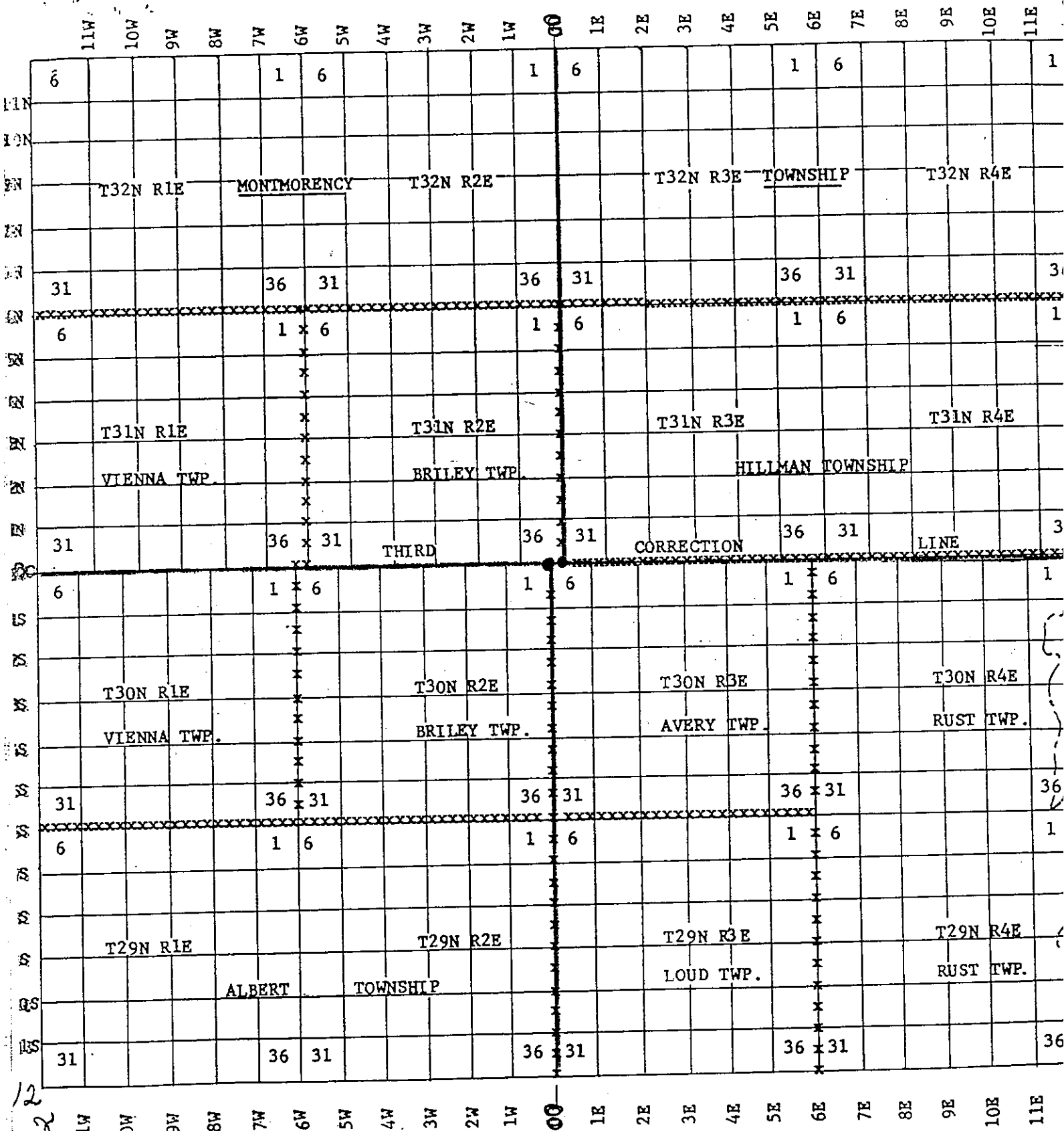
Accomplishment of the complete project is entirely a factor of the acceptance of the need and the determination to achieve!

Prepared by,

MONTMORENCY COUNTY PLANNING-ZONING COMMISSION

MONTMORENCY COUNTY GRID SYSTEM

Add (000) to each outside number.



EXPLANATION OF HOUSE NUMBERING SYSTEM:

The numbers along the outer edge of the map refer to the County House Numbering System. The Third Correction Line divides the County North and South. The Township line for Town 30 North, Range 2 and 3 East divide the South 1/2 of the County in an East and West direction; and the Township line for Town 31 North, Range 2 and 3 East; divide the North 1/2 of the County in an East and West direction. 1000 Manter Road would be 1 mile South of the Third Correction line.

IX APPENDIX

The Ordinance issued by the Board of County Commissioners will be a directive for coordination of all County services and for the public at large. As such, it is suggested that copies of the Ordinance be delivered to the following County services, businesses and organizations:

- 1) County Road Commission
- 2) State Highway Commission (Local and State)
- 3) Sheriff's Department
- 4) State Police (Gaylord and Alpena)
- 5) Five Post Offices (Atlanta, Hillman, Lewiston, Johannesburg, Comins)
- 6) Four Fire Departments (Atlanta, Hillman, Lewiston, Johannesburg)
- 7) All Ambulance Crews
- 8) Four Electric Companies (Presque Isle, Consumers Power, Alpena Power, Top of Michigan)
- 9) Two Fuel Gas Companies (Fuelgas, Petrolane)
- 10) Equalization Department
- 11) Township Supervisors (8)
- 12) Village of Hillman
- 13) Montmorency County Economic Development Corporation
- 14) Telephone Companies
- 15) United Parcel Service
- 16) Montmorency County Tribune
- 17) Three School Systems (Atlanta, Hillman, Johannesburg-Lewiston)
- 18) A.M.A. - I.S.D. School System