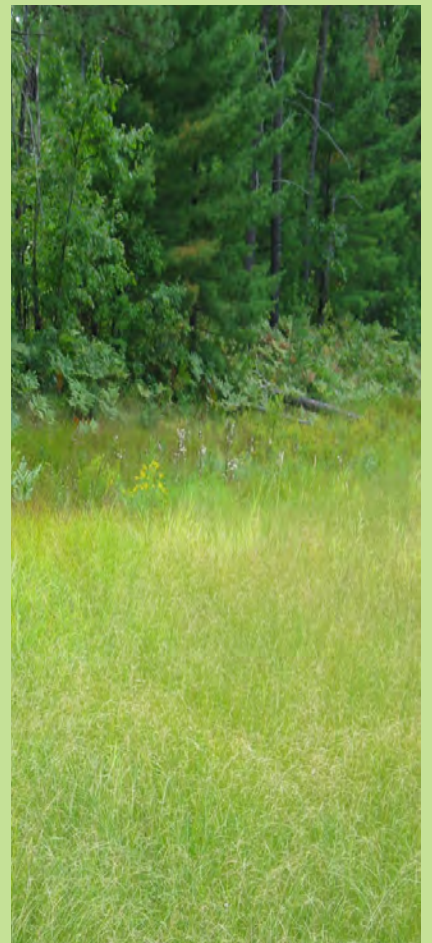


# Ossineke Township

Alpena County, Michigan

## Master Plan 2013



# OSSINEKE TOWNSHIP MASTER PLAN

Ossineke Township  
Alpena County, Michigan

**Ossineke Township Planning Commission**

and

**Ossineke Township Board of Trustees**

Prepared with the assistance of:

**Northeast Michigan Council of Governments**

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**Adopted: March 25, 2013**

## ACKNOWLEDGEMENTS (from NEMCOG)

The Ossineke Township Planning Commission, Ossineke Township Board, and residents of Ossineke Township should be recognized for their assistance during the plan development through meetings and valuable comments throughout the process.



# OSSINEKE TOWNSHIP MASTER PLAN

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# Chapter 1: Introduction

## Purpose and Planning Process

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

- A. *Is coordinated, adjusted, harmonious, efficient, and economical.*
- B. *Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
- C. *Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- D. *Includes, among other things, promotion of or adequate provision for 1 or more of the following:*
  1. *A system of transportation to lessen congestion on streets.*
  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 Ossineke Township. A special community workshop was held to gather input from residents and landowners. Based on information gathered at this workshop and the background data, the Township Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Township.

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

## Location and Regional Setting

Ossineke Township is located in the south-southwestern portion of Alpena County, in the northeastern region of Michigan’s Lower Peninsula. The Township is eighteen miles by six miles and includes three government survey townships for a total of 108 square miles. Ossineke Township lies within T 29 N and R5E, R6E, and R7E. Rural in nature, Ossineke Township features farming in the eastern area and large tracts of public and private recreational lands to the west. Beaver Lake provides a waterfront environment to many year-round and seasonal residents. Many year-round homes are also clustered in

the unincorporated community of Hubbard Lake. Hubbard Lake also provides limited commercial services to area residents. The City of Alpena lies approximately twenty miles to the north and east and provides more extensive services. State highway M-65 travels north-south near the Township’s western boundary, while US 23 lies three miles east of the Township’s eastern edge.

**Figure 1-1**

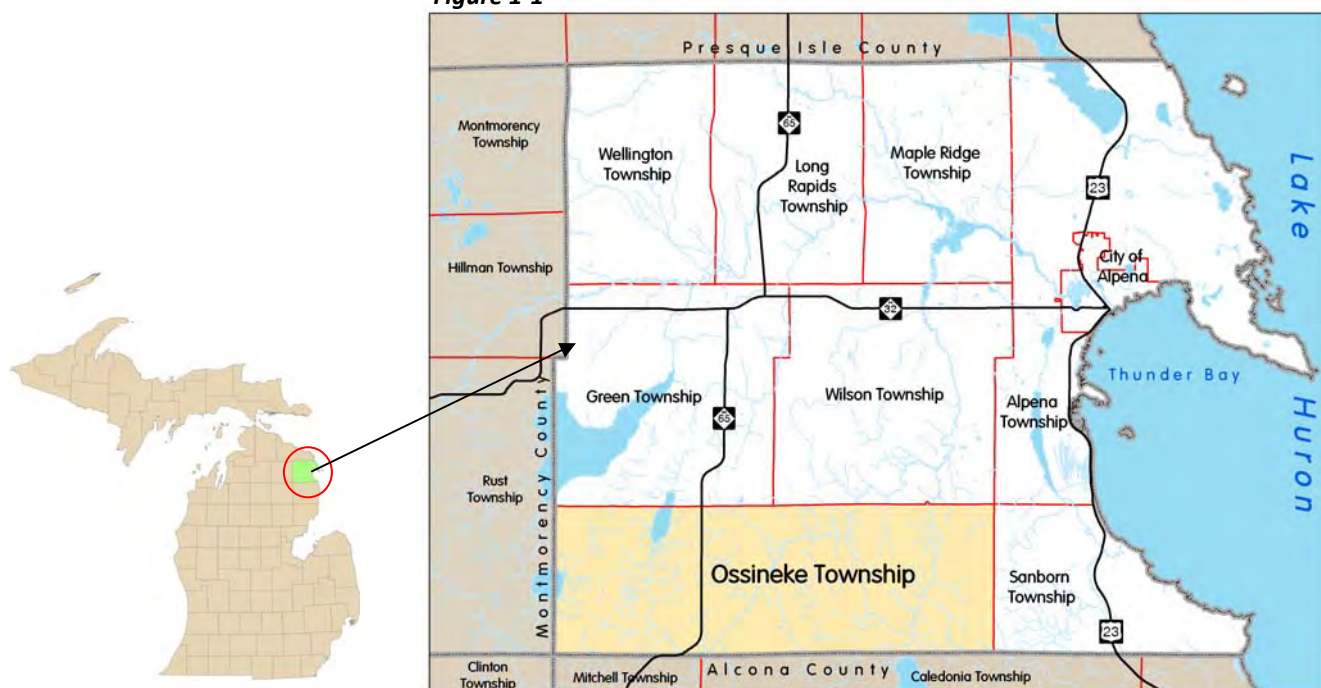
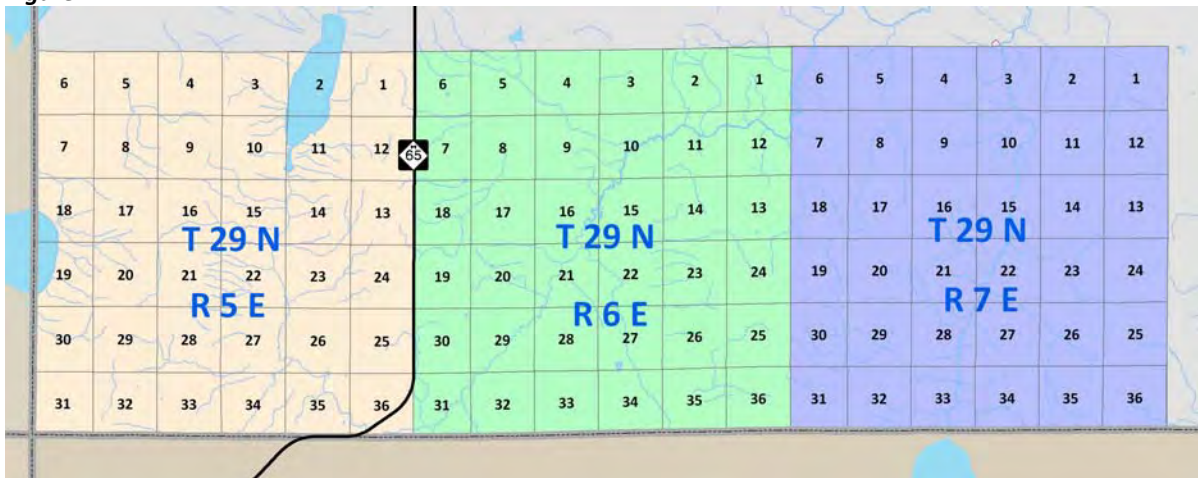


Figure 1-2



### The Status of Planning and Zoning in Ossineke Township

The Planning and Zoning Commission, established under the Township Planning Act 168 of 1959, adopted a Comprehensive Plan in 1991. This plan is the first update since 1991. Ossineke Township recognizes the need for developing an updated Master Plan in compliance the Michigan Planning Enabling Act, P.A. 33 of 2008. Two key issues are to provide a legal foundation for the Township Zoning Ordinance and to manage development within the Township. By documenting existing conditions such as environment, socio-economic, community services, transportation, recreation, and land use within a master plan, the Township will be able to formulate appropriate land use goals and policies to guide development and serve as the basis for enforceable zoning. The master plan will in turn be used as a basis for re-examining the Township's zoning districts and land use development controls.

## Chapter 2: Socio-Economic Characteristics

This section of the *Master Plan* is an analysis of social and economic factors that define the character of the Township. A composite statistical analysis of the

population will identify the traits of the community, its needs, and help provide direction for the Township's future.

### Population

The most important component in any community is the population of the area. The actions of the population directly impact the characteristics and future of the community. The diversity of backgrounds and the similarities among residents merge to give a community its distinct and unique character and personality. The differences in education, employment, ethnic customs, and socio-economic factors need to be examined to define the "character" of

Ossineke Township. Table 2-1 illustrates population trends for all municipalities in Alpena County for census years 1980, 1990, 2000, and 2010. The 2010 U.S. Census lists Ossineke Township's population at 1,675. This represents a decrease of 4.9 percent from 2000. However, Ossineke Township's official population has fluctuated with an overall population increase occurring from 1980-2010.

**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%
<b>Ossineke Twp.</b>	<b>1,607</b>	<b>1,654</b>	<b>2.8%</b>	<b>1,761</b>	<b>6.5%</b>	<b>1,675</b>	<b>-4.9%</b>	<b>4.2%</b>
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

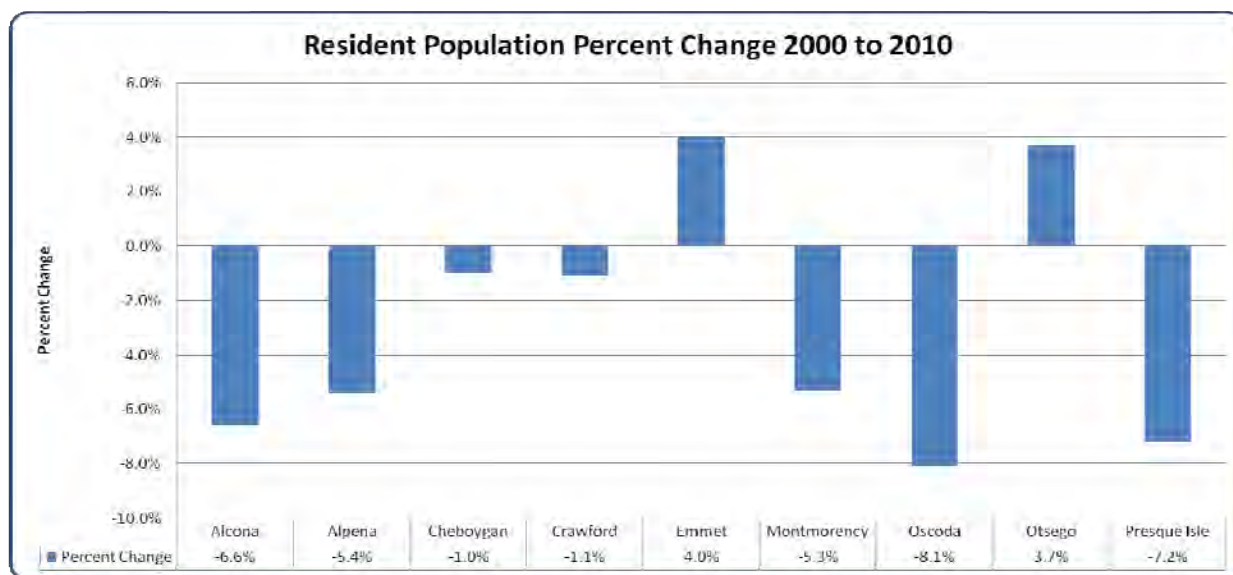


Figure 2-1

The majority of counties in Northeast Michigan experienced a population decline from 2000 to 2010 (Figure 2-1). Alpena County decreased 5.4 percent in population while Emmet and Otsego Counties both increased. Within Alpena County, the City of Alpena experienced the greatest loss of population at 14.2 percent.

### Racial Distribution

Ossineke Township's population is relatively similar in racial make-up to that of Alpena County. Based on 2010 Census data, 1,675 persons reside in Ossineke Township with 98.9 percent white. Hispanic accounted for

just over one percent while American Indian or Alaska Native accounted for less than one percent of the total population.

### Households

According to the 2010 Census (Table 2-2), of the 706 households in Ossineke Township, 502 were reported as family households. 180 were reported as being family households with their own children under 18. 107 of those 706 households consisted of both a husband and wife with their own children under 18. There were 239 households with individuals 65 and older. The average number of persons per household was 2.37.

**Table 2-2**  
**Ossineke Township Households - 2010**

MUNICIPALITY	Total Households	Family Households w/own children under 18	Husband/Wife w/own children under 18	Male Household no wife present w/own children under 18	Female Household no husband present w/own children under 18	Households with individuals 65 and over
Ossineke Twp	706	180	107	34	57	239

Source: U.S. Bureau of the Census, 2010

## Housing Characteristics

Of the 1,102 housing units reported in Ossineke Township by the 2010 Census, 706 (64%) were occupied and 396 (36%) were vacant. Of the occupied units, 92 percent were owner-occupied and eight percent were rentals. Of the total housing units, 29 percent were classified as “seasonal, recreational, or occasional use” (81 percent of the vacant housing units). Vacancy rates increased over seven percent in Ossineke Township from 2000 to 2010. This number reflects the increase in unemployment in the area, however it is lower than the majority of Alpena County. See **Table 2-3**.

In addition, Census data indicates that the age of the housing stock in the County is increasing. 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. Over 44 percent of the housing in Alpena County was built prior to 1960 with at least 17 percent having been built prior to 1940.

There is not a great deal of older housing stock (housing built prior to 1940) in the Township; however, the data indicates that over 50 percent of the township’s housing stock was built between 1940 and 1970. Due to the age of this housing, some of it is no doubt in need of rehabilitation.

Also, an analysis of the building permits issued in the county can give insight to growth trends in a given area. Recent building permit data from all of the county's local governmental units are found on **Table**

**2-4.** Overall, the numbers of new residential units being built in the county has remained relatively stagnant over the last five years compared to the late 1990’s and early 2000’s. By far the majority of new residential units built in the Township occurred prior to 2008. Only seven new homes were built in Ossineke Township during the last five years. The decrease in the rate at which new homes are being constructed in Alpena County reflects the stagnant economy and the out-migration of population resulting from job losses.

The number of new commercial units being built in the township is minimal during the last five years and is not keeping pace with the rest of Alpena County. During this period, Ossineke Township has seen only one new commercial building in the last five years (2009). Commercial building remains low in the outlying townships. It is no surprise that the majority of new commercial establishments are being built in Alpena City and Township, as this is where infrastructure such as municipal water and sewer services are found.

**Table 2-3**

**Alpena County: Housing Characteristics - 2010**

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			544				+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%
<b>Ossineke Twp</b>	<b>1,102</b>	<b>706</b>	<b>91.9</b>	<b>8.1</b>	<b>396</b>	<b>29.2</b>	<b>3.0</b>	<b>12.3</b>	<b>+7.6%</b>
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 2.4**

**Alpena County Building Permits: 2007-2011**

Permit Type	TOTAL		2007		2008		2009		2010		2011	
	Comm	Res	New Res	New Comm	New Res	New Comm	New Res	New Comm	New Res	New Comm	New Res	New Comm
Alpena City	8	9	3	2	2	2	1	1	0	1	3	2
Alpena Twp	12	82	21	7	21	0	15	2	14	0	11	3
Green Twp	1	8	3	1	1	0	0	0	3	0	1	0
Long Rapids Twp	0	10	4	0	3	0	0	0	3	0	0	0
Maple Ridge Twp	0	10	4	0	5	0	0	0	1	0	0	0
<b>Ossineke Twp</b>	<b>1</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
Sanborn Twp	2	6	4	0	2	1	0	1	0	0	0	0
Wellington Twp	0	3	2	0	0	0	0	0	0	0	1	0
Wilson Twp												

Source: Township and City Building Officials

## Age Distribution

In addition to total population figures, analyzing the age distribution within a community is helpful in planning future programs and activities. The needs of people living in Ossineke Township vary according to the age and sex of each individual; a predominantly younger population has different attitudes and requires different activities than an older

population.

The median age of the population of Ossineke Township is 47.1 years, higher than the median age of Alpena County (45.6), the State (38.9) and the US (37.2); 23 percent of the total population was under 19 years of age, while 20 percent was 65 years and over. The most populous age group in the Township is 45-64 years. See Table 2-5.

**Table 2-5  
Age Distribution for Ossineke Township, 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 County	1,508	5.1	5,417	18.4	1,444	4.9	6,149	20.8	9,315	31.5	5,765	19.5	45.6
<b>Ossineke Twp</b>	<b>64</b>	<b>3.8</b>	<b>323</b>	<b>19.2</b>	<b>65</b>	<b>3.9</b>	<b>320</b>	<b>19.1</b>	<b>567</b>	<b>33.8</b>	<b>336</b>	<b>20.1</b>	<b>47.1</b>

Source: U.S. Bureau of the Census 2010

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

## Disability Status

While data relating to disabled status is not currently available on a township level, data relating to disabled status is estimated by the American Community Survey and is based on a sample (**Table 2-6a**). Nearly two-thirds (64.4%) of the population of Alpena County is classified as having some type of disability. A significant number, 2,651 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. However, cognitive disabilities are the most common in the 5-17 year age group. The data shown

in **Table 2-6b** 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.

**Table 2-6a  
Disability Status in Alpena County**

Population under 5 years	52
With a hearing difficulty	39
With a vision difficulty	42
Population 5-17 years	245
With a hearing difficulty	28
With a vision difficulty	65
With a cognitive difficulty	232
With an ambulatory difficulty	77
With a self-care difficulty	97



Population 18-64 years	2651
With a hearing difficulty	461
With a vision difficulty	486
With a cognitive difficulty	1088
With a ambulatory difficulty	1431
With a self-care difficulty	440
With an independent living difficulty	763
Population 65+ years	2284
With a hearing difficulty	1239
With a vision difficulty	521
With a cognitive difficulty	568
With a ambulatory difficulty	1063
With a self-care difficulty	486
With an independent living difficulty	808
Source: American Community Survey 2010	

**Table 2-6b**  
**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 members 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	

### 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 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 2-2** and **Table 2-7** present information on the median household income for counties in the NEMCOG region. 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. The reason is most likely due to the fact that employment opportunities in Otsego County are less subject to seasonal fluctuations than in other nearby counties. 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.

**Table 2-7  
Median Household Income: Northeast Michigan**

	2009
Alcona County	\$32,644
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

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 Ossineke Township from 2005-2009 was \$39,688 (**Table 2-8**). 21 percent of households have an income of \$50,000 to \$74,999, however over 43 percent of Ossineke Township residents have a household income of below \$35,000 and nearly 63 percent have a household income of less than \$50,000. Therefore a large percentage of the township population is at an income level which is significantly lower than the median income in Michigan and the United States.

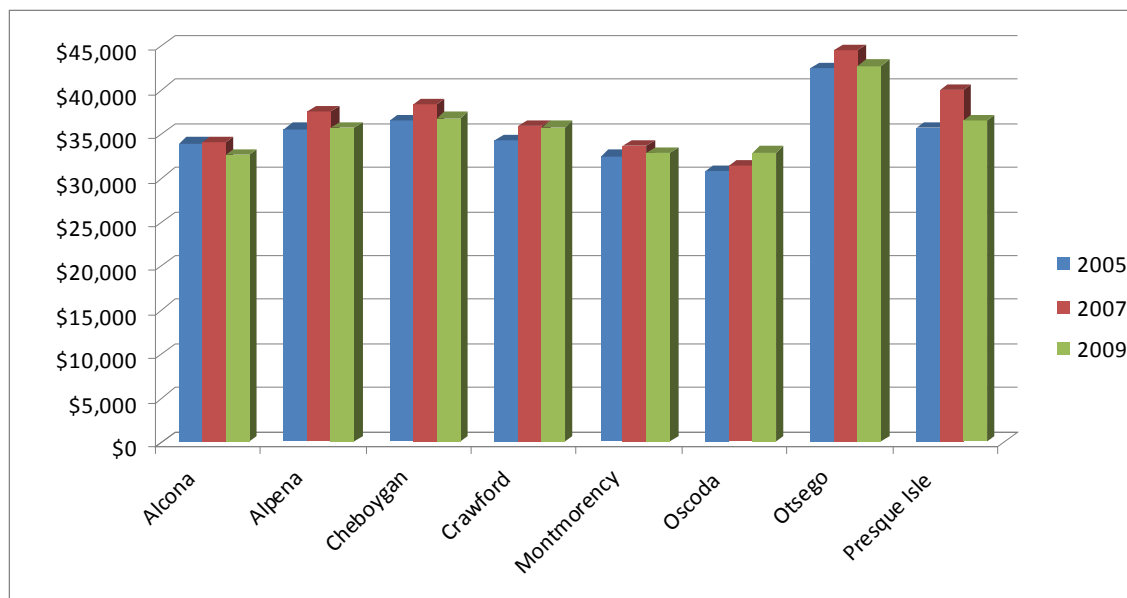


Figure 2-2: Median Household Income for Northeast Michigan

**Table 2-8**

**Income: Ossineke Township**

	2005-2009
Less than \$10,000	7.8%
\$10,000 to \$14,999	5.9%
\$15,000 to \$24,999	14.9%
\$25,000 to \$34,999	14.8%
\$35,000 to \$49,999	19.4%
\$50,000 to \$74,999	20.7%
\$75,000 to \$99,999	11.5%
\$100,000 to \$149,999	5.1%
\$150,000 +	0.0%
Median Household Income	\$39,688

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

Poverty rates continue to be a problem in Ossineke Township and the northeast Michigan region in general. Over 16 percent of the families with related children under the age of 18 are in poverty. This number increases dramatically when a female head

of household is present. Over 75 percent of families with a female head of household with children under 18 have a poverty level income while the number increases to over 83 percent when the children are under the age of five.

**Table 2-9**

**Poverty Rates: Ossineke Township 2005-2009**

Category	Percent
Families	8.7
Families w/related children under 18	16.3
Families w/related children under 5	38.5
Families with female head of household w/children under 18	75.9
Families with female head of household w/children under 5	83.3
65 years and older	12.0
Individuals	32.5

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

## Employment

From 2005-2009, 49 percent of the labor force in Ossineke Township was employed (**Table 2-10**). Of the civilian labor force, management, professional, and related occupations as well as sales and office occupations were the largest occupation work groups (**Table 2-11**). **Table 2-12** shows that nearly 23 percent of the civilian

labor force was employed in educational services, health care, and social assistance. Retail trade, manufacturing, and construction all continue to be important factors in employment in Ossineke Township. **Table 2-13** shows the private employment sector in Alpena County being dominated by manufacturing, retail trade,

## Chapter 2: SOCIO-ECONOMIC CHARACTERISTICS

and health care/social assistance. However, public sectors jobs dominate overall employment in Alpena County (including employment at Alpena Regional Medical

Center). The highest wage earners are employed in the utility sector with mining, manufacturing, and state government also providing high wages.

**Table 2-10**  
**Employment Status: Ossineke Township 2005-2009**

	%
Civilian labor force	57.4
Employed	49.1
Unemployed	8.3
Armed forces	0.2
Not in labor force	42.4

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

**Table 2-11**  
**Occupations\*: Ossineke Township 2005-2009**

Category	#	Percent
Management, professional, and related occupations	202	27.0
Service occupations	133	17.8
Sales and office occupations	197	26.4
Farming, fishing, and forestry occupations	7	0.9
Construction, extraction, maintenance, and repair occupations	103	13.8
Production, transportation, and material moving occupations	105	14.1

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

\*of the civilian employed population 16 years and older

## Chapter 2: SOCIO-ECONOMIC CHARACTERISTICS

**Table 2-12**  
**Industry\*: Ossineke Township 2005-2009**

Category	#	%
Agriculture, forestry, fishing and hunting, and mining	35	4.7
Construction	80	10.7
Manufacturing	87	11.6
Wholesale trade	35	4.7
Retail trade	87	11.6
Transportation and warehousing, and utilities	49	6.6
Information	3	0.4
Finance and insurance, and real estate and rental and leasing	31	4.1
Professional, scientific, and management, and administrative and waste management services	24	3.2
Educational services, and health care and social assistance	169	22.6
Arts, entertainment, and recreation, and accommodation and food services	72	9.6
Other services, except public administration	46	6.2
Public administration	29	3.9

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

\*of the civilian employed population 16 years and older

**Table 2-13**  
**Alpena County Residents Employment by Industry 2009/2010\***

Industry	# of establishments		Average employment		Avg weekly wages	
	2009	2010	2009	2010	2009	2010
Agriculture, forestry, fishing & hunting	8	10	23	26	462	433
Mining	5	6	38	57	1,321	1,114
Utilities	4	5	53	56	1,452	1,425
Construction	120	112	443	407	639	617
Manufacturing	51	51	1328	1293	1,049	1,082
Wholesale trade	34	35	415	402	709	722
Retail trade	144	140	1846	1811	414	424
Transportation & warehousing	30	28	232	224	729	692
Information	15	14	192	189	647	650
Finance & insurance	41	40	401	391	680	657
Real Estate, rental & leasing	20	18	113	96	395	386
Professional, scientific & technical services	45	46	185	209	754	702
Management of companies & enterprises	2	2	n/a	n/a	n/a	n/a
Administrative & waste services	35	32	158	160	372	342
Educational services	4	4	16	15	551	578
Health care & social assistance	86	83	1593	1636	585	562
Arts, entertainment, & recreation	23	23	114	101	261	281
Accommodation & food services	66	66	606	612	206	200
Other services (except public administration)	91	92	387	396	313	292
Local Government**	18	17	2,652	2,484	780	791
State Government	10	11	146	151	1,110	1,032
Federal Government	15	16	106	133	897	840

Source: Department of Technology, Management & Budget 2011 (2010 represents average of 1<sup>st</sup> – 3<sup>rd</sup> quarters)

\*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.

## Chapter 2: SOCIO-ECONOMIC CHARACTERISTICS

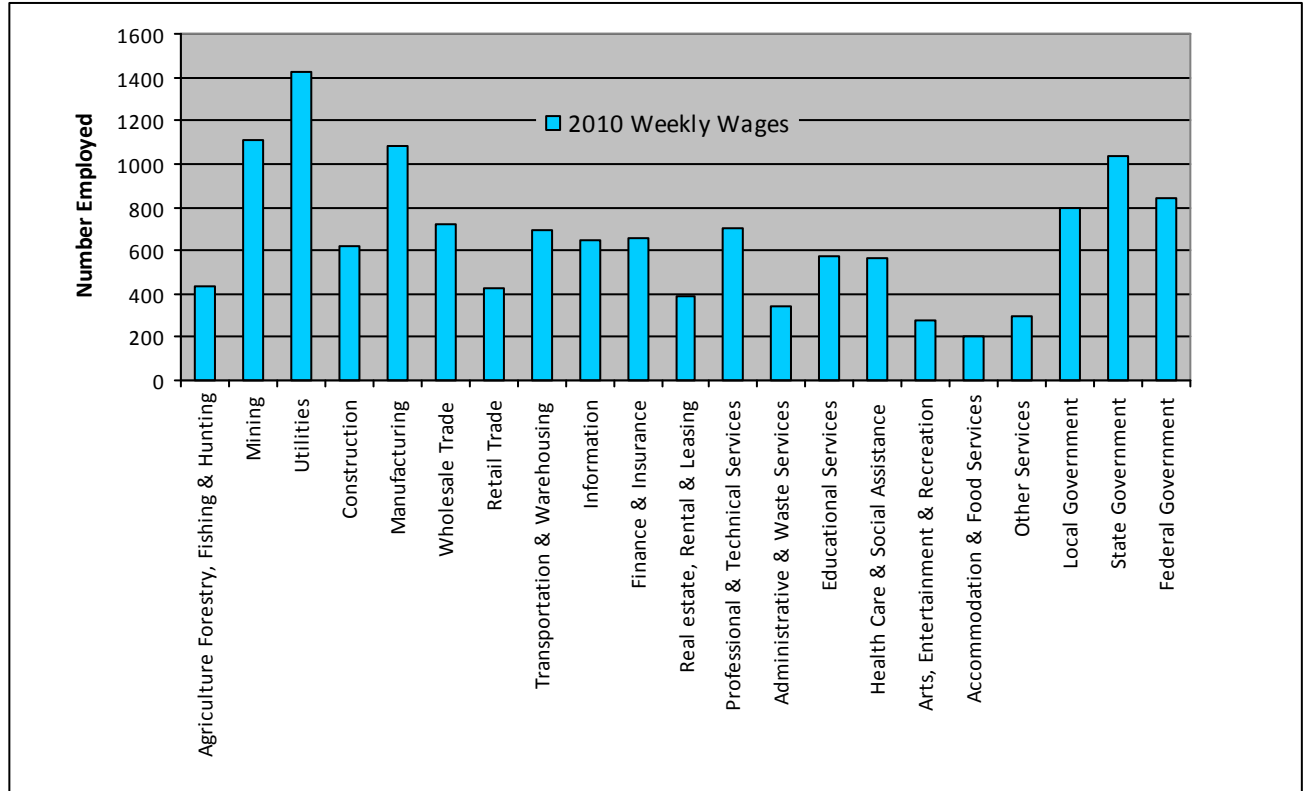


Figure 2-3: Alpena County Wages by Industry 2010

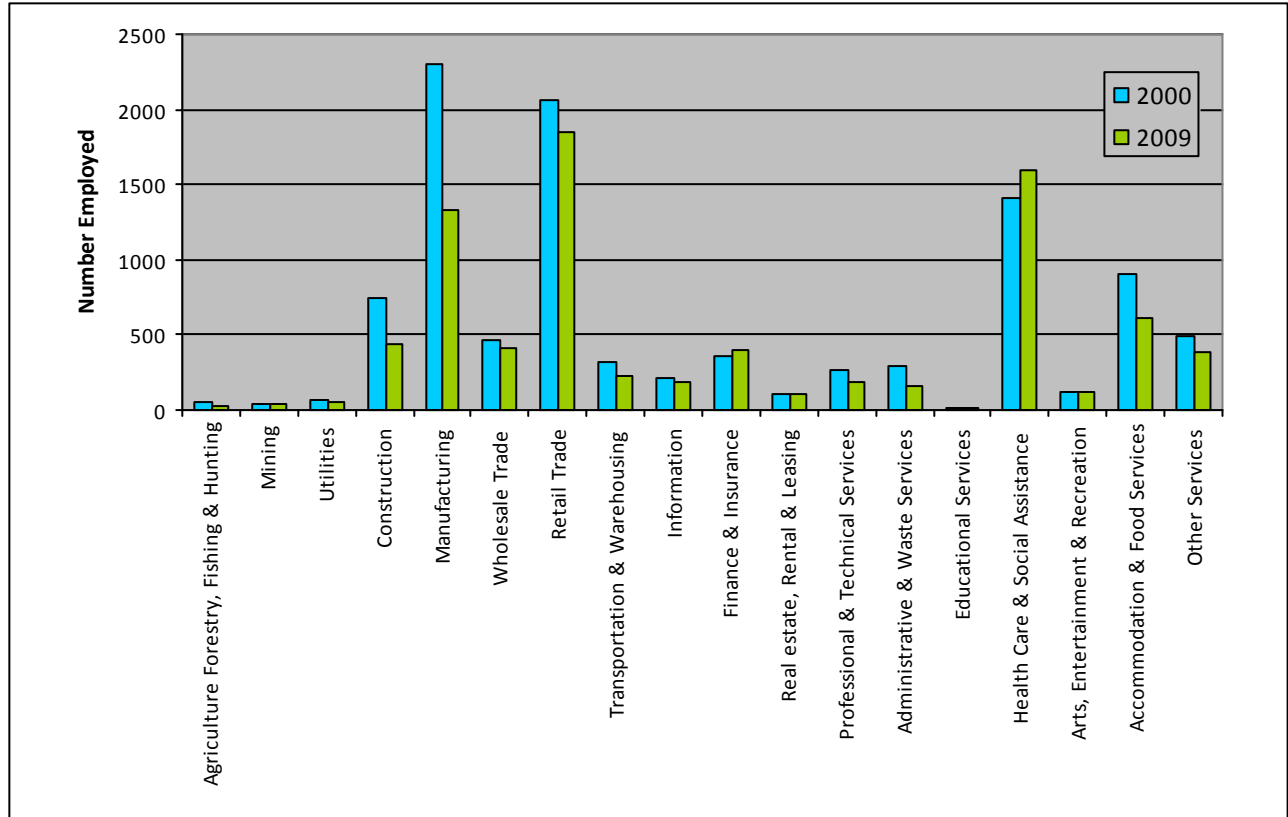


Figure 2-4: Alpena County Employment by Private Industry 2000-

## Unemployment

The unemployment rates for Alpena County have historically been higher than the State of Michigan and the US (**Figure 2-5**). Alpena County's economy, like the state of Michigan, was stronger in the late 90's. Since 2001, the annual unemployment rate for Alpena County began to rise until finally

reaching over 14% in 2009 nearly equaling the State of Michigan rate. Since 2009, unemployment rates have begun to decline. The regional unemployment rate in Northeast Michigan has remained consistently higher than in Alpena County.

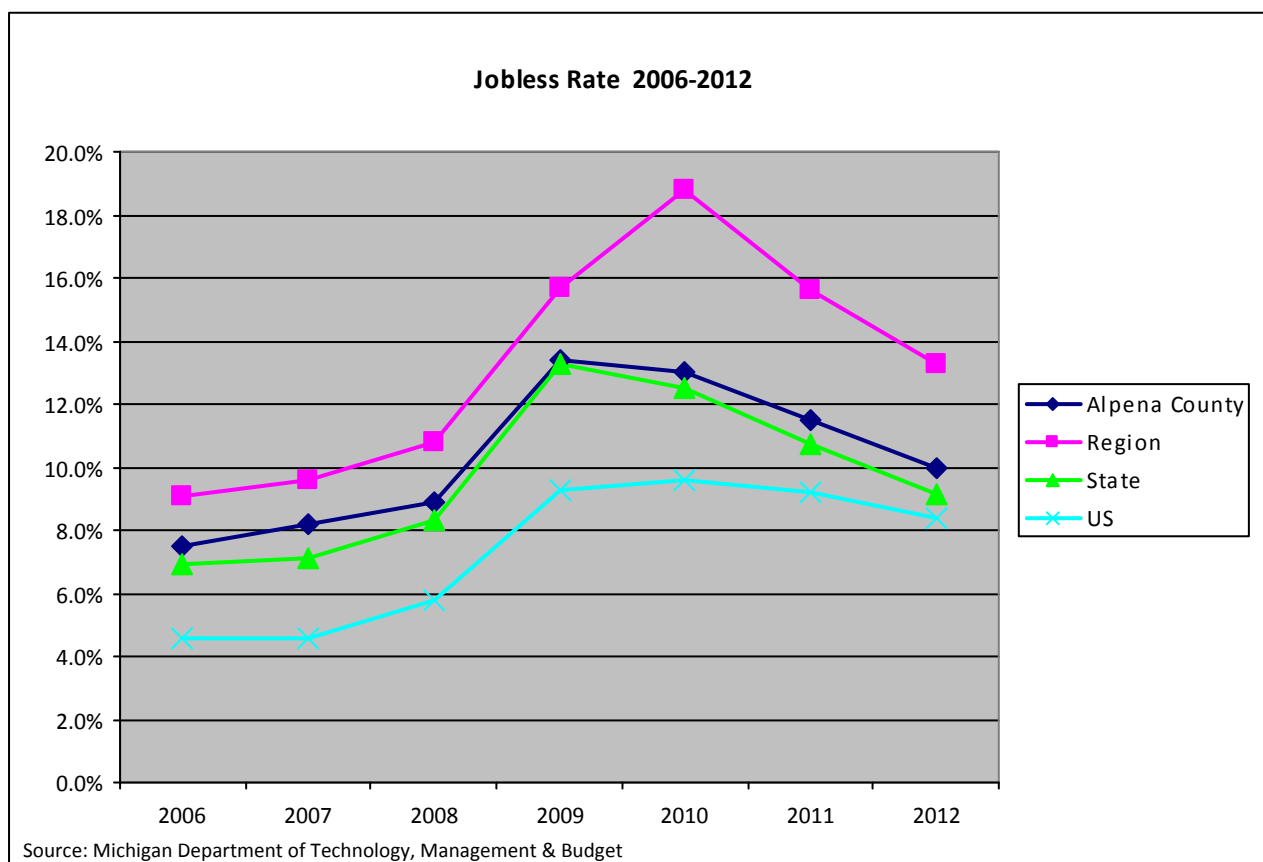


Figure 2-5: Unemployment Rates

## Agriculture

According to the 2007 Census of Agriculture prepared by the United States Department of Agriculture, the amount of land being farmed in Alpena County has increased from 73,790 acres in 2005 to 85,947 acres in 2007. 46,450 acres of cropland were harvested in 2007. Corn for grain (5,285 acres), corn for silage or greenchop (2,525 acres), wheat (3,695 acres), oats (2,474 acres), sunflower seeds (2,199 acres), and soybeans (for beans) (2,802 acres) are the

primary crops in Alpena County. 25,265 acres of land is used for hay and all haylage, grass silage, and greenchop. In 2007, there were 11,336 heads of cattle, 514 hogs and pigs, 277 sheep and lambs, 1,534 chickens (layers), and 740 chickens (broiler/other meat type). The total market value of agricultural crop production in Alpena County totaled \$21,458,000 with crop sales reaching \$6,430,000 and livestock production reaching \$15,028,000. **Tables 2-14 and 2-15** highlight agricultural statistics for Alpena County.

**Table 2-14**

**Agriculture in Alpena County**

Farms (number)	573
Land in farms (acres)	85,947
Land in farms - Average size of farm (acres)	150
Land in farms - Median size of farm (acres)	79
Estimated market value of land and buildings (average per farm)	\$387,180
Estimated market value of land and buildings (average per acre)	\$2,581
Estimated market value of machinery and equipment (average per farm)	\$66,222
Farms by size - 1 to 9 acres	16
Farms by size - 10 to 49 acres	195
Farms by size - 50 to 179 acres	246
Farms by size - 180 to 499 acres	79
Farms by size - 500 to 999 acres	29
Farms by size - 1,000 acres or more	8
Total cropland (farms)	525
Total cropland (acres)	59,577
Total cropland - Harvested cropland (farms)	420
Total cropland - Harvested cropland (acres)	46,450
Irrigated land (farms)	18
Irrigated land (acres)	34
Market value of agricultural products sold (average per farm)	\$37,449
Total farm production expenses (average per farm)	\$30,420
Net farm income (average per farm)	\$9,251
Farms by value of sales - Less than \$2,500	264
Farms by value of sales - \$2,500 to \$4,999	68
Farms by value of sales - \$5,000 to \$9,999	75
Farms by value of sales - \$10,000 to \$24,999	70
Farms by value of sales - \$25,000 to \$49,999	28
Farms by value of sales - \$50,000 to \$99,999	21
Farms by value of sales - \$100,000 or more	47



## Chapter 2: SOCIO-ECONOMIC CHARACTERISTICS

Principal operator by primary occupation - Farming	217
Principal operator by primary occupation - Other	356
Cattle (farms)	178
Hogs and pigs (farms)	26
Sheep and lambs (farms)	17
Chickens – meat (farms)	8
Chickens – layers (farms)	55
Corn for grain (farms)	86
Corn for silage or greenchop (farms)	47
Wheat (farms)	40
Oat (farms)	49
Barley (farms)	9
Sorghum (farms)	8
Soybeans (farms)	21
Dry edible beans (farms)	4
Potatoes (farms)	7
Forage (farms) (land used for hay and all haylage, grass silage, and greenchop)	344
Sunflower seeds (farms)	9
Vegetables (farms)	25
Land in orchards (farms)	24
Hired farm labor (workers)	335

Source: The Census of Agriculture, United States Department of Agriculture, 2007

**Table 2-15: Alpena County Key Agricultural Products**

Key Products	Production	Revenues
Corn, soy, and wheat	14,307 acres	\$2,554,000
Vegetables	85 acres	\$182,000
Fruit and tree nuts	103 acres	\$175,000
Dairy farms	39 farms	\$12,409,000
All animal operations	281 operations (16,537 animals)	\$15,028,000

Michigan Department of Agriculture – July 2009

## State Equalized Value

By analysis of the State Equalized Value (SEV), characteristics of property values can be obtained. Over the past decade the residential portion of the county-assessed value increased steadily. However, agriculture has decreased since 2000. Commercial peaked in 2008 then began decreasing while industrial property peaked in 2010, then decreased.

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. SEV in Ossineke Township peaked in 2008 then began decreasing.

Figure 2-6 shows the change in the SEV in

**Table 2-16**  
**Ossineke Township Assessed Value: 2011**

Year	Agricultural	Timber Cut-Over	Commercial	Industrial	Residential	Real + Personal Property
	\$	\$	\$	\$	\$	
2011	17,287,900	6,076,200	906,800	218,200	61,147,700	92,708,800
2010	24,102,100	3,070,300	983,500	225,900	60,186,700	96,118,400
2008	25,514,700	12,701,400	1,143,200	169,200	54,296,300	101,818,900
2005	22,178,000	10,614,900	979,500	140,000	44,736,900	86,804,000
2000	13,197,500	6,514,700	627,600	74,000	25,489,700	58,492,500

Source: Michigan Department of Treasury

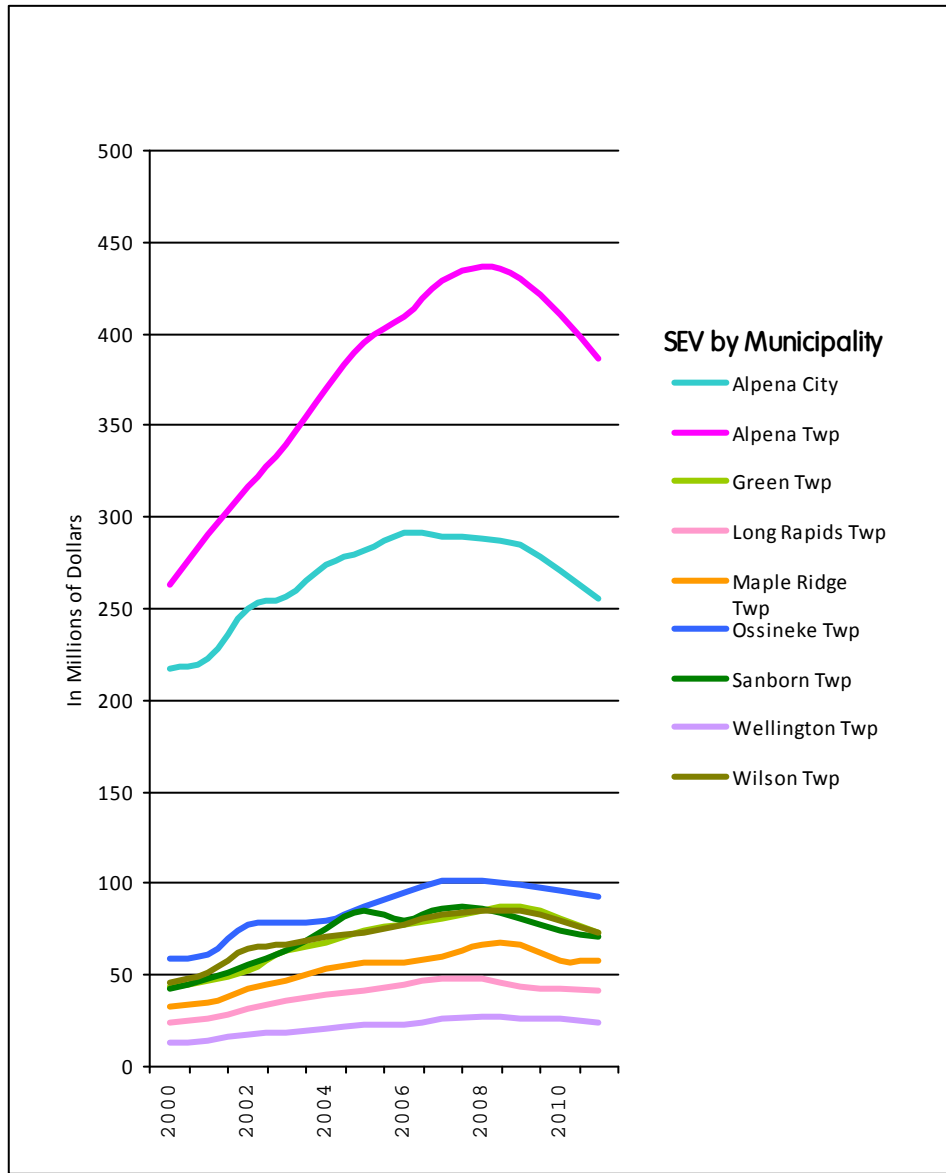


Figure 2-6: Change in SEV by Municipality

## Ossineke Township Finances

Information contained in this section was generated from F65 forms are filed 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 Ossineke Township.

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 2-7** shows the sources of revenue for Ossineke Township. The two largest revenue sources are State Revenue Sharing and Property Taxes. Figure 2-8 shows percentage of expenses in the Township, while Figure 2-9 shows expenses and revenues compared to total cash and investments.

### Revenue

Figure 2-7

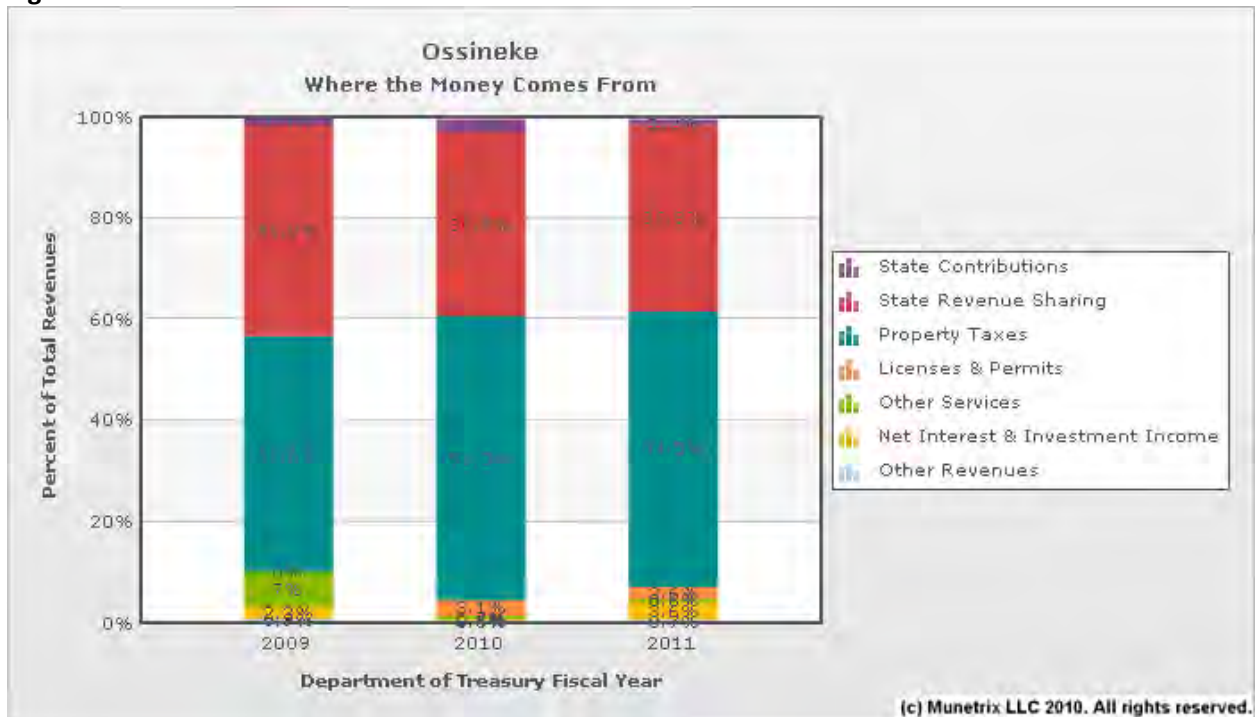


Figure 2-8: Expenditures

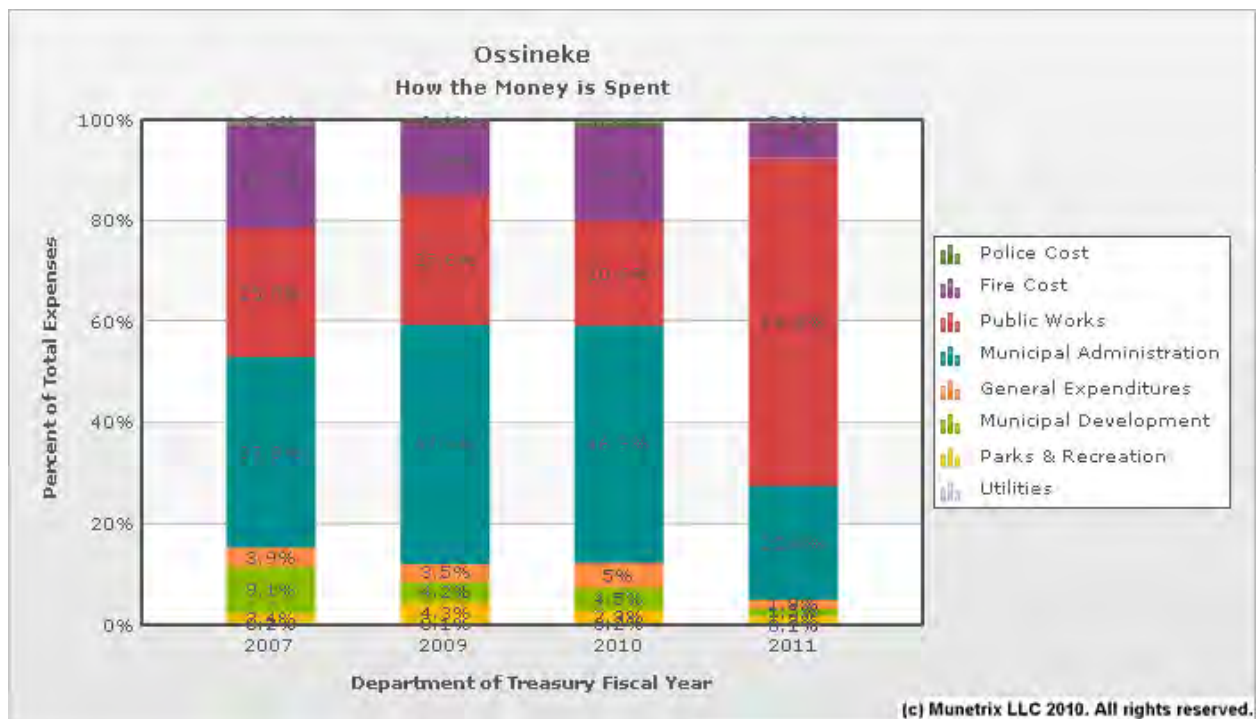


Figure 2-9

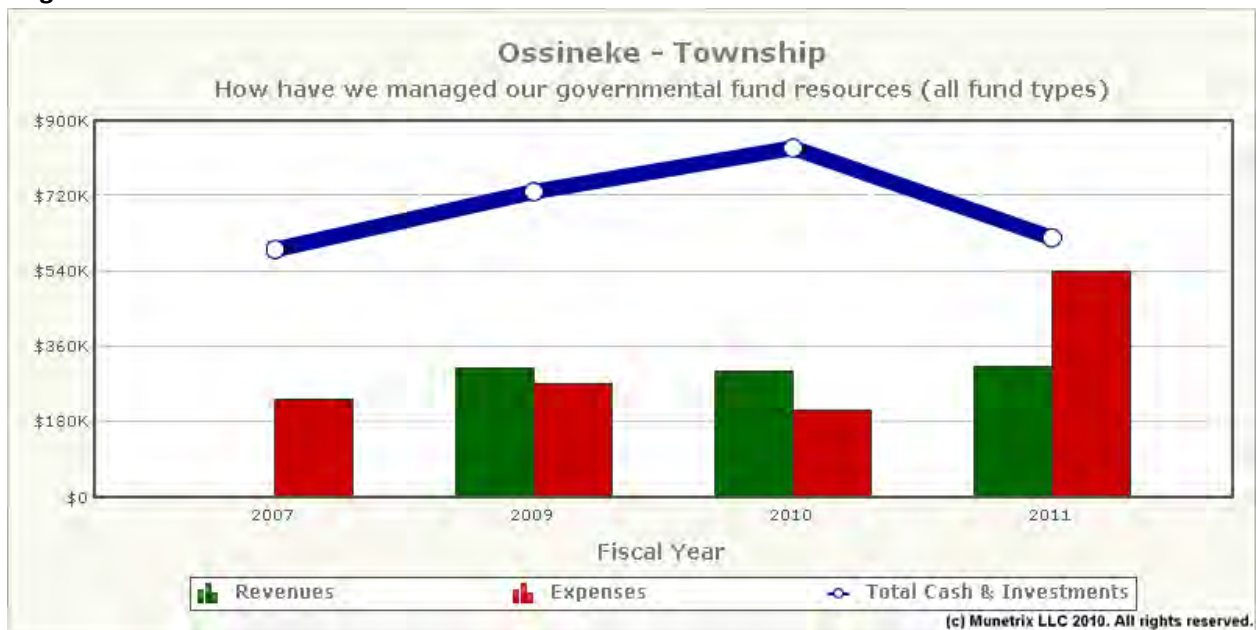


Figure 2-10: Total Public Safety Cost Per Resident



**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 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 2-17). The State Department of Treasury uses these indicator scores to determine those communities in Michigan which are under the most extreme financial stress. Figure 2-11

Table 2-17 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.

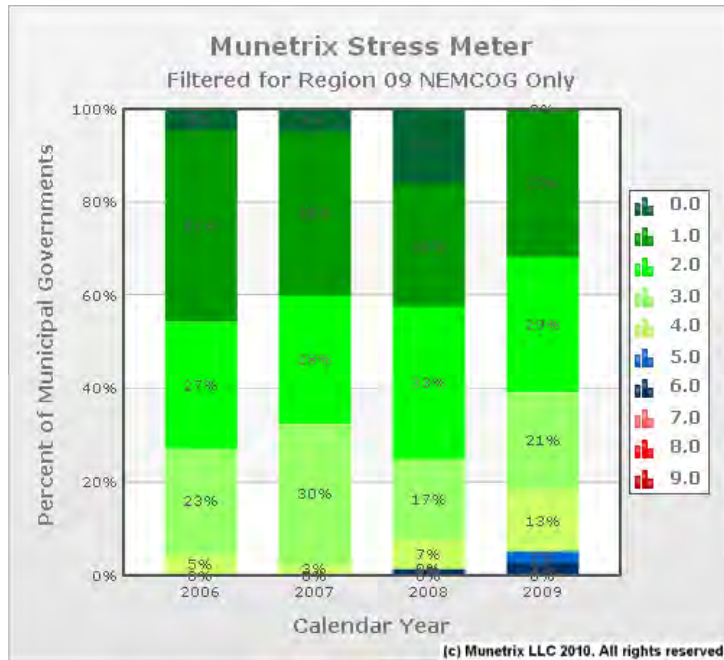
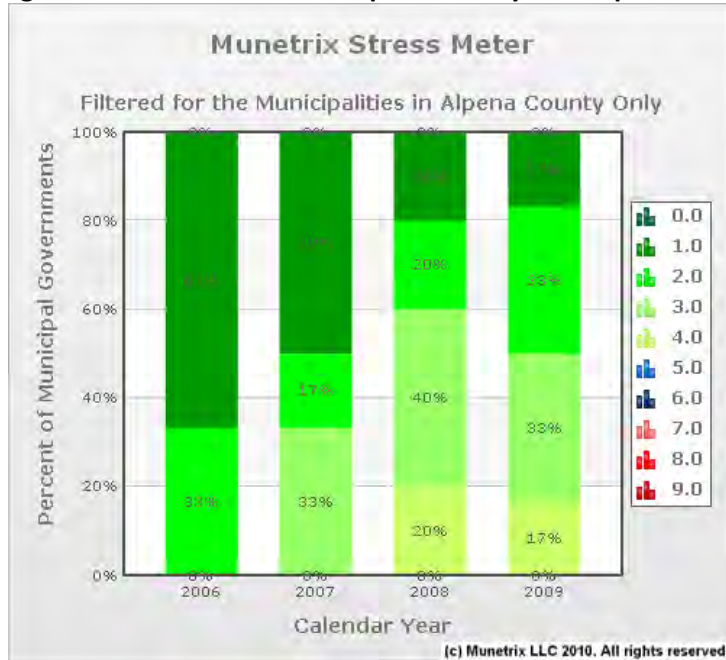
Source: Munetrix, 2012

## Chapter 2: SOCIO-ECONOMIC CHARACTERISTICS

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 2-12** 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 2-11: Fiscal Stress for Alpena County Municipalities**



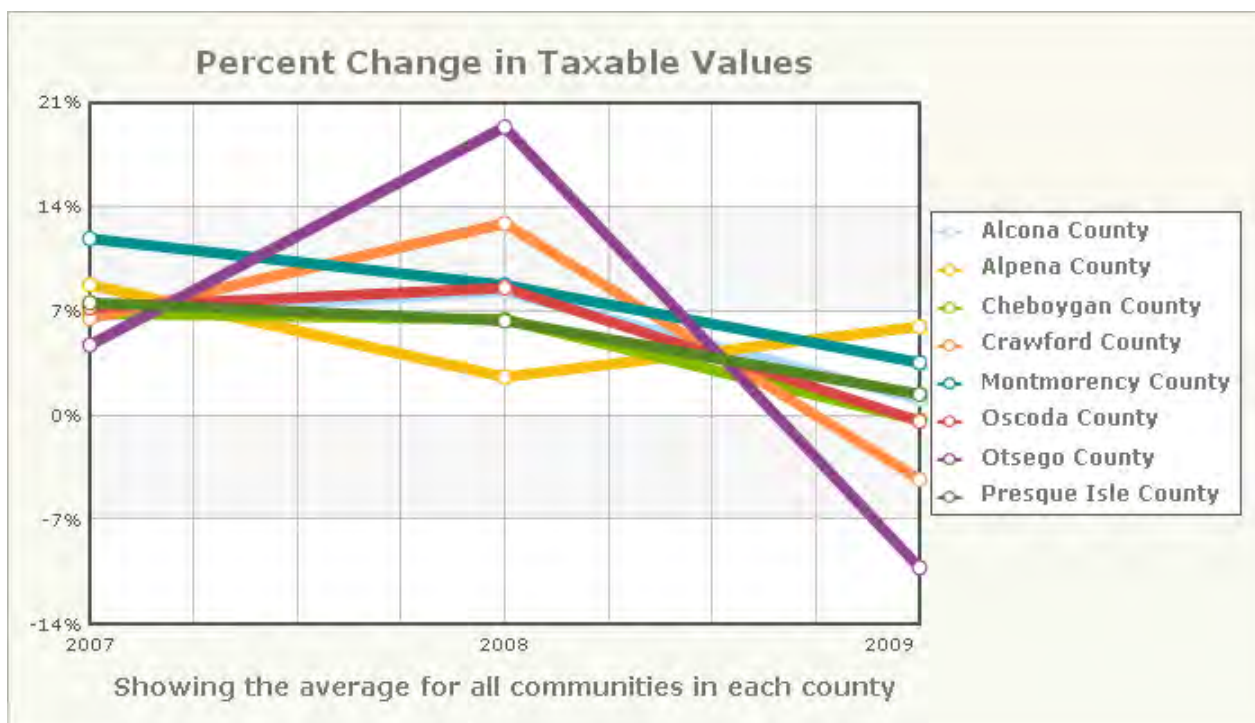
**Figure 2-12: Fiscal Stress of Communities in Northeast Michigan**

**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 2-13** shows percent change in taxable value for all of Northeast Michigan.

**Figure 2-13: Percent Change in Taxable Values for Northeast Michigan**





# Chapter 3: Community Services & Facilities

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

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

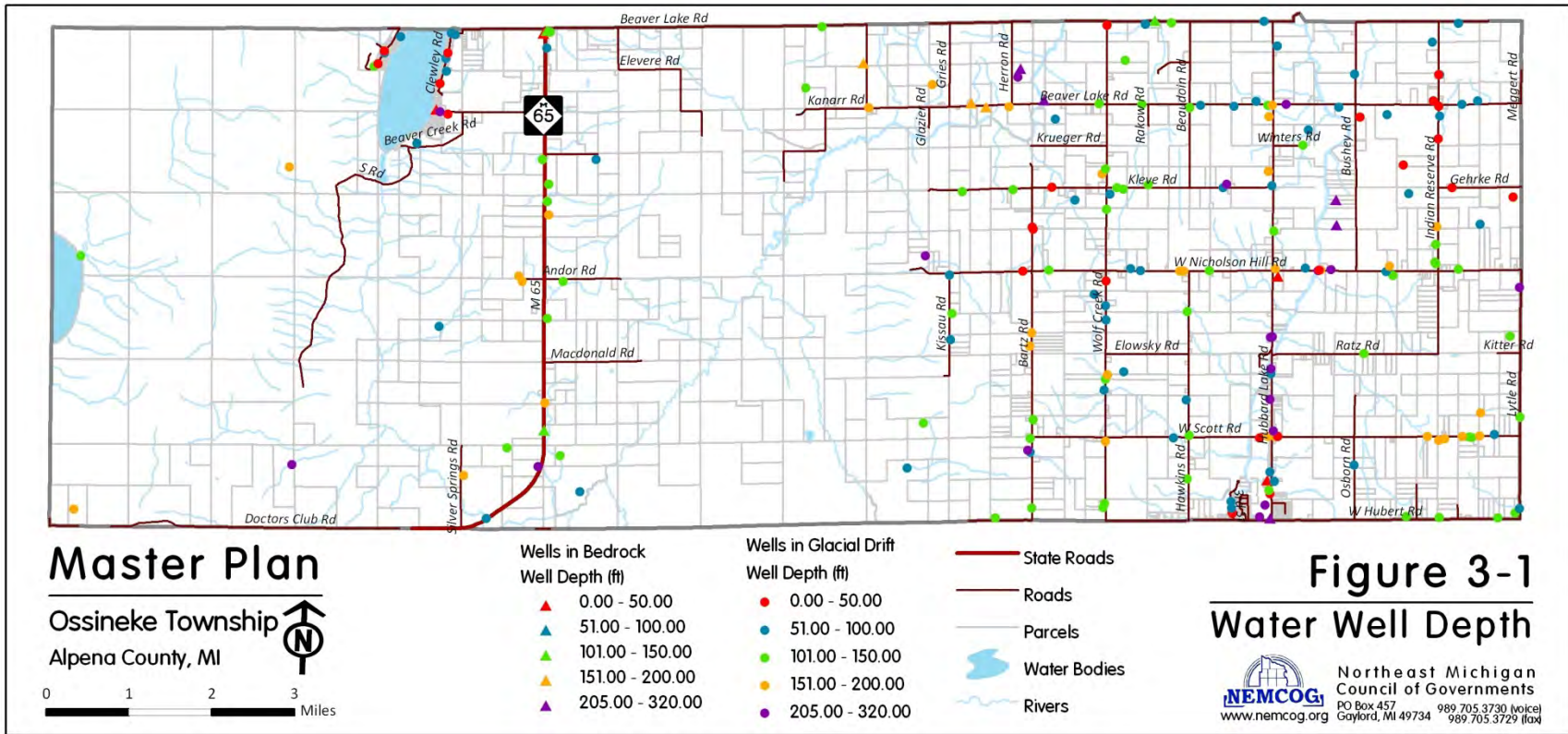
## Water Supply & Sewage Disposal

Public drinking water is not available in Ossineke Township. Residents rely upon on-site private wells for domestic drinking water. Private drinking water wells are regulated by the District Health Department under the Public Health Code. Wells for facilities such as schools or motels serving the public fall under regulations of the Federal and State Safe Drinking Water Acts,

where isolation distance, minimum yield and water quality testing requirements are more stringent than for a residential well.

According to well log records, drinking water wells in Ossineke Township are drilled to a depth of between 30 and 318 feet (**Figure 3-1**). 117 out of 205 are between 51-150 feet in depth. Some 92 percent of the wells in the data set are drawing from aquifers in glacial drift. The remaining wells were drilled into bedrock. While bedrock aquifer wells are found across the Township, there is a concentration trending east-west in the vicinity of Beaver Lake Rd and north-south in the vicinity of Hubbard Lake Rd.

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



### **Solid Waste**

Alpena County is a member of the Montmorency-Oscoda-Alpena Solid Waste Management Authority (MOASWMA) The MOASWMA landfill in Montmorency County is the primary destination for the Township's solid waste.

A recent survey of Township residents indicates that nearly two-thirds (64.1%) of respondents' contract with a private hauler for solid waste removal and another 23.7% of respondents haul solid waste to the landfill themselves. Five percent (5%) of respondents' dispose of solid waste on their property while nearly one-quarter (22.1) burn solid waste materials on their property.

The Alpena Resource Recovery Program consists of the Resource Recovery Facility located on M-32 in addition to full-time drop off sites located at Long Rapids Township Hall, Maple Ridge Township Hall, Green Township Hall, Alpena Township Hall, Alpena High School, Sanborn Township Hall, Bob-Lo Store, Neiman's Family Market, and the Habitat for Humanity Restore. The Resource Recovery Facility operates six days a week and accepts electronics, household hazardous waste, paper, tin, batteries, aluminum, plastic, cardboard, garbage, construction debris, mattresses, furniture, appliances, and motor oil at variable rates. They also participate in the "Cleansweep" program sponsored by the Michigan Department of Agriculture, which is designed to encourage citizens to turn in hazardous materials. Efforts to promote recycling with the community are having positive impacts as nearly one-third (30.1%) respondents' indicated that they utilize the

Resource Recovery Facility.

### **Utilities**

Electrical power is provided by Alpena Power Company and Consumers Energy, and natural gas is provided by Presque Isle Electric and Gas Co-op. Frontier provides regular telephone service while cellular telephone service is provided by various vendors. Residents may purchase liquid propane gas or fuel oil from several suppliers throughout the area, while some residents elect to heat with wood, corn, or pellets.

### **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 and is published six days a week. Other newspapers circulated to area readers include the Alcona Review, Detroit News, Detroit Free Press, the Bay Times, USA Today and various advertising media.

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

### **Postal Service**

Residents of the Township are served by

post offices located in Ossineke, Hubbard Lake, Lachine, Herron, Spruce, and Alpena.

### Schools

Ossineke Township is located in the Alpena Public School District. The Alpena Public School District has six elementary schools, one middle school and one high school. Sanborn Elementary School is located at 12170 US-23 South in Ossineke, where over 200 students attend Kindergarten through grade 5. The Thunder Bay Junior High School is located at 4500 South Third Ave. in Alpena Township, while the Alpena Senior High School is located at 3303 South Third St. in the City of Alpena. Students in the Alpena Public Schools may participate in “specialized schools” in order to meet their individual needs.

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

*Northeast Michigan Area Vocational Technical Center:* Housed by the Alpena High School, the Tech-Ed Center provides a wide range of career and technical programs to students from Alpena, Alcona, Hillman, Atlanta, Posen and Rogers City high schools and to those from the ACES

Academy (see below). Adults may also participate in programs that range from studies in agri-science to computer specialists.

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

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

master's degrees available in Northeast Michigan. These institutions include Spring Arbor University, Central Michigan University, and Northwood University.

### **Libraries and Museums**

Residents of the Township use the George N. Fletcher Library located in downtown Alpena. Established in 1967, it serves Alpena County from a facility that was constructed in 1974 and fully remodeled in 1997. In 2002, the library was expanded into an adjacent building. Library services include books, magazines, newspapers, compact discs, audiotapes, films, videocassettes and an art lending library. Inter-library loan services and computers with Internet access are available for public use. The Thunder Bay National Marine Sanctuary & Underwater Preserve established an agreement with the Library to jointly manage the Thunder Bay Sanctuary Research Collection, one of the premiere collections on Great Lakes history in the world.

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

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

### **Medical Facilities**

Alpena Regional Medical Center is a 146-bed acute care facility located in the City of Alpena. Alpena Regional Medical Center is the federally-designated rural Regional Referral Center for northeast Michigan and home to the Northeast Michigan Cancer Center. The hospital has an emergency department equipped to provide services for minor injuries and illness to trauma. Air and ambulance service is available for patients requiring care not available 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 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 #4 service area includes Alpena, Cheboygan Montmorency and Presque Isle Counties. Services are provided through four major divisions; Personal Health Services; Home Health Services; Environmental Health Services and

Health Education. Health Department offices are located in Alpena, Cheboygan, Atlanta and Rogers City.

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

### **Cemeteries**

Ossineke Township Cemetery is located on Hubbard Lake Road in the eastern part of the Township in Section 28. It is 0.2 mile north of the intersection of Hubbard Lake and Scott Roads.

### **Public Safety**

There are no municipal law enforcement agencies in Ossineke Township. The law is enforced by the Alpena County Sheriff's Department, located in the City of Alpena. The Sheriffs' Department is responsible for road, snowmobile, marine safety, and off-road vehicle patrols. The Michigan State Police, Alpena Post, provides supplemental support to the Sheriffs' Department. The Alpena County Jail provides lock-up facilities for use by all law enforcement agencies in the County. The countywide enhanced 911 emergency service, operated from the Sheriff's Department in the City of Alpena, is available to all county residents.

Two Department of Natural Resource Conservation Officers are assigned and living in Alpena County. They are certified law enforcement officers primarily responsible for conservation law enforcement.

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

All fire departments in Alpena County have mutual aid agreements. The County has an "all encompassing:" mutual aid agreement with the adjoining counties of Iosco, Alcona, and Oscoda that provides for assistance outside the realm of normal emergency services. Ossineke Township contracts fire services from the Green Township Fire Department and the Hubbard Lake Fire Department. The Hubbard Lake Fire Department consists of 14 firefighters with ten of them medically trained. The Fire Hall is 60' X 70' with a classroom and exercise room upstairs. Vehicles owned by the Hubbard Lake Fire Department include an 1,800 gallon Tanker Pumper, a 1,000 gallon Pumper, a 1,000 gallon Pumper Tanker, a rescue van, and a grass rig. The Green Township Fire Department consists of 18 members. Green Township equipment includes one rescue unit, one air boat, a 3,000 gallon tanker pumper, a 1,200 gallon tanker, a 750 gallon primary pumper, a grass/wild land rig, a 150 gallon  $\frac{3}{4}$  ton truck from the DNR mutual aid program, and an ice and special situations trailer with ice rescue, cold water rescue and search and rescue equipment.

### **Roads**

The low density of population combined with

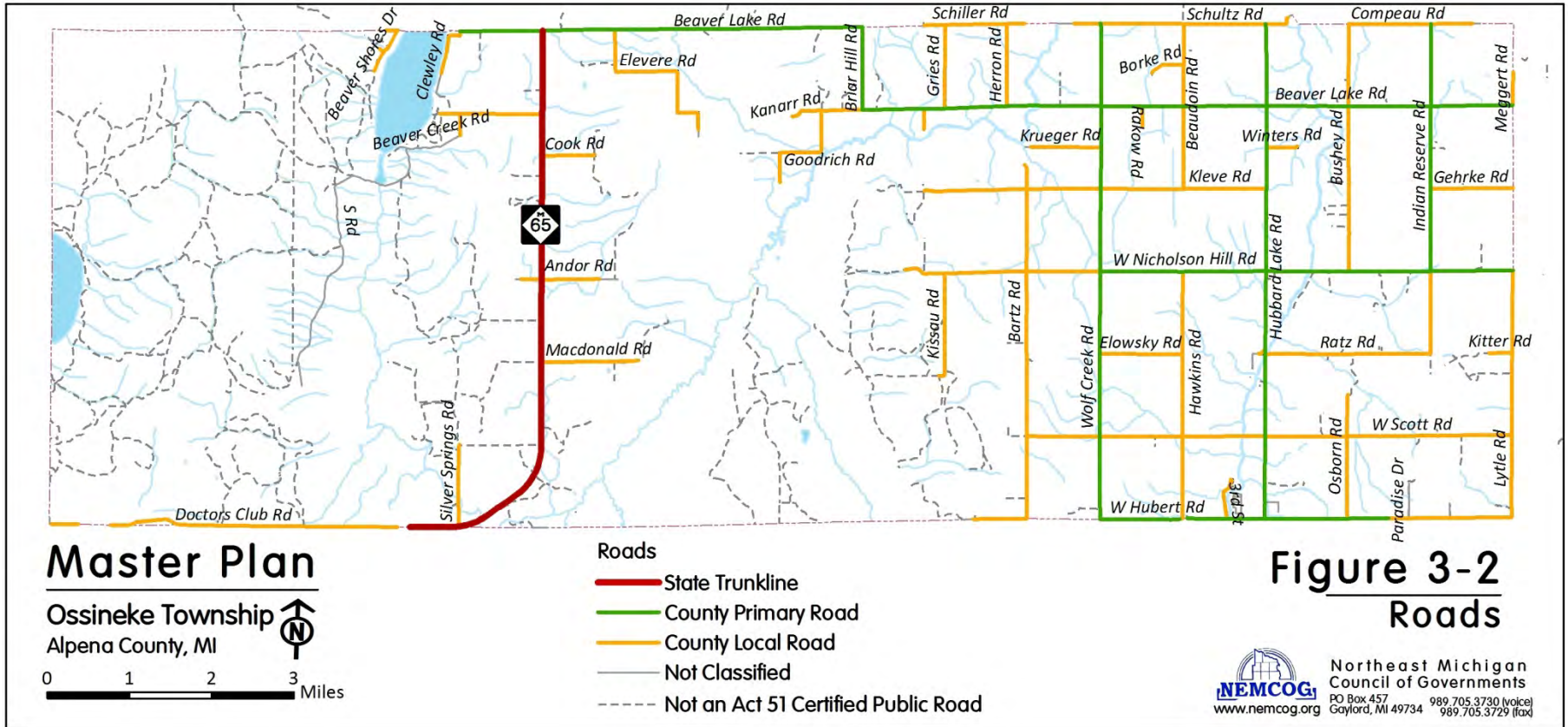
large tracts of forested hunting and recreational land makes roads few and far between in Ossineke Township. Roads in R7E are better developed than roads in R5E and R6E. The western portion of the Township contains a large number of private roads and two-tracks. State highway M-65 runs north-south along the dividing line between R5E and R6E. Wolf Creek Road and Hubbard Lake Road are the only other roads which travel the entire north-south distance of the Township.

The Michigan Center for Geographic Information maintains the Framework data set that contains up-to-date road information for each county. According to the Framework, in Ossineke Township there are 117 miles of road including over 7 miles of state trunkline (M-65), over 37 miles of county primary roads and over 68 miles of county local roads. There are an additional 3 miles of unclassified roads in the Township. County primary roads include Beaver Lake Road, Hubbard Lake Road, Indian Reserve Road, Hubert Road, Nicholson Hill Road, and Wolf Creek Road (**Figure 3-2**). The Alpena County Road Commission is the agency responsible for maintenance, snow removal and improvements.

### Transit

Thunder Bay Transportation Corporation (TBTC), a non-profit corporation, provides transportation services for area elderly, handicapped and special needs passengers. TBTC operates five days a week, Monday through Friday, and by special contract other times and days. TBTC operates a fleet small buses and vans of which 20 of the vehicles are equipped with lifts. The

Thunder Bay Regional Ride, in cooperation with medical care facilities in the region, provides inter-county transportation for medical and other needs. The County is supporting a multi-county transportation authority. The system functions under Thunder Bay Transportation and is designed to provide a higher level of public transportation than currently available in the County.





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

### **Air Service**

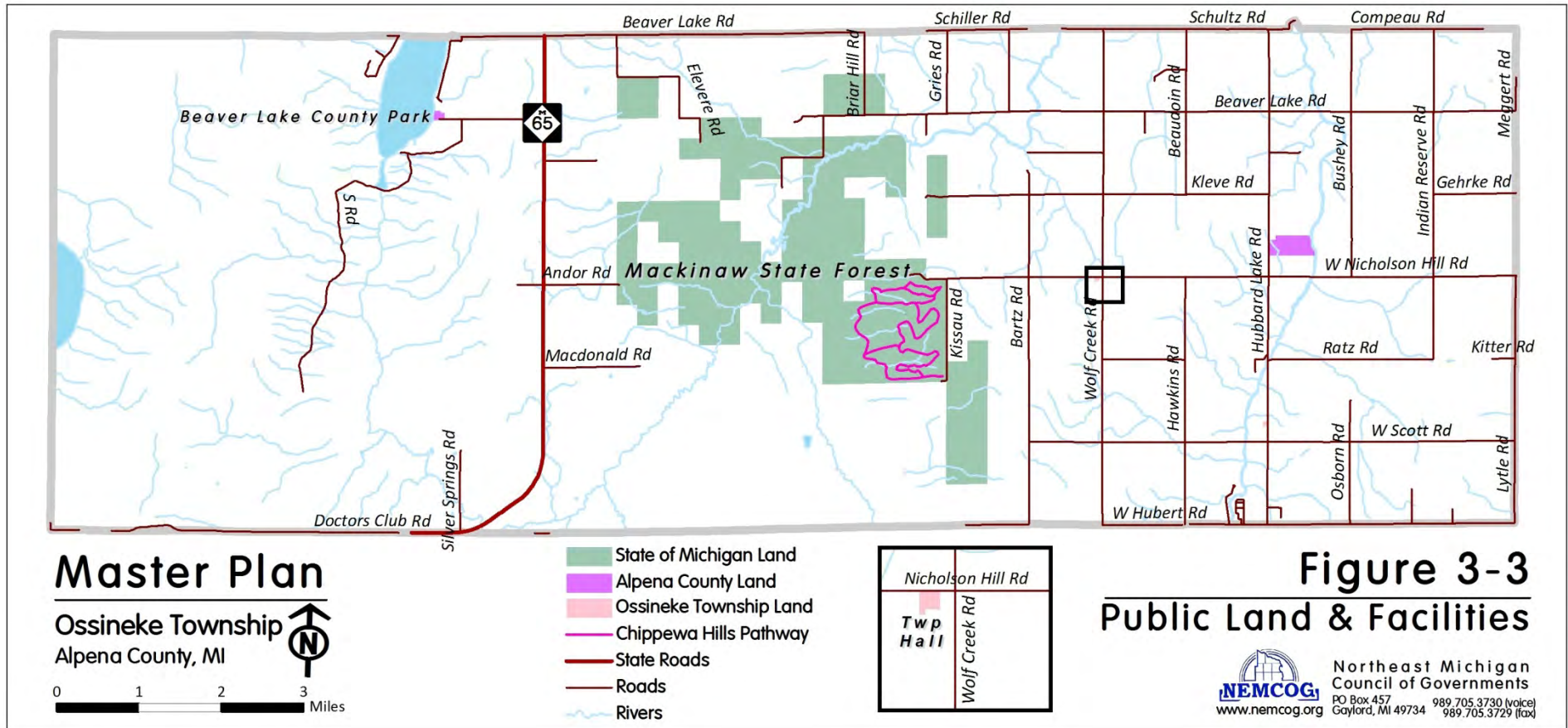
Regional air service is available at Alpena County Regional Airport, which is located in Wilson Township. The facility includes an 11,500 feet of concrete runway and state of the art communications and radar systems. The airport has the ability to accommodate any type of commercial or military aircraft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

### **Public Land, Public Facilities & Recreation**

The Mackinaw State Forest accounts for 5,651 acres in the central portion of Ossineke Township (**Figure 3-3**). This includes lands formerly designated as the Wolf Creek Public Hunting Grounds. Chippewa Hills Pathway occupies most of the upland parcels within this State forestland. With three groomed trails, it is one of Alpena County's major hiking and cross country ski areas. Trail #1 is 1.3 miles, Trail #2 is 2.5 miles and Trail #3 is 4.5 miles. These trails have four loops with rolling to hilly terrain and are designated novice to expert. The Michigan Department of Natural Resources has proposed improvements at the site, including a track for skate-skiers. The remaining land includes forested wetlands that are primarily cedar swamps. These lands are managed for wildlife fiber, not commercial timber production. Although deer hunting is the primary use, these State lands are also open for other recreational uses. Fishing, hiking, and wildlife observation opportunities area limited due to the dense growth, wet terrain and a lack of access roads.

Land under the ownership of Alpena County includes 8.1 acres consisting of Beaver Lake County Park adjacent to Beaver Lake. A pavilion, children's playground, and a fenced-in spring separate the boat launch and camping area from the day use area. The day use area provides an open space with picnic tables, swings, and a swimming beach. Overnight camping is available and a park caretaker is on-site. The Beaver Lake Association Inc, established in 1974, works with the township, county, and state agencies to protect Beaver Lake and its watershed for future use.

Ossineke Township owns parcels including site of the Township Hall and cemetery. Ossineke Township Hall, built in 1999, is located on 1.86 acres at the intersection of Wolf Creek Road and Nicholson Hill Road. The dimensions of the Township Hall are 48' X 60' (2,880 square feet) and cost approximately \$200,000 to construct. Although it is used for public meetings and other community functions, the Hall is also available for private rental. Complete kitchen facilities are available for banquets and social activities. Folding tables and chairs are included in the rental charges. Ossineke Township Cemetery totals approximately 2.4 acres.



## Chapter 4: Natural Resources

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

### Climate<sup>1</sup>

Temperature data from the Midwest Regional Climate Center has indicated that, while the climate along the immediate Lake Huron shore is semi-marine and therefore

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

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

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<sup>1</sup> Climate data incorporates all of Alpena County.  
Source: Midwestern Regional Climate Center.

colder water of Lake Michigan during the spring and early summer months, a prime period of tornado activity. During 1950-2010, 1,052 tornadoes were recording in Michigan. During this same period, 14 tornadoes and 43 hailstorms occurred within Alpena County. The average length of the summer growing season is 156 days. The average date of the fall frost is October 4<sup>th</sup>.

Winter months are generally cloudy with little sunshine and frequent snow flurries. Nearly all of the precipitation in winter is in the form of sleet and snow, usually accumulating in sufficient amount to form a ground cover for summer grasses and winter grains. The 1961 through 2002 average seasonal snowfall was 84.6 inches. The following snowfall extremes, based on the time period of this station's published record, are: greatest observation-day total, 16.3 inches, recorded January 26, 1978; greatest monthly total, 49.4 inches, recorded March 1926; greatest seasonal total, 166.3 inches, recorded during 1970-71; least seasonal total, 26.9 inches, recorded during 1936-37; and greatest snow depth, 35 inches, recorded February 18, 1936.

## Geology

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

### **Bedrock Geology**

The foundation of the lower peninsula, beneath the thin mantel of glacial deposits, consists of layers of sedimentary bedrock that were created during the Paleozoic Era. The bedrock was formed in ancient seas which covered the area some 310-405 million years ago. Shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, limestone, and dolomite bedrock.

The uppermost bedrock in Ossineke Township consists of materials from the late Devonian and early Mississippian series of the Paleozoic era (**Figure 4-1**). Various strata contain minerals of varied importance. Antrim Shale bedrock formations, from the late Devonian period, subcrop most of the Township. A small portion of Berea Sandstone and Bedford Shale (early Mississippian deposits) lie under the western portion of Ossineke Township. The silty sands of these formations are interpreted as deltaic deposits carried into the eastern side of the Michigan Basin from source areas located east and northeast of the basin. Sunbury Shale is thought to be of a similar age as Berea and Bedford deposits.

### **Surface Geology**

Starting some 2 million years ago, during the Pleistocene era, continental glaciers formed in the Hudson Bay area. Several times, over this two million year period, the massive sheets of ice built up and inched their way south across what is today Michigan. The massive ice sheets advanced in a southerly direction bulldozing their way across the landscape. The glacier pushed

material in front of it, incorporated rocks and soil into the debris laden ice, scraped, ground and broke apart the sedimentary bedrock of the Michigan Basin.

Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land; first obliterating and then creating new hills, valleys, rivers and lakes, swamps and marshes. The last glacial period, called the Wisconsin era, created the landscape we know today. The glacier left behind boulders, rocks, cobble, sand, gravel, silt, clay and loam.

In some areas the material was deposited in unsorted masses called till plains, ground moraines and end moraines. **Figure 4-2** from “The Glacial Lakes around Michigan,” By William R. Farrand, shows how glacial landforms were created. Glacial till is defined as unsorted material deposited directly by glacial ice and showing no stratification; containing all sizes of fragments from clay to boulders. Most of the township is covered with coarse-textured glacial till (**Figure 4-3**). The community’s farms were able to thrive as a result of better soils formed from the sand, clay and loam till deposits.

Water flowing from the melting glaciers also sorted materials, creating outwash channels, sand deltas, kames and eskers. The lowland areas formed by Beaver Creek and Wolf Creek contain glacial outwash sand/gravel and postglacial alluvium. The southeastern corner of the Township consists of ice-contact outwash sand and gravel.

### **Regional Geologic Features**

As the continental glaciers melted and

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

Materials, captured in the fast moving glacial meltwater, settled to the bottom of expansive glacial lakes creating lacustrine sand and gravel plains and lacustrine clay and silt plains. A two to eighteen mile wide lake plain, once submerged by post glacial Lakes Warren, Algonquin and Nipissing, and covered with lacustrine sand and gravel deposits, runs along the entire coastal area of Alpena County. This relatively level glacial landform was created by the receding glacial Great Lakes. Some areas are sandy plains covered by pine and aspen forests while other areas consist of poorly drained soils covered with cedar forests. Old shorelines and sand dunes are prominent features of the lake plain.

When lake levels receded at a rapid rate, expansive areas of relatively level land were uncovered. Initially the area may have been an emergent coastal wetland like Squaw Bay. As the water table further dropped,

lowland brush and eventually lowland conifer and hardwood trees would dominate a site. There were extended periods when the lake recession stalled and, combined with a readily available supply of sand, washed into the pro-glacial lakes by the glacial meltwaters creating long wide sandy ridges or low sand dunes along the shorelines. A wide sandy ridge, one to two miles inland from the present Lake Huron Shoreline, runs from the community of Black River in Alcona County, through Negwegon State Park and Ossineke continuing north into Alpena Township and the City of Alpena. Sandhill Road in Alcona County and Piper Road in Alpena County follow this dry sandy ridge. Another old shoreline, further inland, runs through the eastern part of Wilson Township and parallels the Black River to Alpena's old shoreline. Indian Reserve Road follows this long wide sandy ridge. It should be no surprise the Alpena County Airport is located on this well drained sand deposit. The sandy ridges provide excellent growing conditions from red, jack and white pine forests.

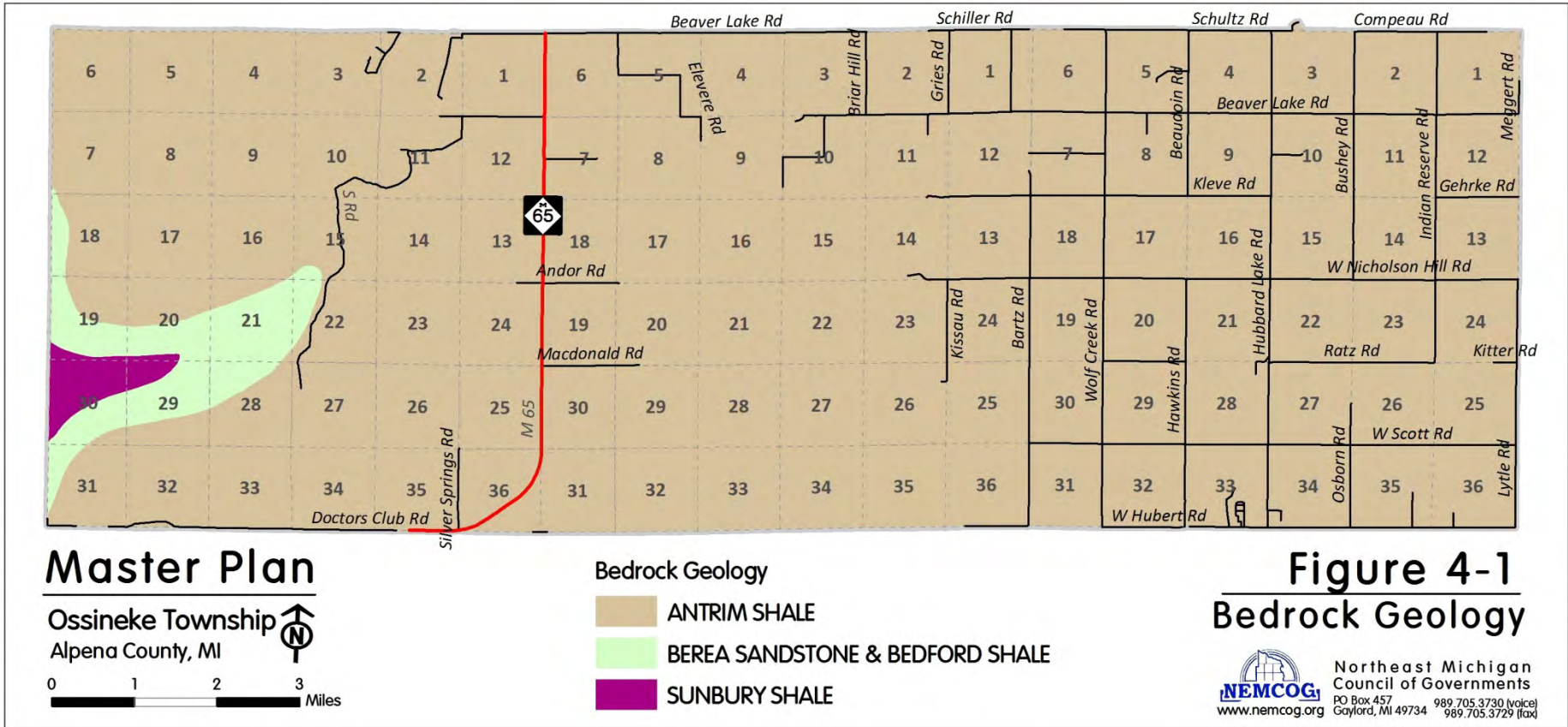
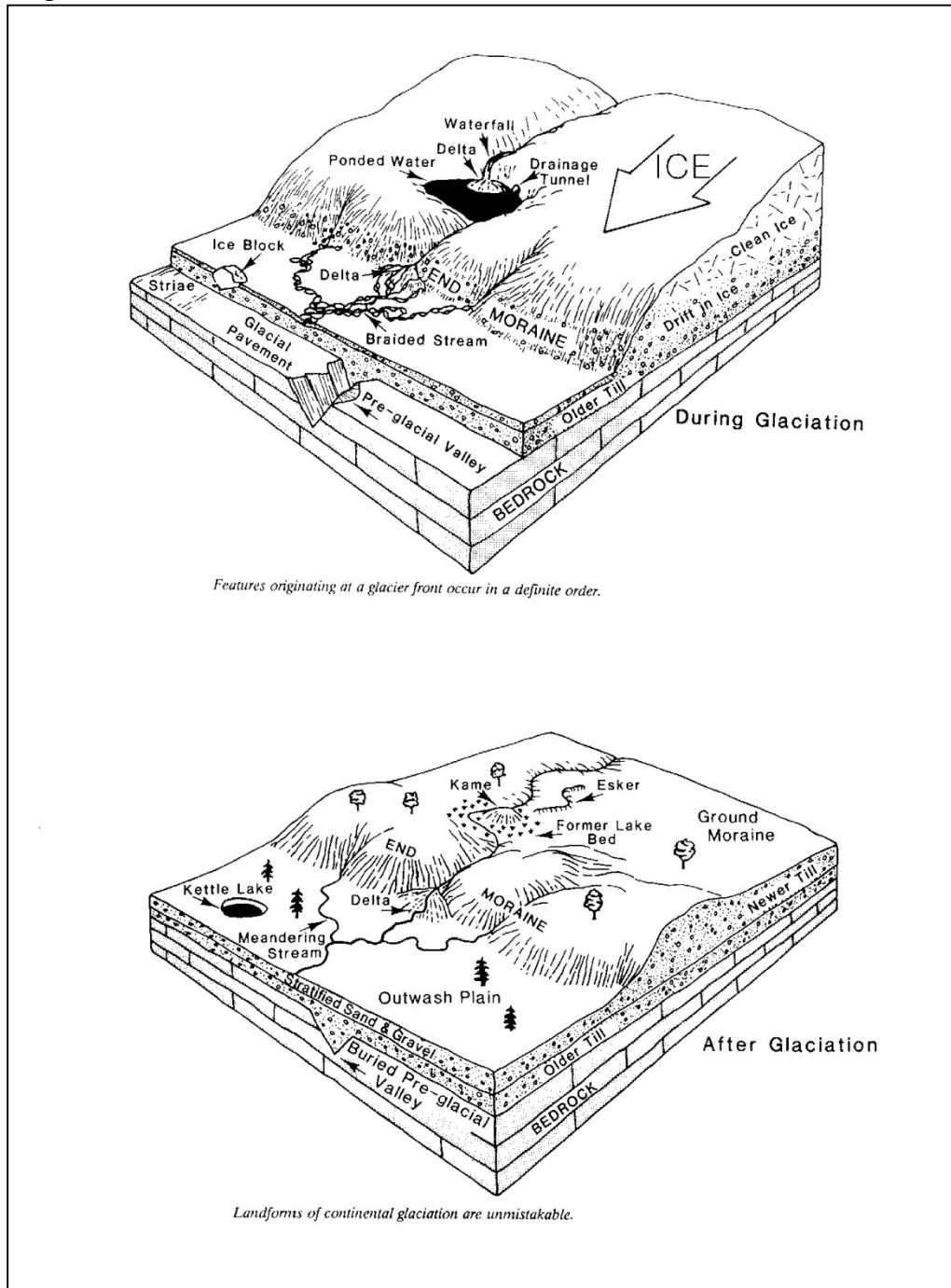
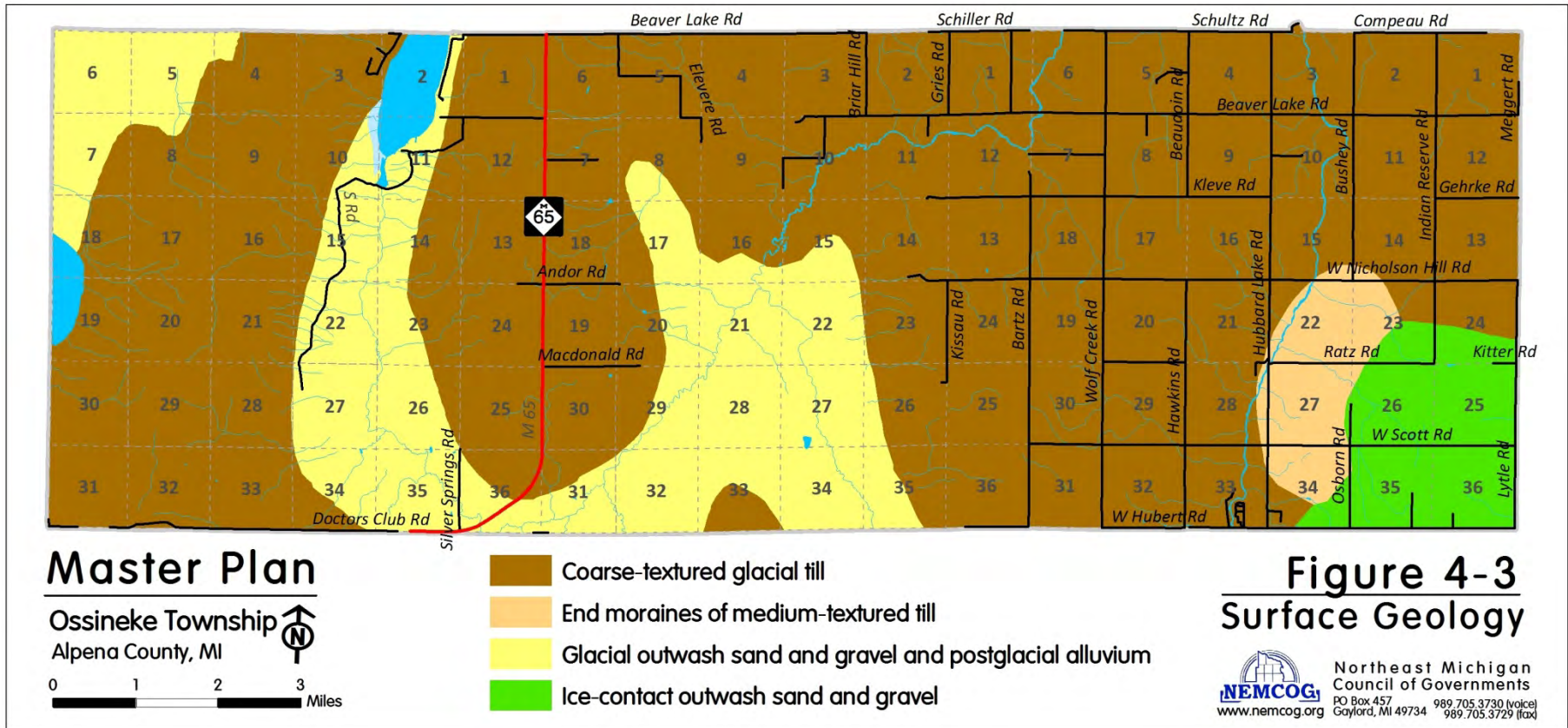




Figure 4-2





## Topography

The topography of Ossineke Township ranges from 688 feet above sea level at the Lower South Branch of the Thunder Bay River in the eastern portion of the Township to 1,082 feet above sea level in the western portion of the Township southeast of Turtle Lake. The accompanying map (**Figure 4-4**) shows the general topography of the Township with ten meter (33 foot) contour lines. The Township, gently rolling to hilly, consists of four large upland areas separated by three river valleys (Lower South Branch of the Thunder Bay River, Wolf Creek, and Beaver Creek).

## Soils

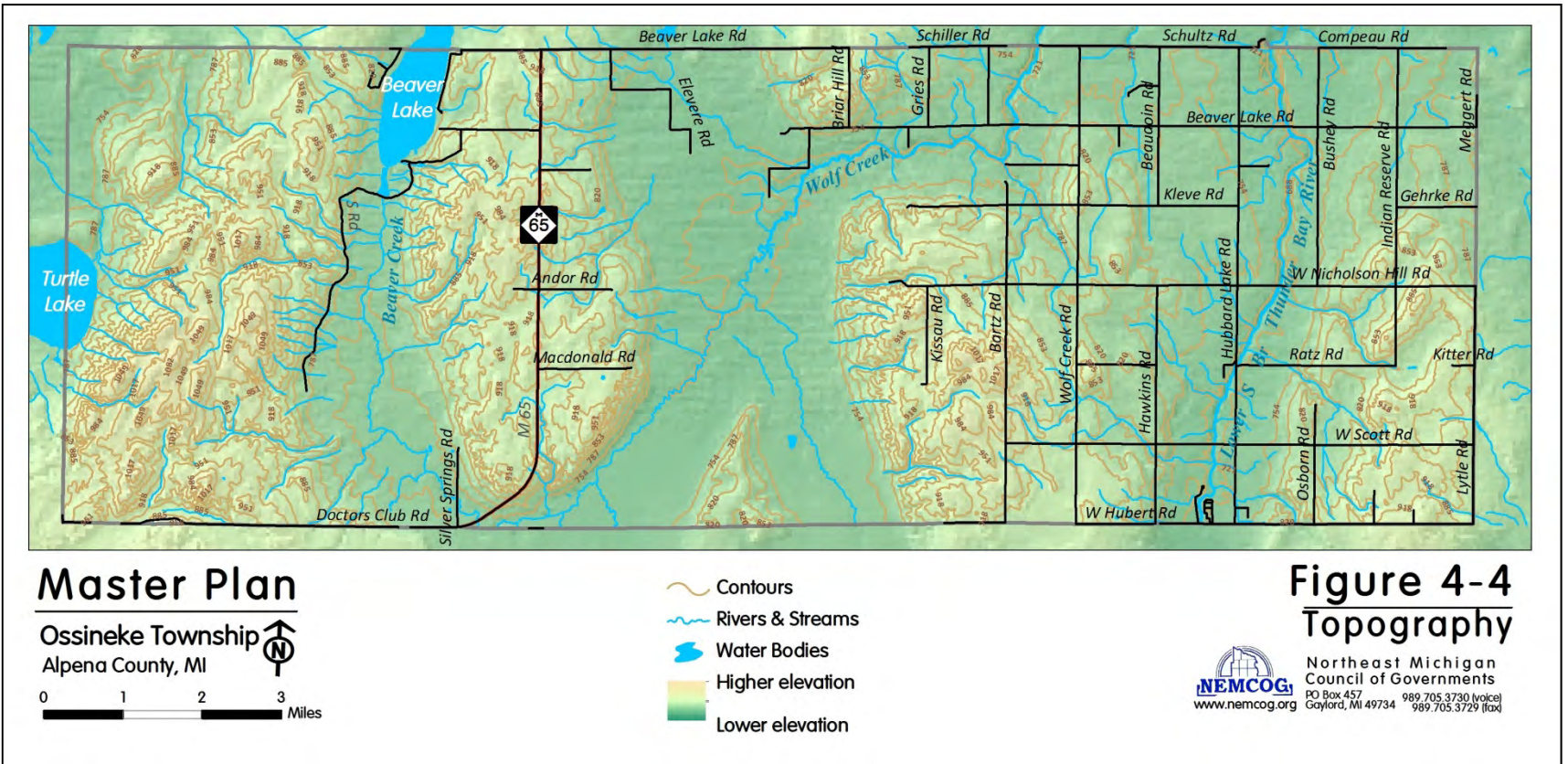
Soil characteristics help to define the land's capacity to support certain types of land uses. The construction of roads, buildings, and septic systems on steeply sloped areas or areas with hydric soils require special design considerations. In addition, costs for developing these types of areas are greater than in less constrained areas. Soils most suitable for development purposes are well drained and are not subject to a high water table. The Natural Resource Conservation Service completed a detailed soil survey of Alpena County. The maps contained in this section were generated utilizing that data. The most noticeable feature of the soils in Alpena County is their sandy texture, along with some soil types that are considered stony and limestone in texture. Soils types found in Alpena County are generally classified as sands, loamy sands, sandy loams, loams, fine sandy loams and muck or organic soils.

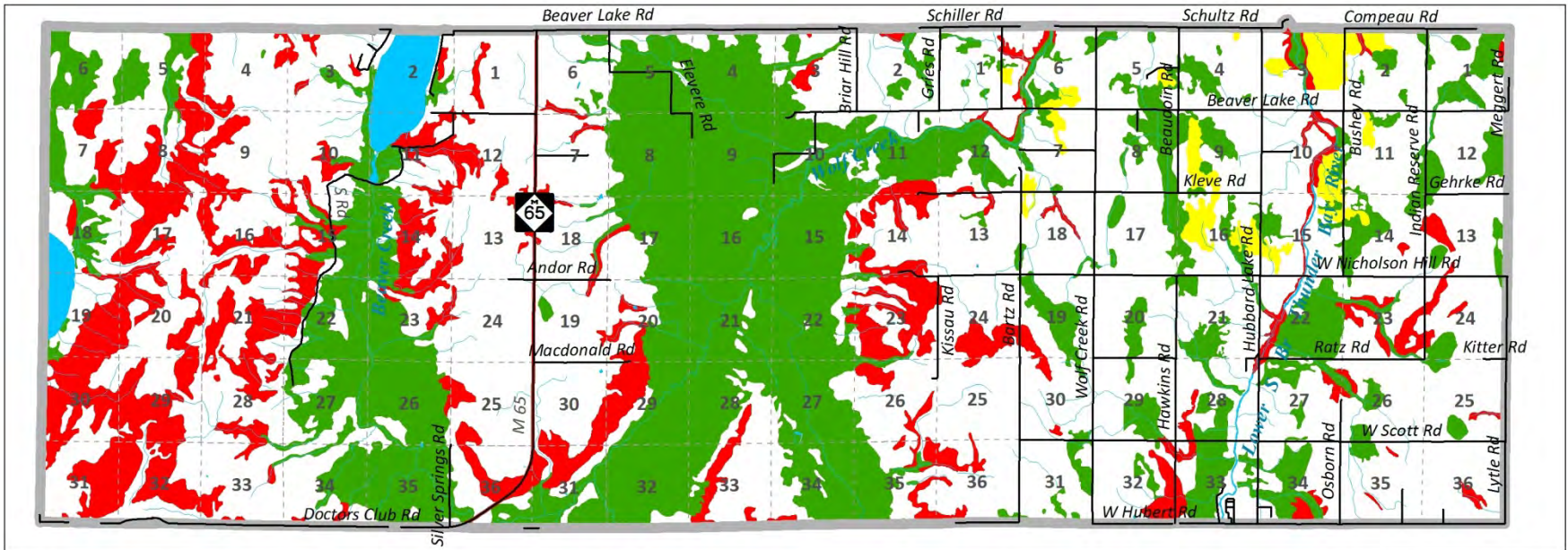
**Figure 4-5** shows hydric soils and steep slopes. Hydric soils are saturated, flooded

or ponded during part of the growing season and are classified as poorly drained or very poorly drained. Hydric soils have poor potential for building development and sanitary facilities. Hydric soils are largely concentrated in the central portion of Ossineke Township in the vicinity of Wolf Creek and Beaver Creek. Hydric soils are fairly evenly distributed in the eastern portion of the Township and are interspersed with soils with hydric inclusions (areas too small to be delineated from the primary soils type).

**Figures 4-5** shows areas with steep slopes. Areas with steep slopes have severe building constraints and are more difficult and costly to develop. Special design standards such as erosion control measures, limits to the size of disturbed areas, retaining natural vegetation, re-vegetation, slope stabilization and on-site retention of water run-off from impervious surfaces would all serve to minimize resource impacts. The western portion of the Township contains a large area of steep slopes (slopes greater than 18 percent), but some are also found dispersed throughout the rest of the Township.

**Figure 4-6** shows soils with septic limitations. Criteria include depth to water table, slopes, wetness, filtering capacity and ability to perc water. The soils in the central and eastern portion of the Township have severe septic limitations due to wetness. While septic limitations appear to be widespread, if proper engineering and building techniques are utilized, much of the land would be considered suitable for building. However, systems designed to handle severe soil constraints are both costly to construct and difficult to maintain.





### Master Plan

Ossineke Township  
Alpena County, MI

0 1 2 3 Miles

#### Soils

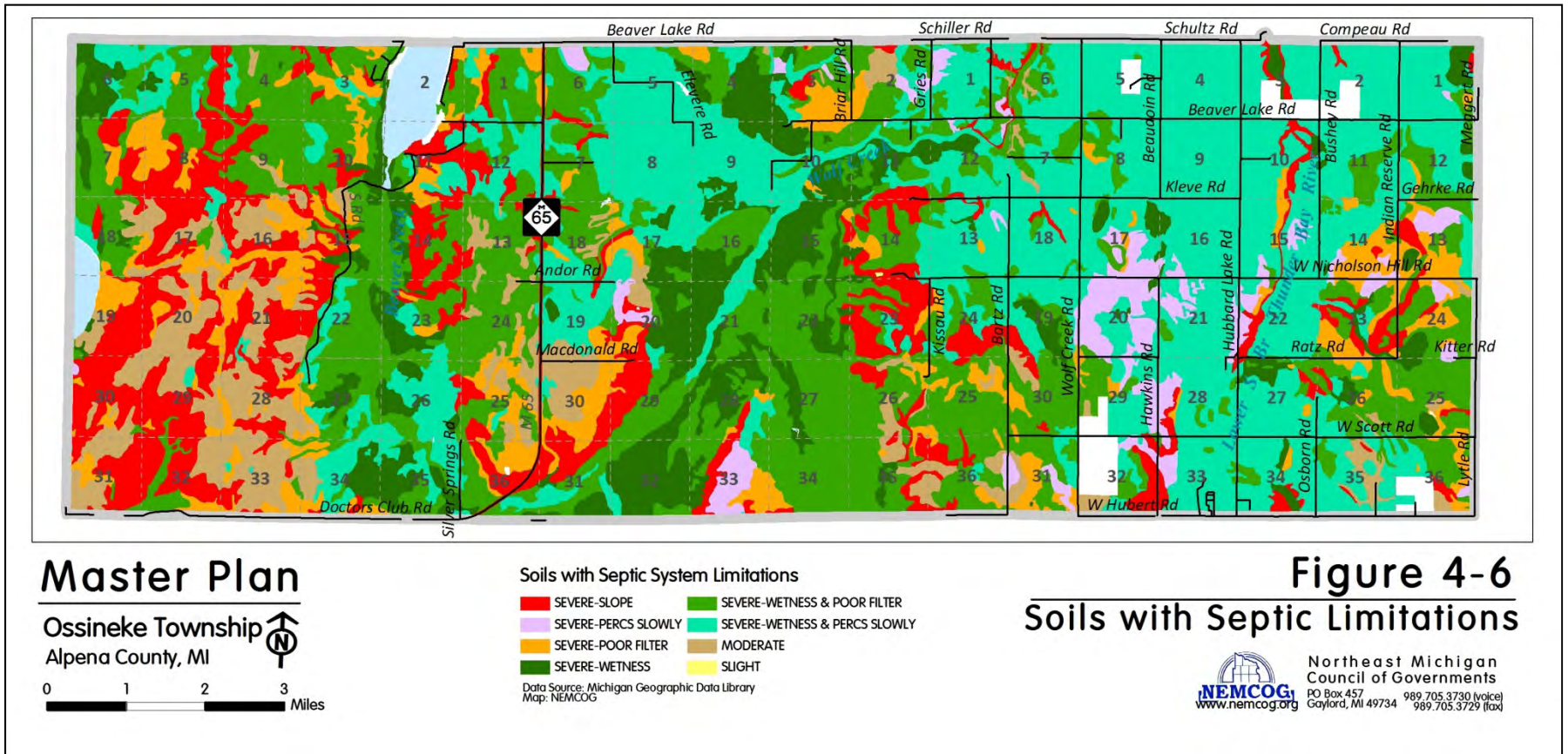
- Hydric Soils
- Hydric Inclusions
- Steep Slopes

Data Source: Michigan Geographic Data Library  
Map: NEMCOG

**Figure 4-5**  
**Steep Slopes & Hydric Soils**

 Northeast Michigan Council of Governments  
PO Box 457 989.705.3730 (voice)  
Gaylord, MI 49734 989.705.3729 (fax)

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



## Agriculture

Farming is important to the local economy and central to the rural community character and lifestyle of many long-term residents of Alpena County. The presence of farmland is also an integral part of the rural landscape. While the amount of land being farmed has been decreasing each decade, generally the land is converting to a less intensive use of open lands. Currently there is no significant pressure for farmland conversion to subdivisions or commercial uses. **Figure 4-7** shows the farmland and areas identified as prime farmland soils in the USDA Soil Survey. Most prime agricultural soils are located in the eastern portion of the Township.

## Forests

### *Forest Cover*

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion and acts as a buffer from noise on heavily traveled highways. State forestland encompasses approximately 8.2 percent of the total land area in the Township. In addition, privately owned forestlands can be found throughout the Township. The Michigan Resource Information System's (MIRIS) maps were updated for the existing land use section of this plan. **Figure 4-8** is a map that depicts forest types in the Township. Note, the forest types were not field checked to verify types and stand density. Tree species vary depending upon the soils, moisture and past activities such as logging, fires and land clearing.

The Township is predominantly lowland conifer (cedar, tamarack and spruce), central hardwood, and aspen/birch. Poorly drained soils with seasonally high water tables

support lowland forests. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. Lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Lowland forests adjacent to rivers and streams are prone to flooding during the spring snowmelt, particularly when combined with heavy spring rains.

### *Pre-Settlement Vegetation*

**Figure 4-9** shows the vegetation present in the Township in pre-settlement times circa 1800. This information was obtained from a statewide database for Michigan based on original surveyor's tree data and descriptions of the vegetation and land between 1816 and 1856. During this time, Michigan was systematically surveyed by the General Land Office (GLO), which had been established by the federal government in 1785. The detailed notes taken by the land surveyors have proven to be a useful source of information on Michigan's landscape as it appeared prior to widespread European settlement. Surveyors took detailed notes on the location, species, and diameter of each tree used to mark section lines and section corners. They commented on the locations of rivers, lakes, wetlands, the agricultural potential of soils and the general quality of timber along each section line as they were measured out. Biologists from the Michigan Natural Features Inventory developed a methodology to translate the notes of the GLO surveys into a digital map that can be used by researchers, land managers, and the general public. Users of the maps

should be aware that they represent an approximation of the native landscape limited by the available information. The pre-settlement map shows that jack pine-red pine forests and cedar swamp dominated the landscape.

### ***Emerald Ash Borer***

Emerald ash borer (EAB), *Agrilus planipennis* Fairmaire, is an exotic beetle that was discovered in southeastern Michigan near Detroit in the summer of 2002 and is responsible for the death of approximately 20 million trees in the Lower Peninsula. The adult beetles nibble on ash foliage but cause little damage. The larvae (the immature stage) feed on the inner bark of ash trees, disrupting the tree's ability to transport water and nutrients, ultimately killing the trees in 3-4 years. The Michigan Department of Agriculture reports Alpena County as a Level I quarantined area. Level I represents that area of the state that is generally infested with EAB. The Michigan Department of Agriculture revised its quarantine in February 2011 which regulates the movement of EAB, ash trees, wood chips, and hardwood firewood.

## **Wetlands**

Wetlands are often referred to as marshes, swamps or bogs. The US Army Corps of Engineers defines wetlands as: "...those areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Residents of Michigan are becoming more aware of the

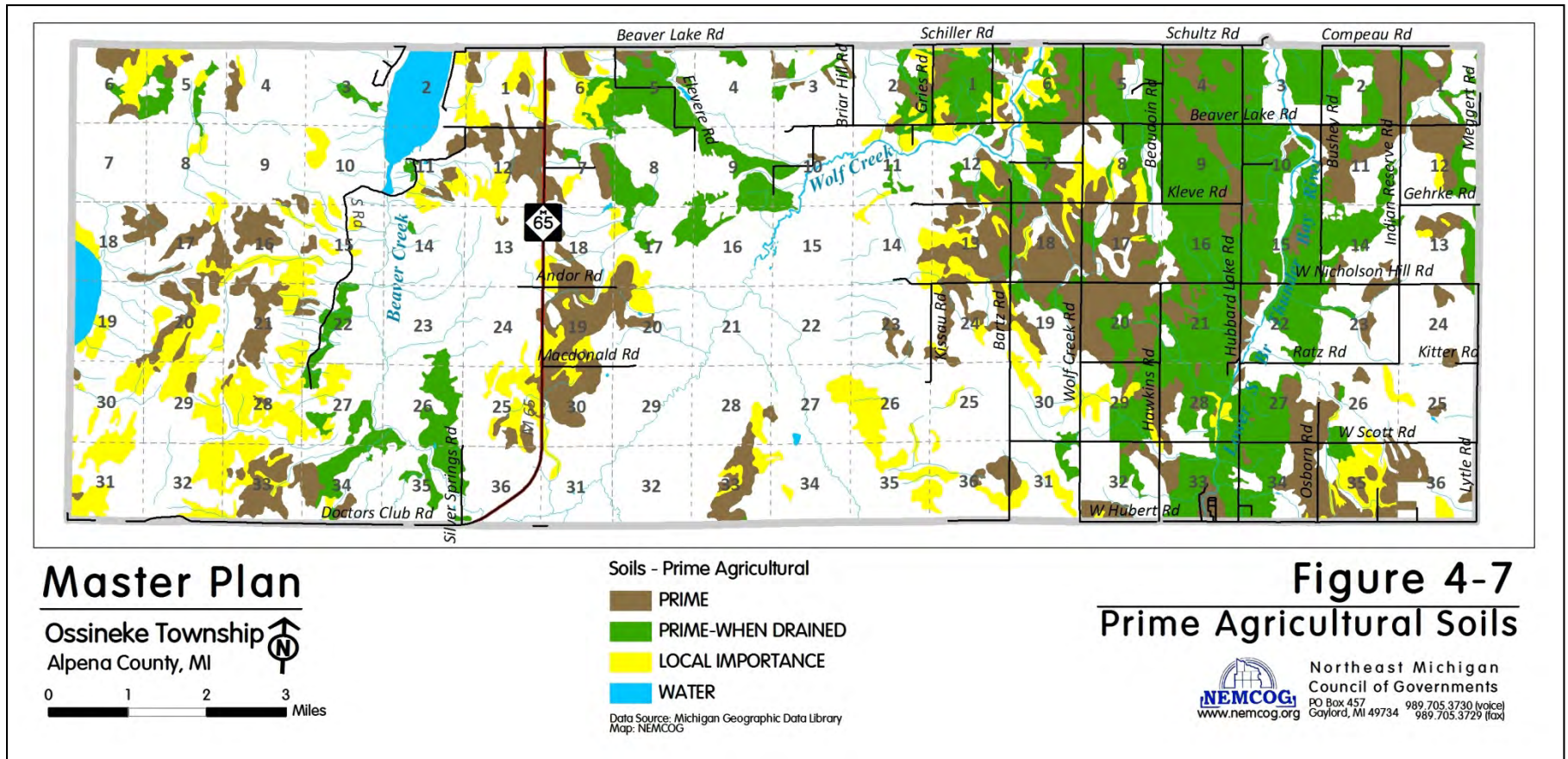
value of wetlands. Beyond their aesthetic value, wetlands protect water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Additionally, wetlands support wildlife, and wetland vegetation protects shorelines from erosion. Poorly drained, lowland areas support northern white cedar, tamarack, balsam fir, black spruce, eastern hemlock, white pine, balsam poplar, trembling aspen, paper birch, black ash, speckled alder and shrub willows. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. These lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Non-forested wetland types include lowland brush, marshes and bogs. Forested and non-forested wetlands are a finite resource in the Township. Land use planning activities should focus on protecting and preserving these limited and critical resources. **Figure 4-10** is a color thematic map prepared from the US Fish and Wildlife Service National Wetlands Inventory. As can be seen, wetlands are a finite resource that is concentrated along water features. The dominant wetland class in Ossineke Township occurs as forested wetlands.

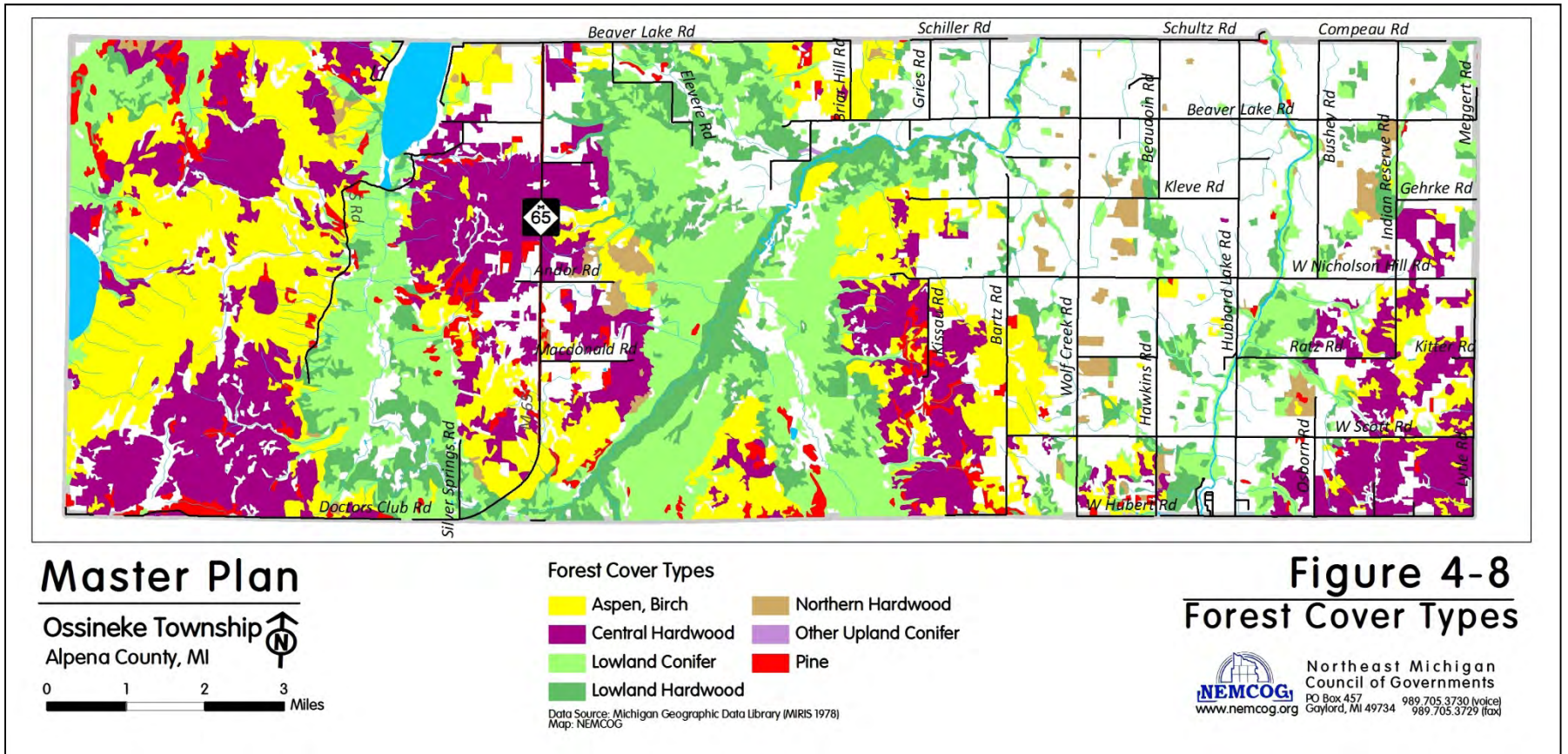
## **Water Resources**

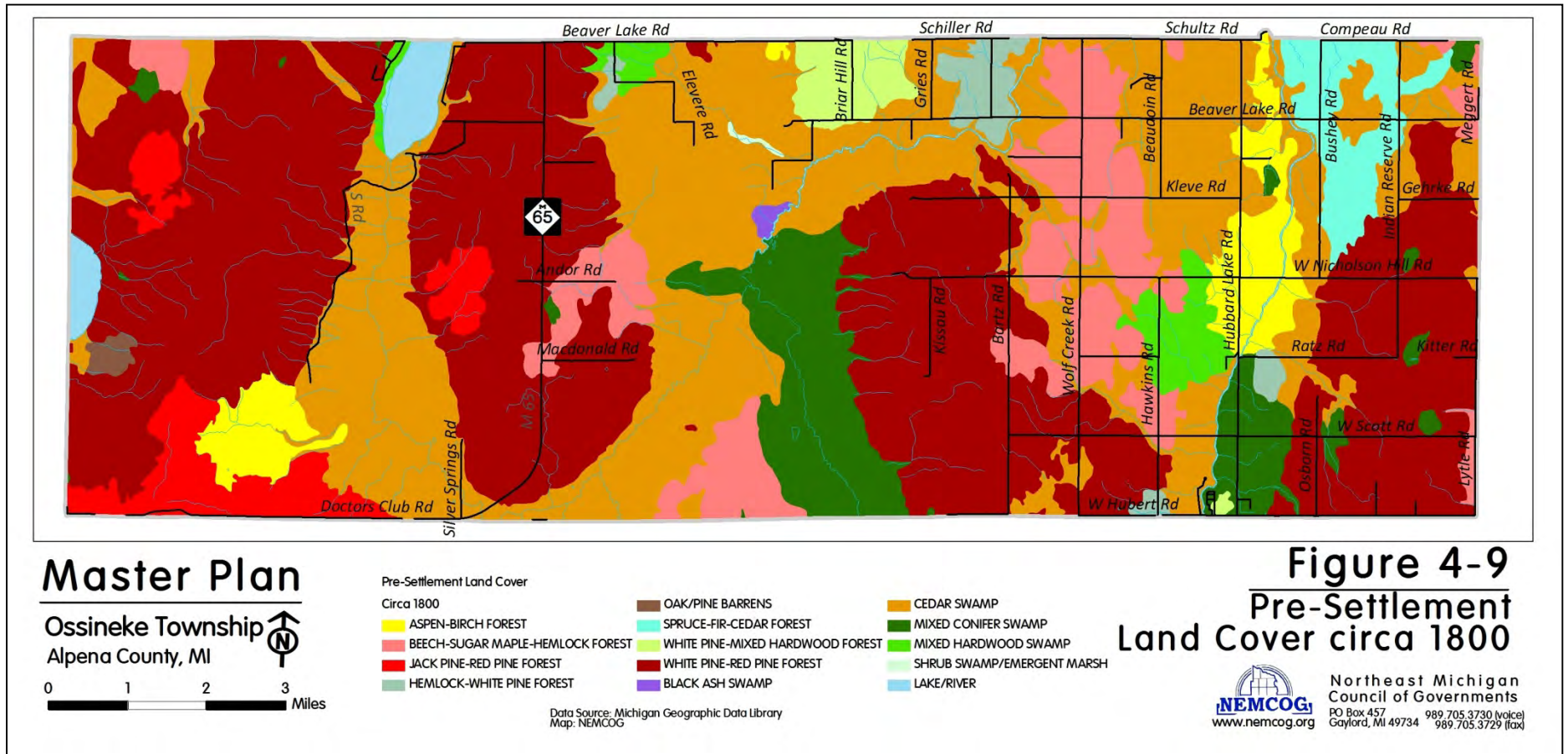
The majority of Ossineke Township lies within the Thunder Bay River Watershed.

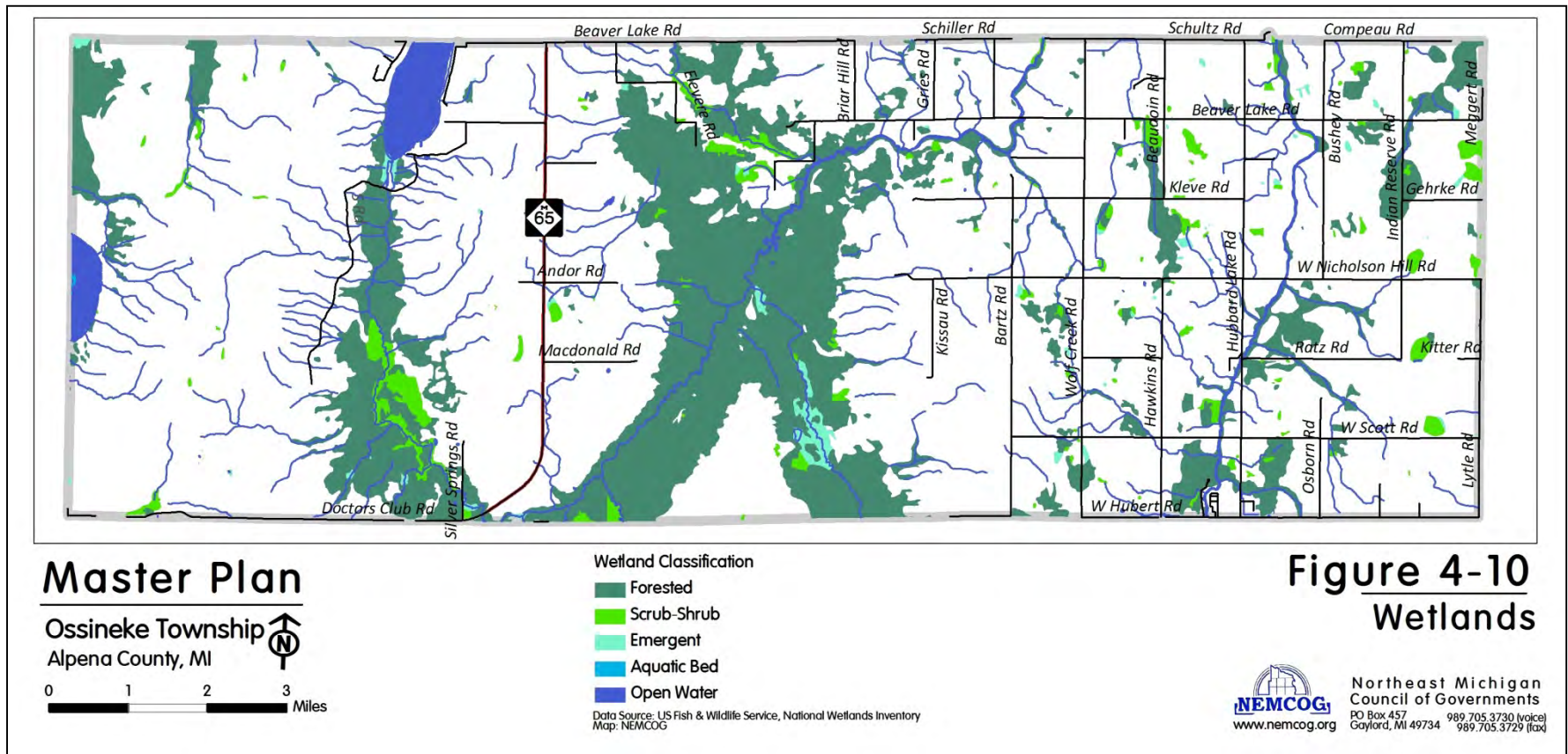


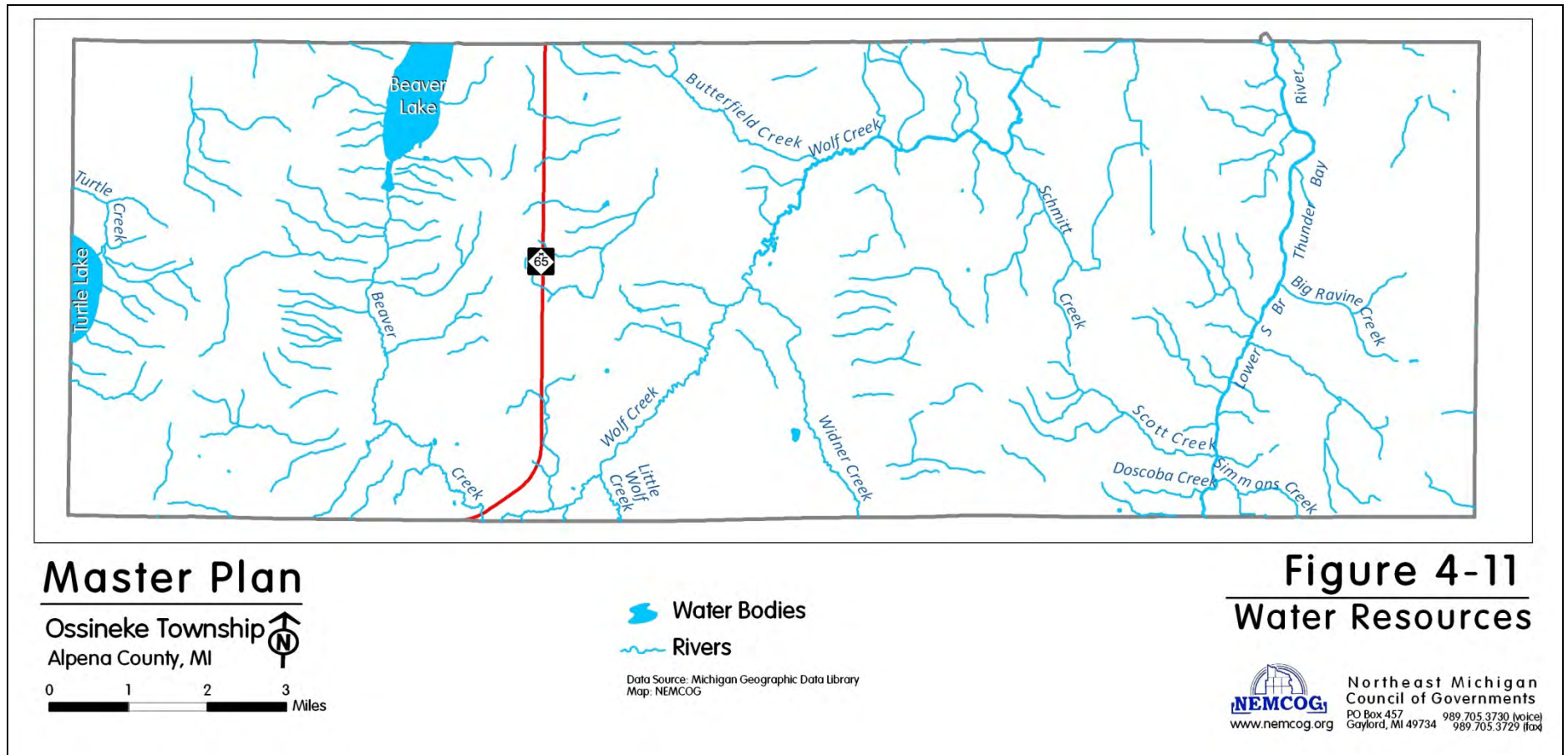
Surface water (**Figure 4-11**) in the Township exists in mostly in rivers, streams, and two lakes. Beaver Lake, a 675-acre lake in the northwestern portion of the township lies mostly within Ossineke Township while the remainder lies in Green Township to the north. A portion of 841-acre Turtle Lake lies along the western boundary of the Township with the remainder lying in Rust Township in Montmorency County. While not located in the Township itself, Hubbard Lake is just south of the Township and is an important recreational resource for residents. The two major river systems in the Township are Wolf Creek and the Lower South Branch of the Thunder Bay River. Beaver Creek, Little Wolf Creek, Schmitt Creek, Widner Creek, and Butterfield Creek are all associated with the Wolf Creek system, while Big Ravine Creek, Scott Creek, Simmons Creek, and Doscoba Creek are associated with the Thunder Bay River system.











## Wildlife

Wildlife is abundant in the Township. Common game species include deer and wild turkey with fox, mink, raccoon, rabbits, squirrels, grouse and woodcock also present. Some more unusual species remaining or re-established in the Township include black bear, bobcat and coyote. Elk are occasionally found in the western portion of the Township on Turtle Lake Club lands. Habitat for waterfowl is largely limited to the two lakes and to stream corridors. Warm water fish species in these lakes and streams include small and largemouth bass, perch, sunfish, bluegill, rock bass, northern pike and walleye. Smelt also occur in Beaver Lake.

### ***Bovine TB***

Alpena County, along with the counties of Alcona, Montmorency, Oscoda, and Presque Isle, is within the area that has been hit by an outbreak of Bovine Tuberculosis (T.B.) in the local deer herd and in other wild animals. Bovine tuberculosis (TB) is a contagious bacterial disease of cattle that can be transmitted to other mammals, including humans. In 1979, Michigan achieved Bovine TB Free status. Unfortunately, in 1994, a wild white-tailed deer was diagnosed with a unique strain of bovine TB. As a result, the Michigan departments of Agriculture (MDA), Community Health (MDCH), and Natural Resources (DNR), began a comprehensive surveillance plan to determine the extent of the disease in Michigan's livestock and wildlife. Based on initial surveillance, USDA revoked Michigan's Bovine TB Free Status in 2000, and designated the entire state as Modified Accredited (MA). This resulted in extensive restrictions on animal movement.

From January 2000 to December 2003, MDA, USDA, and private veterinarians tested every known cattle, goat, bison, and privately owned cervid herd in Michigan for bovine TB. During that time, DNR, MDCH, and Michigan State University (MSU) tested thousands of hunter-harvested deer for bovine TB. Testing of cattle and surveillance of deer demonstrated that, in areas where deer are infected with bovine TB, cattle are at risk for becoming infected. To expedite eradication efforts and concentrate resources, an area of infection and a surrounding buffer zone were identified. MDA requested, and the USDA granted, a Split State Status in April 2004 which put the previously mentioned five counties into the Modified Accredited Zone. This zone requires annual surveillance testing of cattle and includes regulations for movement of cattle.

The DNR continues to try to manage the situation in the deer herd to prevent the disease from becoming more widespread and to eventually eradicate it from the wildlife community. However, a report from the MDNR to the Natural Resources Commission, dated May of 2010, states that a self-sustained Bovine TB infection continues to persist within deer in northeast Michigan throughout the years 2005-2009 indicating no change despite deer management efforts. The long term effect that Bovine TB will have on hunting in the area is not known.

## Threatened & Endangered Species

Alpena County is home to a number of plants and animals that are threatened, endangered, or are of special concern as

identified in the Michigan Natural Features Inventory database. MNFI is a program of Michigan State University Extension that works in close cooperation with the Michigan Department of Natural Resources and The Nature Conservancy. The following list presents the endangered or threatened plant and animal species which can be found in Alpena County, and which are protected under the Natural Resources and Environmental Protection Act of the State of Michigan (Part 365 of Public Act 451 of 1994, as amended). This list also includes

plant and animal species of special concern. While not afforded legal protection under the act, many of these species are of concern because of declining or relict populations in the State. Should these species continue to decline, they would be recommended for threatened or endangered status. Protection of special concern species before they reach dangerously low population levels would prevent the need to list them in the future by maintaining adequate numbers of self-sustaining populations.

Table 4-1: Threatened and Endangered Species			
Scientific Name	Common Name	Federal Status	State Status
<i>Acipenser fulvescens</i>	Lake sturgeon		T
<i>Adlumia fungosa</i>	Climbing fumitory		SC
<i>Ammodramus henslowii</i>	Henslow's sparrow		E
<i>Ammodramus savannarum</i>	Grasshopper sparrow		SC
<i>Armoracia lacustris</i>	Lake cress		T
<i>Asplenium rhizophyllum</i>	Walking fern		T
<i>Botrychium hesperium</i>	Western moonwort		T
<i>Buteo lineatus</i>	Red-shouldered hawk		T
<i>Cacalia plantaginea</i>	Prairie indian-plantain		SC
<i>Calypso bulbosa</i>	Calypso or fairy-slipper		T
<i>Carex scirpoidea</i>	Bulrush sedge		T
<i>Charadrius melodus</i>	Piping plover	LE	E
<i>Chlidonias niger</i>	Black tern		SC
<i>Cirsium pitcheri</i>	Pitcher's thistle	LT	T
<i>Coregonus artedii</i>	Lake herring or Cisco		T
<i>Crataegus douglasii</i>	Douglas's hawthorn		SC
<i>Cypripedium arietinum</i>	Ram's head lady's-slipper		SC
<i>Dorydiella kansana</i>	Leafhopper		SC
<i>Dryopteris filix-mas</i>	Male fern		SC
<i>Emydoidea blandingii</i>	Blanding's turtle		SC
<i>Flexamia delongi</i>	Leafhopper		SC
<i>Gavia immer</i>	Common loon		T
<i>Glyptemys insculpta</i>	Wood turtle		SC
<i>Haliaeetus leucocephalus</i>	Bald eagle		SC
<i>Iris lacustris</i>	Dwarf lake iris	LT	T



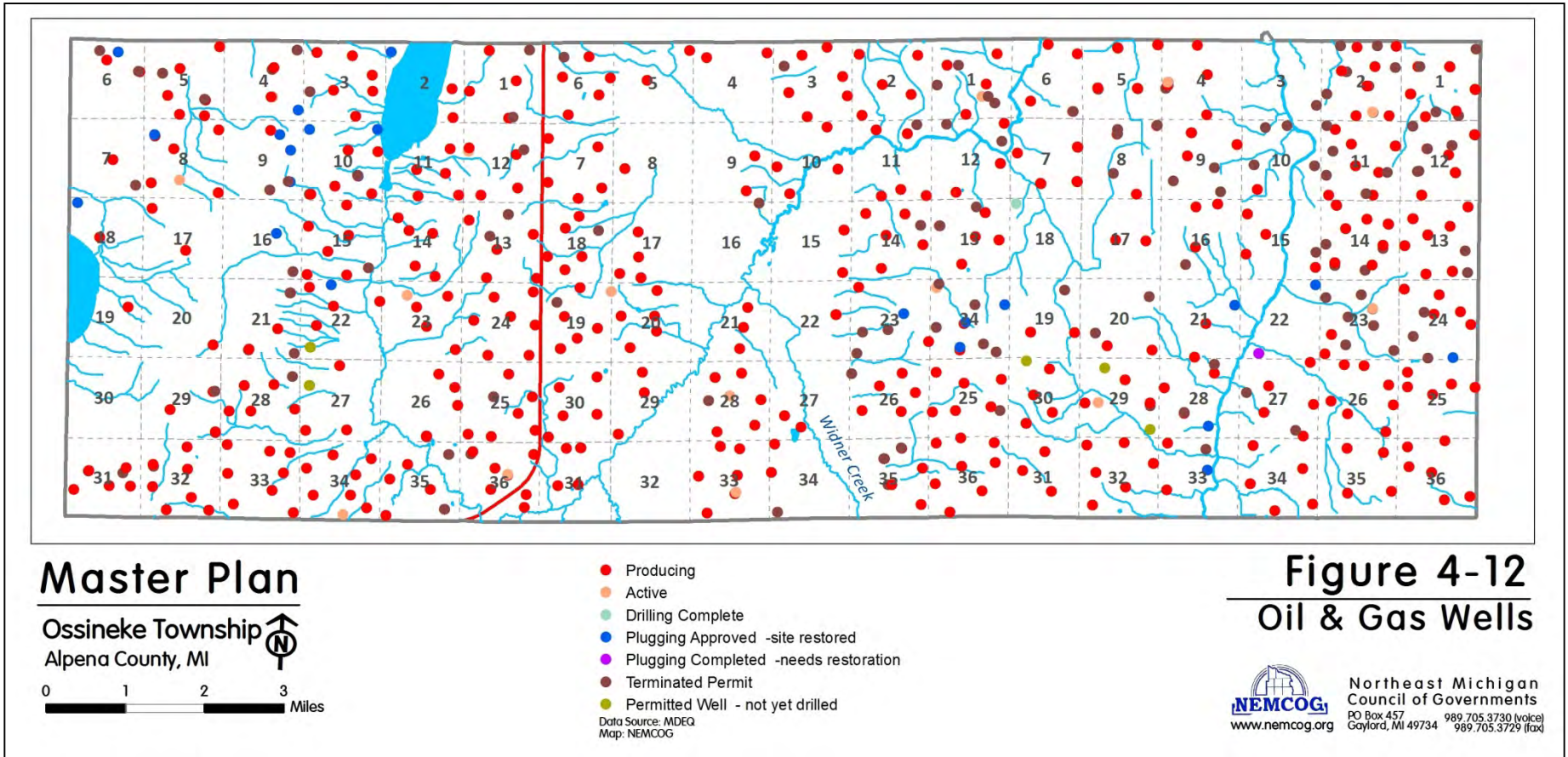
Table 4-1: Threatened and Endangered Species

Scientific Name	Common Name	Federal Status	State Status
<i>Lanius ludovicianus migrans</i>	Migrant loggerhead shrike		E
<i>Notropis anogenus</i>	Pugnose shiner		E
<i>Nycticorax nycticorax</i>	Black-crowned night-heron		SC
<i>Pandion haliaetus</i>	Osprey		SC
<i>Percina copelandi</i>	Channel darter		E
<i>Pinguicula vulgaris</i>	Butterwort		SC
<i>Prosapia ignipectus</i>	Red-legged spittlebug		SC
<i>Pterospora andromedea</i>	Pine-drops		T
<i>Salix pellita</i>	Satiny willow		SC
<i>Sistrurus catenatus catenatus</i>	Eastern massasauga	C	SC
<i>Somatochlora hineana</i>	Hine's emerald dragonfly	LE	E
<i>Spiza americana</i>	Dickcissel		SC
<i>Sterna caspia</i>	Caspian tern		T
<i>Sterna hirundo</i>	Common tern		T
<i>Tanacetum huronense</i>	Lake Huron tansy		T
<i>Trichostema brachiatum</i>	False pennyroyal		T
<i>Trimerotropis huroniana</i>	Lake Huron locust		T

Source: Michigan Natural Features Inventory (Current as of 12/10/10)  
Codes: E = Endangered, T = Threatened, LE = Listed Endangered, LT = Listed Threatened, C = Species being considered for federal status, SC = Special Concern

## Oil & Gas Wells

According to the Michigan Department of Environmental Quality database, there are 655 wells found in Ossineke Township. 433 have a status of “producing,” 16 are “active,” 26 have been plugged and the site restored, 171 have been plugged with the site not yet restored, 7 are permitted and not yet drilled, and one is classified as “drilling complete.” 436 of these wells are gas wells.



## Sites of Environmental Contamination

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

**Site ID:** 04000083

**Site Name:** Reynolds Residence Fuel Spill

**Site Address:** 15027 Third Street

**City:** Hubbard Lake

**Zip Code:** 49709

**County:** Alpena

**Source:** Private Households

**Pollutant(s):** Fuel oil

**Score:** 21 out of 48

**Score Date:** 4/5/2004 1:30:12 PM

**Township:** 29N **Range:** 07E **Section:** 33

**Quarter:** SE **Quarter/Quarter:** NW

**Status:** Interim Response conducted - No further activities anticipated

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

- An Open Lust site means a location where a release has occurred from an underground storage tank system, and where corrective actions have not been completed to meet the appropriate land use criteria. An OPEN LUST site may have more than one confirmed release.
- A Closed Lust site means a location where a release has occurred from an underground storage tank system, and where corrective actions have been completed to meet the appropriate land use criteria. In accordance with Section 21315(1) of Part 213, Leaking Underground Storage Tank, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Act 451), the MDEQ may audit a closure report,

wherein the results of corrective actions are documented, up to 6 months after receipt of the closure report. This audit window may result in a confirmed release(s) being reopened during the 6 month time frame following receipt of a closure report if deficiencies are noted.

The following sites in or on the border of Ossineke Township are listed on the MDEQ web database for leaking underground storage tanks:

Site ID: 00008864  
Northland Market  
9010 M-65 South, Lachine  
Discovery Date: 5/18/98  
Release Status: Open

Site ID: 00009849  
Hubbard Lake Western Auto  
1505 Hubbard Lake Rd, Hubbard Lake  
Discovery Date: 10/1/87  
Release Status: Open

Site ID: 00003861  
Quick & Convenient Store  
7120 Hurbert Road, Hubbard Lake  
Discovery Date: 11/2/89  
Release Status: Open

Site ID: 00014136  
Hubbard Lake General Store  
6914 Hurbert Rd, Hubbard Lake  
Discovery Date: 8/9/99  
Release Status: Open

Site ID: 00008716  
Hubbard Lake Garage  
13833 Hubbard Lake Rd, Hubbard Lake  
Discovery Date: 8/11/99  
Release Status: Open

Site ID: 00038278  
Richardson Auto Repair  
13775 Hubbard Lake Rd, Hubbard Lake  
Discovery Date: 11/1/94  
Release Status: Open

Site ID: 00009132  
Schultz's Market & Gas Station  
12010 Wolf Creek Rd, Hubbard Lake  
Discovery Date: 8/31/89  
Release Status: Open

## Chapter 5: Existing Land Use/Land Cover

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

### Existing Land Cover/Land Use

NEMCOG mapped existing land cover/use in the Township in 2011. The map of existing land use, shown as **Figure 5-1**, illustrates the distribution of land uses throughout the Township. Michigan Resource Information System (MIRIS) land cover/use classification categories were used to map the existing land cover/use. The map represents an update of the 1978 MIRIS land cover/use map. The MIRIS map was updated with 2010 digital ortho-photos taken by the US Department of Agriculture as part of the National Agricultural Imagery Program (NAIP). The updated information was then digitized and field checked to produce the existing land cover/use map and statistics. **Table 5-1** presents the land use/land cover, showing the number of acres, square miles, and percent of the Township in each of the

land use categories. Each of the land use categories is discussed later in this chapter.

Forestland and farmland dominate the landscape of Ossineke Township. Over 65 percent of the Township land cover exists as forested land while over 17 percent of the Township consists of farmland. Lowland forests growing on poorly drained soils are found concentrated along water features in the central and west-central portions of the Township. These lowland forests border lakes and streams providing important wildlife cover and protecting water quality. Higher ridges between the lowland areas support northern hardwood forests. Farming is concentrated in the eastern portion of the Township. Approximately 3.5 percent of the land cover is classified as urban built-up land uses. Residential uses are scattered around the Township, while commercial and industrial land uses are concentrated on the east side.

**Table 5-1  
Existing Land Use 2012**

LAND USE/LAND COVER CATEGORY	ACRES	% OF TOWNSHIP
Residential	1,847.5	2.7%
Commercial	48.5	0.07%
Industrial	36.2	0.05%
Extractive/Barren	43.6	0.06%
Oil & Gas Facilities/Utilities	417.2	0.66%
Institutional/Cemetery	44.9	0.07%
Recreation	23.0	0.03%
Agricultural	12,191	17.8%
Non-Forested Uplands	5,550.1	8.1%
Upland Forest	27,384.6	39.9%
Lowland Forest	17,439	25.4%
Wetlands	2,663.4	3.9%
Lakes/Rivers	943.6	1.4%

Source: NEMCOG 2012

## Residential

Residential land uses makes up 2.7 percent of the Township in single-family homes and farmsteads. Residential development is scattered throughout the Township but tends to be concentrated along the main roads in the eastern portion. The following subdivisions are located in Ossineke Township:

1. Beaver Lake Hills (SE shore of Beaver Lake)
2. Beaver Shores Subdivision (east shore of Beaver Lake)
3. Behnke’s subdivision (east shore of Beaver Lake)
4. Ponderosa Shores No. 3 (west shore of Beaver Lake)
5. Cernat Subdivision (along Hubbard Lake Road in T29N R7E, Section 34)
6. Eller’s Addition to the Village of Hubbard Lake (T29N R7E, Section 33)
7. Green Oaks (T29N R7E, Section 36)
8. Hubbard Lake Village (intersection of Hubbard Lake Rd and Wright Rd)
9. Nine Pines Retreat (T29N R7E, Section 33)

Higher concentrations of residential development occur in the eastern third of the Township especially along the Lower

South Branch of the Thunder Bay River. A large concentration of residential development also occurs along the shore of Beaver Lake in the western third of the Township. Lastly, a high concentration of residential occurs in section 33 at the north end of Hubbard Lake.

## Commercial

Ossineke Township has limited commercial development (48.5 acres) representing about 0.07 percent of the Township. Existing commercial development is limited to neighborhood businesses. All commercial establishments occur in the eastern third of the Township along Ratz Road, Hubert Road, and Hubbard Lake Road. Commercial development is especially concentrated in the community of Hubbard Lake.

## Industrial

Industrial development is extremely limited in Ossineke Township. 36 acres of industrial land uses are found in T29R7E Sections 4, 13, and 23 along Hubbard Lake Road, Ratz

Road, and Gehrke Road.

### **Extractive**

Extractive land uses (also includes barren land) in the Township include 43.6 acres of open pit extraction in Section 18 along Bartz Road, Section 17 along Hawkins Road, Section 23 along Nicholson Hill Rd, Section 23 and 26 along Ratz Road, Section 32 along Scott Road, Section 33 and 36 along Hubert Road.

### **Oil & Gas Facilities/Utilities**

Oil and gas facilities are located throughout all areas of the township on approximately 417 acres of land. Utilities and waste disposal are also included in this land use category but are insignificant in Ossineke Township. See Chapter 3 for more information about oil and gas facilities in the Township.

### **Institutional/Cemetery**

Educational, government, and religious facilities are included in this category which makes up only 0.07 percent of the Township.

### **Recreation**

Two distinct areas are classified as recreational lands in the Township including Beaver Lake County Park in T29R5E Sections 2 and 11. In addition, one other area of recreational land (community park) is designated in T29N R5E Section 33 in the community of Hubbard Lake.

### **Agriculture**

Agriculture is the third most extensive land use in the Township. Approximately 12,191 acres (nearly 18 percent of the Township) exist in cropland, rotation crops, and permanent pasture. In comparison to the 1978 MIRIS land use map, there is less farmland in Ossineke Township today than in 1978. However, the former farmland is transitioning to fallow, open herbaceous, shrub, and forestland rather than to urban/residential development. Low density residential development attributes to only a small loss in the amount of farmland. Agriculture is primarily located in the eastern third of the Township where prime agricultural soils exist. In addition, a large area of agriculture exists along M-65 in the northern portion of the Township.

It should be noted that there are large areas of the Township where the water table is close to the surface. When farming ceases on these lands, shrub-scrub vegetation and lowland forest species will eventually grow on these sites.

### **Non-Forested Uplands**

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

throughout the Township, as can be noted on Figure 5-1.

## Upland Forest

As noted in Table 5-1, Upland Forest is the predominant land cover in the Ossineke Township. Approximately 27,384 acres or nearly 40 percent of the Township is made up of aspen, birch, central hardwoods (including red oak), northern hardwoods, upland conifer, and pine (including red pine, white pine, scotch pine, and jack pine). Since the 1978 MIRIS land use mapping, there has been an increase in forestland in the Township. Factors accounting for this increase include the planting of pine and Christmas tree plantations and natural regeneration of hardwoods and conifers in forest clearings and abandoned farmland. Upland forest cover occurs in large areas between the areas of lowland forest. Upland forests predominate the western half of the Township and are less significant in the eastern half but still occur in large areas in the extreme southeast and in the central portion of the Township.

## Wetlands & Lowland Forest

Wetlands are defined as land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes and bogs. The wetland category comprises non-forested types such as lowland brush (tag alder and willow), sphagnum bogs, emergent vegetation in lakes and beaver floodings and wet meadows. Non-forested wetlands account for 2,663 acres (or 3.9 percent) of the Township.

Lowland forests grow on soils with a seasonally high water table and are often

classified as wetlands. Lowland forests include areas that support lowland hardwoods and conifers, such as northern white cedar, black spruce, balsam fir, elm, black ash, red maple, ash and aspen species. Lowland forests occupy 17,439 acres (or 25 percent) of the Township area making it the second most prevalent land cover.

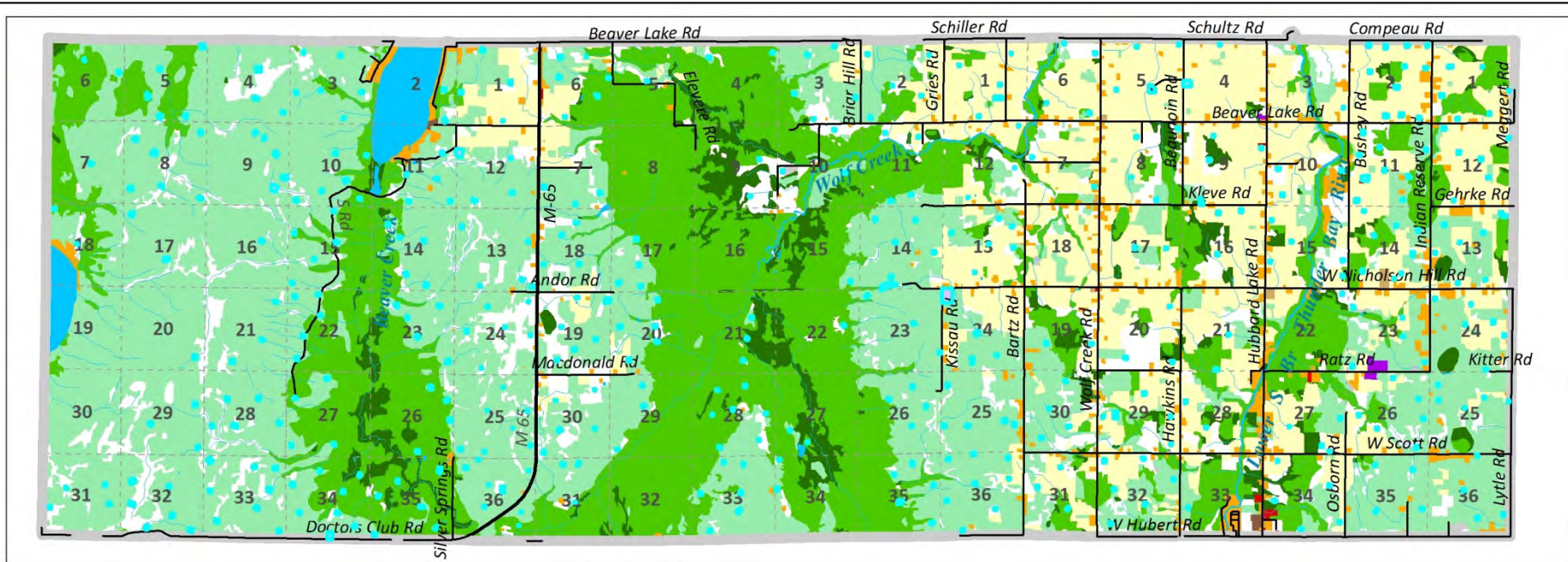
Two of the most important functions of wetlands are water quality protection and ecological corridors. As can be noted on the Existing Land Use Map, the major wetland areas are adjacent to rivers and creeks. The network of wetlands receives surface water and subsurface water discharge creating the many streams and creeks that, in turn, flow into the area lakes. The interconnected resources exemplify how activities distant from major water bodies can still have an impact on the water quality. It is important to note that existing land use statistics used in this report are based on MIRIS data. Forested and wetland information contained in the MIRIS data was not verified by field inspection when the data was compiled. Thus, areas shown as wetlands on the MIRIS system may not actually meet State and Federal criteria for legally regulated wetlands. However, the information is still valuable for general land use planning decisions.

## Surface Water

Surface water comprises 943 acres (or 1.4 percent) of Ossineke Township. Water features include Beaver Lake, Turtle Lake, Wolf Creek, the Lower South Branch of the Thunder Bay River, Butterfield Creek, Beaver Creek, Turtle Creek, Schmitt Creek, and Scott Creek as well as numerous named and unnamed streams and creeks.



# Chapter 5: EXISTING LAND USE/LAND COVER



## Master Plan

Ossineke Township  
Alpena County, MI



### Existing Land Use

- |                        |                  |
|------------------------|------------------|
| Agriculture            | Recreation       |
| Residential            | Nonforest Upland |
| Commercial             | Upland Forest    |
| Extractive/Barren      | Lowland Forest   |
| Industrial             | Wetland          |
| Oil & Gas/Utilities    | Water            |
| Institutional/Cemetery |                  |

## Figure 5-1

### Existing Land Use/Land Cover

Northeast Michigan Council of Governments  
PO Box 457 989.705.3730 (voice)  
www.nemcog.org Gaylord, MI 49734 989.705.3729 (fax)

# Chapter 6: Goals & Objectives

## Purpose

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

An equally important step in developing goals is community input. The Planning Commission commissioned a community-wide survey that was mailed to all property owners in the Township. Over one thousand two hundred surveys were mailed. Participants were asked a number of different questions, including identifying assets in Ossineke Township; to list assets that Ossineke Township should strive to protect or expand; to identify negative issues about Ossineke Township; and a number of different questions regarding government services, community facilities, natural resources, housing, economic development, transportation, quality of life, and recreation. Lastly, participants were asked to provide suggestions on improvements that could be undertaken by Ossineke Township in the future. Input was received from nearly one-quarter of property owners and responses were carefully compiled and analyzed. With

guidance from the community survey results, the Planning Commission established the goals and objectives identified in this chapter.

## Survey Summary

- *Survey Responses:*
  - 1,218 Surveys Mailed
  - 283 Surveys Received – 23% of Property Owners
  
- *Respondents:*
  - 170 Full-Time Residents
  - 57 Seasonal Residents
  - 51 Non-Residents
  - 63% of Respondents own their own home
  - 56% of respondents have lived in the township 20+ years
  - 96% of respondents are age 40 and above
  - 54% of respondents are retired
  - 64% of respondents are from Alpena County; 12% are from Alcona County; 15% are from Metro Detroit

## Township Assets

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

The following items were the most identified by survey respondents as being the most liked reasons for living in Ossineke Township:

### Most Liked Aspects of Living in Ossineke Township – Most Common Responses

- Quiet
- Rural
- Not Developed/Lack of Subdivisions
- Hunting/Fishing
- Beautiful
- Near Lakes
- Privacy/Isolation
- People
- Nature & Wildlife
- Country Living
- Open Spaces
- Low Crime
- Good soil for farming
- Amish Community
- Recreation

The following illustrate a number of positive issues about living in Ossineke Township that were identified by survey participants.

**SATISFACTION:** 97% of respondents are very satisfied or satisfied living in Ossineke Township.

**SENSE OF COMMUNITY:** 53% believe that there is a sense of community in Ossineke Township.

**RURAL ATMOSPHERE:** 91% want to preserve the rural atmosphere of the Township.

The rural environment, access to woods, and hunting and fishing opportunities were the most cited reasons for living in Ossineke Township.

**FARMLAND:** A majority of respondents support protections for farmland.

The majority of respondents believe that farm and residential conflicts are not an issue. However, nearly one-third of respondents are unsure about the issue.

**COMMERCIAL SERVICES:** The majority of respondents believe that the Township has basic services available that support their daily needs. The majority of written responses indicate a desire for

the additional of additional basic services within the Township.

**LEVEL OF DEVELOPMENT:** Nearly 70% of respondents say that the level of development in the Township is about right, but 26% say that the Township has too little development. Potential issues could arise because other responses suggest that respondents do want some changes in the level of services in the Township, which could conflict with this response.

**TOURISM & AGRICULTUREAL DEVELOPMENT:** A majority of respondents support tourism and agricultural development.

**MEDICAL MARIJUANA:** 70% are opposed to medical marijuana facilities within the Township.

**SENIOR HOUSING:** 56% are supportive of exploring options for senior housing.

**SECONDARY DWELLINGS:** The responses favoring allowing secondary dwelling units are nearly equal to those that are unclear about it. This could warrant additional investigation.

**RESIDENTIAL WIND TURBINES:** 66% are supportive of allowing residential wind turbines on private property.

**INTERNET:** 72% rank high-speed Internet access as either very important or important.

**PUBLIC SAFETY:** A clear majority of respondents support public safety services. Police protection has a lesser degree of support than other public safety services. The data, along with other responses, suggest strong support for local fire and EMS services; likely because the majority of firefighters and EMS crews are local volunteers.

**ROADS:** There is overall satisfaction with road conditions. Comments suggest that there are some strong opinions about certain road maintenance issues.

East – West - The responses are nearly split among all categories with a slight majority favoring the development of an east-west connecting road across the Township.

The most identified road segments needing improvement include – 1) Beaver Lake Road; 2) Indian Reserve Road; 3) Wolf Creek Road; 4) Scott Road; 5) Nicholson Hill Road; 6) Clewley Road; 7) Hubert Road; 8) Schultz Road; 9) Bartz Road; 10)

Broad Road; 11) Hawkings Road; 12) 2nd Street in Hubbard Lake; 13) Ratz Road; 14) Herron Road.

**NATURAL RESOURCES:** The data shows overwhelming support for natural resource protection. There is very strong support for all categories of resource protection, including historic properties. There also appears to be support for water quality regulations, which is consistent with other questions regarding natural resources protection.

Natural Resources Importance (All Received Majority or Plurality of votes) – 1) Ground Water; 2) River/Lake Water Quality; 3) Air Quality; 4) Fish & Wildlife; 5) Woods & Timber Resources; 6) Farmland; 7) Lakefront Land Use; 8) Wetlands; 9) Scenic Vistas; 10) Historic Buildings.

However, based upon other responses, it is unclear the level of public support that will exist for implementation and enforcement of natural resource protection regulations.

**RECREATION:** There appears to be overall support for increasing recreation opportunities, but many respondents seem unclear as to what “adult-oriented recreation opportunities” means.

Most Noted Recreation Additions to the Township – 1) Historic Tours; 2) Senior Center; 3) Beaches w/o Rocks; 4) More events at Hall; 5) Public Restrooms; 6) Roller Rink; 7) Picnic Tables; 8) More 4-wheel, ATV & Snowmobile Trails, 9) More Recreation Trails; 10) Horse Trails; 11) RV Sites; 12) Airsoft/Paintball Sites; 13) Upgrades to Beaver Lake Park; 14) Winter Ice Rink & Skating Area; 15) Finish North End Park Improvements; 16) Boat Launch; 17) Canoe Rental; 18) Organized Club Events; 19) Fishing Pier; 20) Bird Watching; 21) Community Center/Teen Center; 22) Swimming Beach at Hubbard Lake.

### Township Issues

Concerns about nuisances created by junk/blight on residential properties were a major issue to address in Ossineke Township. The lack of quality jobs not only in the Township but the surrounding area also ranked as one of the top concerns of respondents. Divided opinions about future growth, commercial development, and industrial growth also are issues that raise

concerns about continuing levels of services available in Ossineke Township. The lack of adequate cell phone coverage and high speed internet throughout the Township are major issues for residents as well. This lack of technology infrastructure is tied to the lack of quality jobs as more and more people seek out self-employment via home-based businesses that need this infrastructure.

The following items were the most identified by survey respondents as being the most disliked reasons for living in Ossineke Township:

### Most Disliked Aspects of Living in Ossineke Township – Most Common Responses

- Junk Properties
- Closed School
- Little to do
- Roads
- Lack of Senior Activities
- Taxes
- Beach Quality
- West side of Township forgotten
- Lack of Amenities/Stores
- Lack of Internet
- Lack of Ordinance Enforcement
- Cell Phone Coverage
- No jobs
- No tornado siren at North end of Hubbard Lake
- Lack of recreational trails
- High Insurance due to Fire Department Distance

The following illustrate a number of potential problem issues about living in Ossineke Township that were identified by survey participants.

**QUALITY OF LIFE:** While approximately 67% of respondents see no change in the Township’s overall quality of life over time, the remainder of

respondents appear nearly evenly split on whether the township quality of life has become better or worse.

**JOBS:** 54% of respondents believe that there are inadequate job opportunities within the Township.

**AGE:** There are potential demographic issues for the township. Survey results imply that the average age of the township is increasing significantly; thereby increasing the need for services targeted toward the older segments of the population.

**GOVERNMENT:** 46% of respondents are unsure of what the Township government does for them.

**NUISANCE:** There appears to be majority support for regulations to address junk, blight, and nuisances.

**CELL COVERAGE:** 74% strongly believe that cell phone coverage is inadequate within the Township.

**ROADS:** Comments suggest that there are some strong opinions about certain road maintenance issues; most notably: 1) Dust Control; 2) Grading; 3) Striping.

**WAYFINDING:** One-third of respondents do not want a community wayfinding program; however, nearly one-half of respondents are unclear on the issue. Wayfinding is a key component to a successful tourism campaign. Based upon responses regarding tourism, these responses could present a potential conflict.

**PUBLIC TRANSPORTATION:** The vast majority of responses appear to be unclear on the status or level of service of public transportation within the township.

**BEAVER LAKE:** Majority of respondents appear unclear on any issues regarding the number of docks on Beaver Lake. This issue might warrant further exploration. Also, questions were raised as to why other lakes were not addressed with this question. This indicates a lack of knowledge of Township boundaries as the only other lake in the Township is a small portion of Turtle Lake.

A clear majority of respondents appear unclear on the issue of keyhole development or its significance. This issue could warrant further investigation.

**WATER QUALITY:** The majority of respondents appear to be unclear on the need for water quality regulations or what regulations would be developed and how they would be enforced.

**LOW-INCOME HOUSING:** A narrow majority of respondents do not support the development of low-income housing units. Nearly the same numbers of respondents are unclear about this issue. This could warrant additional research.

**RECREATION:** An analysis of township demographics raises the question of whether they justify expansion of recreation facilities and/or services for kids and/or youth.

**RECYCLING:** There is clearly a lack of use of the Alpena County Resource Recovery Facility by Township residents.

**GROWTH:** 46% of respondents do not want growth to occur in the Township.

The responses clearly show a split on whether the Township should encourage further residential growth.

There is a clear split on whether future commercial development in the Township is desirable.

Clear divisions exist regarding industrial development, with the total number of respondents favoring or unsure about industrial development equaling those that oppose it.

Responses are nearly split on whether to grant partial tax abatements for new commercial or industrial businesses.

There appears to be a solid majority opposing the creation of industrial lots. However, those respondents that appear unclear on the issue are of sufficient size that further investigation appears warranted.

Suggest locations for new industrial lots include – 1) Nicholson Hill & Wolf Creek Roads; 2) Main/Primary Highways; 3) Away from Residential; 4) M-65; 5) M-32; 6) Werth Road & Hubbard Lake Roads; 7) Beaver Lake Road (If upgraded); 8) Spruce Road.

**WIND TURBINES:** The responses indicate that those opposed or unsure of allowing commercial wind turbines slightly exceed those that support the concept. This warrants further discussion.

The responses clearly show a split on where to concentrate future development. They also show that a fairly large number of respondents are unclear about the issue.

Additional suggestions offered to the Township – 1) Better blight enforcement; 2) Better road maintenance; 3) Bigger/better Township Hall; 4)

Economic Development; 5) Job Opportunities; 6) Cell Coverage; 7) Lower Taxes; 8) Prohibit Land Divisions; 9) Change Nothing; 10) More police & fire coverage; 11) More visibility of elected officials in community; 12) Active environmental regulations; 13) Better notification of township meetings/activities; 14) Township Recycling Center.

## Goals & Objectives

Note: The following items are not listed in order of importance.

### Community Character & Quality of Life:

A community's "character" is an intangible item which identifies the attributes which make a community unique. While a community's character will continually change over time, attempting to preserve it can be a very important part of maintaining a community's cultural heritage and traditions. A community's "quality of life" are those factors, when taken in totality help define the viability of a community as a place to live, work, and play.

#### Goal 1:

*Maintain and enhance the overall quality of life of Ossineke Township.*

#### Objectives:

- A. Implement stated objectives that will improve the overall quality of life for township residents.
- B. Strive to balance future growth and development in the Township while maintaining its rural character.
- C. Promote the quality of life in Ossineke Township in order to recruit new families to the Township.

- D. Keep apprised of and continue to educate members of the Planning Commission regarding the Medical Marijuana issue.
- E. Encourage public feedback regarding ongoing efforts to improve the Township's quality of life.

#### Action Items:

1. Implement the goals and objectives of the Township Master Plan.
2. Coordinate with the Township Board and appropriate departments, agencies, and organizations.
3. Actively engage in strategic planning to ensure goals and objectives are being met.
4. Implement active communication with the Alpena County Planning Commission.
5. Respond accordingly to changes in the Medical Marijuana law.
6. Encourage public feedback and input.

#### Goal 2:

*Maintain and enhance the appearance and character of Ossineke Township.*

#### Objectives:

- Preserve the integrity of existing neighborhoods and residential areas by protecting them from the intrusion of incompatible uses.
- Enhance community gateways through the implementation of land use controls, landscaping and screening.
- Strive to balance future growth and development in the township while maintaining its rural character.
- Investigate the implementation of conservation-based open space or cluster development options as a means to protect community character.
- Address blighted areas of the township.

**Action Items:**

1. Actively engage in strategic planning to ensure goals and objectives are being met.
2. Implement the goals and objectives of the Township Master Plan.
3. Develop model zoning ordinance language to implement stated goals and objectives.
4. Explore the concept of forming beautification efforts to enhance the appearance of public facilities and gateways into the Township.
5. Encourage public feedback and input.
6. Investigate blight issues and options for addressing these issues.

collaborate with other local units of government.

- Explore joint meetings and areas of coordination or cooperation with other local planning commissions.
- Investigate ways to generate economies of scale and cost savings through collaboration and coordination with other local units of government.

**Action Items:**

1. Investigate the sharing or joint hiring of a Zoning Administrator with other local units of government.
2. Investigate the uniform development and adoption of land use controls among other local units of government.
3. Investigate the feasibility of the creation of multi-jurisdictional planning commissions with other local units of government.
4. Implement active communication with the Alpena County Planning Commission.
5. Encourage the Township Board to participate in local meetings of the Michigan Township Association.
6. Encourage Township participation in the Alpena Intergovernmental Council.

**Government Services**

Governmental institutions owe their constituents an efficient and open organization by continually seeking ways in which to operate in the most cost-effective manner. Efficient and consistent delivery of services to the public is critical in achieving this goal. Cooperation and collaboration between local units of government is also an important part of achieving this goal. Open lines of communication with the public will help to assure constituents that this is being pursued.

**Goal 1:**

*Cooperate and collaborate with other local units of government.*

**Objectives:**

- Work with the Township Board to investigate ways to coordinate and

**Goal 2:**

*Communicate effectively with the public.*

**Objectives:**

- Support the Township Board in informing the public about the scope and value of Township services.
- Encourage public feedback on issues impacting Ossineke Township.
- Encourage public feedback from a wider array of Township residents.

**Action Items:**

1. Increase public awareness of and the effectiveness of the Township Planning Commission.
2. Implement annual strategic planning sessions and encourage public participation.
3. Revisit annual goals and objectives quarterly and encourage public participation.
4. Solicit public feedback from younger and newer residents of the Township.
5. Work with the Township Board on publishing Planning Commission meeting agendas, notices, and minutes electronically.
6. Develop a Township Website.

**Goal 3:**

*Ensure effective and efficient Township response to public needs.*

**Objectives:**

- Work with the Township Board on ways to deliver township services in a wise and efficient manner.
- Collaborate with the Township Board on planning for future issues impacting Ossineke Township.

**Action Items:**

1. Work with the Township Board to ensure continued funding and support for the Ossineke Township Planning Commission.
2. Implement annual strategic planning sessions to organize effective service delivery.
3. Revisit annual goals and objectives quarterly to ensure effective implementation.

4. Increase public awareness of and the effectiveness of the Township Planning Commission.
5. Work with the Township Board to implement the Goals and Objectives of the Township Master Plan.
6. Work with the Township Board to ensure funding for adequate ongoing training for the Township Zoning Administrator.
7. Explore the feasibility of annual joint meetings with the Township Board.
8. Work with the Township Board on publishing Planning Commission meeting agendas, notices, and minutes electronically.
9. Focus on cross-jurisdictional issues when reviewing community master plans and zoning ordinances.

**Goal 4:**

*Implement effective blight and nuisance controls within the Township.*

**Objectives:**

- Promote effective zoning regulations to control blight and nuisances.
- Encourage the adoption of uniform blight ordinances with neighboring local units of government.
- Encourage the Township Board to enforce blight ordinance regulations.

**Action Items:**

1. Work with the Township Board and the Township Attorney to develop and implement effective zoning regulations to control blight and nuisances.
2. Work with the Township Board and the Township Attorney for blight and nuisance regulations to be enforced by the Township Zoning Administrator.



3. Investigate the feasibility of multiple local units of government adopting and enforcing uniform blight and nuisance control regulations.
4. Work with the Township to increase public awareness regarding the need for blight and nuisance regulations.

## Transportation Services

Maintaining and improving a community's transportation system is another essential part of ensuring a vital and healthy community. Transportation systems are complex and expensive to maintain and expand. Changes in transportation infrastructure can have a profound impact on a community's environmental conditions and land use patterns. It is therefore necessary to continually and carefully plan for ongoing improvements.

### Goal 1:

*Develop, maintain and fund a safe and efficient multi-modal transportation system.*

#### Objectives:

- Direct new commercial development into designated hubs, through the Township Master Plan and Zoning Ordinance.
  - Utilize planning and zoning techniques to maintain the rural appearance of Ossineke Township.
  - Support the County Road Commission to plan and implement road improvements across the Township.
  - Prepare for the future transportation needs of the entire township.
  - Investigate a township wide wayfinding program designed to enhance tourism opportunities and promotion.
- Encourage the continued development of public transportation options for the benefit of township residents.
  - Promote, maintain, and expand township recreational trails and develop a township trails plan to establish a network of connected non-motorized and motorized trails across the Ossineke Township. Identify existing trails and propose connectors that would link existing systems.

#### Action Items:

1. Implement land use controls that discourage linear strip development along the state highway and primary township roads.
2. Implement land use techniques, such as clustering, shared parking, access management, and landscaping, to regulate commercial development along the state highway and primary township roads.
3. Work with the Township Board, the County Road Commission, local communities, property owners, developers, residents and other entities to ensure road maintenance priorities are established and implemented.
4. Work with the Township Board and the County Road Commission to implement more frequent maintenance activities such as dust control, road grading, and road striping.
5. Work with the Township Board and the County Road Commission to ensure adequate and timely snow removal operations are maintained.
6. Include planned road system improvements in a Township Capital Improvements Plan.
7. Investigate with the Township Board and the County Road Commission the

feasibility of an east-west road connecting the Township.

8. Explore the development of a township wayfinding program with the Township Board and the County Road Commission.
9. Conduct public education sessions regarding the merits of a wayfinding program.
10. Work with the Thunder Bay Transportation Authority to ensure sufficient public transportation option for township residents.
11. Work with the Thunder Bay Transportation Authority to educate the public regarding public transportation services.
12. Explore with the Township Board, County Road Commission, MDNR, user groups, and the public ways to expand and improve recreational trails within the township.

## Natural & Cultural Resources

The protection of a community's natural environment is imperative in maintaining the quality of life and ensuring that future generations live in healthy surroundings. A clean and attractive environment helps to attract new businesses, residents and tourists. Economic development and environmental protection are both necessary for a healthy community.

### Goal 1:

*Preserve the natural environment by protecting groundwater, surface water, air quality, fisheries and wildlife, forests, farmland, waterfront lands, wetlands, and scenic vistas.*

### Objectives:

- Work cooperatively with communities, agencies and organizations to develop studies and institute programs that address watershed, woodlands, wildlife and ecosystem management.
- Support studies that identify ways in which to protect critical resources, wildlife habitat, water resources, ecological corridors, scenic areas and vistas, and other important ecological resources.
- Encourage the preservation of open spaces at strategic locations within the Township.
- Encourage county departments to effectively administer and enforce regulations such soil erosion and sedimentation control and adopt needed ordinances such as storm water control.
- Develop model zoning ordinance language to protect greenbelts, farmlands, forestlands, groundwater, and surface water.
- Support natural resource education and technical programs that assist landowners, businesses and communities.

### Action Items:

1. Explore ways to work with other local units of government for the protection of natural resources.
2. Explore with the Township Board the development of local ordinances and policies to protect natural resources within Ossineke Township.
3. Encourage the adoption of model zoning language that protects greenbelts, farmlands, forestlands, groundwater, and surface water.
4. Encourage the development and enforcement of appropriate stormwater protection regulations.

5. Encourage county and township officials to meet to ensure proper enforcement of existing regulations.
6. Explore the implementation of wellhead protection zones in appropriate areas.
7. Explore ways to preserve open spaces and scenic vistas within the Township.
8. Explore the feasibility of the purchase of development rights or conservation easements as a land use tool. Disseminate this information to local residents.
9. Work with the Township Board on informing the public about natural resource protections and regulations.
10. Work with the County Conservation District, MSU Extension, the County Drain Commissioner, and the Northeast Michigan Council of Governments to develop natural resource education and technical programs that assist landowners, businesses and communities.

### **Goal 2:**

*Preserve historic resources within the township.*

#### **Objectives:**

- Work cooperatively with communities, agencies and organizations to develop studies and institute programs that protect historic resources.
- Investigate zoning ordinance language to protect historic resources.
- Support the creation of historic districts within the Township.
- Encourage private efforts to protect valuable historic resources.
- Support historic resource education that assists landowners, businesses and communities.

#### **Action Items:**

1. Explore with the Township Board the development of local ordinances and policies to protect natural resources within Ossineke Township.
2. Encourage county and township officials to meet to ensure proper enforcement of existing regulations.
3. Work with agencies and officials to inform the public about the benefits of historic preservation.
4. Investigate the creation of historic districts within the Township.
5. Encourage the inclusion of properties on the National Historic Register.

### **Goal 3:**

*Recognize the importance of agricultural lands as an economic base, heritage, and way of life in Ossineke Township.*

#### **Objectives:**

- Promote agricultural growth and recognize the importance of small family farms in Ossineke Township.
- 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.
- Discourage residential and farming land use conflicts.
- Encourage the use of “Purchase of Development Rights”, “Transfer of Development Rights”, Clustering, and Conservation Easements to help farmers retain their agricultural acreage.
- Recognize farmland as part of the Township’s active economic base and

potential source of jobs for Township residents.

- Maximize the most beneficial agricultural use of agricultural lands in Ossineke 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.
- Allow farmers to produce, process, and market at wholesale and retail the products grown on their property.
- Amend Zoning Ordinance to include regulations which encourage and promote agricultural tourism activities.
- Educate residents and local officials on Michigan’s Right to Farm Act.
- Encourage the use of Generally Accepted Agricultural Management Practices (GAAMPs).
- Address the issues of improperly managed human waste used on agricultural lands.

**Action Items:**

1. Preserve the economic viability of farming by working with local, regional and state organizations to attract “value-added” industries for agricultural products.
2. Encourage the use of “Purchase of Development Rights”, “Transfer of Development Rights”, Clustering, and Conservation Easements to help farmers retain their agricultural acreage. Disseminate this information to local residents.

3. Develop zoning ordinance language that preserves large tracts of farmland.
4. Implement zoning ordinance language that creates rural residential transition zones to minimize residential and farmland land use conflicts.

**Community Services & Facilities**

In addition to the transportation infrastructure, other types of facilities, infrastructure and services (i.e. water, sewer, fire, police, schools, etc.) constitute the backbone of a community. Having well designed and managed infrastructure and services greatly adds to the “livability” of a community. The continued maintenance of these facilities is essential and requires constant oversight. The expansion of infrastructure and services is extremely expensive and places additional funding burdens on the public. Expansions which are not carefully planned can inadvertently add to environmental degradation and undesirable sprawl.

**Goal 1:**

*Continue to maintain and expand, as needed, the community facilities, infrastructure and services which accommodate the needs of residents and businesses in the township.*

**Objectives:**

- Include planned improvements to community facilities and public infrastructures in an adopted Township Capital Improvements Plan.
- Identify services that need attention during annual goal setting sessions.
- Solicit public input regarding upgrades to community facilities.

**Action Items:**

1. Develop and implement an annual Capital Improvements Plan.
2. Coordinate with the Township Board regarding the need for maintenance and improvements to community facilities and infrastructure.
3. Conduct annual goal setting sessions that include discussions of community facilities and infrastructure.
4. Encourage public feedback regarding ongoing efforts to improve the Township's community infrastructure and facilities.

**Goal 2:**

*Ensure efficient delivery of emergency services within the Township.*

**Objectives:**

- Encourage efficient deployment of law enforcement services within the County.
- Encourage expanded levels of Fire Department and Emergency Medical Service volunteers.
- Plan for upgrades to existing public safety equipment to ensure provision of efficient services.
- Plan for decreased response times to public safety incidents.
- Plan for future telecommunication needs for public safety services.
- Investigate collaboration or consolidation of public safety services with other local units of government.

**Action Items:**

1. Encourage the Township Board, the Alpena County Sheriff's Department, the MI State Police, and the MDNR to

collaborate to ensure that adequate levels of law enforcement coverage exist within the Township.

2. Encourage the Township Board and the Fire Department to collaborate to ensure adequate staffing of both the Fire Department and emergency medical service.
3. Encourage public feedback regarding ongoing efforts to improve the Township's level of public safety services.
4. Investigate the development of a township Capital Improvements Plan to plan for future upgrades to township public safety equipment.
5. Work with the Township Board and the Alpena County Road Commission to ensure that the township road network is of adequate quality to ensure quick and efficient travel of public safety vehicles.
6. Consider the implementation of land use controls that require sufficient private road access for emergency vehicles.
7. Encourage the Township Board to consider collaboration or consolidation of public safety services with other local units of government.

**Goal 3:**

*Ensure efficient and accessible solid waste disposal methods within Ossineke Township.*

**Objectives:**

- Support and encourage solid waste and recycling efforts by the Montmorency-Oscoda-Alpena Landfill Authority.

- Support and promote the Alpena County Resource Recovery Facility and encourage local recycling efforts.
- Inform the public about solid waste and recycling options available in the Township.

**Action Items:**

1. Investigate the placement of recycling drop-off sites within the Township.
2. Work with the Montmorency-Oscoda-Alpena Landfill Authority and the Alpena County Resource Recovery Facility to educate the public about solid waste and recycling options available to Township residents.

**Goal 4:**

*Support the construction of efficient communication networks within the Township.*

**Objectives:**

- Investigate ways to improve cell phone service coverage within the Township.
- Explore ways to upgrade available Internet services to high-speed capability.

**Action Items:**

1. Work with Target Economic Development Corporation, Alpena County Emergency Management and private vendors to find ways to upgrade cell phone coverage within the Township.
2. Work with Target Economic Development Corporation and private vendors to find ways to provide high speed Internet to the Township.

**Recreation**

Ossineke Township is blessed with many natural resources and recreational opportunities. This helps to add to the quality of life and makes the community a more enjoyable place in which to live and work. The township's many recreational facilities and opportunities are also very important in attracting tourists and new residents and businesses. Maintaining and improving these recreational facilities and opportunities is vital for present and future generations.

**Goal 1:**

*Preserve and improve indoor and outdoor recreational, historical, and cultural opportunities, programs and facilities for the enjoyment of residents, visitors and future generations.*

**Objectives:**

- Encourage the pursuit of outside funding sources, such as State and federal grants, for recreational development and improvements.
- Provide ample and quality recreational sites for residents and visitors.
- Ensure recreational amenities are designed for a variety of demographics.
- Work with private landowners and State government to preserve and expand access to high quality recreation and hunting lands.

**Action Items:**

1. Maintain an updated Township Recreation Plan that identifies and prioritizes needed community recreational facilities.

2. Study existing and anticipated demographics to ensure that planned recreation improvements are targeted to the correct age brackets and ensure efficient use of Township resources.
3. Implement the elements of the Township Recreation Plan.
4. Support cooperative recreational planning and development with adjacent governmental units.
5. Work with the Township Board to preserve and maintain public recreation areas and access sites.
6. Update and maintain playground equipment.
7. Pursue outside funding sources, such as grants, for land acquisition and recreational development.
8. Provide a sufficient number of public amenities (restrooms, picnic tables) in key recreation locations around the Township.
9. Investigate the feasibility of a new multi-use indoor community or recreation center for year-round use.
10. Encourage public input on planned and future recreational improvements.
11. Develop and implement zoning language to minimize land use conflicts between high quality recreation lands and other non-compatible uses.
12. Actively investigate any opportunities to expand hunting and recreational areas.

**Goal 2:**

*Support the expansion and maintenance of motorized and non-motorized trails within the Township.*

**Objectives:**

- Encourage improvements to non-motorized recreation trails such as cross-country ski trails, bike trails, ORV trails, and horseback riding trails.

**Action Items:**

1. In a cooperative effort, designate snowmobile routes that connect communities to regional snowmobile networks by working with the appropriate local unit of government, snowmobile groups, the County Road Commission, County Sheriff Department and the Michigan Department of Natural Resources.
2. Work with local snowmobile groups and neighboring communities to ensure the maintenance of designated snowmobile routes to enhance the winter recreational base throughout Ossineke Township.
3. Investigate the continued expansion of recreational trails within and outside of the Township.
4. Work with local units of government, the MDNR, the County Road Commission and user groups to explore the development of new types of recreational trails.
5. Encourage public feedback on recreational trail development within the Township.

**Goal 3:**

*Market Ossineke Township as a recreation destination.*

**Objectives:**

- Promote recreational amenities within the Township.

**Action Items:**

1. Market the recreational amenities in and around the Township to residents and visitors.

2. Develop a signage/wayfinding program for recreational facilities.
3. Work with community groups and the Northeast Michigan Council of Governments to develop promotional recreation, trail tour maps of the Township.
4. Investigate other promotional/marketing efforts to promote township recreational amenities.

#### Goal 4:

*Utilize recreational amenities within the Township to enhance the overall quality of life.*

#### Objectives:

- Develop recreational events and programs which enhance the quality of life.

#### Action Items:

1. Promote community events using existing recreational facilities.
2. Work with community groups to develop new or expanded community events.
3. Investigate the development or promotion of eco-tourism-oriented events.

#### Goal 5:

*Ensure public water access sites.*

#### Objectives:

- Support the retention and improvement of public water access sites for residents, seasonal residents and visitors.
- Investigate the issue of keyhole development.

- Investigate the number of docks being developed on inland lakes within the Township.

#### Action Items:

1. Ensure that private property owners are not encroaching upon public water access sites.
2. Work with the Township Board to maintain and improve public water access sites.
3. Work with appropriate agencies and departments to ensure the enforcement of access to public water access sites.
4. Explore the development of a wayfinding signage plan to public water access sites.
5. Explore options to eliminate or reduce keyhole development within the Township.
6. Initiate opportunities to educate the public concerning keyhole development.
7. Initiate opportunities for public input regarding the numbers of docks being constructed upon inland lakes.
8. Explore options to address dockage and boating issues on inland lakes.

### Residential Development

A diverse and well-maintained selection of housing choices is another vital component of a community. The strength of a local economy is based, in part, on the affordability and selection of the housing stock. As a strong economy is an essential element of a healthy community, adequate housing choices must be available for residents to feel economically secure. In order to have productive community members and attract new citizens to an area, a local community needs a broad mix of demographics to develop a well-rounded economy. This helps to add to the quality of life and makes the community a more



enjoyable place in which to live and work. Housing choices impact more than just what type of structure an individual buys. Access to and the affordability of housing choices impacts overall community development by influencing such factors as access to quality education, church attendance, community organizations, and convenient shopping opportunities. Therefore, a local community must actively seek ways in which to encourage desirable residential development.

### **Goal 1:**

*Provide for suitable housing opportunities for all income levels and age groups and preserve and enhance existing rural character.*

#### **Objectives:**

- Maintain the tranquil quality of existing residential areas.
- Balance new residential growth with the existing rural character of the Township.
- Encourage the maintenance of the existing housing stock and residential areas in good repair, appearance, usefulness and safety.
- Encourage a mix of housing development within the Township.
- Ensure adequate and suitable housing is available to all residents.
- Explore the development of residential wind turbines within the Township.
- Encourage the development and installation of fiber optic/WiFi to residential areas.

#### **Action Items:**

1. Implement zoning language to protect residential areas from intrusion by incompatible uses.
2. Encourage quality infill development that is compatible with existing housing stock and rural character and will strengthen residential areas.
3. Assist homeowners in preserving and maintaining older homes as owner-occupied, single family dwellings.
4. Work with County housing programs and local building departments to affect the elimination of structures in disrepair by use of incentive programs and legal approaches.
5. Implement zoning language to direct higher density housing to lands with the capacity to support such development and are adequately served by public services.
6. Pursue grant funding to encourage restoration and rehabilitation of older homes.
7. Promote neighborhood enhancement programs such as street tree plantings, clean-up days, neighborhood gardens, etc., including community pride programs and bury utility lines where appropriate and feasible.
8. Explore the possibility of secondary dwelling units within the Township.
9. Encourage public feedback regarding the development of different mixes of dwelling units.
10. Plan medium- and high-density residential development only in those areas that are suitable for such use.
11. Work with County housing programs and appropriate agencies to explore and pursue affordable housing funding programs.
12. Mix residential uses with commercial and offices uses where possible.
13. Work with County housing programs and County senior programs to identify

appropriate locations for senior and assisted living housing.

14. Develop zoning language to implement minimum size standards for single- and multi-family housing.
15. Explore and implement rental housing programs which ensure that high standards are maintained in single- and multi-family rental housing.
16. Explore housing preservation options through the implementation of historic preservation techniques.
17. Develop standards to regulate the construction and use of residential wind turbines.

## Economic Development

A strong economy is an essential element of a healthy community. Residents must have the opportunity to earn family-sustaining wages in order to be productive community members. A strong economy does not usually just “happen” without the local community actively seeking ways in which encourage desirable development. The US and world economies are changing rapidly, which is profoundly affecting local economies, as well. Ossineke Township has seen first-hand how quickly communities can lose high-paying employment, due to new technological advances and competition from abroad. It is imperative, therefore, to plan ahead in order to insure a vital economic future.

### Goal 1:

*Provide for economic growth that creates a diversified economic base and improves the competitiveness of the county’s economy by enhancing employment opportunities for residents and the profitability of businesses and industries, while maintaining the community character and environment.*

### Objectives:

- Strive to balance economic development with the rural character of the Township.
- Encourage a diverse mix of new businesses.
- Work with Target Alpena Development Corporation to implement existing business retention programs.
- Continue to investigate and implement methods to develop high speed telecommunication service in rural areas, while maintaining a rural character.
- Work with Target Alpena Development Corporation to encourage economic expansion through the promotion and attraction of new businesses.
- Ensure reasonable land use and development regulations and the development of infrastructure and facilities necessary to support economic development in a planned and managed way.
- Support and cooperate with regional economic development organizations to explore ways that help promote and develop all of Northeast Michigan.
- Encourage the expansion of the infrastructure required to make the Township attractive to commercial, industrial, and home-based business.
- Promote the concept of compact development design to maximize potential land uses.
- Make parking needs, either private or public, a consideration for all expansions and new developments.
- Investigate the creation of Downtown Development Authorities, Corridor Improvement Authorities, or Tax Increment Finance Authorities in appropriate areas to improve local economic conditions.
- Implement streetscape projects to increase the attractiveness of commercial areas.

**Action Items:**

1. Implement zoning language to protect commercial areas from intrusion by incompatible uses.
2. Implement zoning ordinance language to concentrate future development in desired areas.
3. Work with appropriate economic development agencies to promote business retention, expansion, and diversification.
4. Promote worker education and training programs.
5. Work with appropriate agencies to expand high-speed telecommunication coverage within the Township.

**Goal 2:**

*Expand commercial development opportunities within the Township.*

**Objectives:**

- Diversify business opportunities by making Ossineke Township a vibrant community and a desirable place to live and work.
- Balance new commercial growth with the existing rural character of the Township.
- Work with the business community to develop and maintain healthy and vibrant community centers.
- Investigate the development of a business incubator within the Township.
- Encourage the retention of basic services for Township residents.
- Explore the development of commercial wind facilities within the Township.

**Action Items:**

1. Form public-private partnerships to improve the local economy.
2. Seek out and encourage the establishment of businesses that serve to fill gaps in the year-round needs of the Township.
3. Maintain an identifiable central business district in town of Hubbard Lake.
4. Allow for mixed land uses in appropriate areas.
5. Encourage the development of home-based businesses.
6. Develop innovative planning and zoning techniques, such as design standards, to maintain the rural character of the Township.
7. Investigate tax incentive and partial abatement programs to encourage industrial development.
8. Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance.
9. Investigate a business façade improvement program.
10. Encourage the return of small neighborhood businesses that serve residents and support a walkable community environment.
11. Support and encourage a coordinated effort for marketing and recruitment of small businesses.
12. Develop standards to regulate the construction and use of commercial wind turbines.
13. Encourage public feedback on commercial development efforts.

**Goal 3:**

*Support the retention and expansion of existing businesses and jobs.*

**Objectives:**

- Strive to attract young people and young families to the Township.
- Develop goods, services, recreation and employment opportunities needed to retain families.
- Support development that expands family sustaining job opportunities.
- Encourage partnerships between community organizations, Alpena Community College, and Michigan Works in order to insure that education and training programs continue to meet the needs of the area’s present employers and possible new businesses.

**Action Items:**

1. Work to attract “daily shopping needs” types of businesses into locations that are walkable for residents and visitors.
2. Implement programs and policies that encourage a “family-friendly” environment.
3. Actively seek out the development of entertainment-based businesses.
4. Work cooperatively to ensure that activities exist for all age-groups.
5. Encourage entrepreneurial training programs to assist residents in starting and maintaining their own small businesses.

**Goal 4:**

*Promote and encourage tourism and agricultural-based tourism activities.*

**Objectives:**

- Work to establish Ossineke Township as a year-round tourism destination.
- Promote eco-tourism opportunities.
- Promote agricultural tourism opportunities.

**Action Items:**

1. Work with local communities, Chambers of Commerce, and the Convention and Visitor’s Bureau to develop additional strategies for marketing the area as a tourism destination.
2. Promote cultural, historical, industrial and environmental attractions so the tourism package will reach a broader market.
3. Encourage community organizations to develop strategies that build the idea of Ossineke Township as a destination.
4. Continue to improve recreational facilities within the Township.
5. Promote year-round sustained tourism, i.e. spring, summer, fall and winter festivals and other activities that will draw people to the Township.
6. Encourage sale of local produce within the Township commercial areas and by home-based businesses.
7. Investigate the development of a tourism-oriented wayfinding program.

**Goal 5:**

*Investigate and support opportunities for the expansion of the Township’s industrial base.*

**Objectives:**

- Provide the necessary services, facilities and programs to expand industrial development opportunities within Ossineke Township.
- Initiate public education regarding the nature and economic impact of industrial development.
- Balance new industrial growth with the existing rural character of the Township.
- Investigate suitable locations for industrial development.

**Action Items:**

1. Implement zoning language to protect industrial areas from intrusion by incompatible uses.
2. Implement zoning language to direct industrial development toward land that has the capacity to support such development and is adequately served by public roads and utilities.
3. Investigate tax incentive and partial abatement programs to encourage industrial development.
4. Encourage the expansion of infrastructure required to make the Township attractive to industrial development.

# Chapter 7:

## Future Land Use

### Purpose

Good planning is critical to the future quality of life in Ossineke 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, Ossineke Township intends to ensure that existing land uses can continue, natural resources will be protected, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. While future land uses are difficult to predict, a future land use plan provides a scenario which Ossineke Township can use as a guide when considering land use and development decisions.

Future land use recommendations are based on social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, current zoning (found in **Figure 7-1**) and community goals and objectives (**Chapter 6**). The future land use plan illustrates the proposed physical arrangements of land use within Ossineke Township. It identifies and defines the major future land use categories as well as the approximate locations for each use. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. The plan is prepared to serve as a guide for the

Township regarding current issues, land use decisions, investments, public improvements and zoning decisions. The plan is also intended to be a working document which will provide for the orderly development of the Township, assist the community in its efforts to maintain and enhance a pleasant living environment, protect important natural resources and foster economic development and redevelopment.

### Existing Zoning Districts

Before adopting a future land use plan, it is important to take a critical look at the existing zoning districts. Current zoning districts are shown in **Figure 7-1**.

### Land Use Planning Areas

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

- *General Residential*
- *Recreational Residential*
- *Business*
- *Conservation & Resources*
- *Farm & Forest*

Some lots created prior to this Master Plan and the Ossineke Township Zoning Ordinance may be smaller than the recommended lot sizes called for by this

plan. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character.

The following sections describe the proposed future land use categories as well as incorporate the Zoning Plan.

### ***General Residential***

The General Residential land use category is primarily designed to accommodate single-family dwellings on lots which have a minimum width of 150 feet. This category is intended to preserve existing residential development on these smaller lots as well as to allow larger lots within these areas to be subdivided into 150-foot lots to accommodate the need for higher density residential development in select areas of the Township.

Rather than designate new areas for this higher density development, the Township has, instead, elected to preserve already existing higher density development. The General Residential category is shown on the Future Land Use map using symbols to indicate areas generally where this land use can continue.

Principal uses recommended for inclusion in the General Residential areas include those typically found in residential neighborhoods such as single-family and two-family dwelling units, home-based businesses and cottage industries, child care uses, small parks, and other uses which are considered compatible with residential uses and do not alter the existing character of the neighborhood. Very high density development, such as multiple-family dwellings, should be restricted from these areas due to the lack of public water and sewer service available in Ossineke

Township. The Township should consider site plan review and approval for all Special Land Uses. Development within these areas should be discouraged where natural features present significant environmental constraints including wetland areas and soils inadequate to accommodate septic systems.

This plan recommends maintaining a minimum lot width of at least 150 feet (as is required in the current Zoning Ordinance) in the General Residential areas. Those lots that do not meet the 150 foot minimum requirement shall be considered nonconforming lots and their use shall be continued. Setbacks should be established in the General Residential areas which are conducive to the density allowed. As setbacks are reviewed, the Township will also take existing development into consideration and establish setbacks accordingly.

### ***Recreational Residential***

The Recreational Residential land use category is a fairly small current zoning district located on the western border of the Township on Turtle Lake and on the southwestern portion of Beaver Lake. This area is designed to accommodate cottage and seasonal home developments including year-round single-family homes in a recreational setting. The allowed recreational amenities include parks, recreation lands, trails, and golf courses. This category is not intended to mix other type of uses (commercial or institutional) with the recreational residential character. Due to the nature of the area designated as Recreational Residential, larger lot sizes of at least 150 feet minimum width are required. As development occurs, the Township will investigate the feasibility of allowing lots to be smaller in size and clustered, resulting in higher density in certain areas of the district

while requiring larger, unbroken areas of land to be set aside permanently for open space or recreational land. In addition, the Township suggests that the residential development around Beaver Lake and Turtle Lake be considered Recreational Residential in the Future Land Use map.

## **Business**

### **General Business & Neighborhood Business**

This category is intended for a variety of retail and service businesses which serve a regional and local clientele.

Three areas have been designated as suitable for business use. The first and largest area is located in the Hubbard Lake area. The Township recognizes that, currently, residential uses are also located in this area and will continue. However, as development opportunities arise, the Township believes that this area is most suitable for commercial development. The second area that has been designated as a potential commercial area is on M-65 at the northern Township boundary. Lastly, the corner of Beaver Lake Road and Hubbard Lake Road has been designated for possible future business activity.

Two types of business activities have also been identified for development within the Township – Neighborhood Business and General Business – although the Future Land Use Map does not differentiate. Decisions regarding the type of business use will be made on a case by case basis. Neighborhood Business, is intended to allow the establishment of small neighborhood businesses that meet the needs of local residents and are not dependent upon passerby traffic. In addition, businesses which meet the needs of tourists would also fit into this category. Uses that would be allowed in neighborhood business areas

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

As new areas of neighborhood businesses develop that have not been designated on the Future Land Use Map, the locations of these developments will be evaluated on a case by case basis in terms of the compatibility with the surrounding neighborhoods.

Businesses that meet the commercial needs of the automobile dependent public are typically associated with roadways having high traffic volumes. These uses should be separated from residential uses and located along major thoroughfares. Commercial development in this district will be evaluated with an updated site plan review process. Signage regulations should be reviewed to determine appropriate area and height requirements. In addition, specific requirements for message boards and digital signage should be developed. Other development regulations that will be



incorporated into this district include those related lighting, landscaping, and buffering.

### ***Conservation and Resources***

Ossineke Township recognizes the presence of environmentally sensitive lands which contribute significantly to the quality of life and the rural character of the community. The Conservation and Resources category is designed to provide protection to environmentally sensitive areas adjacent to rivers and streams.

The Conservation and Resources 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 essentially an overlay zone in the areas designated. Uses within the Recreational Residential district are allowed, however stricter setbacks and environmentally-conscious regulations such as riparian greenbelts should be incorporated into this overlay zone. Lands within the 400-foot riparian buffer of Beaver Creek, Wolf Creek, Widner Creek, and the Lower South Branch of the Thunder Bay River are currently zoned Conservation and Resources and are subject to required regulations including a 70-foot wide natural yard area. The current zoning map shows this district in block portions which do not necessarily follow the course of the rivers. In the future land use map, this category follows the course of the river and is intended to be a fluid line which changes with the water body's course.

Larger minimum lot widths should be maintained in this zone and long, narrow lots should be discouraged. A waterfront setback

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

### ***Farm and Forest***

Ossineke 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. This category is intended to encourage the continuation and expansion of farming in the Township. In the past, the Township has separated its "Agricultural" land use from its "Farm and Forest" land use. This has been problematic due to the fact that the Ossineke Township Zoning Ordinance allows for different uses in the Agricultural and Farm and Forest District – which contain land areas similar in nature. The Township plans to combine these two Districts into a unified Farm and Forest District which allows a greater variety of land uses. The Farm and Forest category is designed to promote the use of wooded and rural areas in a manner that will retain the value of the natural resources and provide enjoyment to residents and visitors while maintaining an economic benefit to property owners. The presence of these mixed

agricultural and forested areas is a major factor in the character of and quality of life in Ossineke Township.

The agricultural areas are primarily located on prime agricultural land in the central and eastern portions of the Township while the forested land is predominantly found in the western third and central third of the Township on soils which are not prime agricultural soils. In this category, farm dwellings and agricultural accessory buildings are allowed, as well as crop production and the raising of livestock normally associated with farming activities.

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

Forestry operations (along with ancillary uses such as mills) and recreational uses such as hunting cabins, seasonal residences, and lodging are also allowed in this land use category. The plan recommends this category continue to accommodate single family dwellings at a low density. Child care facilities, educational facilities, plant nurseries, greenhouses, bed and breakfast inns, churches, recreation areas, clubs and lodges, and forest and wildlife preserves would also be allowed. Home occupations

and cottage industries are encouraged in order to diversify the local economy and provide options for families to supplement their farming income in order to continue farming agricultural lands in the Township. Both residential and commercial wind turbine generators are allowed in this district. Some of these uses will be designated as Special Land Uses, which may be allowed if they are designed to be compatible with the primary uses.

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

Keeping both large and small tracts of farmland operational is a goal of the Township. The Township also recognizes the need to balance the preservation of farmland with the economic value that comes from selling tracts of farmland for non-farm development. Therefore, this plan recommends the Township investigate innovative methods of farmland preservation that still allow for low impact residential development. Non-farm development should

be directed to locate on less productive farmland and/or in areas where development is more concentrated and where land is already fragmented. This clustering of non-farm development leaves larger tracts of farmland intact. This plan recommends investigating the allowance of smaller lot sizes for non-farm development while requiring these clustering techniques. This also limits land use conflicts between new residential development and agricultural fields.

### **Other Zoning Considerations: General**

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

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

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

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

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

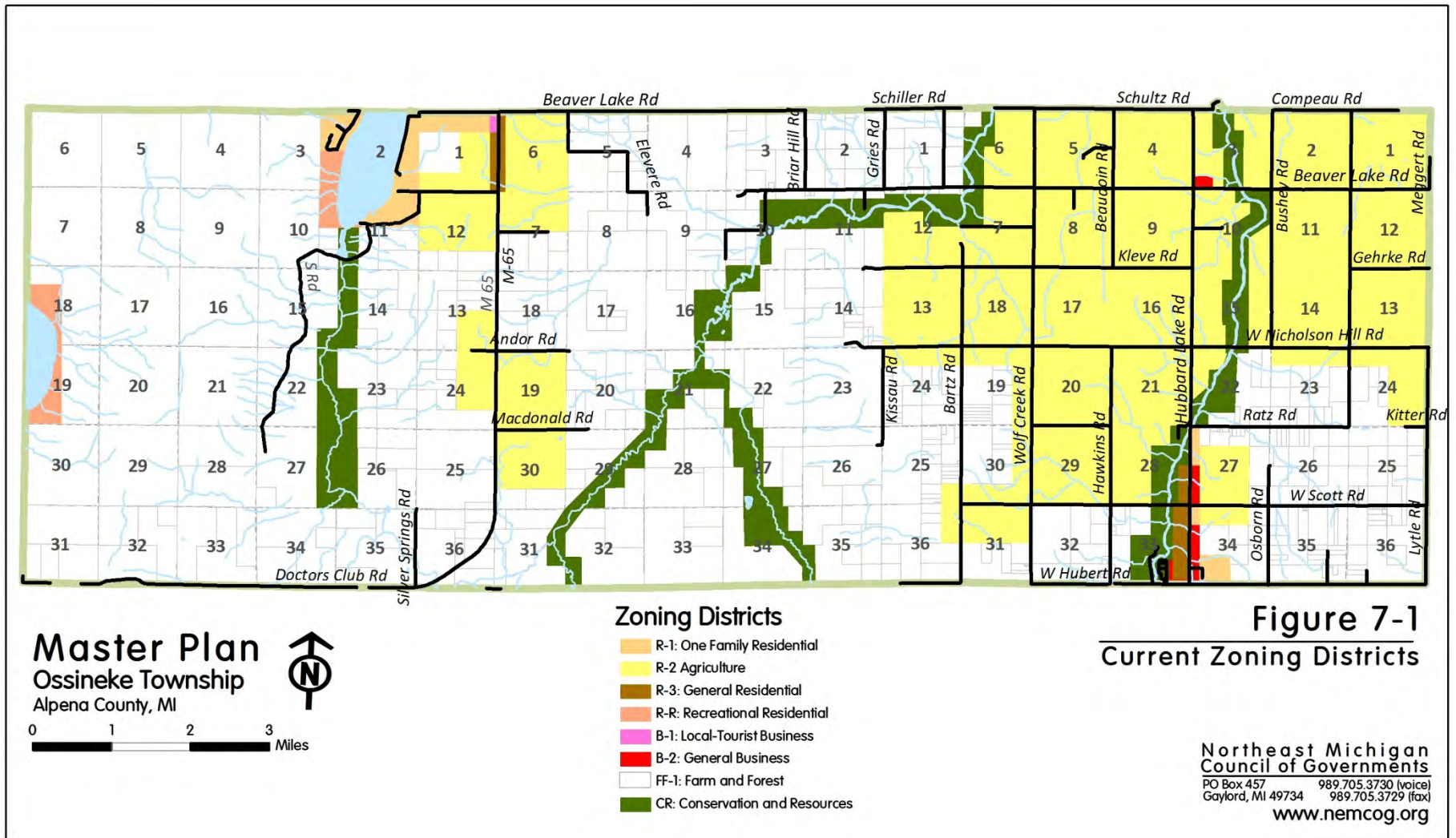
The process for site plan review should be detailed, and it is highly recommended that a pre-application provision be incorporated into the process. Many land uses often vary on the level of detail and amount of information needed to evaluate its impacts. A system to tailor the site plan requirements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

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

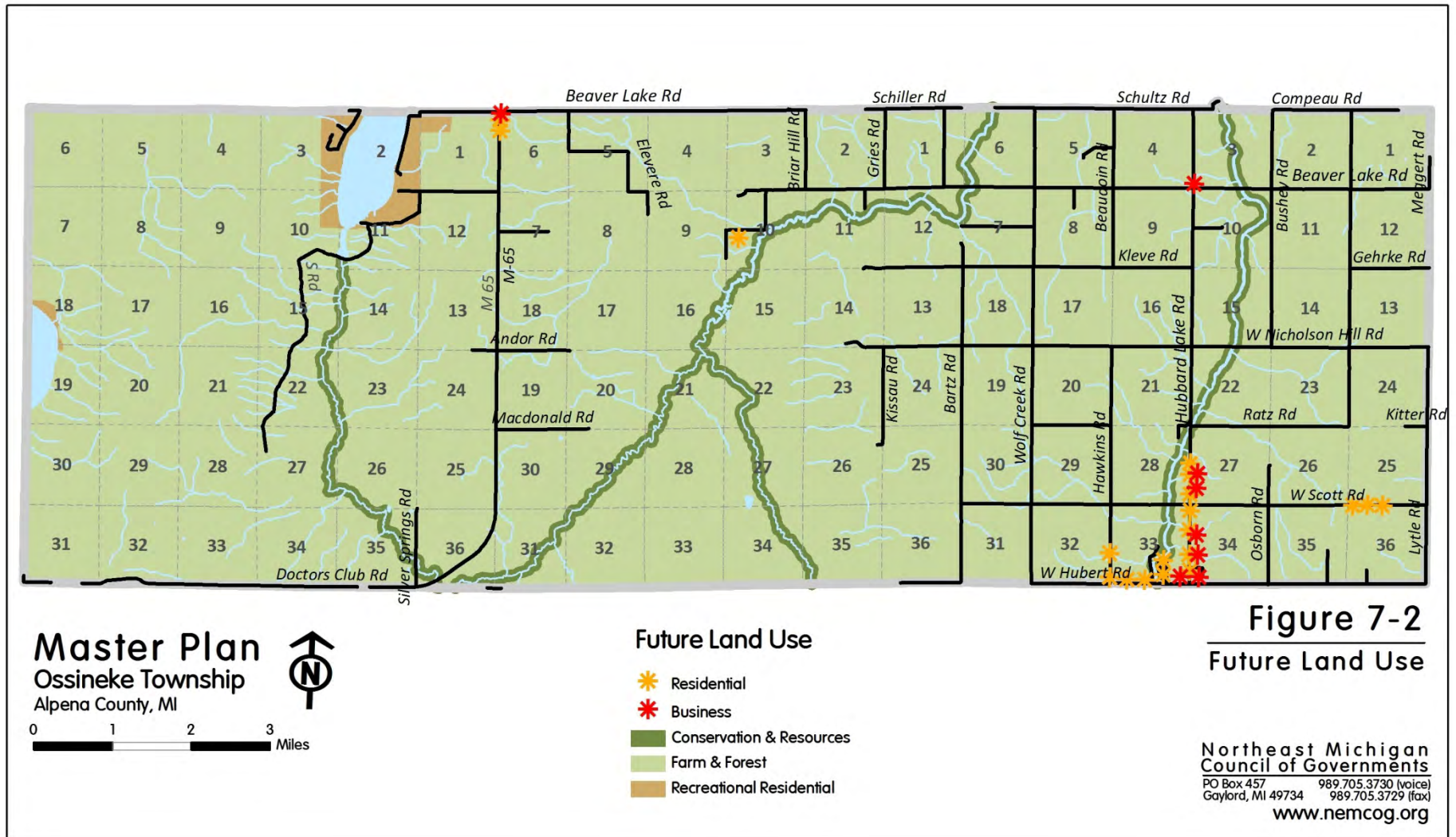
to meet the approval standards. This will provide protection for the Township in the event that a decision is challenged in court.

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

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



# Chapter 7: FUTURE LAND USE





# Chapter 8: Implementation & Adoption

## Plan Coordination and Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the Ossineke Township Master Plan was sent on January 21, 2011, 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 Ossineke Township Planning Commission with the assistance of NEMCOG, a draft was transmitted to the Ossineke Township Board of Trustees for approval to distribute the plan for review and comment. The draft plan was transmitted on November 19, 2012, 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 Ossineke Township, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on

February 6, 2013. 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 Ossineke Township Planning Commission formally adopted the Master Plan on February 6, 2013. The Ossineke Township Board of Trustees passed a resolution of adoption of the Master Plan on March 25, 2013.

## 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, future capital improvements, community group activities, tax incentive decisions, and administration of services.



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

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

### *Zoning Plan*

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

Many of the goals and objectives stated in the Master Plan can be addressed by implementing changes to the Zoning Ordinance. To accomplish many of these objectives, the Township must consider new zoning standards as new development and infill development occurs. Plans for

updated zoning regulations were discussed within each Future Land Use section in Chapter 7. In addition, general recommendations for zoning updates were discussed in Chapter 7. To summarize, current zoning standards and allowable uses in each district will be reviewed and evaluated to determine if changes are needed in order to facilitate the orderly development of Ossineke Township while maintaining its existing rural character and providing for innovative approaches for new development and re-development.

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

### *Grants and Capital Improvement Plan*

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks six years into the future to establish a schedule for all anticipated capital improvement projects in the

community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

### *Recreation Plan*

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

1 – Affidavit of Notice of Intent to Prepare a Master Plan

**AFFIDAVIT OF MAILING  
NOTICE OF INTENT TO PREPARE A MASTER PLAN**

*I, Patricia Papendick, certify that the communities and agencies on the attached list were notified of Ossineke Township's intent to prepare a Master Plan. The notification was sent on January 21, 2011 by first class mail and in accordance with Public Act 33 of 2008, as amended.*

1. *Alpena County Planning Commission  
603 S 11<sup>th</sup> Ave. Alpena, MI 49707*
2. *Alpena Township Planning Commission*
3. *Sanborn Township Planning Commission*
4. *Wilson Township Planning Commission*
5. *Green Township Planning Commission*
6. *Rust Township Planning Commission*
7. *Clinton Township Planning Commission*
8. *Mitchell Township Planning Commission*
9. *Caledonia Township Planning Commission*
10. *Thunder Bay Transportation Authority  
3020 US 23 South, Alpena, MI 49707*
11. *Verizon North  
PO Box 920041 Dallas, TX 75392-0041*
12. *Presque Isle Electric & Gas Co-op  
19831 M-68 Highway  
Rogers City, MI 49765*
13. *Alpena Power Company  
401 N 9<sup>th</sup> Avenue  
Alpena, MI 49707*
14. *Consumers Energy  
Lansing, MI 48937-0001*
15. *Frontier Communications  
PO Box 6000, Hayden, ID 83835-2009*

*Patricia Papendick* \_\_\_\_\_

*1/21/2011* \_\_\_\_\_

2 – Copy of Notice of Intent to Prepare a Master Plan



**GAYLORD OFFICE:**  
Northeast Michigan Council of Governments  
PO Box 457 80 Livingston Blvd Suite 8  
Gaylord, MI 49734  
989-705-3730 (voice) 989-705-3729 (fax)  
www.nemcog.org

**DENISE CLINE (HOME OFFICE):**  
Northeast Michigan Council of Governments  
9390 E. Summerfield Drive  
Traverse City, MI 49684  
231-421-5384  
dmcline@nemcog.org

**Notice of Intent to Develop a Master Plan: OSSINEKE TOWNSHIP**

January 21, 2011

Dear Sir/Madam:

Ossineke Township has begun working with the Northeast Michigan Council of Governments in the creation of a new 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 and utilities 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 (send request to Denise Cline at NEMCOG at the Gaylord address above).

**UTILITIES & PUBLIC TRANSPORTATION AGENCY:** Utilities and public transportation agencies must request copies and may be charged for photo copies and postage (send request to Denise Cline at NEMCOG at the Gaylord address above). 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,

A handwritten signature in blue ink that reads "Denise Cline / RP".

Denise Cline, Community Planner  
Northeast Michigan Council of Governments

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

## 3 – Township Board Minutes Approval of Distribution of Draft Plan and Asserting the Right to Approval

Proposed Minutes of  
November 12, 2012

The Ossineke Township Board met in Regular Session, at the Ossineke Twp. Hall. Supervisor Lobert called the meeting to order, at 7:00 p.m. The Pledge of Allegiance was recited. Board Members present were: Supervisor Kenneth Lobert, Clerk Dennis Liske, Treasurer Denise Schultz, and Trustees Jerry Leschinger and Edie Abbott. Also present were: Randy Fairbanks, Leonard Bates, Kevin, and Garth Grulke, and Arnold Degen.

1. The minutes of October 8, 2012 were approved as read.
2. The Treasurer reported balances on hand as of November 1, 2012 as follows: \$539,638.82 in the General Fund, \$2,525.43 in the Liquor Fund: \$16,195.82 in the Fire Protection & Equipment Fund, and \$2,559.34 in Trust and Agency.
3. **HUBBARD LAKE LIONS PARK:**  
Arnold Degen, a member of the Hubbard Lake Lions, presented a foundation account on all income and expenses for July 1, 2011 thru June 30, 2012. He said the Lions were requesting reimbursement on any or all the maintenance bills, which totalled \$5,229.02. Leschinger moved, Abbott supported, **CARRIED**, to reimburse the Hubbard Lake Lions Club the \$5,229.02, covering the time period indicated.
4. **ZONING ADMINISTRATOR & ENFORCEMENT OFFICER:**  
Randy Fairbanks reported he issued 4 zoning permits since the last meeting. One was to Richard Cook for a 28' x 32' addition, one to Mike Roslanac for a 30' x 40' pole barn, one to Stephen Wright for a 30'x40' storage shed and one to Martin Behnke for a 28'x42' garage. Randy said he also has some issues on blight that he will be looking into.
5. **LIQUOR INSPECTIONS:**  
Nothing.
6. **PLANNING COMMISSION:**  
Treasurer Schultz presented a final draft of the Master Plan, from NEMCOG. She also presented a Resolution for the Master Plan final approval, which will be distributed to the adjacent townships for their approval. Abbott moved, Leschinger supported, to approve Resolution #2012-4 which reads as follows: **OSSINEKE TOWNSHIP MASTER PLAN**, Resolution for final approval from the Ossineke Township Board of Trustees.  
**WHEREAS**, Ossineke Township has undertaken development of a Master Plan to guide development; promote the public health, safety, and welfare of the township; to encourage the proper use of resources; to facilitate recreation and other public improvements; and to consider the character of the Township and suitability of particular land use and  
**WHEREAS**, Section 43 (3) of Public Act 33 of 2008, commonly known as the Michigan Planning Enabling Act, gives the Township Board the authority to assert the right to make final approval or reject of said Master Plan, and  
**WHEREAS**, the Ossineke Township Board of Trustees has a responsibility to the citizens of Ossineke Township to provide for and promote the public health, safety and general welfare of the township, and  
**NOW, THEREFORE BE IT RESOLVED**, that the Ossineke Township Board of Trustees hereby asserts the authority to make the final approval or rejection of the Ossineke Township Master Plan as a guide for improving the overall quality of life for the residents of Ossineke Township.  
**ROLL CALL VOTE: YEAS:** Lobert, Liske, Schultz, Abbott, Leschinger. **NAYS:** None. **ABSENT:** None.  
**I HEREBY CERTIFY**, that the foregoing Resolution was adopted at a regular meeting of the Ossineke Township Board of Trustees, held on November 12, 2012. **DATED: 11/12/2012** *Dennis A. Liske*, Ossineke Township Clerk.  
Denise also reported that on December 5, 2012, the Planning Commission will be meeting for Special Land Use Permits for Gary Parkham, Terry Millard, Inglis Farms and Glen Stevens.
7. **COUNTY ROAD COMMISSION:**  
Nothing.
8. **DEPUTY SUPERVISOR:**  
Supervisor Lobert informed the board that, although it is not mandatory, for the Supervisor, to have a deputy, he will be appointing one starting in the 2013-2014 fiscal year.
9. **MEETINGS:**  
Nothing.
10. **OATHS OF OFFICE:**  
Clerk Liske administered the oath of offices to: Supervisor Kenneth Lobert, Treasurer *Denise Schultz*, Trustee Gerald Leschinger and Trustee Edie Abbott.
11. **HALL:**  
Nothing.
12. **COUNTY CLEANUP:**  
Nothing.
13. **BILLS:**  
Schultz moved, Abbott supported, **CARRIED**, to pay all bills presented in invoices 8989 thru 9030.
14. **ADJOURNMENT:**  
Abbott moved, Schultz supported, **CARRIED**, to adjourn at 7:58 p.m.

*Dennis A. Liske*  
Dennis A. Liske, Clerk

4 – Affidavit of Mailing of Draft Plans

**AFFIDAVIT OF MAILING**

*I, Patricia Papendick, certify that the communities and agencies on the attached list were sent a draft copy of the Ossineke Township Master Plan on 11/19/2012 by first class mail and in accordance with Public Act 33 of 2008, as amended.*

1. *Alpena County Planning Commission  
603 S 11<sup>th</sup> Ave. Alpena, MI 49707*
2. *Alpena Township Planning Commission*
3. *Sanborn Township Planning Commission*
4. *Wilson Township Planning Commission*
5. *Green Township Planning Commission*
6. *Rust Township Planning Commission*
7. *Clinton Township Planning Commission*
8. *Mitchell Township Planning Commission*
9. *Caledonia Township Planning Commission*

  
\_\_\_\_\_

5 – Copy of Notice – Draft Plans to Adjacent Communities



November 19, 2012

Re: Ossineke Township Master Plan Draft Review by Adjacent Communities

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

Please submit comments to:

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

Or via email:  
dmcline@nemcog.org

The draft Ossineke Township Master Plan was submitted to the following:

1. Alpena County Planning Commission
2. Alpena Township Planning Commission
3. Sanborn Township Planning Commission
4. Wilson Township Planning Commission
5. Green Township Planning Commission
6. Rust Township Planning Commission
7. Clinton Township Planning Commission
8. Mitchell Township Planning Commission
9. Caledonia Township Planning Commission

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

Sincerely,

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

Regional  
Cooperation  
Since  
1968

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

An  
Equal  
Opportunity  
Employer

6 – Affidavit of Publication – Public Hearing

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

State of Michigan)  
County of Alpena) ss:

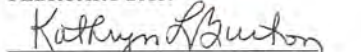
Personally appeared before me,  
William Speer, Publisher of  
Alpena Newspapers Publishing  
A newspaper printed, published and  
circulated in said county, and that he  
knows of his own Knowledge that the

Ossineke Township – Planning Commission

Made solemn oath that the attached  
notice was inserted for 3 time(s) in said  
newspaper; and that the first of said  
publication was on the 22nd day  
**JANUARY 2013** and the last of said  
publication was on the 24th day of  
**JANUARY 2013**. And further  
deponent saith not.



William Speer, Publisher  
Sworn to before me and signed in  
my presence, this 8th day of  
**FEBRUARY 2013**.

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

<b>1004 - Notices</b>
The Ossineke Township Planning Commission will hold a public hearing to adopt their proposed Master Plan on Wednesday, February 8, 2013 at the Ossineke Township Hall located at 9041 Nicholson Hill Road, Hubbard Lake, MI 49747. The Master Plan can be accessed at <a href="http://www.namcog.org">www.namcog.org</a> . The public may appear at the public hearing in person or by counsel.
Any written comments or questions may be mailed to:  Denise Schultz 7614 Hubert Road Hubbard Lake, MI 49747
1004 - Notices



7 – Public Hearing Notice to Adjacent Communities



January 22, 2012

Re: Ossineke Township Master Plan Public Hearing Notice

Ossineke Township Planning Commission shall hold a public hearing to adopt their proposed Master Plan on Wednesday, February 6, 2013, at 7 pm at Ossineke Township Hall (9041 W Nicholson Hill Rd, Ossineke MI). The Master Plan can be access via the internet at [www.nemcog.org](http://www.nemcog.org) or can be viewed at Ossineke Township Hall.

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](mailto:dmcline@nemcog.org)

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

Sincerely,

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

Regional  
Cooperation  
Since  
1968

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

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8 – Resolution of Adoption – Planning Commission

RESOLUTION OF ADOPTION  
BY THE OSSINEKE TOWNSHIP PLANNING COMMISSION  
Ossineke Township Master Plan

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

WHEREAS: Ossineke 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: Ossineke 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 February 6, 2013, before the Planning Commission, with notice of the hearing being published in the Alpena News on Jan 20-24 2013 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 Ossineke Township Planning Commission as the Ossineke Township Master Plan on this 6<sup>th</sup> day of February, 2013.

Motion: Michael Single Second: Lora Cramer

Ayes: Single, Sommerfield, Cramer, Fortier & Schultz

Nays: None

Absent: None

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the February 6, 2013, meeting of the Ossineke Township Planning Commission.

Ewald Sommerfield Chair  
Ossineke Township Planning Commission

Denise Schultz Secretary  
Ossineke Township Planning Commission

with changes in Chapter 3  
3-9 Under Air Service Remove (Phelps Collins)  
Under Alpena Community College add Nursing Program

9 – Planning Commission Minutes - adoption

Ossineke Township Planning Commission Meeting

February 6, 2013

Present:

Denise Schultz  
Ewald Sommerfield  
Elaine Fortier  
Mike Single  
Lori Cramer

Citizens in attendance: Evelyn Glomski, Gertrude Puro, Leonard Bates, & Dennise Liske

The minutes of last meeting were read and approved.

The planning commission reviewed the Master Plan draft and found some two changes that needed to be made.

In Chapter 3-9 under "Air Service" remove the words (Phelps Collins) Cramer made a motion, seconded by Single, motion carried.

In Chapter 3 under Alpena Community College to add that a nursing program is also available. Fortier made a motion, seconded by Cramer, motion carried.

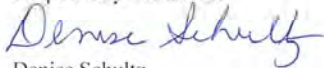
A motion was made by Cramer to sign the "Resolution of Adoption for the Ossineke Township Master Plan. Seconded by Fortier. Ayes: Single, Sommerfield, Cramer, Fortier & Schultz. Nays: None. Motion carried and Resolution was signed with above 2 changes to be made.

The resolution will go to the Ossineke Township Board of Trustees for their approval on Monday, February 11, 2013.

Schultz told the board that Denise from NEMCOG has 2 zoning ordinances put together for us to review. A meeting will be set sometime in March.

Motion was made by Fortier to adjourn at 7:27PM, seconded by Schultz. Meeting adjourned.

Respectfully submitted,

  
Denise Schultz

**RESOLUTION No.2013-01**  
**RESOLUTION OF ADOPTION**  
**By The Ossineke Township Board of Trustees**  
**OSSINEKE TOWNSHIP MASTER PLAN**

**Whereas**, Ossineke Township, Alpena County, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008 as amended, and;

**Whereas**, the Ossineke 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**, Ossineke 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 Ossineke 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 February 6, 2013, before the Planning Commission, with notice of the hearing being published in the Alpena News January 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 2013 in accordance with Section 43 (1) of the Act, and;

**Whereas**, the Ossineke Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on February 6, 2013, and

**Whereas**, the Ossineke Township Board of Trustees has by resolution asserted the right to approve or reject the plan;

**Now Therefore Be It Resolved That**, the contents of this document, together with all maps attached to and contained herein are hereby adopted by the Ossineke Township Board of Trustees as the Ossineke Township Master Plan on this 25<sup>th</sup> day of March, 2013.

Motion Made by: Denise Schultz

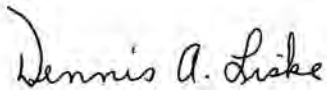
Motion Seconded by: Edie Abbott

Ayes: Jerry Leschinger, Dennis Liske, Kenneth Lobert, Denise Schultz and Edie Abbott.

Nays: None

The Ossineke Township Supervisor, Kenneth Lobert declared Resolution 2013-1 duly adopted ,on March 25, 2013.

I, Dennis A. Liske, Township Clerk, hereby certify that this is a true and accurate copy of the Resolution adopted by the Ossineke Township Board of Trustees, at their meeting held on March 25, 2013.



Dennis A. Liske, Clerk

## 11 –Township Board Minutes - adoption

**Proposed Minutes of  
March 25, 2013**

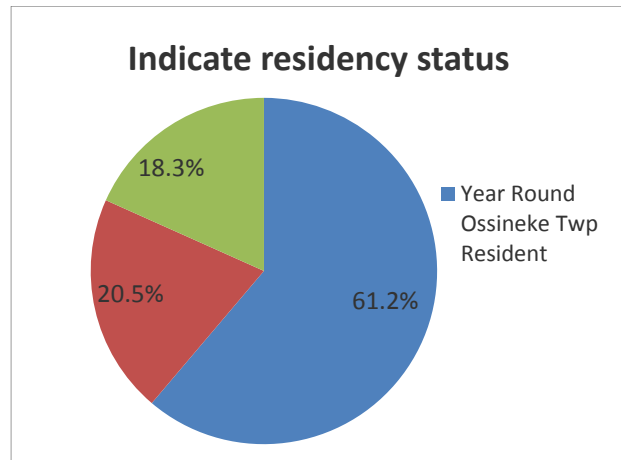
The Ossineke Township Board met in Regular Session, at the Ossineke Twp. Hall. Supervisor Lobert called the meeting to order, at 7:00 p.m. The Pledge of Allegiance was recited. Board Members present were: Supervisor Kenneth Lobert, Clerk Dennis Liske, Treasurer Denise Schultz, and Trustees Jerry Leschinger and Edie Abbott. Also present were: Randy Fairbanks, Leonard Bates, Caroline Siegert, Arnold Degen, Al & Leonore Gonsler, Rebecca Sommerfield, Mary Sexton, Cherry Schiellerd, Kevin & Garth Grulke, Sabrina Buck, Randy Wilke and Thomas–Kenneth Groke.

1. The minutes of February 11, 2013 were approved as corrected. The meeting dates for fiscal year 2013 – 2014 were not advertised correctly. Clerk Liske will make the proper corrections and re-advertise.
2. The Treasurer reported balances on hand as of March 1, 2013 as follows: \$558,745.64 in the General Fund, \$935.49 in the Liquor Fund: \$74,004.35 in the Fire Protection & Equipment Fund, and \$14,657.17 in Trust and Agency.
3. **CITIZENS:**  
Al Gonsler asked what the procedure will be for replacing our County Commissioner, Richard Fortier. Al said he would like to see a meeting scheduled so the candidates could be interviewed. Supervisor Lobert explained the proper procedure will be for the other County Commissioners to interview residents from Ossineke and Sanborn townships that express interest in the position and appoint the most qualified, who will hold the office until the next public election. Thomas–Kenneth Groke asked about a notice that Randy Wilke received from our Zoning Enforcement Officer. Randy Fairbanks read the Zoning Ordinance that is being violated and explained the procedure that will follow if the violation is not taken care of. Thomas–Kenneth Groke advised Mr Fairbanks to stay off of Randy Wilkes' property or else he will proceed to file charges to prosecute him for trespassing.
4. **REGULAR MEETING RECESS:**  
The regular meeting was recessed and the Budget Hearing was called to order at 7:20 pm.
5. **BUDGET HEARING:**  
The budget was presented to the board members and residents for review. Kevin Grulke asked about the pension plan and which company we were with. Supervisor Lobert informed him that the plan is through MetLife with Lappan Agency being our agent. Supervisor Lobert asked if there were any other questions on the budget and with seeing none, the Budget Hearing was adjourned and the regular meeting was reconvened at 7:32 pm.
6. **BUDGET:**  
Abbott moved, Leschinger supported, **CARRIED**, to accept the next fiscal year budget, April 1, 2013 thru March 31, 2014 as presented by the clerk.
7. **LIQUOR INSPECTIONS:**  
December, January and February liquor inspections were reviewed and filed.
8. **ZONING ENFORCEMENT OFFICER:**  
Randy Fairbanks, the township zoning enforcement officer, informed the board that he is working on one zoning permit at this time, which will be submitted at the next meeting. Randy also explained a little more on the Randy Wilke situation.
9. **PLANNING COMMISSION:**  
Treasurer Schultz informed the board that the Planning Commission had their meeting on March 20, 2013, to start working on changes to the Zoning Ordinances. She said that although Denise Cline, from NEMCOG, was not present, she joined the meeting via conference call. A resolution was presented for adoption of the Ossineke Township Master Plan. Schultz moved, Abbott supported, to adopt this resolution. **ROLL CALL VOTE: YEAS:** Leschinger, Liske, Lobert, Schultz, Abbott. **NAYS:** None. I hereby certify that this resolution was adopted at the March 25, 2013 regular township meeting of the Ossineke Township Board of Trustees and will be known as **RESOLUTION 2013 – 1**. A copy of this resolution will be on file at the office.
10. **COUNTY ROAD COMMISSION:**  
Supervisor Lobert presented a contract, from the Alpena County Road Commission, for the 2013 seasonal dust control. The contract is for \$22,000.00. Leschinger moved, Schultz supported, **CARRIED**, to contract with the County Road Commission for dust control in the amount of \$22,000.00
11. **THUNDER BAY TRAILS ASSOCIATION:**  
Liske moved, Abbott supported, **CARRIED**, to sign a contract, with the Thunder Bay Trails Association, for \$500.00 to help defer the cost of grooming and maintaining the ski trails. The contract will begin April 1, 2013 and end March 31, 2014
13. **FIRE & RESCUE:**  
Liske moved, Abbott supported, **CARRIED**, for Supervisor Lobert and Clerk Liske to sign a contract with the Hubbard Lake Community Center, for fire protection and rescue, with the Hubbard Lake Fire Department, in the amount of \$32,667.00. Contract to run from May 1, 2013 thru April 30, 2014. Schultz moved, Leschinger supported, **CARRIED**,

# Appendix A: Survey Results

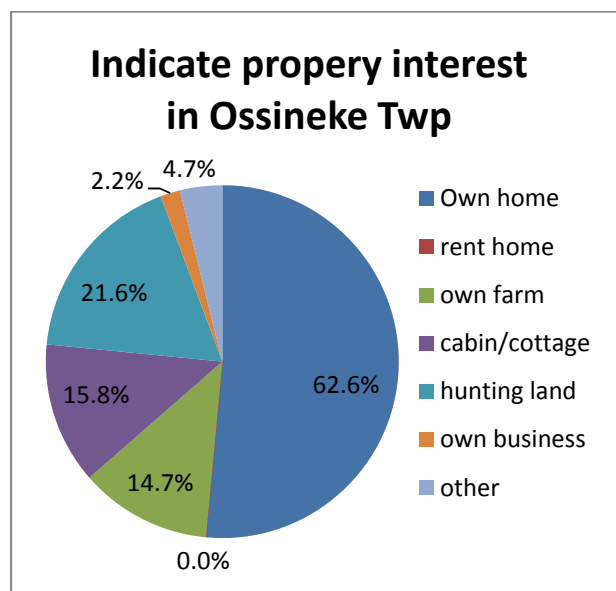
## Residency Status:

Indicate residency status		
Answer Options	Response Percent	Response Count
Year Round Ossineke Twp Resident	61.2%	170
Seasonal Ossineke Twp Resident	20.5%	57
Non-Resident	18.3%	51
Other (please specify)		43
<b>answered question</b>		<b>278</b>
<b>skipped question</b>		<b>5</b>



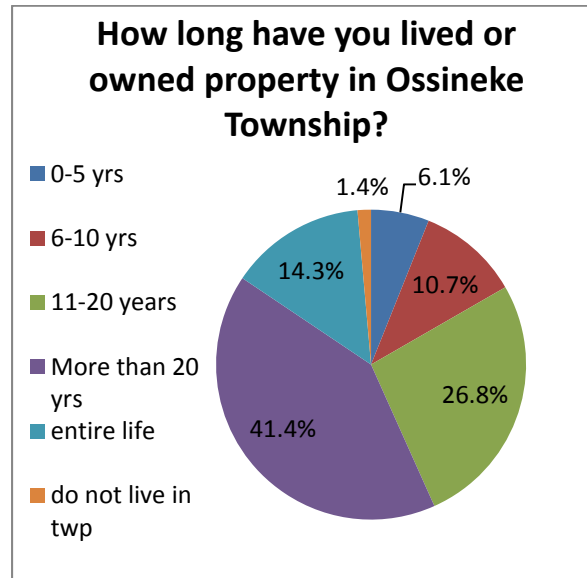
## Property Ownership:

Indicate property interest in Ossineke Township		
Answer Options	Response Percent	Response Count
Own home	62.6%	174
rent home	0.0%	0
own farm	14.7%	41
cabin/cottage	15.8%	44
hunting land	21.6%	60
own business	2.2%	6
other	4.7%	13
Other (please specify)		11
<b>answered question</b>		<b>278</b>
<b>skipped question</b>		<b>5</b>



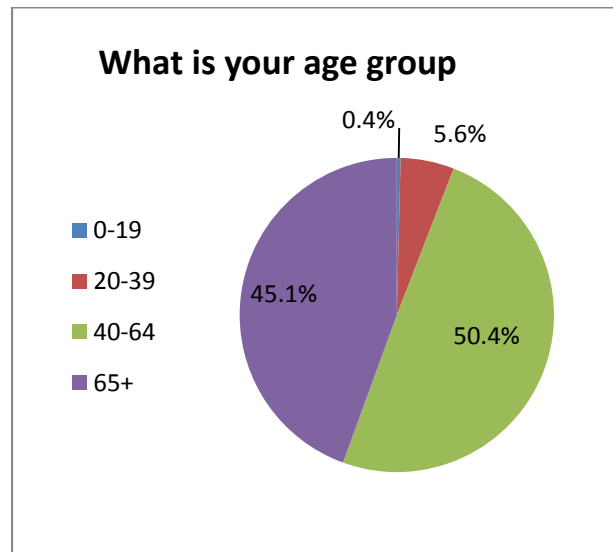
**Length of Residency:**

How long have you lived or owned property in Ossineke Twp?		
Answer Options	Response Percent	Response Count
0-5 yrs	6.1%	17
6-10 yrs	10.7%	30
11-20 years	26.8%	75
More than 20 yrs	41.4%	116
entire life	14.3%	40
do not live in twp	1.4%	4
<b>answered question</b>		<b>280</b>
<b>skipped question</b>		<b>3</b>



**Age Groups:**

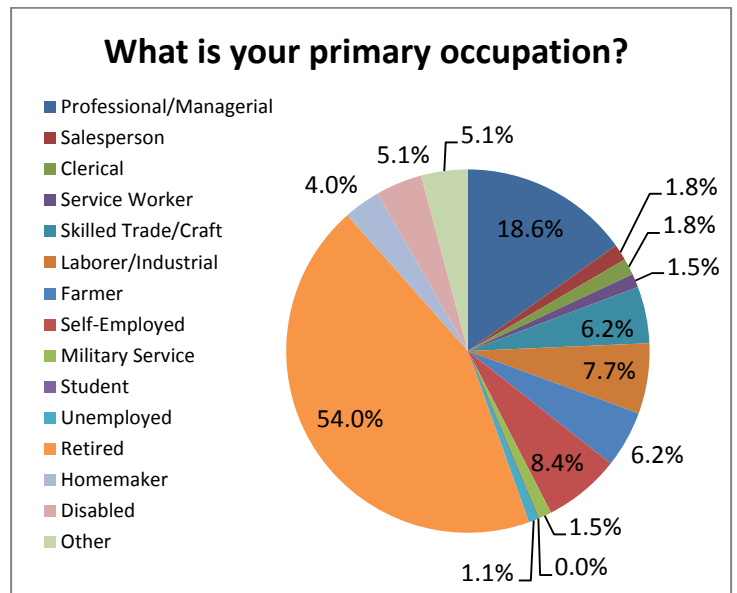
What is your age group		
Answer Options	Response Percent	Response Count
0-19	0.4%	1
20-39	5.6%	15
40-64	50.4%	134
65+	45.1%	120
<b>answered question</b>		<b>266</b>
<b>skipped question</b>		<b>17</b>





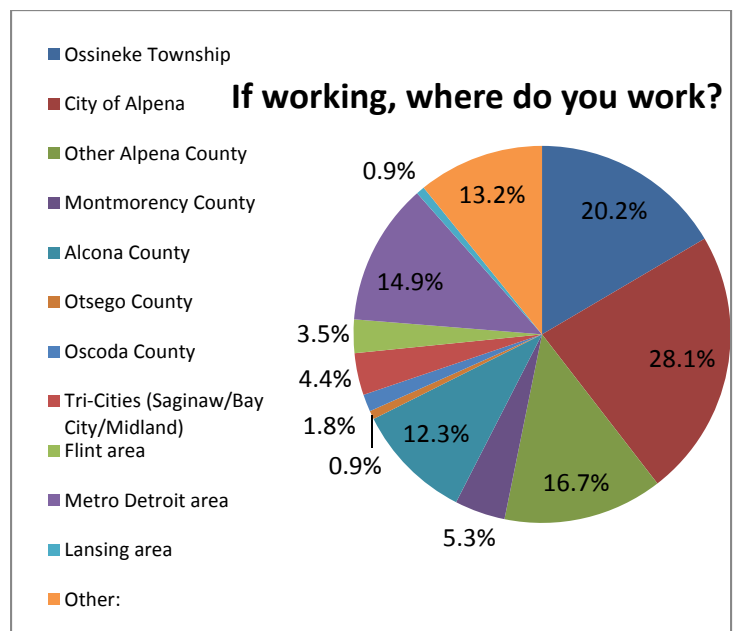
## Primary Occupation

What is your primary occupation?		
Answer Options	Response Percent	Response Count
Professional/Managerial	18.6%	51
Salesperson	1.8%	5
Clerical	1.8%	5
Service Worker	1.5%	4
Skilled Trade/Craft	6.2%	17
Laborer/Industrial	7.7%	21
Farmer	6.2%	17
Self-Employed	8.4%	23
Military Service	1.5%	4
Student	0.0%	0
Unemployed	1.1%	3
Retired	54.0%	148
Homemaker	4.0%	11
Disabled	5.1%	14
Other	5.1%	14
Other (please specify)		12
<b>answered question</b>		<b>274</b>
<b>skipped question</b>		<b>9</b>



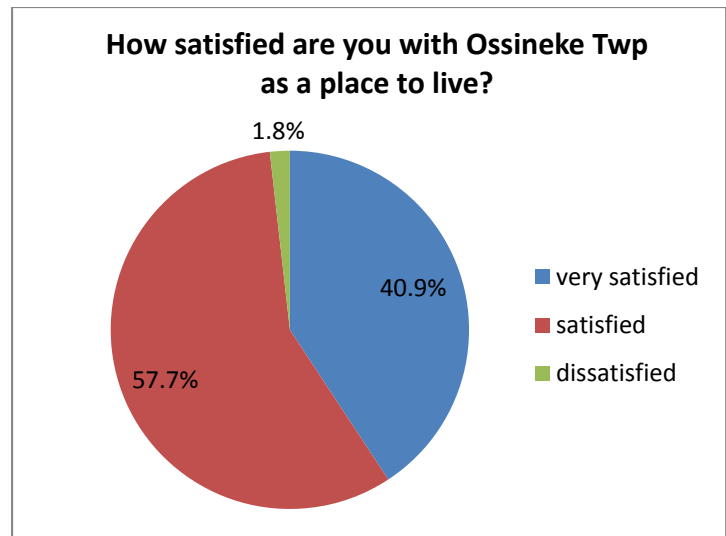
## Working Location:

If working, where do you work?		
Answer Options	Response Percent	Response Count
Ossineke Township	20.2%	23
City of Alpena	28.1%	32
Other Alpena County	16.7%	19
Montmorency County	5.3%	6
Alcona County	12.3%	14
Otsego County	0.9%	1
Oscoda County	1.8%	2
Tri-Cities (Saginaw/Bay City/Midland)	4.4%	5
Flint area	3.5%	4
Metro Detroit area	14.9%	17
Lansing area	0.9%	1
Other:	13.2%	15
Other (please specify)		15
<b>answered question</b>		<b>114</b>
<b>skipped question</b>		<b>169</b>



**Q1. Satisfaction with Township:**

Generally speaking, how satisfied are you with Ossineke Twp as a place to live or own property?		
Answer Options	Response Percent	Response Count
very satisfied	40.9%	112
satisfied	57.7%	158
dissatisfied	1.8%	5
<b>answered question</b>		<b>274</b>
<b>skipped question</b>		<b>9</b>



**COMMUNITY LIFE:**

**Most Liked Aspects of Living in Ossineke Township – Most Common Responses**

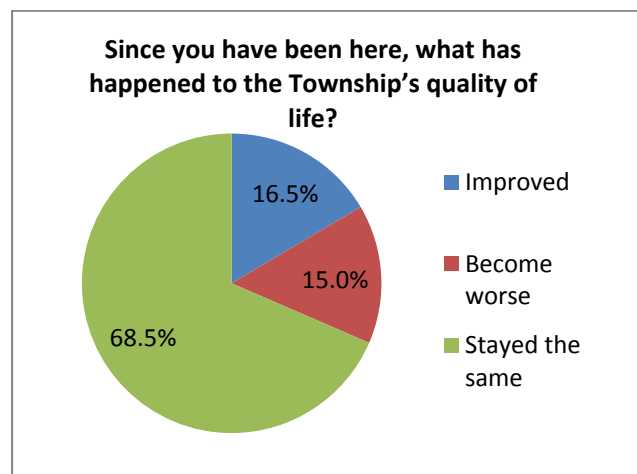
- Quiet
- Rural
- Not Developed/Lack of Subdivisions
- Hunting/Fishing
- Beautiful
- Near Lakes
- Privacy/Isolation
- People
- Nature & Wildlife
- Country Living
- Open Spaces
- Low Crime
- Good soil for farming
- Amish Community
- Recreation

**Most Disliked Aspects of Living in Ossineke Township – Most Notable Responses**

- Junk Properties
- Closed School
- Little to do
- Roads
- Lack of Senior Activities
- Taxes
- Beach Quality
- West side of Township forgotten
- Lack of Amenities/Stores
- Lack of Internet
- Lack of Ordinance Enforcement
- Cell Phone Coverage
- No jobs
- No tornado siren at North end of Hubbard Lake
- Lack of recreational trails
- High Insurance due to Fire Department Distance

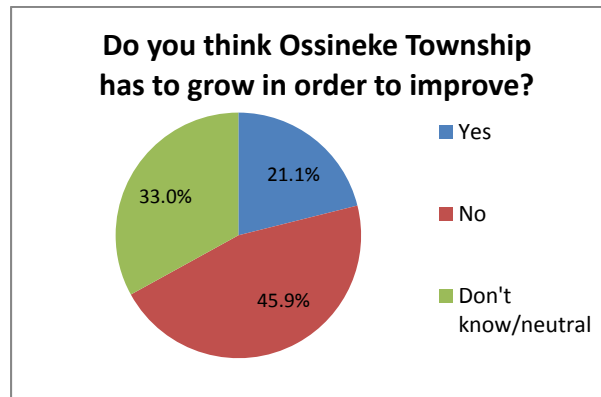
**Q4. Township Quality of Life:**

Since you have been here, what has happened to the Township's quality of life?		
Answer Options	Response Percent	Response Count
Improved	16.5%	43
Become worse	15.0%	39
Stayed the same	68.5%	178
<b>answered question</b>		<b>260</b>
<b>skipped question</b>		<b>23</b>



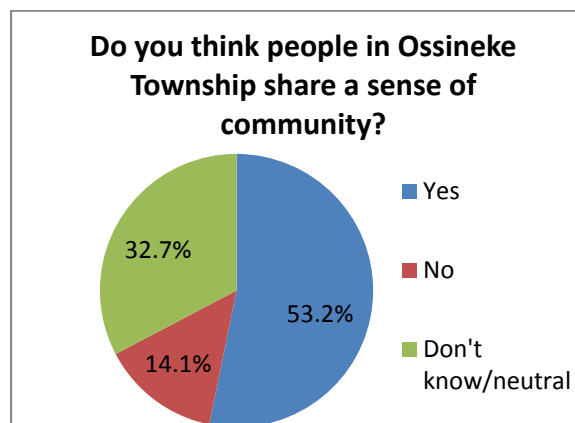
**Q5.Future Township Growth:**

5. Do you think Ossineke Township has to grow in order to improve?		
Answer Options	Response Percent	Response Count
Yes	21.1%	57
No	45.9%	124
Don't know/neutral	33.0%	89
<b>answered question</b>		<b>270</b>
<b>skipped question</b>		<b>13</b>



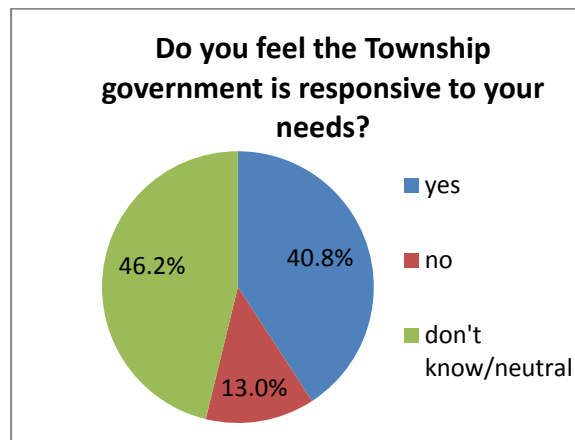
**Q6.Township Community:**

Do you think people in Ossineke Township share a sense of community?		
Answer Options	Response Percent	Response Count
Yes	53.2%	143
No	14.1%	38
Don't know/neutral	32.7%	88
<b>answered question</b>		<b>269</b>
<b>skipped question</b>		<b>14</b>



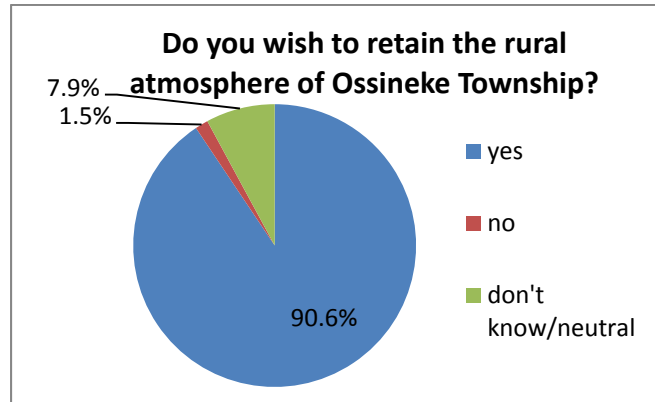
**Q7.Responsiveness of Township Government:**

Do you feel the Township government is responsive to your needs?		
Answer Options	Response Percent	Response Count
yes	40.8%	107
no	13.0%	34
don't know/neutral	46.2%	121
<b>answered question</b>		<b>262</b>
<b>skipped question</b>		<b>21</b>



**Q8.Retention of Township’s Rural Character:**

Do you wish to retain the rural atmosphere of Ossineke Township?		
Answer Options	Response Percent	Response Count
yes	90.6%	241
no	1.5%	4
don't know/neutral	7.9%	21
<b>answered question</b>		<b>266</b>
<b>skipped question</b>		<b>17</b>



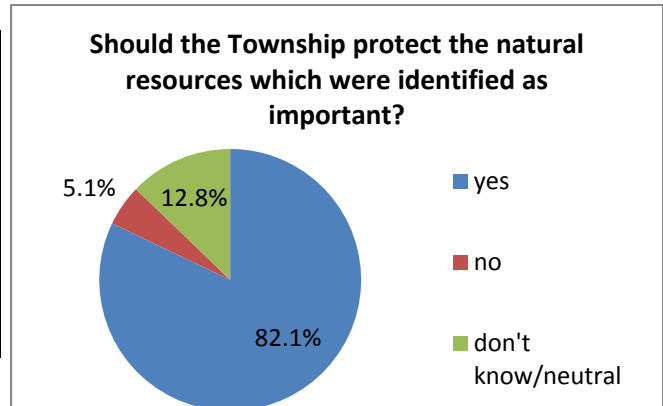
**Q9.Resource Importance:**

In your opinion, how important are the following resources to the future of Ossineke Township?				
Answer Options	very important	important	not important	Response Count
Water quality of the lakes & streams	230	38	2	270
Lakefront land use	157	82	21	260
Quality of ground water	238	29	1	267
Air quality	218	47	3	268
Woodland & timber resources	204	59	6	269
Fish & wildlife	214	54	1	269
Wetlands & floodplains	141	96	26	263
Farmlands	175	84	9	268
Preservation of historic buildings & sites	103	110	49	262
Scenic vistas	126	106	33	265
<b>answered question</b>				<b>275</b>
<b>skipped question</b>				<b>8</b>

- Very strong support for resource protection, including historic properties.
- Natural Resources Importance (All Received Majority or Plurality) – 1) Ground Water; 2) River/Lake Water Quality; 3) Air Quality; 4) Fish & Wildlife; 5) Woods & Timber Resources; 6) Farmland; 7) Lakefront Land Use; 8) Wetlands; 9) Scenic Vistas; 10) Historic Buildings

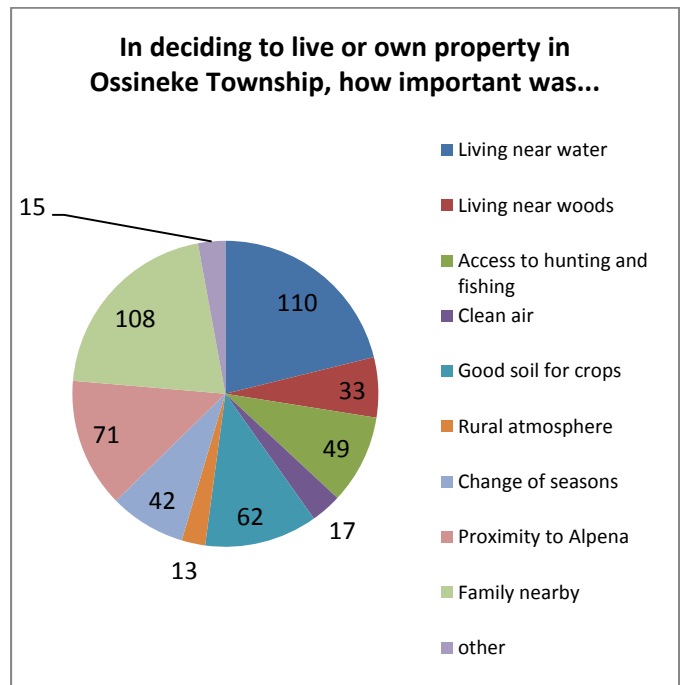
**Q10.Resource Protection:**

Should the Township help protect the natural resources which you have identified as important?		
Answer Options	Response Percent	Response Count
yes	82.1%	211
no	5.1%	13
don't know/neutral	12.8%	33
<b>answered question</b>		<b>257</b>
<b>skipped question</b>		<b>26</b>



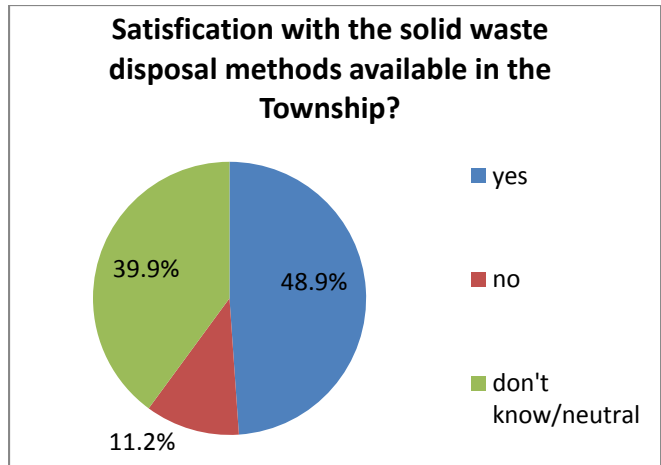
**Q11.Decision Factors in Living in Ossineke Township:**

In deciding to live or own property in Ossineke Township, how important was...				
Answer Options	very important	important	not important	Response Count
Living near water	88	61	110	258
Living near woods	146	81	33	260
Access to hunting and fishing	138	76	49	263
Clean air	174	72	17	263
Good soil for crops	92	97	62	251
Rural atmosphere	150	95	13	258
Change of seasons	116	97	42	255
Proximity to Alpena	82	105	71	257
Family nearby	72	72	108	251
other	11	8	15	34
Other (please specify)				5
<b>answered question</b>				<b>273</b>
<b>skipped question</b>				<b>10</b>



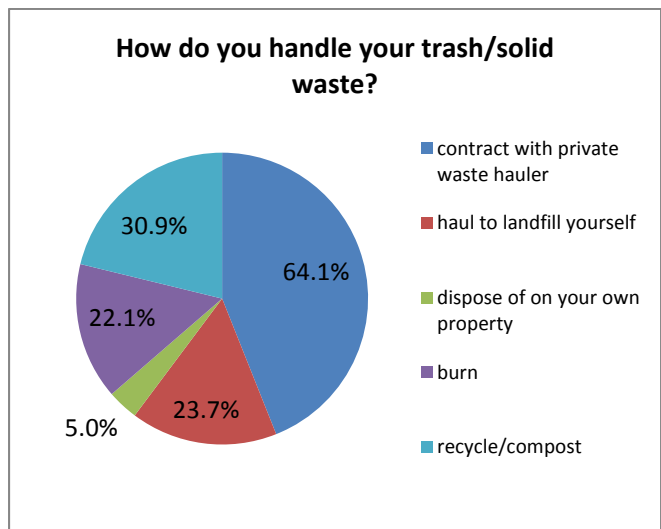
**Q12.Satisfaction with Solid Waste Disposal Methods:**

Are you satisfied with the solid waste disposal methods available to you in the Township?		
Answer Options	Response Percent	Response Count
yes	48.9%	131
no	11.2%	30
don't know/neutral	39.9%	107
<b>answered question</b>		<b>268</b>
<b>skipped question</b>		<b>15</b>



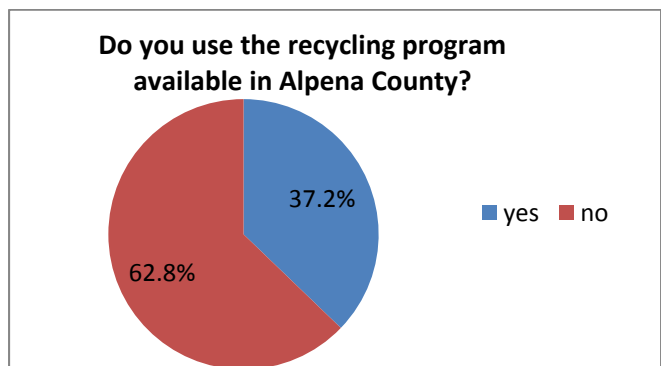
**Q13.Waste Disposal Methods within the Township:**

How do you handle your trash/solid waste?		
Answer Options	Response Percent	Response Count
contract with private waste hauler	64.1%	168
haul to landfill yourself	23.7%	62
dispose of on your own property	5.0%	13
burn	22.1%	58
recycle/compost	30.9%	81
<b>answered question</b>		<b>262</b>
<b>skipped question</b>		<b>21</b>



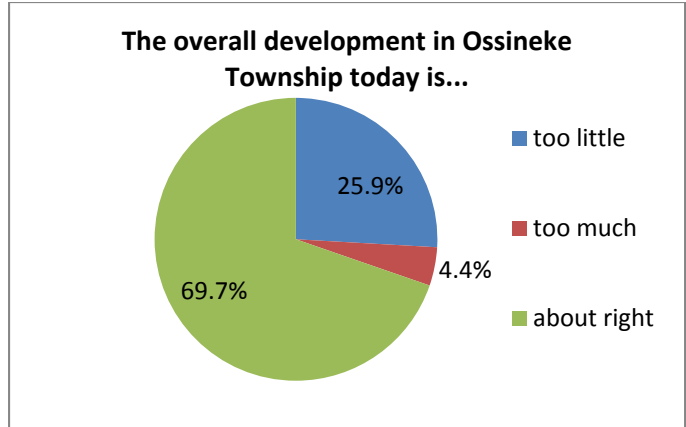
**Q14.Use of Alpena County Recycling:**

Do you use the recycling program available in Alpena County?		
Answer Options	Response Percent	Response Count
yes	37.2%	96
no	62.8%	162
<b>answered question</b>		<b>258</b>
<b>skipped question</b>		<b>25</b>



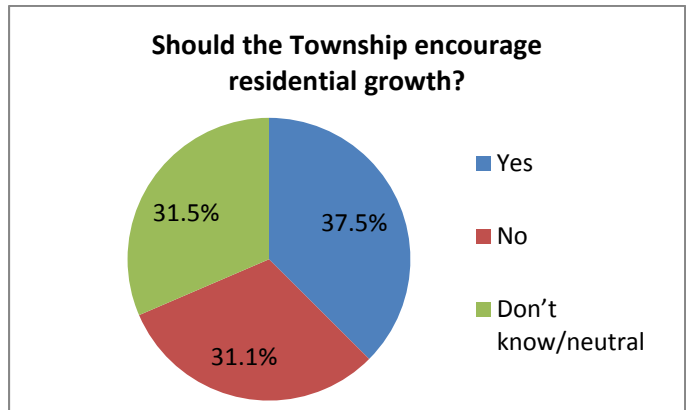
**Q15.Overall Township Development:**

The overall development in Ossineke Township today is...		
Answer Options	Response Percent	Response Count
too little	25.9%	65
too much	4.4%	11
about right	69.7%	175
<b>answered question</b>		<b>251</b>
<b>skipped question</b>		<b>32</b>



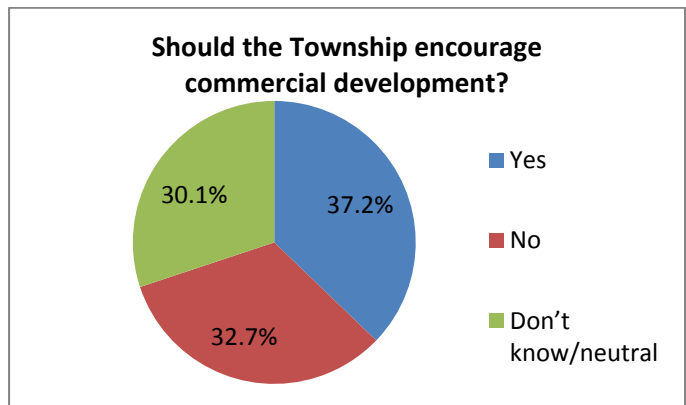
**Q16.Residential Development:**

Should the Township encourage residential growth?		
Answer Options	Response Percent	Response Count
Yes	37.5%	100
No	31.1%	83
Don't know/neutral	31.5%	84
<b>answered question</b>		<b>267</b>
<b>skipped question</b>		<b>16</b>



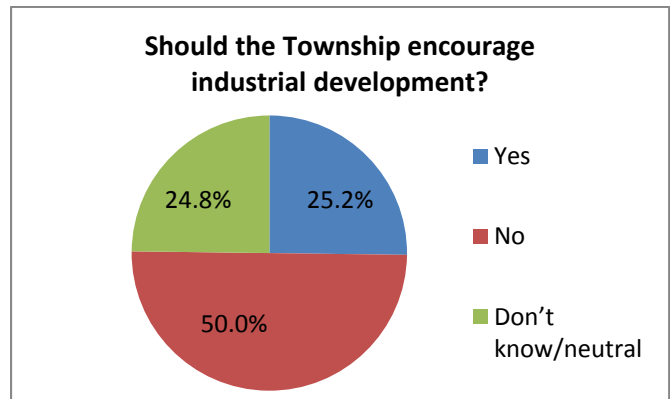
**Q17.Commerical Development:**

Should the Township encourage commercial development?		
Answer Options	Response Percent	Response Count
Yes	37.2%	100
No	32.7%	88
Don't know/neutral	30.1%	81
<b>answered question</b>		<b>269</b>
<b>skipped question</b>		<b>14</b>



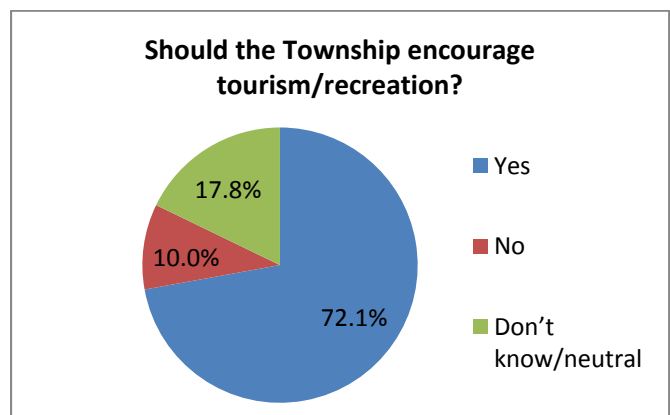
**Q18.Industrial Development:**

Should the Township encourage industrial development?		
Answer Options	Response Percent	Response Count
Yes	25.2%	67
No	50.0%	133
Don't know/neutral	24.8%	66
<b>answered question</b>		<b>266</b>
<b>skipped question</b>		<b>17</b>



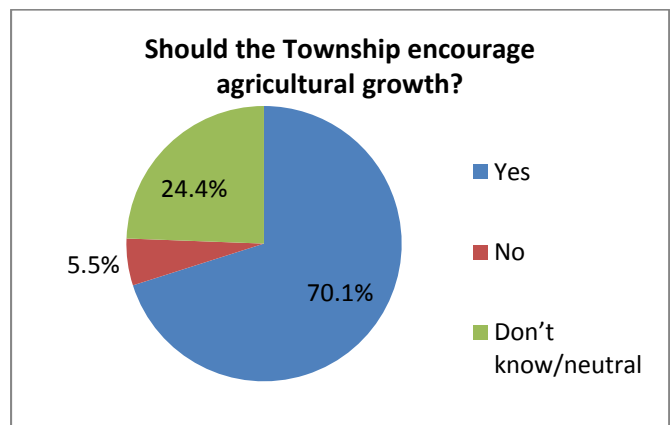
**Q19.Tourism & Recreation:**

Should the Township encourage tourism/recreation?		
Answer Options	Response Percent	Response Count
Yes	72.1%	194
No	10.0%	27
Don't know/neutral	17.8%	48
<b>answered question</b>		<b>269</b>
<b>skipped question</b>		<b>14</b>



**Q20.Agricultural Growth:**

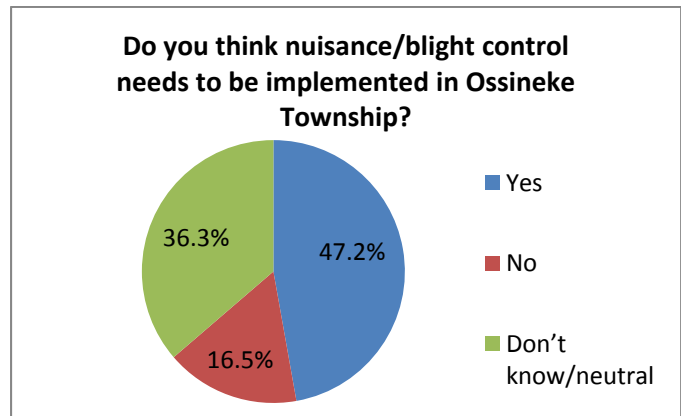
Should the Township encourage agricultural growth?		
Answer Options	Response Percent	Response Count
Yes	70.1%	190
No	5.5%	15
Don't know/neutral	24.4%	66
<b>answered question</b>		<b>271</b>
<b>skipped question</b>		<b>12</b>





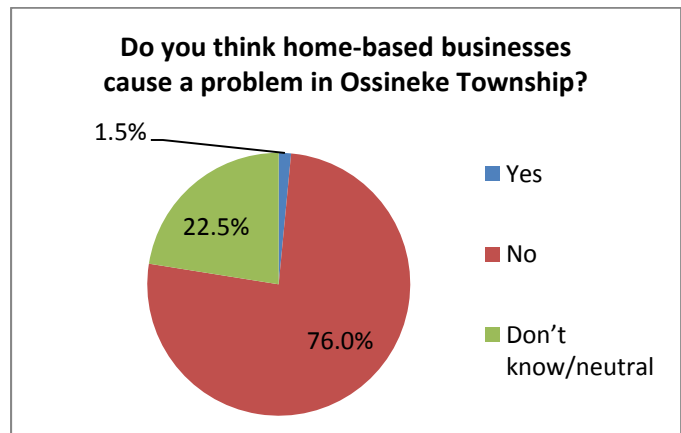
**Q21.Implementation of Blight Controls:**

Do you think nuisance/blight control needs to be implemented in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	47.2%	126
No	16.5%	44
Don't know/neutral	36.3%	97
<b>answered question</b>		<b>267</b>
<b>skipped question</b>		<b>16</b>



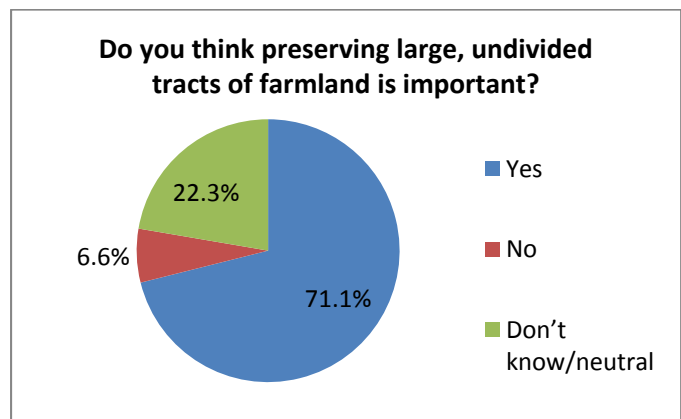
**Q22.Home-Based Businesses:**

Do you think home-based businesses cause a problem in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	1.5%	4
No	76.0%	209
Don't know/neutral	22.5%	62
<b>answered question</b>		<b>275</b>
<b>skipped question</b>		<b>8</b>



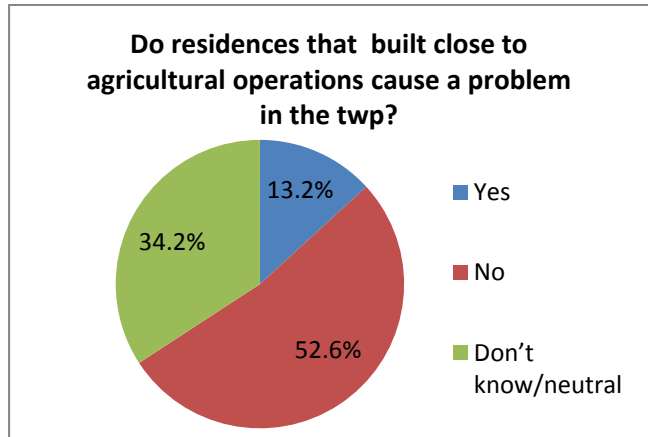
**Q23.Farmland Preservation:**

Do you think preserving large, undivided tracts of farmland is important?		
Answer Options	Response Percent	Response Count
Yes	71.1%	194
No	6.6%	18
Don't know/neutral	22.3%	61
<b>answered question</b>		<b>273</b>
<b>skipped question</b>		<b>10</b>



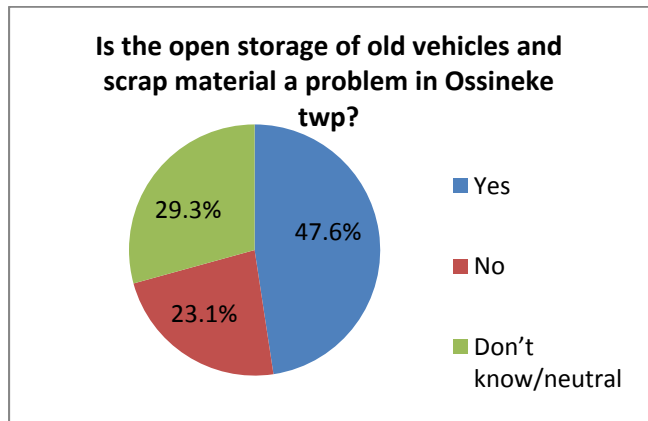
**Q24. Residential vs. Farm Conflicts:**

Do you think that residences built close to agricultural operations cause a problem in the township?		
Answer Options	Response Percent	Response Count
Yes	13.2%	36
No	52.6%	143
Don't know/neutral	34.2%	93
<b>answered question</b>		<b>272</b>
<b>skipped question</b>		<b>11</b>



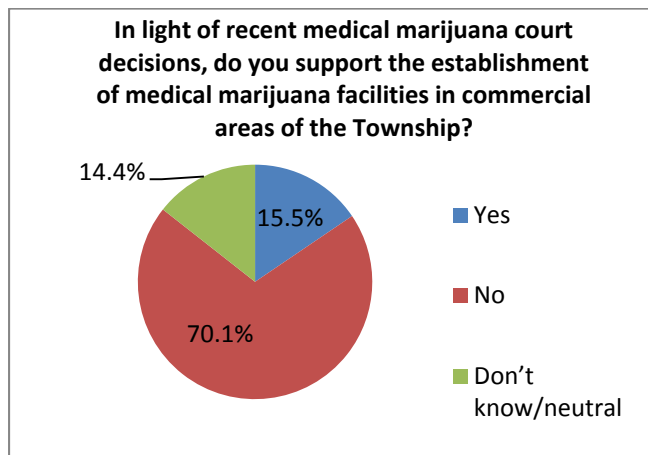
**Q25. Issues of Open Storage of Old Vehicles & Scrap Metal:**

Do you think that open storage of old vehicles and scrap material is a problem in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	47.6%	130
No	23.1%	63
Don't know/neutral	29.3%	80
<b>answered question</b>		<b>273</b>
<b>skipped question</b>		<b>10</b>



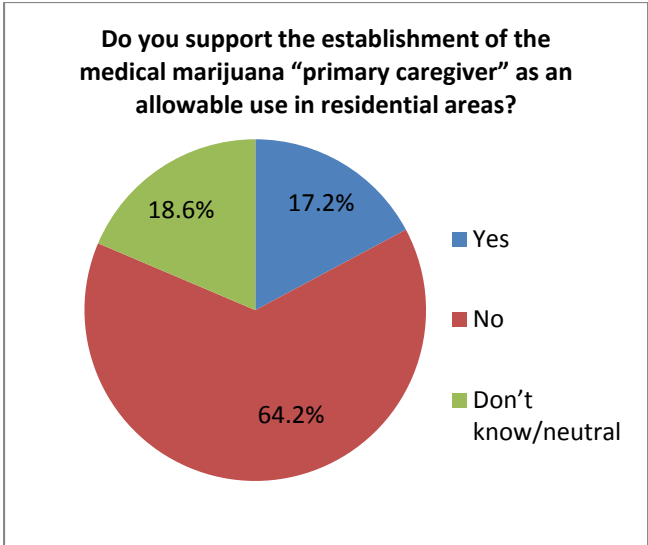
**Q26. Medical Marijuana Facilities:**

In light of the recent court decisions about medical marijuana in Michigan, do you support the establishment of medical marijuana facilities in commercial areas of the Township?		
Answer Options	Response Percent	Response Count
Yes	15.5%	42
No	70.1%	190
Don't know/neutral	14.4%	39
<b>answered question</b>		<b>271</b>
<b>skipped question</b>		<b>12</b>



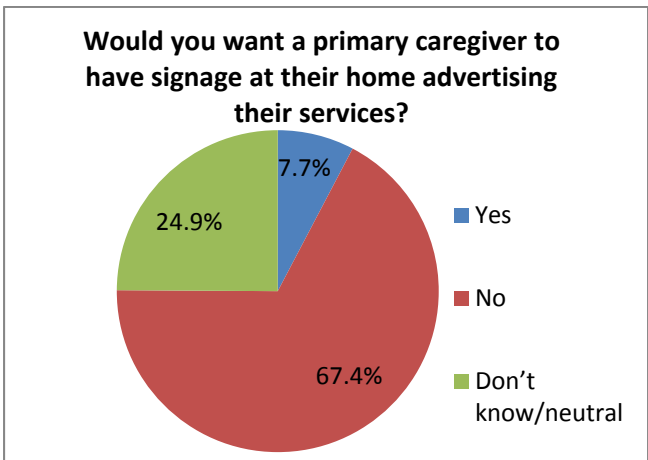
**Q27. Medical Marijuana Primary Caregivers:**

27. Do you support the establishment of the medical marijuana primary caregiver as an allowable use in residential areas (a primary caregiver is allowed 5 patients).		
Answer Options	Response Percent	Response Count
Yes	17.2%	47
No	64.2%	176
Don't know/neutral	18.6%	51
<b>answered question</b>		<b>274</b>
<b>skipped question</b>		<b>9</b>



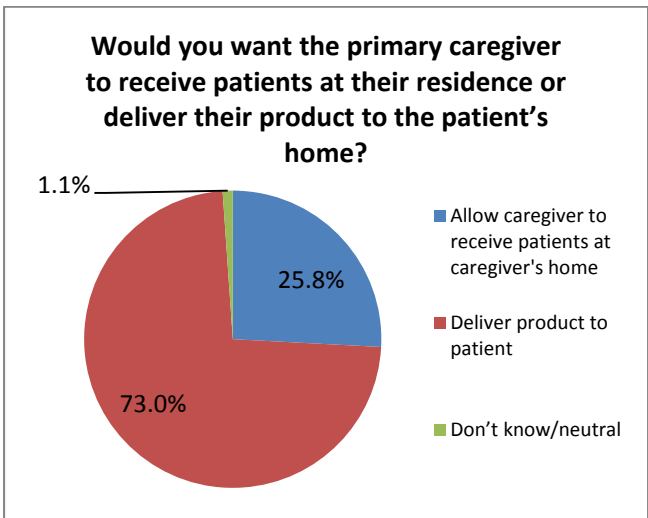
**Q28. Medical Marijuana Signage:**

28. If you support #27, would you want the primary caregiver to have signage at their home advertising their services?		
Answer Options	Response Percent	Response Count
Yes	7.7%	14
No	67.4%	122
Don't know/neutral	24.9%	45
<b>answered question</b>		<b>181</b>
<b>skipped question</b>		<b>102</b>



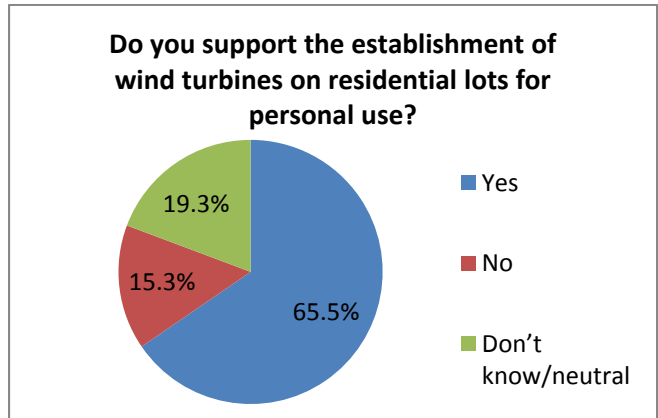
**Q29. Delivery of Medical Marijuana:**

29. If you support #27, would you want the primary caregiver to receive patients at their residence or deliver their product to the patient at the patient's home?		
Answer Options	Response Percent	Response Count
Allow caregiver to receive patients at caregiver's home	25.8%	23
Deliver product to patient	73.0%	65
Don't know/neutral	1.1%	1
<b>answered question</b>		<b>89</b>
<b>skipped question</b>		<b>194</b>



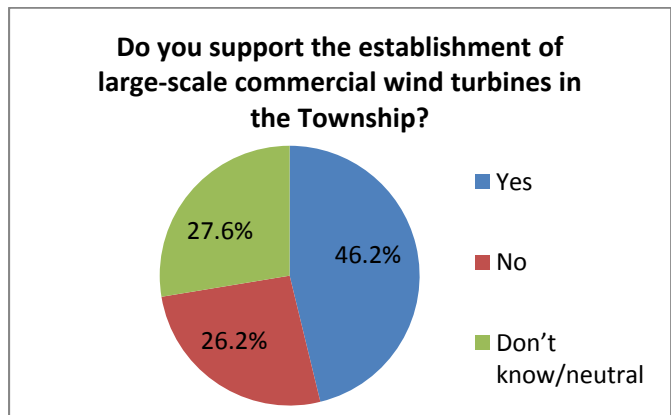
**Q30. Residential Wind Turbines:**

Do you support the establishment of wind turbines on residential lots for personal use?		
Answer Options	Response Percent	Response Count
Yes	65.5%	180
No	15.3%	42
Don't know/neutral	19.3%	53
<b>answered question</b>		<b>275</b>
<b>skipped question</b>		<b>8</b>



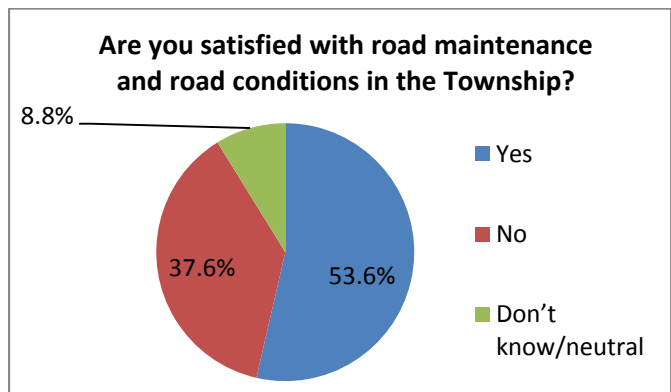
**Q31. Commercial Wind Turbines:**

31. Do you support the establishment of large-scale commercial wind turbines in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	46.2%	127
No	26.2%	72
Don't know/neutral	27.6%	76
<b>answered question</b>		<b>275</b>
<b>skipped question</b>		<b>8</b>



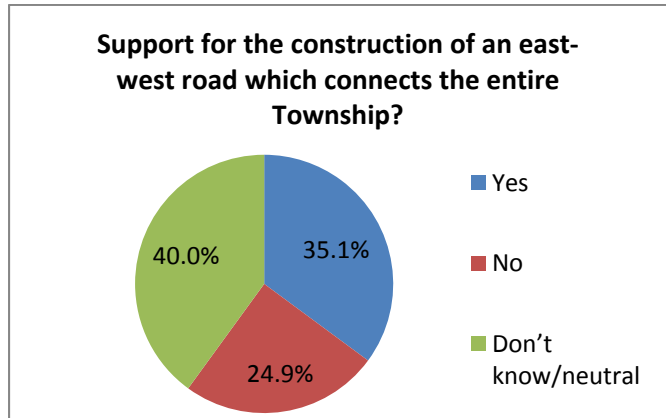
**Q32. Road Maintenance:**

Are you satisfied with road maintenance and road conditions in the Township?		
Answer Options	Response Percent	Response Count
Yes	53.6%	147
No	37.6%	103
Don't know/neutral	8.8%	24
<b>answered question</b>		<b>274</b>
<b>skipped question</b>		<b>9</b>



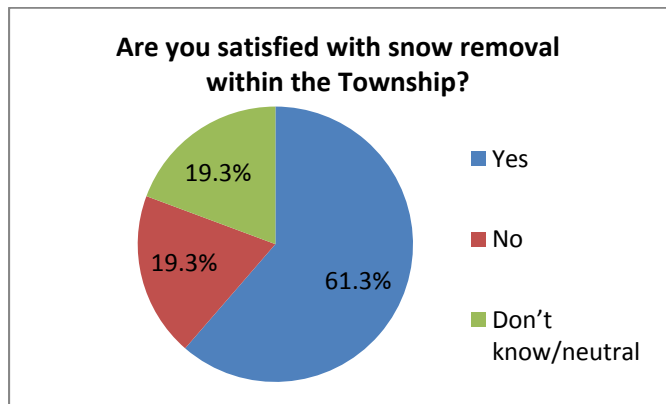
**Q34.Support for an East-West Connecting Road:**

34. Would you support the establishment of a road which connects the entire Township from east to west?		
Answer Options	Response Percent	Response Count
Yes	35.1%	93
No	24.9%	66
Don't know/neutral	40.0%	106
<b>answered question</b>		<b>265</b>
<b>skipped question</b>		<b>18</b>



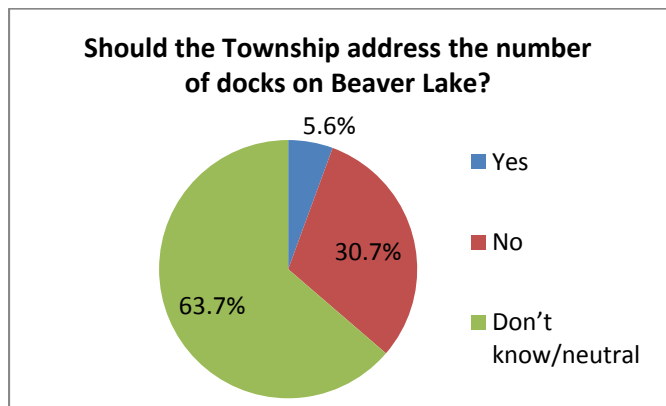
**Q35.Snow Removal:**

Are you satisfied with snow removal within the Township?		
Answer Options	Response Percent	Response Count
Yes	61.3%	165
No	19.3%	52
Don't know/neutral	19.3%	52
<b>answered question</b>		<b>269</b>
<b>skipped question</b>		<b>14</b>



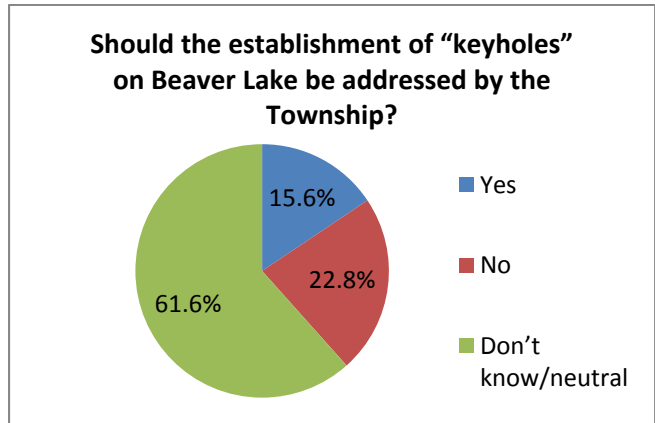
**Q36.Beaver Lake Docks:**

Do you feel that the number of docks on Beaver Lake pose a problem that should be addressed by the Township?		
Answer Options	Response Percent	Response Count
Yes	5.6%	15
No	30.7%	82
Don't know/neutral	63.7%	170
<b>answered question</b>		<b>267</b>
<b>skipped question</b>		<b>16</b>



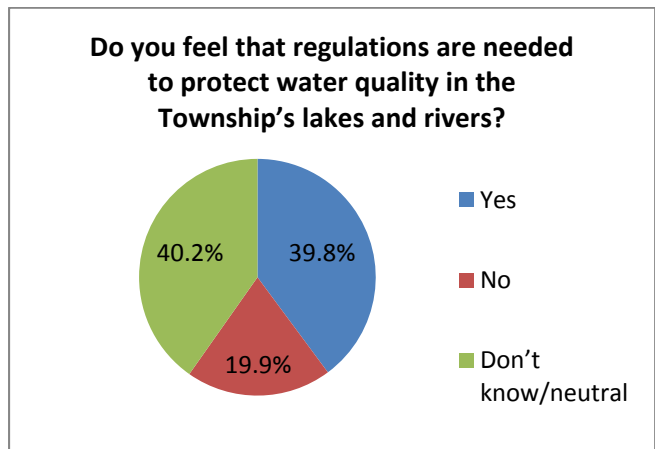
**Q37.Keyhole Development:**

Do you feel that the establishment of keyholes on Beaver Lake poses a problem that should be addressed by the Township?		
Answer Options	Response Percent	Response Count
Yes	15.6%	41
No	22.8%	60
Don't know/neutral	61.6%	162
<b>answered question</b>		<b>263</b>
<b>skipped question</b>		<b>20</b>



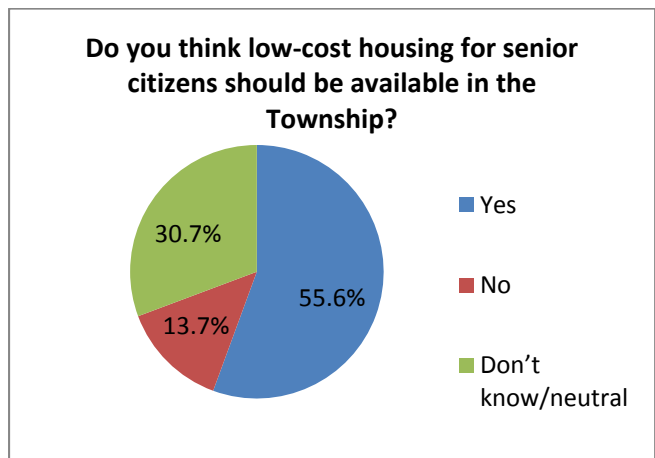
**Q38.Water Quality Regulations:**

Do you feel that regulations are needed (such as required greenbelts along the lakeshore) to protect water quality in the Township's lakes and rivers?		
Answer Options	Response Percent	Response Count
Yes	39.8%	106
No	19.9%	53
Don't know/neutral	40.2%	107
<b>answered question</b>		<b>266</b>
<b>skipped question</b>		<b>17</b>



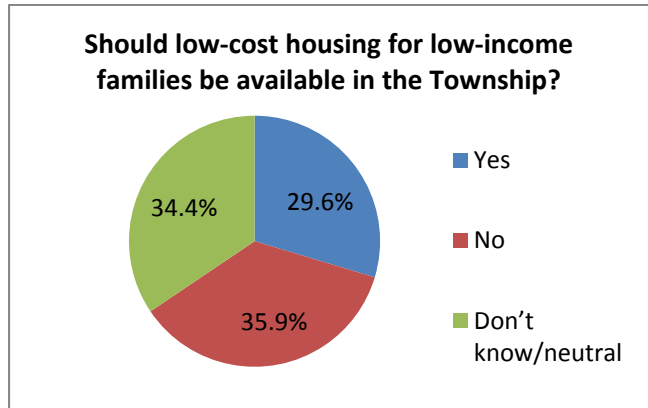
**Q39.Senior Housing:**

Do you think low-cost housing for senior citizens should be available in the Township?		
Answer Options	Response Percent	Response Count
Yes	55.6%	150
No	13.7%	37
Don't know/neutral	30.7%	83
<b>answered question</b>		<b>270</b>
<b>skipped question</b>		<b>13</b>



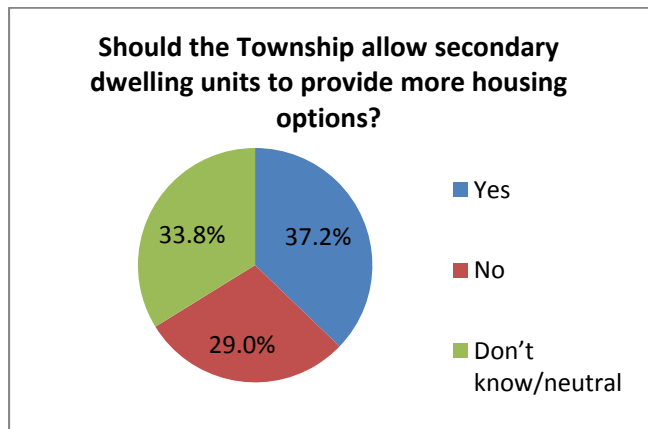
**Q40.Low-Income Housing:**

Do you think low-cost housing for low-income families should be available in the Township?		
Answer Options	Response Percent	Response Count
Yes	29.6%	80
No	35.9%	97
Don't know/neutral	34.4%	93
<b>answered question</b>		<b>270</b>
<b>skipped question</b>		<b>13</b>



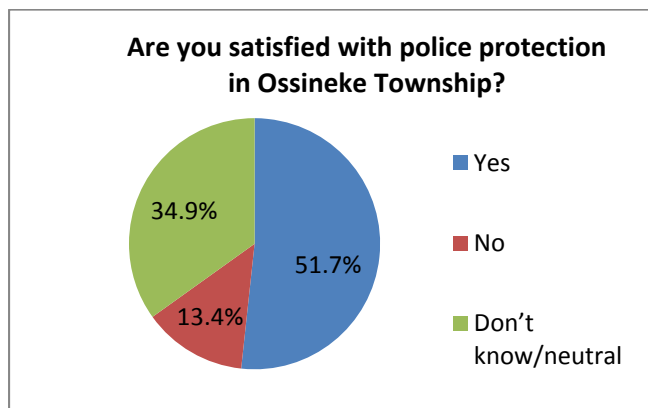
**Q41.Secondary Dwelling Units:**

41. Should the Township allow secondary dwelling units to provide more housing options? (i.e. garage apartments, carriages houses, guest houses, apartments within a home).		
Answer Options	Response Percent	Response Count
Yes	37.2%	100
No	29.0%	78
Don't know/neutral	33.8%	91
<b>answered question</b>		<b>269</b>
<b>skipped question</b>		<b>14</b>



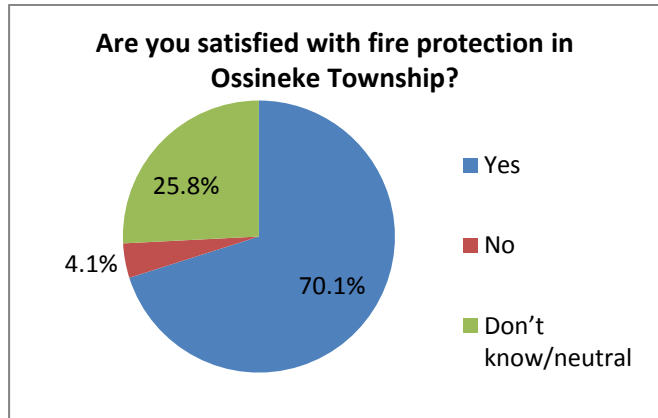
**Q42. Police Protection**

42. Are you satisfied with police protection in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	51.7%	139
No	13.4%	36
Don't know/neutral	34.9%	94
<b>answered question</b>		<b>269</b>
<b>skipped question</b>		<b>14</b>



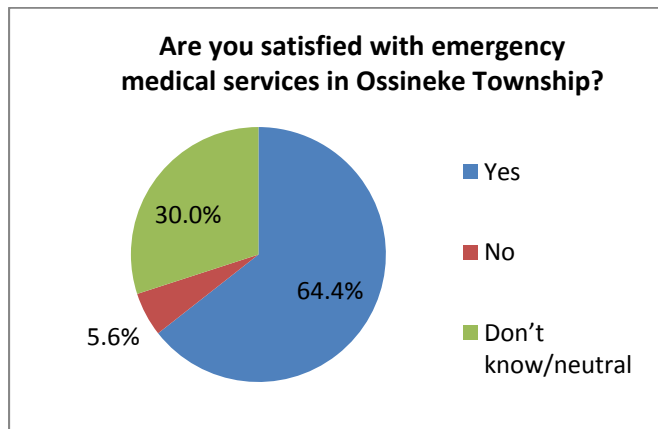
**Q43.Fire Protection:**

43. Are you satisfied with fire protection in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	70.1%	190
No	4.1%	11
Don't know/neutral	25.8%	70
<b>answered question</b>		<b>271</b>
<b>skipped question</b>		<b>12</b>



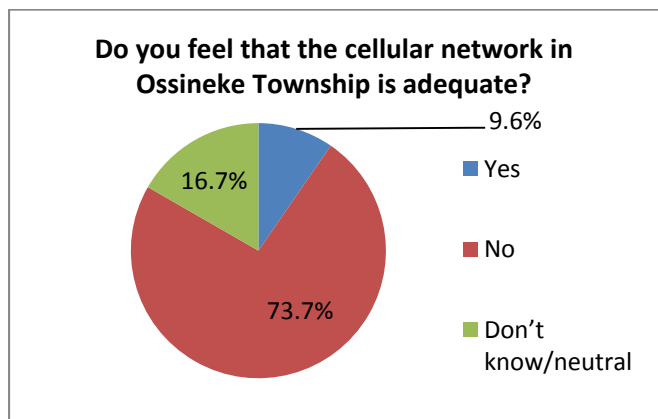
**Q44.Emergency Medical Services:**

44. Are you satisfied with emergency medical services in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	64.4%	174
No	5.6%	15
Don't know/neutral	30.0%	81
<b>answered question</b>		<b>270</b>
<b>skipped question</b>		<b>13</b>



**Q45.Cell Phone Coverage:**

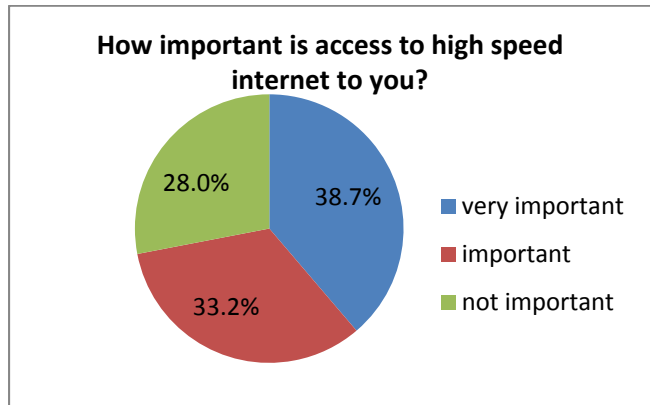
45. Do you feel that the cellular network in Ossineke Township is adequate?		
Answer Options	Response Percent	Response Count
Yes	9.6%	26
No	73.7%	199
Don't know/neutral	16.7%	45
<b>answered question</b>		<b>270</b>
<b>skipped question</b>		<b>13</b>





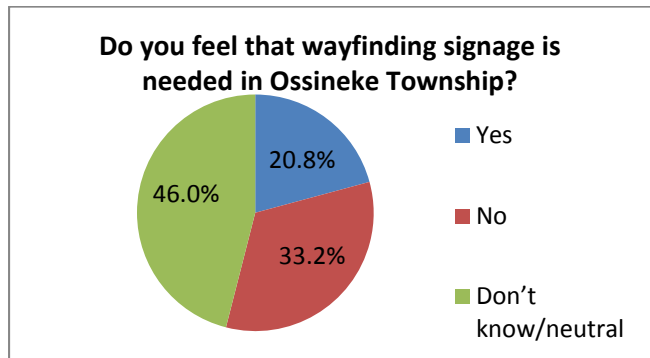
**Q46.High Speed Internet:**

46. How important is access to high speed internet to you?		
Answer Options	Response Percent	Response Count
very important	38.7%	105
important	33.2%	90
not important	28.0%	76
<b>answered question</b>		<b>271</b>
<b>skipped question</b>		<b>12</b>



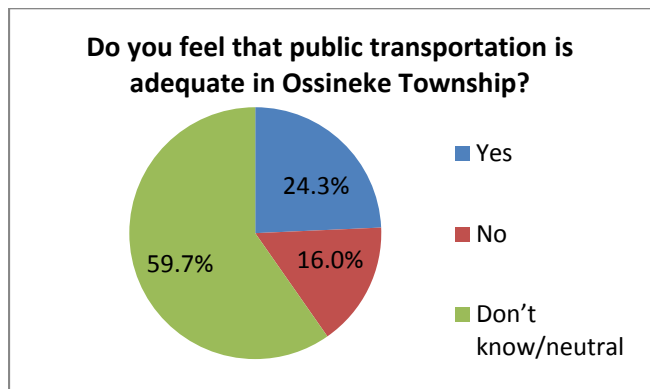
**Q47.Wayfinding:**

47. Do you feel that wayfinding signage is needed in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	20.8%	55
No	33.2%	88
Don't know/neutral	46.0%	122
<b>answered question</b>		<b>265</b>
<b>skipped question</b>		<b>18</b>



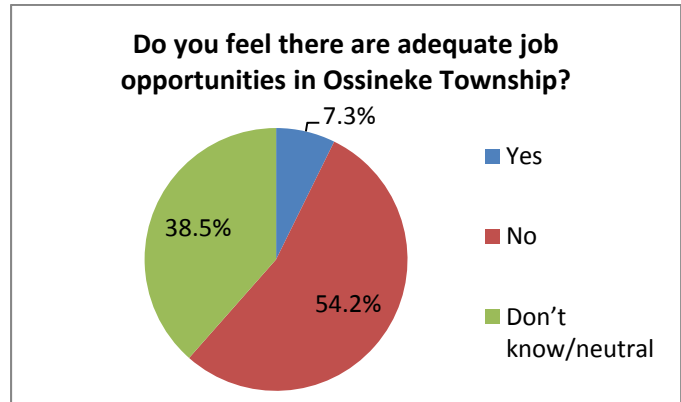
**Q48.Public Transportation:**

48. Do you feel that public transportation is adequate in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	24.3%	65
No	16.0%	43
Don't know/neutral	59.7%	160
<b>answered question</b>		<b>268</b>
<b>skipped question</b>		<b>15</b>



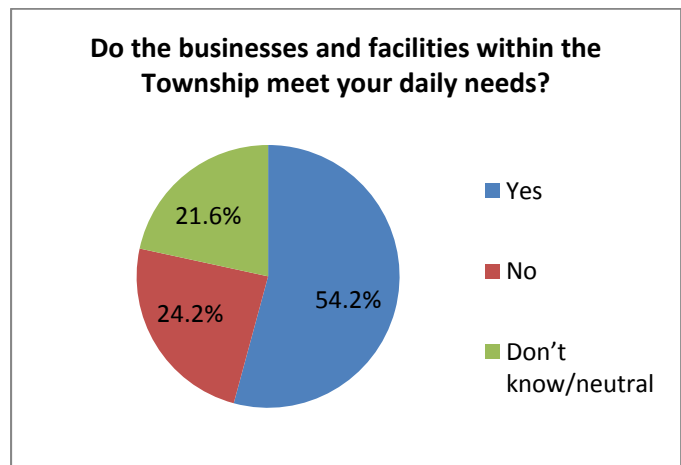
**Q49.Job Opportunities:**

49. Do you feel there are adequate job opportunities in Ossineke Township?		
Answer Options	Response Percent	Response Count
Yes	7.3%	20
No	54.2%	149
Don't know/neutral	38.5%	106
<b>answered question</b>		<b>275</b>
<b>skipped question</b>		<b>8</b>



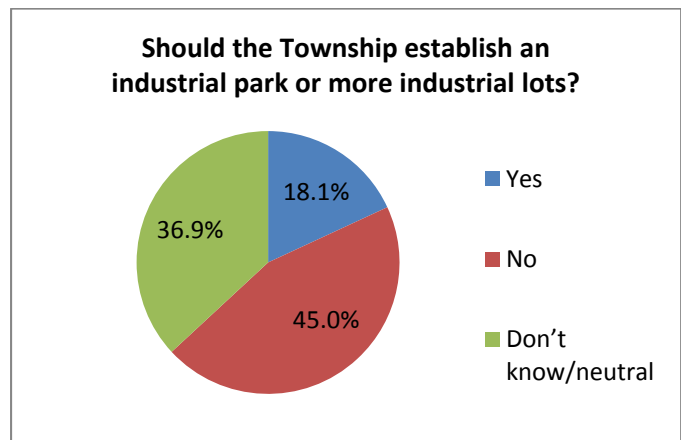
**Q50.Services for Daily Needs:**

50. Do you feel that businesses and facilities within the Township can meet your daily needs?		
Answer Options	Response Percent	Response Count
Yes	54.2%	148
No	24.2%	66
Don't know/neutral	21.6%	59
If no, list businesses you would like to see		40
<b>answered question</b>		<b>273</b>
<b>skipped question</b>		<b>10</b>



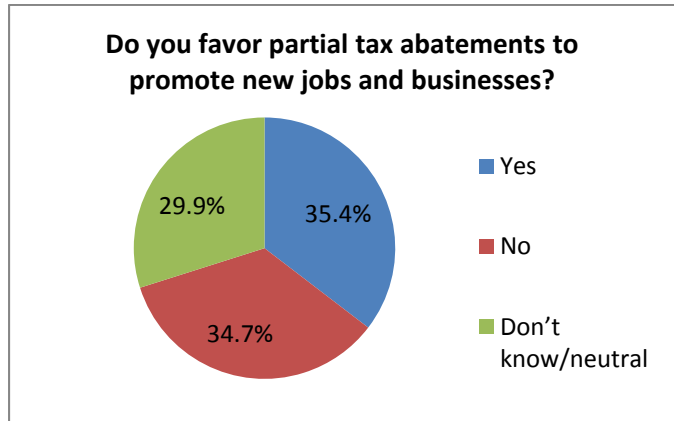
**Q51.Industrial Lots:**

51. Should the Township establish an industrial park or more industrial lots?		
Answer Options	Response Percent	Response Count
Yes	18.1%	49
No	45.0%	122
Don't know/neutral	36.9%	100
<b>answered question</b>		<b>271</b>
<b>skipped question</b>		<b>12</b>



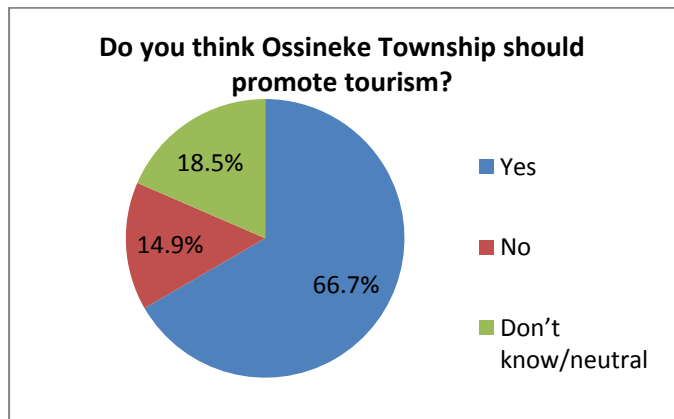
**Q53.Tax Abatements:**

53. Do you favor partial tax abatements to promote new jobs and businesses?		
Answer Options	Response Percent	Response Count
Yes	35.4%	96
No	34.7%	94
Don't know/neutral	29.9%	81
<b>answered question</b>		<b>271</b>
<b>skipped question</b>		<b>12</b>



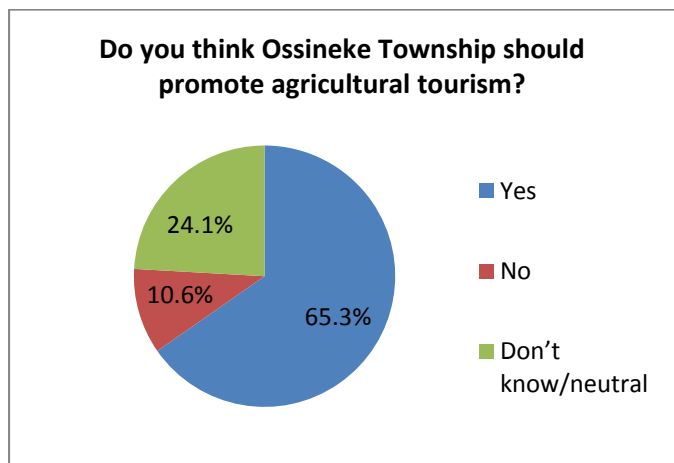
**Q54.Tourism Promotion:**

54. Do you think Ossineke Township should promote tourism?		
Answer Options	Response Percent	Response Count
Yes	66.7%	184
No	14.9%	41
Don't know/neutral	18.5%	51
<b>answered question</b>		<b>276</b>
<b>skipped question</b>		<b>7</b>



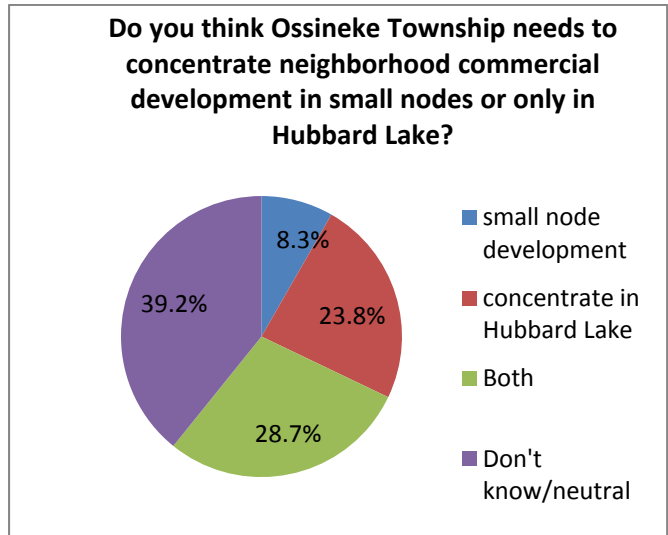
**Q55.Agricultural Tourism:**

55. Do you think Ossineke Township should promote agricultural tourism?		
Answer Options	Response Percent	Response Count
Yes	65.3%	179
No	10.6%	29
Don't know/neutral	24.1%	66
<b>answered question</b>		<b>274</b>
<b>skipped question</b>		<b>9</b>



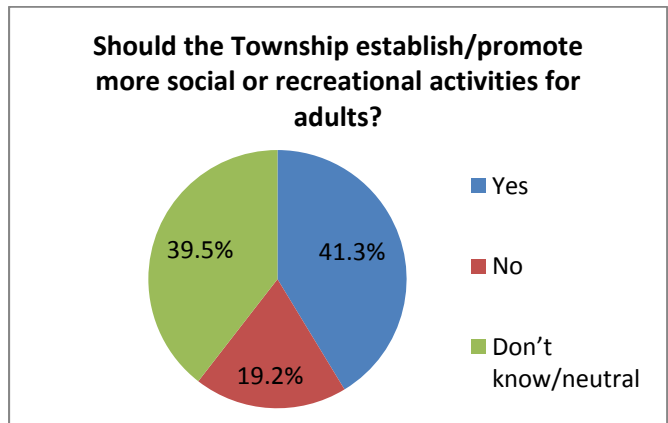
**Q56.Future Development Locations:**

56. Do you think Ossineke Township needs to concentrate neighborhood commercial development in small nodes throughout the Township or only in the Hubbard Lake community?		
Answer Options	Response Percent	Response Count
small node development	8.3%	22
concentrate in Hubbard Lake	23.8%	63
Both	28.7%	76
Don't know/neutral	39.2%	104
<b>answered question</b>		<b>265</b>
<b>skipped question</b>		<b>18</b>



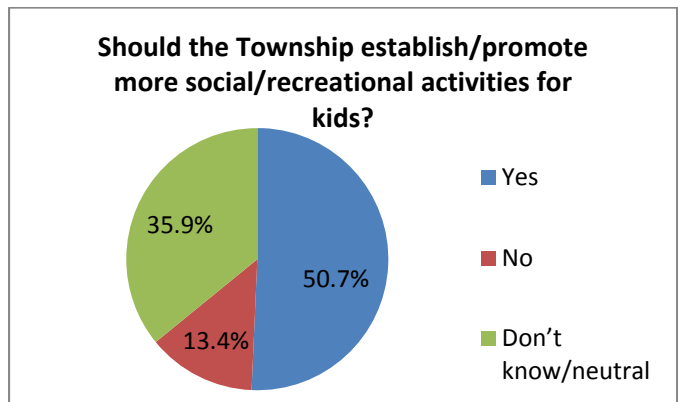
**Q57.Adult Recreation:**

57. Should the Township establish/promote more social or recreational activities for adults?		
Answer Options	Response Percent	Response Count
Yes	41.3%	114
No	19.2%	53
Don't know/neutral	39.5%	109
<b>answered question</b>		<b>276</b>
<b>skipped question</b>		<b>7</b>



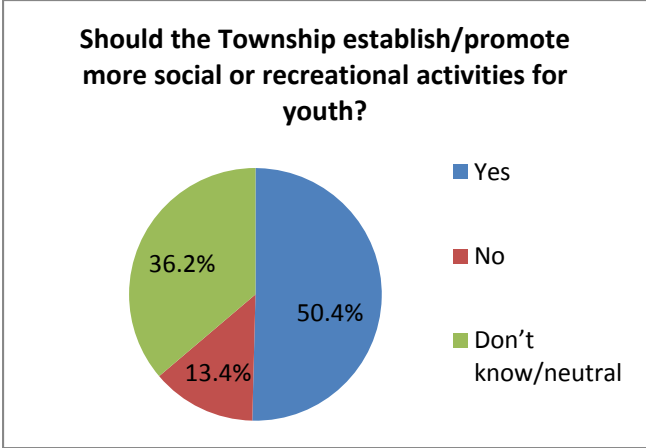
**Q58.Recreation for Kids:**

58. Should the Township establish/promote more social/recreational activities for kids (age 5-12)?		
Answer Options	Response Percent	Response Count
Yes	50.7%	140
No	13.4%	37
Don't know/neutral	35.9%	99
<b>answered question</b>		<b>276</b>
<b>skipped question</b>		<b>7</b>



**Q59.Youth Recreation:**

59. Should the Township establish/promote more social or recreational activities for youth (age 13-18)?		
Answer Options	Response Percent	Response Count
Yes	50.4%	139
No	13.4%	37
Don't know/neutral	36.2%	100
<i>answered question</i>		<b>276</b>
<i>skipped question</i>		<b>7</b>



**Q60. List the top three recreational activities which are most important to your household for each season of the year.**

**Spring:** Fishing (52), Gardening (26), Hunt (25)  
Biking (25), Walking (17), Camping (11)

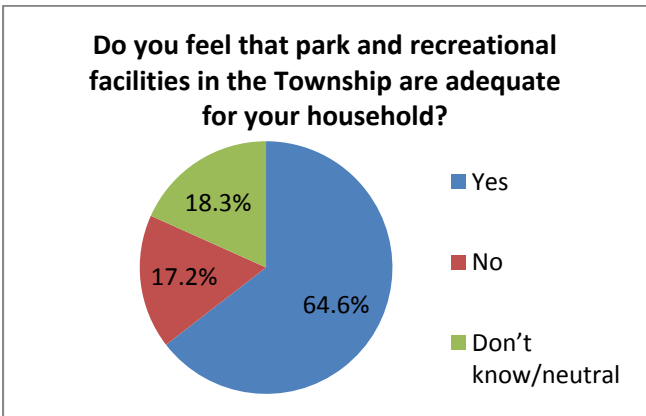
**Summer:** Fishing (64), Swimming (54), Boating (48),  
Camping (29), Biking (18), Gardening (13), Kayak/canoe (12),  
Walking (12), Hiking (11)

**Fall:** Hunting (108), Fishing (27), Color tours (16),  
Hiking (16), Biking (15), Walking (15)

**Winter:** Snowmobiling (41), Fish (41), Skiing (38),  
Hunting (20), Sledding (11)

**Q61.Adequacy of Recreational Facilities:**

61. Do you feel that park and recreational facilities in the Township are adequate for your household?		
Answer Options	Response Percent	Response Count
Yes	64.6%	173
No	17.2%	46
Don't know/neutral	18.3%	49
<i>answered question</i>		<b>268</b>
<i>skipped question</i>		<b>15</b>



## Open Ended Questions:

### Q8. What three things do you like the most about Ossineke Township?

1. Ideal retirement community
2. We can have our own well
3. Quiet
4. Quads on roads
5. Quiet
6. Quiet
7. Not commercial
8. Boating
9. Good hunting
10. Clean
11. High ground area
12. Has a post office
13. Living in rural area
14. Wilderness of west side
15. Quiet
16. Quiet
17. Great landscape
18. Beautiful country
19. Living between 3 lakes
20. Quality of life
21. Rural
22. Quiet
23. Parks
24. Sense of community
25. People
26. Quiet
27. Not over populated
28. Peace & quiet
29. Peace & quiet
30. More people taking pride in properties
31. Woods
32. Privacy
33. Low taxes
34. Quiet area
35. Peaceful
36. Low density
37. The people
38. Close to family
39. Beaver lake
40. Good fire & ems
41. Our property is strictly for hunting.
42. Rural
43. Rural setting
44. Rural
45. Low taxes
46. Beaver lake
47. Good roads
48. Paved roads
49. Quiet
50. Quiet
51. Small
52. Good location
53. Close fire department & quick response
54. Fresh air
55. Small population
56. X-country ski trails; chippewa trail
57. Nature
58. Township staff is very good and works hard to answer questions and concerns
59. Rural environment
60. Rural area
61. County living
62. Rural atmosphere
63. Rural atmosphere
64. Friendly
65. People
66. The woods.
67. Quiet
68. County atmosphere; open spaces
69. Rural living
70. Rural small town setting
71. Hunting
72. Not too loud or crowded in summer; nice people
73. Rural atmosphere
74. Safety
75. Rural area
76. Rural atmosphere
77. Friendly
78. Location
79. Location
80. Friendly
81. Hunting
82. Country
83. Close to relatives
84. Solitude
85. Hunting property
86. Rural setting
87. Forest
88. Small community
89. Natural habitat
90. Open space
91. Low population
92. Township hall
93. Rural
94. Rural area
95. Hunting
96. Close to lakes
97. Small town atmosphere
98. Wildlife
99. Fresh air
100. Rural atmosphere
101. Small towns
102. Rural setting
103. Country living
104. Friendly neighbors
105. Wildlife
106. Small
107. Clean lake nearby
108. Friendly place
109. Most everything
110. Convenience - fuel, groceries, restaurants, hardware
111. Organized
112. Low crime
113. Woods
114. Small town
115. Rural
116. Out in the boonies
117. Rural
118. It is home
119. The park
120. Ken lobert
121. The rivers and beaver lake
122. Small town feeling
123. Nice neighbors
124. Rural atmosphere
125. Friendly people with good mix of locals and downstate
126. Peaceful country living
127. No blight where i live
128. Few power outages
129. Quiet
130. Rural
131. Quiet
132. Not very populated
133. Lakes
134. People
135. Location (hubbard lake)
136. Mainly rural
137. Paved roads are well kept
138. Location to hubbard lake
139. Local government
140. Country
141. Nice and quiet
142. Rural
143. Township hall - clean and very nice
144. Quiet countryside
145. Home, family
146. Space
147. Roads well plowed
148. Minimal government intrusion
149. Clean air and water
150. Lack of subdivisions
151. Wide open country

- 152. Nice place to live
- 153. Country setting
- 154. Not many
- 155. Rural area
- 156. Everything
- 157. Township hall nice - easy to get to
- 158. Close to alpena, yet out of the city
- 159. The people
- 160. Woods
- 161. Quiet setting
- 162. Rural
- 163. Lake
- 164. Quiet
- 165. Hubbard lake
- 166. Living here
- 167. Quiet
- 168. Scenic beauty
- 169. Peaceful; friendly people
- 170. Quiet
- 171. Peaceful place on my farm
- 172. Hubbard lake and its clean water
- 173. Close to lakes
- 174. My land
- 175. Recreation in and near ossineke
- 176. The way it is
- 177. Rural area
- 178. Low population
- 179. Nice property in a quiet neighborhood
- 180. Peace
- 181. Rural atmosphere, lake access
- 182. The way they keep up the dirt roads
- 183. Scenery
- 184. Quiet
- 185. Helpful friendly residents
- 186. Close to alpena
- 187. Near friends & family
- 188. Nature
- 189. Quiet
- 190. Clean
- 191. Not busy
- 192. Fishing
- 193. Close to alpena
- 194. Not far from alpena
- 195. Near lake
- 196. Peace and quiet
- 197. Hunting and fishing
- 198. Good communications
- 199. Not many people
- 200. Beaver lake park; hubbard lake
- 201. Friendly neighbors
- 202. Friendly people
- 203. Isolation
- 204. Serenity - little traffic
- 205. Safe
- 206. Large amount of undeveloped land
- 207. Improved on cleanliness - important to bring in business
- 208. Water
- 209. Quiet
- 210. Great people
- 211. Friendly people
- 212. Drug-free
- 213. Good roads
- 214. Peaceful
- 215. Beaver lake park
- 216. People
- 217. Proximity to lake huron
- 218. Nice parks
- 219. Quiet
- 220. Lakes & rivers
- 221. Wildlife
- 222. Hubbard lake
- 223. Rural atmosphere
- 224. Rural setting
- 225. Relaxing
- 226. Friendly
- 227. Lower population
- 228. Roads are well maintained
- 229. Close to lake huron, hubbard lake & beaver lake
- 230. Not easily accessible from downstate
- 231. Lions club park
- 232. Small caring community
- 233. People
- 234. Property is tillable
- 235. Clean air
- 236. Quiet
- 237. Land
- 238. Friendly
- 239. Easy contact with local officials
- 240. Sense of community
- 241. Forest
- 242. Nice clean lakes & streams
- 243. Abundant hunting/fishing
- 244. Roads
- 245. People
- 246. Few neighbors
- 247. Roads not as muddy
- 248. Friendly
- 249. Quiet
- 250. Not too close to neighbors
- 251. Friends
- 252. Good neighbors
- 253. Rural living
- 254. Neighbors
- 255. Scenic
- 256. Riverfront
- 257. Friendly
- 258. Nature
- 259. Abundance of rivers
- 260. Quiet
- 261. Peaceful
- 262. Country
- 263. Private area
- 264. Rural environment
- 265. People
- 266. Good people
- 267. Good deer hunting
- 268. Good businesses
- 269. Water
- 270. Outdoor activities
- 271. Agricultural
- 272. Low crime
- 273. Roads are the best we could have after antrim gas wells
- 274. Hunting and fishing
- 275. Friends
- 276. Beautiful area north of hubbard lake
- 277. Paved roads
- 278. Great outdoor environment
- 279. Off the main highway
- 280. Good electric power
- 281. Lakes and rivers
- 282. Neighbors
- 283. Community that cares
- 284. Rural setting
- 285. Friendly people
- 286. Forests
- 287. Hunting
- 288. Pristine atmosphere
- 289. Friendly people
- 290. Not overcrowded
- 291. Good place to live
- 292. Small town feel
- 293. Clean environment
- 294. Quiet
- 295. Rural area
- 296. Good people
- 297. Natural freshness
- 298. Good soil
- 299. Quiet
- 300. Top quality volunteer fire dept and first responders
- 301. Not too many people
- 302. Quiet
- 303. Peace and quiet
- 304. Easy access to town
- 305. Gravel roads are taken care of
- 306. River and creek
- 307. Wildlife; birds
- 308. People leave me alone
- 309. Nice park for kids; able to hunt with kids on our property
- 310. Lake huron

- 311. Belonging to eagles - moose
  - 312. Fresh air
  - 313. Lake access
  - 314. Good farming and gardening
  - 315. Rural atmosphere
  - 316. Close to stores
  - 317. Pines and oaks
  - 318. The natural land and being able to enjoy the lakes
  - 319. Woods
  - 320. Friendliness
  - 321. Quiet
  - 322. Available stores, gas station
  - 323. Lakes
  - 324. Rural
  - 325. Beautiful and quiet - no traffic
  - 326. Nice amenities - incl township hall
  - 327. Pretty scenery
  - 328. Tb
  - 329. Amish people
  - 330. Family is local
  - 331. Hunting
  - 332. Outdoor activity
  - 333. Fresh air
  - 334. Sends us paid tax receipts
  - 335. Most people are very nice
  - 336. Quiet
  - 337. Wildlife
  - 338. Low crime
  - 339. East mi
  - 340. Visual beauty
  - 341. Scenic/rural
  - 342. Improving deer herd mgmt for quality deer hunting for next generation
  - 343. Wildlife
  - 344. Good farm soil
  - 345. Pleasant village
  - 346. Natural beauty
  - 347. Beautiful
  - 348. St. Rose
  - 349. Rural atmosphere
  - 350. Unassuming
  - 351. Land
  - 352. Clean environment
  - 353. How people in the community help each other
  - 354. Non-congested
  - 355. Everyone knows someone
  - 356. Lots of woods and water
  - 357. Hiking & biking trails
  - 358. Hardwood trees and farmland
  - 359. Everything you need at northend hubbard lake
  - 360. Quiet & peaceful
  - 361. Small community
  - 362. Scenic beauty
  - 363. Peaceful
  - 364. Water
  - 365. Ease of getting around
  - 366. 911 numbers placed at residences!
  - 367. Friends & neighbors helping each other
  - 368. Abundant wildlife
  - 369. Slow pace of life
  - 370. Access to alpena shopping
  - 371. Churches
  - 372. Country, quiet, and peaceful
  - 373. Scenery
  - 374. Own property
  - 375. Friendliness
  - 376. North end restaurant
  - 377. Low crime
  - 378. Non-industrial
  - 379. Clean area
  - 380. Hunting
  - 381. Quiet and peaceful
  - 382. Close to ossineke
  - 383. Lions park
  - 384. Great neighbors
  - 385. Quiet
  - 386. Wildlife
  - 387. Clean
  - 388. Pretty good law enforcement
  - 389. Wildlife
  - 390. Safe (very little crime)
  - 391. State forest
  - 392. Friendly people
  - 393. East sunrise
  - 394. Wide open spaces
  - 395. Peaceful
  - 396. Quietness
  - 397. Proximity to services, post office, bank and stores
  - 398. Back off the dirt road
  - 399. Not many people around us (freedom)
  - 400. Friends and neighbors
  - 401. 4 seasons
  - 402. Deer
  - 403. Pride people take in their homes
  - 404. Fishing
  - 405. Recreational possibilities
  - 406. The people
  - 407. Where there is blacktop roads
  - 408. Friendly
  - 409. Close proximity to lake huron and hubbard lake
  - 410. Family
  - 411. Access to hubbard lake
  - 412. Waterways
  - 413. Nobody bothers you
  - 414. Low population
  - 415. Deer hunting
  - 416. Amish community
  - 417. Smell of cow manure
  - 418. Nice neighbors
  - 419. Forest; waterways
  - 420. Neighbors not close; nice people; able to have pets
  - 421. Rural atmosphere
  - 422. Making new friends and enjoying everything
  - 423. Good roads
  - 424. Rural friendly people
  - 425. Beautiful
  - 426. Rural
  - 427. Lakes and streams
  - 428. Peaceful community - no commercial developments
  - 429. Natural area
  - 430. Scenic
  - 431. Good neighbors
  - 432. Playground for the kids
  - 433. Peace
  - 434. Recreational
  - 435. Birds and wildlife
  - 436. Agriculture and woods
- Q9. What three things do you dislike the most about Ossineke Township?**
1. Not cared for properties and junk sites
  2. Closed Hubbard Lake School
  3. Roads
  4. Cost of Living
  5. Nothing for people to do but fish and hunt
  6. High Property Taxes
  7. Township needs to enforce ordinances better
  8. Need more paved roads
  9. High taxes
  10. No senior citizen activities
  11. The west side of township is forgotten.
  12. Bad roads
  13. Unfair taxes - we pay higher taxes than people who have a higher property value
  14. Quality of beach - muck and weeds
  15. Road
  16. Roads not kept up
  17. Low property values
  18. Assessments on swampy hunting land should not be raised!
  19. Taxes keep going up



20. No authority to enforce upkeep of properties
21. Homeowners responsible for upkeep of buildings on property and keeping property free of debris
22. High Taxes
23. Dumped garbage and building material
24. Gravel roads
25. Lack of amenities
26. There needs to be more stores
27. Taxes are High
28. Some Camps need to be cleaned-up
29. Lack of Ordinance Enforcement
30. Roads Need Work
31. Being so far from Businesses
32. Muddy Roads
33. Gravel Roads
34. No High Speed Internet
35. High taxes
36. Unpaved roads
37. that our elementary school closed
38. Not enough shopping
39. Ditch drainage conditions
40. Road Maintenance
41. Roads
42. Blight of certain residences
43. Gravel Roads
44. Our Road Needs Repair
45. Taxes
46. Incomplete Cell Phone Coverage
47. Lack of fast Internet. Have to use Hughtnet
48. No Public Beach on Hubbard Lake
49. Cannot put a holding tank on our Beaver Lake Property.
50. Occasional Rundown Properties
51. Dirt Roads
52. Very High Taxes
53. Pay taxes for no services.
54. Trash in peoples yard
55. The amount of taxes billed to out-of-state property owners
56. Maintenance of Roads leading into subdivisions
57. Having to Travel to a larger town for most shopping
58. No Starbucks
59. No cell phone reception at Beaver Lake
60. Some areas appear trashy
61. High taxes
62. Gravel roads
63. Had to get permits for additional improvements on property.
64. Distance to Alpena
65. Winter roads
66. Distance from town
67. No tornado siren at north end of Hubbard Lake
68. High taxes
69. High assessment vs. market value
70. Large areas of state land affect taxes
71. No responsibility of twp to maintain rds in Beaver Lake area
72. Junk yards
73. Limited shopping
74. Taxes
75. The amount of farmers with junk laying around the yard.
76. Unplowed roads
77. Noisy neighbors with little done to control it.
78. Road maintenance
79. So far from major shopping
80. Trash & Junk cars; especially on Hubbard Lake Road and Hubert Road
81. Not enough restaurants
82. No Senior Activities
83. Hawking Road - Last Road in County to be Plowed
84. Need help with lake property riparian rights
85. Dusty Roads
86. Roads
87. Lack of High Speed Internet
88. Job Opportunities
89. No Recycling Collection Point or Recycling Day
90. Land taxes
91. Need better cable and internet
92. Taxes going up
93. Roads after Antrim gas wells
94. Poor telecommunication - cell phone and internet
95. Gas prices
96. Live near security business - called in but not enough security
97. Roads aren't plowed fast enough
98. Deer blind too close to property fence line from other neighbors
99. Trailer homes that are not kept up.
100. Dirt roads
101. Taxes
102. Long way to vote - could use church as voting place.
103. Roads
104. Junky yards
105. Roads not plowed in a timely fashion.
106. Lack of graciousness at local stores
107. Need to remove all old vehicles
108. Lack of Commercial Business Shops
109. Nothing
110. Lack of timely response to problems, such as unsafe property conditions causing feral cat infestations
111. Lack of Restaurants
112. That we do not have more blacktop roads
113. Not all our residents are entitled to the same services (natural gas, cable, etc.)
114. The use of natural stone on gravel shoulder of road
115. People drive too fast at the hill top on Wolf Creek
116. Gravel roads
117. Length of drive to stores
118. Lack of township parks
119. Taxes getting too high
120. Gravel roads
121. Stupid ordinances
122. Punk kids with loud music in cars
123. Dusty roads; unpaved roads
124. Ever-increasing property value (without improvements to property)
125. Blight on property
126. Junk accumulation
127. Old truck trailers on Ratz Rd
128. Tax Assessor
129. Blacktopping road that goes nowhere (Scott Rd)
130. Dusty roads
131. Property taxes
132. Beaver Lake Park never open in off-months
133. Taxes too high for non-resident
134. Not enough malls
135. No exercise place
136. Distance from Alpena

137. Dusty roads
138. Property values go up and down
139. Blight - junky yards - no progress to clean up
140. Autumn Olive
141. Not enough trail systems and nature parks
142. Road conditions
143. Residents don't keep up property
144. Gravel roads
145. Run-down homes and yards
146. That our road isn't blacktopped or paved
147. Blight
148. Trash and junk in yards
149. Junk and garbage
150. Dusty roads
151. Need a tower for cell phones
152. Need Cautionary Blinking Light at corner of Hubbard Lake & Beaver Lake Roads
153. No cable
154. Lack of Convenience
155. Taxes
156. To Far from I-75
157. Village near post office is an eye sore
158. Need more employment opportunity
159. No senior citizen transportation
160. Notice of meetings and changes
161. Ken Lobert tells us that is just the way it is.
162. Campground Prices
163. No cable along Wolf Creek Road
164. Lack of dining
165. Old buildings - eye sores
166. Trespassers
167. Good Restaurants
168. We pay school taxes in Denver & Ossineke
169. Lack of Enforcement of State Laws or Riparian Rights
170. Condition of many homes
171. Lack of Recycling - Glass
172. No Growth
173. Lack of internet connectivity
174. Road conditions (of gravel roads)
175. No big supermarkets Cosco/Sams/Meijer
176. Beaver Lake Association - Not in best interest of lake;
- residents think it is their personal lake
177. No Internet and fast speed that is affordable
178. Need More Businesses
179. Not Enough Shopping
180. High Insurance Payments due to distance from Fire Department.
181. Unkept buildings
182. Tax breaks given to wetland property owners who then fill/upgrade their property without enforcement
183. Who decided to make subdivision roads private?
184. No Cable TV at Beaver Lake
185. No as active in preserving natural resources as we would like
186. Poor cell reception
187. High taxes
188. Road maintenance in winter
189. High taxes, low property values, and no services
190. Road conditions; closed businesses
191. Poor cell phone coverage
192. Junk piles, junk cars
193. Uncut Grass in residential areas
194. Need a Farmers Market
195. Live on a private section of Clewley Road; pay high lakefront taxes but do not and cannot get any road maintenance
196. Not Enough Dust Control
197. Lack of Good Cell Phone Signal
198. Public Transportation
199. No or Lack of high speed Internet to home
200. Need pizza place
201. Home values going down
202. Need more road bed as a base for traffic/frost
203. Lack of ability to use Township Hall
204. Update IGA
205. Roads aren't oiled enough (dusty roads)
206. Too much free stuff from federal government to people who can work but won't.
207. Crime (drugs)
208. Roads
209. No swimming area on Hubbard Lake
210. Need to remove trash items
211. Lack of proper road grading to prevent erosion on property.
212. No Bike Path
213. We have lots of mud and dust and potholes.
214. Property taxes continue to rise, while values have plunged
215. Grading shoulder of road, applying stone in fall, scraping into lawn in winter with plow.
216. Poor road drainage; gravel washing into rivers
217. Decreasing housing sales
218. DNR policy
219. Road maintenance
220. Punk kids smashing mail boxes with bats
221. Indian Reserve Rd needs repairs
222. Road
223. Distance from diverse dining and shopping
224. Lack of high speed internet
225. Need more cell towers
226. trucks
227. Taxes keep going up
228. No natural gas or cable
229. Nettles
230. Unpaved roads
231. Fire department response time
232. That I can't get high speed internet at reasonable rate
233. Old farm equipment in fields
234. Junk Cars
235. Ordinances not always enforced - junk in yards.
236. Some areas need for emergencies
237. Light at corners of Nicholson/Spruce Roads; Indian Reserve/Nicholson Rds; Nicholson Hill/Hubbard Lake Rds
238. Lack of Employment
239. A lot of blight on Hubbard Lake Rd
240. No parks
241. Lack of a large hall to accommodate a large group
242. Need more motels
243. Mobile Homes
244. Medical Supplies (Drugstore)
245. Lack of Local Recycling Facilities in Township
246. Real Estate Market in Area
247. Lack of Road Striping - Road Edges; No Passing

248. TB Cows
249. Need More Jobs
250. Trails
251. Sinking Property Values
252. Natural gas access
253. Poor roads
254. School taxes on retired people
255. No internet and cell phone reception.
256. No noise ordinance; too many gas wells
257. Drugs
258. Lack of Natural Gas Lines
259. Limited Variety of Stores
260. No Cell Phone coverage in parts of Township
261. Culverts and corduroy base is exposed from heavy truck traffic
262. No township website to monitor and promote activities
263. Lack of social activities
264. Hall rental price too high
265. Remove all rundown buildings from land owners!!
266. Need more public recreation for kids
267. When and where was our last public township meeting?
268. Stream pollution
269. Decreasing property values
270. Let's go back 30 years, then leave it alone
271. No jail for punk kids
272. Community isn't responsive to needs
273. Job availability in Alpena, Alcona, and Hubbard Lake area
274. Lack of cellular service
275. Fast drivers
276. State forest land is a stripped forest - series of gas wells.
277. Poison Ivy
278. Lack of lake ordinances
279. That I can't get cell phone service
280. Township not enforcing clean up

**Q39. Are there road segments you would like to see paved?**

1. Indian Reserve Road (Traffic Volume Increased)
2. Bartz Rd
3. Indian Reserve (Werth to Nicholson Hill) and Nicholson Hill (Spruce to Wolf Creek)
4. Wolf Creek Road
5. Nicholson Hill Rd (done the right way) and Werth Rd
6. Wolf Creek Rd and Beaver Lake Rd west
7. Indian Reserve Road
8. Beaver Lake Rd
9. Wolf Creek Rd to Hubert Rd; Beaver Lake Rd from Hubbard Lake to M-65
10. Wolf Creek Rd
11. Doctor Club
12. Scott Rd
13. Wolf Creek from Nicholson Hill to Scott
14. Wolf Creek Rd from Nickleson Hill to Hubert Road
15. Wolf Creek Rd
16. Beaver Lake Rd; M-65 to Spruce
17. Finish Scott Road
18. Beaver Lake Road from Spruce to Wolf Creek
19. Broad Road; Beaver Lake Road to Hubbard Lake
20. Beaver Lake Road
21. Schultz Road
22. Wolf Creek Road - South of Nicholson Hill to Scott Rd.
23. Beaver Lake Road; Scott Road, East of Hubbard Lake; Lake Schultz
24. Beaver Lake Road; M-65 to Hubbard Lake Road
25. Beaver Lake - Clewly Rd
26. Indian Reserve Rd. from Nicholson Hill to Precour Rd.
27. Wolf Creek Road to County Line Road
28. Clewley Road
29. Hawkins Road; Scott Road; Hubert Road
30. Beaver Lake Road; Nicholson Hill to 65.
31. 2nd Street, Hubbard Lake - Not necessarily paved, but at least graded & maintained
32. Indian Reserve Road all the way to Alpena
33. Hawking Road
34. Wolf Creek Road
35. Indian Reserve Road
36. Wolf Creek Road to Scott Road
37. Scott Road; Wolf Creek Road
38. Indian Reserve Road - Gehrke Road
39. Second Street
40. 2nd Avenue - Hubbard Lake: Pave Hubert Road from Spruce east to US-23 South
41. Beaver Lake Road
42. Wolf Creek from Hubert to Werth
43. East side of Scott Rd
44. All
45. Indian Reserve Rd, Wolf Creek Rd, and Beaver Lake Rd.
46. Beaver Lake Rd; Hubert Rd
47. Indian Reserve Rd
48. Scott Rd to Bartz Rd
49. Beaver Lake Rd
50. Clewly Rd
51. Clewly Rd
52. Bartz Rd
53. Extend Scott Rd east to US 23
54. All
55. No, just better maintenance of existing paved and gravel rds
56. Indian Reserve Rd
57. Indian Reserve Rd
58. Wolf Creek Rd from Scott Rd to Nicholson Hill
59. 3 Miles of Wolf Creek Rd between Nicholson Hill and Hubert
60. Wolf Creek Road from Nicholson Hill south; perhaps Beaver Lake Road
61. Wolf Creek Road
62. Beaver Lake Road
63. Beaver Lake Road
64. Ratz Road
65. Andor Road because of Gas Trucks; make them pay.
66. Beaver Lake Rd
67. Beaver Lake Road between Wolf Creek Road and Hubbard Lake Road
68. Wolf Creek Road; Beaver Lake Road
69. Intersections near Hubbard Lake Rd
70. Beaver Lake Rd
71. Beaver Lake Rd to M-65; Scott Rd to US 23
72. Beaver Lake Rd to M-65
73. Beaver Lake Rd east of M-65 to Wolf Creek Rd
74. Beaver Lake Rd
75. Continuation of Scott and Hubert
76. Schultz Rd
77. Herron Rd (M-32 to Long Rapids Rd)
78. Wolf Creek Rd; Beaver Lake Rd

79. Indian Reserve Rd; Beaver Lake Rd
80. Beaver Lake Rd
81. Wolf Creek to County Line
82. Beaver Lake - Clewley Rd (All other roads are paved)
83. Private Road to my Tract (Lot 6)
84. Wolf Creek Road
85. No
86. Beaver Lake Rd; Wolf Creek Rd
87. Hubert Rd to US 23
88. Nicholson Hill Rd to Chippewa Park entrance
89. Ratz Rd and south mile of Indian Reserve Rd
90. Beaver Lake Rd
91. Hubert Rd
92. Nicholson Hill Rd - through to M-65
93. Beaver Lake between 65 and Hubbard Lake
94. Indian Reserve Rd; Beaver Lake Rd
95. From Wolf Creek Rd down Beaver Lake to bridge
96. Beaver Lake Rd
97. Indian Reserve Rd from Werth to Nicholson Hill Rd
98. Indian Reserve Rd
99. Wolf Creek Rd
100. Wolf Creek Rd between Nicholson Hill and County Line
101. Hawkins Rd
102. Indian Reserve Rd
103. Wolf Creek Rd
104. Hubert to US 23
105. Scott Rd from just past Osborn to Lytle
106. Wolf Creek Rd - Elowsky Rd
107. Indian Reserve Rd; Beaver Lake Rd.
108. Beaver Lake Rd to M-65
109. Indian Reserve Rd
110. Beaver Lake Rd from 65 to Spruce Rd; Indian Reserve Rd to Nicholson Hill
111. Beaver Lake Road
112. Bartz Rd & Wolf Creek - Nicholson Hill to Scott/Wolf Creek to Hubert
113. Beaver Lake Rd, S. Indian Reserve Rd to Nicholson Hill Rd
114. Indian Reserve Road

**Q52. If you feel an industrial park or more industrial lots should be established in the Township, where do you feel is the most appropriate location?**

1. Doesn't matter - Just do something!!
2. In the village or corners of Nicholson Hill & Wolf Creek w/Township Hall.
3. On main highways
4. Away from residential
5. Along M-65
6. Close to Alpena
7. 65/Beaver Lake; 65/Nicholson Hill Expansion
8. In a location that does not conflict with air & water quality.
9. The Master Plan should already show these locations. Highways, utilities, and cargo.
10. Along M-32
11. Not sure what is available
12. On a primary road.
13. Not by Beaver Lake
14. High traffic, paved road, central to people
15. Hubbard Lake Rd
16. Werth Rd and Hubbard Lake Rd
17. Away from recreational and residential areas.
18. Any
19. Close to main highways
20. Within or near the city limits.
21. No industrial park unless environmentally friendly - wind farm, bio-fuel plant, etc.
22. Hubbard Lake
23. Beaver Lake Rd - if made a class A road
24. M-65
25. M-65
26. Beaver Lake Rd near M-65
27. Neutral
28. Needs to be studied.
29. Spruce Rd area close to US 23 access
30. Ratz Rd
31. US 23
32. US 23; F-41
33. Hubbard Lake
34. Along major trunklines M-65 and US 23

**Q60. Top three recreational activities which are most important to your household for each season of the year.**

***Spring***

1. Fishing
2. Photography; Picnics; Visiting Farms; Boating
3. Gardening
4. Hunting; fishing
5. Bike trail; softball
6. Clean yard; Gardening; Community Gatherings
7. Clean up on roads; slow the county trucks down
8. Walking
9. Fishing; 4-Wheeling; Camping
10. Biking; gardening
11. ATV
12. Mushrooming; fishing; leaf raking
13. Fish
14. Fishing; baseball; hunting
15. Horses
16. Walking; Camping; Fishing
17. Walk
18. Garden
19. Fishing; orv
20. Fishing
21. Hike
22. Hunting; fishing
23. Planting; Lawn clean up; fishing
24. Golf
25. Fishing; Relaxing; Mushroom Hunting
26. Walking; biking
27. Turkey Hunting; Mushroom Hunting; Fishing
28. Turkey Hunting; Fishing; Running/Walking
29. Biking; Walking; Bird/Animal Watching
30. Parks
31. Fishing; Hiking
32. Gardening; Walking; Biking
33. Fishing; Baseball
34. Gardening
35. Hiking
36. Fishing; exercise; biking
37. Fishing; kayaking; lake activities
38. Gardening; walking
39. Hunting
40. Fishing; cutting wood
41. Fishing; Bike Riding; Motorcycling

- 42. Biking; Hiking; Running
- 43. Camping; fishing
- 44. Hunting; fishing
- 45. Walking; Biking
- 46. Walking
- 47. Fishing; ORV; Golf
- 48. ATV & Dirt Bike; Asparagus Picking; Hunting
- 49. Hiking; Photography; Hunting
- 50. Hunting
- 51. Putting in Dock
- 52. Community Gardens
- 53. Concerts; Flower Tours
- 54. Fishing; Biking; Hiking
- 55. Enjoy New Budding
- 56. Mushrooms; Hunting Turkey
- 57. Walking; Biking; Visiting Friends
- 58. Walking/Jogging; Biking
- 59. Baseball
- 60. Gardening
- 61. Walking; biking
- 62. Mushrooms; fishing; hiking
- 63. Hiking
- 64. Hiking; hunting
- 65. Fishing; turkey
- 66. Dirt bike riding
- 67. Mushroom hunting; hiking; boating
- 68. Turkey hunting; maple syrup; wildlife feeding
- 69. Lakes; hiking; camping; horseback riding
- 70. Planting
- 71. ORV
- 72. Fishing; gardening; road rides
- 73. Fishing; canoeing
- 74. Hunting; Fishing; 4-Wheeling
- 75. Plant Garden; Get Lawn Done
- 76. Fishing; Hunting; Boating
- 77. Cultivating; Flower Planting; Gardening
- 78. Fishing
- 79. Walking; Telescoping
- 80. Biking; horses
- 81. Fishing; gardening
- 82. Wood; kayak
- 83. Hunting; fishing; camping
- 84. Biking; hiking; camping
- 85. Fishing
- 86. Fishing; gardening
- 87. Softball; hunting; hiking
- 88. Pay taxes
- 89. Gardening; outdoor painting
- 90. Fishing; swimming picnicking
- 91. Baseball
- 92. Fishing
- 93. Walking; Biking; Gardening
- 94. Walking; Camping; Biking
- 95. Garden; Fishing
- 96. Hunting
- 97. Hiking
- 98. Fishing; Biking; Boating
- 99. Just Being There; Fishing; Yard Work
- 100. Camping; Biking; Hiking
- 101. Gardening
- 102. Fishing; Hiking; Gardening
- 103. Kayaking; biking; ATV
- 104. Car shows; garage sales; gardening
- 105. Hiking; biking; gardening
- 106. Park
- 107. Gardening; fishing; clean up
- 108. Fix equipment; grade driveway; cut dead wood
- 109. Fishing
- 110. Fishing
- 111. Gardening
- 112. Fishing
- 113. Bird and nature watching
- 114. ATV; hiking; fishing
- 115. Gardening; canoeing; fishing
- 116. Hiking
- 117. Hunting
- 118. ATV; fishing; hunting
- 119. Fishing; swimming; boating
- 120. Boating; fishing; hunting
- 121. Riding horses; fishing; swimming and picnic
- 122. Fishing; camping; hiking
- 123. Hiking; fishing
- 124. Gardening; farming; hiking
- 125. Gardening; hiking; biking
- 126. Walking; driving; fishing
- 127. Gardening; Shooting
- 128. Morels; Turkey hunting
- 129. 4 wheeling; camping; swimming
- 130. Canoeing, baseball
- 11. Biking; gardening
- 12. Atv; swimming
- 13. Boating; swimming; fishing
- 14. Fish
- 15. Boating; trail riding (horses)
- 16. Fishing; baseball; two-tracking
- 17. Horses
- 18. Camping; u.p. trips; fishing
- 19. Walk
- 20. Garden
- 21. Fishing; orv
- 22. Boating; fishing
- 23. Swim; hike
- 24. Improving fields; fishing
- 25. Boating; fishing
- 26. Fishing; walking; enjoying the summer
- 27. Swimming; fishing
- 28. Boating; fishing; hiking
- 29. Horseback riding; biking
- 30. Swimming; boating; fishing
- 31. Swimming; boating
- 32. Small zoo
- 33. Boating; swimming; golfing
- 34. Baseball; swimming
- 35. Camping
- 36. Swimming; biking; golf
- 37. Swimming; hiking
- 38. Camping
- 39. Kayaking
- 40. Fishing; exercise; biking
- 41. Kayaking; fishing; lake activities
- 42. Swimming; boating
- 43. Boating; swimming; fishing
- 44. Boating; fishing; concerts in park
- 45. Fishing; boating; camping
- 46. Biking; hiking; berries
- 47. Camping
- 48. Fishing
- 49. Boating; swimming; walking; bike riding
- 50. Swimming; fishing; tubing
- 51. Swimming; water skiing; lake sports
- 52. Atv & dirt bike; strawberry picking; water sports
- 53. Hiking; boating
- 54. Camping; swimming; gardening
- 55. Boating; fishing
- 56. Picnics
- 57. Lake
- 58. Hunting; fishing
- 59. Concerts; flower tours
- 60. Swimming; boating; fishing
- 61. Fishing; biking; hiking

**Summer**

- 1. Fishing; golfing
- 2. Photography; picnics; visiting farms; boating
- 3. Gardening; camping; swimming
- 4. Swimming; boating; fishing
- 5. Camping
- 6. Bike trail; softball
- 7. Water events; sports events; community gatherings
- 8. Baseball
- 9. Boating; camping
- 10. Fishing; swimming; camping

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| 62. Enjoy woods; swim; fish                      | 113. Hunting                                     | 4. Bike trail; softball; roller rink                             |
| 63. Boating; bonfires; camping                   | 114. Fishing                                     | 5. Winter Preparation; Hiking; Color Tours; Community Gatherings |
| 64. Gardening                                    | 115. Boating; swimming; fishing                  | 6. Hunting   |
| 65. Walking; biking; family reunions             | 116. Just being there; fishing; family & friends | 7. Hunting   |
| 66. Kayaking; swimming; hiking                   | 117. Swimming; camping; fishing; kayaking        | 8. Hunting   |
| 67. Fishing; boating; camping                    | 118. Fishing; camping                            | 9. Walking; color tours  |
| 68. Boating                                      | 119. Boating; swimming; walking                  | 10. Hunting; 4-Wheeling; Camping                                 |
| 69. Summer                                       | 120. Boating; kayaking; biking                   | 11. Hunting  |
| 70. Fishing                                      | 121. Car shows; cookouts; camping                | 12. Hunting; partying; playing cards                             |
| 71. Biking; walking; baseball                    | 122. Food plots                                  | 13. Hunt   |
| 72. Camping                                      | 123. Camping; fishing; swimming                  | 14. Hunting  |
| 73. Fishing                                      | 124. Fishing                                     | 15. Hunting  |
| 74. Cookouts; fishing                            | 125. Swimming; fishing; gardening                | 16. Hunting; football; color tour                                |
| 75. Watersports; hiking; swimming                | 126. Fix equipment; cut grass; cut dead wood     | 17. Horses   |
| 76. Hiking                                       | 127. Picnic; swimming                            | 18. Fishing; Hunting; Color Tours                                |
| 77. Fishing                                      | 128. Fishing                                     | 19. Walk   |
| 78. Water sports; biking; hiking                 | 129. Swimming/park; festival; fishing            | 20. Hunting; Harvest   |
| 79. Swimming; boating                            | 130. Boating; fishing                            | 21. Hunting; orv   |
| 80. Swimming; boating; gardening                 | 131. Bird and nature watching                    | 22. Fishing  |
| 81. Food plots; arbor care; outdoor activities   | 132. Boating; skiing; atv                        | 23. Hike   |
| 82. Golf; swimming; fishing                      | 133. Berry harvest                               | 24. Hunting  |
| 83. Lakes; hiking; camping; horseback riding     | 134. Camping                                     | 25. Hunting  |
| 84. Baseball; swimming; skiing                   | 135. Swimming; boating; fishing                  | 26. Boating; fishing; hunting                                    |
| 85. Boating; orv                                 | 136. Fishing; hunting                            | 27. Small Game Hunting; Bow Hunting; Gun Hunting                 |
| 86. Boating; swimming; canoeing                  | 137. Fishing; swimming; boating                  | 28. Hunting; Color tours   |
| 87. Canoeing; boating; camping                   | 138. Fishing                                     | 29. Hunting  |
| 88. Four-wheeling                                | 139. Swimming; biking; flea markets              | 30. Hunting  |
| 89. Hunting; fishing; 4-wheeling                 | 140. Riding horses; fishing; swimming and picnic | 31. Walking; Biking; Hunting                                     |
| 90. Fishing                                      | 141. Boating, swimming                           | 32. Hunting; Driving   |
| 91. Gardening                                    | 142. Boating; swimming; water skiing             | 33. Hunting  |
| 92. Fishing; boating                             | 143. Kayak                                       | 34. Hunting; Fishing; Color Touring                              |
| 93. Gardening; biking; walking                   | 144. Baseball                                    | 35. Football   |
| 94. Fishing; boating; swimming                   | 145. Fishing; camping; kayaking                  | 36. Hunting  |
| 95. Walking; swimming; telescoping               | 146. Beach; fishing; picnic                      | 37. Color Tour; Walking; Golf                                    |
| 96. Boating; waterskiing; canoeing               | 147. Swimming; gardening                         | 38. Hunting; Hiking  |
| 97. Fishing; boating; baseball                   | 148. Boating; swimming; BBQ                      | 39. Hunting  |
| 98. Making wood; kayaking; festivals             | 149. Walking; renting cottage; biking            | 40. Bicycling  |
| 99. Hunting; fishing; camping                    | 150. Boating; fishing; camping                   | 41. Hunting; fishing; biking                                     |
| 100. Swimming; boating; fishing                  | 151. Nature walks/rides; swimming                | 42. Fishing; kayaking; lake activities                           |
| 101. Boating                                     | 152. 4 wheeling; camping; swimming               | 43. Hiking; driving to see colored leaves                        |
| 102. Fishing                                     | 153. Beach                                       | 44. Fishing; hunting; boating                                    |
| 103. Fishing; boating; swimming                  | 154. Gardening, canoeing, camping                | 45. Hunting; atv   |
| 104. Baseball; fishing; hunting                  |  | 46. Hunting; Fishing; Color Touring                              |
| 105. Swimming; boating                           |  | 47. Biking; Hunting; Berry Picking                               |
| 106. Lawn care; walking; social events; swimming |  | 48. Hunting  |
| 107. Swimming; picnicking; camping               |  | 49. Hunting; fishing   |
| 108. Boat; swim; camp                            |  | 50. Hunting; Biking; Hiking                                      |
| 109. Fishing; camping; motorcycling              |  | 51. Walking  |
| 110. Gardening; biking; swimming                 |  | 52. Hunting/Fishing; Golf; ORV                                   |
| 111. Walking; camping; biking                    |  | 53. ATV & Dirt Bike; Corn Picking; Hunting                       |
| 112. Garden; fishing; boating                    |  | 54. Hiking   |

**Fall**

1. Hunting
2. Photography; Picnics; Visiting Farms; Boating
3. Hunting

55. Hunting
  56. Hunting
  57. Taking out Dock
  58. Hunting
  59. Hunting; Fishing
  60. Fall Tours
  61. Hunting
  62. Fishing; Hunting; Hiking
  63. Hunting; Fall Colors
  64. Archery; Farmers Markets; Firearm Season
  65. Hunting
  66. Walking; Biking; Fall Colors
  67. Kayaking; Lighthouses; Wineries
  68. Hunting
  69. Hunting; Walking
  70. Hunting
  71. Hunting
  72. Hunting
  73. Hunting; walking
  74. Hunting
  75. Hunting
  76. Hunting
  77. Hunting
  78. Hiking; hunting
  79. Hunting; fishing; trapping
  80. Dirt bike riding
  81. Hunting
  82. Boating; hiking; raking
  83. Deer hunting; wildlife feeding; color tours
  84. Lakes; hiking; camping; horseback riding
  85. Hunting
  86. Hunting
  87. Hunting; fishing; nature walks
  88. Hunting
  89. Deer hunting
  90. Hunting; Fishing; 4-Wheeling
  91. Card Playing
  92. Hunting; Canning
  93. Hunting
  94. Plowing; Clean Garden; Site Seeing
  95. Fishing
  96. Walking; Telescoping
  97. Hunting
  98. Hiking
  99. Hunting
  100. Kayak; hunting
  101. Hunting; fishing; camping
  102. Hunting; biking; colors
  103. Hunting
  104. Hunting
  105. Hunting
  106. Hunting; walking; hiking
  107. Hunting; sight-seeing
  108. Canning; hunting
  109. Football
  110. Fishing; hunting
  111. Hiking; Bird Watching; Swimming
  112. Walking; Camping; Biking
  113. Fishing; Hunting
  114. Hunting
  115. Hunting; Biking
  116. Fishing; Sight Seeing
  117. Just Being There; Hunting; Family & Friends
  118. Hunting
  119. Hunting
  120. Hiking; Fishing
  121. Biking; ATV; walking
  122. Car shows; hunting; fall colors
  123. Hunting
  124. Hunting; biking; fishing
  125. Hunting classes
  126. Color tour; harvesting; Halloween
  127. Fix equipment; put up snow fence; stack wood in shed
  128. Hunting
  129. Hunting
  130. Hunting
  131. Hunting
  132. Bird and nature watching
  133. Hunting; picnicking; camping
  134. Hunting
  135. Hunting
  136. Hunting; yard work; cutting wood
  137. Hunting; Fishing; ATV
  138. Fishing; swimming; boating
  139. Flea markets; hunting
  140. Riding horses; fishing; swimming and picnic
  141. Hunting
  142. Fishing; camping
  143. Hiking; fishing
  144. Hiking
  145. Walking; Campfires; BBQ
  146. Walking; biking; hunting
  147. Hunting; camping
  148. Deer hunting
  149. 4 wheeling; camping; swimming
  150. Hunting, colors
- Winter**
1. Bowling
  2. Photography; Picnics; Visiting Farms; Boating
  3. Ice Fishing; Snowmobiling
  4. Skiing
  5. Roller rink; ice rink park; hill for sledding
  6. Ice events; Kids activities; Community Gatherings
  7. Skiing; Snowmobiles; Fishing
  8. Snowmobiling
  9. Snowmobiling; Ice Fishing; Skiing
  10. Hunting; snowmobile; skiing
  11. Go south!
  12. Hunt
  13. Senior activity
  14. Ice Fishing
  15. Hunting; basketball; hockey
  16. Horses
  17. Snowmobiling; Ice Fishing
  18. Walk
  19. Hunting; Fishing
  20. Hunting; orv
  21. Fishing
  22. Ice skating; Cross country skiing
  23. X-Skiing
  24. Snowmobiling; X-Skiing; Sledding
  25. Skiing; Snowmobiling
  26. Snowmobiling; Sledding
  27. Hunting
  28. Knitting; Reading; Visiting Friends
  29. Fishing; Hockey
  30. X-Skiing
  31. Reading
  32. Hunting
  33. Sledding; cross-country skiing
  34. Skiing; snowmobiling; ice fishing
  35. Snowmobiling
  36. Fishing; Snowmobiling; Sledding
  37. X-Skiing; Sledding; Snowmobiling
  38. Fishing
  39. Fishing
  40. X-County Skiing; Walking; Snowmobiling
  41. Snow Skiing; Snowmobiling; Dirt Biking (No Snow)
  42. Snowmobiling; Ice Skating; Ice Fishing
  43. Hiking; Snow Shoeing
  44. Hiking; Snow Shoeing
  45. X-skiing; Hunting; Fishing
  46. Fishing; Snowmobiling
  47. Hunting
  48. Snowmobiling; Skiing
  49. Ice fishing
  50. Snowmobile

- 51. Fishing
- 52. Skiing; snowshoeing; sledding
- 53. Fishing; Snowmobiling
  
- 54. Snowmobile; ice fishing
- 55. Skiing
- 56. Hunting; fishing; trapping
- 57. Sledding; fishing
- 58. Skiing; hiking; shoveling
- 59. Trapping; ice fishing
- 60. Snowmobiling; skiing
- 61. Skiing; snowmobiling
- 62. Snowmobiling
- 63. Hunting; fishing; snowmobiling
- 64. Ice fishing; snowmobiling; skiing
- 65. Hunting; Fishing; 4-Wheeling
- 66. Card Playing
- 67. Stay Warm
- 68. Fishing; Hunting
- 69. 4-Wheeling; Sledding; Bird Watching
- 70. Walking; Ice Fishing; Telescoping
- 71. Skiing
- 72. Hunting; fishing; camping
- 73. Cross-country skiing; fishing; snowmobiling
- 74. Snowmobiling
- 75. Snowmobiling; skiing
- 76. Skiing; hunting; snowmobiling
- 77. Skiing; Dancing
- 78. Exercise; sledding; classes; painting; cooking; knitting; hunting; gardening
- 79. Basketball
- 80. Snowmobile; ice fishing; skiing
- 81. Fishing; snowmobiling
- 82. Snow Shoeing; Skiing; Playing in the Snow
- 83. Walking; X-Skiing
- 84. Fishing
- 85. Hunting
- 86. Ice Fishing; Skiing
- 87. Just Being There; Getaway; Check on Property
- 88. Fishing; X-Skiing; Snowmobiling
- 89. Snowmobiling
- 90. Snowmobiling
- 91. Snowmobiling; snowshoeing
- 92. Sleigh rides; fishing
- 93. Cross country skiing; hunting; fishing
- 94. Ice rink
- 95. Sledding; ice skating; snowmobile

- 96. Fix equipment; move snow; feed woodburner
- 97. Fishing
- 98. Skiing
- 99. Hunting
- 100. Bird and nature watching
- 101. Fishing
- 102. Hunting
- 103. Ice fishing; cutting wood
- 104. Snowmobiling
- 105. Fishing
- 106. Art classes
- 107. Skiing; snowmobiling
- 108. Snowmobiling
- 109. Cross country skiing; snowshoeing
- 110. Snowmobiling
- 111. Walking; ice fishing
- 112. Cross country skiing; snow shoeing
- 113. Hunting, skiing, snowshoeing

**Q62. Please indicate any additional recreational facilities or social activities you would like to see established.**

- 1. Historical Interpreter & Guides; Scheduled Guides & Trips
- 2. Senior Center.
- 3. Beach with no rocks.
- 4. Roller rink (could be used seasonal for teen dances, game nights, movie night, Wii night - keep kids entertained).
- 5. More community events at the Hall sponsored by the Township - Dances; Picnics; Social Events; Harvest Festivals; Sports Events.
- 6. Restrooms; places to eat; things people can see or do
- 7. What do we have for recreational facilities?
- 8. Craft shows
- 9. More snowmobile and 4-Wheel Trails.
- 10. Gathering facilities for youth under 2-years old.
- 11. Walking or biking trails; Activities for seniors
- 12. Park tables and activities for summer
- 13. Horse trails through state land.
- 14. More parks on lakes; booklet to each park and activities. Road maps to taxpayers for

- color tours. More snowmobile sites.
- 15. RV sites at north end of lake
- 16. Airsoft and/or paintball park
- 17. Downhill Skiing; Toboggan Run
- 18. Winter ice rink & skating area.
- 19. Really need better access at Beaver Lake County Park for Swimming.
- 20. Beach area could use a revamp. Need to dig-out and replace with sand!
- 21. More State land.
- 22. More bandstand concerts
- 23. Public Activities on all lakes; not just association activities. We all have rights
- 24. Lions Park - Dancing; 4th of July; Sports
- 25. Township Hall
- 26. Senior Center
- 27. Lakes Camping should be encouraged
- 28. I would like to see some type of mandatory QDM for deer hunting established.
- 29. Finish North End Park renovation in Hubbard Lake. Senior Citizen programs & activities in Hubbard Lake.
- 30. We need cell phone service in Hubbard Lake!!
- 31. Additional ORV area's to promote riding in the township. Control the Beaver Lake common dock frontage would be a good idea. The Beaver Lake Park is well managed!
- 32. Open more land and develop parts for ATV, motorcycling, and snowmobiling.
- 33. A beach on Hubbard Lake for swimming.
- 34. Square Dancing; Knitting.
- 35. Boat Launch.
- 36. Provide Tourism Activities.
- 37. Keep Beaver Lake Park Open and provide a cabin(s) for rental.
- 38. Have an open mind to small business with good regulations to help promote small business to community area jobs.
- 39. Senior center
- 40. Campground on Hubbard Lake. Senior activities at hall. Euchre



- tournament, potlucks, dances, garage sales, speakers, movies.
41. Arts and crafts shows at North End Park of Hubbard Lake.
  42. Blacktop Beaver Lake Rd
  43. Another park; water slides
  44. Improvements and maintenance needed at Chippewa Hills Pathway
  45. Better snowmobiling and 4-Wheel trails
  46. ATV riding, trails and bike paths that interconnect
  47. Social activities for retired adults in Beaver Lake area
  48. Better boat launch facilities.
  49. More use of Beaver Lake for everyone.
  50. Community based activities that are free for all age groups. Senior citizens to babies like when we used to have Ossineke Old Fashioned Days.
  51. I would like to see easier access to Thunder Bay River. Also a canoe rental business with delivery and pickup would be great. A canoe race.
  52. Euchre Club
  53. Need a trail system for off-road motorcycles and ATV's; someplace where it would not bother others. It would bring a lot of money into the area.
  54. Support Ag. Day events
  55. Hiking; mountain biking; dancing groups/clubs; basketball league at the park
  56. Community events for all.
  57. Mountain bike races; Point series race; more fishing tournaments; iron man point series race; Gus Macker tournaments.
  58. Community education classes from ACC at township hall. Seniors could meet at township hall once a month. Explore different hobbies with other people.
  59. A place to fish. Easier access to the water for handicap persons. Maybe a pier or docks out to the water. Better parking for all in north end park. Grass could be used for parking.
  60. Better public access to Hubbard Lake beach area
  61. Bird watching; eagle control and opossum control; fox and coyote control
  62. When the State made the law 2 drinks and you go to jail a cost of \$10,000 by the time you're done, most people are staying closer to home and have private social activities.
  63. Ball diamond
  64. Camping
  65. Swimming Beach
  66. Ski Hill
  67. Ski Trails; Ice Skating Rinks
  68. Do not live here, so don't know what is available.
  69. More bike, walking, and hiking trails.
  70. A community center where banquets or recreational things like roller skating could take place or used for trade shows to promote tourism.
  71. More dinners.
  72. Card Parties.
  73. Better campground.
  74. A yearly arts & crafts event like the one in Harrisville.
  75. An ice sculptor event at one of the parks.
  76. An organized township garage sale.
  77. Paved bike/walk path; snowmobile trail
  78. Portable public restrooms at Wolf Creek Park. Bike paths.
  79. More equipment at Lion's Park; Outdoor ice rink at Lions Park; Fishing/family weekends; Hunting classes.
  80. Outdoor ice rink
  81. Teen center
  82. Summer festival/winter festival
  83. Further develop Lion's Park and Beaver Lake Park and promote use of facilities; Promote hunting, fishing, ag events. Sponsor recycle events in Twp. Encourage responsible farming, forestry, hunting, recycling.
  84. Need better restrooms at parks. Need swingset at lake park. Plant new trees.
  85. Beaver Lake Park open
  86. Senior center; art and craft classes; use hall for more activities; could use civic center; Young people need more to do (dances, group activities)
  87. More boat launches; Bath house/restrooms at park.
  88. Make a good beach area at Hubbard Lake. Let it be known that you can picnic, put your boat in and swim. The area is not inviting to swimmers.
  89. Support more use of Lion's Club Park (ball games, basketball, tennis) esp. For youth.
  90. Snowmobile trail connecting Alpena to Barton City
  91. Trail systems like rails to trails. Something to connect to Alpena
  92. ORV Trails
  93. Better picnic area on Hubbard Lake. Campgrounds in Hubbard Lake area.
  94. Summer and winter activities
- Q63. Please use this space to make any additional comments which might help Township officials plan for the community's future.**
1. We need a bigger hall.
  2. Would like a new hotel, B&B or resort drawing groups of people.
  3. Do not live in Hubbard Lake because cannot make a living there.
  4. Need help from someone to work our farm. Need help in communicating with someone.
  5. Keep community events drug and alcohol free.
  6. Take some of your people out that don't do their job. Township People are #1.
  7. Need new Road Commission with a representative from each township, not the city. Should be elected official not a fat cat friend so and so and here is a quarter - call someone who cares attitude. We are dealing with mud or dust - so bad you can't see, hang out laundry to open

- windows. Wolf Creek and Beaver Lake Rds - need dust control - two heavily traveled roads and nothing seems to be done - or is it because nobody cares? A road with 3 families on it gets paved and a heavily traveled road cannot get any attention. Will these roads get paved in our lifetime?!!!!
8. Township officials need to ensure people are complying with ordinances and that blight problems are taken care of. Village area of township is a prime example of blight needing attention now.
  9. Small business in Hubbard Lake
  10. Need more cell towers.
  11. Let business develop in any area as needed or desired. The more controls the less business will be developed.
  12. Fishing tournaments. Deer hunting dinners.
  13. Living in this township is great except for the unfair taxes. We pay more taxes than people around us and throughout the township just because we built here in 2007 and our house is worth less than lots of others paying less taxes.
  14. No new taxes for roads.
  15. Reduce restrictions to rent Township Hall.
  16. Will not use Alpena Recycling Program so money can be made!
  17. How about an industrial training center for kids to learn a skill.
  18. Until the state's economy improves, the township must conserve its assets and income. Our hunting property is mostly swamp, and raising its assessment will only discourage its use. If we don't use it, of course we don't spend money in the local economy. It's a vicious cycle, isn't it!
  19. Thank you for taking the time and effort to send out the survey! Most people take care of their properties, but I feel more enforcement and guidelines are necessary.
  20. Industrial and commercial businesses should not be located in neighborhoods or near farms. They should be on the main road through town.
  21. I would like to have an ordinance against splitting or dividing land into small tracts. It devalues other property.
  22. Promote farming any way you can.
  23. Sorry my responses are incomplete. What little time I am in the Township I cannot have an opinion on the community, people, government, etc.
  24. Change as little as possible.
  25. Natural Gas Availability.
  26. No Place for Tourists to go. No reason to promote.
  27. Haul garbage back to own home.
  28. Wolf Creek Road needs more gravel and graded more often
  29. People need opportunities for work. Job creation. Work for younger people.
  30. Control and concentrate small business and light industry - capitalize on raw beauty and recreational potential without worthless rules to enforce. Draw retirees to area.
  31. I have been very happy living in Ossineke Township for the most part all of my life. While I believe in a certain amount of growth, I think it should be appropriate for our area. No big businesses on small roads. No loud or unsightly or polluting businesses anywhere. The charm of our township that is quiet and clean - a place to come to that is peaceful and relaxing whether it's for a visit or for your entire life.
  32. Knock down snow on side of road for snowmobiles.
  33. Why is Beaver Lake the only lake being addressed on this survey? I thought this was a Township Survey and there are many lakes and streams in the Township.
  34. Decline in Township began when elementary school closed.
  35. Farmers are going away
  36. Old farm machinery on properties is an issue
  37. Not enough police protection for entire county.
  38. Need more fire volunteers
  39. Do not commit to wind turbines. It is currently tearing our township apart. It is not worth financial gain for some to create hard feelings for a lifetime. We bought property here for the isolation that is becoming hard to find in Northern MI (good hunting and fishing). Wind turbines also destroy the beauty of the landscape and lower the value of the property.
  40. Would like to see snowmobile trails designated.
  41. We love living here. Hope we grow, while keeping the community's best features.
  42. I noticed more commercially sponsored kids events in 2011, which was great! Try to promote these types of events and expand if possible.
  43. Additional high speed Internet infrastructure could be a great asset to bring more e-commerce businesses to the Township.
  44. Create a community that embraces tourism by encouraging motorsports throughout all seasons in the township
  45. If someone lives in the country, they must adapt to it and cannot have all of the things a city has. Improvement is always good, but we live in the country so keep it country living, but not backward country living.
  46. Clean-up Ossineke camping area!! Modernize...might help out with PROBLEM campers!
  47. More programs and areas for cottage businesses but not centrally located.

48. DNR should solely protect natural resources.
49. We enjoy our woods. We fish and swim and sometimes golf.
50. Cell coverage is the worst! Unacceptable at Beaver Lake. Better reception in Alaska!
51. Elected officials more active in community
52. Nicholson Hill Rd needs to connect to M-65 so that the eastern half of the township can easily reach the western part.
53. My compliments to your for undertaking this survey and making plans to move the township forward in progress of increased opportunities for advancement.
54. Need more control of people using Beaver Lake County Park especially those with boats and jet skis. Need a blight ordinance in residential areas including overgrown weeds/grass.
55. Better cell phone coverage.
56. Clean up junk, messes, garbage, trashy yards.
57. Animals/pets under poor living conditions.
58. Need high speed internet access for business and college purposes.
59. Neighbors with animals on too small a parcel. Neighbor who dumps junk in adjoining woods. Need more rules about noise, too many animals, and junk!
60. Township shouldn't be involved in lake issues.
61. Promote small business in the area. We need to keep family and kids in the area.
62. It would be nice if all residents could get access to cable.
63. No cell phone coverage at home.
64. Thought had junk ordinance already but not enforced.
65. 90+ Years old.
66. Keep the Dust Down from Road.
67. Cannot get cell phone coverage from house.
68. Unhappy with Police Protection.
69. None! All of our No's means preserving our way of life and no more taxes. Get it? The more development, big houses...more growth means a loss of our way of life. Big houses from people immigrating from the cities causes all of our taxes to go up. We're unhappy with the taxes always going up. That will cause all of us older people who lived, worked here all our lives to be taxed, priced out of our land, homes for people who lived in cities making big bucks!!!
70. Please support agricultural tourism
71. Implement change that has a long term benefit for the people and the logistics will be...(unreadable).
72. Ossineke Twp has so much to offer, but I know you need a tax base to make it work. Why does Grand Lake have so many different type tournaments? Why is the Potato Festival so successful? We are so behind everyone else. Why does Hillman have street drag races. Raise our taxes to satisfy my wishes.
73. Businesses need direct access to ship their products competitively.
74. Township should take an active role in enacting and enforcing environmental regulations regarding our air and water.
75. Snow removal should be better around driveways (blocked). Lion's Park used to have events.
76. Snowmobile trails would make excellent addition to Hubbard Lake beach access.
77. I would like to be asked if it is all right to place a deer blind along a fence line that is facing my or my neighbors' homes and buildings.
78. You are doing a good job. We are here because we like it here. Keep our community small and friendly with FREEDOM. Those who don't like it can move to the big cities.
79. Fissau Rd needs more chloride and a 45 mph speed limit.
80. Jobs
81. Wish we had a car wash.
82. I would support any type of development that would enhance the overall economy of the Township.
83. Would support partial tax abatement if enough jobs were created.
84. Some of the neighbors need to have their lawns cleaned and grass cut and the clutter needs to be cleaned-up.
85. Notification of Township meetings.
86. Take care of roads you do have.
87. When grading roads, grade so water can get into ditch instead of running down the road.
88. Don't be thinking Ossineke needs big city things - people don't want them - don't need them and can't pay for them.
89. Most people like to be left alone so unless it is something drastic, butt out.
90. Whole county is in the dead zone.
91. Do something with the truck trailers and gutted mobile home on Ratz Rd.
92. Better dust control.
93. Foster better relationships between farmers and hunters.
94. Seminars to control invasive species.
95. Reduce taxes for seniors.
96. More local control, less State/Federal.
97. Recycle center in twp.
98. Natural gas.
99. High speed internet.
100. Thanks to local officials for doing a great job!
101. We want less government involvement; individual freedom; less government control; lower taxes

102. Need more winter activities - maybe snow races, winterfest, chili cook-offs.
103. Poor road grading - standing water on sides of roads.
104. There should be an atmosphere conducive to home-based business. Baker, sewing, repair shops, cottage industry - doesn't require large expenditures.
105. Medical marijuana - State should respect federal government's laws.
106. Protection of natural resources - already enough government agencies designated for that task.
107. We are being very selfish because we use our property for recreation/vacation. But we understand that the people who live there year-round need employment. So commercial growth would benefit the residents as well as seasonal people.
108. Work with Caledonia Twp to get recycling bin behind Hubbard Lake Community Church or at Q&C Market.
109. I have seen Ratz Rd change from a one-lane beautiful country road to saw mills, truck traffic, abandoned trashy trailers, and litter.
110. Pray for how the leaders should plan for the future.
111. Should be more things that can be recycled
112. Stop paving roads and return some paved roads to gravel
113. Enforce ordinances - esp blight
114. Improve police response
115. Enact and enforce noise, water rules and regulations
116. Work to improve the core area of the twp (Hubbard Lake corners)
117. Need ordinance to require yards and farms to be cleaner.